

Whole Farm Plan

125–135 Argyle Street, Little River

Prepared in support of Planning Permit Amendment Application PP-194-2021/A

1. Introduction

This Whole Farm Plan has been prepared to respond to Item 6 of the Request for Further Information issued by Greater Geelong City Council (dated 20 May 2026) pertaining to the above planning permit amendment application. The plan explains the existing and intended operation of the land at 125-135 Argyle Street, Little River and demonstrates how the proposed dwelling, shipping containers and ancillary outbuildings are associated with, and support, the ongoing farming use of the land.

The land is currently used for light-farming purposes and contains an existing shed approved under Planning Permit PP-194-2021. The current amendment application seeks approval for the partial retrofit of the existing shed to facilitate a dwelling, the placement of shipping containers for farm storage, and ancillary outbuildings and shelters associated with the management of animals and farm operations.

This Whole Farm Plan outlines the physical characteristics of the land, the existing farming activities, the operational requirements of the farm, and the role of the proposed development in supporting the ongoing agricultural use of the site.

2. Site Details

Address: 125-135 Argyle Street, Little River

Title Particulars: Lot 2 on PS834239M

Site Area: 80524sqm

Zone: Farming Zone (FZ)

Overlays: Land Subject to Inundation Overlay (LSIO1)

3. Purpose of this Whole Farm Plan

The purpose of this Whole Farm Plan is to:

- Describe how the land is currently used and managed for farming;
- Identify the agricultural activities undertaken on the land;
- Explain the infrastructure required to support those activities;
- Demonstrate the functional relationship between the farming use and the proposed dwelling;
- Explain the role of the proposed shipping containers and ancillary structures in the operation of the farm;
- Show that the development is part of an ongoing rural land use rather than an unrelated residential outcome.

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4. Site Description

The subject land is a rural holding with an area of approximately 8 hectares. The land is generally characterized by flat topography and is accessed via Argyle Street. Existing improvements include the recent construction of a shed and driveway, placement of shipping containers, water tanks and structures used as animal shelters. The land is used as a working farm and is arranged to support grazing and animal husbandry.

5. Existing Farming Use

The primary farming activities undertaken on the land comprise of:

- Grazing of livestock;
- Agistment;
- Animal husbandry;
- Storage of feed, hay, equipment and materials;
- Maintenance of fencing, paddocks and animal enclosures;
- General farm management and maintenance.

The farming use is carried out on an ongoing basis and requires regular attendance for animal care, feeding, monitoring, maintenance, security and land management. The operation of the land includes both routine daily activities and periodic seasonal tasks such as fodder storage, paddock rotation, maintenance works, animal treatment and weed management.

The farm requires the coordinated use of land, buildings and storage infrastructure for the keeping of animals, storage of feed and equipment, protection of materials from weather, and the ongoing maintenance of the property. The farming use is therefore dependent on practical on-site infrastructure and regular management presence.

6. Existing and Proposed Built Form

The proposed dwelling is to be facilitated through a partial retrofit of the existing shed, rather than through the construction of a separate standalone dwelling elsewhere on the land. This approach consolidates built form within an existing developed area and reduces the spread of buildings across the farm.

The dwelling is intended to support the ongoing operation and supervision of the farming use by enabling a permanent on-site presence for the management of animals / equipment / feed / security / maintenance / seasonal works.

The proposed shipping containers are intended to be used for ancillary farm storage. Their purpose is to provide secure and weather-protected storage for items such as:

- Feed and fodder;
- Animal supplies;
- Tools and machinery attachments;
- Fencing materials;
- Farm equipment and consumables.

The containers are not proposed for separate commercial use, habitable use or any unrelated non-rural purpose. They are ancillary to and supportive of the farming use of the land.

The proposed outbuildings and shelters are intended to support the keeping and management of animals and the practical operation of the farm. Their role includes providing:

- Protection for animals from weather;
- Storage for feed and related materials;
- Sheltered work and maintenance areas;
- Infrastructure associated with animal husbandry and day-to-day farm management.

7. Functional Relationship Between the Farm and the Dwelling

The proposed dwelling is directly connected to the ongoing farming use of the land. It is not sought as an isolated rural lifestyle outcome detached from the agricultural function of the property. Rather, the dwelling will support the active management of the farm by enabling a resident operator to undertake and oversee:

- Daily feeding and watering of animals;
- Monitoring of animal welfare and shelter;
- Response to emergencies, weather events and security issues;
- Maintenance of fences, gates, accessways and farm infrastructure;
- Supervision of stored equipment, materials and fodder;
- General land management including weed control, fire preparedness and upkeep of paddocks and shelters.

The need for regular attendance and oversight is a practical feature of the existing rural use. An on-site dwelling assists in ensuring that the land can continue to be productively and responsibly managed.

Because the dwelling is proposed within part of the existing approved shed, the development also represents a consolidated and efficient response that avoids unnecessary new building footprints across the site.

8. Functional Relationship Between the Farm and Ancillary Structures

The proposed shipping containers and ancillary structures are also directly related to the farming use of the land. They provide operational storage and shelter infrastructure necessary for the practical functioning of the property. These structures are not independent uses; they are subordinate elements that support the primary rural use.

Their placement on the land has been selected having regard to operational efficiency, access, separation from boundaries, and their location within the broader farm setting. The structures will assist in improving the organisation, security and weather protection of farm materials and animal-related infrastructure.

9. How the Land Operates as a Farm

The land operates as a working rural property in the following way:

1. Animals are kept and managed within designated paddock or enclosure areas;
2. Feed, equipment and husbandry materials are stored on-site for regular use;
3. Existing and proposed sheds, shelters and containers provide for regular use;
4. The land requires regular monitoring, maintenance and response to changing seasonal and weather conditions;
5. The proposed dwelling supports this operational model by enabling direct on-site management and supervision;
6. The proposed structures function together as part of a single farming enterprise and management regime.

10. Land Use Efficiency and Consolidation

The proposal represents an efficient use of the land because it relies on and adapts existing approved built form rather than establishing a dispersed pattern of new development. The dwelling is incorporated into part of the existing shed, while the ancillary storage and shelter structures are modest rural additions associated with the ongoing use of the land.

This consolidated approach reduces unnecessary disturbance, retains the broader rural character of the property, and ensures that development remains subordinate to the farming use.

11. Ongoing Farm Management Commitments

The ongoing management of the land will include:

- Continued farming and animal husbandry activities;
- Maintenance of paddocks, fences and accessways;
- Management of feed, fodder and equipment storage;
- Upkeep of farm structures and shelters;
- Monitoring animal welfare;
- Implementation of weed control and general land maintenance;
- Management of fire risk and rural property safety.

12. Conclusion

This Whole Farm Plan demonstrates that the land is used as a working farm and that the proposed dwelling, shipping containers and ancillary outbuildings form part of that ongoing rural use.

The dwelling is proposed through a partial retrofit of the existing approved shed and will provide an on-site management presence directly linked to the operation of the farm. The shipping containers and ancillary structures will provide storage and shelter infrastructure necessary for the practical functioning of the property. Collectively, the proposal reflects a coordinated rural land use outcome in which the built form remains ancillary and supportive of the primary farming use of the land.

Accordingly, the proposed development should be understood as part of the continuing agricultural use and management of the site.

Refer to the application plans for detail regarding the location of paddocks and existing and proposed infrastructure/services.

13. Farm Activity Schedule

The following table can be used where Council seeks a more detailed link between farm operations and the need for on-site management.

Activity	Frequency	Infrastructure required	Relevance to dwelling
Feeding and watering animals	Daily	Storage, troughs, access, shelter	Requires regular on-site presence
Monitoring animal health	Daily / as needed	Shelters, yards, access	Enables timely response
Fence and paddock maintenance	Weekly / ongoing	Tools, materials storage	Supports active management
Feed and equipment storage	Ongoing	Shed, containers	Secure storage supports farm operation
Seasonal land management	Seasonal	Equipment, storage, access	On-site oversight improves efficiency