

# **Bernie Wilder and Associates**



***Town Planning, Project Management and Local Government Consultants***

***We respectfully acknowledge the traditional custodians, the Gunditjmara peoples.  
We pay our respects to all Aboriginal community Elders past and present who have been  
an integral part of this region's history.***

**Proposed Dwelling and Shed**

**at**

**Lot 2 LP 205075**

**School Road Portland 3305**

**Glenelg Planning Scheme**

**Planning Report**

**1 February 2025**

## Introduction and Context

This report has been prepared to accompany and application for a Planning Permit under the Glenelg Planning Scheme for a dwelling and shed on land known as Lot 2 LP 205075, School Road Portland 3305

The report considers the various provisions of the Planning Scheme.

The proposal has been devised to provide a dwelling consistent with the zone purpose. The dwelling will allow an onsite presence which will enable further and continued maintenance and improvement of the land which is used for farming (grazing). The land comprises degraded grazing land.

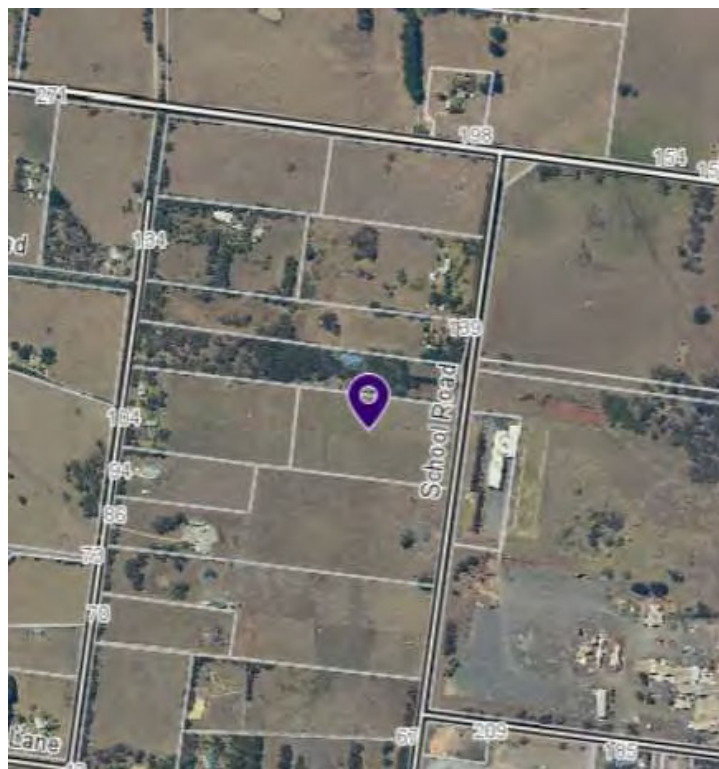
## Site Details

The land has an area of 4ha. and is zoned Farming Zone 2 (FZ2) under the Planning Scheme. A Design and Development DDO1 Overlay applies as the site is remote from the Portland Airport no conflict with the Obstacle Limitation Plan is likely..

The subject land is essentially cleared land having moderate slopes and is currently used as for light grazing. The land is degraded farmland with minimal agricultural potential because of the size, soil type and presence of rock floaters making cultivation difficult. Surrounding land comprises grazing land, rural residential, lifestyle land uses and the land form and use is similar to the subject land.

The land is serviced with electricity and telephone services and all-weather road access is to be provided. An entry culvert to VicRoads standardises in place.

The following map shows the location of the site relative to adjoining allotments:



**Locality Plan**

**Source: Land Victoria**

**Proposed Dwelling**

Details of the Proposal is set out below:

- All work to meet BCA and relevant Australian Standards.
- Wates to be treated to EPA standards.
- Access driveway 150mm compacted limestone.
- CFA coupling to tank.
- Planting using endemic species from relevant vegetation class.
- Weed control measures to be implemented.
- Pasture improvement to increase productivity.

**Landscaping and re vegetation:**

- Species to be of local indigenous prominence and chosen from Ecological Vegetation Class 23 Herb-Rich Foothill Forest from Victorian Volcanic Plain Bioregion, as appropriate. 5% of the site for revegetation is proposed.

**A selection of the following is proposed:**

- Eucalyptus ovata Swamp Gum.
- Eucalyptus oblique Messmate Stringybark these are large trees.
- Eucalyptus viminalis ssp viminalis Manna Gum is a suitable medium tree.
- Smaller Trees & Shrubs are:-
- Acacia melanoxylon Blackwood; Acacia verticillate - Prickly Moses;
- Ozothamnus ferrugineus - Tree Everlasting,
- Banksia marginata - Silver Banksia.

**Current Land Capability**

- 3DSE equates to 30 sheep or 4 steers
- With weed control and pasture improvement 7DSE equates to 70 sheep or 9 steers
- Hand and seasonal feed management likely 12 steers capacity

**Land Use**

The land is currently used for farming activities comprising light grazing. Road access is all-weather standard and power is available.

**Buildings**

The proposal involves a Dwelling and associated facilities in accordance with the plans.

**Works**

Proposed works involve connection of services, a waste system, landscaping, and a driveway.

**Site Topography**

The site is relatively flat in part and undulating in other parts and drains to existing drainage networks. The land in the vicinity of the future dwelling is above any flood level. The site is cleared with some remnant vegetation.

**Access**

An all-weather access way is proposed to connect with the public road. The access will be up graded as required to all weather standards.

**Drainage**

Concentrated roof waters are to be collected and used for a potable water supply. No concentrated discharges are proposed to adjoining properties or the streets.

**Waste Treatment and Disposal**

An all-waste water treatment system meeting EPA requirement is proposed. A LCA will be prepared prior to installation of any system.

**Parking**

Off-street car parking is adjacent to the proposed Dwelling. The lot is of sufficient size to accommodate car parking.

**Tree Clearing and Landscaping**

No tree clearing is proposed. Site planting will comprise native plants and grass will be maintained to prevent erosion. Weed management is proposed and an on-site presence will facilitate this.

**Zoning Details**

The land is within a Farming Zone 2 under the Planning Scheme.

**Cultural Heritage**

The proposal is exempt from a CHMP requirement.

**Covenants**

No Covenant applies.

## Title



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**REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958**

Page 1 of 1

VOLUME 09708 FOLIO 811

Security no : 124121661465F  
Produced 01/02/2025 09:15 PM**LAND DESCRIPTION**Lot 2 on Plan of Subdivision 205075R.  
PARCEL IDENTIFICATION REGO FOLIO 811**REGISTERED PROPRIETOR**Estate Fee Simple  
Sole Proprietor**ENCUMBRANCES, CAVEATS AND NOTICES**

Any encumbrances created by section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE LP205075R FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 104 THE BROADWAY PORTLAND NORTH VIC 3305

**ADMINISTRATIVE NOTICES**

NIL

DOCUMENT END



## Imaged Document Cover Sheet

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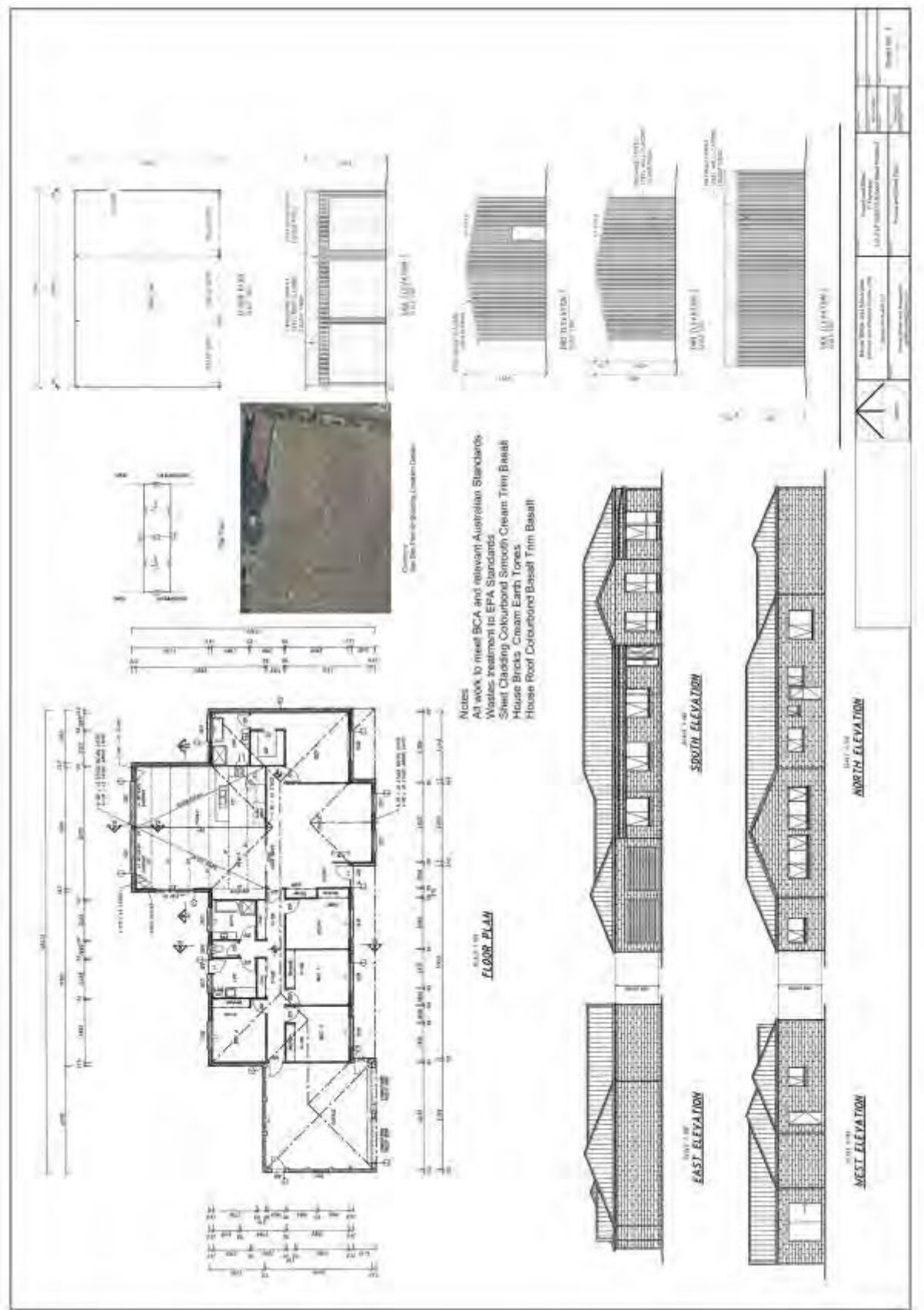
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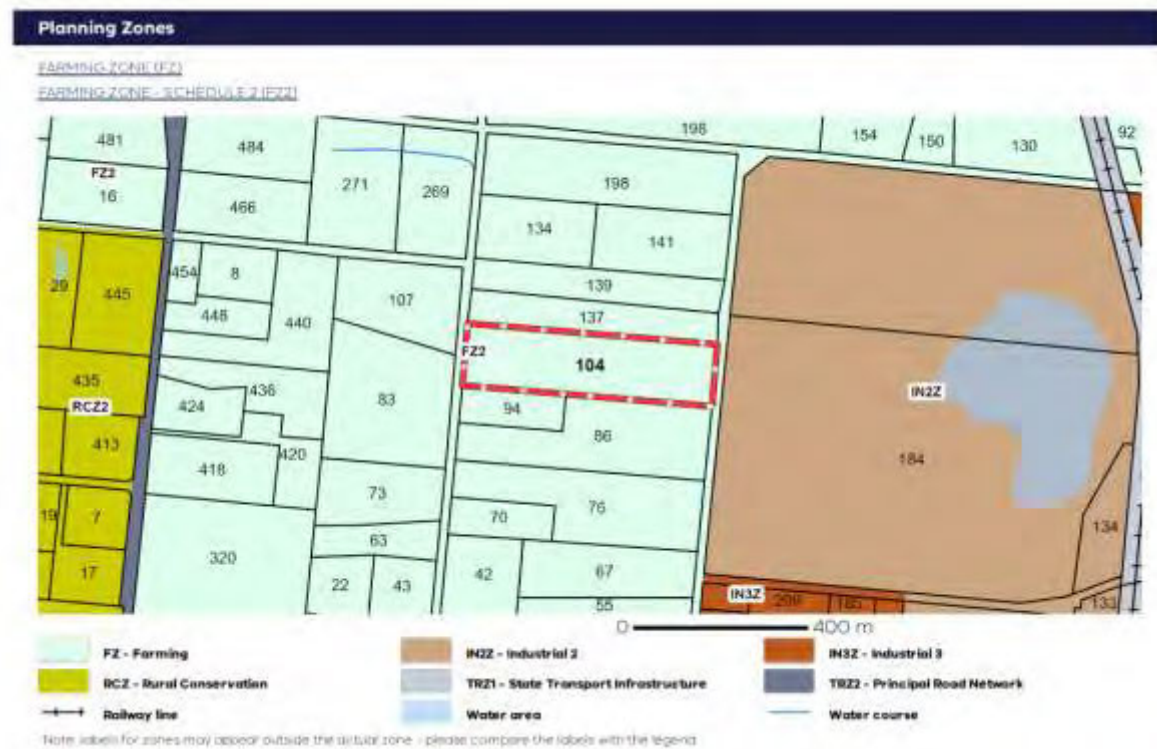
## Plans







## Zone and Overlays



## Planning Scheme Requirements

Clause 14.01-1L-03 of the planning Scheme provides as follows:

### 14.01-1L-03 Farming Zone Schedule 2 and Rural Conservation Zone Schedule 2

20/01/2023  
C106gelg

#### Policy application

This policy applies to an application for the use and/or development of a dwelling in the Farming Zone Schedule 2 and Rural Conservation Zone Schedule 2.

#### Objective

To ensure that the use and development of dwellings in rural areas is secondary to existing agricultural, forestry, or industrial activities.

#### Strategies

Discourage more than one dwelling on a lot.

Discourage the construction of a new dwelling unless the lot has:

- Legal frontage to a road.
- The potential to be consolidated with another lot.

Ensure that a new dwelling is clustered with other dwellings.

Avoid siting dwellings and associated structures on ridge-lines or hilltops.

Use landscaping to screen dwellings from neighbouring dwellings, roads, and adjoining agriculture or industrial uses.

Support dwellings in the Rural Dwelling Policy Areas shown on the maps to this policy when lots in the same ownership are consolidated.

#### Policy guidelines

Consider as relevant:

Ensure that a dwelling is set back:

- 100 metres to agriculture (other than grazing animal production), or land with potential for agriculture (other than grazing animal production) not in the same ownership; and
- 500 metres from extractive industry.

#### Policy document

Consider as relevant:

- Rural Land Strategy (RMCg, 2019)

## Assessment

Factor	Response
To ensure that the use and development of dwellings in rural areas is secondary to existing agricultural, forestry, or industrial activities.	The Dwelling is secondary to the grazing activity and will allow an on site presence to better manage the activity.
Discourage more than one dwelling on a lot.	There is only 1 dwelling proposed.

Discourage the construction of a new dwelling unless the lot has: <ul style="list-style-type: none"> <li>• Legal frontage to a road.</li> <li>• The potential to be consolidated with another lot.</li> </ul>	Meets criteria however consolidation not feasible due to economic viability considerations at this time.
Ensure that a new dwelling is clustered with other dwellings.	Meets criteria.
Avoid siting dwellings and associated structures on ridgelines or hilltops.	Meets criteria.
Support dwellings in the Rural Dwelling Policy Areas shown on the maps to this policy when lots in the same ownership are consolidated.	Not shown on relevant maps.
Ensure that a dwelling is set back: <p>100 metres to agriculture (other than grazing animal production), or land with potential for agriculture (other than grazing animal production) not in the same ownership; and 500 metres from extractive industry.</p>	Meets criteria.
Rural Land Strategy (RMCG, 2019)	Meets spirit of Policy.

The Proposal is consistent with the Objectives and the Clause requirements.



Clause 14.01-2S of the planning Scheme provides as follows:

**14.01-2S**21/09/2018  
VC150**Sustainable agricultural land use****Objective**

To encourage sustainable agricultural land use.

**Strategies**

Ensure agricultural and productive rural land use activities are managed to maintain the long-term sustainable use and management of existing natural resources.

Support the development of innovative and sustainable approaches to agricultural and associated rural land use practices.

Support adaptation of the agricultural sector to respond to the potential risks arising from climate change.

Encourage diversification and value-adding of agriculture through effective agricultural production and processing, rural industry and farm-related retailing.

Assist genuine farming enterprises to embrace opportunities and adjust flexibly to market changes.

Support agricultural investment through the protection and enhancement of appropriate infrastructure.

Facilitate ongoing productivity and investment in high value agriculture.

Facilitate the establishment and expansion of cattle feedlots, pig farms, poultry farms and other intensive animal industries in a manner consistent with orderly and proper planning and protection of the environment.

Ensure that the use and development of land for animal keeping or training is appropriately located and does not detrimentally impact the environment, the operation of surrounding land uses and the amenity of the surrounding area.

**Assessment**

<b>Factor</b>	<b>Response</b>
To encourage sustainable agricultural land use.	The project has been devised for long term sustainability and improvement of the agricultural land use.
Ensure agricultural and productive rural land use activities are managed to maintain the long-term sustainable use and management of existing natural resources.	The project has been devised to achieve this. A critical element is an on-site presence.
Support the development of innovative and sustainable approaches to agricultural and associated rural land use practices.	The project has been devised to achieve this. A critical element is an on-site presence. Further improvements are proposed over time.



Support adaptation of the agricultural sector to respond to the potential risks arising from climate change.	The project has been devised to achieve this. A critical element is an on-site presence. Further improvements are proposed over time.
Encourage diversification and value-adding of agriculture through effective agricultural production and processing, rural industry and farm-related retailing.	The project has been devised to achieve this. A critical element is an on-site presence. Further improvements are proposed over time.
Assist genuine farming enterprises to embrace opportunities and adjust easily to market changes.	The project has been devised to achieve this. A critical element is an on-site presence. Further improvements are proposed over time.
Support agricultural investment through the protection and enhancement of appropriate infrastructure.	The project has been devised to achieve this. A critical element is an on-site presence. Further improvements are proposed over time.
Facilitate ongoing productivity and investment in high value agriculture.	The project has been devised to achieve this. A critical element is an on-site presence. Further improvements are proposed over time.
Facilitate the establishment and expansion of cattle feedlots, pig farms, poultry farms and other intensive animal industries in a manner consistent with orderly and proper planning and protection of the environment.	Not feasible in this location because of amenity issues.
Ensure that the use and development of land for animal keeping or training is appropriately located and does not detrimentally impact the environment, the operation of surrounding land uses and the amenity of the surrounding area.	Not feasible in this location because of amenity issues.

The project has been devised to meet the relevant criteria,

Under the Planning Scheme the Farming Zone has the following purpose:

<b>35.07</b> <small>31/07/2018 VC148</small>	<p><b>FARMING ZONE</b></p> <p>Shown on the planning scheme map as <b>FZ</b> with a number (if shown).</p> <p><b>Purpose</b></p> <p>To implement the Municipal Planning Strategy and the Planning Policy Framework.</p> <p>To provide for the use of land for agriculture.</p> <p>To encourage the retention of productive agricultural land.</p> <p>To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.</p> <p>To encourage the retention of employment and population to support rural communities.</p> <p>To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.</p> <p>To provide for the use and development of land for the specific purposes identified in a schedule to this zone.</p>
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An assessment of the relevant issues is set out as follows:

Issue	Comment
To implement the Municipal Planning Strategy and the Planning Policy Framework.	The proposal is consistent with the relevant policies and zone requirements as set out elsewhere in this report. The Farming 2 Zone was devised to allow dwellings on small rural lots to increase viability of those lots and promote proper land management with an onsite presence.
To provide for the use of land for agriculture.	The proposal involves the erection of a dwelling on an existing allotment. The dwelling will enhance sustainability and maintenance of the land. The site is degraded low value farmland.
To encourage the retention of productive agricultural land.	Farming will continue.
To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.	The proposal is to provide a dwelling which is needed to farm the land successfully.
To encourage the retention of employment and population to support rural communities	The land is used for farming. A family residing on the site will be likely to contribute to the existing community.
To encourage use and development of land based on	The proposed dwelling is proposed to be located in a landscaped setting and the

comprehensive and sustainable land management practices and infrastructure provision.	existing character maintained and tended. Infrastructure is in place.
To provide for the use and development of land for the specific purposes identified in a schedule to this zone.	The proposed dwelling is proposed to be in a landscaped setting and the existing character maintained and tended. Infrastructure is in place.

The proposal is consistent with the zone purpose in that it provides rural development in a zone designated for that purpose. The proposal also involves sustainability and protection of the environmental and agricultural values of the area.

Clause 35.06-2 of the Planning Scheme provides as follows:

**35.07-2**  
14/12/2023  
VC252

**Use of land for a dwelling, small second dwelling or rural worker accommodation**

A lot used for a dwelling, small second dwelling or rural worker accommodation must meet the following requirements:

- Access to the dwelling, small second dwelling or rural worker accommodation must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.
- Each dwelling, small second dwelling or rural worker accommodation 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.
- The dwelling, small second dwelling or rural worker accommodation 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 dwelling, small second dwelling or rural worker accommodation must be connected to a reticulated electricity supply or have an alternative energy source.

Issue	Comment
Access to the dwelling, small second dwelling or rural worker accommodation must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.	Complying access is to be provided. A culvert is in place and the driveway will meet CFA access standards.
Each dwelling, small second dwelling or rural worker accommodation 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	Complying waste treatment is proposed. ALCA will be prepared as part of the installation process.

accordance with the requirements of the Environment Protection Regulations under the Environment Protection Act 2017 for an on-site wastewater management system.	
The dwelling, small second dwelling or rural worker accommodation 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.	Appropriate facilities are proposed. A rainwater tank with CFA couplings is proposed.
The dwelling, small second dwelling or rural worker accommodation must be connected to a reticulated electricity supply or have an alternative energy source.	Appropriate facilities are in place.

It is submitted that all relevant criteria are met.

**35.07-4**  
14/12/2023  
VC232

#### **Buildings and works**

A permit is required to construct or carry out any of the following:

- A building or works associated with a use in Section 2 of Clause 35.07-1. This does not apply to:

An alteration or extension to an existing dwelling provided the floor area of the alteration or extension is not more than the area specified in a schedule to this zone or, if no area is specified, 200 square metres. Any area specified must be more than 200 square metres.

An out-building associated with an existing dwelling provided the floor area of the out-building is not more than the area specified in a schedule to this zone or, if no area is specified, 250 square metres. Any area specified must be more than 250 square metres.

An alteration or extension to an existing building used for agriculture provided the floor area of the alteration or extension is not more than the area specified in a schedule to this zone or, if no area is specified, 250 square metres. Any area specified must be more than 250 square metres. The building must not be used to keep, board, breed or train animals.

A rainwater tank.

- Earthworks specified in a schedule to this zone, if on land specified in a schedule.
- A building which is within any of the following setbacks:
  - The setback from a Transport Zone 2 or land in a Public Acquisition Overlay if the Head, Transport for Victoria is the acquiring authority and the purpose of the acquisition is for a road specified in a schedule to this zone or, if no setback is specified, 50 metres.
  - The setback from any other road or boundary specified in a schedule to this zone.
  - The setback from a dwelling not in the same ownership specified in a schedule to this zone.
  - 100 metres from a small second dwelling not in the same ownership.
  - 100 metres from a waterway, wetlands or designated flood plain or, the distance specified in the schedule to this zone. Any distance specified must be less than 100 metres.
- Permanent or fixed feeding infrastructure for seasonal or supplementary feeding for grazing animal production constructed within 100 metres of:
  - A waterway, wetland or designated flood plain.
  - A dwelling or small second dwelling not in the same ownership.
  - A residential or urban growth zone.
- A building or works associated with accommodation located within one kilometre from the nearest title boundary of land subject to:
  - A permit for a wind energy facility; or
  - An application for a permit for a wind energy facility; or
  - An incorporated document approving a wind energy facility; or
  - A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the *Environment Effects Act 1978*.
- A building or works associated with accommodation located within 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*.

A permit is required.

### 35.07-5 Application requirements for dwellings

19/01/2006  
VC37

An application to use a lot for a dwelling must be accompanied by a written statement which explains how the proposed dwelling responds to the decision guidelines for dwellings in the zone.

This report provides the details.



The proposal has been designed to meet all relevant criteria.

Clause 35.07-6 of the Planning Scheme provides as follows:

<b>35.07-6</b> <small>22/03/2022 VC219</small>	<p><b>Decision guidelines</b></p> <p>Before deciding on an application to use or subdivide land, 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:</p> <p><b>General issues</b></p> <ul style="list-style-type: none"> <li>• The Municipal Planning Strategy and the Planning Policy Framework.</li> <li>• Any Regional Catchment Strategy and associated plan applying to the land.</li> <li>• The capability of the land to accommodate the proposed use or development, including the disposal of effluent.</li> <li>• How the use or development relates to sustainable land management.</li> <li>• Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.</li> <li>• How the use and development makes use of existing infrastructure and services.</li> </ul>
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An assessment of the relevant issues is set out as follows:

Issue	Comment
The Municipal Planning Strategy and the Planning Policy Framework.	The proposal is consistent with relevant policies as set out earlier in this report.
Any Regional Catchment Strategy and associated plan applying to the land.	There are no regional catchment strategies relevant to this land. Waste waters are intended to be treated and disposed in accordance with relevant policies. Rainwater tanks are to be provided for a potable water supply.
The capability of the land to accommodate the proposed use or development, including the disposal of effluent.	The proposed lot is of sufficient size to accommodate the development and associated waste treatment systems. The land is to be used for a dwelling and the dwelling is needed for proper land management.
How the use or development relates to sustainable land management.	The proposed lot is used for farming and the dwelling is required for proper management.
Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.	The land is used for farming and the dwelling is needed for proper management and tending the land. The land is surrounded by similar uses.

How the use and development makes use of existing infrastructure and services.	The proposed lot is of sufficient size to accommodate the development and associated waste treatment systems. The land is to be used in the same way as abutting land. All required infrastructure is in place.
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#### **Agricultural issues and the impacts from non-agricultural uses**

- Whether the use or development will support and enhance agricultural production.
- Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.
- The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.
- The capacity of the site to sustain the agricultural use.
- The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.
- Any integrated land management plan prepared for the site.
- Whether Rural worker accommodation is necessary having regard to:
  - The nature and scale of the agricultural use,
  - The accessibility to residential areas and existing accommodation, and the remoteness of the location.
- The duration of the use of the land for Rural worker accommodation.

An assessment of the relevant issues is set out as follows:

<b>Issue</b>	<b>Comment</b>
Whether the use or development will support and enhance agricultural production.	The site is of sufficient size to enable small scale agricultural pursuits consistent with the zone purpose.
Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.	There is no likely adverse effect on soil quality. There is also no removal of land from production.
The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.	The proposed development is unlikely to limit production on adjoining land or expansion.
The capacity of the site to sustain the agricultural use.	The proposed development is the maximum potential for the site. The land is zoned for rural purposes and is unlikely adversely impact on adjoining land uses.

The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.	The land has limited farming suitability. All necessary infrastructure is in place.
Any integrated land management plan prepared for the site.	There is no integrated plan.
Whether Rural worker accommodation is necessary having regard to: – The nature and scale of the agricultural use. – The accessibility to residential areas and existing accommodation, and the remoteness of the location.	Not Applicable.
The duration of the use of the land for Rural worker accommodation.	Not Applicable.

#### Accommodation issues

- Whether the dwelling will result in the loss or fragmentation of productive agricultural land.
- Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.
- Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.
- The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.
- The potential for accommodation to be adversely affected by noise and shadow flicker impacts if it is located within one kilometre from the nearest title boundary of land subject to:
  - A permit for a wind energy facility; or
  - An application for a permit for a wind energy facility; or
  - An incorporated document approving a wind energy facility; or
  - A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the *Environment Effects Act 1978*.
- The potential for accommodation to be adversely affected by vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 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*.

An assessment of the relevant issues is set out as follows:

Issue	Comment
Whether the dwelling will result in the loss or fragmentation of productive agricultural land.	The proposal is unlikely to have any adverse impact on productive purposes.

Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.	The proposal is unlikely to be adversely affected as the land to be used for buildings is remote from boundaries and other incompatible activities.
Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.	The sites comprise land used for farming and a dwelling surrounded by dwellings no adverse impacts are likely.
The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.	No adverse impact is likely as adjoining land is used in the same way as this proposal.
<p>The potential for accommodation to be adversely affected by noise and shadow flicker impacts if it is located within one kilometre from the nearest title boundary of land subject to:</p> <ul style="list-style-type: none"> <li>– A permit for a wind energy facility; or</li> <li>– An application for a permit for a wind energy facility; or</li> <li>– An incorporated document approving a wind energy facility; or</li> <li>– A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the Environment Effects Act 1978.</li> </ul>	No adverse impact is likely. The site is remote from such facilities.
<p>The potential for accommodation to be adversely affected by vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been</p>	No adverse impact is likely.

applied for or granted under the Mineral Resources (Sustainable Development) Act 1990.	
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#### Environmental issues

- The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.
- The impact of the use or development on the flora and fauna on the site and its surrounds.
- The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.
- The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.

An assessment of the relevant issues is set out as follows:

Issue	Comment
The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.	The proposal is unlikely to have any adverse impact as it involves using an existing lot for a purpose allowed in the zone. All relevant services are available, and the site is cleared and gently sloping. Landscaping weed and pest control is proposed. An onsite presence will enhance management and tending the land.
The impact of the use or development on the flora and fauna on the site and its surrounds.	The proposal is unlikely to have any adverse impact as it involves modest development like that on adjoining land. Landscaping is proposed.
The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.	The sites comprise farm land and vegetation enhancement is proposed.
The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.	A waste system meeting EPA requirement is proposed.



**Design and siting issues**

- The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land.
- The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.
- The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.
- The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.
- Whether the use and development will require traffic management measures.
- The need to locate and design buildings used for accommodation to avoid or reduce noise and shadow flicker impacts from the operation of a wind energy facility if it is located within one kilometre from the nearest title boundary of land subject to:
  - A permit for a wind energy facility; or
  - An application for a permit for a wind energy facility; or
  - An incorporated document approving a wind energy facility; or
  - A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the *Environment Effects Act 1978*.
- The need to locate and design buildings used for accommodation to avoid or reduce the impact from vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 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*.

An assessment of the relevant issues is set out as follows:

Issue	Comment
The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land.	The proposal is unlikely to have any adverse impact as it involves using an existing lot for a purpose allowed in the zone. All relevant services are available, and the site is cleared and gently sloping. Landscaping weed and pest control is proposed. An onsite presence will enhance management and tending the land. The dwelling is not visually intrusive. No loss of productive land is involved.
The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.	The proposal is unlikely to have any adverse impact as it involves modest development like that on adjoining land.

The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.	Further enhancement is proposed. There is no likely adverse impact.
The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.	All relevant infrastructure is in place.
Whether the use and development will require traffic management measures.	Access improvement is proposed.
<p>The need to locate and design buildings used for accommodation to avoid or reduce noise and shadow flicker impacts from the operation of a wind energy facility if it is located within one kilometre from the nearest title boundary of land subject to:</p> <ul style="list-style-type: none"> <li>– A permit for a wind energy facility; or</li> <li>– An application for a permit for a wind energy facility; or</li> <li>– An incorporated document approving a wind energy facility; or</li> <li>– A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the Environment Effects Act 1978.</li> </ul>	Not Applicable.
The need to locate and design buildings used for accommodation to avoid or reduce the impact from vehicular traffic noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the	There is no likely adverse impact.

Mineral Resources (Sustainable Development) Act 1990.	
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The p Clause 65.01 of the Planning Scheme provides as follows:

**65.01**31/07/2018  
VC148**APPROVAL OF AN APPLICATION OR PLAN**

Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:

- The matters set out in section 60 of the Act.
- The Municipal Planning Strategy and the Planning Policy Framework.
- The purpose of the zone, overlay or other provision.
- Any matter required to be considered in the zone, overlay or other provision.
- The orderly planning of the area.
- The effect on the amenity of the area.
- The proximity of the land to any public land.
- Factors likely to cause or contribute to land degradation, salinity or reduce water quality.
- Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.
- The extent and character of native vegetation and the likelihood of its destruction.
- Whether native vegetation is to be or can be protected, planted or allowed to regenerate.
- The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.
- The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.

This clause does not apply to a VicSmart application.

An assessment of the relevant issues is set out as follows:

Issue	Comment
The matters set out in Section 60 of the Act.	The proposed has been devised to meet relevant criteria.
The Municipal Planning Strategy and the Planning Policy Framework.	The proposed has been devised to meet relevant criteria.
The purpose of the zone, overlay or other provision.	The proposed has been devised to meet relevant criteria.
Any matter required to be considered in the zone, overlay or other provision.	The proposed has been devised to meet relevant criteria.
The orderly planning of the area.	The proposed has been devised to meet relevant criteria.
The effect on the amenity of the area.	The proposal is unlikely to have any adverse impacts.

The proximity of the land to any public land.	The land remote from public land.
Factors likely to cause or contribute to land degradation, salinity or reduce water quality.	The proposed has been devised to meet relevant criteria.
Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.	The proposed has been devised to meet relevant criteria.
The extent and character of native vegetation and the likelihood of its destruction.	No vegetation is to be. The proposal involves further plantings.
Whether native vegetation is to be or can be protected, planted or allowed to regenerate.	No vegetation is to be removed. The proposal involves further plantings.
The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.	The proposed has been devised to meet relevant criteria.
The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.	The proposed has been devised to meet relevant criteria.

The proposal is consistent with the assessment criteria and meets all relevant criteria.

### Environmental Factors Assessment

The following is an assessment of relevant factors:

Factor	Comments
Zoning considerations	Allowable use in the zone and consistent with surrounding land uses. No likely adverse impact.
Overlay considerations	No Overlay Control conflict likely.
Site features and suitability	Land is relatively flat, and all relevant services are available. The site has planned landscape areas to provide screening and a noise barrier. Drainage has been designed to meet contemporary standards. Access meets relevant standards and uses a main road system. No likely adverse impact.

Current use	Farming. No likely adverse impact.
Previous use	Vacant land. No likely adverse impact.
Surrounding land use	Farming , industry and Residential. No likely adverse impact.
Contamination	No known issues and there do not appear to be any past history of sheep dips, pesticide spraying or activities likely to have caused contamination based on enquiry. No likely adverse impact.
Hours of operation	No likely adverse impact.
Access	Access to existing public road. No likely adverse impact.
Traffic considerations	The traffic generation is relatively low compared to existing traffic on the road. No likely adverse impact.
Parking	Parking available on site. No likely adverse impact.
Manoeuvring	There is adequate space available. No likely adverse impact.
Loading and unloading	There is adequate space available. No likely adverse impact.
Disabled access	There is adequate space available. No likely adverse impact.
Utilities	All relevant services are available. No likely adverse impact.
Social impacts	Will employ local people. No adverse impacts likely.
Visual intrusion and prominence	Screening vegetation proposed. No adverse impacts likely.
Privacy	Screening vegetation proposed. No adverse impacts likely.
Streetscape	Screening vegetation proposed. No adverse impacts likely.
Setbacks	Meets standards.
Neighbourhood character	Similar to proposed. No adverse impacts likely.
Acoustic considerations	Meets all relevant standards. No adverse impacts likely.
Views	No adverse impacts likely.
Overshadowing	Remote from housing. No adverse impacts likely.
Economic impacts	No adverse impacts likely.



Water pollution	Water drainage system meets Council requirements. Siltation and sediment control proposed. No adverse impacts likely.
Air pollution	No adverse impacts likely.
Flooding	Drainage control designed to meet Council requirements. No adverse impacts likely.
Erosion	Drainage control designed to meet Council requirements and design includes compaction and siltation control. No adverse impacts likely.
Sedimentation	Drainage control designed to meet Council requirements and design includes siltation control. No adverse impacts likely.
Excavation	Land regrading using appropriate best practice. No adverse impacts likely.
Heritage	CMP not required. No adverse impacts likely.
Aboriginal artefacts	CMP not required. No adverse impacts likely.
Vegetation	Proposal involves landscaping using endemic species. No adverse impacts likely.
Tree removal	No further clearing proposed. No adverse impacts likely.
Landscaping	Landscaping in place. No adverse impacts likely.
Threatened species	No threatened species known to site. Revegetation using endemic plants will improve habitat value. No adverse impacts likely.
Koalas	No koala habitat known to site. Revegetation using endemic plants will improve habitat value. No adverse impacts likely.
Cultural	The region has a long tradition of supporting Forestry, Farming, Transport and Industry. No adverse impacts likely.
hazards	No dangerous chemicals or substances involved. No adverse impacts likely.
Fire	Low risk as open environment. CFA requirements to be met. No adverse impacts likely.


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Waste management	Other waste to be conveyed to tip. No adverse impacts likely.
Energy	No motive power. No adverse impacts likely.
Sustainability	Designed to be ongoing. No adverse impacts likely.
Amenity	Due care in design to mitigate any adverse impacts. No adverse impacts likely.
Other	Nil.

### Conclusions

The proposal meets the objectives and detailed requirements of the Planning Scheme and has been devised to fit in with the character of this area.

The dwelling has been designed to have due regard to relevant environmental considerations and involves retention and sustainable management of existing vegetation. The area is zoned for rural purposes and the proposal is consistent with that purpose.



**Bernie Wilder**

**Bernie Wilder and Associates**

**1 February 2025**