

**Date Issued: 9 April 2024**

**NOTICE OF AN APPLICATION FOR A PLANNING PERMIT**

The land affected by the application is located at: **18 Armstrong Avenue,  
Strathbogie VIC 3666**

The application is for a Permit for: **Two (2) lot subdivision**

The applicant for the Permit is: **T & C Development Services**

The application Reference Number is: **P2024-018**

You may view the application and any documents that support the application on our website at:

<https://www.strathbogie.vic.gov.au/services/building-and-planning/planning-applications-currently-advertised/>

or at the office of the Responsible Authority during office hours:

*Strathbogie Shire Council 109A Binney Street Euroa  
Telephone: (03) 5795 0000*

Any person who may be affected by the granting of the Permit may object or make other submissions to the Responsible Authority.

An objection must be sent to the Responsible Authority in writing, include the reasons for the objection and state how the objector would be affected.

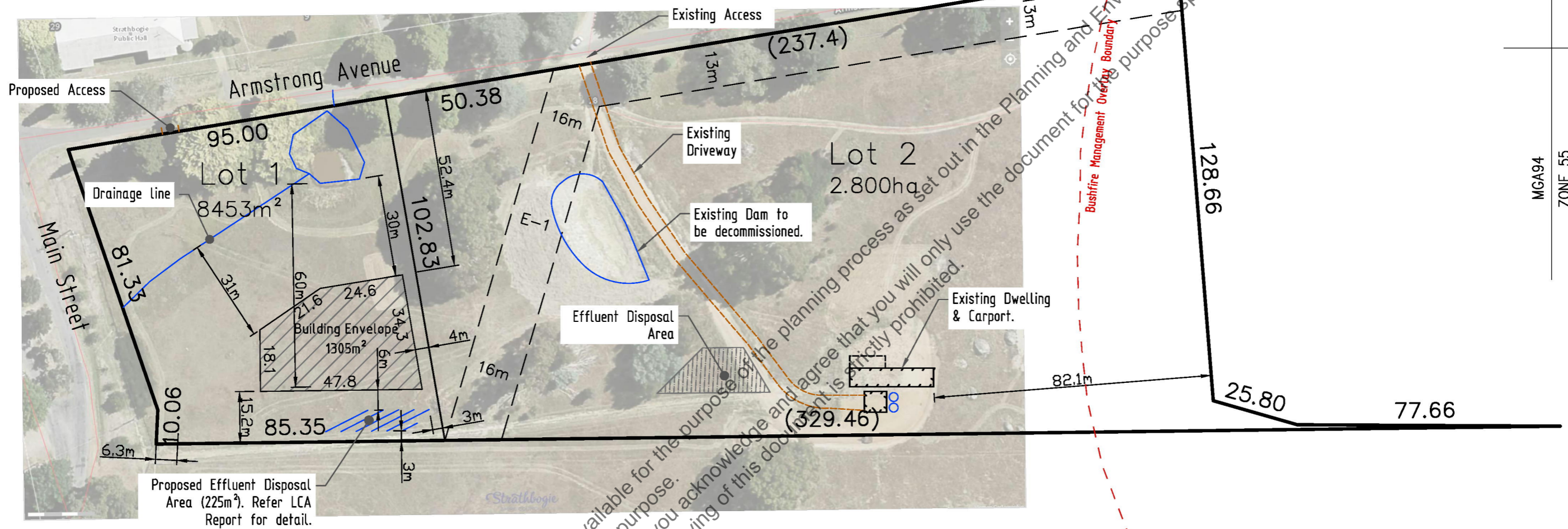
*The Responsible Authority will not decide on the application before: **30 April 2024***

All objections are placed on the relevant Planning Permit application file, which is publicly available at all times. Objections can therefore be read and used by other parties.

An objection form is available from Strathbogie Shire Council office, by phoning Council on (03) 5795 0000 or at:

<https://www.strathbogie.vic.gov.au/development/statutory-planning/objections>

If you submit an objection, the Responsible Authority will tell you of its final decision.



Proposed Effluent Disposal Area (225m²). Refer LCA Report for detail.

**LAND DESCRIPTION**

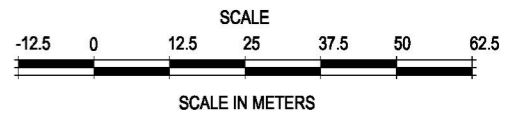
Lot 2, PS 616257C

**Easements:**

E-1 - Powerline

MEASUREMENTS AND AREAS ARE APPROXIMATE ONLY AND ARE SUBJECT TO SURVEY.

LENGTHS ARE IN METRES.



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# Planning Permit Application Report

18 Armstrong Avenue, Strathbogie

Lot 2, PS 616257C

Two Lot Subdivision

(29/02/2024)

T&C Development Services Pty Ltd  
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Euroa Victoria 3666  
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## Contents

<b>1.</b>	<b>Introduction</b>	<b>3</b>
1.1	Zone	3
1.2	Overlay	3
1.3	Policy & Provisions	4
<b>2.</b>	<b>Overview</b>	<b>4</b>
<b>3.</b>	<b>The site and surrounding context</b>	<b>5</b>
3.1	The subject site	5
3.2	Immediate neighbours & surrounding area	5
<b>4.</b>	<b>The proposal</b>	<b>6</b>
<b>5.</b>	<b>Planning considerations</b>	<b>6</b>
5.1	Planning Policy Framework	6
5.2	Local Planning Policy Framework	7
5.3	Township Zone	7
5.4	Clause 44.01 Erosion Management Overlay	8
5.5	Clause 44.06 Bushfire Management Overlay	8
5.6	Clause 56 Residential Subdivision	8
5.7	Clause 65.01 Approval of an application or plan	9
<b>6.</b>	<b>Planning assessment</b>	<b>11</b>
<b>7.</b>	<b>Conclusion</b>	<b>11</b>

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## 1 Introduction

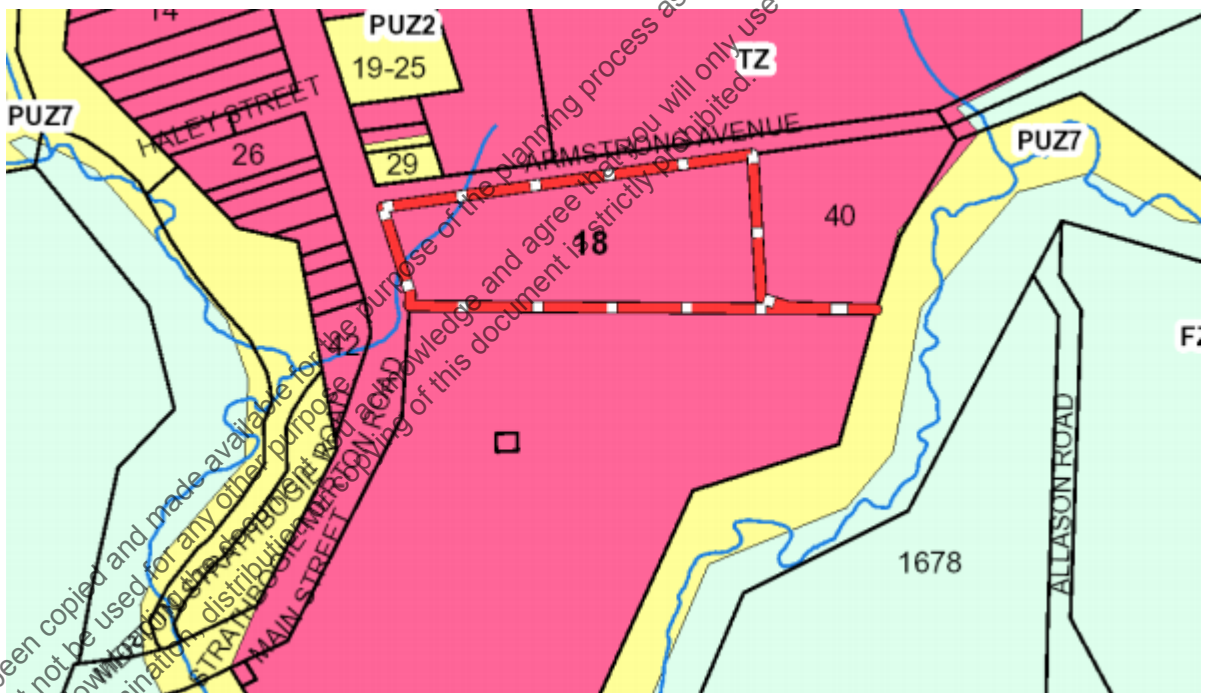
This report has been prepared in support of a planning permit application seeking approval for a two lot subdivision of land at 18 Armstrong Avenue, Strathbogie. The site has an existing dwelling and used for grazing purposes. The land fronts onto Armstrong Avenue and Main Street, which are both sealed bitumen roads, managed by Council.

This report addresses:

- How the proposed two lot subdivision meets the purpose of the Township Zone, Erosion Management Overlay, Bushfire Management Overlay and the objectives and standards of Clause 56, Residential Subdivision of the Strathbogie Shire Planning Scheme (the Scheme) and other relevant provisions.

### 1.1 Zone

The site is located within the Township Zone (TZ) of the Scheme. Clause 32.05 of the Scheme provides that a planning permit is required for a two lot subdivision.

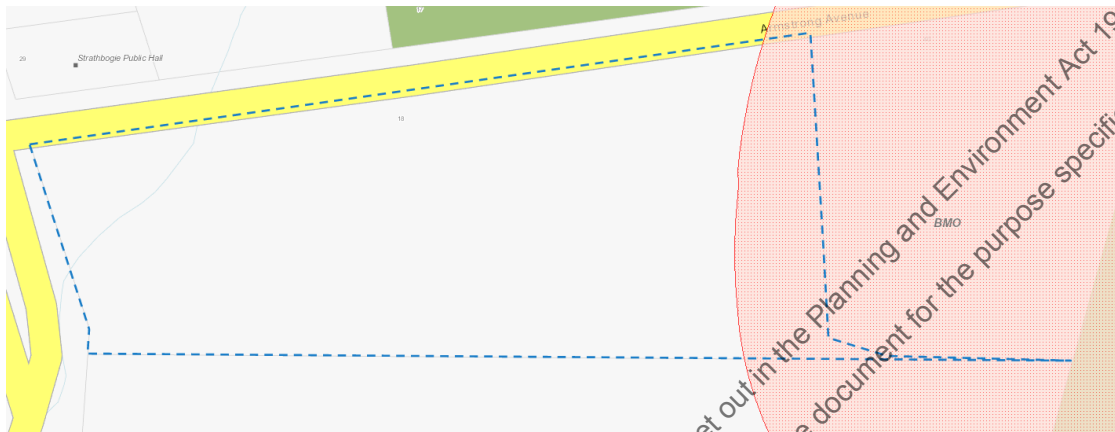


Township Zone

### 1.2 Overlays

The land is affected by the Erosion Management Overlay (EMO). Clause 44.01 of the Scheme requires a planning permit is required to subdivide land.

The land is affected by the Bushfire Management Overlay (BMO). Clause 44.06 of the Scheme requires a planning permit for the subdivision of land. The proposal is to including building envelope outside of the BMO therefore a Bushfire Management Statement is not required.



**EMO and BMO**

### 1.3 Policy & Provisions

The relevant clauses of the Strathbogie Planning Scheme include:

- Clause 13.02-1S Bushfire Planning
- Clause 13.04-2S Erosion and Landslip
- Clause 15.01-3S Subdivision design
- Clause 16.01-2S Housing affordability
- Clause 32.05 Township Zone
- Clause 44.01 Erosion Management Overlay
- Clause 44.06 Bushfire Management Overlay
- Clause 56 Residential Subdivision
- Clause 65 Decision Guidelines

### 2 Overview

The following summarises the relevant points of this proposal and outline the parameters of this report

- The subject land is within the Township Zone of the Strathbogie.
- The property is affected by the Erosion Management Overlay and is partly affected by the Bushfire Management Overlay.
- The proposal is considered to implement the Planning Policy Framework for infill development within a town that contains infrastructure and services.

### 3 The site and surrounding context

#### 3.1 The subject site

The subject land is known as 18 Armstrong Avenue, Strathbogie and totals 3.646ha in one parcel. The legal description of the land is Lot 2 PS616257C. The land is elevated in the south east portion of the property and slopes down towards Armstrong Avenue and Main Street. The property is currently being used for a dwelling and livestock grazing.



*Aerial photograph of subject site and surrounds*

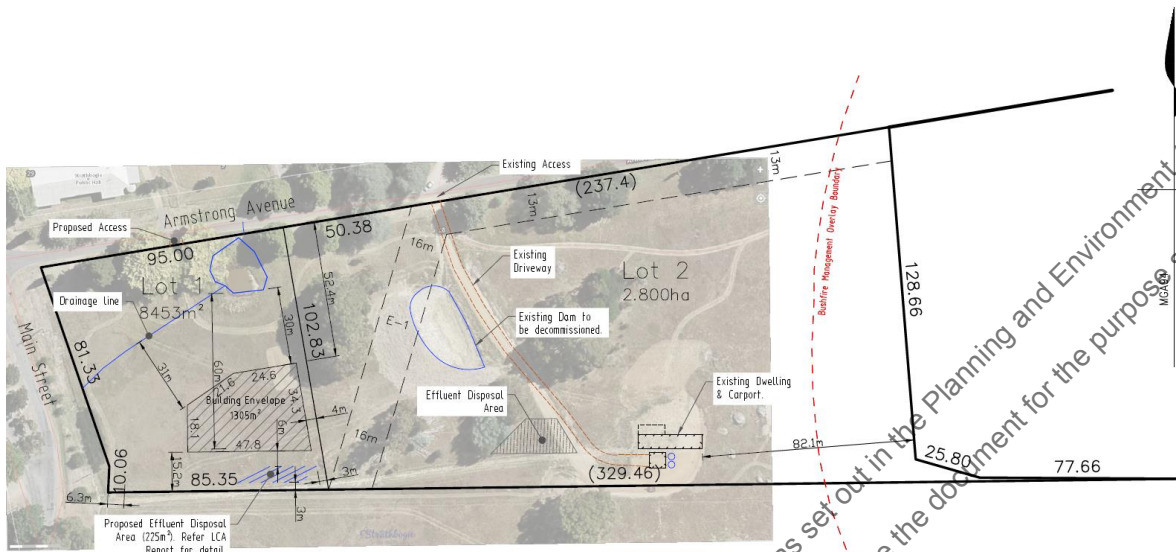
#### 3.2 Immediate neighbours and surrounding area

The site is within Strathbogie, adjacent the Strathbogie Golf Course and within walking distance to the shops and community facilities including the primary school, public hall and general store. The land fronts Armstrong Avenue and Main Street, which both are sealed bitumen roads with wide nature strips. The vicinity contains no dwellings close to the roadway in Armstrong Avenue and has a rural aspect, the property across Armstrong Avenue has recently been subdivided into small lots for new dwellings.



#### 4 The proposal

This application seeks permission for a two lot subdivision with Lot 1 (8,453m<sup>2</sup>) and Lot 2 (2.800ha).



**Proposed Subdivision Layout**

#### 5 Planning considerations

##### 5.1 Planning Policy Framework (PPF)

###### Clause 13.02-1S Bushfire Planning

- To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

The site is located within Strathbogie which has experienced bushfire in the past. In particular the 1990 Strathbogie Fires impacted the district. The land has been cleared for grazing purposes in the past, and the proposed dwelling locations have been positioned outside of the bushfire management overlay and away from vegetated areas. Adequate area is provided on the downhill (north) side of the dwellings to defend any potential fires.

###### Clause 13.04-2 Erosion and Landslip

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

The site chosen for the dwelling and shed on lot two already exists. Both dwelling sites are relatively flat will remove the need to undertake extensive earthworks for this proposal. No works are proposed as part of this planning application, a building envelop is to be included on the plan of subdivision for lot one. Attached is a copy of the Land Capability Assessment prepared by Land Capability Assessment Victoria.



#### **Clause 15.01-3S Subdivision design**

- *To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.*

The subdivision design is generally in-keeping with other lot layouts established within Strathbogie and provides two larger lots as an appropriate transition from Township to Farming Zone. The subdivision design ensures that a minimum dwelling setback can be achieved for both lots.

#### **Clause 16.01-2S Housing affordability**

- *To deliver more affordable housing closer to jobs, transport and services.*

The land is approximately 100 metres to the northwest of the Town Centre/Activity Hub of Strathbogie. The site is a close walk to the school, shops and businesses within Main Street.

### **5.2 Clause 32.05 Township Zone**

The subject site is contained within the TZ. Clause 32.05 of the Scheme provides that a planning permit is required for a two lot subdivision. The purpose of the zone includes:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for residential development and a range of commercial, industrial and other uses in small towns.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

The zone encourages residential infill development. Strathbogie is a slow growing town that requires diversity in housing options, and development that will cater for a range of people in close proximity to community facilities. Much of the housing in Strathbogie is of an older style. The creation of larger blocks of land for dwellings with the opportunity to further subdivide in the future is considered a diversity in options and a good planning outcome generally.

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### 5.3 Clause 44.01 Erosion Management Overlay

The land is affected by the Erosion Management Overlay. Clause 44.01 of the Scheme requires a planning permit for a two lot subdivision. The purpose of the overlay includes:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To protect areas prone to erosion, landslip or other land degradation processes, by minimising land disturbance and inappropriate development.*

The site chosen for the building envelope is relatively flat will remove the need to undertake extensive earthworks for this proposal. Any further development of the land for a dwelling would require a planning permit and further assessment and recommendations to mitigate erosion risks.

### 5.4 Clause 44.06 Bushfire Management Overlay

The land is affected by the Bushfire Management Overlay. Clause 44.06 of the Scheme requires a planning permit for the subdivision of land. The purpose of the overlay includes:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.*
- *To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.*
- *To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.*

The land contains cleared land in the vicinity of the proposed building envelope. The access to the site is via Armstrong Avenue, which is an all-weather sealed bitumen road. The proposed building envelope (Lot 1) and existing dwelling (Lot 2) have both been positioned outside of the Bushfire Management Overlay (BMO) therefore a permit is not required for the BMO.

### 5.5 Clause 56 Residential Subdivision

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To create liveable and sustainable neighbourhoods and urban places with character and identity.*
- *To achieve residential subdivision outcomes that appropriately respond to the site and its context for:*
  - *Metropolitan Melbourne growth areas.*
  - *Infill sites within established residential areas.*
  - *Regional cities and towns.*
- *To ensure residential subdivision design appropriately provides for:*
  - *Policy implementation.*
  - *Liveable and sustainable communities.*

- Residential lot design.
- Urban landscape.
- Access and mobility management.
- Integrated water management.
- Site management.
- Utilities.

An application for a subdivision must be consistent with the provisions of Clause 56.

Refer to **Appendix 1** for Clause 56 Assessment.

### 5.6 Clause 65.02 Approval of an application to subdivide land

Relevant Issues (subdivision)	Response
The suitability of land for subdivision	The subject land is 3.646ha in area within the Township Zone. It is increasing housing potential in close proximity to the Strathbogie activity centre and therefore considered ideal for subdivision.
The existing use and possible future development of the land and nearby land	The land is currently being used for a dwelling and livestock grazing, following this subdivision would provide an opportunity for two dwellings with the possibility of further subdivision. The adjoining land is farming zone with the adjacent property on Armstrong Avenue having been recently subdivided.
The availability of subdivided land in the locality and the need for the creation of further lots	There are very few vacant lots in Strathbogie. This subdivision will create two lots within a location that is close to key facilities, including the town centre.
The effect of the development on the use or development of other land which has a common means of drainage	This development will not impact significantly on the current drainage system. A drainage design can be provided.
The subdivision pattern having regard to the physical characteristics of the land including existing vegetation	The development will not impact on the character, given that the town has recent development with similar pattern subdivision being approved.
The density of the proposed development	The density is increased slightly however is still considered lower density than other blocks close by which provides a diversity in housing choices in Strathbogie, at a location that is considered to be close to key community facilities.
The area and dimensions of each lot in the subdivision	Both lots are large enough to provide adequate area for a dwelling and associated secluded private open space.
The layout of roads having regard to their function and relationship to existing roads	Armstrong Avenue is a constructed bitumen road. The new access is to meet the requirements of the responsible authority. Main Street is also a sealed road and provides a secondary frontage for Lot 1.



The movement of pedestrians and vehicles throughout the subdivision	Access will be available to both lots via Armstrong Avenue without the need for common property. Therefore each lot will provide for movement of vehicles and pedestrians.
The provision of and location of reserves for public open space and other community facilities	The site is within walking distance to designated public open spaces.
The staging of the subdivision	The subdivision will not be staged.
The design and siting of buildings having regard to safety and the risk of spread of fire	Both lots have adequate space for development to be well separated.
The provision of off-street parking	Parking areas can be provided onsite to each lot.
The functions of any body corporate	A common property is not proposed.
The availability and provision of utility services, including water, sewerage, drainage, electricity and gas	All services are to be connected and available to the lots.
The size of each lot has more than adequate area to allow for disposal by absorption methods within lot boundaries	Each lot will have its own effluent disposal system for any future development. Lot sizes are large enough to dispose of effluent within lot boundaries, as demonstrated in the attached Land Capability Assessment.
Whether, in relation to subdivision plans native vegetation can be protected through subdivision and siting of open space areas	There is no proposal to remove native vegetation. Building envelope and effluent disposal area for lot 1 has been sited away from any native vegetation.

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## 6 Planning Assessment

The two lot subdivision will create an opportunity within Strathbogie for infill development that is within close proximity to the school and the activity centre. The site is considered to be consistent with the surrounding area and can achieve required setbacks when it is developed. Both lots will be available to the community for a diversity in housing choice, for a range of people and needs.

The Strathbogie Planning Scheme provides for the subdivision of land for the purpose of creating infill residential lots within the Township Zone, and in particular, areas of residential land that have established road access and existing services and infrastructure such as this land.

## 7 Conclusion

This report leads to the following conclusions:

- The proposal meets the requirements of the Strathbogie Planning Scheme for a two lot subdivision.

It is therefore requested that a permit issue, granting approval for a two lot subdivision as outlined in this report.

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