

Lifestyle



Town Planning & Services

Planning Report

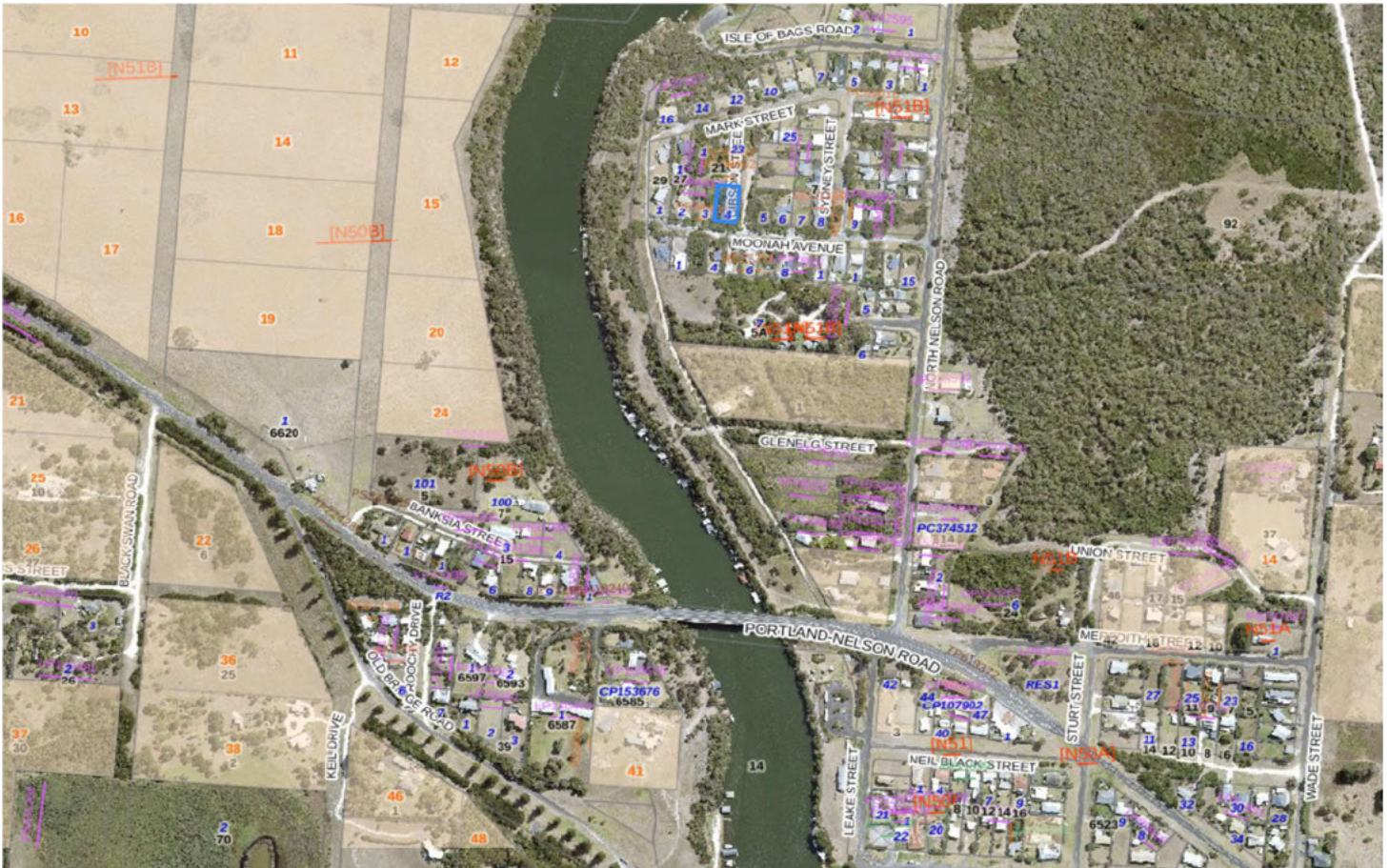
Lot 4 PS 94207 – Moonah Avenue Nelson, Vic. 3292.

Use and development of a store (shed).

Report prepared by Glenn Reddick
02/05/26

Phone:

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DOCUMENT CONTROL

This document has been prepared to aid the submission of a planning permit application for use and development of an outbuilding at Moonah Avenue Nelson, Vic. 3292.

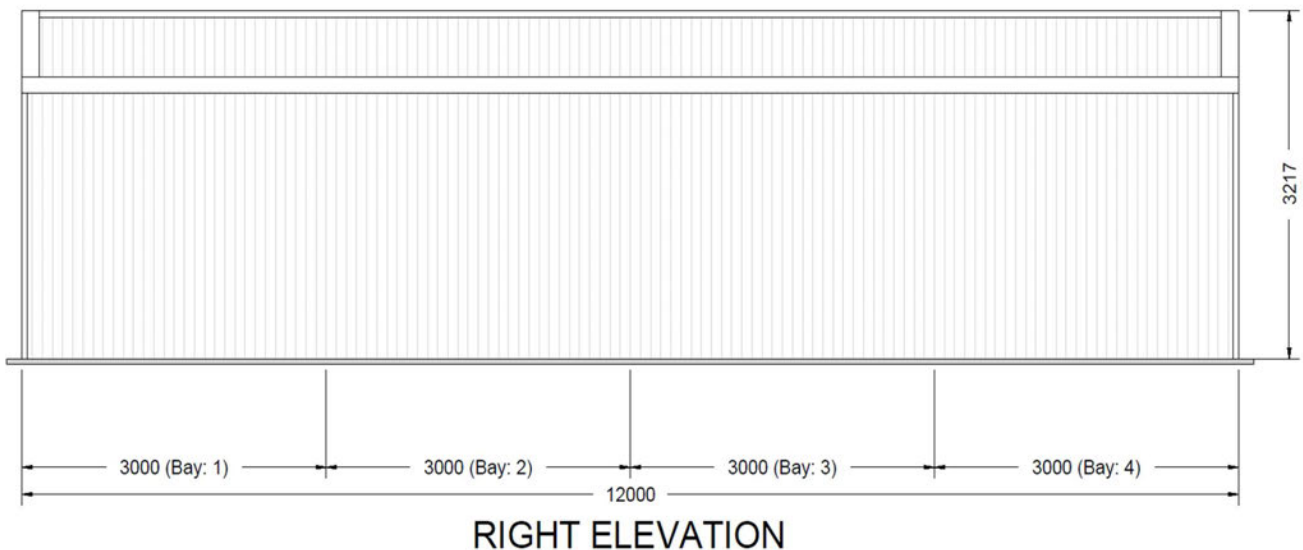
1. PROPOSAL

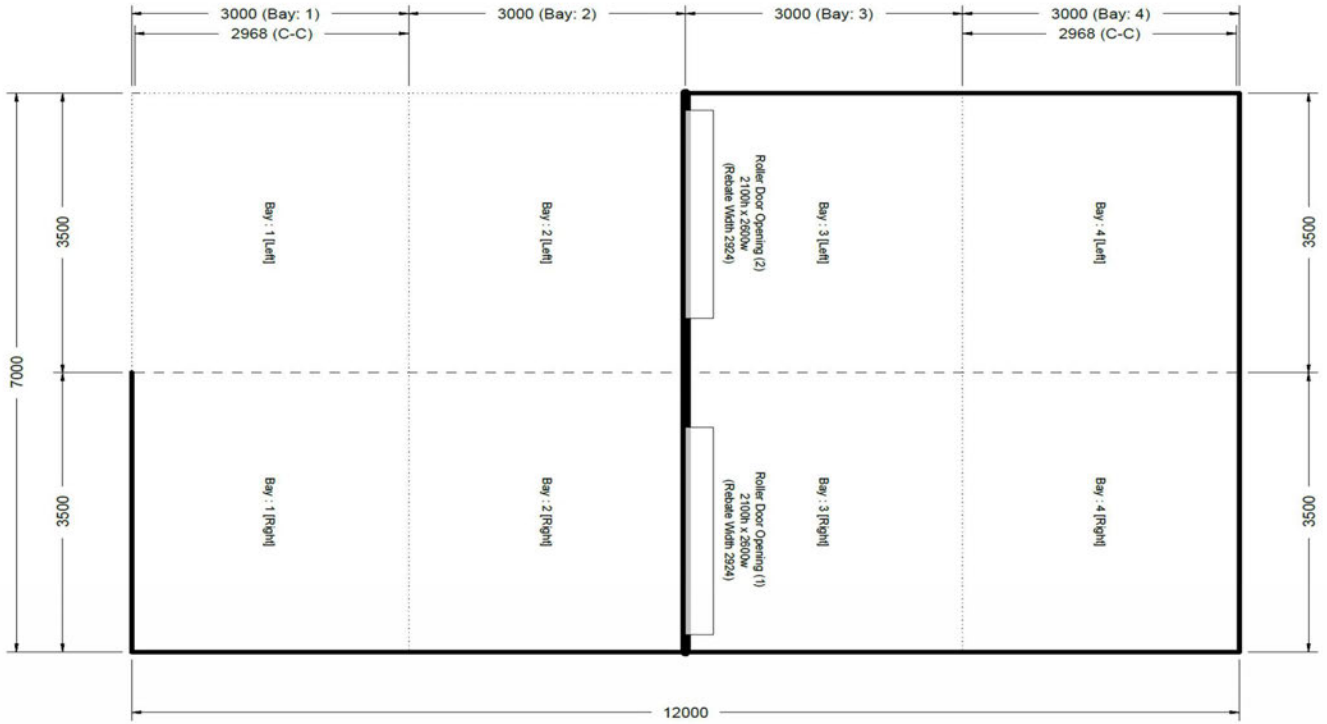
It is proposed to construct a store (storage shed) to be used for domestic storage. The site is undeveloped and has an area of 939.76 sqm. The site is heavily vegetated although has been cleared where the shed is to be sited.

The shed will be of prefabricated steel construction on a concrete slab and comprises 12m x 7 m (approximately 84sqm) and will stand at a maximum height of approximately 3.217m. The shed will be finished in Colorbond cladding of "Monument" colours on the walls and roof, is open plan internally, with two open bays for storage/parking.

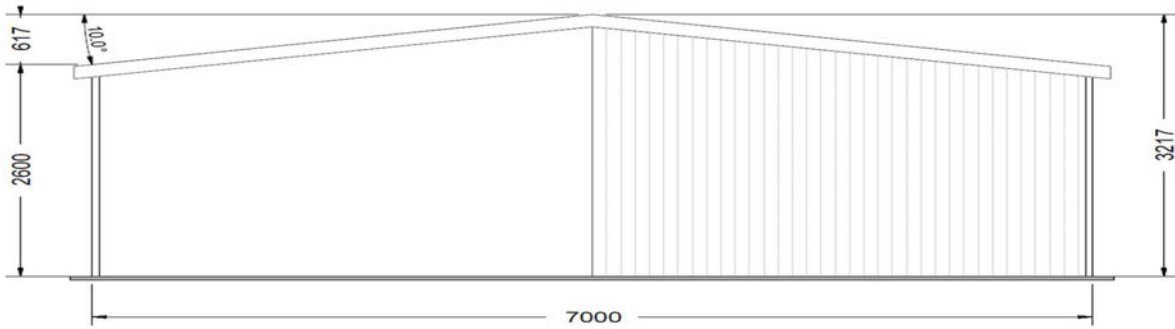
The shed is setback approximately 10.38m from the eastern side boundary (Gibson Street) 32.77m from the front boundary (Moonah Avenue) and 0.5m from the northern boundary. Access to the shed will be via the Gibson Street frontage.

Excerpts from the plans submitted are shown below including elevations and site plan.

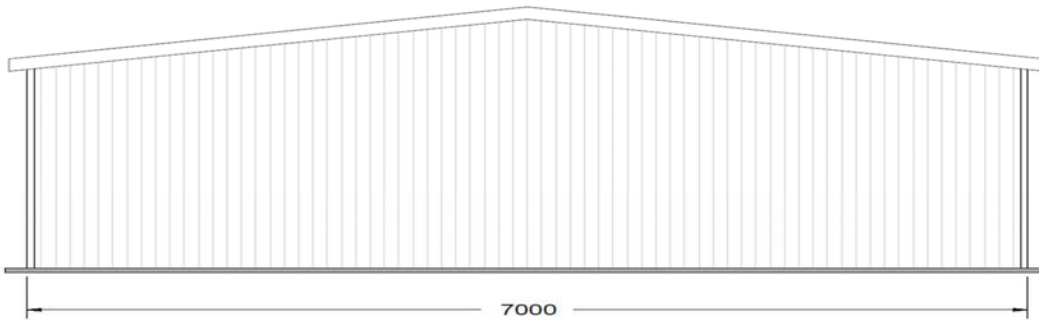




PLAN ELEVATION



FRONT ELEVATION



REAR ELEVATION

Site plan



2. SITE ANALYSIS

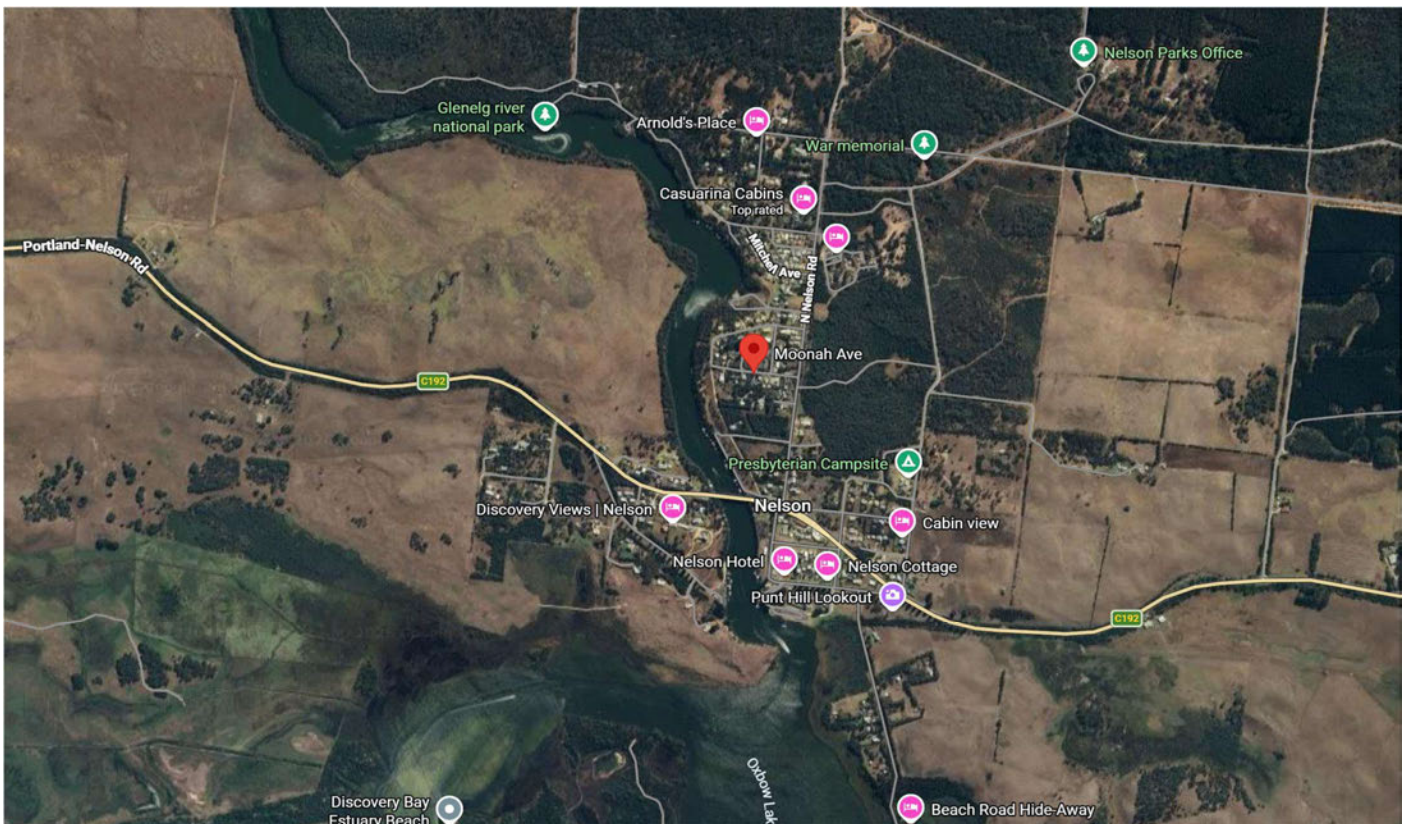
The site extends to approximately 939.76 sqm square metres with frontage to Moonah Avenue and Gibson Streets, both of which are unsealed government roads. The site is on the northern outskirts of the small town of Nelson within approximately 100m of the Glenelg River and approximately 50 km south east of Mount Gambier.

The site is heavily vegetated although the shed site has been previously cleared.

The prevailing character is low density “bush suburban” with well-spaced dwellings on the abutting allotments.

There are no easements shown on title.

Subject site



Shed site



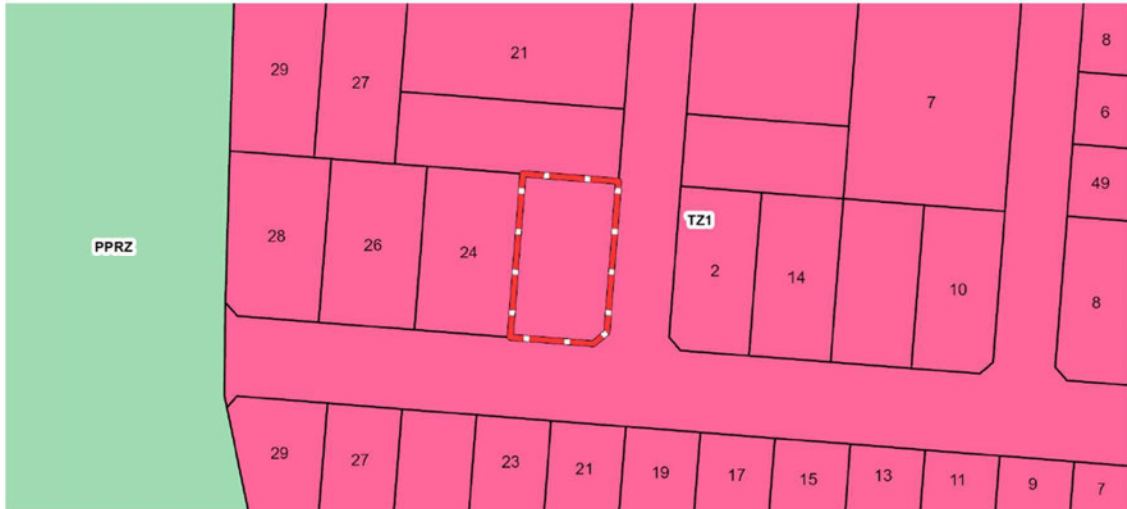
Site frontage looking along Moonah Avenue



3. PLANNING CONTROLS

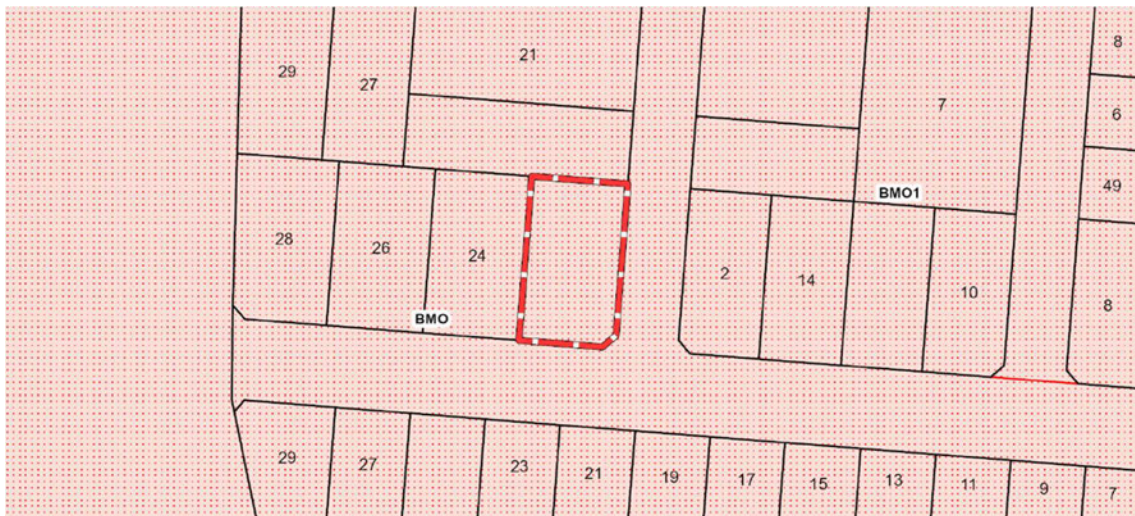
Zone

The site is located in the Township Zone Schedule 1 (TZ1).



Overlays

Bushfire Management Overlay (BMO)



Other

The site is within a Designated Bushfire Prone Area and is designated as being of Aboriginal Cultural Heritage Significance.

Permit requirements

- A permit is required for use of land for a Warehouse (Store) in the **TZ** at **Clause 32.05-2** (table of uses).
- A permit is required to construct a building in the **BMO** pursuant to **Clause 44.06-2**.

A cultural heritage management plan is not required as the use of land for a store is not listed as a high impact activity as defined by the Aboriginal Heritage Regulations 2018.

4. RESTRICTIONS ON TITLE

None.

5. PLANNING ASSESSMENT

Clause 32.05

TOWNSHIP ZONE

Purpose

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 is responsive to 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.

Clause 32.05-3

Use for a dwelling or a small second dwelling

A lot used for a dwelling or small second dwelling must meet the following requirements:

- *Each dwelling or small second dwelling must be connected to reticulated sewerage, if available. If reticulated sewerage is not available, all wastewater from each dwelling must be treated and retained within the lot in accordance with the requirements of the Environment Protection Regulations under the Environment Protection Act 2017 for an on-site wastewater management system.*
- *Each dwelling or small second dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply, with appropriate storage capacity.*

- *Each dwelling or small second dwelling must be connected to a reticulated electricity supply or have an alternative energy supply.*

ASSESSMENT

The shed will be used for domestic storage in conjunction with a future dwelling which will be required to meet the use provisions.

Clause 32.05-15

Decision guidelines

Before deciding on an application to use land or construct a building or construct or carry out works, in addition to the decision guidelines in clause 65, the responsible authority must consider, as appropriate:

General

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The objectives set out in a schedule to this zone.*
- *The protection and enhancement of the character of the town and surrounding area including the retention of vegetation.*
- *The availability and provision of utility services, including sewerage, water, drainage, electricity and telecommunications.*
- *In the absence of reticulated sewerage, a Land Capability Assessment on the risks to human health and the environment of an on-site wastewater management system constructed, installed or altered on the lot in accordance with the requirements of the Environment Protection Regulations under the Environment Protection Act 2017.*
- *The design, height, setback and appearance of the proposed buildings and works including provision for solar access.*
- *The need for a verandah along the front or side of commercial buildings to provide shelter for pedestrians.*
- *Provision of car and bicycle parking and loading bay facilities and landscaping.*
- *The effect that existing uses on adjoining or nearby land may have on the proposed use.*
- *The scale and intensity of the use and development.*
- *The safety, efficiency and amenity effects of traffic to be generated by the proposal.*
- *The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Housing Choice and Transport Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.*

- *Any other decision guidelines specified in a schedule to this zone.*

ASSESSMENT

The storage shed is of a modest size and will be used for domestic storage in conjunction with a future dwelling on the site.

The shed is consistent with the character of the town where the prevailing character is of single storied dwellings with sheds clad in Colorbond. Electricity has been connected to the site. Waste water would be via a septic tank system installed to Council and EPA requirements.

The proposed shed is well setback from the frontage and does not unduly impact surrounding properties or their amenity.

There are no particular traffic management requirements required due to the domestic use and modest size of the shed.

The shed will be used for undercover storage and parking.

Clause 44.06

BUSHFIRE MANAGEMENT OVERLAY

Purpose

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.

Clause 44.06-8

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 53.02 and Clause 65, the responsible authority must consider, as appropriate:

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *Any other matters specified in a schedule to this overlay.*

ASSESSMENT

The proposed building is a non-habitable building used for storage therefore does not in itself pose a risk to life. The following measures will be incorporated into a future dwelling proposal.

Bushfire Protection Measures

Defendable space

Defendable space is provided for a distance of 10 metres around the building or to the property boundary, whichever is the lesser and managed in accordance with the following:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 2 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

Unless specified in a schedule or otherwise agreed in writing to the satisfaction of the relevant fire authority.

- **Construction Standard**

Non habitable outbuilding ancillary to a dwelling is more than 10 metres from a dwelling has no construction requirements.

MUNICIPAL PLANNING STRATEGY

02.03-1

Settlement

Managing growth

Nelson is located on the mouth of the Glenelg River. The population significantly increases with seasonal visitors in summer and holiday periods.

Council seeks to facilitate the development of Nelson by:

- Supporting holiday accommodation as part of the Great South West Walk.*
- Supporting the establishment of community facilities for both aged and preschool needs.*

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ASSESSMENT

The storage shed is a practical structure which is the precursor to further development to provide additional accommodation associated with growth.

6. CONCLUSION

As discussed in this report, the proposed shed is considered an appropriate and an anticipated addition to a future dwelling and provides useful domestic storage provision in the meantime dwelling. The shed is appropriately sited and designed and does not adversely impact on the streetscape or surrounding land uses or amenity.