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Planning Report

Construction of a Single Dwelling

- Building and Works associated with the Construction of a Dwelling and Outbuildings (Under ESO)
- Removal of Vegetation (Under ESO)
- Removal of Native Vegetation (Cl. 52.17)

862-900 SWAN BAY ROAD MANNERIM



V1

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1. Introduction

St Quentin has been instructed to prepare this planning report in relation to Buildings and Works associated with the construction of a dwelling at **862-900 Swan Bay Road MANNERIM**.

The purpose of this report is to detail the proposal and its context, outline its consistency with the relevant strategic framework and statutory controls, and in doing so explain why the proposal is worthy of Council's support and approval.

This report is supported by and should be read in conjunction with the following supporting documentation:

Appendix 1: Copy of title

Appendix 2: Site Plans

Appendix 3: Development Plans

Appendix 4: Biodiversity Assessment Report



2. Key Considerations

The key considerations for Council to assess within this planning application are as follows:

The subject land at 862-900 Swan Bay Road, Mannerim, is located within a semi-rural farming locality on the Bellarine Peninsula characterised by broad-acre agricultural holdings, hobby farms, wineries and rural dwellings set within expansive pastureland. The site comprises approximately 32.19 hectares and is currently used for cattle grazing.

The land is within the Farming Zone (FZ). A dwelling is a Section 1 use in the Farming Zone, subject to conditions. The proposal satisfies these conditions as:

- The proposed dwelling will be the only dwelling on the lot.
- The lot area exceeds the minimum 30-hectare requirement specified in the schedule to the zone for the Bellarine area.
- The land is appropriately separated from wind energy facilities and extractive industry interests; and
- The dwelling will be provided with all-weather road access, on-site effluent disposal, potable water supply, and electricity connection.

Accordingly, no planning permit is required for either the use or buildings and works for a dwelling under the zone.

A single dwelling, associated outbuildings and a driveway are proposed within 100m x 100m development envelope. A permit is required under the Environmental Significance Overlay – Schedule 1 for buildings and works associated with construction of the dwelling, and under Clause 52.17, a permit is required for the removal of native vegetation. The proposed 1 Ha development envelope and driveway access have been sited to avoid impacts on native vegetation, including all trees and dead stumps. The limited extent of proposed native vegetation removal (less than 0.5 hectares of scattered vegetation) qualifies for an application under Basic Assessment Pathway in accordance with *the Guidelines for removal, destruction or lopping of native vegetation (DEWLP 2017)*. It is noted DEECA is not a recommending authority, and no offsets are required as there are no native trees removed and only the scattered understorey native species providing under 25% of the vegetation cover is proposed to be impacted.

The proposal utilises the existing crossover from Swan Bay Road. A Vegetation Protection Overlay applies along Swan Bay Road; no vegetation will be removed or impacted through the proposed development.

The proposal maintains the agricultural capability of the land, responds appropriately to environmental and landscape constraints, and is consistent with the rural character of the locality. The development represents an orderly and sustainable outcome that aligns with the objectives of the Farming Zone and relevant overlay provisions.



3. Setting

3.1 Subject Site



Figure 1: Subject site 862-900 Swan Bay Road MANNERIM VIC 3222

Street Address:	862-900 Swan Bay Road MANNERIM VIC 3222
Title Details:	Lot 1 on Plan of Subdivision 844908M
Restrictions/Covenants:	Nil.
Land Size:	32.19 Ha
Zone:	Farming Zone (FZ)
Overlays:	Environment Significance Overlay – Schedule 1 (ESO1)
Other Regulatory Constraints:	Nil.
Key Site Features:	The subject site, being Lot 1 on PS844908M, forms part of a two-lot subdivision located in Mannerim. The subject site encloses the property: 890 Swan Bay Road which is protected under the Heritage Overlay (HO1532) (Mannerim Primary School – Former) along Swan Bay Road creating two parts of frontages of about 153.15m + 546.16m (699.31m) to the Swan Bay Road. The property is accessed via a crossover from the Swan Bay Road. The site is situated approximately 2 kilometres from the Swan Bay foreshore. It comprises a vacant allotment characterised by open pasture with scattered trees. The land is currently utilised for



agricultural purposes and is zoned Farming, consistent with its existing use.

It is noted there are number of existing dwellings in the surrounding farming properties.

3.2. Surrounding Context

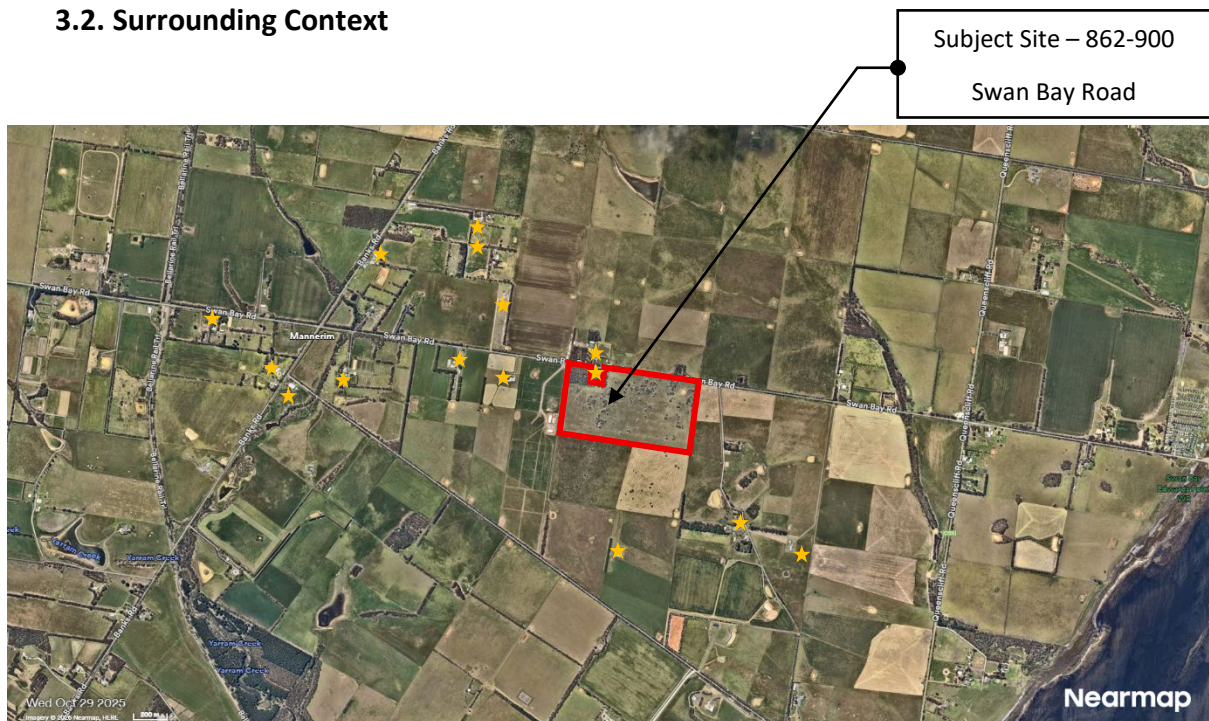


Figure 2 Surrounding Context ★ - Properties with Dwellings on it (showing limited).

(Source: Nearmap – Oct 29, 2025)

North:

Swan Bay Road abuts the subject site to north. Across Swan Bay Road **No. 242-410 Shepards Road** is located. This property is approximately 250.69 Ha in size and has dual frontage about 1.5km to Swan Bay Road (to South) and Sheppard Road (to north).

This site is characterised by an open pastures and farm dams. A dwelling and multiple outbuildings are spotted to the southwestern corner of the property.

The subject site encloses **890 Swan Bay Road**, which is protected under the Heritage Overlay along its northern boundary fronting Swan Bay Road. As a result, the subject site presents two separate frontages to Swan Bay Road.

The property has an approximate area of 0.8 hectares and contains an existing four-bedroom dwelling with associated outbuildings. Substantial vegetation is present at the rear of the site and along the property boundaries.



South:	Lot 2 of PS844908M (902-908 Swan Bay Road) forming part of a two-lot subdivision which includes the subject site. This property has an 10m frontage to the Swan Bay Road and accessed through the battle-axe accessway. The property is vacant with open pastures with scattered trees and farm dams.
East:	The subject site adjoins the 10m wide battle-axe driveway for 902-906 Swan Bay Road and 862-968 Swan Bay Road exists next to the battle-axe driveway to the east of the subject site. This property has about 805.80m frontage to the swan bay Road. It is characterised by number of sheds, introduced pastures, and planted trees within shelter belts and existing dwellings.
West:	844- 858 Swan Bay Road abuts the subject site to the west. This property has a 263.08m frontage to the Swan Bay Road (to North) and 297.70m frontage to the Knights Road (to South). This site is characterised by the pastures, fenced paddocks, farm sheds and like other farming properties in surrounding area.

4. Proposal

4.1 Proposal Description

The proposal seeks approval for the construction of a dwelling on the subject site 862-900 Swan Bay Road. The land has an area of approximately 32.19 hectares, which exceeds the minimum area required to construct a dwelling without requiring a planning permit under the Farming Zone for Use & associate Building & Works. However, the site is almost entirely covered by the Environmental Significance Overlay – Schedule 1, which triggers the requirement for a planning permit for buildings and works associated with the construction of a dwelling and removal of any vegetation.

The subject site has a 699.31m frontages to Swan Bay Road providing access to the property. The crossover to access the property is adjacent to 890 Swan Bay Road (enclosed by the subject site at 3 sides) The dwelling is strategically sited at the southeastern corner of the property avoiding any vegetation removal. The driveway to the dwelling is also strategically proposed that avoid any vegetation along its way.

A development envelope of approximately 1 Ha (100x100m) is proposed, which will accommodate the dwelling, outbuildings, and on-site wastewater management system.

The proposed dwelling comprises an entry foyer, master bedroom with walk-in robe, living/lounge area, kitchen and dining area, and three additional bedrooms. The dwelling will support and enhance ongoing agricultural operations on the land. Importantly, the siting of the dwelling has been carefully



considered to avoid the removal of existing trees and to ensure the environmental significance of the property is appropriately retained and protected.

4.2. Permit Triggers

Use	Development	Subdivision	Other
N/A	42.01-2 Permit requirement. A permit is required to: Construct a building or construct or carryout works. Under the Environmental Significance Overlay – Schedule 1	N/A	CL. 52.17-1 Permit requirement. A permit is required to remove, destroy or lop native vegetation, including dead native vegetation. 42.01-2 Permit requirement. A permit is required to: Remove, destroy or lop any vegetation. Under the Environmental Significance Overlay – Schedule 1

5. Strategic Context & Response

The key planning, land use and development policies relevant to the consideration and assessment of the proposal are as follows.

5.1. State and Local Planning Policy Framework

Clause 02.03-3 Environmental and landscape values

Biodiversity, waterbodies and coastal areas

- The City's rural areas contain important environmental assets.
- Development has had a direct impact on the municipality's natural environments and the flora and fauna that they sustain. There is a need to protect and enhance the natural environment and provide for more sustainable development.
- Remnant vegetation across the municipality is estimated to be approximately 5 per cent of that which existed pre-European settlement.
- Many of the municipality's significant natural environments are protected by international and national agreements and legislation.



Strategic directions

- *Protect the habitats of indigenous species from the impacts of land use and development.*
- *Protect, restore and enhance biodiversity and natural systems.*
- *Protect, maintain and enhance waterways, rivers, wetlands and groundwater.*
- *Protect connectivity between waterways and wetlands.*
- *Protect, maintain and enhance the coast, estuaries and marine environment.*
- *Reduce the amount of runoff from urban development and improve the quality of stormwater runoff entering waterways, estuarine and marine waters.*
- *Support development in rural areas that respects the rural landscape character.*

Clause 12.01-1S Protection of Biodiversity

Objective

To protect and enhance Victoria's biodiversity

Strategies

- *Use biodiversity information to identify important areas of biodiversity, including key habitat for rare or threatened species and communities, and strategically valuable biodiversity sites.*
- *Strategically plan for the protection and conservation of Victoria's important areas of biodiversity.*
- *Ensure that decision making takes into account the impacts of land use and development on Victoria's biodiversity, including considerations of:*
 - *Cumulative impacts*
 - *Fragmentation of habitat*
 - *The spread of pest plants, animals and pathogens into natural ecosystems*
- *Avoid impacts of land use and development on important areas of biodiversity.*

Clause 12.01-1L Protection of biodiversity

Strategy

Ensure that use and development enhance areas of native vegetation and other habitats.

Clause 14.01-1S Protection of agricultural land

Objectives

To protect the state's agricultural base by preserving productive farmland.

Relevant Strategies

- *In considering a proposal to use, subdivide or develop agricultural land, consider the:*
 - *Desirability and impacts of removing the land from primary production, given its agricultural productivity.*
 - *Impacts on the continuation of primary production on adjacent land, with particular regard to land values and the viability of infrastructure for such production.*
 - *Compatibility between the proposed or likely development and existing use of the surrounding land.*



- *The potential impacts of land use and development on the spread of plant and animal pests from areas of known infestation into agricultural areas.*
- *Land capability*
- *Balance the potential off-site effects of a use or development proposal (such as degradation of soil or water quality and land salinisation) against the benefits of the proposal.*

Clause 14.01-1L-02 Dwellings and subdivisions in farming areas

Policy application

This policy applies to land in the Farming and Rural Conservation Zones

Objective

To ensure that the development of dwellings and excision of existing dwellings are consistent with the use of land for sustainable rural uses.

Relevant Strategies

- *Support the construction of a dwellings where:*
 - *The dwelling will not result in the property being removed from agricultural production and the primary use of the land will continue to be agriculture*
 - *Existing agricultural activity on adjoining land will not be compromised.*
 - *The proportion of the property used for the dwelling and ancillary infrastructure is minimised and located on the area of lowest agricultural quality.*

Policy guideline

Consider as relevant:

Proposed measures to preserve the productive capacity of the land and enhance its environmental condition, including:

- *Addressing pest plants and animals.*
- *Managing Land erosion.*
- *Protecting remnant vegetation through fencing or other methods.*
- *Revegetating strategic areas such as between remnant vegetation stands and along waterways.*

Clause 15.01-6S Design for rural areas

Objective

To ensure development respects valued areas of rural character.

Strategies

- *Ensure that the siting, scale and appearance of development protects and enhances rural character.*
- *Protect the visual amenity of valued rural landscapes and character areas along township approaches and sensitive tourist routes by ensuring new development is sympathetically located.*
- *Site and design development to minimise visual impacts on surrounding natural scenery and landscape features including ridgelines, hill tops, waterways, lakes and wetlands.*



Response to Planning Policy Framework

- The proposal is consistent with the relevant planning policies and appropriately responds to the environmental and landscape values of the area.
- A Biodiversity Assessment has informed the siting of the development envelope and driveway, which have been located to avoid significant vegetation removal and minimise ecological impacts. An on-site effluent disposal area is provided within the envelope, ensuring appropriate waste management.
- The dwelling is setback at least 100 metres from the nearest adjoining dwelling, maintaining rural amenity and avoiding land use conflict. Agricultural activities on the subject and adjoining land will not be adversely affected.
- The single-storey dwelling is modest in scale and will integrate with the dispersed rural character, maintaining the visual amenity and landscape qualities of the locality.

6. Statutory Context & Response

6.1. Zone

The subject site is contained within the Farming Zone (FZ)

The purpose of the 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 35.07-1 table of Uses Table of Uses

Dwelling is a **Section 1 Use** and does not require a planning permit for use if following conditions are met:

- *Must be the only dwelling on the lot*
- *The lot must be at least the area specified in a schedule to this zone. If no area is specified, the lot must be at least 40 hectares.*
- *Must meet requirements of Clause 35.07-2.*
- *Must be located more than one kilometre from the nearest title boundary of land subject to:*
 - *A permit for wind energy facility; or*
 - *An application for a permit for 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.*



- Must be located more than 500m 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.

Clause 35.07-2 Use of land for dwelling, small second dwelling or rural worker accommodation

- A lot used for a dwelling, small second dwelling or rural worker accommodation must meet the following requirements:
 - Access to the dwelling, small second dwelling or rural worker accommodation must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.
 - Each dwelling, small second dwelling or rural worker accommodation must be connected to reticulated sewerage, if available. If reticulated sewerage is not available all wastewater from each dwelling must be treated and retained within the lot in accordance with the requirements of the Environment Protection Regulations under the Environment Protection Act 2017 for an on-site wastewater management system.
 - The dwelling, small second dwelling or rural worker accommodation must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for firefighting purposes.
 - The dwelling, small second dwelling or rural worker accommodation must be connected to a reticulated electricity supply or have an alternative energy source.

Clause 35.07-4 Buildings and works

Dwelling is a Section 1 Use meeting all the conditions including **Clause 35.07-2** and thus a permit is not required for the buildings and works for the construction of a proposed dwelling.

6.2. Overlays

42.01 Environmental Significance Overlay – Schedule 1 (ESO1)

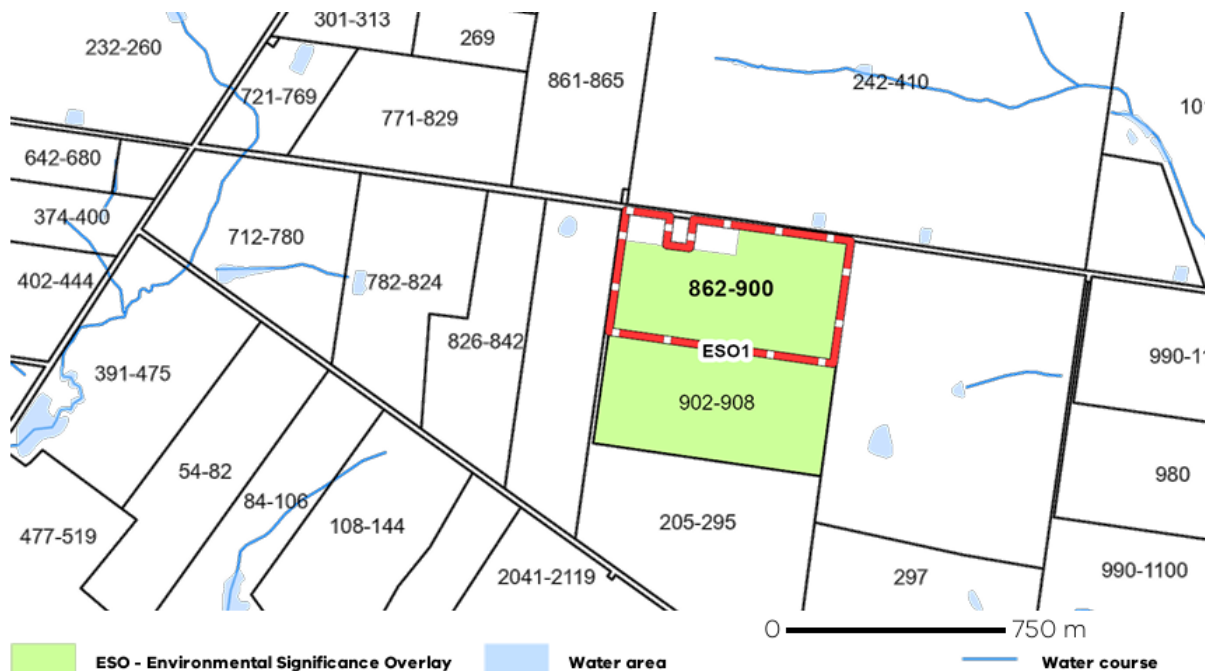


Figure 3 : The whole site 902 – 908 Swan Bay Road is impacted by the Environmental Significance Overlay – Schedule 1 (ESO1).



The purpose of the overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas where the development of land may be affected by environmental constraints.
- To ensure that development is compatible with identified environmental values.

42.01-1 Environmental Significance and Objectives

A schedule to this overlay must contain:

- A statement of environmental significance.
- The environmental objectives to be achieved.

Cl. 1.0 of Schedule 1 to Cl. 42.01 Environmental Significance Overlay

Statement of environmental significance

Within Greater Geelong there are a number of significant flora and fauna habitats and areas of geological and natural interest. They include Grassy Point Road, west of Indented Head; Salt Lake environs, St Leonards; Hutchinson's Bush Block, Wallington; Mannerim School Environs, Mannerim; Kingston Estate, Ocean Grove; Little River and nearby stream; Point Wilson; Barwon Heads; Breamlea; Moorabool River, Batesford to Sheoaks and Left Branch of Sutherlands Creek; Moorabool River between Fyansford and Bell Post Hill; Grantic and scoria cones, Granite Road, Anakie; and Dog Rocks, Batesford.

Many of these sites contain remnant vegetation, marsh flats, bird and wildlife habitats and corridors, natural scrub heathland vegetation, and river and streamside corridors.

Cl. 2.0 of Schedule 1 to Cl. 42.01 Environmental Significance Overlay

Environmental objectives to be achieved

- To conserve and protect areas of flora and fauna habitat and geological and natural interest.
- To ensure that development does not impact on the environmental significance of the land.
- To ensure that siting and design of any buildings and works maintains the environmental integrity of the land.

Cl. 42.01-2 Permit requirement

Under the Environmental Significance Overlay a permit is required to:

- Construct a building or construct or carry out works.

Decision Guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate

Decision Guidelines	Response
The Municipal Planning Strategy and the Planning Policy Framework.	The proposal adequately considers the Municipal Planning Strategy and Planning Policy Framework.



The statement of environmental significance and the environmental objective contained in a schedule to this overlay.	Refer to Sec. 6.2 of this report.
The need to remove, destroy or lop vegetation to create a defensible space to reduce the risk of bushfire to life and property.	Not applicable. No vegetation is proposed to be removed to create defensible space.
The environmental values of the land.	The property supports moderate Environmental Values of the land. The subject site is dominated by grassy woodland generally modified and dominated by introduced vegetation with scattered Drooping Sheoak trees with affinities to Grassy Woodland.
The effect of any proposed building or works on the environmental values of the land and its immediate locality.	The proposed development is not anticipated to affect the environmental values of the land. The proposed development and the driveway are sited to avoid any vegetation including dead stumps. The isolated scattered native species providing less than 25% of vegetation cover is proposed to be impacted to facilitate the proposed development. This proposed removal of this vegetation does not include any Endangered Ecological Vegetation Class. A permission to its removal is sought through this application pursuant to Cl. 52.17.
The need to control the siting, shape and height of any buildings or extensions.	Proposed development includes construction of a single storey four-bedroom dwelling, garage associated farm shed and driveway. The siting of the development is strategically chosen to avoid and minimise impacts to remnant native vegetation, in the locations generally devoid of native vegetation. The design of the dwelling is less intrusive and proposed to blend in with the surrounding natural landscape and rural character of the area. The view to the significant landscape is protected. The need to control the siting, shape and height of the buildings is important to protect the environmental and landscape significance of the area.



The extent to which the materials, colours and external finishes of buildings conform in appearance and character with adjacent buildings and with the character and appearance of the area generally.	The buildings and structures are designed and sited to not be visually dominant and can blend into the surrounding landscape and natural environment. Earth- toned brickwork for external walls, Colorbond Steel in Woodland Grey for dwelling roof and garage, Colorbond steel in cottage Green for the proposed shed are the chosen colours and materials that blends with the character and appearance of the area generally.
The reason for removing any vegetation and the practicality of any alternative options which do not require removal of remnant vegetation.	No feasible alternative layout would further reduce impacts without undermining the proposal objective.
The importance of the natural environment including any important landscape or conservation characteristics of the area and the suitability of the proposed development.	The subject site is characterised by Grassy Woodland with scattered Drooping Sheoak and understorey dominated by introduced pasture with scattered native species. The surrounding area is characterised by low density rural areas dominated by pasture. The proposed dwelling is sited and designed to conserve the existing rural character of the area. the dwellings in the surrounding area are prevalent, and the proposed development is consistent with the orderly planning of the area.
Whether appropriate management practices are proposed including the control of environmental weeds and pest animals, the fencing of animals, prevention of soil erosion, fire prevention measures, and revegetation of degraded areas with indigenous plant species.	Refer to Section 6.2 of the appended Biodiversity Assessment Report.
The necessity of retaining a buffer strip of vegetation in the vicinity of water courses, roads and property boundaries.	Not applicable.
The objectives and guidelines of the Armstrong Creek West Precinct Structure Plan, September 2012.	The subject site is not within the Armstrong Creek West Precinct Structure Plan and thus is not relevant to consider the objective and guidelines of it.

6.2. Particular Provisions



52.17 Native Vegetation

Purpose

To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Energy, Environment and Climate Action, 2025) (the Guidelines):

- 1. Avoid the removal, destruction or lopping of native vegetation.*
- 2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.*
- 3. Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.*

To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.

Cl. 52.17-1 Permit requirement

A permit is required to remove, destroy or lop native vegetation, including dead native vegetation.

Cl. 52.17-2 Application requirements

An application to remove, destroy or lop native vegetation must comply with the application requirements specified in the guidelines.

As per the Guidelines for the removal, destruction or lopping of native vegetation (DEWLP), the application has been classed as a basic assessment pathway. Application information requirements of this pathway are detailed in Section 5 of the appended Biodiversity Assessment Report (Prepared by Beacon Ecological).

Cl. 52.17-4 Decision guidelines.

Before deciding on an application, in addition to the decision guidelines in Cl. 65, the responsible authority must consider the decision guidelines in the guidelines as appropriate.

Refer to the Section 5 of the appended Biodiversity Assessment Report (Prepared by Beacon Ecological).

7. Decision Guidelines

Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:

Clause 65.01 Approval of An Application of Plan

Decision Guidelines	Response
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The matters set out in section 60 of the Act.	All matters set out in section 60 of the Act has been adequately met.
Any significant effects the environment, including the contamination of land, may have on the use or development.	Not known factors including contamination of land impacts the proposed development.
The Municipal Planning Strategy and the Planning Policy Framework.	The proposed development adequately responds to the Municipal Planning Strategy and the Planning Policy Framework.
The purpose of the zone, overlay or other provision.	The proposed development adequately meets the purpose of the zone and overlays by: • Ensuring the proposed dwelling development do not adversely affect the use of land for agriculture/ farming activities. • Ensuring the development is compatible with identified environmental values.
Any matter required to be considered in the zone, overlay or other provision.	All matters under the zone and overlays are adequately considered for the proposed development.
The orderly planning of the area.	The proposed development is consistent with the orderly planning of the area. Dwellings on the Farming lots is quite prevalent in the surrounding area.
The effect on the environment, human health and amenity of the area.	The proposed dwelling is assumed to have no impacts on the environment, human health and amenity of the area. It is noted the proposed dwelling is sited appropriately with appropriate buffer distance and at least 100m away from the adjacent dwelling on a different ownership of the land.
The proximity of the land to any public land.	No public land in immediate vicinity to the subject site.
Factors likely to cause or contribute to land degradation, salinity or reduce water quality	The development of dwelling is unlikely to cause or contribute to land degradation, salinity or reduce water quality.



Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.	The subject site is at least 31.17ha and capable of retain the stormwater within the curtilage of the property.
The extent and character of native vegetation and the likelihood of its destruction.	The subject site is characterised by a Grassy Woodland with Scattered Drooping Sheoak over and scattered native ground cover species providing less than 25% of vegetation cover. The subject site is partially modified and dominated by introduced pasture grasses.
Whether native vegetation is to be or can be protected, planted or allowed to regenerate.	The scattered native species (native grass) providing less than 25% vegetation cover is proposed to be impacted by the proposed development. Permission to remove this understorey native grass is required under the Clause 52.17 (Native Vegetation).
The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.	The subject site is within the Designated Bushfire Prone area and adaptive measure will be taken during the construction of the dwelling in accordance with Bushfire Attack Level calculations. The subject site is flat and unlikely to be impacted by the flooding or erosion.
The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.	Not applicable.

8. Conclusion

As this report demonstrates, the proposal constitutes an appropriate response to the physical context of the subject site and surrounds, supports and implements the applicable strategic directions of the Planning Policy Framework and meets the objectives and requirements of the key statutory controls.

A planning permit is required for buildings and works for the proposed dwelling and removal of vegetation under Clause 42.01-2 of Environmental Significance Overlay – Schedule 1 (ESO1) and a permit is required for the removal of native vegetation under the Clause 52.17 (Native Vegetation).

For these reasons, we submit that the responsible authority would be justified in reaching a conclusion that the proposal is worthy of support and approval.



9. Appendix 1 Copy of Title

10. Appendix 2 Site Plans

11. Appendix 3 Development Plans

12. Appendix 4 Biodiversity Assessment Report