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21st January 2024

Planning Department
Moyne Shire Council
Via email: moyne@moyne.vic.gov.au

Planning Report:

50 Susans Lane, Yarpturk

Development of a replacement dwelling.

Proposal Overview:

The proponents seek planning permission to construct a 4-bedroom, single-storey dwelling to replace the existing dwelling on the site, which is undersized for their family and in aged condition.

An extended access driveway will be constructed to the dwelling and the new dwelling will be connected to the existing services.

The proponents will reside in the existing dwelling while they construct their new dwelling, and that dwelling will be demolished after they relocate.

Proponents:



Property Address: 50 Susans Lane, Yarpturk 3283

Property Description: Lot 1 TP861603

Zoning / Overlays: Farming Zone
Schedule to Farming Zone
Designated Bushfire Prone Area

Property Size: 1.94 Hectares

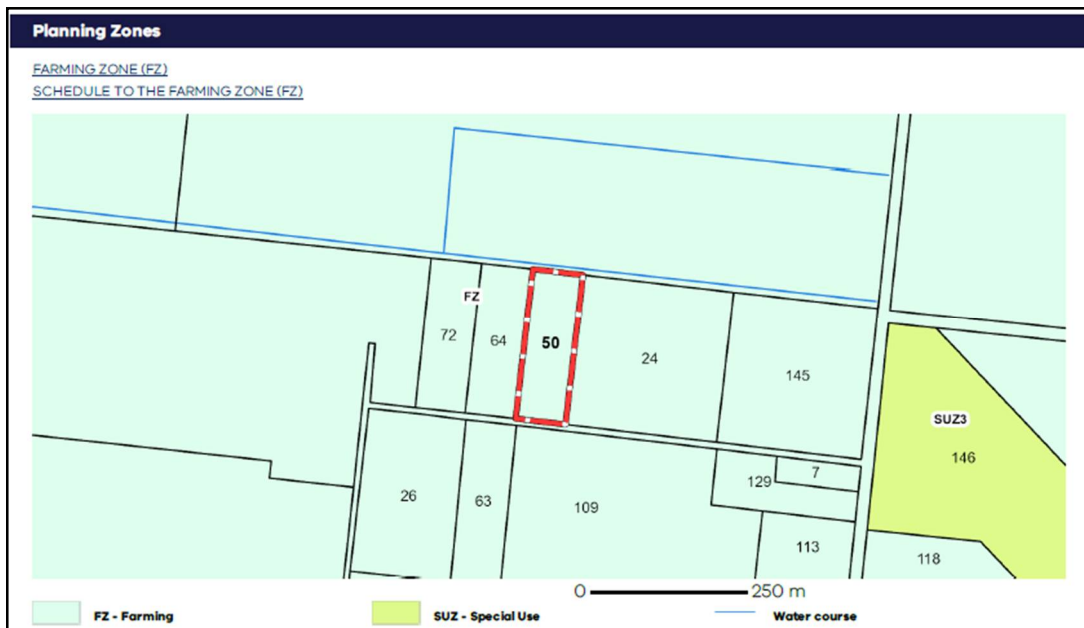
Local Authority: Moyne Shire Council

Current Use: Rural Living

Shire Planning Scheme:

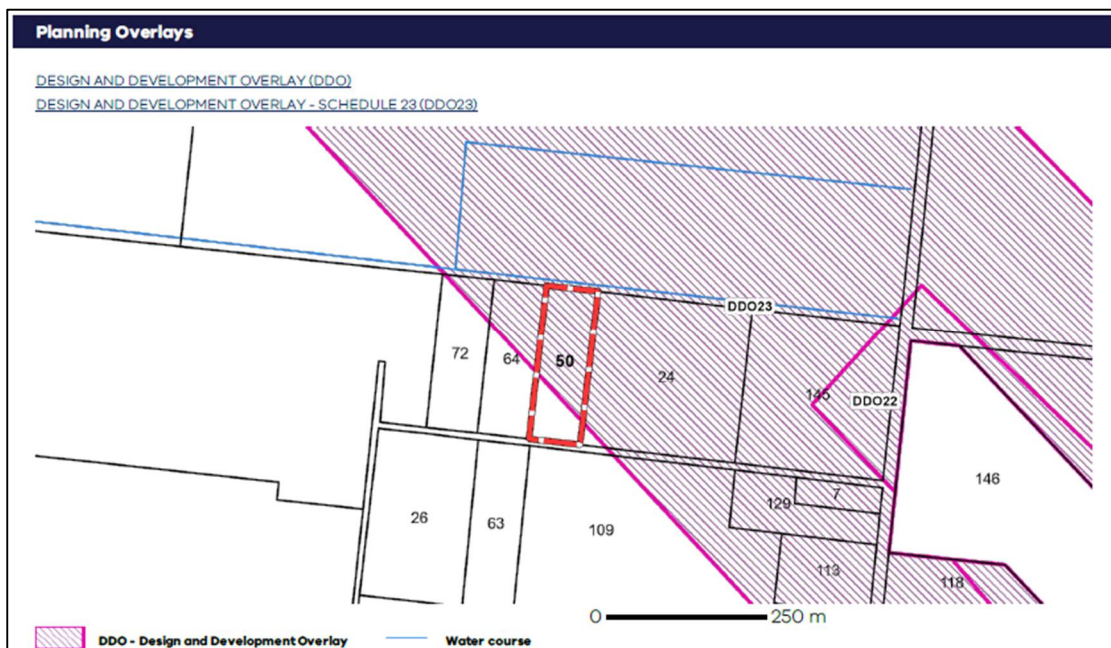
The property is contained entirely in the Farming Zone.

Map 1: Planning Zone



Overlays and Schedules:

The property is also subject to the additional Schedule to Farming Zone, and the Design and Development Overlay covers the rear of the site, and the dwelling is outside of that overlay.





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Site Description:

50 Susans Lane is a typical small farming lot in the area, being mainly pastured and fenced with several small outbuildings and paddocks. The property is a single title and regular in shape, and measures just under 2.0 hectares.

The site is considered level with no discernible land gradient. There are no major topographical features on the site, including rocky outcrops and waterways.

The siting and use of existing buildings on the site:

The property has an existing dwelling, in which the proponents currently reside and will be demolished after the construction of the new dwelling. The site has a set of stables, a garage and a number of small farm outbuildings which will all be retained.

House Design and Siting:

The new dwelling is contemporary with a brick wall finish and a Colorbond roof and is to be constructed by Metricon Homes. It will have four bedrooms and a study and will be finished in muted colours.

The new dwelling has a similar setback to the existing dwelling and is located approximately 8 metres west of that building. The new dwelling is located 29.1 metres to the western boundary, 18.2 metres from the southern boundary and 21.5 metres from the road. The nearest neighbouring dwelling is 54 metres to the west, which is a family of the proponents.

Services Connections:

Electricity and telephone are already connected to the site. There is no water, gas or sewer connection available.

The dwelling will rely on three existing water tanks for water supply. An upgraded, and council-permitted effluent system was installed about 15 years ago, and that system and dispersal field will be connected to the new dwelling and is of adequate capacity and size. The property is large enough to accommodate a replacement or an upgraded effluent system if ever required.

Easements:

There are no easements on the site.

Cut and Fill Requirements:

There are no cut and fill requirements for any of the development. The dwelling site will require standard site clearing and levelling works.

Image 1: Property Dimensions



Source: mapshare.vic.gov.au

Image 2: Proposed house site between existing garage and water tanks.



Street features and access points:

Susans Lane is a well-maintained, unsealed road. There are no pedestrian pavements or street lighting along that road. There is an existing access point to the property which will be retained as access to the dwelling. The driveway will be constructed with extracted material. The dwelling site is located 23 metres from Susans Lane.

Image 3: Susans Lane frontage and existing access.



Images 4 & 5: Existing effluent system and dispersal area.





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Environmental / Neighbourhood Factors:

Natural Resource Management:

The landscape is typical of highly modified pastoral farming, having been completely cleared for agricultural production. There are no permanent watercourses on the property or areas of remnant vegetation.

Drainage:

The property has an existing discharge point to the roadside drain on Susans Lane.

Vegetation Removal:

There is no native vegetation removal proposed nor required for the development. The new dwelling and works will be contained within existing cleared areas.

Adjacent Uses:

The adjoining properties are small farms, lifestyle living or grazing farms and there are no anticipated conflict issues from the replacement dwelling. The nearest neighbouring dwelling is 60 metres to the west, which is family to the proponent, other close dwellings are greater than 100 metres separation.

Summary:

The proponents are seeking permission to replace their current dwelling which is no longer suitable for their family. They will replace it with a modern, energy-efficient dwelling constructed by a reputable builder. All required services are already connected to the site, there are no neighbourhood, environmental or agricultural issues created by the construction of a replacement dwelling and the relocated siting. They will reside in the existing dwelling until their new dwelling is constructed, when they will demolish the existing dwelling.

Overall, the construction and use of a new dwelling is not seen to alter the amenity of adjoining sites or create any use conflict or issues for anyone located in the adjoining areas.

A handwritten signature in black ink, appearing to read "Dean Suckling", written in a cursive style.

Dean Suckling

Attachments:

Planning Permit Application
Certificate of Title and Plan
Dwelling Plans - Drawings and Elevations
Site Map and Separations Planning Permit Application