



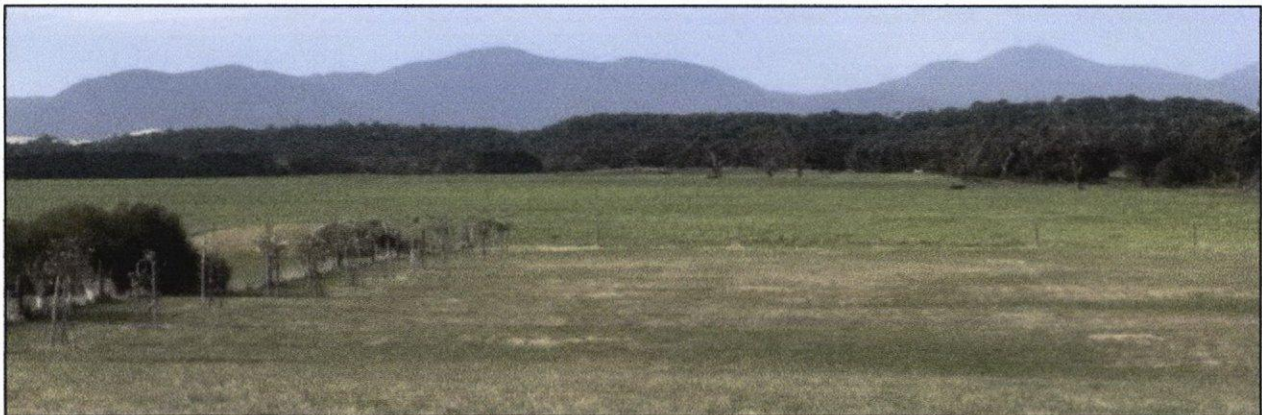
PLANNING REPORT

Application for:
Construction of a single dwelling

Site address:
31 Hourigan Camp Lane, Yanakie

August 2015

Contents	Page
1. Introduction	3
2. Site Analysis	3
3. Surrounding Area	3
4. Proposal	4
5. Planning Controls	4
5.1. Zoning	4
5.2. Farming Zone Assessment	4
5.3. Overlays	5
6. Applicable Planning Policy	7
6.1. State Planning Policy Framework	7
6.2. Local Planning Policy Framework	9
6.3. Planning Policy Assessment	12
6.4. SLO ₃ Assessment	13
6.5. ESO ₃ Assessment	14
7. Conclusion	16
Attachment 1 – Title documents	
Attachment 2 – Proposed dwelling plans	



Subject property, looking east through the site.

© Jardine Johnstone 2015

The information contained in this document is confidential and intended solely for the use of the client identified in the report for the purpose for which it has been prepared and no representation is made or is to be implied as being made to any third party. Use or copying of this document in whole or part without the written permission of Jardine Johnstone constitutes an infringement of copyright. The intellectual property contained in this document remains the property of Jardine Johnstone.

1 INTRODUCTION

This report has been prepared to accompany a planning permit application to South Gippsland Shire for the construction of a dwelling on land formally known as 31 Hourigan Camp Lane, Yanakie.

This report is prepared in response to the relevant provisions of the South Gippsland Planning Scheme.

The report is to be read in conjunction with plans by The Rural Building Company, attached to this report.

The proposed dwelling will comprise a sensitive and respectful development and use of a site located in a rural landscape setting, and will have a negligible impact upon the operation of the surrounding farms and rural residential uses. Furthermore, the dwelling and works accords with the relevant objectives and provisions of the South Gippsland Planning Scheme and in particular the Council's local planning policies.

The proposal achieves the desired balance between the policies of sensitive development within the rural landscape and use of smaller parcels of land in the Farming Zone for rural-residential purposes, and therefore should be supported.

2 SITE ANALYSIS

The site comprises a single parcel with a frontage to Hourigan Camp Lane of 62.5 metres, and maximum depth of 184.9 metres. It has an area of 1.0ha, is currently undeveloped, and supports some planted vegetation along the east, west and north boundaries. Otherwise the lot is covered in pasture grass.

The land slopes slightly from north to the south.

Fencing on west, east and south boundaries is post and wire to approximately 1.2m. Fencing along the north boundary is timber post and rail to approximately 1.2m.

The site is located in the Farming Zone but is not currently farmed.

3 SURROUNDING AREA

The site is located to the south of Yanakie township, approximately 4.2km from the Yanakie commercial centre. The site is within approximately 65m of the foreshore reserve to the west which is located within the Wilson's Promontory National Park.

The area surrounding the site is characterised mostly by actively farmed Farming Zone land to the north and south, and rural-residential land uses in the Farming Zone to the west and east, and further to the north-east and east on Millar Road.

Within this west end of Hourigan Camp Lane there are three allotments within the Farming Zone which are all approximately 1.0ha in area. Currently, two of these are developed with dwellings.

Abutting to the west is a lot of approximately 1.0ha currently developed with a dwelling and outbuildings, with mature vegetation surrounding the buildings. The lot is not actively farmed.

Abutting to the south is a larger allotment actively farmed and located in the Farming Zone. It is approximately 44.67ha in area and is mostly cleared of vegetation.

On the opposite side of Hourigan Camp Lane to the north is a large farming allotment of approximately 72ha.

To the east of the site is an allotment of approximately 1.012ha, which is developed with a dwelling and outbuildings, with mature vegetation surrounding the buildings. The lot is not actively farmed.

4 PROPOSAL

It is proposed to construct a detached dwelling on the land, to be located centrally on the site.

The proposed dwelling is of a contemporary design, with pitched roofs with eaves.

Construction materials are to include:

- Render finish and weatherboards to external walls
- Aluminium window frames
- Colorbond steel roofing

The ground floor layout features a double carport, entry, an open plan kitchen, living and dining room accessing an alfresco area, 3 bedrooms, study, separate theatre, bathroom, WC, and service rooms.

The first floor features one bedroom, bathroom and adults retreat.

The dwelling is 30.01m in length (north-south), and 20.98m wide. It has a maximum overall height of 7.2m.

The dwelling will be set back 50m from the north boundary, 16.5m from the east and west boundaries, and will be accessed via the proposed gravel driveway from Hourigan Camp Lane.

The proposal does not require removal of vegetation from the site.

5 PLANNING CONTROLS

The development and use of the site is controlled by the South Gippsland Planning Scheme.

Specific provisions of this scheme that are relevant to this review are explained in the following.

5.1 Zoning

Farming Zone

Under the provisions of the South Gippsland Planning Scheme the subject site and surrounding land is included within the Farming Zone. The stated purpose of the Zone is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To provide for the use of land for agriculture.*
- *To encourage the retention of productive agricultural land.*
- *To ensure that non-agricultural uses, particularly 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.*

5.2 Farming Zone assessment

While the subject site is located within the Farming Zone, it is an allotment which has been excised from a much larger farming unit. It is one of several allotments less than 2ha in area which are within close proximity of the site and are appropriate for rural residential use, given that they are located within close proximity of Yanakie township. The two smaller allotments

adjoining the subject site are developed with dwellings. These lots are also small in size and therefore limit the viability of farming activities.

The Decision Guidelines at Clause 35.07-6 require consideration of issues relating to agriculture, dwelling and environment.

Most of the agricultural issues relate to how the proposal will impact on the capability of the land and whether the use is sustainable. In this case, it is considered that the subject site cannot be used viably for agricultural purposes due to its small size, and that the impacts of residential use of the land will have negligible impacts upon the operation of the larger farming units to the north and south.

The key considerations in relation to the construction of a dwelling in this case relate to the visual impact of the dwelling on the surrounding landscape, and the impacts of the dwelling and residential use upon the environment.

Environmental issues

In regards to the environmental impacts of the dwelling, it is proposed to locate the dwelling approximately 80m from the national park to the west. At this distance, the dwelling, and associated effluent and stormwater, will not affect the ecology nor hydrology of the national park. The topography surrounding the proposed dwelling is relatively flat, and due to the location of the proposed dwelling, water treatment and absorption will occur on site and will not impact any surrounding properties.

The proposal does not require removal of any vegetation. Remnant vegetation within the locality is mostly restricted to the national park to the west. This area will not be impacted by the proposed dwelling.

Siting issues

The proposed dwelling has been sited for practical reasons in the centre of the site, where views are available to the south.

In terms of views to the proposed dwelling from public areas, the site is mostly well concealed from surrounding roads. Hourigan Camp Lane is a road of very low traffic volumes which terminates at the national park to the west. Views to the proposed dwelling from Hourigan Camp Lane will be limited to those available only directly in front of the site, due to the location of vegetation on the adjoining properties to the west and east.

As the dwelling is to be constructed adjacent to established dwellings at the end of this quiet road, it is anticipated that the visual impacts of the dwelling will be limited, and acceptable within the context of established buildings in the immediate area.

5.3 Overlays

The site is affected by the following overlays:

Significant Landscape Overlay (Schedule 3) – Corner Inlet Amphitheatre. A permit is required to construct the proposed dwelling in this instance, as it is two storey, and has a floor area greater than 250sqm.

Before deciding on an application, the responsible authority must consider the following decision guidelines:

- *Whether buildings are sited and designed to maximise retention of existing vegetation throughout the landscape, and whether the proposal provides for the planting of new indigenous coastal vegetation wherever possible.*

- *Whether landscaping around buildings uses indigenous species (e.g. Eucalyptus or Melaleuca spp.) or non-invasive exotic / native feature planting that is already a feature of the character (e.g. existing shelterbelts).*
- *In landscapes visible within 500 metres of Foster – Wilsons Promontory Road, whether the proposed development is sited to retain the open rural character and views to coastal landscape features.*
- *Whether ridgetops and visually prominent hill faces are largely kept free from development, particularly slopes visible from the coast and coastal hinterland such as between Mount Hoddle and Yarram*
- *Along the South Gippsland Highway, whether buildings are sufficiently set back to avoid intrusion into views to Corner Inlet, Wilsons Promontory and the Welshpool Hills.*
- *Whether the proposed development is kept below the dominant tree canopy height.*
- *The sparse location of buildings and structures outside of settlements, to avoid the loss of existing vegetation.*
- *Whether the proposed development reduces visual intrusion by utilising low scale building forms, tucked into the landscape, with the use of materials and colours that occur in the local area.*
- *In coastal locations, whether the proposed development utilises materials and colours that minimise contrast with the surrounding landscape and whether the visibility of buildings and structures is minimised when viewed from a distance, including from offshore.*
- *In flatter locations (e.g. adjoining Shallow Inlet) whether the proposed development is substantially set back to minimise visual intrusion and to retain a dominant natural character within 500 metres of the edge of the coast.*
- *In steep or hilly locations, whether the proposed development is designed to follow the contours or step down the site, to minimise need for earthworks on the site and whether buildings are articulated into separate elements to avoid visually dominant elevations.*
- *Whether the proposal includes the use of permeable surfacing for all unbuilt areas to minimise surface run-off and to support vegetation.*
- *Whether the proposal includes the use of vegetation for screening and to delineate property boundaries, instead of fencing. If fencing is necessary, the proposal should include open style fencing of a type traditionally used in rural areas i.e. post and wire.*
- *Whether the proposal contributes to the retention of the character of large open rural areas offering scenic views by siting developments back from roads, amongst vegetation and low in the topography.*

An assessment of the proposed dwelling subject to the relevant provisions of the SLO3 is included later in this report.

Environmental Significance Overlay (Schedule 3) – Coastal Settlements. Clause 42.01-2 states that a permit is required to construct or carry out works. Schedule 3 to the overlay does not exempt this proposed dwelling from the permit requirements. Therefore a permit is required for the proposed dwelling in this instance.

Before deciding on an application, the responsible authority must consider the following decision guidelines:

- *The purpose of the overlay.*
- *The maintenance and improvement of the stability of the coastal dunes and coastlines.*
- *The preservation of any existing natural vegetation.*
- *The conservation of any areas of any areas of environmental importance or significance.*
- *The intensity of human activity which the landscapes and the environment the area can sustain.*

- *The existing use and possible development of the land and nearby land.*
- *The effect of development on the use and development of other land which has a common means of drainage.*
- *Whether the development of the land will be detrimental to the natural environment.*
- *The availability of water, sewerage, drainage, electricity and other services.*
- *Whether or not the site is large enough to enable the adequate disposal and treatment of effluent through a septic tank system.*
- *The siting, colour and design of buildings and works.*
- *The protection of the area for its recreational value.*
- *The risk of fire.*
- *Any relevant coastal study adopted by the Shire of South Gippsland.*
- *The views of the Department of Sustainability and Environment in respect to:*
 - *Applications which immediately abut Crown land.*
 - *Applications which in the opinion of the responsible authority may adversely affect coastal processes, dune systems (including tertiary systems), or have any possible effect on aquatic habitat and flora and fauna habitat.*
 - *Applications which in the opinion of the responsible authority may cause or otherwise cause erosion, land degradation or affect land stability on either the subject land or on adjoining land.*
 - *Applications which in the opinion of the responsible authority may adversely affect wildlife habitat and sites of biological or zoological significance.*

An assessment of the proposed dwelling subject to the relevant provisions of the ESO3 is included later in this report.

6 Applicable Planning Policy

6.1 State Planning Policy Framework

The purpose of State Planning Policy at Clause 10 of the scheme is explained as:

... to inform planning authorities and responsible authorities of those aspects of State level planning policy which they are to take into account and give effect to in planning and administering their respective areas. It is the State Government's expectation that planning and responsible authorities will endeavour to integrate the range of policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development.

The State Planning Policies that are relevant to the proposal are as follows:

12.04-2 Landscapes

Objective

To protect landscapes and significant open spaces that contribute to character, identity and sustainable environments.

Strategies

Ensure sensitive landscape areas such as the bays and coastlines are protected and that new development does not detract from their natural quality.

Improve the landscape qualities, open space linkages and environmental performance in green wedges and conservation areas and non-urban areas.

Recognise the natural landscape for its aesthetic value and as a fully functioning system. Ensure natural key features are protected and enhanced.

Clause 14.01 (Agriculture) includes relevant policy including:

14.01-1 Protection of agricultural land

Objective

To protect productive farmland which is of strategic significance in the local or regional context.

Strategies

Ensure that the State's agricultural base is protected from the unplanned loss of productive agricultural land due to permanent changes of land use.

Take into consideration regional, state and local, issues and characteristics in the assessment of agricultural quality and productivity.

Permanent removal of productive agricultural land from the State's agricultural base must not be undertaken without consideration of its economic importance for the agricultural production and processing sectors.

In considering a proposal to subdivide or develop agricultural land, the following factors must be considered:

- *The desirability and impacts of removing the land from primary production, given its agricultural productivity.*
- *The impacts of the proposed subdivision or development on the continuation of primary production on adjacent land, with particular regard to land values and to the viability of infrastructure for such production.*
- *The compatibility between the proposed or likely development and the existing uses of the surrounding land.*
- *Assessment of the land capability.*

Subdivision of productive agricultural land should not detract from the long-term productive capacity of the land.

Where inappropriate subdivisions exist on productive agricultural land, priority should be given by planning authorities to their re-structure.

In assessing rural development proposals, planning and responsible authorities must balance the potential off-site effects of rural land use proposals (such as degradation of soil or water quality and land salinisation) which might affect productive agricultural land against the benefits of the proposals.

Planning for rural land use should consider:

- *land capability; and*
- *the potential impacts of land use and development on the spread of plant and animal pests from areas of known infestation into agricultural areas.*

14.01-2 Sustainable agricultural land use

Objective

To encourage sustainable agricultural land use.

Strategies

Ensure agricultural and productive rural land use activities are managed to maintain the long-term sustainable use and management of existing natural resources.

Encourage sustainable agricultural and associated rural land use and support and assist the development of innovative approaches to sustainable practices.

Support effective agricultural production and processing infrastructure, rural industry and farm-related retailing and assist genuine farming enterprises to adjust flexibly to market changes.

Facilitate the establishment and expansion of cattle feedlots, piggeries, poultry farms and other intensive animal industries in a manner consistent with orderly and proper planning and protection of the environment.

6.2 Local Planning Policy Framework Municipal Strategic Statement (MSS)

The MSS provides the strategic planning framework for the South Gippsland Shire. Several of the issues raised in the MSS are of direct relevance to this proposal. They include:

21.06-2 Coastal and hinterland landscapes

Objective 2 To ensure that coastal development between settlements responds appropriately to the landscape setting and character

Strategy 2.1 Retain the natural and undeveloped character of the coastal strip between settlements by:

□ avoiding or carefully siting and designing development

□ using colours and materials which are appropriate in a coastal environment and minimise contrast with the surrounding landscape

Strategy 2.2 Retain undeveloped breaks between settlements by focussing further development within existing township boundaries and avoiding ribbon development, particularly along the coastal strip and key touring routes

Strategy 2.3 Retain a dominant natural character, particularly within 500 metres of the coast, by setting development back from the coast in flatter locations, avoiding loss of vegetation, and minimising the visibility and impact of pedestrian and vehicular access paths and site servicing on the coastal landscape

Objective 4 To maintain locally significant views and vistas that contribute to the character of the coastal and coastal hinterland region

Strategy 4.1 Protect views of Mt Hoddle, the Welshpool Hills and the Corner Inlet Amphitheatre and other hinterland areas by avoiding development in these areas that is visually intrusive, particularly when viewed from the South Gippsland Highway, as well as from other key touring routes, lookouts and residences

Objective 5 To ensure that development is subordinate to the natural, visual and environmental landscape character and significance

Strategy 5.1 Discourage development on prominent ridgelines, particularly those close to the coast

Strategy 5.2 Where development cannot be avoided in steep locations or prominent hill faces:

- site development in the lower one third of the visible slope, wherever possible*
- set buildings and structures among existing vegetation, and/or establish gardens of locally appropriate species*
- design buildings to follow the contours or step down the site to minimise earthworks*
- articulate buildings into separate elements, and avoid visually dominant elevations*

Strategy 5.3 Protect and enhance indigenous vegetation

Strategy 5.4 Encourage the planting of appropriate indigenous vegetation for rehabilitation works and landscaping around development

Strategy 5.5 Retain existing shelterbelts and non-indigenous feature planting where they are features of the area and the species are non-invasive

21.08-1 Agriculture

Objectives and Strategies

Objective 1 To maintain a viable and sustainable agricultural industry as the corner stone to the Shire's economy and its future wellbeing

Strategy 1.1 Protect high quality agricultural land for primary production

Strategy 1.2 Strongly discourage rural residential land use on lots over 4.1 hectares in agricultural areas

Strategy 1.3 Strongly discourage the development of houses in old Crown township areas except where such lots form part of a sustainable farm or are adjacent to existing urban/serviced areas or have been approved for re-structure

Strategy 1.4 Limit the impact of house lot excisions by strongly encouraging:

- *minimum lot size of 0.4 hectares and a maximum lot size of 2 hectares for a house lot*
- *residual lot to generally be a minimum of 40 hectares*

Strategy 1.5 Encourage and promote new and existing diverse and sustainable agriculture industries as an important contributor to the Shire's economy, including promoting the region as a premium 'green' products food bowl

Strategy 1.6 Provide essential services to support agricultural production and economic development

Strategy 1.7 Promote best practice agricultural land management which includes sustainable integration of economic and environmental needs

Strategy 1.8 Ensure that the road network is capable of serving the transport needs of the farming community on an equitable basis

Strategy 1.9 Promote sustainable land management through best practice, by encouraging the preparation and implementation of farm management plans addressing issues such as fire safety and prevention, safe storage and handling of dangerous goods, land management practices that address any significant environmental hazards, and diversification in crops and stock

Strategy 1.10 Consider land capability when assessing applications for the use and development of rural land

21.04-17 Rural areas

Element 1 – Primary production

Objectives

- *Ensure that the resource of agricultural land is protected and retained in primary production.*
- *Support existing and emerging agricultural activities and associated rural industries that will maintain and build on this element of the economic base of the Shire*
- *Protect the long term farming future of the Shire*

- *Protect the rural farmland landscape*
- *Discourage dwellings not related to commercial scale agriculture in rural areas*

Local Planning Policy

Clause 21.15-15 – Landscape Character Areas

Character Area 1.5 – Waratah Bay/Corner Inlet

Landscape and built form

- *Protect the rural character and views that create a scenic 'gateway' to Wilsons Promontory (especially along Foster – Promontory Road), by restricting linear urban sprawl or the cluttering of built development*
- *Ensure that long stretches of the coastal strip remain free of development of any kind*
- *Reduce the visibility of buildings or structures, within the coastal strip, outside settlements*
- *Carefully manage development at the Corner Inlet coastal edge to retain intact natural coastal character by restricting heights of dwellings, controlling colours and clustering development at already developed centres (e.g. Port Welshpool)*
- *Contain linear residential expansion of Waratah Bay along access road and avoid exposure of built form above low dunes*
- *Minimise clutter of built elements throughout hinterland areas to protect the rural character*

Clause 22.05 – Rural Dwellings Policy

Clause 22.05 is relevant to this proposal. The policy seeks to ensure that any development of dwellings in the Farming Zone maintains the landscape, environmental and agricultural values of the Shire. The objectives of the policy are:

- *To discourage the proliferation of dwellings not associated with agriculture on lots over 4.1ha.*
- *To discourage the proliferation of dwellings on lots over 4.1ha where the agricultural use of the land does not require the presence of a land manager.*
- *To ensure that the development of dwellings on rural land does not prejudice existing agricultural activities on surrounding land.*
- *To ensure that agricultural land is maintained for the cost-effective production of food and raw materials.*
- *To retain the open farmed landscape as the defining visual characteristic of the Shire.*
- *To ensure the cost-effective servicing of towns and communities across the Shire by avoiding the impacts of a dispersed population base.*
- *To provide a consistent basis for considering planning permit applications for the use and development of dwellings in rural areas.*

Relevant policy within the above clause includes the following:

- *The grant of a permit for a dwelling in the Farming Zone is strongly discouraged unless any of the following apply:*

- *The dwelling is proposed for rural-residential purposes on a lot less than 4.1ha.*
- *The dwelling is proposed in association with agriculture on a lot greater than 4.1ha in area.*
- *The dwelling is proposed on a lot that is predominantly occupied by remnant Native Vegetation (remnant vegetation or regrowth over 15 years old and at least 50% cover).*
- *It must be clearly demonstrated that the dwelling on a lot over 4.1ha is genuinely required to carry out a long-term agricultural activity on the land.*
- *New dwellings on lots over 4.1ha will only be approved in order to support rural activities and production and are not to meet rural lifestyle objectives that may be in conflict with the rural use of the land.*
- *An application for a dwelling on a lot over 4.1ha must demonstrate net benefit to agricultural productivity on the land.*
- *Development of the land for the purposes of a dwelling should be compatible with and not adversely impact upon:*
 - *Any existing agricultural activities on surrounding land.*
 - *The environmental characteristics of the surrounding area.*
 - *The rural character and landscape values of the area, including visual impact.*
 - *Natural systems, water quality or water quantity in the locality.*
- *Dwellings in association with Extensive Animal Husbandry (grazing), and calf rearing, on lots between 4.1ha to 40ha are strongly discouraged.*

6.3 Planning Policy Assessment

At the State level, the key policy influences applicable to this application primarily relate to matters including minimising the impact of development within the agricultural and coastal landscape, and protection of the environmental and ecological features of that landscape.

In response, the site is part of an area which hosts a number of small, rural residential lots, and which features rather prominent development amidst an open pasture landscape. The views to Wilson's Promontory to the south and south-east and through surrounding farmland are a significant feature. The context is one of a landscape dominated by open farmland and views to surrounding hinterland and coastland, but also featuring development which exploits this. The proposed dwelling has been sited to capture views, but done so in a sensitive manner, locating the dwelling adjacent to dwellings on adjacent properties and well-set back from the road, therefore minimising visibility from off-site.

The current owners have commenced planting of indigenous species along the west and east boundaries to enhance the contribution of vegetation in the landscape, and to buffer views of the dwelling from surrounding properties. The vegetation will also improve the ecological integrity of the area. Thus it is considered that the proposal is supported by State policy and relevant strategic documents.

Local planning policy seeks development which is sensitive to the context in which it sits. In this case the development balances the significance of the landscape with the

availability of views to the site. The development will be visible in the landscape, but no more so than surrounding development. The proposal also uses materials and forms in a manner sensitive to the context of the site and surrounds. As the proposal includes an attic-style upper floor, the appearance of the dwelling will be sensitive to the surrounding landscape and adjoining rural-residential properties.

In regards to use of the site for a dwelling, the allotment is of a small size (1.0ha), and therefore has very limited potential for any viable farming enterprise. Development of a dwelling on this lot will be consistent with the development of dwelling on similar-sized adjacent lots, also located in the Farming Zone.

Based upon the preceding analysis as outlined in this submission, it is considered that the proposal meets the relevant policies within the State and Local Planning Policy frameworks.

6.4 Significant Landscape Overlay Assessment

The site is affected by the SLO₃, recognising the natural and cultural significance of the local landscape, including prominent landforms, Aboriginal cultural heritage sites, and adjacent RAMSAR bird habitat areas. As a permit is required for construction of a dwelling pursuant to the SLO₃, the decision guidelines of that overlay must be considered in the assessment. The following features an assessment of the proposal under the relevant decision guidelines.

- *Whether landscaping around buildings uses indigenous species (e.g. Eucalyptus or Melaleuca spp.) or non-invasive exotic / native feature planting that is already a feature of the character (e.g. existing shelterbelts).*

The owners have commenced on plantings along east and west boundaries featuring locally-indigenous plant species. These planting will provide vegetated surrounds to the building, in keeping with the adjoining allotments and the national park to the west.

- *In landscapes visible within 500 metres of Foster – Wilsons Promontory Road, whether the proposed development is sited to retain the open rural character and views to coastal landscape features.*

N/A

- *Whether ridgetops and visually prominent hill faces are largely kept free from development, particularly slopes visible from the coast and coastal hinterland such as between Mount Hoddle and Yarram*

N/A

- *Along the South Gippsland Highway, whether buildings are sufficiently set back to avoid intrusion into views to Corner Inlet, Wilsons Promontory and the Welshpool Hills.*

N/A

- *Whether the proposed development is kept below the dominant tree canopy height.*

The proposed dwelling has a maximum height of 7.2m above ground level, and will be below the surrounding canopy line.

- *The sparse location of buildings and structures outside of settlements, to avoid the loss of existing vegetation.*

The proposal does not require vegetation removal.

- *Whether the proposed development reduces visual intrusion by utilising low scale building forms, tucked into the landscape, with the use of materials and colours that occur in the local area.*

The proposed dwelling is sited centrally on the lot, and adjacent to established development, in a section of Hourigan Camp Lane which has very low volumes. The visual impact upon the surrounding landscape will be limited.

- *In coastal locations, whether the proposed development utilises materials and colours that minimise contrast with the surrounding landscape and whether the visibility of buildings and structures is minimised when viewed from a distance, including from offshore.*

The proposed dwelling features appropriately subdued colours and materials sympathetic to the coastal landscape. It will not be visible from the coast.

- *In flatter locations (e.g. adjoining Shallow Inlet) whether the proposed development is substantially set back to minimise visual intrusion and to retain a dominant natural character within 500 metres of the edge of the coast.*

The proposed dwelling will be well-set back from the coast, and will not be visible from any part of the coastline.

- *In steep or hilly locations, whether the proposed development is designed to follow the contours or step down the site, to minimise need for earthworks on the site and whether buildings are articulated into separate elements to avoid visually dominant elevations.*

N/A

- *Whether the proposal includes the use of permeable surfacing for all unbuilt areas to minimise surface run-off and to support vegetation.*

The site retains extensive areas of permeable surfaces.

- *Whether the proposal includes the use of vegetation for screening and to delineate property boundaries, instead of fencing. If fencing is necessary, the proposal should include open style fencing of a type traditionally used in rural areas i.e. post and wire.*

The site is already fenced, and west and east boundaries have recently been planted with indigenous species of trees and shrubs for ecological values and screening purposes.

- *Whether the proposal contributes to the retention of the character of large open rural areas offering scenic views by siting developments back from roads, amongst vegetation and low in the topography.*

The proposed dwelling is sited centrally on the lot, and adjacent to established development, in a section of Hourigan Camp Lane which has very low volumes. The visual impact upon the surrounding landscape will be limited.

6.5 Environmental Significance Overlay Assessment

The site is affected by the ESO₃, which is applicable to settlements located in significant coastal areas. As a permit is required for construction of the proposed dwelling pursuant to the ESO₃, the decision guidelines of that overlay must be considered in the assessment. The following features an assessment of the proposal under the relevant decision guidelines.

- *The purpose of the overlay.*

The proposed dwelling is consistent with the purpose of the overlay, which is to protect the inherent values of the coastal areas from inappropriate development. The proposed dwelling is located sensitively within established development, and will not require any removal of vegetation. It is well set back from coastal features.

- *The maintenance and improvement of the stability of the coastal dunes and coastlines.*

The proposed dwelling is sited on a relatively flat area of the site, where there is negligible risk of erosion.

- *The preservation of any existing natural vegetation.*

The proposal does not require any vegetation removal.

- *The conservation of any areas of environmental importance or significance.*

The national park to the west has significance. The proposed dwelling is well set back from this, and will not diminish the significance of this feature.

- *The intensity of human activity which the landscapes and the environment the area can sustain.*

The proposed dwelling is to be located within an area with established rural-residential development, with necessary infrastructure available to the site. The nearby national park features walking trails which will not be overburdened by the addition of a dwelling nearby.

- *The existing use and possible development of the land and nearby land.*

Adjacent properties to the east and west are developed with dwellings. These lots and the subject site are located in an area surrounded by farmland. The proposed dwelling will be consistent with established development and will not affect operation of surrounding farms.

- *The effect of development on the use and development of other land which has a common means of drainage.*

N/A.

- *Whether the development of the land will be detrimental to the natural environment.*

The proposed dwelling will not require removal of vegetation. Disposal of waste water and stormwater will occur on site and will not have off-site impacts.

- *The availability of water, sewerage, drainage, electricity and other services.*

All necessary infrastructure is available to the site.

- *Whether or not the site is large enough to enable the adequate disposal and treatment of effluent through a septic tank system.*

Adequate space is available on site for disposal and treatment of effluent.

- *The siting, colour and design of buildings and works.*

The proposed dwelling features materials and colours appropriate to the surrounding landscape.

- *The protection of the area for its recreational value.*

The proposed dwelling will not affect the use of the national park for recreational purposes.

- *The risk of fire.*

The site is not located within the BMO.

- *Any relevant coastal study adopted by the Shire of South Gippsland.*

The proposed dwelling is located sensitively within the landscape, at a generous distance from the coast. It is consistent with:

- **State Overview Report, Coastal Spaces Landscape Assessment Study (2006)**
- **South Gippsland Shire Municipal Reference Document, Coastal Spaces Landscape Assessment Study (2006).**
- **The Siting and Design Guidelines for Structures on the Victorian Coast (1998)**
- *The views of the Department of Sustainability and Environment in respect to:*
 - *Applications which immediately abut Crown land.*

- *Applications which in the opinion of the responsible authority may adversely affect coastal processes, dune systems (including tertiary systems), or have any possible effect on aquatic habitat and flora and fauna habitat.*
- *Applications which in the opinion of the responsible authority may cause or otherwise cause erosion, land degradation or affect land stability on either the subject land or on adjoining land.*
- *Applications which in the opinion of the responsible authority may adversely affect wildlife habitat and sites of biological or zoological significance.*

The views of DELWAP have not yet been sought.

7 Conclusion

The dwelling proposed is a positive response to the site and surrounding landscape in terms of its siting, scale, form and materials, and will provide a valid housing choice for the area. Its architectural style and choice of building materials is respectful of the landscape qualities of the area and satisfies the relevant policies of the South Gippsland Planning Scheme. Importantly, it has been designed in a manner that will limit the impact on the surrounding area and provide a high level of quality accommodation for future occupants.

The proposed dwelling is site responsive in that it will sit comfortably within the landscape, and will not impact upon the operation of the surrounding farms.

For the reasons states above, the proposed dwelling is acceptable when assessed against relevant planning policy and provisions, and should therefore be supported.

Chris Johnstone
Jardine Johnstone

August 2015

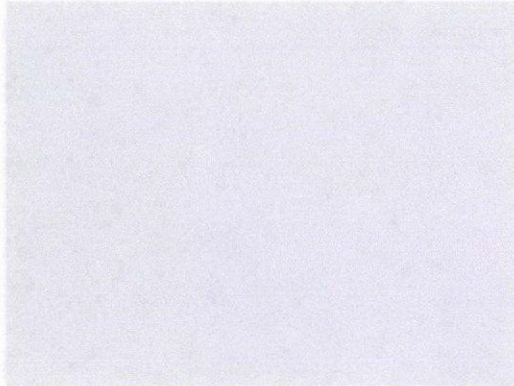
Attachment 2

31 Hourigan Camp Lane, Yanakie

PROPOSED COLOUR SCHEDULE

EXTERNAL WALLS:

Light Grey



GUTTERS, DOWNPIPES, FASCIA:

White

ROOF:

Zincalume



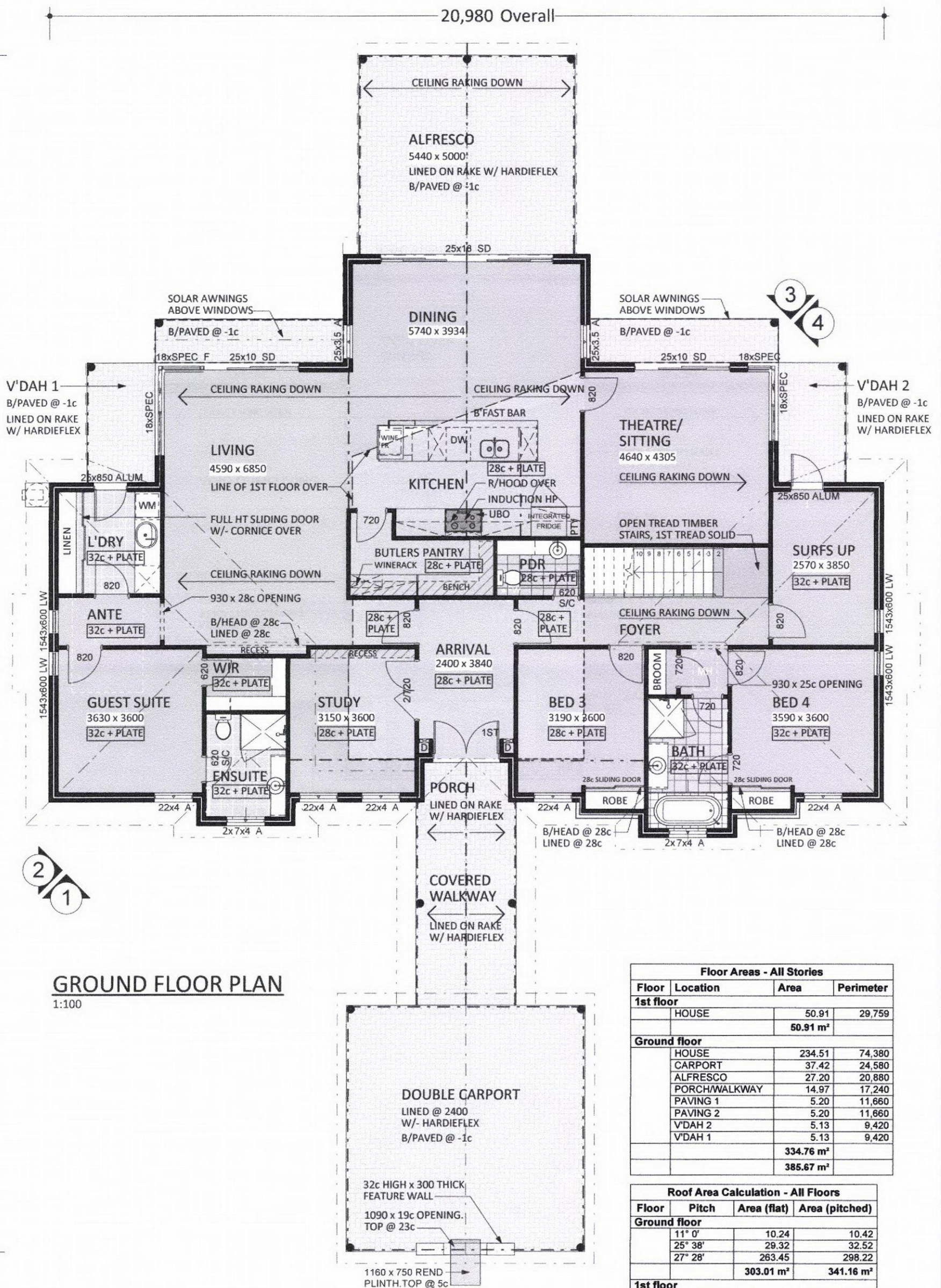


Proposed "R" Residence ©

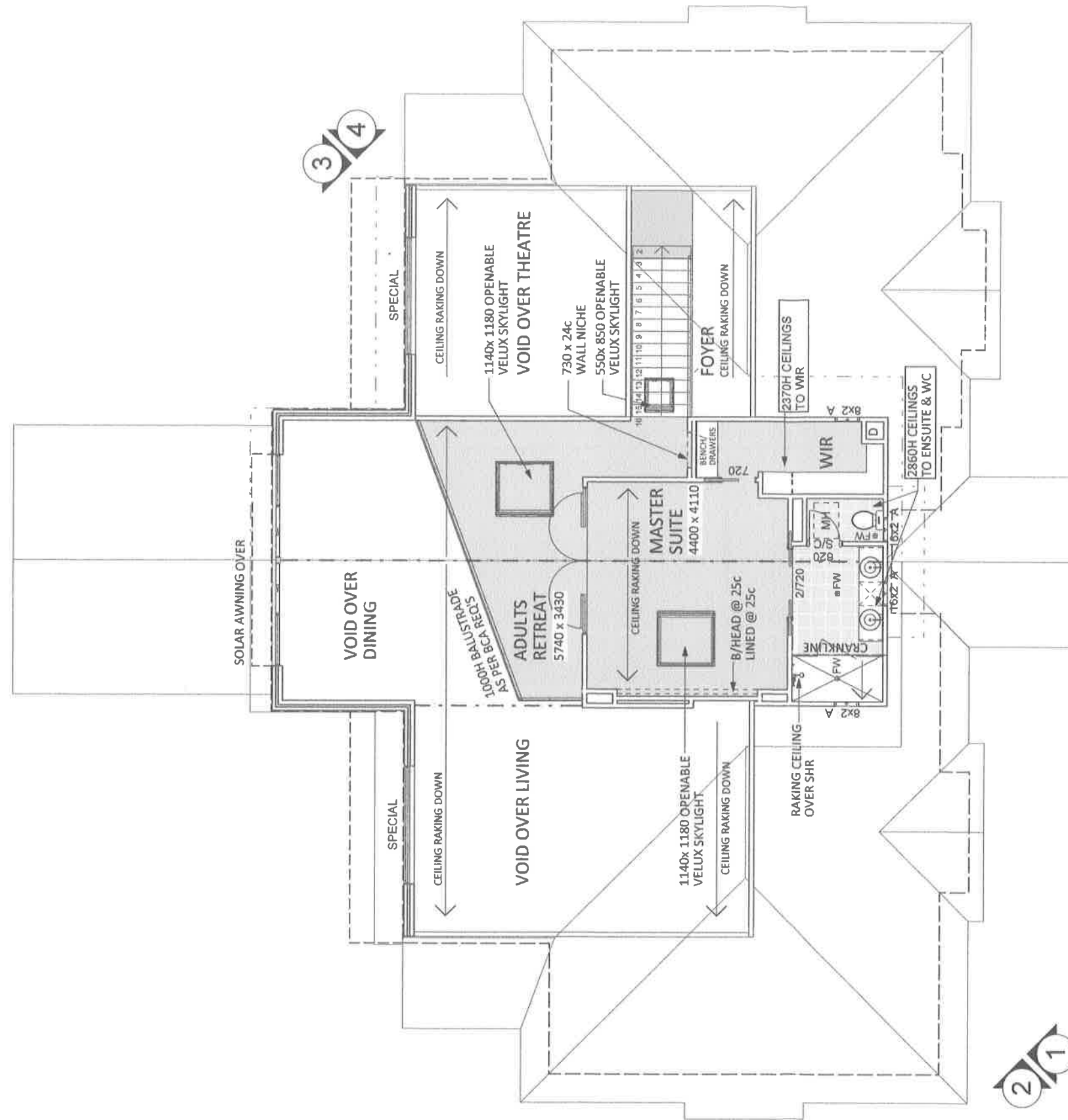
Consultant:
C:\DESIGN & DRAFTING\COUNTY STANDARDS\display\2013 quedinup\display version\4863D
Drawn By: Date:

PAGE 1 OF 5

Overall 20,980



THE QUEDJINUP RETREAT-DISPLAY
MODEL No. 4863D



UPPER FLOOR PLAN
1:100

Floor Areas - All Stories		
Floor	Location	Area
1st floor	HOUSE	50.91
		50.91 m ²
Ground floor	HOUSE	234.51
	CARPORT	37.42
	ALFRESCO	27.20
	PORCH/WALKWAY	14.97
	PAVING 1	5.20
	PAVING 2	5.20
	V'DAH 2	5.13
	V'DAH 1	5.13
		334.76 m ²
		385.67 m ²

Roof Area Calculation - All Floors		
Floor	Pitch	Area (flat)
Ground floor	11° 0'	10.24
	25° 38'	29.32
	27° 28'	263.45
		303.01 m ²
1st floor	27° 28'	71.98
		71.98 m ²
		374.99 m ²
		424.03 m ²



Proposed "" Residence ©

Consultant:

C:\DESIGN & DRAFTING\COUNTRY\STANDARDS\display\2013 quedinup\display version\4863D

Drawn By: Date:

© COPYRIGHT

THIS HOUSE DESIGN IS THE SOLE PROPERTY OF THE JWH GROUP AND SHOULD NOT BE USED OR ALTERED WITHOUT THE EXPRESS WRITTEN ASSIGNMENT OR LICENSE BY THE BUILDER TO NOMINATED PARTIES.

PRELIMINARY DESIGN ONLY

DUE TO THE IMPLEMENTATION OF THE AMENDED RESIDENTIAL DESIGN CODES AND THE BUILDING CODES OF AUSTRALIA ENERGY EFFICIENCY PROVISIONS, THIS DESIGN MAY BE SUBJECT TO CHANGE UPON RECEIPT OF DETAILED SURVEY INFORMATION.

ROOM SIZES

ROOM DIMENSIONS MAY VARY DEPENDING ON THE TYPE OF EXTERNAL BRICK CHOSEN

CLIENT NOTE

PLEASE NOTE THAT DESIGN DRAWINGS ARE REPRESENTATIVE ONLY. COSTING SCHEDULE AND ADDENDA ITEMS ARE TO SUPERSEDE DETAILS DEPICTED ON DESIGN SKETCH PLANS.