



STRATHBOGIE SHIRE COUNCIL

PLANNING COMMITTEE

AGENDA

MEETING TO BE HELD ON TUESDAY 26 AUGUST 2014

COMMENCING AT 4.00 P.M.

AT THE EUROA COMMUNITY CONFERENCE CENTRE

Councillors: Malcolm Little (Chair)
Colleen Furlanetto
Alister Purbrick
Patrick Storer
Robin Weatherald
Graeme (Mick) Williams

Officers: Steve Crawcour - Chief Executive Officer
Phil Howard - Director, Sustainable Development
Emma Kubeil – Manager, Sustainable Development
Jennifer Dowling – Team Leader, Planning
Roy Hetherington – Director, Asset Services

Business:

1. Welcome
2. Acknowledgement of Traditional Land Owners

'In keeping with the spirit of Reconciliation, we acknowledge the traditional custodians of the land on which we are meeting today. We recognise indigenous people, their elders past and present'.

3. Apologies

Councillor Debra Swan

4. Confirmation of Minutes of the Planning Committee meeting held on Tuesday 10 June 2014
5. Disclosure of Interests

6. Planning Reports
7. Other Business



Steve Crawcour
CHIEF EXECUTIVE OFFICER

21 August 2014

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PLANNING COMMITTEE REPORT NO. (TEAM LEADER, PLANNING – JENNIFER DOWLING)

**6.1 Planning Permit Application No. P2014/018
- Two (2) Lot Subdivision ~ 1700 Euroa-Strathbogie Road, Kithbrook**

Application Details:

Application is for:	Two (2) lot subdivision
Applicant's/Owner's Name:	Onleys
Date Received:	25 February 2013
Statutory Days:	121
Application Number:	P2014-018
Planner: Name, title & department	Jennifer Dowling Team Leader Planning Sustainable Development
Land/Address:	Lot 1 Title Plan 633507V Certificate of Title Volume 09135 Folio 308, 1700 Euroa-Strathbogie Road, Kithbrook 3666
Zoning:	Farming Zone
Overlays:	Erosion Management Overlay Bushfire Management Overlay
Under what clause(s) is a permit required?	Clause 35.07-3 Clause 44.01-4 Clause 44.06-1
Restrictive covenants on the title?	Nil
Current use and development:	Agriculture

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

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

Summary

- The proposal is for a two lot subdivision in the Farming Zone.
- The lot size is 56.73 hectares.
- The character of the area is predominately agriculture.
- The application was referred internally to Council's Health Officer and Asset Services Department who offered no objection.
- The application was referred to Goulburn Murray Water who did not object subject to conditions.

6.1 Planning Permit Application No. P2014/018
- Two (2) Lot Subdivision ~ 1700 Euroa-Strathbogie Road, Kithbrook (cont.)

- The application was referred to the Country Fire Authority who did not object to the proposal and have not required any conditions.
- An assessment against the Farming Zone Decision Guidelines, State and Local Policies indicates the proposal is consistent with these provisions of the Strathbogie Planning Scheme
- The application was advertised to adjoining land holders, two objections have been received to date.
- The objectors concerns relate to:
 - The size of the excised lot
 - Further subdivision in the future
 - The potential for additional dwellings to impact on agricultural activities.
 - Increase land values.
- The application is being presented to Planning Committee as the proposal has received objections.
- The application has been assessed outside the 60 day statutory time period due to consultation with the applicant and objectors.
- It is recommended that Council resolve to issue a Notice of Decision to grant a permit in accordance with the Officer's recommendation.

RECOMMENDATION

That Council

- **having caused notice of Planning Application No. P2014-018 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 35.07-2, Clause 44.01-4 and Clause 44.06-1 of the Strathbogie Planning Scheme in respect of the land known as Lot 1 Title Plan 633507 Certificate of Title Volume 09135 Folio 308, 1700 Euroa-Strathbogie Road, Kithbrook 3666, for the Two (2) lot subdivision, in accordance with endorsed plans, subject to the following conditions:

1. **Prior to the issue of a Statement of Compliance, the owner must enter into an agreement with the Responsible Authority pursuant to Section 173 of the Planning and Environment Act 1987 to the satisfaction of the Responsible Authority. Such agreement shall:**
 - a) **Prevent subdivision of the land so as to increase the number of lots.**

6.1 Planning Permit Application No. P2014/018
- Two (2) Lot Subdivision ~ 1700 Euroa-Strathbogie Road, Kithbrook (cont.)

A memorandum of the agreement is to be entered on title and the cost of the preparation and execution of the agreement and entry on the title is to be paid by the owner.

- 2. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.**
- 3. All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.**
- 4. The plan of subdivision submitted for certification under the *Subdivision Act 1988* must be referred to the relevant authority in accordance with Section 8 of that Act.**
- 5. 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.**
- 6. 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.**
- 7. Goulburn Murray Water Conditions:**
 - a. Any Plan of Subdivision lodged for certification must be referred to Goulburn-Murray Rural Water Corporation pursuant to Section 8(1)(a) of the Subdivision Act.**
 - b. The existing on-site wastewater treatment and disposal systems must be wholly contained within the boundaries of the new lot created by subdivision.**
 - c. All wastewater must be disposed of via connection to the existing septic tank system. If necessary, the system must be upgraded to the satisfaction of council's Environmental Health Department.**
- 8. The development must be sited and constructed in accordance with the endorsed plans. These endorsed plans can only be altered or modified with the prior written approval of the Responsible Authority, or to comply with statutory requirements.**

6.1 Planning Permit Application No. P2014/018
- Two (2) Lot Subdivision ~ 1700 Euroa-Strathbogie Road. Kithbrook (cont.)

9. **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.**
10. **This permit will expire if one of the following circumstances applies:**
- a. **The subdivision is not certified within two (2) years of the date of this permit; or**
 - b. **The registration of the subdivision is not completed within five (5) years of the date of certification of the plan of subdivision.**

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

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

Planning Notes:

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

Proposal

The application proposes a two lot subdivision of agricultural land which excises an existing dwelling from its parent lot. Proposed lot 1 will have a total area of 0.9ha and will be accessed from Euroa Strathbogie Road. Proposed lot 2 will contain the remainder of the existing lot and have a total area of 56.84ha. Access will be available to the lot from Euroa Strathbogie Road. Proposed lot 2 will continue to be used for agriculture.

6.1 Planning Permit Application No. P2014/018
- Two (2) Lot Subdivision ~ 1700 Euroa-Strathbogie Road, Kithbrook (cont.)

Subject site & locality

The subject site is located on the western side of Euroa Strathbogie Road and has a total area of 56.73 hectares. The land is bound by the Euroa Strathbogie Road to the north and east and private land in all other directions. The site is irregular in shape and is currently developed with a single dwelling and a number of agricultural buildings. The land is primarily used for agriculture. Land surrounding the site is generally used for agriculture.

Permit/Site History

A search of Council's electronic records system shows that the following planning permits have been issued for the subject site:

- P113/98 was issued on 12 November 1998 for the removal of vegetation
- P142/2000 was issued on 7 November 2000 for a dwelling
- P2005/053 was issued on 12 April 2005 for the construction of a shed

Public Notification

The application has been advertised pursuant to Section 52 of the *Planning and Environment Act 1987*, by way of a sign on site and letters to all surrounding land owners. The notification has been carried out correctly.

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

- 0.9ha house block is too small for agricultural land
- Balance lot lends itself to further subdivision in the future
- Subdivision will allow additional dwellings which will make farming difficult in the area through the creation of land use conflicts.
- House lot would not be able to be used for farming and would be a 'hobby farm'
- The proposal will increase land values which limits the availability of land for genuine farming enterprises.

Consultation

The objections were forwarded to the applicant who has provided a written response.

- The applicant states that both lots are intended to be used for agriculture. The larger lot has an area of 56.84 hectares which is greater than the minimum lot size. It is generally accepted in the planning scheme that a lot greater than 40 hectares has the capacity to accommodate agriculture. The smaller lot has an area of 0.9 hectares. The applicant states that there is currently intensive small scale agriculture occurring on the site. The proposed subdivision would not alter this situation.
- The proposed subdivision complies with the relevant clauses of the Strathbogie Planning Scheme.
- Lot 2 allows for a large lot to be used for agriculture.

These responses were then provided to the objectors. As a result of this consultation, no objections have been withdrawn.

6.1 Planning Permit Application No. P2014/018
- Two (2) Lot Subdivision ~ 1700 Euroa-Strathbogie Road, Kithbrook (cont.)

Referrals

External Referrals/Notices was not required.

Referrals/Notice	Advice/Response/Conditions
Section 55 Referrals	GMW, no objection, subject to conditions CFA, no objection, no conditions
Section 52 notices	Advertising notices and sign on site

Internal Council Referrals	Advice/Response/Conditions
Asset Services	No objection
Health Department	No objection

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.*

A permit is required for the subdivision of land within the Farming Zone. Pursuant to Clause 35.07-3, the minimum lot size for subdivision is 40 hectares. An application for subdivision of land with lots less than the minimum lot size is able to be considered when the subdivision is to create a lot for an existing dwelling. This is conditional on the subdivision containing only two lots.

It is considered that the proposal meets the decision guidelines of the Farming Zone. Proposed lot 1 is considered capable of containing all waste water generated by the existing dwelling and has been consented to by Council's Health Department. The excision of a dwelling will enable the larger parcel to continue to be utilised for agriculture.

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.*

6.1 Planning Permit Application No. P2014/018
- Two (2) Lot Subdivision ~ 1700 Euroa-Strathbogie Road. Kithbrook (cont.)

- *To protect areas prone to erosion, landslip or other land degradation processes, by minimising land disturbance and inappropriate development.*

A permit is required for the subdivision of land affected by this overlay. Consideration must be given to the erosion implications of the proposed subdivision. It is considered unlikely that the proposed subdivision is unlikely to have any erosion implications on the subject site and surrounding land. No vegetation is proposed to be removed and no earthworks are required.

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.*

A permit is required for the subdivision of land affected by this overlay. Consideration must be given to the bushfire implications of the proposed subdivision. The subdivision is unlikely to impose an increased risk to life and property. Access, water and defensible spaces are available to the existing dwelling. The application was referred to CFA who have consented to the proposed subdivision.

The State Planning Policy Framework (SPPF)

Clause 11.05-4 Rural planning strategies and principles

- *Directing growth to locations where utility, transport, commercial and social infrastructure and services are available or can be provided in the most efficient and sustainable manner.*
- *Managing the impacts of settlement growth and development to deliver positive land use and natural resource management outcomes.*
- *Siting and designing new dwellings, subdivisions and other development to minimise risk to life, property, the natural environment and community infrastructure from natural hazards, such as bushfire and flooding.*

Clause 13.03-2 (Erosion and Landslip) of the Strathbogie Planning Scheme seeks to:

- *To protect areas prone to erosion, landslip or other land degradation processes.*

6.1 Planning Permit Application No. P2014/018
- Two (2) Lot Subdivision ~ 1700 Euroa-Strathbogie Road, Kithbrook (cont.)

It is considered that the proposal will not lead to increase the risk of erosion. No vegetation is proposed to be removed and no earthworks are required.

Clause 13.03-3 (Salinity) of the Strathbogie Planning Scheme seeks to:

- *To minimise the impact of salinity and rising water tables on land uses, buildings and infrastructure in rural and urban areas and areas of environmental significance and reduce salt loads in rivers.*

It is considered that the proposal will not lead to increase the risk of salinity. No vegetation is proposed to be removed and no earthworks are required.

Clause 13.05 (Bushfire) of the Strathbogie Planning Scheme seeks to:

- *To assist to strengthen community resilience to bushfire.*

The application has been referred to CFA who have consented to the proposed development subdivision.

Clause 14.01-1 – (Protection of agricultural land)

- *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.*

The subdivision of the land will not impact on the ability to farm the subject site or surrounding properties. The existing dwelling will be fully contained within Lot 1 and will be separate from the agricultural use of Lot 2.

Clause 14.01-2 (Sustainable agricultural land use) of the Strathbogie Planning Scheme directs that agricultural activities should:

- *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.*

6.1 Planning Permit Application No. P2014/018
- Two (2) Lot Subdivision ~ 1700 Euroa-Strathbogie Road, Kithbrook (cont.)

The proposed two lot subdivision will allow for the ongoing agricultural use of the land. The area of land to be excised is already used for residential purposes.

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

Clause 22.01 Housing and House Lot Excision in the Farming Zone

Clause 22.01-2 A dwelling excision will only be supported if the application meets all the following requirements:

- *Supports a farming enterprise through family succession. The application should be supported by a farm management plan that justifies the need for the dwelling excision to assist in the operation of the farm. The lot size will be determined by access, topography, water supply and the farming enterprise.*
- *The dwelling excised is in a habitable condition to the satisfaction of the responsible authority.*
- *Does not create a cluster of dwellings that are not directly related to the agricultural use of the land.*
- *The dwelling excised must be able to treat and retain all wastewater on-site.*
- *The area of land included in the lot containing the dwelling can be determined by site factors such as vegetation management, bushfire management and water sources.*
- *The excised dwelling will not inhibit the rights of surrounding farms to continue their operations.*

The application states that the proposed lots are of a sufficient area to accommodate the required services. The lot layout considers the existing infrastructure on site, including agricultural infrastructure. Lot 1 will include intensive agriculture including the existing fruit and berry trees and saffron growing. Lot 2 can accommodate the existing sheep and cattle grazing. The existing dwelling is located to the east of the site. Proposed Lot 1 will directly front Euroa – Strathbogie Road. The dwelling is considered habitable. The nearest dwellings are located approximately 300 metres, 400 metres and 500 metres from the subject dwelling. It is unlikely the proposed subdivision would create a cluster of dwellings not directly related to agriculture.

The dwelling will be located approximately 90 metres from the Euroa – Strathbogie Road, 7 metres from the northern boundary, 12 metres from the eastern boundary and 58 metres from the southern boundary. Each setback is greater than required by the schedule to the Farming Zone. The setbacks provide a buffer to the surrounding agricultural activities. Therefore it is unlikely that the excised dwelling would limit the rights of the surrounding farms to continue their operations.

In accordance with the requirements of this clause, a condition will be placed on any permit issued requiring a Section 173 Agreement to prevent the further subdivision which results in additional lots under the minimum lot size.

6.1 Planning Permit Application No. P2014/018
- Two (2) Lot Subdivision ~ 1700 Euroa-Strathbogie Road. Kithbrook (cont.)

The decision guidelines of Clause 65

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

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

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

No relevant adopted State Policies.

Relevant incorporated or reference documents

No relevant incorporated or reference documents.

Relevant Planning Scheme amendments

No relevant incorporated or reference documents.

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. P2014/018
- Two (2) Lot Subdivision ~ 1700 Euroa-Strathbogie Road, Kithbrook (cont.)

Summary of Key Issues

The application proposes the subdivision of the land into two lots. Lot 1 is proposed to have an area of 0.9 hectares and Lot 2, 59.69 hectares. The Farming Zone considers a range of decision guidelines. The relevant guidelines have been addressed below.

With regard to the Farming Zone:

- The proposed balance lot area is large enough to accommodate agriculture.
- The site is currently being used for agriculture. The application states that the existing use is not likely to change as a result of the subdivision.
- The application was referred to Council's Asset Services Department and Environment Health officer. They did not object subject to conditions. The conditions relate to drainage and the treatment of septic within the lot boundaries.
- Two objections were received. The objections relate to the size of the proposed lots with particular mention of the small 0.9ha house lot and the use of surrounding land for agricultural purposes.
- As detailed above the proposal is considered to be consistent with the relevant State and Local policy and decision guidelines of the Farming Zone.
- The relevant Local Policy and Farming Zone decision guidelines allow for the excision of existing dwellings on agricultural land. Proposed Lot 1 is large enough to accommodate the dwelling, required services, agriculture and a buffer to surrounding agricultural uses. Lot 2 will remain a large agricultural lot. Further subdivision will be restricted by a Section 173 Agreement.

With regard to the Erosion Management Overlay:

- The proposal is not expected to have any erosion implications. No vegetation is proposed to be removed and no earthworks are required.

With regard to the Bushfire Management Overlay:

- The proposed subdivision is considered unlikely to lead to an increase in the threat to life and property as a result of bushfire. The application has been referred to the CFA who have consented to the proposal, subject to conditions.

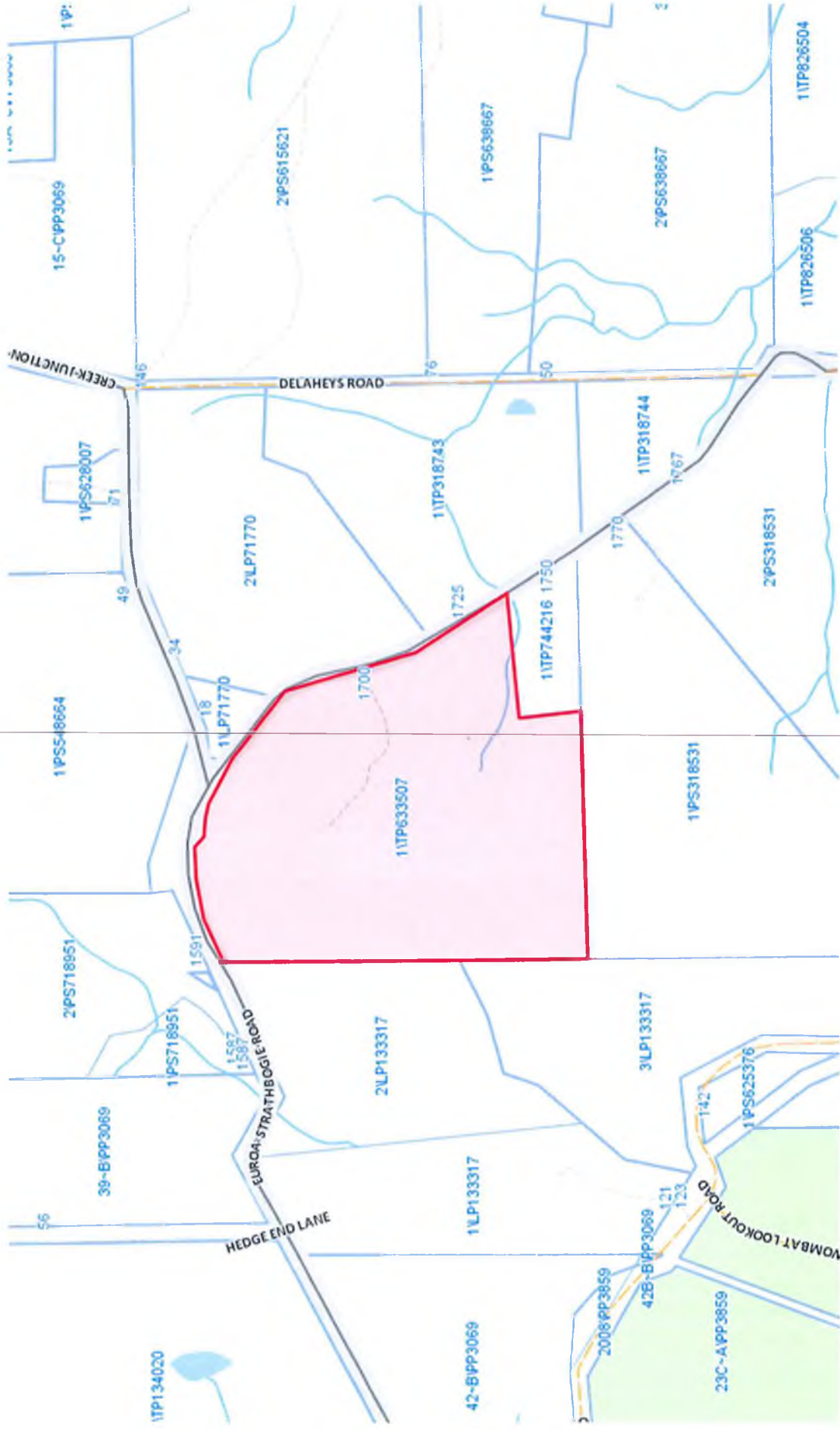
In summary, the proposal meets the objectives of the State Planning Policy Framework, Local Planning Policy Framework and Farming Zone.

Conclusion

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

Attachments

Site Plan



PLANNING COMMITTEE REPORT NO. 2 (TEAM LEADER. PLANNING – JENNIFER DOWLING)

**6.2 Planning Permit Application No. P2014/044
- Use and Development of Land for a Dwelling ~ O'Connors Road, Mangalore**

Application Details:

Application is for:	Use and development of land for a dwelling
Applicant's/Owner's Name:	Andrew Duff
Date Received:	01 May 2014
Statutory Days:	60
Application Number:	P2014-044
Planner: Name, title & department	Jennifer Dowling Team Leader Sustainable Development
Land/Address:	Lot 14 on Plan of Subdivision 425086S, Certificate of Title Volume 08924 Folio 383, O'Connors Road, Mangalore VIC 3663
Zoning:	Farming Zone
Overlays:	Airport Environs Overlay (Not in development area)
Under what clause(s) is a permit required?	Clause 35.07-1 Clause 35.07-4
Restrictive covenants on the title?	Nil
Current use and development:	Agriculture

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

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

Summary

- The proposal is for the use and development of land for a dwelling on land with an area of less than the minimum lot size of 100 hectares.
- The site has an area of 29.52ha and is located in an agricultural area.
- The dwelling is proposed to be used in association with a horse breeding and training enterprise.
- The application was referred internally to Council's Health Officer and Asset Services Department who offered no objection subject to conditions.
- An assessment against the Farming Zone Decision Guidelines, State and Local Policies indicates the proposal is consistent with these provisions of the Strathbogie Planning Scheme
- The application was advertised to adjoining land holders, no objections have been received to date.

6.2 Planning Permit Application No. P2014/044
- Use and Development of Land for a Dwelling ~ O'Connors Road, Mangalore
(cont.)

- The application is being presented to Planning Committee as the proposal is for the use and development of land for a dwelling on a lot less than the minimum lot size.
- The application has been assessed outside the 60 day statutory time period due to detailed assessment.
- It is recommended that Council resolve to issue a Planning Permit in accordance with the Officer's recommendation.

RECOMMENDATION

That Council

- having caused notice of Planning Application No. P2014-044 to be given under Section 52 of the *Planning and Environment Act 1987* and or the planning scheme

and having considered all the matters required under Section 60 of the *Planning and Environment Act 1987* decides to Grant a Permit under the provisions of Clause 35.07-1 and Clause 35.07-4, of the Strathbogie Planning Scheme in respect of the land known as Lot 14 on Plan of Subdivision 425086S, Certificate of Title Volume 08924 Folio 383, O'Connors Road, Mangalore VIC 3663, for the use and development of land for a dwelling, in accordance with endorsed plans, subject to the following conditions:

1. Prior to the commencement of the use and development, amended plans must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and a minimum of three copies must be provided. Such plans must be generally in accordance with the plan submitted but modified to show:
 - a) A farm layout plan
2. Prior to the commencement of use, the owner must enter into an agreement with the Responsible Authority pursuant to Section 173 of the *Planning and Environment Act 1987* to the satisfaction of the Responsible Authority. Such agreement shall:
 - a) Prevent subdivision of the land so as to excise the dwelling

A memorandum of the agreement is to be entered on title and the cost of the preparation and execution of the agreement and entry on the title is to be paid by the owner.
3. Prior to the commencement of the use the agricultural use detailed in the endorsed farm layout plan must be in operation.

6.2 Planning Permit Application No. P2014/044
- Use and Development of Land for a Dwelling ~ O'Connors Road, Mangalore
(cont.)

4. **Prior to the commencement of works, a permit to install a septic tank system is required from the Responsible Authority. An application to alter the existing septic tank may also be required if deemed wastewater generation will be increased.**
5. **Prior to the commencement of use, the Owner must provide and install a septic tank system (All Water Waste System or Treatment plant) in accordance with the current Septic Tank Code of Practice, in accordance with the recommendations of the approved Land Capability Assessment and to the satisfaction of the Responsible Authority.**
6. **Prior to the commencement of the use new or otherwise vehicular entrances to the subject land from the road shall be constructed at a location and of a size and standard satisfactory to the Responsible Authority. The vehicular crossing shall have satisfactory clearance to any side-entry pit, power or Telecommunications pole, manhole cover or marker, or street tree. Any relocation, alteration or replacement required shall be 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.**
7. **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.**
8. **Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.**
9. **The dwelling must be connected to a reticulated sewerage system or if not available, the waste water must be treated and retained on-site in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.**
10. **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 fire fighting purposes.**
11. **The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.**

6.2 Planning Permit Application No. P2014/044
- Use and Development of Land for a Dwelling ~ O'Connors Road, Mangalore
(cont.)

12. 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.
13. 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.
14. 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.
15. Where a new septic system is to be installed it will be subject to the following EPA requirements for management of onsite wastewater in unsewered areas;
16. All sewerage and sullage emanating from the permitted buildings shall be adequately treated, retained and disposed of within boundaries of the lot in accordance with Clause 40 of the state environmental protection policy (Waters of Victoria) 1988; Septic Tank Code of Practice; and AS/NZS 1547:2012.
17. A reserve effluent disposal area is required, on building or development plans, equivalent in size to the proposed effluent disposal area described within the Land Capability Assessment for the site. The reserve effluent disposal area must not have permanent structures built upon it.
18. The Responsible Authority reserves the right to accept, reject or amend the recommendations of an LCA report.
19. The ingress of surface and seepage water shall be diverted around the perimeter and upslope of the effluent disposal area.
20. The effluent disposal field must be located 60m (primary treatment) or 30m (secondary sewage and greywater effluent) from any waterways, dams, lakes or reservoirs (non-potable water supply).
21. 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.

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- Use and Development of Land for a Dwelling ~ O'Connors Road, Mangalore
(cont.)

22. 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.
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.
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 ceases for a period of 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 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. Before any such works may commence, the Applicant must apply for and obtain appropriate Planning approval.

6.2 Planning Permit Application No. P2014/044
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(cont.)

Proposal

It is proposed to construct a single dwelling on the land. The dwelling will contain four bedrooms, three living areas two bathrooms and a double garage and will be of brick construction with a colorbond roof. The dwelling is to be located 80m from the front setback of the land to Coombs Road and 180m from the southern boundary. The dwelling will be accessed by an internal all weather road.

The dwelling is required for a proposed thoroughbred enterprise which will ensure the land continues to be used for agricultural purposes.

Subject site & locality

The subject site is located on the corner of Coombs Road and Fergusons Lane in Mangalore. Coombs Road separates the subject site from the Goulburn Valley Freeway along its western boundary. The land is rectangular in shape and has a total area of approximately 29 hectares. The land is generally flat in topography and has a small seasonal creek located at the rear of the site. The land is currently clear of any development and is used for agricultural purposes. Surrounding land is similarly used for agriculture with some dwellings scattered throughout the area. Opposite the site to the west is the Goulburn Valley Freeway. The freeway is separated from Coombs Road by an existing post and wire fence.

Permit/Site History

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

Public Notification

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

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

The notification has been carried out correctly.

Council has received no objections to date.

Consultation

No consultation has been required to be undertaken.

Referrals

External Referrals/Notices required by the Planning Scheme:

Referrals/Notice	Advice/Response/Conditions
Section 55 Referrals	Nil
Section 52 Notices	Advertising notices

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(cont.)

Internal Council Referrals	Advice/Response/Conditions
Asset Services	No objection, subject to conditions
Health Department	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.*
- *To encourage the retention of productive agricultural land.*
- *To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.*
- *To encourage the retention of employment and population to support rural communities.*
- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*

A permit is required for the use and development of land in the Farming Zone for a dwelling when the lot is less than the minimum lot size. In this area of the municipality, the minimum lot size for a dwelling 'as of right' is 100ha. In assessing an application of this type, consideration must be given to a number of general, environmental, agricultural, dwelling and design issues. The proposed dwelling will support a thoroughbred horse enterprise to be established on the site.

The use and development of the site for a dwelling will not lead to a loss in productive agricultural land. The land is not currently used for agricultural production however it is proposed to be used as part of a thoroughbred horse industry. The impact of the proposed dwelling on surrounding lots and broader agricultural activity will be minimal as most lots are large in size with some developed with single dwellings. Taking the location of surrounding development into consideration, it is considered unlikely that the location of the proposed building envelope would impact on the amenity of surrounding lots.

The table below addresses each of the Decision Guidelines for the use and development of land in the Farming Zone specified at Clause 35.07-6 of the Strathbogie Planning Scheme:

General Issues	Complies	Officers Comment
<i>The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</i>	Yes	Assessment against SPPF & LPPF is provided below.
<i>Any Regional Catchment Strategy and associated plan applying to the land.</i>	N/A	There is no relevant regional catchment strategy.

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(cont.)

<i>The capability of the land to accommodate the proposed use or development, including the disposal of effluent.</i>	Yes	The application was referred to Councils Health Officer who did not object subject to conditions being included on the permit.
<i>How the use or development relates to sustainable land management.</i>	Yes	The site has an area of approximately 29ha and is currently vacant of any buildings. The proposed dwelling and associated equine agricultural land use is likely to ensure the land is maintained in terms of vermin and weeds.
<i>Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.</i>	Yes	The subject site is approximately 29ha in area and is considered appropriate to be used for a dwelling in association with the proposed agricultural use of the land.
<i>How the use and development makes use of existing infrastructure and service.</i>	Yes	Access is proposed to be via Coombs Road to the north of the subject site.
Agricultural Issues	Complies	Officers Comment
<i>Whether the use or development will support and enhance agricultural production.</i>	Yes	The subject site has a total area of 29ha. The use of the land for a dwelling will enable the land to be used for an equine agricultural development to occur on the land.
<i>Whether the use or development will permanently remove land from agricultural production.</i>	Yes	The proposed development is unlikely to have an impact on the potential future use of the land for agriculture and will support the proposed agricultural development.
<i>The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.</i>	Yes	The proposed dwelling will not limit the operation of surrounding lots for the subject site for future agricultural use and development.
<i>The capacity of the site to sustain the agricultural use.</i>	Yes	The site will be used for a dwelling in conjunction with an agricultural use of the land.
<i>The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.</i>	Yes	The quality of the land in this area is conducive to the proposed agricultural land use.
<i>Any integrated land management plan prepared for the site.</i>	n/a	No integrated land management plans have been prepared for the site.
Dwelling Issues	Complies	Officers Comment
<i>Whether the dwelling will result in the loss or fragmentation of productive agricultural land.</i>	Yes	As detailed above the dwelling is unlikely to result in the loss or fragmentation of productive agricultural land.

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(cont.)

<i>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.</i>	Yes	The dwelling is surrounded by rural residential and agricultural land uses and the buildings are well setback from all boundaries.
<i>Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.</i>	Yes	The dwelling will not adversely affect the ongoing operation of surrounding land.
<i>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.</i>	Yes	The proposed dwelling has been assessed on its merit. Therefore it is unlikely that the proposed dwelling would directly result in the proliferation of dwellings.
Environmental issues	Complies	Officers Comment
<i>The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.</i>	Yes	The application was referred to Council's Environmental Health Officer who assessed the application and did not object to the proposal subject to conditions.
<i>The impact of the use or development on the flora and fauna on the site and its surrounds.</i>	Yes	The proposal does not include the removal of any vegetation and is appropriately located not to damage any vegetation.
<i>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.</i>	Yes	The proposal does not include the removal of any vegetation.
<i>The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.</i>	Yes	Should a permit be issued a condition will be included requiring a permit for a septic tank.
Design and siting issues	Complies	Officers Comment
<i>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.</i>	Yes	As detailed above the dwelling can be appropriately setback from the adjoining boundaries.
<i>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.</i>	Yes	The proposed siting and design is considered appropriate. Should a permit be issued a condition will be placed on the permit requiring muted tones.
<i>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.</i>	Yes	The proposed dwelling is unlikely to impact the character and appearance of the area.

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(cont.)

<i>The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.</i>	Yes	The proposed dwelling and associated infrastructure is considered to be appropriately located.
<i>Whether the use and development will require traffic management measures.</i>	Yes	The application was referred to Councils Assets Department who raised no concerns in relation to traffic management measures. A single dwelling is unlikely to unreasonably increase traffic in the area.

Airport Environs 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 areas which are or will be subject to high levels of aircraft noise, including areas where the use of land for uses sensitive to aircraft noise will need to be restricted.*
- *To ensure that land use and development are compatible with the operation of airports in accordance with the appropriate airport strategy or master plan and with safe air navigation for aircraft approaching and departing the airfield.*
- *To assist in shielding people from the impact of aircraft noise by requiring appropriate noise attenuation measures in new dwellings and other noise sensitive buildings.*
- *To limit the number of people residing in the area or likely to be subject to significant levels of aircraft noise.*

The site is partially affected by this overlay however the proposed dwelling has been sited outside of this area of the property. As such, a permit is not required for this proposal under the provisions of Clause 45.02 of the Strathbogie Planning Scheme.

The State Planning Policy Framework (SPPF)

Clause 11.05-3 Rural productivity - Strategies

- *Prevent inappropriately dispersed urban activities in rural areas.*
- *Limit new housing development in rural areas, including:*
- *Directing housing growth into existing settlements.*
- *Discouraging development of isolated small lots in the rural zones from use for single dwellings, rural living or other incompatible uses.*
- *Encouraging consolidation of existing isolated small lots in rural zones.*

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(cont.)

Clause 11.05-4 Rural planning strategies and principles

- *Directing growth to locations where utility, transport, commercial and social infrastructure and services are available or can be provided in the most efficient and sustainable manner.*
- *Managing the impacts of settlement growth and development to deliver positive land use and natural resource management outcomes.*
- *Siting and designing new dwellings, subdivisions and other development to minimise risk to life, property, the natural environment and community infrastructure from natural hazards, such as bushfire and flooding.*

Clause 13.03-2 (Erosion and Landslip) of the Strathbogie Planning Scheme seeks to:

- *To protect areas prone to erosion, landslip or other land degradation processes.*

Clause 13.03-3 (Salinity) of the Strathbogie Planning Scheme seeks to:

- *To minimise the impact of salinity and rising water tables on land uses, buildings and infrastructure in rural and urban areas and areas of environmental significance and reduce salt loads in rivers.*

Clause 13.05 (Bushfire) of the Strathbogie Planning Scheme seeks to:

- *To assist to strengthen community resilience to bushfire.*

Clause 14.01-1 – (Protection of agricultural land)

- *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 14.01-2 (Sustainable agricultural land use) of the Strathbogie Planning Scheme directs that agricultural activities should:

- *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.*

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(cont.)

It is considered that the proposed dwelling will not create or worsen any salinity or erosion issues as no vegetation is proposed to be removed and any works required for the construction of the dwelling or ancillary services will be stabilised if required. Although the site is vegetated in part at the rear, it is considered that the proposed dwelling can be reasonably protected in the event of a bushfire given the amount of cleared land surrounding the development.

The agricultural productivity or potential of the land is not considered to be lost as part of this proposal. The land is proposed to be used for agriculture and which requires a dwelling to be constructed on the site. It is considered that the construction and use of a dwelling will enhance the existing rural residential character of the area.

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

Clause 22.01 Housing and House Lot Excision in the Farming Zone

- *The construction of a new dwelling on an existing small lot will be discouraged unless it meets all of the following requirements:*
 - *The lot is accessed by an all weather road and has appropriate service provisions.*
 - *Emergency ingress and egress is at an appropriate standard.*
 - *The dwelling will not inhibit the operation of agriculture and rural industries.*
 - *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;*
 - *Meets at least one of the following requirements:*
 - *The dwelling should be associated with a sustainable rural pursuit that requires a dwelling on the land to manage that pursuit. The application should be supported by a farm management plan that justifies the need for a dwelling to assist in the operation of the farm.*
 - *The applicant can substantiate that the land has no agricultural potential due to environmental significance and the dwelling is to be used in conjunction with sustainable land management and the significant vegetation is protected on title.*
 - *The lot has been identified in the Strathbogrie Shire Rural Residential Strategy, 2004 as rural residential; implying that that there is an historic use and development pattern. Consideration should be given to the recommendations in the Strategy.*
 - *The applicant is proposing to consolidate one or more lots in the same ownership with the subject land prior to the construction of the dwelling.*

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- Use and Development of Land for a Dwelling ~ O'Connors Road, Mangalore
(cont.)

The proposal is considered to be consistent with the local policy in relation to dwellings on small lots in the Farming Zone. The dwelling will be accessible via an all weather access track and due to its siting is unlikely to inhibit the operation of agricultural land use on lots surrounding the site. The applicant has stated that the proposed dwelling is required to facilitate an equine enterprise which will operate on the site and require residents on site. In accordance with the requirements of this clause, a condition will be placed on any permit issued requiring a Section 173 Agreement to prevent excision of the approved dwelling.

Relevant Particular Provisions

No Particular Provisions are considered relevant to this proposal.

The decision guidelines of Clause 65

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

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

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

There are no relevant adopted State policies.

Relevant incorporated, reference or adopted documents

There are no relevant incorporated, reference or adopted documents.

Relevant Planning Scheme amendments

There are no relevant planning scheme amendments.

6.2 Planning Permit Application No. P2014/044
- Use and Development of Land for a Dwelling ~ O'Connors Road, Mangalore
(cont.)

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

The application proposes the use and development of land for a dwelling on a lot with an area of less than 100ha in the Farming Zone. The Farming Zone considers a range of decision guidelines. The relevant guidelines have been addressed by the applicant as part of the application.

With regard to the Farming Zone:

- The site is proposed to be used for agriculture which will require a dwelling to be constructed on the land.
- The application was referred to Council's Asset Services Department and Environment Health officer. They did not object subject to conditions. The conditions relate to the construction of access, drainage and the treatment of septic within the lot boundaries.
- No objections have been received.

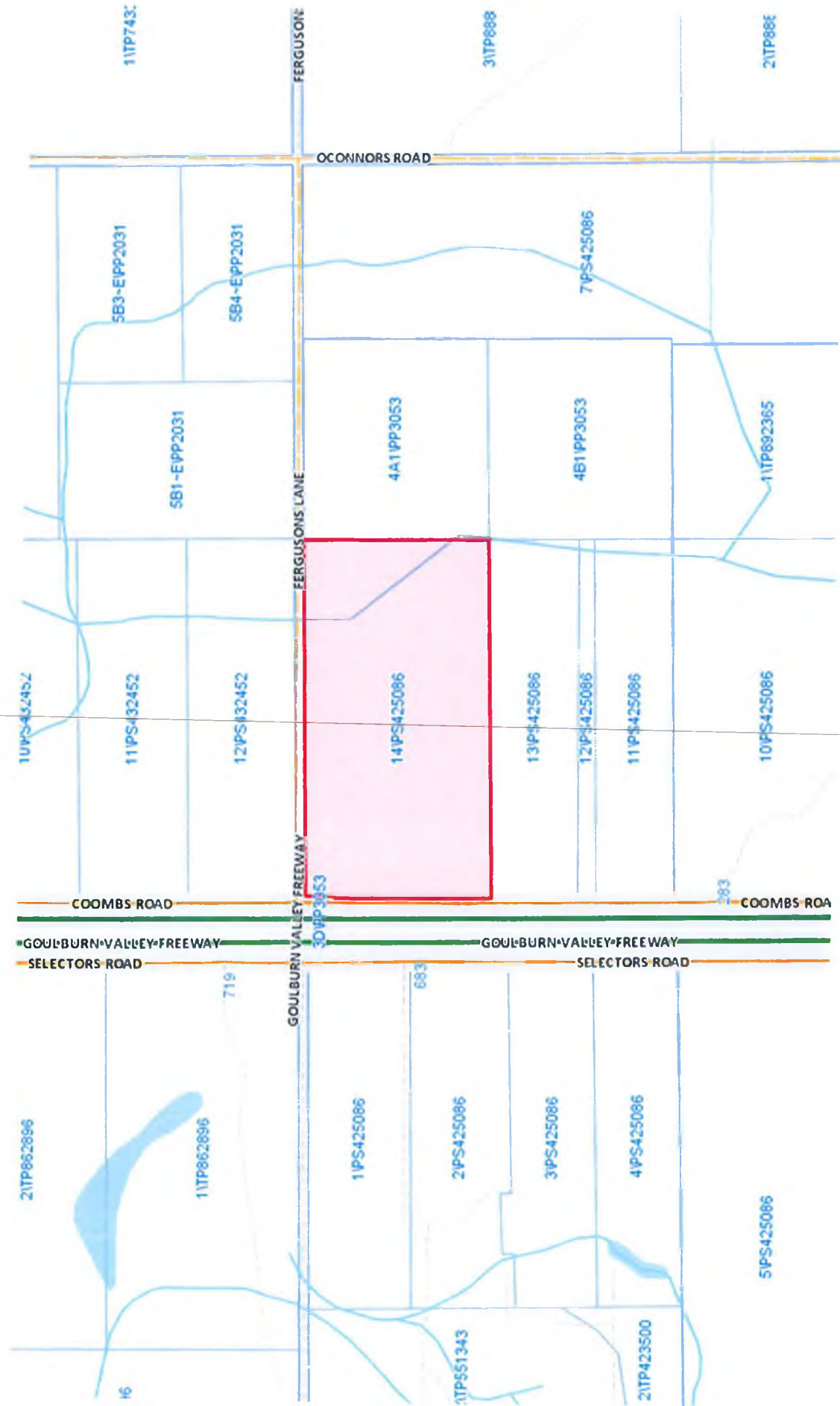
In summary, the proposal meets the objectives of the State Planning Policy Framework, Local Planning Policy Framework and the Farming Zone.

Conclusion

After due consideration of all the relevant factors, it is recommended that Council resolve to issue a permit in accordance with the officers recommendation.

Attachments

Site Plan



PLANNING COMMITTEE REPORT NO. 3 (TEAM LEADER, PLANNING – JENNIFER DOWLING)

**6.3 Planning Permit Application No. P2014/061
- Use and Development of Land for a Dwelling ~ 7 Hill Close, Ruffy**

Application Details:

Application is for:	Use and development of land for a dwelling.
Applicant's/Owner's Name:	Alan Monger - Monger & Tomkinson
Date Received:	29 May 2014
Statutory Days:	42
Application Number:	P2014-061
Planner: Name, title & department	Jennifer Dowling Team Leader Planning Sustainable Development
Land/Address:	Crown Allotment 3 Section H Township of Ruffy, Certificate of Title Volume 05032 Folio 346, Crown Allotments 7, 8, 9 Section G, Township of Ruffy, Certificate of Title Volume 06658 Folio 473, 7 Hill Close, Ruffy VIC 3666
Zoning:	Farming Zone
Overlays:	No Overlay
Under what clause(s) is a permit required?	Clause 35.07-1 Clause 35.07-4
Restrictive covenants on the title?	Nil
Current use and development:	Agriculture

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

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

Summary

- The proposal is for the use and development of land for a dwelling on land with an area of less than 40ha.
- The site has an area of approximately 5.1ha.
- The character of the area is rural living.
- The site is included in the area proposed to be included in the Township Zone in Ruffy Structure Plan detailed in Clause 21.03.
- The application was referred internally to Council's Health Officer and Asset Services Department who offered no objection.

6.3 Planning Permit Application No. P2014/061
- Use and Development of Land for a Dwelling ~ 7 Hill Close, Ruffy (cont.)

- An assessment against the Farming Zone Decision Guidelines, State and Local policies indicates the proposal is consistent with these provisions of the Strathbogie Planning Scheme.
- The application was advertised to adjoining land holders, no objections have been received to date.
- The application is being presented to Planning Committee as the proposal is for the use and development of land on a lot less than the minimum lot size detailed in the Strathbogie Planning Scheme.
- The application has been assessed within the 60 day statutory time period.
- It is recommended that Council resolve to issue a Planning Permit in accordance with the Officer's recommendation.

RECOMMENDATION

That Council

- having caused notice of Planning Application No. P2014-061 to be given under Section 52 of the *Planning and Environment Act 1987* and or the planning scheme

and having considered all the matters required under Section 60 of the *Planning and Environment Act 1987* decides to Grant a Permit under the provisions of Clause 35.07-1 and Clause 35.07-4 of the Strathbogie Planning Scheme in respect of the land known as Crown Allotment 3 Section H Township of Ruffy, Certificate of Title Volume 05032 Folio 346, Crown Allotments 7, 8, 9 Section G, Township of Ruffy, Certificate of Title Volume 06658 Folio 473, 7 Hill Close, Ruffy VIC 3666, for the Use and development of land for a dwelling, in accordance with endorsed plans, subject to the following conditions:

1. Prior to the commencement of the development, amended plans must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and a minimum of three copies must be provided. Such plans must be generally in accordance with the plan submitted but modified to show:
 - a. Fully dimensioned floor plans and elevations.
2. Prior to the commencement of buildings and works, Crown Allotments 7,8 & 9 Section G & Crown Allotments 1, 2 & 3, Section H, Township of Ruffy, Parish of Ruffy must be consolidated into one title.

6.3 Planning Permit Application No. P2014/061

- Use and Development of Land for a Dwelling ~ 7 Hill Close, Ruffly (cont.)

3. Prior to the commencement of use, after the land has been consolidated as per the requirements of Condition 2 of this permit, the owner must enter into an agreement with the Responsible Authority pursuant to Section 173 of the Planning and Environment Act 1987 to the satisfaction of the Responsible Authority. Such agreement shall:

- b) Prevent subdivision of the land so as to excise the approved dwelling

A memorandum of the agreement is to be entered on title and the cost of the preparation and execution of the agreement and entry on the title is to be paid by the owner.

4. Prior to the commencement of the use an access road must be constructed to service the property to the satisfaction of the Responsible Authority and in accordance with the current Infrastructure Design Manual at the time of development. The parameters required for the rural access road are as specified in the IDM (SD615) a minimum of 4m wide gravel road with additional 1.5m shoulders. Road depth must be as per the IDM minimum road thickness 200mm for unkerbed roads and 150mm for gravel shoulders. Open drains are to be provided on both sides of the road. The proposed road must follow the centreline of the road reserve. A 'Works within the Road Reserve Permit' (available on the council website) must be obtained prior to commencing any associated road works.
5. Prior to the commencement of the use new or otherwise vehicular entrances to the subject land from the road shall be constructed at a location and of a size and standard satisfactory to the Responsible Authority. The vehicular crossing shall have satisfactory clearance to any side-entry pit, power or Telecommunications pole, manhole cover or marker, or street tree. Any relocation, alteration or replacement required shall be 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 and must be more than 6m from the road reserve intersection boundary. Reference should be made to Clause 12.9.2 "Rural Vehicle Crossings" of the Infrastructure Design Manual. Standard drawing SD255 should be referred to.
6. 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.

6.3 Planning Permit Application No. P2014/061
- Use and Development of Land for a Dwelling ~ 7 Hill Close, Ruffv (cont.)

7. **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.**
8. **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.**
9. **Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.**
10. **The dwelling must be connected to a reticulated sewerage system or if not available, the waste water must be treated and retained on-site in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.**
11. **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 fire fighting purposes.**
12. **The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.**
13. **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.**
14. **Where a new septic system is to be installed it will be subject to the following EPA requirements for management of onsite wastewater in unsewered areas;**
 - a) **Prior to the commencement of works, a permit to install a septic tank system is required from the Responsible Authority. An application to alter the existing septic tank may also be required if deemed wastewater generation will be increased.**
 - b) **You are required to consult a suitably qualified person to conduct a Land Capability Assessment for the proposed new dwelling. The LCA must consider, soil profiles, soil percolation rates wastewater generation per bedroom/studies.**

6.3 Planning Permit Application No. P2014/061
- Use and Development of Land for a Dwelling ~ 7 Hill Close, Ruffy (cont.)

- c) Prior to the commencement of use, the Owner must provide and install a septic tank system (All Water Waste System or Treatment plant) in accordance with the current Septic Tank Code of Practice, in accordance with the recommendations of the approved Land Capability Assessment and to the satisfaction of the Responsible Authority.
 - d) All sewerage and sullage emanating from the permitted buildings shall be adequately treated, retained and disposed of within boundaries of the lot in accordance with Clause 40 of the state environmental protection policy (Waters of Victoria) 1988; Septic Tank Code of Practice; and AS/NZS 1547:2012.
 - e) A reserve effluent disposal area is required, on building or development plans, equivalent in size to the proposed effluent disposal area described within the Land Capability Assessment for the site. The reserve effluent disposal area must not have permanent structures built upon it.
 - f) The Responsible Authority reserves the right to accept, reject or amend the recommendations of an LCA report.
 - g) ~~The ingress of surface and seepage water shall be diverted around the perimeter and upslope of the effluent disposal area.~~
 - h) The effluent disposal field must be located 60m (primary treated effluent) or 30m (secondary sewage and greywater effluent) from waterways, dams, lakes or reservoirs (stock and domestic, non-potable water supply).
15. 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.
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;

6.3 Planning Permit Application No. P2014/061
- Use and Development of Land for a Dwelling ~ 7 Hill Close, Ruffv (cont.)

- (d) Presence of vermin, and;
- (e) Others as appropriate.

18. This permit will expire if one of the following circumstances applies:
- (a) The development is not started within two (2) years of the date of this Permit,
 - (b) The development is not completed within four (4) years of the date of this Permit.
 - (c) The use ceases for a period of 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 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. Before any such works may commence, the Applicant must apply for and obtain appropriate Planning approval.

Proposal

It is proposed to construct a single dwelling on the land. No elevation or floor plans have been provided however a proposed building envelope located to the north of the property along Hobart Street down the edge of a small unnamed watercourse have been provided. The balance of the land will remain vacant.

The dwelling is proposed to be accessed from an unmade section of Hobart Street.

Subject site & locality

The subject site is part of a larger agricultural property which is made up of a number of small lots and a large lot. The land is currently vacant of any development and is used for agriculture. The property has a total area of just under 100ha however the area of land being considered as part of this application is approximately 5.1ha. The land is undulating in topography and contains some small clusters of vegetation. Vehicular access to the property is available from both Nolans Road and Boathole Road.

6.3 Planning Permit Application No. P2014/061
- Use and Development of Land for a Dwelling ~ 7 Hill Close, Ruffy (cont.)

Permit/Site History

A search of Council's electronic records shows that no planning permits have previously been approved for this property.

Public Notification

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

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

The notification has been carried out correctly.
Council has received no objections to date.

Consultation

No consultation has been required to be undertaken.

Referrals

External Referrals/Notices required by the Planning Scheme:

Referrals/Notice	Advice/Response/Conditions
Section 55 Referrals	Nil
Section 52 Notices	Advertising Notices

Internal Council Referrals	Advice/Response/Conditions
Asset Services	No objections, subject to conditions
Health Department	No objections, 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.*
- *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.*

6.3 Planning Permit Application No. P2014/061
- Use and Development of Land for a Dwelling ~ 7 Hill Close, Ruffv (cont.)

A permit is required for the use and development of land for the purposes of a dwelling as the site is less than 40ha in area. In considering an application for a dwelling on this site consideration needs to be given to the capacity of the site for agriculture, the impact of a dwelling on surrounding agricultural uses as well as a number of environmental and design issues. It is considered that the location, size and surrounding development will not restrict the future use of this site for agricultural purposes. The area of the property to be utilised for a dwelling has an area of approximately 5.1ha and adjoins rural residential land on the southern edge of Ruffv. The site is currently contained within three titles, a condition will be placed on the permit requiring the three lots to be consolidated prior to the works commencing.

The use and development of the site for a dwelling will not lead to a loss in productive agricultural land. The land is not currently used for agricultural production and is unlikely to be sufficiently utilised in the future. The impact of the proposed dwelling on surrounding lots and broader agricultural activity will be minimal as most lots immediately surrounding the site are developed with single dwellings. The location of the dwelling is somewhat restricted on the site due to the location of a small watercourse however it is considered that the proposed location is appropriate from an environmental perspective as well as the potential impact on surrounding land owners and occupiers. A permit is also triggered as the proposed building envelope does not meet the minimum setback requirements specified in the Farming Zone relating to roads (20m) and property boundaries (5m). Taking the location of surrounding development into consideration, it is considered unlikely that the location of the proposed building envelope will impact on the amenity of surrounding lots.

The table below addresses each of the Decision Guidelines for the use and development of land in the Farming Zone specified at Clause 35.07-6 of the Strathbogrie Planning Scheme:

General Issues	Complies	Officers Comment
<i>The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</i>	Yes	Assessment against SPPF & LPPF is provided below.
<i>Any Regional Catchment Strategy and associated plan applying to the land.</i>	N/A	There is no relevant regional catchment strategy.
<i>The capability of the land to accommodate the proposed use or development, including the disposal of effluent.</i>	Yes	The application was referred to Councils Health Officer who did not object subject to conditions being included on the permit.

6.3 Planning Permit Application No. P2014/061
- Use and Development of Land for a Dwelling ~ 7 Hill Close, Ruffy (cont.)

<i>How the use or development relates to sustainable land management.</i>	Yes	The site has an area of approximately 5.1ha and is currently vacant of any buildings. There is limited opportunity to use the land for agriculture and the site is located within the area identified for Township Zone in the Ruffy Structure Plan. The proposed dwelling is likely to ensure the land is maintained in terms of vermin and weeds.
<i>Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.</i>	Yes	The subject site is considered to be a small lot suitable for a residential use. The application proposes a large building envelope which would allow the dwelling to be setback from the adjoining boundaries. This allows a buffer between the proposed use and development and the surrounding residential and agricultural uses.
<i>How the use and development makes use of existing infrastructure and service.</i>	Yes	Access is proposed to be via a government road to the north of the subject site.
Agricultural Issues		
<i>Whether the use or development will support and enhance agricultural production.</i>	No	The subject site has an area of approximately 5ha. The site is characterised as rural residential. The proposed dwelling is unlikely to support agricultural production. However given the size of the lot, surrounding land uses and proximity to the Ruffy Township it is unlikely that the site would be used for agriculture.
<i>Whether the use or development will permanently remove land from agricultural production.</i>	Yes	Given the size of the lot it is considered that the subject site is already removed from agriculture. The proposed development is unlikely to have an impact on the potential future use of the land for agriculture. Consolidating the lots will limit the number of dwellings to one dwelling.
<i>The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.</i>	Yes	Given the adjoining land uses and lot sizes there is unlikely to be any operation or expansion of agricultural land uses.
<i>The capacity of the site to sustain the agricultural use.</i>	Yes	The site has limited capacity as detailed above due to its size.

6.3 Planning Permit Application No. P2014/061
- Use and Development of Land for a Dwelling ~ 7 Hill Close, Ruffy (cont.)

<i>The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.</i>	Yes	The quality of the land in this area is generally considered non productive. However as detailed above the lot has an area of approximately 5 ha.
<i>Any integrated land management plan prepared for the site.</i>	n/a	As detailed above the site is not capable of accommodating a large or intensive agricultural use.
Dwelling Issues	Complies	Officers Comment
<i>Whether the dwelling will result in the loss or fragmentation of productive agricultural land.</i>	Yes	As detailed above the dwelling is unlikely to result in the loss or fragmentation of productive agricultural land.
<i>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.</i>	Yes	The dwelling is surrounded by rural residential uses and the building envelope allows setback from all boundaries.
<i>Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.</i>	Yes	As detailed above the dwelling is not in proximity to large agricultural uses and is therefore unlikely to affect the operation and expansion of adjoining and nearby agricultural uses.
<i>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.</i>	Yes	The proposed dwelling has been assessed on its merit. Therefore it is unlikely that the proposed dwelling would directly result in the proliferation of dwellings.
Environmental issues		
<i>The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.</i>	Yes	The application was referred to Council's Environmental Health Officer who assessed the application and did not object to the proposal subject to conditions.
<i>The impact of the use or development on the flora and fauna on the site and its surrounds.</i>	Yes	The proposal does not include the removal of any vegetation and is appropriately located not to damage any vegetation.
<i>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.</i>	Yes	The proposal does not include the removal of any vegetation.
<i>The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.</i>	Yes	Should a permit be issued a condition will be included requiring a permit for a septic tank.

6.3 Planning Permit Application No. P2014/061
- Use and Development of Land for a Dwelling ~ 7 Hill Close, Ruffy (cont.)

Design and siting issue		
<i>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.</i>	Yes	As detailed above the dwelling can be appropriately setback from the adjoining boundaries within the proposed building envelope.
<i>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.</i>	Yes	The proposed siting and design is considered appropriate. Should a permit be issued a condition will be placed on the permit requiring muted tones.
<i>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.</i>	Yes	The proposed dwelling is unlikely to impact the character and appearance of the area.
<i>The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.</i>	Yes	The proposed dwelling and associated infrastructure is considered to be appropriately located.
<i>Whether the use and development will require traffic management measures.</i>	Yes	The application was referred to Councils Assets Department who raised no concerns in relation to traffic management measures. A single dwelling is unlikely to unreasonably increase traffic in the area.

The State Planning Policy Framework (SPPF)

Clause 11.05-3 Rural productivity - Strategies

- *Prevent inappropriately dispersed urban activities in rural areas.*
- *Limit new housing development in rural areas, including:*
- *Directing housing growth into existing settlements.*
- *Discouraging development of isolated small lots in the rural zones from use for single dwellings, rural living or other incompatible uses.*
- *Encouraging consolidation of existing isolated small lots in rural zones.*

Clause 11.05-4 Rural planning strategies and principles

- *Directing growth to locations where utility, transport, commercial and social infrastructure and services are available or can be provided in the most efficient and sustainable manner.*
- *Managing the impacts of settlement growth and development to deliver positive land use and natural resource management outcomes.*
- *Siting and designing new dwellings, subdivisions and other development to minimise risk to life, property, the natural environment and community infrastructure from natural hazards, such as bushfire and flooding.*

6.3 Planning Permit Application No. P2014/061
- Use and Development of Land for a Dwelling ~ 7 Hill Close, Ruffy (cont.)

Clause 13.03-2 (Erosion and Landslip) of the Strathbogrie Planning Scheme seeks to:

- *To protect areas prone to erosion, landslip or other land degradation processes.*

Clause 13.03-3 (Salinity) of the Strathbogrie Planning Scheme seeks to:

- *To minimise the impact of salinity and rising water tables on land uses, buildings and infrastructure in rural and urban areas and areas of environmental significance and reduce salt loads in rivers.*

Clause 13.05 (Bushfire) of the Strathbogrie Planning Scheme seeks to:

- *To assist to strengthen community resilience to bushfire.*

Clause 14.01-1 – (Protection of agricultural land)

- *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 14.01-2 (Sustainable agricultural land use) of the Strathbogrie Planning Scheme directs that agricultural activities should:

- *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.*

The area of land for which this application is being considered is approximately 5.1ha. Land surrounding the site is developed for residential purposes and it is considered that the character of the area is residential rather than agricultural. The site is located close to the central area of Ruffy and is considered appropriate for rural residential development. It is considered that the proposed dwelling will not create or worsen any salinity or erosion issues as no vegetation is proposed to be removed and any works required for the construction of the dwelling or ancillary services will be stabilised if required. Although the site is vegetated in part undulating in topography, it is considered that the proposed dwelling can be reasonably protected in the event of a bushfire.

6.3 Planning Permit Application No. P2014/061
- Use and Development of Land for a Dwelling ~ 7 Hill Close, Ruffy (cont.)

The agricultural productivity or potential of the land is not considered to be lost as part of this proposal. Given the small size of the lots and surrounding development, the continued use of the land for agriculture would have been incompatible with surrounding land uses and it is considered that the construction and use of a dwelling will enhance the existing rural residential character of the area.

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

Clause 21.03-5 Ruffy

Overview

Ruffy is a small rural village of which the township and surrounding area has a population of 337 in 2011. Ruffy offers a range of facilities and activities including a small town centre with community centre and recreation reserve, scenic drives and walks in the surrounding bush.

Structure Plan

The Ruffy structure plan identifies existing uses and the area that is proposed to be rezoned to the Township Zone.

The Ruffy Structure Plan identifies the existing town centre and an area that would be suitable to be rezoned to Township and expand the township. The subject site is located in the area proposed to be rezoned to Township Zone. Once this occurs a permit would not be required for a dwelling.

Clause 22.01 Housing and House Lot Excision in the Farming Zone

Clause 22.01-3 Policy

- *The construction of a new dwelling on an existing small lot will be discouraged unless it meets all of the following requirements:*
 - *The lot is accessed by an all weather road and has appropriate service provisions.*
 - *Emergency ingress and egress is at an appropriate standard.*
 - *The dwelling will not inhibit the operation of agriculture and rural industries.*
 - *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;*
 - *Meets at least one of the following requirements:*
 - *The dwelling should be associated with a sustainable rural pursuit that requires a dwelling on the land to manage that pursuit. The application should be supported by a farm management plan that justifies the need for a dwelling to assist in the operation of the farm.*
 - *The applicant can substantiate that the land has no agricultural potential due to environmental significance and the dwelling is to be used in conjunction with sustainable land management and the significant vegetation is protected on title.*

6.3 Planning Permit Application No. P2014/061
- Use and Development of Land for a Dwelling ~ 7 Hill Close, Ruffy (cont.)

- *The lot has been identified in the Strathbogie Shire Rural Residential Strategy, 2004 as rural residential; implying 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.*

The proposal is considered to be consistent with the local policy in relation to dwellings on small lots in the Farming Zone. The dwelling will be accessible via an all weather access track and due to its siting is unlikely to inhibit the operation of agricultural land use on lots surrounding the site. It is proposed to consolidate a number of small crown allotments as part of this development. In accordance with the requirements of this clause, a condition will be placed on any permit issued requiring a Section 173 Agreement to prevent excision of the approved dwelling from the consolidated lot.

Relevant Particular Provisions

No particular provisions are considered relevant to this proposal.

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.*

6.3 Planning Permit Application No. P2014/061
- Use and Development of Land for a Dwelling ~ 7 Hill Close, Ruffv (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

The application proposes the use and development of land for a dwelling on a lot with an area of less than 40ha in the Farming Zone. A building envelope has been specified for the proposed development but no plans have been provided. These will be required by way of condition. The area of land being considered for this application is approximately 5.1ha which is made up of a number of old crown allotments which will be consolidated. The Farming Zone considers a range of decision guidelines. The relevant guidelines have been addressed below.

With regard to the Farming Zone:

- The area of land being considered is unable to be used for agriculture.
- The application was referred to Council's Asset Services Department and Environment Health officer. They did not object subject to conditions. The conditions relate to the construction of access, drainage and the treatment of septic within the lot boundaries.
- No objections have been received.
- The small crown allotments will be consolidated. This will be required by way of condition and will be required to be completed prior to the commencement of buildings and works.

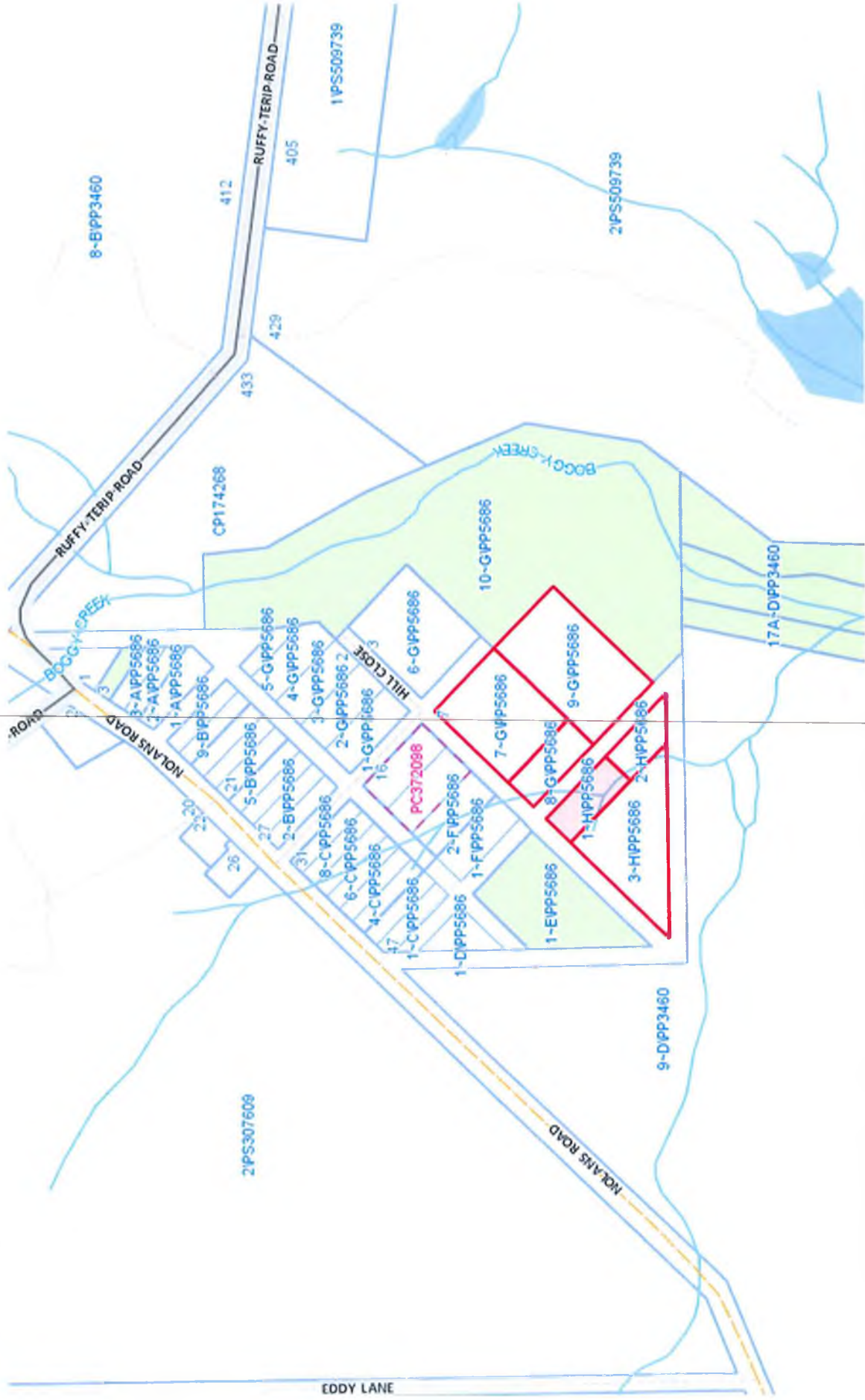
In summary, the proposal meets the objectives of the State Planning Policy Framework, Local Planning Policy Framework and the Farming Zone.

Conclusion

After due consideration of all the relevant factors, it is recommended that Council resolve to issue a permit in accordance with the officers recommendation.

Attachment:

Site Plan



PLANNING COMMITTEE REPORT NO. 4 (MANAGER, SUSTAINABLE DEVELOPMENT – EMMA KUBEIL)

7. OTHER BUSINESS

7.1 Strathbogrie Planning Scheme Amendment C69

Author & Department

Manager, Sustainable Development / Sustainable Development

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

Strathbogrie Planning Scheme Amendment C69 was prepared by the Strathbogrie Shire Council as the Planning Authority at the request of Box Grove Pastoral c/o Tract Consulting.

The site is approximately 150 hectares with frontages to Lobbs Lane and the unsealed continuation of Racecourse Road. The northern boundary consists of the continuation of Coes Road (unmade) and Lake Nagambie which also continues along the western portion of the subject site. The Goulburn River includes a narrow backwater which penetrates the site from the north, creating an irregular site boundary which runs along the lake's periphery.

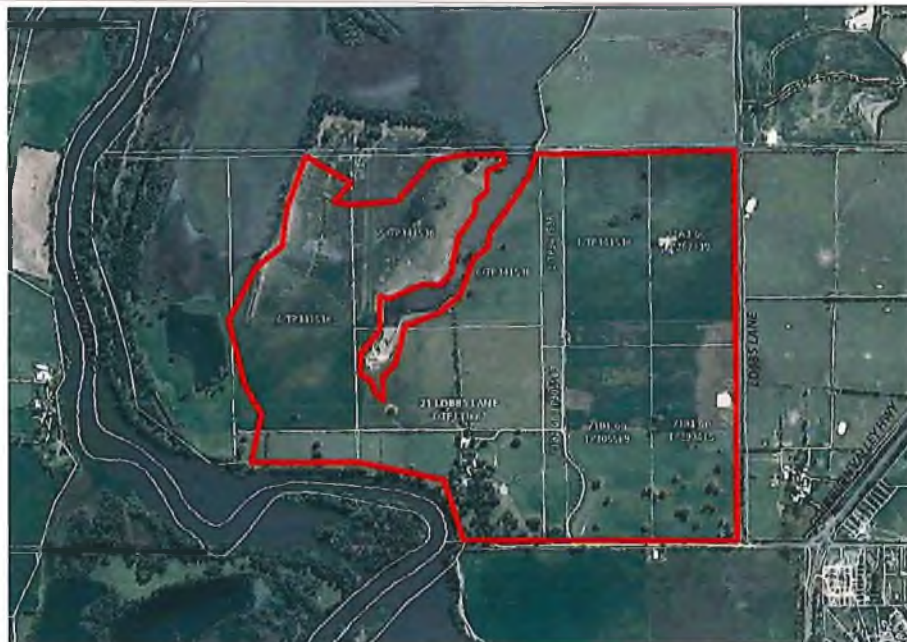


Figure 1 – Subject Site and existing title boundaries

The amendment proposes to rezone the land from Farming Zone to Low Density Residential Zone and apply the Development Plan Overlay Schedule 3.

7.1 Strathbogrie Planning Scheme Amendment C69 (cont.)

The amendment was placed on public exhibition between 1 November and 2 December 2013. Eight submissions were received including three that opposed the Amendment.

Council at its meeting of 27 May 2014 resolved to refer the submission to a panel. As a result, a Panel was appointed under delegation from the Minister for Planning to consider the Amendment on the on 6 June 2014 and comprised Michael Kirsch (Chair).

The Panel determined that a Directions Hearing was not necessary and the Panel Hearing was held in Nagambie on Monday 14th July 2014. The Panel undertook an unaccompanied inspection of the Amendment site and surrounding area prior to and during the Panel Hearing.

The following submissions were made at the hearing:

- Representing the Strathbogrie Shire Council – Emma Kubeil (Manager Sustainable Development) and Raelene Stratton (Contract Planner)
- Representing the Proponent, Box Grove Pastoral, - Mark Bartley (HWL Ebsworth Lawyers) which called expert evidence from Luke Chamberlain (Tract Consultants)
- Martin Hartnett
- Alan McLean

The Panel considered all written submissions, as well as submissions presented during the Hearing. In addressing the issues raised in those submissions, the Panel considered the information provided as well as observations made from an unaccompanied site inspection and surrounding areas.

The Panel Report, which is tabled for identification purposes, dealt with the following issues:

- Strategic issues
 - Strathbogrie Rural Residential Strategy
 - Agricultural land
 - Housing need
 - Location
- Development issues
 - Development density
 - Public open space
 - Amenity impacts
 - Environmental impacts
 - Adaptive residential area
 - Flood prone areas
 - Racecourse Road
- Other issues
 - Third party involvement
 - Draft of the Development Plan Overlay – Schedule 3
 - Consequential changes

7.1 Strathbogie Planning Scheme Amendment C69 (cont.)

The Panel concluded:

"The Panel supports Amendment C69 to the Strathbogie Planning Scheme and is satisfied that the Low Density Residential Zone in conjunction with the revised Development Plan Overlay Schedule 3 will provide an appropriate framework for managing the subdivision and development of the site.

Although it supports the Amendment, the Panel believes that the submissions from Council and on behalf of the proponent should have included more explicit recognition of the policy support for protecting agricultural land in the Nagambie area and provided a more rigorous assessment of low density residential land supply and demand issues. In light of this, the Panel gave serious consideration to whether or not the Amendment should proceed but has decided, on balance, that the benefits of the Amendment warrant it being supported.

These benefits include the opportunity to provide greater housing diversity within Nagambie, which will in turn support the role of the town and encourage population growth. Importantly, it also provides an opportunity to reverse what seems to have been a practice of satisfying the 'low density/rural residential' market by allowing dispersed small lot housing in the Shire's agricultural areas.

The Panel has recommended various changes to the exhibited Development Plan Overlay Schedule 3, most of which were agreed to by Council and the proponent, and discussed at the Hearing. The Panel has also recommended some further changes, mainly to clarify and improve the performance of various provisions".

The Panel recommendations are as follows:

The Panel recommends that the Strathbogie Planning Scheme Amendment C69 be adopted as exhibited, subject to the following changes:

- 1. Include the revised Development Plan Overlay Schedule, modified to include a revised Box Grove Nagambie Indicative Concept Plan that provides a 10 metre wide open space area and the western boundary of the Amendment site.*
- 2. Modify Clause 21.03-4 to correct the page number reference to the Nagambie Structure Plan.*
- 3. Modify the Nagambie Structure Plan that accompanies Clause 21.03-4 to identify the amendment site as 'Low density residential' and to delete the two arrows that designate the site as 'Investigate the area for rural living/low density residential opportunities'.*

7.1 Strathbogie Planning Scheme Amendment C69 (cont.)



Figure 2 – Revised Box Grove Nagambie Indicative Concept Plan

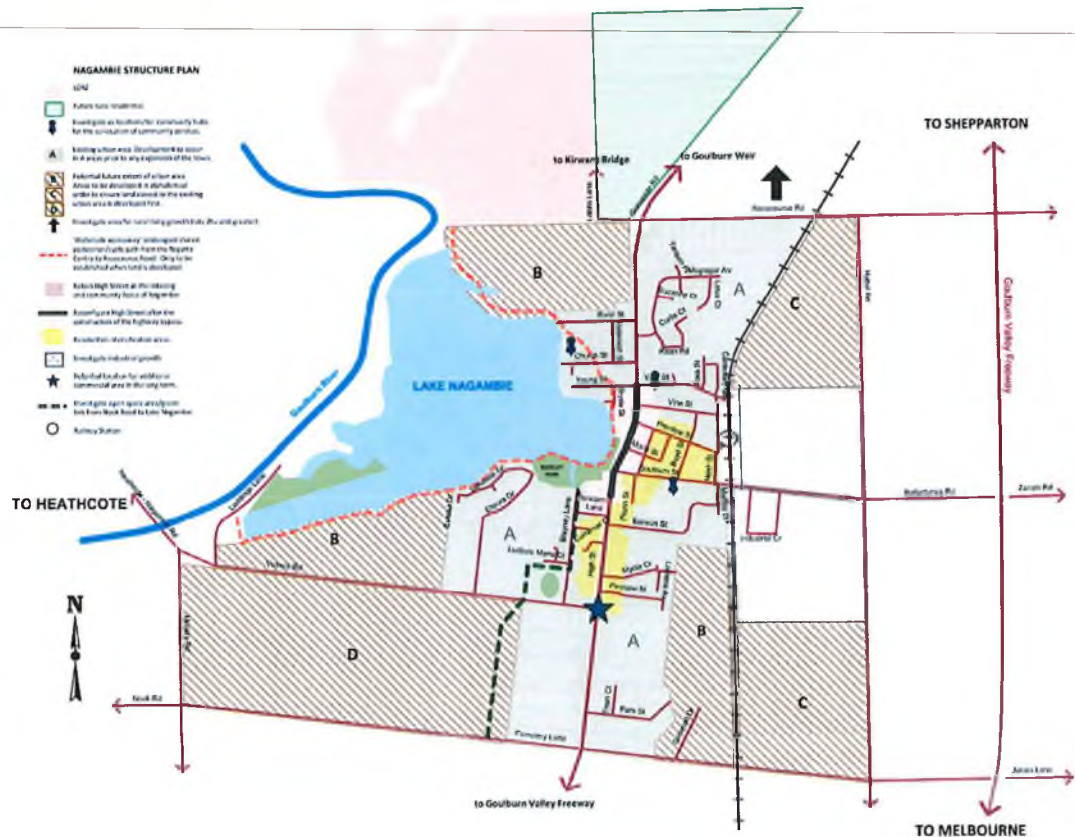


Figure 3 – Revised Nagambie Structure Plan

7.1 Strathbogie Planning Scheme Amendment C69 (cont.)

RECOMMENDATION

That Council:

Having considered the Panel Report, adopt Strathbogie Planning Scheme Amendment C69 in accordance with Section 29(1) of the *Planning & Environment Act 1987*, with the following changes:

- 1. Include the revised Development Plan Overlay Schedule, modified to include a revised Box Grove Nagambie Indicative Concept Plan that provides a 10 metre wide open space area and the western boundary of the Amendment site as per the Planning Panel's recommendation.**
- 2. Modify Clause 21.03-4 to correct the page number reference to the Nagambie Structure Plan, as per the Planning Panels recommendation.**
- 3. Modify the Nagambie Structure Plan that accompanies Clause 21.03-4 to identify the amendment site as 'Low Density Residential' and to delete the two arrows that designate the site as 'Investigate the area for rural living/low density residential opportunities', as per the Planning Panels recommendation; and**
- 4. Submit adopted Planning Scheme Amendment C69 to the Minister for Planning to approve and incorporate into the Strathbogie Planning Scheme, pursuant to Section 31(1) of the *Planning & Environment Act 1987*.**

Background

On the 14 June 2013 Tract Consultants on behalf of Box Grove Pastoral, submitted a request to rezone land known as Box Grove, Nagambie.

The rezoning site comprises a property known as Lobbs Lane Nagambie and 21 Lobbs Lane Nagambie, including the following 10 parcels of land:

- Lots 1, 2, 4, 5 & 6 TP341538
- Lots 71B1 & 81B2 TP305589
- Lot 71A3 TP267139
- Lot 71B3 TP290415
- Lot 1 TP133882

To support the request to rezone the land from Farming Zone to Low Density Residential Zone and apply the Schedule 2 to the Development Plan Overlay, the following documents were submitted:

- Rezoning submission and amendment documents, prepared by Tract Consultants
- Cultural Heritage Advice prepared by Tardis Enterprises
- Flora and Fauna Assessment prepared by Ecology and Heritage Partners
- Traffic and Transport Assessment prepared by GTA Consultants

7.1 Strathbogrie Planning Scheme Amendment C69 (cont.)

- Land Capability Assessment prepared by Paul Williams and Associates
- Bushfire Risk Assessment prepared by Terramatrix
- Services and Infrastructure Assessment prepared by HJ Macey
- Community Infrastructure & Demographic Needs Assessment prepared by ASR Research

Prior to exhibiting and requesting Authorisation from the Minister, the following referral authorities were consulted:

- Goulburn Broken Catchment Management Authority
- Goulburn Valley Water
- Goulburn Murray Water
- VicRoads
- Department of Planning and Community Development

Following this round of consultation appropriate changes were made to the documentation.

At Council's Planning Committee Meeting of 10 September 2013 Council resolved:

1. *That Strathbogrie Shire Council seek authorisation from the Minister for Planning to prepare Amendment C69.*
2. *That, upon receipt of the Minister's authorisation, Strathbogrie Shire Council prepare and exhibit Amendment C69 to the Strathbogrie Planning Scheme, formally exhibiting the amendment for a period of not less than one calendar month after the date that notice is published in the Government Gazette.*

Council Officers applied to the Minister for Planning for Authorisation. Authorisation A02644 was granted on the 2nd of October 2013.

Formal exhibition was undertaken from the 1 November 2013 to 2 December 2013. Notice was given to; prescribed Ministers, Referral Authorities and adjoining landowners. Additionally a public notice was placed in the Government Gazette, Shepparton News, Euroa Gazette, Seymour Telegraph and Nagambie Voice.

Five submissions were received from referral authorities, as detailed in attachment 1, with the Department of Environment and Primary Industries, VicRoads and Goulburn Valley water providing no objection. Goulburn Murray Water and Goulburn Broken Catchment Management Authority raised concerns/objections initially, however during through consultation, these matters have been resolved and appropriate changes made to the Schedule 3 to the Development Plan Overlay.

Three submissions were received from members of the public all posing an objection to the proposed zoning change and subsequent development. Council Officers provided an opportunity for mediation to resolve the concerns which included phone calls, letters, emails and mediation meeting held individually between submitters, Council Officers, Tract Consulting and the landowner. Submitter one also attended a site meeting and submitter two was offered the same opportunity however did not attend.

7.1 Strathbogie Planning Scheme Amendment C69 (cont.)

A summary of the submitter concerns are:

Submitter One:

- Public Open Space
- Potential future use and development of the adaptive residential area
- Intensive lot development
- Protection of native vegetation
- Development in the flood prone land

Submitter Two:

- Impact to their visual amenity
- Loss of farming land
- Increase traffic to Lobbs Lane
- No benefit to Nagambie

Submitter Three:

- Historical issue with unsealed portion of Lobbs Lane being gated as an entry to Box Grove.

While Council Officers addressed many of the submitters concerns and held mitigation meetings, none of the submitters were willing to withdraw their objection, therefore the amendment proceed to an Independent Panel and allow all parties to be heard.

Alternative options

Council officers consider this the most appropriate option for the site to further the growth of Nagambie, while providing a diversity of housing not currently available in the municipality.

Risk Management

There are no risk management issues associated with the submission.

Strategic links - policy implications and relevance to Council Plan

The proposed framework is consistent with the strategic intent of the Council Plan; in particular Goal 7 *An organisation that meets the community's needs and expectations with responsive, innovative customer service and management (Organisation)*.

This area is also identified in the Nagambie Structure Plan within the Strathbogie Planning Scheme Municipal Strategic Statement to investigate for Rural Living Opportunities.

Best Value/National Competition Policy (NCP)/Trade Practices Act (TPA) Implications

The submission is consistent with NCP policy.

Financial/Budgetary implications

This is a proponent driven amendment, and thus Council's costs are contained within the existing operational budget. The cost of panel is to be worn by the applicant as it is a proponent driven amendment, not Council.

7.1 Strathbogrie Planning Scheme Amendment C69 (cont.)

Economic implications

The Amendment is rezoning additional residential land, which will support and drive good economic development initiatives within the Shire in particular Nagambie.

Environmental/Amenity implications

The Amendment has considered, and included, mechanisms for environmental protection and enhancement, and ensures amenity issues are adequately assessed and controlled. The Amendment includes the application of a Schedule to the Development Plan Overlay which makes the requirement for significant detail to be considered to protect and control the amenity to Design Guidelines. Similarly the environmental constraints will be dealt with through the detail design and layout of the subdivision.

Community implications

Through the development of this land, it will allow community access to highly sort after open space/recreational areas that are not currently assessable along the Goulburn River. The amendment provides for a future subdivision creating a variety of lot sizes that are not currently available to the community.

Victorian Charter of Human Rights and Responsibilities Act 2006

The report content is consistent with Council's responsibilities under the Victorian Charter of Human Rights and Responsibilities Act 2006.

Legal/Statutory implications

The process to Planning Scheme Amendments is governed by the *Planning and Environment Act 1987*.

Consultation

Full formal exhibition was undertaken and submissions were sought and those unresolved were referred to the independent panel hearing.

Attachments

Nil.

PLANNING COMMITTEE REPORT NO. 5 (MANAGER, SUSTAINABLE DEVELOPMENT – EMMA KUBEIL)

7.2 Strathbogie Planning Scheme Amendment C70

Report Description

The report recommends that Council seek Authorisation from the Minister for Planning to commence Strathbogie Planning Scheme Amendment C70.

Author & Department

Manager, Sustainable Development / Sustainable Development

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

Planet Urban Design and Planning on behalf of Mr & Mrs Paton have requested Council consider amending the Strathbogie Planning Scheme to rezone 8 Orchid Street, Violet Town, formally known as Lot 1 TP948667Q, from Farming Zone to General Residential Zone.

Council Officers also propose to include 6 Orchid Street, Violet Town, formally known as Lot 1 LP111466, into the amendment as it effectively forms part of the study area.

Planning Officers have given the request amendment number C70.

The General Residential Zone is the new zone that the Minister for Planning released in May 2014. Throughout the Strathbogie Shire the General Residential Zone has replaced the former Residential 1 Zone. Whilst the rest of Violet Town is currently blanket Township Zone it is proposed that the General Residential Zone be used in the residential areas, Commercial 1 Zone used to identify the business centre and Industrial 1 Zone to be used in strategic industrial locations.

The amendment applies to approximately 4 hectares of land to the west of Violet Town. The land is generally bound by Cowslip Street (Murchison-Violet Town Road) to the south, Orchid Street to the east, Honey Suckle Creek to the North and private land, currently used for farming/lifestyle purposes to the west.

The subject site currently contains two dwellings on each individual titles, associated outbuildings and a small amount of scattered native vegetation. The land is gently undulating towards the Honey Suckle Creek with majority of the land vacant grazing land. Access to both properties currently comes off Orchid Street.

By rezoning the land to General Residential Zone it will allow a future subdivision into residential allotments. There are currently very little amount of vacant residential/township allotments for sale in Violet Town.

7.2 Strathbogrie Planning Scheme Amendment C70 (cont.)



Image 1 – Subject Site to be rezoned to General Residential Zone

RECOMMENDATION

1. That Strathbogrie Shire Council seek authorisation from the Minister for Planning to prepare Amendment C70.
2. That, upon receipt of the Minister's authorisation, Strathbogrie Shire Council prepare and exhibit Amendment C70 to the Strathbogrie Planning Scheme, formally exhibiting the amendment for a period of not less than one calendar month after the date that notice is published in the Government Gazette

7.2 Strathbogrie Planning Scheme Amendment C70 (cont.)

Background

The Violet Town and District Strategic Development Plan was prepared by Planisphere in 2010 which reviewed the existing land uses throughout Violet Town including the opportunities and constraints for the town. The subject land was identified in the study as “preferred direction for Residential 1 Zone/Low Density Residential Zone expansion”. Subsequently Planning Scheme Amendment C50 introduced a new Municipal Strategic Statement and Local Planning Policy into the Strathbogrie Planning Scheme in December 2013. The new Clause 21.03 includes a revised structure plan (Local area plan) for all large towns in the Shire. The new Violet Town Structure Plan (Local area plan) also shows the land as “preferred direction for Residential 1 Zone/Low Density Residential Zone expansion”.

Figure 7 – Violet Town Structure Plan

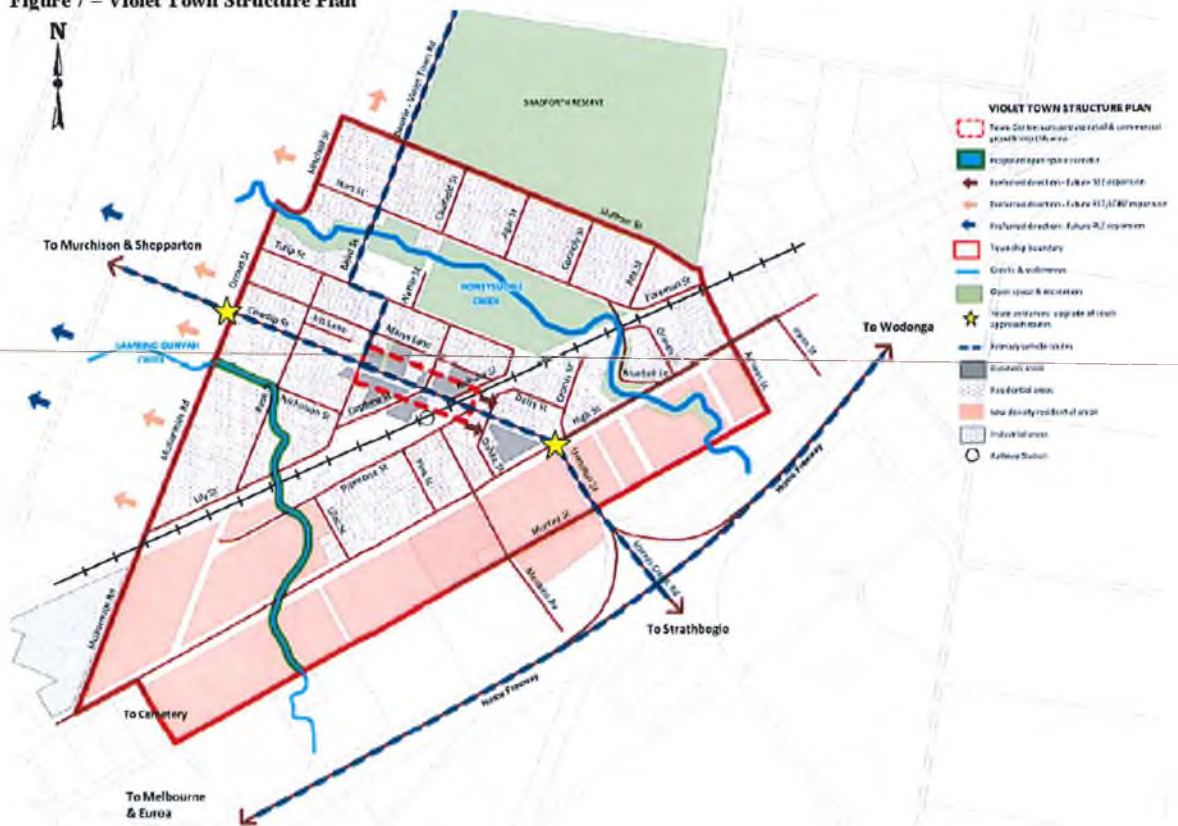


Image 2 – Violet Town Structure Plan

Alternative options

Council may wish to consider the request as not appropriate and not process the amendment any further.

Risk Management

There are no risk management issues associated with the submission.

7.2 Strathbogie Planning Scheme Amendment C70 (cont.)

Strategic links - policy implications and relevance to Council Plan

The proposed framework is consistent with the strategic intent of the Council Plan; in particular Goal 7 *An organisation that meets the community's needs and expectations with responsive, innovative customer service and management (Organisation)*.

Best Value/National Competition Policy (NCP)/Trade Practices Act (TPA) Implications

The submission is consistent with NCP policy.

Financial/Budgetary implications

At this stage the existing Council budget is considered adequate.

Economic implications

The amendment will assist in creating a variety of lot sizes which are currently unavailable within the Violet Town Township. Violet Town currently has limited land available for residential development and only few vacant lots are on the open market for sale. This amendment will have positive economic implications.

Environmental/Amenity implications

The amendment is thought that it will not have a significant impact to the environment.

Community implications

The proposed amendment implements the objectives of the *Planning and Environment Act 1987* as it will facilitate the fair, orderly, economic and sustainable residential development.

Victorian Charter of Human Rights and Responsibilities Act 2006

The report content is consistent with Council's responsibilities under the *Victorian Charter of Human Rights and Responsibilities Act 2006*.

Legal/Statutory implications

The process to review the Planning Scheme is governed by the *Planning and Environment Act 1987*. Final approval is given by the Minister for Planning.

Consultation

In accordance with the *Planning & Environment Act 1987*, consultation is required with the public and relevant authorities through the amendment process.

If authorisation is granted the amendment will be placed on exhibition for at least a one month period, including a notice in the Government Gazette, local papers and Council website. Furthermore, formal notice of the amendment will be given to the prescribed Ministers, referral authorities and any affected landowners.

Attachments

1. Explanatory Report
2. Proposed Planning Scheme Map

Planning and Environment Act 1987

STRATHBOGIE PLANNING SCHEME

AMENDMENT C70

INSTRUCTION SHEET

The planning authority for this amendment is the Strathbogie Shire Council.

The Strathbogie Planning Scheme is amended as follows:

Planning Scheme Maps

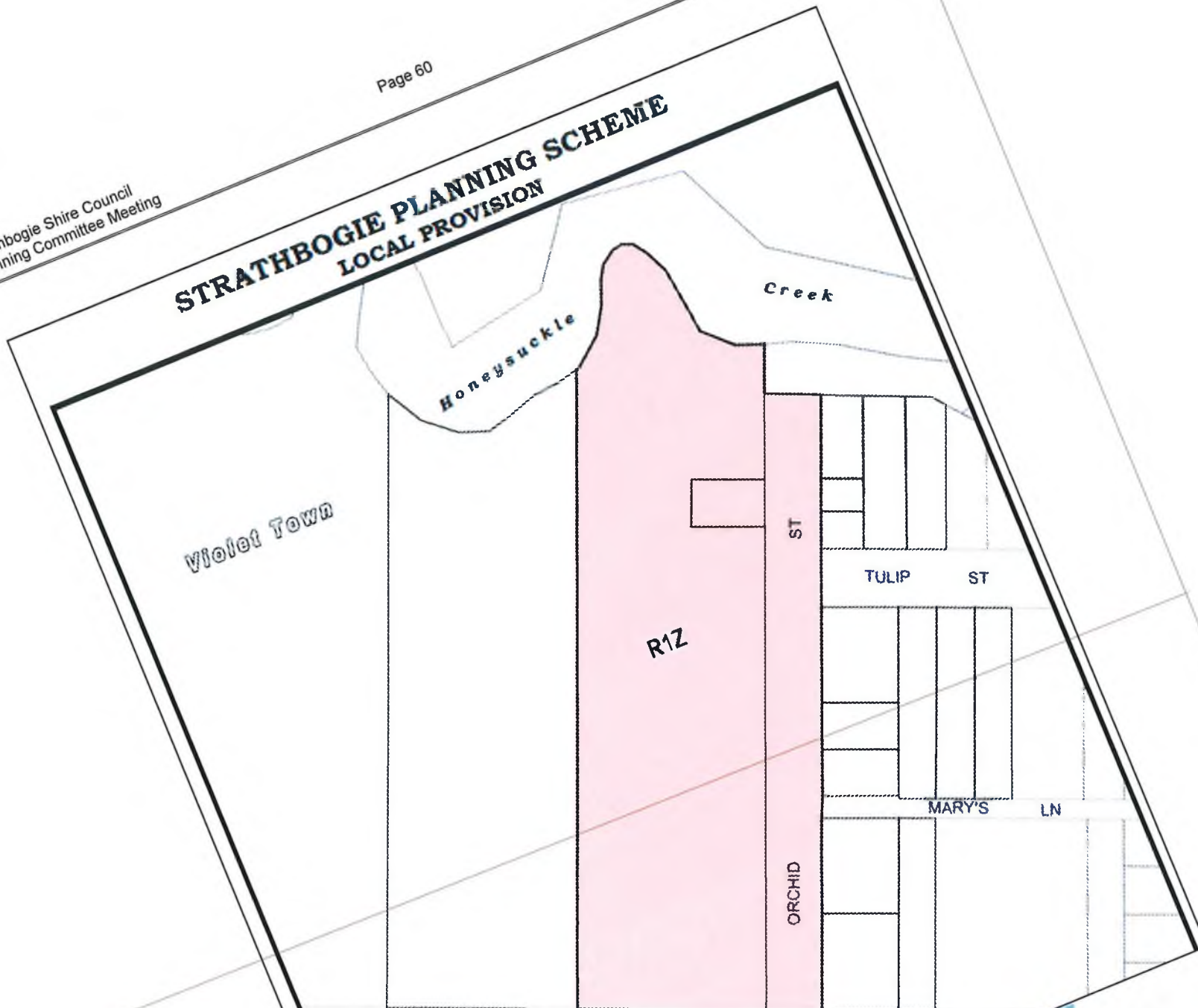
The Planning Scheme Maps are amended by a total of one (1) attached map sheet..

Zoning Maps

1. Amend Planning Scheme Map No 7. in the manner shown on the one (1) attached map marked "Strathbogie Planning Scheme, Amendment C70".

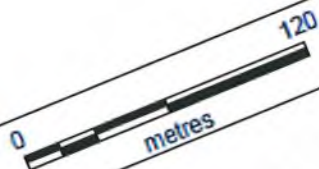
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STRATHBOGIE PLANNING SCHEME LOCAL PROVISION



MURCHISON - VIOLET TOWN RD (COWSLIP ST)

Part of Planning Scheme Map 7



LEGEND

R1Z Residential 1 Zone

AMENDMENT C70

Department of
Transport, Planning and
Local Infrastructure



Planning Mapping Services |
Amendments Coordination Team |
Planning & Building Systems |
Planning, Building & Heritage |

**PLANNING COMMITTEE REPORT NO. 6. (DIRECTOR, SUSTAINABLE
DEVELOPMENT - PHIL HOWARD)**

**7.3 Planning Applications Received
- 6 June to 18 August 2014**

Following are listings of Planning Applications Received for the period 6 June to 18 August 2014.

RECOMMENDATION

That the report be noted.

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

Planning Applications Received

12 June 2014

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
101 Siems Road, Euroa VIC 3666	P2014-064	Use and development of land for a single dwelling	Guy Ortlipp	\$300,000.00

13 June 2014

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
300 High Street, Nagambie VIC 3608	P2014-065	Development of land for construction of a veranda	Hugh Lawrence	\$1,500.00

16 June 2014

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
176 Steens Road, Boho South VIC 3669	P2014-068	Use and development of land for a single dwelling	Helen Eadie	\$350.00

17 June 2014

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
13 Baxters Road, Goulburn Weir VIC 3608	P2014-066	Extension to a dwelling	Margaret Caulfield	\$130,000.00

18 June 2014

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
13 Queen Street, Avenel VIC 3664	P2014-071	Develop land for a toilet/kitchenette annex	Parish of Central Goulburn	\$10,000.00

19 June 2014

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
Boho Church Road, Boho VIC 3669	P2014-069	Develop land for a shed/outbuilding	Neal Cartledge Pty Ltd	\$15,000.00

20 June 2014

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
1726 Arcadia Two Chain Road, Molka VIC 3666	P2014-070	Development of the land for a dwelling	Les Cullen	\$179,000.00

23 June 2014

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
1285 Feltrim Road, Earliston Victoria 3669	P2012/079 - PCI	Two lot subdivision and use of land for a dwelling	Neal Cartledge	\$0.00
293 Wilkinsons Lane, Euroa VIC 3666	P2014-072	Use and development of land for a dwelling	Troy Spencer	\$300,000.00

25 June 2014

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
282 Galls Gap Road, Goomram VIC 3666	P2014-075	Development of the land for an extension to an existing dwelling	Robert John McCullagh	\$100,000.00

26 June 2014

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
34 Moran Court, Graytown VIC 3608	P2014-073	Use and development of garage to convert into dwelling	Neal Cartledge	\$20,000.00

27 June 2014

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
1653 Creightons Creek Road, Creightons Creek VIC 3666	P2014-078	Development of land for installation of a swimming pool.	Peter Winch	\$52,605.00

28 June 2014

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
54 Birkett Street, Euroa VIC 3666	P2014-074	Use and development of land for a single dwelling and shed	Paul Zuydam	\$120,000.00

Total for June – 13

Planning Applications Received

03 July 2014

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
654 Drysdale Road, Euroa VIC 3666	P2014-076	The construction of three pullet rearing sheds, which are an extension of the current four pullet sheds already in operation	Phillip Szepe	\$1,728,000.00

07 July 2014

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
158 Birkett Street, Euroa VIC 3666	P2013-144 - PC1	Use and development of the land for a dwelling	Hans Visser	\$0.00

10 July 2014

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
6 Anderson Street, Euroa VIC 3666	P2014-077	Development of land for single dwelling	Carla Ciavarella	\$155,880.00

15 July 2014

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
Avenel-Longwood Road, Locksley VIC 3665	P2014-079	Use and Development of land to construct a Single dwelling and separate Garage	Kylie Rebecca Tarascio	\$98,000.00

16 July 2014

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
1 Spring Court, Strathbogie VIC 3666	P2014-081	Use and Development of Land for a Single Dwelling	Dean Smith	\$145,663.00
Drysdale Road, Euroa VIC 3666	P2014-080	Development of land for a Machinery/Hay Shed	Craig Hahnel	\$3,000.00

22 July 2014

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
272-278 High Street, Nagambie VIC 3608	P2014-082	Development of land for office	Stephen D'Andrea	\$1,400,000.00
79 Boundary Road North, Euroa Victoria 3666	P2005/136-1 - 1	Amendment Planning Permit P2005/136-1	Rebecca Gannon or Kristy King	\$0.00
Longwood-Mansfield Road, Creightons Creek VIC 3666	P2014-083	Use and Development of Land for a Single Dwelling, Shed and Two Water Tanks	Neil E Broughton	\$400,000.00

25 July 2014

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
6 Carrick Crescent, Nagambie VIC 3608	P2014-084	Subdivision - Realignment of boundary	Roy Hetherington	\$0.00

29 July 2014

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
16 Backwater Court, Kirwans Bridge VIC 3608	P2014-085	Development for a construction of garage	Beryl Dukes	\$10,446.00
77 Kettels Road, Ballieston VIC 3608	P2014-086	Boundary Realignment	Kevin Barge	\$0.00

30 July 2014

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
18 Platt Street, Euroa VIC 3666	P2014-087	Extension to an existing Dwelling	Robyn Howard	\$9,500.00

Total for July - 13

Planning Applications Received

01 August 2014

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
152 Thorndyke Drive, Mlepoll VIC 3666	P2014-088	Development of land for an extension to a dwelling	Chris Hawke	\$90,000.00

05 August 2014

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
10 Bank Street, Avenel VIC 3664	P2014-008 - 1	Use of land for a retail premises (café) and a reduction of car parking amendment	Annie Margaret Bright	\$502.00

08 August 2014

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
12 Watson Street, Avenel VIC 3664	P2014-089	Native Vegetation Removal of one yellow box tree adjacent to 12 Watson Street, Avenel VIC 3664	Bob Foster	\$3,000.00
195 Goulburn Weir Road, Goulburn Weir VIC 3608	P2014-091	Use and development of land to construct a shed	Cherie Anne Finnigan	\$20,000.00
56 White Street, Euroa VIC 3666	P2014-090	Native vegetation removal of one greybox tree adjacent to 56 White Street, Euroa VIC 3666	Bob Foster	\$3,000.00

18 August 2014

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
1554 Merton-Strathbogie Road, Strathbogie VIC 3666	P2014-092	Development of land for the purpose of a dwelling extension	Susan McKenzie	\$200,000.00

Total for August - 6