


Officer Report

Application Details:

Application is for:	Multi Lot Subdivision
Applicant's/Owner's Name:	Onleys
Date Received:	15 June 2021
Statutory Days:	More than 60 statutory days Had to become part of a wholistic approach to this location for development given no DPO to guide Received objections Presented to Council
Application Number:	P2021-103
Planner: Name, title & department	Gillian Williamson Principal Planner Planning and Investment Department
Land/Address:	Lot 2 PS631798 Penrose Street Nagambie VIC 3608
Zoning:	General Residential Zone Schedule 1
Overlays:	<p>No Overlay</p> <p><u>Planning Scheme Amendment C052</u> Applies the LSIO to this subdivision location and GBCMA have been referred to for their input/comments.</p> 
Is a CHMP required?	No It is not within an ACHS
Is it within an Open Potable Catchment Area?	No

Under what clause(s) is a permit required? (include description)	<u>General Residential Zone 1</u> Pursuant to Clause 32.08-3 of the GRZ1 a permit is required to subdivide land. An application must address and meet all objective of Clause 56.
Restrictive covenants on the title?	Nil
Current use and development:	Vacant
Adjacent to the Principal Road Network	No although will form part of a larger subdivision that does have access to High Street.
Status of Road on Road Register	This proposal has access to Penrose Street which is a local council road. This proposal will join with the main access through to the High Street.
Adjacent to Public Land	No

Application Checklist:

Application form <input checked="" type="checkbox"/>	Title enclosed <input checked="" type="checkbox"/>	Fee paid <input checked="" type="checkbox"/>
Site Plan <input checked="" type="checkbox"/>	Plans of Proposal <input checked="" type="checkbox"/>	Planning Report <input type="checkbox"/>
Supporting Information <input checked="" type="checkbox"/>	Effluent Disposal <input type="checkbox"/>	Other <input type="checkbox"/>

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

After reading the definitions of a general or material conflict of interest as defined by the *Local Government Act 2020*, do you have a conflict of interest?

Yes ☐

(if YES, please complete a Conflict of Interest and Declaration Making Declaration form)

No ☒

Recommendation

That Council -

- having caused notice of Planning Application No. P2021-103 to be given under Section 52 of the *Planning and Environment Act 1987* and or the planning scheme; and
- 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 the Planning Scheme in respect of the land known as (Lot 2 PS631798 V11238 F410 Parish of Tabilk) **Lot 2 PS631798 Penrose Street, Nagambie VIC 3608**, for the **Multi Lot Subdivision**, in accordance with endorsed plans, subject to the following conditions:

Conditions:

Endorsed Plan Subdivision:

1. The subdivision must be carried out in accordance with the endorsed plans and permit. The endorsed plans or permit can only be altered or modified with the prior written consent of the Responsible Authority.

General Amenity:

2. The subdivision, during construction, must be managed so that the amenity of the area or locality, in the opinion of the Responsible Authority, is not detrimentally affected, through the:
 - a) transport of materials, goods or commodities to or from the land;
 - b) appearance of any building, works or materials;
 - c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;
 - d) presence of vermin; and
 - e) others as appropriate.

Telecommunications:

3. The owner of the land must enter into an agreement with:
 - A telecommunications network or service provider for the provision of telecommunications services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
 - A suitably qualified person for the provision of fibre ready telecommunications facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.
4. Before the issue of a Statement of Compliance for any stage of the subdivision under the *Subdivision Act 1988*, the owner of the land must provide written confirmation from:
 - A telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and
 - A suitable qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Telecommunications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

Referral Under Section 8 of the Subdivision Act 1988:

5. The plan of subdivision submitted for certification under the *Subdivision Act 1988* must be referred to the relevant authority in accordance with Section 8 of that Act.

Public Open Space Contribution:

6. Before the statement of compliance is issued under the *Subdivision Act 1988*, the owner must pay to the responsible authority a sum, or land set aside, or a combination, equivalent to five per cent of the site value of all the land in the subdivision.
The owners must advise Council, in writing, to undertake the property valuation and must pay the Council's reasonable costs and expenses to provide such a valuation for payment in lieu of the public open space contribution.

Road Names:

7. Prior to Certification, road names for the proposed roads (and/or common property) must be submitted on a plan of subdivision to Council for approval. Road names must

be in accordance with Naming Rules for Places in Victoria, Statutory Requirements for Naming Roads, Features and Localities 2016.

Street Addressing:

8. Prior to the Certification of the plan of subdivision, the owner must complete and duly sign a Statutory Declaration agreeing to the Allocation of Street numbers.

Engineering:

Construction Management Plan

9. Prior to the commencement of works, including demolition and excavation, and Certification being issued, a Construction Management Plan must be submitted to and approved by the Responsible Authority. No works are permitted to occur until the Plan has been approved by the Responsible Authority. The plan must be in accordance with the IDM and provide details of the following:
 - a) Hours for construction activity in accordance with any other condition of this Permit;
 - b) Measures to control noise, dust, litter, water and sediment laden runoff;
 - c) Measures to inform adjacent residents of work schedules;
 - d) Measures relating to removal of hazardous or dangerous material from the site, where applicable;
 - e) A plan showing the location of parking areas for construction and sub- contractors' vehicles on and surrounding the site, to ensure that vehicles associated with construction activity cause minimum disruption to surrounding premises. Any basement car park on the land must be made available for use by sub-constructors / tradespersons upon completion of such areas, without delay;
 - f) Contact details of key construction site staff;
 - g) A site plan showing the location of any site sheds, on-site amenities, building waste storage and the like, noting that Council does not support site sheds on Council road reserves;
 - h) Any other relevant matters.

Traffic Management Plan

10. Prior to the commencement of works, and Certification being issued, a Traffic Management Plan must be submitted to and approved by the Responsible Authority. No works are permitted to occur until the Plan has been approved by the Responsible Authority and the relevant Road Authority. The plan must be in accordance with the IDM and provide details of the following:
 - a) Swept path analysis demonstrating the ability for trucks to enter and exit the site in a safe manner for the largest anticipated truck associated with the construction;
 - b) A plan showing the location and design of a vehicle wash-down bay for construction vehicles on the site;
 - c) Measures to ensure that sub-contractors / tradespersons operating on the site are aware of the contents of the Construction Management Plan;
 - d) Access for all construction vehicles to be via the land at 170-194 High Street, Nagambie, and not via Penrose Street, unless otherwise agreed in writing.
 - e) Any other relevant matters.

Stormwater Management Plan

11. Prior to works commencing and Certification being issued, a properly prepared Stormwater Management Plan with an Overland Flow Analysis, with computations to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The information submitted must show the details listed in

the council's Infrastructure Design Manual (IDM) and be designed in accordance with the requirements of that manual. The information and plans must include:

- a) details of how the works on the land are to be drained *and/or* retarded;
- b) computations including total energy line and hydraulic grade line for the existing and proposed drainage as directed by Responsible Authority;
- c) independent drainage for each lot (for subdivisions only);
- d) location of the overland flow paths within the development;
- e) underground pipe drains conveying stormwater to the legal point of discharge for each allotment;
- f) measures to enhance stormwater discharge quality from the site and protect downstream waterways Including the expected discharge quality emanating from the development (output from MUSIC or similar) and design calculation summaries of the treatment elements;
- g) a maximum discharge rate from the site is to be determined by computation to the satisfaction of the Responsible Authority;
- h) documentation demonstrating approval from the relevant authority for the legal point of discharge;
- i) the details of the incorporation of water sensitive urban design in accordance with clause 20.3.1 of the Infrastructure Design Manual;
- j) the contours of the land as shaped to cause drainage to the legal point of discharge;
- k) the location, siting and design of any required retardation basin in accordance with the Infrastructure Design Manual and to the satisfaction of the Responsible Authority;
- l) and
- m) maintenance schedules for treatment elements.

Prior to the issue of statement of compliance for the plan of subdivision the drainage detailed in the approved Drainage Discharge Plan must be constructed to the satisfaction of the Responsible Authority. All works are subject to a twelve month liability period.

Roads, Pathways and Common Access

12. Prior to the commencement of works and Certification being issued, final construction plans for all proposed roadways and pathways must be submitted to and approved by the Responsible Authority. The plans must be drawn to scale with dimensions, be in accordance with the IDM and must show: -

- a) All bearings, distances, levels, street names, lot numbers, lots sizes, reserves and easements;
- b) The road reserve, carriageway and verge widths;
- c) All infrastructure including drainage, concrete footpath, kerb and channel, public lighting and utility services;
- d) Vehicle crossing for each lot;
- e) Street tree locations;
- f) All surface details;
- g) Proposed court bowls;
- h) All relevant road signage and line marking; and
- i) Speed limit signs as appropriate.

The final design parameters for the roadways and pathways must be based on Council's Infrastructure Design Manual (IDM) as modified from time to time, all to the

satisfaction of the Responsible Authority. All works shall conform to plans and specifications prepared by a qualified engineer at Owner's expense and approved by the Responsible authority. A list of specific details and requirements are as follows: -

- a) Pram crossings must be provided at all intersections to the satisfaction of the responsible authority.
- b) Include in the design plans recommendations resulting from any required Traffic Impact Assessment.
- c) Provide temporary turnaround areas for roads terminated at stage boundaries. The size must be sufficient to turn service and emergency vehicles around without reversing. A minimum of 250mm depth of approved crushed rock material is required.
- d) A pavement design must be submitted for the entire road network by a suitably qualified engineer in accordance with clause 12.7 of the IDM. Irrespective of such design a minimum pavement depth of 250mm must be provided in an approved material. Council requires that the pavement wearing course be in accordance with Clause 12.7.16.
- e) Design of roads and footpath must be accessible to people with disabilities and include tactile ground surface indicators, and kerb ramps required for the safe movement of people with disabilities as per relevant Australian Standards.
- f) The Vehicle crossings to the subject allotments from the road must be constructed at a location and of a size and standard satisfactory to the Responsible Authority.
- g) Subsoil drainage installed for all kerb and channel.

13. Prior to the issue of statement of compliance of the plan of subdivision, the owner must display street numbers for each lot which clearly identifies the address of each lot to the satisfaction of the Responsible Authority.

14. Prior to the issue of statement of compliance for the subdivision, vehicular crossings for each lot must be constructed in accordance with the endorsed plans to the satisfaction of the Responsible Authority, and must comply with the following: -

- a. Standard concrete residential vehicular crossings, as per standard drawing SD240 of the Infrastructure Design Manual, must be constructed at right angles to the common access road to suit the proposed driveways, and tie in with the new kerb and channel.
- b. Any proposed 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;
- c. Crossings shall be either combined or at least 9 metres apart.
- d. The entrance to the common access must be in accordance with Councils current standard for industrial vehicle crossings with reference made to standard drawing SD250.
- e. Standard vehicular crossings shall be constructed at right angles to the road to suit the proposed driveways, and any existing redundant crossing shall be removed.
- f. The vehicular crossing shall have satisfactory clearance to any side-entry pit, power or Telecommunications pole, manhole cover or marker, or street tree.

- g. Any new, relocation, alteration or replacement required shall be in accordance with the requirements of the relevant Authority and shall be at the applicant's expense. Final location of vehicle crossing must be approved by Responsible Authority via vehicle crossing permit. Refer to Clause 12.9.1 "Urban Vehicle Crossings" of the Infrastructure Design Manual. Where there is no existing kerb and channel in the street refer to standard drawing SD255.
- h. The developer must have obtained a vehicle crossing permit from the responsible authority for each lot and have constructed the vehicle crossing in accordance with the requirements.

Landscaping

15. Prior to the works commencing / Certification being issued, a detailed landscape plan, for the whole of the site, must be prepared and implemented. The detailed landscape plan must be to the satisfaction of the responsible authority and must be submitted and assessed against the construction plans by the responsible authority. The landscape plan must be drawn to scale with dimensions and must show:
 - a. A survey of all existing vegetation and natural features showing plants (greater than 1200mm diameter) to be removed.
 - b. Landscaping of any proposed retardation basin and its surrounds and other proposed public land within the subdivision.
 - c. Additional planting within the road reserve frontage of the land, as relevant.
 - d. Details of the boundary fencing for the lots backing onto and abutting any proposed retardation basin and other reserves that includes a range of fencing styles so as not to create a solid fencing treatment along these boundaries.
 - e. Details of fencing of any proposed retardation basin.
 - f. Provision of a gravel path, avoiding the removal of native vegetation, along the road reserve frontage of the land.
 - g. Vehicle access points for each lot in the subdivision.
 - h. Details of all pathways linking parts of the development including the surface finishes.
 - i. Detailed planting schedule of all proposed trees, shrubs and groundcovers, including botanical names, common names, pot sizes, sizes at maturity and quantities of each plant.
 - j. The removal of all existing disused structures, foundations, pipelines or stockpiles and the eradication of weeds,
 - k. All trees planted as part of the landscape works shall have a minimum height of 2.0 to 2.5m at the time of planting.
 - l. The supply and spread of sufficient topsoil and sub soil if required on the proposed areas of open space to provide a stable, free draining surface and hydro-seeding of proposed grass areas (including within the drainage reserve),
 - m. Soil quality and planting techniques in median or verge tree planting zones along arterial roads (including service road nature strips) that will support full growth of medium to large trees.
 - n. Mechanisms for the exclusion of vehicles,
 - o. All proposed open space, streetscape embellishments such as installation of pathways, garden beds, seating, shelters, picnic facilities, boardwalks, tree planting, signage, drinking fountains, irrigation systems, playgrounds, artwork, retaining walls, protective fencing (temporary and permanent), wetlands and ornamental water bodies (including within the drainage reserve).
 - p. A planting schedule of all proposed trees, shrubs and ground cover, which will include the location, number of size at maturity of all plants, the botanical names of such plants and the location of all areas to be covered by grass, lawn or other surface materials as specified.

16. Prior to the issue of a statement of compliance all nature strips and public open space must be seeded and fertilised and grass must be established.
17. Prior to the issue of a statement of compliance all landscaping works (including street trees) shown on the endorsed plan must be carried out and completed to the satisfaction of the responsible authority. The time of planting can be coordinated with Council to increase the survival rate of the street trees.
18. The landscaping shown on the endorsed plans including street trees must be maintained for a period of twenty four months from the date of practical completion of the works to the satisfaction of the responsible authority. Formative pruning must be undertaken to the satisfaction of the Responsible Authority after twelve months. Any dead, diseased or damaged plants are to be replaced as needed. Refer to Clause 24 of the Infrastructure Design Manual.

Fencing

19. Prior to issue of statement of compliance for the subdivision the developer or owner must fence at their own cost the boundary of the allotments abutting any areas to be reserved for public open space and with neighbouring properties in consultation with those neighbouring property owners. Such fencing for the reserve areas is to be constructed no higher than 1.5 metres without written consent from the Responsible Authority.

Engineering Plans

20. Before issuing the Statement of Compliance all works constructed or carried out must be in accordance with all approved plans and completed to the satisfaction of the Responsible Authority.
21. Prior to issuing the Statement of Compliance for the subdivision or for each stage of the subdivision, the owner or developer must submit the following –
 - a) An assets statement for each street.
 - b) 'As Constructed' information for the entire work in each development and stage, detailing information as listed in the Infrastructure Design Manual.
 - c) A certified plan showing the extent and depth of fill in excess of 300mm placed on any of the allotments.
 - d) 'As Constructed' drainage information provided in D Spec format to Council's satisfaction.

Road Construction

22. Prior to the issue of Statement of Compliance, the developer must construct in accordance with plans and specifications submitted to and approved by the responsible authority. Specific details are as follows:
 - a) fully sealed pavement with kerb and channel and vehicular crossings(specify location);
 - b) footpaths and/or shared pedestrian/bicycle paths (specify location);
 - c) underground drainage;
 - d) street trees;
 - e) indented car parking and/or bus parking bays (specify location);
 - f) underground conduits for water, gas, electricity and telephone;
 - g) appropriate intersection and traffic measures;
 - h) appropriate street lighting and signage
 - i) high stability permanent survey marks.

Street Lighting

23. Prior to the issue of a statement of compliance, public street lighting must be provided to streets, footpaths and public open spaces designed in accordance with relevant Australian Standards, relevant Council Policy, the IDM and to the satisfaction of the responsible Authority (category P4 unless otherwise directed).

Signage

24. Prior to the issue of a statement of compliance all internal street names and speed limit signs must be erected.

Site Management During Construction

25. Appropriate steps must be taken to retain all silt and sediment on site during the construction phase to the satisfaction of the Responsible Authority and must be carried out in accordance with the following EPA guidelines and policies: -
- Environmental Guidelines for Major Construction Sites (EPA publication No. 480, December 19985); and
 - Construction Techniques for Sedimentation Pollution Control (EPA publication No. 275, May 1991).
26. In the event of mud, crushed rock or other debris being carried onto public roads, adjoining private properties, or footpaths, from the subject land, appropriate measures must be implemented to minimise the problem to the satisfaction of the Responsible Authority.
27. The permit holder shall ensure that dust suppression is undertaken in the form of constant water spraying or other natural based proprietary dust suppressant to ensure that dust caused by vehicles moving along the access road and/or within the site does not cause a nuisance to surrounding properties to the satisfaction of the Responsible Authority. The development shall not have an adverse impact on existing or future air quality.
28. Soil erosion control measures must be employed throughout the construction stage of the development to the satisfaction of the Responsible Authority.
29. The earthworks and lot filling must be as per the guidelines specified in Council's Infrastructure Design Manual, to the satisfaction of the Responsible Authority.
30. The site shall at all times be kept in a neat and tidy condition to the satisfaction of the Responsible Authority. Any litter shall be immediately removed from the site and surrounding area at the direction of the Responsible Authority.

Engineering fees for maintenance bond and supervision

31. Prior to the issue of a statement of compliance payment must be made to the Responsible Authority of an engineering design checking fee of up to 0.75% of the value of documented works, the amount to be determined by the Responsible Authority.
32. Prior to the issue of statement of compliance for the subdivision, a maintenance bond to the value of 5% of the actual total construction cost for road and drainage works must be paid to the Responsible Authority.
33. Prior to the issue of a statement of compliance payment must be made to the Responsible Authority of a supervision fee up to 2.5% of the actual total construction

cost for roads and drainage works, the amount to be determined by the Responsible Authority (the permit holder must submit a copy of the road and drainage Construction Contract Schedule, for verification of the amount by Council).

Council's Assets

34. Before subdivision works commences, the owner or developer must submit to the Responsible Authority a written report and photos of any prior damage to public infrastructure. Listed in the report must be the condition of kerb & channel, footpath, seal, street lights, signs and other public infrastructure fronting the property and abutting at least two properties either side of the development. Unless identified with the written report, any damage to infrastructure post construction will be attributed to the development. The owner or developer of the subject land must pay for any damage caused to the Councils assets/Public infrastructure caused as a result of the development or use permitted by this permit.

On Site Stormwater Management for Future Development Section 173 Agreement

35. Prior to the issue of Statement of Compliance, a Section 173 Agreement must be entered into that provides for the following requirements (a to f):
- a) The on-site detention for stormwater for the future dwellings will each be designed by a qualified drainage engineer and must be approved by the Council prior to construction. A copy of each of the approved plans will be held by Council for future reference.
 - b) The stormwater system must incorporate principles of Water Sensitive Urban design and be designed so that the rate of storm water runoff from the development must not be more than the rate of runoff from the site prior to the development, all to the satisfaction of the Responsible Authority. The drainage system must be designed in accordance with the requirements of Clause 19 of the IDM "On-site Detention Systems". The on-site storage size for the development must be in accordance with Table 13. The allowable discharge rate to Council drains shall be the lesser of; a) that which is outlined in Table 13 and b) the remaining capacity of the existing pipe (clause 19.3.1 of the IDM).
 - c) A default allowable discharge rate of 25 l/s/ha may be used in lieu of calculations to determine the remaining capacity of the existing drainage network.
www.designmanual.com.au
 - d) Each on-site detention stormwater system must be constructed either prior to, or currently with, the construction of any dwelling on the specified lots. Each on-site detention stormwater system on the specified lots must be completed prior to connection to Council's drainage system and be constructed in accordance with the approved design plans.
 - e) The owner will maintain, and not modify without prior Council written approval, each on-site detention system and will allow each on-site stormwater detention system to be inspected by a duly appointed officer of the Council at mutually agreed times.
 - f) The Owner will pay for all the costs associated with the construction and maintenance of each on-site detention system.

Country Fire Authority: *Hydrants*

36. Prior to the issue of Statement of Compliance under the Subdivision Act 1988 the following requirements must be met to the satisfaction of the CFA:

- a) Above or below ground operable hydrants must be provided. The maximum distance between these hydrants and the rear of all building envelopes, or in the absence of building envelopes, the rear of the lots, must be 120 metres and the hydrants must be no more than 200 metres apart. These distances must be measured around lot boundaries.
- b) The hydrants must be identified with marker posts and road reflectors as applicable to the satisfaction of the Country Fire Authority.
Note – CFA's requirements for identification of hydrants are specified in 'Identification of Street Hydrants for Firefighting Purposes' available under publications on the CFA website (www.cfa.vic.gov.au).

Roads

- 37. Roads must be constructed to a standard so that they are accessible in all weather conditions and capable of accommodating a vehicle 15 tonnes for the trafficable road width –
 - a) The average grade must be no more than 1 in 7 (14.4%) (8.1 degrees) with a maximum of no more than 1 in 5 (20%) (11.3 degrees) for no more than 50 meters. Dips must have no more than a 1 in 8 (12%) (7.1 degrees) entry and exit angle.
 - b) Curves must have a minimum inner radius of 10 metres.
 - c) Minimum trafficable width of 3.5 metres and be clear of encroachments for at least 0.5 metres on each side and 4 metres above the access way.
 - d) Roads more than 60m in length from the nearest intersection must have a turning circle with a minimum radius of 8m (including roll over kerbs if they are provided) T or Y heads of dimensions specified by the CFA may be used as alternatives.

Goulburn Valley Water Corporation:

38. The permit holder must arrange:

- (a) Payment of new customer contribution charges for water supply to the development, such amount being determined by the Corporation at the time of payment;
- (b) Provision of a reticulated water supply and associated construction works to each allotment within the development, at the developer's expense, in accordance with standards of construction adopted by and to the satisfaction of the Goulburn Valley Region Water Corporation. (The works may include, but not be limited to the upsizing of existing water mains, construction of a water booster pumping station, storage or tanks and trunk mains);
- (c) Payment of new customer contributions charges for sewerage services to the development, such amount being determined by the Corporation at the time of payment;
- (d) Provision of reticulated sewerage and associated construction works to each allotment within the development, at the developer's expense, in accordance with standards of construction adopted by and to the satisfaction of the Goulburn Valley Region Water Corporation; (The works may include, but not be limited to the construction of a sewerage pumping station, existing sewer augmentation works, downstream sewer augmentation works, rising mains, trunk mains and gravity mains);
- (e) Reserves for sewerage pump stations to be in favour of Goulburn Valley Region Water Corporation. The reserve must be adequately sized to enable unrestricted access to the sewerage pump station for operation and maintenance purposes. The reserve must not be encumbered by any easements;
- (f) Provision of easements in favour of the Goulburn Valley Region Water Corporation over all existing and proposed sewer mains located within private property;
- (g) Pursuant to Section 36 of the Subdivision Act, if the Corporation considers that, for the economical and efficient subdivision and servicing of the land covered by the Application

for Permit, it requires the owner of the land to acquire an easement over other land in the vicinity. That is any land not owned by the Developer through which a sewerage extension servicing the development is to be located, easement shall be created in favour of the Corporation;

- (h) The operator under this permit shall be obliged to enter into an Agreement with Goulburn Valley Region Water Corporation relating to the design and construction of any sewerage or water works required. The form of such Agreement shall be to the satisfaction of Goulburn Valley Water. A copy of the format of the Agreement will be provided on request.
- (i) *The plan of subdivision lodged for certification is to be referred to the Goulburn Valley Region Water Corporation pursuant to Section 8(1) of the Subdivision Act, 1988.*
- (j) **Downstream Water Supply network augmentation works are required.**

AusNet Electricity Services:

39. The Plan of Subdivision submitted for certification must be referred to AUSNET ELECTRICITY SERVICES PTY LTD in accordance with Section 8 of the Subdivision Act 1988.

40. The applicant must –

- Enter into an agreement with AusNet Electricity Services Pty Ltd for supply of electricity to each lot on the endorsed plan.
- Enter into agreement with AusNet Electricity Services Pty for the rearrangement of the existing electricity supply system.
- Enter into an agreement with AusNet Electricity Services Pty for rearrangement of the points of supply to any existing installations affected by any private electric power line which would cross a boundary created by the subdivision, or by such means as may be agreed by AusNet Electricity Services Pty.
- Provide easements satisfactory to AusNet Electricity Services Pty for the purpose of the Power Line in favour of AusNet Electricity Services Pty pursuant to Section 88 of the Electricity Industry Act 2000 where easements have not been otherwise provided, for all existing AusNet Electricity Services Pty electric power lines for any new power lines required to service the lots on the endorsed plan and/or abutting land.
- Obtain for the use of AusNet Electricity Services Pty any other easement required to service the lots.
- Adjust the position of any existing AusNet Electricity Services Pty easement to accord with the position of the electricity line/s as determined by survey.
- Set aside on the plan of subdivision Reserves for the use of AusNet Electricity Services Pty for electric substations.
- Provide survey plans for any electric substations required by AusNet Electricity Services Pty and for associated power lines and cables and executes leases for a period of 30 years at a nominal rental with a right to extend the lease for a further 30 years. AusNet Electricity Services Pty requires that such leases are to be noted on the title by way of a caveat or a notification under Section 88 (2) of the Transfer of Land Act prior to the registration of the plan of subdivision.
- Provide to AusNet Electricity Services Pty a copy of the plan of subdivision submitted for certification that shows any amendments that have been required.
- Agree to provide alternative electricity supply to lot owners and / or each lot until such time as permanent supply is available to the development by AusNet Electricity Services Pty. Individual generators must be provided at each supply point. The generator for temporary supply must be installed in such a manner as to comply with the Electricity Safety Act 1998.

- Ensure that all necessary auditing is completed to the satisfaction of AusNet Electricity Services Pty to allow the new network assets to be safely connected to the distribution network.

Goulburn Broken Catchment Management Authority:

41. Documentation which demonstrates that the proposed subdivision is consistent with the requirements of *Floodplain Management Principles and Best Practice Assessment for Land Use Development Proposal (GBCMA 2014)* is provided to the Goulburn Broken CMA for its consideration and approval prior to the certification of the proposed subdivisions and the issuing of a Statement of Compliance.

Department of Transport:

42. Only one access will be permitted from subject land to High Street as shown on the plan (project number -5583) appended to the application.
43. Prior to the certification of the plan of subdivision, a Functional Layout Plan must be submitted to and approved by the Head, Transport for Victoria. When approved by the Head, Transport for Victoria, the plans must be endorsed by the Responsible Authority and will then form part of the permit. The plans must be generally in accordance with the plans date stamped 04/05/22, Project No. – 5583 & Drawing number – 5583.01 but modified to show :
 - a) Urban Auxiliary Right Turn (AUR) treatment and Urban Auxiliary Left Turn (AUL) treatment at the intersection of Subdivisional Road and High Street.
44. Prior to the release of a statement of compliance the following roadworks must be completed at the intersection of Subdivisional Road and High Street to the satisfaction of and at no cost to the Head, Transport for Victoria:
 - a) Urban Auxiliary Right Turn (AUR) treatment.
 - b) Urban Auxiliary Left Turn (AUL) treatment.
 - c) Any other works required.

Expiry of Permit – Subdivision:

45. This permit will expire if:
 - a) The plan of subdivision is not certified within two years from the date of this permit; or
 - b) The subdivision is not completed within five years from the date of certification of the plan of subdivision.

The Responsible Authority may extend the time at part (a) if a request is made in writing before the permit expires or within six months afterwards

Planning Notes

Goulburn Valley Water

- Please note that based on Goulburn Valley Water standard for the purpose of water supply security a second connection point will potentially be required if the number of lots serviced exceeds 40 lots.
- Where the land is to be developed in stages, the above conditions will, in general, apply to any subsequent stage of the estate development. However, as any future stages of the development will be connected to the Corporation's water supply and sewerage systems independently of this stage, the Corporation reserves the right to revise any conditions applicable to any subsequent stages lodged.

AusNet Electricity Services Pty

- It is recommended that, at an early date the applicant commences negotiations with AusNet Electricity Services Pty for a supply of electricity in order that supply arrangements can be worked out in detail, so prescribed information can be issued without delay (the release to the municipality enabling a statement of compliance with the conditions to be issued).
- Arrangements for supply will be subject to obtaining the agreement of other Authorities and any landowners affected by routes of the electric power lines required to supply the lots and for any tree clearing.
- Prospective purchasers of lots on this plan should contact this office to determine the availability of a supply of electricity. Financial contributions may be required.

Goulburn Broken Catchment Management Authority

- Please note that the 100 year ARI flood is not the maximum possible flood. There is always a possibility that a flood larger in height and extent than the 100 year ARI flood may occur in the future.

Country Fire Authority

- CFA does not consent to the Certification of the Plan of Subdivision and Statement of Compliance for Subdivision at this stage.
- The current proposal shows a direct interface between the subdivision and adjacent grassland vegetation to the east which may result in high construction standards (Bushfire Attack Levels) and have implications for future development of the land depending on staging of this development and development occurring on the adjoining land.
- The siting and layout of the subdivision should consider the vegetation located on the surrounding land and avoid creating new development conflicts with the updated state bushfire planning policy contained at Clause 13.02 of the planning scheme.
- Additional information on bushfire planning provisions and the BPA can be found on the DELWP website <https://www.planning.vic.gov.au/bushfire-protection/building-in-bushfire-prone-areas>.

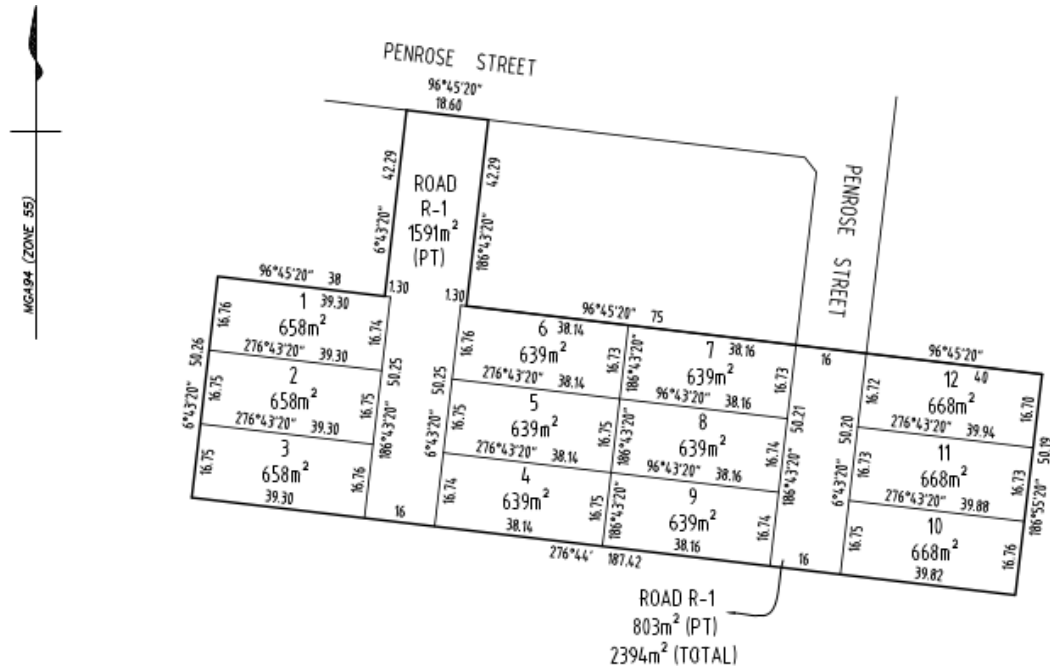
Department of Transport

- Separate 'detailed design' approval (fees and charges apply) and the specification of these are required under the Road Management Act. For the purpose of application the works will include provision of:
 - Urban Auxiliary Right Turn (AUR) treatment.
 - Urban Auxiliary Left Turn (AUL) treatment.
 - Any other works in the arterial road reserve.
- Please forward all details to nriw.ntheastern@roads.vic.gov.au . Further information regarding VicRoads consent to work within the road reserve can be found on the VicRoads website <https://www.vicroads.vic.gov.au/business-and-industry/design-and-management/working-within-the-road-reserve>

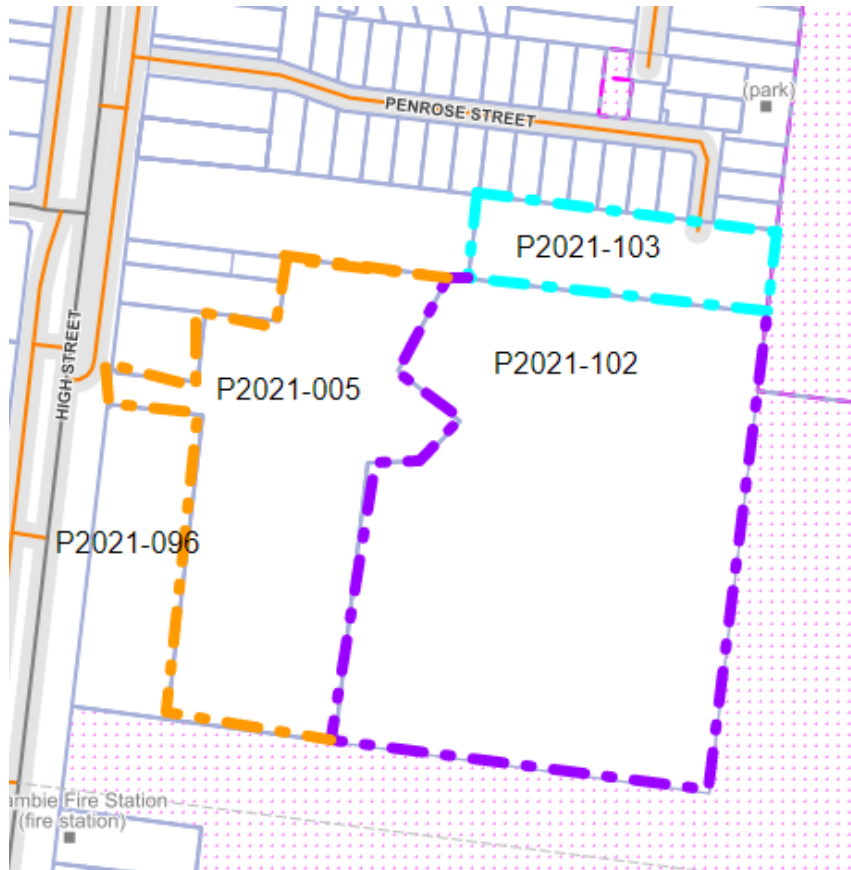
End of Conditions

Proposal

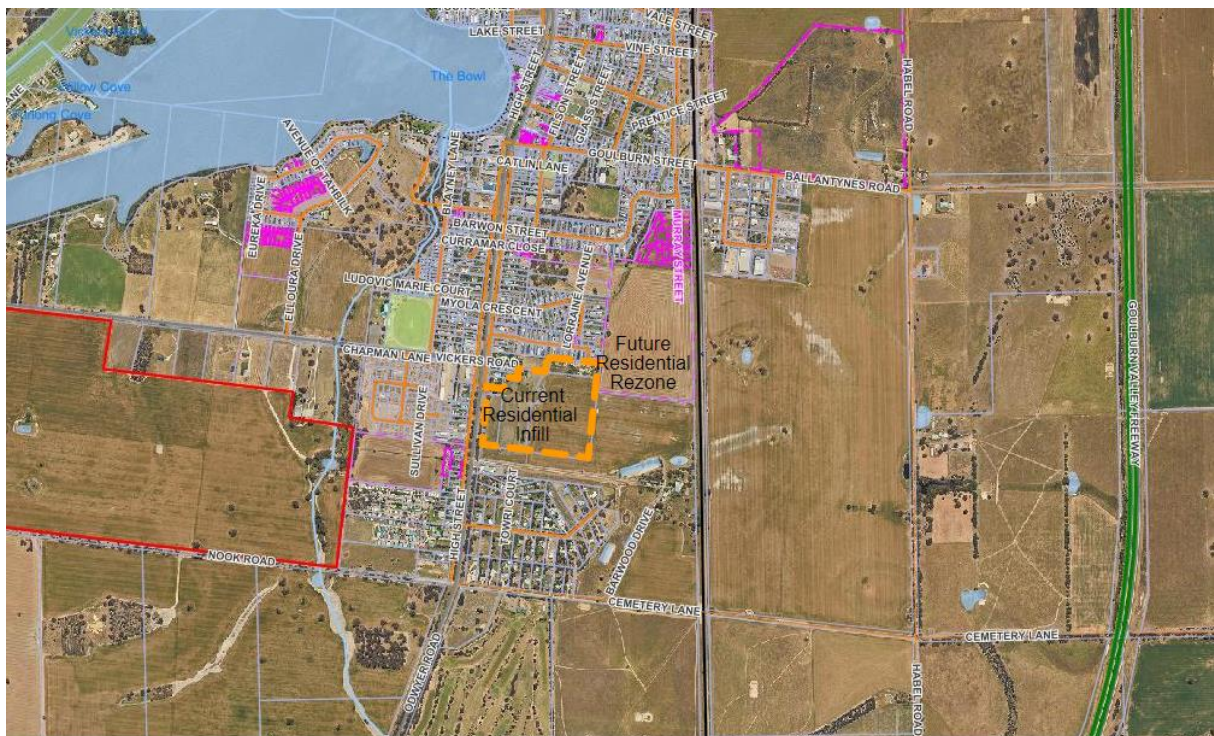
The proposal is for a twelve lot subdivision of residential zoned land, of an existing and vacant lot measuring approximately 9900 square metres or 0.9ha in area. Main access will eventually be from High Street through future subdivisions. The lots range in size from 639 square metres to 668 square metres.



Below is an indication of the other subdivisions in relation to each other.



Below is an indication of the current site within the town context -

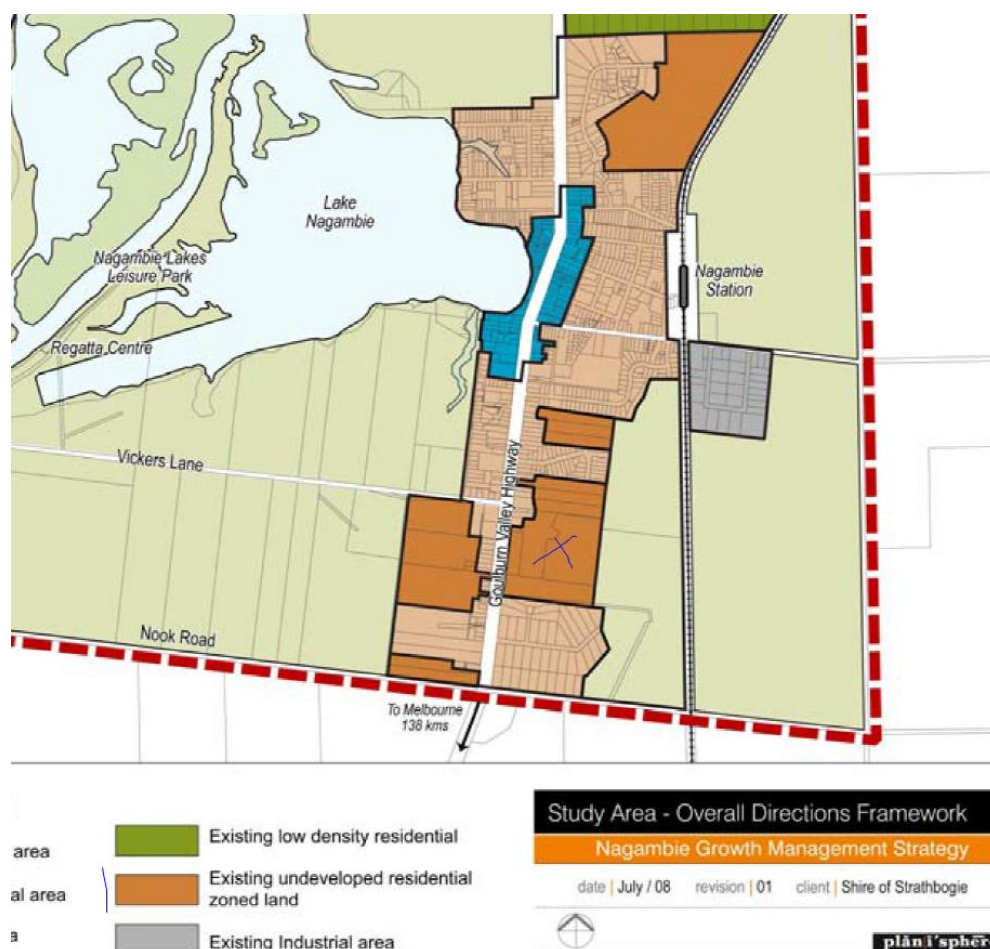


Subject site & locality

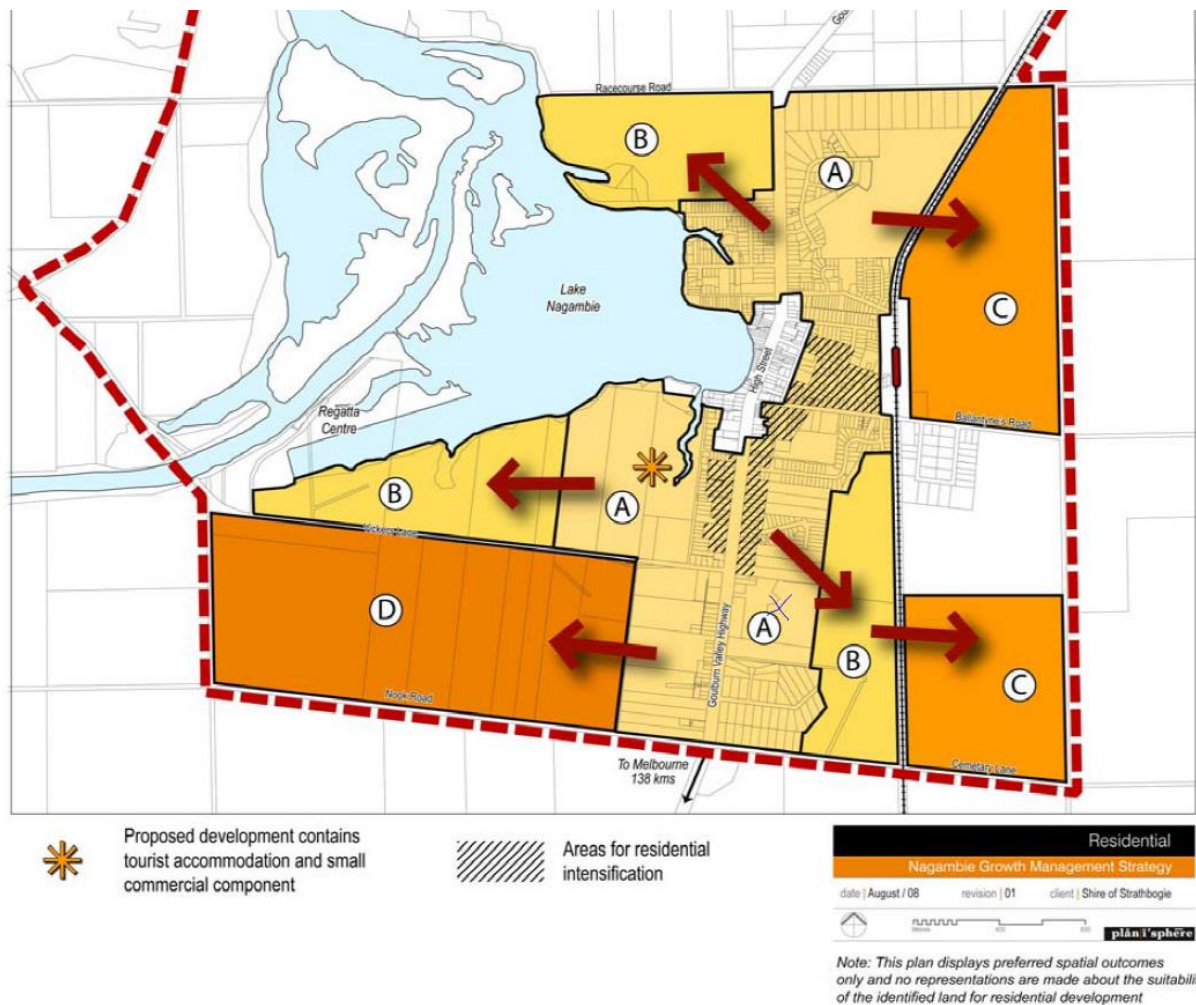
Inspection date/s: Numerous	Officer: team	Comments: this greenfield site did not have a DPO applied at the rezone and therefore council organised a masterplan to guide developers, to ensure a good outcome for the community
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The subject site is located to the south of the township of Nagambie and within easy walking/cycling distance of the commercial activity centre. This is considered an infill location for residential development now and into the future.

This area is identified in the Nagambie Growth Management Strategy 2008, which gives direction to owners, investors, government bodies, business operators and the Shire about preferred locations for investment and change, and areas that need to be retained or enhanced. Extensive community consultation was undertaken. The Vision for Nagambie is 'Nagambie will grow as both an agricultural service centre and as a visitor/lifestyle/retirement centre'.



This site is also within an identified area A in a hierarchy of how growth and development should occur in Nagambie, allowing for future population of just fewer than 10,000 people by 2030.



Permit/Site History

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

None as recorded on council's current systems.

Further Information

Further Information Required:		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
What was requested?			
Vegetation assessment for the site			
FI Requested: Yes	FI Received: Yes		

Advertising/Public Notification

Is notification/advertisement required under section 52?			<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Exempt
Please provide comment					
Advertised by:	<input checked="" type="checkbox"/> Council	<input type="checkbox"/> Applicant			

Site plan selected:		<input checked="" type="checkbox"/> Plans		
		<input checked="" type="checkbox"/> Plans for advertising		
Add Instructions on Spear		<input type="checkbox"/> Yes		<input checked="" type="checkbox"/> No
Letters: Yes	Signs: Yes	Paper: No Website: Yes	Sent: January 2022	Stat Dec Rec: February 2022

Objections received?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Number:2
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Two objections have been received and these express the following concerns-

Objection	Response by Assessing Officer
<p><u>Objection 1</u></p> <p>These objectors live on Penrose Street and raise the following –</p> <ul style="list-style-type: none"> • Were informed that a recreation reserve would go in where the subdivision is proposed. • Increase in cars in the area. • Where are kids supposed to play. • Penrose Street not wide enough for all the vehicles. • Where will the trucks turn around. • Fire exit – only one if the subdivision goes ahead. • Water pressure is low currently and with the subdivision it may be even lower. • Nightmare during construction. 	<p>There will be an increase in vehicles in the area and this is part of a growing town. Vehicles will be able to move through Penrose and through the new subdivision as a whole once completed, into High Street or as necessary.</p> <p>Once the land in this area is fully developed the road network will connect Penrose, High and the new roads.</p> <p>GVW will require the developer to undertake augmentation works to improve water pressure in the area.</p>
<p><u>Objection 2</u></p> <p>These objectors live on Penrose Street and raise the following –</p> <ul style="list-style-type: none"> • Cites the other application P2021-102 for 28 lots and with this too there will be an increase in traffic on Penrose Street. • No access to High Street provided from this plan. • Further development could impact further on the poor water pressure in the area. • Access availability in an emergency. 	<p>There will be access between Penrose, High and the new subdivisions once completed.</p> <p>As above, GVW will require the developer to undertake augmentation works to improve water pressure in the area.</p> <p>As above, the road network will allow movement through and therefore in the even of fire or another emergency, there will choice of movement through.</p>

Officer Response

The objections appear to be based on the belief that Penrose Street would be the main access point and this is understandable given the lack of Development Plan Overlay guiding a whole of site layout. However, given the realisation of the lack of guidance to ensure a wholistic approach to the development of this area that is in a number of ownerships now, council did organise for a Masterplan to be drawn up, bringing together all the applicants. Once a revised plan of subdivision was received from the developer, in response to a request to ensure it referred to a Masterplan that council had drawn up (given there was no Development Plan Overlay to guide this area) it was emailed to all the objectors and they were invited to meet with council officers in Nagambie to talk about their concerns and to go over the Masterplan for that area.

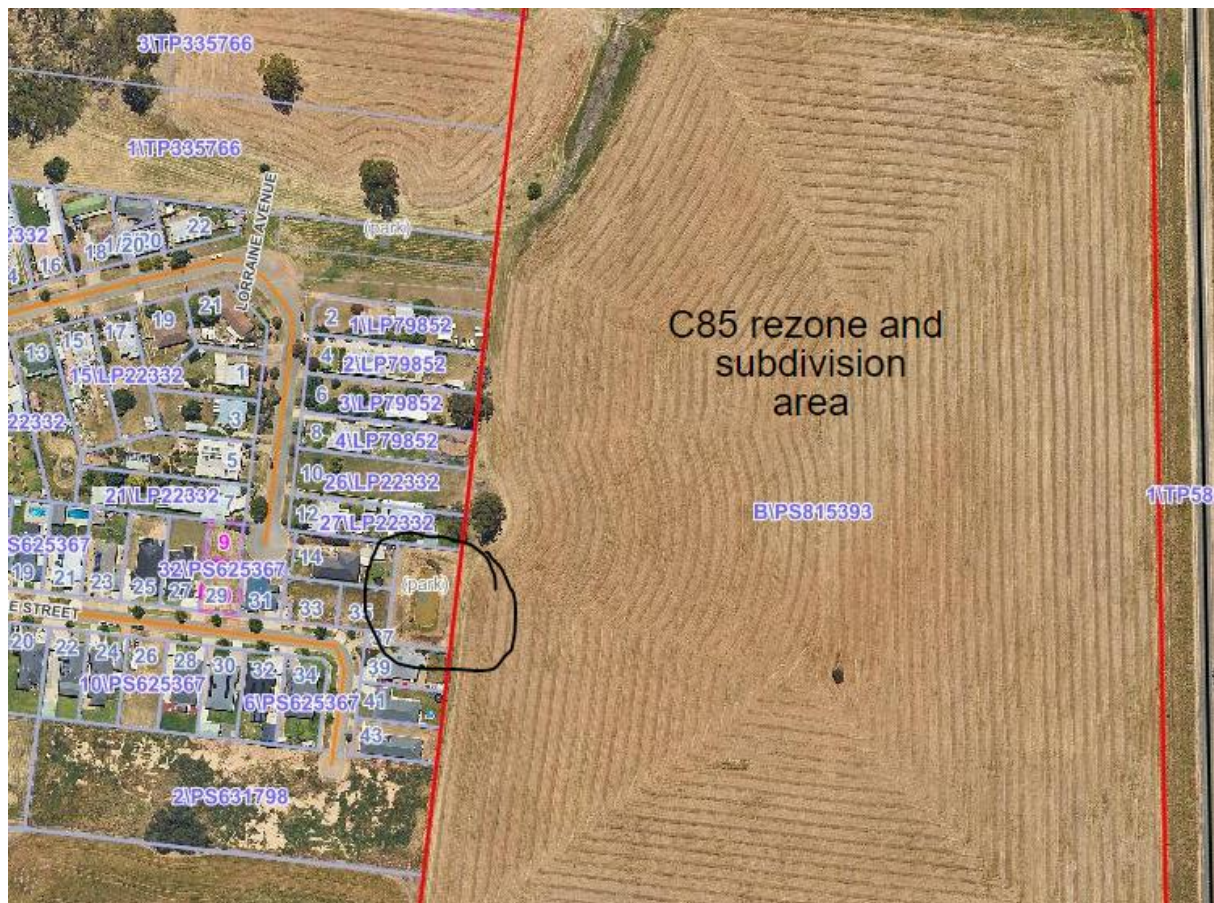
The main access will be from High Street.

The water pressure will be augmented to provide for improved existing and new utility installation.

The proposal has been assessed against all the requirements of the planning scheme and supporting strategic documents, and meets requirements.

Engineering have provided conditions that require adherence to the requirements of IDM and it is common practice to ensure that these can be met well before the proposal is submitted as this guides the design.

There appears to be a misconception that a park reserve was allocated to Penrose Street however this has been concluded and relayed to the objectors, that it is where the small detention basin is located and is not a park area. This is an area that has been highlighted as requiring 'tidying up'. In a bigger picture this is likely to be captured once planning scheme amendment C85 (Murray Street rezone and subdivision) is finalised as it will become part of that drainage area.



The history of the site was explained - it was identified and rezoned for residential development to accommodate the projected population growth a number of years previously (prior to 1997) and now it was happening very fast as is evidenced all over Nagambie. In addressing the objectors concerns, council officers explained that conditions on permit required management of all the matters they raised.

It was explained and discussed –

- that drainage of the site would be constructed and connected to the existing system and there should be no detrimental impact on surrounding areas;
- the site would be managed in accordance with a site management plan and there was an amenity condition that allowed council to take action if necessary;
- traffic management had been assessed and Department of Transport has given conditions; however it is inevitable that there would be an increase in traffic;
- fencing is the developers responsibility and individually it is likely to be able to be negotiated.

No objections have been withdrawn.

Consultation

Consultation was undertaken between the objectors and council officers.

Referrals

External Referrals/Notices required by the Planning Scheme:

REFERRALS					
Add instructions on SPEAR:				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Referrals Authority	Type of Referral	Referral Clause and Description	Additional Instructions	Date sent	Date received including Advice/Response/Condition
CFA	Section 55 Determining	Clause 66.01	Hydrants will be required		Conditional consent
GBCMA	Section 52		Under C052 the FO and LSIO will apply		Conditional consent
GVW	Section 55 Determining	Clause 66.01	Potable water and sewer		Conditional consent
AusNet Electricity	Section 55 Determining	Clause 66.01	Power		Conditional consent
ENGINEER	Internal		Drainage Management of site during construction Civil infrastructure and other requirements		Conditional consent
APA	Section 55 Determining	Clause 66.01	There is no gas		No conditions No objection

Assessment

Zones and Overlays

General Residential Zone Schedule 1

The purpose is to encourage development that respects the neighbourhood character of an area; encourages a diversity of housing types and housing growth in locations offering good access to services and transport; and allows for other non residential uses that are appropriate in type and location.

Pursuant to Clause 32.08-3 a permit is required to subdivide land.

An application to subdivide land must meet the requirements of Clause 56.

An application for subdivision must be accompanied by a site and context description and design response as required in Clause 56.

Appropriate decision guidelines are considered to be –

- The pattern of the subdivision and its effect on the spacing of buildings.
- The objectives and standards of Clause 56.

Officer Response

The subdivision pattern provides for a range of lot sizes and importantly for the smaller lots, an orientation that allows for a dwelling to be placed to access sunlight to living areas and garden areas for both winter and summer days and allows for garden to be planted around the buildings on site.

The proposal has been assessed against Clause 56 and has met the relevant objectives.

Land Subject to Inundation Overlay pursuant to Planning Scheme Amendment C052

Whilst the flood overlays are not applied at this current time of assessment, a planning scheme amendment C052 that amends the overlays in the Nagambie locality, is being progressed currently. This amendment applies the LSIO to the site to an extent that the proposal has been referred to Goulburn Broken CMA for their feedback. They have given conditional consent.

Municipal Planning Strategy and Planning Policy Framework

Clause 02.02 Vision – The vision is to provide a framework for improving the social, physical and economic wellbeing of the community. From a land use and development perspective this vision includes supporting investment for population growth, shared wealth and wellbeing; facilitating provision of infrastructure and sustainable economic and community development; and planning for long term sustainability in settlement patterns, the natural and built environment, community services, economic development and growth.

Clause 02.03-1 Settlement – Nagambie is a popular lakeside town and as such, its population is growing significantly. It attracts an additional number of tourists during peak season that can be up to 5000, and this increase of people must be considered when planning for the future of Nagambie. Nagambie is an agricultural service centres as a visitor, lifestyle and retirement destination.

Clause 02.03-3 Environmental Risk – the Shire is likely to be affected by less reliable and more extreme increased weather events.

Clause 11 Settlement – Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing.

Clause 11.0-1S Settlement – The objective is to promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians.

Clause 11.02-1S Supply of Urban Land – The objective is to ensure a sufficient supply of land is available for residential uses.

Clause 12.01-2S Native Vegetation Management – The objective is to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.

Clause 13.03-1S Floodplain Management – The objective is to assist the protection of life, property and community infrastructure from flood hazard.

Clause 14.02-1S – Catchment Planning and Management – The objective is to assist the protection and restoration of catchments.

Clause 18.02-1S Walking – The objective is to facilitate an efficient and safe walking network and increase the proportion of trips made by walking.

Clause 18.02-2S Cycling – The objective is to facilitate an efficient and safe bicycle network and increase the proportion of trips made by cycling.

Clause 18.02-4S Roads – The objective is to facilitate an efficient and safe road network that integrates all movement networks and makes use of existing infrastructure.

Officer Response

This proposal supports choice and opportunity for all Victorians, in a location that is an established settlement, identified to accommodate projected population growth. The subdivision allows for an integration into the existing road and footpath network and making use of existing infrastructure.

The proposal against the flood risk, which is recognised under planning scheme amendment C052, yet to be gazetted, has been reviewed by Goulburn Broken CMA who have given conditional consent and this includes the requirement for an updated Flood Impact Assessment.

The access to the Principal Road Network has been assessed by the Department of Transport who have given conditional consent and the access will be upgraded to accommodate future traffic to ensure safe access and egress from the new subdivision area to allow for integration into the existing road network.

Relevant Particular Provisions

Clause 53.18 Stormwater Management in Urban Development

The purpose is to ensure that stormwater in urban development including retention and reuse is managed to mitigate the impacts of stormwater on the environment, property and public safety and to provide colling, local habitat and amenity benefits.

This clause applies to an application to subdivide land in a residential zone.

This provision contains objectives which describe the desired outcomes for the completed development; and standards which guide how to meet the objective. A standard should usually be met but it must meet the objective.

An application to subdivide land must meet all the objectives of Clause 53.18-4 and 53.18-6.

Objective	Officer Response
Clause 53.18-4 Stormwater management objectives Standard W1	The proposal will be required to be designed and managed in accordance with the IDM and to Council's satisfaction. No reuse is considered at this time as known. The IDM quotes the Urban Stormwater Best Practice EM Guidelines. Council as the responsible drainage authority will not sign off on Statement of Compliance unless all works are carried out in accordance with pre approved plans and completed to the satisfaction of.
Clause 53.18-6 Site management objectives Standard W3	Conditions on permit require that existing drainage infrastructure does not receive waters from sedimentation and contamination and that protect the site and surrounding are from degradation during construction. A Site Management Plan is required for approval and construction must be carried out in accordance with all required and approved plans. Enforcement action can be taken to ensure the construction is carried out in accordance with plans and conditions on permit.

It is considered that the objectives can be met.

Clause 56 Residential Subdivision

The purpose is to create liveable and sustainable neighbourhoods and urban places with character and identity.

An application must meet the requirements of Clause 56 –

3 – 15 lots	All except Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.
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An objective describes the desired outcome for the completed subdivision and a standard contains the requirements to meet the objective. A standard should normally be met however if an alternate design solution meets the objective, that may be considered.

An application must be accompanied by a site and context description and a design response and must meet all the objectives.

Objective	Officer Response
Clause 56.01 Subdivision Site and Context Description	Documents supporting this requirement have been provided. These inform the subdivision site and context as well as the subdivision design response.
Clause 56.02 Policy Implementation Standard C1	The layout and design generally supports the Nagambie Growth Management Strategy 2008 in that it provides a grid layout with a variety of lot sizes.
Clause 56.04 Lot Design Standard C7	This proposal implements the Nagambie Growth Management Strategy 2008. The lots allow a dwelling to be located to gain good solar access to both habitable room windows and garden area. Unfortunately in regional areas, public transport is not highly available therefore most folk rely on walking, cars, bikes, or the local bus service around town. In Nagambie there is a train station that provides for a limited country service to other regional centres and Melbourne along with a bus service that can replace trains.
Clause 56.04-2 Lot Area and Building Envelope Objective Standard C8	The lots are capable of containing a building envelope 10m x 15m. Lot dimensions are capable of providing for dwelling that attain good solar access and achieve the energy rating of the Building Regs; can protect easements. There is no significant vegetation to protect.
Clause 56.04-3 Solar Orientation of Lots Objective Standard C9	All the lots demonstrate appropriate solar orientation with 21 having their long axes east and being at around 20 degrees north and 15 having their long axes north and being at around 30 degrees east.
Clause 56.04-4 Street Orientation Objective Standard C10	All the lots are capable of fronting the street and at this time the design allows for all lots to back onto other lots not roads. No POS is provided in this particular proposal.
Clause 56.04-5 Common Area Objectives Standard C11	There is no common area proposed.

Clause 56.05 Urban Landscape Standard C12	A landscape plan has been required on any permit to issue.
Clause 56.06-2 Walking and Cycling Network Objectives Standard C15	This proposal does not provide any linkage other than a road layout that will link with other subdivision on this land and to High Street. This is due to the location of this subdivision within this site – it will become part of a larger subdivision.
Clause 56.06-4 Neighbourhood Street Network Objective Standard C17	This proposal will connect up with other subdivisions around it linking finally to the High Street and town, providing for access to footpaths and bike paths around the neighbourhood.
Clause 56.06-5 Walking and Cycling Network Detail Objectives Standard C18	All road, footpath, trail design will be guided by the IDM and to the satisfaction of the responsible authority.
Clause 56.06-7 Neighbourhood Street Network Detail Objective Standard C20	All civil infrastructure design is guided by the IDM.
Clause 56.06-8 Lot Access Objective Standard C21	This subdivision has access from High Street into a local road network. The design will be guided by the IDM and the relevant road authority.
Clause 56.07 Integrated Water Management Standards C22, C23, C24 and C25	Water supply in this location is by GVW and is reticulated. There is no reused or recycled water proposed unless GVW require it or support it. GVW provide a reticulated wastewater management system and require connection to it. Stormwater is managed by council as the relevant drainage authority and a plan is required that has to gain approval and be implemented prior to statement of compliance being given. Stormwater management will have to meet the IDM and all standards associated.
Clause 56.08 Site Management Objectives Standard C26	Appropriate conditions on any permit issued will require management of erosion and sediment runoff, dust, construction waste, chemical contamination. There is no vegetation to protect.

<p>Clause 56.09 Utilities Standards C27, C28, C29 and C30</p>	<p>How utilities are provided is up to the utility providers who enter into agreement with the developer. The CFA have provided a condition for any permit to issue regarding the requirement for fire hydrants. Street lighting is a requirement by council.</p>
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The standards and objectives of Clause 56 have been met.

The decision guidelines of Clause 65

Before deciding on an application to subdivide land, the responsible authority must also consider, as appropriate:

The suitability of the land for subdivision.	The land was identified for residential development prior to 1997.
The existing use and possible future development of the land and nearby land.	This is a southern area of Nagambie identified for residential development to accommodate projected future population growth.
The availability of subdivided land in the locality, and the need for the creation of further lots.	There are a number of greenfield sites, all recognised in the Nagambie Growth Management Strategy, for residential subdivision and development. Some have been subdivided, some are being considered for subdivision and some sites are about to or are undergoing rezoning.
The effect of development on the use or development of other land which has a common means of drainage.	The drainage network has to accommodate new into old and may require upgrading etc which the drainage authority ensures and undertakes so that the system remains viable.
The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.	The land is flat and there is minimal native vegetation on this site, which has previously been used for cropping and grazing.
The density of the proposed development.	The development is considered medium density.
The area and dimensions of each lot in the subdivision.	There are a range from 500sqm to 1220sqm.
The layout of roads having regard to their function and relationship to existing roads.	The roads will connect with surrounding development and into High Street.

The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.	The network of local roads will allow easy and safe access to all lots proposed in this subdivision.
The provision and location of reserves for public open space and other community facilities.	These are to be identified or a contribution made.
The staging of the subdivision.	It is a proposed staged subdivision with no specific details given of the stages at this time.
The design and siting of buildings having regard to safety and the risk of spread of fire.	No buildings are proposed.
The provision of off-street parking.	Each lot will accommodate off street car parking.
The provision and location of common property.	There is no common property proposed.
The functions of any body corporate.	Not relevant.
The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.	All utilities bar gas will be provided.
If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.	The subdivision will be connected to the reticulated sewer system.
Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.	No native vegetation is proposed for removal.
The impact the development will have on the current and future development and operation of the transport system.	It has the potential to place greater demand on the public transport system, however commonly in regional areas the car is the main mode of transport for the majority of people due to a lack of good public transport that interlinks with other towns and regional centres on a regular basis so as to provide consistency for use.

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

Hume Regional Growth Plan 21014 – identifies Hume region as a growth area to accommodate projected population growth.

Relevant incorporated, reference or adopted documents

Nagambie Growth Management Strategy 2008 – Urban expansion should ensure sufficient land is released for development to meet anticipated growth needs; land released should provide a variety of lot types and encourages affordability; land should be available for community services; subdivision designs should form a connected and consistent urban

structure integrating with the existing township; and development is environmentally sustainable. The layout of these subdivisions should be grid based and ensure that multiple routes of travel are available and are well connected to other parts of town. There should be a network of open spaces, safe streets and footpaths.

Relevant Planning Scheme amendments

Planning Scheme Amendment C052 applies the Floodway Overlay and Land Subject to Inundation Overlay to the subject site.

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

Officer Response:

The proposal provides for a future housing development and encourages potential for a diversity of housing types, by provision of a range of lot sizes, in an area that offers good access to services and transport. The proposal will be able to connect in with the existing road and footpath network for the town.

The proposal meets the objectives of Clause 56.

Public Open Space is required either by way of land set aside or a payment to Council to provide for improvements or new areas for public recreation and leisure.

The flood risk that will be recognised with the gazettal of planning scheme amendment C052 has been assessed by the relevant floodplain authority who have not objected.

This proposal is in an area identified in the Hume Regional Growth Plan 2014 and accords with the Nagambie Growth Management Strategy 2008.

Conclusion

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

Decision:

Delegate Report	Yes	Council Report	Yes
Determination:	Notice of Decision	Determination Date:	July 2022

Endorsed Plans:

Date:	Plan Numbers:

Declaration:

In making this decision as a delegated Officer, I declare that I have had regard to the decision-making requirements of the Strathbogie Shire Council's Governance Rules 2020 outlined by Rule 6 and have:

Made a fair, balanced, ethical and impartial decision - Sub Rule 6(c)(i)	<input checked="" type="checkbox"/>
Made a decision based on merits, free from favouritism or self-interest and without regard to irrelevant or unauthorised considerations- Sub Rule 6 (c)(ii)	<input checked="" type="checkbox"/>
Applied the principles of natural justice to my decision, ensuring any person whose rights will be directly affected by the decision has been entitled to communicate their views and have their interests considered - Sub Rule 6(d)	N/A
Identified the person or persons whose rights will be directly affected Sub Rule 6(e)(i)	<input checked="" type="checkbox"/>
Given notice of the decision Council must make under Sub Rule G(e)(i)	N/A
Ensured that such person(s) have had an opportunity to communicate their views and have their interests considered before I made the decision - Sub Rule 6(e)(i)	N/A
Included information about how I've met these Sub Rules in my delegate report- Sub Rule 6(e)(iv)	<input checked="" type="checkbox"/>

Attachments

Plans for endorsement

Assessing Officer:	Gill Williamson Principal Planner	Reviewing Officer:	
Signature:	<i>G Williamson</i>	Signature:	<i>B. AD</i>
Date:	15 June 2022	Date:	23 June 2006

Copy of permit to:

APA
GVW
AUSNET
GBCMA
DOT
CFA
DELWP

Date sent:..... Initials:.....