

Nagambie Planning Scheme Amendment

Frequently asked questions

A planning scheme amendment to rezone land in Nagambie from Farming Zone to General Residential Zone is now on public exhibition.

Strathbogie Shire Council has prepared the planning scheme amendment on behalf of the landowner for the rezoning of 15.87ha of land at Murray St, Nagambie.

The amendment proposes to rezone the land from Farming to General Residential Zone and the associated development plan overlay sets the criteria for the future development of the site.

The exhibition of this amendment is being undertaken in accordance with Section 19 of the Planning and Environment Act 1987.

The subject land is flat and cleared of any vegetation. It is about 430m southeast of the Nagambie town centre, and 1.6km west of the Goulburn Valley Highway. The subject site is the large piece of vacant at the end of Murray Street, Nagambie.

How to seek further information

Members of the public seeking more information on this planning application can:

- Visit our website www.strathbogie.vic.gov.au
- Visit the Department of Transport and Planning website www.planning.vic.gov.au/public-inspection
- Visit our Customer Service Centres in Euroa and Nagambie at any time during the public exhibition period from Thursday, September 7 to Tuesday, 10 October to view the plans.

- Email info@strathbogie.vic.gov.au
- Phone 1800 065 993 and speak to one of our planners.
- Attend a drop-in day at the Nagambie Lakes Regatta Centre from 9am to 3pm on:
 - Thursday, September 14
 - Thursday, September 21

How to make a submission

Members of the public can make a submission in support or opposing the planning scheme amendment by:

- Visiting our website and downloading a submission form
- Emailing info@strathbogie.vic.gov.au
- Writing to PO Box 177, Euroa VIC 3666.

The public exhibition period will run from Thursday, September 7 to Tuesday, October 10.

Frequently asked questions

Why is the amendment needed?

The subject land is currently in the Farming Zone, which limits subdivision to a minimum lot size of 40ha. The amendment is required to allow development in a context consistent with the Nagambie Growth Management Strategy. In rezoning the subject land, it is anticipated about 100 residential lots would be capable of being supported on the site, including the provision of a neighbourhood park / public open space.

It's important to note, this amendment does not include an application for subdivision. It includes a Development Plan Overlay to guide future development.

What does the planning scheme amendment seek to do?

The amendment provides for the rezoning of the land at Murray Street, Nagambie from the Farming Zone to the General Residential Zone to allow a future residential subdivision. The amendment includes a Development Plan Overlay, which will guide the future development of the site.

What is a Development Plan Overlay?

A Development Plan Overlay is a mechanism that seeks to ensure permits are not granted until a development plan for a wider precinct is approved, this ensures items like a road network, stormwater management, open spaces etc are designed and conditioned to the relevant standards at time of approval of the development.

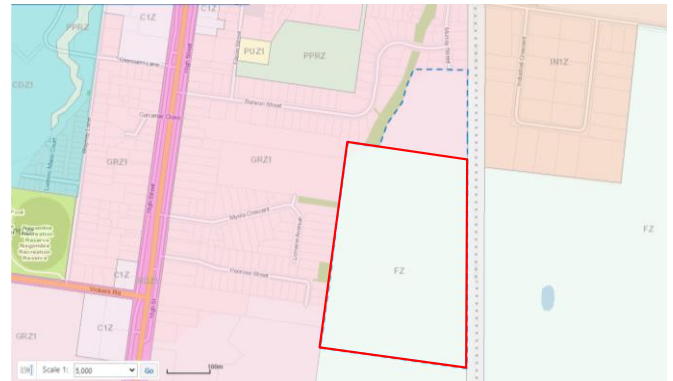
Who is the planning authority?

This amendment has been prepared by the Strathbogie Shire Council, who is the planning authority for this amendment. The amendment has been made at the request of Chris Smith and Associates, who act for the landowner and proponent for this amendment.

Where is the land affected by the amendment?

The amendment applies to a 15.87ha section of land on Murray St, Nagambie. The land is located about 430m southeast of the Nagambie town centre, and 1.6km west of the Goulburn Valley Highway. The site adjoins the current extent of Murray Street, which is constructed to its northern boundary, while there is an unmade extent of Myola Crescent which abuts the western boundary of the site.

Figure 1: Land to which this amendment applies.



Where can I view the amendment?

The amendment can be viewed on our website at www.strathbogie.vic.gov.au or the Department of Transport and Planning's website at www.planning.vic.gov.au/planning-schemes/amendments/amendments-on-exhibition. You can also see the amendment at Strathbogie Shire Council offices during office hours at:

- 109A Binney Street, Euroa, and
- 293 High Street, Nagambie.

How many houses will there be on this site?

We don't have that information to share, as this is not a planning permit application for subdivision. The Development Plan Overlay provides the applicant, Council and referral authorities the flexibility to consider a wider range of options for what might occur on the site and where in the future.

Council does not approve a Development Plan Overlay alone. Our process allows for community input when assessing an application to approve an overlay.

The main purpose of the Development Plan Overlay is to identify areas that require the planning of future use or development to be shown on a plan before a permit can be granted.

What will the development look like? When can I see the plan?

All of the information is publicly viewable on Council and Department of Transport and Planning (DoTP) websites at www.strathbogie.vic.gov.au and www.planning.vic.gov.au/public-inspection

A subdivision plan has not been supplied, as this amendment only seeks to rezone the land and does not seek approval for any subdivision or any other land use or development.

A future application via the Development Plan Overlay will provide a more detailed layout plan for a subdivision.

Will I be able to submit an objection or how do I show my support?

Members of the public can make a submission in support or opposing the amendment in several ways. You can:

- Visit our website and download a submission form
- Email info@strathbogie.vic.gov.au
- Write to use at PO Box 177, Euroa VIC 3666.

The public exhibition period will run from Thursday, September 7 to Tuesday, October 10. However, Council may consider a late objection and must consider if directed by the Minister for Planning as per Section 22 of the *Planning and Environment Act 1987*.

How will Council make a decision on the proposed planning application?

If Council planning officers are unable to resolve all submissions to the amendment, the application will go back to the elected-Council, who will either abandon the amendment or submit the amendment to a planning panel.

A panel is appointed by the [Minister for Planning](#) to hear submissions about amendments to planning schemes, and to make

recommendations or provide advice about if the amendment should proceed. A panel is independently run similar to the *Victorian Civil and Administrative Tribunal* (VCAT).

Planning scheme amendment process is governed and facilitated by Part 3 of the Planning and Environment Act 1987.

What is the current zoning on neighbouring properties?

North: Immediately north of the site is a soon-to-be-completed residential subdivision in the General Residential Zone. Further north is the established residential area of Nagambie.

East: Immediately east of the site is a railway reserve comprising the Shepparton to Melbourne line. The property to the northeast is within the Industrial Zone 1 and land to the east – beyond the rail reserve – is within the Farming Zone. The land to the south-east is identified for longer term residential purposes.

South: The property to the south is recognised as a future urban area – although it is currently within the Farming Zone. This land consists of a dwelling, sheds and plantations. This land could be taken up for residential purposes as part of a future residential rezoning.

West: The land to the west of the site is a mix of developed and yet-to-be-developed residential land. The Nagambie town centre is north-west of the site, along with the town's community facilities.

Is there a need for more housing in Nagambie?

Council is required to provide 15 years supply of residential land in Nagambie.

To do this we have 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 47.7ha of vacant residential land, with recently approved developments occupying 15.6ha in two separate properties, leaving about 32ha undeveloped residential zoned land.

There is also about 141ha of land zoned Low Density Residential which can provide a maximum of 200 housing lots as set by Schedule 3 to Clause 43.04 of the Development Plan Overlay.

The draft 2020 Nagambie Growth Management Strategy supports a population objective of 4000 people by 2036. This means an additional 2286 are expected to be living in Nagambie, representing an annual increase of about 152 people each year over the next 15 years.

Assuming an occupancy rate of 2.2 people per dwelling, Nagambie will need about 70 new dwellings each year for the next 15 years.

To provide for these dwellings, Nagambie will need about 120ha of land to be zoned residential. The current supply presents a shortfall of about 88ha of residential land.

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

Environmental

The amendment seeks to introduce a new schedule 6 to the Development Plan Overlay which requires consideration of any future vegetation removal and requires, consistent with other parts of the Planning Scheme, that any removal be assessed against the 'avoid, minimise and offset' approach.

A preliminary site investigation has been completed to support the proposed amendment. These studies outline that there are no areas of contamination or concern.

The amendment site has had a previous association with dryland farming. The site has been long-since cleared of any vegetation for agricultural use. Accordingly, the site is of relatively minimal biodiversity value.

A vegetation assessment determined that the site contains five river red gums and one acacia.

Two of these trees are located within the Tabilk Depression and will be incorporated into a future open space/drainage reserve and would be unimpacted by the proposed rezoning.

Therefore, there are three trees that would be located within the "developable" area of the site – which

would likely be sought for removal – subject to a planning permit consequent to the site's rezoning.

Social

The amendment enables the future housing needs of the community to be met which is essential to municipality's vision for long term growth, as identified in the *Nagambie Growth Management Strategy 2008*.

The delivery of additional residential areas will generate positive social benefits for the Nagambie Township by providing increased housing opportunities and variety of future housing options.

The land is close to existing social and educational facilities and will benefit from existing transport linkages. The amendment seeks to ensure that community benefit is provided through timely provision of services, facilities and community infrastructure while retaining the valued existing amenity of the area.

The amendment includes measures to increase the attractiveness, amenity and safety of the public realm, and to support the achievement of high-quality urban design outcomes. The location of the proposed development will provide for more active transport and reduce the reliance on vehicular transport.

Economic

The land is currently used for limited agricultural purposes. The subject site is located within an area of Nagambie identified for urban development. The proposed rezoning is expected to have a positive economic effect as it provides land which will be developed for residential development. The development of land for residential purposes will create additional employment opportunities during the construction phases.

Nagambie is experiencing strong economic growth with the manufacturing sector and increased tourism. The provision of additional residential land is anticipated to provide opportunities for additional housing that is likely to also support key workers encouraging the continued growth of local industries and allowing workers to live locally.

Is there a risk of soil contamination?

A preliminary soil investigation has classified the site as suitable for residential development, with an acceptable risk of contamination.

Does the amendment address relevant bushfire risk?

The amendment site is not within a Bushfire Management Overlay; however, it is in a rural setting that is designated as a bushfire prone area (BPA) under the Building Code of Australia.

It is considered that the landscape setting of the amendment site – within an area of open (cleared) dry farmland and bordered by established residential neighbourhood does not pose an unacceptable risk to life (as a priority), property, community infrastructure or the natural environment from bushfire. Development of the land for residential purposes will further reduce potential risk to grass fire.

Initial discussions with the former Country Fire Authority – now Fire Rescue Victoria (FRV) – confirmed that the site is of relatively low bushfire concern. FRV will be provided with opportunity to comment formally on this proposal during the exhibition process associated with this planning scheme amendment.

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

The views of the relevant agencies were sought in the preparation of the amendment. These agencies include:

- Environment Protection Authority (EPA) whose comments has been considered by Council.
- Country Fire Authority (CFA), whose Comments have been adapted into the draft DPO schedule.
- Goulburn Broken CMA (GBCMA) whose Comments have been adapted into the draft DPO schedule.

The views of relevant agencies will be gathered during the exhibition period of the amendment in accordance with the requirements of the Planning and Environment Act 1987.

How do I find out more information?

The public exhibition period will run from Thursday, September 7 to Tuesday, October 10.

Members of the public seeking more information on this planning application can view the plans by:

- Visiting our website www.strathbogie.vic.gov.au
- Visiting the Department of Transport and Planning website www.planning.vic.gov.au/public-inspection
- Visiting our Customer Service Centres in Euroa and Nagambie
- Emailing info@strathbogie.vic.gov.au
- Phoning 1800 065 993 and speaking to our planners.
- Attending a drop-in day.

Drop-in Days

During the public exhibition period, Council planners will be at the Nagambie Lakes Regatta Centre to speak to interested members of the community.

If you are looking for further information, or have questions, drop into the regatta centre at any time on:

- Thursday, September 14 | 9am to 3pm
- Thursday, September 21 | 9am to 3pm

Officers are available to meet outside these times, just phone the office on 1800 065 993 and make an appointment.