

ATTACHMENTS

**Under Separate Cover
Ordinary Council Meeting**

6.00pm Tuesday 26 November 2019

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7.5	P19-055 Place of assembly, group accommodation and a liquor license at 199 Teesdale-Inverleigh Road, Inverleigh	
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SUBMISSION / OBJECTION TO GRANTING A PLANNING PERMIT

Planning and Environment Act 1987



GOLDEN PLAINS SHIRE

Golden Plains Shire Council

Bannockburn -

2 Pope Street, Bannockburn

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Before completing this form, it is recommended you inspect the planning permit application online or at a Customer Service Centre.

Centre Captured

File No:

ECM Ref:

Initials:

Date: 25/6/19

YOUR DETAILS:

Name: (block letters)

Information Redacted

Postal Address:

Information Redacted

Contact No:

Information Redacted

Email:

Information Redacted

DETAILS OF THE PERMIT APPLICATION YOU ARE RESPONDING TO:

Application Number:

PS 702 392 R

Address of Subject Land: 199 WARRLOUGH - TUESDALE RD WARRLOUGH 3321

Description of Proposal: FUNCTION CENTRE

Name of Applicant:

BRONTE PAYNE

DETAILS OF SUBMISSION / OBJECTION:

(State reasons for objection and how you would be affected by the granting of a planning permit)

THE AREA IS ZONED FARMING AND FOR THE RIGHT REASON NOT FUNCTION CENTRE. ROAD & ENTRANCES TO THE PROPOSED SITE ARE NOT UP TO A STANDARD OF HANDLING A LOT OF TRAFFIC IN A SHORT TIME.

HOW MUCH IS THE FUNCTION CENTRE COMING TO EXPAND IN THE NEXT X AMOUNT OF YEARS AND WILL THEIR FUNCTIONS IMPROVE ON THE LOCAL FARMING COMMUNITY. AGRICULTURAL SPRAYING IS PERFORMED IN CLOSE PROXIMITY OF THE FUNCTION CENTRE WHICH WOULD BE AN ISSUE ON PARTICULAR DAYS.

Continued - see over

obj ①

DETAILS OF SUBMISSION / OBJECTION: Continued	
DIESEL IRRIGATION PUMPS RUN 24 HOURS AND A DAY COULD BE A DISTURBANCE FOR GUESTS, TRACTOR MOWING, BALING AND HARVESTING AT NIGHT. VERMIN CONTROL (SPOTLIGHTING) SHOOTING WOULD BE A PROBLEM FOR SOME GUESTS (AND OWNER) FIRE EVACUATION COULD BE A PROBLEM FOR THAT AMOUNT OF PEOPLE	
Are there any changes that could be made to the proposal to address your concerns? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, what changes would you suggest that would meet your concerns: BUILD IT IT IN THE TOWNSHIP WHERE PEOPLE CAN BE CONTROLLED	

Information Redacted	
Signed: _____	Date: 25/5/19

IMPORTANT NOTES ABOUT SUBMISSIONS / OBJECTIONS TO PERMIT APPLICATIONS

1. This form is to help you make an objection to an application in a way which complies with the *Planning and Environment Act 1987*, and which can be readily understood by the responsible authority. There is no requirement under the Act that you use any particular form.
2. Make sure you clearly understand what is proposed before you make an objection. You should inspect the application at the responsible authority's office.
3. To make an objection you should clearly complete the details on this form and lodge it with the responsible authority as shown on the Public Notice - Application for Planning Permit.
4. An objection must state the reasons for your objection; and state how you would be affected if a permit is granted.
5. The responsible authority may reject an application which it considers has been made primarily to secure or maintain a direct or indirect commercial advantage for the objector. In this case, the Act applies as if the objection had not been made.
6. Please be aware that copies of objections/submissions received may be made available to any person for the purpose of consideration as part of the planning process in accordance with the *Planning & Environment Act 1987*.
7. To ensure the responsible authority considers your objection, make sure that the authority receives it by the date shown in the notice you were sent or which you saw in a newspaper or on the website.
8. If you object before the responsible authority makes a decision, the authority will tell you its decision.
9. If despite your objection the responsible authority decides to grant the permit, you can appeal against the decision. Details of the appeal procedures are set out on the back of the Notice of Decision which you will receive. An appeal must be made on a prescribed form (obtainable from the Victorian Civil and Administrative Tribunal) and accompanied by the prescribed fee. A copy must be given to the responsible authority. The closing date for appeals is 21 days of the responsible authority giving notice of its decision.
10. If the responsible authority refuses the application, the applicant can also appeal. The provisions are set out on the Refusal of Planning Application which will be issued at that time.

Golden Plains Shire Privacy Statement

The Golden Plains Shire considers that the responsible handling of personal information is a key aspect of democratic governance, and is strongly committed to protecting an individual's right to privacy.

Council will comply with the Information Privacy Principles as set out in the Information Privacy Act, 2000.

Council has in place a standard operating procedure that sets out the requirements for the management and handling of personal information.

If you have any queries regarding this Privacy Statement, please contact the Privacy Officer on 03 5220 7111.

LEIGH PAGE

SUBMISSION / OBJECTION TO GRANTING A PLANNING PERMIT

Planning and Environment Act 1987



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Before completing this form, it is recommended you inspect the planning permit application online or at a Customer Service Centre.

YOUR DETAILS:	
Name: (block letters)	Information Redacted
Postal Address:	Information Redacted
Contact No:	Information Redacted
Email:	Information Redacted

DETAILS OF THE PERMIT APPLICATION YOU ARE RESPONDING TO:	
Application Number:	P19-055
Address of Subject Land:	199 TEESDALE - INVERLEIGH RD, INVERLEIGH
Description of Proposal:	FUNCTION CENTRE / ACCOMMODATION
Name of Applicant:	BRONTE MANNINGTON PAYNE

DETAILS OF SUBMISSION / OBJECTION:
(State reasons for objection and how you would be affected by the granting of a planning permit)
<p>This area is zoned <u>Farming Land</u> - this proposal will interfere with farming operations and will likely have unrealistic expectations put upon the farmers.</p> <p>Issues are: I frequently run pumps/irrigators - complaints of noise disturbance also Tractor machinery noise. Chemical spraying (smell). A lot of night time work to cut/bale/rake lucerne - noise & light interference. Vermin control - shooting on & around dam.</p> <p style="text-align: right;">Continued - see over</p>

obj (2)

DETAILS OF SUBMISSION / OBJECTION: Continued	
<p>Increased traffic on road / parking + people walking on road that is not suitable for pedestrian traffic. Trespasser's on farm.</p> <p>Increased risk of rubbish on farm / in large dam. Alcohol / Liquor licence - risk with proximity to dam and busy road especially at Night time with no lighting. Attach additional pages if required</p>	
<p>Are there any changes that could be made to the proposal to address your concerns? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>	
<p>If yes, what changes would you suggest that would meet your concerns:</p> <p>No restrictions to be placed on farming operations. 8 Ft Wooden fence to be built around dam boundary. Increased lighting on road surrounding function centre - and road to be widened to increase safety.</p>	
<p>Signed: Information Redacted</p>	<p>Date: 24-5-19</p>

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Waste water running into my dam
Effluent?

In relation to B+B Accommodation
guest dogs entering my farm and
attacking livestock.

Concern about further expansion

With possible future re-zoning/

Subdividing and further development
of function centre + B+B accommoda

ECM Captured	File No: 11536/79E/0C8F	ECM Ref: 5186222	Initials: <i>[Signature]</i>	Date: 11/6/19
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PROCESSED

File Number:	P19-055
Author:	Sandra Tomic
Authoriser:	Steven Sagona, Acting Director of Assets and Amenity
Applicant:	Bronte Mannington Payne
Owner:	Bronte Payne and Maxine Loe
Proposal:	The use and development of the land for a place of assembly (function centre), group accommodation and use of the land for a liquor licence
Location:	199 Teesdale- Inverleigh Road, Inverleigh
Attachments:	1. Full officers report 2. Recommended conditions 2. Copy of application & plans 3. Copy of objection

RECOMMENDATION

That Council resolves to issue a Notice of Decision to Grant a Planning Permit for The use and development of the land for a place of assembly (function centre), group accommodation and use of the land for a liquor licence (on-premises licence) the Use and development of the land for a place of assembly (function centre), group accommodation and use of the land for a liquor licence (on-premises licence) at 199 Teesdale- Inverleigh Road, Inverleigh, subject to the conditions attached to this report.

EXECUTIVE SUMMARY

This report relates to a planning permit application for the use and development of the land for a place of assembly (function centre), group accommodation and use of the land for a liquor license (on-premises license) at 199 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 are unresolved objections to the application.

CONFLICT OF INTEREST

In 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 environment.

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 accessed from Teesdale-Inverleigh Road, there are two access points. Teesdale-Inverleigh Road is a sealed Council road., close to the intersection with Common Road

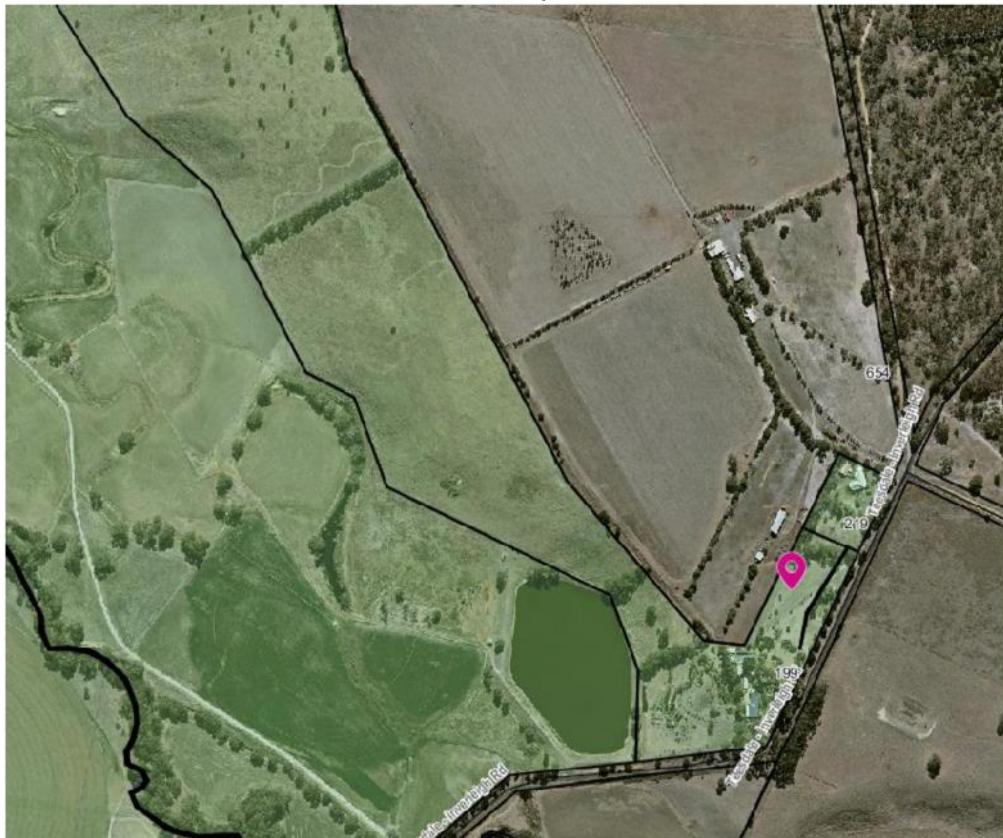
The subject site is zoned Farming (FZ), as are the adjoining properties; as a permit is required under the Zone for use and development.

The subject site is irregular in shape and 58.83 Hectares in area. Its current and proposed uses centres around activities related to the place of assembly.

The development aspect of this proposal is retrospective; it has been constructed prior to appropriate approvals

The site has also been significantly landscaped around the dwelling and outbuildings.

Site Map



Existing buildings on site

**The proposal**

This application seeks approval for the use and development of the land for a place of assembly (function centre), group accommodation and use of the land for a liquor license (on premises) on land zoned Farming (FZ).

Place of assembly

Use of a Function centre. The site is proposed to be used to host a variety of functions and events including but not limited to wedding, birthdays, celebration events and school camps.

The applicant has summarised the proposal as follows:

- A limited amount of functions 12-20 per year
- Maximum number of people 120
- Tuesday – Sunday 11am – 11pm, expected peak times, Friday and Saturday.
- Utilise the existing building (identified as coffee lounge on plans) and also the garden.
- Informal Car parking is proposed, utilising the existing accessway, which is separate from the dwelling accessway.

Photographs of the existing chapel when set up for events



Building and works

The proposal is for retrospective approval of building and works. The site currently contains the coffee house (chapel), accommodation and deck area. This has all been constructed without permits.

The plans submitted with the application also show the additional proposed works as highlighted in red specifically a new toilet and ramp providing access to the chapel and accommodation.

The operational area is proposed to be away from the existing dwelling, utilising the existing buildings on site. The total area of the subject site is 58 hectares, hence the proposal will only utilise a small percentage of land for the function centre and accommodation.

Property and Site Access

The application proposes to utilise one of the two existing property access points off the Inverleigh-Teesdale Road, with no alterations.

Access 1, serves the existing dwelling and provides for ample space, is well maintained and is an all-weather surface

Access 2, proposed to serve the place of assembly to access the car parking area associated with the place assembly. The access is an all-weather surface at the entrance, with an informal track leading to the accommodation

Car parking

The plans submitted with the application shows an area of approximately 3 acres for parking.

Vegetation

No native vegetation is required to be removed to facilitate any of the proposal.

Accommodation

Varying accommodation choices are proposed:

- The bed and breakfast – couples accommodation, with private lounge, dining room, bedroom, bathroom and patio. Sleeps up to 4 people (2 per room) within 1 building
- Cottage – Fully self-contained, featuring two bedroom, lounge, kitchen and dining room, with amenities. Sleeps up to 4 people (2 per room) within 1 building.
- Dormitories – bunk beds, with private ensuite. Sleeps up to 18 people (6 per room) within 1 building.

School camps of approximately 25 students to be accommodated in the bunk dorms, the permit applicant has confirmed that these are limited to approximately 1-4 annually.

Photographs of the accommodationLiquor license

An On-site premises Liquor License is proposed, to allow the consumption of liquor from:-

- 7am – 11pm Monday to Saturday (excluding ANZAC day and Good Friday)
- 10am to 11pm on Sunday
- 12noon to 11pm, Anzac day and Good Friday

CONSULTATION

Notice of the application was given in accordance with Section 52 (1) (a) & (d) of the *Planning and Environment Act 1987*. Notice was provided by mail to 7 adjoining owners and occupiers and by placing a sign on the site.

As a result of the public notice, 2 objections were received. A copy of the objections are available at Attachment 4. The main concerns raised relate to the proposed use having a detrimental impact on the farming community, including their ability to continue to farm “as of right”, increased traffic, waste water/effluent, future expansion, safety of patrons regarding location of adjoining large dam.

The objector and applicant were invited to a consultation meeting held on 9 September 2019. The objectors stated that their main concerns related to their farming enterprises and the concerns that council would place restriction on their farming use to protect the use and development as part of this planning permit application.

ASSESSMENT

The application is considered to satisfy the provisions of the planning scheme, including the State and Local Planning Policy Frameworks, Clause 65 and Section 60 of the Act. The relevant planning scheme provisions to this application are addressed as follows:

Golden Plains Planning Scheme**Planning Policy Framework (PPF)****Clause 13.07-1S – Land Use Compatibility**

To safe guard community amenity while facilitating appropriate commercial, industrial or other uses with potential off-site effects.

Clause 14.01-2S – Sustainable agricultural land use

To encourage sustainable agricultural land use.

Clause 15.01-2S – Building Design

To achieve building design outcomes that contribute positively to the local context and enhance

the public realm.

Clause 15.01-6S – Design for rural areas

To ensure development respects value and character of rural character.

Clause 17.04-1S – Facilitating Tourism

To encourage tourism development to maximise the economic, social and cultural benefits of Developing the state as a competitive domestic and international tourist destination.

Clause 21.05 Economic Development

This clause provided local content to support Clause 17 Economic development of the Planning Policy Framework.

Tourism in Golden Plains Shire is a relatively small industry sector with significant capacity to grow. Tourism attractions include wineries and cellar doors, with the majority located around the Moorabool Valley Wine Region; cafes and restaurants; gourmet food and produce; farmers' markets including the Golden Plains Farmers' Market, events and festivals such as the Golden Plains and Meredith Music Festivals; as well as heritage sites and equestrian facilities.

There is a lack of tourism accommodation in the Shire, with opportunities to increase accommodation offerings across the region, particularly around the Moorabool Valley.

Clause 21.07-5 – Inverleigh

Inverleigh is located approximately 30 kilometres west of Geelong and 10 kilometres south West of Bannockburn, on the Hamilton Highway and is situated at the junction of the Leigh and Barwon Rivers. Arrival at the town boundary from the east is spectacular as the highway drops in to the river valley from the rural plains that separate Inverleigh from Geelong.

Previously a rural service town, Inverleigh is now attracting lifestyle residents to low density rural residential living settings and continues to attract passing traffic for rest stops and refreshments. Inverleigh has an array of natural features including areas of environmental significance, rural landscapes and riversides, as well as areas and sites of historical and cultural significance.

Clause 35.07 - Farming Zone (FZ)

A Place of assembly (function centre) and group accommodation are both Section 2 land uses under this Zone triggering the need for a planning permit.

Relative to this application the key purpose of the zone, includes, but not limited to:-

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *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*

In response: The subject site contains a dwelling, and a number of out buildings. The uses proposed as part of this application have been operating from the site. Enforcement action ensued and subsequently this planning permit application was lodged. The owners has ceased operation from the site, pending a decisions.

The permit applicant resides at the property; the intent of the proposal is for a place of assembly (function centre), group accommodation and a liquor licence (on-premises licence), will be operated and managed by the land owners. The main activities and operation of the proposed use(s) will not be readily seen from the road frontage or from adjoining properties. The buildings are setback from boundaries with extensive gardens providing screening. Buildings are low scale and connected by decking and paved areas. The proposed works will include a ramp to ensure that the facilities are DDA compliant.

The proposed use will not impact on the Farming use of adjoining and nearby properties because, the proposal is modest in scale with a small portion of land to be used for the proposed uses. The land to be used is clustered together near the road frontage, leaving the balance of the 50+ha site free to be used for agricultural pursuits should the property owner wish. The use will not be operational on a daily basis and numbers of patrons will be capped.

Conditions are recommended that limit the use, patron numbers, and hours of operation. The restriction will ensure that the primary purpose of the adjoining land (Farming) will not be impacted. The use and how it could operate have been carefully considered to ensure it will not impact on existing (adjoining) farming activities. A new planning application should not result in a reverse amenity situation, where by an existing use suffers and is forced to change as a result of a new use coming into place.

Car parking – Clause 52.06-5

Purpose

- To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.
- To support sustainable transport alternatives to the motor car.
- To promote the efficient use of car parking spaces through the consolidation of car parking facilities. To ensure that car parking does not adversely affect the amenity of the locality.
- To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

Clause 52.06-1 applies to a new use, specifically

Clause 52.06-5 (car parking requirement) requires 0.3 spaces to each new patron. The car parking rates requires 36 spaces based on the proposed maximum number of patrons of 120.

There is no rate specified for this type of accommodation, it is at council's discretion. The accommodation proposed is able to cater for 26 people.

The plans submitted with application show an area of approximately 3 acres to be dedicated to parking. A site inspection confirmed that there is ample space for additional car parking areas to be provided without the need to formally apply to reduce the number of car spaces.

Council engineers have requested the car parking to be constricted and plans to be submitted. On review of the proposal including a site visits, the sealing of the parking area is deemed unnecessary given that conditions will be included which limit the number of functions and patrons. In addition a large area of asphalt in the Farming Zone is not characteristic of the area, nor one that is desired in the Farming Zone.

Parking can be managed for limited functions within the area that has been set aside where minimal works area required. A condition will be included that will require some maintenance of this area to ensure safety for patrons to park and be able to enter and exit the site.

Private use car parking is located in a different area on the property.

Licensed premises

The proposal is for a new on premises License.

An on premises license authorises the sale of liquor for consumption on the licensed premises'.

Ordinary trading hours for an on-premises licence are:

- 7am to 11pm, Monday to Saturday (excluding ANZAC Day and Good Friday)
- 10am to 11pm on Sunday
- 12 noon to 11pm, ANZAC Day and Good Friday.

The proposed hours are general to the type of license that through the Victorian Commission for Gambling and Liquor Regulation (VCGLR). Further approval is required from the VCGLR

The ability to serve liquor at a function centre and accommodation venue is acceptable. The hours and the number of function is limited, as applied by the permit applicant.

The location is well away from residents and will have minimal impact on the amenity of the area, with the recommendation conditions, restricting the number of event, patrons and hours. There are no other licensed premises within at least 1km of this venue.

General provisions

The decision guidelines contained in Clause 65.01 of the planning scheme require Council to consider the following matters, as appropriate:

- The matters set out in section 60 of the Act.
- The Municipal Planning Strategy and the Planning Policy Framework.
- 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 proximity of the land to any public land.
- Factors likely to cause or contribute to land degradation, salinity or reduce water quality.
- Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.
- The extent and character of native vegetation and the likelihood of its destruction.
- Whether native vegetation is to be or can be protected, planted or allowed to regenerate.
- The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.
- The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.

DISCUSSION**PLANNING SCHEME**

The proposed uses 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 Victoria Planning Provisions.

Important considerations arise in the decision guidelines to the Farming Zone in Clause 35.07-6. These include:

- General issues that are related to policy, the capability of the land to accommodate the proposed use or development, including the disposal of effluent, sustainable land management and land use compatibility.
- Agricultural issues and the impacts from non-agricultural uses which includes whether the use or development will support and enhance agricultural production, permanently remove land from agricultural production, the potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.
- Environmental issues related to impacts on the natural physical features and resources of the area including water quality, flora and fauna and surrounding environment, the need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways.
- Design and siting issues related to avoiding any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land, minimise adverse visual and landscape impacts and traffic management issues.

It is clear that the proposed uses do not have the capacity to directly contribute to the agricultural use of the land, since it proposes a fundamentally different land use. A significant focus in this proceeding was therefore whether the proposal is consistent with, or would not detract, from the agricultural use of the subject land and surrounds.

The proposal will utilise existing buildings and are in an area contained close to the road access while still provide the option for the balance of the site to be used for agricultural purpose. The built form is single storey and constructed from materials that sit comfortably within the farming landscaping

The proposal seeks to utilise existing buildings and areas with no structures that are considered detrimental to the amenity of the Farming Zone. For example, the only new building proposed is a ramp leading to the chapel and a new WC for the accommodation. There is no removal of native vegetation.

The landowners reside on the property and will manage the site. The nearest dwelling under different ownership is approximately 270m to the north west.

The proposal is generally supported by planning policies pertaining to tourism and economic development.

Objector's concerns

The main concerns raised by the objectors relate to, the proposal not being appropriate to the zone (area), having a detrimental impact on the farming community, increased traffic, waste water, future expansion and safety regarding patrons and the location of the adjoining dam.

Farming Zone – the use having a negative impact on the farming community

A planning permit is triggered under the farming zone for a function centre and group accommodation. An application is assessed against the provisions of the planning scheme. The buildings have been constructed without a planning permit and the use has been operating for a while, this is evident from the proponents' website. Council has received no complaints during this time. This permit seeks retrospective approval. The concerns brought up by the two objectors related to any impact the use(s) could have on the farming activity on the adjoining and surrounding area. At the consultation meeting it was discussed that Council cannot place any restriction on the existing

(or future) farming activity unless a permit is triggered; this application cannot restrict how they use the land for agricultural purposes.

Conditions have been included that will restrict the proposed function centre and accommodation use, to ensure that the amenity of the adjoining properties and farming activities are not greatly impacted.

Increased traffic

Council engineers have requested the car parking to be constricted and plans to be submitted. On review of the proposal including a site visits, the sealing of the parking area is deemed unnecessary given that conditions will be included which limit the number of functions and patrons . in addition a large area of asphalt in the Farming Zone is not characteristic of the area, nor one that is desired in the Farming Zone

Conditions will be included that ensure that car parking and access within the site is maintained and surfaced with an all-weather surface and loading and unloading will be required to be carried on site. No upgrades to the road network has been required as it is deemed capable of supporting this use.

Waste water

An amended Land Capability Report (LCA) was submitted and referred to the environmental health unit.

All waste/ discharge is required to be dealt with on site.

A separate permit will be required through Council Environmental Health Unit.

Future expansion

A number of conditions have been included that restrict the number of events, the hours and the patrons, including limiting numbers for accommodation and school camps.

Any expansion would require further approval from council.

Safety of patrons and location of adjoining Dam

A site visit confirmed that there is a large dam on the adjoining property to the west of the subject site, close to the property boundary. Concern was raised by objectors that patrons attending events may wander over to the dam, when not familiar with the lay of the land and/or possibly under the influence of alcohol. The dam is approximately 120 metres from the buildings that would be used for events, however there are extensive gardens on site, some of which extend down to this property boundary. This dam is on property under separate ownership and is separated from the subject site by a boundary fence, meaning anyone crossing that boundary would be trespassing. However, it would not be unreasonable for the owners of the subject site to place some signage on or near the boundary alerting patrons to the fact that the dam is not part of the property



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 decisions guidelines of the Planning Scheme (Clause 65). The proposed use has been located within close proximity to the existing dwelling, within existing buildings. The operators reside at the property, and have also carried out extensive landscaping within the grounds of the site. The proposed use will have minimal impact on the surrounding area. Conditions will be included which will restrict the hours of operation, number of functions and school camps and parking to be carried out on site.

