



GOLDEN PLAINS SHIRE

# **ATTACHMENTS**

**Under Separate Cover  
Ordinary Council Meeting**

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**6.00pm Tuesday 28 April 2020**



## Table of Contents

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7.4	P19-264 - 137 Teesdale-Inverleigh Road, Inverleigh (the development and use of the land for two agricultural sheds)	
	Attachment 2	Objection ..... 4
	Attachment 3	Full Officers Report..... 12
	Attachment 4	Planning Application ..... 19



**CMA Reference No:** CCMA-F-2019-00851  
**Document No:** 01  
**Council No:** P19-264  
**File No.:** STP/02-0003  
**Date:** 18 October 2019

Ms Sarah Fisher  
 Planning Team Leader  
 Golden Plains Shire  
 Po Box 111,  
 Bannockburn Vic 3331

[planning@gplains.vic.gov.au](mailto:planning@gplains.vic.gov.au)

Dear Sarah

**CMA Reference Number:** CCMA-F-2019-00851  
**Section:** S 55 - Land Use and Development (Formal)  
**Location Street:** 137 Teesdale-Inverleigh Road Inverleigh Vic 3321  
**Cadastral:** Lot 5 LP207506, Parish of Carrah

I refer to your referral dated 09 October 2019, received at the Corangamite Catchment Management Authority on 09 October 2019 in accordance with the provisions of *Section 55 of the Planning and Environment Act 1987*.

Below is the Authority's understanding of the application:

**The applicant(s),** Mr Steven Booley  
**Propose the following;**  
**Proposed Development Type:** Outbuilding(s) Only  
**Proposed Development Description:** Construction of machinery shed & hay shed

on the abovementioned proposed development location

The Authority's assessment indicates that the property is covered by the following Zones and Overlays in the Golden Plains Planning Scheme;

**Zone(s):** Farming Zone  
**Overlay(s):** Land Subject To Inundation Overlay - Schedule 1, Environmental Significance Overlay - Schedule 2, Floodway Overlay, Salinity Management Overlay, Floodway Overlay - Schedule 1

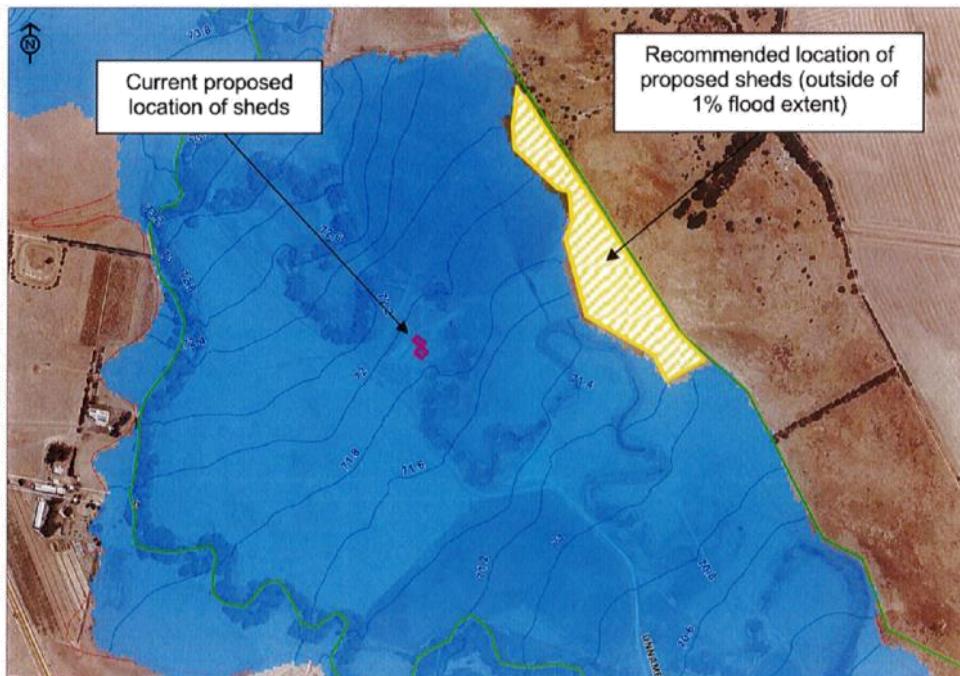


**Summary and Conditions**

The application is for the construction of two large hay sheds on the property at 137 Teesdale-Inverleigh Road Inverleigh. The property is located on the Leigh River floodplain and the location of the proposed shed are in the middle of the floodplain, in an area subject to significant flooding in the 1% AEP event. Flood depths are in excess of 840mm at the proposed location of the sheds which is considered very hazardous and also presents a high likelihood of damage to the shed and their contents. The current proposal is inconsistent with the recommendations set out in the Guidelines for Development in Flood Affected Areas for sheds and outbuildings in excess of 40m<sup>2</sup> in size.

It is recommended that the sheds be sited on higher ground outside of the 1% AEP flood extent to the east of the current location (see Figure 1 below for recommended location. Other location outside the 1% AEP flood extent may also be suitable). For any other proposed locations within the 1% AEP flood extent the following conditions would apply:

- The sheds must be located in an area where 1% AEP flood depths are less than 500mm
- The floor level of the sheds must be raised to a minimum of 300mm above the 1% AEP flood level.



**Figure 1.** Subject property (green outline) showing 1% AEP flood extent (blue shaded area) and proposed shed location.



In light of the above information and pursuant to *Section 56 of the Planning and Environment Act 1987*, the Authority is **unable to support** the granting of a permit as it does not meet the following clauses of the Golden Plains Planning Scheme:

1. The proposed development does not meet the objective of the **State Planning Policy Framework Clause 13.03-1S - Floodplain Management** - to assist the protection of:
  - Life, property and community infrastructure from flood hazard;
  - The natural flood carrying capacity of rivers, streams and floodways;
  - The flood storage function of floodplains and waterways;
  - Floodplain areas of environmental significance or of importance to river health;
2. The proposed development is not consistent with the purpose **Land Subject to Inundation Overlay, Clause 44.04**, which includes:
  - To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
3. The proposed development is not consistent with the decision guidelines in the **Victorian Planning Provision Practice Note Applying for a Planning Permit Under the Flood Provisions – A guide for Councils, referral authorities and applicants**, in that:
  - It is likely to result in danger to the life, health and safety of the occupants due to flooding of the site
  - It relies on low-level access to and from the site
  - It is likely to increase the burden on emergency services and the risk to emergency personnel
  - It is likely to increase the amount of flood damages to public or private assets
  - It is likely to raise levels or flow velocities to the detriment of other properties.
  - It is likely to obstruct flood flows or reduce natural flood storage.
  - It is likely to increase the number of buildings located in a floodway area.

In accordance with Section 66 of the *Planning and Environment Act 1987*, please provide an electronic copy of the outcome of this proposal to the Authority for our records.

Should you have any queries, please do not hesitate to contact our office on (03) 5232 9100 or [floodinfo@ccma.vic.gov.au](mailto:floodinfo@ccma.vic.gov.au). To assist the CMA in handling any enquiries please quote **CCMA-F-2019-00851** in your correspondence with us.

Yours sincerely,

A handwritten signature in black ink, appearing to read "G. Taylor", is written over a faint, larger version of the same signature.

Dr Geoff Taylor  
**Floodplain Statutory Manager**

Cc: [steven.boole@bigpond.com](mailto:steven.boole@bigpond.com)



### Decision Guidelines and Background

The following describes how Corangamite CMA assesses proposed developments in areas considered flood-prone. This assessment is based on the current best available information to the Authority and has been made considering the State Planning Policy Framework which contains strategic issues of State importance which must be considered when decisions are made.

Clause 65 of the planning scheme general provisions extends the consideration of flood issues to all planning permit applications regardless of whether the site is affected by a flood zone or overlay. Clause 65 requires that for the approval of an application or plan, the council must consider, among other things, the degree of flood risk associated with the location of the land and the use, development or management of the land so as to minimise flood risk.

In addition to clause 65, the flood zone and overlays contain their own decision guidelines that the council must consider when assessing an application. The Floodway Overlay (FO – clause 44.03), Land Subject to Inundation Overlay (LSIO – clause 44.04), and Special Building Overlay (SBO – clause 44.05) contain more detailed decision guidelines.

Guidance on making an application for a planning permit where flooding is a consideration and an explanation of how such an application will be assessed (in effect an explanation of how the decision guidelines are applied) is provided in the Victorian Planning Provision (VPP) Practice Note "Applying for a Planning Permit under the Flood Provisions". A second practice note ("Applying the Flood Provisions in Planning Schemes" provides guidance about applying the flood provisions in planning schemes.

A copy of the Practice Notes can be downloaded from the former Department of Transport, Planning and Local Infrastructure website ([www.dtpli.vic.gov.au](http://www.dtpli.vic.gov.au)) by following the links to Planning > Planning publications > Practice and Advisory Notes > Planning Practice Notes (or by clicking the links below).

- [Planning Practice Note 11: Applying for a Planning Permit under the Flood Provisions, August 2015](#)
- [Planning Practice Note 12: Applying the Flood Provisions in Planning Schemes, June 2015](#)
- [Planning Practice Note 53: Managing coastal hazards and the coastal impacts of climate change, August 2015](#)

In assessing the suitability of any new development, Corangamite CMA considers the following:

- The safety of future occupants
- Avoiding any adverse flood related impacts on other properties
- The protection of waterways and other environmental assets
- Minimising potential property damage
- Ensuring there is no increased burden on community and emergency services.

To get our consent for a planning permit, your development must pass these five core requirements that we use to assess applications:

Works or structures:

1. Must not affect floodwater flow capacity
2. Must not reduce floodwater storage capacity
3. Must meet minimum floor level height (above flood level) relevant to development location (freeboard)
4. Must not occur where the depth and flow of floodwaters would create a hazard
5. Must not occur in circumstances where the depth and flow of floodwater affecting access to the property is hazardous.



**Property and Flood Information**

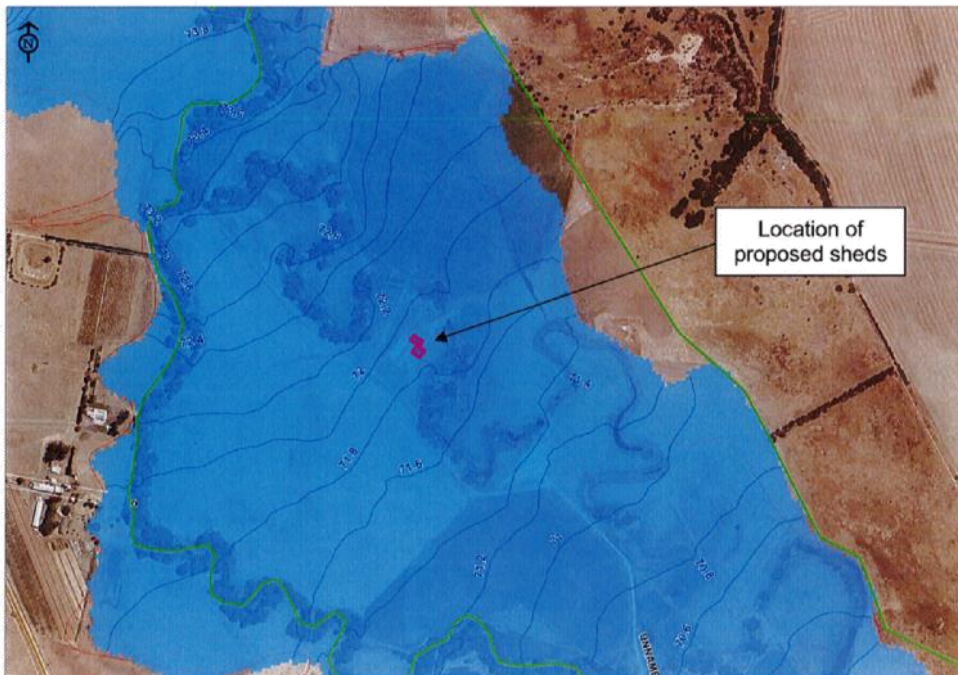
**Property Flood Information and impact during 1% flood (under current climatic conditions)**

Flood levels for the 1% Annual Exceedance Probability (AEP<sup>3</sup>) flood event (under current climatic conditions) have been modelled for this area. The estimated 1% flood level for the proposed shed locations is **71.9 metres AHD** which was obtained from the DELWP Regional Floodplain Mapping Project (Barwon R)(2016) Flood depths in this area range from 0.84 to 1.00 metres (see Figure 3).

The Authority holds no information in relation to the arrangement and capacity of stormwater drainage, infrastructure in the area and no information on the potential for flooding from local runoff or surcharge of drainage systems. To determine whether the property is affected by flooding from the local drainage system, please consult your local Council.

**1% AEP<sup>3</sup> Flood Event**

*The 1% AEP flood event means that a flood of that magnitude (or greater) has a 1% chance of occurring in any given year. It is also known as the 100 year Average Recurrence Interval (ARI<sup>2</sup>) flood; however a flood of this size or greater may occur more frequently than this, and can happen more than once in any year. The Victorian Government has determined that the 1% AEP flood is the appropriate standard to regulate and protect new developments through the planning and building systems. The impacts of floods rarer than the 1% AEP flood (i.e. less than 1% AEP) are not regulated through the planning and building systems.*



**Figure 2.** Subject property (green outline) showing 1% AEP flood extent (blue shaded area) and flood contours/levels in metres AHD (blue lines and numbers).



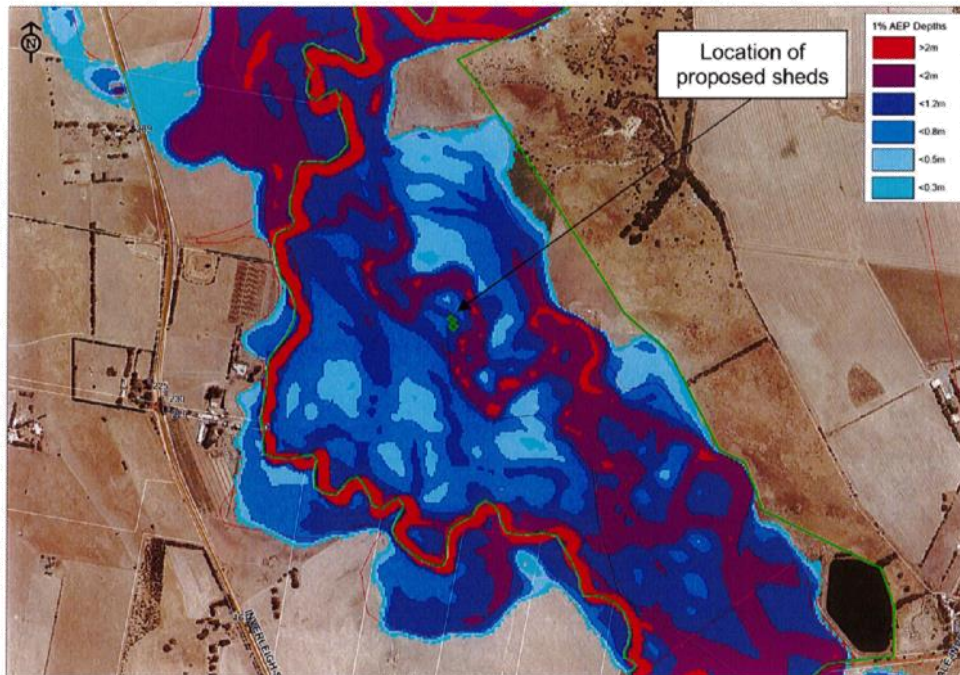


Figure 3. Subject property (green outline) showing 1% AEP flood depths across the property.

**Flood Hazard**

According to Attorney-General’s Departments Australian Emergency Management handbook Series (EMA Handbook 7), in recent years, a high proportion of flood related deaths in Australia have occurred on flooded roads. Fatalities also result from people being swept away while crossing rivers, stormwater channels, overland flow paths or other flooded areas. In assessing access routes between a site and safe ground it has been shown that people trying to evacuate from flooded land will do so by vehicle in most circumstances, and therefore development decisions should assume this to be the default method. For those who do decide to seek a pedestrian route, walking through flood water is also not considered to be an acceptable means of evacuation. For some, walking is likely to be physically difficult or even impossible and can be the cause of significant mental or physical exhaustion.

Analysis of flood hazard is used to determine if it is safe for people and vehicles leaving a property during a flood event. Inappropriate development is likely to increase the burden on emergency services and personnel if an emergency evacuation is required due to illness, injury, inadequate preparation or loss of essential services. It should be noted that the relative evacuation time does not decrease the flood hazard.

Developments should not occur where the depth and flow of floodwater on a property and affecting the access to the property is hazardous.

Minimum floor levels provide protection for a property and its contents, but separate provisions are needed to protect people moving about or attempting to enter or leave a property so that they are not at risk from deep or fast-flowing water.

Safety is assessed against Australian Rainfall and Runoff Revision Project 10 Safety Criteria.

Safety is defined in terms of the depth and velocity of water over the area in question during a 1% AEP flood event as follows:

1. Depth must be no greater than or equal to 0.3 metres; and
2. Velocity must be no greater than or equal to 3.0 m/s; and
3. The product of depth multiplied by velocity must be no greater than or equal to 0.3 m<sup>2</sup> per second.



These safety criteria have been used for assessing land use and development on this site, however during flood events the state emergency service do not recommend entering flood waters of any depth or velocity. For further information please see <http://www.ses.vic.gov.au/>

**Hazard Assessment for this property**

In the event of a 1% AEP flood under current climatic conditions it is likely that 90% of the property would be subject to inundation from the Leigh River (Figure 1).

<b>Flood depth over the property</b>	Ranges between 0 and 5.96 metres
<b>Flood depth over the proposed shed envelopes</b>	Ranges between 0.84 and 1.00 metres
<b>Flood depth affecting access to the property</b>	Up to 1.83 metres
<b>Velocity at the proposed shed envelopes</b> (flow rate velocity for the purposes of the Building Code of Australia -Building in Flood Hazard Area)	1.3 metres per second

**Floor Levels and Freeboard**

*Freeboard is the height above a defined flood level and is typically used to provide a factor of safety in the setting of floor levels. The minimum freeboard requirements compensate for effects such as wave action and water movement resulting from variations in topography. Freeboard also provides additional protection from flooding which is marginally above the defined flood level. The Corangamite CMA has adopted the 1% AEP flood level with a minimum 300 mm freeboard requirement.*

*A greater freeboard may be required on occasions, for instance where buildings contain valuable equipment or potentially hazardous substances.*

*Freeboard requirements for areas impacted by Climate Change and sea level rise will be established in line with normal floodplain management best practice and consistent with direction on appropriate flood levels in such areas.*



The information contained in this correspondence is subject to the disclaimers and definitions attached.

### Definitions and Disclaimers

1. The area referred to in this letter as the 'proposed development location' is the land parcel(s) that, according to the Authority's assessment, most closely represent(s) the location identified by the applicant. The identification of the 'proposed development location' on the Authority's GIS has been done in good faith and in accordance with the information given to the Authority by the applicant(s) and/or Council.
2. While every endeavour has been made by the Authority to identify the proposed development location on its GIS using VicMap Parcel and Address data, the Authority accepts no responsibility for or makes no warranty with regard to the accuracy or naming of this proposed development location according to its official land title description.
3. **AEP** as Annual Exceedance Probability – is the likelihood of occurrence of a flood of given size or larger occurring in any one year. AEP is expressed as a percentage (%) risk and may be expressed as the reciprocal of ARI (Average Recurrence Interval).

Please note that the 1% probability flood is not the probable maximum flood (PMF). There is always a possibility that a flood larger in height and extent than the 1% probability flood may occur in the future.

4. **AHD** as Australian Height Datum - is the adopted national height datum that generally relates to height above mean sea level. Elevation is in metres.
5. **ARI** as Average Recurrence Interval - is the likelihood of occurrence, expressed in terms of the long-term average number of years, between flood events as large as or larger than the design flood event. For example, floods with a discharge as large as or larger than the 100 year ARI flood will occur on average once every 100 years.
6. **LIDAR (Light Detection And Ranging)** is an optical remote sensing technology which measures the height of the ground surface using pulses from a laser. LIDAR can be used to create a topographical map of the land and highly detailed and accurate models of the land surface.
7. No warranty is made as to the accuracy or liability of any studies, estimates, calculations, opinions, conclusions, recommendations (which may change without notice) or other information contained in this letter and, to the maximum extent permitted by law, the Authority disclaims all liability and responsibility for any direct or indirect loss or damage which may be suffered by any recipient or other person through relying on anything contained in or omitted from this letter.
8. This letter has been prepared for the sole use by the party to whom it is addressed and no responsibility is accepted by the Authority with regard to any third party use of the whole or of any part of its contents. Neither the whole nor any part of this letter or any reference thereto may be included in any document, circular or statement without the Authority's written approval of the form and context in which it would appear.
9. The flood information provided represents the best estimates based on currently available information. This information is subject to change as new information becomes available and as further studies are carried out.

### References

1. Guidelines for Development in Flood-prone areas. Melbourne Water 2007.  
[http://www.melbournewater.com.au/content/planning\\_and\\_building/information\\_for\\_developers/guidelines\\_for\\_developers.asp?bhcp=1](http://www.melbournewater.com.au/content/planning_and_building/information_for_developers/guidelines_for_developers.asp?bhcp=1)
2. Australian Rainfall and Runoff Revision Project 10 – Appropriate Safety Criteria for People April 2010.  
[http://www.arr.org.au/wp-content/uploads/2013/Projects/ARR\\_Project\\_10\\_Stage1\\_report\\_Final.pdf](http://www.arr.org.au/wp-content/uploads/2013/Projects/ARR_Project_10_Stage1_report_Final.pdf)
3. Australian Rainfall and Runoff Revision Project 10 – Appropriate Safety Criteria for Vehicles February 2011.  
[http://www.arr.org.au/wp-content/uploads/2013/Projects/ARR\\_Project\\_10\\_Stage2\\_Report\\_Final.pdf](http://www.arr.org.au/wp-content/uploads/2013/Projects/ARR_Project_10_Stage2_Report_Final.pdf)

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Agenda

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**PLANNING APPLICATION P19-264 FOR THE DEVELOPMENT OF LAND FOR TWO AGRICULTURAL SHEDS**

**File Number:** P19-264

**Author:** Sandra Tomic, Town Planner

**Authoriser:** Phil Josipovic  
Director Infrastructure and Development

**Applicant:** Steven Booley

**Owner:** Steven Booley

**Proposal:** The Development of land for two agricultural shed

**Location:** 137 Teesdale – Inverleigh road, Inverleigh

**Attachments:**

1. Draft Conditions
2. Objections
3. Full Officer Report
4. Planning Application

**RECOMMENDATION**

That Council resolves to issue a Notice of Decision to Grant a Planning Permit for the development of the land for two agricultural sheds at 137 Teesdale- Inverleigh Road, Inverleigh subject to the conditions attached to this report.

**EXECUTIVE SUMMARY**

This report relates to a planning permit application for the development of land for two agricultural sheds at 137 Teesdale – Inverleigh Road, Inverleigh. This report provides a background to the application and a summary of the relevant planning considerations.

**PURPOSE**

The application has been referred to the Council Meeting for determination because there is an objection to the application. Conflict of Interest accordance with Section 80B of the *Local Government Act 1989*, the Officers preparing this report declare no conflict of interest in regard to this matter.

**COUNCIL PLAN**

Managing natural and built environments.

Agenda

**BACKGROUND INFORMATION**

**Site description**

The subject site is located on the North West side of Teesdale – Inverleigh Road. The site currently contains a dwelling and a number of outbuildings. The site is access from Teesdale- Inverleigh Road, there is one access point. Teesdale- Inverleigh Road is a sealed road and provided connection to the township of Teesdale and Inverleigh.

The subject site is zoned Farming (FZ), as are the adjoining properties.

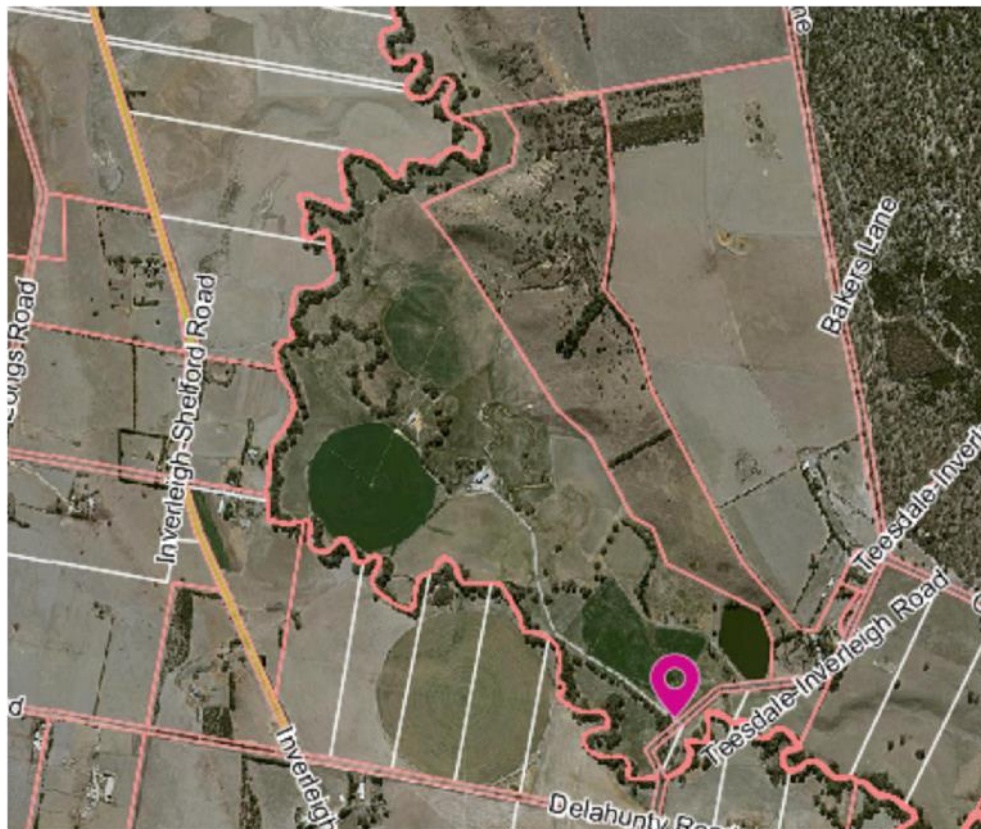
The site is also covered by the following overlays; Environmental Significant Schedule 2 (ESO2), Land subject to inundation (LSIO), Floodway (FO), Land subject to inundation (LSIO) and the Salinity Management (SMO).

A Permit is triggered under the ESO and FO for building and works. The proposed works are outside the land that is covered by the LSIO and SMO.

The site has a total area of 131.22 hectares.

The land is not affected by any restrictive covenants.

**Site map**



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## Agenda

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### The proposal

The proposal is for two hay sheds, with the following features:-

- 24 metres x 40 metres
- 32 metres x 24 metres
- 8.0 metres x 32 metres, open area roofed with access doors
- 6.0 metres wall height
- Maximum height 7.1 metres

External materials will be zincalume cladding.

The site is a working farm and currently contains an existing shed. The proposed two sheds have been located within close proximity to the existing infrastructure, utilising the existing internal accessways.



### CONSULTATION

The application was not advertised under Section 52 of the Planning and Environment Act 1987 as it is considered that the grant of a permit will not cause material detriment to any person due to the adequate setbacks proposed to adjoining and/or surrounding land owners and/or occupiers.

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 Agenda
 

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**ASSESSMENT****Processing of the application**

The application was submitted to Council on 20 August 2019 and a preliminary assessment was undertaken. The application was referred to the CCMA. There were no internal referrals required. The CCMA response was that they were unable to support the granting of a permit.

**Golden Plains Planning Scheme**

## Clause 21.05-1 – Agriculture

Agricultural industries continue to be the major economic sector particular extensive grazing and cropping. The objectives are:-

- To ensure agricultural land is protected and used as an economically valuable resource.
- To support the development of intensive animal industries.
- To maintain farm size to allow for viable agriculture.
- To maintain farm size to allow for viable agriculture
- To facilitate more intensive use and diversified use of rural land for higher value products, including timber plantation and agroforestry.

## Clause 22.11 Floodplain Management

This policy applies to all land affected by the Floodway Overlay (FO) or Land Subject to Inundation Overlay (LSIO). The objectives are:-

- To minimise floor risk and promote sustainable use and development of the floodplain
- To ensure land use and development on the floodplain is compatible with flood risk.
- To ensure that where permitted, development in the floodplain:
  - Maintains the free passage and temporary storage of floodwaters
  - Minimise flood damage
  - Will not cause any significant rise in floor level or flow velocity
  - Will not cause any impact on adjacent property
- To discourage the intensification of land use and development in floodplains
- To recognise the natural flood carrying capacity of rivers streams and wetlands and the flood storage function of floodplains.
- To protect the surface and ground water quality, and preserve important wetlands and areas of environmental significance
- To minimise risk associated with overland flow of storm water.

## Clause 44.03 - Floodway

The purpose to identify waterways, major flood paths, drainage depressions and high hazard areas which have the greatest risk and frequency of being affected by flooding and to ensure that any development maintains the free passage and temporary storage of flood water, minimises flood damage and is compatible with flood hazard, local drainage conditions and the minimisation of soil erosion, sedimentation and silting.

The application was referred to the CCMA, who confirmed no objection with conditions. The conditions will be included in the approval.

## Decision Guidelines – Clause 65.01

Pursuant to Clause 65.01 the following has been undertaken during assessment Clause 21.05-1 – Agriculture

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Agenda

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**Zone and overlay provisions**

## Clause 35.07 Farming Zone (FZ)

The site and area along this section of Teesdale-Inverleigh Road is located in the Farming Zone (FZ).

The purpose of the FZ is:-

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for the use of land for agriculture.
- To encourage the retention of productive agricultural land.
- To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.
- To encourage the retention of employment and population to support rural communities.
- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.
- To provide for the use and development of land for the specific purposes identified in a schedule to this zone.

No Planning permit is triggered under the Zone.

## Clause 42.01 Environmental Significance Overlay – Schedule 2

The purpose of the ESO is:-

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas where the development of land may be affected by environmental constraints.
- To ensure that development is compatible with identified environmental values.

Environmental Significance Overlay (ESO2) – Water Protection

Water quality is important for urban and rural communities alike and consideration of downstream effects is essential. The Corangamite Catchment Management Board has identified high propriety issues in the catchment as water erosion, eutrophication and the quality of groundwater.

Clause 42.01-2 – A planning permit to construct a building or construct or carry out works.

## Clause 44.03 Floodway Overlay

The purpose of the FO is:-

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify waterways, major floodpaths, drainage depressions and high hazard areas which have the greatest risk and frequency of being affected by flooding.
- To ensure that any development maintains the free passage and temporary storage of floodwater, minimises flood damage and is compatible with flood hazard, local drainage conditions and the minimisation of soil erosion, sedimentation and silting.
- To reflect any declarations under Division 4 of Part 10 of the Water Act, 1989 if a declaration has been made.
- To protect water quality and waterways as natural resources in accordance with the provisions of relevant State Environment Protection Policies, and particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).
- To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.

## Clause 44.03 - Floodway

The purpose to identify waterways, major flood paths, drainage depressions and high hazard areas which have the greatest risk and frequency of being affected by flooding and to ensure that any development maintains the free passage and temporary storage of flood water, minimises flood



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## Agenda

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damage and is compatible with flood hazard, local drainage conditions and the minimisation of soil erosion, sedimentation and silting.

### **General provisions**

In addition, before deciding on an application to subdivide land, the decision guidelines contained in Clause 65.01 must be considered, as appropriate:

- The purpose of the zone, overlay or other provision.
- Any matter required to be considered in the zone, overlay or other provision.
- The orderly planning of the area.
- The effect on the amenity of the area:
- The purpose of the zone, overlay or other provision.
- Any matter required to be considered in the zone, overlay or other provision.
- The orderly planning of the area.
- The effect on the amenity of the area
- Any matter required to be considered in the zone, overlay or other provision.
- The orderly planning of the area.
- The effect on the amenity of the area

## **DISCUSSION**

### **Planning scheme**

The proposed sheds are considered to satisfy the relevant provisions of the planning scheme including state and local planning policies, the farming zone and Clause 65 of the planning provisions. The proposal will allow for the site to continue its agricultural use(s). The sheds will be used for storage of hay and farming machinery.

There are two types of referral authority: a determining referral authority and a recommending referral authority. Clause 66 of the Golden Plains Planning Scheme identifies the type of referral authority for each kind of application that must be referred. The application is required to be referred to the Corangamite Catchment Management Authority (CCMA) who are a recommending authority.

Both types of referral authority can object to the granting of a permit, decide not to object or specify conditions to be included on a permit. However, the effect of that advice on the final outcome of an application is different for each type of referral authority.

If a determining referral authority objects, the responsible authority must refuse to grant a permit, and if a determining referral authority specifies conditions, those conditions must be included in any permit granted.

In contrast, a responsible authority must consider the recommending referral authority's advice but is not obliged to refuse the application or to include any recommended conditions.

A recommending referral authority can seek a review at the Victorian Civil and Administrative Tribunal if it objects to the granting of a permit or it recommends conditions that are not included in the permit by the responsible authority.

The CCMA provided comments and confirmed that the authority is unable to support the granting of permit.

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## Agenda

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### **Objector's concerns (CCMA)**

The main concerns raised by the CCMA not being able to support the application was the application not meeting the following clauses of the Golden Plains Planning Scheme:-

- Clause 13.03-5 Floodplain Management
- Clause 44.04 Land subject to inundation
- The Victorian Planning Provisions Practice Note applying for a planning permit under the flood provisions – a guide for councils, referrals authorities and applicants.

It is acknowledged that the policies relating to flood management is to assist the protection of Life, property and community infrastructure from flood hazard. The site consist of an area of 131ha and is currently a working farm. The proposed location of the sheds is a strategic choice to enable to farming to continue by utilising existing infrastructure and internal roads (access ways).

Almost the entire property is situated within the floodplain of the Leigh River. There is an existing shed within the some area that was approved in 2002.

The owner of the property is well aware the potential of flooding, in conversation he stated that the arear where the existing and proposed shed have not flooded in previous flood events. The applicant (owner) intends to place hay and wheel based machinery in the shed and is aware of the flooding issue. The sheds will not be inhabited and is not considered a risk to humans. It is not a form of accommodation or other sensitive land use that will require continual entry and egress to the site. It is also noted that there are other farm sheds in the immediate vicinity.

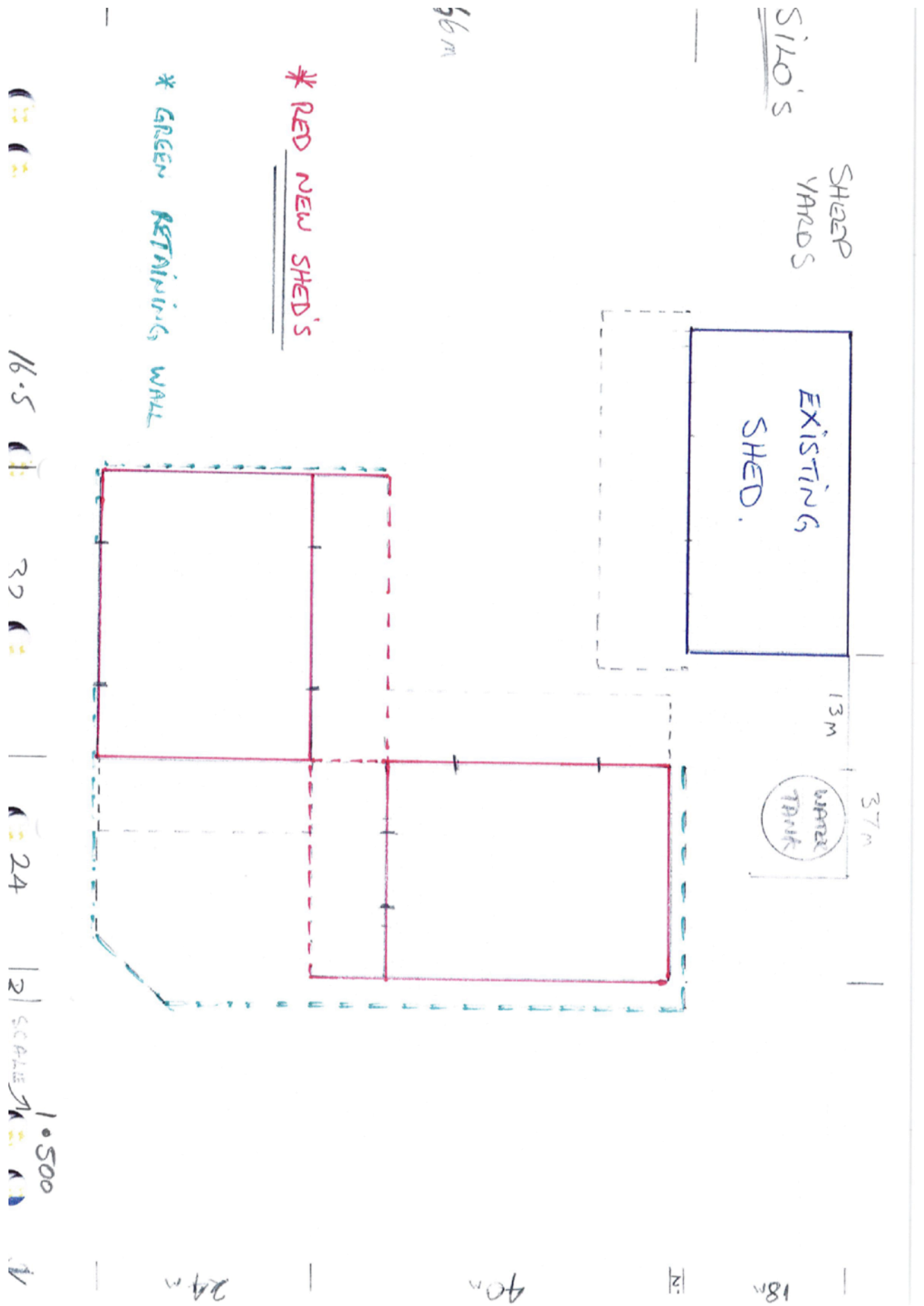
It makes sense to locate all of this infrastructure in one spot.

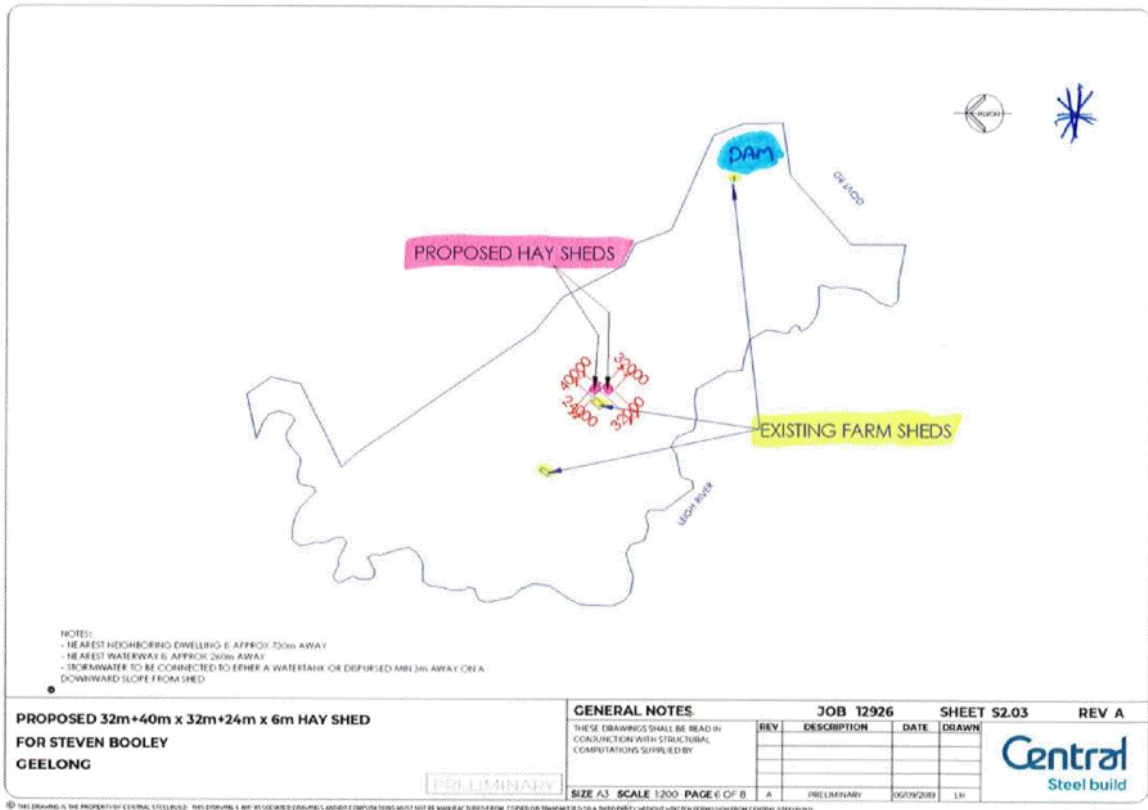
### **CULTURAL HERITAGE IMPLICATIONS**

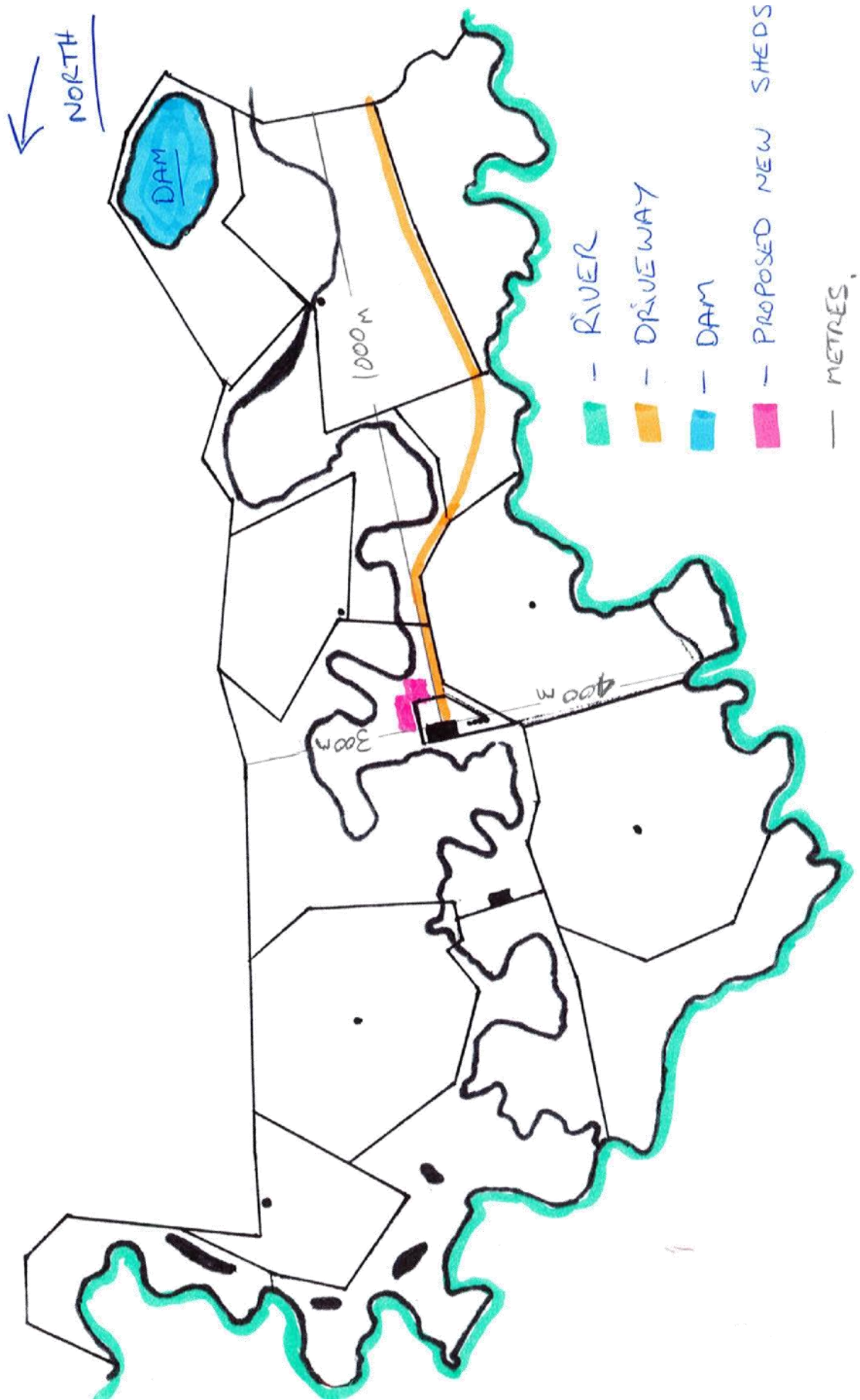
This proposal does not require the preparation of a Cultural Heritage Management Plan under the Aboriginal Heritage Regulations 2007.

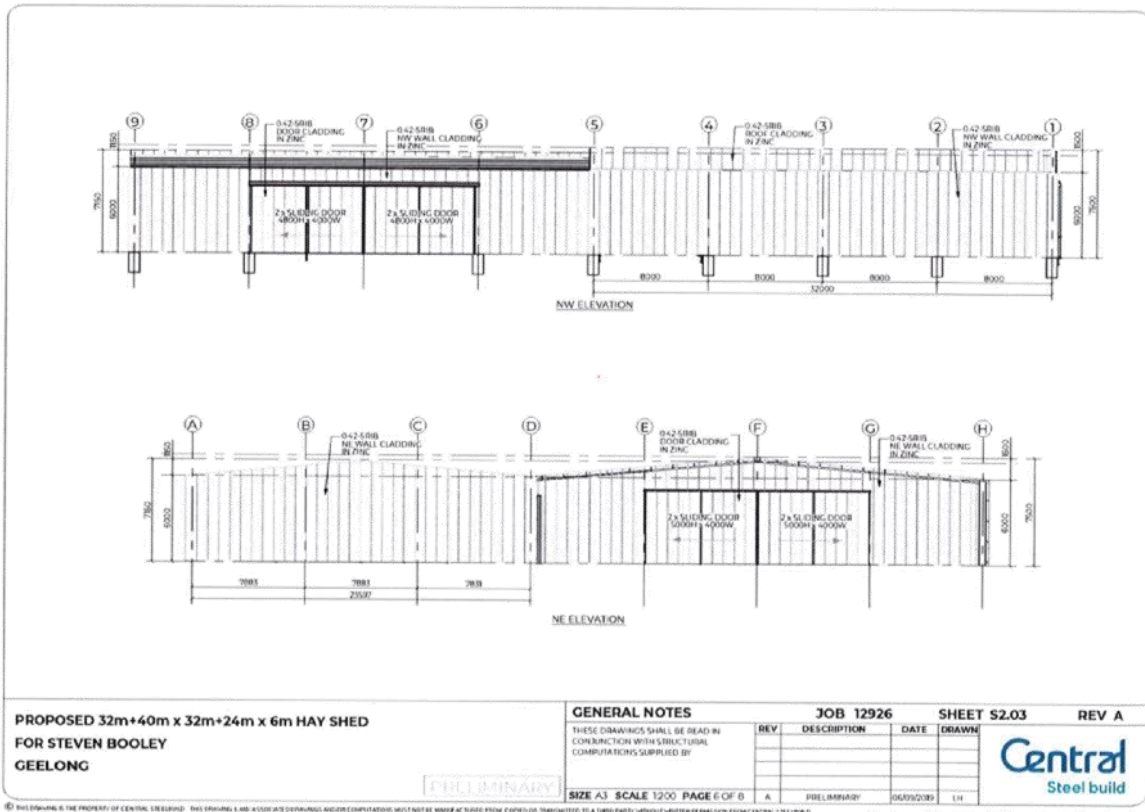
### **CONCLUSION**

The application satisfies the provisions of the Planning Scheme, including Local planning policies, the provisions of the Farming Zone, and the decision guidelines of the Planning Scheme (Clause 65).

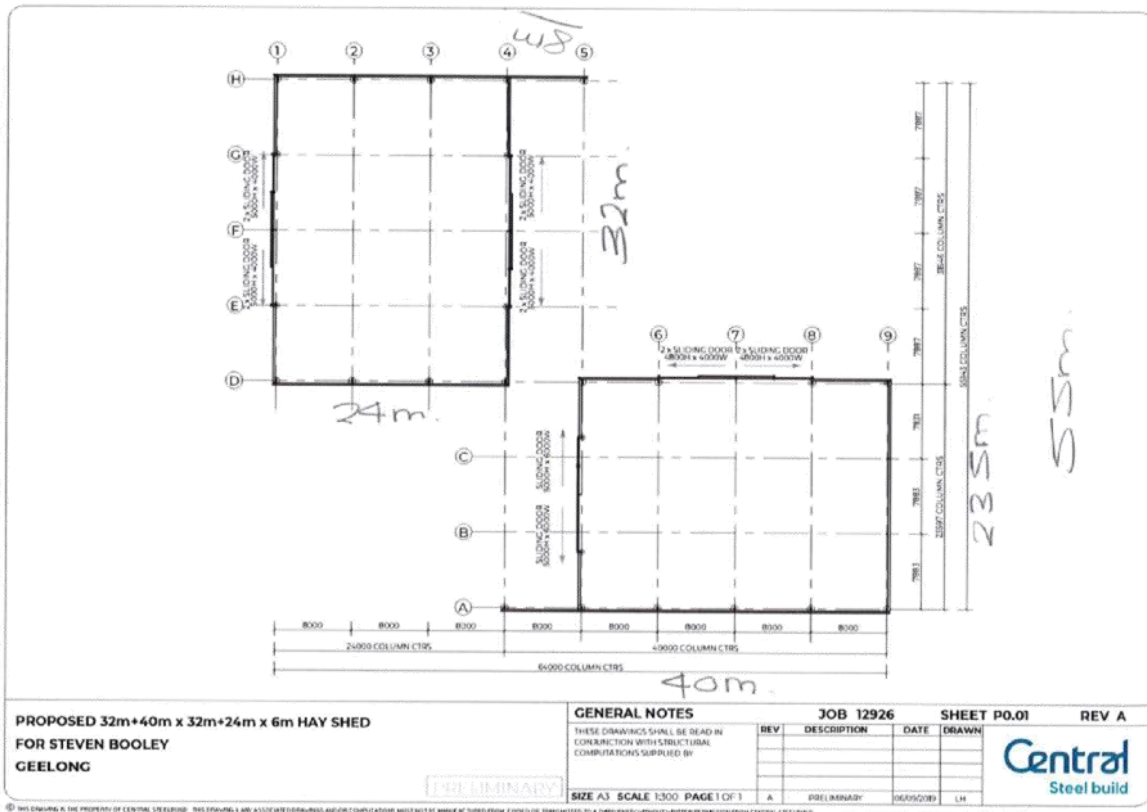


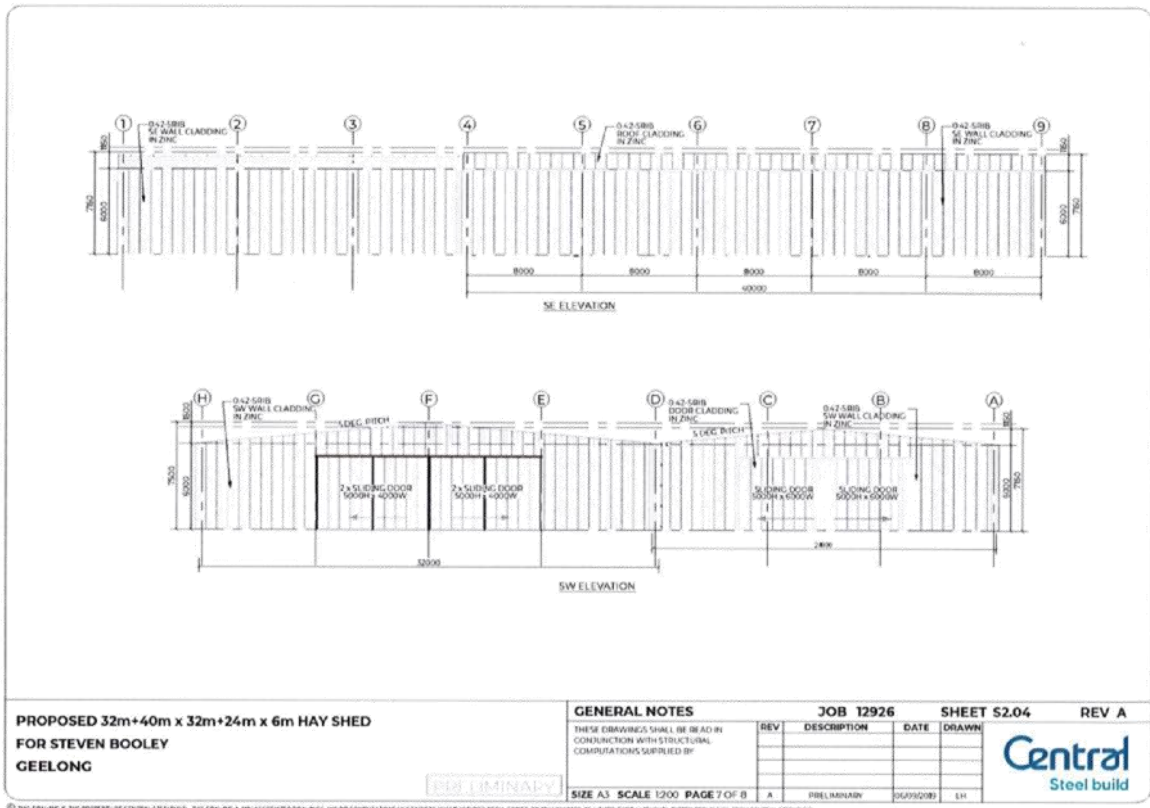






Zincalume.





**PROPOSED 32m+40m x 32m+24m x 6m HAY SHED  
FOR STEVEN BOOLEY  
GEELONG**

**GENERAL NOTES**

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH STRUCTURAL COMPUTATIONS SUPPLIED BY

**JOB 12926**

**SHEET S2.04**

**REV A**

REV	DESCRIPTION	DATE	DRAWN
A	PRELIMINARY	06/03/2019	LSH



SIZE A3 SCALE 1:200 PAGE 7 OF 8

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