



STRATHBOGRIE SHIRE COUNCIL

PLANNING COMMITTEE

MINUTES

OF THE MEETING, HELD VIRTUALLY, ON TUESDAY 18 AUGUST 2020

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>
	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)
	David Roff	Director, Corporate Operations (DCO)
	Emma Kubeil	Manager, Planning and Investment (MPI)
	Melissa Crane	Principal Planner (PP)
	Trish Hall	Town Planner (TP)
	Daniel Moloney	Town Planner (TP)
	Dawn Bray	Executive Manager, Governance and Customer Service (EMGCS)

Until further notice, all meetings conducted by Strathbogrie Shire Council will be virtually, 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.

A handwritten signature in blue ink, appearing to be "Ced", is located in the bottom right corner of the page.

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

Cr Amanda McClaren, Mayor
Phillip Howard, Director Community & Planning

4. Confirmation of Minutes of the Planning Committee meeting held on Tuesday 21 July 2020

MOVED COUNCILLOR MASON, SECONDED COUNCILLOR WILLIAMS

30/20 CARRIED

5. Disclosure of Interests

Nil

6. Planning Reports

7. Other Business

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

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

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PLANNING COMMITTEE REPORT NO. 1 (PRINCIPAL PLANNER – MELISSA CRANE)

6. PLANNING REPORTS

**6.1 Planning Permit Application No. P2018-022-01
- To Amend Planning Permit for the Use and Development of Land for a Dwelling, Shed, Hothouse, Wellbeing Facility and Group Accommodation ~ 575 Balmattum North Road, Balmattum**

Application Details:

Application is for:	To amend planning permit P2018-022 for the use and development of land for a dwelling, shed, hothouse, wellbeing facility and group accommodation as follows: 1. Include an entrance sign in the proposal 2. Include a caretaker's accommodation and toilet block in the proposal 3. Stage the proposal to have the signage, group accommodation, caretaker's accommodation and toilet block in stage 1, with dwelling, shed and hot house in stage 2. 4. Change condition 15 to allow different numbers of people on site for different stages. 5. Relocation of accommodation tents.
Applicant's/Owner's Name:	Ilayaraja Karunanidhi
Date Received:	08 May 2020
Statutory Days:	47
Application Number:	P2018-022 - 1
Planner: Name, title & department	Melissa Crane Principal Planner Department of Planning and Investment
Land/Address:	Lots 1 and 2 on Title Plan 901401V, Certification of Title Volume 06321 Folio 008 575 Balmattum North Road, Balmattum VIC 3666
Zoning:	Farming Zone
Overlays:	Erosion Management Overlay
Is a CHMP required?	No, not in an area of cultural sensitivity
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 – Planning permit required for the use and development of the Clause 44.01-1, Erosion Management Overlay – Planning permit required for buildings and works Clause 52.05, Advertising Signage – Planning permit required for business identification

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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

All officers, and/or contractors, involved in the preparation of this report have signed a written declaration that they do not have a conflict of interest in the subject matter of this report.

Summary

- The application proposes to amend the permit for the use and development of land for a dwelling, shed, hothouse, wellbeing facility and group accommodation at 575 Balmattum North Road, Balmattum.
- The amendment is proposed to include caretaker's accommodation, a toilet block, signage, the number of people allowed, how the development will be staged and the location of the glamping tents.
- The consideration of this application is limited to the proposed changes only.
- The application was advertised, and one objection was received. The objection raised a number of issues including signage, earthworks and drainage, further detail is contained within the body of this report.
- The application has been assessed within the 60-day statutory timeframe.
- The application is being heard before Planning Committee due to the 1 unresolved objection.
- The proposal meets the objectives of the Planning Policy Framework, Local Planning Policy Framework as well as the Farming Zone and Erosion Management Overlay.
- It is recommended that Council resolve to issue a Notice of Decision to amend a permit in accordance with the Officer's recommendation.

Submission from Applicant read out to the meeting by the Chair, Cr Malcolm Little following a verbal submission from the objector.

- 6.1 Planning Permit Application No. P2018-022-01
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MOVED COUNCILLOR MASON, SECONDED COUNCILLOR THOMSON

That Council

- **having caused notice of Planning Application No. P2018-122-1 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 decision to amend a Permit under the provisions of Clause 35.07 Farming Zone, Clause 44.01 Erosion Management Overlay and Clause 52.05, Advertising Signage of the Strathbogie Planning Scheme in respect of the land known as Lots 1 and 2 on Title Plan 901401V, Certification of Title Volume 06321 Folio 008, 575 Balmattum North Road, Balmattum VIC 3666, as follows:

1. **Amend the proposal to include an entrance sign, caretaker's accommodation and a toilet block; to read:**
 - a. ***"Use and Development of land for a dwelling, shed, hothouse, wellbeing facility, group accommodation (glamping tents), caretaker's accommodation, toilet block and entrance signage"***.
2. **Staging of the proposal by adding the following condition at Condition 3:**
 - a. ***The use and development of the land can be undertaken in the following stages:***
 - i. ***Stage 1 – Use and Development of the group accommodation, caretaker's accommodation, toilet block and entrance signage;***
 - ii. ***Stage 2 – Use and development of the dwelling, shed, wellbeing facility and hot house.***
3. **Add an additional condition at Condition 4 to read:**
 - a. ***The use of the group accommodation may only occur in conjunction with a manager on the site in either the caretaker's accommodation or the dwelling.***
4. **Amending existing condition 15 (to be condition 17) to read:**
 - a. ***The maximum number of people not permanently residing on the property to be accommodation on site at any one time is as follows:***
 - i. ***Stage 1 – No more than twenty-four (24) people, being 12 adults and 12 children under the age of 12 years old.***
 - ii. ***Stage 2 – No more than thirty-six (36) people, being 12 adults and 12 children under the age of 12 years old in the group accommodation (glamping tents) and 8 adults and 4 children under the age of 12 in the dwelling.***

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5. Add the following 3 conditions in relation to signage after existing condition 24 (will be 26) to be conditions 27, 28 and 29:
 - a. *Prior to the erection of any signage, plans must be submitted to and approved by the Responsible Authority. When approved, these plans will be endorsed and will form part of the permit. These plans must show the following:*
 - i. *The location of the entrance sign and three boundary signs for the property*
 - ii. *The entrance sign must not be more than 0.5m x 1.5m in size, and must be within the boundaries of the property*
 - iii. *Boundary signage, detailing "Private Property – Keep Out" to be located as follows:*
 1. *Midway on the southern boundary*
 2. *Midway on the proposed walking track on the northern boundary*
 3. *3 placed evenly along the western boundary*
 4. *The colours and font to be used for the signage*
 - b. *The signs hereby permitted must not contain any flashing or moving light, to the satisfaction of the Responsible Authority.*
 - c. *The signs hereby permitted shall be kept in good order and maintained to the satisfaction of the Responsible Authority.*
6. Add the following condition in relation to drainage after the signage conditions, to be condition 30:
 - a. *The works hereby permitted must not change the rate or direction of stormwater flow across the property boundaries.*
7. Add the following conditions in relation to landscaping after the drainage condition, to be conditions 31 and 32:
 - a. *Prior to the commencement of works, a landscape plan must be submitted to and approved by the Responsible Authority. This plan must show the area on the western boundary, adjacent to the glamping tents, to be planted with trees and shrubs indigenous to the area. When approved, this plan will be endorsed and form part of the permit.*
 - b. *Prior to the commencement of use, the area set aside for landscaping must be planted in accordance with the approved plan. This area must then be maintained to the satisfaction of the responsible authority.*

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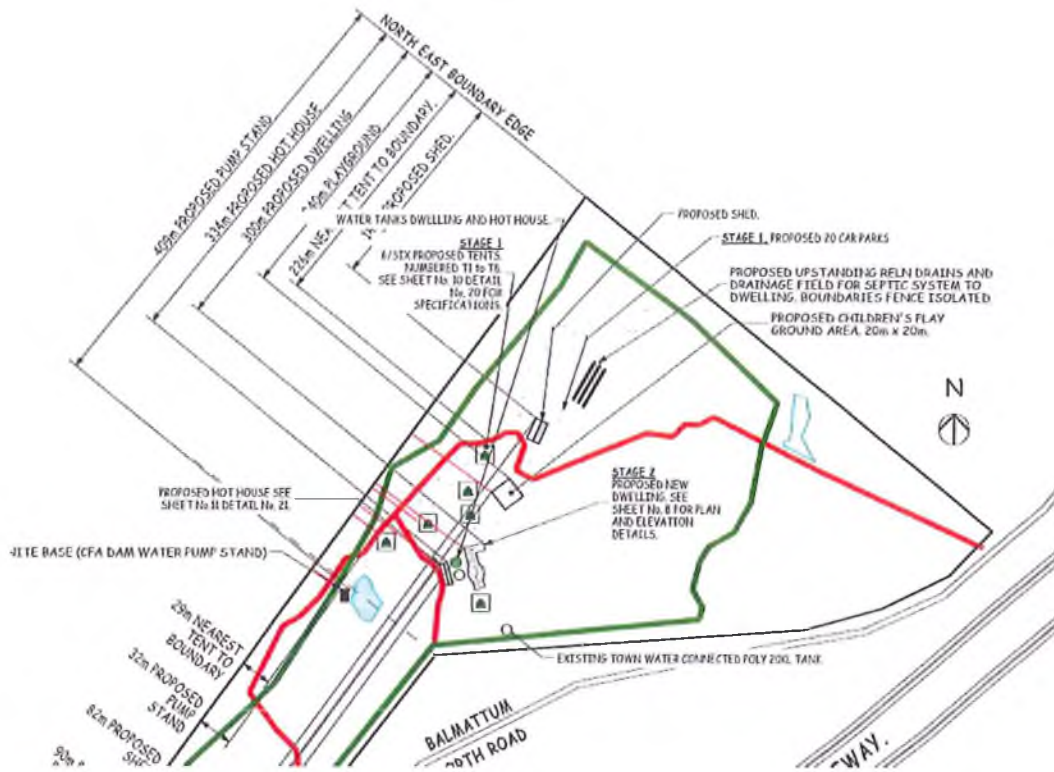
8. Renumbering of all conditions accordingly.
9. Endorsing the amended plans with the additional buildings and changed location of the accommodation tents.

31/20 **CARRIED**

Proposal

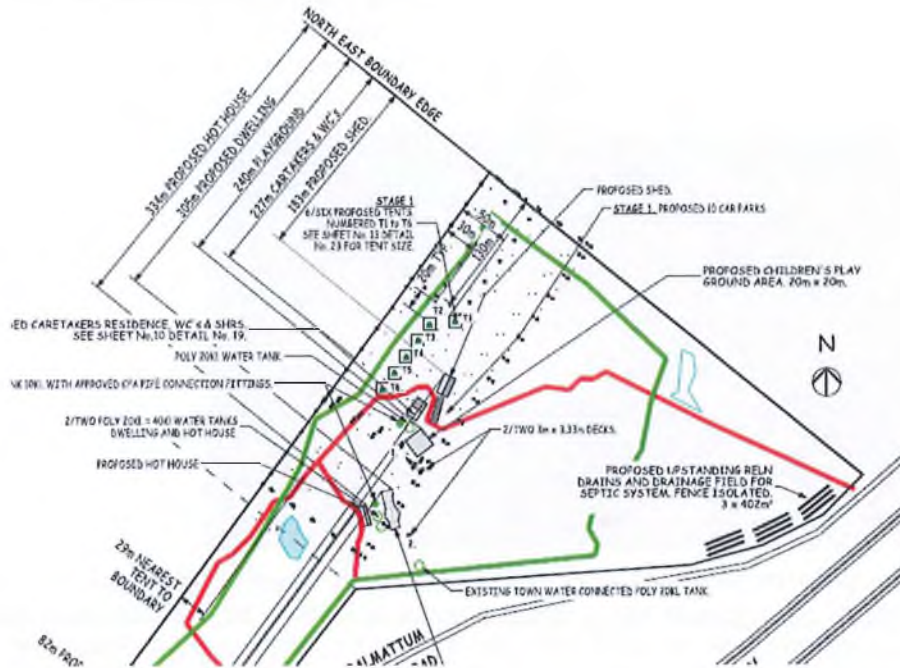
A planning permit was issued on 4 February 2019 for the use and development of land for a dwelling, shed, hothouse, wellbeing facility and group accommodation to include an entrance sign, caretaker's accommodation and a toilet block. The amendment to the application also includes changes to condition 15 limiting the number of people allowed on site and to allow the development to be undertaken in stages. The proposal also includes the relocation of the glamping tents to be in a line running along the western boundary.

The current approved layout is as follows:



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The proposed layout is as follows:



Subject site & locality

The subject land is approximately 20 hectares in total and has its lowest point near the entrance at Balmattum North Road. The site then rises to the top of the hill where the dwelling is proposed to be located. The elevation on the allotment is from 170m where the dam and waterway are located to 200m at the top of the hill.



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The buildings are currently approved around the contours between 190 and 200m. The property is generally clear in the proposed development areas, with remnant vegetation on the western boundary and the southern portion of the property. There are no buildings on site, and the lavender farm has commenced on the eastern side of the dam in the lower section of the property.



The property to the north contains an existing dwelling and shed, the western side of the property has a farming property (owned by the objector), does not contain any built infrastructure and is used for cattle grazing. Properties to the south and east are used for agricultural purposes. The Hume Highway is to the east of the property.

Permit/Site History

A search of Council's electronic records results in one previously issued permit, P2016-076, issued for a dwelling and a shed on the property. This permit was not acted upon.

Public Notification

The application has been advertised pursuant to Section 52 of the *Planning and Environment Act 1987*, by

- Sending letters to adjoining landowners

The notification has been carried out correctly.

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

- Signage required to detail property boundaries
- Works have already commenced on site
- Relocation of the caretaker's accommodation and children's playground
- Location of the glamping tents, with particular concern as follows:
 - Nothing to contain water run-off and wastewater from going to property to the west
 - Runoff will create erosion issues
 - The new locations will be exposed to weather conditions.

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Consultation

The objection was forwarded to the applicant for consideration, who made the following comments:

- Happy to place boundary signage in accordance with the AU/NZ regulations
- Works have commenced on the effluent disposal system, and trenching was done to provide for power supply and drainage.
- Both the caretaker's accommodation and the playground are in the 194m contour of the hill. The building will have a water tank to collect roof water.
- Excess stormwater will be directed to the dam below the buildings.
- The effluent will be disposed of in the eastern section of the allotment.
- The tents will not have any toilets or showers, so there will be no wastewater generated by these structures.
- The wastewater for the caretaker's accommodation will be directed to the effluent field.
- Tents have a 2.5m radius and will not generate a lot of run off but will be on a bed of crushed rock and will have planting around to catch water and stop erosion.
- It is noted that that part of the hill currently drains to the west, and this is not proposing to change.
- Precautions will be taken to ensure that the property is kept clear of rubbish
- They are happy to undertake planting along the western boundary to create a buffer and assist with the water that is currently flowing in that direction.

This was sent to the submitter who did not withdraw the objection, but made the following comments:

- Would like a building surveyor employed to inspect the site
- Would like a cash bond/guarantee to cover any remediation works should the tents be unsuccessful
- Would like to understand how the lavender oil will be managed

Officer Comments:

An assessment of the grounds of objection has been undertaken and the following is advised:

- Signage:
 - Conditions have been recommended on the amended permit to ensure that signage is placed accordingly.
- Commencement of works:
 - A permit already exists for the use and development of the site and works for the effluent disposal are being done in accordance with an approved Septic Tank Permit.
 - While some works are to support the proposed relocation, an assessment of the amendment needed to be undertaken as part of this application prior to looking to any remediation works.

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- Drainage:
 - All buildings need to drain to the legal point of discharge. Current condition 7 requires this as part of the permit.
 - There is a requirement that the works do not change the rate or direction of flow across the property boundary in the planning scheme, and this is included in a condition on the recommended amendment.
- Location of the tents
 - The main concern with the tents was the drainage from them, however, consideration of the visual impact has been undertaken, and is addressed under the Farming Zone later in this report.
 - Planting can be undertaken along the western boundary to link existing vegetation and will assist with management of existing stormwater flows. A condition has been placed on the amendment recommendation to support this.
- Wastewater management
 - All wastewater will be managed in accordance with the Septic Tank Code of Practice
 - Production of lavender oil is associated with the agricultural use of the land and no permit is required for this. As such, no conditions can be applied to this element.

Referrals

External Referrals/Notices required by the Planning Scheme:

Referrals/Notice	Advice/Response/Conditions
Section 55 Referrals	None
Section 52 Notices	Notice of application was sent to 4 adjoining owners.

Assessment

The zoning of the land and any relevant overlay provisions

Farming Zone

Purpose:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To provide for the use of land for agriculture.*
- *To encourage the retention of productive agricultural land.*
- *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.*



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Officer Comment:

The current location of the tents is around the 190-194m elevation, with a range of setbacks from the boundaries. The new location is proposed to enable simpler provision of power and is in a line along the western section of the property, going down the hill from 194m elevation to 190m elevation. The current approved location of the tents can be described as being loosely wrapped around the 194m contour line, with the proposed location being from 194m down to 190m.

The changes have been summarised as follows:

Tent Number	Boundary	Current Setback	Proposed Setback
1	Northern	226m	130 m
	Western	50m	50m
2	Northern	255m	150m
	Western	70m	29m
3	Northern	275m	170m
	Western	75m	29m
4	Northern	300m	190m
	Western	50m	29m
5	Northern	325m	210m
	Western	125m	29m
6	Northern	335m	230m
	Western	29m	29m

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An assessment of the proposed amendments against the decision guidelines of the zone is as follows:

Decision Guidelines	Officer Comments	Complies?
General Issues		
The Municipal Planning Strategy and the Planning Policy Framework	Refer below	✓ Complies
Any Regional Catchment Strategy and associated plan applying to the land	There are no impacts on the Strategy as a result of this amendment.	Not applicable
The capability of the land to accommodate the proposed use or development, including the disposal of effluent.	The effluent disposal system will be able to accommodate the proposed building within the bounds of the existing condition.	✓ Complies
How the use or development relates to sustainable land management	The sustainable land management of the property does not change as a result of this amendment.	✓ Complies
Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.	The site has been granted a permit for the dwelling and accommodation uses. This amendment only impacts on the how the site is managed and the location of buildings. It will not change the premise of the current permissions, and will not have any additional impact on the adjoining and nearby land uses.	✓ Complies
How the use and development makes use of existing infrastructure and services.	The amendments will allow the site to utilise the infrastructure to be provided in a more efficient way.	✓ Complies
Agricultural issues and the impacts from non-agricultural uses		
Whether the use or development will support and enhance agricultural production	The proposed uses are not changing as part of this proposal, and any impacts for the changes to the development can be addressed with relevant planning conditions.	✓ Complies
Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.	The development will not remove the areas of land identified for the tents from agricultural production. The main agricultural production on the land will remain on the eastern side of the property.	✓ Complies



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The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.	The amended development will not limit the ability of the adjoining properties any more than currently approved.	✓ Complies
The capacity of the site to sustain the agricultural use	The current permit is supported by a Farm Management Plan and the works to implement that plan have already commenced.	✓ Complies
The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.	The site access has not changed, and the proposed new locations for the tents are in response to the topographical features of the site, in that it is being located to decrease the impact of the road noise from the Hume Highway.	✓ Complies
Any integrated land management plan prepared for the site.	A Farm Management Plan supports the current permit. This has been attached to the property with a Section 173 Agreement, and works have commenced to implement that plan.	✓ Complies
Dwelling issues		
Whether the dwelling will result in the loss or fragmentation of productive agricultural land	The dwelling on the site is already approved, and not a consideration in this amendment.	Not applicable
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 on the site is already approved, and not a consideration in this amendment.	Not applicable
Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.	The dwelling on the site is already approved, and not a consideration in this amendment.	Not applicable
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.	The dwelling on the site is already approved, and not a consideration in this amendment.	Not applicable

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Environmental Issues		
The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.	The planning permit currently requires that the buildings and works drain to the legal point of discharge and that all effluent be dealt with in accordance with the <i>Environment Protection Act 1987</i> . An additional condition has been included to provide certainty for the objector in relation to the rate of flow of water across the property boundary, but it is considered that the existing conditions have adequately addressed the natural features of the site.	✓ Complies
The impact of the use or development on the flora and fauna on the site and its surrounds.	No native vegetation is proposed to be removed for the amendment, but a condition is being require additional landscaping on the western boundary adjacent to the new location for the tents. This will result in an improved outcome for the native vegetation on the site.	✓ Complies
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.	No native vegetation is proposed to be removed for the amendment, but a condition is being require additional landscaping on the western boundary adjacent to the new location for the tents. This will result in an improved outcome for the native vegetation on the site. The location of this planting will link two existing vegetated areas together and provide for a better faunal linkage on the property.	✓ Complies
The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.	On site effluent is being disposed of on the eastern section of the allotment in accordance with the requirements of the <i>Environment Protection Act 1987</i> , and under the conditions of a Septic Tank Permit.	✓ Complies

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Design and siting issues		
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.	The buildings are still being located in one area, with a change to the location of the tents to better service them with power and drainage. The additional building is within the existing approved building area. Conditions in relation to landscaping have been included to increase the buffering between the subject site and the land to the west, as the tents will be at a reduced setback from originally proposed.	✓ Complies
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.	The siting and design of the caretaker's accommodation and toilet block, and the new locations for the tents are not on a ridgeline or a waterway, and with the addition of landscaping, will not have any adverse impacts.	✓ Complies
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.	The site is steep in sections, but the changes to the development will not have an impact on any of the significant features of the site.	✓ Complies
The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities	Most of the infrastructure is already approved in the current permit, and the relocation of the tents and addition of the caretaker's accommodation and toilet block will not have a significant impact on the infrastructure on site.	✓ Complies
Whether the use and development will require traffic management measures.	The changes to the proposal will not require traffic management measures.	✓ Complies

Erosion Management Overlay

Purpose:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To protect areas prone to erosion, landslip or other land degradation processes, by minimising land disturbance and inappropriate development.*

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Officer Comment:

A planning permit is required for buildings and works under the overlay. This was considered as part of the existing permit, and the current conditions continue to apply for these works, even with the changes proposed.

The Planning Policy Framework (PPF)

Clause 14.01-1S *Protection of agricultural land*

Objective: To protect the state's agricultural base by preserving productive farmland

Strategies:

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

Clause 14.01-2S *Sustainable agricultural land use*

Objective: To encourage sustainable agricultural land use

Strategies:

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

Officer Comment:

The original application was submitted with comprehensive documentation which demonstrated that a dwelling is required to facilitate the proposed lavender and herb production. The land will continue to be utilised primarily for agricultural use and production in accordance with the relevant policies within the Planning Policy Framework. The proposed amendments do not impact the agricultural proposal for the land.

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Clause 17.04-1S Facilitating tourism

Objective: To encourage tourism development to maximise the economic, social and cultural benefits of developing the state as a competitive domestic and international tourist destination.

Officer Comment:

The current permit includes a tourism component with users of the facilities able to stay on the site. This will be a secondary use of the land outside of the proposed agricultural use. The use of the land for accommodation purposes will be directly linked to the agricultural use of the site. The only changes to this as part of the amendment will allow the accommodation to commence being used prior to the dwelling being built. However, as the amendment also includes caretakers accommodation, this is considered a reasonable outcome for the site.

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

Clause 21.02-4 Rural Zones

Objectives:

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

Officer Comment:

The existing permit for a dwelling and accommodation will support an ongoing existing agricultural use of the site and surrounding properties. The owner of the land has already entered into a Section 173 Agreement with Council to ensure the dwelling and accommodation's continued association with an agricultural land use. The amendment to the permit does not change this.

Clause 22.03 Hume Freeway, Goulburn Valley Highway Environs

Objectives:

- To ensure that the use and development of land does not prejudice the levels of service, safety and amenity of the Hume Freeway and Goulburn Valley Highway.
- To minimise any adverse effects of noise from traffic using the Hume Freeway and Goulburn Valley Highway.

Officer Comment:

The subject site adjoins the Hume Freeway and the Balmattum Rest Area. The adjoining freeway one of the busiest roads in the country and the rest stop is a frequently used area. While the applicant was aware of this when they lodged the original application, they have requested a change to the location of the tents only to try and minimise any impacts. As part of the assessment of the original application, VicRoads were notified and have provided conditions for any permit issued. The conditions required by VicRoads were included on the permit issued as well as a requirement in the Section 173 Agreement drawing the owners' attentions to the VicRoads requirements of the permit. This will not change as a result of the amendment.

6.1 Planning Permit Application No. P2018-022-01
- To Amend Planning Permit for the Use and Development of Land for a Dwelling, Shed, Hothouse, Wellbeing Facility and Group Accommodation ~ 575 Balmattum North Road, Balmattum (cont.)

Relevant Particular Provisions

Clause 52.05, *Advertising Signage*

Purpose:

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

Officer Comment:

The property is in the Farming Zone, which is a Category 4 – Sensitive Areas consideration for any signage. In this category, a planning permit is required for a Business Identification Sign, and this must not exceed 3sqm. The proposed sign is 0.5m x 1.5m in size, being 0.75sqm, and fits within the requirements of this provision.

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.*

- 6.1 Planning Permit Application No. P2018-022-01
- To Amend Planning Permit for the Use and Development of Land for a Dwelling, Shed, Hothouse, Wellbeing Facility and Group Accommodation ~ 575 Balmattum North Road, Balmattum (cont.)

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

There are no relevant adopted State policies.

Relevant incorporated, reference or adopted documents

There are no relevant incorporated, reference or adopted documents.

Relevant Planning Scheme amendments

There are no relevant planning scheme amendments.

Risk Management

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

Strategic Links – policy implications and relevance to Council Plan

The author of this report considers that the report is consistent with Council Policies, key strategic documents and the Council Plan.

Summary of Key Issues

With regard to the Farming Zone: The use and development of the land is already approved for the site, and this amendment will not change the intent of the permit. The amendment only changes the management and layout of the site.

With regard to the Erosion Management Overlay: Conditions on the existing permit adequately address the implications of the overlay and the amendments proposed.

With regard to Clause 52.05, Advertising Signage: The signage will have a minimal impact and allow the site to be identified appropriately.

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



Conclusion

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

Attachments



Site and locality plans



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	Prepared By: Melissa Crane		1:5000	

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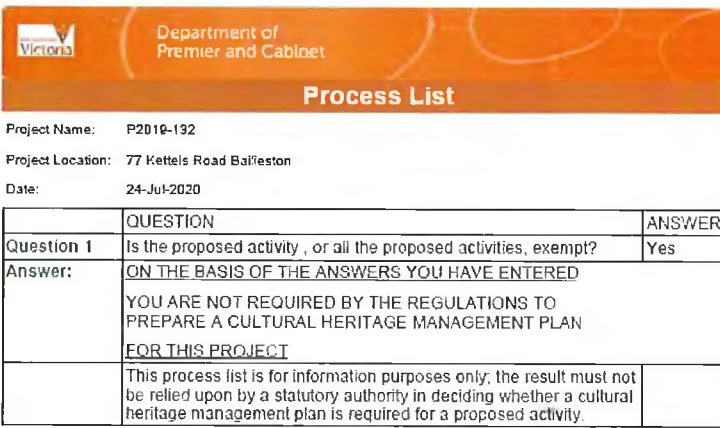


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	Prepared By: Melissa Crane		1:20000	

PLANNING COMMITTEE REPORT NO. 2 (PRINCIPAL PLANNER – MELISSA CRANE)

**6.2 Planning Permit Application No. P2019-132
- Use and Development of Land for a Dwelling ~ 77 Kettels Road, Bailieston**

Application Details:

Application is for:	Use and development of land for a dwelling
Applicant's/Owner's Name:	Troy Spencer
Date Received:	13 November 2019
Statutory Days:	40
Application Number:	P2019-132
Planner: Name, title & department	Melissa Crane Principal Planner Planning and Investment Department
Land/Address:	Lot 2 on Plan of Subdivision 820727B, Certificate of title Volume 12059 Folio 888, L1 PS820727 V12059 F887 Parish of Bailieston 77 Kettels Road, Bailieston VIC 3608
Zoning:	Farming Zone
Overlays:	No Overlay
Is a CHMP required?	No, although the property is in an area of cultural sensitivity, no CHMP required. 
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 the use of the land for a dwelling on a lot less than 40ha and for buildings and works associated with a section 2 use.
Restrictive covenants on the title?	Section 173 Agreement AR683560C – No further subdivision allowed. Proposal is for a dwelling and does not contravene the agreement.
Current use and development:	Vacant



6.2 Planning Permit Application No. P2019-132
- Use and Development of Land for a Dwelling ~ 77 Kettels Road, Bailleston
(cont.)

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

All officers, and/or contractors, involved in the preparation of this report have signed a written declaration that they do not have a conflict of interest in the subject matter of this report.

Summary

- The application proposes the use and development of land at 77 Kettels Road, Bailleston for a dwelling.
- It is proposed to construct a 5-bedroom house associated with Lucerne hay and chaff production on a 14.04 hectare parcel of land, this Lucerne will be grown to support the local equine market.
- The Whole Farm Plan submitted with the application, proposes in addition to Lucerne production, that there will be works conducted on this site to protect remnant stands of native vegetation, protection of watercourses and improvements to sections of the property for greater biodiversity improvements.
- 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 site being a small lot in the Farming Zone.
- The proposal meets the objectives of the Planning Policy Framework, Local Planning Policy Framework as well as the relevant particular provision and zone.
- It is recommended that Council resolve to grant a permit in accordance with the Officer's recommendation.

MOVED COUNCILLOR GARDNER, SECONDED COUNCILLOR WILLIAMS

That Council

- having caused notice of Planning Application No. P2019-132 to be given under Section 52 of the *Planning and Environment Act 1987*

and having considered all the matters required under Section 60 of the *Planning and Environment Act 1987* decides to Grant a Permit under the provisions of Clause 35.07 Farming Zone of the Strathbogie Planning Scheme in respect of the land known as Lot 2 on Plan of Subdivision 820727B, Certificate of title Volume 12059 Folio 888, 77 Kettels Road, Bailleston VIC 3608, for the use and development of land for a dwelling, in accordance with endorsed plans, subject to the following conditions:

Endorsed Plans

1. The use and development must be sited and constructed in accordance with the endorsed plans. These endorsed plans can only be altered or modified with the prior written approval of the Responsible Authority, or to comply with statutory requirements.

- 6.2 Planning Permit Application No. P2019-132
- Use and Development of Land for a Dwelling ~ 77 Kettels Road, Bailleston
(cont.)

Section 173

2. Prior to the commencement of works a Section 173 Agreement must be entered into at no cost to Council, which ensures the following:
- Management of the land must be in accordance with the endorsed Whole Farm Plan.

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

Environmental Health Conditions:

3. Prior to installation works commencing on the septic tank system, a Permit to Install must be obtained from Council.
4. 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 within the curtilage of the land 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 watercourse or drain to the satisfaction of the Responsible Authority.
5. 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 sewage and 30 metres for secondary sewage, on the subject or neighbouring properties, and must meet the Guidelines for Environmental Management: Code of Practice – Onsite Wastewater Management 891. 4 (2016).
6. No buildings or works shall occur over any part of the approved waste disposal system including the septic tank in accordance with the requirements of the Environment Protection Act 1970, the Guidelines for Environmental Management: Code of Practice – Onsite Wastewater Management 891. 4 (2016).

Engineering Conditions:

7. 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.

6.2 Planning Permit Application No. P2019-132
- Use and Development of Land for a Dwelling ~ 77 Kettels Road, Bailleston
(cont.)

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.

8. Prior to the commencement of the use all internal access roads must be constructed, formed and drained to avoid erosion and to minimise disturbance to natural topography of the land to the satisfaction of the Responsible Authority. Internal access, including the turn-around areas for emergency vehicles, must be all weather construction with a minimum trafficable width of 4m.
9. 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.
10. Appropriate steps must be taken to retain all silt and sediment on site during the construction phase to the satisfaction of the Responsible Authority, in accordance with the sediment control principles outlined in Construction Techniques for Sediment Pollution Control (EPA, 1991) and to the satisfaction of the Responsible Authority.
11. Any damage to the Responsible Authority's assets (i.e. sealed roads, kerb & channel, trees, nature strip etc), and boundary fences, must be repaired at the cost of the applicant all to the satisfaction of Responsible Authority.

Infrastructure Provision

12. Fire Fighting Water Supply

Prior to the commencement of use associated with the dwelling hereby permitted, the permit holder must provide 10,000 litres of effective water supply for firefighting purposes which meets the following requirements:

- (a) Be stored in an above ground water tank constructed of concrete or metal.
- (b) Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- (c) Include a separate outlet for occupant use.
- (d) Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.
- (e) Be located within 60 metres of the outer edge of the approved building.
- (f) The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.
- (g) Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64-millimetre CFA 3 thread per inch male fitting).

6.2 Planning Permit Application No. P2019-132
- Use and Development of Land for a Dwelling ~ 77 Kettels Road, Bailleston
(cont.)

- (h) Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling)

13. Access

Prior to the commencement of use associated with the dwelling hereby permitted, the permit holder must provide access for firefighting purposes which meets the following requirements:

- (a) All weather construction.
 - (b) A load limit of at least 15 tonnes.
 - (c) Provide a minimum trafficable width of 3.5 metres
 - (d) Be clear of encroachments for at least 0.5 metre on each side and at least 4 metres vertically.
 - (e) Curves must have a minimum inner radius of 10m.
 - (f) The average grade must be no more than 1 in 7 (14.4 per cent) (8.1 degrees) with a maximum of no more than 1 in 5 (20 per cent) (11.3 degrees) for no more than 50m.
 - (g) Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.
14. The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for firefighting purposes.
15. The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.

General

16. 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.
17. 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 Murray Water

18. All construction and ongoing activities must be in accordance with sediment control principles outlined in 'Construction Techniques for Sediment Pollution Control' (EPA, 1991).



6.2 Planning Permit Application No. P2019-132
- Use and Development of Land for a Dwelling ~ 77 Kettels Road, Bailleston
(cont.)

19. No buildings are to be constructed within 50 metres from the Full Supply Level of Lake Nagambie (measured from 124.24 m AHD level).
20. All wastewater from the dwelling must be treated to a standard of at least 20mg/L BOD and 30mg/L suspended solids using a package treatment plant or equivalent. The system must be an EPA approved system, installed, operated and maintained in accordance with the relevant EPA Code of Practice and Certificate of Approval.
21. The wastewater disposal area must be kept free of stock, buildings, driveways and service trenching and must be planted with appropriate vegetation to maximise its performance. Stormwater must be diverted away. A reserve wastewater disposal field of equivalent size to the primary disposal field must be provided for use in the event that the primary field requires resting or has failed.
22. Where the following features are present in proximity to the subject land, the wastewater disposal area must be located:
 - (a) At least 150 metres from the Full Supply Level of Lake Nagambie (measured from 124.24 m AHD level).
 - (b) At least 60 metres from any waterways
 - (c) At least 40 metres from the nearest drainage line
 - (d) At least 60 metres from any dams
 - (e) At least 20 metres from any bores.

Goulburn Broken Catchment Management Authority

23. The finished floor level of the proposed dwelling must be constructed at least 300 millimetres above the general surrounding ground level.

Expiry

24. This permit will expire if one of the following circumstances applies:
 - (a) The development is not started within two (2) years of the date of this Permit,
 - (b) The development is not completed within four (4) years of the date of this Permit.
 - (c) The use commenced within two (2) years of the completion of the development

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

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

6.2 Planning Permit Application No. P2019-132
- Use and Development of Land for a Dwelling ~ 77 Kettels Road, Bailleston
(cont.)

Planning Notes:

- This Permit does not authorise the commencement of any building construction works. Before any such development may commence, the Applicant must apply for and obtain appropriate Building approval.
- This Permit does not authorise the removal of any native vegetation including for access. Before any such works may commence, the Applicant must apply for and obtain appropriate Planning approval.
- Any works on a waterway may need a "Works on Waterway Permit" from the Goulburn Broken Catchment Management Authority

Environmental Health:

- The floor plan shows a study room and a games room could be closed off with a door and may need to be included as bedrooms for the purposes of calculating the minimum daily domestic flow rates.

Engineering:

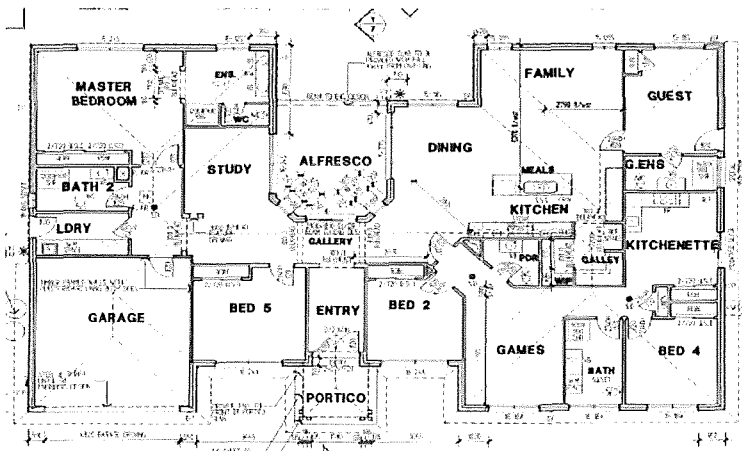
- This Permit does not authorise the creation of a new access way/crossover. Before any such development may commence, the Applicant must apply for and obtain appropriate approval from Council.

32/20 **CARRIED**

Proposal

The application is to construct a single storey, 5-bedroom dwelling on a 14.04 hectare parcel of land at 77 Kettels Road, Bailleston. The land is proposed to be used for a Lucerne hay and chaff production farm. The Whole Farm Plan details that the existing perennial ryegrass and oats in the paddocks will be converted to Lucerne and interchanged with oats periodically to avoid disease. The fodder will be cut in spring and summer and sold as fodder (hay). Some native vegetation planting is proposed on the northern and southern boundaries of the property.

The floor plan of the proposed dwelling is as follows:



6.2 Planning Permit Application No. P2019-132
- Use and Development of Land for a Dwelling ~ 77 Kettels Road, Bailieston
(cont.)

Permit/Site History

A search of Council's electronic records results in the following permits having been issued for this land:

- P2018-055 – Two Lot Subdivision – 4/5/2018
- P2016-151 – Extension to dwelling – 23/5/2016
- P2015-013 – Outbuilding – 11/02/2015
- P2014-086 – Boundary Realignment – 30/9/2014
- P2010-124 – Boundary Realignment – 22/11/2010

Public Notification

The application has been advertised pursuant to Section 52 of the *Planning and Environment Act 1987*, by

- Sending letters to adjoining landowners
- 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.

Referrals

External Referrals/Notices required by the Planning Scheme:

Referrals/Notice	Advice/Response/Conditions
Section 55 Referrals	None
Section 52 Notices	Goulburn Murray Water – no objection subject to conditions Goulburn Broken Catchment Management Authority – no objection subject to conditions

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

Assessment

The zoning of the land and any relevant overlay provisions

Farming Zone

Purpose:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To provide for the use of land for agriculture.*

6.2 Planning Permit Application No. P2019-132
- Use and Development of Land for a Dwelling ~ 77 Kettels Road, Bailleston
(cont.)

- *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.*

Officer Comment:

The land has limited capacity for an agricultural production, partly due to the size and partly due to the proximity to existing dwellings. The proposed use for Lucerne and chaff production has been provided to support the construction of a dwelling on this lot. An assessment against the decision guidelines of the zone are as follows:

Decision Guidelines	Officer Comments	Complies?
General Issues		
The Municipal Planning Strategy and the Planning Policy Framework	Refer below	✓ Complies
Any Regional Catchment Strategy and associated plan applying to the land	The regional catchment strategy was considered by the Goulburn Broken Catchment Management Authority in their referral and no objection was lodged.	✓ Complies
The capability of the land to accommodate the proposed use or development, including the disposal of effluent.	A land capability assessment was submitted with the application and has been considered and approved, with conditions to be placed on the permit.	✓ Complies
How the use or development relates to sustainable land management	The application is supported by a Farm Management Plan which details the use for Lucerne and chaff production. While there is limited land available for this production, the site is within a recognised equine district with a high demand for such products and is a reasonable farming outcome for the site.	✓ Complies
Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.	The site is proposed to be used in a manner similar to the nearby and adjoining properties, with a residential use in a rural environment.	✓ Complies

6.2 Planning Permit Application No. P2019-132
- Use and Development of Land for a Dwelling ~ 77 Kettels Road, Bailleston
(cont.)

<p>How the use and development makes use of existing infrastructure and services.</p>	<p>The proposed dwelling will be accessed from a sealed council road, and has access to reticulated power supply from the front of the property. Other services, such as water and sewer, will be provided on site.</p>	<p>✓ Complies</p>
<p>Agricultural issues and the impacts from non-agricultural uses</p>		
<p>Whether the use or development will support and enhance agricultural production</p>	<p>The renovation of the pasture from perennial ryegrass to the higher value Lucerne is an enhanced agricultural outcome in an area with high demand for this product. The placement of the dwelling will minimise interaction with other farming enterprises, and will not detract from the surrounding area.</p>	<p>✓ Complies</p>
<p>Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.</p>	<p>The proposed use will require land management, with use of an agronomist, to ensure that the soil is managed in a way that will produce good quality Lucerne fodder for sale. Only a small section of the property will be removed from agricultural production to allow for the dwelling, with the bulk of the land remaining productive.</p>	<p>✓ Complies</p>
<p>The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.</p>	<p>The area is already being used for rural living to a reasonable degree, and is directly adjacent to the area proposed to be rezoned for rural lifestyle in the <i>Strathbogie Shire Rural Residential Strategy 2004</i>. There are a number of small lots north and south of this site already being used in this manner, and this proposal is in character with these uses.</p>	<p>✓ Complies</p>
<p>The capacity of the site to sustain the agricultural use</p>	<p>The Whole Farm Plan has demonstrated that the land can accommodate the production of Lucerne and hay fodder and the dwelling without compromising either use.</p>	<p>✓ Complies</p>



6.2 Planning Permit Application No. P2019-132
- Use and Development of Land for a Dwelling ~ 77 Kettels Road, Bailleston
(cont.)

<p>The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.</p>	<p>The soil quality and topography of the land, in conjunction with the rainfall in the area, supports the land for this type of production. Higher intensity agricultural land uses may not be appropriate with due consideration of the proximity of the land to the Goulburn Weir backwater. The legal point of discharge for the site will be the waterway, and low level production will ensure that there is not impacts on the water quality of the backwater.</p>	<p>✓ Complies</p>
<p>Any integrated land management plan prepared for the site.</p>	<p>A Whole Farm Plan has been submitted with the application to support the use of the land for a dwelling.</p>	<p>✓ Complies</p>
<p>Dwelling issues</p>		
<p>Whether the dwelling will result in the loss or fragmentation of productive agricultural land</p>	<p>The area of land identified for the dwelling is separated from the bulk of the property by the shape of the allotment and the electricity lines that transect the land. Limited land will be lost to agriculture as a result of this development</p>	<p>✓ Complies</p>
<p>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.</p>	<p>The dwelling is well setback from all boundaries and other agricultural land uses, and any buffers from more intensive uses can be contained within the subject site.</p>	<p>✓ Complies</p>
<p>Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.</p>	<p>The location of the dwelling, and its proximity to the waterway, will not have any impact on adjoining or nearby agricultural land uses. The application was advertised to these properties and no objections were raised.</p>	<p>✓ Complies</p>
<p>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.</p>	<p>The area is close to the existing township of Kirwans Bridge, and there are quite a few small allotments along the waters edge with dwellings on them already constructed. One additional dwelling will not change this broader impact.</p>	<p>✓ Complies</p>

6.2 Planning Permit Application No. P2019-132
- Use and Development of Land for a Dwelling ~ 77 Kettels Road, Bailleston
(cont.)

Environmental Issues		
The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.	The dwelling is setback a minimum of 50 metres from the high-water mark, which is in accordance with Goulburn Murray Waters requirements. The land will be managed with assistance from an agronomist ensuring that soil quality is managed as part of the farming enterprise.	✓ Complies
The impact of the use or development on the flora and fauna on the site and its surrounds.	There is no native vegetation on site, however, the Whole Farm Plan proposes planting of native trees on the southern and northern boundaries to provide for fauna movements across the property.	✓ Complies
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.	The dwelling is setback from the waterway a minimum of 50 metres, in accordance with GMW's requirements for riparian areas. There are no ridgelines on the site, and the dwelling is also well setback from property boundaries.	✓ Complies
The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.	The application is supported by a Land Capability Assessment that has demonstrated that the effluent can be disposed of on site in accordance with the requirements of the <i>Environment Protection Act 1970</i> .	✓ Complies
Design and siting issues		
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.	The dwelling is located in a section of the block that has natural separation from the main paddocks due to both the lot boundary alignments and the soil quality. Located in this area will allow the bulk of the land to be used for productive agricultural purposes.	✓ Complies
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.	The dwelling is proposed to be single storey, in character with other dwellings in the area, and a condition is placed on the recommendation for muted tones in accordance with the local policy.	✓ Complies

6.2 Planning Permit Application No. P2019-132
- Use and Development of Land for a Dwelling ~ 77 Kettels Road, Bailleston
(cont.)

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.	There are no identified significant features, however, the setbacks from the waters edge will protect the scenic beauty of the area, in particular, the backwater.	✓ Complies
The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities	No new infrastructure apart from an internal driveway is proposed. The other services will be provided in accordance with the relevant requirements.	✓ Complies
Whether the use and development will require traffic management measures.	No traffic management measures will be required to allow this proposal.	✓ Complies

The Planning Policy Framework (PPF)

Clause 13.02-1S, *Bushfire Planning*

Objective: To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

Strategies:

- *Consider the risk of bushfire to people, property and community infrastructure.*
- *Require the implementation of appropriate bushfire protection measures to address the identified bushfire risk.*
- *Ensure new development can implement bushfire protection measures without unacceptable biodiversity impacts.*

Officer Comment:

The proposed dwelling is in a bushfire prone area and as such conditions have been placed on the recommended permit to address water supply and access for fire protection as a precautionary measure.

Clause 14.01-1S, *Protection of agricultural land*

Objective: To protect the state's agricultural base by preserving productive farmland

Strategies:

- *Limit new housing development in rural areas by:*
 - *Directing housing growth into existing settlements.*
 - *Discouraging development of isolated small lots in the rural zones from use for dwellings or other incompatible uses.*
 - *Encouraging consolidation of existing isolated small lots in rural zones.*

6.2 Planning Permit Application No. P2019-132
- Use and Development of Land for a Dwelling ~ 77 Kettels Road, Baillieston
(cont.)

- *In considering a proposal to use, subdivide or develop agricultural land, consider the:*
 - *Desirability and impacts of removing the land from primary production, given its agricultural productivity.*
 - *Impacts on the continuation of primary production on adjacent land, with particular regard to land values and the viability of infrastructure for such production.*
 - *Compatibility between the proposed or likely development and the existing use of the surrounding land.*
 - *The potential impacts of land use and development on the spread of plant and animal pests from areas of known infestation into agricultural areas.*
 - *Land capability*

Officer comment:

The application is supported by a Whole Farm Plan in accordance with the zone, provides for Lucerne and chaff production, with some environmental planning for the site. With consideration for the amount of equine facilities in the area, this is a reasonable response to local demand for this product. The application provides a balanced and site-specific response to the opportunities and constraints on this land. It is considered that this will not have a negative impact on agricultural land in the area.

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

Clause 21.02-6, Building Material – Muted Tones

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

Officer Comment:

A standard condition has been placed on the permit to ensure that muted tones are used in accordance with this policy.

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.*



6.2 Planning Permit Application No. P2019-132
- Use and Development of Land for a Dwelling ~ 77 Kettels Road, Bailleston
(cont.)

Officer Comment:

These objectives are supported by the following policies:

<p>The lot is accessed by an all-weather road and has appropriate service provisions.</p>	<p>Kettels Road is a sealed road with swale drains, and appropriate for access to a dwelling.</p>	<p>✓ Complies</p>
<p>Emergency ingress and egress is at an appropriate standard.</p>	<p>A condition has been placed on the recommended permit requiring the construction of an access from the road, and for the internal driveways to be of a standard that will be able to accommodate emergency vehicles.</p>	<p>✓ Complies</p>
<p>The dwelling will not inhibit the operation of agriculture and rural industries.</p>	<p>The area is already being used for rural living to a reasonable degree, and is directly adjacent to the area proposed to be rezoned for rural lifestyle in the <i>Strathbogie Shire Rural Residential Strategy 2004</i>. There are a number of small lots north and south of this site already being used in this manner, and this proposal is in character with these uses.</p>	<p>✓ Complies</p>
<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 has been supported by a Land Capability Assessment, which as been assessed by Council's Environmental Health unit and Goulburn Murray Water, and has demonstrated that effluent can be contained on site.</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. 	<p>The application is supported by a Whole Farm Plan, and is directly adjacent the area of land (area 9) identified for rural residential zoning (marked with a blue star). The production of Lucerne and chaff is a reasonable proposal for a site with these characteristics.</p> <p>Figure 9: Area 9 (Kirwans Bridge Area)</p> 	<p>✓ Complies</p>

<ul style="list-style-type: none">• 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 Strathbogie 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 Whole Farm Plan will be tied to the site via a Section 173 Agreement.</p>	
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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.*

6.2 Planning Permit Application No. P2019-132
- Use and Development of Land for a Dwelling ~ 77 Kettels Road, Bailleston
(cont.)

- *The orderly planning of the area.*
- *The effect on the amenity of the area.*
- *The proximity of the land to any public land.*
- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The extent and character of native vegetation and the likelihood of its destruction.*
- *Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*
- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*

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

There are no relevant adopted State policies.

Relevant incorporated, reference or adopted documents

- *Infrastructure Design Manual, Shire of Campaspe, City of Greater Bendigo, Greater Shepparton City Council, Version 4, March 2013*
- *Shire of Strathbogie Rural Residential Strategy, 2004*

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 Farming Zone: The property is to be used for Lucerne and chaff production, within an area used for the equine industry, and the construction of a dwelling will allow this to be managed more appropriately from the site. The native vegetation planting on the northern and southern boundaries of the site provides a balanced outcome for the whole of the land.

In summary, the proposal meets the objectives of the Planning Policy Framework, Local Planning Policy Framework and Farming Zone.

Conclusion

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

Attachments

Site and locality plans





PLANNING COMMITTEE REPORT NO. 3 (PRINCIPAL PLANNER – MELISSA CRANE)

**6.3 Planning Permit Application No. P2020-027
- Two Lot Subdivision and Development of Land for a Dwelling ~ 14 Granite Court, Euroa**

Application Details:

Application is for:	Two lot subdivision and development of land for a dwelling
Applicant's/Owner's Name:	Troy Spencer
Date Received:	25 March 2020
Statutory Days:	76
Application Number:	P2020-027
Planner: Name, title & department	Melissa Crane Principal Planner Department of Planning and Investment
Land/Address:	Lot 13 on Plan of Subdivision 736412 Volume 11887 Folio 608 Parish of Euroa 14 Granite Court, Euroa VIC 3666
Zoning:	General Residential Zone
Overlays:	Bushfire Management Overlay, Land Subject to Inundation Overlay (part)
Is a CHMP required?	No, not in an area of cultural sensitivity.
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 32.08, General Residential Zone – Planning Permit required for subdivision Clause 44.04, Land Subject to Inundation Overlay – Planning permit required for subdivision Clause 44.06, Bushfire Management Overlay – Planning permit required for subdivision Clause 44.06, Bushfire Management Overlay – Planning permit required for buildings and works associated with a dwelling.
Restrictive covenants on the title?	Covenant PS 736412W – Defines building envelopes for the land, which are not affected by this proposal. Covenant AQ 677461X – Outlines design requirements for any dwellings, and proposed dwelling complies with this covenant.
Current use and development:	Residential/accommodation

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

All officers, and/or contractors, involved in the preparation of this report have signed a written declaration that they do not have a conflict of interest in the subject matter of this report.



6.3 Planning Permit Application No. P2020-027
- Two Lot Subdivision and Development of Land for a Dwelling ~ 14 Granite Court, Euroa (cont.)

Summary

- The application proposes the development of land at 14 Granite Court, Euroa for the construction of a single dwelling and a two-lot subdivision.
- The proposal is for a two-lot subdivision, with the construction of a dwelling on one of the proposed lots.
- The dwelling is considered an appropriate development, however, the subdivision does not have due regard for the preferred neighbourhood character of the area.
- A planning permit cannot be approved in part and, as such, the whole application must be refused if part is not supported.
- The application was advertised, and 6 objections were received. The objections raise a number of issues including neighbourhood character.
- The application has not been assessed within the 60-day statutory timeframe due to the number of outstanding objections.
- The application is being heard before Planning Committee due to the 6 unresolved objections and the recommendation to refuse the application.
- The proposal does not meet the objectives of the Planning Policy Framework, Local Planning Policy Framework and Clause 56.
- It is recommended that Council resolve to issue a Notice of Decision to refuse a permit in accordance with the Officer's recommendation.

Verbal presentations by Objectors and Applicant

MOVED COUNCILLOR MASON, SECONDED COUNCILLOR THOMSON

That Council

- having caused notice of Planning Application No. P2020-027 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 decision to refuse to grant a permit under the provisions of Clause 32.08 General Residential Zone, Clause 44.04, Land Subject to Inundation Overlay, Clause 44.06, Bushfire Management Overlay and Clause 56, Residential Subdivision of the Strathbogie Planning Scheme in respect of the land known as Lot 13 on Plan of Subdivision 736412 Volume 11887 Folio 608 Parish of Euroa, 14 Granite Court, Euroa VIC 3666, for a two lot subdivision and development of land for a dwelling, on the following grounds:

1. The proposal does not have regard to, and will not enhance, the existing or preferred character of the area as required under Clauses 15.01-3S, Subdivision Design, 15.01-5S, Neighbourhood Character, 15.01-6S, Design for Rural Areas and 21.03-2 of the Strathbogie Planning Scheme.
2. The proposal is not in accordance with Clauses 19.03-S, Integrated Water Management, 21.07-2, Urban Services and 21.07-5, Drainage as the development has the potential to have a negative impact on drainage assets in the area.

6.3 Planning Permit Application No. P2020-027
- Two Lot Subdivision and Development of Land for a Dwelling ~ 14 Granite Court, Euroa (cont.)

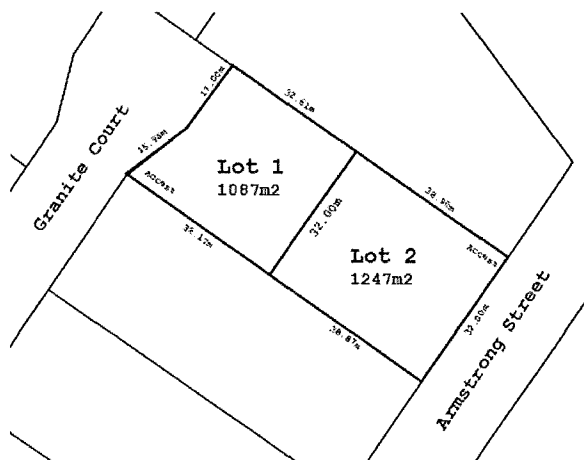
3. The proposed subdivision is not supported by the directions and actions set out in the *Euroa Township Strategy 2010*, as it does not enhance the village character of Euroa, and it reduces the amount of low-density allotments available within the township.
4. The proposed subdivision does not have regard to, and will not enhance, the preferred neighbourhood character as identified in the *Euroa Neighbourhood Character Study 2008*.
5. The proposal is not in accordance with Clause 32.08, General Residential Zone, as the subdivision does not respect the character of the area and the subdivision would allow development that would decrease the spacing between buildings.
6. The proposal is not in accordance with Clause 56, Residential Subdivision, in the following ways:
 - a. Clause 56.03-5, Neighbour Character Objective – the subdivision does not respond to the existing pattern of subdivision by proposing lots significantly smaller than the general area, which will have a negative impact on the character of the area.
 - b. Clause 56.07-4, Stormwater Management Objectives – the increased density may have a negative impact on downstream drainage flows and drainage assets in the area.

33/20 CARRIED

Proposal

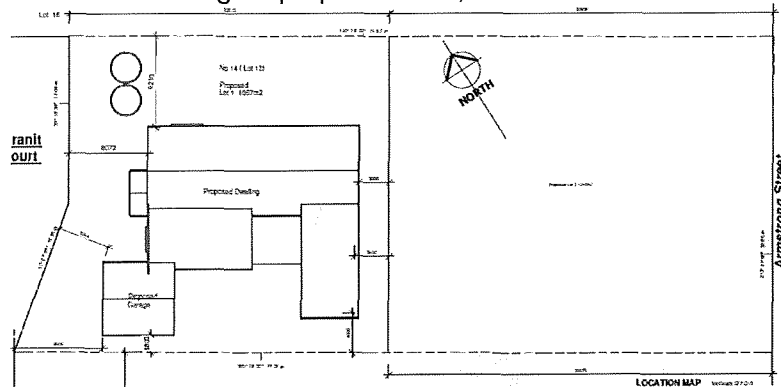
The application includes two proposals, as follows:

1. Two Lot Subdivision – The application is to subdivide the existing allotment into two parcels, one being 1087sqm fronting Granite Court and one being 1247sqm fronting Armstrong Street. The proposed alignment is as follows:



6.3 Planning Permit Application No. P2020-027
- Two Lot Subdivision and Development of Land for a Dwelling ~ 14 Granite Court, Euroa (cont.)

2. Construction of a dwelling – the application is to construct a three-bedroom dwelling on proposed lot 1, as follows:



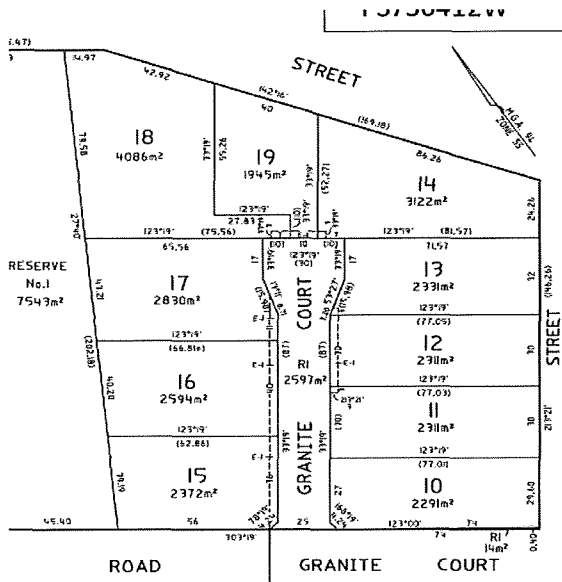
For the dwelling the closest setback from Granite Court is 5.344 m to the corner of the garage, and 8.072 m to the front wall of the dwelling.

Subject site & locality

The subject land is a 2331 sqm parcel of land, that is generally flat and clear of any native vegetation. The property is bounded on the north by a vacant parcel of land then the Gobur Street Road reserve, by the Armstrong Street road reserve to the east, Granite Court to the west and privately-owned land with a single dwelling to the south.

The site is within a residential subdivision, known as Balmattum Estate, within the north eastern area of the township of Euroa. Lots in the subdivision range between 1375sqm (fronting Barnes street), to 4356 sqm (average lot size of 2237sqm). The lots in Granite Court range from 1945sqm to 4086sqm (average lots size of 2619sqm).

The existing lot structure for the Granite Court properties is detailed below:



6.3 Planning Permit Application No. P2020-027
- Two Lot Subdivision and Development of Land for a Dwelling ~ 14 Granite Court, Euroa (cont.)

Within Granite Court itself, all lots except the subject site and 18 Granite Court (adjacent land north of the subject site), have been developed for a single dwelling within a garden setting, per the below aerial photograph:



Permit/Site History

A search of Council's electronic records results in that the estate was created with a planning permit, P2005-097, for a 24-lot subdivision that created the subject allotment.

Public Notification

The application has been advertised pursuant to Section 52 of the *Planning and Environment Act 1987*, by

- Sending letters to adjoining landowners
- Placing (a) sign on site

The notification has been carried out correctly.

Council has received 6 objections to date. The key issues that were raised in the objections are:

- Not in character with the area
- Armstrong Street not of sufficient standard
- Will set a precedent for further subdivision
- No capacity for on-site visitor car parking
- Will increase flooding on other allotments
- The court bowl is not big enough currently to accommodate large turning vehicles

6.3 Planning Permit Application No. P2020-027
- Two Lot Subdivision and Development of Land for a Dwelling ~ 14 Granite Court, Euroa (cont.)

The location of the objectors are marked with a blue star as follows:



Consultation

The applicant was requested to provide a response to the objections, which has been summarised as follows:

- There is no minimum lot size in the area
- The owner has a right to apply for subdivision
- Both Granite Court and Armstrong Street are sealed roads
- The dwelling is provided with a 2-car garage in accordance with requirements
- Visitors are allowed to park in the street and that will create some parking issues
- Any issues with the court should have been done at time of original subdivision
- Subdivision will create lots over 1000sqm
- Land for residential development in Euroa is in limited supply.

This was forwarded to all objectors, and none had withdrawn.

Council officers discussed the option of removing the subdivision from the proposal and approving the dwelling on its own, but the preferred position of the applicant was to proceed with both proposals.

Referrals

External Referrals/Notices required by the Planning Scheme:

Referrals/Notice	Advice/Response/Conditions
Section 55 Referrals	Country Fire Authority – no objections subject to conditions Goulburn Broken Catchment Management Authority – no objections
Section 52 Notices	Notice of application to 15 nearby and adjoining property owners

6.3 Planning Permit Application No. P2020-027
- Two Lot Subdivision and Development of Land for a Dwelling ~ 14 Granite Court, Euroa (cont.)

Internal Council Referrals	Advice/Response/Conditions
Asset Services	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

The proposed subdivision is an infill development within the existing residential area of Euroa. In summary, while the subject site is not part of a Low-Density Residential Zoning, the existing residential character typically provides for larger residential allotments. The applicant has failed to demonstrate that this proposal has regard for the existing and preferred neighbourhood character. An assessment against the relevant decision guidelines is below:

Decision Guidelines	Officer Comments	Complies?
General		
The Municipal Planning Strategy and the Planning Policy Framework	Addressed below.	× No
The purpose of this zone	The purpose of the zone is to encourage development that respects neighbourhood character and provides for a range of housing types. With the average lot size of court being 2619sqm, and the proposed lots being 1087 and 1249 sqm, this is significantly smaller than the surrounding land. While the dwelling itself is in character with the character of Granite Court, the subdivision will not fit within this landscape.	× No

6.3 Planning Permit Application No. P2020-027
- Two Lot Subdivision and Development of Land for a Dwelling ~ 14 Granite Court, Euroa (cont.)

The objectives set out in a schedule to this zone.	No objectives are specified in the schedule to the zone.	Not applicable
Any other decision guidelines specified in a schedule to this zone.	No other decision guidelines are specified in the schedule to the zone.	Not applicable
The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.	The proposed new dwelling will not overshadow existing rooftop solar energy systems on adjoining lots.	✓ Yes
Subdivision		
The pattern of subdivision and its effect on the spacing of buildings	<p>The existing pattern of subdivision is larger allotments with a single dwelling and associated shedding, with an average lot size for the properties in Granite Court of 2619sqm. The proposed lots are both less than half the current average, and significantly smaller (nearly half the size) than the smallest existing allotment.</p> <p>The spacing of the dwellings on the existing allotments is generous, with good setbacks from side and rear boundaries. The proposed dwelling, while achieving a similar setback to other dwellings from Granite Court, would only have a 3-metre setback from the proposed new rear boundary. Once the new rear allotment was developed with a dwelling, this would increase the visual bulk of the development in the area beyond that what is currently experienced.</p>	× No
For subdivision of land for residential development, the objectives and standards of Clause 56	Refer below for this assessment	× No

6.3 Planning Permit Application No. P2020-027
- Two Lot Subdivision and Development of Land for a Dwelling ~ 14 Granite Court, Euroa (cont.)

Dwellings and residential buildings		
For the construction and extension of one dwelling on a lot, the objectives, standards and decision guidelines of Clause 54.	Refer below for this assessment	✓ Yes

Land Subject to Inundation Overlay

Purpose:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To identify land in a flood storage or flood fringe area affected by the 1 in 100-year flood or any other area determined by the floodplain management authority.
- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- To reflect any declaration under Division 4 of Part 10 of the Water Act, 1989 where a declaration has been made.
- To protect water quality in accordance with the provisions of relevant State Environment
- Protection Policies, particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).
- To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.

Officer Comment:

Part of the land is covered by the overlay, and the proposed dwelling is to be located on this section of the land. The proposed allotment will be clear of the overlay. The blue area below is the area of land subject to the overlay. The application was considered by the Goulburn Broken Catchment Management Authority who had no objections to either the dwelling or the subdivision.



6.3 Planning Permit Application No. P2020-027
- Two Lot Subdivision and Development of Land for a Dwelling ~ 14 Granite Court, Euroa (cont.)

Bushfire Management Overlay

Purpose

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

Clause 44.06-4, *Requirement of Clause 53.02*, states:

- *An application must meet the requirements of Clause 53.02 unless the application meets all of the requirements specified in a schedule to this overlay.*

Officer comment:

The application was supported the relevant application requirements and have been assessed below under Clause 53.02. The application was assessed by the Country Fire Authority who had no objections to either the dwelling or the subdivision, subject to conditions.

The Planning Policy Framework (PPF)

Clause 13.02-1S, *Bushfire Planning*

Objective: To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

Officer Comment:

The application was supported the relevant application requirements and have been assessed below under Clause 53.02. The application was assessed by the Country Fire Authority who had no objections subject to conditions.

Clause 13.03-1S, *Floodplain Management*

Objective: To assist the protection of:

- Life, property and community infrastructure from flood hazard.
- The natural flood carrying capacity of rivers, streams and floodway's.
- The flood storage function of floodplains and waterways.
- Floodplain areas of environmental significance or of importance to river health

Officer comment:

Part of the land is covered by the land subject to inundation overlay, and the proposed dwelling is to be located on this section of the land. The proposed allotment will be clear of the overlay. The blue area below is the area of land subject to the overlay. The application was considered by the Goulburn Broken Catchment Management Authority who had no objections.

6.3 Planning Permit Application No. P2020-027
- Two Lot Subdivision and Development of Land for a Dwelling ~ 14 Granite Court, Euroa (cont.)

Clause 15.01-3S, *Subdivision Design*

Objective: To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.

Strategies: In the redevelopment of existing areas, subdivision should be designed to:

- Creating urban places with a strong sense of place that are functional, safe and attractive.
- Providing a range of lot sizes to suit a variety of dwelling and household types to meet the needs and aspirations of different groups of people

Officer Comment:

The application provides for infill development within the existing residential area of Euroa. While a range of lot sizes is a reasonable response to the policy, the sense of place in Granite Court is also relevant in this consideration. The proposal is considered to not comply with this provision.

Clause 15.01-5S, *Neighbourhood Character*

Objective: To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Strategies:

- Ensure development responds to cultural identity and contributes to existing or preferred neighbourhood character.
- Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by emphasising the:
 - Pattern of local urban structure and subdivision.
 - Underlying natural landscape character and significant vegetation.
 - Heritage values and built form that reflect community identity

Officer Comment:

The planning provision requires that development responds to the neighbourhood character and sense of place. In this case, the objections have clearly highlighted the valued features and characteristics of the area, being the low-density nature of the existing lot layout. It is considered that this development has the potential to introduce a 'suburban' character and on this basis the concerns raised by the objections are justified.

This is further considered with the *Euroa Neighbourhood Character Study 2008*, where the area is identified as a rural interface/future residential precinct. It is considered that the subdivision will undermine the sense of place as it does not have due regard to the existing pattern of subdivision. Further to this, while one allotment may not particularly change the overall appearance of the area immediately, it will set a precedent that would encourage further subdivision of the other allotments in the estate, which will have the cumulative impact of changing the character of the area.

6.3 Planning Permit Application No. P2020-027
- Two Lot Subdivision and Development of Land for a Dwelling ~ 14 Granite Court, Euroa (cont.)

Clause 15.01-6S, *Design for Rural areas*

Objective: To ensure development respects valued areas of rural character

Strategies: Ensure that the siting, scale and appearance of development protects and enhances rural character.

Officer Comment:

One significant element of the rural character of the area is the size of the allotment and the space around the dwellings, which are constructed in a garden setting. This area is identified in the *Euroa Neighbourhood Character Study 2008* as a rural interface/future residential precinct, and consideration of the broader rural character is appropriate. Based on this, while the dwelling would be considered to comply with this policy, the proposed subdivision is not in scale with the rural character of this area.

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

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

Strategies: Ensure an adequate supply of redevelopment opportunities within established urban areas to reduce the pressure for fringe development.

Officer Comment:

This site is located on the fringe of the general residential area of Euroa. The location of a new house on this allotment is considered appropriate, with due regard for the zoning.

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.

Strategies:

- Manage stormwater quality and quantity through a mix of on-site measures and developer contributions at a scale that will provide greatest net community benefit.
- Minimise the potential impacts of water, sewerage and drainage assets on the environment.

Officer Comment:

The dwelling proposed is adequately provided with services, however the subdivision will create an additional lot that has the potential to have a negative impact on drainage assets in the area. The proposed new lot will drain to Armstrong Street, which may be limited in its ability to accommodate this additional flow. It is acknowledged that one additional allotment may not have a significant effect immediately, it will set a precedent that would encourage further subdivision of the other allotments in the estate, which will have the cumulative impact on the infrastructure in both Armstrong Street and Gobur Street.

6.3 Planning Permit Application No. P2020-027
- Two Lot Subdivision and Development of Land for a Dwelling ~ 14 Granite Court, Euroa (cont.)

In a two-lot subdivision, conditions for infrastructure provision that would be required to address this issue would be considered onerous, and the responsibility to upgrade this system to support this development could fall to Council.

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

21.02-6 Building Material – Muted Tones

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

Officer Comment:

Should a permit be issued, a condition requiring muted tones would be placed to ensure compliance with this policy.

Clause 21.03-2, *Euroa*

Objectives:


- To continue to develop Euroa as a weekend and short break destination, whilst maintaining its traditional roles as a rural service centre and 'drop in' location for Hume Freeway travellers.
- To maintain and enhance the Euroa "Village" character through strengthening its compact central area, the strong presence of services and the attractive historic buildings and streetscapes.
- To strengthen Euroa's relationship with its rural hinterland through showcasing activities, events and local products that portray the way the town's well vegetated streets and open spaces forge links with its landscape context.

Officer Comment:

Planning in Euroa must have consideration to both the *Euroa Structure Plan 2010*, which identifies this area for infill residential development, and the *Euroa Neighbourhood Character Study 2008*, which identifies this area as a rural interface/future residential precinct. At the time the Structure Plan was implemented this area had not yet been subdivided to its current structure, and was still large, undeveloped allotments. This area was developed for infill residential under Permit P2005-097 and was designed to enhance the "village" character of Euroa and provides a transition from more traditional residential development closer to the centre of town to the broader agricultural areas to the north and east. Assessment of this subdivision, and all applications, must be assessed against the relevant reference documents under Clause 21.08, *Reference Documents*, as follows:

6.3 Planning Permit Application No. P2020-027
- Two Lot Subdivision and Development of Land for a Dwelling ~ 14 Granite Court, Euroa (cont.)

Assessment against the Euroa Structure Plan, 2010:
 The following key objectives are relevant in this application:

Objective	Officer Comment	Complies?
Streetscapes and Public Open Space		
Improve the amenity of streetscapes throughout Euroa	The plan comments that "The unmade nature of many residential streets does however make them difficult to access and navigate, particularly for the elderly or people with prams or gophers". The proposed subdivision will create an allotment that accesses directly onto Armstrong Street. Armstrong Street is a sealed road with open swale drains, but limited capacity for additional traffic without requiring upgrades and no footpaths. A two-lot subdivision generally does not require major infrastructure upgrades, and any requirements for this type of work would need to be addressed by Council should the subdivision be allowed. 	× No

6.3 Planning Permit Application No. P2020-027
- Two Lot Subdivision and Development of Land for a Dwelling ~ 14 Granite Court, Euroa (cont.)

<p>Retain Euroa's unique identity, beauty and rural 'village' character</p>	<p>The existing character of the residential areas of Euroa has been documented in the <i>Euroa Neighbourhood Character Study, 2008</i>. This study is primarily concerned with the urban areas of Euroa, excluding commercial and industrial areas. The study divides the residential component of Euroa into three separate areas based on common characteristics. The preferred future of these three residential areas is outlined in the precinct brochures and design guidelines that form part of the Assessment. This is addressed below.</p>	<p>* No</p>
<p>Land Use</p>		
<p>Consolidate and strengthen the key focus areas in Euroa</p>	<p>This area is on the fringe of the township, leading to the rural areas north of Euroa. As the area has been identified for residential use, and the dwelling that is part of this application is supported. Subdivision can also be considered but must be balanced with the relevant considerations. Technically subdivision is supported in residential zones and is in accordance with land use principles.</p>	<p>✓ Yes</p>
<p>Provide for more housing choice and diversity</p>	<p>One of the key issues identified is "Limited housing diversity - lack of lifestyle opportunities (i.e. 3 to 5-acre blocks) and affordable housing options." Two strategies for this are:</p> <ul style="list-style-type: none"> • Support higher density residential in close proximity to the Euroa Railway Station. • Explore options to introduce the rural living zone/ low density residential zone to offer a new residential product (larger lot sizes) in close proximity to the township. <p>With a lack of land zoned for rural living and low-density residential purposes due consideration and protection of existing larger allotments, particularly on the fringe of the township, should be undertaken. Allowing larger lots to be subdivided will only decrease choice across the township, and higher density development should be directed closer to the centre of town.</p>	<p>* No</p>

6.3 Planning Permit Application No. P2020-027
- Two Lot Subdivision and Development of Land for a Dwelling ~ 14 Granite Court, Euroa (cont.)

Make better use of existing underutilised/vacant buildings and land	The development of this piece of land for a dwelling is supported, and subdivision of the allotment would allow increased utilisation of the rear section of this allotment. A balanced consideration still must be made, but this is technically compliant with this objective.	✓ Yes
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Assessment against the Euroa Neighbourhood Character Study 2008

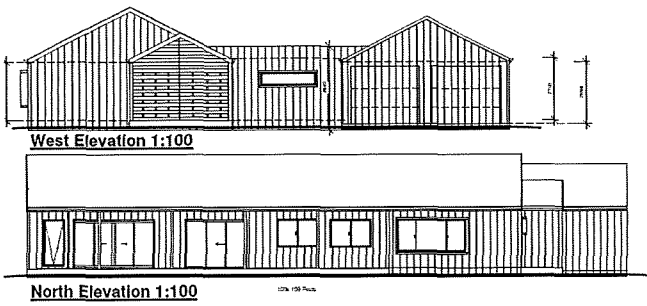
In the Study, determining neighbour character elements are described in the following way:

“In many areas, building type, era, spacing, the proportions and combined appearance of the ‘walls’ and ‘floor’ of the street space, and the amount and type of vegetation are the key determinates of the areas character. How buildings ‘sit’ in their landscape is critical.”

and that:

“Neighbourhood character is founded on the layout and form of the areas, the way the built form interacts with and relates to the landscape.”

Within the Study, the subject area has been classified as a Rural Interface/Future Residential Precinct. Within this precinct, the key characteristics that define the character of the area, and how this application responds have been assessed as follows:

Characteristic	Officer Comment	Complies?
Dwellings are a mix of styles, including large low-slung brick dwellings and post-war timber dwellings.	Most dwellings in the area are single storey with pitch roofs. The proposed dwelling is to be placed on the front of the allotment is a single storey, three-bedroom dwelling with a pitched roof, and is considered in accordance with the preferred character of the area. 	✓ Yes

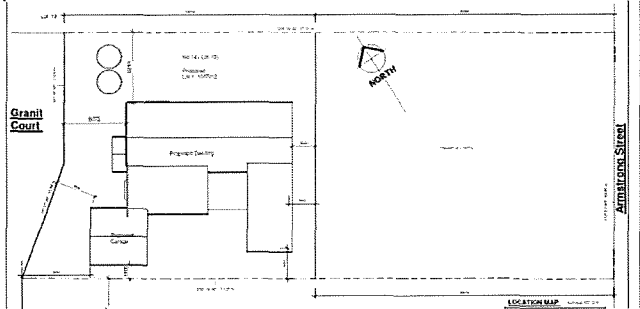


6.3 Planning Permit Application No. P2020-027
- Two Lot Subdivision and Development of Land for a Dwelling ~ 14 Granite Court, Euroa (cont.)

Characteristic	Officer Comment	Complies?
<p>Lot sizes are of a lower density, and where buildings are present, they generally have large setbacks.</p>	<p>Lot sizes in Granite Court have an average lot size of 2619sqm in size. The proposed lot sizes for the subdivision are 1087sqm and 1247sqm respectively. This is significantly smaller than the surrounding area. The dwelling setback is generally in accordance with the setbacks on other properties in Granite Court but may appear closer due to the nature of the court bowl itself. The dwelling is in character due to the size and location, but the proposed subdivision will create a much high density that the existing subdivision.</p>	<p>× No</p>
<p>There are many large undeveloped lots.</p>	<p>This lot is undeveloped, and the construction of the dwelling will support the infill development of an existing subdivision.</p>	<p>✓ Yes</p>
<p>Roadways are generally informal, with gravel pathways, no kerb or channel and unsealed shoulders. Roads are sometimes unsealed.</p>	<p>Granite Court has a sealed surface, with formal kerb and channel, while Armstrong Street is a sealed surface with swale drains. No changes are proposed to the roadway as part of this application.</p>	<p>Not applicable</p>
<p>Streetscapes are lined with informal native vegetation, often consisting of large eucalypts.</p>	<p>No native vegetation is present on either street.</p>	<p>Not applicable</p>
<p>There is often a direct interface with, or views to, the rural or bushy landscapes surrounding the township.</p>	<p>The site is facing the Balmattum Hill and has direct views across the landscape. The site is located within the fringe of the general residential area and has a direct interface that needs to be considered. Increasing density may change how this area presents to the broader locality.</p>	<p>× No</p>

6.3 Planning Permit Application No. P2020-027
- Two Lot Subdivision and Development of Land for a Dwelling ~ 14 Granite Court, Euroa (cont.)

In relation to the specific elements of the character within the Rural Interface/Future Residential areas, the following assessment has been undertaken:

Character Element	Officer Comment	Complies?
Vegetation		
To maintain and strengthen the spaciousness of streetscapes and to enhance the landscape character of the precinct.	This element is supported by encouraging planting of trees and substantial vegetation wherever possible. A single dwelling on this allotment would allow for a large garden with associated planting in accordance with this element. However, with the increased built form to be expected should the subdivision be allowed, there will be limited capacity on either allotment to strengthen this character element in context with the surrounding environment.	× No
Siting		
The provide for front gardens.	The location of the dwelling is fronting Granite Court, and while this does allow for some landscaping, there are limitations due to the placement of the water tanks. 	✓ Yes
To maintain the spaciousness of streetscapes and allow for planting.	This characteristic requires the avoidance of boundary to boundary development. The dwelling proposed is setback from both side and rear boundaries and complies with the provision.	✓ Yes
To minimise the loss of front garden space, the dominance of car parking structures and the number of vehicles crossovers.	The design response for this area is to locate garages and carports behind the line of the dwelling, minimise hard paving in front yards and only provide one vehicle crossover. The garage in this case is located in front of the line of the dwelling, and this could be avoided with a different placement on the allotment. This is not possible due to the proposed subdivision, which limits how the dwelling can be placed on this allotment as part of this application.	× No

6.3 Planning Permit Application No. P2020-027
- Two Lot Subdivision and Development of Land for a Dwelling ~ 14 Granite Court, Euroa (cont.)

Character Element	Officer Comment	Complies?
Height and building form		
To encourage well designed, innovative architectural responses.	The frontage of the property is articulated from the front and side boundaries and provides a range of openings and setbacks along the frontage of the dwelling.	✓ Yes
Front boundary treatment		
To maintain the openness of the streetscape and views into front gardens	High, solid, front fencing is discouraged in these environments, and while none is proposed for this dwelling, there are two water tanks proposed to be in the front yard of the dwelling which will impact on the openness of the streetscape. This could be avoided should the rear of the property be available for placement of infrastructure, which is not available due to the proposed subdivision.	× No
Township edge development		
To create a defined urban edge that complements the character of surrounding rural and natural landscapes.	The development is on the edge of the township of Euroa, and the current low-density setting fits well within the surrounding rural landscape as a transition into the farming zone. This is represented by high solid fencing at the boundary of development, particularly along Armstrong Street. Increasing the density on this allotment has the capacity to change the existing hard boundary created by the high rear fencing currently in place.	× No
Natural landscape interface		
To use materials and finishes that complements the landscape features of Sevens Creek, surrounding rural areas and other natural landscape features for dwellings within close proximity of these.	The proposed building will be constructed in muted tones and will comply with this character element.	✓ Yes



6.3 Planning Permit Application No. P2020-027
- Two Lot Subdivision and Development of Land for a Dwelling ~ 14 Granite Court, Euroa (cont.)

Character Element	Officer Comment	Complies?
Properties adjoining flood and vegetation lines		
To retain and complement the natural landscape features that contribute to the valued character of the area.	While this allotment does not adjoin a flood line, the broader development was designed to accommodate flood and drainage west, south and north of Granite Court. Further to this, subdivision of this land will allow for two dwellings which is a significant increase in the use of impervious surfaces in the area. Changes to this development would increase drainage to Armstrong Street and Gobur Street, which are already under pressure with existing drainage in the area. While this is only one allotment at this point, it would set a precedent that would allow consideration of further development along Armstrong Street and could impact on drainage in the broader area.	× No

Assessment against the Euroa Township Strategy 2020

Although the Strategy has not yet been adopted, extensive consultation has been undertaken, and should be considered for this application.

The vision within the Strategy states that in 2040, Euroa will be “a township character which is positively influenced by location within a broader rural landscape”. While the document does not talk specifically to Neighbourhood Character, the following is stated when considering the context of Euroa (p10) “The relatively open landscapes provides for a visually strong landscape setting to the township. Many of these open views are available at the peripheral edges of and approach to the town.”

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.

6.3 Planning Permit Application No. P2020-027
- Two Lot Subdivision and Development of Land for a Dwelling ~ 14 Granite Court, Euroa (cont.)

Officer comment:

Part of the land is covered by the land subject to inundation overlay, and the proposed dwelling is to be located on this section of the land. The proposed allotment will be clear of the overlay. The blue area below is the area of land subject to the overlay. The application was considered by the Goulburn Broken Catchment Management Authority who had no objections.

Clause 21.07-2, *Urban Services*

Objective: To deliver sustainable services.

Strategies:

- Ensure that the design and construction of roads meets the requirements of Vic Roads, Strathbogje Planning Scheme, Infrastructure Design Manual and Australian Standards.
- Ensure that the design and management of stormwater runoff from all development is generally in accordance with the local adopted Stormwater Management Plan and incorporates consistent best practice water sensitive urban design measures and principles.

Clause 21.07-5, *Drainage*

Objective: To ensure that appropriate drainage infrastructure is installed and maintained

Strategies:

- Ensure development contributions address drainage infrastructure needs.
- Develop strategies to ensure that future drainage infrastructure can accommodate for high rainfall events.

Officer comment:

The subdivision will create an additional lot that has the potential to have a negative impact on drainage assets in the area. The proposed new lot will drain to Armstrong Street, which may be limited in its ability to accommodate this additional flow. It is acknowledged that one additional allotment may not have a significant effect immediately, it will set a precedent that would encourage further subdivision of the other allotments in the estate, which will have the cumulative impact on the infrastructure in both Armstrong Street and Gobur Street.

In a two-lot subdivision, conditions for infrastructure provision that would be required to address this issue would be considered onerous, and the responsibility to upgrade this system to support this development could fall to Council.



6.3 Planning Permit Application No. P2020-027
- Two Lot Subdivision and Development of Land for a Dwelling ~ 14 Granite Court, Euroa (cont.)

Relevant Particular Provisions

Clause 53.02, *Bushfire Planning*

Purpose:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To ensure that the location, design and construction of development appropriately responds to the bushfire hazard.
- To ensure development is only permitted where the risk to life, property and community infrastructure from bushfire can be reduced to an acceptable level.
- To specify location, design and construction measures for a single dwelling that reduces the bushfire risk to life and property to an acceptable level.

Officer Comment:

The application was supported by a Bushfire Management Plan which has been assessed by the Country Fire Authority. They have no objections subject to conditions.

The dwelling on the allotment will need to be constructed to a BAL12.5.

Clause 54, *One dwelling 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.

Officer Comment:

An assessment of the proposed dwelling against the provisions of Clause 54 has been undertaken, as follows:

Decision Guideline	Officer Comments	Complies?
54.02-1, Neighbourhood character objective <ul style="list-style-type: none"> • To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character. 	The dwelling, as designed, fits within the existing neighbourhood character as it is a single storey dwelling with a pitch roof. It is located on the property with side and rear setbacks consistent with the rest of the street.	✓ Yes

Decision Guideline	Officer Comments	Complies?
<ul style="list-style-type: none"> To ensure that the design responds to the features of the site and the surrounding area. Standard A1		
54.02-2, Integration with the street objective <ul style="list-style-type: none"> To integrate the layout of development with the street. Standard A2	The dwelling is facing Granite Court. The garage being located in front of the face of the dwelling could be considered an issue, but the location of this development at the end of the court will allow it to integrate with the street appropriately.	✓ Yes
54.03-1, Street setback objective <ul style="list-style-type: none"> To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site Standard A3	The corner of the garage adjacent to the existing dwelling south of the subject site is 9m from the front boundary, which is consistent with the adjoining property. The setback does reduce as the property frontage is angular in response to the constructed court bowl of Granite Court.	✓ Yes
54.03-2, Building Height objective <ul style="list-style-type: none"> To ensure that the height of buildings respects the existing or preferred neighbourhood character. Standard A4	The dwelling is less than 9 metres in height and complies with this standard.	✓ Yes
54.03-3, Site coverage objective <ul style="list-style-type: none"> To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site. Standard A5	The site coverage for the dwelling will be less than 60% and complies with this standard.	✓ Yes
54.03-4, Permeability objective <ul style="list-style-type: none"> To reduce the impact of increased stormwater run-off on the drainage system. To facilitate on-site stormwater infiltration Standard A6	More than 20% of the site is considered permeable and complies with this standard.	✓ Yes

6.3 Planning Permit Application No. P2020-027
- Two Lot Subdivision and Development of Land for a Dwelling ~ 14 Granite Court, Euroa (cont.)

<p>54.03-5, Energy efficiency protection objectives</p> <ul style="list-style-type: none"> To achieve and protect energy efficient dwellings. To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy. <p>Standard A7</p>	<p>The living areas and private open space for the dwelling are facing north and comply with this standard.</p>	<p>✓ Yes</p>
<p>54.03-6, Significant Trees objectives</p> <ul style="list-style-type: none"> To encourage development that respects the landscape character of the neighbourhood. To encourage the retention of significant trees on the site. <p>Standard A8</p>	<p>There are no significant trees on site.</p>	<p>Not applicable</p>
<p>Clause 54.04-1, Side and rear setbacks objective</p> <ul style="list-style-type: none"> To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings. <p>Standard A10</p>	<p>The dwelling has a minimum setback from the southern side boundary of 1.8 metres and complies with this standard.</p>	<p>✓ Yes</p>
<p>Clause 54.04-2, Walls on boundaries objective</p> <ul style="list-style-type: none"> To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings <p>Standard A11</p>	<p>No walls are proposed to be on any boundaries.</p>	<p>Not applicable</p>
<p>Clause 54.04-3, Daylight to existing windows objective</p> <ul style="list-style-type: none"> To allow adequate daylight into existing habitable room windows. <p>Standard A12</p>	<p>The dwelling is to be located at least 10 metres from the wall of the neighbouring dwelling and will not impact daylight to any windows on this house.</p>	<p>✓ Yes</p>

6.3 Planning Permit Application No. P2020-027
- Two Lot Subdivision and Development of Land for a Dwelling ~ 14 Granite Court, Euroa (cont.)

<p>Clause 54.04-4, North facing windows objective</p> <ul style="list-style-type: none"> To allow adequate solar access to existing north-facing habitable room windows. <p>Standard A13</p>	<p>The dwelling is to be located at least 10 metres from the wall of the neighbouring dwelling and will not impact daylight to any windows on this house.</p>	<p>✓ Yes</p>
<p>Clause 54.04-5, Overshadowing open space objective</p> <ul style="list-style-type: none"> To ensure buildings do not unreasonably overshadow existing secluded private open space <p>Standard A14</p>	<p>The dwelling is to be located at least 10 metres from the wall of the neighbouring dwelling and is not adjacent to the bulk of the private open space on this allotment. This will ensure that there is no overshadowing.</p>	<p>✓ Yes</p>
<p>Clause 54.04-6, Overlooking objective</p> <ul style="list-style-type: none"> To limit views into existing secluded private open space and habitable room windows. <p>Standard A15</p>	<p>There will be no overlooking into habitable windows or private open space on the adjoining property.</p>	<p>✓ Yes</p>
<p>Clause 54.05-1, Daylight to new windows objective</p> <ul style="list-style-type: none"> To allow adequate daylight into new habitable room windows. <p>Standard A16</p>	<p>All new windows will have adequate access to daylight in habitable rooms.</p>	<p>✓ Yes</p>
<p>Clause 54.05-2, Private open space objective</p> <ul style="list-style-type: none"> To provide adequate private open space for the reasonable recreation and service needs of residents <p>Standard A17</p>	<p>More than 80sqm metres of private open space is provided for the proposed dwelling.</p>	<p>✓ Yes</p>
<p>Clause 54.05-3, Solar access to open space objective</p> <ul style="list-style-type: none"> To allow solar access into the secluded private open space of a new dwelling. <p>Standard A18</p>	<p>Private open space is on the north side of the proposed dwelling and complies with this standard.</p>	<p>✓ Yes</p>
<p>Clause 54.06-1, Design detail objective</p> <ul style="list-style-type: none"> To encourage design detail that respects the existing or preferred neighbourhood character. <p>Standard A19</p>	<p>While the design itself is generally in accordance with the neighbourhood character, it can be considered that the location of the garage in front of the dwelling is not in accordance with the preferred neighbourhood character as identified in the <i>Euroa Neighbourhood Character Study 2008</i>.</p>	<p>× No</p>

6.3 Planning Permit Application No. P2020-027
- Two Lot Subdivision and Development of Land for a Dwelling ~ 14 Granite Court, Euroa (cont.)

<p>Clause 54.06-2, Front fences objective</p> <ul style="list-style-type: none"> To encourage front fence design that respects the existing or preferred neighbourhood character Standard A20 	<p>No front fences have been detailed on the plan, and it is considered that this complies with the standard.</p>	<p>✓ Yes</p>
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Clause 56, *Residential Subdivision*

Purpose:

- To create liveable and sustainable neighbourhoods and urban places with character and identity.
- To achieve residential subdivision outcomes that appropriately respond to the site and its context for:
 - Infill sites within established residential areas.
 - Regional cities and towns.
- To ensure residential subdivision design appropriately provides for:
 - Policy implementation.
 - Liveable and sustainable communities.
 - Residential lot design.
 - Urban landscape.
 - Access and mobility management.
 - Integrated water management.
 - Site management.
 - Utilities.



Officer Comments:

The application must address the provisions of Clause 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2. These provisions are addressed in the following table:

Decision Guideline	Officer Comments	Complies?
<p>56.03-05, Neighbourhood character objective</p> <ul style="list-style-type: none"> To design subdivisions that respond to neighbourhood character. <p>Standard C6</p>	<p>The proposed lots are significantly smaller than those surrounding and will change the character of the area. The average lot size in Granite Court is more than double the proposed lot sizes.</p> <p>The existing character of the immediate area is defined by single dwellings on larger residential allotments typically in an open garden setting. While smaller lots have been approved in different areas in the town, there are not developments of this size in the immediate area. This size of allotment is typically provided closer to the commercial centre of town.</p> <p>The number of objections from the immediate area speak to the preferred</p>	<p>× No</p>

Decision Guideline	Officer Comments	Complies?
	neighbourhood character and the development has not responded to that matter.	
56.04-2, Lot area and building envelopes objective <ul style="list-style-type: none"> • To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features. Standard C8	Both proposed allotments are greater than 1000sqm in size, and contain an envelope measuring 10m x 15m in accordance with the standard.	✓ Yes
56.04-3, Solar orientation of lots objective <ul style="list-style-type: none"> • To provide good solar orientation of lots and solar access for future dwellings. Standard C9	Both allotments are oriented in accordance with the standard.	✓ Yes
56.04-5, Common areas objectives <ul style="list-style-type: none"> • To identify common areas and the purpose for which the area is commonly held. • To ensure the provision of common area is appropriate and that necessary management arrangements are in place. • To maintain direct public access throughout the neighbourhood street network. Standard C11	No common areas are proposed.	Not applicable

6.3 Planning Permit Application No. P2020-027
- Two Lot Subdivision and Development of Land for a Dwelling ~ 14 Granite Court, Euroa (cont.)

<p>56.06-8, Lot access objective</p> <ul style="list-style-type: none"> To provide for safe vehicle access between roads and lots. <p>Standard C21</p>	<p>Access can be provided to both lots from a council road, but the access from Armstrong Street will need significant works to allow it to be of a standard in accordance with the Infrastructure Design Manual.</p> <p>Armstrong Street:</p>  <p>Granite Court:</p> 	<p>✓ Yes</p>
<p>56.07-1, Drinking water supply objectives</p> <ul style="list-style-type: none"> To reduce the use of drinking water. To provide an adequate, cost-effective supply of drinking water. <p>Standard C22</p>	<p>Both allotments will be provided with reticulated water services.</p>	<p>✓ Yes</p>
<p>56.07-2, Reused and recycled water objective</p> <ul style="list-style-type: none"> To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water. <p>Standard C23</p>	<p>There are no recycled water facilities available for connection, but dwellings are able to include reuse water as part of their construction.</p>	<p>✓ Yes</p>

6.3 Planning Permit Application No. P2020-027
- Two Lot Subdivision and Development of Land for a Dwelling ~ 14 Granite Court, Euroa (cont.)

<p>56.07-3, Wastewater management objective</p> <ul style="list-style-type: none"> To provide a wastewater system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner. <p>Standard C24</p>	<p>Both allotments will be provided with reticulated sewer services.</p>	<p>✓ Yes</p>
<p>56.07-4, Urban run-off management objectives</p> <ul style="list-style-type: none"> To minimize damage to properties and inconvenience to residents from urban run-off. To ensure that the street operates adequate during major storm events and provides for public safety. To minimize increases in stormwater run-off and protect the environmental values and physical characteristics of receiving waters from degradation by urban run-off. <p>Standard C25</p>	<p>The application states that the drainage is to be directed to the legal point of discharge for each allotment. However, this standard requires consideration of impacts on adjoining properties and how the existing drainage network can accommodate the increased flows from the site.</p> <p>When the road was designed for the existing subdivision, the network was designed for the 24 lots created, not for additional lots as proposed here.</p> <p>The new allotment facing Armstrong Street will need to drain to Armstrong Street and then to Gobur Street. Both streets have limited infrastructure already at capacity. There are already ponding issues experienced on the lot to the north (18 Granite Court) and increasing the density of development in this area will only exacerbate downstream drainage issues for the area.</p>	<p>× No</p>
<p>56.08-1, Site management objectives</p> <ul style="list-style-type: none"> To protect drainage infrastructure and receiving waters from sedimentation and contamination. To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works. To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable. <p>Standard C26</p>	<p>The site can be managed appropriately to have no offsite impacts.</p>	<p>✓ Yes</p>

6.3 Planning Permit Application No. P2020-027
- Two Lot Subdivision and Development of Land for a Dwelling ~ 14 Granite Court, Euroa (cont.)

56.09-1, Shared trenching objectives <ul style="list-style-type: none"> • To maximize the opportunities for shared trenching. • To minimize constraints on landscaping within street reserves. Standard C27	Shared trenching will be used where available.	✓ Yes
56.09-2, Electricity, telecommunications and gas objectives <ul style="list-style-type: none"> • To provide public utilities to each lot in a timely, efficient and cost-effective manner. • To reduce greenhouse gas emissions by support generation and use of electricity from renewable sources. Standard C28	All services will be connected to the proposed allotments.	✓ Yes

The decision guidelines of Clause 65

Clause 65.01, *Approval of an application or plan*, states that; *before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:*

- *The matters set out in Section 60 of the Act.*
- *The Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the amenity of the area.*
- *The proximity of the land to any public land.*
- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The extent and character of native vegetation and the likelihood of its destruction.*
- *Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*
- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*

6.3 Planning Permit Application No. P2020-027
- Two Lot Subdivision and Development of Land for a Dwelling ~ 14 Granite Court, Euroa (cont.)

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

There are no relevant adopted State policies.

Relevant incorporated, reference or adopted documents

- *Euroa Neighbourhood Character Study*, Planisphere, March 2008
- *Euroa Structure Plan*, Planisphere, September 2010
- *Infrastructure Design Manual*, 2019, Local Government Infrastructure Design Association

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 Zone: The proposed dwelling is a reasonable use of the subject site, however, the subdivision does not have due regard for the preferred neighbourhood character of the area.

With regard to the Land Subject to Inundation Overlay and the Bushfire Management Overlay: The application has been assessed by both the Goulburn Broken Catchment Management Authority and the Country Fire Authority, who had no objections to either the dwelling or the subdivision.

With regard to Clause 54, One dwelling on a lot: The proposed dwelling generally complies with the objectives and standards for a single dwelling on the allotment.

With regard to Clause 56, Residential Subdivision: The proposed subdivision does not comply with the objective and standards, particularly in relation to neighbourhood character and potential impact on drainage assets.

In summary, the proposal meets the objectives of the Land Subject to Inundation Overlay, Bushfire Management Overlay and Clause 54, One Dwelling on a Lot. However, the proposal does not meet the objectives of the Planning Policy Framework, Local Planning Policy Framework, General Residential Zone and Clause 56, Residential Subdivision.



Conclusion

After due assessment of all the relevant factors, it is considered appropriate to refuse to grant a permit on a range of grounds, relating to neighbourhood character and potential impacts on infrastructure.

Attachments

Site plan and locality plan.



	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 Wombat Information © Department of Environment, Land, Water & Planning	6/08/2020	
	Prepared By: Melissa Crane		1:500	



PLANNING COMMITTEE REPORT NO. 4 (PRINCIPAL PLANNER – MELISSA CRANE)

**6.4 Planning Permit Application No, P2020-063
- Use of Land for Camping (Caravan and Camping Park); Use of Land for
Two Events per Annum (Place of Assembly) ~ 55/61 School Road, Boho**

Application Details:

Application is for:	Use of land for camping (caravan and camping park); Use of land for two events per annum (place of assembly)
Applicant's/Owner's Name:	Miss Lynne Murray
Date Received:	28 May 2020
Statutory Days:	58
Application Number:	P2020-063
Planner: Name, title & department	Melissa Crane Principal Planner Planning and Investment Department
Land/Address:	Lot 1 on Title Plan 249611S, Certificate of Title Volume 10867 Folio 036 and Lot 2 on Title Plan 249611S, Certificate of title Volume 10867 Folio 55/61 School Road, Boho VIC 3666
Zoning:	Farming Zone
Overlays:	No Overlay
Is a CHMP required?	No. While the area is in an area of Cultural Sensitivity, no ground disturbance is proposed and no CHMP will be required. Advice from Jo Bell Heritage Services provided with the application to support this.
Is it within an Open Potable Catchment Area?	No, the site is not within an open potable catchment area.
Under what clause(s) is a permit required? (include description)	Clause 35.07, Farming Zone – Planning permit required for the use of the land for a caravan and camping park and for a place of assembly.
Restrictive covenants on the title?	Section 173 Agreement, Reference AD731946L – Further subdivision of Lot 1 on TP 249611S not allowed. Application is for camping and events, so does not contravene the agreement in any way.
Current use and development:	Residential/accommodation

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

All officers, and/or contractors, involved in the preparation of this report have signed a written declaration that they do not have a conflict of interest in the subject matter of this report.

6.4 Planning Permit Application No. P2020-063
- Use of Land for Camping (Caravan and Camping Park); Use of Land for Two
Events per Annum (Place of Assembly) ~ 55/61 School Road, Boho (cont.)

Summary

- The application proposes the use of land at 55-61 School Road, Boho for camping (up to 20 people) and two events per annum (up to 60 people).
- The proposal is in two parts, as follows:
 - Camping: In conjunction with the use of the equine facility, with a maximum number to camp of 20 people only when using the horse facilities and up to 60 people twice a year when associated with the music events.
 - Events: A maximum of 2 events per year, involving live music (setup on verandah) and a maximum 60 people, with all music to cease at 11pm.
- The application was advertised and 11 objections were received. The objections raise a number of issues including traffic and safety concerns, amenity, fire and health concerns and conflict with farming practices.
- The application has been assessed within the 60-day statutory timeframe.
- The application is being heard before Planning Committee due to the 11 unresolved objections.
- The proposal meets the objectives of the Planning Policy Framework, Local Planning Policy Framework and the Farming Zone.
- It is recommended that Council resolve to issue a Notice of Decision to grant a permit in accordance with the Officer's recommendation.

Verbal presentation from Applicant.

MOVED: COUNCILLOR GARDNER, SECONDED: COUNCILLOR WILLIAMS

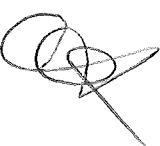
Amendment moved by Cr Thomson – replace 2a to reduce to 20 patrons etc as per alternate motion provided.

DECLINED BY COUNCILLORS GARDNER AND WILLIAMS

SECONDED BY COUNCILLOR RAEBURN

34/20 ON BEING PUT, THE AMENDMENT WAS LOST

Original motion put



- 6.4 Planning Permit Application No, P2020-063
- Use of Land for Camping (Caravan and Camping Park); Use of Land for Two
Events per Annum (Place of Assembly) ~ 55/61 School Road, Boho (cont.)

That Council

- having caused notice of Planning Application No. P2020-063 to be given under Section 52 of the *Planning and Environment Act 1987* and or the planning scheme

and having considered all the matters required under Section 60 of the *Planning and Environment Act 1987* decides to issue a Notice of Decision to grant a permit under the provisions of Clause 35.07 Farming Zone of the Strathbogie Planning Scheme in respect of the land known as Lot 1 on Title Plan 249611S, Certificate of Title Volume 10867 Folio 036 and Lot 2 on Title Plan 249611S, Certificate of title Volume 10867 Folio, 55/61 School Road, Boho VIC 3669, for the use of land for camping (caravan and camping park); use of land for two events per annum (place of assembly), in accordance with endorsed plans, subject to the following conditions:

Endorsed plan

1. The use hereby permitted must be sited 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.

Patrons

2. The following number of patrons are permitted on the site at any one time to the satisfaction of the Responsible Authority:
 - a. Place of Assembly – no more than 60 patrons associated with the two permitted music events
 - b. Camping –
 - i. No more than 20 patrons when associated with the equine facility
 - ii. No more than 60 patrons, twice per annum, when associated with an event. Campsite C as per the endorsed plan must not be used in these events.

Place of Assembly and Camping

3. The use of the land for either the place of assembly or camping must not take place on days designated as code red day or higher level of declared fire danger.
4. The parking of all vehicles must be confined to designated parking areas within the site as set out on the endorsed plan and no vehicles associated with the camping or events may be parked on any public land, including the road reserve, to the satisfaction of the Responsible Authority.

- 6.4 Planning Permit Application No, P2020-063
- Use of Land for Camping (Caravan and Camping Park); Use of Land for Two
Events per Annum (Place of Assembly) ~ 55/61 School Road, Boho (cont.)

Place of Assembly

5. This permit allows two single events each calendar year, subject to satisfactory compliance with condition (6) below. At least six (6) weeks prior to each event, written notice must be provided to the Responsible Authority with the proposed date. Once a new date is approved by the Responsible Authority, notice will be provided to all properties within a 3-kilometre radius by the Responsible Authority. The establishment of the site for the purpose of the event and re-instatement of the site after the event may occur outside the dates agreed to, to the satisfaction of the Responsible Authority.
6. Upon the first event being held, all consecutive events may only proceed upon satisfactory compliance with the conditions of the permit for the previous event to the satisfaction of the Responsible Authority.
7. Events are only to take place in the months of March, April, September or October.
8. Music from the event may only occur between the hours of 7pm and 11pm on any music event day.
9. Noise generated from the use hereby permitted (music event) for normal operating hours must not exceed 119 dB(A) measured at 1 metre from the speakers. Should a complaint be received about the noise level, the levels must be checked immediately adjusted accordingly. Measurements must be undertaken with a suitable sound level meter to ensure that sound pressure levels can be checked and adjusted to within the above range during the events if required.
10. Noise from music produced at the event venue must comply with *State Environment Protection Policy (Control of Music Noise from Public Premises) No. N-2*.
11. Each music event hereby permitted shall be managed in accordance with management plans endorsed as part of this permit. These plans can be updated and submitted to and approved by the Responsible Authority as necessary. These plans can be used for multiple events and only changed where improvements are identified.
12. Prior to the commencement of any music event on the site, plans must be submitted to and approved by the responsible authority. The management plans must include:
 - a. Event Management Plan
 - b. Emergency Management Plan
 - c. Waste Management Plan
 - d. Traffic Management Plan, detailing signage and speed limits to be applied to the road network to assist users in accessing the site in a safe manner.



6.4 Planning Permit Application No, P2020-063
- Use of Land for Camping (Caravan and Camping Park); Use of Land for Two
Events per Annum (Place of Assembly) ~ 55/61 School Road, Boho (cont.)

The music events must be managed in accordance with the endorsed management plans at all times to the satisfaction of the Responsible Authority.

13. All temporary structures erected on the site including all promotional or directional signage and all waste must be removed at the completion of both equine and music events to the satisfaction of the Responsible Authority. A post-event site condition report must be submitted to the Responsible Authority to demonstrate compliance with this condition, no later than 4 weeks after the completion of the event on the land.
14. An appropriate number of toilets are to be supplied to the number of people proposed at all events at various locations across the site so that patrons have close access across the site to the satisfaction of the Responsible Authority.
15. Music event staff and security are to ensure that no persons related to the music event including all staff or patrons are to enter into adjoining properties without the owner's prior consent.
16. Within 6 weeks after each music event, an event report must be prepared to the satisfaction of the Responsible Authority. This report must demonstrate compliance with all conditions on this permit.

Camping

17. Camping associated with the equine facility may only occur a maximum of 26 times per annum. A register of camping activities must be kept by the permit holder and provided to the responsible authority upon request.
18. Camping on the site may only occur when in conjunction with the use of the equine facility.
19. Camping on site can be for a maximum of 3 nights at any one time.

Amenity

20. The emission of noise from the property including the surrounding environment and carpark areas either during or immediately after the hours permitted, must not cause annoyance to persons beyond the site.
21. All refuse and rubbish associated with the use allowed must be removed from the area at least once weekly, and more often if required by the Responsible Authority.
22. The subject land must be kept neat and tidy at all times and its appearance must not, in the opinion of the Responsible Authority, adversely affect the amenity of the locality.



6.4 Planning Permit Application No. P2020-063
- Use of Land for Camping (Caravan and Camping Park); Use of Land for Two
Events per Annum (Place of Assembly) ~ 55/61 School Road, Boho (cont.)

23. The amenity of the area must not be detrimentally affected by the use, through the:

- (f) Appearance of any building, works or materials;
- (g) Transport of materials, goods or commodities to or from the land;
- (h) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit or oil;
- (i) Presence of vermin, and
- (j) Others as appropriate.

General

24. Any structures associated with the camping and music events hereby permitted that are to remain on the site must be stored within existing sheds and not be visible from outside the site when not in use.

25. The owner/operator must ensure that litter is not deposited beyond the boundaries of the premises to the satisfaction of the Responsible Authority

26. Outdoor lighting must be designed, baffled and located to the satisfaction of the Responsible Authority such that no direct light is emitted outside the boundaries of the subject land.

27. Portable toilets provided for both the camping and the music events must be set back 60 metres from waterways to the satisfaction of the Responsible Authority.

28. No wastewater can be directed or disposed of within a waterway or within the subject site

Country Fire Authority

29. Prior to the commencement of either use, an amended Emergency Management Plan must be submitted to and endorsed by the responsible authority. The plan must be amended to include:

- a. Bushfire monitoring procedures that:
 - i. Details the use of radio, internet and social networks that will assist in monitoring potential threats during the bushfire danger period. i.e. Use of the Vic Emergency App / Website;
 - ii. Describe and show (include a map) the area to be monitored for potential bushfire activity;
 - iii. Include this as the role / responsibility of the Chief Warden;



6.4 Planning Permit Application No, P2020-063
- Use of Land for Camping (Caravan and Camping Park); Use of Land for Two
Events per Annum (Place of Assembly) ~ 55/61 School Road, Boho (cont.)

b. Action Statements – with the following trigger points for action

i. Prior to the Fire Danger Period:

1. Describe on-site training sessions and fire equipment checks.
2. Identify maintenance of bushfire protection measures such as vegetation management on and around the property;

ii. Closure of premise during forecast Fire Danger Rating of Code Red & Extreme day, and

1. Outline guest notification procedures and details of premises closure (including timing of closure).

c. Fire Fighting Water Supply and Access

- i. Given the number of existing water tanks around the property, ensure that they are equipped with a CFA compatible fitting & that a fire truck can get to within 4m of the outlet to enable their use for asset protection by the responding fire brigade.

30. Water Supply

Provision of an effective water supply for fire fighting purposes which meets the following requirements:

- Is stored in an above ground water tank.
- All fixed above-ground water pipes and fittings required for fire fighting purposes must be made of corrosive resistant metal.
- Include a separate outlet for occupant use.
- Be located within 60 metres of the outer edge of the approved building.
- Incorporate a ball or gate valve (British Standard Pipe (BSP) 65mm) and coupling (64 mm CFA 3 thread per inch male fitting).
- The outlet/s of the water tank must be within 4m of the accessway and be unobstructed.
- Be readily identifiable from the building or appropriate identification signage to the satisfaction of CFA must be provided.
- Any pipework and fittings must be a minimum of 65 mm (excluding the CFA coupling).

31. Access

Provide access for fire fighting purposes which meets the following requirements:

- Curves must have a minimum inner radius of 10m.
- The average grade must be no more than 1 in 7 (14.4 per cent) (8.1 degrees) with a maximum of no more than 1 in 5 (20 per cent) (11.3 degrees) for no more than 50m.

6.4 Planning Permit Application No, P2020-063
- Use of Land for Camping (Caravan and Camping Park); Use of Land for Two
Events per Annum (Place of Assembly) ~ 55/61 School Road, Boho (cont.)

- Have a minimum trafficable width of 3.5m of all- weather construction.
- Be clear of encroachments for at least 0.5m on each side and 4m above the accessway.
- Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.
- Incorporate a turning area for fire fighting vehicles close to the building

Expiry

32. This permit will expire if one of the following circumstances applies:

(d) The use is not started within two (2) years of the date of this Permit,

(e) The use ceases for more than two (2) years.

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:

- A suitable sound level meter is required, an application on a phone will not be considered suitable for noise level testing.

Environmental Health

- Applicants who wish to allow smoking in outdoor dining and drinking areas need to ensure that the area/s comply with the requirements outlined in the *Tobacco Act 1987*. This may involve seeking independent legal advice, where necessary.
- All caravan parks and camping accommodation must be registered with Council under the *Residential Tenancies Act 2010* and complies with the Residential Tenancies (Caravan Park & Movable Dwellings Registration & Standards) Regulations 2010.

35/20 *CARRIED*

Cr Thomson called for a division

For the Motion: Councillors Mason, Williams, Little and Gardner

Against the Motion: Councillors Thomson and Raeburn

6.4 Planning Permit Application No. P2020-063
- Use of Land for Camping (Caravan and Camping Park); Use of Land for Two
Events per Annum (Place of Assembly) ~ 55/61 School Road, Boho (cont.)

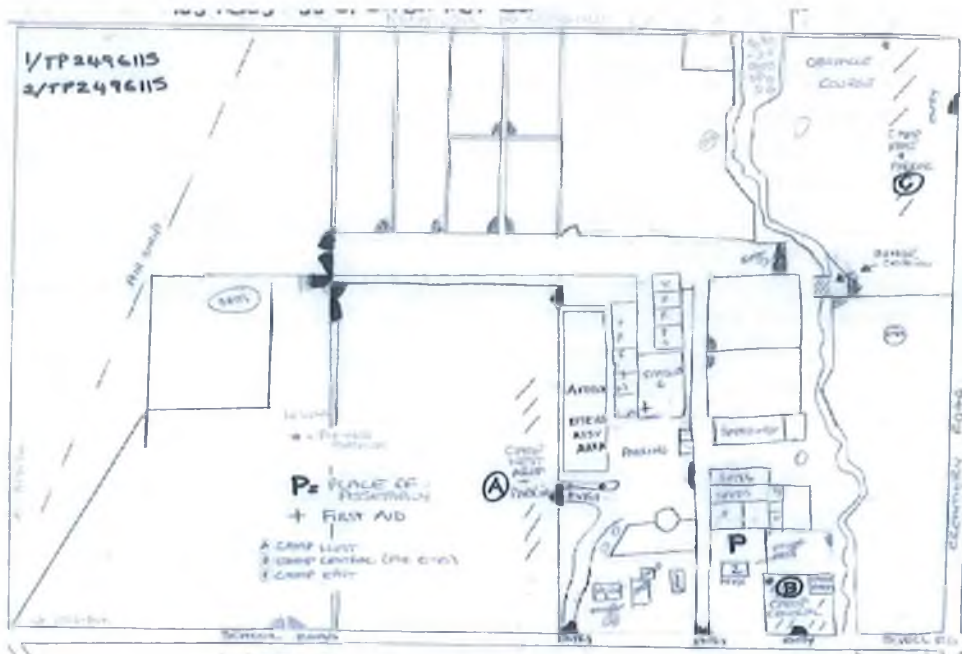
Proposal

The application is to use the land for a Caravan and Camping Park and a Place of Assembly. The details of each proposed use are as follows:

1. Camping and Caravan Park (As defined within the Land Use Terms of the Planning Scheme):
This is to allow patrons who are using the existing equine facility on the site to stay overnight while undertaking activities on the site. The following is a description of how the camping will be undertaken:
 - (a) One Day Events/Clinics – the opportunity to camp the night prior.
 - (b) Two Day Clinics/Events/activities - Generally held on Weekends - Camping likely – average of 12 participants.
 - (c) Private Group Facility use – average 6 to 20 persons.

2. Place of Assembly:
This is to allow larger events twice per annum, to complement the existing services already provided on site. The events would be structured around a horse event and provide night-time entertainment. It is proposed that this would be limited to a maximum of 60 people.

Camping and car parking are proposed to occur in three areas on the property, two on the western side of the waterway (designed A and B) and one on the eastern side of the waterway (designated C). The two events are proposed to be in the area marked P, being at the house site on the plan below:



6.4 Planning Permit Application No, P2020-063
- Use of Land for Camping (Caravan and Camping Park); Use of Land for Two
Events per Annum (Place of Assembly) ~ 55/61 School Road, Boho (cont.)

Subject site & locality

The site is a 103-acre (approx.) property currently used for an equine facility known as Merton Park. The site is run by owner operators and is a breeding and training facility for horses. There are currently two dwellings and associated shedding on the site. The equine activities include:

- Bed and breakfast accommodation in existing dwellings on site
- Training clinics
- General horsemanship
- Obstacle course experiences

The site is sectioned into horse paddocks with a waterway running in a north south direction on the eastern section of the property. Access to the site is from both School Road and Creamery Road.



The surrounding area is generally used for extensive animal husbandry, with both sheep and cattle present in the area. There are dwellings on some allotments with associated shedding.

Permit/Site History

A search of Council's electronic records results in the following permit issued for the property:

- P2004-205 – Construction of a dwelling – 21/12/2004

Public Notification

The application has been advertised pursuant to Section 52 of the *Planning and Environment Act 1987*, by

- Sending letters to adjoining landowners
- Placing (a) sign on site

The notification has been carried out correctly.

Council has received 11 objections to date. The key issues that were raised in the objections are:

- Traffic and safety concerns:
 - Increased traffic
 - Increased dust
 - Floats travelling in groups
 - Narrow, unmade road could increase risk of accidents
 - Road already used by tourist traffic, don't want an increase.

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6.4 Planning Permit Application No. P2020-063
- Use of Land for Camping (Caravan and Camping Park); Use of Land for Two
Events per Annum (Place of Assembly) ~ 55/61 School Road, Boho (cont.)

- Amenity
 - Noise impacts from amplified music
 - Loss of privacy and peace
 - Rubbish from the site not managed properly
- Emergency Management
 - Fire danger
 - Health
 - Risk of spread of Covid-19
 - Toilet facilities inadequate
- Farming
 - Impact on sheep and chickens (lambing, laying rates, etc)
 - Too close to cattle yards on adjoining property. Impacting on cows waiting for loading.
 - Biosecurity risks
- Events
 - Potential size of events
 - Site is in a natural amphitheatre
 - Concerned with the serving of alcohol
- Other
 - Camping and events inappropriate uses in Farming Zone
 - Facilities for accommodation available in Violet Town
 - CFA input requested
 - Visitors could bring dogs
 - How will compliance be managed

Location of objectors (with the exception of 85 Alan McDiarmid Road which is west of Violet Town):



6.4 Planning Permit Application No, P2020-063
- Use of Land for Camping (Caravan and Camping Park); Use of Land for Two
Events per Annum (Place of Assembly) ~ 55/61 School Road, Boho (cont.)

Consultation

The applicant provided a response to all the submissions. The response was sent to all objectors and no objections were withdrawn.

A summary of the applicant response is provided, and officers have also made an assessment the areas of concerns, as follows:

Area of Concern	Applicant Response	Officer Comment
<p>Traffic and safety concerns:</p> <ul style="list-style-type: none"> • Increased traffic • Increased dust • Floats travelling in groups • Narrow, unmade road could increase risk of accidents • Road already used by tourist traffic, don't want an increase. 	<ul style="list-style-type: none"> • Roads are currently being used for the existing business. • Standard day activities would be 12 vehicles in and out per day. • Allowing camping would not increase the amount of movements. • Events would be more, but only twice a year. • Allowing camping may actually reduce the number of traffic movements on two-day sessions. • Campsite C will not be used for event camping. 	<p>The equine facility will continue to be used as it is currently. Further details on the road standards are after this table.</p> <p>Technically, as the traffic for the camping will be associated with an existing use, it could be considered that allowing people to stay overnight will reduce car movements for multi day sessions. There will be an increase in traffic for the events, but this is only proposed twice a year, for 60 people maximum. Conditions can be placed on the permit to minimise some of the traffic movements impacts for these events.</p>
<p>Amenity</p> <ul style="list-style-type: none"> • Noise impacts from amplified music • Loss of privacy and peace • Rubbish from the site not managed properly 	<ul style="list-style-type: none"> • Appreciates that there will be some noise, but only twice a year. • Will not exceed levels detailed in the application. • Rubbish on the road is not necessarily from their site, but they will manage waste appropriately • Two bins are placed within the site. 	<p>The camping proposal does not include any music or the like, so the main consideration will be how the events being run twice a year will impact on surrounding properties.</p> <p>The limited size of these events, in conjunction with the notification requirements and sound level limitations detailed in the conditions should ameliorate most of these concerns. Likewise, waste management is included in the recommendation.</p>

6.4 Planning Permit Application No. P2020-063
- Use of Land for Camping (Caravan and Camping Park); Use of Land for Two
Events per Annum (Place of Assembly) ~ 55/61 School Road, Boho (cont.)

Area of Concern	Applicant Response	Officer Comment
<p>Emergency Management</p> <ul style="list-style-type: none"> • Fire danger • Health • Risk of spread of Covid-19 • Toilet facilities inadequate 	<ul style="list-style-type: none"> • A 1000 litre tank is located at Campsite C. • There is a firefighting trailer on site in high fire danger period • Campsite B has access to existing water supplies • No firepit in Campsite A. • Both owners are experienced fire fighters • All campsites will be maintained to a low grass level. • Only fires will be allowed in designated, compliant fire pits. • Owner qualified in first aid. • Have obtained Covid-19 training • Will apply relevant Covid-19 restrictions as required. • Toilet facilities will be provided. 	<p>The application has been considered by the Country Fire Authority, and is supported by an Emergency Management Plan (EMP) for the site.</p> <p>Restrictions on the permit in relation to Total Fire Ban Days and above should reduce the risk to an acceptable level, and when used in conjunction with the EMP, this site will be able to be managed in a safe manner.</p> <p>Health requirements are generally managed through separate legislation, and the permit holder will be required to comply with these.</p>
<p>Farming</p> <ul style="list-style-type: none"> • Impact on sheep and chickens (lambing, laying rates, etc) • Too close to cattle yards on adjoining property. Impacting on cows waiting for loading. • Biosecurity risks 	<ul style="list-style-type: none"> • They also have LPA status. • Recognise that stock can be affected by a range of factors • The camping and events are only small groups for limited times • The adjoining property can still drive on the road, provided options for alternatives. • Will continue to comply with requirements from Department of Primary Industries in relation to biosecurity. 	<p>Restrictions placed on the recommended permit should separate the events from the times that have caused concern with the objectors. Further to this, requiring notification of the two events to be given will provide neighbours with information to assist with any potential stock movements in a manner that will not undermine their farming practices.</p> <p>The use of the land for camping in association with the equine facility is ancillary to that use and will not be able to be run separate from the farming enterprise.</p>

6.4 Planning Permit Application No, P2020-063
- Use of Land for Camping (Caravan and Camping Park); Use of Land for Two
Events per Annum (Place of Assembly) ~ 55/61 School Road, Boho (cont.)


Area of Concern	Applicant Response	Officer Comment
<p>Events</p> <ul style="list-style-type: none"> • Potential size of events • Site is in a natural amphitheatre • Concerned with the serving of alcohol 	<ul style="list-style-type: none"> • Not planning on having music festivals. • Only proposing up to 60 patrons with a horse event. • No plans to increase the number of events. 	<p>The limited size of these events, in conjunction with the notification requirements and sound level limitations detailed in the conditions should ameliorate most of these concerns.</p> <p>No alcohol is proposed to be served by the permit holder.</p>
<p>Other</p> <ul style="list-style-type: none"> • Camping and events inappropriate uses in Farming Zone • Facilities for accommodation available in Violet Town • CFA input requested • Visitors could bring dogs • How will compliance be managed 	<ul style="list-style-type: none"> • The areas being used for camping will be used for normal farming when not in use • No dogs will be allowed 	<p>These uses can be considered under Section 2, <i>Permit Required</i> of the zone. The use will supplement the existing enterprise on the land, and the land will be used for farming when not in use for the camping associated with the equine facility.</p> <p>Any patron will be able to use the accommodation options offsite, and this proposal provides an alternative for people with horses.</p> <p>The CFA have been involved in the consideration of the application. Conditions placed on the permit place requirements for the permit holder to manage the site. In particular, condition 6 allows the revocation of the event permit should non-compliance become an issue for the events.</p>

Road Standards

Particular concerns have been raised in the objections in relation to the existing condition of the roads and impacts from the additional use. They have also raised concern with how the road is currently used, and the behaviour of motorists and people towing floats to and from the site.


6.4 Planning Permit Application No. P2020-063
- Use of Land for Camping (Caravan and Camping Park); Use of Land for Two
Events per Annum (Place of Assembly) ~ 55/61 School Road, Boho (cont.)

The property is accessed from School Road, but also has a secondary access from Creamery Road, with the main road to the property being Boho Road. The construction standards of these roads are as follows:

Road	Formation	Service Level	Comments
School Road	Unsealed	Class 1	Gravel formation in good condition. 



6.4 Planning Permit Application No, P2020-063
- Use of Land for Camping (Caravan and Camping Park); Use of Land for Two
Events per Annum (Place of Assembly) ~ 55/61 School Road, Boho (cont.)

Creamery Road	Unsealed	Class 0	Gravel road, single lane. 
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6.4 Planning Permit Application No. P2020-063
- Use of Land for Camping (Caravan and Camping Park); Use of Land for Two
Events per Annum (Place of Assembly) ~ 55/61 School Road, Boho (cont.)

Boho Road	Sealed	Class 2	Sealed road with grassed shoulders. 
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6.4 Planning Permit Application No, P2020-063
- Use of Land for Camping (Caravan and Camping Park); Use of Land for Two
Events per Annum (Place of Assembly) ~ 55/61 School Road, Boho (cont.)

It is important to note that when considering the standard of a particular road, the road user obligations are set out in Section 17A of the Road Safety Act 1986 (as amended by the Road Management Act) and summarised below.

“A person who drives a motor vehicle on a highway must drive in a safe manner having regard to all relevant factors including (but not limited to) the:

- physical characteristics of the road
- prevailing weather conditions
- level of visibility
- condition of the motor vehicle
- prevailing traffic conditions
- relevant road laws, advisory signs and roadworks restrictions
- physical and mental condition of the driver.

A road user other than a person driving a motor vehicle must use a highway in a safe manner having regard to all the relevant factors.

A road user must have regard to the rights of other road users and the community, taking reasonable care to avoid conduct that may:

- endanger the safety and welfare of other road users
- damage any infrastructure on the road reserve
- harm the environment of the road reserve.”

While the use of the roads is a recognised concern from the objectors, planning considerations cannot override an individual's obligations to use a road safely. Nor can it remove their rights to use a public road to access a property. From a planning perspective, when considering the implications of this proposal on how the road will be used, the following assessment was undertaken:

Use	Assumed Traffic Movements – no camping on site	Assumed Traffic Movements – camping on site
Existing use – equine facility day only	No change expected as part of this proposal	
Existing use – equine facility, two or three-day session. Based on up to 20 people attending, noting that there is no limit on this currently.	20 into the site and 20 out of the site each time the facility is used For a 2-day session with no accommodation on site, this could mean 80 traffic movements over a 2-day period. For a 3-day session with no accommodation on site, this could mean 120 traffic	With the provision of camping on site, the traffic movements could be 20 into the site at the beginning of the weekend and 20 out of the at the end of the weekend. For a 2-day session, this could mean that traffic movements would be down to 40 over a 2-day period.



	movements over a 3-day period.	For a 3 day session, this could mean that traffic movements would be down to 40 over the 3 day period. <i>NOTE:</i> Patrons may leave the site during their stay to access food and drink premises within local townships. It is unlikely that floats would be taken in and out of the site in these instances.
New use – Events to be held in conjunction with an equine weekend.	60 into the site and 60 out of the site each day For an event over a weekend, with no accommodation on site, this could mean 120 traffic movements over a 2-day period.	With the provision of camping on site, the traffic movements could be 60 into the site at the beginning of the weekend and 60 out of the at the end of the weekend. For a 2-day session, this could mean that traffic movements would be down to 60 over a 2-day period.

This assessment shows that allowing the camping on site in association with the equine facility is likely to reduce the traffic movements, particularly with floats attached, into and out of the site for multi day sessions. An increase can be expected when the two events per year are run. It is recommended that a condition of the permit be for a traffic management plan to be implemented for these events. This may include signage and speed limitations on the roads into and out of the site on these two weekends, and should serve to provide additional comfort to local residents that people unfamiliar with the road network are made aware of the limitations of the existing road infrastructure.

Referrals

External Referrals/Notices required by the Planning Scheme:

Referrals/Notice	Advice/Response/Conditions
Section 55 Referrals	None
Section 52 Notices	Country Fire Authority – No objections subject to conditions. Notice of application sent to 9 nearby and adjoining owners.

Internal Council Referrals	Advice/Response/Conditions
Asset Services	Assessment undertaken by planning officers based on Confirm Data and site visit.
Environmental Health	No objections subject to conditions

6.4 Planning Permit Application No, P2020-063
- Use of Land for Camping (Caravan and Camping Park); Use of Land for Two
Events per Annum (Place of Assembly) ~ 55/61 School Road, Boho (cont.)

Assessment

The zoning of the land and any relevant overlay provisions

Farming Zone

Purpose:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To provide for the use of land for agriculture.*
- *To encourage the retention of productive agricultural land.*
- *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.*

Officer Comment:

The proposal is for the use of the land only, with no buildings or works proposed to support either the camping or the music events. Existing infrastructure is being utilised and no changes are to be made on site.

The application has been assessed against the decision guidelines of the zone, as follows:

Decision Guidelines	Officer Comments	Complies?
General Issues		
The Municipal Planning Strategy and the Planning Policy Framework	Refer below.	✓ Yes
Any Regional Catchment Strategy and associated plan applying to the land	No buildings or works are proposed, there will be no impacts in relation to the Regional Catchment Strategy	Not applicable
The capability of the land to accommodate the proposed use or development, including the disposal of effluent.	Both uses will be supported by the provision of portable toilets and utilise existing facilities on the site. No changes to the onsite effluent disposal will be required.	✓ Yes
How the use or development relates to sustainable land management	The land is currently used for an equine enterprise which will continue with the support of these additional uses. The temporary nature of the camping will allow the areas being used for camping to be used for farming purposes when empty. The management of the land will continue as it currently is being undertaken.	✓ Yes



6.4 Planning Permit Application No, P2020-063
- Use of Land for Camping (Caravan and Camping Park); Use of Land for Two
Events per Annum (Place of Assembly) ~ 55/61 School Road, Boho (cont.)

Decision Guidelines	Officer Comments	Complies?
Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.	With over 100 acres of land, the site has the room to accommodate the limited number of people and horses proposed within the boundaries of the property. A condition on the recommendation in relation to parking will ensure that this continues. The objections have raised concerns with potential conflicts, which have been discussed in the consultation section and will be further discussed in the Planning Policy Framework Section of this report.	✓ Yes
How the use and development makes use of existing infrastructure and services.	The use makes good use of the existing infrastructure and layout of the site. Consideration of the road has been undertaken and it is considered that the additional uses will not impose an unreasonable burden on Council infrastructure.	✓ Yes
Agricultural issues and the impacts from non-agricultural uses		
Whether the use or development will support and enhance agricultural production	The use will complement the existing equine facility on the site and will allow the land to be used for agricultural production when not being used for camping.	✓ Yes
Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.	The proposal does not permanently remove land from agricultural production.	✓ Yes
The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.	The objections have raised concerns with potential conflict of vehicles and traffic with stock movements on the roads for the adjoining properties as one area of concern. However, the use of the land for camping is associated with the existing equine facility and will no increase the interaction between traffic for this facility and the adjoining properties. The twice-yearly events will result in a small increase in vehicle movements twice a year, and notification as required in the permit conditions should provide nearby property owners with the information they need to manage any potential issues when moving stock.	✓ Yes

6.4 Planning Permit Application No, P2020-063
- Use of Land for Camping (Caravan and Camping Park); Use of Land for Two
Events per Annum (Place of Assembly) ~ 55/61 School Road, Boho (cont.)

Decision Guidelines	Officer Comments	Complies?
The capacity of the site to sustain the agricultural use	The capacity of the site to sustain an agricultural use is not changing.	✓ Yes
The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.	The proposal is for use of the land only, with no buildings and works proposed. As such, there will be no impact on the qualities of the land.	✓ Yes
Any integrated land management plan prepared for the site.	The capacity of the site to sustain an agricultural use is not changing and as such, no integrated land management plan was requested.	✓ Yes
Environmental Issues		
The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.	The proposal is for use of the land only, with no buildings and works proposed. As such, there will be no impact on the qualities of the land.	✓ Yes
The impact of the use or development on the flora and fauna on the site and its surrounds.	The use will have no impact on existing native vegetation on site.	Not applicable
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.	No native vegetation is proposed to be removed as part of this application, the uses are proposed away from the existing waterway and there are no other significant features on the site that will be impacted.	✓ Yes
The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.	Both uses will be supported by the provision of portable toilets and utilise existing facilities on the site. No changes to the onsite effluent disposal will be required.	✓ Yes
Design and siting issues		
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.	No buildings and works are proposed. Any temporary structures such as toilets are required to be put away when not in use as a condition on the recommendation.	✓ Yes
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.	No buildings or works are proposed as part of this application.	Not applicable

6.4 Planning Permit Application No, P2020-063
- Use of Land for Camping (Caravan and Camping Park); Use of Land for Two
Events per Annum (Place of Assembly) ~ 55/61 School Road, Boho (cont.)

Decision Guidelines	Officer Comments	Complies?
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.	There will be no permanent changes to the land, and conditions on the recommendation require that the land be kept in a neat and tidy manner.	✓ Yes
The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities	No buildings or works are proposed as part of this application.	Not applicable
Whether the use and development will require traffic management measures.	A traffic management plan has been required as a condition on the recommendation for the events only, as this is likely to increase traffic for a short period do time twice a year. While this will not necessitate upgrade works to the road, it may require signage or the like to ensure people unfamiliar to the area are using the road in a safe manner.	✓ Yes

The Planning Policy Framework (PPF)

Clause 13.02-1S, *Bushfire planning*

Objective: *To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life*

Officer comment:

The proposal was referred to the CFA who offered no objection, subject to conditions.

Clause 13.05-1S, *Noise abatement*

Objective: *To assist the control of noise effects on sensitive land uses.*

Strategy: *Ensure that development is not prejudiced and community amenity is not reduced by noise emissions, using a range of building design, urban design and land use separation techniques as appropriate to the land use functions and character of the area.*

Officer comment:

The proposed uses will need to comply with *State Environment Protection Policy (Control of Music Noise from Public Premises) No. N-2*, which is a policy document within this provision. This is tied to the permit in an ongoing way with recommended condition 10.

6.4 Planning Permit Application No, P2020-063
- Use of Land for Camping (Caravan and Camping Park); Use of Land for Two
Events per Annum (Place of Assembly) ~ 55/61 School Road, Boho (cont.)

Clause 13.07-1S, *Land use compatibility*

Objective: *To protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.*

Strategies:

- *Ensure that use or development of land is compatible with adjoining and nearby land uses.*
- *Avoid locating incompatible uses in areas that may be impacted by adverse off-site impacts from commercial, industrial and other uses.*
- *Avoid or otherwise minimise adverse off-site impacts from commercial, industrial and other uses through land use separation, siting, building design and operational measures.*

Officer comment:

Farming is considered an industry however, operational conditions have been included in the recommended conditions to ameliorate any potential land use conflicts that may arise from the proposed uses.

Clause 14.01-1S, *Protection of agricultural land*

Objective: *To protect the state's agricultural base by preserving productive farmland*

Strategies: *In considering a proposal to use, subdivide or develop agricultural land, consider the:*

- *Desirability and impacts of removing the land from primary production, given its agricultural productivity.*
- *Impacts on the continuation of primary production on adjacent land, with particular regard to land values and the viability of infrastructure for such production.*
- *Compatibility between the proposed or likely development and the existing use of the surrounding land.*
- *The potential impacts of land use and development on the spread of plant and animal pests from areas of known infestation into agricultural areas.*
- *Land capability.*

Officer comment:

The proposed uses will be undertaken in conjunction with an existing equine facility on the site, and with no permanent infrastructure or buildings proposed, will not remove any of the site from production. The impacts on adjoining land can be mitigated with appropriate management measures as detailed in the recommended conditions.



6.4 Planning Permit Application No, P2020-063
- Use of Land for Camping (Caravan and Camping Park); Use of Land for Two
Events per Annum (Place of Assembly) ~ 55/61 School Road, Boho (cont.)

Clause 17.01-1S, *Diversity Economy*

Objective: *To strengthen and diversify the economy.*

Strategies:

- *Protect and strengthen existing and planned employment areas and plan for new employment areas*
- *Facilitate regional, cross-border and inter-regional relationships to harness emerging economic opportunities*
- *Facilitate growth in a range of employment sectors, including health, education, retail, tourism, knowledge industries and professional and technical services based on the emerging and existing strengths of each region.*
- *Support rural economies to grow and diversify.*

Clause 17.01-1R, *Diversified Economy – Hume*

Strategy: *Encourage appropriate new and developing forms of industry, agriculture, tourism and alternative energy production.*

Officer comment:

The proposed uses are ancillary to and support an existing equine facility and allow the diversification of the business to provide more options for patrons. The uses are not permanent changes to the land use, but will allow the areas of the land to continue to be used for farming purposes when not being used for camping and events.

Clause 17.04-1S, *Facilitating Tourism*

Objective: *To encourage tourism development to maximise the economic, social and cultural benefits of developing the state as a competitive domestic and international tourist destination.*

Strategies:

- *Encourage the development of a range of well-designed and sited tourist facilities, including integrated resorts, accommodation, host farm, bed and breakfast and retail opportunities.*
- *Seek to ensure that tourism facilities have access to suitable transport.*
- *Promote tourism facilities that preserve, are compatible with and build on the assets and qualities of surrounding activities and attractions.*
- *Create innovative tourism experiences.*
- *Encourage investment that meets demand and supports growth in tourism.*

Clause 17.04-1R, *Tourism – Hume*

Strategies: *Facilitate rural tourism activities that support agricultural enterprises such as cellar door and farm gate sales and accommodation in appropriate locations.*

Officer comment:

The ancillary use will allow the equine facility to provide for an integrated activity on the site, which is aimed and, and compatible with, the existing use of the land.

6.4 Planning Permit Application No, P2020-063
- Use of Land for Camping (Caravan and Camping Park); Use of Land for Two
Events per Annum (Place of Assembly) ~ 55/61 School Road, Boho (cont.)

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

Clause 21.02-4, *Rural Zones*

Objective:

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

Strategies:

- *Limit inappropriate uses within farming areas, including dwellings not required to support an agricultural use.*
- *Support existing and new rural industries and tourism activities.*

Officer comment:

The proposed use of the land for camping and events is encouraged within the Farming Zone in Strathbogie Shire as it is a tourism activity associated with an emerging rural enterprise associated with the equine industry.

Clause 21.06-3, *Tourism*

Objective: To promote the Shire as a tourism destination

Strategies:

- *Support new and existing tourism developments that promote key attributes of the Shire such as the natural environment, heritage, town character and niche/boutique industries.*
- *Support the strengthening of tourism links with surrounding municipalities*
- *Encourage tourism developments associated with rural pursuits.*

Officer comment:

The use of the land for camping and two small events per annum provides an additional tourism activity within a rural enterprise. The horse training and obstacle course on site is considered a niche industry and is well suited to this environment.

The decision guidelines of Clause 65

Clause 65.01, *Approval of an application or plan*, states that; *before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:*

- *The matters set out in Section 60 of the Act.*
- *The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the amenity of the area.*
- *The proximity of the land to any public land.*

6.4 Planning Permit Application No. P2020-063
- Use of Land for Camping (Caravan and Camping Park); Use of Land for Two
Events per Annum (Place of Assembly) ~ 55/61 School Road, Boho (cont.)

- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The extent and character of native vegetation and the likelihood of its destruction.*
- *Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*
- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*

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

There are no relevant adopted State policies.

Relevant incorporated, reference or adopted documents

There are no relevant incorporated, reference or adopted documents.

Relevant Planning Scheme amendments

There are no relevant planning scheme amendments.

Risk Management

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

Strategic Links – policy implications and relevance to Council Plan

The author of this report considers that the report is consistent with Council Policies, key strategic documents and the Council Plan.

Summary of Key Issues

With regard to the Farming Zone: The use of the land for camping and events in conjunction with the existing equine facility is considered a reasonable addition to the use of the land. It is considered that the potential impacts identified by the objectors and as part of the planning assessment can be mitigated appropriately with conditions on any permit that may issue.

In summary, the proposal meets the objectives of the Planning Policy Framework, Local Planning Policy Framework and Farming Zone.

Conclusion

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



Attachments

Site plan and locality plan.



	Shire Of Strathbogie	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	
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PLANNING COMMITTEE REPORT NO. 5 (TOWN PLANNER – DANIEL MALONEY)

7. OTHER BUSINESS

7.1 Euroa Township Strategy – Final Report

Author: Town Planner

Responsible Director: Director Planning and Community

EXECUTIVE SUMMARY

To recommend to Council to adopt the Euroa Township Strategy. This will allow the Planning department to proceed to include this Strategy as a Reference document in the Strathbogie Planning Scheme via a future Planning Scheme Amendment.

MOVED COUNCILLOR MASON, SECONDED COUNCILLOR WILLIAMS

That Council:

- 1. Acknowledges the further consultation as a result of the deferred report at the 21 July 2020 Planning Committee, as highlighted within this report.**
- 2. Formally adopts the Euroa Township Strategy as attached.**

36/20 CARRIED

BACKGROUND

Euroa has experienced stable growth in recent years and there is considerable optimism for Euroa and its role within the broader region.

The development of the plan has involved community engagement, involvement & input from service authorities, State Government agencies and internal stakeholders within Council.

The Euroa Township Strategy was built upon the community engagement that was undertaken with the Issues & Opportunities report (August 2018). Responses received fell into the following categories:

- Re-vegetation (Theme 3)
- Binney Street Upgrades (Theme 3)
- Tourism/ Town Promotion (Theme 4)
- Asset, Maintenance & Projects (Theme 1,2 & 3)
- Housing (Theme 1)
- Inland Rail Project (Theme 2 & 3)
- Euroa General Comments (Theme 1,2,3 & 4)
- Pedestrian Linkages (Theme 2)
- Recreational Vehicle Parking (Theme 2)
- Businesses Theme (Theme 1,2,3 & 4)



7.1 Euroa Township Strategy – Final Report (cont.)

Through the Issues and opportunities consultation, feedback received was the driving force in establishing the direction of the draft Euroa Township Strategy and the four key themes, which are:

- Theme 1: Manage township growth & prosperity
- Theme 2: Establish a well-connected and accessible township
- Theme 3: Upgrade public streetscapes
- Theme 4: Celebrate Euroa's historic, cultural, natural & recreational assets

Within the key themes are strategies, actions and recommendations that can be broken down into the following categories:

- Planning Scheme Amendments and Local Policy changes
- Infrastructure and service improvements
- Advocacy

Specific recommendations the Euroa Township Strategy identifies:

- New canopy tree plantings in strategic locations.
- Determine the housing needs of an aging population.
- Encourage appropriate residential infill consolidation and development of vacant unconstrained General Residential Zone land as a priority over rezoning of new land for urban purposes.
- Address existing infrastructure servicing and land supply issues within Euroa.
- Improved pedestrian and cycle connectivity and supporting infrastructure throughout the township.
- Resolve pedestrian and vehicle conflict areas.
- Improve north-south connections across the existing rail corridor.
- Upgrade streetscapes and entry points of Euroa.
- Increase weather protection (sun & rain) within Euroa's town centre.

The draft Euroa Township Strategy was on exhibition for the period of one month, via advertisements within the Euroa Gazette and social media posts on Councils platforms. During this time there were several informal meetings held with individuals and community groups such as the Euroa Action Group. Through the consultation process 105 comments were received from the Euroa community. Council also received 7 detailed responses from referral authorities and State Government Agencies, which have been compiled into the consultation report.

OPTIONS

The author and other officers providing advice in relation to this report have considered potential alternative courses of action. No feasible alternatives have been identified.

One of the Overarching governance principles in section 9 of the Local Government Act 2020 is that Priority is to be given to achieving the best outcomes for the municipal community, including future generations.

COMMUNITY ENGAGEMENT

One of the Overarching governance principles in section 9 of the Local Government Act 2020 is that the municipal community is to be engaged in strategic planning and strategic decision making.

7.1 Euroa Township Strategy – Final Report (cont.)

Internal Consultation:

Ongoing consultation has been undertaken with a number of departments across Council including Statutory Planning, Projects, Infrastructure, Assets, Parks, Community Wellbeing and Compliance Services. The advice and input from these departments has been vital in forming the Euroa Township Strategy. This is evident by the Euroa Township Strategy referencing other Council documents such as Bicycle and Walking Strategy, Arts & Culture Strategy, Sustainable Strathbogie 2030 etc.

Councillors have been regularly informed and updated at milestone points throughout the project. This has been achieved via Council briefings before the Issues and Opportunities Report and the draft Euroa Township Strategy went on public exhibition. Council officers had a one-on-one meeting with both Euroa Ward Councillors in July 2018 to discuss the outcomes of the Issues and Opportunities report before it when on exhibition. Both Ward Councillors also attended the public drop in session held out the front of the Euroa post office on the 23 August 2018.

External Consultation:

The draft Euroa Township Strategy was taken on public exhibition for the period of one month, via advertisements within the Euroa Gazette and through social media posts on Councils Facebook account. Consultation was held with community groups as well as individual residents of Euroa, in total 105 comments were received, which have been further broken down into the following topics.

- Streetscape upgrades/ improvements **18 Comments** (Theme 1,2&3)
- Improved connections **12 Comments** (Theme 2)
- Increased tree plantings **12 Comments** (Theme 3)
- Pool/ Splash Park **7 Comments** (Theme 4)
- Arts and culture **8 Comments** (Theme 4)
- Energy Improvements **7 Comments** (Theme 1)
- History **6 Comments** (Theme 4)
- Sevens Creek Park **5 Comments** (Theme 3 & 4)
- Inland Rail (ARTC) **5 Comments** (Theme 2 & 3)
- Businesses **5 Comments** (Theme 1 & 2)
- Miscellaneous comments **20 Comments** (Theme 1,2,3 & 4)

Several of the submissions received resulted in changes to township strategy, examples include a pedestrian link to the arboretum, up lighting of street trees, leveraging for more public health services etc. A full breakdown of the responses have been provided as Attachments to this report.

Attachments are as follows; Attachment 1 is a full break down of the consultation heard for the issues and opportunities. Attachment 2 are the seven responses received from relevant referral authorities. Attachment 3 is a full break down of the submissions received for the draft Euroa Township Strategy.



7.1 Euroa Township Strategy – Final Report (cont.)

Further Consultation following Planning Committee Meeting 21 July 2020

Following Council's Planning Committee meeting of the 21st July 2020 where the Euroa Township Strategy adoption report was deferred, further review of the Seven Creeks Reserve, Euroa Master Plan and the Euroa Saleyards Stage 3 plan were carried out by council officers.

Upon review it was noted that many actions of the Seven Creeks Reserve Master Plan have either been completed, such as; *upgrade the existing public toilets on Kirkland Avenue, Honouring Our Heroes Concept Plan, Rec Reserve area strategic plantings*, or are in the process of commencing.

Furthermore, it is noted that there are some discrepancies in the plan due to it's age, items such as; *consider alternative location for the caravan park* (this has since changed ownership and significant investment has occurred which has seen an increase in visitation), *identify an alternative viable location of the Show and Shine* (This ad hocly occurred as a result of flooding for a period of approximately 3 years. It was noted that numbers declined as a result of the relocation and therefore the event returned to the Seven Creeks Park) and specific mention of materials for Twomeys Bridge, (it is recognised that when design works commence on specific projects there can be variations in product and standards, specific reference to design should be omitted and kept as broad statements).

Council officers have engaged with Friends of the Sevens (custodians of the Seven Creeks Reserve, Euroa Master Plan) to remove the physical plan from the document. Whilst the Seven Creeks Reserve, Euroa Master Plan, may have been removed, it is still referenced within the Strategy and therefore doesn't lose any strength when applying for funding. Action 61 within the Strategy has been amended and now reads; *Review actions of the Seven Creeks Reserve, Euroa Master Plan*.

It is further noted that the Sevens Creeks Reserve, Euroa Master Plan, is currently being updated by the Friends of the Sevens. A specific action for the Friends of the Sevens with *Review actions of the Seven Creeks Reserve, Euroa Master Plan* within the Euroa Township Strategy will enable the group to be able to use the Strategy to bring back a revised master plan to Council for recognition as was done with the current plan in 2013.

In regard to the Euroa Saleyards Stage 3 plan, Council recognise that following receipt of funding, further consideration to Stage 3 plan needs to be reviewed to ensure all items are still current and workable. Therefore, Action 60 of the Strategy has been amended to read; *Review and implement*. This will ensure that any proposed works are as per current standards and consistent with the use on ground.

7.1 Euroa Township Strategy – Final Report (cont.)

POLICY CONSIDERATIONS

Council Plans and Policies

The author of this report considers that the report is consistent with Council Policies, key strategic documents and the Council Plan, especially the Strathbogie Planning Scheme.

LEGAL CONSIDERATIONS

One of the Overarching governance principles in section 9 of the *Local Government Act 2020* is that Council decisions are to be made and actions taken in accordance with the relevant law.

The author of this report considers that the recommendation will assist assessment of future planning decision under the *Planning & Environment Act 1987* and the Strathbogie Planning Scheme.

Conflict of Interest Declaration

All officers, and/or contractors, involved in the preparation of this report have signed a written declaration that they do not have a conflict of interest in the subject matter of this report.

Transparency

One of the Overarching governance principles in section 9 of the *Local Government Act 2020* is that the transparency of Council decisions, actions and information is to be ensured.

The author of this report has considered all submissions received and implemented appropriate ideas and comments throughout the different stages of the project.

The comments received for the Issues & Opportunities report formed the key themes of the Euroa Township Strategy.

The comments received from the community for the draft Euroa Township Strategy have confirmed the direction of the key themes and given significant weighting for the actions within the implementation plan.

The consideration and inclusion of our community views provides a level of transparency for future delivery of the implementation plan.

FINANCIAL VIABILITY CONSIDERATIONS

One of the Overarching governance principles in section 9 of the *Local Government Act 2020* is that the ongoing financial viability of the Council is to be ensured.

Actions within the Euroa Township Strategy and associated implementation plan will require budgetary considerations including budget bids to complete work identified within the township strategy and implementation plan.

The Implementation plan should be taken into consideration with future projects and budget consideration for delivery.



7.1 Euroa Township Strategy – Final Report (cont.)

SUSTAINABILITY CONSIDERATIONS

One of the Overarching governance principles in section 9 of the *Local Government Act 2020* is that the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted.

Economic

This document if adopted will provide guidance to developers within the Euroa township and thus provide economic stimulus to the local economy.

Social

The Euroa Township Strategy will assist in developing areas within the township which ensure social considerations form part of any project delivery actions from the Implementation plan where relevant.

Environmental

The Euroa Township Strategy through engagement identifies our natural and built environment and has actions within the Implementation plan for development consideration moving forward.

Climate change

The Euroa Township Strategy reflects development into the future with particular reference to our streetscapes and the need for more tree plantings to assist in a hotter climate to create a cooling effect.

INNOVATION AND CONTINUOUS IMPROVMENT

One of the Overarching governance principles in section 9 of the *Local Government Act 2020* is the pursuit of innovation and continuous improvement.

Through the development of identified actions within the implementation plan, continuous improvement will be met through the planning of specific actions as part of a detailed plan.

COLLABORATION

One of the Overarching governance principles in section 9 of the *Local Government Act 2020* is that collaboration with other councils, levels of government and statutory bodies is to be sought.

Council officers have consulted with relevant authorities to seek input. Details are outlined within the consultation section of this report.

HUMAN RIGHTS CONSIDERATIONS

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*.

CONCLUSION

The Euroa Township Strategy is an important document which has been completed with input from our community. The actions within the implementation plan will provide future direction to Council in land use planning and township structure planning.



7.1 Euroa Township Strategy – Final Report (cont.)

This document is essential to assist in land use decision making for Euroa and therefore it is considered that this document be adopted formally by Council to enable it to be incorporated as a reference document within the Strathbogie Planning Scheme and utilised as a supporting document for any future funding applications.

ATTACHMENTS

Attachment 1: A full break down of responses Council received on the Issues & Opportunities report.

Attachment 2: A full break down of the referral authority and service providers responses on the draft Euroa Township Strategy.

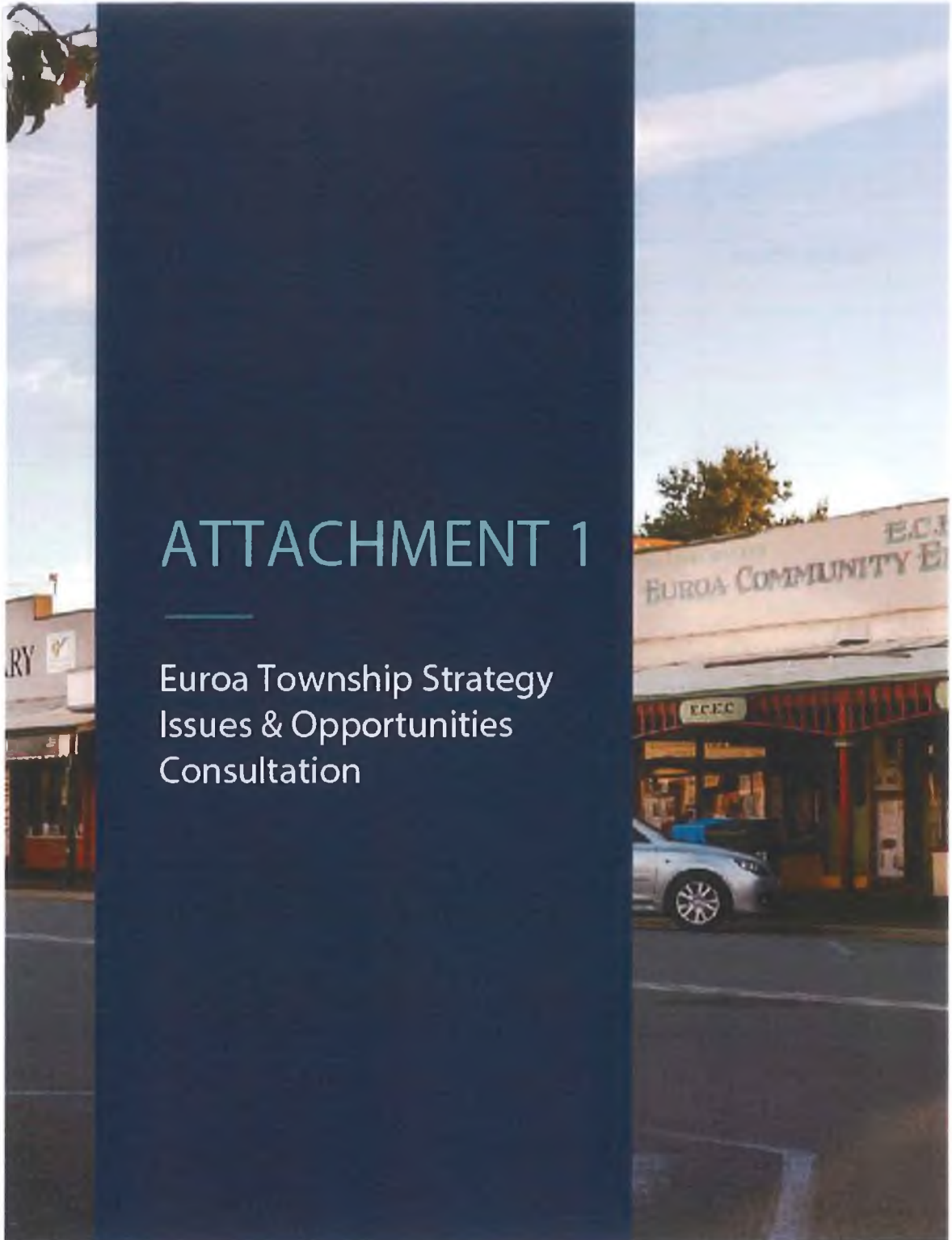
Attachment 3: A full break down of the consultation Council received on the draft Euroa Township Strategy.

TABLED DOCUMENT/S

- Euroa Township Strategy – July 2020



ATTACHMENT 1:



<p>Revegetation</p>	<ul style="list-style-type: none"> • Revegetation of Binney St 11 comments • More open space, gardens and pocket parks • More Vegetation located throughout Euroa • Plant lush evergreen trees 2 comments • Plant vegetation southern end of Binney St • Plant vegetation throughout Binney St • Create flower boxes in Binney St 2 comments • Larger vegetation / tree canopy's for shade • Avenue of trees for Binney St 2 comments • Maintenance of footpaths from tree & root damage • Plant European vegetation, Native trees cause to much damage
<p>Binney Street</p>	<ul style="list-style-type: none"> • Leave the current layout of Binney St • Turn Binney St into a one way road 3 comments • Introducing flower boxes for visual amenity 2 comments • Formal zebra crossings 4 comments • Leaving priority of traffic flow with vehicular transport 3 comments • Pedestrian crossing between news agency & Thomsons • Improved pedestrian vehicle conflict zones e.g. driveways and pedestrian crossing points • Ramps for wheel chairs • Bike parking upgrades 3 comments • More seating and ever green trees • Upgrade public realm of Binney St • Upgrade car parking 2 comments • Maintenance of footpaths from tree root damage • Plant European vegetation, Native trees cause to much damage • Verandas add to historic feel and protection from weather 2 comments • More verandas • Create/ allow emergency access behind shops • Create more seating and shade 6 comments • One way St for Binney 3 comments • Paving/ maintenance/ tree guards • Chairs & tables for elderly 4 comments • Create a Mall/ activity space • Improve shop fronts visual appearance • More visitor signage 2 comments • Lights in trees coloured themed lighting e.g. Pink- Breast cancer • Keep character/ nothing modern • Basic Freshen up • Don't reduce carking 3 comments
<p>Tourism/ Town Promotion</p>	<ul style="list-style-type: none"> • Using Euroa's Heritage to create and maintain historical themed events & tourism to the township 5 comments • Better defining town centre, creating a focal point and appropriately locate Recreational Vehicles 3 comments • Better train and bus services & connections at appropriate and more convenient times 2 comments



	<ul style="list-style-type: none"> • Working with artist to create murals and emblems to increase visual amenity and theming of the towns parks 2 comments • Remove village name 3 comments • Create a back to Euroa weekend for past residents 2 comments • Linking VC Park with Telegraph Park • Mural for Burtons wall (Supermarket) • Work with artists and residents to depict woman in war and or pioneering woman • Telegraph park upgrade glazed bricks to create war/ Australian emblem rising sun • Night/ ghost tours • Lights in trees coloured themed lighting e.g. Pink- Breast cancer • Restoration and preservation of verandas and posts to keep historic themes. • Metal sculptures around town i.e. merino and horse
<p>Asset, Maintenance & Projects</p>	<ul style="list-style-type: none"> • General footpath maintenance, specific sites; Howitt Ave, Atkins St, Sutherland St, Clifton St, McGuinness St McGuinness 9 comments • Bike parking upgrades 3 comments • Ramps for wheel chairs • Footpath maintenance for mobility scooters • Improved pedestrian vehicle conflict zones e.g. driveways and pedestrian crossing points • New sewer lines 2 comments • Seating & table maintenance, giving them an occasional clean 4 comments • Road grading • Public realm maintenance 3 comments • Improve storm water outlets 2 comments • More Creek crossing points 2 comments • Second dump point for recreational vehicles
<p>Housing</p>	<ul style="list-style-type: none"> • Semi serviced independent living 5 comments • Rental affordability • Lack of housing diversity 2 comments • Housing for elderly located centrally 2 comments • Smaller blocks & smaller housing • Community housing with shared open space and facilities • Develop housing along railway shed e.g. Grain Shed • Need for more residential subdivision
<p>Inland Rail</p>	<ul style="list-style-type: none"> • Upgrade pedestrian pathways and access points to train station platforms 7 comments • Upgrade pedestrian linkages under railway station 7 comments • Include children's playground as part of any redevelopment of the site • Flooding concerns • Remove Frantz Kloft to open up Binney for a grand town entry (underground), also create clear views to and from railway station • Create a foot bridge over railway line

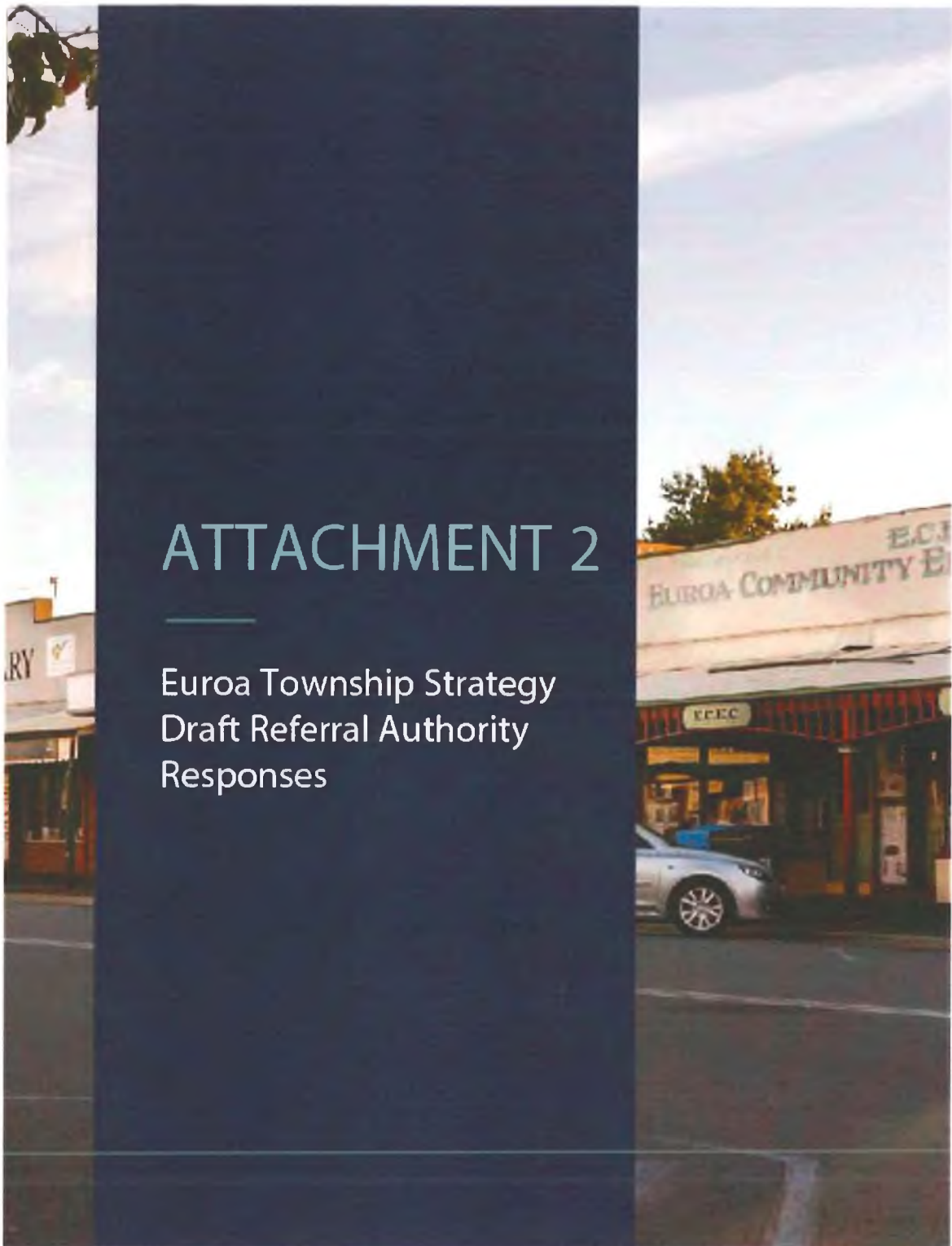
<p>Euroa General Comments</p>	<ul style="list-style-type: none"> • Remove bridge and replace with boom gates • Formalise parking for shop owners/workers of Binney St in Kirkland Avenue 3 comments • Don't reduce carking 3 comments • Increase public toilet signage 3 comments • Outdoor gym equipment in parks • Play ground in creek park • No plastic playgrounds • Retain natural environment • Bike parking 4 comments • Long vehicle parking • Solar heating on pool • Pedestrian links to schools • Fencing on housing • Encourage renovation of housing • Every street to have at least one footpath • Dog park priority • Footbridge over railway for dogs near underpass boundary road north • Retain Euroa's assets; creek, vegetation & ambience • Lacking parking shire wide • Pave Library Lane • Sand shell in park • End of Binney St- Loading Zone
<p>Pedestrian Linkages</p>	<ul style="list-style-type: none"> • Kirkland Ave connection upgrade & bypass for caravan park • Old Hume highway from secondary college to Binney • Create more crossing points Lewis St, Brock St, Campbell St (Secondary College), Birkett St. • Linkages to Arboretum foot/bike shared path • Walking bridge from Euroa Memorial Oval to Euroa Lawn Tennis Courts • All major and semi major roads should have at least one footpath (Scott St & butter factory bridge) • Pedestrian crossing priority over cars 4 comments
<p>Recreational Vehicle Parking</p>	<ul style="list-style-type: none"> • Community supported the idea of recreational vehicle parking but not within Binney St number of people indicated 6 comments • Most of the support was for using Railway Street as the preferred location 9 comments • Other locations included Kirkland Avenue near toilet block, Brock St & McGuinness St • Acquire Franz Kloft For Long vehicle parking
<p>Business</p>	<ul style="list-style-type: none"> • Inadequate operating hours of businesses in particular coffee shops, supermarket, bakery & chemist 3 comments • More shops; footwear, clothing, craft & hobby, fresh fruit, Nursery • Keep Euroa Hub in Binney St • Cost of shopping locally is to expensive • More variety of shops to many eateries



	<ul style="list-style-type: none">• Scheme for maintenance of shop facades and roofs provide a selection of colours or tones i.e. soft greys & deep lime for doors of shops to add to tree theme• Shop facades 2 comments
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ATTACHMENT 2:



Submitter	Submission	Officer response
GMW	As you are aware GMW's interests include the protection of water quality. It is noted that the strategy recommends lobbying Goulburn Valley Water to extend reticulated sewerage within areas identified in the township boundary thus evaluating risks associated with on site wastewater systems.	The submission is noted.
GMW	Seven Creeks traverses the township and adequate buffers from adjoining land uses should be maintained to ensure the preservation of the Creek and protection of water quality. It is noted the strategy includes a landscape masterplan for the Euroa Caravan Park. The plan identifies proposed buildings and structures, Council should ensure that buffer distances are in line with State Planning Policy for the protection of the riparian zone. The plan also incorporates new plantings along the road frontage. Consideration should be given to extending the use of plantings for the enhancement of the riparian zone and aiding the protection of water quality from adjacent land uses.	The submission is noted.
DoT		The submission is noted. The strategy has been updated to reflect comment.



	Consider including reference to the improving the permeability of the town centre by enhancing and/or rationalising existing connections points and identification of future locations.	
DoT	what is the problems at Binney/Railway Street and why is the roundabout the best solution particularly given the functional issues roundabouts present for other modes other than vehicular traffic particularly cycling Include reference to improve cycling connections and supporting infrastructure.	The submission is noted. The strategy has been updated to reflect comment.
DoT	Link strategy and/or actions to other aligned Council priorities i.e. Encourage and support businesses to improve accessibility for people of all abilities.	The submission is noted. The strategy has been updated to reflect comment.
DoT	Strategy 11 Include cycling priority areas throughout Euroa townships. Strategy 12 - Include visual enhancement and amenity improvements not just being DDA compliant. Strategy 13 – Align this strategy more broadly. The strategy noted is more than the Inland Rail project. Strategy 14 – Consider identification of future sites for consolidated parking areas	The submission is noted. The strategy has been updated to reflect comments.

	<p>Strategy 15 – Action 27 why is the roundabout required particularly given the functional issues roundabouts present for other modes other than vehicular traffic particularly cycling. Also consider how expensive roundabouts are. There may be better alternatives that address the low speed environment other than a roundabout.</p> <p>Action 28 & 29- these actions don't address the strategy. It is a possible treatment as a result of the Inland Rail project</p>	
DoT	<p>Strategy 17 – Align actions with the directives and outcomes of related council plans ie Urban Tree Management Plan</p>	<p>The submission is noted. The strategy has been updated to reflect comment.</p>
DoT	<p>Theme 4 – Should include reference to cultural history</p>	<p>The submission is noted. The strategy has been updated to reflect comment.</p>
DoT	<p>Improve the connections and access to the Apex Track</p>	<p>The submission is noted. The strategy has been updated to reflect comment.</p>
DELWP	<p>DELWP supports Objective 4 - <i>To encourage the development of unconstrained existing vacant residential zoned land within the township, over the release of additional broad hectare land for subdivision.</i> The consolidation of land within the township boundary will minimise the risk to the biodiversity values associated with the surrounding broad hectare land.</p> <p>I note that there are areas to the south at Figure 7 for future “conventional residential development” and rural living and to the north east for potential future industrial uses. Additional to</p>	<p>The submission is noted.</p>

	<p>this is the area to the north west indicated as an area of investigation for rezoning to the Rural Activity Zone. Understandably with predicted growth projections the town will need to expand, and the use of these zones will provide appropriate graduated development between the town and outlying agricultural land. These earmarked areas show significant scatterings and at times concentrations of vegetation. Whilst the strategy doesn't define what this vegetation is, any future studies to rezone this land and subsequent development plans should take into account any remnant vegetation and seek to retain and avoid its removal as a priority.</p>	
DELWP	<p>Whilst much of the land surrounding the town is and has been used for broad acre farming there remains many large scattered trees throughout these areas that add high biodiversity value and provide the stepping stones for bats and other mammals, birds and reptiles through otherwise grazed paddocks. The loss of these important corridors and large trees within the landscape hastens the loss of endangered and critically endangered species that use these trees for nesting and breeding habitat particularly within the hollows that can take up to 150 years to form. The protection of these important habitats and their environmental values is supported by <i>Clause 12.01-S Protection of Biodiversity</i>.</p>	<p>The submission is noted.</p>

<p>DELWP</p>	<p>Objective 8 of the Vision is to improve pedestrian and cyclist mobility and infrastructure throughout the township, including links to commercial and community services and activity nodes. If new pedestrian/cycling infrastructure is proposed on Crown land, DELWP would require that Council take on the management responsibility of this as Committee of Management. Any preliminary discussions around proposals to Crown land should involve DELWP representation to resolve any issues in the initial stages.</p>	<p>The submission is noted.</p>
<p>EPA</p>	<p>The use of land surrounding EPA licenced facilities should be considered carefully, and any buffer or separation distance requirements should be met. EPA notes that the areas identified to be investigated for Rural Living Zone and Low Density Residential Zone in Figure 7 of the Strategy may fall within the buffer of this facility. It is important to protect these existing industries from encroachment of sensitive uses.</p>	<p>The submission is noted.</p>
<p>EPA</p>	<p>Strategy 8 and Action 11 of the Strategy identifies the need to support and encourage diverse industrial land use and development of the existing Industrial 1 Zone by preparing and implementing a local planning policy into the Strathbogie Planning Scheme to provide general guidance for industrial land use and development.</p>	<p>The submission is noted.</p>
<p>EPA</p>	<p>Strategy 5 of the Strategy identifies the need to assess existing Farming Zone land within the township boundary and investigate whether servicing can be provided to allow rezoning to General Residential Zone or Low Density</p>	<p>The submission is noted.</p>

CFA	<p>Residential Zone. EPA support the need to identify appropriate areas for rezoning to allow for residential growth, however, remind Council that agriculture/use of the land for farming carries with it a potential risk for contamination, albeit low, but this should not be overlooked.</p> <p>Bushfire Hazard</p> <ul style="list-style-type: none">• Euroa township is situated in a rural location that presents both bushfire and grassfire risk.• Both the Bushfire Prone Area and the Bushfire Management Overlay apply within the area covered by the strategy.• The Draft Euroa Township Strategy does not acknowledge or provide and assessment of the bushfire hazard or any identified level of risk to life, property and infrastructure resulting from the proposed strategy.• Whilst I have not found any aspects of the strategy that obviously alter or increase the existing bushfire hazard the present level of hazard is not addressed in the strategy.	
CFA	<p>Bushfire Mitigation Measures</p> <ul style="list-style-type: none">• The draft strategy contains no bushfire mitigation measures effective in mitigating the bushfire or grassfire hazard.• The draft strategy fails to consider environmental limitations and constraints in relation to bushfire of any proposed	<p>The submission is noted. The strategy has been updated to reflect comments.</p> <p>The submission is noted. The strategy has been updated to reflect comments.</p>

<p>CFA</p>	<p>development/planning scheme amendments that may result from the implementation of the strategy.</p> <p>Other strategic considerations</p> <ul style="list-style-type: none"> • Vision and Objectives, CFA notes that Objective 16 references flood, (but not fire) and that managing risk, life safety, property protection, climate change or designing for environmental hazards are not addressed within Part C or D. CFA recommends that environmental hazards be considered and addressed by the Euroa Township Strategy. • CFA supports strategies 3 and 4 as the associated actions of encouraging infill and avoiding fragmented development can support bushfire planning policy. • CFA recommends supporting state bushfire policy via introduction of strategies and actions that consider local bushfire and grassfire issues associated with the Themes within the document. • CFA recommends that landscaping highlighted in Theme 3 and Appendix B should be aligned to CFA's Landscaping for Bushfire. 	<p>The submission is noted. The strategy has been updated to reflect comments.</p>
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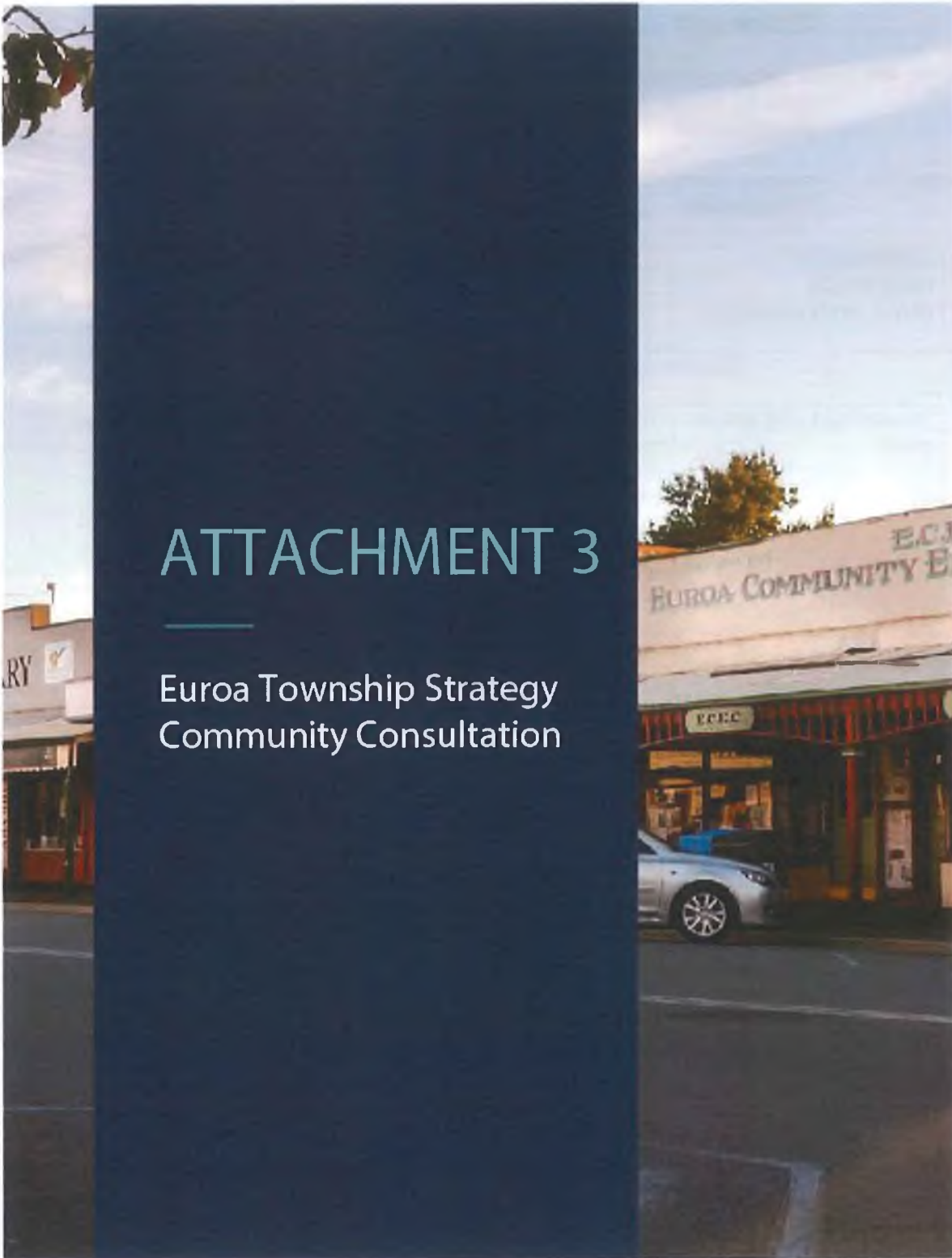
	<ul style="list-style-type: none">• In Figure 8 CFA recommends that the issue of bushfire be specifically mentioned for the investigation areas of RLZ, RAZ LDRZ and future industrial land due to the proximity to vegetation and the BMO.• In Figure 7 CFA recommends that the issue of bushfire be specifically mentioned for the potential rezoning of investigation areas due to the proximity of grassland vegetation (BPA) and the BMO.	
GBCMA	<p>We support the Vision statements and Objectives of the Euroa Township Strategy, however, would like to see a stronger reference to the natural assets (and their protection) as acknowledged in the Township Context section on Page 6, and to correlate with Theme 4: Celebrate Euroa's Historic, Natural & Recreational Assets'.</p>	<p>The submission is noted. The strategy has been updated to reflect comments.</p>
GBCMA	<p>We would suggest that the last bullet-point within the Vision Statement on Page 14 could be changed to include natural assets, i.e. <i>A township that showcases its history and protects significant heritage buildings and precincts and values and protects its natural assets.</i> Likewise, Objective 15 could be amended to also include a reference to Euroa's natural assets, i.e. 15. <i>To protect and enhance the town's heritage and natural assets.</i></p>	<p>The submission is noted. The strategy has been updated to reflect comments.</p>

<p>GBCMA</p>	<p>We are particularly supportive of Objective 16. – ‘To Manage and respond (to) the impact of flooding throughout Euroa’, and how this relates to ...’statutory controls in the Strathbogrie Planning Scheme, in assessing planning permit applications and in assessing any requests to re-zone land’ by Strathbogrie Shire Council and for developers ‘to understand matters that will be taken into account in assessing development proposals’.</p>	<p>The submission is noted. The strategy has been updated to reflect comments. This is further confirmed within the implantation plan.</p>
<p>GBCMA</p>	<p>From a floodplain management perspective, the Goulburn Broken CMA would want to ensure that objectives contained in State Planning Policy Section at Clause 13.03, are incorporated into any future growth/development plans proposed under actions within Theme 1: Manage Township Growth and Prosperity.</p>	<p>The submission is noted. The strategy has been updated to reflect comments.</p>
<p>GBCMA</p>	<p>The Goulburn Broken CMA is supportive of Strategy 20: ‘Maintain and continue to improve the natural environment within Sevens Creeks Reserve & Parkland, and Actions 38 and 39 respectively. Depending on the nature of works associated with these actions, a “Works on Waterway Permit” may be required from the Goulburn Broken CMA.</p>	<p>The submission is noted.</p>
<p>GBCMA</p>	<p>The Goulburn Broken CMA would like to see landscape values and amenities protected from any future development, including the need to avoid and minimise and native vegetation and biodiversity impacts within the Euroa Township</p>	<p>The submission is noted.</p>



	<p>Area. Strathbogie Shire Council have adopted the <i>Goulburn Broken Catchment Roadside Biodiversity Risk Management Protocols</i> to preserve biodiversity related to roadsides and to manage associated activities and risk. We would like to see that future streetscape planting focus more on native rather than exotic species and we acknowledge the proposed use of native plantings at the Euroa Caravan Park Landscape Masterplan.</p>	
Spiire	<p>The <i>Draft Strategy</i> identifies land to the north of Euroa for "Investigate rezoning to Rural Activity Zone or new Schedule to Farming Zone (FZ) to allow further subdivision of larger lots. Ensure the design of future development suitably responds to external interfaces and any environmental features". Whilst, Spiire supports the land being identified for investigations for further subdivision, it is requested the reference to the Rural Activity Zone and Farming Zone be removed. It would be more appropriate to determine the future zone of the land once the investigations have been undertaken.</p>	<p>The submission is noted. The strategy has been updated to reflect comment.</p>

ATTACHMENT 3:



NOTE: Top 3 community responses were:

Action 47: *Undertake detailed streetscape upgrade design work.*
27 comments

Action 45: *Develop a landscaping/ boulevard planting strategy along main roads, including Binney Street & Kirkland Avenue.*
20 comments

Action 57: *Improve connections to the Apex Walking Track.*
7 Comments

Submitter No.	COMMUNITY FEEDBACK (From draft strategy)	OFFICER RESPONSE	Theme	Strategy	Action
Streetscapes upgrade/ improvements					
1	Streetscape upgrade is great.	The submission is noted and has been considered. Streetscape has been a common theme heard throughout the consultation process held for this project. Subsequently, this theme has been given the appropriate weighting and actions within the Strategy and implementation plan.	3	18-21	45-50
2	Turn Binney Street into a one-way Road also make the footpaths wider. Have more seating / a performance place or 'Speaker's Corner' / trees installed.	The submission is noted and has been considered. Council is awaiting traffic impact assessments among other documentation for the Inland Rail project. Any potential changes to Binney Street would need to happen after the completion of the inland rail project and undertake significant community consultation. The strategy also identifies action 45 & 47 to develop a landscaping boulevard planting strategy among main roads and in strategic	3 & 2	18 & 19	45 & 47



		locations and undertake detailed streetscape design.			
3	It would be great to see Binney Street become a mixed traffic zone - where pedestrians have priority. It would be great if we could plan the future around people - not cars! more footpath space, more greenery, more seating, and a spot for public performances. Instead of dodging two-way traffic.	The submission is noted and has been considered. Action 40 of the township strategy identifies the future use of calming shared zones/ pedestrian crossings at strategic locations.	3 & 2	17 & 19	40 & 47
4	All major entry points to the Euroa township are hardly inviting to visitors. Not just signage but create a leafy and green invitation.	The submission is noted and has been considered. Action 45 of the township strategy aims to improve landscaping along main roads, within and surrounding the Town Centre by developing a landscaping/boulevard planting strategy. All signage requirements are set by VicRoads and other State Agencies and all signs on roads must meet these requirements.	3	18 & 19	45- 47
5	<i>Strategy 1:</i> A "Transport guide" for the Shire would be a great way forward, documenting how heavy vehicles (trucks, buses, trains) are predicted to move through our townships – noting noise, vibration, air pollution, visual pollution. How do we make our streetscapes pedestrian / resident / visitor friendly when B-Doubles and double-stack freight trains pass more frequently through our urban / residential spaces?	The submission is noted and has been considered. The Inland Rail project will dictate the majority of the traffic/ streetscape treatments. Council is still awaiting several studies in regard to detailed designs, noise studies and traffic assessments among others to make any further comment.	2		

5	<i>Action 30:</i> Totally endorse this!! Perhaps we could even consider putting appropriate and trees down the centre of Binney Street . . . to create impact and shade, as well as a feeling of place and 'grandeur'!	The submission is noted and has been considered. Action 45 of the township strategy aims to improve landscaping along main roads, within and surrounding the Town Centre by developing a landscaping/boulevard planting strategy.	3	18	45
5	<i>Action 32:</i> Replace concrete with low impact and low heat absorbing materials – to minimise heat island effect as per the Sustainable Strathbogrie 2030 Strategy – in fact ensure the recommendations of this document inform all works and activities. New landscape beds. Yes P As well as protection and management of our old and significant trees, eg. Twomeys Bridge Red Gums, the Shelter Tree, and our many large 'veteran' gums.	The submission is noted and has been considered. On page 26, the township strategy was updated to make specific reference to the Sustainable Strathbogrie 2030 Strategy and support the recommendations it makes. Action 47 identifies the need to undertake streetscape design, including the landscape beds. Existing planning regulations created by the <i>Planning and Environment Act 1987</i> and Clause 52.17 of the Strathbogrie Planning Scheme protect native vegetation. The trees you have identified and would require significant justification and appropriate offsets, should an application be made to remove them.	3	19	47
6	Strategy 7 Action 8: Implement streetscape upgrades. Strategy 17 Action 32: Undertake Detailed streetscape upgrade (support)	The submission is noted and has been considered. The document has been updated, your comment now reflects Strategy 8 & 19 and actions 11& 47.	1 & 3	8 & 19	11 & 47
7	I also note that Clifton St (Euroa main road)	The submission is noted and has been	3	18 & 19	45 & 47

	<p>barely receives a mention. This is our main entry into the township. At the moment there is little reason to stay in the town if this street is an indication of what is to come. How can we improve this major entry point and celebrate the town as it deserves. It is still critical to the town and should be considered.</p>	<p>considered. Actions and strategies within the strategy and implementation plan are intentionally worded openly to apply streetscape upgrades on a case by case bases. E.g. strategy 18 & 19 aims to improve landscaping along main roads and upgrade streetscapes and entry points of Euroa which would cover Clifton Street.</p>			
8	<p>The need to remove the mechanic to open up a link to the station and across to the other side of the tracks . The town square that could then result would be an assist ie for market days , shown and shine , carols etc . It is important to reconnect the northern hotel to the town it is the hidden secret if euroa.</p>	<p>The submission is noted and has been considered. Flood constraints make this idea financially & practically unviable. Euroa's farmers market has room to grow at its existing location on Kirkland Ave and Memorial Park, Euroa show n shine in the Seven Creeks Park has more green space and established vegetation which adds <i>ambiance of the event</i>. Council's preferred outcome for the Inland Rail project would see the bridge be on pylons to allow a road connection from Railway Street through to Hinton Street. This will create greater pedestrian access and greater visual presence to the Northern Hotel.</p>	2 & 3		
8	<p>The current state of our centre can only be described as in need of improvement. We are a community of over 55's, the town centre and its surrounds must be comfortable, safe and accessible. Street furniture, trees,</p>	<p>The submission is noted and has been considered. Action 47 of the strategy and action 47 of the implementation plan identifies further detailed designs to be completed before any work is undertaken,</p>	3	18 & 19	45 & 47

	footpaths, appropriate parking, etc. All essential.	which would allow for greater input and consideration for the needs of that demographic.			
8	Enhance upper level parapets to Binney st shops - add colour lighting signage etc to activate the street in general	The submission is noted and has been considered. Action 47 of the strategy and action 47 of the implementation plan identifies further detailed designs to be completed before any work is undertaken.	1 & 3	18 & 19	45 & 47
8	Also encourage Binney st to build up ie upper level accomodation to overlook the street to create an active street after hours and encourage thru access to rear of shops for other activities - green areas , parking, residential or thru links / laneways to Kirkland st etc .	The submission is noted and has been considered. Binney Street is covered by the Commercial 1 Zone, which doesn't require a planning permit for the use of accommodation subject to criteria (a planning permit would likely be required for any buildings and works). This would need to be led by private development.	1 & 3		
9	Improve train corridor as an entrance way for visitors to Euroa.	The submission is noted and has been considered. Action 32 of the township strategy and implementation plan aims to provide visual and amenity improvements throughout the existing rail corridor.	2 & 3	14	32
10	Improve the shop facades within the Binney Street shopping precinct	The submission is noted and has been considered. As your submission relates to physical changes to private structures Council is unable to direct such an action. I have passed this comment onto Councils Economic Development Officer.	3		

3	Euroa's retail precinct currently turns its back on the creek - we should better celebrate this beautiful environment - as is happening in other towns with waterways flowing through them - eg. cafes in Wangaratta's Faithfull Street.	The submission is noted and has been considered. The Ovens River has acted as buffer to stop the sprawl of the business precinct. Euroa hasn't had the same development pressures to push development towards the Seven Creeks.	1,3 & 4		
5	Provision of new street furniture. Yes – well designed, constructed and placed P	The submission is noted and has been considered. Action 47 of the strategy and implementation plan identifies the provision of new street furniture.	3	19	47
32	Make Binney Street one way from the roundabout to the station a oneway street.	The submission is noted and has been considered. Council is awaiting traffic impact assessments among other documentation for the Inland Rail project. Any potential changes to Binney Street would need to happen after the completion of the inland rail project and undertake significant community consultation.	2		
Connections					
11	Pathways suitable for foot ,bicycle and motorised scooters need to be developed prior to or in conjunction with future housing development.	The submission is noted and has been considered. Council is a member of the Infrastructure Design Manual in which property developers must develop subdivisions to a minimum standard in regard to footpaths, roads, drainage etc. Action 4 of the township strategy and implementation plan ensures urban infill subdivisions within the	2	3	4

		township boundary provide appropriate levels of social and physical infrastructure to the satisfaction of the responsible authority.			
11	Creation of a path from arboretum to town to connect with walking tracks would be great. Drinking stations along the way including.	The submission is noted and has been considered. A pedestrian link to the arboretum has been identified as action 29 within the township strategy and implementation plan.	2	13	29
12	In my opinion we desperately need a safe bridge over the Rockies.	The submission is noted and has been considered. The upgrade of Rockies Bridge is currently a budget bid that will go before Councilors for consideration for the next financial year. The strategy has been updated to reflect your comment.	2	13	31
1	And a footbridge between the Burtons bridge and the road bridge with no safe pedestrian way.	The submission is noted. A pedestrian footpath already crosses Burtons Bridge. It has been previously noted by Council that Twomeys bridge doesn't have any footpaths and forms part of the Apex Trail.	2		
6	Improve Rockies Bridge	The submission is noted and has been considered. The upgrade of Rockies Bridge is currently a budget bid that will go before Councilors for consideration for the next financial year. The strategy has been updated to reflect your comment.	2	13	31
5	<i>Strategy 11: Pedestrian movements must be</i>	The submission is noted and has been	1 & 2	13	24-31



	<p>encouraged and supported, as must efficient public transport options. To limit climate change effects, improve health outcomes and build resilience in a warming climate, Councils will likely be more responsible for community planning that reduces reliance on fossil fuels, including ICE (internal combustion engines) vehicles and dirty energy. These ideas could be incorporated into a "Living in a Climate Emergency guide".</p>	<p>considered. P.10 identifies the lack of Public Transport services for Euroa. Council's Sustainable Strathbogie 2030 sets goals and targets that Council aims to achieve in regard to climate change, which the township strategy supports.</p>			
4	<p>The existing walking tracks might need extending in the future so potential routes should be identified and publicised.</p>	<p>The submission is noted and has been considered. Councils Walking and Cycling Strategy identifies paths and trails for upgrade and the estimated cost. Councils Assets Department will likely take the strategy to Council for formal adoption later in the year. In addition, a Tracks and Trails Strategy was developed by Council with Community consultation and is being progressed with implementation works occurring.</p>	2	13	25
7	<p>Before we can draw in new residents (which is definitely critical) we feel we must first attend to our current population and as such our priorities have tended towards how to improve our current township. Infrastructure such as connections and linkages for pedestrians and cyclists</p>	<p>The submission is noted and has been considered. Council has a walking and cycling strategy that identifies paths and trails for upgrade. Councils Assets Department will likely take the Walking & Cycling Strategy to Council for formal adoption later in the</p>	2 & 3	13 & 19	24-31 & 47

	- critical. As a part of this tree cover and shade are a major consideration.	year. Theme 2 solely focus upon establishing a well-connected and accessible township. Action 47 of the strategy and implementation plan identifies to improve shade cover and urban canopies in strategic locations.			
13	an RV parking area and a walking link through the Seven Creeks park to the Binney St area	The submission is noted and has been considered. The Apex walking track already connects the Seven Creeks Park to the VC Memorial Park and then onto Binney Street. The township strategy identifies Railway Street as an area for RV's via action 36 of the township strategy and implementation plan.	2	16 & 23	36 & 57
14	Enhancements to pedestrian and bike paths, tracks, laneways, underpasses, crossings and footbridges will all contribute to a safer, more accessible and connected town for all ages. I particularly applaud the idea of opening up pedestrian laneways to connect nearby streets with Binney Street. These areas would be well-used for access but also as a sheltered place, with seating and artworks to enjoy. Small-scale events and performances could be programmed these spaces also. Euroa would also benefit from safe linked pedestrian and bike tracks from the centre of town to the Arboretum, another highly valued asset in	The submission is noted and has been considered. Strategy 13 identifies to improve pedestrian and cycle connectivity and associated infrastructure. Action 29 within the strategy and implementation plan identifies the need to create pedestrian link with the Euroa Arboretum. Figures 9 and 10 represent Councils preferred outcome for the Inland Rail project, which prioritises pedestrian connectivity throughout the precinct.	2	13, 15 & 18	29, 33 & 34

	<p>town for its passive and active recreational offerings and as an educational centre for students of all ages. One of the major barriers to a connected town at present is the poorly designed overpass. It both divides the town and is dangerous. Hopefully, with careful planning and inspired design for this precinct, these obstacles will be overcome.</p>				
9	<p>Improve pedestrian connectivity throughout the township. Specific mentions were made to Kennedy St & Mansfield Rd.</p>	<p>The submission is noted and has been considered. Councils Walking and Cycling Strategy identifies improvements for Kennedy Street and Mansfield Road. The Walking and Cycling Strategy will likely go to Council for adoption later in the year.</p>	2	13	24
33	<p>We need more footpaths over the railway line and over towards the caravan park. I know there is a bit but needs to be continued to be done.</p>	<p>The submission is noted and has been considered. The creation of footpaths is managed by the bicycle and walking strategy. Your comment has been sent to Councils Asset Department.</p>	2	13	24 & 25
Tree Plantings					
15	<p>Let's plant more native species in town. Bring more of the sevens into our streets. Integrated planning between planting, street infrastructure and art would help create a more vibrant and pretty community.</p>	<p>This comment is noted and has been considered. Action 45 & 47 of the township strategy and implementation plan identifies new canopy planting in strategic locations. The strategy and associated implementation plan identify the need to undertake detailed</p>	3	18 & 19	45 & 47

		streetscape design work.			
16	Plant more native street trees	The submission is noted and has been considered. Planting more trees has been a common theme heard through the consultation process. Further to the actions identified within the strategy and implementation plan (45 & 47), Councils Sustainable Strathbogie 2030 strategy identifies and sets a goal of planting 200 new trees yearly.	3	18 & 19	45 & 47
17	I'd like to see every street planted with trees/vegetation. Shade will become more important than ever in our hotter summers.	This submission is noted and has been considered. Action 45 of the township strategy and implementation plan identifies new canopy planting in strategic locations.	3	18 & 19	45 & 47
18	Development of plan to establish minimum 40% canopy cover in the urban areas of the Shire. We are experiencing record temperatures and they are predicted to increase by another 3-4% by 2050, The Shire must take steps to ensure that our town remain liveable. Research has shown that 40% canopy cover will reduce ambient temperatures by 3-4 degrees (the projected increase). The recommendation in the draft strategy is weak and while it might enhance certain areas of the township, a much more aggressive approach is needed to	The submission is noted and has been considered. Action 45 of the strategy and implementation plan identifies new canopy planting in strategic locations. The Sustainable Strathbogie 2030 is the appropriate document to set and maintain these goals at a municipality level. The Euroa Township Strategy identifies the Sustainable Strathbogie 2030 Strategy and supports the actions and implementation plan within the document.	3	18 & 19	45 & 47

	<p>improve and protect the liveability of the town. Note that it's some of the more affluent areas of the town that get close to 40% cover, but the vast majority of the town would struggle to get to 10% cover.</p>				
19	<p>Long lined deciduous shade trees would be wonderful.</p>	<p>This submission is noted and has been considered. Action 45 & 47 of the strategy and implementation plan identify to develop a landscaping/ boulevard planting strategy and new canopy planting in strategic locations.</p>	3	18 & 19	45 & 47
14	<p>TREES, particularly local species, for streetscapes, parks, swimming pool, seated areas, shelter zones for both within the town and for entrances to the town. Healthy local trees and advice are available at the Euroa Arboretum. With the prediction of higher temperatures and more unpredictable weather, it is great to see documented planning for a sustainable Euroa, including the use of recycled water and a major increase in the number of trees planted. The Sevens Creek is valued by locals and visitors alike and it is my hope that some of that natural beauty will be replicated throughout the town in future landscaping.</p>	<p>The submission is noted and has been considered. Actions 45 & 47 identify the planting of more trees. Strategy 21 aims to increase weather protection. P11 identifies recycled water. Council has also included the Sevens Creek Masterplan as an appendix of the township strategy to assist in the application of grant funding to undertake further works as per the masterplan.</p>	3	18,19,21 & 24	45, 47 & 49
3	<p>More shade is crucial, street trees must be a works priority in both residential and commercial zones. How</p>	<p>The submission is noted and has been considered. Action 45 & 47 of the strategy and implementation</p>	3	18 & 19	45 & 47

	about planting trees down the centre (along the middle line) of Binney Street, to improve the aesthetics and the heat island effect ?	plan identify to develop a landscaping/ boulevard planting strategy and new canopy planting in strategic locations. Council would need to see the outcome of the Inland Rail project before any such work could be undertaken.			
5	New canopy tree planting in strategic locations. YesP	The submission is noted and has been considered. Action 47 of the strategy and implementation plan identify new canopy planting in strategic locations.	3	19	47
5	<i>Strategy 4:</i> Home-owners increasingly seek living spaces in shady streetscapes, quiet neighbourhoods and minimal traffic zones. With this they want good access to services – where are these opportunities currently and how do we expand them? What creates opportunity? – demand or supply? The factors highlighted here provide Council with a real opportunity to be pro-active while promoting “growth and prosperity”.	The submission is noted and has been considered. Action 47 of the strategy and implementation plan identify new canopy planting in strategic locations. When assessing a subdivision application Council takes all of your comments and more into consideration before deciding on any application. Both supply and demand create the opportunity. Council is legislatively required to have 15 years land supply of appropriately zoned land (commercial, residential etc.). Currently there is over 15 years supply of vacant residential land already located within Euroa (see background documentation). Until current land is taken up Council legislatively is unable to do anything. When the current vacant land is developed, the township strategy	3	1,18 & 19	1, 45 & 47

		identifies where Euroa should develop when required Figure 7.			
9	More trees & greater canopies throughout Euroa	The submission is noted and has been considered. Action 45 of the strategy and implementation plan identify new canopy planting in strategic locations.	3	18 & 19	45 & 47
17	Lets build on an urban canopy is an idea that is taking off everywhere.	The submission is noted and has been considered. Action 47 of the strategy and implementation plan identify new canopy planting in strategic locations.	3	18 & 19	45 & 47
5	<i>Theme 3 comments:</i> Couldn't agree more!! But there are LOTS of gaps – which need to be filled urgently. I am in favour of Council / community partnerships to speed this up. 200 trees per year is simply not adequate – more than this number are removed every year – so to meet goals stating “increased” cover in urban spaces, we need to be planting trees in their thousands (not hundreds).	The submission is noted and has been considered. The Sustainable Strathbogie 2030 sets Councils commitment of planting trees for the Shire. The Euroa Township Strategy cannot override such a target. However, actions within the strategy and implementation plan will direct further work to be undertaken in regard to planting of more vegetation for canopy and visual improvements (Action 45 & 47).	3	18 & 19	45 & 47
Pool/ Splash Park					
20	Heated swimming pool Will attract people out of town and the flow on effect will create business in town.	The submission is noted and been considered. The establishment and ongoing maintenance costs for a heated pool would be a decision of Council and budget considerations. Your comments have been passed onto Councils Facility Planner and Pools Coordinator.	4		

21	<p>Pools are extremely expensive to run. Municipal pools cannot cover their own costs. People from out of town have their own pools ie Benalla, Seymour, Shepparton. Those who live outside those towns or the town of Euroa would come to town anyway for shopping and services.</p>	<p>The submission is noted and has been considered. You're quite right, pools are very expensive to construct and run. Currently Council is focused on the facilities we already have and how we can lift the profile and appeal of each pool to assist us to source external funding needed to proceed with significant infrastructure upgrades and to get more people using the pools, with low patronage over the last few pool seasons. Your comments have been passed onto Councils Facility Planner and Pools Coordinator.</p>	4		
22	<p>While I completely understand that heated pools are expensive to run I feel that if you want to boost the population of our shire we may need to think about getting one in the future. If I were to decide to move towns I know the location of a heated pool would be something I would factor into my move. I currently travel out of town to the Seymour sports and leisure centre weekly. And I know many others who travel out of town weekly as well. While we are out of town we also spend money out of town. I'd be happy to pay a bit more for swim lessons locally than to travel. A 1/2 hour lesson takes up at least 2&1/2 hours of my time with travel to and from the facility. I think it would</p>	<p>The submission is noted and been considered. Your comments have been passed onto Councils Facility Planner and Pools Coordinator.</p>	4		

	<p>be a huge benefit to our community. And with so many people living on farms with Dams I think it is vital our kids learn how to swim. While I know you can get lessons at our local pools during the summer months I think it would be of greater benefit if our children could access lessons all year round.</p>				
11	<p>Euroa seems to have many enthusiastic fitness and well being participants , a heated pool would enable and encourage more less able bodied to participate in exercise and social activity . if opened into the evenings and water aerobics etc were available then i am sure it would be popular with many time poor people .</p> <p>How about building on the great fitness and wellbeing movement that is here now and encourage euroa to be the healthiest fittest town in the state</p>	<p>The submission is noted and has been considered. Council has recently installed 3 exercise stations at the Memorial Oval with several machines at each station. Council is endeavoring to install such facilities within each township throughout the municipality. Your comments have been passed onto Councils Facility Planner and Pools Coordinator.</p>	4		
16	<p>Build a Water Play / Splash Park playground in the Seven Creeks Park to attract tourists with children wanting a break from driving.</p>	<p>The submission is noted and has been considered. Council is not currently looking to establish a splash park in Euroa. Your comments have been passed onto Councils Facility Planner and Pools Coordinator.</p>	4		
17	<p>These splash parks are really good at attracting people to a town- there is a very simple one at Kyneton- great for families. Euroa is perfectly situated along</p>	<p>The submission is noted and has been considered. Your comments have been passed onto Councils Facility Planner and Pools Coordinator.</p>	4		

	the Hume for travellers wanting a break.				
35	Similarly the pool. Pools in this inland environment are critical to the community and should provide a place of refuge to all residents. Shade cover, accessible parkland, hours of operation! Additionally, the park and playground which leads to the pool are a disgrace.	The submission is noted and has been considered. Currently Council is focused on the facilities we already have and how we can lift the profile and appeal of each pool to assist us to source external funding needed to proceed with significant infrastructure upgrades and to get more people using the pools. Your comments have been passed onto Councils Facility Planner and Pools Coordinator.	4		
Culture					
23	A Collective Art Space/artist run studio. For workshops, visiting artists in residence, exhibitions and artist studios.	The submission is noted and has been considered. Your comment has been forwarded to form part of Councils Arts & Culture Strategy.	4		
1	Great idea I wholly support this. Also a reading space for poets to read their craft to an audience - over a latte or hrbal tea and snacks.	The submission is noted and has been considered. Your comment has been forwarded to form part of Councils Arts & Culture Strategy.	4		
23	Designated area for street busking	The submission is noted and has been considered. Your comment has been forwarded to form part of Councils Arts & Culture Strategy.	4		
17	Live music and street music brings life into a town. It should be encouraged- but also moderated!	The submission is noted and has been considered. Your comment has been forwarded to form part of Councils Arts & Culture Strategy.	4		
23	Yes I agree - I was thinking buskers could apply for a temporary permit. Young musicians	The submission is noted and has been considered. Your comment has been	4		

	should be given the opportunity and a range of styles considered.	forwarded to form part of Councils Arts & Culture Strategy.			
31	Referring to figure 9 of the Draft Euroa Township Strategy, I think we need to see more opportunities for creative industries, craft/makers workshops with potential street/lane frontage.	The submission is noted and has been considered. Your comment has been forwarded to form part of Councils Arts & Culture Strategy.	4		
14	The draft plan indicates increased support for community events such as festivals, markets, exhibitions and performances. This is encouraging for both the creative members of the community and those who are keen to experience culturally diverse events. A designated arts space would complement these plans.	The submission is noted and has been considered. Your comment has been forwarded to form part of Councils Arts & Culture Strategy.	4		
24	Find a way to support the extra-ordinary talented local artists who can work off the smell of an oily rag to enrich the town but are desperately in need of studio space.	The submission is noted and has been considered. Action item 2.4 in the draft Arts and Culture Strategy addresses this point. Your comment has been forwarded to form part of Councils Arts & Culture Strategy.	4		
Energy Improvements					
1	How about a cut price deal on cost of electricity for retail shops in Euroa from the Euroa Energy Grid?	The submission is noted and has been considered. However, a township strategy is not the appropriate location to identify or leverage for such a program. Your comment has been forwarded to Councils Economic Development Officer and Councils Climate Change & Environment Officer.	1		

5	More solar power P	The submission is noted and has been considered. The Euroa Township Strategy references and supports the Sustainable Strathbogie 2030, which sets Councils goals in this space.			
5	<i>Action 14: Energy Strategy - By 2020, 25 percent of Victoria's electricity will come from clean renewable energy. By 2025, that will rise to 40 percent. How can Strathbogie Shire benefit from this? The Bogie Bulk Buy and the Euroa Environment Group's Microgrid are great starters, but what's next to ensure we're not left behind? The upgrade of the 22kv line (to 66kv) from Benalla seems unlikely (according to the AusNet rep with whom we have been in recent discussions) so what other opportunities can Council pursue? This a big future challenge – but also a huge opportunity – if given our immediate attention.</i>	The submission is noted and has been considered. The Euroa Township Strategy does identify the power supply issues our community currently experiences, however, the Euroa Township Strategy is not the appropriate document to achieve the outcome you suggest here as the opportunity to have alternative energy suppliers rests with the upgrade of line from Benalla. Action 18 identifies to lobby AusNet and the State Government to upgrade transmission corridor. I have forwarded your comment onto Councils Economic Development Officer and Climate Change & Environment Officer.	1	11	18
4	Encourage, financially, alternative energy manufacturers to set up in Euroa. Encourage wind farms to be built throughout the shire. Make Euroa the energy efficient town. Install lower wattage street lights throughout Shire. Ensure all council buildings have solar panels! Install floating solar panels over the Abinga reservoirs to reduce evaporation and	The submission is noted and has been considered. The line currently coming from Benalla doesn't have enough capacity for alternative energy suppliers to feed into. The Euroa Township Strategy identifies the power supply issues Euroa and surrounding areas are currently experiencing consistently during peak periods. Action 18	1	11	18

	to generate power without covering land.	identifies to lobby AusNet and the State Government to upgrade transmission corridor I have forwarded your comment onto Councils Economic Development Officer and Climate Change & Environment Officer.			
13	I note that in summer, the town has supplementary diesel power to cover high usage, which means that the infrastructure exists for additional inputs. Using current solar power incentives, and having a guaranteed market for more power, it seems like some clever negotiation with the Provider could result in a win-win situation. Maybe a Public/Private business opportunity. The Strategy does not appear to give any consideration to alternative energy sources, although the area is perfectly placed for this developing industry.	The submission is noted and has been considered. The Euroa Township Strategy is not the appropriate document to identify a public private business opportunity for power as Council does not have any statutory role in the power supply industry.	1	11	18
25	Also looking at upgrading existing facilities to limit impacts on climate change - eg clean energy, passive housing, public transport accessibility.	The submission is noted and has been considered. Please see Councils Sustainable Strathbogie 2030 Strategy that sets out the goals Council is targeting in regard to Climate Change. I have forwarded your response to Climate Change & Environment Officer. Council is a member of Environmental Sustainable Design For Subdivision In Regional Victoria in which	4		

		Council applies and implements the guiding principals. P10 identifies public transport issues facing Euroa.			
19	I would like to see our council facilitating and ensuring new buildings and renovations are passive solar, energy efficient and considerate of the environmental impact of materials.	The submission is noted and has been considered. The <i>Building Act 1993</i> set the minimum standard for the actions you have identified. Further, Councils Sustainable Strathbogie 2030 sets Councils targets to minimise the impact of climate change. Additionally, Council is a member of Council Alliance for Sustainable and Built Environment (CASBE). Work is being carried out by a larger Council of which learnings will be shared with Council's Planning Team as to how a Local Planning Policy could be developed to capture this.	4		
History					
26	A concept plan is well underway to develop an Aboriginal Heritage trail from Travellers Rest to the birthing tree by the Memorial Football Oval . This will celebrate the Aboriginal History of the area and the Taungurungs ongoing connection with country. This will offer a pleasant walk along the existing trail on the west side of the Seven Creeks but will incorporate a large educational component of Aboriginal History and their relationship with the waterways of the Seven Creeks and	The submission is noted and has been considered. Action 52 of township strategy and implementation plan directs to prepare a cultural history report which documents the history and culture of Euroa, including indigenous history. Action 54 of the strategy and implementation plan aims to reference and celebrate Aboriginal Cultural Heritage. Action 57 of the strategy and implementation plan identifies to improve	4	22 & 23	52, 54 & 57

	<p>surrounding flora. It is also planned to be a showcase of local Aboriginal Art and sculpture which will attract more visitors to the area. The Taungurung are keen to develop this area as a facility for schools and other interested groups and are planning to be integrally involved in this pursuit.</p>	<p>connections to the Apex Walking Track. The township strategy was also referred to the Taungurung, who did not make a submission. Your comment has been forwarded to form part of Councils Arts & Culture Strategy.</p>			
7	<p>Our heritage and environment have suffered many blows in recent history. Critical to any future planning is to ensure they are protected and enhanced for future generations. This has to be considered with any future planning.</p>	<p>The submission is noted and has been considered. Action 51 of the township strategy and implementation plan has a recommendation to implement the recommendations of the Strathbogie Shire Heritage Study 2013 for precinct based heritage controls. Which was abandoned, due to community concerns and lack of information which would provide guidance to landholders, developers and Council. Further work was recommended prior to seeking funding to implement the Heritage precincts.</p>	4	22	51
27	<p>Celebrate the aboriginal identity of the area- Bruce Pascoe writes about the significance of Euroa regarding how aboriginals hunter yet all we seem to advertise are horses and soldiers!</p>	<p>The submission is noted and has been considered. Theme four identifies Euroa's Cultural Assets. Action 52 of the township strategy and implementation plan identifies to prepare a cultural history report which documents the history and culture of Euroa, including indigenous heritage. Action 53 identifies to</p>	4	22	52-54

		review Euroa Heritage Trail based on the above cultural history report. Action 54 of the strategy identifies to reference and celebrate Aboriginal Cultural Heritage.			
25	How do we acknowledge that the town we are in is indigenous land? how can the planning and management of the town create spaces to acknowledge and learn about our First Nation people.	The submission has been noted and considered. Action 52 of the township strategy and implementation plan identifies to prepare a cultural history report which documents the history and culture of Euroa, including indigenous heritage. Action 50 identifies to review Euroa Heritage Trail based on the above cultural history report.	4	22	52-54
28	I'd love to see more about Euroa's indigenous heritage in the form of signs and recognition in the town and local areas. We were so delighted when we discovered that Euroa means 'joy' in an indigenous language, and I think there are many people here who are interested in the heritage. It's great to have such a good feel for the town's colonial history - could we work in some of its first people's history as well?	The submission has been noted and considered. Action 52 of the township strategy and implementation plan identifies to prepare a cultural history report which documents the history and culture of Euroa, including indigenous heritage. Action 53 identifies to review Euroa Heritage Trail based on the above cultural history report.	4	22	52-54
29	Implement the heritage study urgently. There is nothing protecting our heritage buildings in Euroa. A quick review of the planning scheme identified the absence of a heritage overlay for	The submission is noted and has been considered. Action 51 of the township strategy and implementation plan has an immediate recommendation to	4	22	51

	<p>the Post Office, the Euroa Hotel, and many more of our towns historic buildings. The only established economic development that draws visitors into our town is not even protected from demolition. There is nothing stopping the council from implementing this important work right now. Itâ€™s long overdue.</p>	<p>implement the recommendations of the Strathbogie Shire Heritage Study 2013 for a precinct-based heritage controls. Which was abandoned, due to community concerns and lack of information to provide guidance to landholders, developers and Council. Further work is required prior to seeking funding to commencement the amendment.</p>			
Seven Creeks Park					
30	<p>Develop our park as a showpiece. A financial commitment to become part of our shires budget , Fully trained Gardner, which has continued backup and rotation of in training horticulture apprenticeships so as to develop our youth whom express these types of opportunities. These skilled people will become the enhancement for our streetscape, entrances to our town. Road way garden development and even can work closely with arboretum to develop and expand opportunities with indigenous plants . Also utilise grants monies and opportunities towards street art , creative seating etc throughout our shire , This is a time for change champions within our shire to develop new strategies which will enhance for future generations .</p>	<p>The submission is noted and has been considered. Council has appropriately qualified personal undertaking the maintenance program throughout the municipality. Strategy 18 & 19 identify to improve land scaping along main roads and within the town centre & upgrade streetscapes and entry points of Euroa.</p>	3 & 4	18 & 19	45-47

13	Speaking of the Sevens Creek Park, it must be time to design a complete planting and maintenance program to develop it to a Botanical Garden standard. Low grade water from the sewerage farm and some clever environmental planting could turn this area into a lush park which would be most welcome as a public park and a bushfire emergency refuge area.	The submission is noted and has been considered. The township strategy addresses the need to use low grade water on p11 and is action 17 within the implementation plan. The Euroa Township Strategy makes reference and provides support to the Sevens Creeks Master Plan.	1,3 & 4	11 & 23	17 & 55-57
6	Implement friends of the sevens plans, extend the environs of the Seven Creeks Reserve and Parklands	The submission is noted and has been considered. It is noted that the Sevens Creek Master Plan is currently being updated by the Friends of the Sevens. Subsequently, reference has also been included in Theme 4 (celebrate Euroa's historic, cultural, natural & recreational assets) and strategy 23 has been included to maintain and continue to improve the natural environment within Seven Creeks Reserve & Parkland.	3 & 4	23	55-57
14	I was disappointed however that although the Seven Creeks Reserve was acknowledged as an important asset for Euroa, the Masterplan for this Reserve was not attached as an appendix. It is an important reference, detailing plans and visions from all stakeholders along the creek.	The submission is noted and has been considered. It is noted that the Sevens Creek Master Plan is currently being updated by the Friends of the Sevens. Subsequently, reference has also been included in Theme 4 (celebrate Euroa's historic, cultural, natural & recreational assets) and strategy 23 has	3 & 4	23	55-57

		been included to maintain and continue to improve the natural environment within Seven Creeks Reserve & Parkland.			
9	Ensure all future work is completed in conjunction with the recommendations of the Sevens Creek Master Plan.	The submission is noted and has been considered. It is noted that the Sevens Creek Master Plan is currently being updated by the Euroa Environmental Action Group. Subsequently, reference has also been included in Theme 4 (celebrate Euroa's historic, cultural, natural & recreational assets) and strategy 23 has been included to maintain and continue to improve the natural environment within Seven Creeks Reserve & Parkland.	3 & 4	23	55-57
ARTC					
7	The train station - Having a train station in the centre of town creates a fantastic opportunity for the town. With the train comes the potential for tourism, transportation etc. However the number and type of trains (ie double decker) coming through will create many issues, both for the immediate residents and the broader community. We absolutely must work with the community group and the ARTC to ensure the outcome of the design around the station is to our benefit. This opportunity will not come around again. Council's support	The submission is noted and has been considered. Council has been very supportive and inclusive in collaborating with the community in regard to the Inland Rail project. From the initial consultation (Dec 2018) when Council had the design phase drawings interoperated for our community to have input. Through the forming of a committee of local representatives to work on an appropriate outcome with ARTC on the Inland Rail project. Council is still waiting on several important studies to assist in	2 & 3	15 & 18	41-44 & 47

	<p>here is an imperative. The station must be a place of pride (it is the point of entry for many and provides essential access to other areas for our community) . It should be welcoming, accessible, comfortable, and a connection to the community on the other side, Melbourne, the north etc.</p>	<p>future decision making. However, there are strategies and actions within the Euroa Township Strategy that aim to improve the Euroa Train Station and the surrounding precinct shown on figure 9 & 10.</p>			
5	<p><i>Action 31: Trust this is a given – as the Euroa Station precinct I understand will be addressed as a separate project once plans are finalised? The potential to extend the Station Precinct should be explored</i></p>	<p>The submission is noted and has been considered. Action 31 represents action 47 in the updated strategy. Council doesn't own or manage many of the assets within the Euroa Station precinct. Figure 9 & 10 show Councils preferred outcome for the Euroa Station precinct.</p>	2 & 3	18	47
5	<p>In regard to Action 23 I have to voice my disagreement. While the Railway Street precinct is yet to be finalised (given the ARTC plans are not formalised) I would hope that Railway Street might become a fabulous "boulevard" / a precinct containing beautiful landscaping, great pedestrian spaces, inviting fabulous art installations, or cafes, heritage walks, or . . . This zone has the potential to be Euroa's concourse, a "welcome point" to our town for those alighting train travellers, a space where Binney Street shoppers wander to sit and chat, or kids play under shady trees . . .</p>	<p>The submission is noted and has been considered. Railway Street was selected for RV's as it is the largest piece of land which can be incorporated that is underutilised within the shopping precinct. The space behind the Euroa Hotel has been identified by action 38 of the township strategy and implementation plan.</p>	2 & 3	15, 16, 18 & 19	33-34, 38, 45 & 47



	<p>The options are endless - and there are other less prominent places we could provide for RV parking. In fact I believe parking in general should be formalised in a space that does not intrude on the spaces we expect people to congregate in. Cars and people should be kept separate as much as possible. I believe allowing RV's (which are getting bigger and bigger) to block vistas (from any direction, including from our shopping precinct), or to occupy key areas, is not good urban design. The ARTC development will of course greatly influence this space. It would be great if vacant land, including the private land behind the Euroa Hotel could be utilised for off-street parking.</p>				
5	<p><i>Strategy 13:</i> Ensure the ARTC development in regard to double stack trains is afforded the best resources to ensure this "once-in-a-lifetime opportunity" is taken up. We must ensure "excellence" is built into the brief.</p>	<p>The submission is noted and has been considered. Council doesn't own or manage many of the assets within the Euroa Station precinct. Figure 9 & 10 show Councils desired outcome for the Euroa Station precinct.</p>	2 & 3	15 & 18	33, 34 & 47
3	<p>Ensure the rail precinct is 'state-of-the-art' design when it happens - to transform the "top-end" of Binney Street - where people could meet and interact in a pleasant park like setting.</p>	<p>The submission is noted and has been considered. Councils preferred outcome located on Figure 9 & 10 of the strategy identifies park spaces.</p>	2 & 3	15 & 18	33, 34 & 47
Businesses					
34	<p>If Burtons won't do this we should appeal to Aldi</p>	<p>The submission is note. We have heard</p>			

	to provide competition. Then cafes, shops and restaurants will follow.	from our community that the opening hours of local businesses has been a point of concern. Council is always open to facilitating development that will improve facilities which Euroa can provide for into the future.			
33	Encourage business and industry by reducing barriers, restrictions and red tape.	The submission is noted and has been considered. Encouraging local businesses and improving our processes for businesses is a common thread we have heard from our community through this process. The Euroa Township Strategy is a high-level strategic document about the township, rather than operational, however through this feedback, Council has been working in the background on a Better Approvals Project which aims to improve our business and event permit processes by making applications easier and quicker for our customers to complete.			
1	Question is why are so many shops vacant in Euroa? And in Shepparton and elsewhere? Retail rents too high? Maybe some way to address this via community supported rents.	The submission is noted and has been considered. This is a common thread throughout Australia. Online shopping is also a major contributor. Council is always open to facilitating development that will improve the offerings of Euroa into the future. Your submission has been passed onto			

		Councils Economic Development Officer.			
1	We also need shops to be open longer on the weekend.	The submission is noted and has been considered. We have heard from our community that the opening hours of local businesses has been a point of concern. Council is always open to facilitating development that will improve the offerings of Euroa. Action 14 encourages local businesses to extend trading hours.	1	8	14
31	We don't live in the region/Euroa for large scale retail as proposed. Plenty of that in Shepparton & Euroa offers a very different model of rural living which I think should be maintained.	The submission is noted and has been considered. Council has to provide direction in where to direct certain kinds of development e.g. commercial, residential etc. which is what Figure 9 achieves. Maintaining our rural living in and around Euroa is certainly a priority.	1	8	13
Miscellaneous					
23	Tool/toy library	The submission is noted. Your suggestions has been sent to our Community Development area			
32	Toilets at Railway end of Binney Street	The submission is noted Public toilets are located a short walk away (Telegraph Park) which appropriately services Binney Street. Further work/discussion could be had should the redevelopment of the Railway Street precinct occur through the inland rail project			
5	Up-lighting of street trees.	The submission is noted and has been	3	19	47

		considered. Acton 47 of the township strategy and implementation plan identify your comment.			
5	Building standards for new builds must attract higher star ratings. As Council don't have the authority to ensure all new builds meet the very highest possible (enforceable) star rating – how can we influence the State Govt to make these more stringent than the current rating? Some very simple requirements, like ensuring all new builds are oriented correctly, would be a great start. This very basic concept significantly reduces artificial heating and cooling requirements, which in turn positively impacts power demand / power costs, etc.	The submission is noted and has been considered. As you rightly identify Council is unable to influence Building Regulations. Council is a member of Environmental Sustainable Design For Subdivisions In Regional Victoria Council implements the principals where applicable. Additionally, Council is a member of Climate Alliance for Sustainable Built Environment and is aware of some work currently being conducted which may assist within Local Planning Policy however is some time off.			
5	<i>Strategy 10:</i> With growing numbers of EV's (electric vehicles) on the roads, EV drivers will automatically gravitate to charging stations that offer them interest and opportunities while charging occurs. How will our local communities meet the new "fuelling"/charging needs of these vehicles?	The submission is noted and has been considered. The Euroa charging station faces the Sevens Creek Park and is within a walkable proximity of the Binney Streets business precinct.			
4	Encourage the owners of the former fuel sites to either repurpose or demolish the old buildings.	The submission is noted and has been considered. Action 12 of the strategy and implementation plan identifies rezoning of the former fuel sites with the aim of	1	8	12

		protecting Binney Streets commercial function and provide new opportunities for the former fuel stations.			
4	The amount of discarded food containers around the northern town access is appalling and perhaps the fast food outlets could be induced to pay to have the area cleaned and maintained.	The submission is noted and has been considered. Unfortunately, Council is unable to force such outlets to do this. Your comment has been passed onto Councils Works Department.			
4	Instigate a mini bus service to Shepparton to accomodate medical and special needs clientele .	The submission is noted and has been considered. A service already exists within Euroa. Community Accessibility (CA) delivers programs that promote social wellbeing and independence across 12 Shires in the Hume region of Victoria. CA is a not-for-profit organisation that works in partnership with clients, carers and other professionals to provide high quality, flexible services through leadership, and a dedicated team of staff and volunteers. For more information visit www.gettingthere.net.au	2		
9	Hiding bins for RSL/ 3 rd age Club	The submission is noted and has been considered. This comment has been passed on to Councils Waste Officer & Facilities Planner.			
9	Changing signs tourism road signs to be more readable	The submission is noted and has been considered. Council has a Signage Policy to ensure all signs meet	4		

		applicable VicRoads and any other relevant agencies standards.			
13	is it possible for a consortium of producers and the shire to work together to develop a retail outlet featuring local food and wines with other local products.	The submission is noted and has been considered. This comment has been passed onto the appropriate areas within Council. This suggestion sits outside the scope of the Euroa Township Strategy.			
13	Although the town does have a very high percentage of older people, this report does not seem to address, or even consider that fact that this is a growing area which requires more service and facilities. There is mention made of the need for better transport services for locals to visit other towns for medical and other needs, but no action plan.	The submission is noted and has been considered. P7 has been updated to note the lack of health services within Euroa and to provide appropriate health services for Euroa's aging population profile. Action 21 has been included to improve the provision and availability of health care.	1	11	21
28	Please could we have some large community bins that separate rubbish in town - ones for landfill, recycled plastics, bottles, cans. As we aren't here full time we don't get a rubbish collection and we get stuck if can't get to the tip when it's open. I think that plenty of people use the town as a mustering point for their trips as well and it would be great to be able to sustainably dispose of rubbish.	The submission is noted and has been considered. Council currently has 8 transfer stations throughout the municipality. At this stage we would not consider placing communal bins in towns as there is a high risk of contamination and fire. Council also operates its waste service on a "user pays" system and placing bins in towns with no way to collect fees and charges would place a financial burden on rate payers. Councils townships are well serviced by public place bins that can be			

		used by those stopping.			
25	As the workforce becomes more mobile what are they doing to attract younger people with the lifestyle? Integrating co working spaces and community hubs that allow people to work remotely would be pivotal for attracting younger people. Eg Having a cafe, coworking space and a makers space (arts, design, 3D printing) all in one	The submission is noted and has been considered. Euroa has previously run a similar project to this (privately) but was not successful. Your comment has been passed onto Councils Economic Development Officer.	1		
1	Sevens Creek was purportedly a meeting ground/place for tribes and clans from this area. Euroa has that energy of 'meetibg' and 'coming toether'. Maybe that is a focal point and strength to build on - conference location rather than another comercial or agricultural centre. That and the Arts, performance, Aboriginal history and heritage.	The submission is noted and has been considered. Any such development would need to be led by private development. This comment has been passed onto Councils Economic Development Officer and to inform the Arts and Culture Strategy.	4		
4	Reuse wastewater from treatment pant to water playing fields and schools throughout.	The submission is noted and has been considered. The strategy addresses the need to use low grade water on P11 and is action within the township strategy and implementation plan.	1	11	17
7	Now to growth, planning is critical as is improvements to infrastructure. We will not be able to draw in new business unless we can support it. Hence the need for planning, dependable power, internet and other services. The train is	Your submission is noted and has been considered. Strategy 11 addresses existing infrastructure and supply issues within Euroa. P10 identifies the lack of public transport that currently covers the township. Action 2 identifies to	1	1,8 &11	1, 11-14& 17-21

	<p>essential to this. If we want younger families to come (as noted in the first line of the vision statement) they must have a reliable source of income, know that their children will be safe and have the opportunity to grow and flourish. New business, again dependable transportation services that get you to major centres during working hours, etc. With the business and job opportunities will come the need for housing and of course planning. What type of housing, and how to cater for those needs and critically, how can we assist our community to improve their current housing. Insulation, solar, water storage, etc.</p>	<p>undertake investigations to determine localised needs and demands for different forms of accommodation.</p>			
7	<p>I have noted in my response (attached) that there are several omissions which I feel is critical to the township. The Arboretum has not been mentioned and I feel it is a tremendous asset to the town. They are expanding, conducting critical research in the fields of agriculture and environment and provides a wonderful area of natural open space for the community to enjoy. It must be mentioned and supported. Surely we can do better!</p>	<p>The submission is noted and has been considered. A pedestrian link to the arboretum has been identified as action 29 of the township strategy and implementation plan.</p>	2	13	29
13	<p>Still on parks, it's great to see the Euroa Caravan Park take on a new life. The new additions, new</p>	<p>The submission is noted and has been considered. A planning permit would be required for the</p>	4	23 & 27	27, 55-57

	<p>managers and their progressive attitude are most welcome. It's a good model for other shire businesses. I note that the threatened tree removal program announced for the northern side has not gone ahead, and I hope that the trees remain. If it's absolutely necessary to remove them, a new planting program should already be in action to reduce the visual impact and promote the relaxed shady area that it is a boon for many travellers and locals.</p>	<p>removal of any vegetation on the site. If any planning permit is granted for the removal of any native vegetation appropriate offsets must be secured and maintained. To date no application has been submitted to Councils Planning Department.</p>			
25	<p>It would be great to see town planning principles for adapting and minimising the impact of climate change acknowledged. Having strong guiding principles and an agreed approach will help with decision making into the future. For example adaptation: help the community to manage the impacts of climate change (be more bushfire ready, creating cooler spaces, more tree planting etc)</p>	<p>The submission is noted and has been considered. Councils Sustainable Strathbogie 2030 sets out Councils direction in that area. CFA has a Landscaping for Bushfire to provide a guide for being bushfire ready. Action 47 of the strategy and implementation plan identifies new canopy planting in strategic locations.</p>	3&4	19	47

PLANNING COMMITTEE REPORT NO. 6 (MANAGER, PLANNING AND INVESTMENT – EMMA KUBEIL)

**7.2 Planning Applications Received
- 25 June to 24 July 2020**

Following are listings of Planning Applications Received for the period 25 June to 24 July 2020.

MOVED COUNCILLOR WILLIAMS, SECONDED COUNCILLOR MASON


That the report be noted.

37/20 CARRIED

THERE BEING NO FURTHER BUSINESS, THE MEETING CLOSED AT 5.26 P.M.

Confirmed as being a true and accurate record of the Meeting


.....
Chair


.....
Date

PLANNING APPLICATIONS RECEIVED

Thursday, 25 June 2020

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
Akers Road, Nagambie VIC 3608	P2020-079	2 lot subdivision (3 lots into 2)	Paul Smithwick	\$0.00

Monday, 29 June 2020

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
16 Scouler Road, Goulburn Weir VIC 3608	P2020-073	Development of land for a garage	BLENNERHASSETT, Brett Ronald	\$5,000.00

Tuesday, 30 June 2020

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
Galls Gap Road, Strathbogie VIC 3666	P2020-074	Development of land to construct a shed (Agricultural)	Tayla Tenace	\$23,469.00

Wednesday, 1 July 2020

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
37 Butter Factory Lane, Euroa VIC 3666	P2020-078	Construction of a dwelling and a shed	KUBEIL, Tony Warren	\$350,000.00

Thursday, 9 July 2020

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
105 Kellys Lane, Violet Town VIC 3669	P2020-077	Use and development of land for a new dwelling and shed	Mr Troy Spencer	\$345,000.00
94 Kirkland Avenue, Euroa VIC 3666	P2020-080	Development of land for an extension to a dwelling	Troy Spencer	\$98,000.00

Monday, 13 July 2020

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
15 Magilton Drive, Strathbogie VIC 3666	P2020-082	Development of land for a dwelling	Teena Wait	\$195,000.00
254 Onells Road, Tabilk VIC 3607	P2020-081	Construction of an extension to existing deck	Shane De Araugo	\$90,000.00
34 Creek Junction Road, Kithbrook VIC 3666	P2020-076	Development of land for construction of a shed (Agricultural)	Alida Manners	\$35,000.00

Tuesday, 14 July 2020

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
Euroa-Mansfield Road, Gooram VIC 3666	P2020-083	Use and development of land for a dwelling, shed and internal access	Mr Prakash Family Trust	\$300,000.00

Wednesday, 15 July 2020

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
300 Euroa-Strathbogrie Road, Euroa VIC 3666	P2020-084	Development of land for the construction of a livestock ramp within the 20m front boundary setback	Troy Spencer	\$5,000.00

Friday, 17 July 2020

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
297 Mitchellstown Road, Tabilk VIC 3607	P2020-085	Removal of native vegetation on Lots 1 to 17	Chatsworth Park Australia Unit Trust	\$250,000.00

Monday, 20 July 2020

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
312b High Street, Nagambie VIC 3608	P2020-075	Use of land for a General Liquor Licence	Andrew Peters	\$35,000.00

Tuesday, 21 July 2020

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
12 Watson Street, Avenel VIC 3664	P2020-086	4 Lot Subdivision (2 lots into 4); Creation of Access	Cameron Ross	\$0.00
Mt Cecelia Road, Gooram VIC 3666	P2020-087	Development of land for a dwelling, barn, garage and internal access	Miss Pauline Pearson	\$0.00

Friday, 24 July 2020

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
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534 Pranjip Road, Molka VIC 3666	P2020-088	New Hayshed 18m x 12m, Sheep Yard Covering 24m x 12m	Mark Carroll	\$74,000.00
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*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