



19th March 2026

Planning Department
Moyne Shire Council
Via email: moyne@moyne.vic.gov.au

Planning Report

3255 Great Ocean Road, Nirranda

Use of an existing building for residential dwelling in the Farming Zone

Proposal Overview:

The proponents seek planning permission to permit part of the existing Nirranda Arts building for residential dwelling purposes.

The proponents purchased the Old Nirranda Hall from the council almost 10 years ago and have substantially renovated the building, and have spent significant time at the site running their business, conducting art classes and producing world-renowned artworks. The business no longer requires the entirety of the building, and reassigning the already well-equipped rear of the building to a dwelling is seen as a much better use of the building.

The subject land is located in the Farming Zone, which triggers this requirement for a planning permit. The site has not been used for any productive agricultural reasons for over a century, and the change of use requested is considered to have zero impact on the purpose of the zone.

Property Details:

Proponents:

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Property Address: 3255 Great Ocean Road, Nirranda

Property Description: Lot 1 TP567424

Zoning / Overlays: Farming Zone
Schedule to the Farming Zone

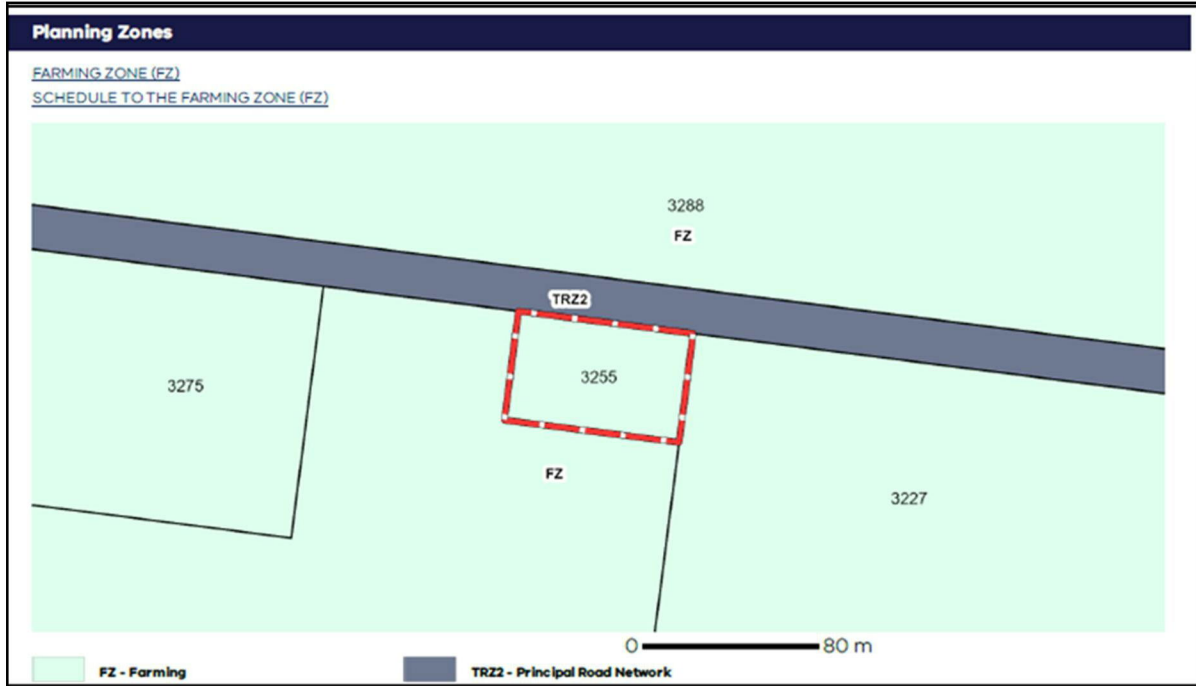
Property Size: 0.4 Hectares

Local Authority: Moyne Shire Council

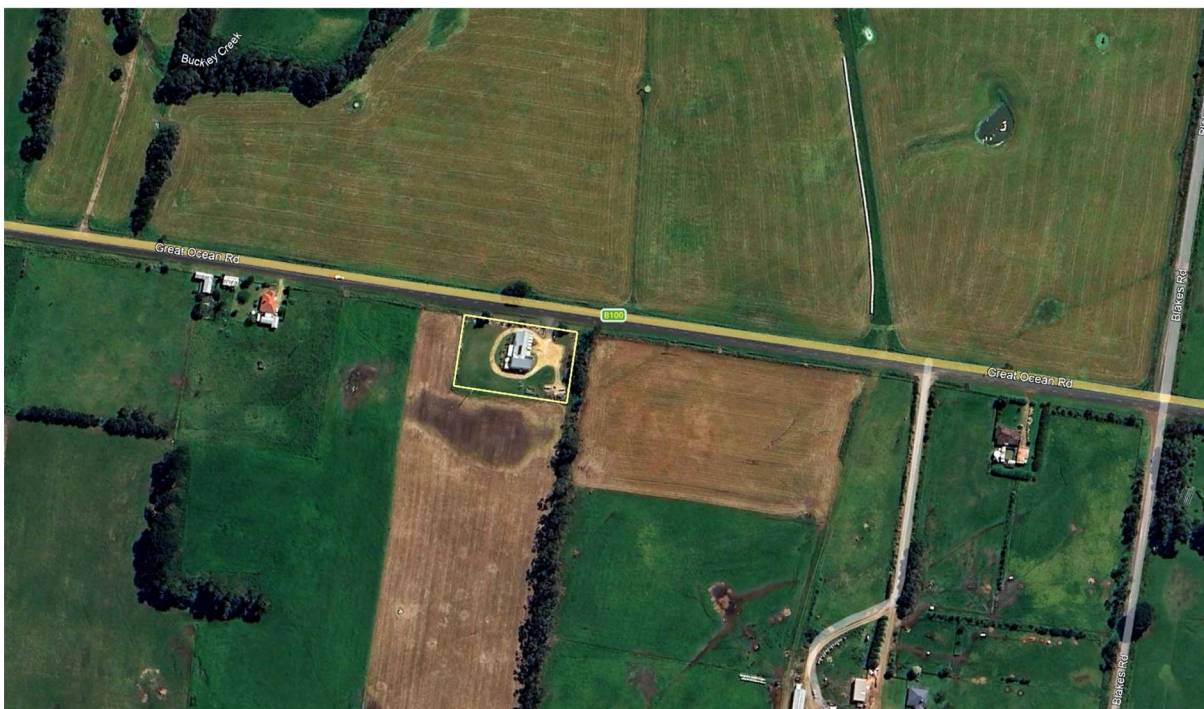
Current Use: Art Gallery / Art Studio

Shire Planning Scheme:

Map 1: Zoning and location



Map 2: Site Context





Site Assessment:

Site Description:

3255 Great Ocean Road is a 4049 square metre lot that holds the rejuvenated building that was once the Nirranda public hall. The property is a single title and regular in shape.

The site is considered level with no discernible land gradient. There are no major topographical features on the site, including rocky outcrops and waterways.

The siting and use of existing buildings on the site:

The renovated hall is the only building on the site.

Services Connections:

Electricity and telephone are already connected to the site. There is no water, gas or sewer connection available.

The dwelling will rely on an existing water tank for water supply. An upgraded, and council-permitted effluent system was installed about 6 years ago, and that system and dispersal field will be retained for the dwelling use and is of adequate capacity and size. The property is large enough to accommodate a replacement or an upgraded effluent system if ever required.

Easements:

The property has no easements on the title.

Adjacent uses / Separation Distances:

The adjoining uses are dairy grazing activities, which are low-offence agricultural activities. The nearest existing dwellings to the proposed use site are 168 metres to the west, 300 metres to the east and 300 metres to the south east. The proponents have not had any issues with those properties in the past, and none are expected from the use change. The site adjoins TRZ2, overlaying the heritage-listed Great Ocean Road, and there is a separation distance of 30 metres to that road's edge.

Street features and access points:

The property fronts the Great Ocean Road along the northern edge. The Great Ocean Road is a typical main rural road that is sealed and maintained by the Department of Transport. A permitted access way already exists and was constructed to the requirements of VicRoads Type C Residential access, including a sealed bellmouth area.

Natural Resource Management:

The property is rated fully degraded, with no remaining native vegetation and has been fully cleared in the past. The adjoining properties and roadside verges are similarly fully degraded. The proponents have invested heavily in quality garden planting and boundary vegetation shelterbelts

planted with native varieties. There are no waterways, rocky outcrops or other ecological harbours located on or near the site.

Drainage:

There are no formal drainage lines on the property, and no run-off water to or from other properties.

Map 3: Property Dimensions



Source: mapshare.maps.vic.gov.au/

Image 1: Property Image looking from the Great Ocean Road



Image 2: Current site layout





Design Response:

Farming Zone:

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 the 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.

Response:

Reassignment of use of the requested rooms of the building is seen to have no impact on the purpose of the farming zone, as it is not farmed and it will not be farmed.

The site has not been used for farming for over a century and would be considered lost from farming and is not suitable for inclusion into the adjoining dairy farming activities due to land size, infrastructure and value.

The change of use of the site is not seen to create conflict between this land use and farming; the site has been operating for many years for non-farming activities and has created no issues.

The existing use as an art gallery and art studio is considered by the proponents to be majorly underusing the building. In the current climate, reassigning part of the building for residential use is seen as a better use of a building which is already fitted with a kitchen, bathrooms and a suitable bedroom area.

Site Images:

Images 3 & 4: Northern site and building aspect.



Images 5 & 6: Western site and building aspect.



Images 7 & 8: Southern site and building aspect.



Images 9 & 10: Eastern site and building aspect.



Image 11: Existing permitted effluent field.

