

MOYNE SHIRE COUNCIL

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	196 Lake View Road KOROIT Lot 1 LP 125109
The application is for a Permit to:	Use and buildings and works to construct a dwelling (section 2).
The applicant for the Permit is:	MPAA Studio
The application reference number is:	PL26/168
You may look at the application and any documents that support the application at the office of the Responsible Authority:	Moyne Shire Council – Port Fairy Office Planning Department, Princes Street, PORT FAIRY, 3284. OR – View proposed plans here www.moyne.vic.gov.au/planningnotices

This can be done during office hours and is free of charge.

Any person who may be affected by the granting of the Permit may object or make other submissions to the Responsible Authority.

An objection must:

- be sent to the Responsible Authority in writing,
- include the reasons for the objection, and
- state how the objector would be affected.

The responsible authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

The Responsible Authority will not decide on the application before:	Wednesday 28 October 2026
--	----------------------------------

If you object, the Responsible Authority will tell you its decision.



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.

Clear Form

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.: 196 St. Name: Lake View Road
Suburb/Locality: Koroit Postcode: 3282

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.: 1 ☐ Lodged Plan ☐ Title Plan ☒ Plan of Subdivision No.: 125109
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 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 \$ 350,000



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.

Vacant



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.

day / month / year



ÖKOLOGIE CONSULTING

Bushfire Management Statement

196 Lake View Road, Koroit





Document Information

Bushfire Management Statement for 196 Lake View Road, Koroit

Report prepared by Okologie Consulting Pty Ltd for Myers Planning Group

Okologie Consulting Pty Ltd
[REDACTED]
[REDACTED]

Document Control

Version	Review	Author	Approval	Date
M909_LakeViewRoad_B MS_Assessment_Report _18112021_V1	[REDACTED]			18/11/2021

Acknowledgements

Okologie Consulting acknowledges the following people in their contribution to this project:

- [REDACTED] for project information.

© Okologie Consulting

This document was prepared for the sole use of the party identified on the cover sheet and may only be used for the purposes for which it was commissioned in accordance with the Terms of the Engagement. This document is subject to copyright and no section or element of this document may be removed, reproduced, electronically stored or transmitted in any form without the prior written permission of Okologie Consulting Pty Ltd.

Disclaimer

Okologie Consulting Pty Ltd has taken all necessary steps to ensure that an accurate document has been prepared in accordance with relevant legislation and current information. Okologie Consulting Pty Ltd accepts no liability for any loss, injury or financial damage incurred as a result of reliance placed upon the report content or for any purpose other than that for which it was intended. The requirements detailed in this report do not guarantee the survival of the buildings or the occupants during a bushfire event. The property resident is strongly encouraged to develop and practice a bushfire survival plan.



Table of Contents

Document Information	2
Document Control	2
Summary	4
1 Introduction	5
1.1 Background	5
2 Site Description	6
2.1 Site Details	6
Figure 1 – Location plan	7
3 Methodology	8
3.1 Desktop Assessment	8
3.2 Bushfire Hazard Site Assessment	8
3.3 Vegetation	9
3.4 Topography	10
3.5 Defendable Space	10
3.6 Construction Standards	10
3.7 Limitations	11
4 Bushfire Hazard Landscape Assessment	12
5 Bushfire Hazard Site Assessment	15
5.1 Vegetation Assessment	15
5.2 Bushfire Attack Level Assessment	18
6 Bushfire Management Statement	19
6.1 Application Requirements	19
Figure 4 – Bushfire Management Plan	22
7 References	23
Appendix 1: Vegetation management requirements	24
Appendix 2: Water Supply Requirements	25
Appendix 3: Access Requirements	27



Summary

This Bushfire Management Statement has been prepared to accompany a planning permit application under the Bushfire Management Overlay for construction of a dwelling at 196 Lake View Road, Koroit.

The property is subject to the Bushfire Management Overlay under the Moyne Planning Scheme. The application follows Clause 53.02-4 (All other applications) for construction of a single dwelling within land zoned as Farming Zone.

The site was characterised by exotic dominated grassland used for agriculture (grazing). One classifiable vegetation type, Grassland, was recorded within the 150-metre assessment area. Modified vegetation occurs within the Tower Hill Wildlife Reserve to the south and low-threat vegetation in surrounding areas of residential development.

The surrounding landscape was identified as Broader Landscape Type Two. The highest bushfire risk in the local area comprises Modified vegetation along the Tower Hill Wildlife Reserve to the south; however, the risk to the development is mitigated by Lake View Road and low-threat vegetation between the hazard and the site.

The highest bushfire threat to the development is from Modified vegetation located to the south of the proposed development (>25 degrees downslope). The development can achieve Bushfire Attack Level-29 construction standard and defensible space in accordance with Table 2 (Modified vegetation) to Clause 53.02. The required defensible space can be achieved within the property boundary and can be managed in accordance with Table 6 to Clause 53.02-5.

The dwelling will be required to maintain a static water supply of 10,000 litres specifically for firefighting purposes that meets the specifications of Table 4 under Clause 53.02. Access to the dwelling is greater than 30 metres from Lake View Road and will be constructed in accordance with Table 5 of Clause 53.02-5.

The property resident is strongly encouraged to develop and practice a bushfire survival plan. Information on bushfire survival plans is provided as part of the 'Fire Ready Kit' available through <http://www.cfa.vic.gov.au/plan-prepare/fire-ready-kit/> or through the Country Fire Authority regional office.



1 Introduction

1.1 Background

Okologie Consulting Pty Ltd was engaged by Myers Planning Group to prepare a Bushfire Management Statement for construction of a dwelling at 196 Lake View Road, Koroit.

The Bushfire Management Statement has been prepared to accompany a planning permit application for construction of a single dwelling at the property, which is subject to the Bushfire Management Overlay (BMO) under the Moyne Planning Scheme (DELWP 2021a).

The Bushfire Management Statement responds to the application requirements of Clause 44.06 BMO and associated Clause 53.02 Bushfire Planning. The application follows Clause 53.02-4 (All other applications) for construction of a single dwelling within land zoned Farming Zone.

The relevant information provided with this application comprises:

- A bushfire hazard site assessment, which calculates the defendable space from the bushfire hazard as informed by the methodology of AS 3959-2018 *Construction of buildings in bushfire prone areas* (Australian Standard 2018).
- A bushfire hazard landscape assessment including a plan that describes the bushfire hazard of the general locality more than 150-metres from the site.
- Bushfire management statement that shows how the development responds to the bushfire hazard site assessment and applies the objectives and approved measures in Clause 53.02 and requirements of Clause 44.06.



2 Site Description

2.1 Site Details

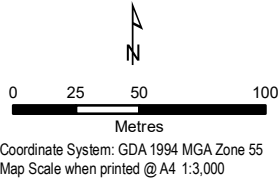
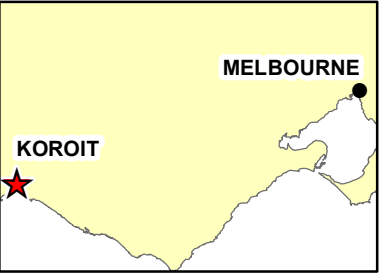
The site comprises a parcel of land within the property at 196 Lake View Road, Koroit (Lot 1 LP125109) (Figure 1). It is bound by private property to the north, east and west, and Lake View Road to the south. Tower Hill Wildlife Reserve (Crown Land Reserve 0304484) is located to the south of Lake View Road.

The development proposal is to construct a single dwelling within the property. The site topography comprises low to moderate undulating slopes to the north and east, with steep slopes extending south through Tower Hill Wildlife Reserve. The site is currently used for agricultural (grazing). The surrounding land use consists of agriculture, residential development and conservation.

The project area is zoned Farming Zone (FZ) and is subject to the BMO and Significant Landscape Overlay – Schedule 6 (SLO6) under the Moyne Planning Scheme (DELWP 2021c).

Figure 1
Site Location
196 Lake View Road, Koroit

- Legend**
-  Subject Site
 -  150m Assessment Area



ÖKOLOGIE CONSULTING

VicMap Data: The state of Victoria does not warrant the accuracy or correctness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, omissions or misstatements.





3 Methodology

3.1 Desktop Assessment

The desktop assessment included review of relevant databases including:

- Planning Schemes Online for planning information (DELWP 2021a).
- NatureKit for modelled vegetation, topography and bushfire history (DELWP 2021b) of the surrounding area.
- Aerial photographs of the site and surrounding areas.

State planning provisions and relevant literature were also reviewed, including:

- Planning Permit Applications Bushfire Management Overlay. Technical Guide (DELWP 2017).
- Clause 44.06 *Bushfire Management Overlay* (DELWP 2018a).
- Clause 53.02 *Bushfire Planning* (DELWP 2018b).
- Practice Note 65: Preparing and Assessing a Planning Application Under the Bushfire Provisions in Planning Schemes (DTPLI 2014).
- CFA guideline 'Applying the Bushfire Hazard Landscape Assessment in Bushfire Management' (CFA 2015).
- The Australian Standard: *AS 3959-2018 Construction of buildings in bushfire prone areas* (Australian Standards 2018).

3.2 Bushfire Hazard Site Assessment

A bushfire hazard site assessment was undertaken on 15 November 2021. The assessment involved determining the classifiable vegetation and effective slope within a 150-metre radius of the proposed development using the method described by AS3959-2018 (Australian Standards 2018). The Bushfire Attack Level (BAL) is calculated using Table 1 or 2 from Clause 53.02 and applying the classifiable vegetation type, the effective slope under classifiable vegetation and distances between vegetation (the hazard) and the proposed development.

The bushfire hazard site assessment process is used to determine how far away from unmanaged vegetation a building would need to be to receive less than a certain level of radiant heat (e.g. a building constructed to BAL-12.5 has been designed to withstand a radiant heat flux of 12.5 kW/m²). The higher the BAL, the higher the exposure to the effects of flame, radiant heat and ember attack from a bushfire (Plate 1).

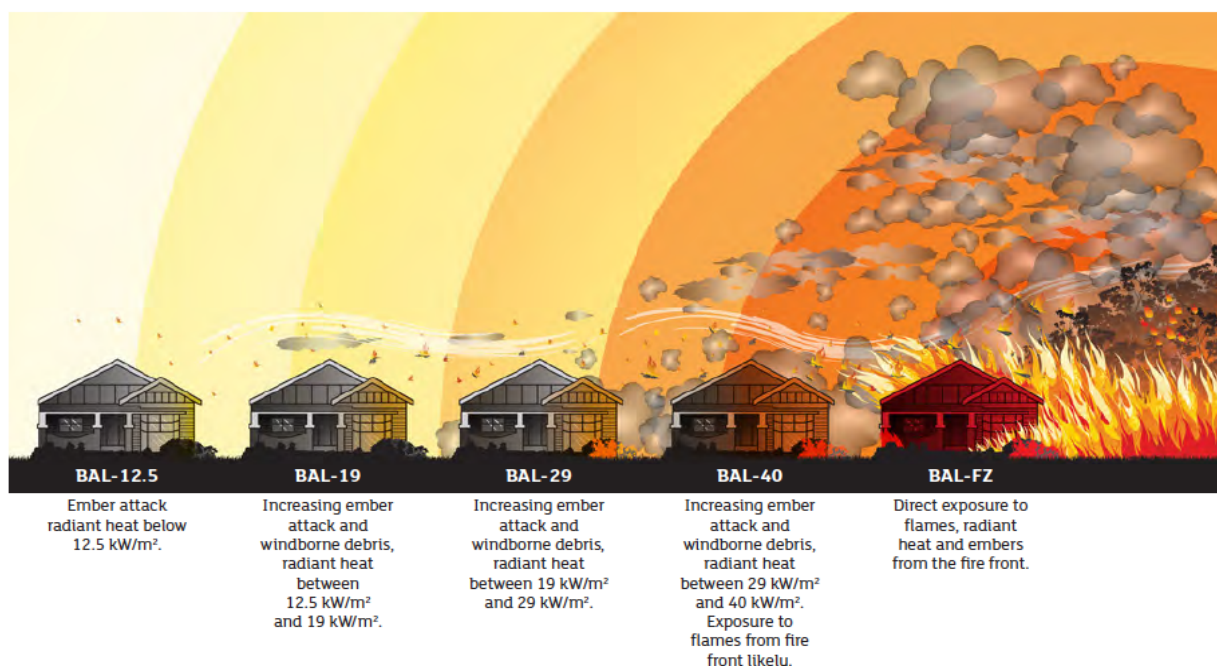


Plate 1. Bushfire Attack Levels and hazards associated with bushfire threats (Source: CFA 2012).

3.3 Vegetation

For the purposes of determining the defensible space and construction requirements, classified vegetation is vegetation that constitutes a bushfire hazard within 150 metres of the development in accordance with the classification system of AS 3959-2018 (Australian Standards 2018) and Table 1 or Table 2 of Clause 53.02 (DELWP 2018b). If more than one classified vegetation type is present the 'worst case scenario' is applied to determine the BAL (Standards Australia 2018).

Areas of low-threat vegetation are described as:

- Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops.
- Low-threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks (Standards Australia 2018).

Modified vegetation refers to vegetation that is different from the other vegetation classifications in AS3959-2018 (the standard) because it:

- Has been modified, altered or is managed due to urban development, or gardening;
- Has different fuel loads from those assumed in the standard;
- Has limited or no understorey vegetation; or



- Is not low-threat or low-risk vegetation as defined in the standard (DELWP 2018b).

3.4 Topography

The site topography was assessed within the 150-metre assessment area, to determine the effective slope under classified vegetation in accordance with AS 3959-2018 (Australian Standards 2018). For the landscape assessment, the effective slope is determined on worst case rather than an average (CFA 2015).

Topography (or slope) influences the rate of spread and intensity of a bushfire. Fire burns faster uphill as the slope increases so does the speed of the fire and its intensity. As a general rule, for every 10° slope, the fire will double its speed. Fires tend to move more slowly as the slope decreases, and for every 10° of downhill slope, the fire will halve its speed (CFA 2012).

3.5 Defendable Space

Defendable space is one of the most effective ways of reducing the impact of bushfire on a building. It comprises an area of land around a building (inner zone and outer zone) where vegetation is modified and managed to reduce the effects of flame contact, radiant heat and embers associated with bushfire (Plate 2) (CFA 2015).

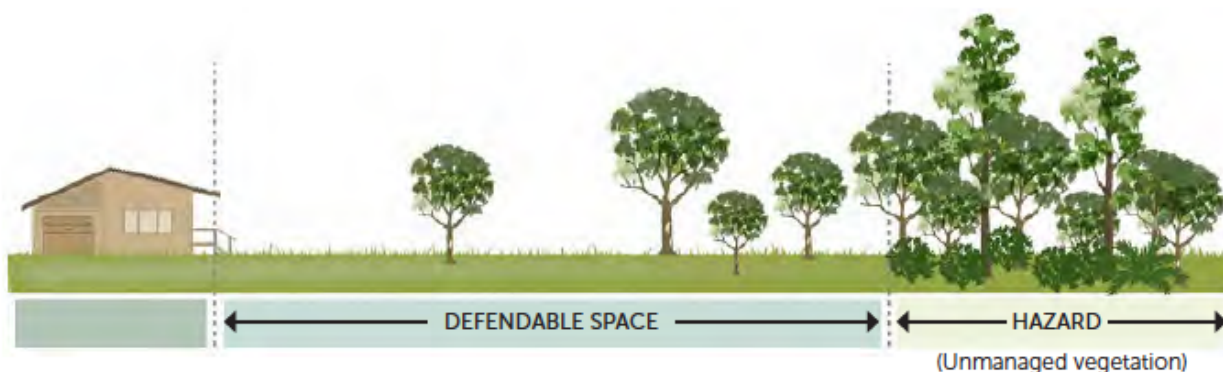


Plate 2. Defendable space around a building (Source: CFA 2015).

3.6 Construction Standards

Construction requirements for buildings relating to a calculated BAL are prescribed in AS3959-2018 (Standards Australia 2018). Building construction and design can be used to minimise the impacts of ember attack and radiant heat on a building. The materials and design of a building can be used to prevent the accumulation of debris and entry of embers. Appropriate construction helps the building to withstand the potential exposure from a bushfire as the fire front passes (CFA 2015).



3.7 Limitations

The information outlined in this report relies on the accuracy of GIS layers and spatial imagery. To minimise potential errors, the most current available data was obtained from relevant sources. The bushfire hazard within the local area was determined from interpretation of aerial photography, as access to all private property was not available. Determination of vegetation classification was based on relevant standards and guidelines, and vegetation condition and extent observed during the site assessment.



4 Bushfire Hazard Landscape Assessment

4.1 Site and Landscape Context

The site is located within the Township of Koroit. The surround landscape predominantly consists of agricultural land and residential development. A modified cover of native and exotic vegetation extends throughout the Tower Hill Wildlife Reserve to the immediate south of the site. Access to the site is from Lake View Road, which extends to west to Koroit-Port Fairy Road. The nearest designated neighbourhood safer place is located at Victoria Park, approximately one kilometre to the north of the site. Koroit also contains areas of residential parkland and ovals that can provide protection during extreme fire conditions.

4.2 Vegetation Extent in the Locality

Land in the immediate surrounds contains agricultural land that has largely been cleared of native vegetation. Residential development throughout the Township of Koroit comprises landscaped vegetation in gardens and along residential streets. The Tower Hill Wildlife Reserve to the south comprises a modified cover of native and exotic vegetation that extends throughout the reserve.

4.3 Recent Bushfire History

NatureKit (DEWLP 2021b) contains data on the bushfire history for the local area from 1970. There are no bushfire records in the local area (within a 5-km radius of the site). A bushfire occurred in the Budj Bim National Park 44-kilometres northwest of the site in 2007.

4.4 Potential Bushfire Scenario

Bushfire Scenario 1

The potential bushfire scenario with the highest probable impact on the site involves modified vegetation south of the site in the Tower Hill Wildlife Reserve. Strong wind changes from the southwest direction are associated with high bushfire risk weather. The site could potentially be impacted by a bushfire approaching from the southwest along the reserve that would likely result from local ignition. However, the presence of Tower Hill Lake within the reserve reduces the potential fire run to less than one-kilometre. The presence of the local road network and low-threat vegetation between the hazard and the site reduces the potential for direct flame contact (Figure 2). Ember attack represents the main bushfire threat to the site under this bushfire scenario.

Bushfire Scenario 2



Agricultural grassland vegetation occurs to the north of the site. There is potential that grassfire could be driven towards the site from north or northwesterly winds associated with high-threat or extreme bushfire conditions from a local ignition. However, the presence of the local road network and modified grazing paddocks would reduce the potential for direct flame contact. Ember attack represents the greatest type of bushfire threat to future development from this bushfire scenario.

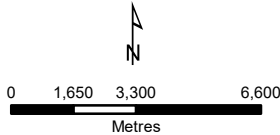
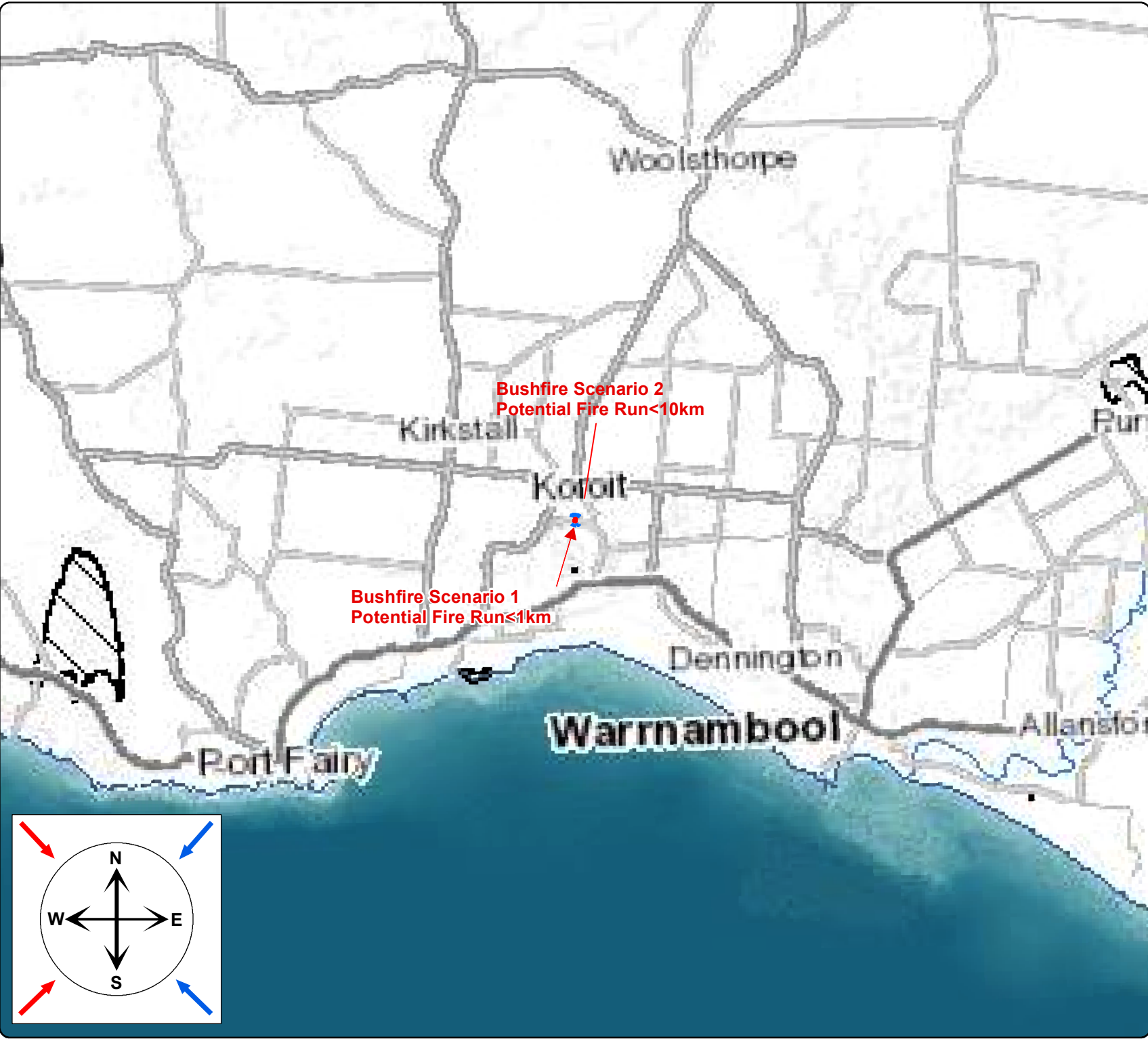
4.5 Landscape Type

The site corresponds to Broader Landscape Type Two as specified in Practice Note 65 (DTPLI 2014) as it meets the following criteria:

- Modified and Grassland vegetation located more than 150 metres from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to the site.
- Bushfire can approach the site from the north and south/southwest; however, the site is located on agricultural land that can managed the bushfire risk to the dwelling.
- Access to a designated bushfire shelter place is likely during an extreme bushfire event.

Figure 2
Bushfire Landscape Hazard Assessment
196 Lake View Road, Koroit

- Legend**
-  Subject Site
 -  150m Assessment Area
 -  Recent Bushfires from 1970



Coordinate System: GDA 1994 MGA Zone 55
Map Scale when printed @ A4 1:200,000



ÖKOLOGIE CONSULTING

VicMap Data: The state of Victoria does not warrant the accuracy or correctness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, omissions or misstatements.



5 Bushfire Hazard Site Assessment

5.1 Vegetation Assessment

One classifiable vegetation type, Grassland, was recorded within the 150-metre assessment area. Modified vegetation occurs along the Tower Hill Wildlife Reserve to the south and low-threat vegetation in surrounding areas of residential development. A description of the vegetation types is outlined below.

Grassland Vegetation

Introduced pasture throughout the site and within the 150-metre assessment area meets the classification of Grassland under AS 3959-2018. The vegetation was dominated by exotic pasture species Perennial Ryegrass *Lolium perenne*, Brown-top bent *Agrostis capillaris*, Yorkshire Fog-grass *Holcus lanatus*, Cocksfoot *Dactylis glomerata*, Paspalum *Paspalum dilatatum*, Bearded Oat *Avena barbata* and Cape Weed *Arctotheca calendula* (Plates 1 and 2). The effective slope under Grassland vegetation was classified as Downslope 5-10 degrees category to the north and east (Figure 3).

Modified Vegetation

Vegetation in the Tower Hill Wildlife Reserve to the south of the site comprised a highly modified cover of Sweet Pittosporum *Pittosporum undulatum*, Montpellier Broom *Genista monspessulana*, Drooping Sheoak *Allocasuarina verticillata* and Blackwood *Acacia melanoxylon* shrubs, interspersed with exotic Radiata Pine *Pinus radiata* trees. The ground layer was dominated by exotic Kikuyu *Cenchrus clandestinus*, Prairie Grass *Bromus catharticus*, Cocksfoot, Paspalum, Bearded Oat, and Yorkshire Fog-grass (Plates 3 to 6). The effective slope under areas of Modified vegetation to Tower Hill Lake is Downslope >25 degrees (Figure 3). This vegetation type was identified as Modified vegetation as it was sufficiently varied from vegetation classifications in AS3959-2018 (Standards Australia 2018).

Low-threat Vegetation

The residential development to the west of the site contains landscaped areas and mown lawn dominated by exotic Couch Grass *Cynodon dactylon*, Kikuyu, Paspalum and Perennial Ryegrass (Plates 3 and 4). These areas are maintained to a minimum fuel condition and meet the low-threat vegetation criteria under AS 3959-2018 (Standards Australia 2018) (Figure 3).



Plate 1: Grassland vegetation on the site – northerly aspect



Plate 2: Grassland vegetation - easterly aspect



Plate 3: Modified vegetation - southerly aspect



Plate 4: Modified vegetation - southerly aspect



Plate 5: Modified vegetation - southerly aspect



Plate 6: Modified vegetation - southwest aspect



Plate 7: Low-threat vegetation - westerly aspect



Plate 8: Low-threat vegetation - westerly aspect



5.2 Bushfire Attack Level Assessment

The results of the site assessment in conjunction with Table 2 under Clause 53.02-3 were used to determine the appropriate BAL and associated defendable space and construction standard. The development BAL also includes consideration of the bushfire hazard landscape assessment to ensure defendable space provides an adequate safety zone around each building envelope (CFA 2015).

The highest bushfire threat to the development is from Modified vegetation located to the south of the proposed development in the Tower Hill Wildlife Reserve (Figure 3). Grassland vegetation is located to the north and east of the dwelling (Downslope 5-10 degrees).

The dwelling can achieve BAL-29 construction standard and defendable space in accordance with Table 2 to Clause 53.02-5 (Modified vegetation) (Table 1). The defendable space requirements can be achieved wholly within the property boundary (Figure 3).

Table 1. Bushfire Hazard Site Assessment Results

Orientation	Classified Vegetation	Effective Slope	Defendable Space	BAL
North	Grassland	Downslope 5-10 degrees	Property boundary	29
East	Grassland	Downslope 5-10 degrees	Property boundary	29
South	Modified	Downslope >25 degrees	Property boundary	29
West	Low-threat	All upslopes/flat land	Property boundary	29



6 Bushfire Management Statement

6.1 Application Requirements

Clause 53.02-4 applies to an application to construct a single dwelling in land-zoned Farming Zone, where the application meets all the approved measures in Clause 53.02 (DELWP 2018a). This bushfire management statement demonstrates the way in which the application meets the relevant objectives, approved measures, alternative measures and decision guidelines of Clause 53.02 and Clause 44.06.

Table 2. Clause 53.02-4 Requirements

Clause	Approved Measure	Application Requirement
Clause 53.02-3 Dwellings in existing settlements – Bushfire protection objective	AM 1.1	Not applicable as the land is zoned Farming Zone
	AM 1.2	
	AM 1.3	
Clause 53.02-4.1 Landscape, siting and design objectives	AM 2.1	Applicable to this application
	AM 2.2	
	AM 2.3	
Clause 53.02-4.2 Defendable space and construction objectives	AM 3.1	Applicable to this application
	AM 3.2	Not applicable
	AltM 3.3 to AltM 3.6	
Clause 53.02-4.3 Water supply and access objectives	AM 4.1	Applicable to this application
	AM 4.2	Not applicable
Clause 53.02-4.4 Subdivision objectives	AM 5.1	Not applicable as the development is not a subdivision
	AM 5.2	
	AM 5.3	
	AM 5.4	
	AM 5.5	



Table 3. Response to Approved Measures

Approved Measure	Requirement	Response
Landscape, siting and design objectives		
AM 2.1	The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.	The bushfire hazard landscape assessment has addressed the bushfire hazard of the locality approximately 20 km from the site (Figure 2). The highest bushfire risk in the local area comprises Modified vegetation in the Tower Hill Wildlife Reserve to the south. The presence of Tower Hill Lake within the reserve reduces the potential fire run to less than one kilometre. The risk to the development is further mitigated by Lake View Road and low-threat vegetation between the hazard and the site, which reduces the potential for direct flame contact.
AM 2.2	A building is sited to ensure the site best achieves the following: - The maximum separation distance between the building and the bushfire hazard. - The building is in close proximity to a public road. - Access can be provided to the building for emergency service vehicles.	- The site is zoned Farming Zone. The building envelope has been sited within grassland vegetation on agricultural land. Modified vegetation occurs to the south of the proposed dwelling in the wildlife reserve. However, this vegetation is separated from the site by Lake View Road and low-threat vegetation and can be further mitigated through vegetation management measures onsite. - The site access is directly onto Lake View Road, which extends to west to Koroit-Port Fairy Road. - Access to the dwelling is greater than 30 metres from Lake View Road and access will be designed for emergency service vehicles in accordance with Table 5 of Clause 53.02-5 (Appendix 3).
AM 2.3	A building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building.	The proposed dwelling will be built to BAL-29 construction standard. The design will minimise the use of re-entrant corners, complex roof lines, gaps between building materials (walls and roof) and unenclosed underfloor space to reduce vulnerability to ember attack.
Defendable space and construction objective		
AM 3.1	A building used for a dwelling (including an extension or	The development can achieve BAL-29 construction

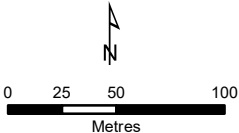
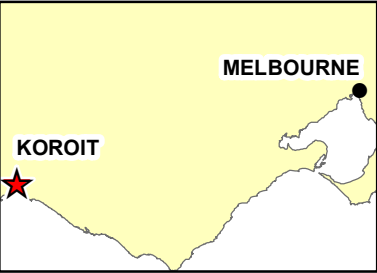


Approved Measure	Requirement	Response
	alteration to a dwelling), a dependent person's unit, industry, office or retail premises is provided with defensible space in accordance with: - Table 2 Columns A, B or C and Table 6 to Clause 53.02-5 wholly within the title boundaries of the land; or - If there are significant siting constraints, Table 2 Column D and Table 6 to Clause 53.02-5. The building is constructed to the bushfire attack level that corresponds to the defensible space provided in accordance with Table 2 to Clause 53.02-5.	standard and defensible space requirement in accordance with Table 2 to Clause 53.02-5 (Modified vegetation). The defensible space requirements can be wholly contained within the property boundary in accordance with Table 2 to Clause 53.02-5 (Figure 3). The required vegetation management measures can be practically implemented with the ongoing use of the land in accordance with Table 6 to Clause 53.02.
Water supply and access objectives		
AM 4.1	A building used for a dwelling (including an extension or alteration to a dwelling), a dependent person's unit, industry, office or retail premises is provided with: - A static water supply for fire-fighting and property protection purposes specified in Table 4 to Clause 53.02-5. - Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5.	- The property will be required to maintain a static water supply of 10,000 litres specifically for fire-fighting purposes that meets the specifications of Table 4 under 53.02-5. The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for fire-fighting water supply. The water supply will be designed to allow fire authority vehicles to get within 4-metres of the supply outlet (Appendix 3). - Access to the dwelling is greater than 30 metres from Lake View Road and access will be designed for emergency service vehicles in accordance with Table 5 of Clause 53.02-5 (Appendix 3). Fire authority vehicles should be able to get within 4 metres of the water supply outlet.

Figure 3
Bushfire Management Plan
196 Lake View Road, Koroit

Legend

-  Subject Site
-  150m Assessment Area
-  BAL 29 (Property Boundary)
-  Grassland
-  Modified Vegetation
-  Low Threat Vegetation



Coordinate System: GDA 1994 MGA Zone 55
Map Scale when printed @ A4 1:3,500



ÖKOLOGIE CONSULTING

VicMap Data: The state of Victoria does not warrant the accuracy or correctness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, omissions or misstatements.



Defendable Space Management

- Fuel in the area of defendable space should be managed to the following conditions:
- Within 10 metres of a building flammable objects such as plants, mulches and fences must not be located close to the vulnerable parts of the building such as windows, decks and eaves.
 - Trees must not overhang the roofline of the building, touch walls or other elements of a building.
 - Grass must be no maintained at or less than 5 centimetres in height, and all leaves and vegetation debris must be removed at regular intervals.
 - Shrubs should not be planted under trees.
 - Plants greater than 10 centimetres in height at maturity must not be placed in front of a window or other glass feature.
 - Tree canopy separation of 5 metres and overall canopy cover of no more than 15% at maturity.

Water Supply

- The dwelling will be required to maintain a static water supply of 10,000 litres specifically for fire fighting purposes. The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for fire fighting water supply.

- Access is >30m and must constructed to
- All-weather construction.
 - A load limit of at least 15 tonnes.
 - Provide a minimum trafficable width of 3.5 metres.
 - Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
 - Curves must have a minimum inner radius of 10 metres.
 - The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
 - Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.

Construction Requirements

- The dwelling is to be constructed to BAL-29

Landscaping

- Any landscaping of the subdivision will conform to the CFA Landscaping for Bushfire Guidelines to reduce the bushfire risk



7 References

CFA 2011. *Landscaping for Bushfire: Garden design and plant selection*. Country Fire Authority.

CFA 2012. *Planning for Bushfire: Guidelines for meeting Victoria's bushfire planning requirements*. Country Fire Authority.

CFA 2015. *Guideline: Applying the Bushfire Hazard Landscape Assessment in a Bushfire Management. Version 2.1*. Country Fire Authority.

DELWP 2017. Planning Permit Applications Bushfire Management Overlay. Technical Guide. Department of Environment, Water, Land and Planning.

DEWLP 2018a. Clause 53.02 Bushfire Planning. Department of Environment, Water, Land and Planning: <http://planning-schemes.delwp.vic.gov.au/schemes/vpps>

DELWP 2018b. Clause 44.06 Bushfire Management Overlay. Department of Environment, Water, Land and Planning: <http://planning-schemes.delwp.vic.gov.au/schemes/vpps>

DEWLP 2021a. Planning Scheme Online. Department of Environment, Water, Land and Planning: <http://mapshare.maps.vic.gov.au/>

DEWLP 2021b. NatureKit 2.0. Department of Environment, Water, Land and Planning: <http://maps.biodiversity.vic.gov.au/viewer/?viewer=NatureKit>

DTPLI 2014. *Practice Note 65: Preparing and Assessing a Planning Application Under the Bushfire Provisions in Planning Schemes*. Department of Transport, Planning and Local Infrastructure.

Standards Australia 2018. *Australian Standard: Construction of buildings in bushfire-prone areas AS 3959 – 2018*. Published by Standards Australia, Sydney, NSW.



Appendix 1: Vegetation management requirements

Defendable space is to be managed in accordance with the following requirements:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

Unless specified in a schedule or otherwise agreed in writing to the satisfaction of the relevant fire authority (DELWP 2018a).



Appendix 2: Water Supply Requirements

Unless otherwise agreed in writing by the relevant fire authority, the water supply must:

- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.

A 10,000 litres of effective water supply for fire-fighting purposes is required and fire authority fittings and access must be provided as follows:

- Be readily identifiable from the building or appropriate identification signs to the satisfaction of the relevant fire authority.
- Be located within 60 metres of the outer edge of the approved building.
- The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling) (DELWP 2018a).



Water tank requirements

The water supply should be stored in an above ground water tank constructed of concrete, steel or corrugated iron.

The water supply should be identified.

Shared water tank

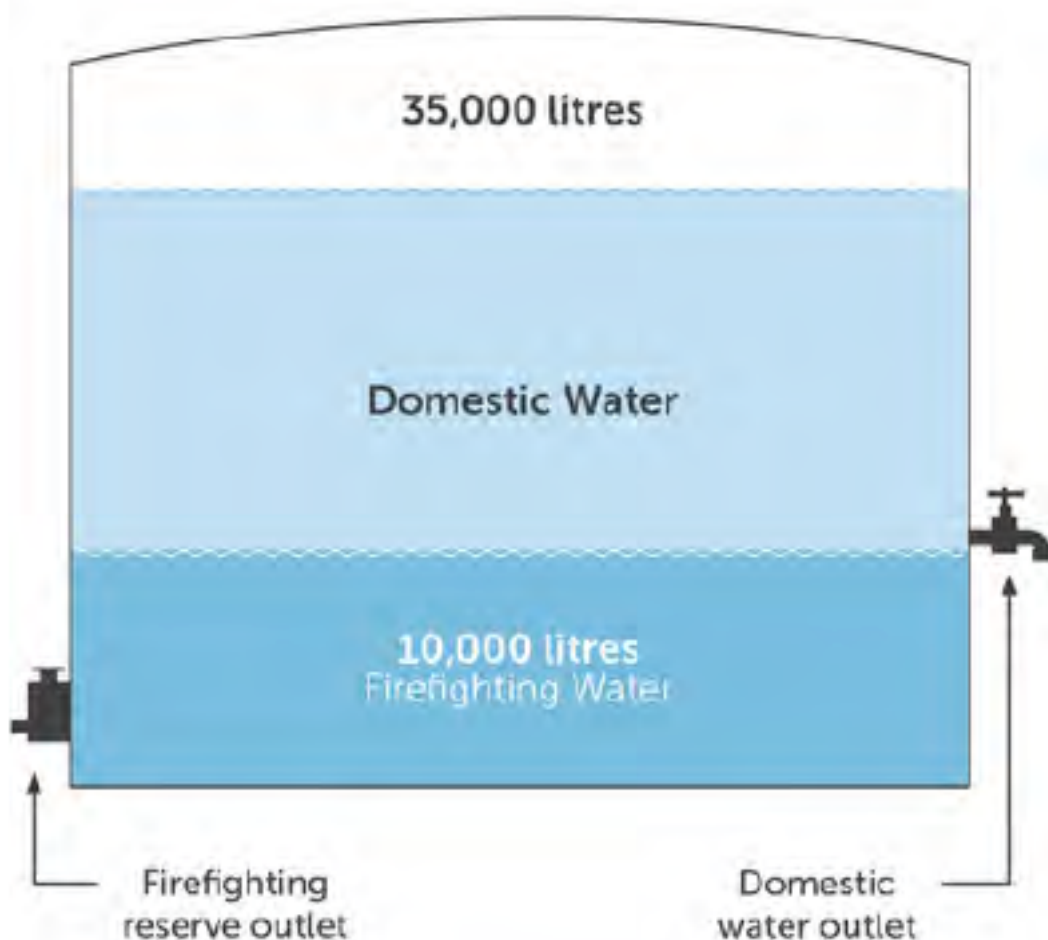


Plate 10: Water tank requirements (Source: CFA 2015).



Appendix 3: Access Requirements

The proposed length of the driveways from the road to the building is greater than 30 metres from Lake View Road (Figure 3).

The minimum design requirements for the driveway are:

- Curves in driveway must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5%) (7.1°) entry and exit angle.

The driveway must:

- Be designed, constructed and maintained for a load limit of at least 15 tonnes and be of all-weather construction.
- Be clear of encroachments at least 4 metres vertically.
- Provide a minimum trafficable width of 3.5 metres and be substantially clear of encroachments for at least 0.5 metres on each side.

MPAA STUDIO

24 September 2026

Planning Department
Moyne Shire Council
Princes Street
Port Fairy VIC 3284

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

Dear planning department,

Application for a Planning Permit, 196 Lake View Road, Koroit

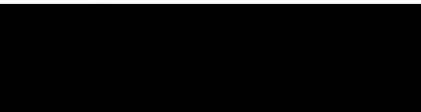
Please find enclosed an application for a planning permit for the above address.

Enclosed are the following documents for your assessment:

1. Completed application form – the application fee to be paid after lodgement, please email an invoice to info@mpaastudio.co
2. Town Planning Report;
3. Town Planning Drawings;

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

Yours sincerely,



Associate Director – Planning



MPAA
STUDIO

TOWN PLANNING REPORT

Use and Development of Land for a Dwelling
196 Lake View Road, Koroit

ISSUED 28 SEPTEMBER 2026

(03) 5562 9443
info@mpaastudio.co

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

OVERVIEW

Background

Address	196 Lake View Road, Koroit, 3282
---------	----------------------------------

Lot Description	Lot 1 on PS125109
-----------------	-------------------

Relevant Planning Controls

Municipal Planning Strategy	Clause 02.01 Context
	Clause 02.02 Vision
	Clause 02.03 Strategic directions.

Planning Policy Framework	Clause 11 Settlement
	Clause 12 Environmental and Landscape Values
	Clause 13 Environmental Risks and Amenity
	Clause 14 Natural Resource Management
	Clause 15 Built Environment and Heritage
	Clause 16 Housing
	Clause 19 Infrastructure

Zone	Farming Zone
	Public Use Zone

Overlays	Significant Landscape Overlay (Schedule 6)
	Bushfire Management Overlay

Particular Provisions	Clause 53.02 Bushfire Planning
-----------------------	--------------------------------

Permit Application Details

Description of Proposal	Use and Development of the Land for a Dwelling
-------------------------	--

Permit requirement	35.07-1 (Farming Zone): A permit is required to construct a dwelling on less than 40 hectares.
	35.07-4 (Farming Zone): A permit is required for construction associated with a use in Section 2 of Clause 35.07-1.
	42.03-2 (Significant Landscape Overlay) – A permit is required to construct a building.



QUALITY ASSURANCE

Town Planning Report

Use and Development of Land for a Dwelling
196 Lake View Road, Koroit

Project Number

26-1734

Revision

01

Prepared By

CM

Project Lead

CM

Issued

28 September 2026

Revision	Date	Issue
01	28 September 2026	Issue for Lodgement



CONTENTS

OVERVIEW	2
QUALITY ASSURANCE	3
1. INTRODUCTION	5
1.1. Limitations	5
2. SITE AND SURROUNDS.....	6
2.1. Site description and title particulars	6
2.2. Site analysis	6
2.3. Site context	6
2.4. Planning permit history	7
3. PROPOSAL.....	9
3.1. Overview	9
3.2. Planning permit triggers	10
4. PLANNING POLICIES AND CONTROLS.....	11
4.1. Municipal Planning Strategy	11
4.2. Planning Policy Framework (PPF)	12
4.3. Public Use Zone	13
4.4. Farming Zone	13
4.5. Significant Landscape Overlay	14
4.6. Bushfire Management Overlay	14
4.7. Particular Provisions	15
4.8. Other planning considerations	15
5. PLANNING ASSESSMENT.....	16
5.1. Overview	16
5.2. Key considerations	16
6. Conclusion	20



1. INTRODUCTION

This report has been prepared by MPAA Studio in support of a planning permit application for the use and development of a dwelling at Lot 1 on Plan of Subdivision 125109, 196 Lake View Road, Koroit (the 'Site').

The proposal is a site-responsive design that addresses the relevant state and local planning policy, together with the provisions and decision guidelines of the applicable zone and overlays in the Moyne Planning Scheme.

The proposal requires a planning permit under the following clauses:

- Clause 35.07-1 (Farming Zone): Use of land for a dwelling
- Clause 35.07-4 (Farming Zone): Buildings and works associated with a dwelling
- Clause 42.03-2 (Significant Landscape Overlay): Buildings and works

Having assessed the proposal against the Moyne Planning Scheme, this report concludes that it is consistent with both state and local planning policy. Council is respectfully requested to issue a planning permit for the proposal.

This report should be read in conjunction with the following documents, which form part of the application:

- Certificates of title
- Town planning drawings, comprising:
 - Site Plan
 - Floor Plan
 - North and South Elevations
 - East and West Elevations

1.1. Limitations

This report has considered the following documents:

- Moyne Planning Scheme (Planning scheme at 24 September 2026)
- Certificate of title (dated 24 September 2026)



2. SITE AND SURROUNDS

2.1. Site description and title particulars

Site address	196 Lake View Road
Title details	Lot 1 on PS125109
Site description	The Site consists of one lot. The Site is located to the north of Lake View Road. Site area: approximately 2.057 hectares. Site road frontage: approximately 82 metres to Lake View Road Site depth: approximately 213 metres along the western boundary, approximately 260 metres along the eastern boundary. The Site is within an area of cultural heritage sensitivity as defined under the Aboriginal Heritage Regulations 2018. The Site is wholly within a designated bushfire prone area as identified under the Building Regulations 2018
Easements, restrictions or covenants	The site is not encumbered by any easements, restrictions or covenants pursuant to Section 173 of the Planning and Environment Act 1987 and the Subdivision Act 1988.

2.2. Site analysis

The Site is currently used for low-intensity grazing. There is no formal vehicle access to the Site from its road frontage.

Post and wire fencing extends along the Site's road frontage and its western boundary, and along the northern boundary shared with 1080 Tower Hill Road. There is no other infrastructure on the Site.

The land falls from south to north, away from Lakeview Road. The Site contains no native vegetation and is covered entirely by exotic pasture grasses.

Refer to Figure 1, Aerial Plan.

2.3. Site context

The Site and the adjoining land to the north are in the Farming Zone. The adjoining land to the west is also in the Farming Zone and, at the time of writing, is in the same ownership as the Site. The adjoining lots to the east are likewise in the Farming Zone. To the south is the Tower Hill Wildlife Reserve, which is in the Public Conservation and Resource Zone.

The Site and the wider locality around Tower Hill are affected by the Significant Landscape Overlay (Schedule 6). The southern half of the Site, together with the land within Tower Hill and the land immediately to its west, north and east, is affected by the Bushfire Management Overlay.

The land to the south, within the Tower Hill Wildlife Reserve, has significant scientific, environmental and landscape values and is an important tourism attraction within the Shire.

The Site's key interfaces are as follows:

- North: Land used for farming.
- East: Land in the same ownership as the Site, used as part of the broader farming operation of the property.
- South: Public land known as Tower Hill.
- West: Wannon Water Utility asset.

2.4. Planning permit history

Planning Permit PL22/168 was granted on 8 November 2022 for the same proposal. Unfortunately, that permit has since expired, and the landowner is now seeking a fresh permit for the same development. Several conditions of the previous permit had not yet been acted upon, including some bushfire management items. The landowner wishes to have the permit reissued before commissioning the bushfire response material, so that there is certainty about the outcome before further expense is incurred.

The planning scheme has changed since PL22/168 was granted, particularly in relation to rural residential development in the Farming Zone and bushfire policy. Council is able to consider these updated policies in assessing this application. However, it is submitted that the grant of a permit would not be detrimental to the intent of those changes and that, on balance, the proposal remains acceptable given its context on the fringe of Koroit and an acceptable bushfire risk.





Figure 1: Location of subject parcel



3. PROPOSAL

3.1. Overview

The proposal seeks planning approval for the Use and Development of the land for a Dwelling.

Key elements of the proposal include:

Dwelling location

The dwelling will have the following approximate setbacks:

- 67.6 metres to the southern boundary (frontage to Lake View Road).
- 41.7 metres to the western boundary.
- 52.7 metres to the northern boundary.
- 53.6 metres to the eastern boundary.

Dwelling design

The dwelling is single storey. It will have a maximum height of 4.2 metres with a 6 degree pitched skillion roof form in a Colorbond light - mid tone.

The building footprint will be 206.24 square metres, including the covered outdoor area and the attached carport.

The dwelling will be designed with energy efficiency measures, to ensure that the dwelling meets or exceeds the minimum requirements of the Building Regulations.

A mix of externals materials are proposed including lightweight cladding finished with render, and vertically grooved fibre cement cladding, finished in a darker paint. The dwelling will comprise:

- Master bedroom with ensuite and walk in robe;
- Two (2) further bedrooms with built in robes;
- Open plan living area featuring kitchen, living and meals space;
- Covered outdoor area;
- Bathroom with separate WC;
- Laundry;
- Single attached carport.

Access

Access to the dwelling will be provided via a new crossover from the road reserve of Lake View Road, and a new gravel internal track. The proposed crossover will be undertaken in accordance with the requirements of Council. The Access will be in compliance with CFA requirements.

Water for domestic use and firefighting

The proposal will include a rainwater tank with a minimum capacity of 10,000 litres. The rainwater tank will include fittings in compliance with CFA requirements. There will be sufficient stored water for firefighting on the Site.



3.2. Planning permit triggers

In accordance with the provisions of the Moyne Planning Scheme, the proposal triggers the following planning permit requirements:

- 35.07-1 (Farming Zone): A permit is required to construct a dwelling on less than 40 hectares.
- 35.07-4 (Farming Zone): A permit is required for construction associated with a use in Section 2 of Clause 35.07-1.
- 42.03-2 (Significant Landscape Overlay) – A permit is required to construct a building.
- 44.06-2 (Bushfire Management Overlay) – A permit is required to construct a building.



4. PLANNING POLICIES AND CONTROLS

4.1. Municipal Planning Strategy

Clause 02.01 Context

The Moyne Shire is located in southwestern Victoria and occupies an area of approximately 5600 square kilometres. The Moyne and Hopkins Rivers flow through the municipality from north to south. The Hamilton and Princes Highways are the main road links through the municipality.

The Shire is predominantly rural based with a focus on grazing agriculture, dairy and beef production, wool and prime lamb production, aquaculture and cropping.

Clause 02.02 Vision

The Moyne Shire Council Plan (2021-2025) focuses on key areas: Place, Environment, People, and Economy. The adopted 'Vision' for Moyne is:

The people of Moyne embrace the region's extraordinary cultural and ecological country. Our fertile volcanic plains and pristine coast are the pride of Victoria's southwest. From coast to country, our connected and vibrant communities are active stewards, working meaningfully towards the protection and advancement of environment, history, social and economic vitality for present and future generations.

The priority aspirations for each of the above themes include a commitment to:

- Have access to housing that suits our budget, the size of our family and lifestyle needs.

Clause 02.03 Strategic Directions

Clause 02.03-1 Settlement

Koroit

Koroit is a settlement located to the north of the Tower Hill State Game Reserve with an attractive main street character, collection of heritage buildings and semi-rural lifestyle. The town contains a dairy production factory that is one of the major industries in the district.

Koroit has moderate growth capacity through infill development and some growth beyond existing urban zoned land, but within defined settlement boundaries.

Key strategic directions include:

- Encourage growth within clearly established boundaries of settlements to protect their character and adjoining farmland, and ensure that the environmental and landscape values are not compromised.
- Preserve the cultural and historic character of Koroit, and strengthen its economic, social and cultural base in a sustainable manner.

Clause 02.03-3 Environmental risks and amenity

Bushfire

The municipality faces complex fire risk in agricultural, forested, urban bushland, rural residential and coastal areas. Council seeks to:

- Ensure land use and development responds to fire risk.

Clause 02.03-4 Natural resource management

Agriculture

Rural land in the municipality forms part of the highly productive Western District. A mild climate, high and well distributed rainfall, a diverse range of soil types and access to markets have combined to make the Shire a significant agricultural area. Intensive dairying and crop production are significant land uses in the coastal hinterland, while extensive cropping and grazing enterprises, including beef cattle and sheep for wool and meat, are major activities in the northern part of the Shire.



Agricultural areas along the coast, between settlements and on the edge of townships are under pressure from other forms of development, particularly housing on existing small lots interspersed with farming land. The construction of dwellings on many or all such lots would not be consistent with responsible management of rural land.

The development of isolated dwellings and housing clusters of small lots that are not associated with agriculture can result in land use conflicts, the loss of productive agricultural land and inefficient demand for social and physical infrastructure services. Council seeks to direct the demand for rural lifestyle living to land zoned for such purposes.

Key strategic directions include:

- Protect the natural and physical resources upon which agricultural industries rely.
- Prevent land use conflicts between agricultural uses and sensitive uses.
- Limit the use of productive agricultural land for non-productive agricultural purposes.
- Restrict the rural residential use of productive agricultural land.

See **Section 5.2.1** 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 to the Site and the proposal are set out below.

Settlement

Clause 11.01-1L-03 Settlement - Koroit this policy applies to all land identified in the Koroit Framework Plan in this clause. Relevant strategies include:

- Encourage development within Koroit that maintains its village character.

The Koroit Framework Plan does not identify any particular land use for the Site, although land to opposite the Site on the west of McVicar Street, and further to the south (on the east side of McVicar Street) is identified as future residential land.

Environmental risks and amenity

Clause 13.02-1S Bushfire planning aims to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

Natural resource management

Clause 14.01-1S Protection of Agricultural Land seeks to protect the state's agricultural base by preserving productive farmland. Relevant strategies outlined under Clause 14.01-1S include:

- Avoid permanent removal of productive agricultural land from the state's agricultural base without consideration of the economic importance of the land for the agricultural production and processing sectors.
- Protect productive agricultural land from unplanned loss due to permanent changes in land use.
- Limit new housing development in rural areas by:
 - o Directing housing growth into existing settlement.
 - o Discouraging development of isolated small lots in the rural zones from use for dwellings or other incompatible uses.
 - o Encouraging consolidation of existing isolated small lots in rural zones.
- In considering a proposal to use, subdivide or develop agricultural land, consider the:
 - o Desirability and impacts of removing the land from primary production, given its agricultural productivity.
 - o Impacts on the continuation of primary production on adjacent land, with particular regard to land values and the viability of infrastructure for such production.
 - o Compatibility between the proposed or likely development and the existing use of the surrounding land.
 - o Land capability.

Clause 14.01-1L Agricultural production applies to land in the Farming Zone, and seeks to ensure that subdivision, including the creation of small lots for existing dwellings, minimises the loss or fragmentation of productive agricultural land and does not prejudice activities associated with agricultural production. Relevant strategies include:

- Avoid non-agricultural land use and development in rural areas that prejudices the productive use of agricultural land.
- Discourage small lot subdivisions (including dwelling excisions and boundary re-alignments) unless:
 - o The subdivision supports the consolidation of productive agricultural land.
 - o The proposed land uses (including dwellings) do not negatively impact on the ability to farm and avoid the loss of productive agricultural land.



- Impacts on significant environmental and landscape features such as remnant vegetation and waterways are avoided or minimised.
- The subdivision seeks to make minor adjustments to take account of topographical or public infrastructure features.
- Adequate distance is provided around an existing dwelling to lot boundaries to limit any impacts of adjacent agricultural activity.
- The subdivision does not result in a concentration of dwellings or small lots that could change the general use and character of the rural area.
- Discourage boundary realignments and re-subdivisions between existing lots where the lots proposed to be created:
 - Are less than the minimum lot size specified in the schedule to the Farming Zone;
 - Create an opportunity for a dwelling where none previously existed.

See **Section 5.2.2** for an assessment of the application against the Planning Policy Framework.

4.3. Public Use Zone

The site is partly within the Public Use Zone, identified for Service and Utility. The purpose of the Public Use Zone includes:

- To recognise public land use for public utility and community services and facilities.
- To provide for associated uses that are consistent with the intent of the public land reservation or purpose.
- The dwelling is located within the portion of the Site that is zoned Public Use Zone.

Accordingly, a permit is required to use land for a dwelling pursuant to Clause 36.01, and to construct buildings, and subdivide land, pursuant to Clause 36.01-2. The land is incorrectly located within the Public Use Zone, as it is privately owned and not used for public purposes.

The application requirements and decision guidelines listed at Clauses 36.01-3 and 36.01-4 respectively are not relevant to the assessment of this application as there is no public land manager and the land is privately owned.

The underlying zone is Farming Zone, as identified in the Draft Koroit Structure Plan. The provisions of the Farming Zone have been considered in this report to ensure due consideration has been given to the underlying zoning of the land

4.4. Farming Zone

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

- 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.

Pursuant to Clause 35.07-1, a permit is required to construct a dwelling on less than 40 hectares. Additionally, pursuant to Clause 35.07-4, a permit is required for the construction and works associated with a use in Section 2 of Clause 35.07-1.

The application seeks approval for the use and development of land for a Dwelling in the Farming Zone. A dwelling on a lot with an area of less than 40 hectares is a Section 2 Use. Pursuant to Clauses 35.07-1 and 35.07-4, a permit is required. The proposal must meet the requirements of Clause 35.07-2.



4.5. Significant Landscape Overlay

The Site is wholly covered by the Significant Landscape Overlay (Schedule 6).

The purpose of the Significant Landscape Overlay is to ensure that the character of significant landscapes, as described in the schedule to the overlay, is conserved and enhanced.

Schedule 6 seeks to protect the significant landscape character of the Tower Hill and environs area.

Pursuant to Clause 42.03-2, a permit is required to construct a building.

Schedule 6 – 3.0, states that a permit is not required to construct a building or construct or carry out works where (as relevant):

- The building is located south of the Princes Highway.
- The building has a height less than 5.0 metres above the centre line of Scenic Drive or Lake View Road or 5.0 metres above the highest point of land located around the northern rim of Tower Hill on which it is built, whichever is greater.
- The building or works is constructed greater than 20 metres from the eastern and northern boundaries of the Tower Hill State Game Reserve or is greater than 10 metres from any roads adjoining the Tower Hill Reserve.
- The buildings and works are finished in non-reflective, earthy colours which blend with the landscape.
- A building is for agricultural purposes and it has a gross floor area less than 70 square metres and a height less than 8 metres above natural ground level.
- The dwelling has a height less than 8 metres above the natural ground level.
- Buildings are set back a minimum of 200 metres from the sea, estuary or wetlands.
- Fences are timber post and rail, unpainted and have a height less than 1.5 metres.
- Works are for agricultural purposes including raised bed cropping, stock grazing and associated supporting farming infrastructure.

The proposed dwelling does not meet some of this criteria, therefore a permit is required for the construction of a building.

4.6. Bushfire Management Overlay

Most of the Site is within the Bushfire Management Overlay. The proposed dwelling is located within the Bushfire Management Overlay. See town planning drawings for details. The purpose of the Bushfire Management Overlay includes:

- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.
- To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

A permit is required to construct a building.



4.7. Particular Provisions

4.7.1. Clause 53.02 – Bushfire Planning

Clause 53.02 Bushfire Planning includes the following purposes:

- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To ensure that the location, design and construction of development appropriately responds to the bushfire hazard.
- To ensure development is only permitted where the risk to life, property and community infrastructure from bushfire can be reduced to an acceptable level.
- To specify location, design and construction measures for a single dwelling that reduces the bushfire risk to life and property to an acceptable level.

Clause 53.02 Bushfire Planning applies to all applications under Clause 44.06 Bushfire Management Overlay. It contains bushfire protection objectives and decision guidelines which must be met for a permit to be granted.

4.8. Other planning considerations

4.8.1. Aboriginal Cultural Heritage Sensitivity

The Site is identified as being an 'area of cultural heritage sensitivity' pursuant to the Aboriginal Heritage Regulations 2018.

The application is for one dwelling on a lot.

Pursuant to Regulation 9, a Cultural Heritage Management Plan (CHMP) is not required for the proposed use or development.

4.8.2. Draft Koroit Structure Plan

The Draft Koroit Structure Plan is in the process of development.

Draft Koroit Structure Plan identifies that Public Use Zone Schedule 1 has been incorrectly applied to the land which is privately owned land used for farming purposes.



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 Planning Policy Framework?
- Is the proposal consistent with the Municipal Planning Strategy?
- Does the proposal appropriately respond to the purpose and decision guidelines of the Farming Zone?
- Does the proposal appropriately respond to the purpose and decision guidelines of the Significant Landscape Overlay (Schedule 6)?
- Does the proposal appropriately respond to the Bushfire Management Overlay?

The proposal has been assessed having regard to the underlying zoning of the land as Farming Zone, rather than the anomalous provisions of the Public Use Zone.

5.2. Key considerations

5.2.1. Is the proposal consistent with the Planning Policy Framework?

On balance, the proposal is considered to be consistent with the PPF.

The subject site is located within the Farming Zone and the Significant Landscape Overlay, and most of the land is affected by the Bushfire Management Overlay. As a result, the proposal must be considered against a number of clauses of the Planning Policy Framework (PPF) in the Moyne Planning Scheme. The site is currently used for agriculture, as a small-scale grazing out-paddock and for growing pasture and silage. It is approximately 92 metres east of the General Residential Zone in Koroit. The Significant Landscape Overlay applies to the site and surrounding area due to their proximity to the volcanic crater formation of Tower Hill, and the PPF seeks to protect significant landscapes.

The proposal balances these competing policy objectives in a way that responds to the specific context of the site (Clause 11.03-6S Regional and local places).

The proposal is for a single small dwelling on Lot 1 (PS125109) at 196 Lake View Road. It will make a modest contribution to housing choice in the vicinity of the Koroit settlement without compromising future urban expansion (Clauses 11.01-1S Settlement, 11.01-1R Settlement: Great South Coast, 11.03-4S Coastal settlement, 16.01-3S Rural residential development, 16.01-3R Rural residential development: Great South Coast).

Local policy at Clause 11.01-1L-01 (Settlement, Moyne) seeks to discourage development where views to and from scenic landscapes such as Tower Hill may be affected, to avoid isolated rural residential development on small rural lots, and to maintain rural character and natural landscape beyond townships. Clause 11.01-1L-03 (Settlement, Koroit) seeks to maintain Koroit's village character and to protect the Tower Hill crater rim from inappropriate and intrusive development. The proposal is a single, modest dwelling that is well separated from the crater rim. Its form and finishes, described below, will preserve the open rural character of the area, and views to and from Tower Hill will not be affected.

The site forms part of a larger grazing paddock together with the adjoining vacant agricultural lots to the east, all of which are owned by Ms. Faragher. These five agricultural lots, which front Lake View Road, have a combined area of approximately 44.72 hectares and are used for small-scale livestock grazing, primarily sheep. The site is a two-hectare lot, and its removal from the broader holding will not affect the productivity of the agricultural operation. The proposed dwelling is small and will leave the site capable of supporting small-scale agricultural use, such as grazing or hobby farming (Clauses 13.07-1S Land use compatibility, 14.01-1S Protection of agricultural land, 14.01-2S Sustainable agricultural land use).



Clause 14.01-1L (Agricultural production) applies to land in the Farming Zone. Its objective is to ensure that dwellings minimise the loss or fragmentation of productive agricultural land and do not prejudice agricultural production. The policy discourages dwellings on productive agricultural land unless they support the agricultural use, and it discourages dwellings on lots where wastewater cannot be retained and treated. It also discourages dwellings on lots greater than two hectares and smaller than the minimum lot size in the Farming Zone schedule. The site is two hectares, and the dwelling is sited so that it does not compromise surrounding farming activity. It leaves the land available for small-scale grazing or hobby farming, and it will not fragment productive farming land or prejudice the productive use of surrounding land.

The design and siting of the dwelling respond to the PPF objectives and strategies for protecting significant landscapes. The dwelling will be single storey, finished in muted colours, and will sit low in the landscape. It will also meet at least the minimum energy efficiency standard under the Building Regulations 2018 (Clauses 11.03-5S Distinctive areas and landscapes, 12.05-2S Landscapes, 15.01-2S Building design, 15.01-6S Design for rural areas, 15.02-1S Energy and resource efficiency).

The site is near a significant water body, being the lakes within Tower Hill, so the impact of the dwelling on local water quality and environmental health has been considered. The site has sufficient area to treat and retain wastewater within its boundaries, to the satisfaction of the Responsible Authority (Clauses 12.03-1S River corridors, waterways, lakes and wetlands, 14.02-1S Catchment planning and management, 14.02-2S Water quality, 19.03-3S Integrated water management).

The site is in a designated bushfire prone area, with most of the land covered by the Bushfire Management Overlay, and Clause 13.02-1S Bushfire planning has therefore been applied. The bushfire risk associated with the proposal is acceptable, and there are no constraints to providing and maintaining defensible space, emergency vehicle access and firefighting water supply.

5.2.2. Is the proposal consistent with the Municipal Planning Strategy?

The Municipal Planning Strategy (MPS) sets the strategic framework for the Moyne Planning Scheme and reinforces the objectives and strategies of the PPF discussed in Section 5.2.1. It identifies the Tower Hill volcanic crater and its environs as a major natural feature of geological, ecological and landscape significance. It also notes that rural residential and small lot development beyond settlements and close to scenic locations such as Tower Hill is affecting landscape quality. Its strategic directions seek to protect significant landscapes and volcanic features from inappropriate development, and to protect the environmental qualities and character of the Tower Hill State Game Reserve (Clause 02.03-2 Environmental and landscape values). The MPS also seeks to retain the openness of the rural landscape between townships and to protect Tower Hill as a significant cultural landscape (Clause 02.03-5 Built environment and heritage). The proposed dwelling responds to these directions. It will be single storey, finished in muted colours and set well back from Lake View Road, and it will sit low in the landscape. It will match the established rural dwellings to the west and will not affect the Tower Hill reserve.

The MPS seeks to protect productive agricultural land, to limit its use for non-productive and rural residential purposes, and to encourage farming on the fertile volcanic soils around Koroit (Clause 02.03-4 Natural resource management). It also seeks to limit ad hoc rural living that fragments agricultural land (Clause 02.03-6 Housing). The site is a two-hectare lot on the western edge of the Farming Zone, and it forms part of a larger landholding used for small-scale sheep grazing. Removing the site from that holding will not affect the productivity of the wider operation. The dwelling is small and will leave the site capable of supporting grazing or hobby farming, so the proposal will not fragment productive farming land or introduce a land use conflict. The land will also continue to be actively managed, with revegetation and improvements to soil health and biodiversity anticipated alongside small-scale grazing.

The MPS seeks to contain township development within defined boundaries, to maintain a clear distinction between urban and rural areas, and to preserve the character of Koroit (Clause 02.03-1 Settlement). The proposal is a single dwelling on an existing rural lot, and it does not seek to extend the Koroit township or change its boundaries. Because the dwelling is low-scale and set within an open rural setting, the distinction between the township and its rural hinterland will be maintained. The MPS also seeks to ensure that land use and development respond to fire risk (Clause 02.03-3 Environmental risks and amenity). Bushfire risk is addressed in the Bushfire Management Statement forming part of this application.

The proposal is therefore considered to be consistent with the strategic directions of the MPS.



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

The proposal is consistent with the purpose of the Farming Zone, particularly the purposes of ensuring that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture, and of encouraging the retention of employment and population to support rural communities.

The site is capable of meeting the requirements of Clause 35.07-2 for the use of land for a dwelling. Access will be provided from Lake View Road via a new crossover, subject to the requirements of the road authority. Wastewater will be treated and retained within the site in accordance with the Environment Protection Regulations 2021 under the Environment Protection Act 2017, and the relevant permits from Council. The dwelling will have an alternative potable water supply with adequate storage for domestic and firefighting use. It will be connected to the reticulated electricity network or will use an alternative energy source. Conditions to this effect are welcomed on any permit issued.

A response to the decision guidelines of Clause 35.07-6 is provided below:

General issues

The Municipal Planning Strategy (MPS) and the Planning Policy Framework (PPF) have been considered in this report (see Sections 5.2.1 and 5.2.2). The Glenelg Hopkins Regional Catchment Strategy 2021-2027 applies to the site, but it contains no objectives or plan specific to the site. It sets general objectives and management measures that expect landowners to be supported in caring for the environmental qualities of their land, and to ensure that use and development does not cause adverse environmental impact. The dwelling will support the proponent's capacity to manage the land in line with those objectives and measures.

The land is capable of accommodating the dwelling. There is sufficient area to treat wastewater within the site, and wastewater will be treated to a secondary standard by a suitable EPA-approved system. The design and siting of the system will be finalised following the grant of a planning permit. No specific sustainable land management techniques are proposed, and the site will remain available for small-scale grazing. The site is suitable for a dwelling, and the dwelling is not expected to affect adjoining and nearby agricultural uses. Existing infrastructure and services are limited. The site fronts Lake View Road, from which access will be provided, and reticulated electricity is available from the nearby network.

Agricultural issues and the impacts from non-agricultural uses

The site is used for modest-scale grazing and is likely to continue to be. The two-hectare site is a small part of a larger grazing holding, and its loss will not affect the existing small-scale grazing operation. The dwelling has a small footprint and leaves the balance of the site available for grazing, so it will not adversely affect soil quality or permanently remove a significant area from agricultural production. The dwelling will also not limit the operation or expansion of adjoining and nearby agricultural uses. Agricultural use of the site cannot expand to the south or west, because of Lake View Road to the south and the Wannon Water Koroit Service Basin to the west. The site has the capacity to sustain modest-scale grazing, and an integrated land management plan is not considered necessary.

Accommodation issues

The dwelling will not result in a material loss or fragmentation of productive agricultural land, and the Koroit Framework Plan identifies the site as suitable for rural living purposes. The application is for one dwelling. It will not lead to a concentration or proliferation of dwellings in the area, and it will not transform the area from agricultural to residential use.

The dwelling is small and is sited roughly in the middle of the lot. It sits at the western edge of the existing paddock and the southern edge of the neighbouring paddock, so it will not restrict the operation or expansion of either. The dwelling will be more than 50 metres from the northern boundary of the site. Agricultural use of the adjoining vacant lots to the north is expected to continue as small-scale grazing (an out-paddock) and the growing of pasture and silage, and the dwelling is not expected to be unreasonably affected by dust, noise, odour, chemical use, farm machinery, traffic or hours of operation.

Environmental issues



The dwelling is small, and wastewater will be treated and retained within the site. Impacts on soil and water quality are therefore not expected. The site has been cleared of native vegetation for many years, so its existing biodiversity value is low, and the proposal is not expected to adversely affect the biodiversity values of the Tower Hill State Game Reserve. Wastewater will be managed in accordance with the Environment Protection Act 2017 and the Environment Protection Regulations 2021, to the satisfaction of the responsible authority. This can be required by a condition on a planning permit.

Design and siting issues

The dwelling is a single, small building that is located to avoid adverse impacts on surrounding agricultural uses and to minimise the loss of agricultural land. It is a contemporary rural dwelling that sits modestly in the landscape, using non-reflective materials and muted, earthy tones. The design responds to the significant landscape values of Tower Hill and the rural hinterland of Koroit. The siting has been chosen so that the dwelling will not have an unreasonable impact on views from Lake View Road of the rural and township landscape to the north, or on views from within Tower Hill. Given its location and design, the impact on the significant landscape of Tower Hill is acceptable.

The dwelling will connect to the power lines in the Lake View Road reserve. This is likely to require an overhead connection, possibly with an additional pole, which is considered an acceptable visual impact. Traffic management measures will not be required.

For these reasons, the proposal is consistent with the purpose of the Farming Zone and responds appropriately to the decision guidelines in Clause 35.07-6.

5.2.4. Does the proposal appropriately respond to the Significant Landscape Overlay?

The proposal provides an appropriate response to the Significant Landscape Overlay. The dwelling (and the associated construction and works) will not impact on the significance of the Tower Hill Wildlife Reserve, and there is no existing native vegetation on site that will be disrupted. The proposed building has been carefully design and positioned on the Site in order to minimize adverse impacts on the landscape such as bulk, colour and height. The building footprint of the dwelling is 152.44 metres squared, and the total area of the Site is 20,000 metres squares (or 2 hectares). This leaves plentiful space to incorporate native and indigenous vegetation into the landscape, as required by Schedule 6 to the Significant Landscape Overlay.

5.2.5. Does the proposal appropriately respond to the Bushfire Management Overlay?

The proposal provides an appropriate response to the Bushfire Management Overlay, as a Bushfire Management Statement has been provided as required, forming part of this application.



6. Conclusion

This report has described the proposal to use and develop the land at Lake View Road, Koroit (Lot 1 on Plan of Subdivision PS125109) for a dwelling, and has assessed it against the relevant policy and provisions of the Moyne Planning Scheme.

The proposal is consistent with the purposes and intent of the planning controls and policy framework of the Scheme. The use and development of the land for a dwelling is appropriate to its context and will not adversely affect the visual, geological or environmental qualities of Tower Hill and its surrounds. The dwelling has been designed and sited to sit low in the landscape, and it will complement the existing pastoral and rural residential character as viewed from Lake View Road.

Although the Farming Zone restricts dwellings on lots below a certain size, the two-hectare site is of a scale at which a dwelling is a legitimate use of the land. The dwelling's small footprint will leave the land suitable for small-scale agricultural activity, supporting a diversity of agricultural practices in the area. It is also likely to encourage focused land management, including revegetation and improvements to soil health and biodiversity, alongside continued small-scale grazing.

For these reasons, it is respectfully requested that Council issue a planning permit for the proposal. We look forward to working with Council during the assessment of the application.

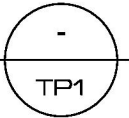


28 September 2026





EXISTING CONDITIONS
1:800



MYERS
PLANNING GROUP

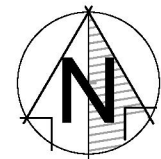
182B Lava Street
Warrnambool VIC 3280
Phone: (03) 5562 9443
www.myersplanninggroup.com.au
ABN 53253414622

revision:	description:	date:
-	-	-

NOT FOR CONSTRUCTION

project:
PROPOSED DWELLING AT
196 LAKE VIEW ROAD, KOROIT, VIC, 3282.
client:
[REDACTED]
drawing title:
EXISTING CONDITIONS

date:
OCT 2021
scale:
AS SHOWN
A3
drawn by:
LM
project no.:
21-583
rev.:
/



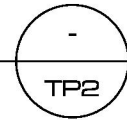
dwg no: TP1 of TP5

21-583 - 196 Lake View Rd.pln



PROPOSED SITE PLAN

1:800



MYERS
PLANNING GROUP

182B Lava Street
Warrnambool VIC 3280
Phone: (03) 5562 9443
www.myersplanninggroup.com.au
ABN 53253414622

revision: description: date:

NOT FOR CONSTRUCTION

© MYERS PLANNING GROUP 2019

project:

PROPOSED DWELLING AT
196 LAKE VIEW ROAD, KOROIT, VIC, 3282.

client:

drawing title:

PROPOSED SITE PLAN

date:

OCT 2021

scale:

AS SHOWN

drawn by:

project no.:
21-583

rev.:
/

LM

dwg no: **TP2** of TP5



21-583 - 196 Lake View Rd.pln

BUILDING AREAS

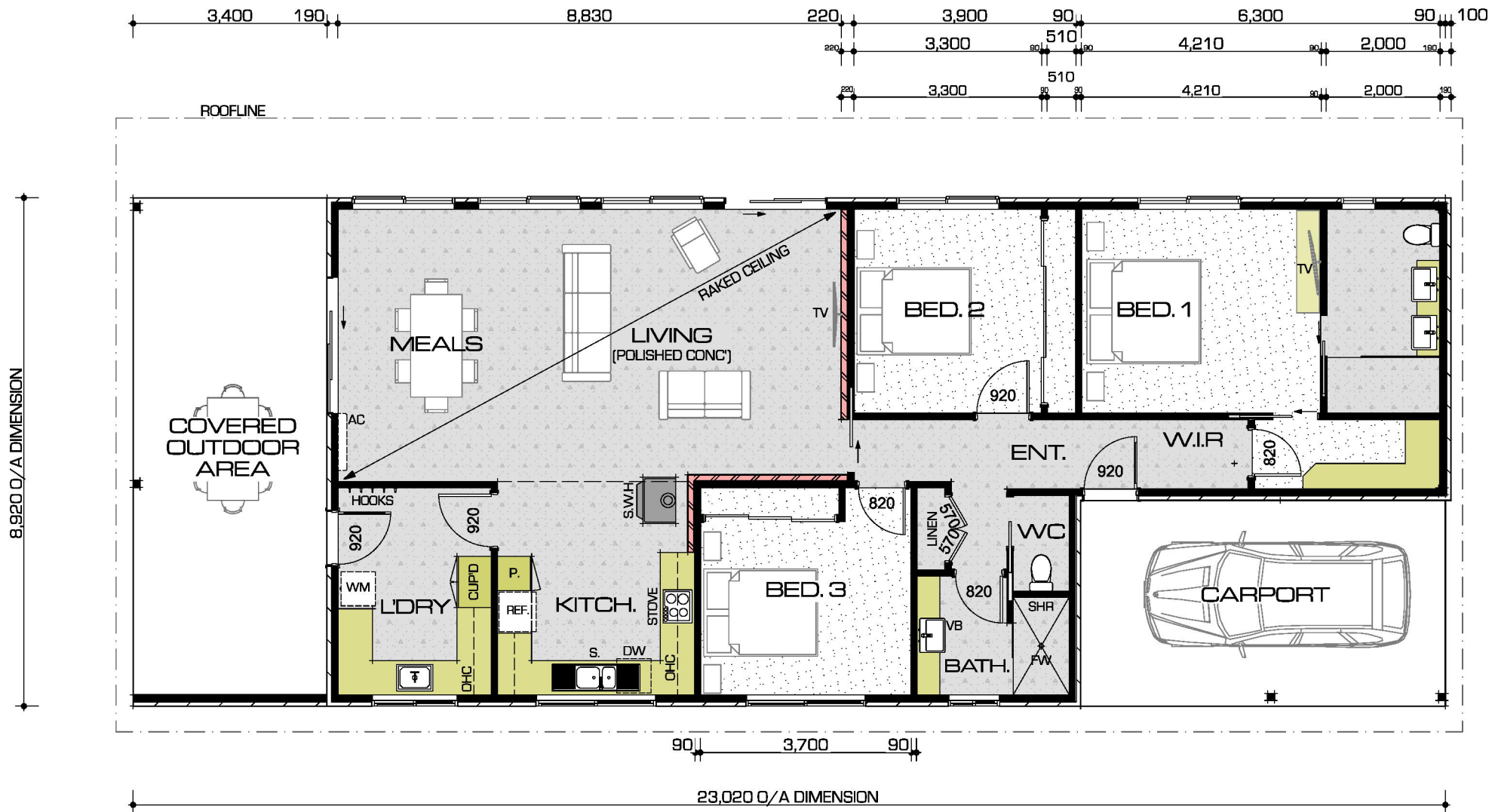
AREA	SGM.	SGs
PROPOSED GROUND FLOOR	152.44	16.41
SUB-TOTAL BUILDING AREA	152.44	16.41
PROPOSED CARPORT	23.47	2.53
PROPOSED COVERED AREA	30.33	3.26

LEGEND

OHC	Overhead cupboards	ST	Freestanding stove
S	Stainless steel sink	S.W.H	Solid wood heater
REF	Refrigerator provision min. 800mm	DW	Underbench dishwasher
WC	toilet pan	VB	Vanity basin
SHR	Shower	T	Laundry tough

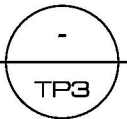
WALL TYPES

	75mm(thk) hebel veneer external walls to extent of the dwelling.
	220mm(thk) brick veneer internal thermal massing.
	90mm(thk) internal stud walls.



GROUND FLOOR PLAN

1:100



MYERS
PLANNING GROUP

182B Lava Street
Warrnambool VIC 3280
Phone: (03) 5562 9443
www.myersplanninggroup.com.au
ABN 53253414622

revision:	description:	date:
-	-	-

NOT FOR CONSTRUCTION

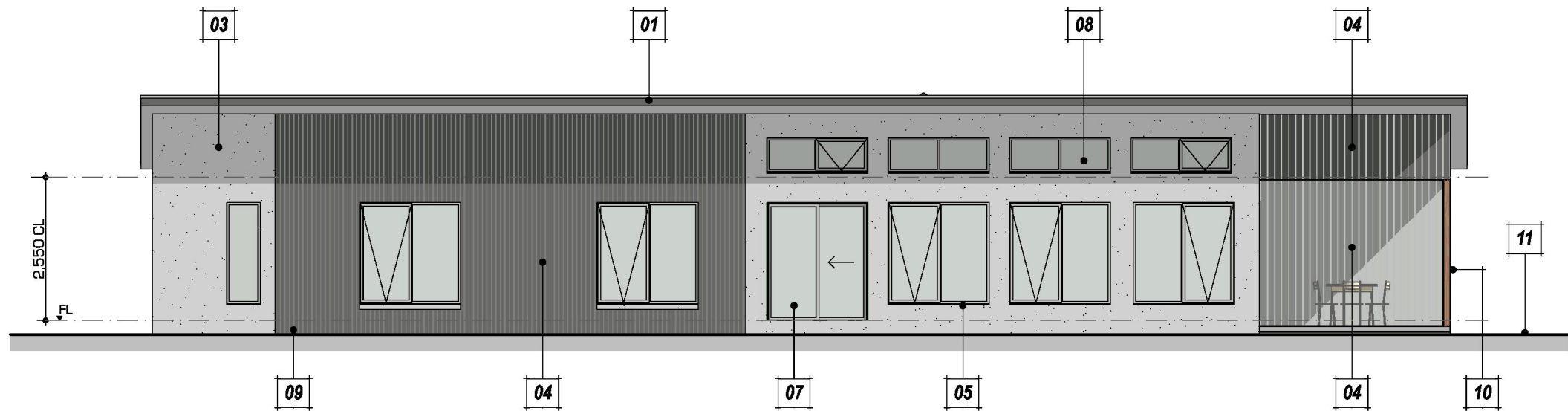
© MYERS PLANNING GROUP 2019

project:	PROPOSED DWELLING AT 196 LAKE VIEW ROAD, KORROIT, VIC, 3282.
client:	
drawing title:	PROPOSED GROUND FLOOR PLAN

date:	OCT 2021
scale:	AS SHOWN A3
drawn by:	LM
project no.:	21-583
rev.:	/

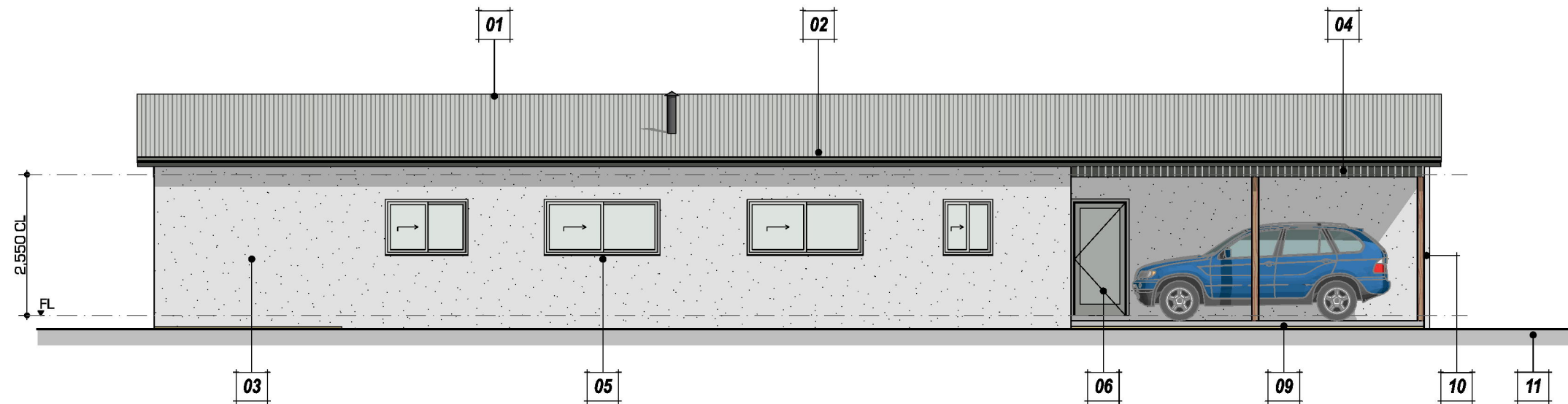


dwg no: TP3 of TP5



NORTH ELEVATION

1:100



SOUTH ELEVATION

1:100

EXTERNAL FINISHES SCHEDULE:	
TAG No.	DESCRIPTION
01	CORRUGATED COLORBOND ROOF SHEETS @ 6° PITCH IN LIGHT - MID TONE. 700mm FC LINED EAVE TO NORTH.
02	COLORBOND EAVES GUTTER ON COLORBOND METAL FASCIA.
03	CSR HEBEL POWERPANEL LIGHTWEIGHT EXTERNAL WALL CLADDING TO THE EXTENT OF THE DWELLING WITH APPLIED RENDER FINISH.
04	VERTICALLY GROOVED FIBRE CEMENT SHEET CLADDING SYSTEM INFILL TO CARPORT / COVERED AREA - PAINT FINISH. FLAT SOFFIT TO THESE AREAS.
05	POWDERCOAT ALUMINIUM IMPROVED AWNING WINDOWS, UNLESS SHOWN OTHERWISE.
06	POWDERCOAT ALUMINIUM IMPROVED FULLY GLAZED HINGED DOOR.
07	POWDERCOAT ALUMINIUM IMPROVED SLIDING DOORS.
08	POWDERCOAT ALUMINIUM IMPROVED CLERESTORY WINDOWS TO RAKED SECTION OF LIVING AREA.
09	CONCRETE FLOOR SLAB TO THE EXTENT OF THE CARPORT & COVERED OUTDOOR AREA - TYPICAL.
10	120 x 120 D.A.R CYPRESS PINE POSTS OR EQUIVALENT.
11	ENSURE FINISHED SURFACE FALLS AWAY A MIN. 1:20 FROM BUILDING EDGE FOR A MIN. 2.0M - TYPICAL.

MYERS
PLANNING GROUP

182B Lava Street
Warrnambool VIC 3280
Phone: (03) 5562 9443
www.myersplanninggroup.com.au
ABN 53253414622

revision: description:

date:

project:

PROPOSED DWELLING AT
196 LAKE VIEW ROAD, KOROIT, VIC, 3282.

client:

drawing title:

NORTH & SOUTH ELEVATIONS

date:

OCT 2021

scale:

AS SHOWN

A3

drawn by:

LM

project no.:

21-583

rev.:

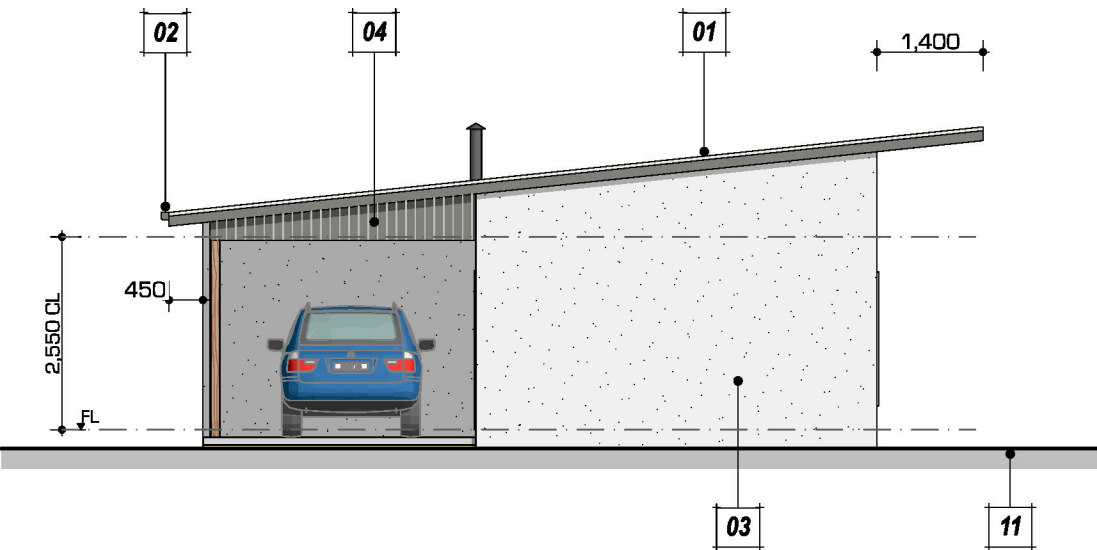
/

dwg no: TP4 of TP5

NOT FOR CONSTRUCTION

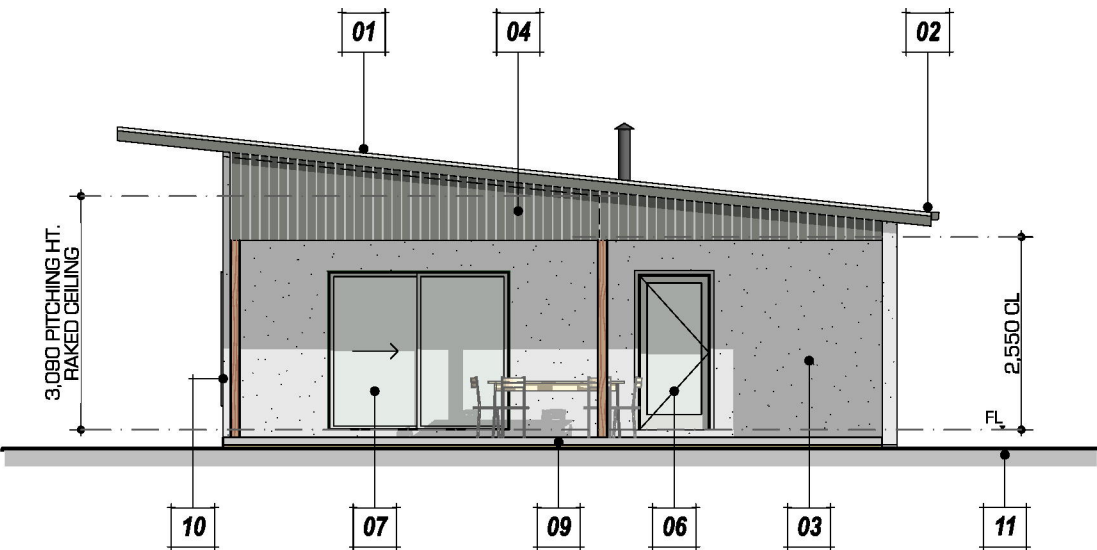
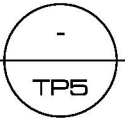
© MYERS PLANNING GROUP 2019

21-583 - 196 Lake View Rd.pln



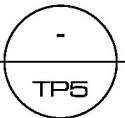
EAST ELEVATION

1:100



WEST ELEVATION

1:100



EXTERNAL FINISHES SCHEDULE:

TAG No.	DESCRIPTION
01	CORRUGATED COLORBOND ROOF SHEETS @ 6° PITCH IN LIGHT - MID TONE. 700mm FC LINED EAVE TO NORTH.
02	COLORBOND EAVES GUTTER ON COLORBOND METAL FASCIA.
03	CSR HEBEL POWERPANEL LIGHTWEIGHT EXTERNAL WALL CLADDING TO THE EXTENT OF THE DWELLING WITH APPLIED RENDER FINISH.
04	VERTICALLY GROOVED FIBRE CEMENT SHEET CLADDING SYSTEM INFILL TO CARPORT / COVERED AREA - PAINT FINISH. FLAT SOFFIT TO THESE AREAS.
05	POWDERCOAT ALUMINIUM IMPROVED AWNING WINDOWS, UNLESS SHOWN OTHERWISE.
06	POWDERCOAT ALUMINIUM IMPROVED FULLY GLAZED HINGED DOOR.
07	POWDERCOAT ALUMINIUM IMPROVED SLIDING DOORS.
08	POWDERCOAT ALUMINIUM IMPROVED CLERESTORY WINDOWS TO RAKED SECTION OF LIVING AREA.
09	CONCRETE FLOOR SLAB TO THE EXTENT OF THE CARPORT & COVERED OUTDOOR AREA - TYPICAL.
10	120 x 120 D.A.R CYPRESS PINE POSTS OR EQUIVALENT.
11	ENSURE FINISHED SURFACE FALLS AWAY A MIN. 1:20 FROM BUILDING EDGE FOR A MIN. 2.0M - TYPICAL.



MYERS
PLANNING GROUP

182B Lava Street
Warrnambool VIC 3280
Phone: (03) 5562 9443
www.myersplanninggroup.com.au
ABN 53253414622

revision:	description:	date:
-	-	-
NOT FOR CONSTRUCTION		
© MYERS PLANNING GROUP 2019		

project:	PROPOSED DWELLING AT 196 LAKE VIEW ROAD, KOROIT, VIC, 3282.
client:	
drawing title:	EAST & WEST ELEVATIONS

date:	OCT 2021
scale:	AS SHOWN A3
drawn by:	LM
project no.:	21-583
rev.:	/

dwg no:	TP5 of TP5
---------	------------

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Victorian Land Registry Services.

Document Type	Plan
Document Identification	LP125109
Number of Pages (excluding this cover sheet)	1
Document Assembled	19/10/2021 09:57

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

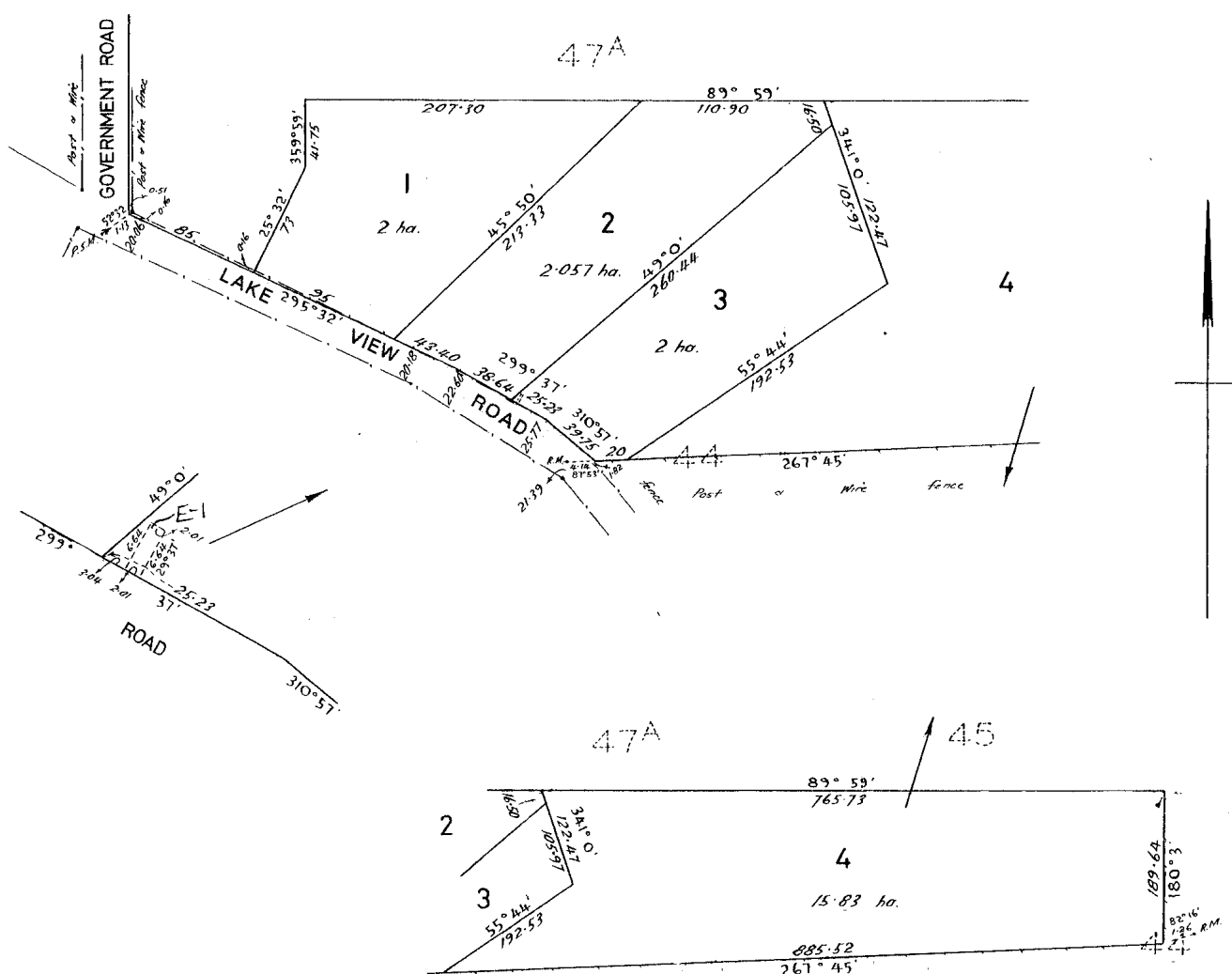
LP125109

EDITION 2

PLAN OF SUBDIVISION OF: PART OF CROWN PORTION 44 AT KOROIT PARISH: YANGERY COUNTY: VILLIERS SCALE  LENGTHS ARE IN METRES	APPROPRIATIONS	ENCUMBRANCES & OTHER NOTATIONS THE BOUNDARIES ON THIS PLAN AGREE WITH THOSE DELINEATED ON C/T V.5822 F.277. THE LAND COLOURED BLUE IS ENCUMBERED - VIDE CREATION OF EASEMENT N° 1438906.

COLOUR CONVERSION
E-1 = BLUE

LITHO SH. 1.



LIST OF MODIFICATIONS				
LAND	MODIFICATION	DEALING No.	A.R.T.	NEW EDN.
	CHANGE OF ROAD NAME	G.1989 NO.48 P.3197		2

SCALE
100 0 200 400