

# 1225 INVERGORDON ROAD, INVERGORDON, VIC, 3636

PROPOSED DWELLING

PLANNING PERMIT APPLICATION

1225 Invergordon road Invergordon, Vic,  
3636

YAMLAK LEMMA

BNK

1225 INVERGORDON ROAD, INVERGORDON, VIC, 3636

BNK Creations

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**Attn:** Town planning department,

Moira Shire Council

44 Station Street,

Cobram Vic 3644

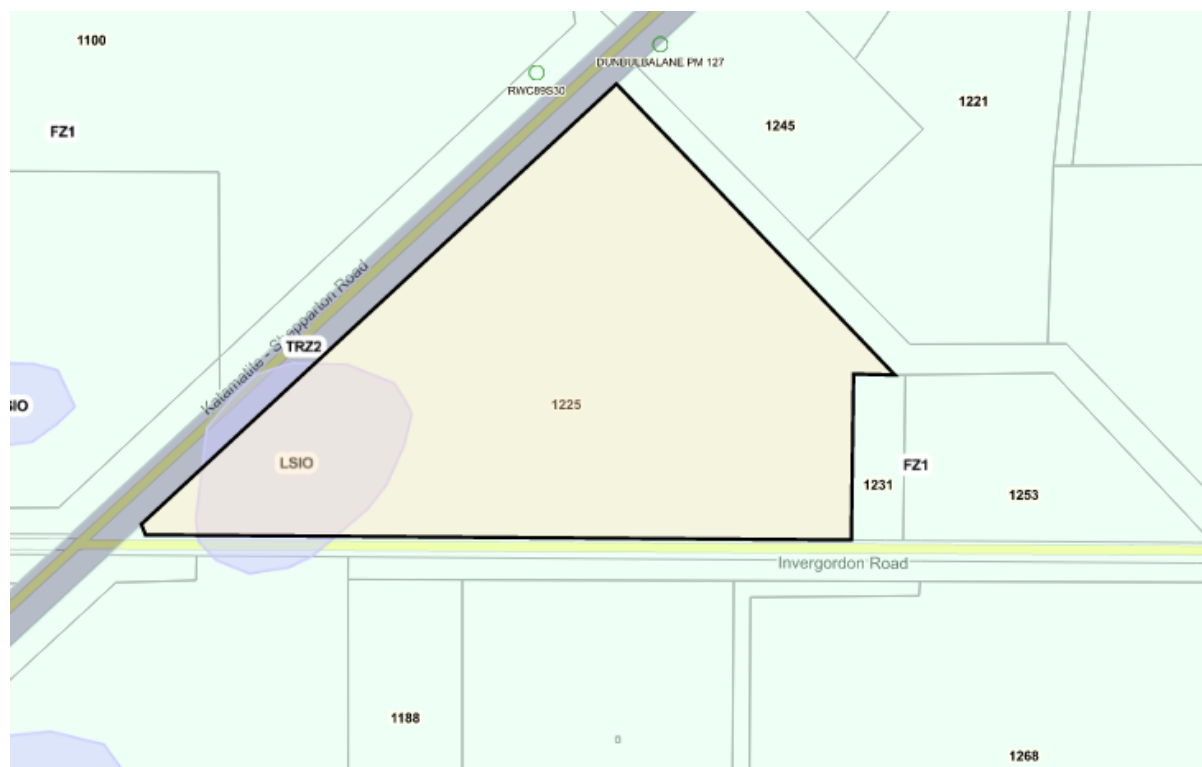
**Subject site address:** 1225 Invergordon Road, Invergordon, Vic, 3636

## Purpose

This application seeks to support a town planning permit application to build a new singles storey residential farm house at the above mentioned site location.

The proposed dwelling is based on a desire to improve and enhance agricultural production on the land. This is in line with the surrounding properties where the management of the land is enhanced by having a permanent residence on the land.

## Location



### Site Location

## Surrounding development

The surrounding is characterized by the region's strong rural economy and the importance of value-adding manufacturing and processing of that produce.

The subject land is within an established intensive farming area, where farm holdings are varied, but generally with areas in the vicinity of the subject land, most with at least one dwelling and farming infrastructure.

Acknowledging the dwelling will be in a farming zone, it is expectant that there will be ongoing farming operations within the area and the owner is fully cognisant of this.

1225 INVERGORDON ROAD, INVERGORDON, VIC, 3636

### Surrounding Photos



Lot 1253 Place of residence to the East of the subject property



Lot 1188 Place of residence to the West of the subject property





Overview of the surrounding farm area

## Planning scheme

### **Farming Zone (FZ)**

Subject site is shown on the planning scheme map as FZ.

### **Purpose**

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.

1225 INVERGORDON ROAD, INVERGORDON, VIC, 3636

To provide for the use and development of land for the specific purposes identified in a schedule to this zone.

## **Response**

**Agricultural issues and the impacts from non-agricultural uses**

**Whether the use or development will support and enhance agricultural production.**

- ✓ The proposed dwelling is based on a desire to improve and enhance agricultural production on the land. This is in line with the surrounding properties where the management of the land is enhanced by having a permanent residence on the land.

**Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.**

- ✓ The proposed dwelling will remove a minimal portion of land from agricultural production; however, this land is considered to be less productive, as it is adjacent to a neighbouring dwelling and Invergordon Road.

**The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.**

- ✓ The proposed dwelling has been located so that it does not directly adjoin and productive farmland in separate ownership. The dwelling will be close to the property boundary, it will be adjoined by a neighbouring dwelling, and the Invergordon Road.

**The capacity of the site to sustain the agricultural use.**

- ✓ The proposed dwelling will have a positive impact on the sustainability of the agricultural use in that the proposed dwelling will contribute to better managing the land by having people present on the land permanently, therefore contributing to the sustainability of any form of agricultural use. The proposed dwelling on the land will have no detrimental negative impact on the land's capacity for sustainable agriculture use.

**The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.**

1225 INVERGORDON ROAD, INVERGORDON, VIC, 3636

- ✓ The land has high agricultural qualities, such as soil quality, access to water and the State transport network, which is evident within the surrounding area as well. Due to the location of the land it is well served with access to required infrastructure.

**Any integrated land management plan prepared for the site.**

- ✓ An integrated land management plan has not been prepared for the site and it can be prepared should the need arise.

**Whether Rural worker accommodation is necessary having regard to:**

- **The nature and scale of the agricultural use.**
- **The accessibility to residential areas and existing accommodation, and the remoteness of the location.**
- **The duration of the use of the land for Rural worker accommodation.**
- ✓ The above is not applicable to the proposed dwelling.

**Accommodation issues**

- **Whether the dwelling will result in the loss or fragmentation of productive agricultural land.**
  - ✓ The proposed dwelling will remove a minimal portion of land from agricultural production; however, this land is considered to be less productive, as it is adjacent to a neighbouring dwelling and Invergordon Road. The dwelling will not 'fragment' agricultural land, as it will be sited in a suitable location which will minimise the impact to agricultural productivity on the site and on surrounding 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.**
  - ✓ The proposed dwelling will not be adversely affected by agricultural activities on adjacent land, because it has been positioned to be away from farming operations. Acknowledging the dwelling will be in a farming zone, it is expectant that there will be ongoing farming operations within the area and the owner is fully cognisant of this.
- **Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.**

- ✓ The proposed dwelling will not be adversely affected by agricultural activities on adjacent land, because it has been positioned to be away from farming operations. Acknowledging the dwelling is in a farming zone, it is expectant that there will be ongoing farming operations within the area and the owner is fully cognisant of this.
- 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.
  - ✓ The subject land is within an established intensive farming area, where farm holdings are varied, but generally with areas in the vicinity of the subject land, most with at least one dwelling and farming infrastructure. The proposal will not lead to a concentration of dwellings in the area, as it only seeks the development of a dwelling on a property which does not currently have one.
- The potential for accommodation to be adversely affected by noise and shadow flicker impacts if it is located within one kilometre from the nearest title boundary of land subject to:
  - A permit for a wind energy facility; or
  - An application for a permit for a wind energy facility; or
  - An incorporated document approving a wind energy facility; or
  - A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the *Environment Effects Act 1978*.
- ✓ Not applicable. There are no evidence of any existing or proposed wind energy facility within 1km of the land.
- The potential for accommodation to be adversely affected by vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the *Mineral Resources (Sustainable Development) Act 1990*.
  - ✓ Not applicable. There are no evidence of any existing or proposed extractive industries within 500m of the land.

#### 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.



- ✓ Given the limitation of the dwelling to a very small area on the land, there will be no additional impact to the above mentioned environmental issue that differs to that of current existing in the surrounding area.
- The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.
  - ✓ An on-site effluent disposal system must be designed and approved by the responsible health authority, which will ensure that it is designed, sized and sited so as to minimise impact to the environment.

### 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 proposed dwelling will be sited adjacent to a neighbouring dwelling – the nearest neighbouring building – and away from neighbouring farmland, avoiding any adverse impacts, and minimising 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 proposed dwelling is to be single storey with a flat roofline and with contemporary external claddings in muted tones. It is to be setback from the Invergordon Road by a distance that is comparable to the adjoining property and, therefore, should not have any adverse impacts in terms of siting and design, particularly as it would be largely similar in form to existing dwellings in the area.
- 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 proposed dwelling has been designed such that it is consistent with the character and appearance of the area, across Invergordon Road and adjoining immediately.
- The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.
  - ✓ The proposed dwelling is to be located adjacent to the Invergordon Road, where it will be able to utilise existing infrastructure, including electricity, drainage and access.
- Whether the use and development will require traffic management measures.
  - ✓ Not applicable.
- The need to locate and design buildings used for accommodation to avoid or reduce noise and shadow flicker impacts from the operation of a

wind energy facility if it is located within one kilometre from the nearest title boundary of land subject to:

- A permit for a wind energy facility; or
  - An application for a permit for a wind energy facility; or
  - An incorporated document approving a wind energy facility; or
  - A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the *Environment Effects Act 1978*.
- ✓ Not applicable. There are no evidence of any existing or proposed wind energy facility within 1km of the land.
- The need to locate and design buildings used for accommodation to avoid or reduce the impact from vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the *Mineral Resources (Sustainable Development) Act 1990*.
- ✓ Not applicable. There are no evidence of any existing or proposed extractive industries within 500m of the land.

## **Land Subject to Inundation Overlay**

### **Purpose**

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority.

To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.

To minimise the potential flood risk to life, health and safety associated with development.

To reflect a declaration under Division 4 of Part 10 of the Water Act, 1989.

To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.

To ensure that development maintains or improves river, marine, coastal and wetland health, waterway protection and floodplain health.

## Response

The proposed dwelling is far away from where there is the potential for the following effects due to the location of a small section of the land only affected by this overlay:

- Free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and cause any significant rise in flood level or flow velocity.
- Flood risk to life, health and safety associated with development.
- Water quality and waterways as natural resources, water supply catchment areas, and saline discharges to minimise the risks to the environmental quality of water and groundwater.
- Maintain or improves river, marine, coastal and wetland health, waterway protection and floodplain health

## Dwelling description

The subject land is within an established intensive farming area, where farm holdings are varied, but generally with areas in the vicinity of the subject land, most with at least one dwelling and farming infrastructure. It has been positioned to be away from farming operations and consistent with the surrounding dwellings located on the neighbouring properties.

### Floor plan

The floor plans consists of 270m<sup>2</sup> of floor area on the ground level with 50m<sup>2</sup> of garage, a 28m<sup>2</sup> front porch/verandah and 42m<sup>2</sup> of alfresco. The floor plan as shown is simple open layout with open living and kitchen areas to the front of the building leading to the rear alfresco area. There are 4 bedrooms, two bathrooms and a WC. The garage consists of space for two cars and a mud room.

### Elevation

The elevation a modest 6.85m from the natural ground level with simple gable roof line and contemporary external claddings in muted tones. It is to be setback from the Invergordon Road by a distance that is comparable to the adjoining property. It will blend well with the surrounding dwellings located on the adjoining properties and across the road from the subject land.

## Conclusion

This application demonstrates the proposal develop the land with an addition of one dwelling will continue to responds appropriately to the planning controls Moira Shire Council policies, planning and site constraints. Due consideration for safety and amenities for surroundings have been reflected in the body of the application and indicates that the proposal respects the amenity and character of the area will not be impacted negatively. Therefore, we request the proposed single dwelling on the farmland be supported by council and seek approval.

For and on behalf of Harjinder Kaur

Yamlak Lemma

Best Regards