

## Dwellings and/or Out Buildings in the Farming Zone

### Details to be submitted when lodging a Planning Permit Application for the Construction of Dwellings and/or Out Buildings in the Farming Zone

For all planning applications the following **MUST** be provided:

- A Planning Permit Application form completed and signed.
- A current copy of Title and Title Plan including any Covenants and/or Section 173 Agreements applicable to the land. (A current copy of title can be located on the Titles Office's website at [www.landata.vic.gov.au](http://www.landata.vic.gov.au) and must be a maximum of 3 months old.)
- A completed Cultural Heritage Management Plan checklist form, which is attached to this checklist.
- The prescribed application fee.

In addition to the information required above for all planning applications, the following must be provided:

- 3 copies of all plans and documentation.
  - All plans are to be fully dimensioned and drawn at an appropriate scale, i.e. 1:100, or 1:200.
  - 1 copy of all submitted plans in A4 or A3 size suitable for photocopying and scanning.

#### **Buildings and works**

- An existing site plan that includes:
  - Any buildings or structures.
  - Driveways.
  - Any trees and vegetated areas.
  - Fences.
  - Use of adjoining land.
  - Existing lot boundaries (where more than one lot is involved with the development).
- A site plan that which includes:
  - The boundaries and dimensions of the site.
  - Adjoining roads.
  - Relevant ground levels.
  - Location of all proposed buildings, including distances to boundaries and other buildings (existing and proposed).
  - Driveways (access to the site must be an all-weather road and suitable for emergency vehicles).
- North, South, East and West elevations of the building including exact height dimensions, the distance above natural ground level, and colour and materials of all buildings and works.
- Floor plans of any proposed buildings.

## Dwellings and/or Out Buildings in the Farming Zone

- Details of the location of any reticulated sewerage system (if provided), alternatively indication of the proposed location of the onsite waste water treatment system with effluent disposal areas to be shown on any site plans.
- Details of the proposed supply of water for both domestic use and for firefighting purposes.
- A Land Management Plan that:
  - Provide a description of the land and existing conditions (dimensions, services, soil type, vegetation, water courses, slope, aspect, and any other significant features).
  - Provide a summary of land management issues (e.g. erosion, salinity, pest plants and animals, flooding/inundation, bushfire risk, soil types, remnant vegetation, water courses, etc).
  - Provide a description on how the land management issues are to be addressed.
  - Provide a list of activities and actions to address land management issues, proposed time lines and completion date.
- A written statement the addresses the following decision guidelines:
  - General issues
    - The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
    - Any Regional Catchment Strategy and associated plan applying to the land.
    - The capability of the land to accommodate the proposed use or development, including the disposal of effluent.
    - How the use or development relates to sustainable land management.
    - Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.
    - How the use and development makes use of existing infrastructure and services.
  - Agricultural issues and the impacts from non-agricultural uses
    - Whether the use or development will support and enhance agricultural production.
    - Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.
    - The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.
    - The capacity of the site to sustain the agricultural use.
    - The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.
    - Any integrated land management plan prepared for the site.
  - Dwelling issues
    - Whether the dwelling will result in the loss or fragmentation of productive agricultural land.
    - Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.

## Dwellings and/or Out Buildings in the Farming Zone

- Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.
- The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.

### Environmental issues

- The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.
- The impact of the use or development on the flora and fauna on the site and its surrounds.
- The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.
- The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.

### Design and siting issues

- The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land.
- The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.
- The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.
- The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.
- Whether the use and development will require traffic management measures.

### If removal of native vegetation is proposed:

- Completion of the *Native Vegetation Removal* Checklist.

### If subdivision is proposed:

- Completion of the *Subdivision* Checklist.

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Please note this is a checklist only. All applicants are urged to contact Council's Town Planning Department prior to lodging their application to discuss the design and any other special requirements that might apply.

### Applicant Declaration

I/We declare to the best of my/our knowledge and belief, that the particulars stated on this checklist are correct in every detail and that the information required has been supplied. I/We acknowledge that the Planning Permit Application may be returned to me/us if information is found to be missing or inadequate.

**Applicants Name/s**

**Applicant signature/s**

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Date    /    /   .

It is the responsibility of the applicant as the proponent of the activity requiring approval to determine if a Cultural Heritage Management Plan is required.

The Cultural Heritage Management Plan Check list is on the following page.

## Cultural Heritage Management Plan Aboriginal Heritage Act 2006

Changes to the Aboriginal Heritage Act 2006 were introduced on 28 May 2007. The purpose of the Act is to provide for the protection of Aboriginal Cultural Heritage in Victoria.

You must find out if a CHMP is required under the Aboriginal Heritage Act. Information in relation to the Aboriginal Heritage Act and requirements can be found at <http://www.dpcd.vic.gov.au/indigenous/aboriginal-cultural-heritage/cultural-heritage-management-plans> and CHMP self-assessment at [www.aav.nrms.net.au/aavQuestion1.aspx](http://www.aav.nrms.net.au/aavQuestion1.aspx)

**It is the responsibility of the applicant as the proponent of the activity requiring approval to determine if a Cultural Heritage Management Plan is required.**

The following information **must** be provided when lodging a planning application. Please advise which is applicable to your planning application:

- A Cultural Heritage Management Plan is NOT required (a copy of the cultural heritage self-assessment is attached)
- An approved Cultural Heritage Management Plan is attached:
- A Cultural Heritage Management Plan is required and has NOT been approved. Refer note 1.

Note 1: Under Section 52 (1) of the Aboriginal Heritage Act 2006 the responsible authority must not grant a planning permit without an approved CHMP. Under Section 52 (4) of the Aboriginal Heritage Act 2006 until the responsible authority has received a copy of the approved CHMP the time required for the responsible authority to make a decision is deemed NOT to have commenced.

**This form must be signed. Remember** it is against the law to provide false or misleading information, which could result in the planning permit being invalid.

**I declare that the above information is true and correct and the owner (if not myself) has been advised.**

Name: .....

**I am the: (tick all that apply)**

- Owner
- Applicant

Signature: ..... Date: .....