

Application for Planning Permit

126 Buchanan's Road Bena

Proposed Dwelling: Additional Information

The dwelling is of four bedrooms with open living and dining areas and a verandah on the north and south side.

The dwelling is to be situated adjacent to the road frontage so as to minimise the extent of earth works.

The dwelling is to be clad with hardiplank weatherboards (or similar). The roof will have a 22.5 degree pitch and be clad with colourbond corrugated steel.

To minimise ground disturbance the dwelling shall be constructed on stump footings.

Water tanks will be situated in close proximity to the dwelling to collect potable water and to provide a fire fighting reserve.

A septic tank and onsite effluent disposal field will be installed to Council specifications.

The site for the dwelling is reasonably level and because of the construction method outlined above, only minimal cut and fill (not exceeding 300mm) will be required.

Access will be from Buchanan's Road immediately adjacent to the eastern boundary of property.

Further to the above, the existing site is devoid of tree vegetation, buildings and accessways/driveways.

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Written statement explaining how the proposed dwelling responds to the decision guidelines for dwellings in the Farm Zone.

General Issues:

The subject land will not be removed from primary production. Indeed the dwelling proposed is in support of enabling more intensive activities which should see production levels on the subject land improve, if deemed appropriate.

The proposed dwelling will in no way affect the continuation of agricultural production on adjoining land. The proposed dwelling will not impact upon rural infrastructure or affect (or be affected by) farm infrastructure on adjoining lots.

The proposed dwelling will be compatible with adjoining and nearby agricultural uses. The proposed dwelling is not situated in close proximity to rural infrastructure that could impact upon amenity.

The scale and nature of the local agricultural enterprises would be consistent with that proposed on the subject land.

The proposed dwelling is unaffected by land capability issues.

The dwelling will be in direct support of additional agricultural enterprises.

The subject land has sufficient capability to accommodate the construction of a dwelling and associated effluent disposal areas.

A preliminary assessment of elements such as soil type, topography and there being a substantial cleared area available would all indicate that a standard septic tank with onsite treatment and disposal of waste water effluent would be appropriate for the site.

The proposed development and use of a dwelling on the subject land would not have any significant detrimental impact on any local or regional catchment policy. There would be no discernible change to quantity, quality and velocity of water entering the local water catchments.

No vegetation is required to be removed to facilitate the construction of the dwelling or access track.

Earthworks would be minimal and no major excavations are proposed or needed for the construction of the dwelling.

Agricultural issues and the impacts from non-agricultural uses:

The proposed dwelling will enable /support the continued agricultural production of the land. Indeed, it will open up additional possibilities in terms of land use, over and above current use; given the development will permit closer management of any activity.

The development and use of a dwelling would see only a very small area of land permanently removed from agriculture, however, as stated above it will open up the possibility of more intensive agricultural practises to be pursued.

The development and use of a dwelling on the land would not impact on the capacity of adjoining and nearby farm enterprises to expand.

The subject land is entirely suited for the continued grazing of cattle or more intensive activities.

Dwelling Issues:

The development of the dwelling will not result in the significant loss or fragmentation of productive agricultural land.

The subject land and surrounding properties are utilized predominately for grazing purposes in addition to a handful of rural living parcels and some limited horticulture.

The proposed dwelling would not affect the operation or expansion of adjoining or nearby agricultural uses.

The expansion of adjoining rural enterprises is affected by the overall availability of suitable land including attributes such as total area, location, price existing infrastructure etc.

Approval of the dwelling will not lead to a proliferation of dwellings in the area, to the detriment of broad scale agricultural production in the area.

Environmental Issues:

The nature of the cleared area is such that the dwelling would be in a single location so as to minimise any impact on surrounding agricultural uses.

A preliminary assessment of elements such as soil type, topography and there being a substantial cleared area available would all indicate that a standard septic tank with onsite treatment and disposal of waste water effluent would be appropriate for the site.

The proposed development and use of a dwelling on the subject land would not have any significant detrimental impact on any local or regional catchment policy. There would be no discernible change to quantity, quality and velocity of water entering the local water catchments.

No vegetation removal is necessary for the construction of the dwelling or access track.

Design and Siting Issues:

The dwelling is of contemporary design and utilises convention building materials.

The dwelling is single story and would not dominate the local landscape/skyline.

The proposed dwelling will not be situated within any identified major or regional landscape vista. Buchanan's Road is a no through road and not situated in close proximity to major tourist routes or the like. The proposed dwelling site is below the brow of surrounding hills, and will only be visible from a few adjoining properties and from a relatively short section of Buchanan's Road.

The subject land has access from a well-constructed and maintained rural road.

Reticulated power and telecommunications are immediately available to the subject land.

The site has been selected to minimise the amount of earthworks necessary for the construction of the dwelling.

The house is proposed to be built on stump footings so as to minimise the extent of earthworks.

SCALE 1:200
SITE PLAN
PROPOSED
DWELLING

126 BUCHANAN'S
ROAD
Vol 7924
Fol 077

SEPTIC
EFFLUENT
FIELD

WATER
TANKS

PROPOSED
RESIDENCE

GRAVEL
DRIVE
4.0m
WIDE

20.0mtr
BUCHANAN'S ROAD

60

44.5m

5.1m

2.0m

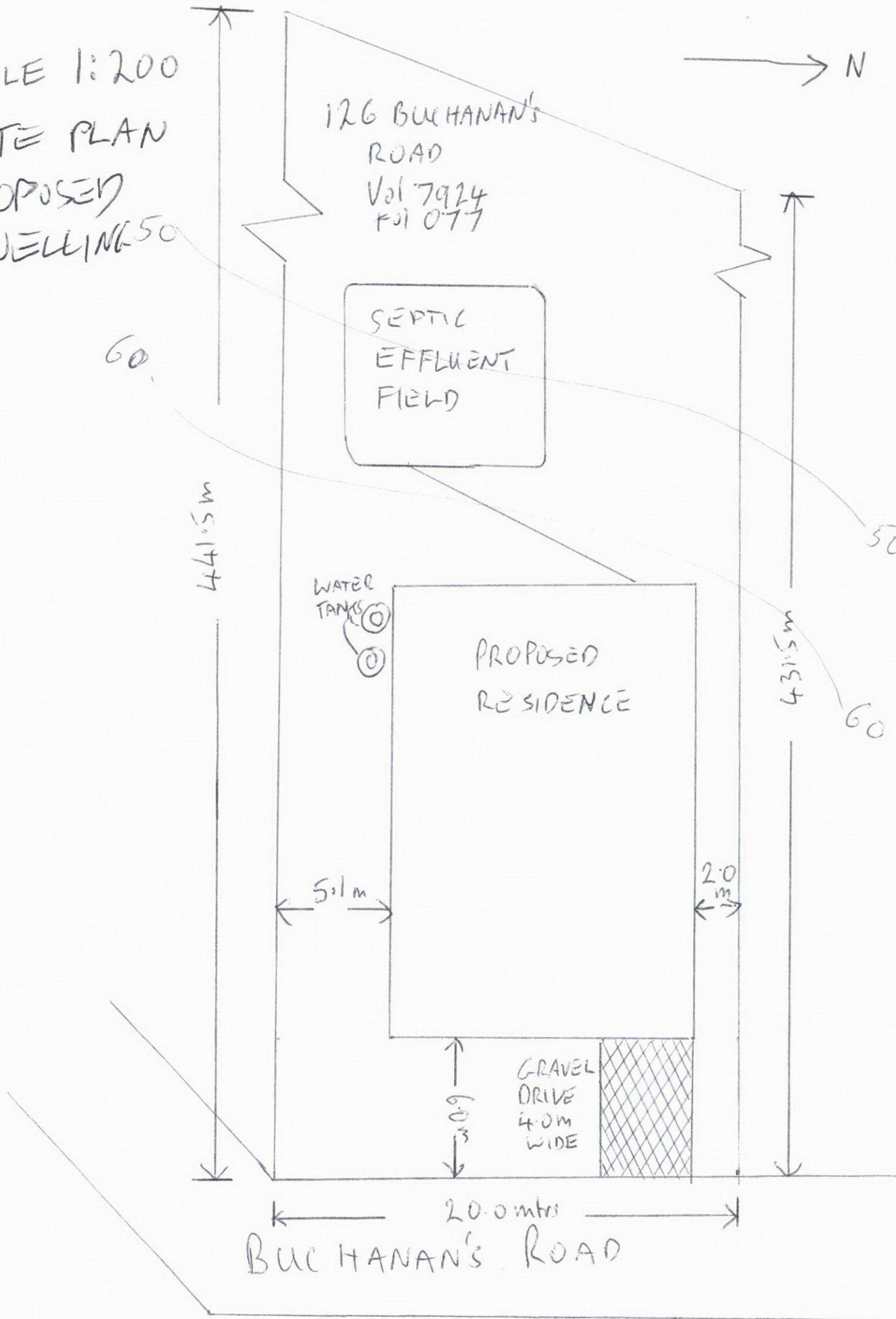
6.3m

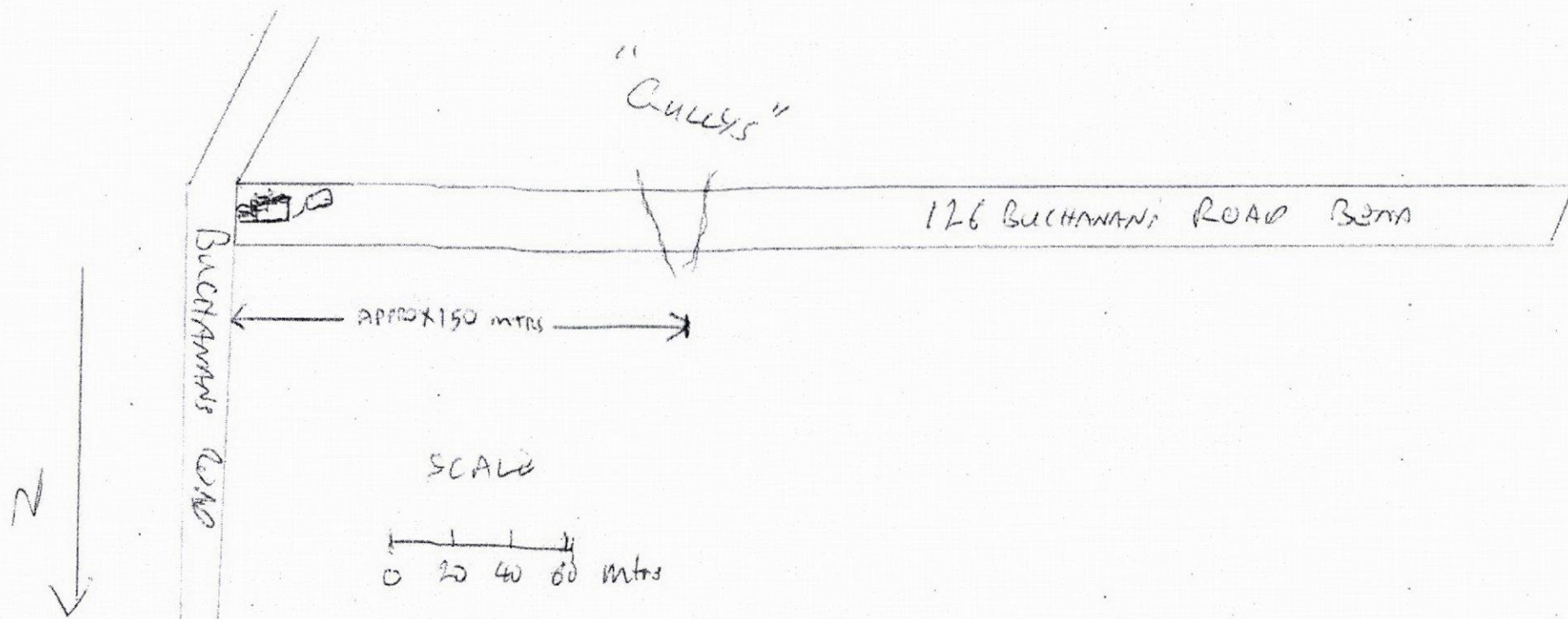
43.5m

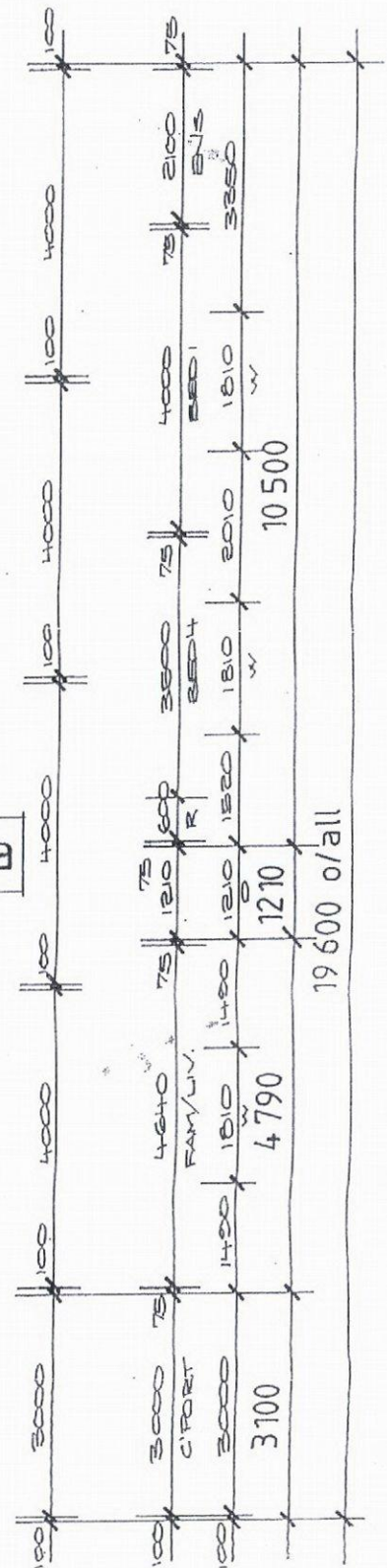
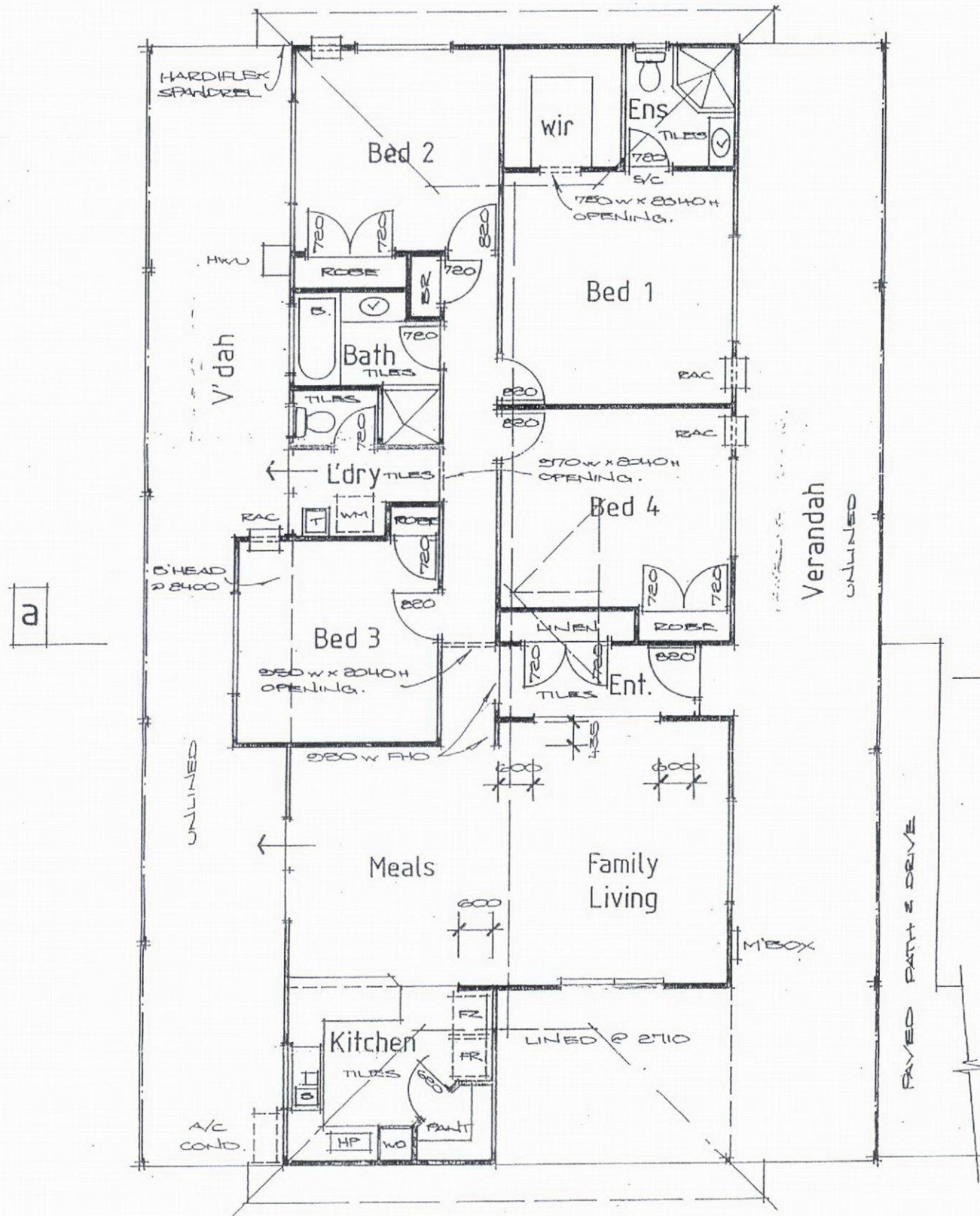
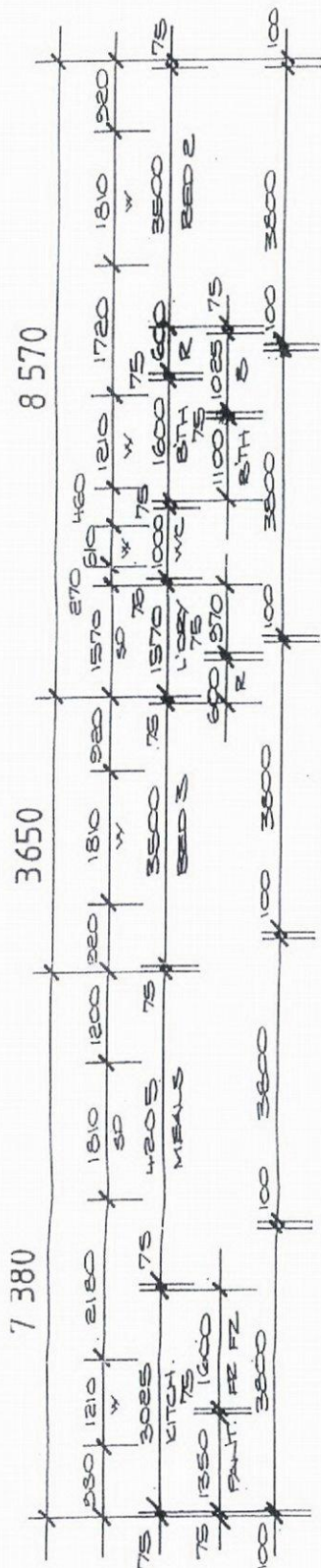
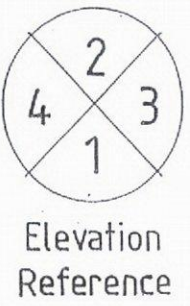
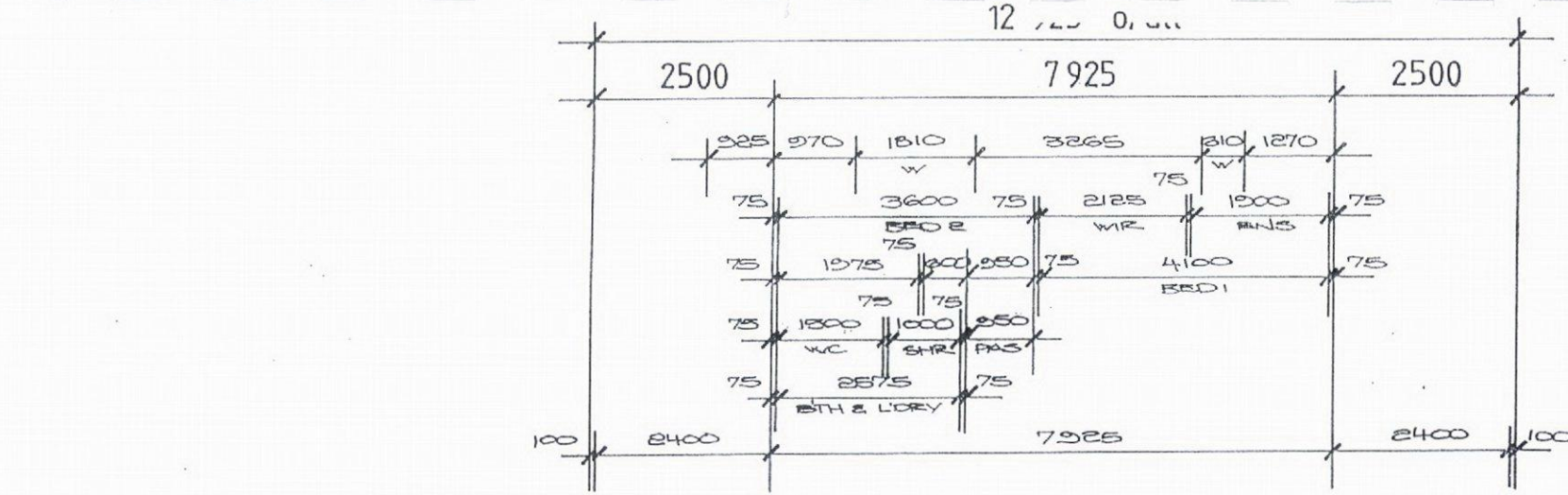
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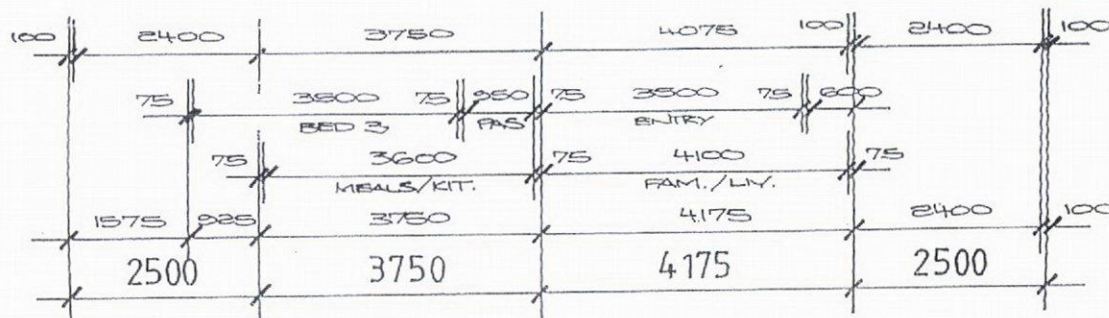
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NOTE
A/C CUT OUT SIZES
BED 1 - 3900H X 570W.
BEDS 2, 3 & 4 3600H X 470W.
TOP OF OPENINGS @ 2143 AFL.



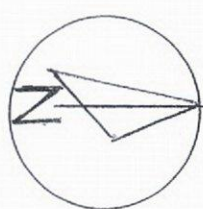
Floor Plan

FLOOR PLANS

PROPOSED DWELLING

MR W IRVING
BUCHANANS ROAD
MOYARRA

SCALE 1: 100



PAGE 1 OF 2

PRELIMINARY DRAWINGS ONLY

