

Checklist – Construction of a dwelling in a Farming Zone – including a second dwelling



Yarriambiack
SHIRE COUNCIL

A planning permit application for the construction/extension of a dwelling should be accompanied by the following information:

<p>A current copy of title and details of any registered restrictive covenant or Section 173 Agreement</p>	<p>A copy of title and associated restrictions can be accessed v i a : https://www.landata.online/ The title must be no older than 90 days old.</p>	
<p>A plan of existing conditions</p>	<p>The existing conditions plan should include:</p> <ul style="list-style-type: none"> Location and elevations of any existing buildings; Location of vegetation on the site; Location of vegetation in the road reserve; Location of any infrastructure in the road reserve; Details of fencing. 	
<p>Plans of the development drawn to scale</p>	<p>The plan should be drawn to a scale of 1:100 or 1:200 and show:</p> <ul style="list-style-type: none"> The location of any existing buildings to be retained and proposed buildings. The plans must include the setback of all structures from side boundaries, and the length of any structures to be constructed on the boundary. Location of car parking facilities, including access ways and turning areas. Dimensions of all car spaces, including internal dimensions of garaging, must be provided, along with dimensioned access way widths. Floor plan. The private open space for each dwelling. The location of all external storage space. Elevation drawings correctly labelled showing the natural ground level and specify building heights and wall heights from natural ground level, finished floor levels and ceiling levels. Details of any fencing. A schedule of materials and finishes for all buildings. Location of buildings on adjoining properties, including location of habitable room windows, private open space, vegetation; Location of existing and proposed vegetation including trees, garden beds and any other landscaping; 	

<p>Written submission responding to the decision guidelines</p>	<p>A dwelling on a lot less than 40 hectares, a second dwelling on a lot or a dwelling within one kilometre of a wind energy facility is required to explain how it will address accommodation issues in Clause 35.07-6.</p> <p>The requirements can be found here: https://planning-schemes.app.planning.vic.gov.au/Yarriambiack/ordinance/35.07-6</p> <p>You may use the assessment template provided in the appendix attached below.</p>	
<p>Other considerations</p>	<p>Other considerations include:</p> <ul style="list-style-type: none"> A written submission if your property is within an overlay Access to a road in a Transport Zone 2 (i.e. highways) Emergency vehicle access Connection to services such as water, electricity and sewerage or septic 	
<p>A completed Application for Planning Permit form and payment of the relevant fee</p>	<p>Once all this information is prepared, you can complete a planning permit application form available via the link below and lodge the application via:</p> <ul style="list-style-type: none"> • Email to planning@yarriambiack.vic.gov.au • Online portal: https://yarriambiack.greenlightopm.com/ <p>The forms, templates and relevant fees can be found at: https://www.yarriambiack.vic.gov.au/Plan-and-Build/Planning/Planning-Forms</p>	

Other permits/ regulations you will need to consider:

- Building Permit – obtained either from Yarriambiack Shire Council’s Municipal Building Surveyor or a Private Building Surveyor of your choice.
- Legal point of discharge – to find the point to which the development should be drained, obtained from Council’s Technical Services Department.
- Vehicle Crossing Permit – to construct a new vehicle access point/driveway to the road, obtained from Council’s Technical Services Department.

Disclaimer: Please note this checklist is for standard information required for lodgement. Additional information may be required by Council when assessing your application.

APPENDIX: CLAUSE 35.07-6 ASSESSMENT

35.07-6 DECISION GUIDELINES (Dwellings in a Farming Zone)	
Accommodation Issues	Comment
Whether the dwelling will result in the loss or fragmentation of productive agricultural land.	
Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.	
Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.	
The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.	
<p>The potential for accommodation to be adversely affected by noise and shadow flicker impacts if it is located within one kilometre from the nearest title boundary of land subject to:</p> <ul style="list-style-type: none"> • A permit for a wind energy facility; or • An application for a permit for a wind energy facility; or • An incorporated document approving a wind energy facility; or • A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the <i>Environment Effects Act 1978</i>. 	
The potential for accommodation to be adversely affected by vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the <i>Mineral Resources (Sustainable Development) Act 1990</i> .	