



PLANNING REPORT

345 Hughs Road Wangoom VIC 3279

CONTENTS

ATTACHMENT LIST	- 3 -
PROPOSAL	- 4 -
PLANNING CONTROLS.....	- 6 -
SITE ANALYSIS.....	- 7 -
POLICY ANALYSIS	- 13 -
MUNICIPAL PLANNING STRATEGY.....	- 13 -
PLANNING POLICY FRAMEWORK	- 17 -
FARMING ZONE SCHEDULE 1 (FZ1).....	- 19 -
SUMMARY	- 22 -

ATTACHMENT LIST

- Application Form
- Copy of Title
- Plan Pack by Phase Building Design

ACKNOWLEDGEMENTS

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DOCUMENT CONTROL

This document has been prepared to aid the submission of a planning permit application for 345 Hughs Road Wangoom VIC 3279

Revision 1 22/08/2024

PROPOSAL

The application proposes the use of the land for a dwelling.

The application does not propose any external buildings and works on the site that will trigger the need for a planning permit.

The extent of works associated with the proposed residential use of the site are all internal to the church building, which include the construction of:

- A mezzanine level (including a bedroom, ensuite, a walk in robe and staircase).
- A kitchen at ground floor level.
- Installation of a laundry located in the vestry at the rear of the Church building.
- The remaining open span area within the Church may need other alterations, subject to the requirements of the Building Regulations to convert the building to a compliant Class 1 building.

The re-introduction of buffer perimeter vegetation around the boundaries of the land will also be undertaken. Indigenous native vegetation will be used to establish a thick visible barrier between the subject site and the surrounding agricultural land. It is intended that this will reduce the potential for land use conflicts to occur and also provide some level of biodiversity value improvement to the area.

DESIGN VISION

The overall vision for the site is to convert the internal area of the existing Church building and to use it as a dwelling and also use the hall as part of that use, but not make any internal alterations to the hall at this time.

While the proposed internal works that are detailed above seek to support the Church re-use as a dwelling, a longer term vision for the site will also include restoration works of the exterior of the Church to conserve the significant features of the building.

Ongoing repair work on both the Church and existing hall, including replacement of failed guttering/down pipes, roof sheet replacement as necessary, repair and make good mortar joints to ensure integrity of existing stone/brick construction, repair cracked glazing of external windows, repair and make good timber/metal framed windows/wall cladding and paint as necessary.

It is important to note that the installation of openable skylights/velux windows that are shown in the northern roofline are proposed for the purposes of compliance with natural light and ventilation requirements for a dwelling as required by the Building Regulations and National Construction Code.

As detailed in this report, neither the restoration works nor the addition of domestic services (like the sky lights, hot water service and the like) currently need a planning permit. The intent of providing information about the restoration works is to demonstrate the integrity of the project as a whole, which seeks to restore and conserve the Church building.

The placement of the sky lights are located so that they are not seen from the road frontage.

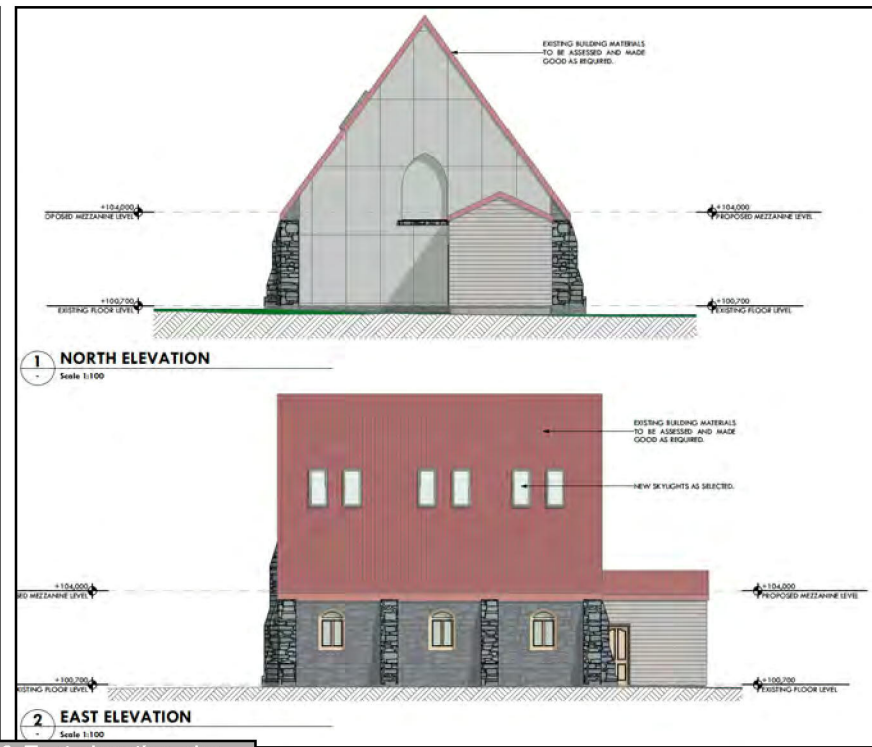
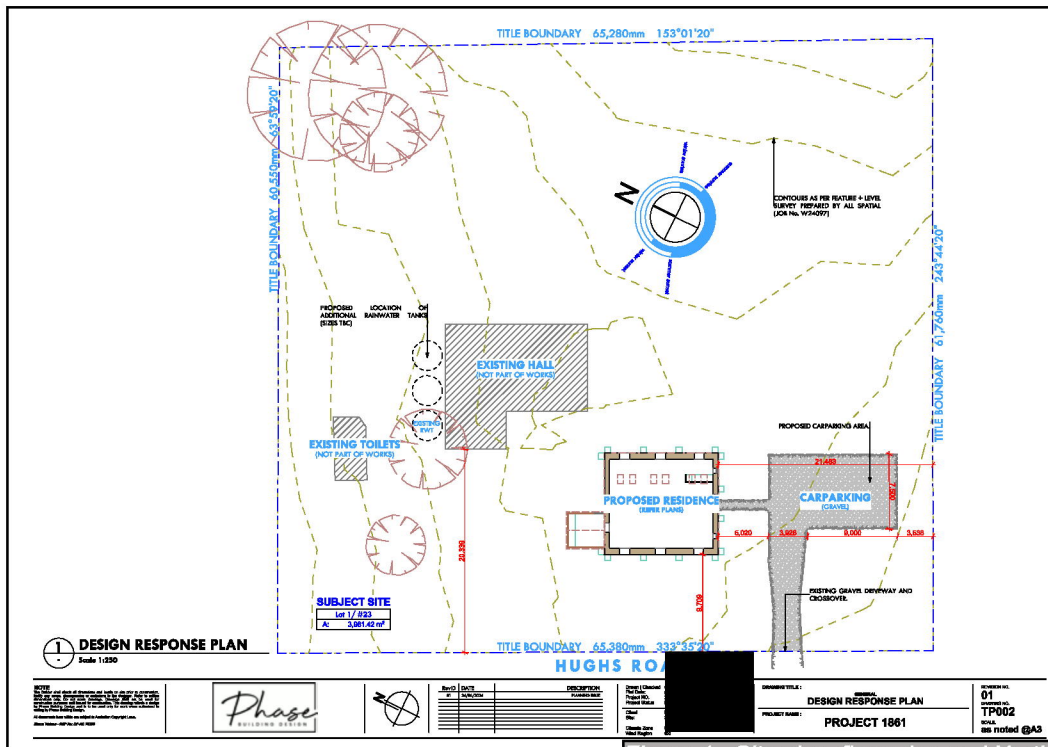
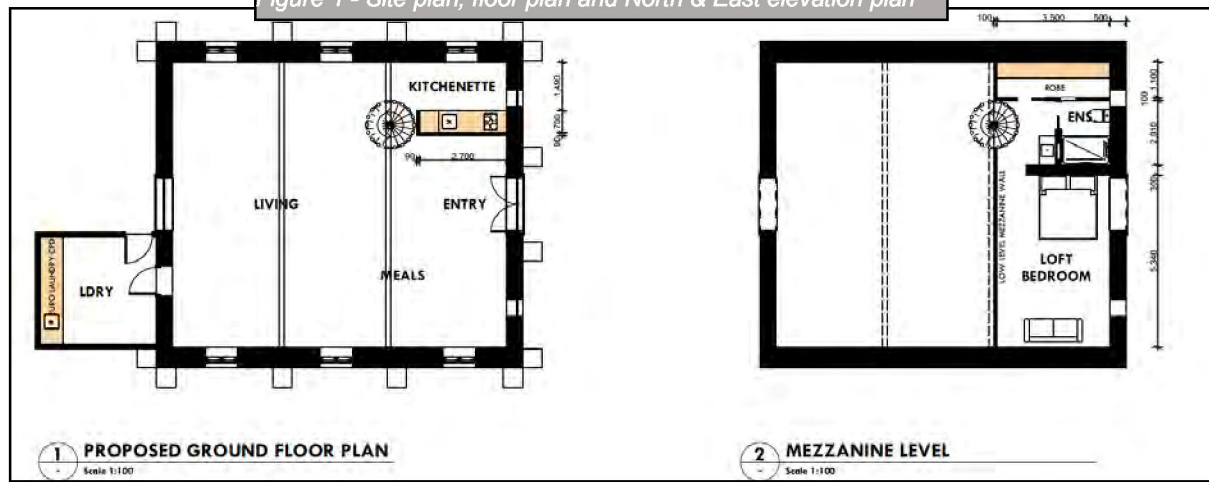


Figure 1 - Site plan, floor plan and North & East elevation plan



PLANNING CONTROLS

The site is located in the Farming Zone Schedule 1 (FZ1).

There are no Overlay controls that apply to the site.

PERMIT TRIGGERS

- Clause 35.07-1 – A permit is required to use the land for a dwelling where the lot is less than the minimum lot size (FZ1)

An assessment below provides a response to the Farming Zone as required.

CONTROLS WHICH DO NOT TRIGGER A PERMIT

Clause 62.02 - Buildings and works not requiring a permit unless specifically required by the planning scheme

As it is relevant to the proposal this provision states as follows.

Any requirement in this scheme relating to the construction of a building or the construction or carrying out of works, other than a requirement in the Public Conservation and Resource Zone, does not apply to:

- *Repairs and routine maintenance to an existing building or works.*
- *Domestic services normal to a dwelling or small second dwelling.*
- *Services normal to a building other than a dwelling or small second dwelling, including chimneys, flues, skylights, heating and cooling systems, hot water systems, security systems and cameras, downpipes, window shading devices, or similar.*
- *The internal rearrangement of a building or works provided the gross floor area of the building, or the size of the works, is not increased and the number of dwellings is not increased at 62.02-2.*

The definition of a “domestic services normal to a dwelling” is as follows:

- *A domestic appliance or apparatus that is normal to and services a dwelling or small second dwelling. It includes disabled access ramps and handrails, an air conditioner, cooling or heating system, a hot water service, security systems and cameras, shade sails, a barbeque, downpipes and flues, a **skylight**, security screens, and the like.*

The definition of “gross floor area” is as follows:

- The total floor area of a building, measured from the outside of external walls or the centre of party walls, and includes all roofed areas.

RESPONSE

Domestic Services

The identified restoration/conservation works in the ‘design vision’ section above is reasonably classed as ‘repairs and routine maintenance’ as those works are repairing or replacing ‘like for like’ materials and is exempt under Clause 62.02.

The typical addition of air-conditioning units, hot water services, heating flues and skylights all constitute what is specifically defined by the Planning Scheme as 'domestic services normal to a dwelling'. The addition of this equipment to a dwelling is an acceptable and expected visual addition to any dwelling.

On that basis no permit is required as repairs and routine maintenance and the addition of domestic services does not constitute a building and works permit trigger under any relevant provision of the Moyne Planning Scheme that applies to this site.

There is only a singular instance where a domestic service may require a planning permit. This circumstance is limited to the scenario when the Heritage Overlay applies to a site. In this regard, the domestic service/s would only trigger the need for a permit where:

- Domestic services normal to a dwelling if the services are visible from a street (other than a lane) or public park.

It is understood that the land contains two buildings that have been identified as having historic significance and that a Heritage Citation has been prepared but has yet to be given any formal weight in the Planning Scheme through the introduction of the Heritage Overlay over the site. The overarching intent of the project is to conserve the building's historic importance, which as part of best practice heritage restoration should include discrete location of domestic services.

Internal rearrangement

The addition of a loft bedroom, bathroom and walk in robe is not classified as an internal rearrangement that would trigger the need for a permit for buildings and works on the basis that it does not increase the gross floor area.

An increase in gross floor area is the total floor area measured from the external walls. In summary, the gross floor area is equivalent to the footprint of the building.

Within the context of a loft space in the Church building, the exemption from a permit applies no matter the size of the loft space addition, as the gross floor area is not being increased, and the number of dwellings is not being increased.

SITE ANALYSIS

THE SITE

The subject land is located at 345 Hughs Road, Wangoom (known as Lot 1 TP21295W). The site is 4047m² in size and it is a regular rectangular shaped lot. It is located on the north eastern side of Hughs Road (and within its immediate setting) sits at an elevated position from the road surface presenting the building on the highest ridge as a prominent structure.

The land has a minor undulation across the depth of the site, with the change in height being approximately 0.5m across a 65m length. The two lowest points being adjacent to the rear part of the northern boundary and the northern half of the eastern boundary.

The land contains an existing bluestone Gothic style Church (formerly owned by the Uniting Church, with its last Church service being held in January 2024), an associated brick Hall that was later constructed in 1954 and separated toilet building.

Prior to the sale of the Church property by the Uniting Church, the perimeter of the site was buffered by mature Cypress hedging, which has since been removed. The removal of the Cypress hedging was purposeful to renew the boundary vegetation with indigenous natives

that will act as a wind break, provide a buffer to surrounding agricultural production and also add some biodiversity value to the agricultural area.

Despite the incomplete process for the Heritage Study, it is acknowledged that the site contains important heritage fabric/buildings, and the prepared Heritage Citation Report (available through HERMES) highlights how the site is significant:

- WHAT IS SIGNIFICANT?
 - The Wangoom Uniting (former Presbyterian) Church, in Hughes Road, Wangoom, is a well built Gothic style church that was built from local bluestone in 1861. The church is a simple design but finely detailed with ornate tracery windows and a steeply pitched corrugated iron gabled roof. Also significant is the 1954 brick hall at the rear of the church.
 - The modern toilet block is not significant.
- HOW IS IT SIGNIFICANT?
 - Wangoom Uniting Church, Hughes Road, Wangoom, is of historical, aesthetic and social significance to Moyne Shire.
- WHY IS IT SIGNIFICANT?
 - The Wangoom Uniting Church, Hughes Road, Wangoom, is of local aesthetic significance as an intact example of small Gothic Revival church. It has a simple, robust form enlivened by ornate tracery windows.
 - The Wangoom Uniting (former Presbyterian) church in Hughes Road, Wangoom is of local social significance because it was erected as an expression of their faith by those who settled the district. It is still largely in its original state and still used for its original purpose.



Figure 2 - Current external images of the Church and Hall



Figure 3 - Aerial photos showing previous vegetation buffers and current cleared site

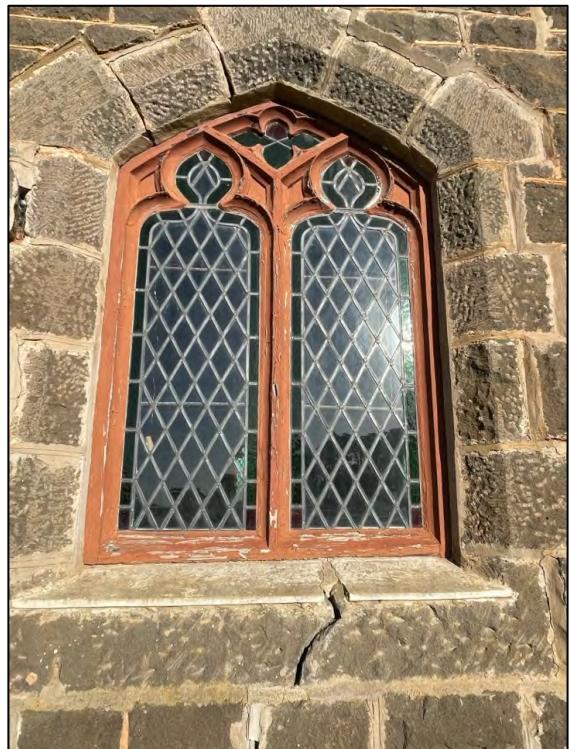


Figure 4 - Images of current condition of Church - repairs to most external materials will be necessary for effective conservation

THE SURROUNDS

The Wangoom settlement presents as a collection of private and public buildings that are clustered around the crossroad intersection of Wangoom Road, Hughs Road, Hopkins Falls Road and Wangoom-Warrumyea Road.

As detailed in the submitted LCA, the soil profile of the site and typical also of the area is:

- Within the Volcanic plain influenced landforms to the north west of the Wangoom junction.
- Soil characteristics include high fertility and CEC, coupled with somewhat reduced infiltration.
- Soils in the vicinity of the proposed effluent envelope (TP1 & TP2) are characterised as Silty Clay Loam topsoils overlying Silty Light Clay subsoils.
- For the soil in the proposed land application areas, no soil characteristics present major constraints providing various options within compliant wastewater management solutions.

The cluster of buildings contains civic/commercial buildings, the Memorial/Public Hall and adjoining recreation reserve, the CFA Station; the Wangoom General Store and a handful of dwellings. There are also other sites located further along Wangoom Road that indicate a typical sparsely located historic settlement pattern in the area with the Wangoom Recreation Reserve and former State School located to the south west of the crossroad.

As is typical, the Church property is located in the settlement at the highest point in the landscape to match its social importance in the community when the Church was built in 1860.

The surrounding area around the settlement of Wangoom is used for a mix of agricultural production, including dairy production, grazing and breeding and crop production.

There are no dwellings not in the same ownership or agricultural storage/sheds located within the vicinity of the subject land.

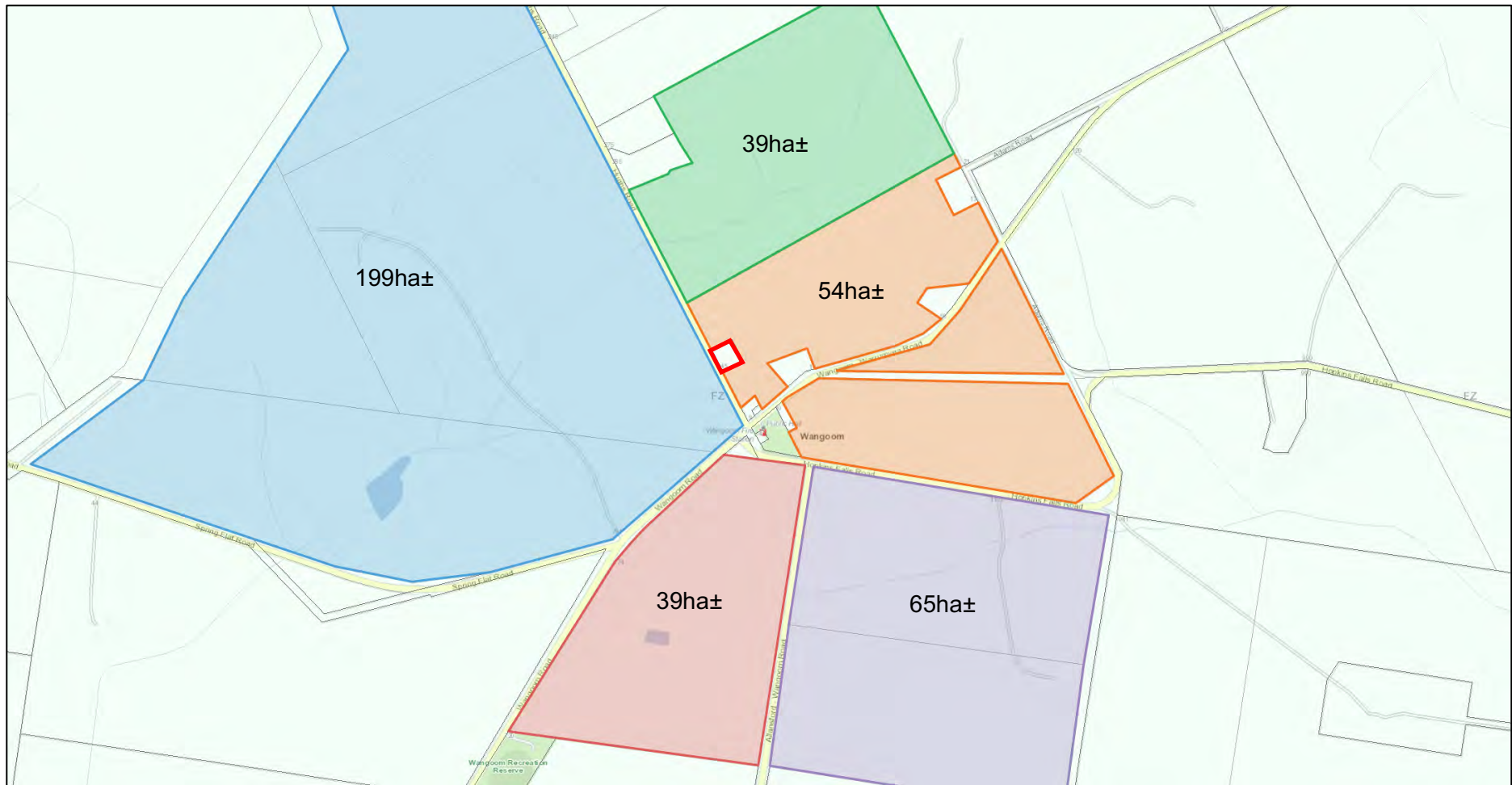


Figure 5 - Site Context Plan - surrounding farm holdings size shown - subject land highlighted in red

RESTRICTIONS ON TITLE

There are no restrictions on the title that would be breached by the grant of a permit.

POLICY ANALYSIS

MUNICIPAL PLANNING STRATEGY

CLAUSE 02.03-4 NATURAL RESOURCE MANAGEMENT – AGRICULTURE

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.

Strategic Directions

- Protect the natural and physical resources upon which agricultural industries rely.
- **Prevent land use conflicts** between agricultural uses and sensitive uses.
- Limit the use of productive agricultural land for non-productive agricultural purposes.
- **Restrict the rural residential use of productive agricultural land.**

CLAUSE 02.03-5 BUILT ENVIRONMENT & HERITAGE – HERITAGE

As it is relevant to the proposal, this Strategy details that:

- The Shire contains an **outstanding collection of heritage places that are recognised as a significant asset and give it a distinctive character**.

Strategic Directions

- **Protect and enhance the Shire's heritage places** and precincts.

CLAUSE 02.03-7 ECONOMIC DEVELOPMENT – AGRICULTURE

Agriculture is the most important sector of the local and regional economy and a major source of local employment. The Shire is within Australia's largest dairy production region that contributes around a quarter of the nation's milk production.

The preservation of agricultural land in large holdings is necessary to maintain the economy of the Shire, including the service and processing industries that support agriculture.

Strategic Directions

As it is relevant to the proposal:

- **Protect agricultural land** from non-productive use and development.

- Ensure that the **use and development of land does not prejudice agricultural industries or the productive capacity of the land.**

POLICY SUMMARY

As a summary of what the above relevant policy seeks, the following is detailed:

- Proliferation of dwellings for lifestyle or hobby farm purposes in rural areas can compromise the long-term viability of farming.
- 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.
- Prevent land use conflicts.
- Restrict the rural residential use of productive agricultural land.
- Outstanding collection of heritage places that are recognised as a significant asset and give it a distinctive character.
- Protect and enhance the Shire's heritage places.
- The preservation of agricultural land in large holdings is necessary to maintain the economy.
- Protect agricultural land.
- Use and development of land does not prejudice agricultural industries or the productive capacity of the land.

POLICY THEME SUMMARY

The overarching themes in the above summarised policy direction is:

- To **protect the agricultural land resource** in Farming Zone areas
- **Maintain the productive capacity** of land
- **Do not prejudice agricultural industries**
- **Prevent land use conflicts**
- **Avoid the proliferation of dwellings** for lifestyle purposes
- **Conserve heritage** significance

PROPOSAL RESPONSE

The proposed development achieves the following, which is consistent with the above policy direction.

Protect agricultural land resource and productive capacity

As a simple response to this policy considerations, the subject land (since its creation of title in c.1860) has never been actively used for any agricultural production, despite it being Farming Zone.

The broad application of the Farming Zone across settlements/hamlets is typical and does not necessarily indicate the land's preferred use, it moreover can indicate that there is not a more appropriate Zone for the site, depending on circumstance.

If the settlement of Wangoom were ever zoned for residential purposes, it would have made good sense to include the Church property within the boundaries of the settlement area, as a

Church is a typical community based service that is better placed in a residential zoning, which is reflected in the purpose of the Residential 1 Zone and/or the Township Zone.

The Rural Housing and Settlement Strategy made no recommendations to re-zone the settlement of Wangoom to any type of residential zone and therefore the Farming Zone status is maintained on the Wangoom settlement.

In other circumstances (where a residential zone is used) the settlement boundary acts as a barrier to protect the agricultural land resource and to maintain the productive capacity of agricultural land so that the ad-hoc proliferation of dwellings is limited within a settlement.

Within the context of Wangoom, the subject land has never been used as a part of a larger farm, so the alternate use from a Church to a dwelling causes no loss of the agricultural land resource or productive capacity loss.

Prevent land use conflicts and not prejudice agricultural industries

The surrounding agricultural production is predominantly grazing, with some dairy production and rotational cropping.

Land at Wangoom Warrumyea Road

At present, the land to the north, south and east of the subject land is part of a singular larger land holding of approximately 54ha, which is used in conjunction with a dairy farm at present. All of the dairy and equipment buildings, effluent ponds and stock water are located remotely from the boundaries with the subject land.

Therefore, the associated grazing of dairy stock, pasture improvement, fodder production and the like have more limited capacity to cause nuisance to a dwelling use. Any dairy farm odour from effluent ponds, noise from cows being herded and milked twice a day, equipment repair and storage all occur along the Wangoom Warrumyea Road and therefore has sufficient separate of at least 160m between the Church building to the closest storage shed to the east.

It is acknowledged that the agricultural activities of grazing, any rotational crop raising, fodder production (hay/silage) has the potential to cause detriment to a residential use and visa versa the residential use has the potential to prejudice the agricultural industry.

Positive attributes that the Church building has in being used for a dwelling are:

- The former Church building provides good sound insulation from the surrounding agricultural uses through the bluestone walls.
- The Church building setbacks to boundaries are between 20-30m and it is reasonably expected less likely that day to day agricultural production will be undertaken directly adjacent to any boundary of the subject land.
- It is more likely that occasional tractor operation for hay and silage production and/or incidental grazing that will occur closer to the boundaries of the subject site. These occasional agricultural activities on a scale of industrial nature are more benign than the process of undertaking twice daily milking processes, the production of waste being treated in settling ponds and the regular movement of machinery to and from sheds, most of which occurs on the adjoining land at least 160m to the east of the Church building.
- It is important to note that the closest part of the adjoining farm hub are machinery sheds, which is the part of the agricultural industry that is more benign when compared to twice daily activities at the milking shed and settling ponds.

Land at Wangoom Road

At present, the land to the west of the subject land is part of a larger land holding known as 781 Wangoom Road, which is approximately 199ha. The land contains a single dwelling and all agricultural shedding in the centre of the property. The land is currently used for sheep grazing and contains shearing sheds in the centre of the site.

Much like the occasional grazing of stock and the production of fodder from pasture on the site, there will be minimal potential to cause nuisance to the proposed dwelling on the subject site as the agricultural use is occasional and at a lower density than other types of agricultural production.

To ensure that a precautionary approach is taken to cater for any variation in agricultural production in the area and to effectively reduce the potential for land use conflict between the proposed residential use and the surrounding agricultural uses it is more than reasonable that Council require that perimeter buffer landscaping be reintroduced around the boundaries of the lot, as proposed by the landowner.



Figure 6 - Distance of proposed dwelling from surrounding agricultural hubs

Avoid proliferation of dwellings

It is unlikely that the surrounding area has the land resource to support additional dwellings on smaller lots for rural lifestyle purposes.

The surrounding lot pattern and land holding primarily supports sustainable agricultural enterprises with an average land holding size of approximately 79ha, with the largest land holding being to the west at 199ha and the smallest to the north and south west of 39ha. There is no evidence of smaller lots in the area that might lead to a proliferation of dwellings on small lots for lifestyle purposes.

On this basis, it is unlikely that this proposal will cause a proliferation of dwellings in the area.

Despite the lot pattern in the area, this site is in a unique position given its former non-residential or agricultural land use, established for 164 years.

Whilst it is noted there has been heritage documentation prepared previously by Council including a draft heritage citation it has yet to be formally implemented through a planning scheme amendment process or the introduction of a Heritage Overlay.

If this site were vacant and a proposal for a dwelling was proposed on the small lot it is the policy considerations would be different to those which are relevant for this proposal.

The significant difference is that the proposal seeks to convert the use of the land from its current Church (Place of Assembly) use to a dwelling, with the existing Church and Hall structures.

Within the context of this proposal, on balance, there is support in the above policy for the proposal because:

- Sufficient separation that can be managed between the proposed dwelling contained within existing buildings and surrounding agricultural production (subject to the establishment of buffer plantings) to not cause potential for land use conflicts; and
- A continuation of an alternate use is important to assist in the conservation of this historically important site, based on the draft heritage citation.

PLANNING POLICY FRAMEWORK

CLAUSE 14.01-1L AGRICULTURAL PRODUCTION

The primary objective of this policy is to:

- 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

As it is relevant to the proposal:

- **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.
- 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.**

Policy Guidelines

As it is relevant to the proposal:

- Ensuring that **land capability and land suitability are considered in the assessment** of use and development proposals.

- **Requiring the planting of vegetation** within an excised lot to reduce any potential impacts of adjacent agricultural activity.

CLAUSE 15.03-1S HERITAGE CONSERVATION

The primary objective of this policy is to:

- To ensure the conservation of places of heritage significance.

Strategies

As it is relevant to the use of land proposal:

- Support adaptive reuse of heritage buildings where their use has become redundant.

Moyne Heritage Review

A recommendation for the inclusion of the subject site in the Heritage Overlay was made by the Council in 2013. The recommendation states that the site is of local significance (Context Pty Ltd and Helen Doyle 2013).

Moyne Shire Council document "Review of Moyne Shire Heritage Study Stage 2 (2006) – Key Findings and Recommendations (December 2013) was completed by Context Pty Ltd.

The document had built on the first two parts of the Moyne Heritage Review that was undertaken in 2006 (H Doyle).

It is understood that only part of the 2013 Key Findings and Recommendations Report were implemented and that the implementation did not introduce new heritage controls over much of the Shire area, including the subject site/Former Uniting Church, Wangoom. The partially completed Study implementation remains in the same state of progression at present.

A copy of the heritage citation is submitted with this application and is relied upon to identify its heritage significance, despite no formal planning controls applying to the site.

POLICY THEME SUMMARY

The overarching themes at Clause 14 and Clause 15 policy direction is:

- Avoid land use conflict
- Ensure all wastewater is treated within the boundary of the land
- Support adaptive reuse of heritage buildings

PROPOSAL RESPONSE

The proposed development achieves the following, which is consistent with the above policy direction:

Avoid land use conflict

There is sufficient separation able to be provided between the proposed dwelling and surrounding agricultural uses, and on that basis is consistent with relevant State and Local Planning Policy.

Onsite wastewater treatment

The submitted Land Capability Assessment (LCA) details that the proposal can treat all wastewater onsite through installation of a new compliant system as required by relevant EPA and Council regulations.

Adaptive reuse & heritage conservation

The property holds strong historic community connections and heritage fabric as part of the early development of the Wangoom area including that the community built the Church through contributions and labour in 1860.

The proposal to use the land for a dwelling seeks to repurpose the Church structure for a dwelling, with internal modifications to enable the new use to meet modern building code requirements.

The known benefits to conservation of heritage buildings via adaptive reuse are established best practice and is particularly a supported direction detailed in State Planning Policy at Clause 15.03-1S.

Part of the overarching design response for this proposal, despite the absence of a Heritage Overlay is to restore and repair the Church and Hall for a dwelling and in turn this will ultimately assist in conservation of the heritage property through restoration works such as detailed above in this report.

The proposal supports the intention of the heritage citation to better conserve the site through adaptive reuse, despite the incomplete Heritage Study process.

FARMING ZONE SCHEDULE 1 (FZ1)

Purpose of Zone/Response

It is well understood that the overarching purpose of the Farming Zone is to provide for sustainable agricultural production through protection of land resource and encouraging sustainable land management, amongst other elements.

The specific purpose that is particularly relevant to this proposal is:

- To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.

This report demonstrates that the proposal is able to be consistent with this purpose, primarily through:

- The land resource, since its creation, has never been used for agricultural production, therefore there is no loss of agricultural land.
- The proposed dwelling use is sufficiently separated from surrounding land used for agriculture and existing agricultural enterprises, subject to the re-establishment of a vegetation buffer around the boundary of the land.

CLAUSE 35.07-1-2 & 4 TABLE OF USES, USE OF LAND FOR A DWELLING & BUILDINGS AND WORKS

As detailed in this report, a permit is required for the use of the land for a dwelling, as the land is under the minimum lot size specified in the Zone (being 40ha).

Already detailed above, there are no 'buildings and works' that trigger the need for a permit.

The proposed use is able to meet the requirements of Clause 35.07-2 in the following manner:

- Access to the dwelling is via Hughs Road and the existing vehicle crossover. Hughs Road is a sealed public road with width dimensions of 6.5m, therefore meeting the requirements for an all-weather road with dimensions adequate to accommodate emergency vehicles.
- The submitted LCA demonstrates that a compliant secondary treatment system can treat all wastewater onsite as required by the EPA and Council regulation.
- As part of the use of the land, tanks will be provided onsite (located at the rear of the hall) to provide for both a static firefighting water resource and also a potable water supply for the dwelling. It is envisaged that both water sources will be connected to a stormwater/water supply system to harvest roof water, then pump water directly to the Church building/proposed dwelling and also install a compliant firefighting water coupling/connection as required by CFA standards closer toward the gravel hardstand at the southern boundary.
- Electricity connection is already established to the site and both buildings.

CLAUSE 35.07-5 APPLICATION REQUIREMENTS FOR DWELLINGS

As required by this Clause, the following response is provided to relevant decision guidelines.

DECISION GUIDELINE	SUMMARY RESPONSE
GENERAL ISSUES	
The capability of the land to accommodate the proposed use or development, including the disposal of effluent.	The LCA demonstrates that all wastewater can be treated within the boundaries of the land and be compliant with relevant EPA and Council regulation.
Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.	As detailed, there is sufficient separation between the proposed dwelling and surrounding agricultural land uses to effectively limit the potential for land use conflicts. The proposed dwelling use is considered suitable for the site on the basis of adaptive reuse of a heritage building and the importance of conservation of the heritage place.
AGRICULTURAL ISSUES AND THE IMPACTS FROM NON-AGRICULTURAL USES	
Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.	As already detailed, the land has never been used for agricultural production, as the lot was originally created for the Church.
The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.	Detailed in this report, there is sufficient separation between the dwelling and surrounding agricultural land uses so as avoid limiting the operation and expansion of adjoining agricultural uses.

ACCOMMODATION ISSUES	
Whether the dwelling will result in the loss or fragmentation of productive agricultural land.	The land is not of a size that would permit the subdivision of land so as to create any additional lots.
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.	As detailed, there is sufficient physical separation to the closest agricultural equipment on adjoining lots and the addition of vegetation buffer around the site will additionally limit amenity impacts to the dwelling.
Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.	Detailed in this report, there sufficient separation between the proposed dwelling and surrounding agricultural land uses so as avoid limiting the operation and expansion of adjoining 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.	Detailed above, the surrounding predominant lot pattern has an average lot size of at least 39ha and primarily used for sustainable agricultural enterprises. There are no other surrounding smaller lots that would likely cause a proliferation of dwellings in the area.
ENVIRONMENTAL ISSUES	
The impact of the use or development on the flora and fauna on the site and its surrounds.	<p>The proposed landscape buffers strip around the boundary of the site will in general improve flora and fauna values to the site as it is intended to create the vegetated buffer with indigenous native species.</p> <p>The proposed secondary treatment system can also be designed so as to reuse water to assist with the health and growth of the perimeter buffer, providing a sustainable water source for the vegetation.</p>
The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.	A secondary treatment system is proposed by the LCA, which treats the residual water to a better quality, effectively minimising the impact of nutrient load on ground water and any vegetation.
DESIGN AND SITING ISSUES	
The need to locate buildings in one area to avoid any adverse impacts on surrounding	There are no proposed buildings and works for this application.

agricultural uses and to minimise the loss of productive agricultural 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.	As detailed, the adaptive reuse of the existing buildings for a dwelling assists in conserving the buildings through associated repair and restoration works. This supports the conservation and historic significance of the place.
The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.	<p>As detailed, the following services are provided to the site:</p> <ul style="list-style-type: none"> • Access to the site is already established via an existing public road and vehicle crossover. • Electricity connection already exists. • Onsite wastewater treatment system is compliant with EPA regulation and will be installed in conjunction with the proposed residential land use.

SUMMARY

As detailed in this report, the application proposes a land use and design response for the site that will:

- Be sufficiently separated to surrounding agricultural land uses to effectively limit land use conflict and avoid limiting agricultural businesses operation and growth.
- The proposal and surrounding context is not expected to create a proliferation of dwellings used for lifestyle purposes.
- Effectively conserve a proposed heritage place through adaptive reuse, which is a best practice heritage conservation principal.
- All services either exist or can be improved to comply with the requirements of the Scheme.
- The submitted LCA demonstrates that all wastewater can be treated as required onsite.

The proposal is consistent with both the Farming Zone and also State and Local Planning Policy.

The addition of reasonably required conditions to any permit issued are expected, relating to the installation of potable water supply, static water supply for fire fighting purposes, onsite wastewater system installation and indigenous native vegetation buffer plantings around the boundaries.

It is requested that the application is supported in its current form by the Responsible Authority and a permit granted in due course, subject to any reasonably required conditions.