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Date

23 April 2026

To

Julia Smith
Principal Planner, Development Assessment

Address

State Planning Assessment and Facilitation
Department of Transport and Planning
1 Spring Street
Melbourne VIC 3000

Sent

Via Planning Portal online

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Dear Julia

7 & 22 Sebastopol Road, Maryborough

We act on behalf of JCP Property. With the support of Homes Victoria, we enclose an application for a planning permit pursuant to Category 2 of Clause 53.22 of the Central Goldfields Planning Scheme.

The application proposes:

- The construction of 34 single-storey dwellings, containing a mix of two and three bedrooms each.
- An internal accessway to service the dwellings from Sebastopol Road.
- A drainage reserve within 22 Sebastopol Road and a retention basin located within 7 Sebastopol Road.
- Car parking and landscaping.

This letter provides the relevant background information; an overview of the proposal; and a summary of the key planning controls and considerations. This letter is to be read in conjunction with the following supporting plans and reports:

- Certificate of Title
- Written response to officer conditions from the Council meeting agenda dated 25/02/2026, prepared by this office.
- A letter from the Chief Executive Officer or delegate, Homes Victoria, consenting generally or conditionally to the application being made, dated 21/04/2026.
- Letter from Homes Victoria, confirming the funding has been approved, dated 24 June 2025.
- Architectural Plans, prepared by Tony James Design (Version 16, dated 8 October 2025)
- Site plan, nominating Finished Floor Levels, prepared by Tony James Design
- Design Response Plan, prepared by Beveridge Williams (Version 06)
- Materials and finishes schedule, prepared by GJ Gardener Homes
- Feature Survey, prepared by Stantec, (Revision 1, dated 10 October 2024)
- Functional Layout Plans, prepared by Beveridge Williams (Revision P6)
- Landscape Master Plan, prepared by Beveridge Williams (Revision D)
- Town Planning Report and Clause 55 Assessment (Prepared by Stantec)
- Traffic Impact Assessment, prepared by Salt (Version F02)
- Waste Management Plan, prepared by Salt (Version F03)
- Arboricultural Impact Assessment, prepared by Aciom Tree Management (dated 12 August 2025)
- Biodiversity Report, prepared by Mark Trengove Ecological Services (dated August 2025)
- BMO assessment, prepared by BAL Assessments (dated 22 May 2025)
- Stormwater Management Plan, prepared by Dryside Engineering (dated 9 July 2025)
- Central Goldfields Shire Council Meeting Agenda (25/02/2026)

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- A copy of referral responses from the Country Fire Authority (dated 6/10/2025), North Central Catchment Management Authority (dated 16/10/2025), and the Department of Energy, Environment and Climate Action (dated 6/11/2025)

Background

A previous planning permit (063/24) was issued at the subject land by Council allowing for a 21 lot subdivision. This permit has not been acted upon.

Planning permit application 083/25 was lodged with Central Goldfields Shire on 10/06/2025.

The application was referred to Goulburn Murray Water and DEECA as determining referral authorities. They did not object, subject to conditions.

The application was referred to CFA as a recommending referral authority. They did not object, subject to conditions.

Notice was undertaken to adjoining owners and occupiers, the placement of a sign on site and the placement of an advertisement within the local newspaper. A total of 33 objections were received citing neighbourhood character, amenity, traffic, bushfire and stormwater amongst other concerns.

The planning permit application proceeded to a Council meeting on 25 February 2026, with the Council officer report recommending approval (subject to conditions). The Councilors voted against the recommendation (voting 4-3 split vote) however Council did not put forward an alternate recommendation for refusal. As a result, no decision was recorded at the Council Meeting.

Procedurally, Council were unable to issue the refusal after the Council meeting and the application was formally withdrawn from Council on 16 March 2026.

A response to the draft permit conditions set out in the Council Officer's Report is attached to this submission.

Fee waiver request

Our client has invested a significant amount of resources into the preparation and processing of a planning permit application via Council, which ultimately was been protracted process (over 8 months) and has resulted in Councilor intentions to refuse the application, even though there were procedural issues in the Council's resolution at its 25 February meeting.

The proposed development seeks to provide affordable housing to meet the needs of the community, in full accordance with the objectives of Clause 53.22 of the Scheme, as addressed in this submission.

The project budget, and funding arrangements with Homes Victoria and YWCA, did not contemplate the need to withdraw the application and re-submit it through an alternative pathway. Our client therefore seeks a waiver of the application fees on this basis.

Proposal

It is proposed to develop the land on the western side of Sebastopol Road for 34 single storey dwellings which will be assigned to a registered community housing provider (YWCA) to provide for long term tenancy leases.

A reserve will be created towards the north-west corner of this site to create a (drainage) reserve.

Land on the eastern side of Sebastopol Road will contain drainage infrastructure associated with the proposed housing development.

The dwellings will be contained on Lots 2 & 3 on TP171995 and will consist of a mixture of 2 and 3 bedrooms, with some dwellings being physically attached. A circular internal access road will service the majority of the dwellings, with 9 of the proposed dwellings having direct access to Sebastopol Road. Six (6) parallel 'visitor' parking spaces have been provided within the internal accessway to the development.

Each dwelling will have an outdoor alfresco area with direct access from the living/family room, along with individual secluded open space. In addition to this, an open reserve will be located to the west of the development.

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The dwellings will be constructed using a mixture of brick veneer, Weathertex or Axon wall cladding, aluminium doors and window frames with Colorbond roof cladding and garage door. Other design and construction features include:

- Reverse cycle air conditioning units.
- Provision of 2,500lt water tanks.
- Provision for bicycle storage on rear wall of garage.
- 900mm x 1200mm 'circulation space'.
- 'No step' entry from porch into dwelling.

Please refer to the enclosed Architectural Plans, prepared by Tony James Design (Version 16, dated 8 October 2025) for further details.

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Central Goldfields Planning Scheme

Planning controls

The site is affected by the following planning controls under the Central Goldfields Planning Scheme ('Scheme'):

General Residential Zone – Schedule 1 (Clause 32.08)

The purpose of this zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage development that is responsive to the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

A planning permit is required pursuant to Clause 32.08-7 to construct two or more dwellings on a lot. Pursuant to Clause 32.08-7, a development must meet the requirements of Clause 55.

The development provides the requisite garden area requirements under Clause 32.08-4 and is within the maximum building height allowances under Clause 32.08-11.

Refer to the attached Clause 55 Assessment prepared by Stantec.

Bushfire Management Overlay (Clause 44.05)

The purpose of this overlay is:

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

A planning permit is required pursuant to Clause 44.06-2 to construct a building or construct or carry out works associated with Accommodation.

The following Particular Provisions are relevant to this proposal:

Clause 52.06 – Car parking

The subject site is located within Category 1 of Clause 52.06 of the Scheme. Within this Category, Dwelling land use requires a minimum of 1.2 car parking space to each dwelling. This results in a statutory requirement of 40 car parking spaces.

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This provided on site within the garages for each dwelling (total 43 spaces provided).

Refer to the attached Traffic Report (prepared by Salt) for a response to traffic generation, distribution, impacts and design considerations. The application originally lodged at Council was based on car parking rates pre VC277 (gazetted 18 December 2025). As such, the rates listed within the Traffic Report are no longer the current requirements under the provisions of the Central Goldfields Planning Scheme.

We note the following car parking rates under Clause 52.06-5 (Category 1) apply (post VC277):

Dwelling: 1.2 car parking space to each dwelling = 40 spaces required.

A total of 43 car parking spaces is proposed across the development, which meets the requirements of Category 1 to Clause 52.06-5.

Clause 52.17 – Native vegetation

Pursuant to Clause 52.17-1, a planning permit is required to remove, destroy or lop native vegetation, including dead native vegetation. The attached referral response from DEECA dated 6/11/2025 outlines no objection to the removal of native vegetation subject to conditions, including securing relevant offsets and for the protection of native vegetation to be retained.

Refer to the attached Arboricultural and Biodiversity Report for further details.

Clause 53.23 – Significant residential development with affordable housing

The proposal is eligible under Clause 53.23-1 – Category 2 for the following: *The proposed use or development of land for accommodation (other than camping and caravan park, group accommodation, residential hotel and small second dwelling) will be:*

- *carried out by or on behalf of, or jointly or in partnership with, the State of Victoria or a public authority; or*
- *funded, or partly funded, by the State of Victoria, the Commonwealth or a public authority; or carried out on Crown land.*

If the application is made by or on behalf of the Chief Executive Officer, Homes Victoria, the proposed development includes at least 10 dwellings.

Refer to the attached letter from Homes Victoria, dated 21/04/2026, which provides consent to the application being made.

Key planning considerations

As addressed within the accompanying Town Planning Report and Clause 55 Assessment (Prepared by Stantec), the proposed development responds positively to the relevant provisions of the Central Goldfields Planning Scheme, including under the Planning Policy Framework, zone and overlay considerations. In summary, we note the proposal:

- Is aligned with State and Local Planning Policy, including under Clause 16.01-1S and 16.01-2S relating to housing supply and affordability.
- Provides appropriate bushfire protection measures for the site consistent with the requirements of the CFA
- Provides an appropriate response to native vegetation considerations noting relevant offsets will be provided as set out in the accompanying referral comments from DEECA, with vegetation retained where possible.
- Accords with the purpose of the General Residential Zone in providing for a variety of housing types and more importantly, provides for much needed affordable housing.
- The proposal is consistent with the purpose of the zone in that it will allow for diversity of housing types in a location with access to the services and transport. The development has been designed to expand access to secure, long-term rental housing in the town, with tenancy opportunities managed



by a registered community housing provider. Prospective tenants are expected to be individuals or households on low to moderate incomes, aligned with local housing affordability needs.

- The design and layout of the facility is considered to be appropriate for the evolving neighbourhood character of the area and consistent with the relevant requirements of Clause 55, except as modified by Clause 53.23-2.

Clause 53.23 – Significant residential development with affordable housing considerations

The proposed development accords with the purpose of Clause 53.23 by facilitating an appropriate residential development which includes affordable housing to meet existing and future needs. This is supported by the enclosed letter from Homes Victoria dated 21/04/2026.

The development provides a high quality outcome including a well designed architectural design for the dwellings. This includes incorporating pitched, gabled, roof forms, and the use of muted and non-reflective external colours into modest, single storey built forms. The dwellings have been designed to provide a high level internal amenity outcome which maximises site efficiency and solar access, whilst avoiding any amenity impacts such as overlooking and overshadowing.

As shown on the attached landscape plan, prepared by Beveridge Williams, the development proposes a robust landscape scheme including the provision of canopy trees within the dwelling frontages and secluded private open spaces. This, along with the retention of existing vegetation where possible, results in a high quality landscape outcome which meets the purpose of Clause 52.23.

Overall, the layout, landscape and architecture of the proposed development provides a high quality urban design outcome, with a low site coverage throughout which aligns with the purpose and decision guidelines of Clause 53.23.

Conclusion

In summary, the proposal meets the purpose and decision guidelines under the relevant provisions of the Central Goldfields Planning Scheme, including under Clause 53.23.

We trust that the enclosed information is to the satisfaction of DFP and we look forward to hearing from you in the review of this proposal.

In the meantime, if you have any questions, please do not hesitate to contact our office.

Yours sincerely,
Contour Consultants Australia Pty Ltd

Amy King
Senior Associate

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