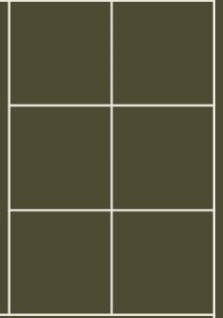


ELEVATE



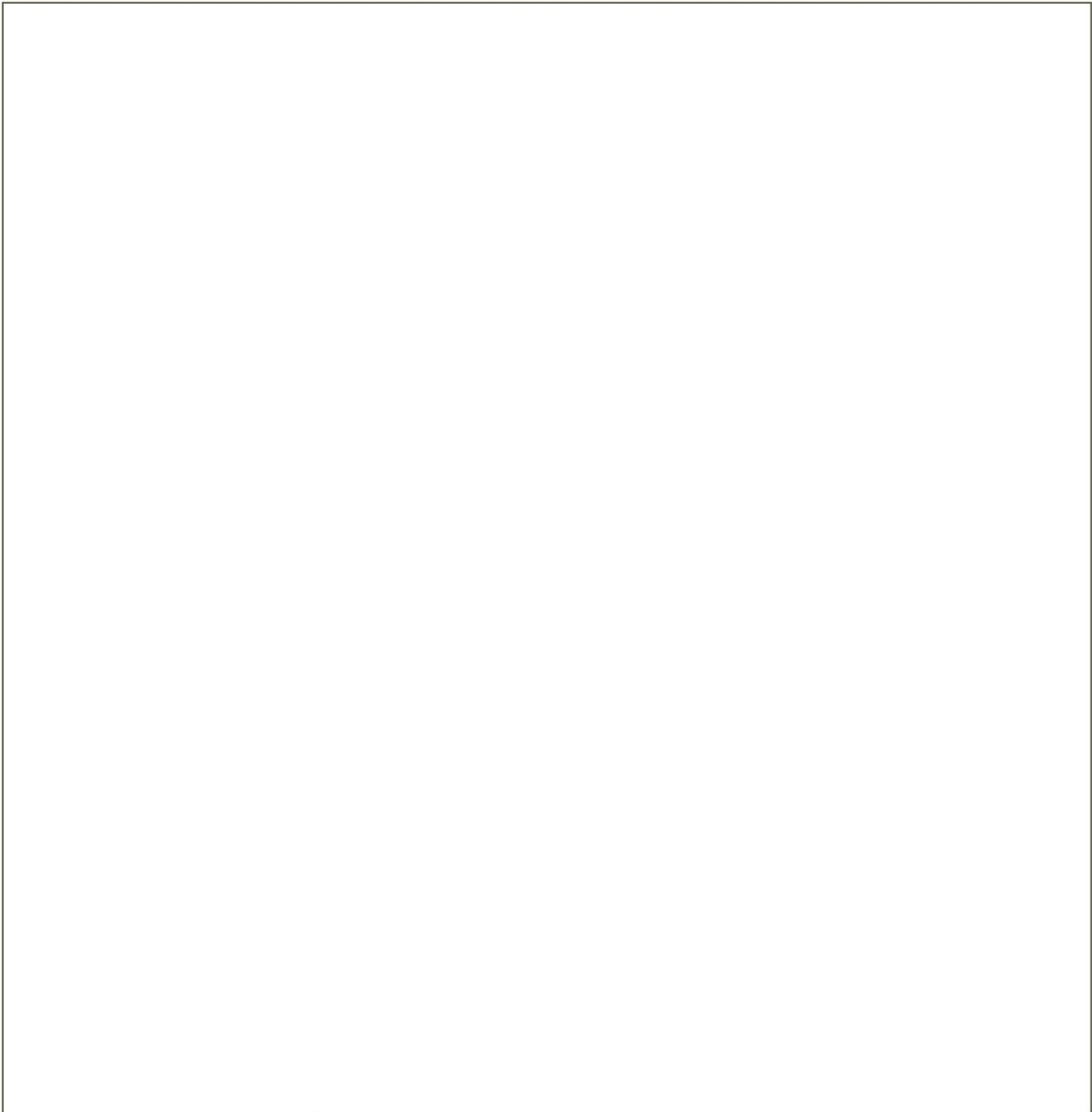
PLANNING



Planning
Submission

67 Anne Street Koroit 3282

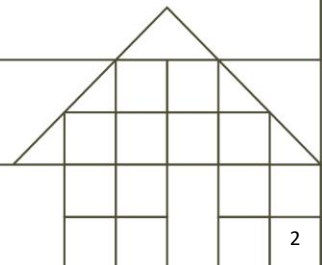
AMENDMENT TO EXISTING PERMIT PL21/289.01 – USE AND DEVELOPMENT OF A DWELLING AND A SMALL SECOND DWELLING



REV	DATE	DETAILS
1	11.10.24	VERSION 1
2		
3		

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1. Outline

Elevate Planning has been engaged to prepare a report on behalf of the property owners for an amendment to the existing planning permit reference number PL21/289.01 for the use and development of a dwelling and a small second dwelling at 67 Anne Street Koroit 3282.

The site which consists of one title is formally described as Lot 1 on Plan of Subdivision 904526V. There are no restrictions registered on title.

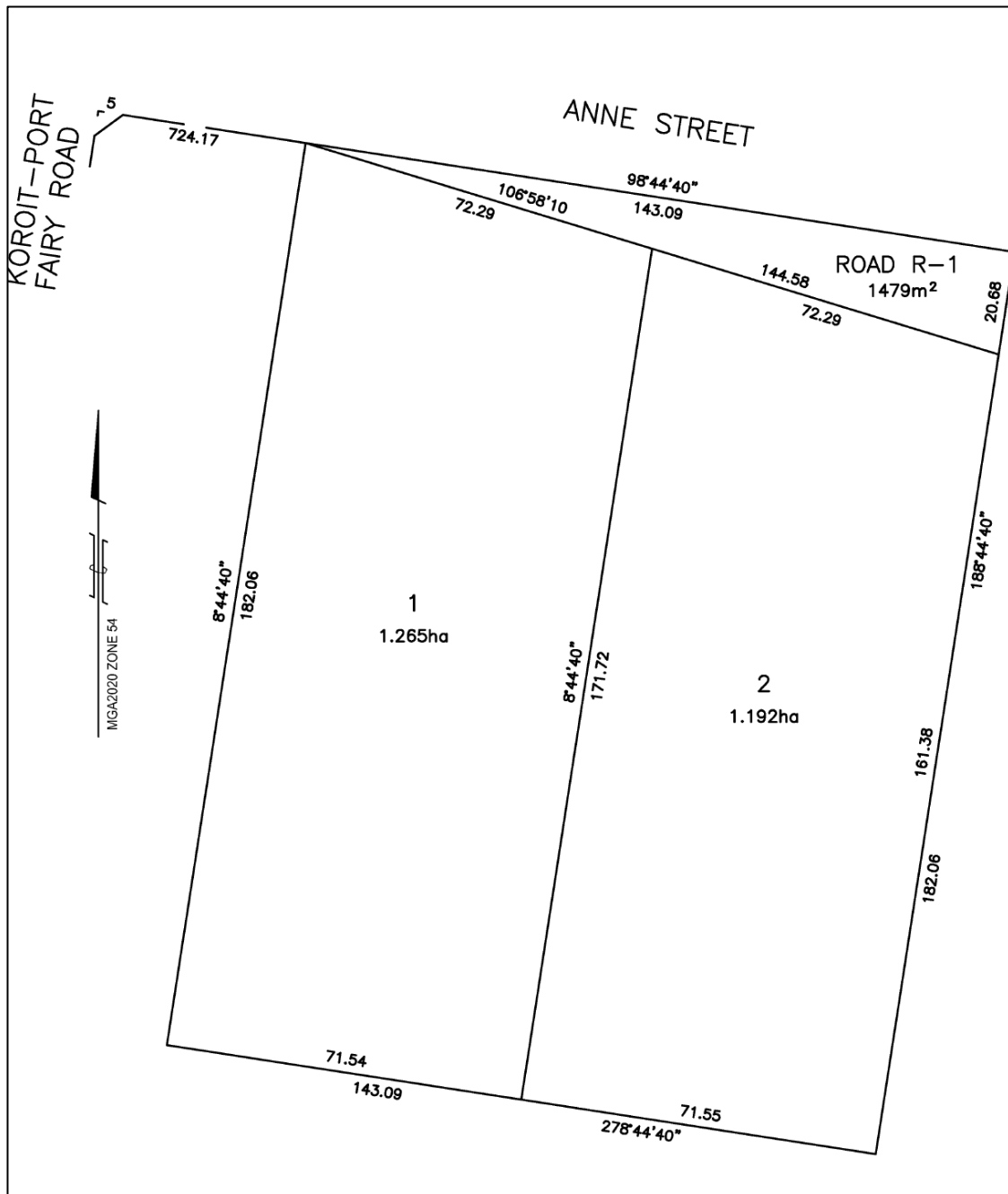
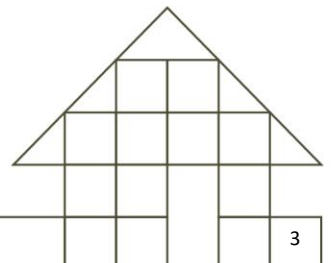


Figure 1 Title particulars



2. Site and Surrounding Area



Figure 2 Site Aerial



Figure 3 Surrounding context area



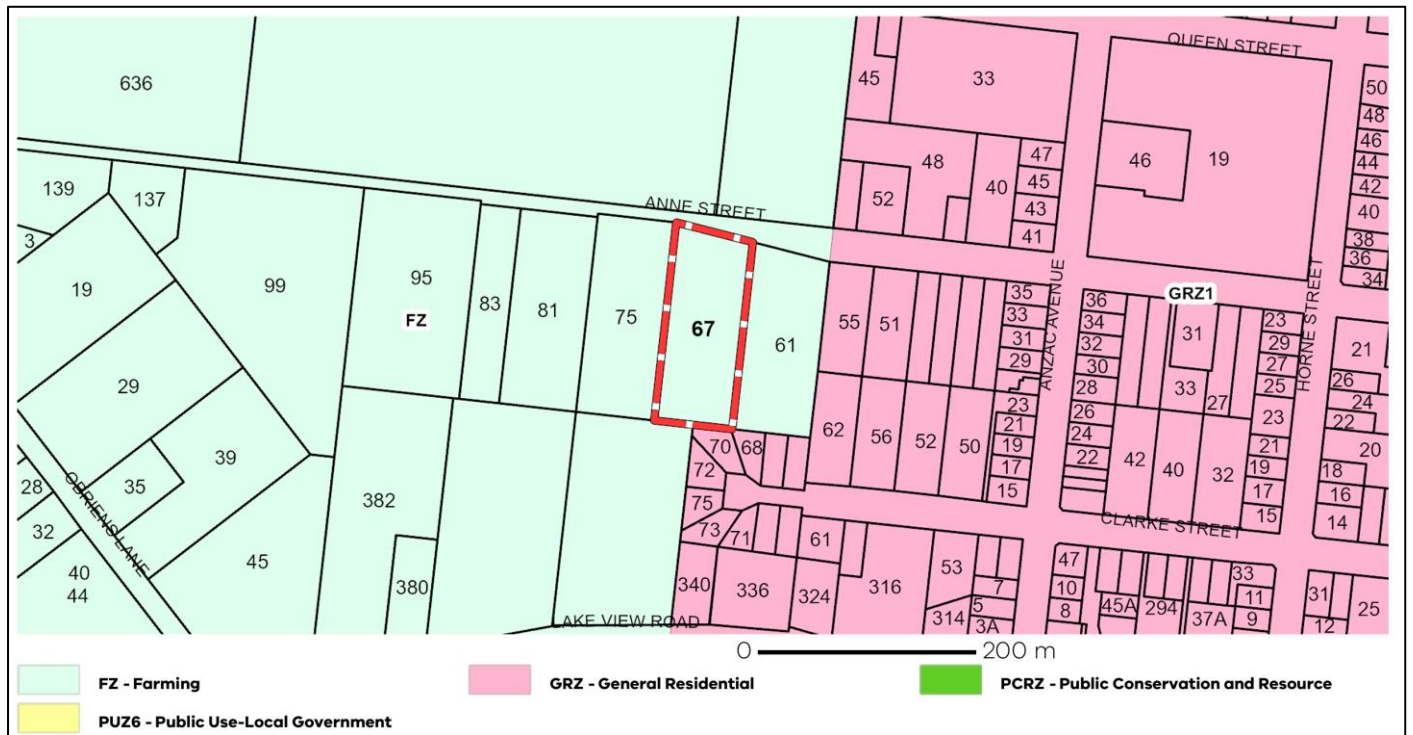
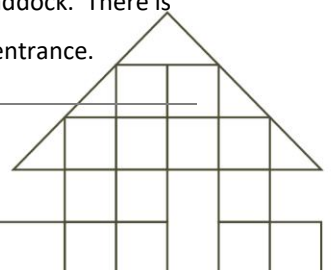


Figure 4 VicPlan Zoning Mapping

Street Address:	67 Anne Street Koroit
Title Details:	Lot 1 Plan of Subdivision 904526
Restrictions/Covenants:	Nil
Land Size:	1.2662 hectares
Zone:	Farming Zone
Overlays:	Nil
Other Regulatory Constraints:	The site is affected by AAV Mapping The site is mapped within the bushfire prone area
Site Features:	The subject site is located on the southern elevation of Annes Street, setback approximately 300 metres west from the intersection with Anzac Avenue. The site is more or less rectangular in shape with a roadside frontage of approximately 73 metres and a depth of 255 metres along its western boundary for an overall area of 1.2662 hectares. The site is developed with a small second dwelling, shed and driveway located along the eastern boundary of the allotment. The rear of the site is fenced off in a small paddock. There is limited vegetation planted around the existing built form and entrance.



Crossover access is present from Anne Street along the western roadside boundary. The site slopes from the rear boundary to the north of the site where roadside open cut drainage is present. Anne Street is a single lane sealed road which connects the site to Anzac Avenue and Koroit Port Fairy Road.

Surrounds

The site although zoned Farming Zone is earmarked to become Low Density Residential Zoned land as depicted within the Koroit Framework Plan located at Clause 11.01-1L-03. Land to the south and west is zoned General Residential Zone and is developed with dwellings on allotments varying in size from 2000 square metres to 500 square metres. Land to the north and west is zoned Farming and is in use for broad acre farming, rural residential living and low-density living developments. The centre of Koroit is located 1.7 kilometers by road from the subject site which provides the village with commercial retail and recreational opportunities.

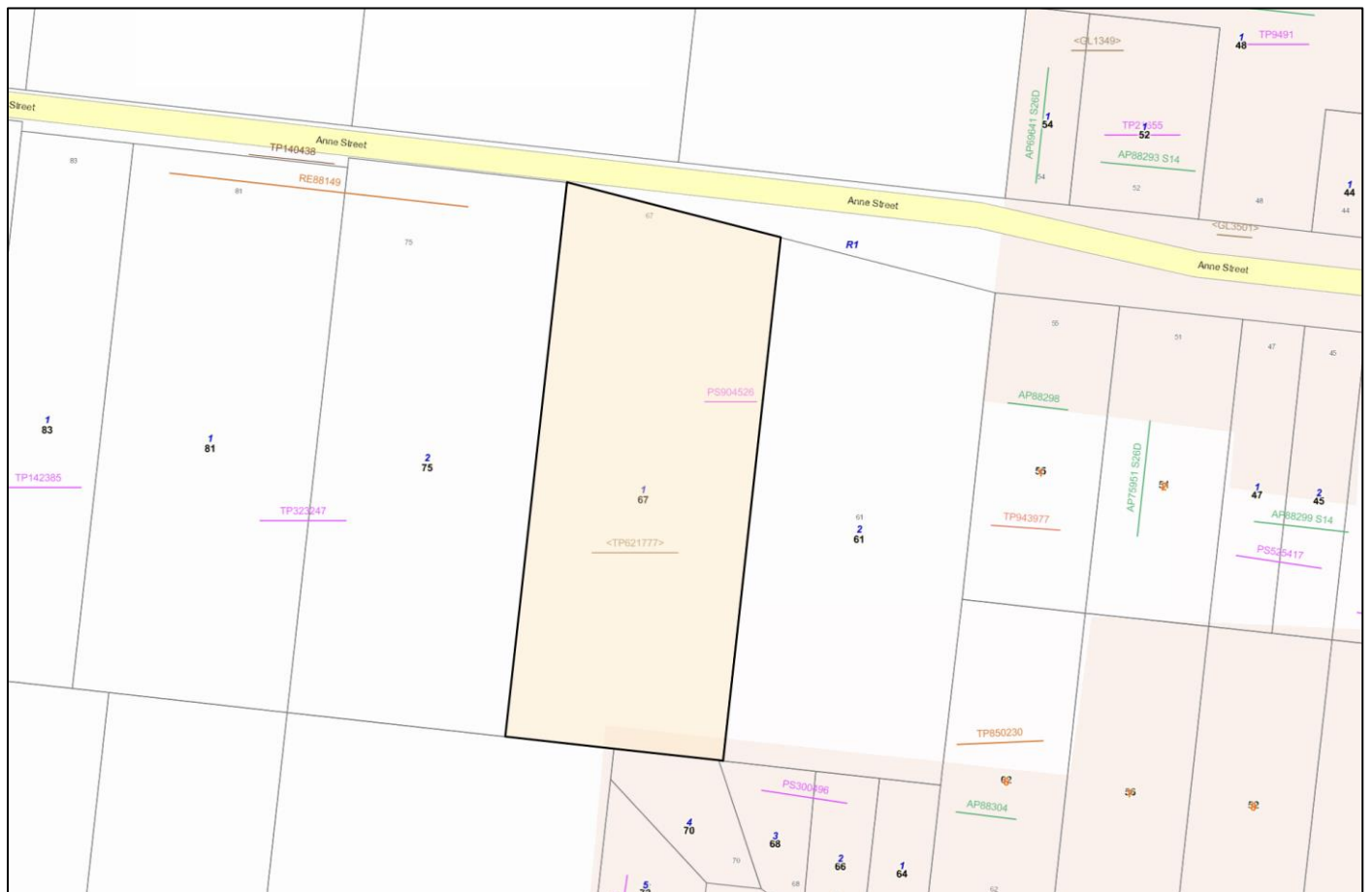
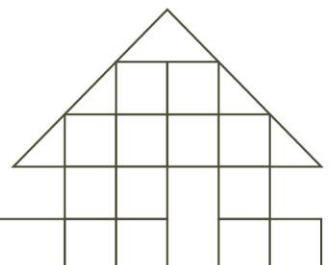


Figure 5 – Lassi extract



3. PROPOSAL

The application seeks planning permission for an amendment to the existing planning permit reference number PL21/289.01 for the use and development of a dwelling and a small second dwelling at 67 Anne Street Koroit 3282.

Proposed dwelling

The proposed dwelling is to be sited 5 metres from the western property boundary and 43 metres from the northern roadside boundary of Anne Street. The dwelling is to be single storey in design and will feature a layout of three bedrooms inclusive of a master with walk in robe and ensuite, a cloak room, bathroom, laundry, study and open plan kitchen, dining and lounge area.

The dwelling will be served by a double bay garage sited to the rear of the entrance to the dwelling. The existing accessway will service the dwelling. The existing dwelling will be connected to the current effluent field sited to the front of the dwelling.

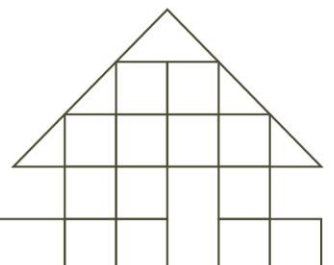
The dwelling will have a shed roof with a maximum height of 5 metres. The dwelling will be clad in Colorbond metal sheeting for both wall and roof cladding and will feature aluminium framed windows. The dwelling will have a cantilevered roof to its northern elevation.

Conversion of existing dwelling to a small second dwelling

The existing dwelling onsite which is portable in nature is to be converted to become a small second dwelling. The dwelling has a total floor area of 13.55m x 2.66 m for an overall area of 36 square metres. The dwelling contains a single bedroom, kitchen, living area, and bathroom. The small second dwelling has an overall height of 2.83 metres.

Under the provisions of the Moyne Planning Scheme the Definition of a small second home is;

- A small second home is a dwelling that is 60 square metres or less with a kitchen, bathroom and toilet, located on the same lot as an existing home.
- A small second home must not be connected to reticulated natural gas and does not require a car parking space.



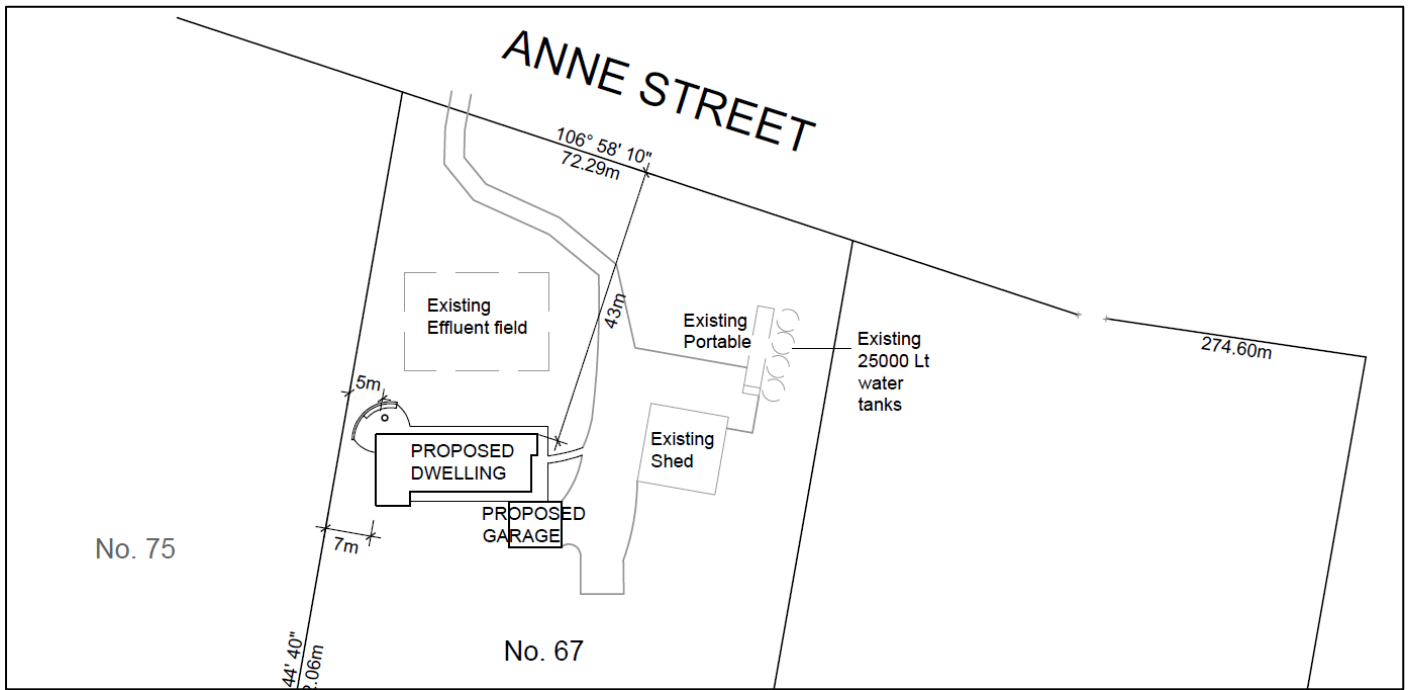


Figure 6 Proposed site plan

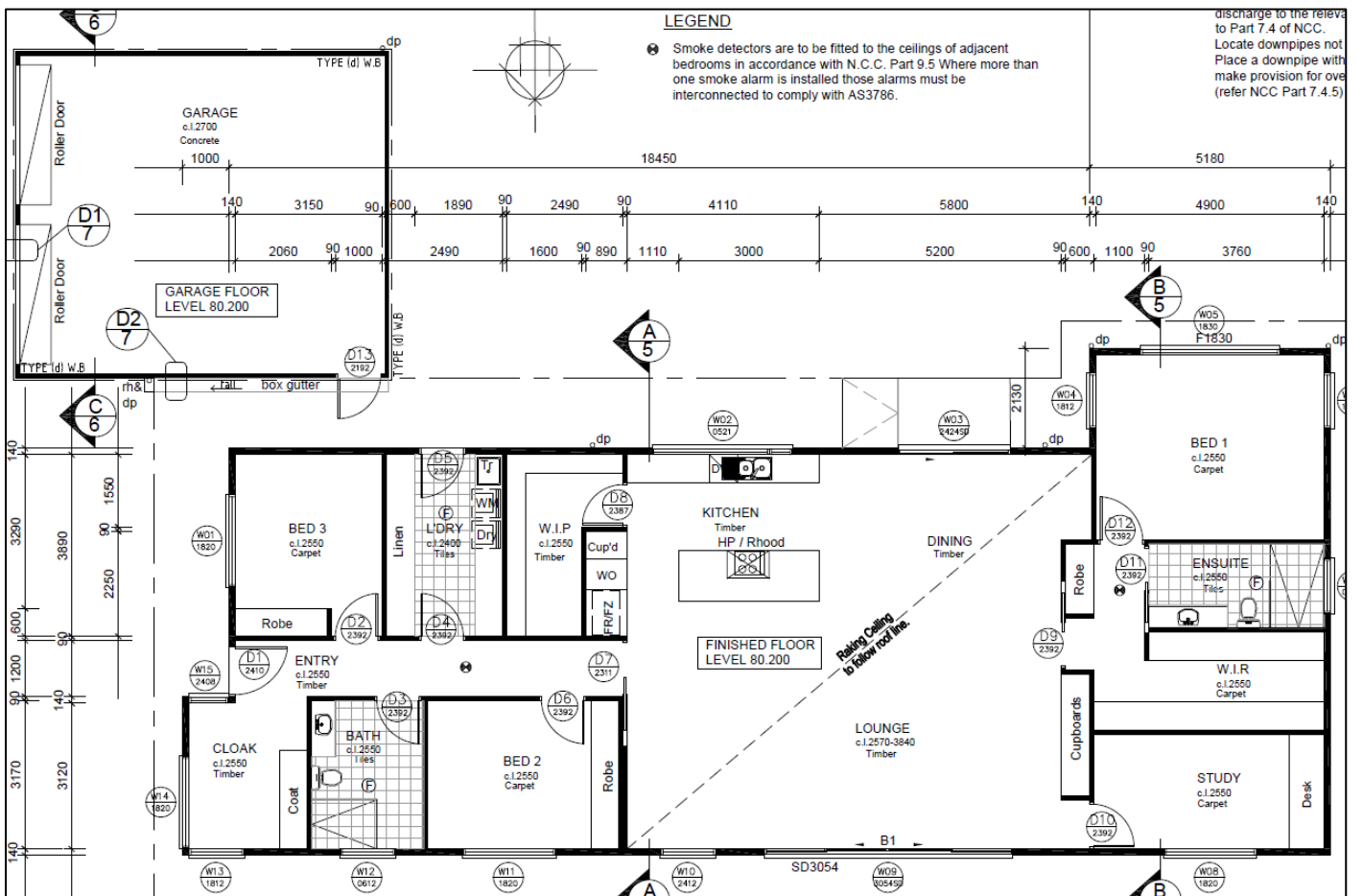
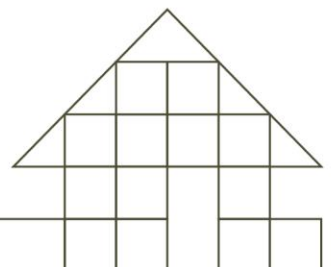


Figure 7 Proposed dwelling layout



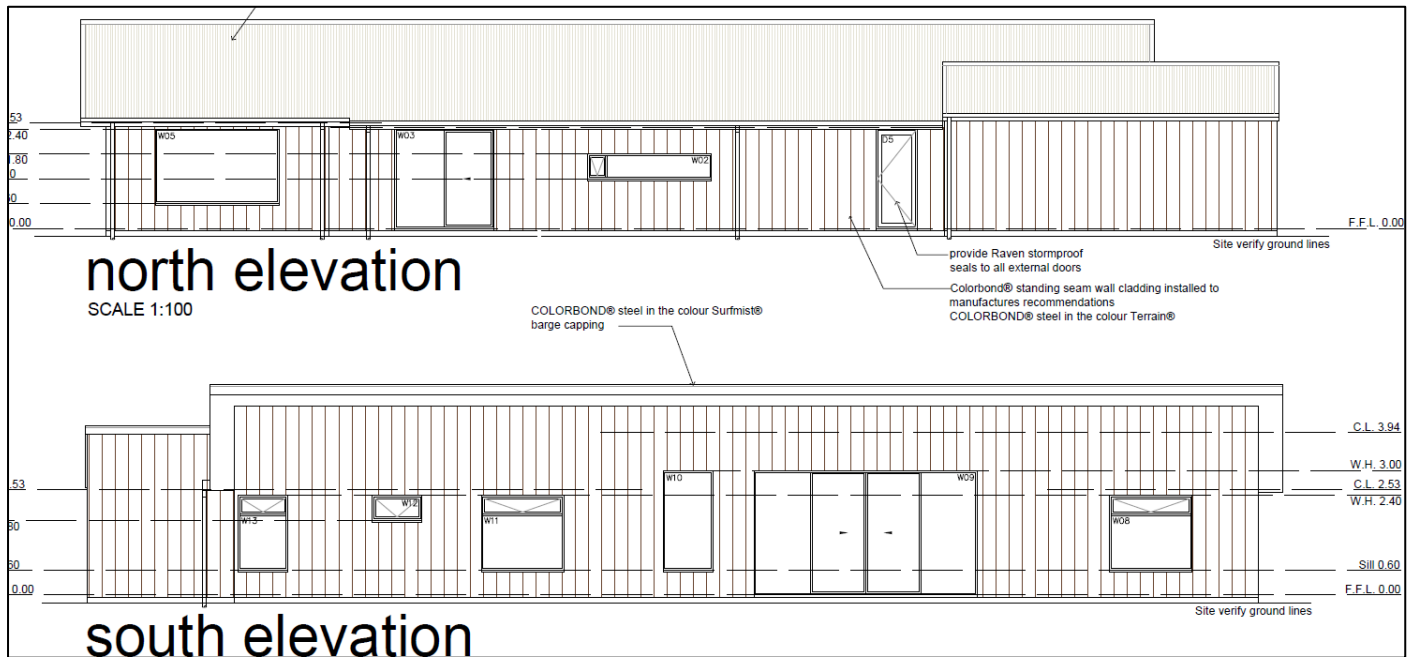


Figure 8 Elevations

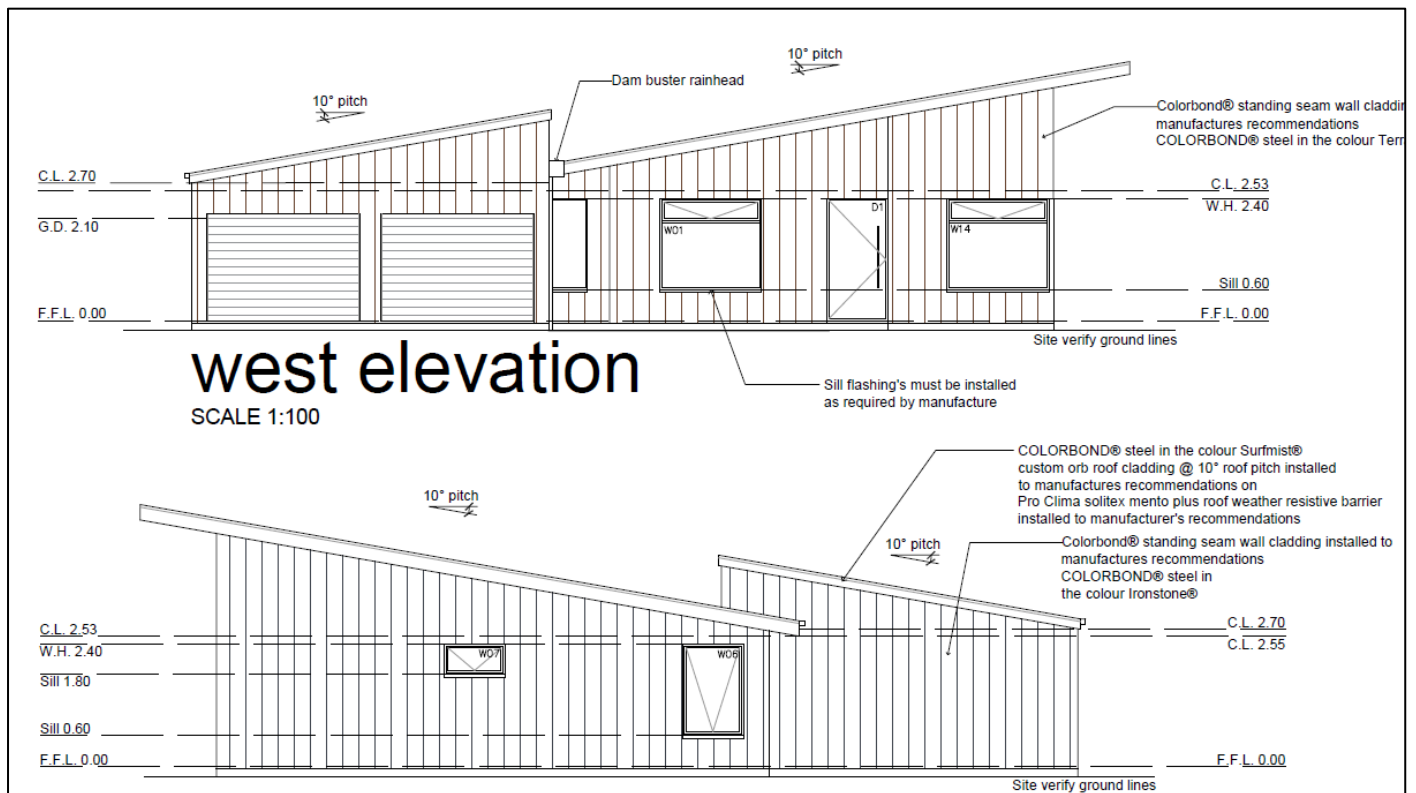
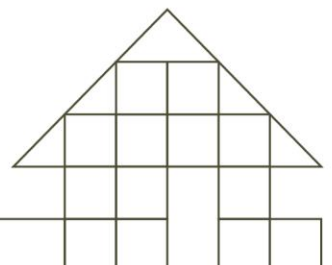


Figure 9 Elevations



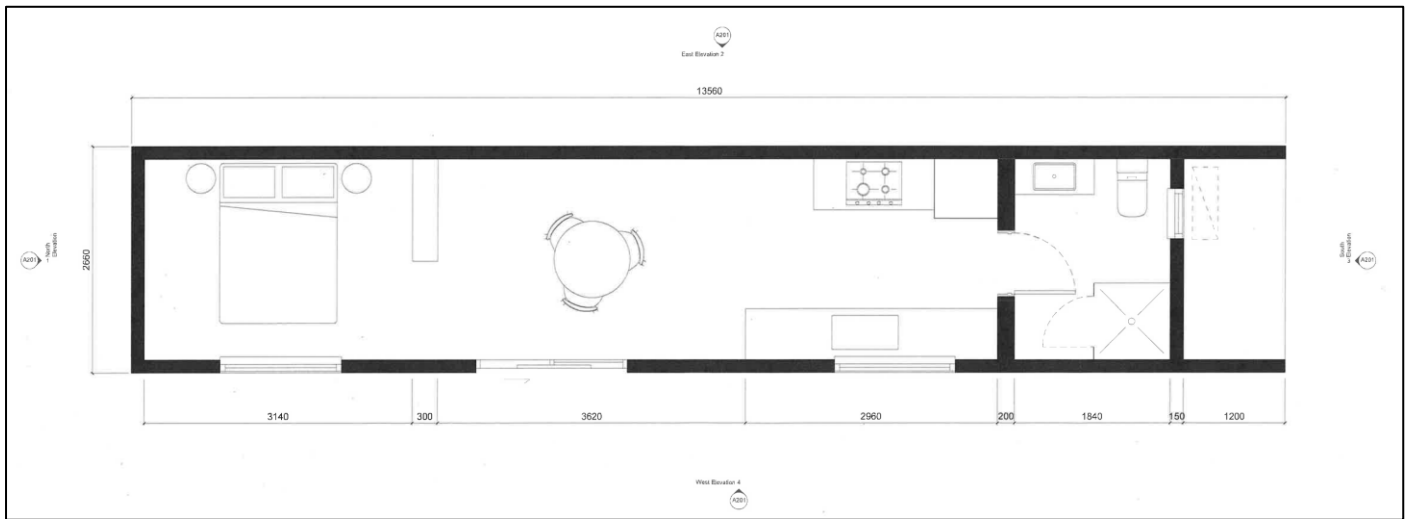


Figure 10 Small second dwelling layout

4. Planning Triggers

Clause 35.07-1 – Use and development of the land for a dwelling

Clause 35.07-2 – small second dwelling

5. Municipal Planning Strategy

02.03-1 - Settlement

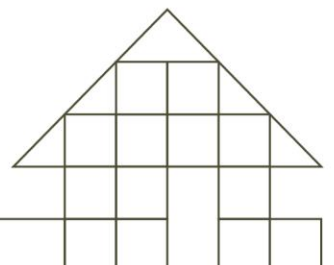
Settlement hierarchy

The settlement pattern of the Shire comprises of several urban centres and many small settlements, located on the coast and within productive agricultural areas. Maintenance of a clear distinction between urban and rural areas is essential to efficient township development and continued agricultural production.

The district towns and predominant service centres are Port Fairy, Koroit and Mortlake. There are also the small service towns of Peterborough and Macarthur, and smaller villages and hamlets including Caramut, Cudjee, Ellerslie, Framlingham, Garvoc, Grassmere, Hawkesdale, Hexham, Illowa West, Killarney, Kirkstall, Mailors Flat, Nullawarre, Orford, Panmure, Purnim, Southern Cross, Towilla Way, Winslow, Woolsthorpe, Woorndoo and Yambuk. These smaller settlements provide an important community focus, and, in some instances, a local convenience shopping role.

Each settlement within the Shire has a different capacity and role in providing for growth and services to their respective local community. Those settlements with larger populations and a greater variety of services have a greater opportunity to accommodate growth. However, settlements that lack appropriate servicing infrastructure such as reticulated sewerage or have environmental constraints may have a low or constrained growth potential until such time as servicing limitations, such as effluent treatment and disposal, can be overcome or provided.

Koroit



Koroit is a settlement located to the north of the Tower Hill State Game Reserve with an attractive main street character, collection of heritage buildings and semi-rural lifestyle. The town contains a dairy production factory that is one of the major industries in the district.

Koroit has moderate growth capacity through infill development and some growth beyond existing urban zoned land, but within defined settlement boundaries.

Strategic directions

- Direct growth to settlements in accordance with their role and function specified in the Moyne Shire settlement hierarchy at Table 1.
- Encourage growth within clearly established boundaries of settlements to protect their character and adjoining farmland, and ensure that the environmental and landscape values are not compromised.
- Support Port Fairy as the primary district town for Moyne Shire and its role in accommodating a medium level of growth.
- Maintain and build Port Fairy as an economically sustainable settlement that provides jobs and services for the local community and continues to contribute to the regional economy through tourism.
- Preserve the cultural and historic character of Koroit, and strengthen its economic, social and cultural base in a sustainable manner.
- Promote Mortlake as an agribusiness, retail and service centre for the surrounding region.
- Maintain Peterborough as a small coastal town on the Great Ocean Road.
- Ensure stormwater and wastewater systems in Mailors Flat are effective.
- Strengthen Macarthur's economic and social functions in a sustainable manner.
- Discourage the expansion of Hawkesdale in areas within the buffer of the Hawkesdale Wind Farm.
- Contain growth and development in the villages and hamlets within the existing Township Zone, Low Density Residential Zone, and Rural Living Zone areas of the settlements.

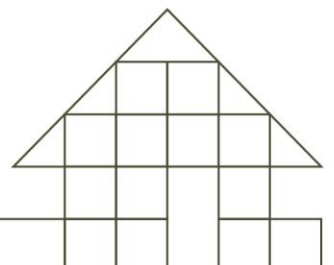


Table 1: Moyne Shire Settlement Hierarchy

Settlement status	Expansion and infill capacity	Name of settlement
<p>District Town</p> <p>Settlements with large and diverse populations. These towns provide a variety of services to surrounding settlements. Variety of housing and moderate employment base. Popular visitor and retirement destinations</p>	<ul style="list-style-type: none"> ■ Moderate growth capacity. ■ Identified potential for some growth beyond urban zoned land and through infill development within defined settlement boundaries. 	<p>Port Fairy</p> <p>Koroit</p> <p>Mortlake</p>

Figure 11 Moyne Shire Hierarchy

Clause 02.03-4 Natural resource management – Agriculture

Rural land in the municipality forms part of the highly productive Western District. A mild climate, high and well distributed rainfall, a diverse range of soil types and access to markets have combined to make the Shire a significant agricultural area. Intensive dairying and crop production are significant land uses in the coastal hinterland, while extensive cropping and grazing enterprises, including beef cattle and sheep for wool and meat, are major activities in the northern part of the Shire.

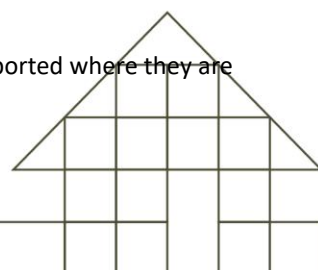
Agricultural areas along the coast, between settlements and on the edge of townships are under pressure from other forms of development, particularly housing on existing small lots interspersed with farming land. The construction of dwellings on many or all such lots would not be consistent with responsible management of rural land. Such areas include:

- Extensive areas where the size of lots is less than half the minimum lot size specified under the Farming Zone; and
- Areas of open farming land which are comprised of comparatively small lots that are distant and isolated from townships with appropriate infrastructure and services.

Demand for rural lifestyle properties on small lots has increased mainly in the south of the Shire, and the proliferation of dwellings for lifestyle or hobby farm purposes in rural areas can compromise the long-term viability of farming. Dwellings or small lot subdivisions can sometimes genuinely be required to support agricultural production, however the development of isolated dwellings and housing clusters of small lots that are not associated with agriculture can result in land use conflicts, the loss of productive agricultural land and inefficient demand for social and physical infrastructure services. Council seeks to direct the demand for rural lifestyle living to land zoned for such purposes. A 'Lifestyle Farming' area at Bushfield, Grassmere and Wangoom is intended to accommodate demand for lifestyle farming and small-scale farming enterprises which can make productive use of agricultural land.

The Belfast Rural area (also known as the Killarney Area) between Rosebrook and the Tower Hill Wildlife Reserve comprises high quality fertile volcanic soils that have traditionally been the focus for potato farming. The area is characterised by a large number of small land holdings that are predominantly managed as conglomerations.

Sustainable timber production and the development of timber industries to process product are supported where they are undertaken with minimal adverse impacts.

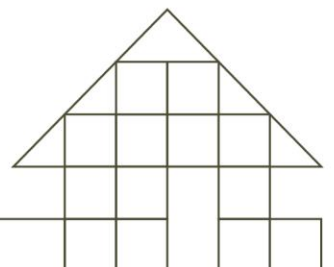


The proposal does not seek to remove land from agricultural production. The existing agricultural activities on the land will be maintained post boundary realignment. The proposal does not seek to proliferate dwellings in the municipality.

Response to Municipal Planning Strategy

The proposed amendment to permit a dwelling and small second dwelling at 67 Anne Street, Koroit aligns well with the settlement and strategic growth objectives outlined in Clause 02.03-1 of the Moyne Planning Scheme. Koroit, recognized for its moderate growth potential within defined boundaries, is seeing an increase in demand for low-density residential development, as noted in the Koroit Framework Plan. By proposing a single-storey dwelling and a small second dwelling within an existing settlement boundary, the amendment supports strategic infill development in a manner that preserves Koroit's character and complements surrounding land uses. This development also respects the clear distinction between urban and rural areas, as it is located within an area planned to transition from farming to low-density residential zoning, without expanding into surrounding agricultural lands.

The proposal also aligns with Clause 02.03-4, which emphasizes the importance of maintaining productive agricultural areas and avoiding the proliferation of non-agricultural dwellings on isolated small lots. By maintaining the existing rural residential structure and focusing development within a designated low-density residential area, the proposal minimizes any adverse impact on agricultural land. The small-scale nature of the proposed amendment and its location within a township area with sufficient infrastructure support sustainable growth, helping meet the demand for rural lifestyle properties in a way that does not compromise the productivity or viability of surrounding agricultural land. This balanced approach reflects the Shire's strategic direction to direct growth to settlements while preserving valuable farmland.



6. Planning Policy Framework

Clause 11.01-1L-03 Settlement – Koroit

Policy application

This policy applies to all land identified in the Koroit Framework Plan in this clause.

Strategies

- Encourage development within Koroit that maintains its village character.
- Facilitate the restoration of commercial buildings, including the reinstatement of verandahs, to reflect their original character.
- Protect the church heritage precinct.
- Consolidate retail and service functions within the existing commercial centre.
- Protect the Tower Hill crater rim from inappropriate and intrusive development.

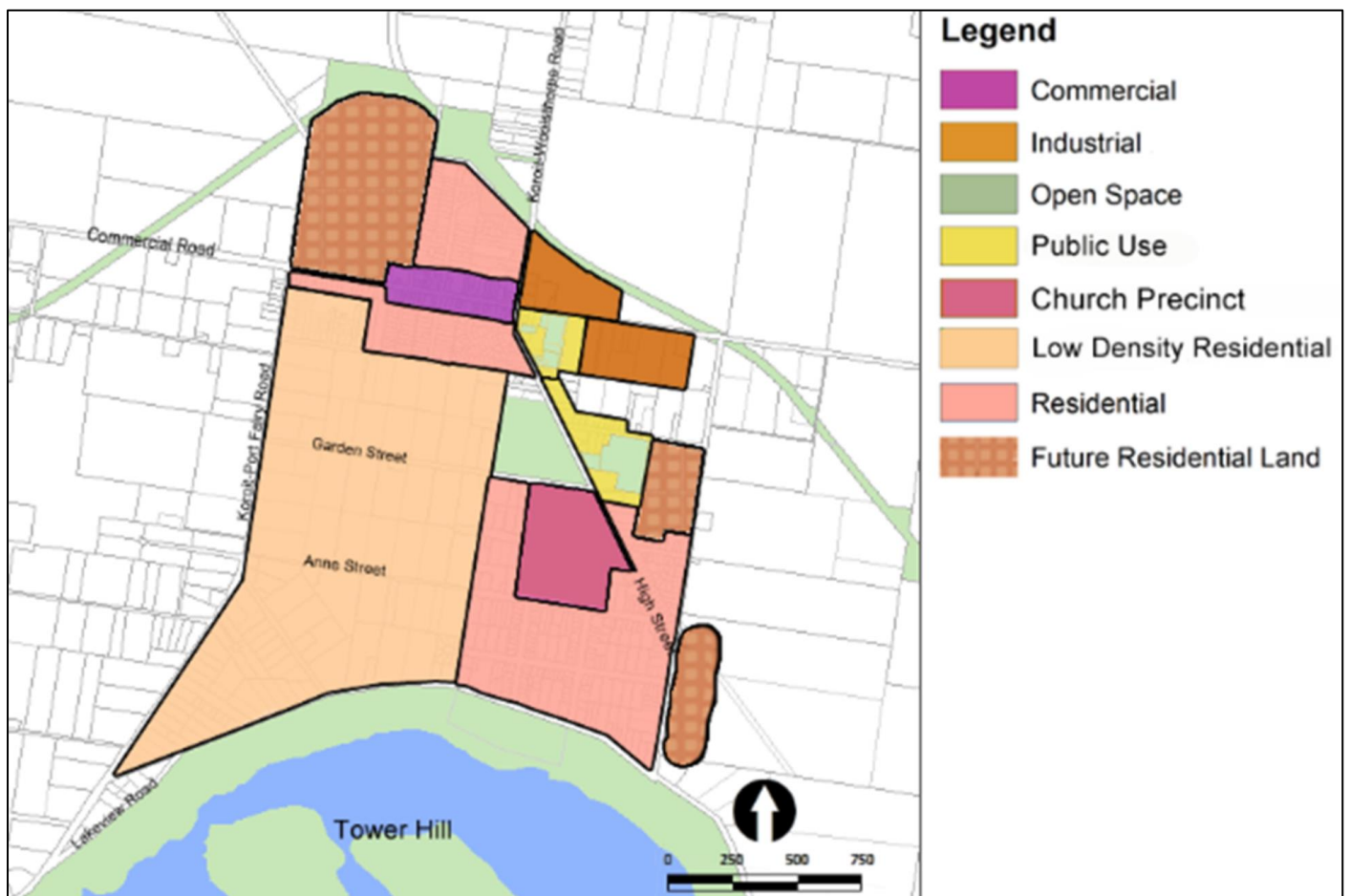


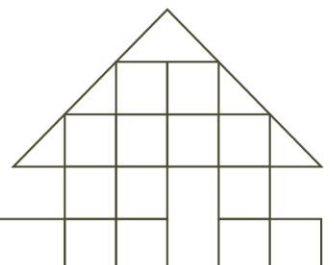
Figure 12 Koroit Framework Plan

Clause 14.01-1L Agricultural production

Policy application

This policy applies to land in the Farming Zone and Rural Living Zone.

Objective



To ensure that subdivision, including the creation of small lots for existing dwellings, and the use and development of dwellings minimises the loss or fragmentation of productive agricultural land and does not prejudice activities associated with agricultural production.

Strategies

Establish buffers around uses that may conflict with agricultural land use to limit land use conflicts.

Avoid non-agricultural land use and development in rural areas that prejudices the productive use of agricultural land.

Discourage the construction of dwellings on productive agricultural land, unless it can be demonstrated that the dwelling is required to support the productive agricultural use of the land.

Locate and site dwellings so that they do not compromise surrounding farming activities.

Discourage dwellings on lots where wastewater cannot be retained and treated within the lot.

Discourage the construction of more than one dwelling on a lot unless:

- It is demonstrated to be necessary to support a viable agricultural enterprise.
- The agricultural use it is associated with has commenced.
- It is located to avoid restricting agricultural use of the land.

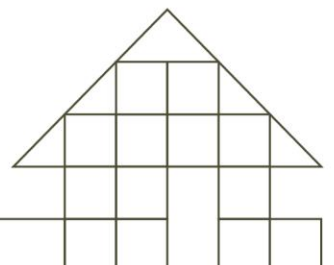
Discourage small lot subdivisions (including dwelling excisions and boundary re-alignments) unless:

- The subdivision supports the consolidation of productive agricultural land.
- The proposed land uses (including dwellings) do not negatively impact on the ability to farm and avoid the loss of productive agricultural land.
- Impacts on significant environmental and landscape features such as remnant vegetation and waterways are avoided or minimised.
- The subdivision seeks to make minor adjustments to take account of topographical or public infrastructure features.
- Adequate distance is provided around an existing dwelling to lot boundaries to limit any impacts of adjacent agricultural activity.
- The subdivision does not result in a concentration of dwellings or small lots that could change the general use and character of the rural area.

Avoid further subdivision to excise additional dwellings where a dwelling has already been excised from the parent lot.

Discourage boundary realignments and re-subdivisions between existing lots where the lots proposed to be created:

- Are less than the minimum lot size specified in the schedule to the Farming Zone;
- Create an opportunity for a dwelling where none previously existed; or



- Rely on land which was previously a road reserve, utility lot or Crown land, or was of insufficient size to support a dwelling.

Policy guidelines

Consider as relevant:

- Ensuring lots subdivided to excise an existing dwelling have a maximum size of 2 hectares and the balance (remaining) lot is greater than the minimum lot size specified in the schedule to the zone.
- Ensuring that land capability and land suitability are considered in the assessment of use and development proposals.
- Discouraging the construction of dwellings on lots greater than 2 hectares and less than the minimum lot size specified in the schedule to the Farming Zone.
- Ensuring dwellings excised under the provisions of Clause 35.07-3 are in a habitable condition and comply with the Building Code of Australia.
- Discouraging the excision of dwellings that did not exist at the date of approval of this scheme (6 January 2000).
- Requiring the planting of vegetation within an excised lot to reduce any potential impacts of adjacent agricultural activity.

Clause 15.01-6S Design for rural areas

Objective

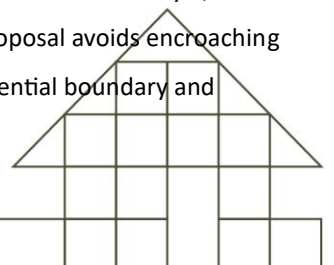
To ensure development respects valued areas of rural character.

Strategies

- Ensure that the siting, scale and appearance of development protects and enhances rural character.
- Protect the visual amenity of valued rural landscapes and character areas along township approaches and sensitive tourist routes by ensuring new development is sympathetically located.
- Site and design development to minimise visual impacts on surrounding natural scenery and landscape features including ridgelines, hill tops, waterways, lakes and wetlands.

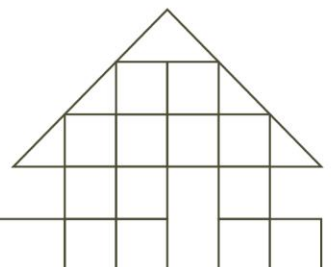
Response to Planning Policy Framework

The proposed amendment for a new dwelling and conversion of an existing dwelling into a small second dwelling at 67 Anne Street aligns positively with the strategies set forth in Clause 11.01-1L-03 for Koroit. By positioning a low-impact, single-story dwelling within a designated settlement area, the proposal contributes to maintaining Koroit's village character, as it avoids intensive or high-density development that might detract from the area's semi-rural charm. The use of Colorbond cladding and a modest five-meter roof height also ensures that the building's appearance is consistent with the local architectural style, preserving the visual landscape and respecting the area's valued rural aesthetic. Furthermore, the proposal avoids encroaching upon or impacting sensitive areas like the Tower Hill crater rim, remaining well within a defined residential boundary and consistent with the Koroit Framework Plan's goals for managed growth and consolidation.



In terms of Clause 14.01-1L, the amendment demonstrates a responsible approach to agricultural land use. Although the site is currently within the Farming Zone, it is earmarked for transition to Low Density Residential Zone, reducing the risk of conflict with surrounding productive agricultural land. The proposal avoids fragmentation or subdivision of productive land, instead utilizing existing infrastructure and retaining the majority of the lot's area for potential future use in line with the Koroit Framework Plan's guidance. The design respects agricultural policies by ensuring the wastewater from both dwellings will be retained and treated onsite, minimizing environmental impacts and land use conflicts. Moreover, because the site's primary use will be residential, and it is not actively relied upon for agriculture, this development does not compromise the viability of adjacent farming activities.

Aligned with Clause 15.01-6S, the proposed amendment carefully considers the site's rural context. The single-story dwelling with a low, shed-style roof and use of subdued materials harmonizes with the surrounding landscape, minimizing visual disruption along the township approach. The design and siting take advantage of the natural slope and existing structures on the property to reduce the overall impact on the rural character. By positioning the dwelling near existing access points, the development further reduces the need for extensive alterations to the landscape, thus maintaining Koroit's rural appeal and meeting the objective to protect valued rural areas. This thoughtful integration of design elements reflects a commitment to preserving the visual and environmental integrity of the area, in line with the Moyne Planning Scheme's objectives for rural land management.



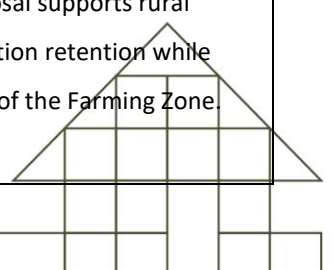
7. Zone

Clause 35.07 FARMING ZONE

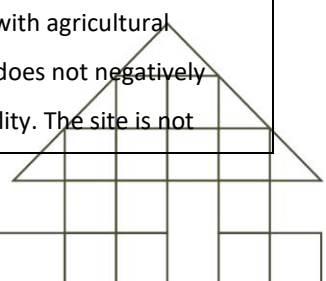
Purpose

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for the use of land for agriculture.
- To encourage the retention of productive agricultural land.
- To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.
- To encourage the retention of employment and population to support rural communities.
- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.
- To provide for the use and development of land for the specific purposes identified in a schedule to this zone.

CLAUSE 35.07 FARMING ZONE (FZ)	COMMENTS / RESPONSE
<p>Purpose</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>	<p>The proposed amendment at 67 Anne Street aligns well with the Farming Zone purpose by respecting its intent without compromising agricultural productivity. While the site is zoned for farming, it is located within a planned low-density residential transition area according to the Koroit Framework Plan, making this proposal consistent with the Municipal Planning Strategy.</p> <p>The addition of a new dwelling and conversion of an existing structure into a small second dwelling does not reduce productive agricultural land, as the site is not actively used for agriculture and is already developed with a residential and low-impact use structure.</p> <p>The amendment is sensitive to the surrounding agricultural activities by maintaining boundaries and providing onsite wastewater treatment, thus minimizing potential adverse impacts on nearby farming land. By facilitating modest residential development without fragmenting land or introducing intensive non-agricultural uses, the proposal supports rural community sustainability through population retention while respecting the broader agricultural focus of the Farming Zone.</p>

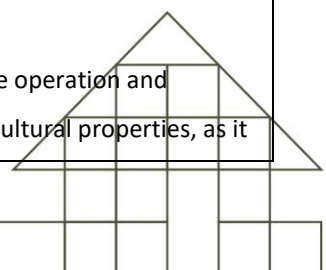


	The project demonstrates sustainable land use and management practices suited to the area’s evolving needs and infrastructure.
Clause 35.07-6 - Decision Guidelines	
<p>Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:</p> <p>General issues</p> <p>The Municipal Planning Strategy and the Planning Policy Framework.</p> <p>Any Regional Catchment Strategy and associated plan applying to the land.</p> <p>The capability of the land to accommodate the proposed use or development, including the disposal of effluent.</p> <p>How the use or development relates to sustainable land management.</p> <p>Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.</p> <p>How the use and development makes use of existing infrastructure and services.</p>	<p>The proposed amendment aligns with the Municipal Planning Strategy and Planning Policy Framework by adhering to Koroit’s planned transition toward low-density residential use, while preserving the site’s rural character and respecting surrounding agricultural uses. The site’s capability to accommodate the new dwelling and small second dwelling is supported by its ability to handle onsite wastewater disposal, ensuring no adverse environmental impacts.</p> <p>The proposal demonstrates sustainable land management by avoiding fragmentation of agricultural land, retaining the majority of the parcel in its current state, and minimizing development impact through careful siting. Compatibility with nearby uses is ensured as the proposal is located within a mixed rural-residential area and does not interfere with productive agricultural activities. The use of the existing accessway and proximity to township services further supports the efficient use of infrastructure, making this development appropriate and sustainable for the site.</p>
Agricultural issues and the impacts from non-agricultural uses	The proposed amendment for a new dwelling and small second dwelling at 67 Anne Street is compatible with agricultural considerations in the Farming Zone, as it does not negatively impact agricultural production or soil quality. The site is not



<p>Whether the use or development will support and enhance agricultural production.</p> <p>Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.</p> <p>The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.</p> <p>The capacity of the site to sustain the agricultural use.</p> <p>The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.</p> <p>Any integrated land management plan prepared for the site.</p> <p>Whether Rural worker accommodation is necessary having regard to:</p> <p>The nature and scale of the agricultural use.</p> <p>The accessibility to residential areas and existing accommodation, and the remoteness of the location.</p> <p>The duration of the use of the land for Rural worker accommodation.</p>	<p>actively used for farming and is identified for future low-density residential use within the Koroit Framework Plan. As such, the proposal does not permanently remove productive land from agricultural use or impact nearby farming operations.</p> <p>The development is unlikely to limit nearby agricultural activities, given its modest scale and residential nature. The land's agricultural qualities, including soil quality and water access, remain preserved, as the majority of the site is left undeveloped. No rural worker accommodation is necessary for this proposal, as the development is not linked to a specific agricultural operation, and accessible residential areas exist nearby in Koroit. Overall, the amendment is compatible with the existing land use context and respects the agricultural objectives of the Farming Zone.</p>
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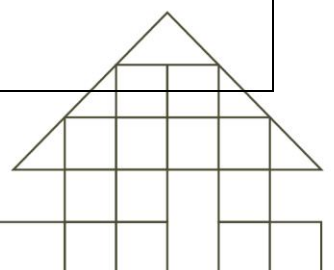
<p>Accommodation issues</p> <p>Whether the dwelling will result in the loss or fragmentation of productive agricultural land.</p> <p>Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.</p> <p>Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.</p>	<p>The proposed new dwelling and small second dwelling at 67 Anne Street do not lead to the loss or fragmentation of productive agricultural land, as the site is already developed with minimal agricultural use. The dwellings are strategically sited within a low-density residential transition area, which minimizes any potential adverse effects from nearby agricultural activities, such as dust, noise, or odors, thus preserving the compatibility with surrounding land uses.</p> <p>This proposal does not impede or limit the operation and potential expansion of neighbouring agricultural properties, as it</p>
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<p>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.</p> <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> <p>A permit for a wind energy facility; or</p> <p>An application for a permit for a wind energy facility; or</p> <p>An incorporated document approving a wind energy facility; or</p> <p>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 <i>Environment Effects Act 1978</i>.</p> <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 applied for or granted under the <i>Mineral Resources (Sustainable Development) Act 1990</i>.</p>	<p>does not create a significant concentration of residential structures that could compromise agricultural land use.</p> <p>Furthermore, the site is not located near any wind energy facilities or extractive industries, so the development will not experience impacts from shadow flicker, noise, or vibrations associated with those activities. Overall, the amendment is carefully designed to respect the existing rural setting while accommodating residential needs in a sustainable manner.</p>
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<p>Environmental issues</p> <p>The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.</p> <p>The impact of the use or development on the flora and fauna on the site and its surrounds.</p> <p>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</p>	<p>The proposed development at 67 Anne Street is unlikely to have a significant impact on the area's natural physical features or resources, as it does not involve extensive alteration to soil or water quality. The development footprint is limited, preserving much of the site's open space, which helps to protect existing soil stability and water management.</p> <p>The amendment considers environmental sustainability by retaining the majority of the site's vegetation and avoiding disturbance to flora and fauna. The effluent disposal area is also strategically located to ensure minimal impact on local</p>
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<p>including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.</p> <p>The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.</p>	<p>waterways and native vegetation, thus supporting nutrient management and protecting nearby ecological areas. This approach helps maintain the area’s biodiversity and environmental health.</p>
<p>Design and siting issues</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.</p> <p>Whether the use and development will require traffic management measures.</p> <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> <p>A permit for a wind energy facility; or</p> <p>An application for a permit for a wind energy facility; or</p>	<p>The proposed design and siting at 67 Anne Street effectively clusters the new and existing dwellings in one area, minimizing the loss of productive agricultural land and reducing potential adverse impacts on surrounding agricultural uses. The single-story dwelling with a 5-meter setback from the western boundary respects the rural landscape, and the use of Colorbond metal cladding in natural tones ensures the building harmonizes with the environment.</p> <p>The design considers local visual amenity and does not impact any nearby vistas, roads, or water features, preserving the area’s scenic character. Existing infrastructure, including access, drainage, and telecommunications, adequately serves the development, and no additional traffic management is required due to its low-impact residential nature. The location also poses no risks of noise or shadow flicker from wind energy facilities, nor does it face potential impacts from nearby extractive industry activities, enhancing its suitability for residential use without adverse environmental or agricultural conflicts.</p>



<p>An incorporated document approving a wind energy facility; or</p> <p>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 <i>Environment Effects Act 1978</i>.</p> <p>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 <i>Mineral Resources (Sustainable Development) Act 1990</i>.</p>	
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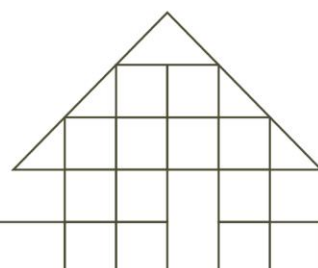
7. Overlays

Nonapplicable.

8. Particular Provisions

Clause 52.06 Car Parking

Pursuant to Clause 52.06-5 a dwelling featuring three or more bedrooms is required to have 2 car parking spaces with one under cover. The proposed dwelling is to be serviced by a double bay garage. The small second dwelling will also have car parking spaces although there is no requirements for this to be the case within the Planning Scheme.



9. Conclusion

The proposal is consistent with the Farming Zone, and relevant planning policies of the Moyne Planning Scheme.