



# Application for a Planning Permit

## Section 1: LAND DETAILS

Unit Number:	Street Number: <b>100</b>	Street Name: <b>Coster Road</b>
Town: <b>Modella</b>	Postcode: <b>3816</b>	

## FORMAL LAND DESCRIPTION (Please complete either A or B – this information can be found on the Certificate of Title)

### Option A:

Lot No:	<b>2</b>
Type of Plan: Please tick ✓	Lodge Plan <input checked="" type="checkbox"/> Title Plan <input type="checkbox"/> Plan of Subdivision <input type="checkbox"/>
Plan Number:	<b>126047</b>

### Option B:

Crown Allotment Number:	
Section Number:	
Parish/Township Name:	

## Section 2: PERMIT APPLICANT

Name:	
Business:	<b>Beveridge Williams Pty Ltd</b>
Postal Address:	
Telephone No. (H)	
Email Address:	

## Section 3: OWNER DETAILS (If different to the Applicant)

Name(s):	
Postal Address:	
Telephone No. (H)	
Email Address:	

## Section 4: DEVELOPMENT COST - Estimated Cost of development for which the permit is required

<b>580,000</b>
----------------

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**Section 5: PROPOSAL** You must give full details of the proposal being applied for. Insufficient or unclear information will delay your application..

Advertised

For what use, development or other matter do you require a permit?

**Development:**

<input type="checkbox"/> Advertising Signage	<input type="checkbox"/> Development of 2 or more dwellings Qty: <input type="text"/>
<input type="checkbox"/> Agricultural Outbuildings	<input type="checkbox"/> Mixed Use Development and Reduction of Carparking
<input type="checkbox"/> Buildings and Works and Reduction in Carparking	<input checked="" type="checkbox"/> Residential Outbuildings
<input type="checkbox"/> Commercial or Industrial Buildings and Works	<input checked="" type="checkbox"/> Single Dwelling
<input type="checkbox"/> Extension / Alteration to Dwelling	<input type="checkbox"/> Telecommunications

**Use:**

<input type="checkbox"/> Buildings and Works and Change of Use	<input type="checkbox"/> Home Based Business
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Sale and Consumption of Liquor
<input type="checkbox"/> Change of Use and Single Dwelling	

**Subdivision:**

<input type="checkbox"/> Boundary Realignment	<input type="checkbox"/> 3 or more Lot Subdivision Qty: <input type="text"/>
<input type="checkbox"/> Variation/ Removal of Restriction	<input type="checkbox"/> Create an easement
<input type="checkbox"/> 2 Lot Subdivision	<input type="checkbox"/> 100 or more Lot Subdivision Qty: <input type="text"/>

**Subdivision / Vegetation Removal:**

<input type="checkbox"/> Native Vegetation Removal or Lopping	<input type="checkbox"/> Non Native Vegetation Removal or Lopping (ESO4)
<input type="checkbox"/> Subdivision Qty: <input type="text"/>	<input type="checkbox"/> Alteration of access RDZ1

**Other:**


Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, Section 173 agreement or other obligation such as an easement or building envelope?

☐ Yes    ☐ No    ☒ Not Applicable (no such covenant, section 173 agreement or restriction applies)

If yes, you should contact Council for advice as to how to proceed with the application.

**FURTHER DETAILS OF PROPOSAL** (optional)

Develop the land with a replacement dwelling, garage and shed

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**Section 6: EXISTING CONDITIONS** Describe how the land is used and developed now.

Provide a plan of the existing conditions. Photos are also helpful.

**Advertised**

land developed with a dwelling and shedding as described in the application documentation

**Section 7: PRE-APPLICATION MEETING** Has there been a Pre-Application meeting with a Council Planning Officer?No ☒Yes ☐

If yes, with whom?

Date of this meeting

**Section 8: DECLARATION** This form must be signed. \*\* PLEASE COMPLETE EITHER box A or B**A.** I declare that I am the Applicant and owner of this land and that all information given is true and correct.

Owner/ Applicant signature:

Date:

**B.** I/We the Applicant declare that I/We have notified the owner about this application and that all information given is true and correct.

Applicant Signature:

Date: **31-03-2025****CHECK LIST** Please ensure you have included the following items with your application form. *Failure to provide all the information above may result in a delay in the processing of the application.*☐

A fully completed and signed copy of this form.

☐Most applications require a fee to be paid. *Please make payment at time of lodgement if submitting at Councils Customer Service Centre or submitting through our on-line portal. If emailing your application, a payment link will be sent to your nominated email once registered on the system.***Contact Council to determine the appropriate fee.**☐

Full and current copy of title and title plan (no older than 60 days) for each individual parcel of land forming the subject site. The title includes: the covering register search statement, the title plan and the associated title documents (known as instruments).

☐

Provided plans showing the layout and details of the proposal

☐

Provided any information required by the planning scheme, requested by Council

☐

Provided a description of the likely effect of the proposal (if required)

☐

Completed the declaration in Section 8

☐

Provided a contact phone number and e-mail address

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<b>E-mail:</b>	planning@bawbawshire.vic.gov.au	<b>Mail:</b>	Planning Department, Baw Baw Shire Council PO Box 304 Warragul VIC 3820
<b>Phone:</b>	5624 2411		
<b>In Person:</b>	Customer Service Centre: 33 Young Street Drouin		

The personal information requested on this form is being collected to enable council to consider the permit application. Council will use this information for this purpose or one closely related and may disclose this information to third parties for the purpose of their consideration and review of the application.

These third parties generally include, but are not limited to:

Transport Infrastructure Agencies such as VicRoads and VLine

Energy/Utilities Providers

Catchment Management Authorities and Water Corporations

The specific referral bodies will be dependent on factors such as the proposed activities and the location of the applicable property. Applicants are encouraged to familiarise themselves with potential referral bodies.

Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review of the application as part of a planning process specified in the Planning and Environment Act 1987.

All information collected and held by Council is managed in accordance with Councils Privacy Policy which is available on our website. If you choose not to supply the requested information it may impair the ability of Council to consider your application or prevent Council from communicating with you in relation to your application.

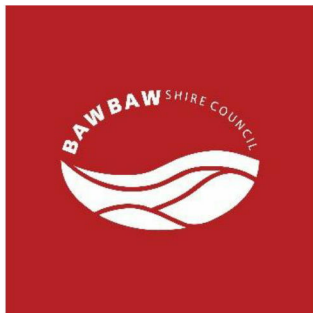
If you have any concerns or require access to the information held by Council, please contact us on 5624 2411.

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# Application to Amend Advertised a Planning Application S50/S57A

## Section 1: PERMIT DETAILS

Planning Application No:	PLA0050/25
Address:	100 COSTER ROAD MODELLA

## Section 2: PERMIT APPLICANT

Name:	
Business:	C/- BEVERDIGE WILLIAMS P/L
Postal Address:	
Telephone No. (H)	
Email Address:	

## Section 3: OWNER DETAILS (If different to the Applicant)

Name(s):	
Postal Address:	
Telephone No. (H)	
Email Address:	

## Section 4: AMENDMENT CATEGORY Please tick ✓

Section 50 – Amendment to the application at request of the applicant <b>before</b> notice	<input checked="" type="checkbox"/>
Section 57A – Amendment to the application <b>after</b> notice of application is given (please note, this will incur a fee)	<input type="checkbox"/>

**AMENDMENT DETAILS** List the changes being applied for and highlight changes on corresponding plans if applicable. A copy of the plans must be submitted with this application. If you need more space, please attach these details separately.

RELOCATE DWELLING AND CHANGE DESIGN AND LAYOT OF DWELLING

## Section 5: DEVELOPMENT COST

State the estimated total cost of the proposed development, including amendment.	<input checked="" type="checkbox"/> Unchanged from initial application Or total cost \$
Does the amendment proposal introduce any additional Permit Triggers? (eg: creation of easement, parking reduction) If yes, an additional application fee may be required.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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**Section 6: DECLARATION** This form must be signed. \*\*PLEASE COMPLETE EITHER box A or B

<b>A.</b> I declare that I am the Applicant and Owner of this land and that all information given is true and correct.	Owner/ Applicant signature:	Date: <b>Advertised</b>
<b>B.</b> I/We the Applicant declare that I/We have notified the owner about this application and that all information given is true and correct.	Applicant Signature:	Date: <b>08-07-2025</b>

**PLEASE FORWARD THIS APPLICATION TO**

<b>E-mail:</b> <a href="mailto:planning@bawbawshire.vic.gov.au">planning@bawbawshire.vic.gov.au</a>	<b>Mail:</b> Planning Department, Baw Baw Shire Council PO Box 304 Warragul VIC 3820
<b>Phone:</b> 5624 2411	
<b>In Person:</b> Customer Service Centre: 33 Young Street Drouin	

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- Energy/Utilities Providers
- Catchment Management Authorities and Water Corporations

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## REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 09363 FOLIO 816

Security no : 124123028508P  
Produced 21/03/2025 09:36 AM

### LAND DESCRIPTION

Lot 2 on Plan of Subdivision 126047.  
PARENT TITLE Volume 09350 Folio 245  
Created by instrument H562468 15/06/1979

### REGISTERED PROPRIETOR

Estate Fee Simple

### ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

### DIAGRAM LOCATION

SEE LP126047 FOR FURTHER DETAILS AND BOUNDARIES

### ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 100 COSTER ROAD MODELLA VIC 3816

### ADMINISTRATIVE NOTICES

NIL

eCT Control 15771K COMMONWEALTH BANK OF AUSTRALIA -  
Effective from 10/10/2017

DOCUMENT END

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Advertised

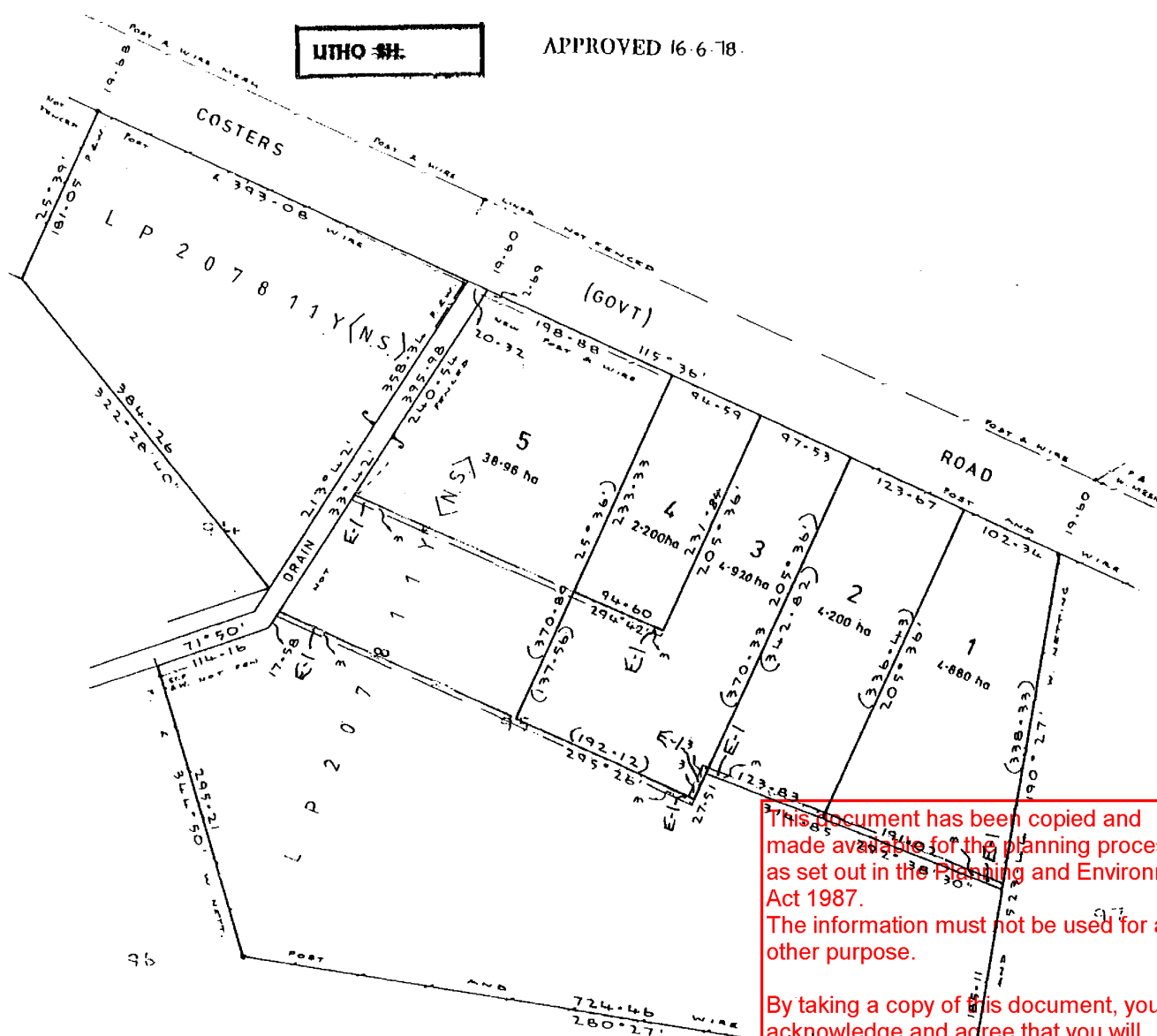
LP126047L

EDITION 1

APPROVED 16/6/78

PLAN OF SUBDIVISION OF CROWN ALLOTMENT 95 AND PART OF CROWN ALLOTMENT 94 PARISH OF YANNATHAN COUNTY OF BULN BULN SCALE 50 25 0 100 200 300 LENGTHS ARE IN METRES	APPROPRIATIONS BLUE - DRAINAGE	NOTATIONS THAT PART OF LOT 5 CONTAINED IN CROWN ALLOTMENT 94 IS NOT SUBJECT TO THIS SURVEY. ROADWIDTHS AND EASEMENTS ARE NOT DRAWN TO SCALE.  DEPTH LIMITATION: 15.24m
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COLOUR CONVERSION  
E-1 = BLUE



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**PROJECT**  
new dwelling single storey & shed

**CLIENT**


**LOCATION**  
100 coster road, modella

**DATE**  
july 2025

**JOB No.**  
2 0 2 5 1 4

drawing	
1	overall site plan
2	part site plan
3	house floor plan
4	house elevations
5	house elevations
6	cross sections (DRIVEWAY & SHED)
7	shed elevations

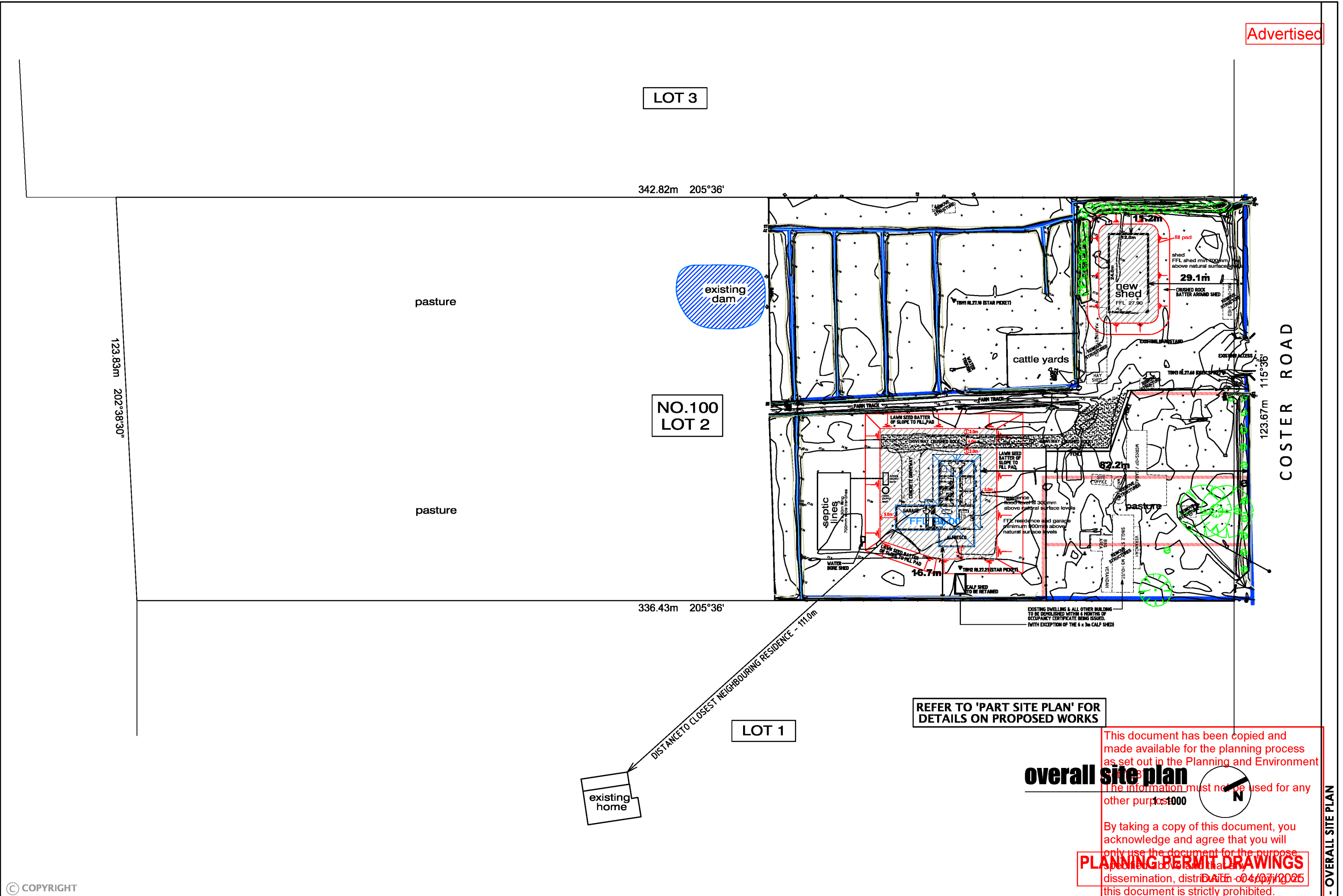
**PLANNING PERMIT DRAWINGS**  
DATE - 04/07/2025



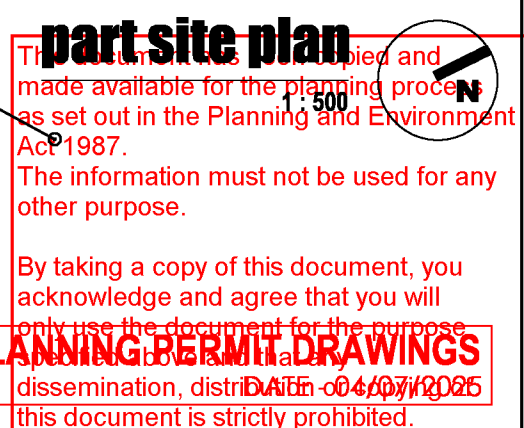
**MATTHEW FRANKE  
BUILDING DESIGN &  
DRAFTING**

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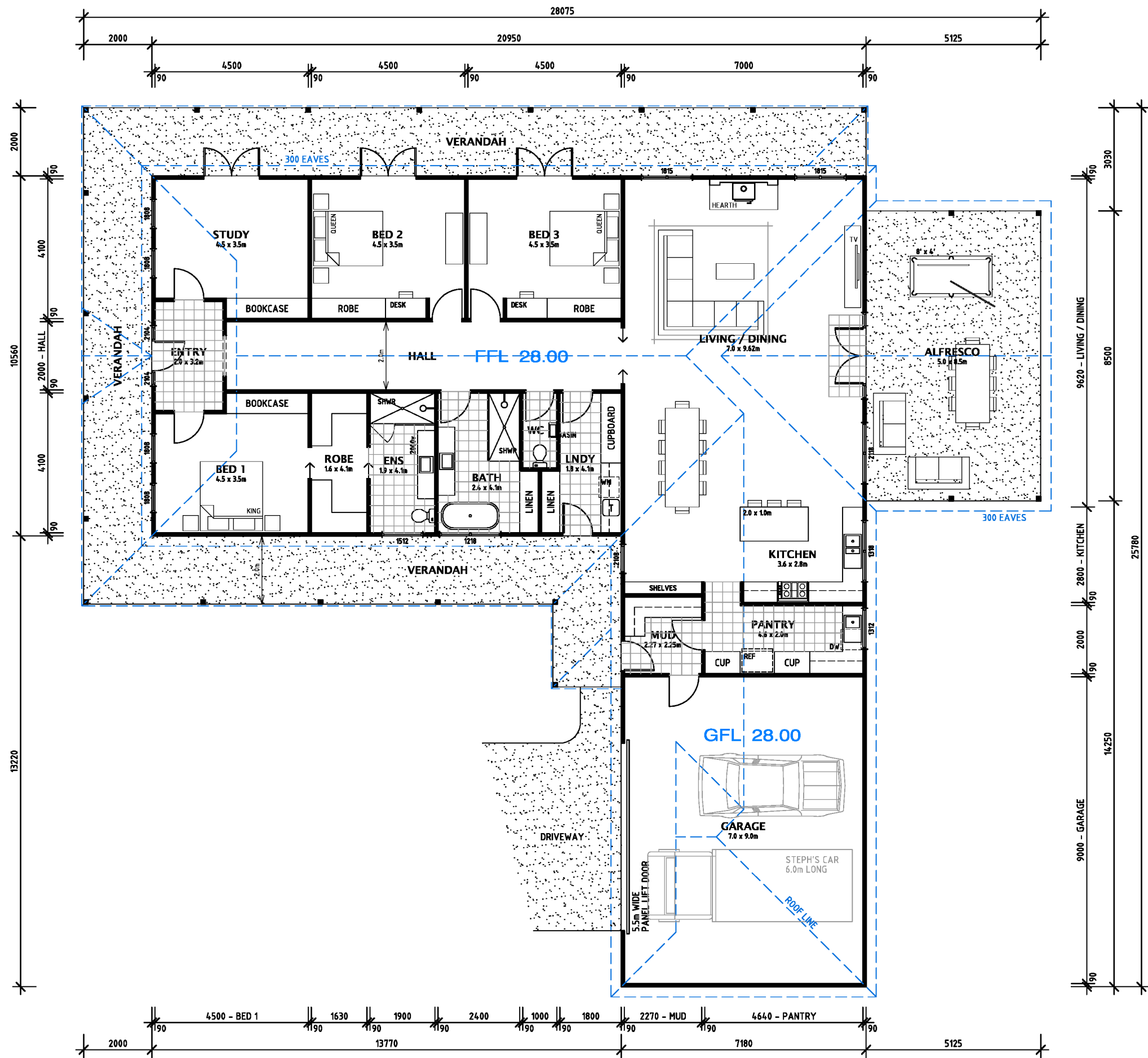
DP-AD 22394











Area	m <sup>2</sup>	sq
House	250.9	26.93
Garage	65.3	7.01
Alfresco	43.6	4.68
Verandah	103.4	11.10
<b>TOTAL</b>	<b>463.2</b>	<b>49.72</b>

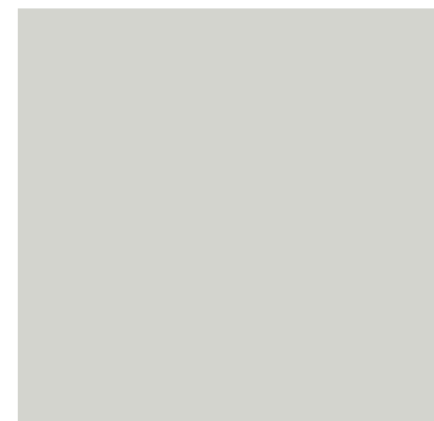
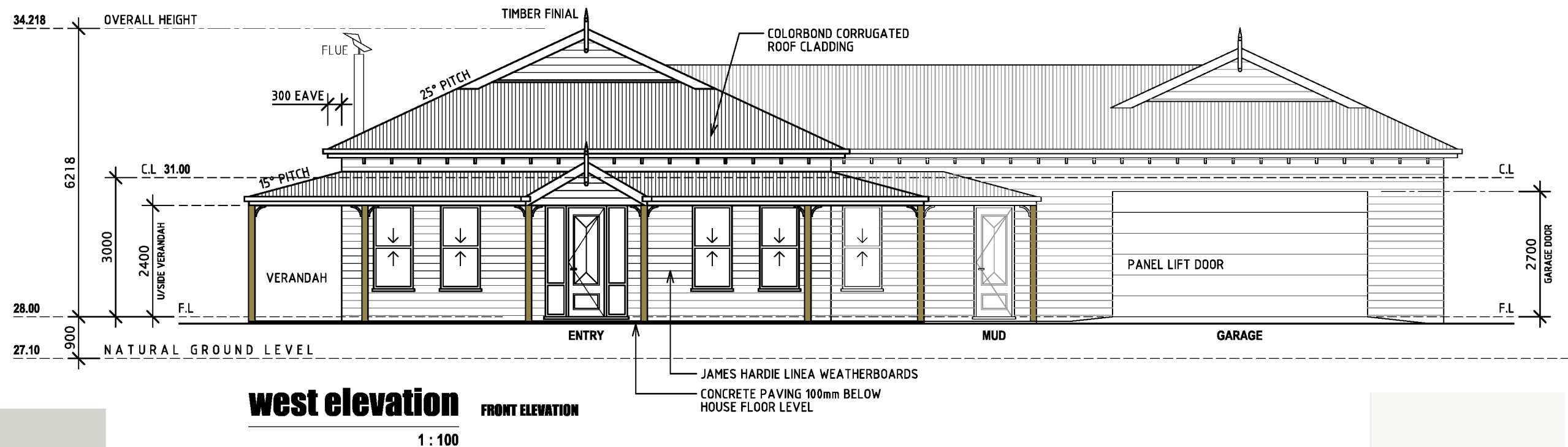
AREAS DO NOT INCLUDE EAVES

sketch plan

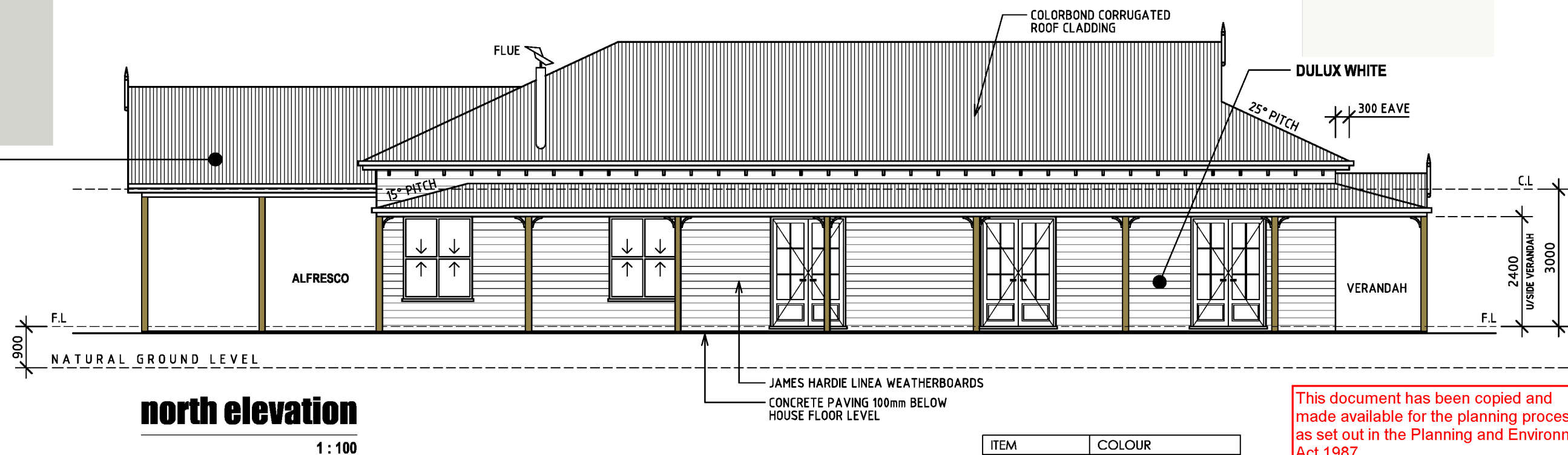
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PLANNING PERMIT DRAWINGS



COLORBOND - SOUTHERLY



ITEM	COLOUR
ROOF	COLORBOND SOUTHERLY
GUTTER	COLORBOND SOUTHERLY
FASCIA	COLORBOND SOUTHERLY
WEATHERBOARD	DULUX WHITE
POSTS	DULUX WHITE
WINDOWS	COLORBOND SOUTHERLY
ENTRY DOOR	DULUX WHITE
GARAGE DOOR	COLORBOND SOUTHERLY

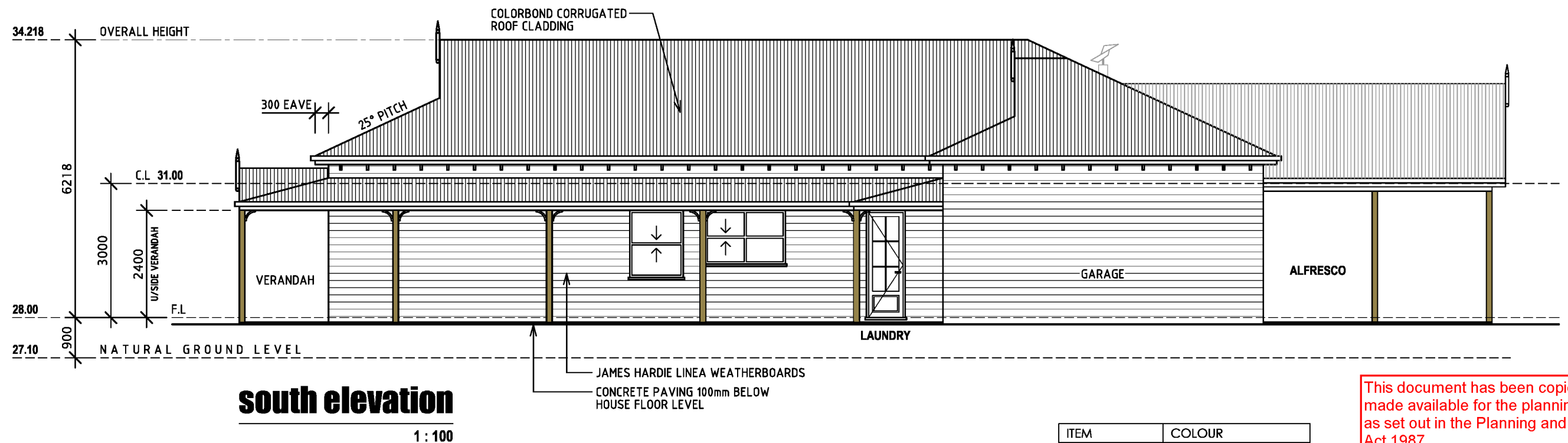
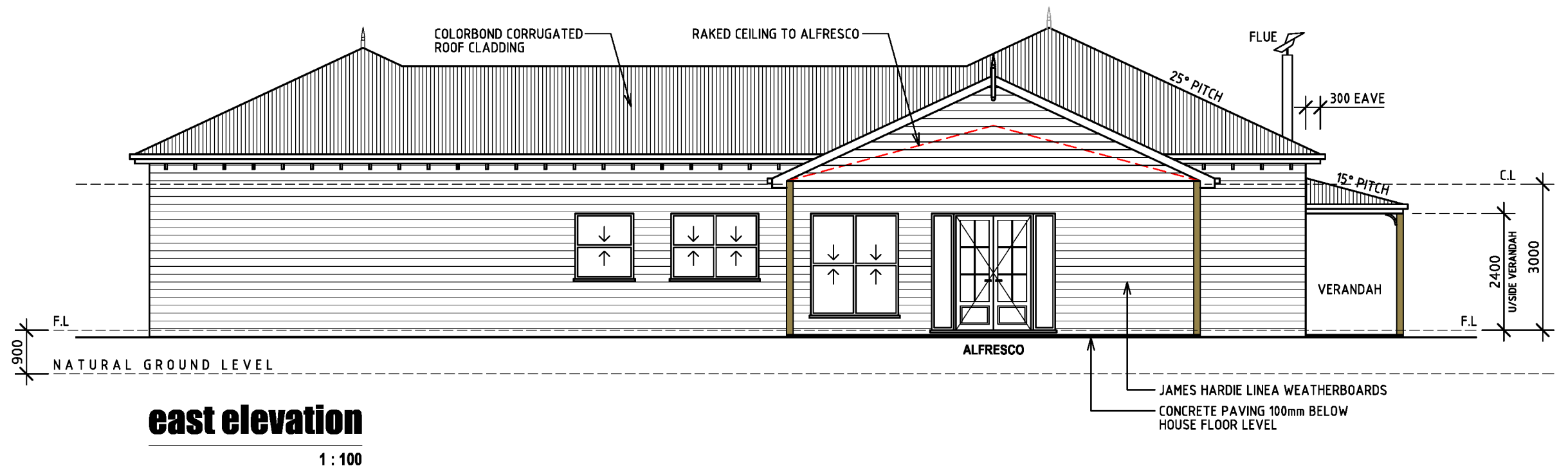
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**PLANNING PERMIT DRAWINGS**

DATE: 04/07/2025

- ELEVATIONS

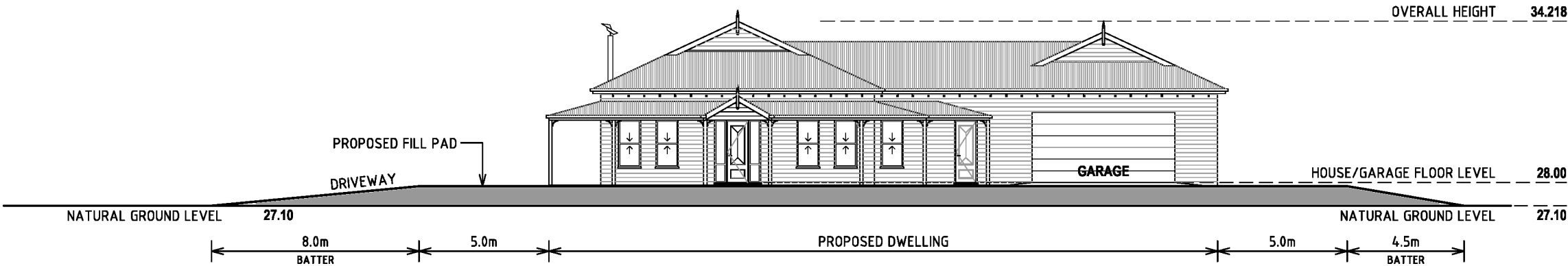


ITEM	COLOUR
ROOF	COLORBOND SOUTHERLY
GUTTER	COLORBOND SOUTHERLY
FASCIA	COLORBOND SOUTHERLY
WEATHERBOARD	DULUX WHITE
POSTS	DULUX WHITE
WINDOWS	COLORBOND SOUTHERLY
ENTRY DOOR	DULUX WHITE
GARAGE DOOR	COLORBOND SOUTHERLY

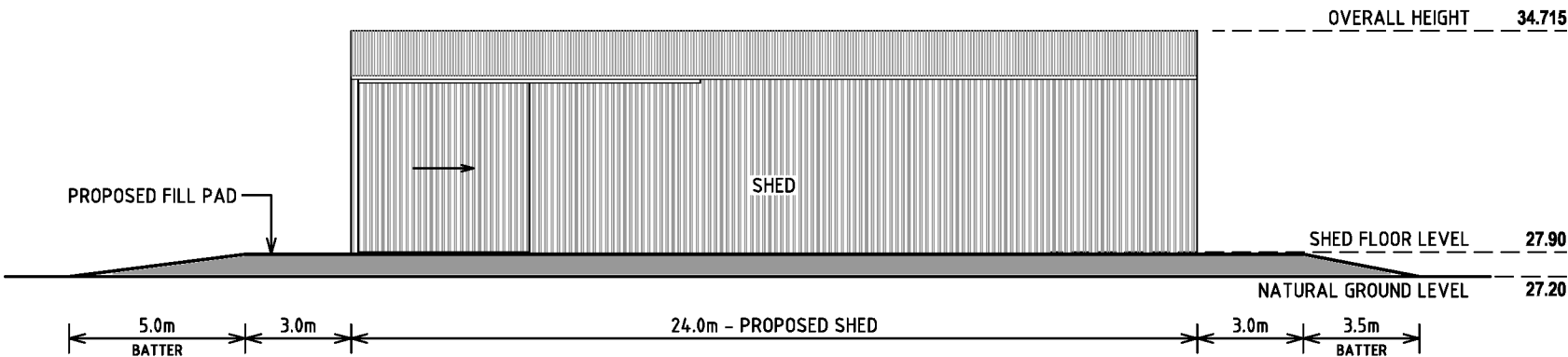
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**PLANNING PERMIT DRAWINGS**



cross section - driveway  
1 : 200

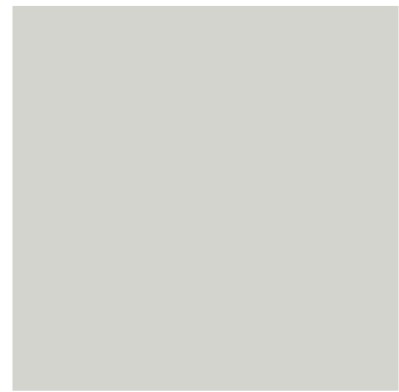
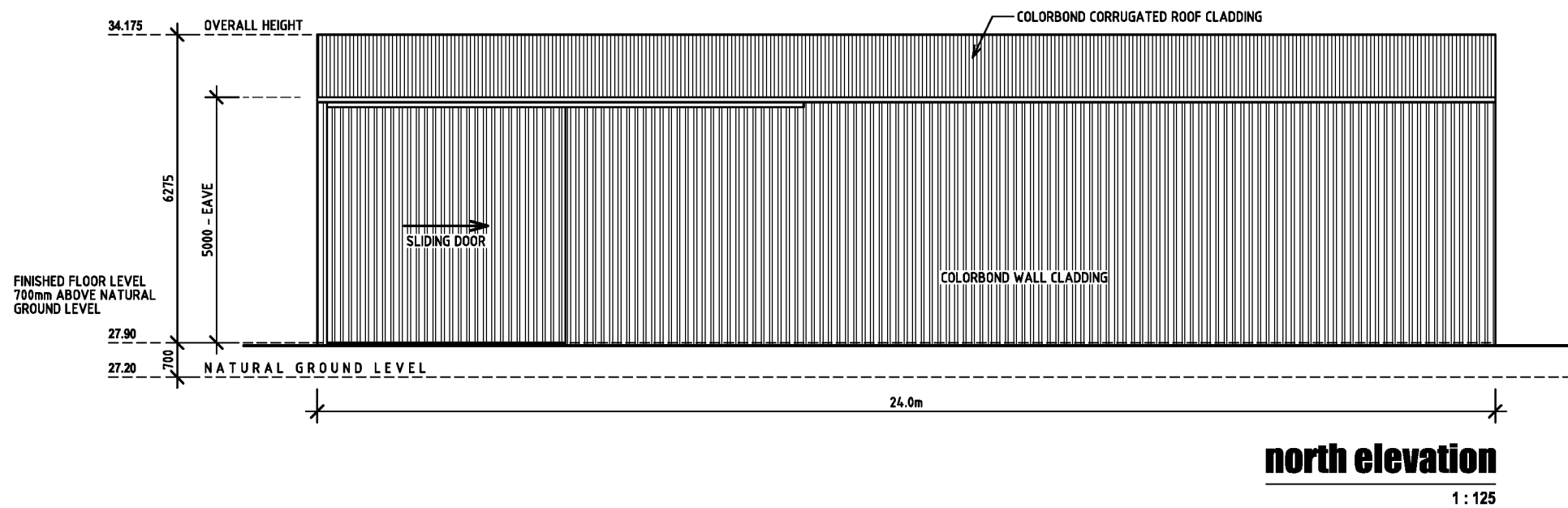
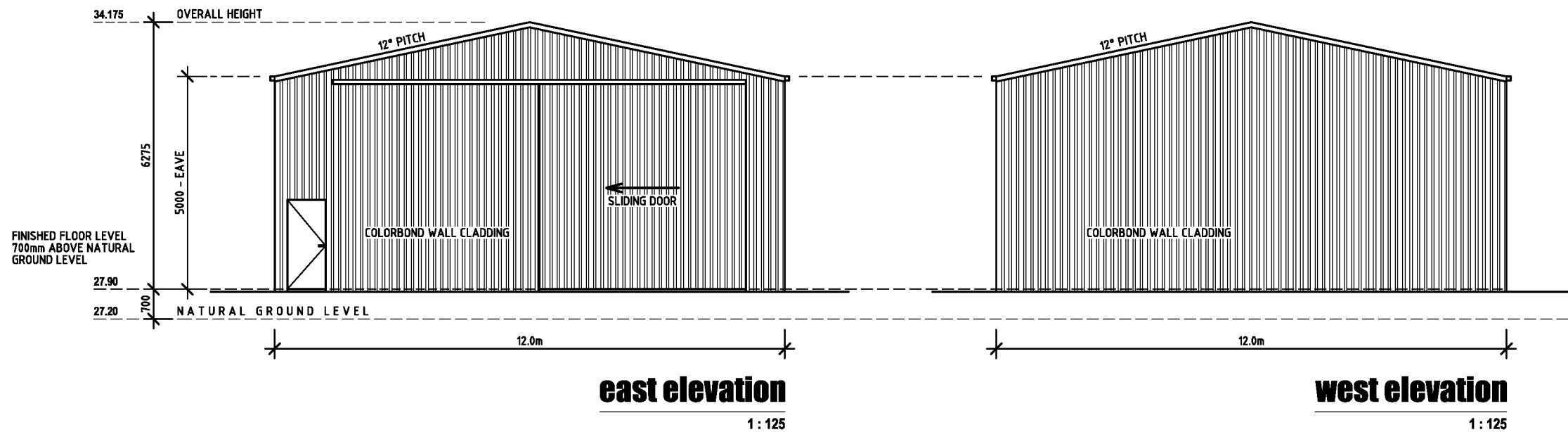


cross section - shed  
1 : 200

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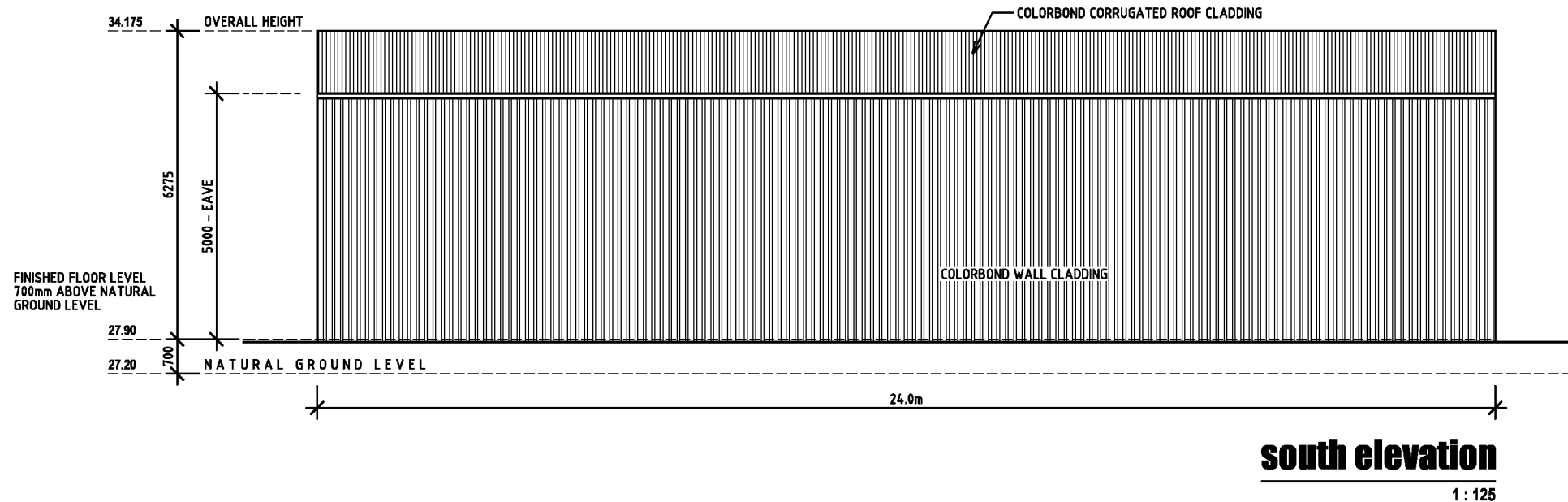
**PLANNING PERMIT DRAWINGS**  
DATE: 04/07/2025



COLORBOND - SOUTHERLY



COLORBOND - SHALE GREY



external colours - shed	
ITEM	COLOUR
ROOF	COLORBOND SOUTHERLY
GUTTER	COLORBOND SOUTHERLY
FASCIA	COLORBOND SOUTHERLY
WALLS	COLORBOND SHALE GREY
ROLLER DOORS	COLORBOND SHALE GREY

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PLANNING PERMIT DRAWINGS





NOTATIONS:

Date of Survey: 25/03/2025  
Levels are to Australian Height Datum (AHD) vide Yannathan PM1 with a published level of 27.019 (04/03/2025).  
Contours are at intervals of 0.10m.  
Only visible services at surface level have been located.  
Some spot levels, symbols & 3d triangles have been frozen (turned off) for plotting clarity.

WARNING

BEWARE OF UNDERGROUND SERVICES  
THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN

LEGEND

▲ TBM	— FENCE
⊕ GATE	— TOP OF BANK
⊕ INV	— TOE OF BANK
○ TAP	— DRAIN
● TPIL	— SHED
○ TMP	— WATER UNCLASSIFIED
● TREE	— TRACK
○ EP	— BREAKLINE
	— GRATED PIT
	— STOCKPILE
	— EDGE OF FORMATION
	— EDGE OF CONCRETE
	— WOOD RETAINING WALL
	— DRIVEWAY
	— PLANTATION
	— CONCRETE PATH
	— STEPS
	— HOUSE
	— SEPTIC TANK
	— ELECTRICITY LINES OVERHEAD

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FEATURE & LEVEL SURVEY

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CAD REFERENCE: 2500296 FL5.dwg			
VER	BY	AMENDMENTS	DATE

SURVEYOR: AD DRAWN: DC
CHECKED: AD
MELWAYS REF: NA

SURVEYORS REF. 2500296
VERSION: 1
DATE: 04/04/2025
SHEET 1 OF 1

ORIGINAL SCALE 1:400	SHEET SIZE A1
0 4 8 12 16 LENGTHS ARE IN METRES	

**BW** Beveridge Williams  
Development and Infrastructure Consultants  
WARRAGUL ph : 03 5623 2257  
www.beveridgewilliams.com.au

CLIENT:
PROJECT:
100 COSTER ROAD MODELLA

DETAILS:
FEATURE & LEVEL SURVEY



# Town Planning Report

Replacement Dwelling, garage and shed

100 Coster Road, Modella

Client

Issued  
31-03-2025



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**BW**

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**Beveridge Williams**

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Introduction

A planning permit is sought to develop the land at 100 Coster Road, Modella, with a replacement dwelling, garage and replacement shed.

The report provides details of the site and environs, the proposal, planning controls and an assessment against the provisions of the Baw Baw Planning Scheme.

Subject Site			
Address	100 Coster Road, Modella		
Title Particulars	Lot 2 LP12607 Certificate of Title Volume 9363 Folio 816		
Title Encumbrances	Nil		
Zone	Farming Zone (Schedule 1)		
Overlays	Land Subject to Inundation Overlay Development Contributions Plan Overlay – Schedule 1		
Aboriginal Cultural Heritage	Yes, however the proposal is an exempt activity from a CHMP under regulation 9		
Permit Triggers	Clause 35.07 Land Subject to Inundation Overlay		
Applicant			
Applicant Contact	Principal Planner Beveridge Williams & Co Pty Ltd PO Box 58, Warragul VIC 3820		

Site Features

The site is located in the rural area of Modella, 8 kilometres south of the medium sized township of Longwarry.

The land is formally known as Lot 2 LP126047 and is small rural parcel with an area of just over 4.2 hectares.

The land is developed with a dwelling which has been partially destroyed by flood and a number of sheds, one of which was damaged by flood and is now required to be replaced.

The dwelling is currently sited in the north-eastern corner of the land and is setback roughly 2 metres from the eastern boundary and 34 metres from Coster Road. The dwelling is accessed via a crossover in the north-eastern corner of the land. It is a single storey beige weatherboard (or hardiplank) home with a low-pitched metal roof. A number of dark grey Colorbond sheds are sited to the west of the dwelling including one shed that abuts the Coster Road boundary.

Native vegetation exists on the land in the form of two eucalyptus spp trees to the north-west of the dwelling along the edge of the existing driveway.

The land is used for a mix of rural grazing purposes, residential purposes and as a contractor's depot (haulage). Coster Road is a two-way bitumen sealed road connecting the Koo Wee Rup-Longwarry Road to the west and Westernport Road to the east.



Figure 1: Locality Plan (Site identified in yellow)



Proposal

The proposal is for buildings and works in the form of a replacement dwelling, construction of a garage and a replacement shed.

The dwelling and shed were damaged by flooding and are now proposed to be replaced. These are now sited and designed to levels that sit above the applicable flood level in keeping with pre-application advice received by Melbourne Water.

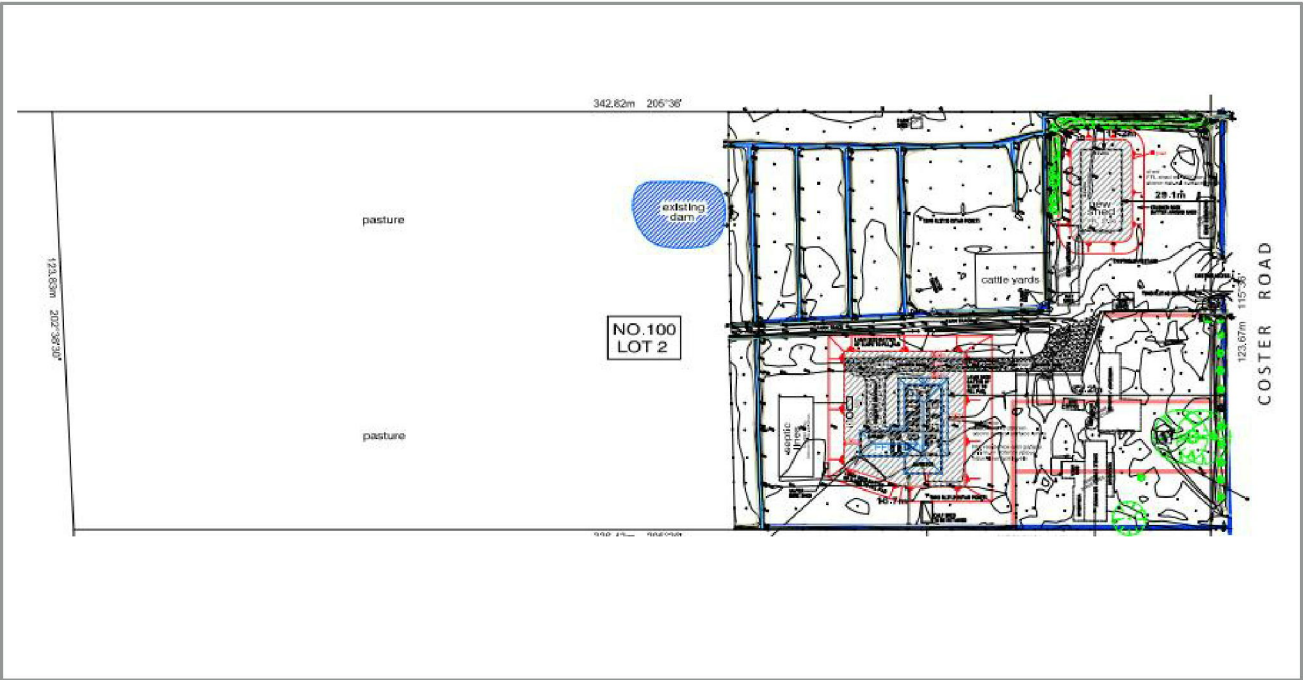


Figure 2: Site plan

The existing dwelling is sited roughly 34 metres from Coster Road and 2 metres from the eastern boundary. This dwelling will be removed from the land within 6 months of the occupancy permit being granted for the replacement dwelling.

The existing shed damaged by the flood is located approximately 30 metres from Coster Road and approximately 27 metres from the eastern boundary. Part of the shedding in this area remains in place despite the damage and the replacement shed will be sited to the west of the existing shedding.

The replacement dwelling will be sited 100 metres from the Coster Road boundary and 30 metres from the eastern boundary.

The proposed garage will be sited at the rear of the dwelling and be offset 2 metres from the southern wall of the dwelling.

The replacement shed will be sited 34.5 metres from the Coster Road boundary and 8 metres from the western boundary.



Figure 3: Site plan overlaid on aerial photo showing buildings to be replaced

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Proposed replacement shed

The proposed replacement shed will be constructed from Southerly Grey' Colorbond material roofing and 'Shale Grey' Colourbond walls. The shed will measure 12.0 metres x 24.0 metres and have a wall height of 5.0 metres.

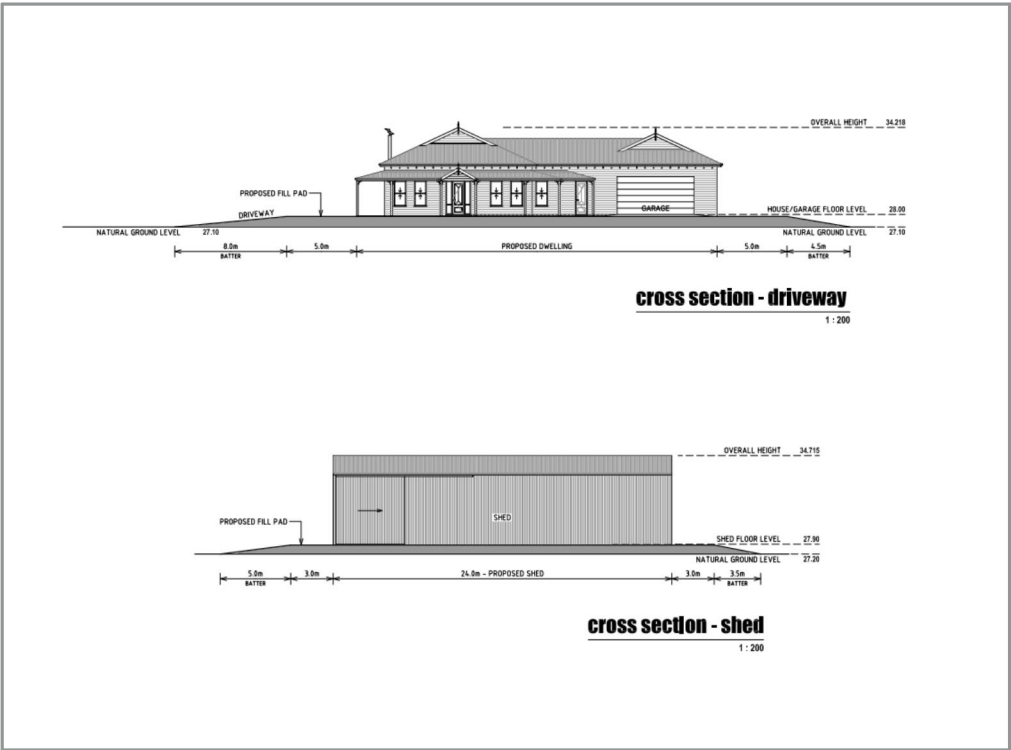


Figure 6 : Shed and driveway cross sections

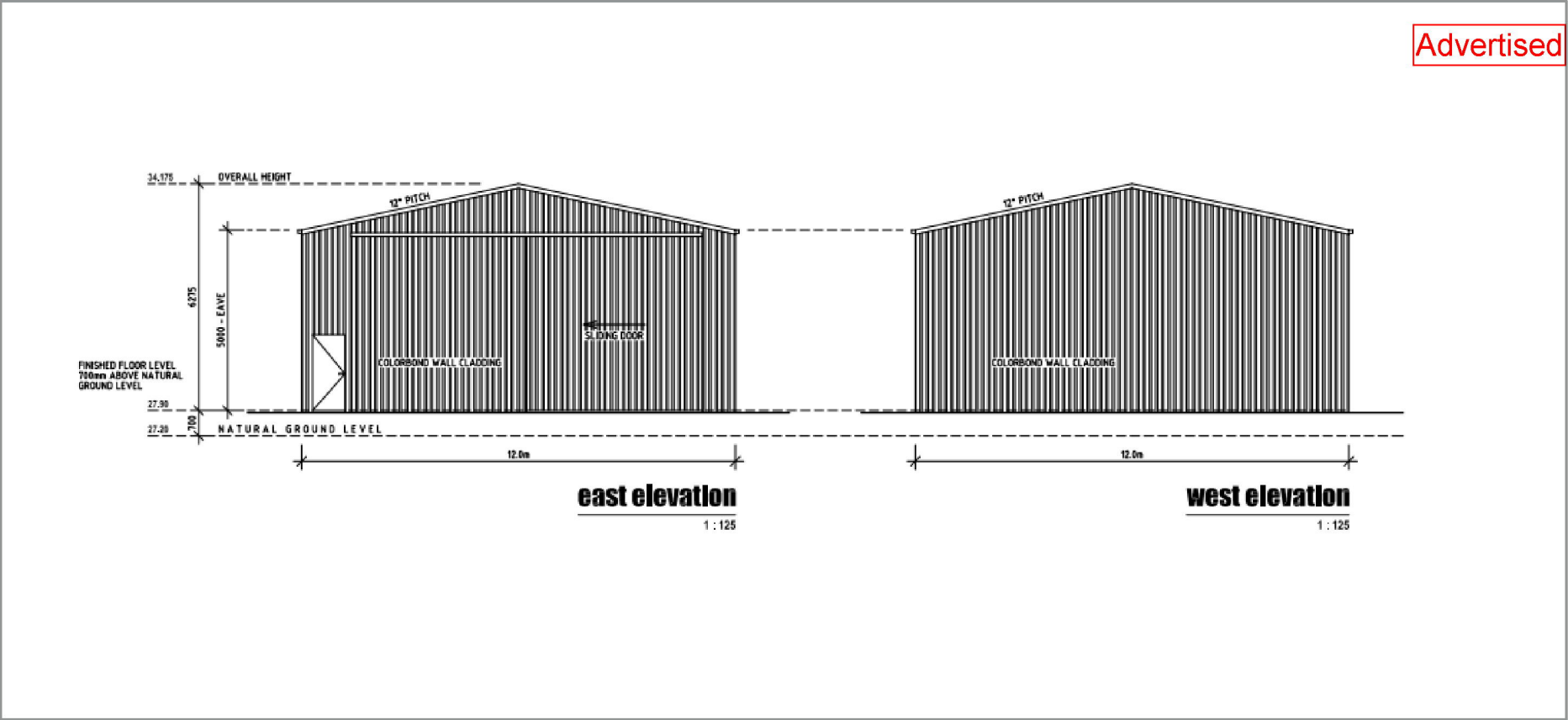


Figure 7: East and West Sheds elevations

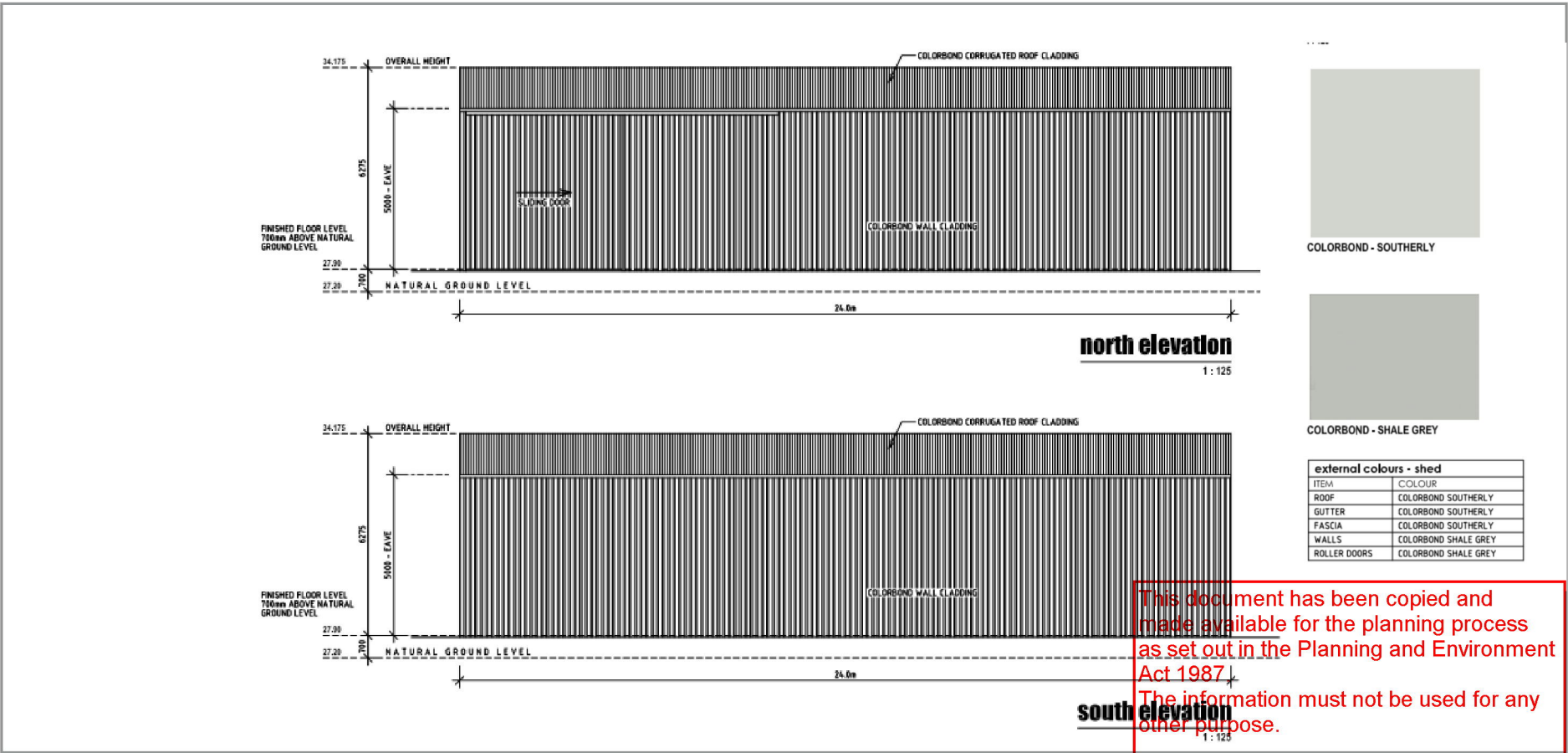


Figure 8: North and South shed floor plans

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SITE PHOTOS

Advertised



Existing access to dwelling



Existing shed adjacent to Coster Road



Existing second access from Coster Road



Existing shedding and yard



Paddock between existing dwelling and yard



Existing dwelling

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Planning Context

Farming Zone

The site is located in the Farming Zone. The purpose of the Farming Zone is:

- 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 35.07-4** requires that a permit is required for buildings and works in associated with a section 2 use. As the works are associated section 2 land uses (dwelling and contractors depot) a permit is required.



Figure 9: Zoning Map Source: mapshare.vic.gov.au

Overlays

The land is affected by the Development Contributions Plan Overlay (DCPO) and Land Subject to Inundation Overlay (LSIO). The provisions of the DCPO at **Clause 45.01** do not trigger a planning permit for buildings and works and does not trigger a requirement for payment of a DCPO levy as no new dwelling is proposed, it is a replacement dwelling only. The DCP levy is not applicable for a shed.

The requirements of Schedule 1 to **Clause 44.04** (LSIO) exempt a replacement on building (excluding non habitable buildings) from a planning permit under specific conditions. The buildings do not meet all of these exemptions and therefore a permit trigger applies under **Clause 44.04-2**.



Figure 10: LSIO Map Source: mapshare.vic.gov.au



Figure 11: DCPO Map Source: mapshare.vic.gov.au

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➤ The subject land is able to dispose of effluent on site, as demonstrated by the currently dwelling which has successfully managed effluent on the land to date. A new septic system will be required to be installed and it is expected that a permit condition will require this to be accord with the EPA Act 1970 and Septic Tank Code of Practice.

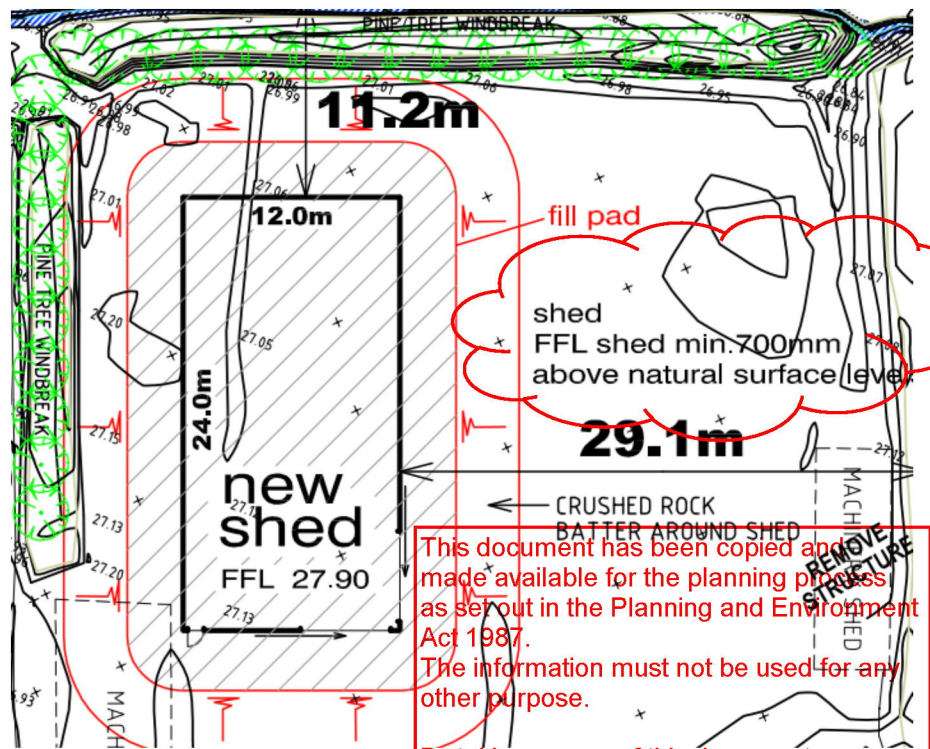
- Melbourne Water have applied the Flood Zone 1 requirements to this development.

Flood zone	Avg. flood depths	Remarks	Building applications		
			Dwellings	Outbuildings	Extensions
1	Approx. 300 mm	Liable to overland flooding due to overflows from drains.	<ul style="list-style-type: none"><li>• Floor levels to be a minimum of 600 mm above the applicable flood level.</li><li>• For dwellings on stumps, a fill pad is to be a minimum of 150 mm above the applicable flood level. For slabs on ground, a fill pad is to be a minimum of 450 mm above the applicable flood level.</li><li>• Fill pad area (unless otherwise filled at subdivision stage):<ul style="list-style-type: none"><li>- for dwellings on lots less than 800 m<sup>2</sup>, a fill pad is to cover the building envelope.</li><li>- for dwellings on lots greater than 800 m<sup>2</sup>, a fill pad is to extend at least 5 m beyond the building.</li></ul></li></ul>	<p>Outbuildings to be constructed with floor levels a minimum of 300 mm above the applicable flood level for concrete floors and 150 mm above applicable flood levels for earthen floors.</p> <p>Some concessions may be accepted for open-sided structures, such as carports or hay sheds.</p>	<p>As per dwellings and outbuildings.</p> <p>Some concessions may be applied considering location and size of extension, access and design.</p>

**Figure 12:** Extract construction requirements provided in Melbourne Water advice

- 
- The site plan shows a building footprint with a blue outline. The building has a main structure and a smaller section labeled 'ALFRESCO'. A 'GARAGE' is attached to the left side. A 'CONCRETE DRIVEWAY' leads to the garage. To the left of the driveway is a '3200L septic tank' and a '500L pump well'. The plan includes various setbacks and dimensions: 2.0m, 4.0m, 5.0m, and 5.0m. A red line indicates the 'LAWN SEED BATTER OF SLOPE TO FILL PAD'. A blue line indicates the 'FFL 28.00'. A red circle highlights the text 'residence flood level is 300mm above natural surface levels'. Another red circle highlights the text 'FFL residence and garage minimum 900mm above natural surface levels'. The plan also shows 'DRIVEWAY CRUSHED ROCK' and 'FENC'.

**Figure 13:** Building levels and fill pad extent – dwelling and garage



**Figure 14:** Building levels - shed



**Orderly Planning:**

The proposed works, a replacement dwelling, garage and shed, conforms with similar approvals for replacement dwellings in the area in terms of domestic scale and relevance to agricultural land management matters. Therefore, the proposal is considered to be consistent with orderly planning principles.

**The matters set out in Section 60 of the Act:**

The relevant Baw Baw Shire Planning Scheme and objectives have been adhered to.

**Any significant effects the environment, including the contamination of the land, may have on the use or development:**

The subject land is located in an area that is not identified as having sensitive environmental qualities. There is no evidence to suggest that the land is subject to contamination or has a history of use that would warrant particular investigation into contamination matters.

**The Municipal Planning Strategy and the Planning Policy Framework:**

The proposal as it addresses the PPF and MPS and local policy at **Clause 14.01-1L** has been addressed earlier. The proposal satisfies the relevant policy base for the Baw Baw Planning Scheme as it relates to development of rural land and protection of agricultural values and mitigate potential flood and inundation risk.

**The purpose of the zone, overlay or other provision:**

The purpose of the zone is to support broad acre farming and compatible land uses. The subject land is a very small parcel, with an existing right for a dwelling in the Farming Zone. The development of the land for a replacement dwelling and the proposed shed and garage is not considered to be contrary to the purpose of the zone and is appropriate in the context of the land on a sealed road with a history of rural residential land use.

**Any matter required to be considered in the zone, overlay or other provision:**

This has been discussed above, no additional matter required to be considered.

**The effect on the environment, human health and amenity of the area:**

The proposal is required under the EPA Act 1970 to ensure that it is serviced with a waste disposal system that complies with the Septic Tank Code of Practice. The existing dwelling is currently serviced with an existing effluent system. The proposal will involve desludging and breaking in the existing septic and installing a new septic tank system that will accord with current standards and regulations.

**The proximity of the land to any public land.**

The site has an abuttal to Coster Road as the only interface of the site with public land. The proposal does not change access arrangements or impact these public areas in anyway. The only change to the access is a small addition to the internal drive.

**Factors likely to cause or contribute to land degradation, salinity, or reduce water quality:**

The land is not identified as being within an area subject to salinity or erosion, nor is it identified that it is within a catchment area. It is noted that the nearest waterway is in excess of 100 metres to the subject land. It is not considered that there is reasonable risk that the proposal with cause salinity, water quality or land degradation issues.

**Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.**

The proposed development will discharge stormwater from the roof of the proposed dwelling to the legal point of discharge or into water tanks which will be designed and sited subject to building regulations.

**The extent and character of native vegetation and the likelihood of its destruction:**

The proposed dwelling is sited in the same location as the existing dwelling. There is no native vegetation that is impacted by the proposed dwelling. As no changes to the crossover into the land is proposed, there is no impact arising to the vegetation that exists at the entry to the subject and within the site or road reserve. The expansion of the internal drive does not impact vegetation as shown in **figure 15**.

**Whether native vegetation is to be or can be protected, planted or allowed to regenerate:**

The site is small and whilst it contains minimal native vegetation, there is limited opportunity for native vegetation planting or regeneration to occur, nor does the proposal warrant this.

**The degree of flood, erosion or fire hazard associated with the location of the land use, development or management of the land so as to minimise any such hazard:**

The land is not impacted by Overlays that seek to control a particular risk such as erosion or fire. The land is within a declared bushfire prone area and as such, the fire mitigation measures are dealt with under building regulations.

The land is affected by inundation which has been discussed at length earlier in this submission and has appropriate mitigation for this risk.

**The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts:**

The proposal provides adequate loading and unloading facilities within the lot.

No changes to access or loading are proposed.



Figure 15: Vegetation relative to works

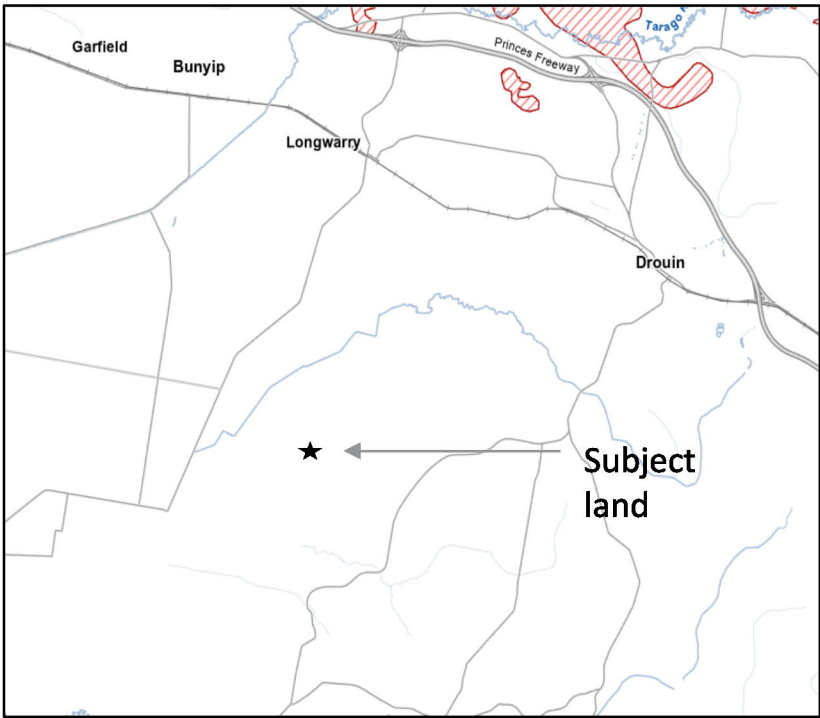


**Clause 13.02-15** requires the assessment of the response of a proposal to the bushfire risk. It takes a precautionary approach to development.

The proposal is considered to appropriately address the Policy and is an appropriate having regard to the low risk landscape and siting and design of the dwelling.

The landscape is landscape type 1, being a lower risk landscape comprised largely of grassland and of which contain few or no fire runs. The only nearby fire runs are located to the far northern perimeter of the 20kilometre radius of the site on the northern side of the Princes Highway.

The provisions of Clause 13.02 do not require a bushfire assessment rather commentary against the provisions of the Policy that are relevant – this is supplied below



NatureKit Bushfire History Mapping

Within 1 kilometre of the site the vegetation threat is grassland only.

Within 150 metre of the land the vegetation risk is grassland with 0% slope.

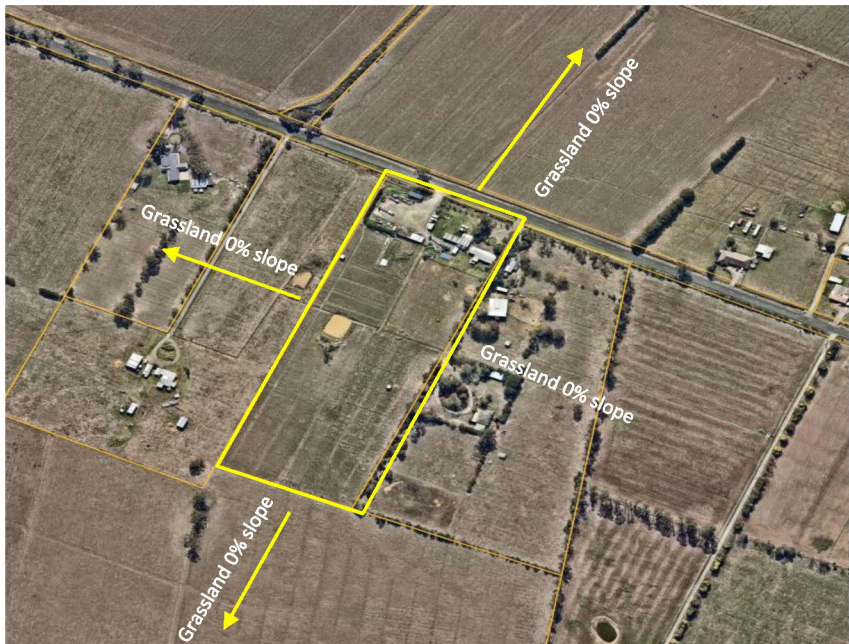
There is no previous history of bushfire within 15 kilometres of the subject land.

The subject land is clear of vegetation and the proposed dwelling achieves a minimum offset of 16 metres to property boundaries which achieves a BAL rating of 19 and is appropriate having regard to the proposed use of the land.

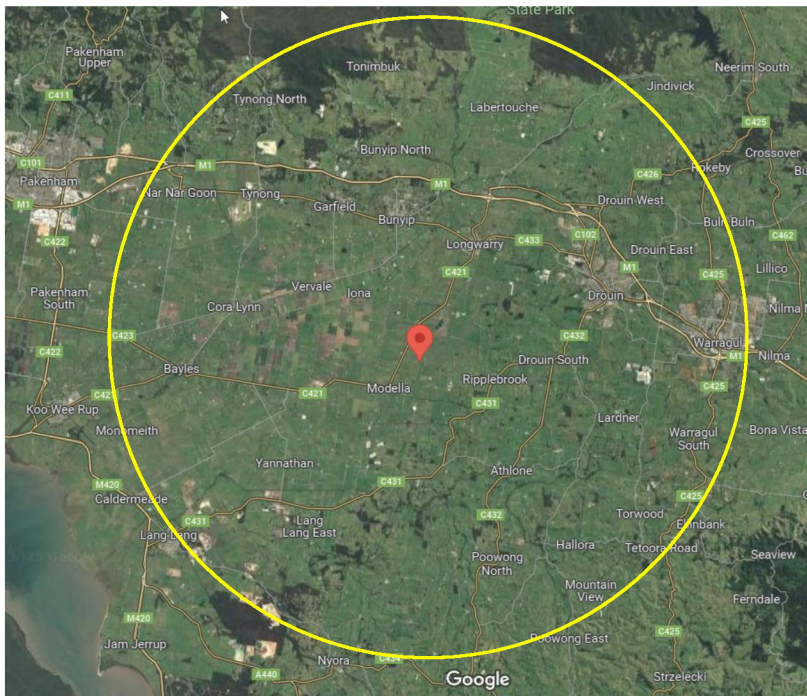
The subject land is located on Coster Road, which runs east west connecting two main arterial roads. This provides for appropriate trafficable escape routes in each direction in the event of a fire.

The dwelling will be required to supply water for fire fighting purposes.

Access to the site is constructed to a level suitable for traffic by emergency vehicles.



Vegetation within 150m of subject land



Vegetation within 20km of subject land



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Vegetation within 1km of subject land