

STRATHBOGIE PLANNING SCHEME
AMENDMENT C080
COMBINED PERMIT AND AMENDMENT
PLANNING PERMIT APPLICATION P2019-096
EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Strathbogrie Shire Council, who is the planning authority for this amendment.

The amendment has been made at the request of CRC Constructions Pty Ltd.

Land affected by the amendment

The amendment is a combined planning scheme amendment and planning permit application made under section 96A of the *Planning and Environment Act 1987*.

The amendment applies to land described as:

- 19 Lobbs Lane, Nagambie (Lot 1 PS849456, Lot 1 TP602418 and Lot 2 TP602418).
- 401 High Street, Nagambie (Lot 1 PS823639).

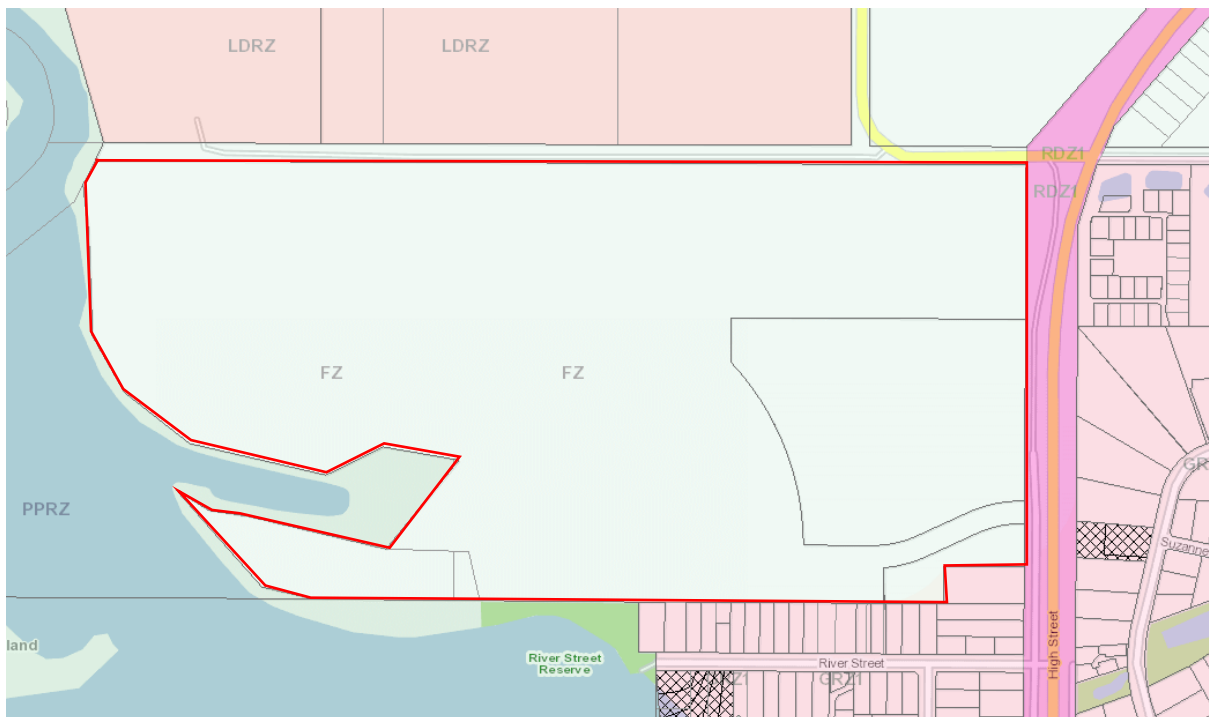


Figure 1: Land to which this amendment applies.

The planning permit application applies to land described as:

- 399 High Street, Nagambie (Lot 1 LP73367);
- 19 Lobbs Lane, Nagambie (Lot 1 PS849456, Lot 1 TP602418 and Lot 2 TP602418);
- 66 Loddings Lane, Nagambie (Goulburn Murray Water land) (Lot 11 Parish of Tabilk); and
- 42 River Street, Nagambie (Goulburn Murray Water land) (Lot 1 TP546538).

The land is located on the west side of High Street in Nagambie. It adjoins Lake Nagambie on its western boundary.

The land known as 401 High Street and 19 Lobbs Lane is currently located in the Farming Zone and encompasses an area of 41.7 ha.

Lot 1 and 2 TP602418 are entirely encompassed by the Floodway Overlay. Lot 1 PS849456 is partially affected by the Floodway Overlay in the southwest corner.

The site is within a precinct which forms the northern gateway entrance to Nagambie. Approximately 2.7 kilometres from the site, High Street connects Nagambie to the Goulburn Valley Freeway.

The property to the north is zoned Low Density Residential Zone. The properties to east and south are within the General Residential 1 Zone. Lake Nagambie is located to the west and is in the Public Park and Recreation Zone. High Street is a Transport Zone Category 2. The rezoning from Farming Zone to General Residential Zone 1 will bring the site in line with the residential character of the area.

Planning Permit No. P2018-170 was issued to approve the use and development of land at 401 High Street (Lot 1 PS823639) for a caravan and camping park (cabins only) and provides for 139 cabins to be placed on this land.

Land at 399 High Street (Lot 1 LP73367) is in the General Residential Zone 1.

What the amendment does

The amendment provides for the rezoning of the land at 401 High Street and 19 Lobbs Lane, Nagambie from Farming Zone to General Residential Zone - Schedule 1 to allow for the 250 lot staged residential subdivision of land.

This amendment also seeks to apply updated flood modelling undertaken by the Goulburn Broken Catchment Management Authority to accurately represent the flood risks and flows to the subject site.

The Environment Audit Overlay will also be applied to the area to be rezoned to the General Residential Zone which may be potentially contaminated because of past activities associated with agriculture.

Specifically, the amendment proposes to:

- Rezone the land at 19 Lobbs Lane and 401 High Street Nagambie from Farming Zone to General Residential 1 Zone, by amending planning scheme Map No 10 and No 22 of the Strathbogie Planning Scheme; and
- Amend the Floodway Overlay Map No 10, Map No. 21 and Map No 22 to remove the floodway overlay from the southern peninsula of the land.
- Introduces Clause 45.03 Environmental Audit Overlay into the Strathbogie Planning Scheme.
- Introduces new Strathbogie Planning Scheme Maps No. 10, No. 21 and No. 22 to identify the land being rezoned to General Residential Zone as subject to the Environmental Audit Overlay.

A mapping reference table is attached at Attachment A to the Explanatory Report.

A concurrent planning application forms part of the amendment which seeks approval to:

- Subdivide land in the General Residential Zone (Clause 32.08-3);
- Subdivide land in Floodway Overlay (Clause 44.03-1);
- Subdivide land adjacent to a road in a Road Zone, Category 1 (Clause 52.29);
- Create or alter access to a road in a Road Zone, Category 1 (Clause 52.29); and
- Remove native vegetation (Clause 52.17).

The draft planning permit P2019-096 forms part of the amendment documentation.

Strategic assessment of the amendment

Why is the amendment required?

The rezoning is required to meet Council's requirement to provide 15 years supply of residential land.

Strathbogie Shire Council has been working with the Victorian Planning Authority under the Streamlining for Growth Program on updating the 2008 Nagambie Growth Management Strategy. As part of this work, a land audit has been undertaken. Nagambie currently has 47.7 hectares of vacant residential land, with recently approved developments occupying 15.6 hectares in two separate properties, leaving approximately 32 hectares undeveloped zoned land.

There is approximately 141 hectares of land zoned Low Density Residential which could yield approximately 225 lots with an average size of 0.5 hectare, assuming 20% of land is set aside for open space and infrastructure.

The draft 2020 Nagambie Growth Management Strategy (NGMS 2020) supports a population objective of 4,000 people by 2036, an additional 2,286 to those currently residing in Nagambie. This represents an average annual increase of approximately 152 persons over next 15 years.

Assuming an occupancy rate of 2.2 persons/dwelling, this anticipated growth rate will require approximately 70 dwellings per year over the next 15 years.

To provide for these dwellings over the next 15 years, Nagambie will need approximately 120 hectares of land to be zoned residential (assuming 900m² average size allotments, plus 30% of land set aside for infrastructure and open space). The current supply presents a shortfall of approximately 88 hectares of residential land.

Table 1 summarises the current supply, and the demand for residential land over the next year 15 years.

Table 1: Land Supply and Demand

		LAND SUPPLY	LOT SUPPLY
Supply GRZ1	<i>Zoned</i>	<i>47.7 hectares</i>	<i>355 lots</i>
	<i>Development permitted and committed</i>	<i>- 15.6 hectares</i>	<i>- 71 lots</i>
	Total	32 hectares	250 lots*
Supply LDRZ		141 hectares	225 lots**
Supply GRZ1 and LDRZ		173 hectares	475 lots
Demand 2021-2036		120 hectares	1,050 lots***
<i>SHORTFALL – GRZ1 ONLY</i>		<i>88 hectares</i>	<i>800 lots</i>
<i>SHORTFALL – GRZ1 & LDRZ</i>		<i>N/A</i>	<i>575 lots</i>
Subject Site Supply		41.7 hectares	250 lots

*Assumes average lot size of 900m² and 30% land set aside for infrastructure and open space

** Assumes average lot size of 5,000m² and 20% land set aside for infrastructure and open space

***70 lots per year for 15 years

Nagambie's residential growth fronts can reasonably be separated into north and south. The subject site lies in the north. The Nagambie Growth Management Strategy 2008 (NGMS 2008) allocates priorities for the release of land for residential development, with "A" being first priority for development, through to "D". Currently there is only 1 hectare of zoned undeveloped residential land in north Nagambie identified in "A". The subject site is identified in "B" and can provide approximately 42 hectares of conventional residential land, and a yield of 250 lots.

The Nagambie Structure Plan based on the Nagambie Growth Management Strategy 2008 is attached at Attachment B to the Explanatory Report.

In the *NGMS 2008*, the priority “A” area comprises land which is already residentially zoned and has remained as such for over 12 years. There is only 1 hectare of undeveloped land in the north, and whilst land in the south is undeveloped, much of it has approvals in place for development. Some land faces challenges which the subject site does not, such as being contained in multiple ownerships or being actively utilised for other purposes. Considering the amount of land provided by the subject site, the development of the land would occur over a minimum of 5-7 years. The rezoning of the subject site would ensure the provision of lots in Nagambie.

The following outlines the site’s suitability for rezoning in accordance with the local and regional Growth Strategies. The Hume Regional Growth Plan 2014 identifies Nagambie as an urban area to grow, especially due to the lifestyle opportunities it provides and its proximity to popular tourist attractions.

The *2008 NGMS* states ‘*Land should be developed in a way that is based upon current zonings, proximity to the High Street retail area, proximity to the Lake, access to services and transport and current development proposals.*’

In terms of the proposed amendment:

- The subject site is closer to the High Street retail area than much of the residentially zoned land to the south.
- The subject site has Lake frontage.
- The subject site has direct access to High Street.
- The amendment will complement residential development to the south, including recent proposals for infill development in River Street and the approved over 55’s lifestyle village at the land.

The subject land presents the next opportunity for land to be rezoned and developed in Nagambie. It is proximate to the Lake and town centre. The rezoning will allow the sequential and orderly residential development of land in Nagambie, particularly to the north. The amendment will provide for a range of lots sizes, areas of open spaces and neighbourhood precincts to complement the approved cabin village, which provides for the increasing aged population of the area.

The residential development of 19 Lobbs Lane, Nagambie cannot be achieved without a rezoning of the land. The draft planning permit represents the most appropriate means of controlling the outcome for the site. While planning approval is currently in place for 401 High Street, the rezoning of this site also to General Residential Zone represents a good planning outcome as this zone better reflects the nature of the development on the subject site and surrounding land uses. Retaining the land in the Farming Zone allows as of right uses which are not compatible with a residential environment.

In terms of net community benefit, four separate areas of public open space are proposed within the development, totalling an area of approximately 3.6 hectares. The largest open space area has been designed to link with existing public space to the south of the subject site and will provide increased connectivity and access to the lake frontage for the whole community. Previous Council engagement on Active Spaces Survey has been used in the selection of social infrastructure to be provided.

A Pre-Development Agreement has been prepared between Strathbogrie Shire Council, Goulburn Murray Water, the Goulburn Broken Catchment Management Authority and the proponent to provide certainty for the inclusion and ongoing management of public infrastructure.

The amendment will realign the Floodway Overlay mapping to accurately reflect the land features and flooding levels of the land.

The application of the Environmental Audit Overlay to the land to be rezoned to General Residential Zone ensures the requirement for an environmental audit is met prior to the commencement of any sensitive use (residential use, child care centre, pre-school centre or primary school) or prior to the commencement of construction or carrying out of buildings and works associated with a sensitive use.

The audit required by the Environmental Audit Overlay is an audit pursuant to section 53X of the Environment Protection Act 1970, which provides an assessment of whether any clean-up is necessary having regard to the previous use of the land for agriculture.

How does the amendment implement the objectives of planning in Victoria?

Section 4(1) of the *Planning and Environment Act 1987* states the relevant objectives of planning in Victoria. The amendment implements these objectives as follows:

- (a) *to provide for the fair, orderly, economic and sustainable use, and development of land;*

Response: The rezoning of the land will facilitate its residential development in accordance with the Nagambie Growth Management Strategy and the Strathbogrie Planning Scheme. The

site has been identified as appropriate for residential development and is being developed in the order specified within the Strategy.

- (b) *to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;*

Response: The rezoning and proposed residential development has considered natural and manmade resources, and responded appropriately, including setbacks to Lake Nagambie. Provision of public spaces around the lake's edge and a tree reserve on the northern boundary will allow for protection of the natural environment within the broader development.

- (c) *to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;*

Response: The additional residential and recreational land will provide a pleasant, efficient, and safe living environment for future residents of the area and the wider community. The large open spaces, with the play areas and other suitable infrastructure will also provide additional community facilities in the northern area of Nagambie.

- (d) *to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;*

Response: The proposal will allow the protection and enhancement of the Lake Nagambie waterfront environs through the creation of a large open space area, a shared path around the lake frontage and protection of the inlet within public space to ensure the lake and waterfront are not considered private land.

- (e) *to protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;*

Response: The combined amendment and planning permit process will ensure residential development is serviced with water, drainage, sewerage, power and telecommunications and open space is provided. Playgrounds, exercise equipment, seating areas and the like will be provided within these public spaces.

- (f) *to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e);*

Response: The rezoning is being undertaken in conjunction with a planning permit application which addresses the relevant objectives.

- (g) *to balance the present and future interests of all Victorians;*

Response: The rezoning will facilitate development in a designated residential growth area and provide for the current and future demand for housing within Nagambie and provide economic stimulus to the Nagambie commercial centre and support the current significant investment in local economic and employment opportunities.

How does the amendment address any environmental, social and economic effects?

Environmental

The land has been subject to significant environmental change and agricultural use. The site is generally clear of vegetation, with most of the environmental impacts limited to the waterfront on the western boundary. The (then) Department of Environment, Land, Water and Planning (Natural Environment Program) noted these areas are highly modified.

The inclusion of a Tree Protection Zone in the 10-metre corridor along part of the northern boundary has been used to avoid and minimise loss native vegetation. Areas of public open space will be landscaped with native plantings.

The amendment will realign the Floodway Overlay mapping to more accurately reflect the land features and flooding levels and set aside large areas adjacent to Lake Nagambie for open space. This area will be used as a water treatment area, and using water sensitive urban design, will ensure all stormwater from the site is treated to ensure that there will be no negative impact on the water quality of Lake Nagambie.

Prior to any new sensitive use commencing or any buildings and works associated with a sensitive use commencing, an environmental audit will be required to assess the environmental condition of the land to determine its suitability. The audit will determine whether the use and or building and works can occur, or if any conditions are required, such as building design and management controls, before the use and development can occur. Any remediation works which may occur because of the audit process will be a positive environmental effect.

Social

The amendment will result in a net community benefit by providing public open space in four main areas, representing approximately 9% of the overall site. Paths will meander through the development, with footpaths in the developed areas and shared paths through the park areas. A path will also be constructed along the foreshore of Lake Nagambie, providing for public access along the water's edge. The new public open space areas will all have paths formed and constructed, with lighting, and the physical infrastructure to be provided in each area are as follows:

- Main recreation area (wetland)
 - Sheltered seating area
 - Playground equipment
 - Sports court
 - Seating walls
- Internal park
 - Sheltered seating area
 - Playground equipment
- Northern reserve
 - Seating areas
- Foreshore park
 - Seating areas

The location of these parks has been designed to link with existing public space at the end of River Street, with potential connections south into the town centre. The selection of these open space facilities and equipment has been led by Council's Active Spaces Survey.

The amendment will allow the provision of additional housing choice for the municipality. The land is in proximity to existing community facilities including sports grounds, Nagambie Medical Centre and two primary schools. There are no significant adverse social implications associated with this amendment, and the development will provide for a net community benefit with the provision of large areas of connected open space and access to the lake frontage.

Economic

The residential development facilitated by the rezoning will support and create local jobs both during construction and on-going. The residential development will accommodate new residents to Nagambie which will support local businesses and create opportunities for new businesses.

New housing will support the housing needs associated with both a growing population and the growth associated with current employment investment in Nagambie. A variety of household types, including key worker accommodation, can be accommodated on the site. There are no adverse economic impacts associated with this amendment. Construction of the residential development is anticipated to commence early/mid 2023.

Does the amendment address relevant bushfire risk?

The land is not affected by the Bushfire Management Overlay, however is within a Bushfire Prone Area.

The Country Fire Authority has identified the hazard in this area as considered low, with the greatest threat being grassfire from the north. The draft planning permit includes conditions about provisions of fire hydrants throughout the subdivision, access standards for roads, and vegetation management between stages of the development and undeveloped land. The existing road reserve to the north provides a buffer between the subject site and the currently undeveloped land to the north.

The bushfire risk is low and can be adequately managed on site.

Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The amendment is consistent with the Ministerial Direction on the *Form and Content of Planning Schemes* under Section 7(5) of the *Planning and Environment Act 1987* (the Act).

The amendment is consistent with Ministerial Direction No. 1 *Potentially Contaminated Land*. The Direction requires a planning authority, in preparing an amendment which would have the effect of allowing potentially contaminated land to be used for a sensitive use or public open space, to satisfy itself the environmental conditions of the land are or will be suitable for that use. The application of the Environmental Audit Overlay brings the planning controls which apply to the land in line with the legislative framework for potentially contaminated land as required by the Ministerial Direction No.1.

The environmental audit will be undertaken in stages which reflect the stages of residential development. The audit of the first stage of development is due for completion within the next 2 months. When the requirements of the Environmental Audit Overlay have been met to the satisfaction of the EPA across the whole site, expected within the next 4 months, application will be made to Council to remove the Environmental Audit Overlay.

The proposed amendment is consistent and complies with Ministerial Direction No. 19 *Preparation and content of amendments that may significantly impact the environment, amenity and human health*. The Environment Protection Authority did not oppose the preparation of the amendment.

The proposed amendment is consistent and complies with Ministerial Direction No. 11 *Strategic Assessment of Amendments*.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment is consistent with the Planning Policy Framework (PPF) as outlined below:

Clause 11.01-1S Settlement & Clause 11.01-1R Settlement - Hume

The objective of this clause is *"to promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements."* Nagambie has been identified as a regional urban location and lifestyle opportunity in which growth should be supported in the Hume Regional Growth Plan. The amendment will enable residential and lifestyle growth in Nagambie, providing 250 residential lots. The site has also been identified as appropriate for residential growth for the township and is predominantly surrounded by residential zonings and land uses.

Clause 110.1-1L-04 Nagambie

The strategic of this Clause include:

- *Protect and enhance the environmental values of the Lake Nagambie and other natural features.*
- *Ensure that recreation and open space are delivered through new developments.*

The proposed development is consistent with these strategic directions. The environmental features of the Lake Nagambie will be protected through the treatment of stormwater prior to discharge and through re-vegetation within the public reserves alongside the lake. A variety of recreation and open spaces are provided, linked through a series of footpaths and shared paths.

Clause 11.02-1S Supply of urban land

The objective of this clause is *"to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses"*. The amendment will provide residential land to the Strathbogie Shire to meet the growing demand for lifestyle development, diverse housing and public open space. The site is near the existing commercial centre of the town, and provides for recreational and community uses with the provision of large areas of public open space.

Clause 12.03-1S River corridors, waterways, lakes and wetlands

The objective of this clause is *"to protect and enhance river corridors, waterways, lakes and wetlands."* The creation of open space areas adjacent to the waterfront will ensure the conservation and protection of the Lake Nagambie and associated environs. The construction of a path along the frontage of the lake will enhance public access to Lake Nagambie for the broader community. The proposal has been assessed by Goulburn Murray Water and the Goulburn Broken Catchment Management Authority which are supportive.

Clause 13.02-1S Bushfire Planning

The objective of this clause is *“to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.”* Whilst the subject site is contained within a Bushfire Prone Area, a Bushfire Assessment determined the site to be low risk and the risk can be appropriately managed on site.

Clause 13.02-1L Bushfire

The amendment is consistent with this Clause as no vegetation is required to be removed for fire safety and the development is not in a high risk bushfire area. .

Clause 13.03-1S Floodplain management

The objective of this clause is *“to assist the protection of; life, property and community infrastructure from flood hazard, the natural flood carrying capacity of rivers, streams and floodway’s, the flood storage function of floodplains and waterways and floodplain areas of environmental significance or of importance to river health.”* The land contained within the Floodway Overlay will be become open space and will not be developed for residential purposes. The proposal will provide an opportunity to correct the flood mapping in the area to reflect work undertaken by the Goulburn Broken Catchment Management Authority.

Clause 13.03-1L Floodplain management

The strategies of this Clause include:

- *Discourage development and subdivision of land that is subject to significant flooding.*
- *Ensure development maintains the free passage and temporary storage of floodwater, minimises flood damage, is compatible with flood hazard and local drainage conditions, and minimises soil erosion, sedimentation and silting.*

The proposed development is consistent with these strategic directions. The areas identified as Floodway Overlay will remain as floodway and the development will maintain the free passage of floodwater. Stormwater management will be respectful of the overland fowl paths of floodwaters.

Clause 13.04-1S Contaminated and potentially contaminated land

The objective of this clause is *“to ensure that potentially contaminated land is suitable for its intended future use and development, and that contaminated land is used safely”*. The Environmental Audit Overlay requires an environmental audit to be completed prior to the commencement of a sensitive use or buildings and works associated with a sensitive use.

Clause 15.01-3S Subdivision design

The objective of this clause is *“to ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.”* The draft permit provides for future neighbourhoods to include mobility and design features.

Clause 16.01-1S Integrated housing

The objective of this clause is *“to promote a housing market that meets community needs”*. The amendment will release land for residential development. The range of options available in each stage of the subdivision will provide for different housing markets.

Clause 16.01-2S Location of residential development

The objective of this clause is *“to locate new housing in designated locations that offer good access to jobs, services and transport.”* The amendment will release land designated for residential growth near existing facilities and services. The site is bound by residential zones and land uses and is infill rezoning.

Clause 16.01-3S Housing diversity

The objective of this clause is *“to provide for a range of housing types to meet increasingly diverse needs.”* The application of the General Residential Zone will allow for a variety of lot sizes.

Clause 19.02-6S Open space

The objective of this clause is *“to establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community.”* The amendment will allow additional public open space which contributes to the Lakeside open space network. The linkages through the site to nearby existing public space provides for an improved open space network for the broader community.

Clause 19.03-1L Infrastructure provision

The strategies of this Clause include to Ensure the provision of infrastructure and community services through a:

- *Development contributions plan for all growth areas.*
- *'Pre-development' agreement.*

Pre-development agreements have been entered into to ensure equitable provision of a range of infrastructure items and community services within and adjoining the development, including shared paths, public seating, lighting, recreational facilities in the open spaces, upgrades to the surrounding public road network and community access to the Lake.

How does the amendment support or implement the Municipal Planning Strategy?

Clause 02.03-1 Settlement

Nagambie is one of Strathbogie's principal towns. This clause recognises *Nagambie is a popular lakeside town, and as such its population is growing significantly. Nagambie attracts an additional 4000 to 5000 people during the peak tourism season. This increase in population must be considered when planning for the future of Nagambie. Nagambie is an agricultural service centre as well as a visitor, lifestyle and retirement centre:*

The amendment is consistent with this strategic direction. The development will provide additional housing, public open spaces, and community facilities to meet the needs of increasing population and of lifestyle and retirement living as well.

Clause 02.03-2 Environmental values and biodiversity

The amendment recognises the environmental values of the site by providing open spaces and public reserves around the waterway. Treatment of stormwater prior to discharge into the Lake will ensure water quality is maintained and the riparian environment will be protected.

Clause 02.03-3 Environmental risk and amenity

Council's strategic direction of this is to:

- *Encourage development to be responsive to potential environmental risks.*
- *Protect floodplains and their role in conveying and storing floodwater, to preserve and minimise the deterioration of environmental values.*
- *Discourage development in areas of bushfire risk.*

The amendment achieves these strategic directions. The floodplain will be protected through more accurate mapping of the flood prone areas and stormwater water will be treated prior to discharge into the lake and/or Council's drainage network. The bushfire risk is low and can be managed onsite.

Clause 02.03-5 Built environment and heritage

Views and vistas over Lake Nagambie will be provided throughout the development. A shared path network extends along the Lake's frontage providing access and enhancing the aesthetic amenity for the area.

Does the amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victorian Planning Provisions. It is proposed to rezone the subject land to the General Residential Zone – Schedule 1 which will allow the residential development. In order to protect view lines and visual connection to Lake Nagambie, limitations on building height will be included on some waterfront lots via Covenants registered on title.

The existing Floodway Overlay mapping will be revised to reflect the correct flood levels.

The amendment applies the most appropriate Victoria Planning Provisions tool, the Environmental Audit Overlay, to identify land which is potentially contaminated. This approach considers Ministerial Direction No. 1 and the Ministerial Direction on The Form and Content of Planning Schemes

The intended outcome for the site is for a residential development and is consistent with the Ministerial Directions.

How does the amendment address the views of any relevant agency?

The amendment and permit application was considered by the following agencies:

- Ausnet Electricity Pty Ltd
- Country Fire Authority
- Goulburn Murray Water
- Goulburn Valley Water
- Goulburn Broken Catchment Management Authority
- Department of Environment, Energy and Climate Action (then the Department of Environment, Land, Water and Planning)
- Department of Transport and Planning (then Department of Transport/Rural Roads Victoria)
- Environment Protection Authority

All agencies and authorities have provided conditional support to the combined amendment and permit application.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

The purpose of the *Transport Integration Act 2010* is to create a new framework for the provision of an integrated and sustainable transport system in Victoria.

The vision statement recognises the aspirations of Victorians for an integrated and sustainable transport system that contributes to an inclusive, prosperous and environmentally responsible state.

The objectives of the *Transport Integration Act 2010* relate to social and economic inclusion, economic prosperity, environmental sustainability, integration of transport and land use, efficiency, coordination and reliability, and safety and health and wellbeing.

This amendment does not conflict with the purpose, objectives or requirements of the *Transport Integration Act 2010*. Any changes in traffic generation or management resulting from this proposed amendment will not have an adverse impact on the requirements of the *Transport Integration Act 2010*. The proposal was assessed by Department of Transport which provided conditional consent, and addressed the intersectional treatment at High Street and the service road.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

Any costs associated with the planning scheme amendment process, including the costs of an Independent Planning Panel if required, will be met by the proponent of this amendment.

The impact of the application of General Residential Zone will be negligible as a planning permit is not required to construct a new dwelling on the land. The new planning provisions will not have any negative impacts on the resource and administrative costs of the Council.

Where you may inspect this amendment

The amendment can be inspected free of charge at the Strathbogie Shire Council website at www.strathbogie.vic.gov.au.

And/or

The amendment is available for public inspection, free of charge, during office hours at the following places:

Strathbogie Shire Council offices, 109A Binney Street, Euroa and 293 High Street, Nagambie

The amendment can also be inspected free of charge at the Department of Transport and Planning website at www.planning.vic.gov.au/public-inspection.

Submissions

Any person who may be affected by the amendment and/or planning permit may make a submission to the planning authority. Submissions about the amendment and/or planning permit must be received by 13 August 2020.

A submission must be sent to:

Strathbogie Shire Council, PO Box 177, EUROA VIC 3666

or

info@strathbogie.vic.gov.au

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- Directions Hearing: 22 November 2021
- Panel Hearing: Week beginning 24 January 2022

ATTACHMENT A - Mapping reference table

Location	Land /Area Affected	Mapping Reference
Nagambie	19 Lobbs Lane, Nagambie	Strathbogie C80 10ZN ZONES
Nagambie	19 Lobbs Lane, Nagambie	Strathbogie C80 21ZN ZONES
Nagambie	19 Lobbs Lane & 401 High Street, Nagambie	Strathbogie C80 22ZN ZONES
Nagambie	19 Lobbs Lane, Nagambie	Strathbogie C80 10LSIO-FO
Nagambie	19 Lobbs Lane, Nagambie	Strathbogie C80 21LSIO-FO
Nagambie	19 Lobbs Lane & 401 High Street, Nagambie	Strathbogie C80 22LSIO-FO
Nagambie	19 Lobbs Lane, Nagambie	Strathbogie C80 10EAO
Nagambie	19 Lobbs Lane, Nagambie	Strathbogie C80 21EAO
Nagambie	19 Lobbs Lane and 401 High Street Nagambie	Strathbogie C80 22EAO

ATTACHMENT B – Nagambie Structure Plan, Clause 21.03 Strathbogie Planning Scheme (based on Nagambie Growth Management Strategy 2008)

