



## WEST WIMMERA SHIRE COUNCIL

# NOTICE OF APPLICATION FOR A PLANNING PERMIT

Form 2 - Planning and Environment Act 1987

<b>The land affected by the application is located at:</b>	<b>4200 Natimuk-Frances Road Goroke Victoria 3412</b>
<b>The application is for a Permit to:</b>	<b>Building and works to construct a replacement dwelling</b>
<b>The applicant for the Permit is:</b>	<b>Rowan Hage C/-Jodie Senior North West Planning</b>
<b>The application reference number is:</b>	<b>PA1159</b>
You may look at the application and any documents that support the application online at:	<a href="https://www.westwimmera.vic.gov.au/Council/News-and-media/Public-notice/">https://www.westwimmera.vic.gov.au/Council/News-and-media/Public-notice/</a>
Any person who may be affected by the granting of the Permit may object or make other submissions to the Responsible Authority. Please be aware that copies of objections or submissions received may be made available to any person for the purpose of consideration as part of the planning process. If you have any concerns, please contact Council's Planning Department on (03) 5585-9900 or by e-mail at <a href="mailto:Planning@westwimmera.vic.gov.au">Planning@westwimmera.vic.gov.au</a> .	
An objection must:	<ul style="list-style-type: none"><li>* be sent to the Responsible Authority in writing,</li><li>* include the reasons for the objection, and</li><li>* state how the objector would be affected</li></ul>
The Responsible Authority will not decide on the application before:	<b>20<sup>th</sup> September 2023</b>
<u>If you object the responsible authority will notify you of its decision.</u>	



Planning Enquiries  
Phone: (03) 5585 9900  
Web: [www.westwimmera.vic.gov.au](http://www.westwimmera.vic.gov.au)

Clear Form

## Office Use Only

Application No.:

Date Lodged: / /

# Application for a Planning Permit

If you need help to complete this form, read **MORE INFORMATION** at the end of this form.

**Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any questions, please contact Council's planning department.**

**Questions marked with an asterisk (\*) must be completed.**

**If the space provided on the form is insufficient, attach a separate sheet.**

**Click for further information.**

## The Land

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

### Street Address \*

Unit No.:

St. No.: 4200

St. Name: Natimuk-Frances Road

Suburb/Locality: Goroke

Postcode: 3412

### Formal Land Description \*

Complete either A or B.

**This information can be found on the certificate of title.**

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A

Lot No.: 2

☐ Lodged Plan

☐ Title Plan

☒ Plan of Subdivision

No.: 328491

OR

B

Crown Allotment No.:

Section No.:

Parish/Township Name:

## The Proposal

**You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.**

**For what use, development or other matter do you require a permit? \***

Use and Development of a Dwelling and associated works

**Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.**

**Estimated cost of any development for which the permit is required \***

Cost \$ 650,000


**You may be required to verify this estimate. Insert '0' if no development is proposed.**

## Existing Conditions

### Describe how the land is used and developed now \*

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Agricultural farm land with numerous farm buildings, two existing dwellings and associated outbuildings.


 Provide a plan of the existing conditions, Photos are also helpful.

## Title Information

### Encumbrances on title \*

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- ☐ Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- ☒ No
- ☐ Not applicable (no such encumbrance applies).

 Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

## Applicant and Owner Details

Provide details of the applicant and the owner of the land.

### Applicant \*

The person who wants the permit.

Please provide at least one contact phone number \*

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Name:			
Title:	First Name: Jodie	Surname: Senior	
Organisation (if applicable): North West Planning			
Postal Address:		If it is a P.O. Box, enter the details here:	
Unit No.:	St. No.:	St. No.	
Suburb/Local		S	Postcode

### Contact information for applicant OR contact person below

Business phone:	Email: admin@northwestplanning.com.au
Mobil	Fax:

### Contact person's details\*

Same as applicant ☐

Name:			
Title:	First Name: Rowan	Surname: Hage	
Organisation (if applicable): Hage Farms No 3.			
Postal Address:		If it is a P.O. Box, enter the details here:	
Unit No.:	St. No.:	\$	
Subur		State:	Postcode:

### Owner \*


The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name:		Same as applicant <input type="checkbox"/>
Title:		
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.	
Suburb/Local		
Owner's Signature (Optional):		Date:
		day / month / year

## Declaration

This form must be signed by the applicant \*

 Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature:

 Jodie Senior

Date: 20/08/2023

day / month / year

## Need help with the Application?

General information about the planning process is available at [planning.vic.gov.au](http://planning.vic.gov.au)

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

Has there been a pre-application meeting with a council planning officer?

☒ No

☐ Yes

If 'Yes', with whom?:

Date:

day / month / year

## Checklist

Have you:



Filled in the form completely?



Paid or included the application fee?



Most applications require a fee to be paid. Contact Council to determine the appropriate fee.



Provided all necessary supporting information and documents?



A full, current copy of title information for each individual parcel of land forming the subject site,



A plan of existing conditions.



Plans showing the layout and details of the proposal.



Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.



If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).



Completed the relevant council planning permit checklist?



Signed the declaration above?

## Lodgement

Lodge the completed and signed form, the fee and all documents with:

West Wimmera Shire Council  
PO Box 201  
Edenhope VIC 3318  
49 Elizabeth Street  
Edenhope VIC 3318

**Contact information:**

Phone: (03) 5585 9900

Email: [council@westwimmera.vic.gov.au](mailto:council@westwimmera.vic.gov.au)

Deliver application in person, by post or by electronic lodgement.

# PLANNING REPORT

**PROPOSAL:**

Use and Development of a Dwelling and associated works.

**ADDRESS:**

4200 Natimuk-Frances Road, Goroke

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**PREPARED BY:**

Jodie Senior – North West Planning

Address: PO Box 104, Wycheproof Vic 3527  
Email: [admin@northwestplanning.com.au](mailto:admin@northwestplanning.com.au)  
Website: [www.northwestplanning.com.au](http://www.northwestplanning.com.au)

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Name	Title	Date
Jodie Senior	Planning Report – to client for review	20 August 2023
	Planning Report – submission	21 August 2023



# 1. PROPERTY DETAILS

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## ADDRESS

4200 Natimuk-Frances Road, Goroke

## LEGAL DESCRIPTION

Register Search Statement (Title Search) Volume 10126 Folio 552 being Lot 2 on Plan of Subdivision 328491Y.

Please find attached for further information:

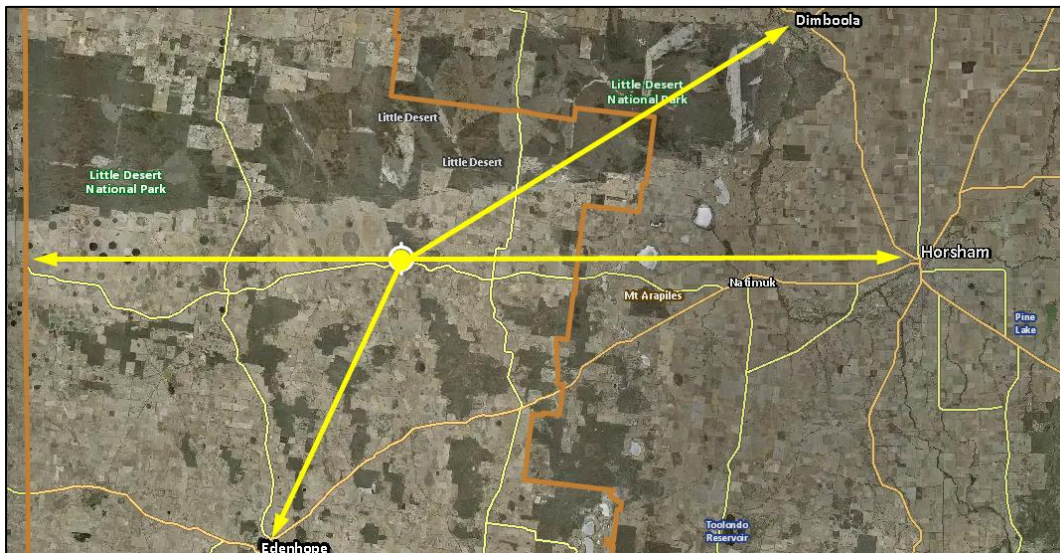
- Search Statement and Title Plan
- VicPlan Planning Property Report

## SITE AND SURROUNDS

### The Location

The subject land is in close proximity to the centre of the 'West Wimmera Shire Council' and regional places such as Horsham, Dimboola and Edenhope, as well as the South Australian border (Figure 1).

The subject land is also approx. 7km south of the Little Desert National Park and on the Natimuk–Frances Road and on the eastern edge of the Goroke township. The land is also 42km west of Natimuk and 52km east of Frances (SA).



**Fig. 1.** Location – sourced from West Wimmera Shire Council Pozi mapping 23/07/2023

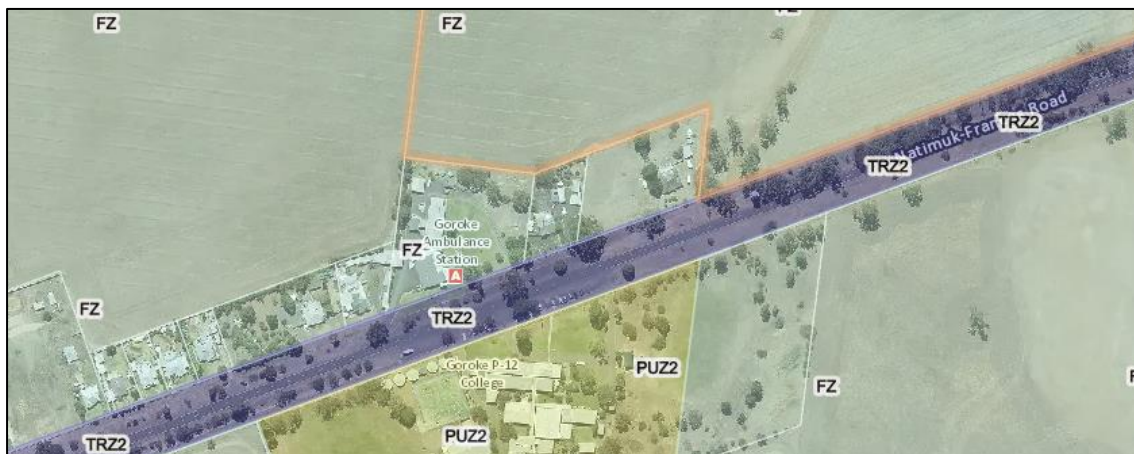
### The Land & Surrounds

The subject land (Figure 2) is irregular in shape and comprises 38.89ha. The land is used for agricultural purposes and contains a number of agricultural farm buildings as well as two dwellings and associated outbuildings. Both existing dwellings are to be demolished.

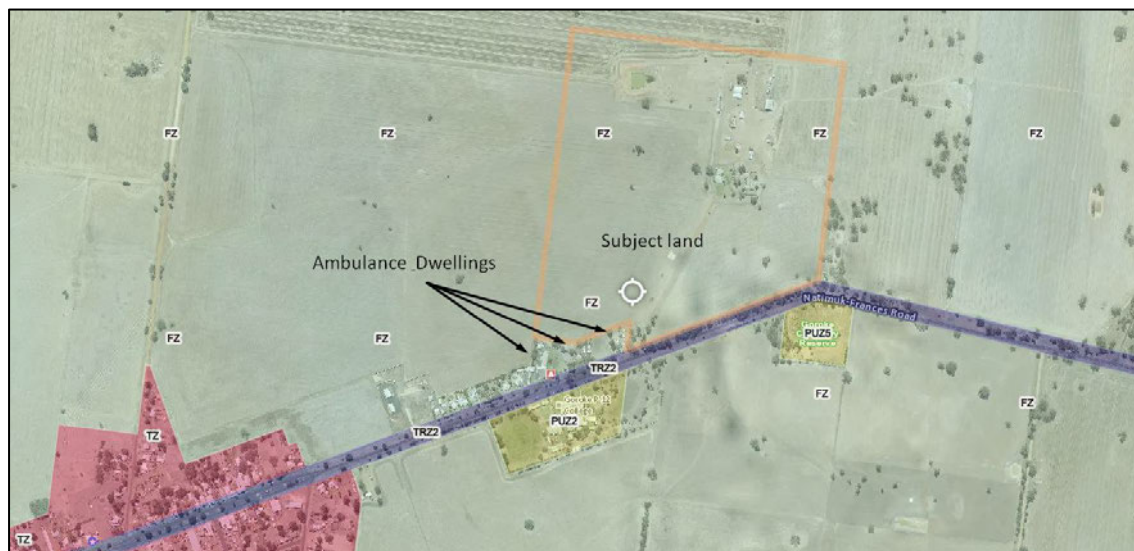


**Fig. 2.** The Land - sourced from West Wimmera Shire Council Pozi mapping 23/07/2023

Agricultural farmland abuts the north, east and western boundaries of the subject land, whilst the land use that adjoins the southern boundary is used for residential (two parcels) and the Goroke Ambulance Station. (refer to Figures 3 & 4 below).



**Fig. 3.** The land & surrounds – sourced from West Wimmera Shire Council Pozi mapping 12/08/2023



**Fig. 4.** The land & surrounds – sourced from West Wimmera Shire Council Pozi mapping 12/08/2023

### The Site

The site of the proposed dwelling (Figure 5) is relatively flat as it currently contains an existing dwelling. This dwelling, and the other non-habitable dwelling, are to be demolished. The site of the new dwelling is clear of any native vegetation and has access to relevant utility services and infrastructure.



**Fig. 5.** The Site – sourced from West Wimmera Shire Council Pozi mapping 23/07/2023



## ABORIGINAL CULTURAL HERITAGE SENSITIVITY

In accordance with the Aboriginal Cultural Heritage Register and Information system (ACHRIS) the subject land is not located within a sensitive area (Figure 6).



**Fig. 6.** Image produced from the Aboriginal Cultural Heritage Register & Information System (ACHRIS)

## 2. PROPOSAL

### PROJECT SCOPE

#### Background

The subject land is part of a larger farming enterprise, which is used for high productive farming (cropping) and is owned and operated by the 'Hages' family.

The larger farming enterprises consists of "Hage Farms No3" (348ha), "R Hage" (128ha); and "R & E Hage Farms" (84ha). The 'Hages' also lease approx. 350ha. Approx 95% of the productive farming land is cropped, and there is no stock on the land.

There are currently 2 full time workers (owner/operator) that manage the farming operations, plus a few casuals over the busy times such as harvest.

As noted earlier, the land contains several farm buildings and two old dwellings. (Figure 7).

The existing (habitable) dwelling on the land is approx. 80-100 years old and requires extensive renovations. It was decided that with the expected cost of the renovations required to upgrade the existing dwelling, it would be just as cost effective to demolish the dwelling and build a new dwelling in its place. A second dwelling on the land, which is inhabitable, will also be demolished as part of the development process.



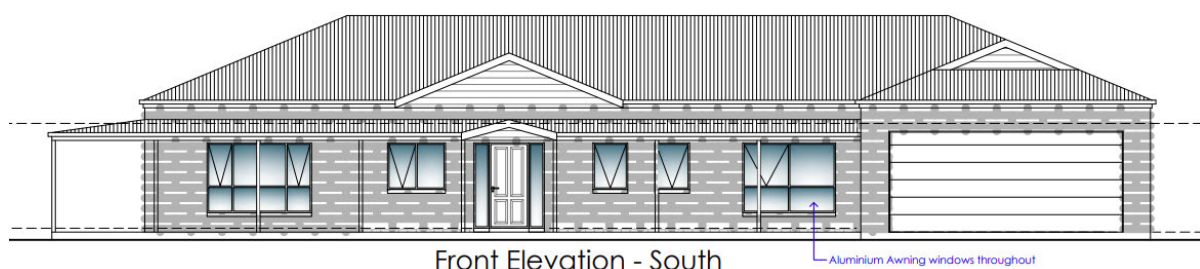
**Fig. 7.** Plan of proposed development – image source from Proposal – Site Plan

#### Proposal

The proposal is to construct a new 3-bedroom brick veneer dwelling, in the same location as the existing (habitable) dwelling. The residents of the existing dwelling will reside in the new dwelling once it has been completed.

The proposed dwelling (Figure 8) is approx. 18.9m x 28.4m with a total height of 5.8m. It has a total floor area of 50.13 sq's (465.71 m<sup>2</sup>) including the garage and verandah areas.

Please refer to below colour schedule for external colours and materials, as well as attached Drawings prepared by Believe Building Design for further information.



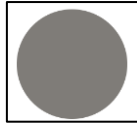
**Fig. 8.** South Elevation of proposed Dwelling, sourced from attached Drawings

## Colours & Materials

The external colours and materials of the proposed dwelling are as follows:

### Roof

Colorbond steel - Wallaby



### Brickwork

Adribri Masonry - Pitched  
stone - Bondi Blend



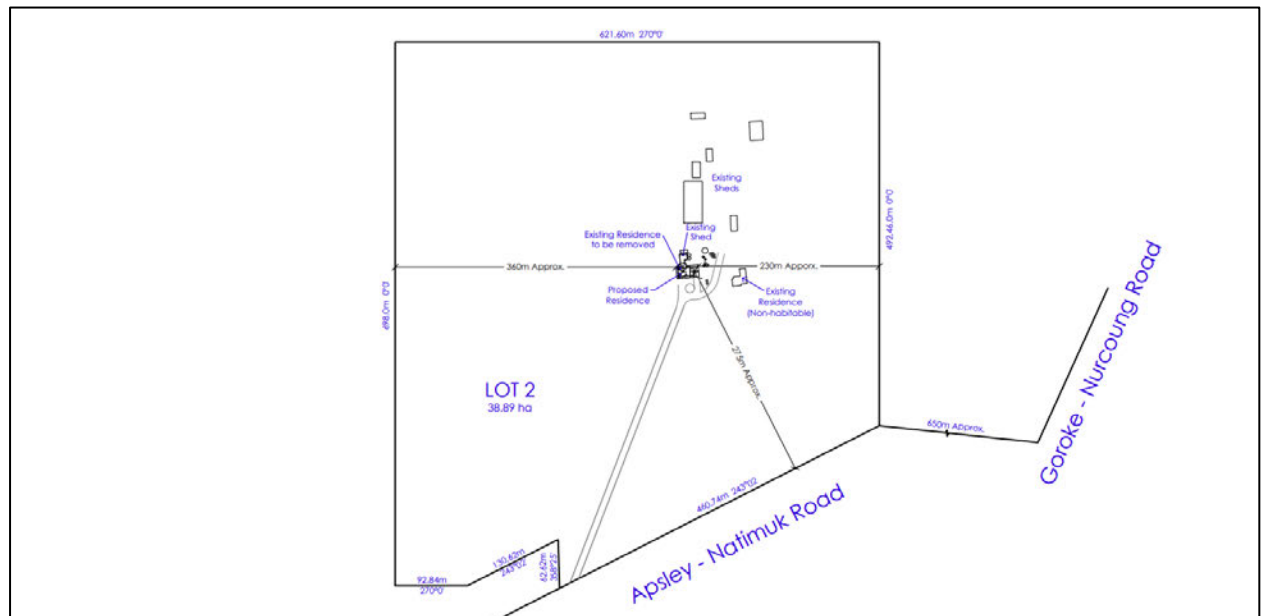
**Example** of proposed external colours & materials:



## Setbacks

The proposed dwelling is ultimately located in the centre of the subject land and approx. 274m from Natimuk-Frances Road, as shown in Figure 9 below. The minimum setback from a boundary is 230m from the eastern boundary.

Please refer to the attached Site Plan prepared by *Believe Building Designs* for further information.



**Fig. 9.** Site Plan, sourced from attached Drawings

### 3. PLANNING PROVISIONS

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#### ZONE

##### 35.07 FARMING ZONE (FZ)



Image from VicPlan Planning Property Report

#### Purpose

- 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.

#### Comments:

- The proposed dwelling will not adversely affect the use of land for agriculture as it will replace an existing dwelling on site and will be associated with an existing farming enterprise.
- The proposed dwelling is required to ensure the operations of the farm are managed effectively and efficiently.
- The proposed dwelling will not have an effect or be affected by the surrounding land uses nor will it encourage a proliferation of dwellings in the area.

#### 35.07-1 Table of uses

A proposed use is considered a Section 2 Use as the land is less than 80ha as specified in the schedule to the Farming Zone and must meet the requirements of 35.07-2 (below).

#### 35.07-2 Use of land for a dwelling

A lot used for a dwelling must meet the following requirements:

Access - Access to the site is from Natimuk-Frances Road which is a Transport Road Zone 2 (TRZ2) a Principal Road Network. Access to the proposed dwelling will be from the existing all-weather driveway that is capable of accommodating emergency vehicles.

Sewerage - The proposed dwelling will be connected to a new wastewater system, as the existing one is required to be removed to allow construction of the new dwelling. Wastewater will be treated and retained on site and will meet Council and Environment Protection Authority (EPA) requirements.

Water - Reticulated water supply is available to the land if required. Water tanks will be connected to the proposed dwelling, suitable for both domestic and fire-fighting purposes.

Electricity - Reticulated power supply is readily available on site (as shown in Figure 7) and will be connected to the proposed new dwelling.



### 35.07-4 Buildings and works

A permit is triggered under this clause as the development is considered a 'Section 2 Use' because the land is less than the 80ha minimum as specified in the schedule to this zone.

### 35.07-5 Application requirements for dwellings

An application to use a lot for a dwelling must be accompanied by a written statement which explains how the proposed dwelling responds to the decision guidelines for dwellings in the zone. Please refer to information below.

### 35.07-6 Decision guidelines

General issues	Comments
The Municipal Planning Strategy and the Planning Policy Framework.	<i>Please refer to Item 4 Planning Provisions for further information.</i>
Any Regional Catchment Strategy and associated plan applying to the land.	<i>The subject land is located within the Wimmera CMA district.</i>
The capability of the land to accommodate the proposed use or development, including the disposal of effluent.	<i>The subject land is 38.89ha in size and is capable to accommodate the proposed use and development, and effluent disposal area which can be managed and retained on site.</i>
How the use or development relates to sustainable land management.	<i>The proposed use and development will be associated with the productive farming enterprise on the land (and its surrounds).</i>
Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.	<i>The site is suitable for use and development of a dwelling. The proposal is also considered orderly planning, as the new dwelling replaces the old with the new.</i>
How the use and development makes use of existing infrastructure and services.	<i>The proposed use and development will make use of existing infrastructure and services including access, water, and power.</i>
<b>Agricultural issues and the impacts from non-agricultural uses</b>	
Whether the use or development will support and enhance agricultural production.	<i>The proposed use and development will be associated with farming activities on the land.</i>
Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.	<i>The proposed use and development will not affect soil quality or remove further land used for agricultural production.</i>
The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.	<i>The proposed use and development will not limit the operations and expansion of adjoining or nearby agricultural uses. The proposed dwelling will enable the owners to keep residing on the land and manage the operations of the farm.</i>
The capacity of the site to sustain the agricultural use.	<i>Excluding the area required for the dwelling, the remaining land will continue to be used for agricultural purposes.</i>
The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.	<i>There will be no impact on the existing agricultural qualities of the subject land including existing shedding and farming operations. The land is well fenced with farm post and wire fencing and has access to water and relevant services and infrastructure.</i>
Any integrated land management plan prepared for the site.	<i>There is no land management plan for the site. Should Council require a plan, it is suggested that it be conditioned should a Permit be issued.</i>

Whether Rural worker accommodation is necessary having regard to: - The nature and scale of the agricultural use. - The accessibility to residential areas and existing accommodation, and the remoteness of the location.	<i>Not applicable to this application.</i>
The duration of the use of the land for Rural worker accommodation.	<i>Not applicable to this application.</i>
<b>Accommodation issues</b>	
Whether the dwelling will result in the loss or fragmentation of productive agricultural land.	<i>The proposed dwelling will not result in the loss or fragmentation of agricultural land. As stated above, the proposed dwelling is to replace the existing dwelling on the land.</i>
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.	<i>The proposed dwelling will not be affected by agricultural activities, as the dwelling is associated with the existing farming enterprises on the land (and its surrounds).</i>
Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.	<i>The proposed dwelling will not affect the operation or expansion of nearby agricultural land uses.</i>
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.	<i>The proposal will not lead to a proliferation of dwellings in the area. The proposed use and development is associated with highly productive agriculture.</i>
The potential for accommodation to be adversely affected by noise and shadow flicker impacts if it is located within one kilometre from the nearest title boundary of land subject to: - A permit for a wind energy facility; or - An application for a permit for a 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.	<i>Not applicable to this application.</i>
The potential for accommodation to be adversely affected by vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres 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	<i>Not applicable to this application.</i>
<b>Environmental issues</b>	
The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.	<i>The proposal will not have an impact on the physical features and resources of the area.</i>
The impact of the use or development on the flora and fauna on the site and its surrounds.	<i>The proposed use and development will not have an impact on any flora and fauna on the site, or its surrounds.</i>
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	<i>The proposal will not have an impact on the biodiversity of the area as no vegetation is required to be removed.</i>

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.	<i>The existing wastewater system will be removed to allow construction of the new dwelling. A new wastewater system will be required and will comply with Council and EPA requirements.</i>
<b>Design and siting issues</b>	
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.	<i>The proposed dwelling will replace the existing (habitable) dwelling. The proposed dwelling will have access to existing services. There will be no further loss of agricultural land.</i>
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.	<i>The proposed dwelling will not have an impact on the environment, major roads, vistas or waterways. The proposed dwelling is well setback from all boundaries.</i>
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.	<i>The proposed dwelling will not have an impact on the character or appearance of the area as it is setback a minimum of 230m from a boundary.</i>
The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.	<i>The subject land has existing access from Natimuk-Frances Road which is categorised as a Transport Road Zone 2 (TRZ2) being a Principal Road Network. There will be no change or alteration to the existing access, or existing services that are connected to the land.</i>
Whether the use and development will require traffic management measures.	<i>Not applicable to this application.</i>
The need to locate and design buildings used for accommodation to avoid or reduce noise and shadow flicker impacts from the operation of a wind energy facility if it is located within one kilometre from the nearest title boundary of land subject to: <ul style="list-style-type: none"> <li>- A permit for a wind energy facility; or</li> <li>- An application for a permit for a wind energy facility; or</li> <li>- An incorporated document approving a wind energy facility; or</li> <li>- 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.</li> </ul>	<i>Not applicable to this application.</i>
The need to locate and design buildings used for accommodation to avoid or reduce the impact from vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres 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.	<i>Not applicable to this application.</i>

## OVERLAY

### 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY



Image from VicPlan Planning Report

#### Purpose

To identify areas where the development of land may be affected by environmental constraints.

To ensure that development is compatible with identified environmental values.

#### 42.01-2 Permit requirement

A permit is required to:

- Construct a building or construct or carry out works. This does **not** apply if a schedule to this overlay specifically states that a permit is not required.
- Construct a fence if specified in a schedule to this overlay.

#### Comment:

- Schedule 2 to the Environmental Significance Overlay, refers to the Red-Tailed Black Cockatoo Habitat Areas.
- It states in Schedule 2 that a permit is **not** required to construct a building or construct or carry out works. Accordingly, a permit is **not** required for the proposed land use and development under this Overlay.



## PARTICULAR PROVISIONS

### CLAUSE 52.29 LAND ADJACENT TO THE PRINCIPAL ROAD NETWORK

A planning permit is required to create or alter access to a road in Transport Road Zone 2.

As access exists (Figures 10 & 11) and will not be altered, there is no permit trigger.

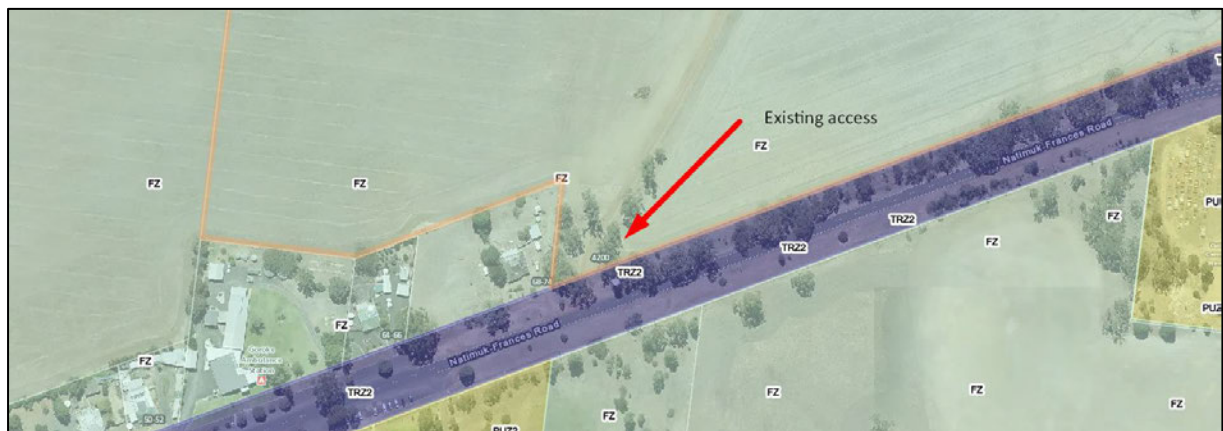


Fig. 10. Existing access TRZ2 - Image sourced from West Wimmera POZI



Fig. 11. Existing access TRZ2 - Image sourced from West Wimmera POZI

## BUSHFIRE PRONE AREA

### DESIGNATED BUSHFIRE PRONE AREAS

This property is in a designated bushfire prone area.

Special bushfire construction requirements apply.

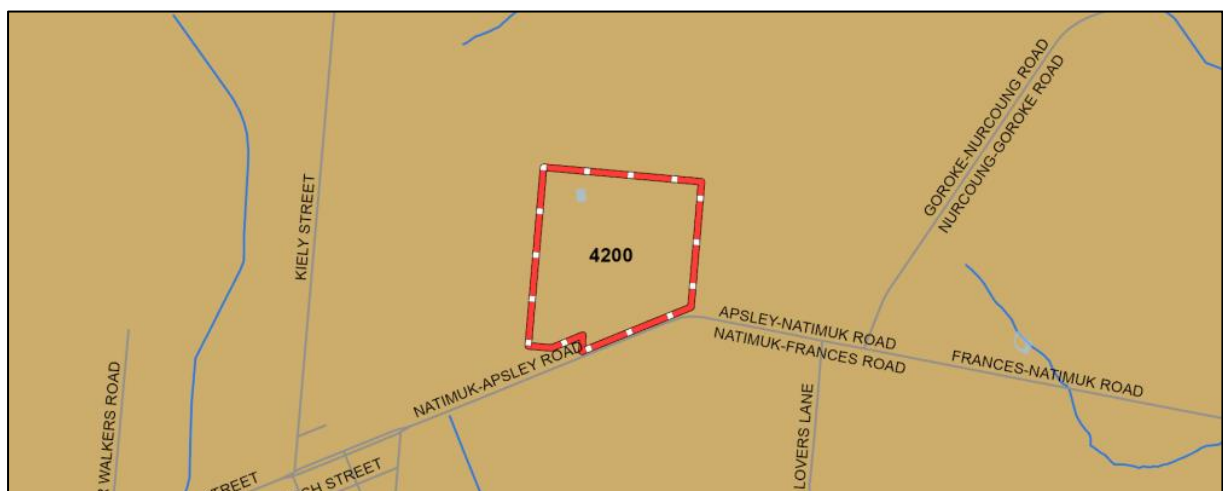


Image from VicPlan Planning Report

## 4. POLICY FRAMEWORKS

### MUNICIPAL STRATEGIC FRAMEWORK

The following strategic directions were considered *of relevance to this particular proposal*:

#### 02.03 STRATEGIC DIRECTIONS

##### 02.03-1 Settlement

###### Goroke

Rural land separates the hub of township from the school, health centre and a handful of dwellings. Goroke is experiencing a declining population, which in turn is placing pressure on the ability of the town to provide services to the region.

###### Strategic directions

- Provide sufficient land and direct growth to the major townships ..." (including Goroke)
- Minimise any detrimental impact of development on the landscape, the environment and existing character.

##### 02.03-3 Environmental risks and amenity

###### Bushfire

There are large areas of grass/cropping land and bushland in the Shire which regularly burn as a result of natural causes, accidents or deliberate action. One of the major issues is that of uncontrolled bushfires. Planning is required to decrease the level of risk to life and property and ensure safe access for emergency services.

###### Strategic directions

- Restrict development on land prone to bushfire.
- Ensure development is designed to respond to the risk of fire.

##### 02.03-4 Natural resource management

###### Agriculture

Agriculture is both the dominant land use in the West Wimmera Shire and key economic driver, with just over half the workforce of the Shire employed in this sector.

###### Strategic directions

- Retain viable rural land holdings within the Farming Zone.
- Ensure dwellings in rural areas do not adversely affect the use of the land for agriculture and are consistent with sustainable land management practices.
- Promote land and farm management to address erosion, drainage, nutrient run off and pest control throughout the municipality.
- Ensure rural land holdings are available in a range of sizes to accommodate rural industries.

##### 02.03-6 Housing

As the population ages a more diverse range of housing is required. Provision also needs to be made for housing that can be adapted to cater for people with disabilities when the need arises. Urban consolidation is encouraged in areas that have the physical infrastructure, community facilities and commercial facilities to support the population.

###### Strategic directions

- Encourage increased housing densities in existing settlements.
- Encourage a diversity of housing types and lot sizes to meet the needs of all residents and visitors to the municipality.
- Facilitate more affordable housing options in the municipality.

## PLANNING POLICY FRAMEWORK

The objectives and strategies under the following clauses of the Planning Policy Framework were considered **of relevance to this particular proposal**:

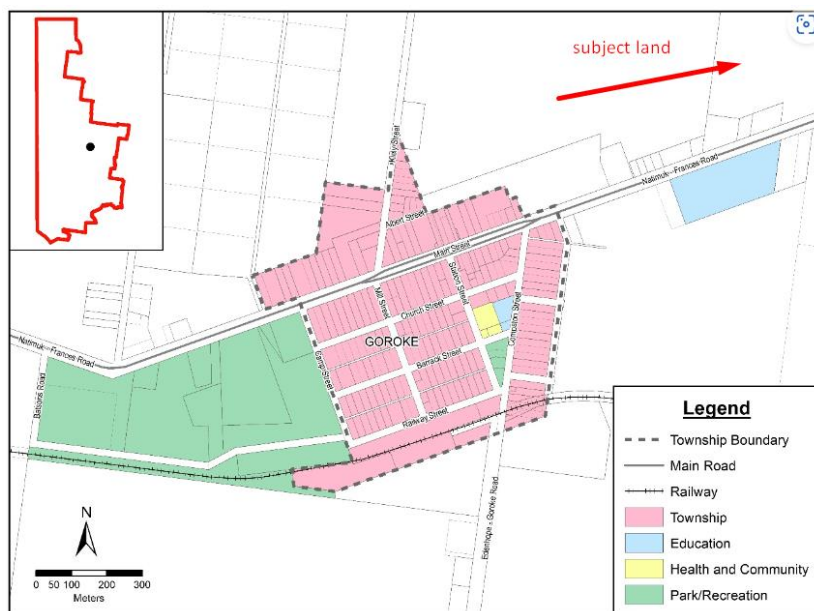
### 11 SETTLEMENT

#### 11.01 VICTORIA

#### 11.01-1S Settlement

#### 11.01-1R Settlement - Wimmera Southern Mallee

#### 11.01-1L-04 Settlement – Goroke - **Goroke framework plan:**



#### 11.03 PLANNING FOR PLACES

#### 11.03-6S Regional and local places

### 13 ENVIRONMENTAL RISKS AND AMENITY

#### 13.01 CLIMATE CHANGE IMPACTS

#### 13.01-1S Natural hazards and climate change

#### 13.02 BUSHFIRE

#### 13.02-1S Bushfire planning

### 14 NATURAL RESOURCE MANAGEMENT

#### 14.01 AGRICULTURE

#### 14.01-1S Protection of agricultural land

#### 14.01-1L Protection of agricultural land – West Wimmera

**Strategy - Ensure a clear link between the need for a dwelling and the agricultural use of the land.**

#### 14.01-2S Sustainable agricultural land use

#### 14.01-2R Agricultural productivity - Wimmera Southern Mallee

### 15 BUILT ENVIRONMENT AND HERITAGE

#### 15.01 BUILT ENVIRONMENT

#### 15.01-6S Design for rural areas

### 16 HOUSING

#### 16.01 RESIDENTIAL DEVELOPMENT

#### 16.01-1S Housing supply

#### 16.01-2S Housing affordability

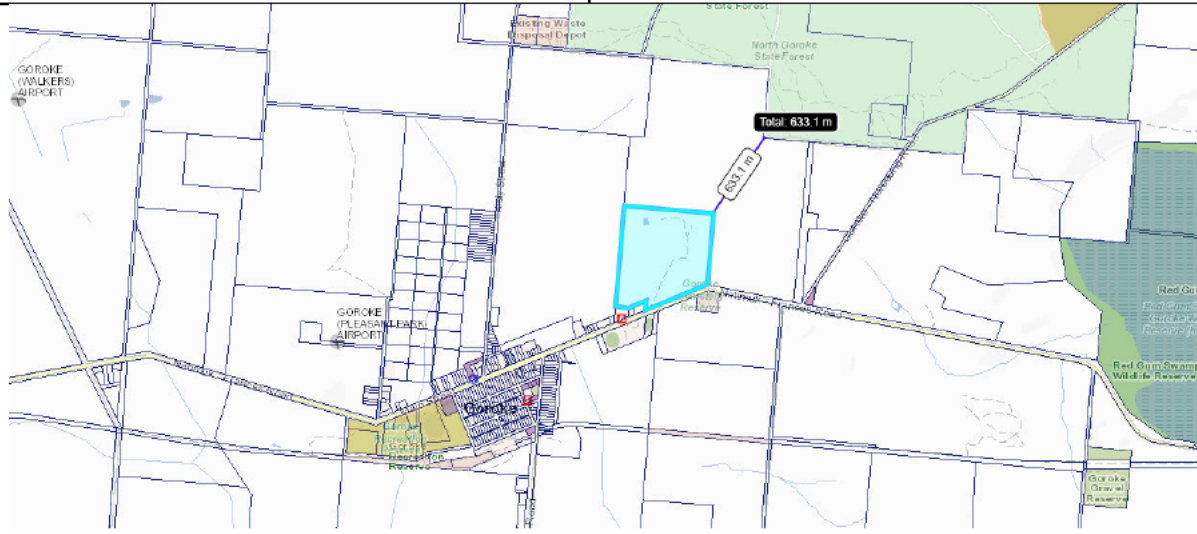
#### 16.01-3S Rural residential development



## 5. CLAUSE 65 DECISION GUIDELINES

### 65.01 APPROVAL OF AN APPLICATION OR PLAN

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

DECISION GUIDELINES	COMMENT
Any significant effects the environment, including the contamination of land, may have on the use or development.	<i>There will be no impact to the proposed use and development.</i>
The Municipal Planning Strategy and the Planning Policy Framework.	<i>These have been considered above under Item 4 Planning Policy Framework.</i>
The purpose of the zone, overlay or other provision.	<i>The proposed use and development of a dwelling will be associated with the primary purpose of the zone as the landholder propose to replace an existing dwelling and continue to manage the family farm in a more effective and efficient manner.</i>
Any matter required to be considered in the zone, overlay or other provision.	<i>Please refer to Item 3 Planning Provisions.</i>
The orderly planning of the area.	<i>The proposed dwelling is considered orderly planning for the future operations of the farming enterprise (as noted earlier).</i>
The effect on the environment, human health and amenity of the area.	<i>The proposed dwelling will not have an effect on the environment, human health or the amenity of the area.</i>
The proximity of the land to any public land.	<p><i>The closest public land to the subject land is the Goroke cemetery adjacent Natimuk-Frances Road.</i></p> <p><i>North Goroke State Forest is also in close proximity to the subject land being approx. 633m as per image below.</i></p>
 <p>Public Land – MapShare (July 2023)</p>	
Factors likely to cause or contribute to land degradation, salinity or reduce water quality.	<i>The proposed use and development will not cause or contribute to any land degradation, salinity or reduce water quality.</i>
Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.	<i>Stormwater can be managed and retained on site, and to the Council's satisfaction.</i>



The extent and character of native vegetation and the likelihood of its destruction.	<i>No native vegetation will be affected by the proposed development.</i>
Whether native vegetation is to be or can be protected, planted or allowed to regenerate.	<i>Please refer to above comments.</i>
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.	<i>There is no additional hazard other than the subject land being within a Bushfire Prone Area therefore will be constructed in accordance with AS3959-2018.</i>
The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.	<i>The proposal will not have an impact to or from traffic or road safety.</i>
The impact the use or development will have on the current and future development and operation of the transport system.	<i>The proposed development will not have an impact on current or future transport systems.</i>

## 6. CONCLUSION

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### CONCLUSION

The proposed use and development of a dwelling is considered orderly planning and appropriate for this site and location. The proposed dwelling has access to relevant services and infrastructure and does not reduce or alter the agricultural land use and its activities from the land.

The proposed dwelling is considered necessary so that the future farming operations can continue to be managed in an effective and efficient manner.

Based on the information provided, it is considered that the application for the proposed dwelling meets the requirements of the West Wimmera Planning Scheme and should be supported by Council.



Jodie Senior  
**North West Planning**

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**Disclaimer**

North West Planning has taken appropriate care to ensure that the information in this report is accurate. North West Planning does not accept any liability for error omission loss damage or other consequence that may arise from reliance on information contained in this report.

## 7. APPENDICES

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### APPENDICES:

- Search Statement
- Title Plan
- VicPlan Planning Property Report)
- Drawings (floor, elevation & site plans) – prepared by *Believe Building Design*
- Current Conditions – Site Plan - prepared by *North West Planning*
- Proposal – Site Plan – prepared by *North West Planning*

#### WHAT'S HERE



#### PROPERTY

4200 NATIMUK-FRANCES ROAD  
GOROKE

#### RUBBISH COLLECTION

Data not currently available.

#### RECYCLING COLLECTION

Data not currently available.

#### LAND PARCEL

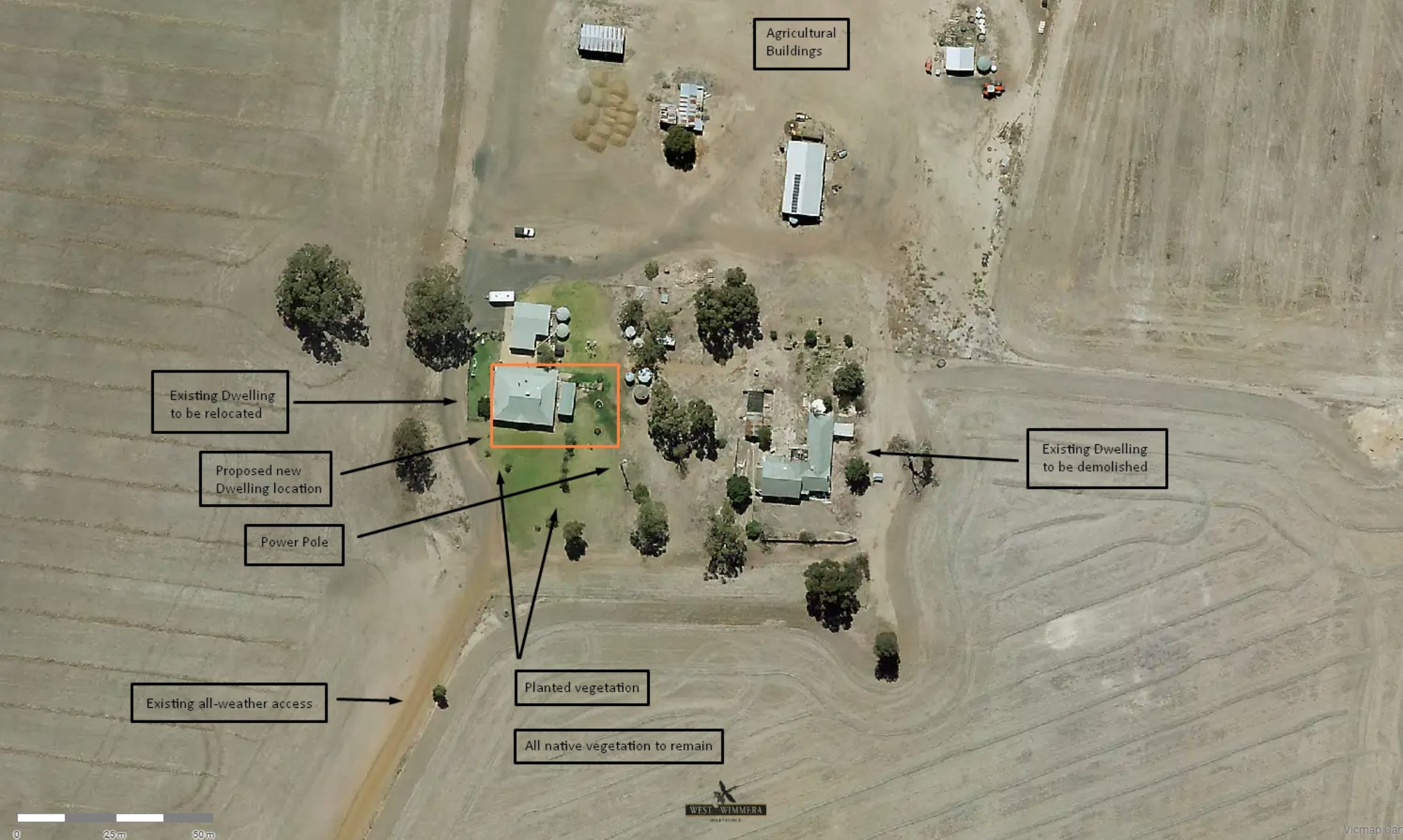
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#### CATCHMENT MANAGEMENT AUTHORITY

Wimmera







Agricultural  
Buildings

Existing Dwelling  
to be relocated

Proposed new  
Dwelling location

Power Pole

Existing Dwelling  
to be demolished

Existing all-weather access

Planted vegetation

All native vegetation to remain

WEST WIMMERA  
SHIRE

Vicmap Car



# Proposed Floor Plan

Living Area	235.47m <sup>2</sup>	25.35 SQ'S
Alfresco Area	54.00m <sup>2</sup>	5.81 SQ'S
<b>SUB-TOTAL AREA</b>	<b>289.47m<sup>2</sup></b>	<b>31.16 SQ'S</b>
Garage Area	52.94m <sup>2</sup>	5.70 SQ'S
Verandah Area	123.30m <sup>2</sup>	13.27 SQ'S
<b>TOTAL FLOOR AREA</b>	<b>465.71m<sup>2</sup></b>	<b>50.13 SQ'S</b>



PROJECT:  
Proposed New Home

CLIENT:  
Liz Hage

ADDRESS:  
4200 Natimuk - Frances Road, Goroke

JOB NUMBER:  
3013

DRAWN BY:  
S. Baker

SHEET:  
1 OF 4

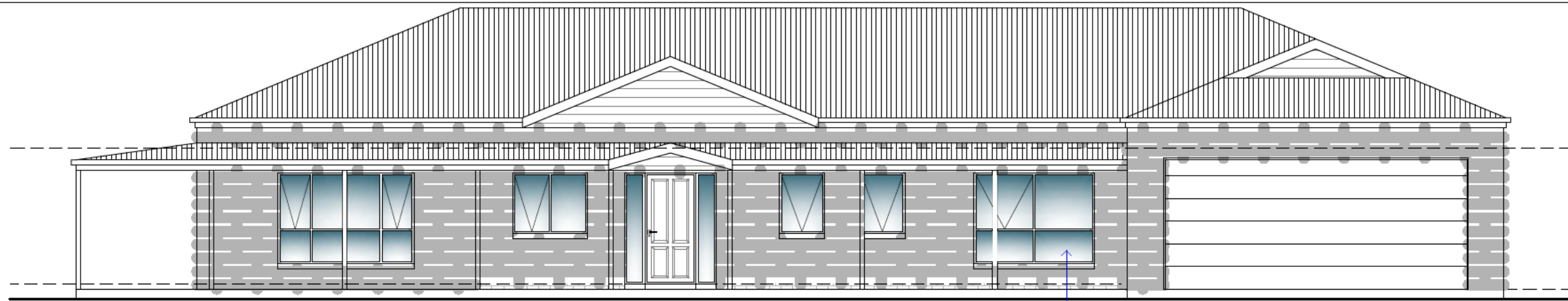
DATE:  
28/03/2023

SCALE:  
1:100 @ A3 Sheet

DRAWING STATUS  
Preliminary NOT  
For Construction

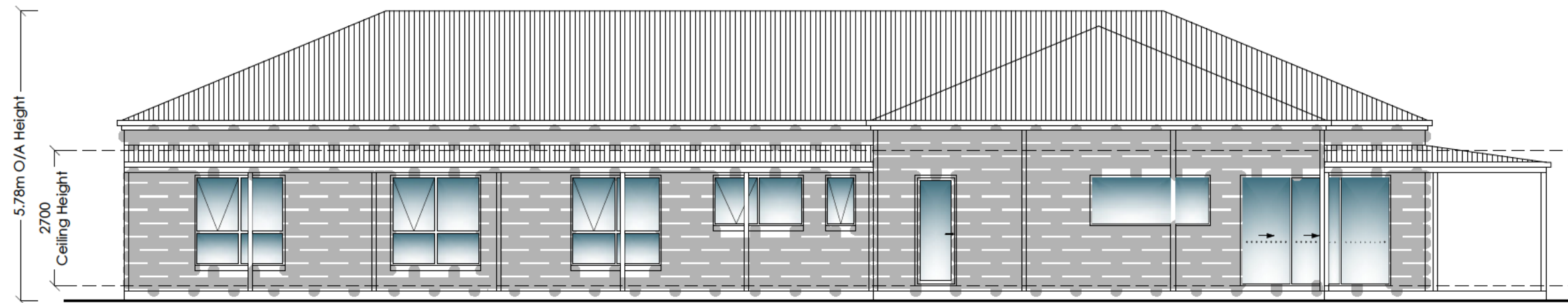
41 RIVER ROAD  
HORSHAM, VIC 3400  
PHONE: 0408 337 451  
EMAIL: [admin@believebuildingdesign.com.au](mailto:admin@believebuildingdesign.com.au)



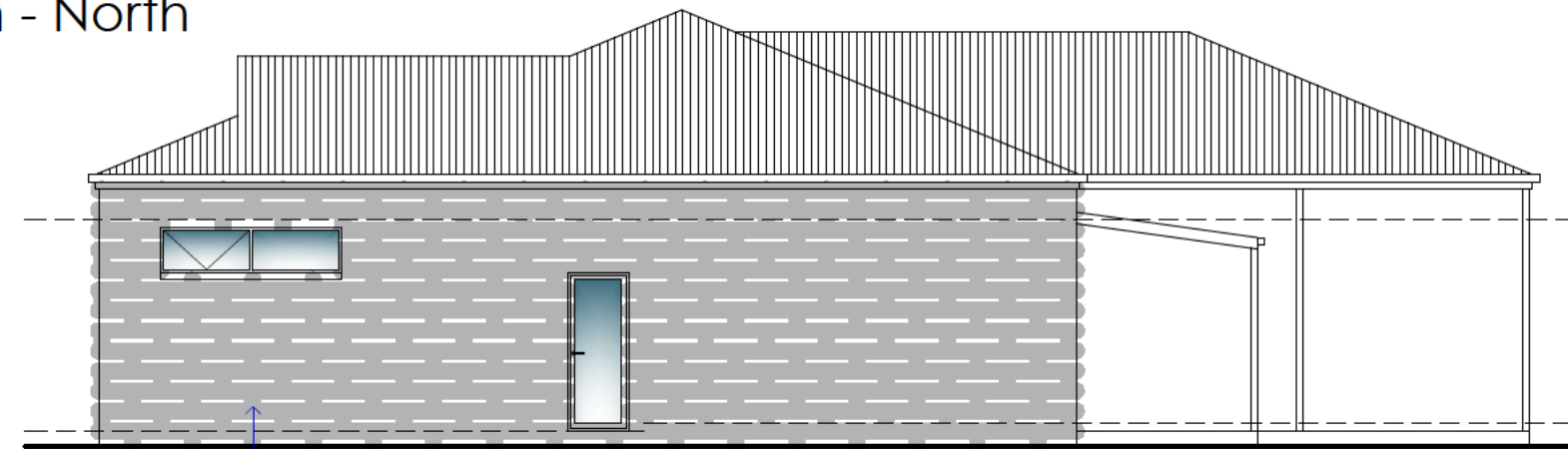


Front Elevation - South

Aluminium Awning windows throughout

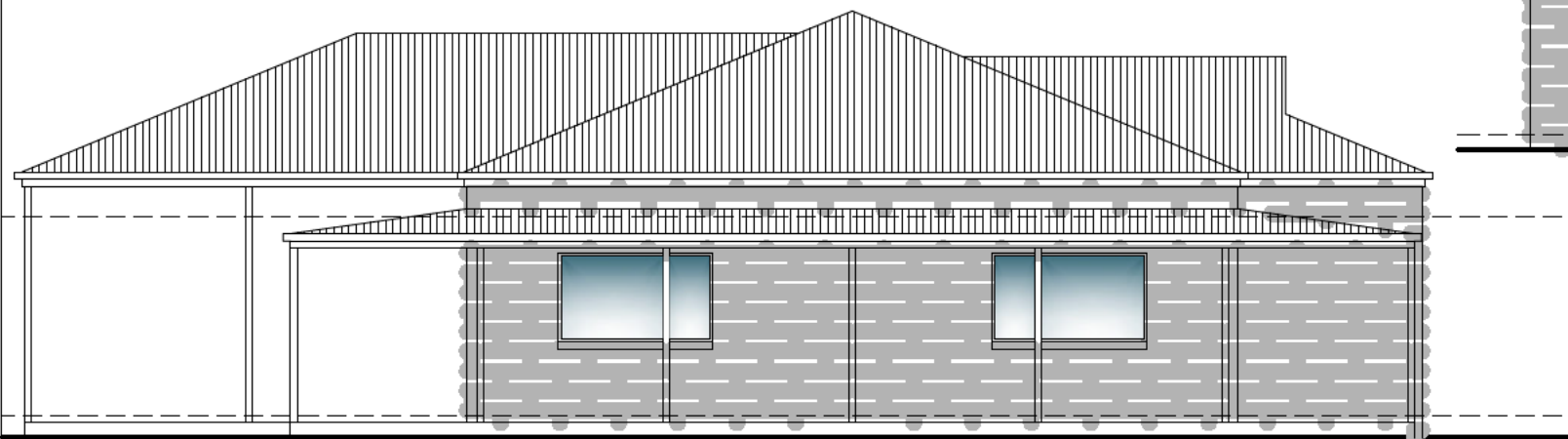


Rear Elevation - North



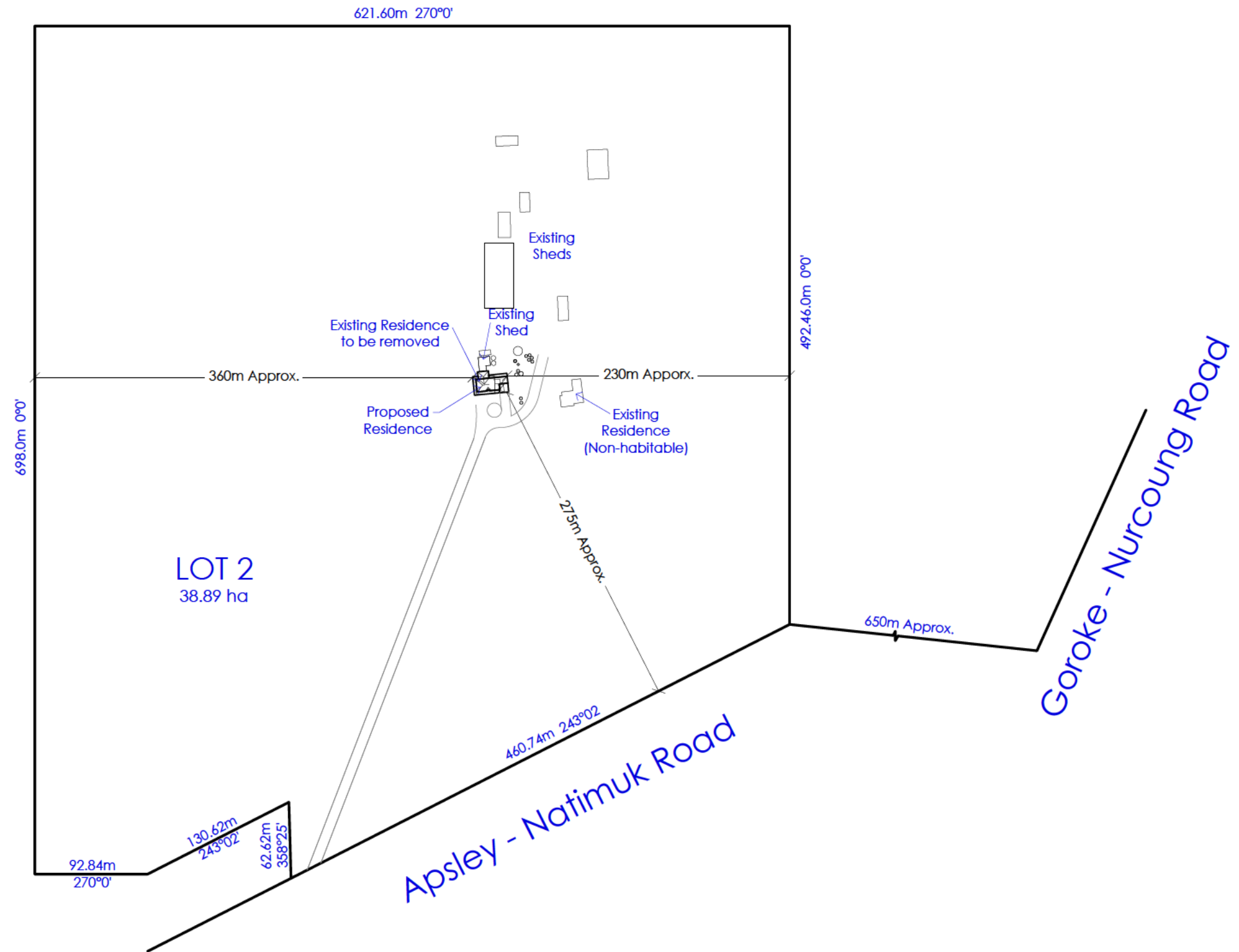
Face brickwork

Side Elevation - East



Side Elevation - West







698.0m 0°0'

LOT 2  
38.89 ha

Re-locatable office  
Existing Shed  
Existing Residence to be removed  
Proposed Residence  
Tank  
Existing Residence (Non-habitable)

492.46.0m 0°0'

460.74m 243°02'

Natimuk - Frances Road

130.62m  
243°02'

62.62m  
358°25'

92.84m  
270°0'



PROJECT:  
Proposed New Home  
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Liz Hage  
ADDRESS:  
4200 Natimuk - Frances Road, Goroke



JOB NUMBER:  
3013  
DRAWN BY:  
S. Baker  
SHEET:  
4 OF 4  
DATE:  
28/03/2023  
SCALE:  
1:2000 @ A3 Sheet

DRAWING STATUS  
Preliminary NOT  
For Construction  
41 RIVER ROAD  
HORSHAM, VIC 3400  
PHONE: 0408 337 451  
EMAIL: [admin@believebuildingdesign.com.au](mailto:admin@believebuildingdesign.com.au)



Part  
Site Plan