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APPENDIX

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B	Proposed Development Plans
C	Farm Management Plan
D	Land Capability Assessment

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DOCUMENT REVISION

1	Draft Report	DAC	10/12/2025
2	Final Report	CMC	14/12/2025

1. INTRODUCTION

Development Solutions Victoria Pty Ltd act on behalf of the owner of land and the applicant for this planning permit application for the use and development of a dwelling and associated outbuildings at Lot 3 Carrs Creek Road, Longford.

This submission and supporting documentation provide details of the subject site, relevant planning controls and policies and delivers an assessment against the provisions of the Wellington Planning Scheme.

This application seeks approval for the use and development of a dwelling and associated outbuildings under the provisions of the Farming Zone. The proposed dwelling will be used for residential purposes and will support the future mixed farming enterprise.

The proposal is consistent with the objectives of the Wellington Planning Scheme, is an appropriate development in this location and will result in a positive planning outcome.

Address	Lot 3 Carrs Creek Road, Longford
Site Description	Lot 3 on Plan of Subdivision 121186
Title Particulars	Vol 09216 Fol 411
Site Area	30.01 hectares
Proposal	Use and Development of a Dwelling and associated outbuildings
Planning Scheme	Wellington Planning Scheme
Zone	Farming Zone (FZ)
Overlays	Bushfire Management Overlay (BMO)
Aboriginal Cultural Heritage	Identified as an area of Cultural Heritage Sensitivity
Permit Triggers	Clause 35.07-1 Farming Zone – Use Clause 35.07-4 Farming Zone – Buildings and Works
Notice	No exemption available
Work Authority Licence	Not Applicable
Planning Scheme requirements	Municipal Planning Strategy – Clause 02 Settlement – Large settlements – Clause 02.03-1 Environmental and landscape values – Clause 02.03-2 Environmental risks and amenity – Clause 02.03-3 Built environment and heritage – Clause 02.03-5 Planning Policy Framework – Clause 10 Settlement – Clause 11 Environmental and landscape values – Clause 12 Environmental risks and amenity – Clause 13 Natural resource management – Clause 14 Built environment and heritage – Clause 15 Housing – Clause 16 Farming Zone – Clause 35.07 Decision guidelines – Clause 65

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2. SITE CONTEXT

Site

The subject site is located at Lot 3 Carrs Creek Road, Longford. A copy of the Title and Plan of Subdivision is contained in **Appendix A**. The title is not affected by any restrictive covenants or agreements.

The site is irregular in shape with a total area of approximately 30.01 hectares.

The subject site is relatively flat and contains scattered vegetation throughout predominantly consisting of an abandoned pine plantation.

Access to the site is existing via a gravel crossover along the northern boundary connecting directly to Carrs Creek Road. Carrs Creek Road is a gravel road with grassed shoulders, traversing in an east to west direction.

The subject site in relation to the surrounding area is shown in the locality plans in **Figure 1** and **Figure 2**.

Details of the site are depicted in the photographs provided below.

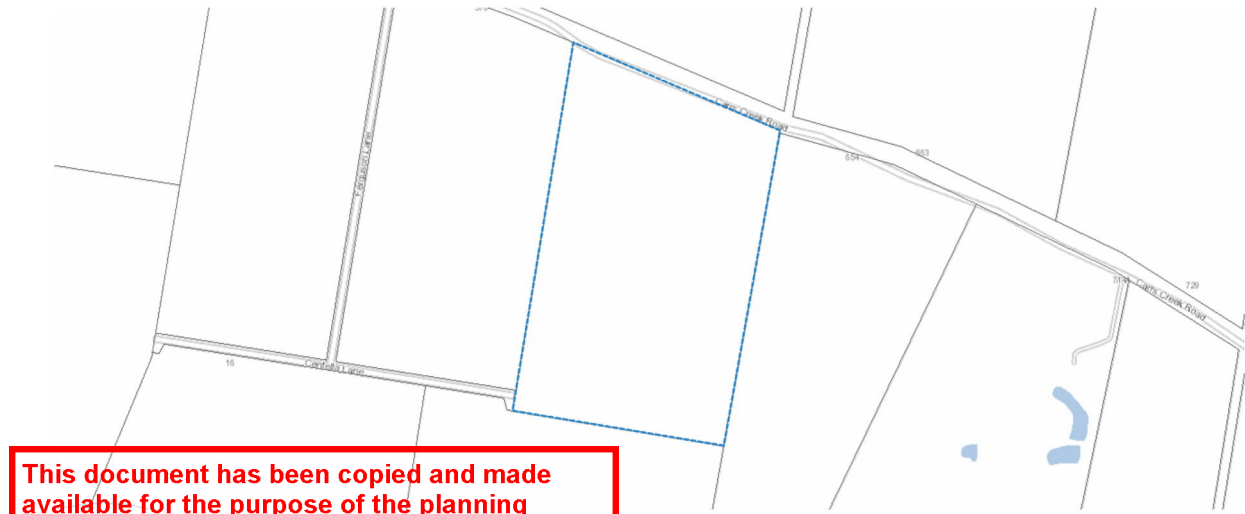


Figure 1 – Locality Plan – Lot 3 Carrs Creek Road, Longford (source: mapshare.vic.gov.au)

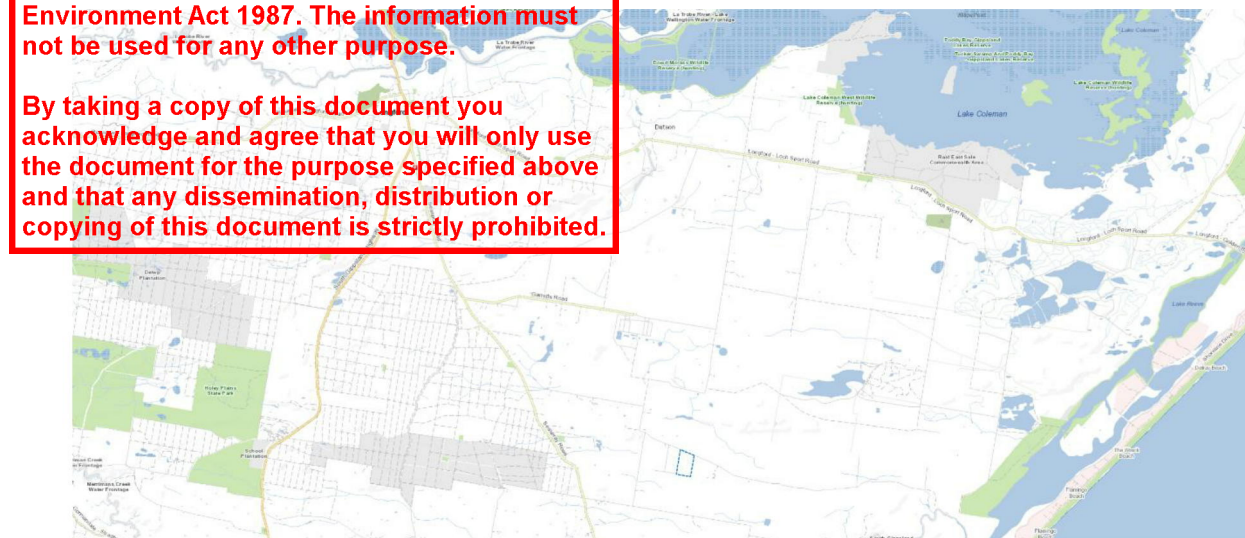


Figure 2 – Locality Plan – Lot 3 Carrs Creek Road, Longford (source: mapshare.vic.gov.au)

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Surrounds

The land in this locality contains a combination of vacant and developed farming land with both industrial and public land in the broader landscape.

Adjoining the norther, eastern and western boundary is vacant farming land, adjoining the southern boundary is farming land containing and existing dwelling and associated facilities. Adjoining the northern boundary Carrs Creek Road. Further northwest of the site is ExxonMobil Longford Plant.

The subject site is located 13 kilometres southeast of the central business district of Longford.

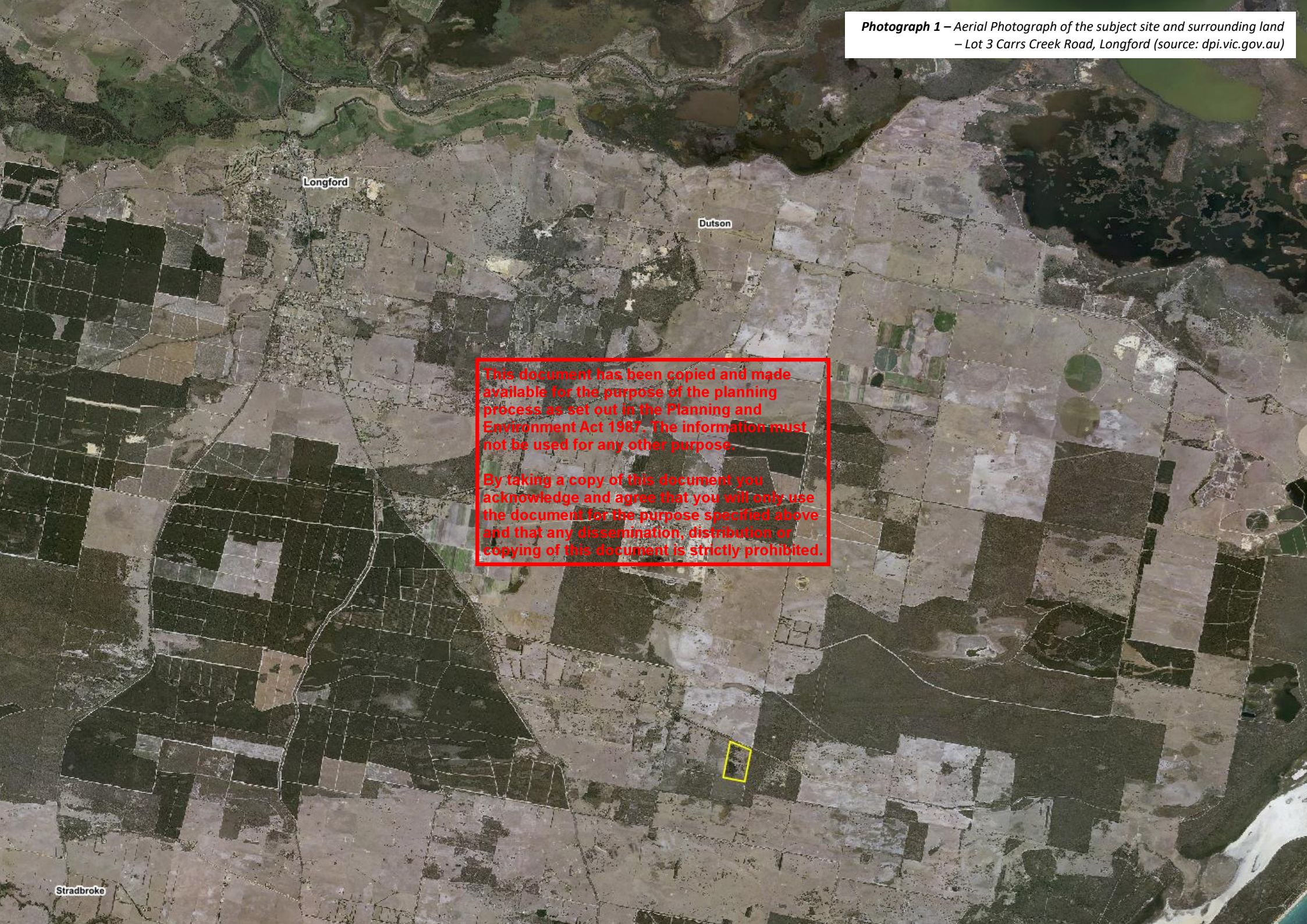
Longford is a rural town on the La Trobe River approximately 8 kilometres south of Sale and 44 kilometres inland from Glomar Beach.

The subject site in relation to Longford and surrounding area is shown in the aerial photograph below.



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3. THE PROPOSAL

This application seeks approval for the use and development of a dwelling and associated outbuildings under the provisions of the Farming Zone. The proposed development plans are contained in **Appendix B**.

Dwelling

The proposed dwelling and associated outbuildings will be centrally located on the site. The dwelling will have a setback of 311.5 metres to the northern boundary being Carrs Creek Road, 364.6 metres from the southern boundary and 196.2 metres from the western boundary.

The proposed dwelling will be single storey and have a total building footprint of approximately 308.67m² including the dwelling, porch and pergolas. The overall proposed height is approximately 4.64 metres.

The finished material and colour of the dwelling will include Colorbond wall cladding and Colorbond metal roof sheeting. Both the wall cladding and roof will be finished in the Colorbond colour "Night Sky". A visual description of the proposed colour is provided below.



Figure 3 – Colorbond "Night Sky"

An extract from the development plans is contained below in **Figures 4 and 5**.

Outbuildings

The proposal consists of three outbuildings which will be centrally located on site within proximity of the proposed dwelling. The first outbuilding is an old train carriage with a floor area of approximately 60.9m² and will be used for storage purposes with a setback of approximately 40 metres east of the proposed

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dwelling. The second outbuilding will be a carport with a floor area of approximately 56m² and will be used for the keeping of everyday vehicles and a horse float. The carport will have an overall height of 3.4 metres, have 4 open sides and will be located 7 metres south of the proposed dwelling. The third outbuilding will be a drive thru carport used to store agricultural equipment. The building will be located approximately 28.5 metres southeast of the proposed dwelling, consisting of x 3 40ft shipping containers with a 17.78-metre-long x 12.2 metre wide roof over the top, finished with trimdek roofing. An additional three 6 metre long shipping containers will be located to the south of the agricultural building to be used for storage as indicated on the proposed development plans.

Vehicle access to the site is existing via a gravel crossover along the northern boundary connecting directly to Carrs Creek Road. A new driveway will extend from Carrs Creek Road to the location of the proposed dwelling and outbuildings which will be a 3.5 metre wide gravel driveway with one 20 metre wide passing bay.

The proposed dwelling will connect to all available services including electricity, telecommunications and the existing road network. Water will be provided via rainwater tanks and wastewater will be treated and retained onsite via a secondary treatment septic system as recommended in the Land Capability Assessment contained in **Appendix D**.

Drainage from the proposed dwelling and outbuildings will be directed to the proposed rainwater tanks in the first instance with overflow directed to the legal point of discharge to the satisfaction of the responsible authority. Stormwater overflow from the third outbuilding will be directed to a rock beach area to the east.

The proposal does not require the removal of any vegetation or earthworks that triggers a planning permit.

Use and Dwelling justification

- The proposed dwelling will be used for residential purposes and is required to support ongoing management, oversight and operation of the proposed agricultural use of the land, ensuring a consistent on-site presence for land maintenance, livestock and horticultural activities and property security.
- Establishing a dwelling will enable proper land management practices, including weed control, fencing maintenance and pasture improvement in conjunction with the proposed mixed farming enterprise.
- The proposed mixed farming enterprise is outlined in the Farm Management Plan provided in **Appendix C**. The mixed farming enterprise will consist of equine and cattle keeping, the production of climate-suitable floriculture, egg laying chickens and container mushroom production.
- The dwelling supports the long-term sustainable use of the land for agriculture, consistent with the purpose of the Farming Zone.
- The design and siting of the dwelling ensures minimal visual impact on the rural landscape, maintaining the open, agricultural character of the area.
- The dwelling will not compromise surrounding agricultural operations or land uses and maintains adequate separation from neighbouring properties.

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Figure 4 – Proposed Dwelling 3D Aspect– A1 Building Design and Drafting

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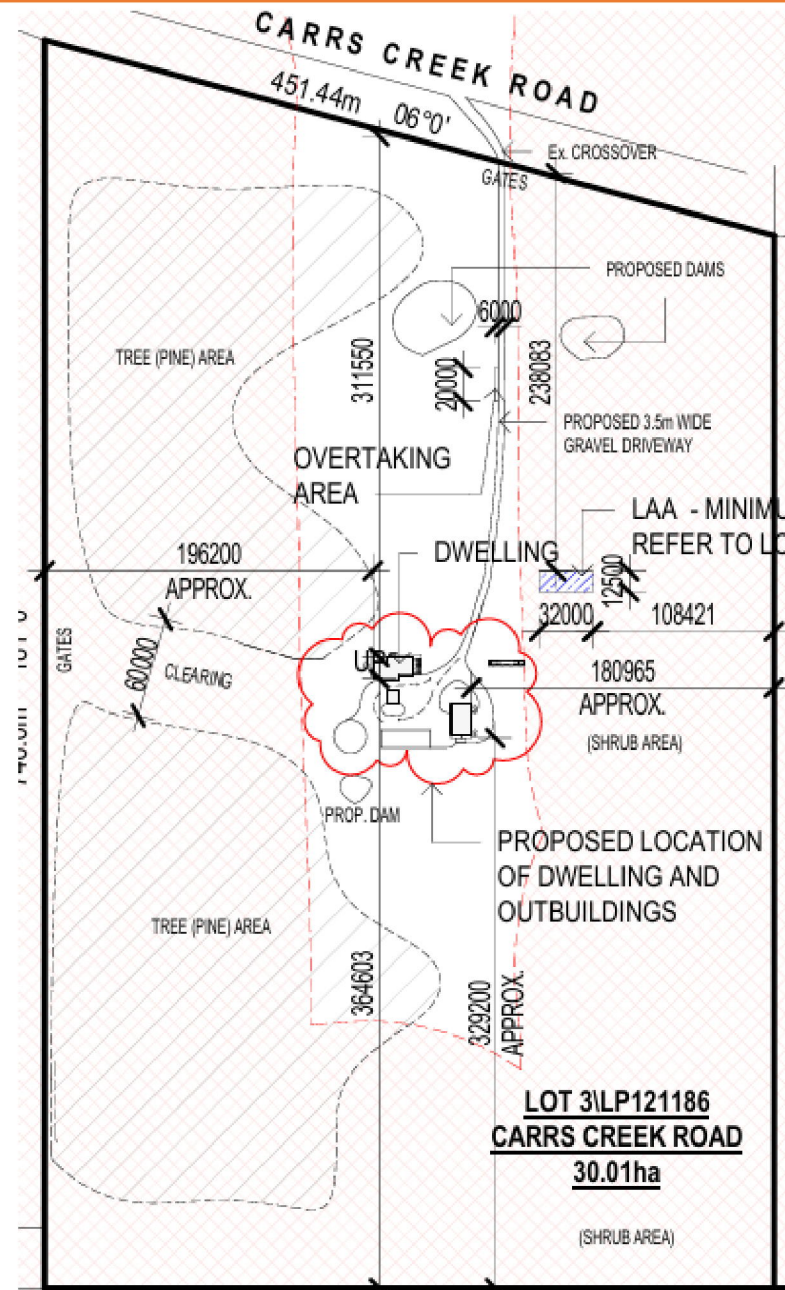


Figure 5 – Site Plan – A1 Building Design and Drafting

4. ZONES AND OVERLAYS

Farming Zone

The purpose of 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.*

An extract of the Farming Zone Map is provided in **Figure 6**.

Clause 35.07-1 and the schedule provides a dwelling on an allotment that is less than 40 hectares is a Section 2 use - permit required.

Clause 35.07-4 provides a permit is required to construct a building or construct or carry out works for a use in Section 2. A permit is required for the proposed outbuildings as they are not associated with an existing dwelling.

The relevant decision guidelines of the Farming Zone at Clause 35.07-8 are addressed below in Section 5.

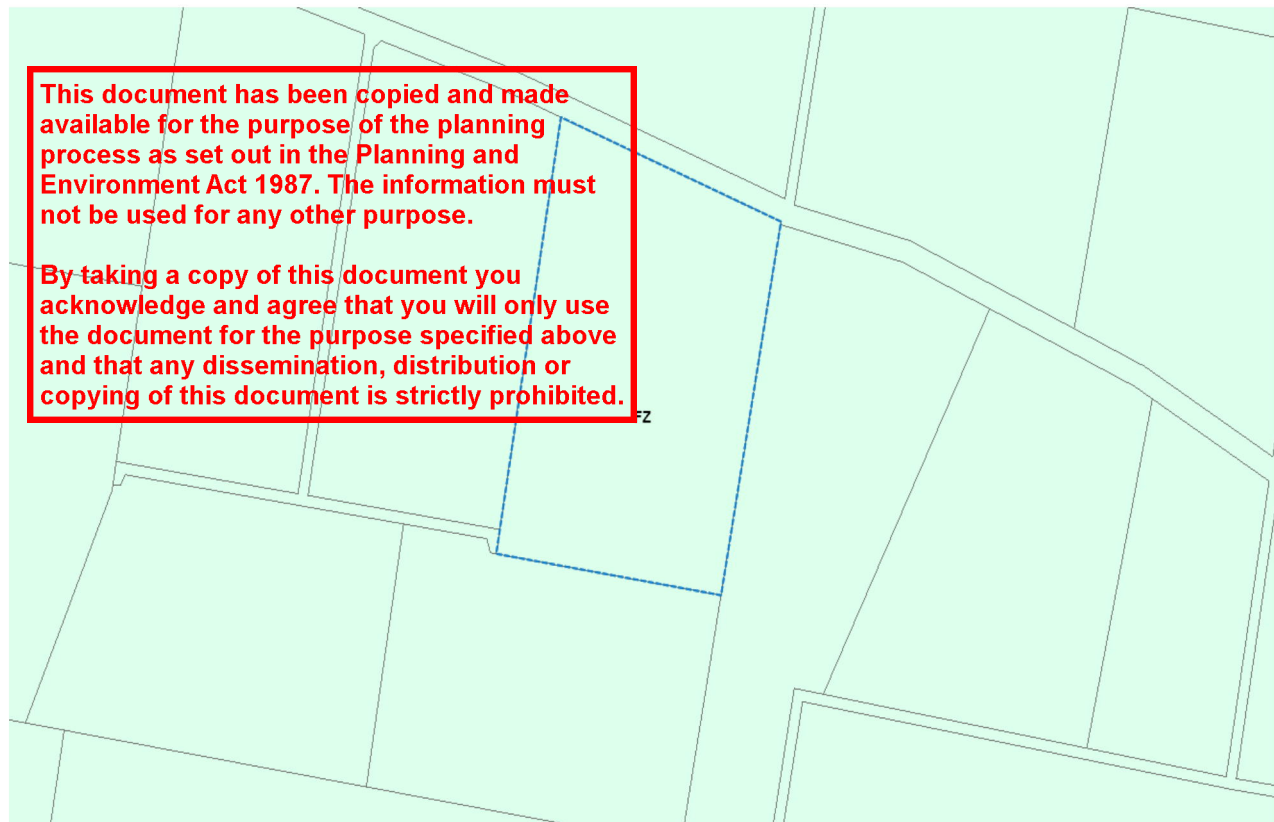


Figure 6 – Farming Zone– (source - mapshare.vic.gov.au)

Bushfire Management Overlay

The purpose of the Bushfire Management Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.
- To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

An extract of the Bushfire Management Overlay Map is provided in **Figure 7**.

A permit is not required under the provisions of the Bushfire Management Overlay as the proposed buildings and works will be located outside the area affected by the overlay. This is not addressed further.

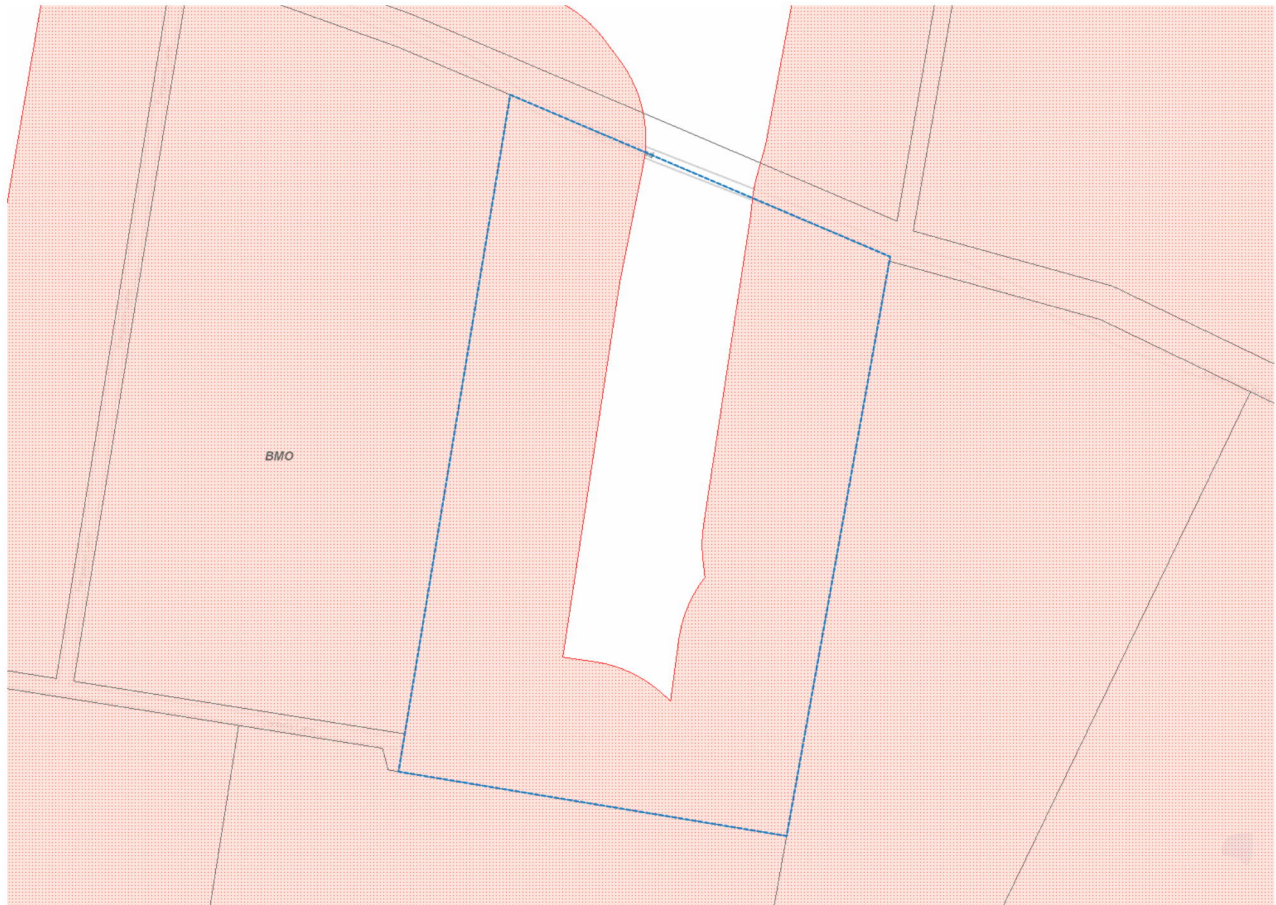


Figure 7 – Bushfire Management Overlay – (source - mapshare.vic.gov.au)

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Aboriginal Cultural Heritage

Under the provisions of the *Aboriginal Heritage Act 2006* the subject site is recognised as being within an area of Aboriginal Cultural Heritage Sensitivity.

The use and development of a dwelling and associated outbuildings are an exempt activity, and as such a Cultural Heritage Management Plan is not required. This is not addressed further.

An extract of the Aboriginal Cultural Heritage Map is provided in **Figure 8**.



Figure 8 – Aboriginal Cultural Heritage – (source - mapshare.vic.gov.au)

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5. PLANNING ASSESSMENT

This proposal has been assessed against the objectives and standards of applicable clauses of the Wellington Planning Scheme and it is considered that the proposed use and development of a dwelling and associated outbuildings is appropriate for the following reasons:

- The proposal meets the objectives of the Municipal Planning Strategy at **Clause 02** and the Planning Policy Framework at **Clause 10** providing for an appropriate dwelling that can be respectful of any existing surrounding development including any within the broader landscape and the environment.
- The proposal will contribute to a high standard of environmental sustainability and support the agricultural use of the land by designing the dwelling to meet the constraints of the land, reducing any potential negative environmental implications as sought to achieve by the relevant clauses including **Clause 02.03** and **Clause 11**.
- **Clause 02.03-1** identifies Longford as a small rural living settlement that is located south of Sale and is characterised by single dwellings set amongst gardens on large allotments.

- The proposed dwelling will connect to all available services and infrastructure including electricity, telecommunications and a good quality road network. Water will be provided via rainwater tanks, one tank will be located on the western side of the proposed dwelling and four additional tanks located along the eastern side of the proposed drive thru carport as indicated on the proposed development plans. Wastewater will be retained on site, within the allotment boundaries via a secondary available from the septic system of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is keeping wildlife rehabilitation including Veterinary care services for injured wildlife and once soil and pastures are of a suitable quality beef cattle production and grazing. The economic importance of agricultural production is recognised in **Clause 14**, which also seeks to ensure agricultural land is managed sustainably. The dwelling will be occupied by the landowner, ensuring effective on-site management of farming operations.

- The proposal meets the objectives of **Clause 16** by providing an additional dwelling within an existing farming area with a suitable level of services, that will in turn support the agricultural use of the land.
- The proposal is consistent with the decision guidelines of the Farming Zone at **Clause 35.07-6** which seeks to protect and enhance agricultural land.
- The proposed use and development of a dwelling and associated outbuildings will enhance and support the proposed agricultural use of the site as detailed in the Farm Management Plan contained in **Appendix C**.
- The dwelling will be connected to all available services as previously detailed.
- The proposed dwelling and outbuildings will be centrally located on the site and will have appropriate setbacks from all boundaries.
- The proposal does not permanently remove any productive agricultural land, the site is a former pine plantation that has been abandoned.
- Access to the dwelling will be provided via a newly constructed gravel driveway from Carrs Creek Road, entering via the existing crossover along the northern boundary and extending to the proposed dwelling site.
- This submission has addressed the decision guidelines of **Clause 65**, and the proposal

supports orderly planning of the area whilst taking into consideration the potential effect on the environment, human health and the amenity of the area.

- Access to the site is addressed above and indicated on the proposed development plans, there will be no negative impact on the existing road network. The increased traffic as a result of the proposal is unlikely to generate any negative impact on the existing road network.
- There are no factors of this proposal that are likely to cause or contribute to land degradation, salinity or reduce water quality.

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6. CONCLUSION

This submission is in support of a planning permit application for the use and development of a dwelling and associated outbuildings at Lot 3 Carrs Creek Road, Longford.

The relevant provisions of the Wellington Planning Scheme have been addressed and it has been ascertained that the proposed development is appropriate in this location. It is requested that the proposal be supported for the following reasons:

- The proposal is consistent with the objectives and strategies outlined in the Municipal Planning Strategy and the Planning Policy Framework.
- The proposal is consistent with the objectives of the Farming Zone.
- The proposal will provide for a functional and attractive new dwelling to support proposed agricultural activities to be undertaken on the land.

It is requested that a planning permit be granted for this development.

Development Solutions Victoria

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