



PLANNING REPORT

28 Walkers Lane Koroit VIC 3282

ATTACHMENT LIST

- Application Form
- Copy of Title
- Plan Pack

ACKNOWLEDGEMENTS

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DOCUMENT CONTROL

This document has been prepared to aid the submission of a planning permit application for 28 Walkers Lane Koroit VIC 3282

Revision 1 13/11/2024

PROPOSAL

The application proposes buildings and works to alter and extend an existing dwelling at 28 Walkers Lane, Koroit as follows:

- Demolition of rear attached carport, external stairs, rear balcony, front verandah and mud room.
- Alterations and reconfiguration of internal layout.
- Extension to the dwelling including new outdoor living area to the south-west, attached double garage to the north-east and altered rumpus/sun lounge above existing attached rear garage/storage.
- The approximate footprint of the dwelling extension is a modest increase of just 29.3m².
- The roof of the proposed extension will match the existing hipped roof form of the dwelling.
- Both the existing and new external walls will be rendered and painted in a mid-grey finish ('Milton Moon')
- Titled roof will be replaced with Colorbond sheet roofing in 'Basalt'.

The proposal also includes the removal of an old concrete water tank on the south-west side of the dwelling and replaced with new tanks to the rear of the existing shed along the north-west boundary. All stormwater will be retained onsite through the use of these new rainwater tanks.

A new double width crossover will be constructed, strictly in accordance with Council's regulations, to serve the new double garage from Lake View Road.

No native vegetation will be removed as part of the application.

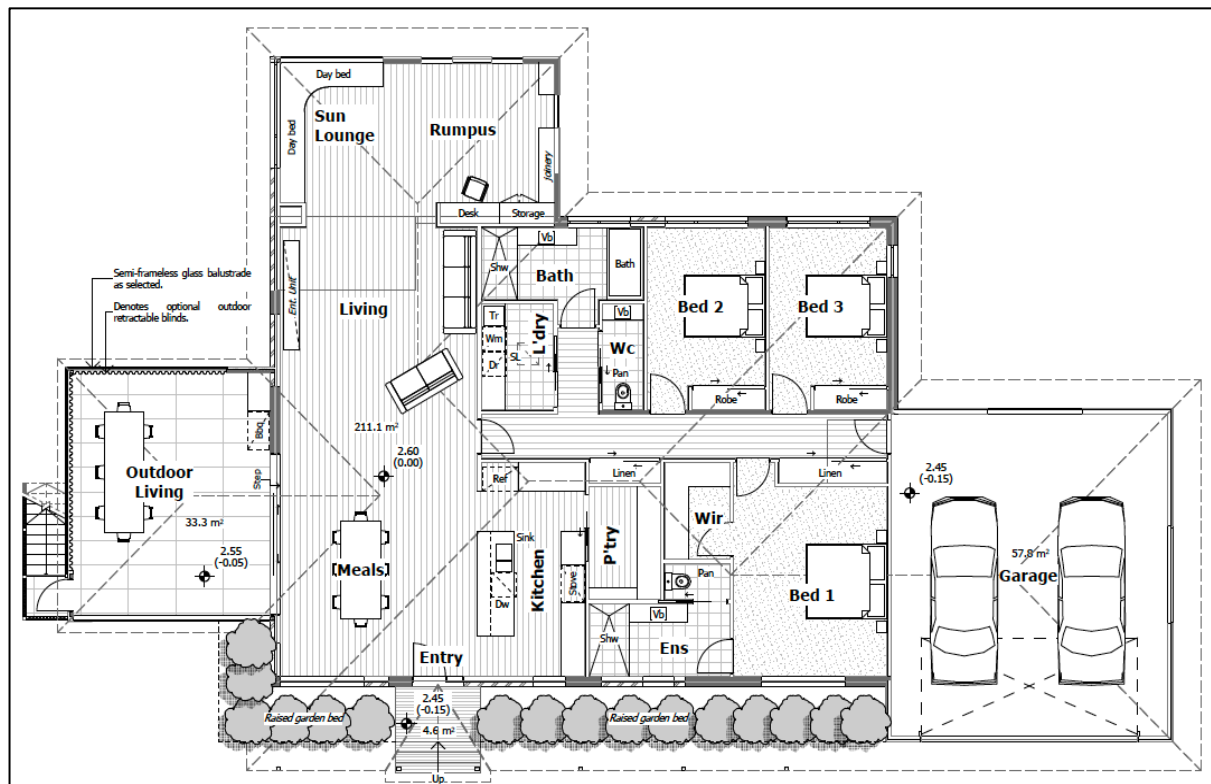


Figure 1 - Proposed floor plan by JRDS Consultants.

PLANNING CONTROLS

The Town Planning Controls which apply to the property are as follows:

- Farming Zone
- Bushfire Management Overlay
- Significant Landscape Overlay - Schedule 6

PLANNING TRIGGERS

- Pursuant to Clause 35.07-4 of the Farming Zone, a planning permit is required to construct a building within:
 - 20m from any other road (Lake View Road);
 - 100m from dwelling not in the same ownership.
- Pursuant to Clause 44.06-2 of the Bushfire Management Overlay, a planning permit is not required to construct an alteration or extension to an existing building used for a dwelling or a small second dwelling that is less than 50 percent of the gross floor area of the existing building. In this instance, the total extension is 29.3m² which equates to 9.4 percent of the existing gross floor plan. (see Area Analysis page 2 of architectural plans by JRDS Consultants)
- Pursuant to Clause 42.03-2 of the Significant Landscape Overlay and particularly Schedule 6 to the Overlay, a planning permit is required for the proposed alterations and extensions, for the following reasons:
 - The building is located north of the Princes Highway.
 - The building or works is within 10 metres of any roads adjoining the Tower Hill Reserve (Lake View Road).
 - Within of 200 metres from the sea, estuary or wetlands (Tower Hill).



Figure 2 - 3D perspective by JRDS Consultants

SITE ANALYSIS

SUBJECT LAND

The subject land Lot 1 on PS137003 located on the south-west corner of Walkers Lane and Lake View Road in Koroit. The site has a 45.59m frontage to Walkers Lane and a 46.11m frontage to Lake View Road with a total area of approximately 1478m².

The property contains an existing brick veneer dwelling which faces Lake View Road and associated outbuildings including detached shed with roller doors facing Walkers Lane.

SURROUNDING LAND

To the immediate east and south across Lake View Road is Tower Hill Wildlife Reserve and due to the very nature of this volcanic landscape, the subject land has a slope from the south-east to the north-west.

Although zoned Farming, the properties to from the north-west to the south-west are developed and used for residential purposes. To the north-east is a former quarry, now owned and used by Moyne Shire Council for storage purposes.

RESTRICTIONS ON TITLE

The Certificate of Title does not contain any restrictions that would be breached by this proposal.



Figure 3 - Aerial of subject land with alterations/extensions shown in dashed red. (Source: NearMap Jan 2024)



Figure 4 - Existing dwelling as seen from south-east across Lake View Road (Source: realestate.com.au Feb 2024)



Figure 5 - Existing dwelling as seen from north-east across Walkers Lane (Source: realestate.com.au Feb 2024)

FARMING ZONE

A planning permit is triggered under the Farming Zone for buildings and works within:

- 20m from any other road (Lake View Road);
- 100m from dwelling not in the same ownership.

Relevant decision guidelines of the Farming Zone are:

GENERAL ISSUES

- The capability of the land to accommodate the proposed use or development, including the disposal of effluent.
- How the use or development relates to sustainable land management.
- Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.
- How the use and development makes use of existing infrastructure and services.

Response

The subject land contains a dwelling and is already used for residential purposes. The proposed extension to the dwelling will not change the use of the land, nor will it cause further impact upon or increase demand on adjoining Walkers Lane or Lake View Road.

The existing dwelling will continue to utilise the existing infrastructure on site.

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.

Response

The site is located within the Farming Zone however is being used for existing residential purpose.

The land is located at least 650m from the closest land used for extensive agriculture to the west. The site is suitably remote from any extensive agricultural use. There is not expected to be any adverse land use impacts occur from the proposed buildings and works.

The potential for proliferation of additional dwellings in farming areas is not relevant to this application as the site and surrounding allotments are primarily already established for residential purposes.

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.

Response

The proposed extension will have no environmental impacts for the following reasons:

- No removal of vegetation is proposed.
- Stormwater will be retained on site via the installation of new rainwater tanks to the rear of the existing shed on the north-west boundary.
- Re-establishment of grassed surfaces and new plantings around the new buildings and works will also assist with drainage/surface flow.

Additionally, the existing dwelling is serviced by an existing onsite wastewater system. There is no increase in number of bedrooms to the dwelling as part of the proposal, as such the existing wastewater system will still serve the dwelling accordingly.

The existing septic tank is located to the west of the dwelling. (see site plan)

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.

Response

The overall height of the dwelling will not increase, with the roofs of the extensions taking the same hipped form as the existing roof, whilst remaining lower than the highest ridgeline.

The exterior of the existing dwelling will be upgraded and rendered in muted tones of light grey with a new Colorbond roof in 'Basalt'. This will modernise the dwelling without detracting from natural character of the area.

The proposed dwelling extension will integrate into the domestic compound on the site and not dominate the area.

A new double width crossover will be constructed, strictly in accordance with Council's regulations, to serve the new double garage from Lake View Road.

As previously mentioned, it is intended to retain stormwater on site via replacement rainwater tanks to be located at the rear of the existing shed on the north-west boundary. All stormwater will be retained onsite through the use of these new rainwater tanks.

No native vegetation will be removed as part of the application

The neighbouring dwellings to the immediate north-west and south-west are both within 100 metres of the proposed buildings and works, however the boundary of both adjoining properties are lined with well-established vegetation that will serve well as a visual, sound and wind buffer helping to significantly reduce any potential impact upon said adjoining properties.



Figure 4 – Google Streetview image showing existing dwelling as seen from intersection of Lake View Rd and Walkers Lane.

SIGNIFICANT LANDSCAPE OVERLAY SCHEDULE 6

Objectives

- To ensure that shelter belt planting remains a feature of rural areas throughout the landscape.
- To protect locally significant views and vistas that contribute to the character of the landscape, such as extensive vistas to low dunes and the open hinterland from the Princes Highway, and spectacular long-range views to and from Tower Hill.
- To ensure that development in and around settlements and along main roads and touring routes does not impact on the characteristics of the landscape, including key views and viewing opportunities.
- To improve the appearance of low density and rural residential development.
- To ensure that ridge tops and visually prominent hill faces are largely kept free of development.
- To ensure no visual clutter along the Princes Highway and abutting land.
- To retain a dominant pastoral and 'natural' landscape.
- To reduce the visual impact of infrastructure throughout the landscape.
- To protect landscape character and attributes that are consistent with the Aboriginal cultural heritage values of the area.
- To recognise, and protect, the landscape of Tower Hill and environs as a place of significant Aboriginal cultural heritage value.

Response

Though zoned Farming, the subject land is not a rural area with shelter belt plantings.

The existing mature vegetation within the Lake View Road reserve provides a significant screen to ensure the dwelling is not visible from Tower Hill and that there is no adverse impact on the significant views and vistas of the hinterland.

As the proposed extensions have overall heights lower than the existing dwelling, the height will not add to visual clutter or be visible in distant views.

The proposed alterations and modest extensions to the dwelling will not have any negative impacts on the Aboriginal Heritage values of the area, or the significance of Tower Hill.

SUMMARY

The proposed buildings and works will integrate into the site and will not have any significant visual impact to the surrounding area.

It is considered there will be little to no detrimental impact upon any surrounding land and in particular to the adjoining properties to the north-west and south-west.

Furthermore, the development has made consideration to the natural features of the surrounds and will not impact detrimentally upon such significant landscape values.

It is respectfully requested that a planning permit be issued for the buildings and works as shown on the accompanying documentation.