Our Proposal: 90 Koroit-Woolsthorpe Road, Koroit 3282 (Lot 4 TP826678)

The proposal is to build a 4 bedroom 2 bathroom 7-star energy-rated brick home with a Colorbond roof on our one-acre (4044 square metre) block located at 90 Koroit-Woolsthorpe Road, Koroit 3282 which we recently purchased. Our one acre property shares its south boundary with residential properties. We intend on turning our vacant block into an idealistic lifestyle property with plenty of space for rainwater tanks, waste water recycling, native tree plantations, fruit trees, vegetable gardens, a chicken coop, plenty of room for pets and a paddocked area for two or three sheep and perhaps a shed. We have previously owned a half-acre property which we found a little too small for the more sustainable lifestyle in which we would like to live, so when we saw the one acre blocks come up for sale we jumped at the opportunity to create the idealistic lifestyle property we have been hoping for.

The home we intend to build will be constructed in compliance with bushfire zone regulations, ensuring safety and resilience in the event of a bushfire. Sustainable features, including rainwater tanks for water harvesting, a greywater system for recycling wastewater, will be incorporated, as well as 3.0kw solar panels and a Chromagen HP170 heat pump hot water system making this home more energy efficient. Additionally, the property will be landscaped with native trees and plants to attract native birds, further enhancing the environmental value of the site. These elements are designed to minimize environmental impact, promote biodiversity, and align with modern principles of ecological stewardship.

Our focus is on sustainability and minimal environmental disruption. The land is currently undeveloped, allowing for the integration of the proposed dwelling in a manner that preserves the natural characteristics of the site and supports sustainable living.

The construction of a 7-star energy-rated brick home on this property is justified by the need for sustainable and safe living accommodations that minimize energy consumption and environmental impact. The dwelling will serve as a primary residence, contributing to the local community while maintaining the agricultural integrity of the surrounding area.

The use of rainwater tanks will ensure that the dwelling is self-sufficient in water supply, reducing reliance on local water resources. The greywater system will allow for the recycling of household wastewater, further decreasing the environmental footprint of the dwelling. The home's compliance with bushfire zone regulations will ensure that it is resilient in the face of bushfire risks, providing safety for occupants and neighbouring properties. Additionally, the planting of native trees and plants will create a habitat for native birds, contributing to local biodiversity and enhancing the ecological value of the property.

<u>Response to Planning Scheme Clauses</u>

Clause 02.03-4 Natural Resource Management – Agriculture

Our block shares it's south boundary with existing houses and there are only two vacant blocks on the north boundary then there are more houses on similar sized allotments. Building a house on our block is not going to look out of place but instead keep in alignment with the surrounding properties, our home would be a short 900 metre walk to the main street of Koroit. We do not intend on compromising the long term viability of farming, in fact it is our intention to paddock off approximately half an acre to run a few sheep, running a higher DSE stocking rate per acre than most large scale farming. We will also plant fruit trees and grow some of our own vegetables further utilising the

ground area. By incorporating rainwater tanks and a greywater system, the dwelling will operate independently of local water resources, preserving them for agricultural use. The home's sustainable design will also minimize soil disruption and protect the land's natural characteristics. The addition of native plantings will enhance the natural environment, supporting local wildlife and contributing to the preservation of biodiversity. Our one acre allotment was already part of a subdivision approved by the shire before we purchased it, and it can be anticipated that the intention of this approval was for rural residential living given the surrounding houses and short distance from the main street of Koroit. The addition of rainwater tanks as well as greywater system ensure minimal to no impact on the water table. In fact, irrigation systems and pest control used by the farming industry would have a far higher impact on the water table than any energy efficient home utilising rainfall, taking care of their own greywater, and planting trees would ever have in the long term.

Clause 02.03-7 Economic Development – Agriculture

The construction of an energy-efficient, bushfire-resilient home supports the broader goals of sustainable development, contributing to the long-term economic viability of the region. The dwelling will not detract from agricultural activities but rather promote sustainable living practices that can coexist with and even support local agriculture. The planting of native trees and plants may also support local agricultural ecosystems by attracting pollinators and other beneficial species.

As mentioned we have purchased this block as a one acre allotment of a previous subdivision approved by the shire in a rural housing area, we intend on utilising the space in a way that not only suits our lifestyle but also so we can live as self-sufficient as possible, fattening sheep for meat, planting fruit trees, having vegetable gardens, and planting native trees not just for privacy but to attract native birds and pollinators to the area, which would not only benefit us but also those around us.

Clause 14.01-1S Protection of Agricultural Land

Our home will be in consolidation of existing small rural housing allotments, as mentioned there are homes all around our one acre block so we would not be interfering with the surrounding environment. Building a 7-star energy-rated brick home on our one-acre allotment will have a minimal impact on the agricultural potential of the land. The small footprint of the dwelling, combined with its sustainable features, ensures that the majority of the land remains available for other uses, including small-scale agricultural activities. The addition of native plants and trees will further protect the land by reducing soil erosion and promoting a healthy ecosystem.

Building a 7-star energy-rated home on our one-acre rural block is a sustainable and responsible use of land that aligns with the objectives of the Farming and Rural Living Zones, while preserving the productive capacity of the surrounding agricultural area.

Building our 7-star energy rated home ensures minimal environmental impact through reduced energy consumption and lower greenhouse gas emissions, crucial in rural areas with limited energy infrastructure. Rainwater tanks reduce reliance on external water sources, ensuring no additional strain on local resources. A self-contained wastewater system will manage waste on-site, preventing contamination of nearby agricultural land or waterways.

The home will be sited to avoid any significant loss of productive agricultural land and to ensure surrounding agricultural activities remain uncompromised. We will build our home in a way that maintains the rural character without contributing to urban sprawl or altering the rural setting. This

proposal for a 7-star energy-rated home is consistent with environmental and land-use policies, ensuring sustainability, efficient land use, and the preservation of agricultural productivity while benefiting the local community by supporting of local businesses.

Clause 14.01-1L Agricultural Production

Building a 7-star energy-rated home on our one-acre block should be allowed because it aligns with sustainable development principles while adhering to strict environmental and safety standards. The energy-efficient design minimizes the ecological footprint, reducing overall energy consumption and promoting long-term sustainability. Additionally, by meeting bushfire zone regulations, the home is designed to withstand local environmental challenges, ensuring safety and resilience. Our proposal also includes the installation of rainwater tanks and a greywater system, which supports water conservation and effective wastewater management entirely within the lot, as required by policy. The development plan further enhances the property's environmental value by planting native trees and plants, which will attract native wildlife and improve local biodiversity.

This approach ensures that our home not only preserves but also contributes positively to the surrounding environment. The construction of this home will demonstrate how modern, eco-friendly living can coexist with rural and agricultural settings, supporting the overall sustainability of the area without compromising neighbouring agricultural activities.

Clause 14.01-2S Sustainable Agricultural Land Use

The proposed 7-star energy-rated brick home embodies the principles of sustainable land use. The inclusion of energy-efficient design, rainwater harvesting, greywater recycling, and native plantings demonstrates a commitment to minimizing environmental impact while maintaining the land's value for potential agricultural use. These features, combined with the home's compliance with bushfire zone regulations, ensure that the property remains an asset to the local environment and community, supporting both sustainable living and agricultural productivity.

Conclusion

The construction of a 7-star energy-rated brick home on this one-acre property is consistent with the decision guidelines for dwellings in the farming zone. The dwelling's sustainable features, including rainwater tanks, a greywater system, native plantings, and bushfire resilience, ensure that the property's environmental and agricultural value is maintained or enhanced. This proposal represents a responsible approach to rural living that supports the broader goals of sustainability, natural resource management, and biodiversity conservation.

Our proposal to build a home on our allotment promotes innovative, climate-resilient, and resource-efficient practices that ensure the long-term sustainability of both the agricultural sector and the surrounding environment. Our proposal is a proactive step towards integrating modern living with sustainable rural land use, setting a precedent for future developments in the area.