



Clear Form

Office Use Only

VicSmart? ☐ YES ☐ NO

Specify class of VicSmart application:

Application No.: _____ Date Lodged: / /

Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the back 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 concerns, 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.

Application Type

Is this a VicSmart application?*

☒ No ☐ Yes

If yes, please specify which VicSmart class or classes:.....

Classes of VicSmart application are listed in zones, overlays , particular provisions and the schedule to Clause 59.15

Pre-application Meeting

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

☒ No ☐ Yes

If 'Yes', with whom?: _____

Date: _____ day / month / year

The Land

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

Street Address *

Unit No.: _____ St. No.: 159 St. Name: Coulahans Road

Suburb/Locality: Laang Postcode: 3265

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.: 540563Q

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 land for a host farm and associated second dwelling.



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 \$ 745,000



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

If the application is for land within **metropolitan Melbourne** (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy **must** be paid to the State Revenue Office and a current levy certificate **must** be submitted with the application. Visit www.sro.vic.gov.au for information.

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.

Existing rural farm with dwelling and farm sheds.



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.

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:	
Title:	
Organisation (if applicable): MPAA Studio	
Postal Address:	If it is a P.O. Box, enter the details here:
Unit No.:	

Contact information for applicant OR contact person below	
Mobile phone:	Fax:

Contact person's details*		Same as applicant ☒
Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:	If it is a P.O. Box, enter the details here:	
Unit No.:	St. No.:	St. Name:
Suburb/Locality:		State: Postcode:

Name:		Same as applicant ☐
Title:		
Organisation (if applicable):		
Postal Address:	If it is a P.O. Box, enter the details here:	
Unit No.:		
Owner's Signature (Optional):		Date: day / month / year

Information requirements

Is the required information provided?

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist.

☐ Yes ☒ No

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.

Date: 9 June 2026

day / month / year

Imaged Document Cover Sheet

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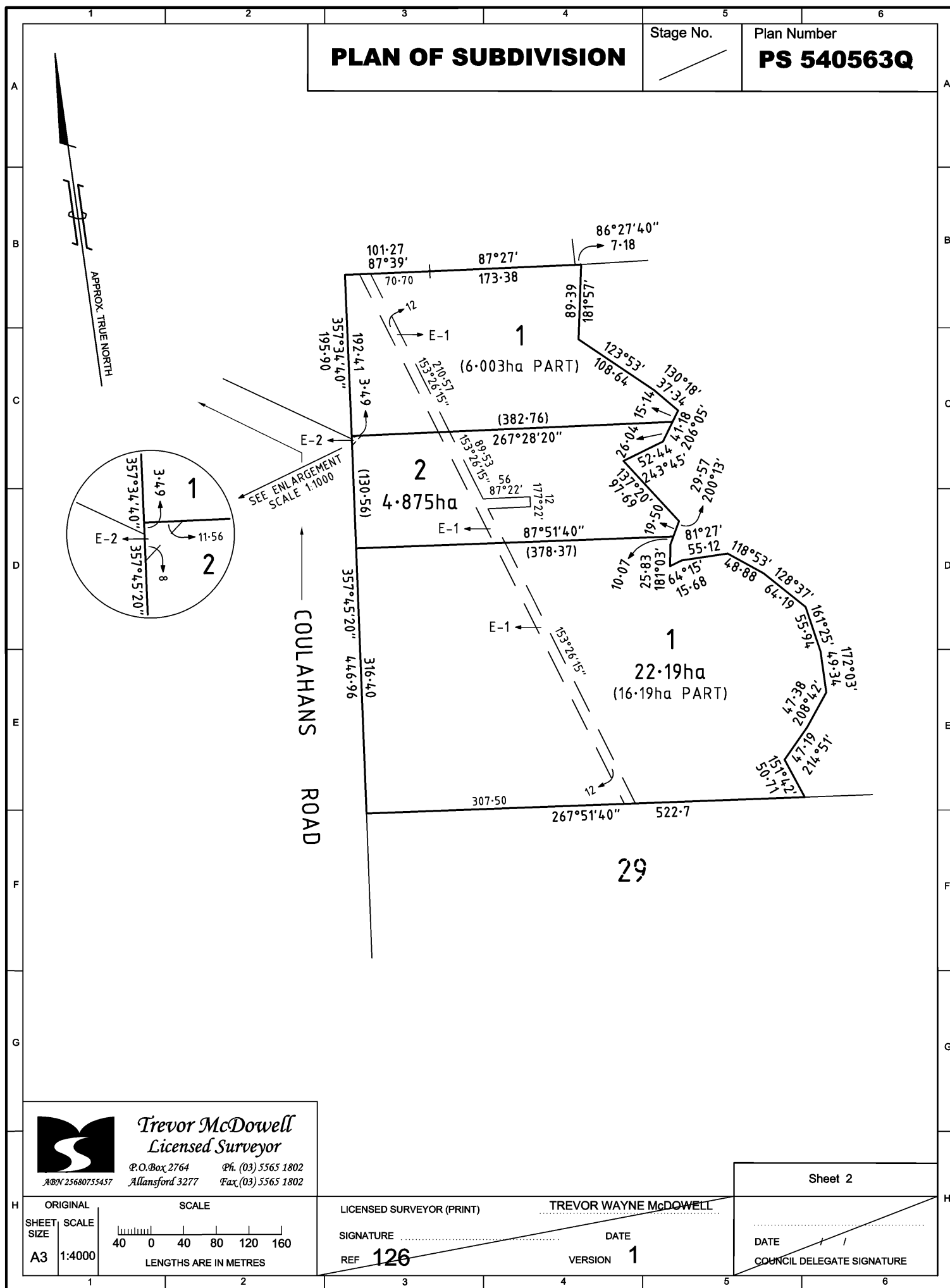
Document Type	Plan
Document Identification	PS540563Q
Number of Pages (excluding this cover sheet)	3
Document Assembled	13/01/2026 09:06

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PLAN OF SUBDIVISION				Stage No. /	LTO use only EDITION 1	PS 540563Q
Location of Land Parish: LAANG Township: _____ Section: _____ Crown Allotment: 28A (PART) Crown Portion: _____ Title References: Vol 10478 Fol 907 Last Plan Reference: LOT 1 PS 422221 Postal Address: 159 COULAHANS ROAD PANMURE 3265 MGA94 Co-ordinates: E 655 600 (Of approx. centre of plan) N 5 750 750 Zone 54				Council Certification and Endorsement Council Name: MOYNE SHIRE COUNCIL Ref: _____ 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11 (7) of the Subdivision Act 1988. Date of original certification under section 6 / / 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. Open Space (i) A requirement for public open space under section 18 Subdivision Act 1988 has / has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage _____ Council Delegate Council seal Date / /		
Vesting of Roads or Reserves						
Identifier		Council/Body/Person				
Nil		Nil				
Notations						
Depth Limitation: DOES NOT APPLY.				Staging This is not a staged subdivision Planning Permit No. _____		
				This is a SPEAR plan. Survey:- This plan is based on survey. To be completed where applicable. This survey has been connected to permanent marks no(s). _____ In proclaimed Survey Area no. _____		
Easement Information					LR use only Statement of Compliance / Exemption Statement Received ☒ Date 22 / 08 / 2013	
Legend: E - Encumbering Easement or Condition in Crown Grant in Nature of an Easement A - Appurtenant Easement R - Encumbering Easement (Road)					LR use only PLAN REGISTERED TIME 4:40 PM DATE 27 / 08 / 2013 M.J.R Assistant Registrar of Titles Sheet 1 of 2 sheets	
Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of		
E-1	POWERLINE	12	PS 422221 - SEC 44 ELECTRICITY INDUSTRY ACT 1993	POWERCOR AUSTRALIA LIMITED		
E-2	CARRIAGEWAY	SEE DIAG.	THIS PLAN	LOT 1 ON THIS PLAN		
 Trevor McDowell <i>Licensed Surveyor</i> P.O.Box 2764 Ph. (03) 5565 1802 Allansford 3277 Fax (03) 5565 1802				LICENSED SURVEYOR (PRINT) TREVOR WAYNE McDOWELL SIGNATURE _____ DATE _____ REF 126 VERSION 1		
DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3						





Plan of Subdivision PS540563Q
Concurrent Certification and Statement of Compliance
(Form 3)

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S020923M
Plan Number: PS540563Q
Responsible Authority Name: Moyne Shire Council
Responsible Authority Reference Number 1: PL12/040
Responsible Authority Reference Number 2: SUB12/0016
Surveyor's Plan Version: 1

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Statement of Compliance

This is a statement of compliance issued under section 21 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988

Has not been made

Digitally signed by Council Delegate:

Organisation: Moyne Shire Council

Date: 11/07/2013

Imaged Document Cover Sheet

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Document Identification	AK055032U
Number of Pages (excluding this cover sheet)	7
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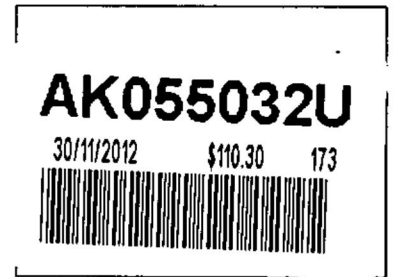
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Application by a responsible authority for the making of a recording of an agreement

Section 181 Planning and Environment Act 1987



Lodged by

Name: [REDACTED]

Phone: [REDACTED]

Address: [REDACTED]

Reference: [REDACTED]

Customer Code: [REDACTED]

The responsible authority having made an agreement referred to in Section 181(1) of the Planning and Environment Act 1987 requires a recording to be made in the Register.

Land: Lot 1 on Plan of Subdivision 422221F being more particularly described in Certificate of Title Volume 10478 Folio 907

Responsible authority: Moyne Shire Council, Princes Street, Port Fairy Victoria 3284

Section and Act under which agreement made: Section 173 of the Planning & Environment Act 1987

A copy of the agreement is attached to this application:

Date: 26 November, 2012

Signature for responsible authority:

Name of officer:

AK055032U

30/11/2012 \$110.30 173



**AGREEMENT PURSUANT
TO SECTION 173
PLANNING & ENVIRONMENT ACT**

RESPONSIBLE AUTHORITY
MOYNE SHIRE COUNCIL

THE OWNER

LAND AFFECTED
159 COULAHANS ROAD PANMURE

5th November DATED

REGISTRATION PARTICULARS

A Memorandum of this agreement was lodged in the Office of Titles pursuant to
Section 181 of the Planning & Environment Act 1987 on ____/____/20____

DEALING NO.

PLANNING & ENVIRONMENT ACT

AGREEMENT PURSUANT TO SECTION 173

AK055032U

30/11/2012 \$110.30 173

AFFECTED LAND: 159 Coulahans Road Panmure



Lot 1 on Plan of Subdivision 422221F being more particularly described in Certificate of Title Volume 10478 Folio 907

THIS AGREEMENT is made on the 5th day of November 2012

BETWEEN:

The Responsible Authority: **MOYNE SHIRE COUNCIL** ("the Council")
of Princes Street, Port Fairy Victoria 3284

The Owner: [REDACTED]
of 250 Glenfyne-Brucknell Road, Ecklin South Victoria 3265

WHEREAS

1. The Owner owns the land, being Lot 1 on Plan of Subdivision 422221F more particularly described in Certificate of Title Volume 10478 Folio 907, situated at 159 Coulahans Road Panmure ("the Land").
2. The Land is affected by the provisions of the Moyne Planning Scheme ("the Scheme").
3. The Council is the responsible authority under the Planning & Environment Act 1987 ("the Act") for the purposes of the Scheme.
4. The Council on 27th June 2012 issued planning permit No. PL12/040 ("the development permit") allowing the Owner to carry out a 2 Lot subdivision and create a carriageway easement in accordance with the submitted and endorsed plan ("the development plan") and subject to the conditions stated in the permit.
5. The subdivision permit is subject to conditions including the following:

"Before the plan is certified under the *Subdivision Act 1998*, the owner(s) must enter into an agreement with the responsible authority under Section 173 of the Planning and *Environment Act 1987*, and make application to the Registrar of Titles to have the agreement registered on the title to the land under Section 181 of the Act which provides that:

- a) The land may not be further subdivided so as to create a smaller lot for an existing dwelling;
- b) The owner/occupier acknowledges that the surrounding land is predominantly used for farming/agricultural purposes and the owner acknowledges that the lawful operation and expansion of adjoining and nearby agricultural/farming uses relating to farming/agriculture (which are carried out lawfully) on the surrounding land may impact on the amenity and environment of the affected land for residential purposes.

- c) The owner/occupier acknowledges the existence of the gun club to the north of the land and that amenity may be affected as a result of its operation.

6. The parties enter this agreement in satisfaction of this condition of the subdivision permit.

BY THIS AGREEMENT IT IS AGREED AND COVENANTED:

1. OPERATION

- a) This agreement is made pursuant to Section 173 of the Act.
b) This agreement shall come into force on execution by both parties.
c) The covenants of this agreement shall run with the land.

2. INTERPRETATION

a) LOT

In this agreement "lot" means any and each lot shown on the subdivision plan.

b) OWNER

In this agreement the word "Owner" unless the contrary intention appears shall be deemed to include [REDACTED] his successors assigns and transferees and the obligations imposed on and assumed by [REDACTED] shall be binding on the successors transferees purchasers mortgagees assigns of [REDACTED] and any person obtaining possession of the whole or part of the land as if each of those successors separately executed this agreement; and

If the Owner holds the land in a trust capacity, "Owner" shall include the beneficiaries of the trust in relation to which it holds such land. Where such trust relationship exists the Owner in executing this agreement does so intending to assume not only personal liability, but also to bind the trust for which it acts as trustee.

If the Owner is constituted by more than one person any obligation imposed by this agreement on the Owner shall be imposed on those persons jointly and severally.

COUNCIL

In this agreement the word "Council" shall include the Council's successors and its successors as responsible authority for Planning control in the area in which the land is situate.

d) In this agreement, unless the context otherwise requires:

- (i) Words denoting the singular number shall include the plural and vice versa.
(ii) Words denoting any gender shall include all genders.
(iii) Where a word or phrase is defined, other parts of speech and grammatical forms of that word or phrase shall have corresponding meanings.
(iv) Words denoting natural persons shall include corporations and vice versa.
(v) References to clauses and schedules are to clauses of and schedules to this agreement.
(vi) Headings are for convenience only and do not affect interpretation.
(vii) References to any party to this agreement or any other agreement or instrument shall include the party's successors and permitted assigns.





- (viii) Reference to any agreement or instrument shall be also to such agreement or instrument as amended, novated, supplemented, varied or replaced from time to time.
- (ix) References to any legislation or to any provision of any legislation shall include any modification or re-enactment of that legislation and any legislative provision substituted for, and all regulations and statutory instruments issued under such legislation or provision.
- (x) References to dollars and "\$" shall be taken as referring to amounts in Australian currency.
- (xi) As the case may be, a reference to a right or obligation of any two or more persons confers that right, or imposes that obligation, jointly and severally.

3. AGREEMENT

- a) The land may not be further subdivided so as to create a smaller lot for an existing dwelling unless such subdivision is permitted by the provisions of the Moyne Planning Scheme.
- b) The owner/occupier acknowledges that the surrounding land is predominantly used for farming/agricultural purposes and the owner acknowledges that the lawful operation and expansion of adjoining and nearby agricultural/farming uses relating to farming/agriculture (which are carried out lawfully) on the surrounding land may impact on the amenity and environment of the affected land for residential purposes.
- c) The owner/occupier acknowledges the existence of the gun club to the north of the land and that amenity may be affected as a result of its operation.

4. REGISTRATION

The parties shall do all things necessary to enable the Council to register this agreement pursuant to Section 181 of the Act.

5. DISCLOSURE

The Owner shall not sell mortgage or part with possession of the land or any part of it without first disclosing to its successors the existence and the nature of this agreement.

6. COSTS OF AGREEMENT

The Owner forthwith on demand shall pay to the Council the Council's costs and expenses (as between the solicitor and own client) of and incidental to this agreement and of anything consequent on it or in furtherance of it.

7. NOTICES

Any notice required under this agreement may be served by delivering it to the Owner at its last known address within the rating records of the Council. Any notice posted shall be deemed to have been served at the expiration of twenty-four hours from the time of posting.

8. SUCCESSORS BOUND

Without limiting the operation or effect which this agreement has apart from this sub-clause, the Owner shall ensure that its successors:-

- a) Give effect to and do all acts and sign all documents which are required of them to give effect to this agreement; and
- b) Execute under seal a deed agreeing to be bound by the terms of this agreement.

The obligation imposed on the Owner by sub-clause 1 of this clause shall cease for such time as there appears in the register book at the office of the Registrar of Titles a memorandum of this agreement.

9. DEFAULT

If the Owner fails to comply with this agreement the Council may serve on the Owner or on the owner of a lot in respect of which there has been failure of compliance a notice in writing specifying the works, matters and things ("the Remedial Works") in respect of which the relevant owner is in default. If such default continues for thirty days after the service of such notice the Council by its employees or contractors may enter upon the land and cause the Remedial Works to be done.

A notice served on the Owner pursuant to this clause may set out the costs (as estimated by the Council) of carrying out the Remedial Works. If the Owner does not comply with the notice within thirty days the Council may serve on the Owner a demand in writing for the amount of the estimated costs. The amount then shall become a debt due and payable by the relevant owner to the Council.

As soon as practicable after the completion of the Remedial Works the Council shall certify the actual costs of the Remedial Works. The difference between a sum paid to the Council as the estimated costs, and the actual costs, shall be paid by the relevant owner to the Council or if there is excess, repaid by the Council to the relevant owner.

10. COUNCIL AS ATTORNEY FOR OWNER

The Owner hereby appoints the Council as its attorney to do all things the Owner is capable of doing for the purposes of giving effect to this agreement or necessary to give effect to any of the duties or obligations imposed on the Owner pursuant to this agreement and hereby authorizes the Council to do and will ratify whatever the Council lawfully shall do or cause to be done under this power of attorney.

ENFORCEMENT

- a) The operation of this clause is suspended until and unless the Council has served a notice under the "Default" clause.
- b) The Owner forthwith on demand shall pay to the Council the cost and expenses, including building costs, of and incidental to the Council exercising its powers under this agreement.
- c) The Owner licenses the Council through its employees and contractors at any reasonable time by appointment to enter upon any part of the land for the purposes of giving effect to this agreement.

12. RELEASE

On a person ceasing to own any part of the land that person shall be released from the obligations of that person as an owner under this agreement, save to the extent that any right has arisen against such owner prior to such cessation.

13. FURTHER DOCUMENTATION AND ACTION

Each of the parties shall sign and execute all such further documents and deeds and do all acts and things as the other party reasonably shall require for giving effect to this agreement.

14. DISPUTE

If any dispute or difference arises between the parties with respect to the interpretation of this agreement, or its application, such dispute or difference shall be determined by a person appointed by the parties by agreement, or failing agreement, by a person qualified in the area of the dispute or difference and appointed by the Secretary as defined in the Act.



EXECUTED AS A DEED.

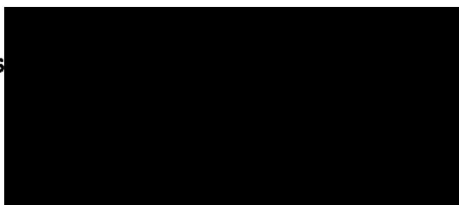
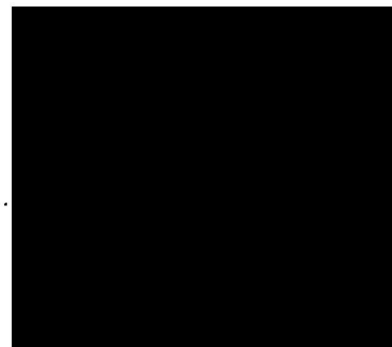
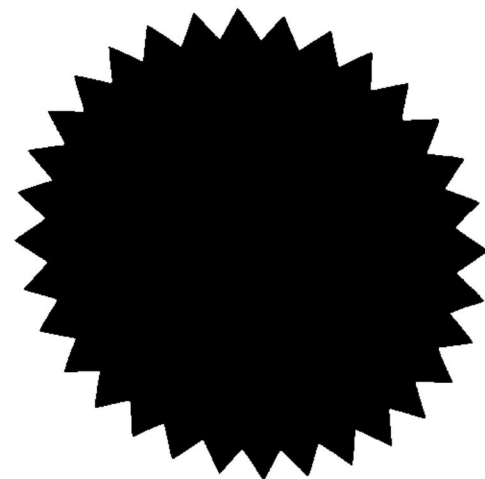
THE Common Seal of the **MOYNE SHIRE COUNCIL**
was hereunto affixed this ninth day
of November 2012 in the presence of:

Councillor

Chief Executive Officer

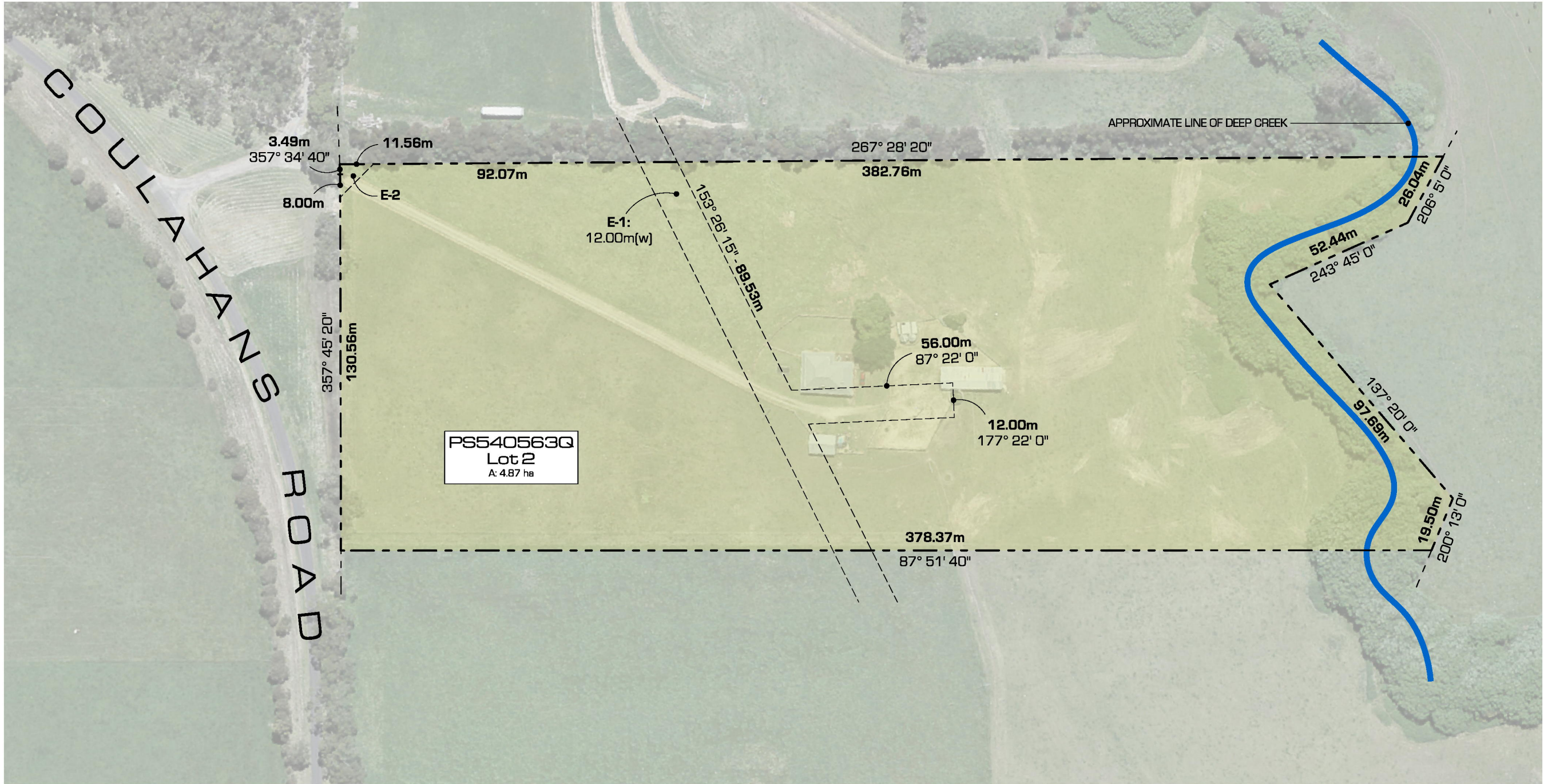
SIGNED by in the
presence of:

Witness



AK055032U

30/11/2012 \$110.30 173

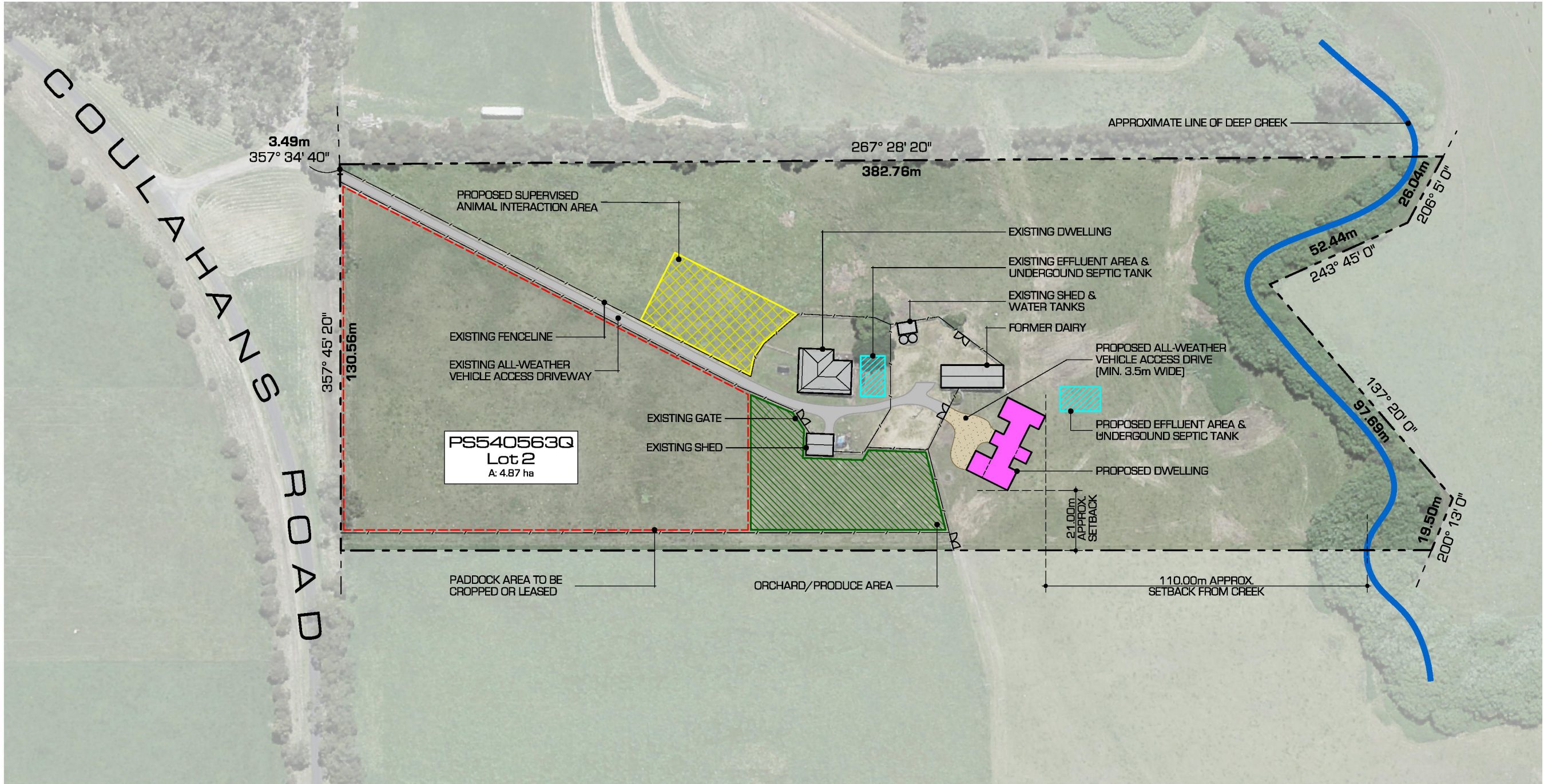


EXISTING CONDITIONS PLAN

1:1500

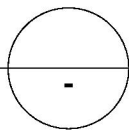
 MPAA STUDIO	Co Lab, Level 1 - 1 Dispensary Lane Warrnambool VIC 3280 Phone: (03) 5562 9443 www.mppastudio.co Reg No DP-AD 40515 ABN 53253414622	revision: description: date:	project:	date:	 dwg no: TP1 of TP2	
			PROPOSED SECOND DWELLING AND HOST FARM AT 159 COULAHANS ROAD, LAANG VIC. 3265	JULY 2026		
			client:	scale: AS SHOWN A3		designed by: CM
			drawing title:	drawn by: MD		project no.: 26-1640 / rev:
© MPAA STUDIO 2026		IMPORTANT: TOWN PLANNING DRAWINGS ARE DIAGRAMMATIC ONLY. ALL PROPOSED PLANS AND DIMENSIONS ARE SUBJECT TO SURVEY BY A REGISTERED LAND SURVEYOR.		EXISTING CONDITIONS PLAN		

26-1640 - 159 Coulahans Road - TP1.pln



PROPOSED SITE PLAN

1:1500



Co Lab, Level 1 - 1 Dispensary Lane
Warrnambool VIC 3280
Phone: (03) 5562 9443
www.mppastudio.co
Reg No DP-AD 40515
ABN 53253414622

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revision:	description:	date:
-	-	-
IMPORTANT: TOWN PLANNING DRAWINGS ARE DIAGRAMMATIC ONLY. ALL PROPOSED PLANS AND DIMENSIONS ARE SUBJECT TO SURVEY BY A REGISTERED LAND SURVEYOR.		

project:
**PROPOSED SECOND DWELLING AND HOST FARM
AT 159 COULAHANS ROAD, LAANG VIC. 3265**

client:
[REDACTED]

drawing title:
PROPOSED SITE PLAN

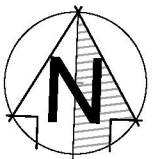
date:
JULY 2026

scale:
AS SHOWN **A3**

designed by: CM

drawn by: MD

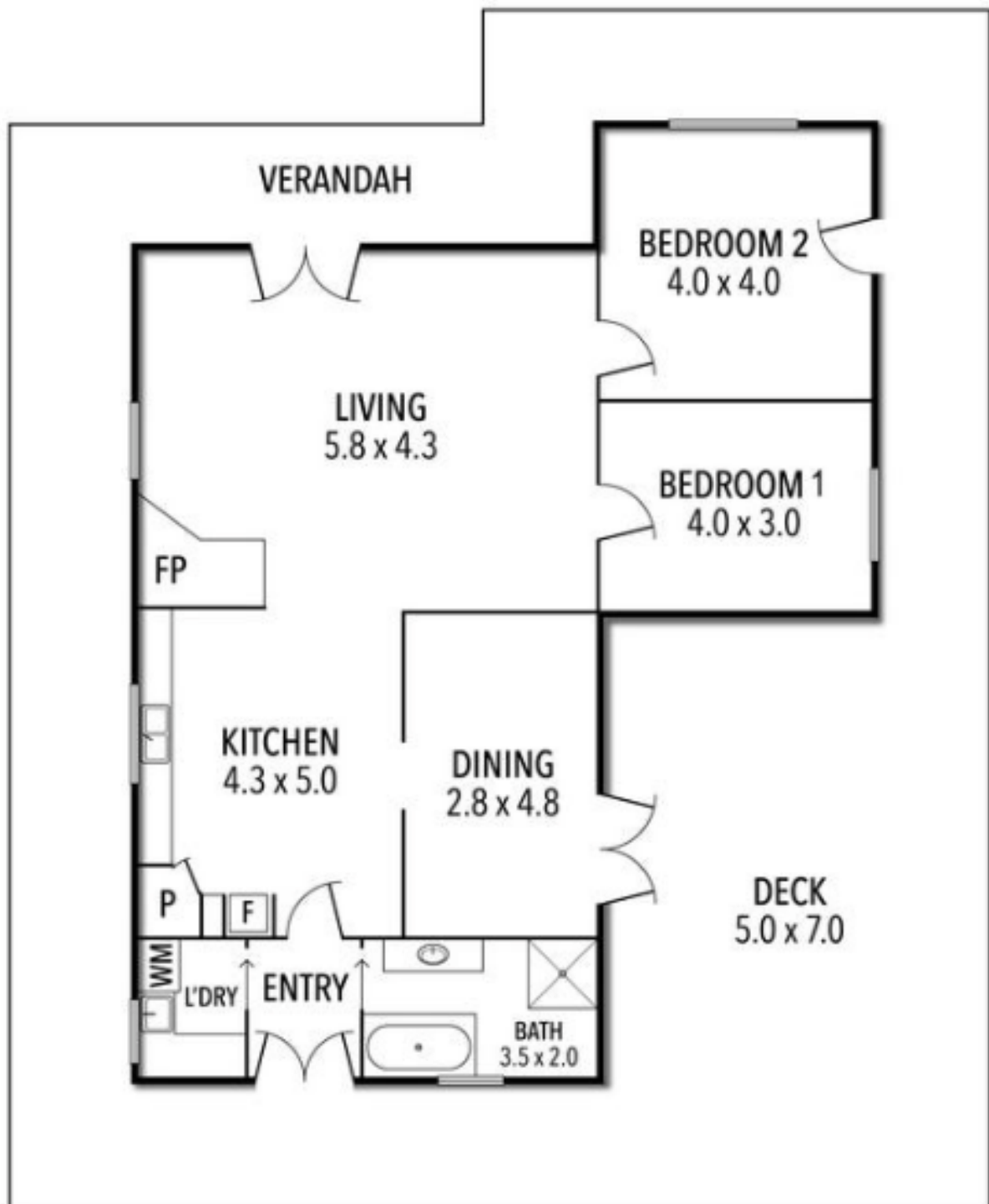
project no.: **26-1640** rev.: /



dwg no: **TP2** of TP2

Existing Dwelling Floor Plan
159 Coulahans Road, Laang

Scale: As dimensioned



welcome home.

> bryanpetersen.com.au



PROPOSED RESIDENCE

Client:

Site Address:

159 COULAHANS RD, LAANG

Date:

09-01-2026

OWNER/S FINAL APPROVAL

I/We accept these plans are as per our requests and can be used as the final set to construct our home.
I understand that any variations requested after this final set is processed will incur a re-drafting/administration fee.

SIGNATURE/S

OWNER

OWNER

BRYAN & PETERSEN QUALITY BUILDERS

Address: 170 KOROIT STREET, WARRNAMBOOL, VIC 3280
Phone: (03) 55614978
Email: reception@bphomes.com.au
Website: www.bryanpetersen.com.au
DBU: CDBU51410

CONCEPT ONLY

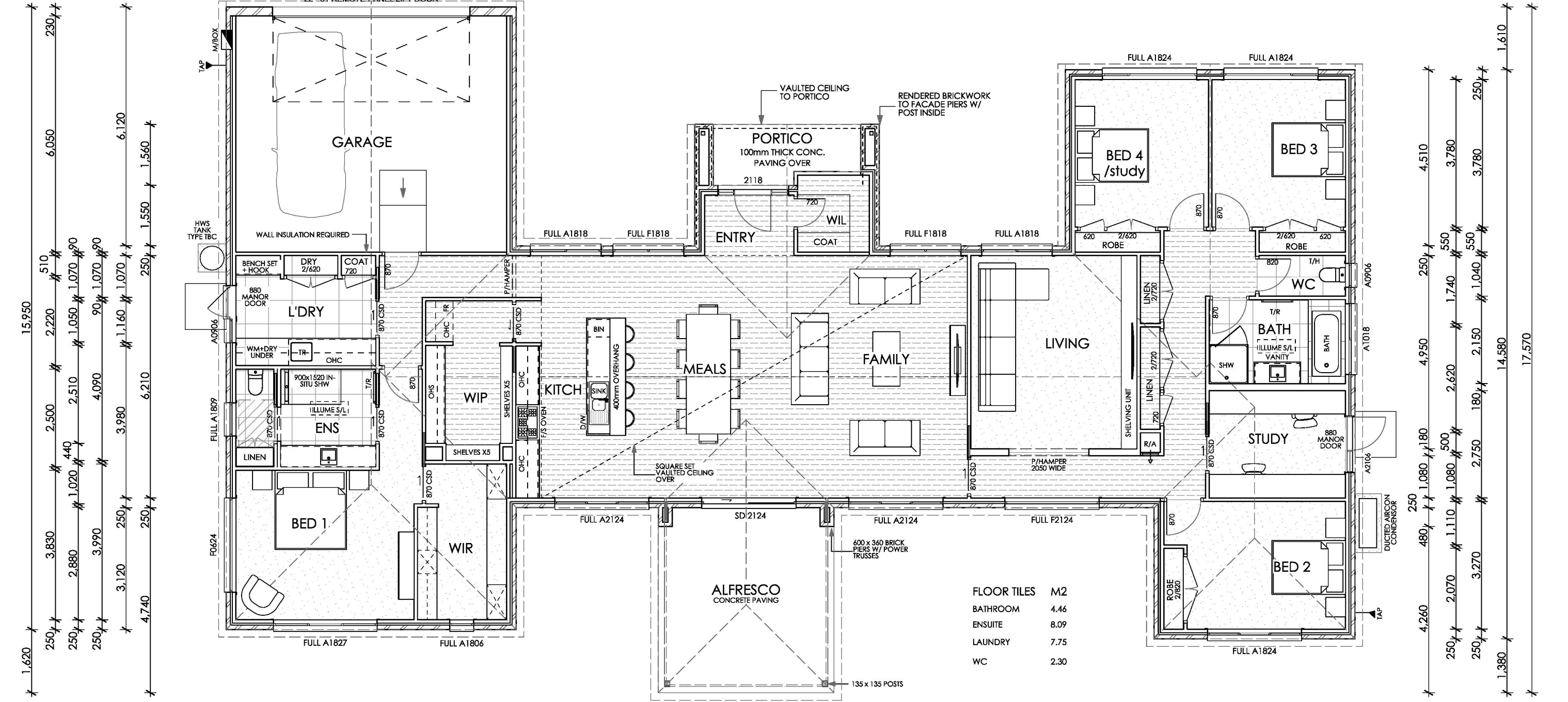
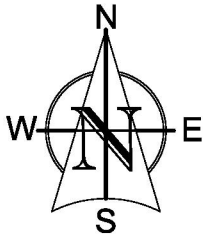


ALL INTERNAL DOORS 2040mm HIGH
FLUSH PANEL UNLESS MARKED WITH □
2340mm HIGH.

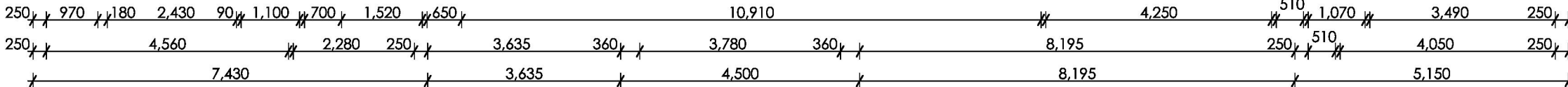
NOTE: ALL INTERNAL CAVITY SLIDING
DOORS TO BE FULLY CONCEALED

T DENOTES WINDOW TINT

* DENOTES DOUBLE GLAZING



- DENOTES CARPET
103.35 sq.m
- DENOTES VINYL PLANKING
104.18 sq.m
- DENOTES POLISHED CONCRETE
sq.m
- DENOTES TIMBER FLOORING
sq.m



	AREA (sqm)	AREA (sq's)
PORTICO	6.60	0.71
ALFRESCO	21.33	2.30
GARAGE	47.33	5.09
GROUND FLOOR	274.15	29.51
TOTAL	349.41	37.61



Address: 170 KOROIT STREET, WARRNAMBOOL, VIC 3280
Phone: (03) 55614978
Email: reception@bphomes.com.au
Website: www.bryanpetersen.com.au
DBU: CDBU51410



PROPOSED RESIDENCE

Client:
Site Address: 159 COULAHANS RD, LAANG

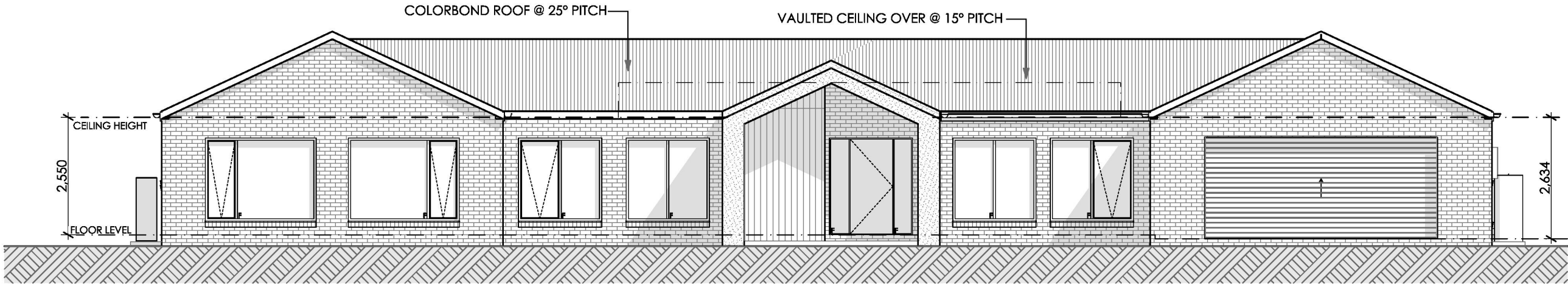
House Title: BARWON MOD
Specification: LIFESTYLE 25
Project ID:
Project Status: CONCEPT ONLY
Drawn Date: 18-11-2025

Drawn by: B J GUYETT
Checked by:
Authorised by:
Consultant: V CARTER
Revised Date: 09-01-2026

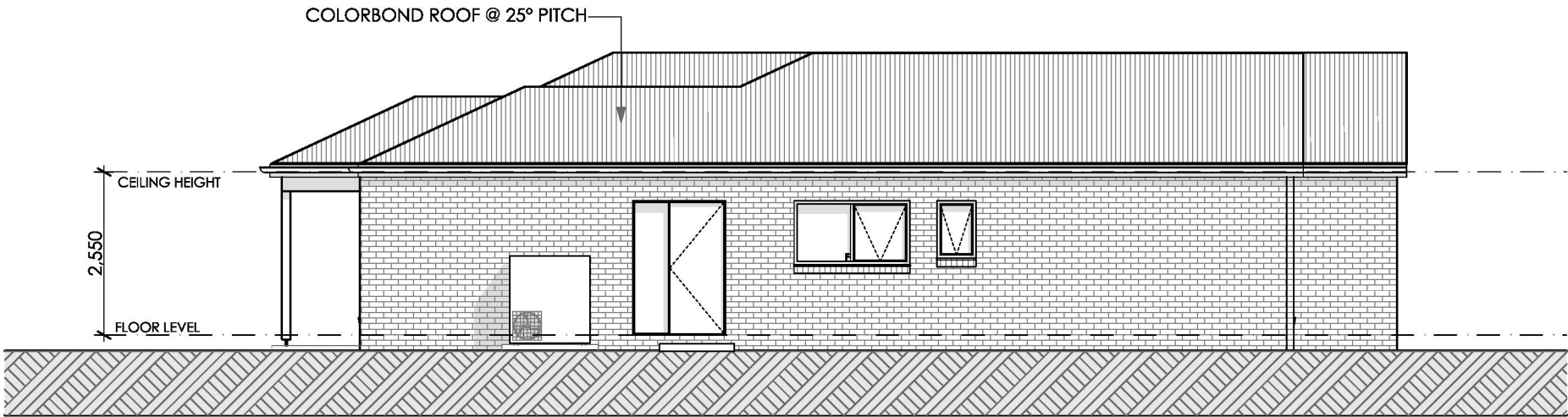
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Drawing Scale: 1:100

Drawing No. 2
Sheet Size: A3

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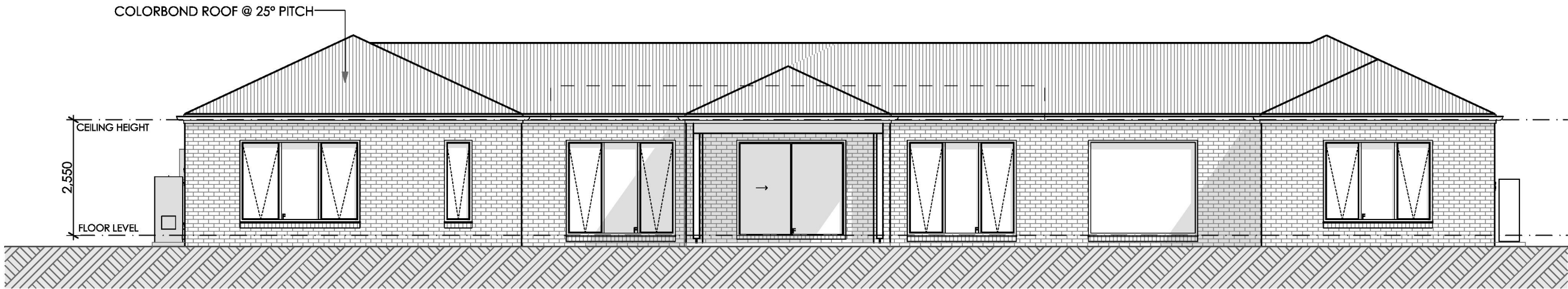


NORTH ELEVATION

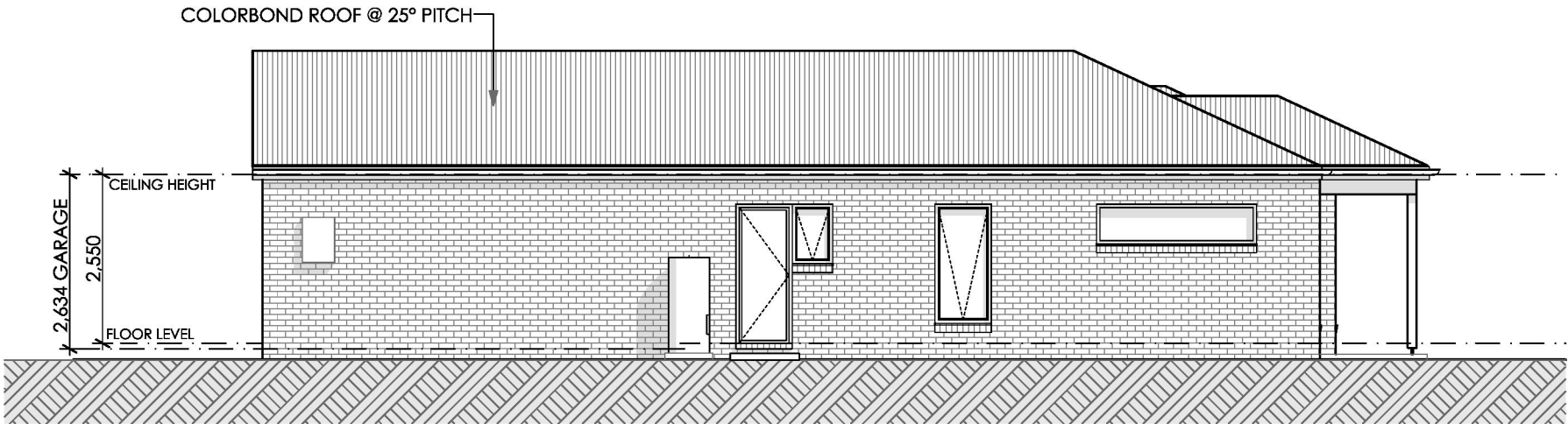


EAST ELEVATION

PROVIDE MASONARY ARTICULATION JOINTS IN
ACCORDANCE WITH NCC & TECHNICAL NOTE 61.



SOUTH ELEVATION



WEST ELEVATION

PROVIDE MASONARY ARTICULATION JOINTS IN
ACCORDANCE WITH NCC & TECHNICAL NOTE 61.



MPAA
STUDIO

TOWN PLANNING REPORT

DWELLING AND HOST FARM
159 COULAHANS ROAD, LAANG

ISSUED 9 JUNE 2026

(03) 5562 9443
info@mpaastudio.co

1 Dispensary Lane, Warrnambool
Level 1, CoLab (above Allee Espresso)

OVERVIEW

Background

Address	159 Coulahans Road, Laang
Lot Description	Lot 2 on PS540563Q

Relevant Planning Controls

Municipal Planning Strategy	Clause 02.01 Context
	Clause 02.02 Vision
	Clause 02.03 Strategic directions.
Planning Policy Framework	Clause 11.01-1S – Settlement
	Clause 11.01-1R – Settlement – Great South Coast
	Clause 11.03-4S – Peri-urban and Rural Areas
	Clause 13.02-1S – Bushfire Planning
	Clause 14.01-1S – Protection of Agricultural Land
	Clause 17.04-1L -Tourism -Moyne
Zone	Farming Zone
Overlays	Bushfire Management Overlay
Particular Provisions	Nil
Permit Application Details	
Description of Proposal	Dwelling and Host Farm
Permit requirement	Clause 35.07-1: Farming Zone – Use
	Clause 35.07-4: Farming Zone – Buildings and works

QUALITY ASSURANCE

Town Planning Report

Dwelling and Host Farm
159 Coulahans Road, Laang

Project Number

26-1640

Revision

04

Prepared By

CM

Project Lead

CM

Issued

21 July 2026

Revision	Date	Issue
01	28 January 2026	Draft to client
02	16 March 2026	Client feedback
03	9 June 2026	Council report
04	21 July 2026	RFI

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1. INTRODUCTION

This report has been prepared by MPAA Studio to support a planning permit application for the use of land at 159 Coulahans Road, Laang for a Host Farm, together with the construction of a second dwelling associated with that use.

The proposal seeks approval for a second dwelling and for the use of the land as a Host Farm. While an application for a second dwelling in the Farming Zone would ordinarily attract a high level of scrutiny, this proposal is fundamentally different from a typical rural lifestyle or rural residential arrangement. The second dwelling is not sought for lifestyle purposes, speculative housing or general residential use. Rather, it is proposed as an essential and integrated component of a specialist host farm enterprise that will operate from the land, providing accommodation and structured rural experiences for people with special needs and neurodivergent conditions in a safe, supervised farm environment.

Under the Planning Scheme, a Host Farm is defined as an agricultural property used to provide accommodation for persons, away from their normal place of residence, to experience living on land used for agricultural purposes. The proposal fits within this definition. The existing dwelling on the land will be used to accommodate up to four guests at any one time, providing short-term, purpose-led stays for individuals or families seeking therapeutic and supported experiences in a rural setting. These stays are intended to involve supervised interaction with animals, sensory engagement with the natural environment, and participation in simple farm-based activities that are widely recognised as beneficial for people with neurological, developmental and sensory challenges. The scale of accommodation is deliberately modest to ensure that the use remains low-intensity, well managed and subordinate to the agricultural and therapeutic purpose of the host farm.

Farm-based and animal-assisted therapeutic models are increasingly recognised as effective tools for supporting people with autism, intellectual disabilities, trauma, anxiety and other neurological conditions. These models rely on predictable environments, routine, calm landscapes and meaningful interaction with animals and nature. The subject land is well suited to this form of agricultural diversification, offering sufficient area for paddocks and animals while remaining small enough to allow active supervision, management and safety for guests with additional needs.

The second dwelling is an essential operational requirement of this host farm. The new dwelling will be occupied by the owner of the property and with a family member who has special needs and requires a purpose-built, functional and accessible living environment separate from the guest accommodation. The existing dwelling, while habitable and suitable for short-term stays and supported living arrangements, is not suitable as a long-term family home for the operator and their dependent family member. Conversely, the new dwelling will provide a modern, energy-efficient and appropriately designed home that enables the operator to live permanently on site and to manage the farm, animals and guests on a day-to-day basis.

The host farm will accommodate vulnerable and neurodivergent guests, families acting as carers, and support workers attending the site as required. This creates a genuine need for on-site management, continuous supervision and rapid response to animal welfare, guest safety and medical or support needs. Without a second dwelling, the host farm could not operate viably. The dwelling arrangement allows guests to have privacy and independence within the existing dwelling, while ensuring that the owner is present in a separate residence to oversee operations, provide support and manage the agricultural and therapeutic activities on the land as required.

The proposal aligns with the Moyne Planning Scheme's support for agricultural diversification, tourism associated with agriculture, and enterprises that add value to rural areas. The host farm retains the land in genuine rural and agricultural use, introduces a low-impact tourism and care-based enterprise, and supports people who would benefit from a structured rural experience.

The proposal is put forward by operators with direct, relevant experience. [REDACTED] brings lived experience within their own family of both neurodivergence and carer responsibilities, and have identified a clear gap in local carer respite and support services within this part of the region. [REDACTED] grew up on a small rural property with hands-on farm animal experience, and the family have owned and been invested in the local district for five years. The proposal responds to an identified community need from operators with genuine farming and disability support experience, and reflects a considered decision to relocate onto the land specifically to enable the enterprise.

2. SITE AND SURROUNDS

2.1. Site description and title particulars

Site address	159 Coulahans Road, Laang
Title details	Lot 2 on PS540563Q
Easements, restrictions or covenants	The land features two easements. The first being a power easement that is 12-metres wide and runs in a north-south direction across several parcel, in order to provide the existing structures with power. The other easement is a small splay in the front corner of the site which provides for right of carriage in favour of Lot 1 on the same plan of subdivision. There is a Section 173 Agreement on the title that restricts further subdivision so as to create a smaller lot for an existing dwelling. The Section 173 Agreement also acknowledges the presence of established agricultural activities in the surrounding area, as well as the operation of a gun club to the north. From an amenity perspective, this provision serves to place current and future landowners on notice of these existing uses, thereby reducing the potential for amenity-based complaints against lawful and established activities.

Refer to **Appendix A** - Certificate of Title.

2.2. Site context

The subject land comprises an irregularly shaped rural holding of approximately 4.8 hectares. The site has direct frontage to Coulahans Road, a road that services surrounding farming properties and provides connection to the broader Laang and district road network. Vehicular access to the land is via an established driveway extending from Coulahans Road to the central portion of the site (ie: to the existing dwelling).

The land is within the Farming Zone and is characterised by open paddocks used for grazing and rural purposes. The land is currently leased, with the dwelling tenanted and the paddocks separately agisted for cattle and horse grazing (approximately 30-50 head of cattle (depending on agisted heard size), plus two horses) over a period exceeding five years, including the fattening of cattle prior to sale. The current tenant is in the process of vacating the property.

The site contains an existing dwelling and a number of small outbuildings located generally toward the central area of the land. The balance of the site is largely cleared and utilised for agricultural purposes, with established fencing defining paddocks across the property. A vegetated watercourse (Deep Creek) runs along the rear site boundary, contributing to the rural landscape setting and environmental character of the land.

The site is partially affected by the Bushfire Management Overlay and is located within a Bushfire Prone Area, reflecting the broader rural and vegetated landscape of the locality.

The surrounding area is characterised by large rural landholdings used predominantly for grazing, dairying and mixed agricultural activities. Development in the locality is sparse, with dwellings generally associated with farming operations and located well apart from one another. There is the Laang Sporting Clay facility (gun club) to the north of the site. The area contains a mix of parcel sizes within the Farming Zone, and the prevailing land use pattern reflects typically reflects farmland with farmhouses, sheds and associated infrastructure.





Figure 1: Subject site locality

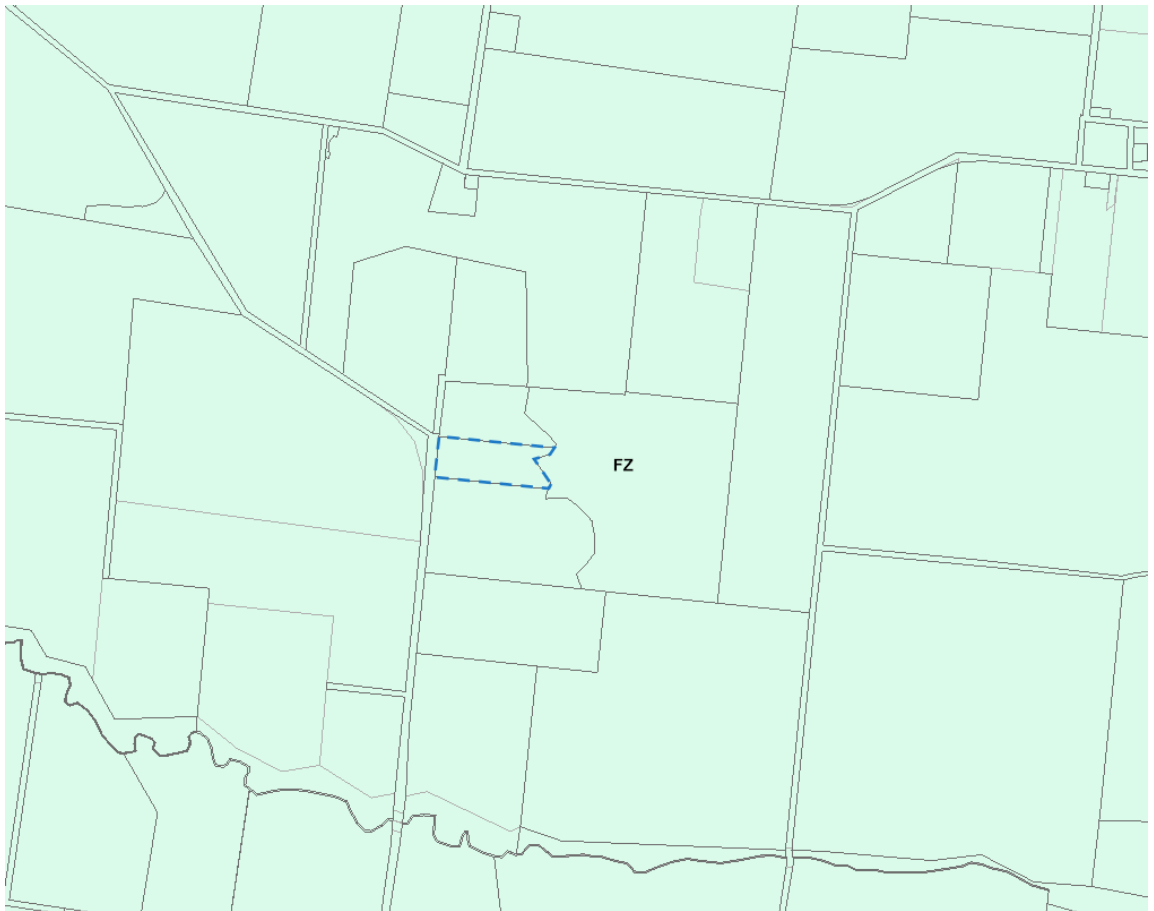


Figure 2: Zone context

3. PROPOSAL

Use

The proposal seeks approval for the use of the land as a Host Farm together with the construction of a second dwelling associated with that use. The land will continue to be used for agricultural purposes, including grazing, animal husbandry and cropping, with farm-based activities forming the basis of the host farm operation.

The site has a genuine and continuous agricultural history, having been under lease and agistment for cattle and horse grazing for over five years. As the applicant family relocates onto the property, agistment numbers will reduce moderately to accommodate the Host Farm animals and a proposed cropping area, shown on the updated site plan, comprising vegetables, berries and an orchard. Any paddock area not required for these purposes will continue to be agisted. The transition from an arm's-length leasing arrangement to active on-site management is intended to maintain, and in due course increase, the agricultural and other social contributions of the land, rather than diminish it.

The existing dwelling on the land is proposed to be utilised as host farm accommodation, providing overnight stays for a participant and accompanying carer. This is an accommodation-based use consistent with the Host Farm definition in the Planning Scheme, rather than a day-visit or workshop-based model. Guest stays will be purpose-led and focused on experiencing life on a working farm, including supervised interaction with animals, engagement with the rural environment and participation in simple farm-based activities. Activities are participant-led and tailored to individual interest, with some guests drawn more to animal interaction and others to garden or produce-based activities. The host farm will operate at a deliberately low scale and intensity, limited to a maximum of four guests at any one time, to ensure that the use remains subordinate to agriculture and compatible with the rural setting. The host farm is intended to provide supported and therapeutic rural experiences, including for people with special needs and neurodivergent conditions, as well as their families or carers.

A second dwelling is proposed as an operational requirement of the host farm. The new dwelling will be occupied by the primary operator of the enterprise together with a dependent family member who requires a purpose-built, functional and accessible living environment. The existing dwelling, while suitable for short-term accommodation and supported stays, is not suitable as a long-term family residence for the operator. The provision of a separate dwelling enables a more modern and comfortable living environment, whilst retaining the existing dwelling structure.

The host farm can accommodate vulnerable guests and may involve the attendance of family members acting as carers and support workers as required. This operational context creates a genuine need for continuous on-site management, supervision of guests, oversight of animal welfare and the ability to respond promptly as required. The second dwelling ensures that an operator is permanently present on the land to fulfil these functions.

The proposal has been designed to retain the land in genuine agricultural use, with buildings clustered and the majority of the site remaining available for paddocks and farming activity. No subdivision is proposed, and the land will continue to operate as a single rural holding.

No subdivision is proposed and the land will remain in the one ownership.

Development

The proposed dwelling is a single-storey, contemporary rural residence designed by Bryan and Petersen with a low-profile, form that is appropriate to its farming context. The dwelling is constructed primarily of brickwork with rendered masonry elements to the façade and a Colorbond metal roof set at a 25-degree pitch. Internally, the floor plan is arranged along a linear axis and provides a clear separation of living, sleeping and service areas. The dwelling comprises four bedrooms, including a main bedroom with walk-in robe and ensuite, three additional bedrooms serviced by a central bathroom and separate WC, and a centrally located kitchen, meals and family area. This central living zone connects to a separate living room, a study or flexible room, and a covered alfresco area. The dwelling has an approximate ground floor area of 274 square metres, with additional covered alfresco and garage areas.

Setbacks

The new dwelling is located to the rear of the existing dwelling and outbuildings, away from side boundaries and away from the creek. The new building is not near any other dwelling in a different ownership.

Access

The exiting access track will remain and will be extended for a small portion from the centre of the site to the new garage to provide for all weather vehicle access. No new access is created to the road.

Farm Animals and Guest Program

The Host Farm will maintain a small, varied group of animals suited to supervised guest interaction, comprising approximately four each of miniature Highland cattle (fitted with horn protectors), chickens, and alpacas/sheep/goats, dachshunds, together with the existing horses. Miniature Highland cattle have been selected in particular for their suitability for supervised grooming and interaction with neurodivergent participants.

Guest activities are structured around a typical daily program, summarised below, which is supervised throughout by the operator and/or accompanying carer. Guests are not required to participate in any activity beyond their comfort level, and bookings are managed on a rolling basis with built-in flexibility to accommodate the scheduling needs of participating families.

Time	Activity
Morning	Supervised animal feeding and welfare check with the operator (miniature Highland cattle, chickens, horses, alpacas/sheep/goats) and dachshunds.
Mid-morning	Participant-led farm task — e.g. yard maintenance, garden bed work, water trough refill, according to guest interest
Midday	Rest period / free time at the guest dwelling
Afternoon	Supervised animal grooming, affection and paddock walk; seasonal garden or orchard activity
Evening	Quiet time on site; optional animal check before dusk



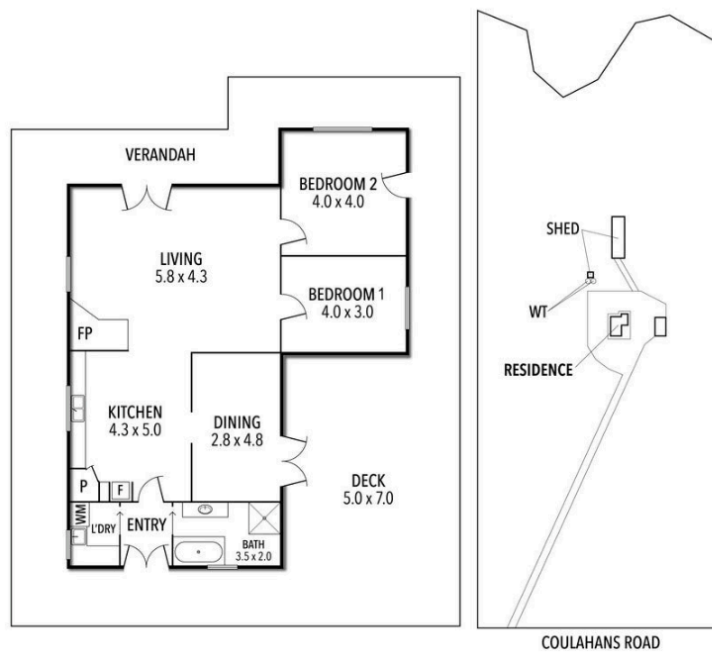


Figure 3: Existing conditions of site and dwelling



Figure 4: Existing dwelling



Figure 5: Subject property as seen from the road



Figure 4: Proposed render of new dwelling

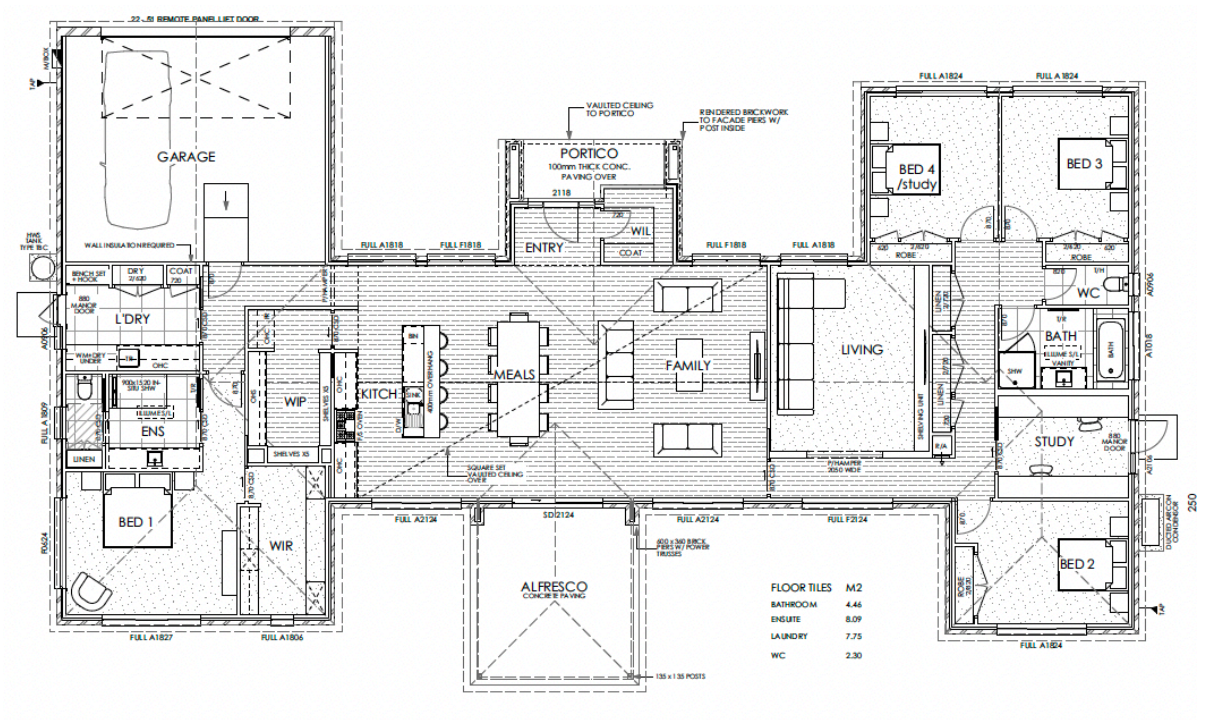


Figure 5: Proposed floor plan of new dwelling

4. PLANNING POLICIES AND CONTROLS

4.1. Municipal Planning Strategy

To ensure the overarching objectives of planning in Victoria are met, policies contained within the Municipal Planning Strategy (MPS) must be considered. The MPS clauses of most relevance the Site and the proposal are set out below.

Clause 02.01 – Context

- Predominantly rural municipality
- Agriculture as a dominant land use

Clause 02.02 – Vision

- Support for diverse housing and lifestyle needs
- Support for sustainability and community wellbeing
- Support for innovation in farming

Clause 02.03-1 – Settlement

- Maintain clear distinction between rural and urban areas
- Avoid dispersed rural residential development

Clause 02.03-4 – Natural Resource Management (Agriculture)

- Encourage sustainable farming practices
- Protect agricultural land
- Prevent land use conflict
- Support diversification where it supports agriculture

Clause 02.03-6 – Housing

- Support for special care accommodation
- Dwellings in rural areas should only occur where they genuinely support agriculture

Clause 02.03-7 – Economic Development

- Promote agriculture as the primary industry
- Support value-adding to primary production
- Support tourism associated with agriculture

See Section 5 for an assessment of the application against the Municipal Planning Strategy.

4.2. Planning Policy Framework (PPF)

To ensure the overarching objectives of planning in Victoria are met, policies contained within the Planning Policy Framework (PPF) must be considered. The PPF clauses of most relevance the Site and the proposal are set out below.

Clause 11.01-1S – Settlement

- Facilitate sustainable growth and development through a network of settlements.
- Provide a range of housing choices.
- Provide convenient access to jobs, services, infrastructure and community facilities.
- Contribute to health, wellbeing and safety.
- Support economic viability.
- Prevent environmental, human health and amenity problems created by siting incompatible land uses close together.

Clause 11.01-1R – Settlement – Great South Coast

- Plan for a network of settlements based around Warrnambool, Hamilton and Portland.
- Support development and investment in small towns facing economic and population challenges.
- Support growth and economic opportunities throughout the region.
- Support tourism and visitor activity across the region.

Clause 11.03-4S – Peri-urban and Rural Areas

- Identify and protect areas of strategic importance for agriculture, environment, biodiversity, landscape, tourism and cultural heritage.
- Prevent dispersed settlement.
- Ensure development is linked to the timely and viable provision of physical and social infrastructure.
- Enhance the character, identity and attractiveness of rural areas.

Clause 13.02-1S – Bushfire Planning

- To strengthen the resilience of settlements and communities to bushfire through risk-based planning.
- Strategies:
 - o Prioritise the protection of human life above all other considerations.
 - o Apply a risk-based approach to bushfire planning to guide the location, design and management of development.
 - o Consider the vulnerability of different land uses to bushfire.
 - o Ensure that land use and development avoids or minimises exposure to bushfire risk.
 - o Ensure that new development does not increase the bushfire risk to existing settlements and infrastructure.
 - o Ensure that development supports safe access, egress and defensible space.
 - o Encourage development to be located, designed and managed to reduce bushfire risk to life and property.
 - o Protect community infrastructure, environmental assets and agricultural values from bushfire impacts.

Clause 14.01-1S – Protection of Agricultural Land

- To protect agricultural land for the continuation of agricultural production.
- Strategies:
 - o Protect agricultural land from non-agricultural uses that could compromise the use of the land for agriculture.
 - o Encourage the retention of productive agricultural land in large land holdings.
 - o Ensure that the use and development of agricultural land does not prejudice agricultural activities.
 - o Minimise the fragmentation of agricultural land.
 - o Encourage sustainable agricultural practices.
 - o Encourage the diversification of agricultural activities that support farming and primary production.
 - o Protect the long-term productive capacity of agricultural land.

See Section 5 for an assessment of the application against the Planning Policy Framework.

4.3. Farming Zone

The Site is located within the Farming Zone ([Clause 35.07](#)). The purposes of the Farming Zone include:

- 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.

Pursuant to Clause 35.07-1 a permit is required to use land for a Host Farm. A permit is also required for building and works associated with a Section 2 use (Clause 35.07-4).

Decision guidelines are listed at Clause 35.07-6. See Section 5 for a detailed response to the relevant decision guidelines.

4.4. Bushfire Management Overlay

The Site is partially impacted by the Bushfire Management Overlay.

Permit requirements under the BMO at Clause 44.06 relate to buildings and works (such as a new dwelling), as well as subdivision (not proposed here).

The proposed location of the new dwelling is to be located outside of the BMO area.

Nevertheless, the building permit for any such dwelling will be required to be constructed to the required BAL rating due to it also being within a mapped Bushfire Prone Area.

No further assessment is required against this clause.

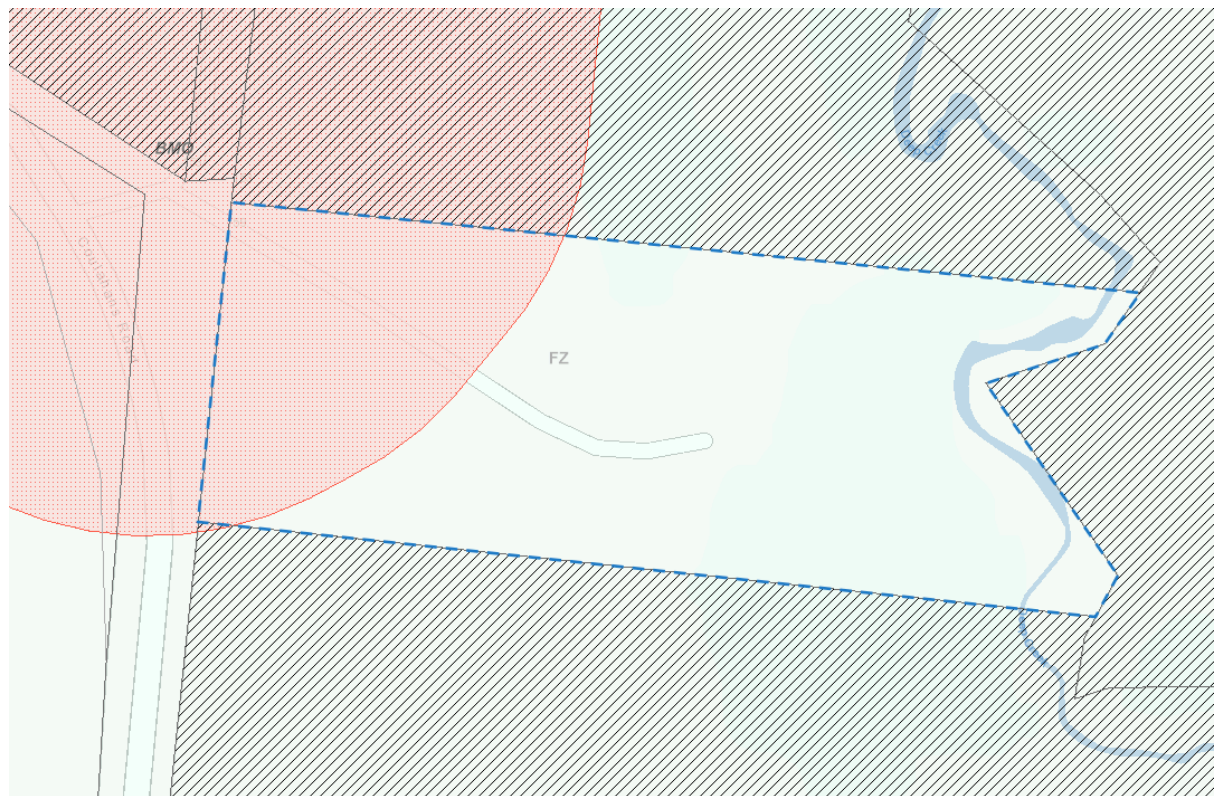


Figure 6: Location of Bushfire Management Overlay.

5. PLANNING ASSESSMENT

5.1. Overview

The following chapter outlines the key planning considerations of the proposal in response to relevant policy and the provisions of the Moyne Planning Scheme. In summary, the following key considerations are relevant to the assessment of the proposal:

- Is the proposal consistent with the Municipal Planning Strategy and the Planning Policy Framework?
- Does the proposal appropriately respond to the Farming Zone?
- Does the proposal appropriately respond to Clause 65.01?

5.2. Key considerations

5.2.1. Is the proposal consistent with the Municipal Planning Strategy and the Planning Policy Framework?

The proposal is supported by the Planning Policy Framework and the Moyne Municipal Planning Strategy, which seek to facilitate sustainable land use, economic viability, social wellbeing and environmental stewardship within rural areas (Clauses 01 and 11). The Host Farm and second dwelling at 159 Coulahans Road represent a site-specific response to these objectives by delivering an agricultural diversification enterprise that is also socially beneficial and intrinsically dependent on a rural setting.

Clause 11.01-1S supports settlement outcomes that provide diversity of accommodation, support wellbeing and ensure economic viability while avoiding land use conflict and rural residential sprawl. The proposed Host Farm delivers a specialist form of rural accommodation that supports people with special needs through farm-based and animal-assisted engagement. This use is inherently reliant on active agricultural land and cannot reasonably be accommodated within urban or residential zones. The proposal therefore increases diversity of accommodation choice and supports community wellbeing without undermining settlement boundaries. The footprint of the dwelling itself does not remove an excessive amount of agricultural land.

At a regional level, Clause 11.01-1R seeks to strengthen rural communities and promote economic opportunities across the Great South Coast. The Host Farm introduces a small-scale, low-impact form of agritourism and care-based accommodation that contributes to regional visitation while remaining compatible with the surrounding farming landscape. Given that people will be staying here to experience the farm animals, it is unlikely that they would complain against the activities of any surrounding farm – reducing any perceived conflict of this application.

The Municipal Planning Strategy identifies agriculture as the dominant land use and economic driver of the municipality. The proposal directly responds to Clauses 02.03-4 (Agriculture) and 02.03-7 (Economic Development) by retaining the land in agricultural use, through animal husbandry, grazing and cropping, and supporting a purpose-led farm-based stay. The site has been under continuous lease and agistment for grazing purposes for over five years. The transition to on-site management by the operating family, together with the introduction of a cropping area, is intended to maintain and enhance the agricultural contribution of the land where possible and given its size. No subdivision is proposed, and the land remains a single holding, avoiding fragmentation or loss of productive land.

Clause 02.03-6 (Housing) supports special care accommodation while discouraging ad-hoc rural residential development. In this case, the second dwelling is not a lifestyle outcome but an operational requirement of the Host Farm, enabling on-site supervision, animal management and guest care. The dwelling is in the same ownership, directly supports the land use, and does not create an independent rural residential entitlement. The Section 173 Agreement further secures an outcome that does not result in any further subdivision and already acknowledged the surrounding context, including farming operations and gun club.

Clauses 11.02-1S and 11.03-4S emphasise protection of productive rural land and avoidance of dispersed settlement. The proposal achieves this by clustering built form, limiting guest numbers, retaining paddocks as the dominant land use and avoiding subdivision, ensuring the site functions as a coherent proposal.

Bushfire risk has been addressed in accordance with Clause 13.02-1S through the clustering of dwellings within a manageable footprint, establishment of defensible space, use of surrounding low-fuel grazing paddocks, and provision of safe access and egress to Coulahans Road. Ongoing land management and grazing will assist in maintaining low fuel loads.

Clause 14.01-1S seeks to protect agricultural land while encouraging diversification that supports primary production. The Host Farm is an agricultural enterprise that integrates grazing, animal husbandry and farm-based activity with limited, subordinate accommodation (maximum four guests). It is not expected to compromise any long-term productivity of this agricultural area in Laang.

The proposal is also consistent with Clause 17.04-1L, which supports limited, low-impact tourism uses outside settlements where they are directly linked to rural land and cannot reasonably locate elsewhere. The Host Farm is purpose-led, small-scale and operationally tied to agriculture, responding to Moyne Shire's agritourism strengths.

5.2.2. Does the proposal appropriately respond to the Farming Zone?

The Farming Zone seeks to provide for the use of land for agriculture, to encourage the retention of productive agricultural land, to ensure that non-agricultural uses do not adversely affect the use of land for agriculture, and to promote sustainable land management practices. The proposal at 159 Coulahans Road is consistent with these purposes as it retains the land in rural use, introduces a form of agricultural diversification in the form of a Host Farm, and avoids the fragmentation or sterilisation of productive farmland. The land will continue to be used for animal husbandry and farm-based activities, with paddocks, fencing and grazing areas forming the dominant land use across the site.

The Host Farm use is expressly defined in the planning scheme as an agricultural property providing accommodation for people to experience living on land used for agricultural purposes. In this case, the accommodation is intrinsically linked to the farming activity and rural nature of the site, being used to facilitate short-term, supervised stays for people with special needs who are participating in therapeutic and sensory-based interaction with animals and the farm environment. This represents a contemporary and low-impact proposal that is consistent with the purpose of the zone and the strategic direction to support diversified rural environments.

The proposed second dwelling is not sought as a stand-alone residence in different ownership on farming land. Rather, it is required to enable the purposeful operation of the Host Farm. The dwelling will be occupied by the primary operator of the farm together with a dependent family member and is necessary to provide on-site management, supervision of guests, oversight of animal welfare, and the day-to-day operation of the enterprise. Without an on-site operator, the Host Farm could not function in a manner that is safe or viable. In this context, the second dwelling directly supports the agricultural use of the land and is therefore consistent with the intent of the Farming Zone.

In assessing the use and development against the decision guidelines of Clause 35.07, the proposal appropriately considers the effects on the ongoing use of the land for agriculture. The Host Farm does not compromise agricultural production; rather, it introduces a complementary enterprise that utilises the same land, animals and paddocks in a managed and sustainable manner. The scale of accommodation is deliberately limited to a maximum of four guests, ensuring that the use remains subordinate to the farm and does not displace or undermine agricultural activity.

The proposal will not result in unreasonable land-use conflict. Guest numbers are low, activities are supervised and low-intensity, and animal management, noise and traffic are all consistent with normal rural operations. The site will provide clear separation between guest areas, the operator's private residence and active grazing paddocks, thereby maintaining amenity and safety for all users of the land.

The suitability of the land for the use is also satisfied. The 4.8-hectare holding is of sufficient size to accommodate paddocks, animals, two clustered dwellings and guest activity areas without fragmentation or over-development. The site is accessed by

an existing rural driveway, has adequate separation from neighbouring dwellings, and is capable of being managed in accordance with bushfire and environmental requirements.

In considering whether the second dwelling is reasonably required in connection with the use of the land for agriculture, the operational needs of the Host Farm are critical. The presence of potentially vulnerable guests, support workers and animals requires continuous on-site supervision and management. The operator must be permanently resident to ensure animal welfare, guest safety, emergency response capability and compliance with permit conditions. In this context, the second dwelling is not just convenient but it is fundamental to the operation of the envisioned functionality of the site.

The proposal represents an appropriate and forward-looking use of Farming Zone land that aligns with the purpose of the zone and the decision guidelines of Clause 35.07. It retains the land in productive rural use, avoids the creation of rural residential development, supports agricultural diversification and tourism associated with farming, and provides a socially valuable and economically viable rural enterprise. The second dwelling is justified as an operational requirement of that enterprise and does not undermine the integrity of the Farming Zone.

5.2.3. Does the proposal appropriately respond to Clause 65.01?

When assessed against Clause 65.01 of the Planning Scheme, the Host Farm and second dwelling at 159 Coulahans Road represent an appropriate, orderly and well-managed use of Farming Zone land.

The proposal supports the orderly planning of the area by retaining the land in rural use, avoiding subdivision or dispersed residential development, and clustering the two dwellings as part of a single rural enterprise. The Host Farm, grazing paddocks and animal-based activities remain a large component of the landholding.

Environmental and amenity impacts are appropriately managed through the low-intensity nature of the use, limited to a maximum of four guests, supervised activities and minimal traffic generation. Noise, visual and operational impacts will be consistent with normal rural and farming activity. Matters relating to bushfire risk and cultural heritage can be addressed through siting, defensible space and management plans without undermining the proposal.

The land is suitable for the proposed use and development. The site is of sufficient size to accommodate clustered dwellings, paddocks and guest activity areas without land use conflict, has existing rural access, and provides appropriate separation from adjoining dwellings.

The proposal achieves a balanced social, economic and environmental outcome by providing specialist accommodation for people with special needs, supporting agricultural diversification and rural employment, and retaining the land in productive rural use without fragmentation or intensification.

The use and development are compatible with adjoining farming activities, with limited guest numbers, supervised operations and agriculture remaining the primary function of the land. No unreasonable amenity impacts or land use conflicts are anticipated.

6. Conclusion

The proposal at 159 Coulahans Road, Laang represents a policy-consistent and socially valuable use of Farming Zone land. It is not a conventional second dwelling or rural residential outcome, but a genuine Host Farm that integrates agricultural activity and small-scale farm-based accommodation to support people with special needs.

The land will generally maintain its grazing paddocks. Guest accommodation is limited to a maximum of four visitors at any time and operates at a low intensity, providing therapeutic rural experiences that rely on an interaction with animals. This form of agricultural diversification is supported by State and Local planning policy and adds social and economic value without fragmenting or compromising the long-term productive capacity of the land. It is a complimentary land use and not a combative one given the context of the site.

The second dwelling is an operational requirement of the Host Farm, providing on-site accommodation for the farm operator and a dependent family member with special needs, and enabling the supervision, animal welfare, guest care and emergency response functions essential to its operation. It is directly linked to the agricultural and accommodation use of the land.

The proposal responds positively to the purpose and decision guidelines of the Farming Zone, the Planning Policy Framework and the Municipal Planning Strategy. It protects agricultural land, maintains rural character and supports appropriate agritourism and value-adding associated with an existing rural site.

When assessed against Clause 65.01, the proposal delivers a balanced economic, social and environmental outcome and is compatible with the surrounding rural area. For these reasons, it is respectfully submitted that the proposal represents an appropriate and defensible use of Farming Zone land and should be supported, subject to reasonable permit conditions.


Associate Director – Planning , MPAA Studio

21 July 2026

MPAA STUDIO

23 July 2026

Vincent Zhou
Statutory Planning Officer
Moyne Shire Council
Princes Street
Port Fairy VIC 3284

By email only: moyne@moyne.vic.gov.au

Dear Vincent,

Re: Application PL26/107 — 159 Coulahans Road, Laang — Request for Further Information

I refer to your letter dated 3 July 2026. We provide the following information in response to Council's request under section 54 of the *Planning and Environment Act 1987*:

- Written response below + images
- Updated town planning report
- Additional plan of existing dwelling

Item 1 — Gun Club

The Laang Sporting Clay facility operates on the first Sunday of each month. Given this limited frequency, the potential for amenity conflict with the proposed Host Farm use is minor. It is noted that there is already an existing dwelling on the land.

Section 173 Agreement AK055032U already places current and future landowners on notice of the gun club's operation, reflecting an accepted planning position that this is an established and lawful use in the locality which occupiers must reasonably accommodate. Host Farm guests will be advised of the gun club's operation. Given the low frequency of shooting activity and the supervised, purpose-led nature of the Host Farm program, any overlap between the two uses is expected to be infrequent and manageable. No shooting occurs at night time.

Item 2 — Relationship between the existing dwelling, proposed dwelling and the site

The site is currently leased, with the existing dwelling tenanted and the paddocks separately agisted. The applicant family, being the intended operators of the Host Farm, do not currently reside on the property. The current tenant is in the process of vacating the dwelling.

The two dwellings will perform clearly distinct functions:

- The existing dwelling will be retained and used as Host Farm guest accommodation, providing overnight stays for participants and their accompanying carer as part of the Host Farm experience. Its scale and layout are well suited to this purpose, accommodating a participant and carer in a comfortable, self-contained setting.
- The proposed new dwelling will be the permanent residence of the operating family. On-site residency is necessary to enable the family to manage the agricultural operation, supervise the Host Farm program, and provide the continuous on-site presence required for guest safety and animal welfare. The existing dwelling is not suitable as a permanent residence for the operating family, who require a larger, purpose-designed home to accommodate their own household, including a family member with additional needs (neurodivergence).

The agricultural and Host Farm activities cannot be meaningfully intensified under the current arrangement, where the land is managed at arm's length through agistment and tenancy. The second dwelling is what enables the transition from a passive leasing arrangement to genuine on-site agricultural management and diversification.

Item 3 — Current agricultural activity and nature of the farm experience

Current activity: The land has been under lease for over five years, with paddocks agisted for cattle and horse grazing (approximately 30-50 head of cattle depending on agisted heard size, plus two horses), including the fattening of cattle prior to sale. The tenant has maintained fencing across the property during this period. This is a genuine, ongoing agricultural use of the land, not a dormant or nominal one. The land is also harvested for fallow grass that also feeds animals in the surrounding area, including for the gun club land.

Transition: As the applicant family moves onto the site, agistment numbers will reduce moderately to make way for the Host Farm animals and the proposed cropping area (below). Any paddock area not required for these purposes will continue to be agisted, ensuring the land's agricultural contribution is maintained or increased, not diminished, as a result of this proposal.

Diversification: In addition to the Host Farm accommodation and animal program, the applicant proposes a vegetable, berry and orchard growing area, shown on the updated site plan. This forms a further, complementary agricultural use of the land and reinforces that the site will remain in substantive productive use. Produce is intended to be farmed from this area for local consumption and sales (eg: jams, fresh vegetables).

The Host Farm program: Guests stay overnight in the existing dwelling and take part in a supervised, participant-led program of everyday farm activities, tailored to individual interest and ability. Some guests may be drawn more to animal interaction, others to garden or produce-based activities. The program is structured around routine and predictable engagement with the farm, consistent with recognised approaches to supporting people with neurodivergent conditions, rather than passive sightseeing. A typical program is set out below.



Typical Host Farm Program (indicative):

Time	Activity
Morning	Supervised animal feeding and welfare check with the operator (miniature Highland cattle, chickens, horses, alpacas/sheep/goats) and dachshunds.
Mid-morning	Participant-led farm task — e.g. yard maintenance, garden bed work, water trough refill, according to guest interest
Midday	Rest period / free time at the guest dwelling
Afternoon	Supervised animal grooming, affection and paddock walk; seasonal garden or orchard activity
Evening	Quiet time on site; optional animal check before dusk

Miniature Highland cattle (to be the primary attraction animal) are widely favoured for animal-assisted engagement due to their calm and gentle temperament, manageable size, and distinctive shaggy coats, which make them especially well suited to grooming-based interaction and sensory engagement for neurodivergent participants. There will be several of each of the abovementioned animals on site.

Activities are supervised throughout by the operator and/or accompanying carer, and guests are not required to participate beyond their comfort level. Bookings operate on a rolling basis with built-in flexibility, reflecting the reality that families managing neurodivergent needs often cannot commit to rigid scheduling. This is to also say that it is not expected that this use will occur every day of any given week; however, a forecast booking could be to accommodate two different groups for 1-2 nights each, during any given week, spanning four days total. Out of a seven day week this would also reflect a majority/primary land use for any week.

We note that the operators bring genuine, relevant experience to this enterprise. [REDACTED] the intended operator, has direct lived experience within their own family of both neurodivergence and carer responsibilities, and have identified a clear gap in local carer respite and support services in this part of the region. [REDACTED] grew up on a small acreage property in South East Queensland with hands-on farm animal experience, and the family been locally invested in the south-west region for the last five years. This is a genuine proposal, that identifies community need from operators with disability support.

It is intended that NDIS participant funding will form the primary income source for the Host Farm enterprise, reflecting its purpose as disability-support accommodation. This funding pathway has not yet been formally confirmed but is consistent with the operators' background and the nature of the proposed use.

Item 4 — Dwelling plan and photographs

Please find attached a standalone floor plan of the existing dwelling together with additional internal photos below confirming the current condition and habitability of the dwelling for its intended use as Host Farm guest accommodation.

In response to Council's broader concerns

We understand Council's hesitation reflects genuine questions about whether this represents substantive agricultural use and in the context of any existing conditions. When compared with existing condition this proposal will represent an intensification of agricultural use and associated agricultural engagement. It is important to present agriculture in a way that sparks interest and understanding in animals that occupy our regions, in addition to primary production. We hope the information above addresses this directly. This land has a genuine, continuous agricultural history, transitioning from an arm's-length leasing arrangement to active on-site management specifically to enable both continued agriculture and a complementary, socially

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valuable Host Farm enterprise. We would welcome the opportunity to discuss the application further with Council, including a site meeting if that would assist.

Please find below some comparable, operating sites that provide interactive agricultural therapy and rural experiences for those seeking an activity or a period of respite. Some are of similar size to the subject site, others are larger.

- <https://www.visitsunshinecoast.com/tour/66fd2a2d3c6af464547fb570/highland-hideaway-farm-tour>
- <https://molliesfarm.com/>
- <https://www.mindfulnesswithfarmfriends.au/animal-nature-program>

If you have any questions, please contact me on telephone (03) 5562 9443 or email info@mpaastudio.co

Yours sincerely,



Associate Director – Planning

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Image 1: View of kitchen

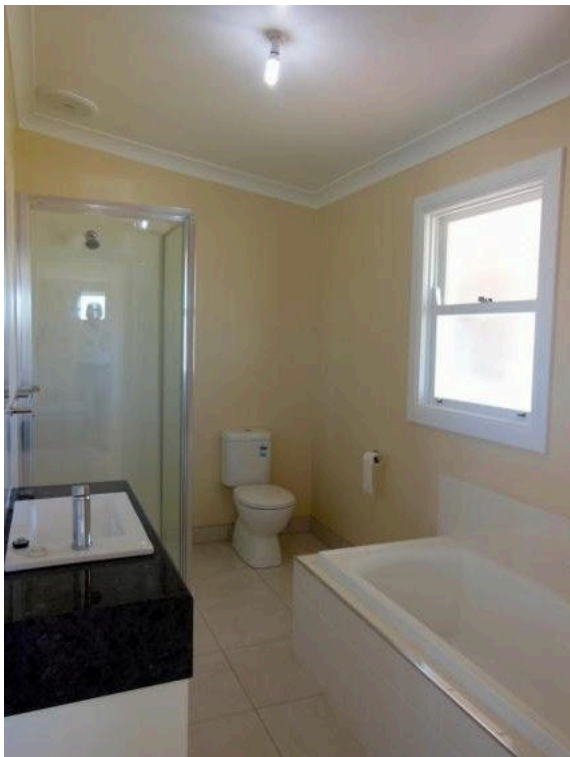


Image 2: View of bathroom

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Image 3: View of external door to verandah



Image 4: View of living room

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Image 5: View of existing house externally.

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