



## STRATHBOGRIE SHIRE COUNCIL

### PLANNING COMMITTEE

# AGENDA

MEETING TO BE HELD ON TUESDAY 22 MARCH 2016

AT THE EUROA COMMUNITY CONFERENCE CENTRE

COMMENCING AT 4.00 P.M.

<b>Councillors:</b>	Malcolm Little (Chair)	(Hughes Creek Ward)
	Colleen Furlanetto	(Seven Creeks Ward)
	Alister Purbrick	(Lake Nagambie Ward)
	Patrick Storer	(Honeysuckle Creek Ward)
	Robin Weatherald	(Mount Wombat Ward)
	Graeme (Mick) Williams	(Seven Creeks Ward)

<b>Officers:</b>	Steve Crawcour - Chief Executive Officer
	Phil Howard - Director, Sustainable Development
	Emma Kubeil – Executive Manager, Sustainable Development
	Kathryn Pound – Manager, Planning
	Cameron Fraser – Senior Planner
	Roy Hetherington - Director, Asset Services
	David Woodhams – Director, Corporate and Community

#### **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, and the more recent  
custodians of the land'*

3. Apologies

Councillor Debra Swan (Lake Nagambie Ward)

4. Confirmation of Minutes of the Planning Committee meeting held on Tuesday 9 February 2016

5. Disclosure of Interests
6. Planning Reports
7. Other Business

Steve Crawcour  
**CHIEF EXECUTIVE OFFICER**

17 March 2016

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

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**PLANNING COMMITTEE REPORT NO. 1 (SENIOR PLANNER – CAMERON FRASER)**

**6. PLANNING REPORTS**

**6.1 Planning Permit Application No. P2016/012  
- Use of Land for a Restricted Recreation Facility (Yoga / Pilates Studio) ~ 22  
Kirkland Avenue, Euroa**

**Application Details:**

Application is for:	Use of land for a restricted recreation facility (Yoga/Pilates Studio)
Applicant's/Owner's Name:	Fiona Nation
Date Received:	01 February 2016
Statutory Days:	45
Application Number:	P2016-012
Planner: Name, title & department	Cameron Fraser Senior Planner Sustainable Development Department
Land/Address:	Lot 4 on Lodged Plan 60240, Certificate of Title Volume 08466 Folio 724, Parish of Euroa 22 Kirkland Avenue, Euroa VIC 3666
Zoning:	Public Use Zone (PUZ1 – Service and Utility)
Overlays:	Land Subject to Inundation Overlay
Under what clause(s) is a permit required?	Clause 36.01-1
Restrictive covenants on the title?	Nil
Current use and development:	Place of assembly

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

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

**Summary**

- The proposal is for the use of the subject site for a Restricted Recreation Facility (Yoga/Pilates Studio).
- The site is occupied by the Euroa Christian Fellowship/Seventh Day Adventist Church which will continue to operate as is currently does with services primarily on Saturday mornings with over 50 attendees.
- The site has an area of 768 square metres and is located in the Public Use Zone (PUZ1-Service and Utility).
- The site is affected by the Land Subject to Inundation Overlay.

6.1 Planning Permit Application No. P2016/012  
- Use of Land for a Restricted Recreation Facility (Yoga / Pilates Studio) ~ 22  
Kirkland Avenue, Euroa (cont.)

- The application was referred internally to Council's Health Officer and Asset Services Department who offered no objection and provided no conditions.
- The application was advertised to adjoining landholders, one objection has been received.
- The objection raised issues in relation to the cumulative impacts of car parking in Kirkland Avenue.
- An assessment against the Public Use Zone, Clause 52.06-Car Parking as well as State and Local Policies indicates the proposal is consistent with these provisions of the Strathbogrie Planning Scheme.
- The application is being presented to Planning Committee as an objection has been received.
- The application has been assessed within the 60 day statutory timeframes.
- It is recommended that Council resolve to issue a Notice of Decision to Grant a Permit in accordance with the Officer's recommendation.

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## RECOMMENDATION

### That Council

- **having caused notice of Planning Application No. P2016-012 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 36.01-1 of the Strathbogrie Planning Scheme in respect of the land known as Lot 4 on Lodged Plan 60240, Certificate of Title Volume 08466 Folio 724, Parish of Euroa, 22 Kirkland Avenue, Euroa VIC 3666, for the Use of land for a restricted recreation facility (Yoga/Pilates Studio), in accordance with endorsed plans, subject to the following conditions:**

- 1. The use must operate only between the hours of:**
  - (a) Monday 9:00am to 10:30am and 6:00pm to 8:00pm**
  - (b) Wednesday: 6:00am to 10:00am and 6:00pm to 8:00pm**
  - (c) Thursday: 9:00am to 10:00am**
  - (d) Friday: 6:00am to 10:00am**
- 2. 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**

6.1 Planning Permit Application No. P2016/012  
- Use of Land for a Restricted Recreation Facility (Yoga / Pilates Studio) ~ 22  
Kirkland Avenue, Euroa (cont.)

- 3. This permit will expire if one of the following circumstances applies:**
- (a) the use is not started within two (2) years of the date of this permit,**
  - (b) the use is discontinued for greater 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:**

- This permit does not authorise the removal of any native vegetation. Before any such works may commence, the Applicant must apply for and obtain appropriate planning approval.
- 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 installation of any signage which requires a planning permit under the provisions of the Strathbogie Planning Scheme. Before the installation of any signage, the applicant must apply for and obtain appropriate planning approval.

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**Proposal**

It is proposed to use the existing building on the subject site for a Yoga/Pilates Studio. Classes will be run from the site during following times:

- Monday 9:00am to 10:30am and 6:00pm to 8:00pm
- Wednesday: 6:00am to 10:00am and 6:00pm to 8:00pm
- Thursday: 9:00am to 10:00am
- Friday: 6:00am to 10:00am

The maximum number of attendees at each class will be 10 people.

The use will take place in the existing building on the site which is used currently as a Place of Worship (Euroa Christian Fellowship/Seventh Day Adventist Church).

No car parking is proposed as part of the application. Existing on-street car parking is proposed to be utilised by attendees.

6.1 Planning Permit Application No. P2016/012  
- Use of Land for a Restricted Recreation Facility (Yoga / Pilates Studio) ~ 22  
Kirkland Avenue, Euroa (cont.)

**Subject site & locality**

The subject site is located at No. 22 Kirkland Avenue, Euroa which is more formally described as Lot 4 on Lodged Plan 060240. The land is located within the Public Use Zone and is affected by the Land Subject to Inundation Overlay. The zoning of the land is considered to be an anomaly within the Strathbogie Planning Scheme as the land is privately owned. A general amendment to the Strathbogie Planning Scheme to correct anomalies within the Planning Scheme is expected to be undertaken in the future with the zoning of this particular site to reflect the zoning of adjoining properties (Commercial 1 Zone).

The site has an 18.7 metre frontage to Kirkland Avenue, a depth of 40.1 metres and overall site area of 762.58 square metres. The site is currently occupied by the Euroa Christian Fellowship/Seventh Day Adventist Church and an associated outbuilding located along the site's northern boundary. The number of people attending the church generally exceeds 50. They gather in the main hall and dining room area. The use of the land by the Euroa Christian Fellowship/Seventh Day Adventist Church will continue.

Vehicular access to the site is available from Kirkland Avenue which provides access to the existing car port.

Land surrounding the subject site is used for a range of different purposes. Properties on this side (south western side) of Kirkland Avenue are zoned Commercial 1 and are developed primarily with residential dwellings. The exceptions are the Euroa Flour Mill, Anglican Church and the Supermarket. These all have active frontages to Kirkland Avenue. Immediately adjoining the site to the north-west is a private laneway used to access the rear of existing commercial buildings fronting Binney Street. Properties on the north eastern side of Kirkland Avenue are zoned General Residential.

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**Permit/Site History**

A search of Council's electronic records system shows that no planning permits have been issued for the subject site.

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**Public Notification**

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

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

The notification has been carried out correctly.

Council has received one objection to date. The key issues that were raised in the objection relate to the lack of car parking and additional demand the proposed use will place on existing car spaces associated with the supermarket.

6.1 Planning Permit Application No. P2016/012  
- Use of Land for a Restricted Recreation Facility (Yoga / Pilates Studio) ~ 22  
Kirkland Avenue, Euroa (cont.)

*Officers Response:*

No car parking spaces are proposed to be made available for class attendees on the site. The reason for this is the lack of space available on the site. Significant works would be required on site to make space available. Importantly, the parking demand generated by the Yoga/Pilates class (with a maximum of 10 attendees) will be significantly less than the demand already generated at certain times by the Church (which has over 50 attendees). Further, the uses will be mainly operated outside of core retail hours of 9:00am to 5:00pm, when there is a lesser demand for car parking. The nature of the proposed use will not place a noticeable demand for car parking in the area.

The use of the land for a Restricted Recreation Facility does not require a specific number of car parking spaces under Clause 52.06 of the Strathbogie Planning Scheme however car parking must be provided to the satisfaction of the Responsible Authority. An assessment of the car parking requirements has been undertaken further into this report.

**Consultation**

A copy of the objection was forwarded to the applicant at the completion of the advertising period. The applicant responded directly to the objector outlining the nature of the proposed use.

The applicant has responded advising that while they do not object to the proposed use, they are concerned with the cumulative impact of the proposal on carparking within Kirkland Avenue in light of other developments such as a medical centre, the Flour Mill and the Victoria Cross Memorial which have removed car parking spaces from the area in recent times. The objection has not been resolved.

**Referrals**

External Referrals/Notices required by the Planning Scheme:

Referrals/Notice	Advice/Response/Conditions
Section 55 Referrals	N/A
Section 52 Notices	Public Notice

Internal Council Referrals	Advice/Response/Conditions
Asset Services	No objection – no conditions
Environmental Health	No objection – no conditions

**Assessment**

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

**Public Use Zone 1**

Purpose:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*



6.1 Planning Permit Application No. P2016/012  
- Use of Land for a Restricted Recreation Facility (Yoga / Pilates Studio) ~ 22  
Kirkland Avenue, Euroa (cont.)

- *To recognise public land use for public utility and community services and facilities.*
- *To provide for associated uses that are consistent with the intent of the public land reservation or purpose.*

Clause 36.01-6 of the Zone outlines the table of public land uses. The purpose of Public Use Zone 1 (in which the site is located) is for 'Service and Utility'. Given that the proposed land use is not related to a public service or utility, a planning permit is required.

It appears the current zoning of the land is an anomaly in the Planning Scheme given that it does not correspond with the existing use of the site as a privately owned place of assembly (Church). Notwithstanding, it is submitted that the proposed use of the land for a Restricted Recreation Facility (Yoga/Pilates Studio) is appropriate for this site.

The proposed use of the site as a place of assembly will continue to operate in the same capacity as what currently exists. The proposed additional use of the site for a restricted recreation facility (i.e. Pilates and Yoga classes) is considered appropriate within this location, particularly given the commercial context of the site and surrounding area. The site abuts the Euroa retail core. The existing space and building in which the proposed classes will be held, offer a quiet and peaceful environment for clients.

Furthermore the proposed use will not result in any unreasonable level of noise or activity which would cause any unreasonable amenity impact to surrounding land owners or occupiers. The use is not a high impact use in terms of the class sizes and times which are limited. Further to this, Yoga and Pilates classes are not loud uses unlike other gym classes which rely on loud music and speakers. There is ample car parking within the vicinity of the site to cater for anticipated car parking demand associated with the proposal. This is discussed in the following section of this report.

**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.*

6.1 Planning Permit Application No. P2016/012  
- Use of Land for a Restricted Recreation Facility (Yoga / Pilates Studio) ~ 22  
Kirkland Avenue, Euroa (cont.)

- *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.*

As no buildings and works are proposed as part of the proposed use, a planning permit is not required under the provisions of the Land Subject to Inundation Overlay.

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

Clause 17.01-1 Business

*Objective:*

- *To encourage development which meet the communities' needs for retail, entertainment, office and other commercial services and provides net community benefit in relation to accessibility, efficient infrastructure use and the aggregation and sustainability of commercial facilities.*

The proposed additional use of the building on the subject site for a Yoga/Pilates Studio will provide an additional recreational venue for Euroa which will be of great benefit to the community. Being located within the central business area of the town, the proposed use will likely lead to increased patronage of other businesses within the town.

Clause 18.02-5, *Car parking*

*Objectives:*

- *To ensure an adequate supply of car parking that is appropriately designed and located.*

No car parking is proposed to be provided on the site. This is due to its small size and the limited nature of the proposed use. The applicant intends to use the existing unmade spaces along Kirkland Avenue for the proposed use.

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

Clause 21.03, Local Area Plans - Euroa

- *To continue to develop Euroa as a weekend and short break destination, whilst maintaining its traditional roles as a rural service centre and 'drop in' location for Hume Freeway travellers.*
- *To maintain and enhance the Euroa "Village" character through strengthening its compact central area, the strong presence of services and the attractive historic buildings and streetscapes.*
- *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.*

6.1 Planning Permit Application No. P2016/012  
- Use of Land for a Restricted Recreation Facility (Yoga / Pilates Studio) ~ 22  
Kirkland Avenue, Euroa (cont.)

The proposed use of the land for a Restricted Recreation Facility in this location is considered to be consistent with the Euroa Local Area Plan. It will be located adjacent to the core retail area and in an area where there is already a mix of land uses.

**Relevant Particular Provisions**

Clause 52.06, *Car parking*

*Purpose:*

- *To ensure that car parking is provided in accordance with the State Planning Policy Framework and Local Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

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

Due to the way the site has been developed in the past, no car parking has or is able to be provided on the site. However a significant number of shared on street car parking spaces are available within the immediate and surrounding area. The use of the land for a Restricted Recreation Facility will operate in the early morning and evenings which is outside of normal business hours. The increase in demand for car parking will occur outside of these times and is unlikely to place significant demand on car parking within Kirkland Avenue.

Based on the information supplied, it is expected that when open, up to 10 people plus one staff member will be on the site at any one time. Outside of the proposed operating times, it is unlikely there will be anyone on the site. It is not expected that this use will significantly impact on the existing car parking supply within this area of Euroa. Importantly, the parking demand generated by the Yoga/Pilates class (with a maximum of 10 attendees) will be significantly less than the demand already generated at certain times by the Church (which has over 50 attendees)

The nature of the use and the location close to existing residential and commercial facilities will mean that not all people attending classes at the facility will require car parking as the site is within walking and cycling distance to some areas of the town.

6.1 Planning Permit Application No. P2016/012  
- Use of Land for a Restricted Recreation Facility (Yoga / Pilates Studio) ~ 22  
Kirkland Avenue, Euroa (cont.)

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

**The decision guidelines of Clause 65**

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

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

The proposal is consistent with these guidelines.

**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.

6.1 Planning Permit Application No. P2016/012  
- Use of Land for a Restricted Recreation Facility (Yoga / Pilates Studio) ~ 22  
Kirkland Avenue, Euroa (cont.)

**Summary of Key Issues**

With regard to the Public Use Zone: The proposed use of the land for a Restricted Recreation Facility is consistent with the purpose and decision guidelines of the Public Use Zone and will not detract from the existing neighbourhood character of the area.

With regard to the Clause 52.06: Car parking demand resulting from the proposed use is unlikely to significantly impact on parking availability in this area of Euroa as peak usage times will be outside of the normal business hours in which surrounding commercial land uses operate.

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

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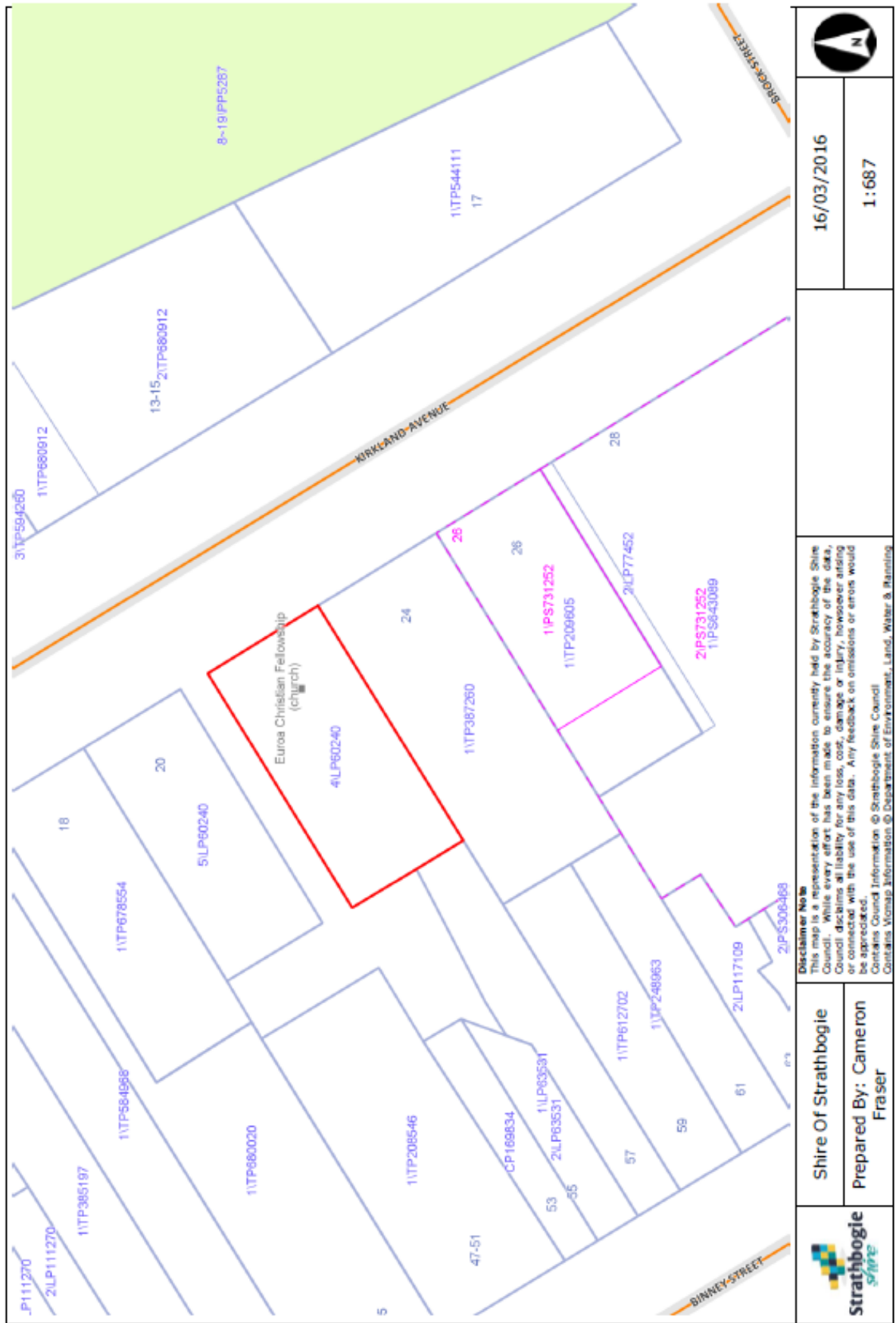
**Conclusion**



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.

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**Attachments**

Site Plan.



	16/03/2016
	1 : 687
<b>Disclaimer Note</b> 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 Mapping Information © Department of Environment, Land, Water & Planning	
<b>Shire Of Strathbogie</b>  Prepared By: Cameron Fraser	

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

**7. OTHER BUSINESS**

**7.1 Planning Applications Received  
- 3 February to 15 March 2016**

Following are listings of Planning Applications Received for the period 3 February to 15 March 2016.

**RECOMMENDATION**

**That the report be noted.**

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

## Planning Applications Received

Wednesday, 3 February 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
Fishers Lane, Upotipotpon VIC 3669	P2016-015	Removal of vegetation within a road reserve	Luke Doidge	\$10,000.00

Tuesday, 9 February 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
434 Habel Road, Nagambie VIC 3608	P2016-016	Two lot subdivision	Shire of Strathbogie	\$0.00 *
57 Bank Street, Avenel VIC 3664	P2015-007 - PC2	Development of land for a dwelling and outbuilding and access from a Road Zone Category 1	MBA Building Services Pty Ltd	\$0.00 *

Wednesday, 10 February 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
3712 Heathcote-Nagambie Road, Bailleston VIC 3608	P2015-054 - 2	Amend planning permit P2015-054 to include Vicroads conditions	Max Perry	\$0.00 *
74-76 Binney Street, Euroa VIC 3666	P2015-096 - PC1	Development of land for a food premises (restaurant and take away)	Phil Logan	\$0.00 *

Thursday, 11 February 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
12 & 14 Main Street, Strathbogie Victoria 3666	P2013/020 PC1	Use of land for a restaurant alterations to existing building construction of a dwelling liquor licence waive car parking requirements reduce loading bay requirements and associated signage	T & C Developments-Troy Spencer	\$0.00 *

Monday, 15 February 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
1891 Creightons Creek Road, Creightons Creek VIC 3666	P2016-021	Use and development of land for a dwelling and a shed	Sessions Builders Pty Ltd	\$300,000.00
278 Browns Road, Wahring VIC 3608	P2016-017	Subdivide land into two (2) lots and the creation of an easement	T & C Development Services	\$0.00 *



31 Weir Street, Euroa VIC 3666 P2015-093 - 1 Use and Development of land for a Medical Centre Tianming Wang \$0.00  
 Supperannuation Fund

**Tuesday, 16 February 2016**

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
270 Wattlevale Road, Mitchellstown VIC 3608	P2016-019	Use and development of land for a dwelling	Catherine Secen-Bowen	\$150,000.00

**Thursday, 18 February 2016**

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
16 Vearings Road, Avenel VIC 3664	P2015-124 - 1	Use and development for a single storey dwelling	Daniel Matejic	\$0.00 *
184 Dorset Hill Road, Earlston VIC 3669	P2016-005	Use and development of land for a dwelling and shed	Ben King	\$345,452.00
244 High Street, Nagambie VIC 3608	P2015-122 - 1	Three (3) lot resubdivision	T & C Development Services	\$0.00 *

**Friday, 19 February 2016**

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
121 Mt Wombat Road, Kelvin View VIC 3666	P2016-018	Re-subdivision to realign boundaries to create two (2) lots from five (5) lots	Monger & Tomkinson	\$0.00 *
1768 Nagambie-Locksley Road, Locksley VIC 3665	P2016-023	Development of land for a water tank	Country Fire Authority	\$8,000.00
22 Church Street, Nagambie VIC 3608	P2016-029	Alterations to a building or structure	Sam Verrocchi	\$160,000.00
64 White Street, Euroa VIC 3666	P2016-020	Native vegetation removal	Daniel Matejic	\$3,000.00

**Monday, 22 February 2016**

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
15 Campbell Street, Euroa VIC 3666	P2016-022	Two (2) lot subdivision	T & C Development Services	\$0.00 *

**Tuesday, 23 February 2016**

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
23-41 Down Street, Longwood VIC 3665	P2016-028	Two (2) lot subdivision (re-alignment of a boundary)	Troy Spencer	\$0.00 *
67 Railway Street, Euroa VIC 3666	P2015-148	Amendment C76 and concurrent permit for buildings and works, use and installation of no more than 30 Electronic Gaming Machines, advertising signage, waiver of car parking requirements and bicycle parking requirements, change to the area where liquor may be consumed, increase in maximum number of patrons	Sam BUZZO	\$2,700,000.00

**Wednesday, 24 February 2016**

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
Monea Road, Locksley VIC 3665	P2015-024 - PC1	Use and development of the land for a dwelling, host farm and outbuilding	Daniel White	\$0.00 *

**Thursday, 25 February 2016**

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
93 Siems Road, Euroa VIC 3666	P2016-024	Use & development of land for a dwelling and associated outbuildings and works	Phillip McFetridge	\$371,000.00

**Monday, 29 February 2016**

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
244 High Street, Nagambie VIC 3608	P2015-122 - 2	Three (3) lot resubdivision	Troy Spencer	\$0.00 *
2a Down Street, Longwood VIC 3665	P2016-030	Removal of two (2) Box trees	Shire of Strathbogie	\$16,000.00
304 Goulburn Weir- Murchison Road, Goulburn Weir VIC 3608	P2016-032	Use and development of land for a dwelling and two (2) lot subdivision	Monger & Tomkinson	\$0.00 *

Tuesday, 1 March 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
159 Neelands Road, Euroa VIC 3666	P2016-027	Development of land for an agricultural shed	Ben McCabe	\$39,915.00
304 Goulburn Weir-Murchison Road, Goulburn Weir VIC 3608	P2016-025	Development of land for an agricultural shed	Ben McCabe	\$79,909.00

Wednesday, 2 March 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
37-41 Tarcombe Street, Euroa VIC 3666	P2016-031	Works for earthworks (fill)	T & C Development Services	\$6,000.00

Thursday, 3 March 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
104 Allowah Court, Whroo VIC 3612	P2015-006 - PC1	Use and development of land for animal breeding and keeping (up to 50 greyhounds)	Pia Triaca	\$0.00 *

Friday, 4 March 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
687 Goulburn Weir-Murchison Road, Whroo VIC 3612	P2016-026	Use & Development of land for the construction of a new dwelling	Ronald Williams	\$295,000.00

Monday, 7 March 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
111 Binney Street, Euroa VIC 3666	P2015-055 - PC1	Use and Development of land for a medical centre and reduction of car parking	T & C Development Services	\$0.00 *

Tuesday, 8 March 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
31 Weir Street, Euroa VIC 3666	P2015-093-2	Use and Development of land for a Medical Centre	Jane Macey	\$0.00 *

Thursday, 10 March 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
67 Spring Creek Road, Strathbogie VIC 3666	P2014-120 - 2	Development of land to subdivide into two (2) lots, build two (2) dwellings and remove vegetation	Patrick Norris	\$0.00*

Friday, 11 March 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
4316 Heathcote-Nagambie Road, Bailieston VIC 3608	P2016-034	Development of land for a barn and horse walker	Don Newnham Engineering	\$650,000.00
Strathbogie Road, Euroa Victoria 3666	P2005/097 - PC6	Subdivide Land	Alex Reid	\$0.00 *

Tuesday, 15 March 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
206 Jefferies Road, Locksley VIC 3665	P2016-035	Development of land for a shed	Elizabeth Newnham	\$85,000.00

Wednesday, 16 March 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
Strathbogie Road, Euroa Victoria 3666	P2005/097 - PC7	Subdivide Land	Monger & Tomkinson	\$0.00 *

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

<b>Example Legend</b>	<b>Description</b>
P2014-001	Planning permit application
P2014-001- <b>PC 1</b>	Plans to comply with a condition on the permit
P2014-001-1	Proposed amendment to a planning permit