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Planning Property Report prepared for GLENELG SHIRE COUNCIL





270 Dutton Way, Bolwarra Victoria 3305
LOT: 3
SPI: TP22396
Council Property #: 165725

2 September 2026

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1. INTRODUCTION

Description of Proposal

PROPOSED PRIMARY DWELLING LOCATED ON LOT 3, 270 DUTTON WAY, BOLWARRA 3305.

DETAILED DESCRIPTION

The proposal is seeking approval for the design and construction of a primary dwelling located at 270 Dutton Way, Bolwarra Victoria. The proposed design features a prefabricated two-bedroom, one bathroom home with a timber deck to the rear with a north-west to south-east orientation, perpendicular with the natural street frontage of Dutton Way. The proposal features a separate roof structure that will cover the proposed dwelling and associated decking. There will be street-facing landscaping to aid in the street presence for Dutton Way and provide visual amenity to passers-by. The proposed dwelling is a prefabricated structure that has been designed to be fully transportable/re-locatable from site. All associated decking and roof structures have been designed to be disassembled and removed within a short timeframe should the need arise. The applicant has requested councils' assistance to utilise the land in an efficient and economical way that provides for the development of increased housing that is appropriate to the ever-changing environmental factors of coastal construction.

Description of the Site

DETAILED DESCRIPTION OF THE SITE

The proposed site is Lot 3, 270 Dutton Way, Bolwarra 3305 and is zoned RLZ1 – Rural Living. The site consists of a cleared relatively flat block with a gentle slope towards the north-west street frontage. The rear south-eastern boundary features a rock wall, that leads out to a private beach and water-access. The site is connected to council services for electricity and sewer and all measures to preserve and protect council assets will be taken on-site during the prefabricated installation. On-site water reticulation will be in place for access to water from on-site 5000 litre rainwater tanks.

DESCRIPTION OF THE ADJOINING LAND USES

The adjoining land uses consist of RLZ1 – Rural Living. The site is situated next to 272 Dutton Way, which is a vacant block of land with similar characteristics. The closest neighbouring dwelling is located at 274 Dutton Way, featuring a single-storey clad dwelling with a Colourbond roof.

2. PROVISION OF ANY PLANNING INSTRUMENTS

Local Planning

RELEVANT PLANNING INSTRUMENT

GLENELG PLANNING SCHEME

CURRENT ZONING

Shown on the planning scheme map as **RLZ1.**

PURPOSE OF CURRENT ZONE

i. To implement the Municipal Planning Strategy and the Planning Policy Framework.
ii. To provide for residential use in a rural environment.
iii. To provide for agricultural land uses which do not adversely affect the amenity of surrounding land uses.
iv. To protect and enhance the natural resources, biodiversity and landscape and heritage values of the area.
v. To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

DEFINITION OF PROPOSED DEVELOPMENT

Dwelling (other than Bed & Breakfast):

i. The lot must be at least the area specified in a schedule to this zone. If no area is specified, the lot must be at least 2 hectares.
ii. Must be the only dwelling on the lot.
iii. Must meet the requirements of Clause 35.03-2.
iv. Must be located more than 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the *Mineral Resources (Sustainable Development) Act 1990*.

3. PROVISION OF ANY PLANNING POLICIES

State Planning Scheme

VICTORIA PLANNING PROVISIONS	RESPONSE	Complies (Y/N)

59.05 BUILDINGS AND WORKS IN AN OVERLAY
 	
An application must be accompanied by the following information as appropriate:
• A copy of title for the subject land and a copy of any registered restrictive covenant.
• A plan, drawn to scale and fully dimensioned showing:
  ○ The location, shape and size of the site.
  ○ The location, height and design of the proposed buildings and works including details of materials.
	The application will be accompanied by the required documentation stipulated in the provision.	Y

52.17 NATIVE VEGETATION To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Energy, Environment and Climate Action, 2025) (the Guidelines): 1. Avoid the removal, destruction or lopping of native vegetation. 2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided. 3. Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation. To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.	The proposal does not remove any existing vegetation on the site. Every effort will be made during the construction process to minimise vegetation and ecological impact to the topsoil.	Y
52.04 TRANSITIONAL PROVISIONS FOR A DEPENDENT PERSON'S UNIT	The proposed development has been designed to manage the stormwater overflow via an on-site	Y

Table 1 zones The use of land for a dependent person's unit in a zone listed in Table 1 does not require a permit. Any condition opposite the zone listed in Table 1 must be met. If the condition is not met, the use of land for a dependent person's unit requires a permit under this clause unless the zone is specifically included in Table 3 as a zone that does not meet the Table 1 condition. Rural Living Zone Rural Activity Zone Must be the only dependent person's unit on the lot. Must meet the requirements of clause 52.04-8. Must be located more than 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990. Use of land requirements in a rural zone and an Urban Growth Zone A lot used for a dependent person's unit in a Rural Living Zone, Green Wedge Zone, Green Wedge A Zone, Rural Conservation Zone, Farming Zone, Rural Activity Zone and Urban Growth Zone must meet the following requirements: • Access to the dependent person's unit must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles. • Each dependent person's unit 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 in accordance with the requirements of the Environment Protection Regulations under the *Environment Protection Act 2017* for an on-site wastewater management system. • The dependent person's unit must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes. • The dependent person's unit must be connected to a reticulated electricity	absorption trench, council sewer system and rainwater catchment system. No wastewater will be disposed of to the coastal boundary of the lot and cause any erosion or siltation. The proposed dwelling will be connected to mains electricity connection on-site.	

supply or have an alternative energy source.		

Local Planning Scheme

The following table addresses the relevant Planning Policies under the Scheme.

GLENELG PLANNING PROVISIONS	RESPONSE	Complies (Y/N)
35.03 MINIMUM SETBACK FROM A WATERWAY, WETLANDS OR DESIGNATED FLOOD PLAIN (METRES)	Not Applicable – Boundary is governed by waterfront ocean location.	Y
42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY	Applicable – **Construct** a building or construct or carry out works for: A carport, garage, pergola, verandah, deck, shed or similar structure. A rainwater tank. The buildings and works must be associated with a dwelling or a small second dwelling. Clause 59.05 addressed in State Planning Provisions above	Y
SCHEDULE 1 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY Application requirements The following application requirements apply to an application for a permit under Clause 42.01, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority: • Environmental assessment of impacts associated with development demonstrating compliance with the environmental objective. • A soil and water report demonstrating that stormwater flows and drainage from the site do not cause erosion, siltation or degradation of any watercourse downstream of the development site.	The proposed development has been designed to manage the stormwater overflow via an on-site absorption trench, council sewer system and rainwater catchment system. No wastewater will be disposed of to the coastal boundary of the lot and cause any erosion or siltation.	
42.02 VEGETATION PROTECTION OVERLAY	Not Applicable - Overlay not directly affecting the site. No existing vegetation will be affected by this proposal.	N/A

43.01 HERITAGE OVERLAY	Not Applicable - Overlay not directly affecting the site. Nearest items are not visible from the site.	N/A
43.02 DESIGN AND DEVELOPMENT OVERLAY	Not Applicable - Overlay not directly affecting the site.	N/A
43.04 DEVELOPMENT PLAN OVERLAY	Not Applicable - Overlay not directly affecting the relevant portion of the site.	N/A
44.01 EROSION MANAGEMENT OVERLAY	Not Applicable - Overlay not directly affecting the site.	N/A
44.02 SALINITY MANAGEMENT OVERLAY	Not Applicable - Overlay not directly affecting the site.	N/A
44.04 LAND SUBJECT TO INUNDATION OVERLAY	Not Applicable - Overlay not directly affecting the site.	N/A
45.12 SPECIFIC CONTROLS OVERLAY	Not Applicable – the proposal has no effect on this infrastructure	N/A

5. OTHER LOCAL ISSUES

CRITERIA	RESPONSE
1. Control of pollution	
Does the proposal result in air, noise or water pollution?	No pollution will result from the installation of the proposed dwelling.
2. Erosion & Sediment Control	
Description of erosion and sediment control measures	An erosion and sediment control fence will be erected when construction begins on the associated piers for the roof and deck structure.
3. Flood prone land	
Is the land flood affected?	N/A
4. Bushfire considerations	
Is the site classed as bushfire prone?	The site is classified as bushfire affected. Please see attached the relevant bushfire report.
5. Trees & native vegetation	
Does the proposal involve any clearing?	N/A – Block is clear of vegetation.

6. LIKELY IMPACTS OF THE DEVELOPMENT

ENVIRONMENTAL IMPACTS ON BOTH NATURAL & BUILT ENVIRONMENTS

As outlined above, there are not expected to be any adverse impacts on the natural or built environments as a result of the development. The applicant understands that Council may impose conditions of consent seeking to control the impact of the construction works on the surrounding environment.

SOCIAL IMPACTS

The proposed dwelling has been designed to provide a positive social impact on the surround suburban/natural setting.

ECONOMIC IMPACTS

The proposed development represents a minor investment in the area and will result in local firms being utilised during the construction phase. The proposal will therefore have a positive economic impact on the surrounding locality.

7. SUITABLITY OF THE SITE FOR THE DEVELOPMENT

The site at Dutton Way is suited to accommodate the proposed development, given the coast nature of the site. The proposed dwelling has been designed to have a minimal visual impact and be fully transportable/re-locatable in the event of coastal erosion. The size and location of the dwelling meet the objectives of council's planning policies and will have no adverse impact on the streetscape, neighbouring residents, local traffic or pedestrians.

8. THE PUBLIC INTEREST

The public interest is best served by continuing to utilise the land in an efficient and economical way that provides for the development of increased housing that is appropriate to the ever-changing environmental factors that is coastal construction.

9. CONCLUSION

The proposed development is a permissible use within the Local Government Area and complies with the requirements of State legislative schemes and Council's Planning schemes. The proposal will not result in any adverse amenity impacts on the surrounding area and meets the objectives of Council's controls for this type of development.