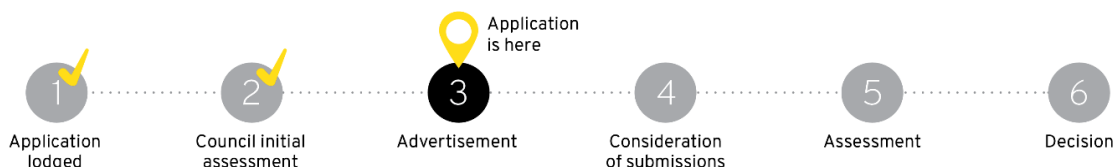


# ADVERTISED

## NOTICE OF AN APPLICATION FOR PLANNING PERMIT



The land affected by this application is located at:	185 Ziegler Pde ALLANSFORD VIC 3277
The application is for a permit to:	Use and development of land for a contractors depot
A permit is required under the following clauses of the planning scheme:	
Planning scheme clause	Matter for which a permit is required
Clause:	Clause 35.07-1 & 35.07-4 – Use and development of land for a contractors depot
The applicant for the permit is:	Designing Spaces Pty Ltd
The application reference number is:	PP2025-0019
You may look at the application and any documents that support the application at the office of the responsible authority. This can be done during office hours and is free of charge.  Or online at:  For further reference please contact:	<b>Warrnambool Civic Centre</b> <b>25 Liebig Street</b> <b>WARRNAMBOOL VIC 3280</b>  <a href="http://www.warrnambool.vic.gov.au">www.warrnambool.vic.gov.au</a>  <b>Planning Support</b> <b>Telephone: 03 5559 4800</b> <b>Email: <a href="mailto:planning@warrnambool.vic.gov.au">planning@warrnambool.vic.gov.au</a></b>
<p>Any person who may be affected by the granting of the permit may object or make other submissions to the Responsible Authority.</p> <p>An objection must be made to the Responsible Authority in writing, include the reasons for the objection and state how the objector would be affected.</p> <p>The responsible authority must make a copy of every objection available for any person to inspect free of charge until the end of the period during which an application may be made for review of a decision on the application.</p> <p>If you object, the responsible authority will tell you its decision.</p>	
The Responsible Authority will not decide on the application before:	<b>6 May 2025</b>



The Warrnambool City Council is committed to protecting personal information in accordance with the principles of the Victorian privacy laws. The information provided will be used for the following purposes:

- correspond about the permit application
- if necessary, notify affected parties who may wish to inspect your application so that they can respond
- if necessary, forward your application to a referral authority who must also keep a register available for inspection by any person

The information you provide will be made available to:

- any person who may wish to inspect the application until the application process is concluded, including any review in VCAT
- relevant officers at Council, anyone a party to the application process and other Government agencies or Ministers directly involved in the planning process
- persons accessing information in accordance with the Public Records Act 1973 or the Freedom of Information Act 1982
- Other external parties if required by law

This information is being collected in accordance with the Planning and Environment Act 1987. If all requested information is not received, Council may not be able to process your application or objection.

Do you agree? ☒ Yes ☐ No

## The Land

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

#### Street Address

Unit No.: \_\_\_\_\_ St. No.: 185 Street name Zieglar Parade  
Suburb/locality Allansford postcode 3277

#### Formal Land Description

Complete either A or B.

**A** Lot No.: \_\_\_\_\_ ☐ Lodged Plan ☒ Title Plan ☐ Plan of Subdivision No.: 215647L

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.*

### 2. For what use, development or other matter do you require a permit?

Use and development of 4 buildings for trade supplies with associated works.

Provide additional information on 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.

### 3. Estimated cost of development for which the permit is required

Cost: \$ 1.5M You may be required to verify this estimate.

Insert '0' if no development is proposed (eg. change of use, subdivision, removal of covenant, liquor licence)

## Existing Conditions

### 4. Describe how the land is used and developed now

eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Single dwelling (vacant) with outbuildings and paddock.

## Title Information

### 5. 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 ☐ Provide a copy

☒ 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', eg. restrictive

## Applicant and Owner Details

### 6. Provide details of the applicant and the owner of the land.

**Applicant** (The person who wants the permit.)

Title: Mr First Name: Nathan Surname Divall

Organisation (if applicable): Designing Spaces

Unit No.:  St. No.: 115 Street name Fairy Street

Suburb/locality Warrnambool State Vic postcode 3280

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

☒ Same as applicant (If so, go to 'contact information')

Title:  First Name:  Surname

Organisation (if applicable)

Unit No.:  St. No.:  Street name

Suburb/locality  State  postcode

**Contact information** Please provide at least one contact phone number

Business Phone 555625229 Email nathan@designingspaces.net.au

Mobile Phone  Fax

**Owner** (The person or organisation who owns the land)

## Declaration

# ADVERTISED

### 7. 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.

Signature

Nathan Divall

Digitally signed by Nathan Divall

Date: 2025.01.30 16:16:28 +11'00'

Date 30/01/25

## Need help with the Application?

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

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

☒ yes

☐ no

If yes, with whom?: Rob Wandell

Date: \_\_\_\_\_

## Application Type

Is this a VicSmart application?\* ☐ Yes ☒ No

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

## Checklist

### 9. Have you

- ☒ Filled in the form completely?
- ☒ Provided all necessary supporting information and documents?
  - ☒ A current copy of title (no more than 3 months old) including a copy of any encumbrances affecting the land.
  - ☒ Plans showing the layout and details of the proposal
  - ☒ A plan of existing conditions
  - ☒ Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.  
If required, a description of the likely effect of the proposal (eg traffic, noise, environmental impacts).
  - ☒ Signed the declaration (section 7)?

## Lodgement and Payment

Lodge the completed and signed form and all documents with:

**In Person:** Warrnambool City Council Civic Centre, 25 Liebig Street, Warrnambool 8.30am to 5.00pm

**Mail:** PO Box 198, WARRNAMBOOL Victoria 3280

**E-mail** [planning@warrnambool.vic.gov.au](mailto:planning@warrnambool.vic.gov.au)

**Please note once your application is received, an invoice will be forwarded to you via email.**



**REGISTER SEARCH STATEMENT (Title Search) Transfer of  
Land Act 1958**

Page 1 of 1

VOLUME 09483 FOLIO 670

Security no : 124118101378Q

Produced 09/09/2024 01:27 PM

**LAND DESCRIPTION**

Lot 1 on Title Plan 215647L.  
PARENT TITLE Volume 09227 Folio 253  
Created by instrument LP139382 01/10/1982

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor

[REDACTED]

**ENCUMBRANCES, CAVEATS AND NOTICES**

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE TP215647L FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 185 ZIEGLER PARADE ALLANSFORD VIC 3277

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 18386W TAIT'S LEGAL MANAGEMENT PTY LTD  
Effective from 06/03/2023

DOCUMENT END

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## Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	<b>Plan</b>
Document Identification	<b>TP215647L</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>09/09/2024 13:28</b>

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ADVERTISED

TITLE PLAN		EDITION 1		TP 215647L							
<b>Location of Land</b> Parish: MEPUNGA Township: Section: Crown Allotment: Crown Portion:  Last Plan Reference: LP 139382 Derived From: VOL 9483 FOL 670 Depth Limitation: NIL			<b>Notations</b>  ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN								
<b>Description of Land / Easement Information</b>				THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 12/11/1999 VERIFIED: BC							
<div style="text-align: center;">                 ALLANSFORD TO PETERBOROUGH ROAD             </div>											
<table border="1" style="width: 100%;"> <thead> <tr> <th colspan="2">TABLE OF PARCEL IDENTIFIERS</th> </tr> </thead> <tbody> <tr> <td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="2">PARCEL 1 = LOT 1 (PT) ON LP 139382</td> </tr> </tbody> </table>						TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = LOT 1 (PT) ON LP 139382	
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PARCEL 1 = LOT 1 (PT) ON LP 139382											
LENGTHS ARE IN METRES		Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets							

31/03/2025

Planning Department  
Attn: Bronwyn Mellor  
Warrnambool City Council  
25 Liebig Street  
Warrnambool VIC 3280

Dear Bronwyn,

Response to further information request Planning Permit Application PP2025-0019 re  
185 Ziegler Parade Allansford 3277 -  
Use and development of 4 buildings for trade supplies with associated works.

Thank you for your recent letter of 27<sup>th</sup> February requesting further information for  
the above application.

Please refer to the further information requested, and responses below as follows:

*1. Confirm in writing that you agree that the application will be amended by Council to  
propose "Use and development of land for a contractors depot".*

## Response

The applicant accepts Councils proposed definition of the use, and consents to amending  
the application accordingly to 'Use and development of land for a contractors depot'.

*2. Provide amended plans that show the following detail on the site:*

- a) Layout and type of septic tank system proposed and the existing system for  
the existing dwelling.*
- b) Concept layout for stormwater, including roof capture, overland  
flows/diversion and any proposed wash bays on the site.*
- c) Fuel storage for use for vehicles stored onsite with any and all safety  
installations to meet any EPA regulation.*
- d) Dimensions for all hard stand areas.*
- e) A description of all vehicles used/stored and the required swept path  
requirements for each vehicle.*
- f) Provide access a static water supply and access for emergency vehicles to the  
static water supply in accordance with the CFA Standards set out at Clause  
53.02.*

## Response

The plans have been updated to show:

- a) An approximate location for the existing and proposed septic tank. It is respectfully requested that permit conditions be used as the means to provide a more detailed assessment on the condition of the existing system and the land capability for any proposed new system. The applicant is mindful of the cost and work involved in providing this detailed information and would much prefer to undertake this work with the certainty of a planning permit. The site area of 4.87ha is considered adequate to comfortably contain safe and compliant wastewater systems, therefore it is considered reasonable for the requirement to be conditioned.
- b) The site has a storage dam on site which is proposed to be the principal point of discharge for excess stormwater. The principal components for stormwater management such as the proposed size and location of rainwater tanks to retain and reuse stormwater have now been indicated on the plans. Again, the applicant requests that a detailed stormwater management plan be conditioned on the permit for certainty. Council can have a degree of confidence that such a condition can easily be met with the site capacity, existing dam and large extent of pervious surfaces proposed.
- c) There is no fuel proposed to be stored on site at this stage, other than potentially domestic quantities. Should this situation change a further application for fuel storage will be lodged with Council.
- d) The hard standing areas and details of surfacing have been marked on the plans.
- e) Indicative parking arrangements for vehicles parked on site including the types of vehicles.
- f) Clause 53.02-4 technically applies although the site is not covered by a BMO or designated as bushfire prone. As such the risk of bushfire is low. The proposed buildings are readily accessible for emergency vehicles, with a large defendable distance separating them from potential somewhat distant bushfire sources. Static water supply points have now been shown on the plans for clarity. As previously mentioned, no fuel storage facility is included.

*3. Describe the way that the existing dwelling/shedding is currently used and whether it will be used in conjunction with the proposed use. Please detail if this portion of land and dwelling/shedding may be disposed of in the future.*



## Response

The existing shedding will be demolished as it is not in serviceable condition. The dwelling will be retained. Due to its proximity to the new buildings, the dwelling will potentially be used for staff accommodation or integrated into the business. The applicants see advantage in having passive surveillance on site attributable to someone living in the dwelling particularly after business hours. There is therefore no intention to subdivide the site or excise the dwelling. As the dwelling is already on title and is to be likely to be occupied directly or indirectly to the business, land use conflicts are not considered likely.

*4. Clarify (writing and plan form) how the existing hard stand area on the site is used and whether this will be retained and/or used in conjunction with the proposed buildings and works.*

## Response

The existing hardstand area to be retained has now been shown on the plans. This consists of the existing driveway with exclusive use reserved for the existing residence only.

## Referral comments

### *1. Vehicle swept paths*

- Demonstrate on scaled/dimensioned plans, that all heavy vehicles undertaking the loading and unloading of materials at the sheds have sufficient clearance from buildings and parked vehicles to undertake entry, exit and in-site movements. The vehicle types, speed and turning radii used for the assessment shall be specified on the drawings. The information must meet all relevant Standards and be prepared by a suitably qualified practitioner.*

## Referral response

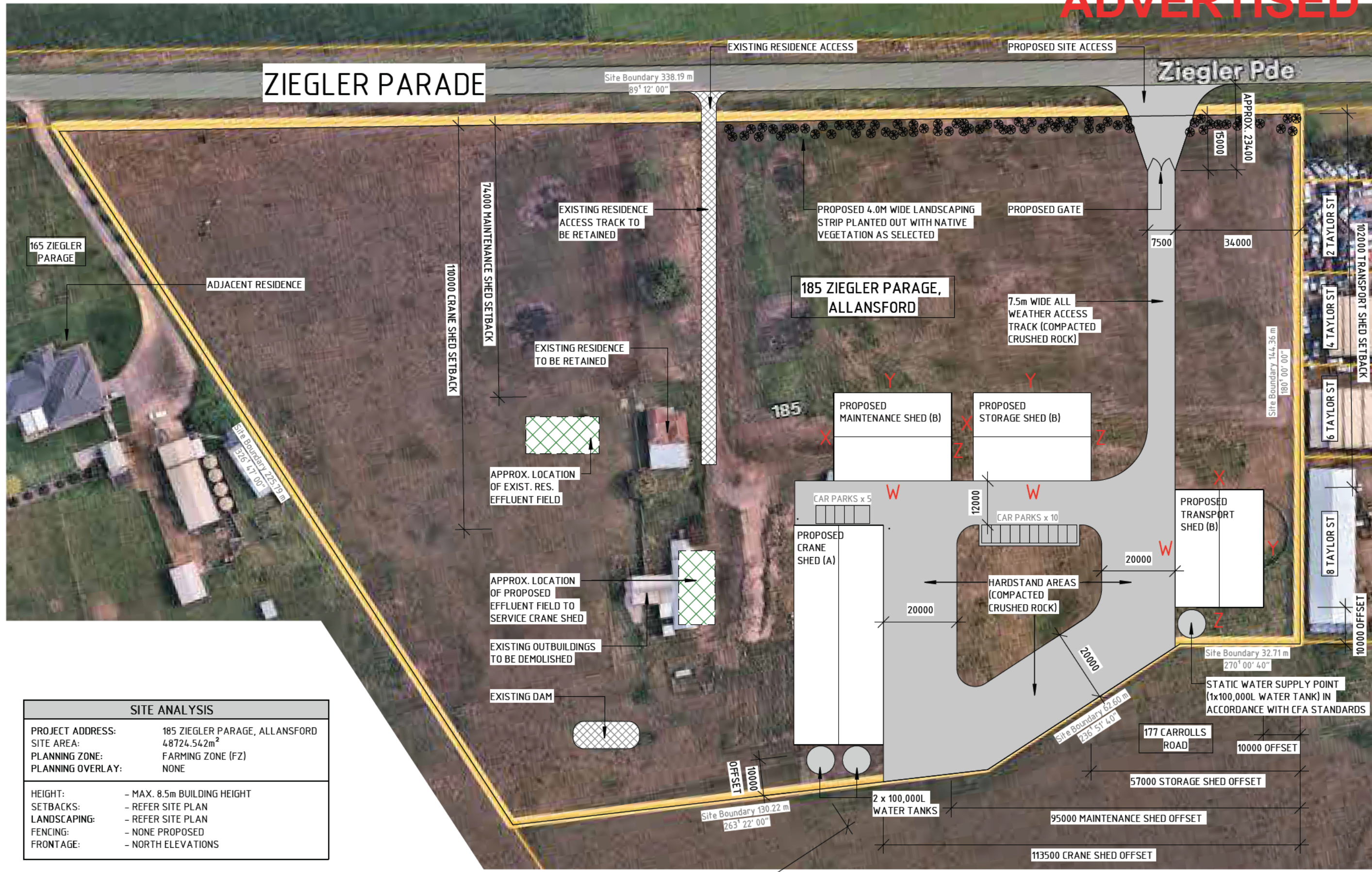
The plans have been updated to provide the requested information. I trust that the updated plans and this information is suitable to satisfy the request, however if this is not the case, please let me know.

Yours sincerely,

Nathan Divall

Managing Director  
Designing Spaces.



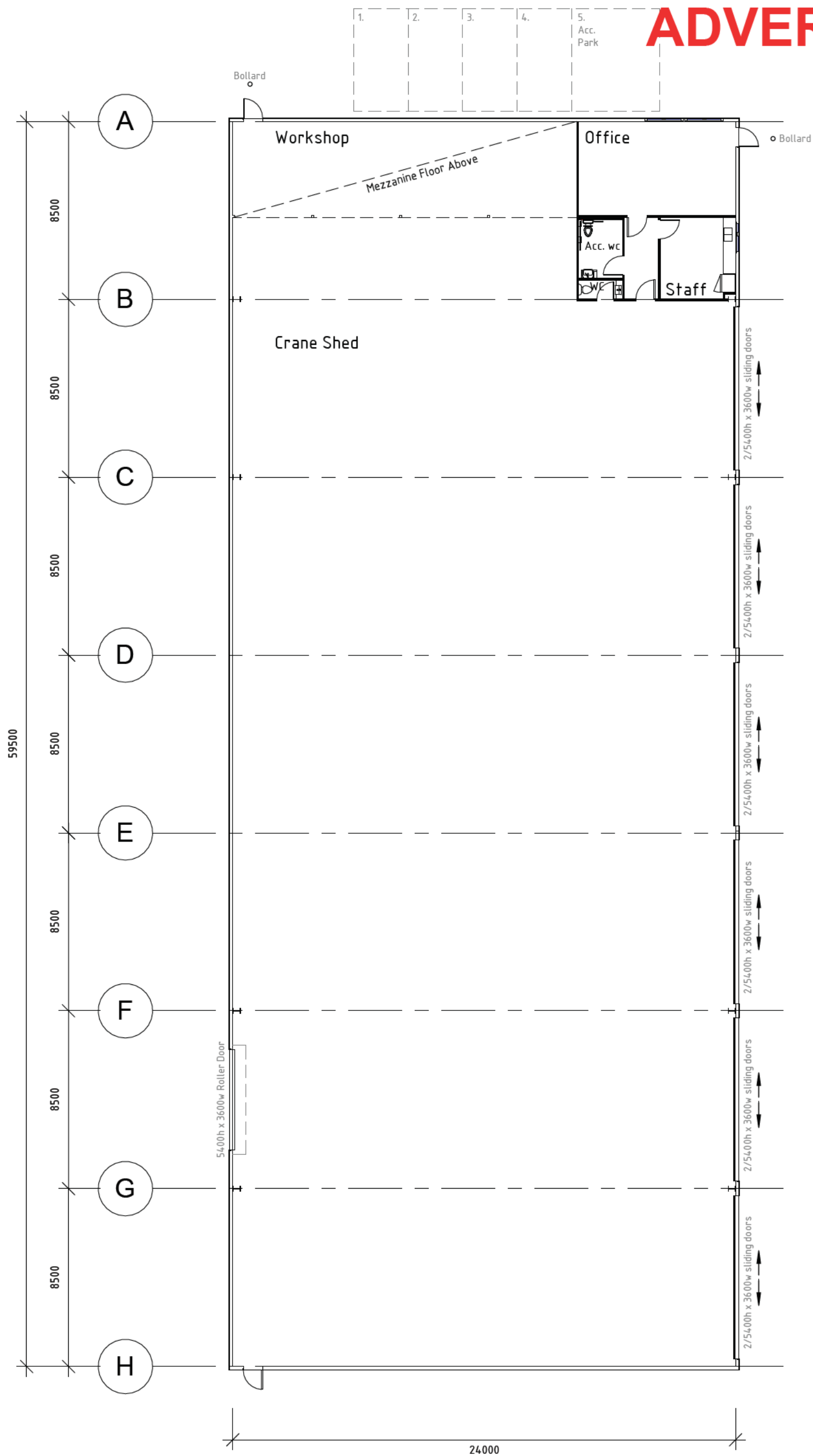


SITE PLAN  
1: 1000



SITE ANALYSIS	
PROJECT ADDRESS:	185 ZIEGLER PARADE, ALLANSFORD
SITE AREA:	48724.542m <sup>2</sup>
PLANNING ZONE:	FARMING ZONE (FZ)
PLANNING OVERLAY:	NONE
HEIGHT:	- MAX. 8.5m BUILDING HEIGHT
SETBACKS:	- REFER SITE PLAN
LANDSCAPING:	- REFER SITE PLAN
FENCING:	- NONE PROPOSED
FRONTAGE:	- NORTH ELEVATIONS

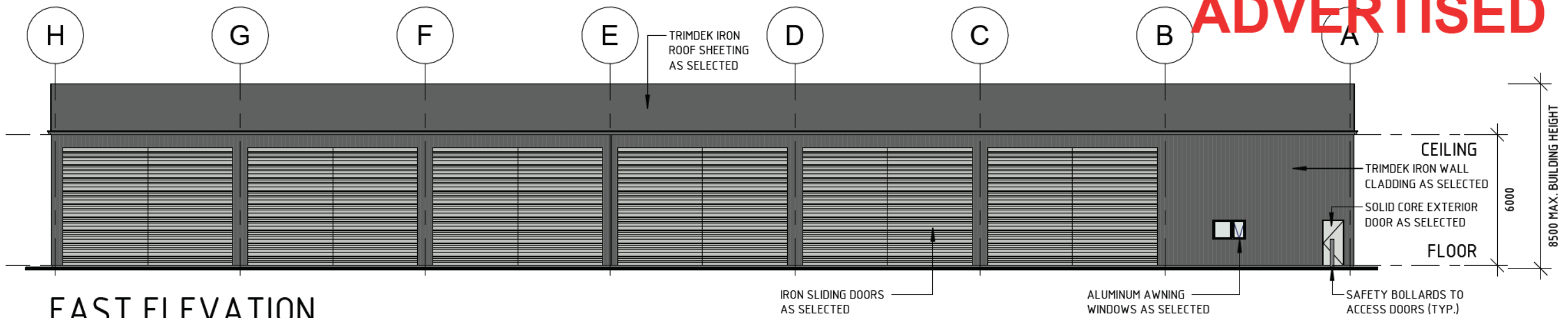




AREA ANALYSIS		
Name	Area	SQ'S
Office/Amenities	67.24 m <sup>2</sup>	7.24
Warehouse	1390.08 m <sup>2</sup>	149.57

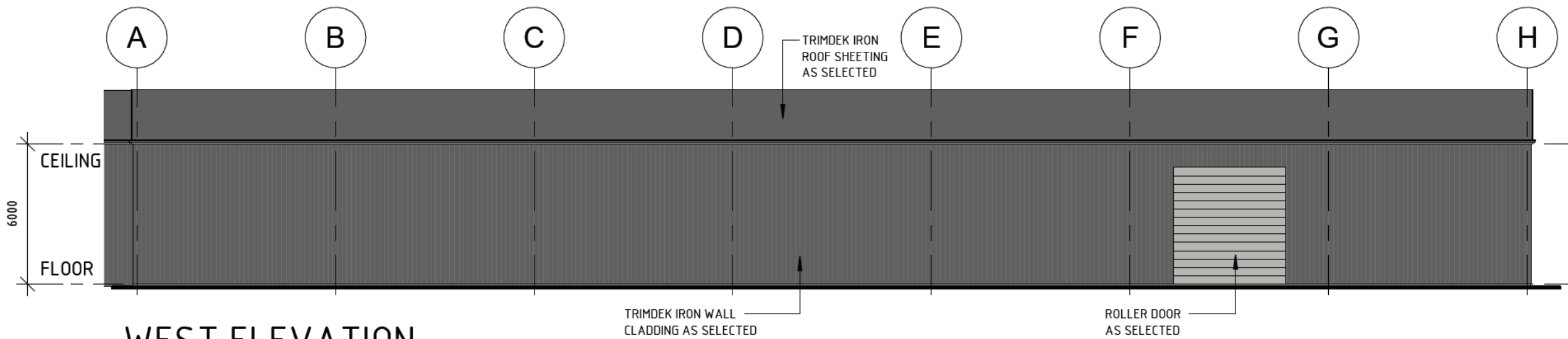
FLOOR PLAN- CRANE SHED

1 : 200



## EAST ELEVATION

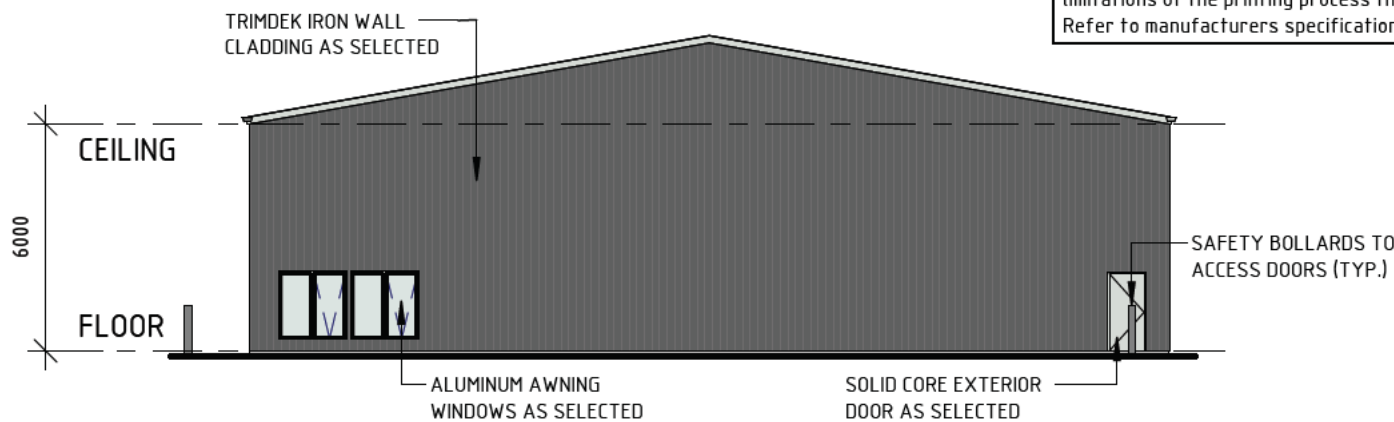
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## WEST ELEVATION

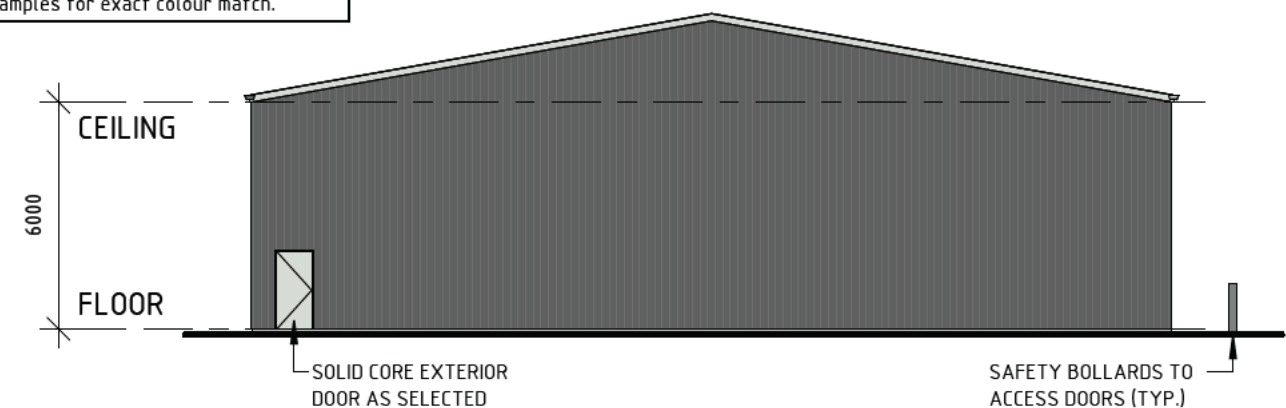
1:200

COLOUR SCHEDULE	
	COLORBOND: 'SHALE GREY' - All exterior doors
	COLORBOND: 'BASALT' - Trimdek wall cladding - Trimdek roof cladding
NOTE: Colours shown are based on RGB reference (where applicable), however are shown as indicative colour pallets due to varying light conditions and limitations of the printing process that may affect colour tones. Refer to manufacturers specifications/ samples for exact colour match.	



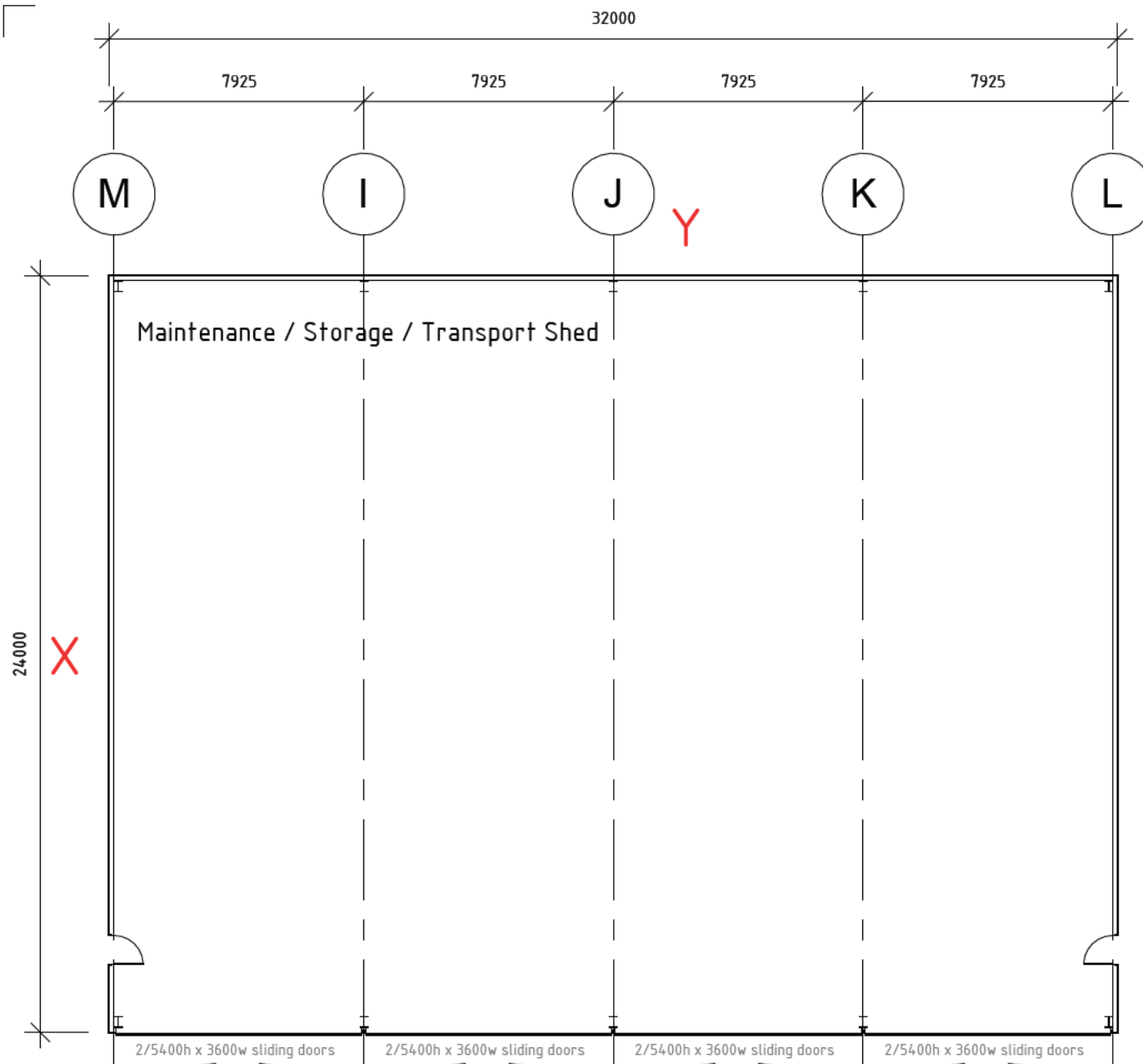
## NORTH ELEVATION

1:200

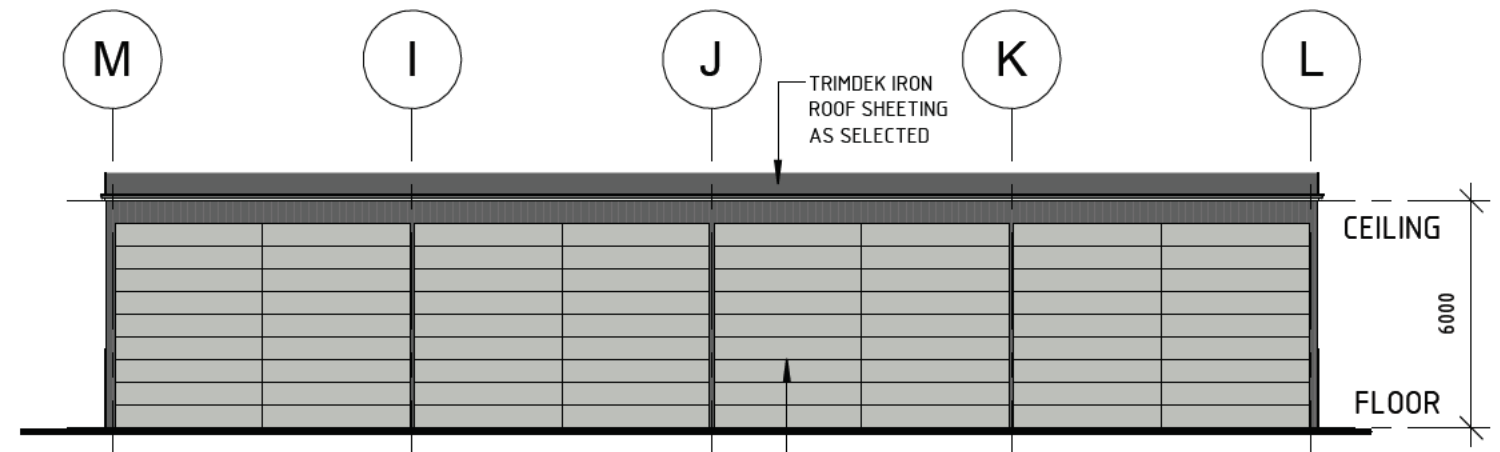


## SOUTH ELEVATION

1:200



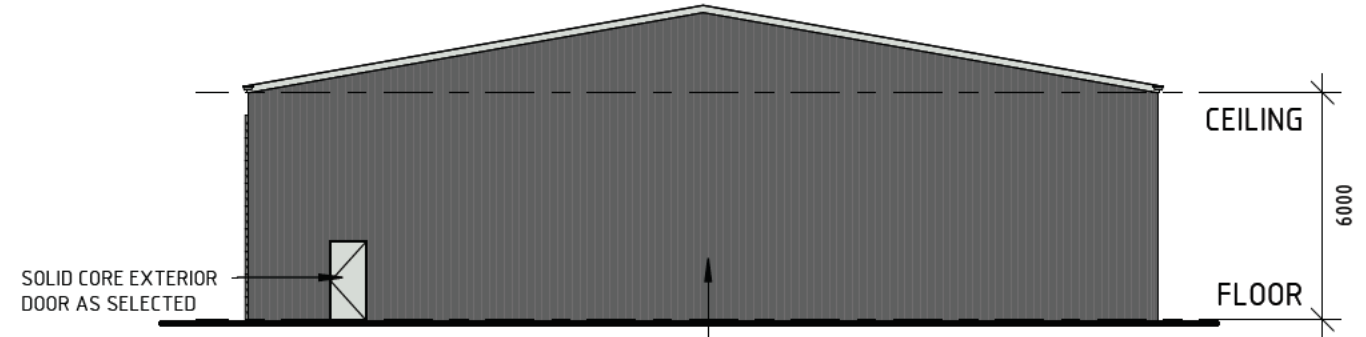
**FLOOR PLAN- MAINTENANCE / STORAGE /  
TRANSPORT SHED'S**  
1:200



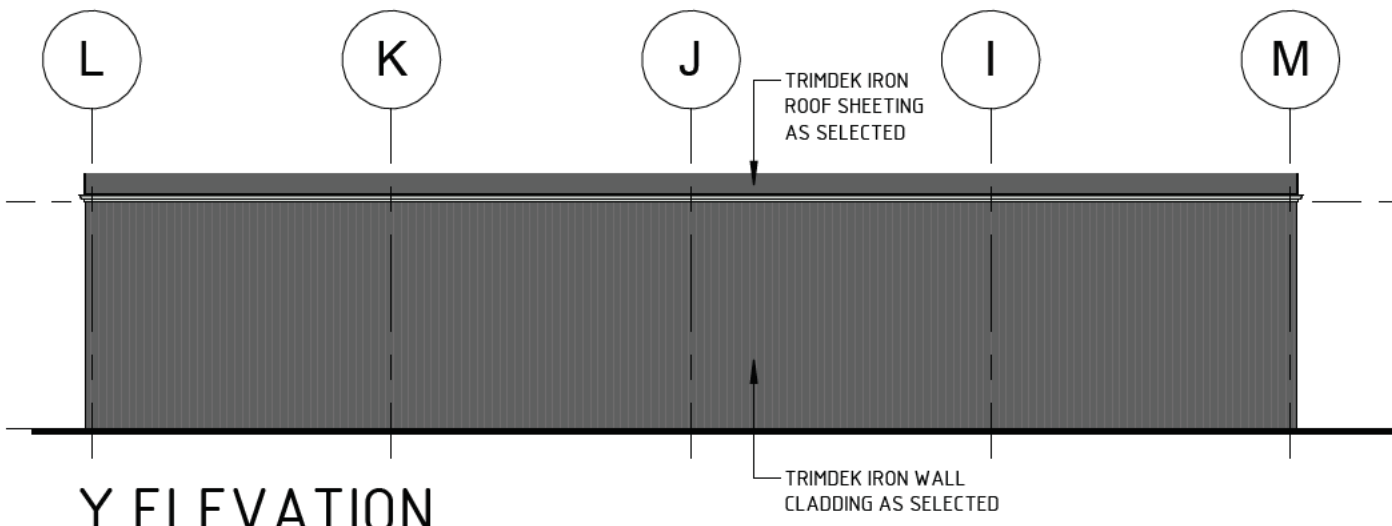
**W ELEVATION**  
1:200

NOTE: REFER TO SITE PLAN FOR  
INDIVIDUAL SHED (MAINTENANCE,  
STORAGE & TRANSPORT) ORIENTATIONS

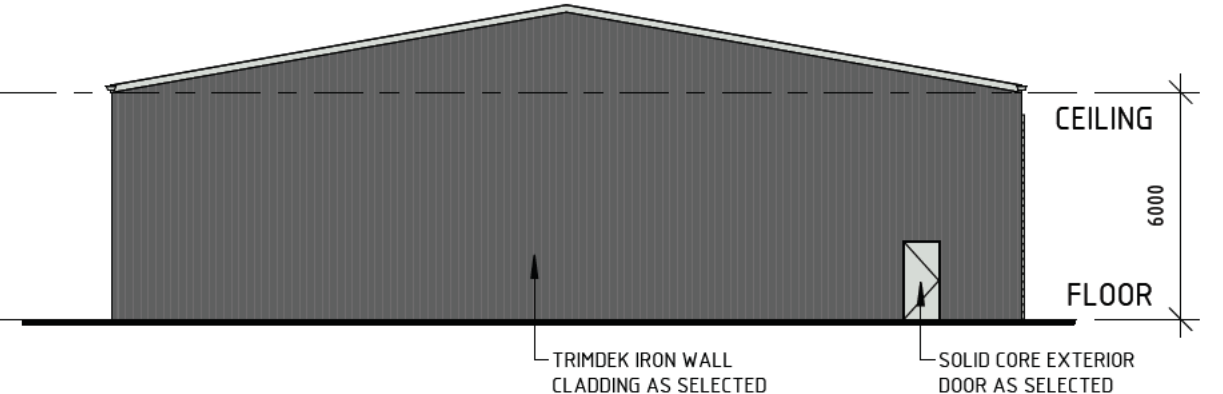
COLOUR SCHEDULE	
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NOTE: Colours shown are based on RGB reference (where applicable), however are shown as indicative colour pallets due to varying light conditions and limitations of the printing process that may affect colour tones. Refer to manufacturers specifications/ samples for exact colour match.	



**X ELEVATION**  
1:200

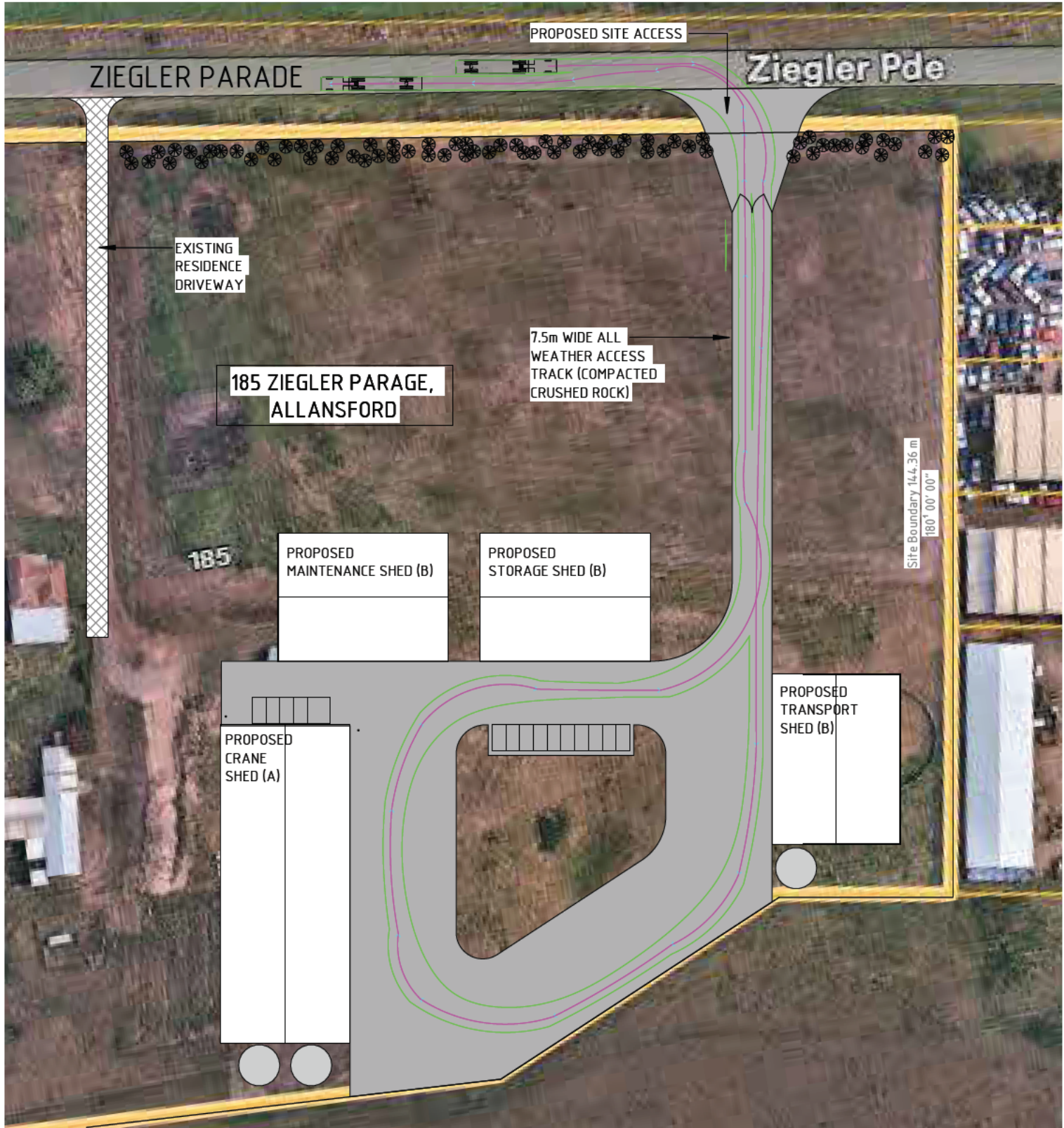


**Y ELEVATION**  
1:200

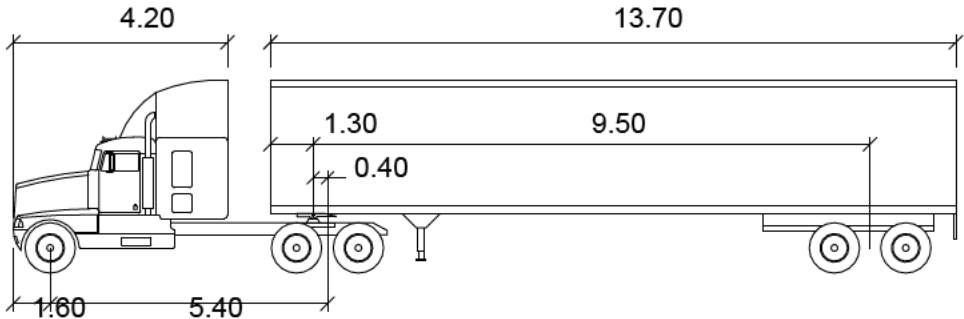


**Z ELEVATION**  
1:200





SEMI-TRAILER SWEPT PATH - 10 KM/H  
1 : 1000



SEM1

	Meters		
Tractor Width	: 2.50	Lock to Lock Time	: 6.00 s
Trailer Width	: 2.50	Steering Angle	: 28.40 deg
Tractor Track	: 2.50	Articulating Angle	: 70.00 deg
Trailer Track	: 2.50		

SEMI-TRAILER TRUCK  
NTS

24/01/2025

Planning Department  
Warrnambool City Council  
25 Liebig Street  
Warrnambool, VIC 3280

Dear Planning Team,

Please find attached a planning permit application for Lot 1 TP 215647L – 185 Zieglar Parade Allansford. Vic. 3277.

Attached are the following documents:

- Planning Permit Application Form
- Copy of Title
- Planning Assessment Report
- Plans and Elevations

Please contact me on 03 5562 5229 or via [nathan@designingspaces.net.au](mailto:nathan@designingspaces.net.au) if you have any questions on the above application.

Yours faithfully,

Nathan Divall Managing Director

Designing Spaces

## Planning report

**Lot 1 TP 215647L – 185 Ziegler Parade Allansford. Vic. 3277.**

### CONTENTS

ACKNOWLEDGEMENTS	- 2 –
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### ACKNOWLEDGEMENTS

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### DOCUMENT CONTROL

This document has been prepared to aid the submission of a planning permit application for Lot 1 TP 215647L – 185 Ziegler Parade Allansford. Vic. 3277.

Revision 1



## PROPOSAL

It is proposed to use and construct four (4) detached storage buildings on a 4.87ha Farming Zoned site on the eastern outskirts of Allansford. The site is being developed for Western District Crane Services who are a Warrnambool based company with 35 years' experience providing crane hire and services with a licenced operator, trucks and necessary equipment, with the buildings required to house and maintain the fleet of vehicles.

The proposed buildings consist of a crane storage shed, general purpose storage shed, repairs and maintenance shed and a transport shed. Refer to the site plan excerpt below.

The use of land aspect is considered to be Trade Supplies - *"land used to sell by both retail and wholesale, or to hire, materials tools, equipment, machinery or other goods for use in commerce and industry"*.

### Main crane storage shed

Used to park and securely store large cranes undercover. The shed comprises 59.5m x 24m (1,428 sqm) with a maximum height of 8.5m. The building will be open plan internally, of steel frame construction on a concrete slab, and clad externally in Colorbond "Basalt" with 6 contrasting "Shale Grey" 3.6m wide roller shutter doors. Internally, in addition to the large open plan space, there will be 2 W/C's (1 accessible), a small office and staff room and a small mezzanine storage area. There will be a glazed personnel door on the eastern elevation and a further roller shutter door on the western elevation, with windows on the northern side of the building. Five (5) car parking spaces will be constructed to the front on the northern side of the building.

### Maintenance shed, transport and general purpose storage sheds

Three (3) further identical sheds are to be constructed. Each shed will comprise 24m x 32m (768 sqm) at a height of 8.5m. The sheds will be open plan of similar appearance and construction to the larger crane shed and will be used to house smaller lifting equipment, trucks, with one shed used to conduct repairs and maintenance to service and maintain the fleet of equipment which is mostly done "in house" and on site. Ten (10) further car spaces will be constructed to accompany the 3 sheds making a total of 15 car spaces overall, 1 of which will be an accessible car space.

### Generally

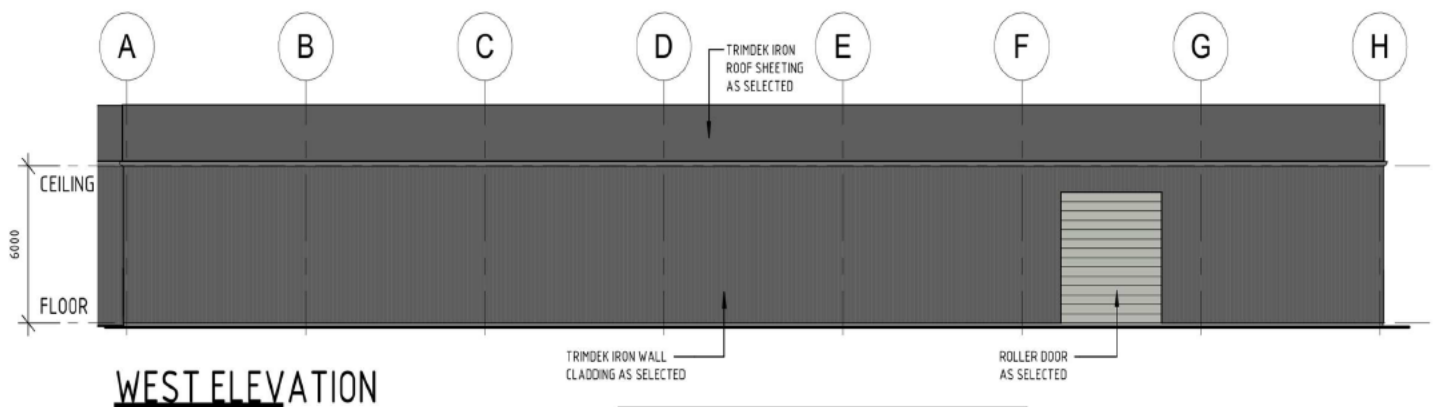
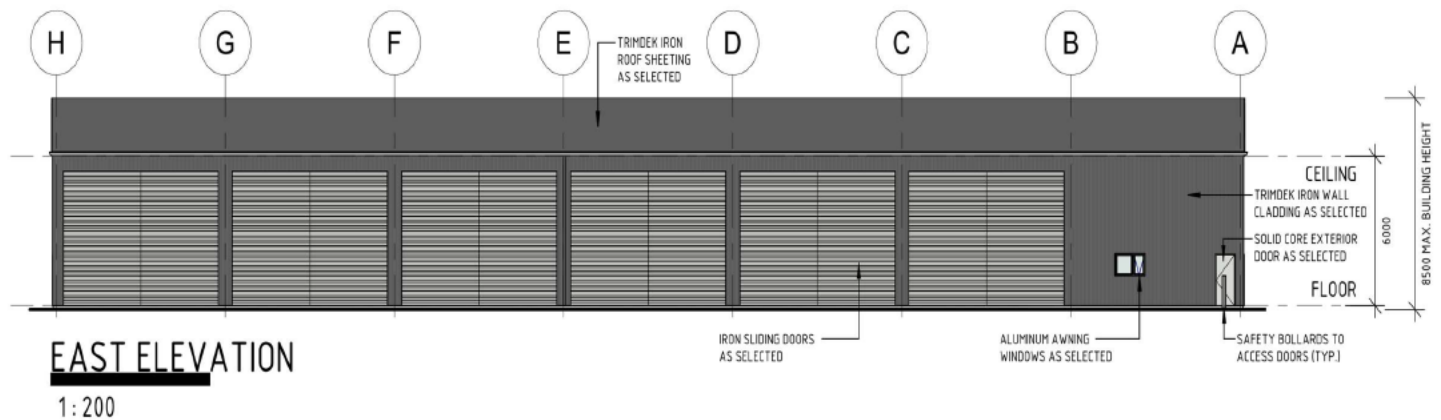
A new all-weather access driveway will be created from Ziegler Parade also providing hardstanding areas for manoeuvring of vehicles accessing the sheds. The sheds are situated well setback from the Ziegler Parade frontage and are collocated to the east of the site nearest the industrial estate which abuts the eastern boundary.

The closest shed to the frontage of the site will be setback 74m from the front (northern) boundary with rear setbacks approximately 10m from the southern boundary

The site will be landscaped along the Ziegler Parade frontage. Mains electricity and 3 phase power will be connected to the sheds, a new septic tank to be installed for the lavatories with rainwater collected for drinking and firefighting into 2 x 100,000l rainwater tanks. There is an existing dam on the site intended to take stormwater that is not retained and reused in the rainwater tanks.

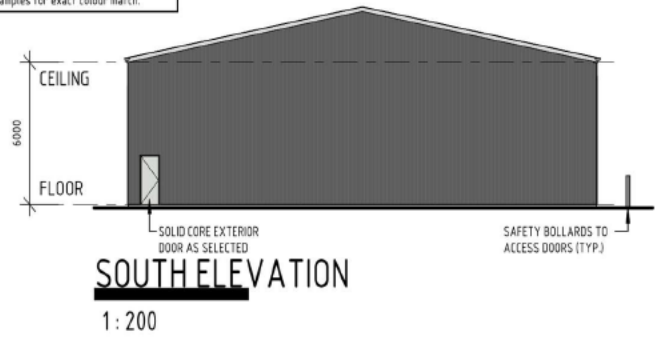
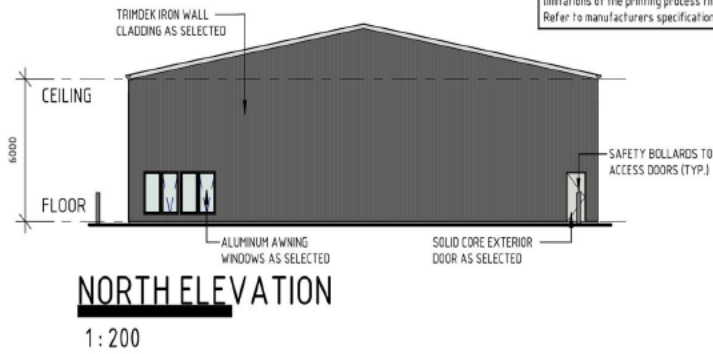
The site is intended to operate 7am - 6pm Monday to Saturday 12noon excluding public holidays. The staff present at any one time is anticipated to be 12 staff including drivers. It is anticipated that there will be an estimated up to 50 vehicle movements per day including heavy goods vehicles and staff. Unlike traditional trade supplies businesses, there is very little if any "customer" visitation to the site as business is conducted online and remotely.

The maintenance and servicing aspect of the business is not the primary land use and is considered ancillary. It includes 2 full time mechanics working in one building undertaking general servicing and maintenance of vehicles.

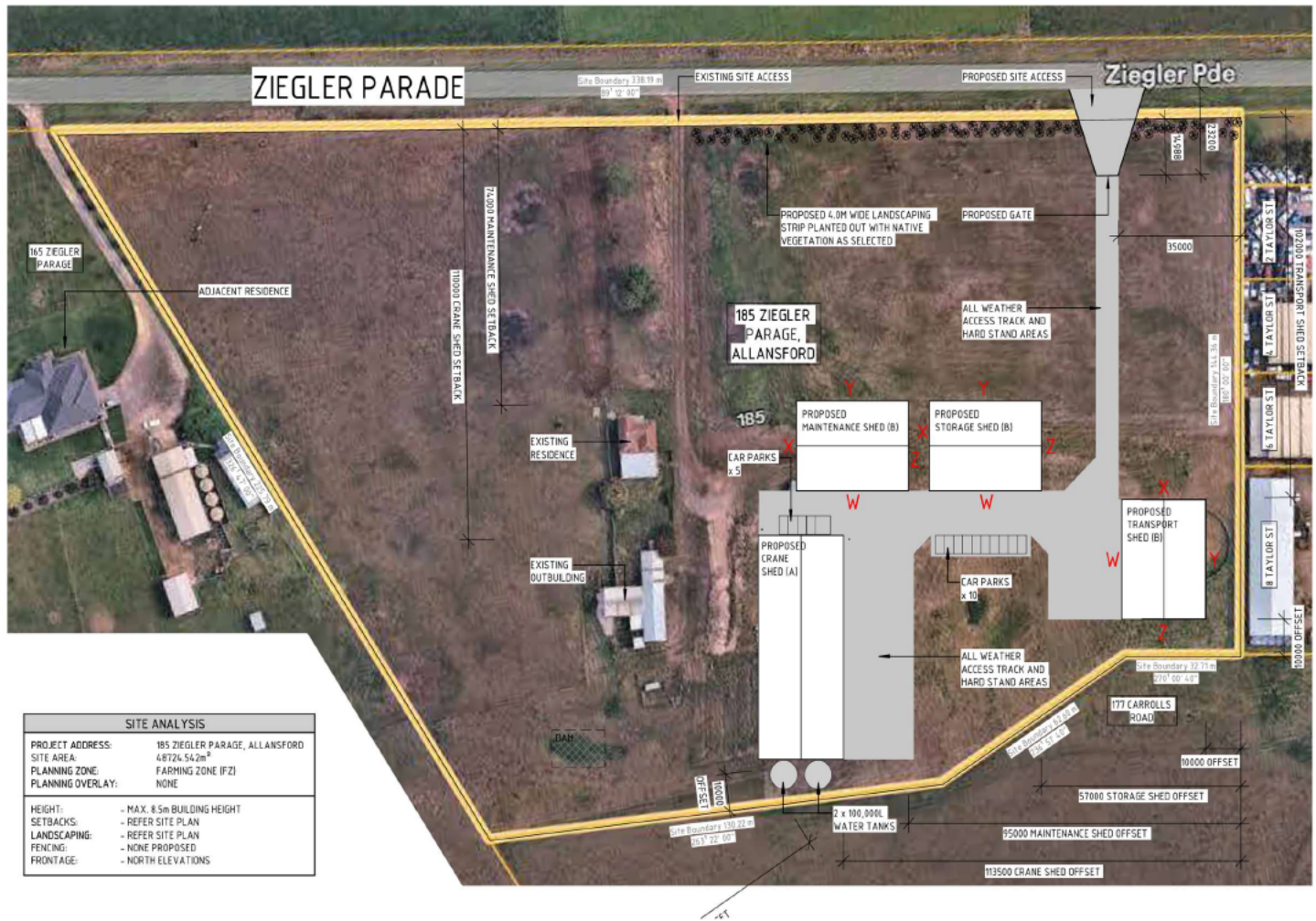




NOTE: Colours shown are based on RGB reference (where applicable), however are shown as indicative colour pallets due to varying light conditions and limitations of the printing process that may affect colour tones. Refer to manufacturers specifications/ samples for exact colour match.



## Site plan



## SITE ANALYSIS

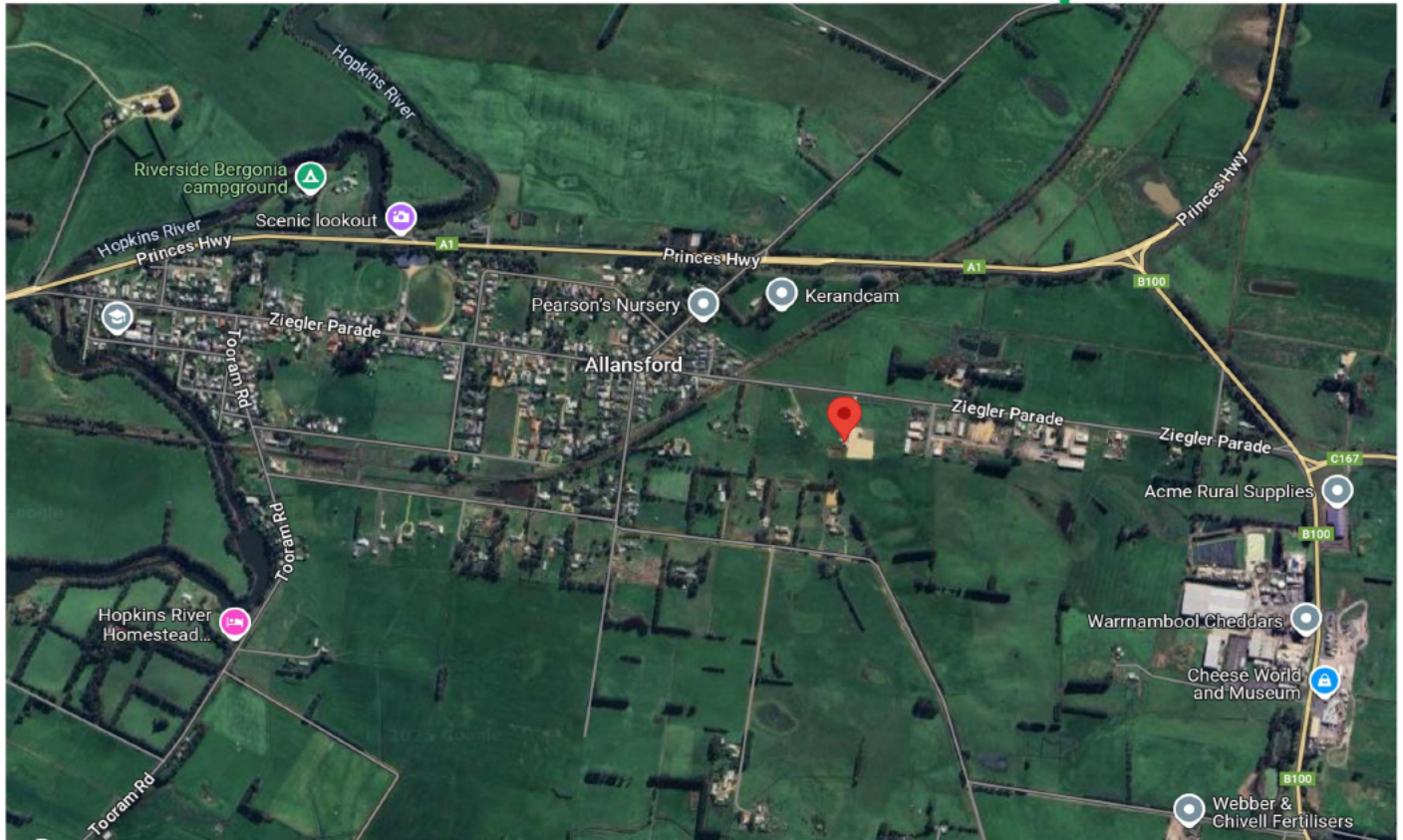
The site is situated to the east of the township of Allansford with frontage to Ziegler Parade. The site has an area of 4.87ha which contains a dwelling which is currently vacant with a group of redundant outbuildings. There is an existing vehicle access leading from Ziegler Parade with the site enclosed by post and wire farm fencing. There is an open drain running along the frontage to the site in the road reserve and no easements shown on title.

The site is generally flat and mostly grazing land with an existing dam in the southwest corner. The site adjoins a small industrial estate to the east (Taylor Street), farmland to the south and a small holding with dwelling abutting to the west. The nearest land zoned residential (TZ) is approximately 200m away to the west.

### Location and site plan









Site frontage to Ziegler Parade and dwelling (presently vacant)







Looking east along Ziegler Parade towards Taylor Street



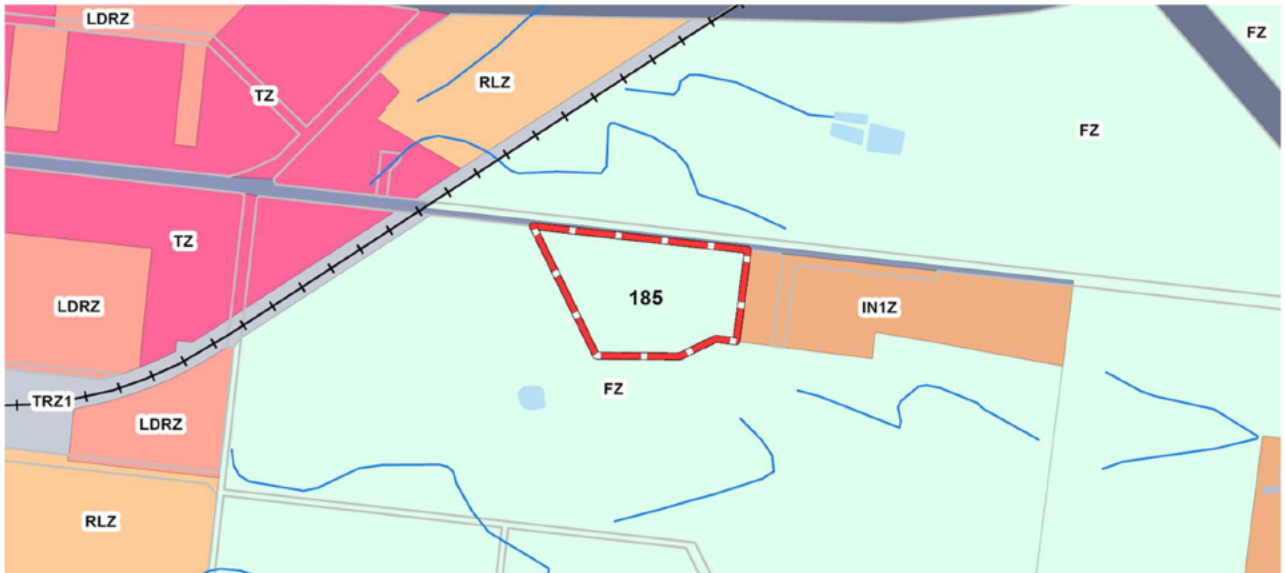
## RESTRICTIONS ON TITLE

None

## PLANNING CONTROLS

Zone

The site is located in the Farming Zone (FZ).



## Overlays

None

## Other

The site is within a Designated Bushfire Prone Area.

## Permit Requirements

- A permit is required for use of land under the FZ for Trade Supplies pursuant to Clause 35.07-1 table of uses.
- A permit is required for buildings and works in the FZ pursuant to Clause 35.07- 4.
- A permit is required to reduce the car parking provided pursuant to Clause 52.06-3.



## PLANNING ASSESSMENT

### Clause 35.07 FARMING ZONE

#### Purpose

*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.*

#### 35.07-6 Decision guidelines

*Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:*

#### General issues

- The Municipal Planning Strategy and the Planning Policy Framework.*
- Any Regional Catchment Strategy and associated plan applying to the land.*
- The capability of the land to accommodate the proposed use or development, including the disposal of effluent.*
- How the use or development relates to sustainable land management.*
- Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.*
- How the use and development makes use of existing infrastructure and services.*

#### Agricultural issues and the impacts from non-agricultural uses

- Whether the use or development will support and enhance agricultural production.*
- Whether the use or development will adversely affect soil quality or 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.*
- The capacity of the site to sustain the agricultural use.*
- The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.*



- Any integrated land management plan prepared for the site.
- Whether Rural worker accommodation is necessary having regard to:
  - The nature and scale of the agricultural use.
  - The accessibility to residential areas and existing accommodation, and the remoteness of the location.
- The duration of the use of the land for Rural worker accommodation.

## Accommodation issues

- 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.
- 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:
  - 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 Environment Effects Act 1978.
- 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 Mineral Resources (Sustainable Development) Act 1990.

## Environmental issues

- The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.
- The impact of the use or development on the flora and fauna on the site and its surrounds.
- 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, gullies, ridgelines, property boundaries and saline discharge and recharge area.
- The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.

## Design and siting issues

- *The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land.*
- *The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.*
- *The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.*
- *The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.*
- *Whether the use and development will require traffic management measures.*
- *The need to locate and design buildings used for accommodation to avoid or reduce noise and shadow flicker impacts from the operation of a wind energy facility if it is located within one kilometre from the nearest title boundary of land subject to:*
  - *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 Environment Effects Act 1978.*
- *The need to locate and design buildings used for accommodation to avoid or reduce the impact from 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 Mineral Resources (Sustainable Development) Act 1990.*

## ASSESSMENT

The key aspect of this assessment centres on the suitability of the site being Farming Zoned land, for the proposed use, and the compatibility of the use with surrounding uses and agriculture.

The Farming Zone provides the ability to apply for a permit for Trade Supplies, being the proposed use, as the Farming Zone has been structured to potentially accommodate circumstances whereby particular uses, that are not associated with agriculture, may be compatible and appropriate in the Farming Zone. It is considered that this application does provide the circumstances whereby the proposal is acceptable and can be permitted in this case.

Ordinarily “Trade Supplies” businesses would traditionally be located in a more urban setting in a commercial or industrial zone. In this instance, Council is respectfully asked to note the highly specialised nature of the use of crane hire services and the sheer size of these machines and flatbed trucks required to provide the service. It is difficult to find a suitable site with the required heavy goods access and attributes to accommodate the required under roof area and land footprint required to house machines of this size. With limited opportunities to

source and acquire sufficient space and floor area under roof in an industrial zone it is logistically and economically prohibitive.

By way of background, Western District Crane Services having outgrown their existing site, is a thriving and long established business which plays a key role in providing a highly specialised but locally available service for the construction industry and specialist lifting applications. The business provides significant economic benefit to Warrnambool and the region with this site alone representing a significant investment securing the business in the South West.

The subject site is ideal for the intended use in a number of ways and is considered equally compatible with the farming zone and its location. The site is suitably remote but also accessible for heavy vehicles. It is importantly also sufficiently distanced from residential yet collocated with the adjoining industrial estate to enable the buildings to blend with the backdrop of the Taylor Street Industrial estate.

Sample images from the Western District Crane Services website of the crane fleet and trucks in action are shown below for context.











As the site is zoned farming, the application clearly does not specifically relate to agriculture. However as previously highlighted the Farming Zone allows a permit to be granted provided it does not hinder or disrupt agriculture or amenity.

In consideration of the decision guidelines, the following is provided:

- The site area of 4.87 ha is realistically too small in isolation for traditional farming practices that are viable. There are no foreseeable opportunities of consolidation of titles due to the fragmented land ownership situation, therefore the proposal does not further fragment agricultural land.
- The site is sufficiently buffered so as to not disrupt agriculture, with the proposed use being benign in terms of environmental and amenity impacts as the use is predominantly storage of vehicles under cover. Vehicle movements are not considered excessive as the nature of the business is that cranes and equipment leave the site once, are deployed elsewhere and return several hours or days later. There is not a constant stream of in and out of vehicles.
- The buildings are well distanced and buffered for existing uses. The western edge of the site is in excess of 200m from the nearest residential zoned land. The existing vacant dwelling is offset approximately 140m from the closest proposed shed. The dwelling abutting to the west is offset approximately 190m from the closest proposed shed.
- The buildings are not excessively high and are dark in colour to be diminutive in the landscape. The buildings are setback approximately 74m app from the front title boundary so as to appear distant and not visually intrusive. Landscaping will be planted along the frontage to soften any visual impacts.
- The buildings are collocated with each other and the abutting industrial buildings.
- Adequate car parking has been provided. Refer to car parking assessment.
- There are minimal environmental impacts. Effluent disposal will be via a septic tank installed to meet Council and EPA guidelines. Stormwater will predominantly be reused into 2 x 100,000l rainwater tanks with any surplus fed into the existing dam on site. A stormwater management plan can be provided to Council's satisfaction ideally through permit conditions once the certainty of a permit is approved.
- The adjoining agricultural land is not further disrupted as it is already compromised in the immediate vicinity due to the two dwellings and abutting industrial estate.

On balance the proposal in this location is considered ideally placed for the intended use and development and sufficiently meets the decision guidelines.

**Clause 52.06**  
**CAR PARKING**  
**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 52.06-10**  
**Decision guidelines**

*Before deciding that a plan prepared under Clause 52.06-8 is satisfactory the responsible authority must consider, as appropriate:*

- The role and function of nearby roads and the ease and safety with which vehicles gain access to the site.*
- The ease and safety with which vehicles access and circulate within the parking area.*
- The provision for pedestrian movement within and around the parking area.*
- The provision of parking facilities for cyclists and disabled people.*
- The protection and enhancement of the streetscape.*
- The provisions of landscaping for screening and shade.*
- The measures proposed to enhance the security of people using the parking area particularly at night.*
- The amenity of the locality and any increased noise or disturbance to dwellings and the amenity of pedestrians.*
- The workability and allocation of spaces of any mechanical parking arrangement.*
- The design and construction standards proposed for paving, drainage, line marking, signage, lighting and other relevant matters.*
- The type and size of vehicle likely to use the parking area.*
- Whether the layout of car parking spaces and access lanes is consistent with the specific standards or an appropriate variation.*
- The need for the required car parking spaces to adjoin the premises used by the occupier/s, if the land is used by more than one occupier.*



- *Whether the layout of car spaces and accessways are consistent with Australian Standards AS2890.1-2004 (off street) and AS2890.6-2009 (disabled).*
- *The relevant standards of Clauses 56.06-2, 56.06-4, 56.06-5, 56.06-7 and 56.06-8 for residential developments with accessways longer than 60 metres or serving 16 or more dwellings.*
- *Any other matter specified in a schedule to the Parking Overlay.*

## ASSESSMENT

Trade Supplies requires 10% of the site area to be set aside for car parking. The area proposed to be covered by buildings, parking and hardstanding equates to approximately 12,000 sqm, in a site of 4.86 ha. A total of 15 car spaces has been provided which equates to approximately 400sqm or 0.3% of the site, therefore a waiver is required.

In consideration of the request to reduce the car parking requirement, the following points are listed for consideration:

- The nature of the business is such that there are virtually no “customers” coming to site. The parking provided easily covers staff car parking and the occasional visitor.
- There is plenty of informal parking available in the hardstanding areas which can accommodate the shortfall if it is ever realistically required.

## MUNICIPAL PLANNING STRATEGY

### Clause 02.03-4

#### Natural resource management

#### Agricultural land

*The Warrnambool region has opportunities for growth of viticulture, horticulture and alternative agricultural production. The preservation of the maximum amount of the limited supply of agricultural land is necessary to sustain the agricultural economy and to support those industries that rely on agricultural products for processing.*

*Council’s strategic directions for agricultural land are:*

- *Protecting rural areas to ensure agricultural uses remain viable.*
- *Ensuring the City’s unique rural character is protected from urban development.*
- *Managing the urban-agricultural interface to protect farming operations.*
- *Maintaining a greenbelt around Warrnambool’s settlement boundary.*
- *Limiting use or development that will be incompatible with the agricultural use of the land.*

## ASSESSMENT

The proposal does not compromise agricultural production and is collocated with the urban form of the abutting industrial estate. The use is sufficiently spaced and to be compatible with surrounding uses including agriculture.

## 02.03-7

### Economic development

#### Diversified economy

*Warrnambool is a major centre for food manufacturing with an emphasis on dairy products, sheep and beef processing. The Warrnambool region produces 25 per cent of Australia's milk and 30 per cent of Victoria's beef and lamb. Warrnambool's other employment strengths are in health and community services, education, government, retail and tourism. Warrnambool is the Great South Coast Region's main service centre for retail, business services, health and education.*

*Council's strategic direction for a diversified economy is:*

- *Developing value-adding opportunities.*

#### Agriculture

Agriculture is an important element of the regional economy especially the dairy industry. Sixteen per cent of the work force is employed within the agriculture, fishing and forestry sector.

Council's strategic directions for agriculture are:

- Protecting the significance of agriculture in the local economy.
- Preserving agricultural land in large areas to support those industries that rely on agricultural products for processing.
- Avoiding development that may compromise the dairy industry and its processing facilities.
- Facilitating opportunities for agricultural diversity.

#### Industry

*Warrnambool is the industrial service centre for the South West region. The West Warrnambool Industrial Precinct is one of the City's key employment precincts featuring a wide range of manufacturing, warehousing, transport logistics and service industries. The development of the West Warrnambool Industrial Precinct has resulted in some industrial and residential uses being located within proximity to each other.*

*A combination of population increases and growth in industrial sectors such as wind and natural gas energy production, has seen increased demand for land. Future demand for industrial land will be met by the development of the Eastern Industrial Precinct.*

*Council's strategic directions for industry are:*

- *Providing an adequate supply of land for industry.*
- *Managing the industrial/residential interface to ensure any off-site amenity impacts are minimised.*
- *Ensuring that industrial development meets standards for amenity and urban design that promotes the attractiveness of the municipality.*

## Commercial

*Substantial residential growth to 2031 is expected to create the opportunity for the revitalisation of the Warrnambool City Centre, with higher-order retail stores, services and other facilities.*

*The demand for bulky goods retailing is growing, with this form of retailing being concentrated along the Princes Highway that offers large, level sites with a high degree of exposure.*

*Council's strategic directions for commercial land are:*

- *Ensuring future development reinforces the primacy of the Warrnambool City Centre.*
- *Consolidating and strengthening the Warrnambool City Centre's retail and service functions, as the principal centre servicing the South West region of Victoria.*
- *Encouraging the consolidation of restricted and peripheral retailing in the Eastern Activity Centre.*

## ASSESSMENT

The above clause is particularly relevant, as it identifies the link between the individual economic benefits of commercial development, agriculture and industry to the region which is typified by the proposal. By siting the proposed use in the farming zone in this location, it is ideally situated to provide the economic benefits to the region without compromising amenity or agriculture.

### Clause 13.02-1S

#### Bushfire planning

#### Policy application

*This policy must be applied to all planning and decision making under the Planning and Environment Act 1987 relating to land that is:*

- *Within a designated bushfire prone area;*
- *Subject to a Bushfire Management Overlay; or*
- *Proposed to be used or developed in a way that may create a bushfire hazard.*

### Use and development control in a Bushfire Prone Area

*In a bushfire prone area designated in accordance with regulations made under the Building Act 1993, bushfire risk should be considered when assessing planning applications for the following uses and development:*

- *Subdivisions of more than 10 lots.*
- *Accommodation.*
- *Child care centre.*
- *Education centre.*
- *Emergency services facility.*
- *Hospital.*
- *Indoor recreation facility.*
- *Major sports and recreation facility.*
- *Place of assembly.*

- Any application for development that will result in people congregating in large numbers.

*When assessing a planning permit application for the above uses and development:*

- Consider the risk of bushfire to people, property and community infrastructure.
- Require the implementation of appropriate bushfire protection measures to address the identified bushfire risk.
- Ensure new development can implement bushfire protection measures without unacceptable biodiversity impacts.

## ASSESSMENT

Whilst not strictly listed as a use covered in the policy, the site will be designed with excellent access for heavy goods and emergency access and will have a static water supply and dam in the event of a fire.

### 15.01-2L

#### Industrial development

##### Policy application

*This policy applies to an application for industrial development in the Industrial 1 Zone, Industrial 3 Zone and the Farming Zone.*

#### Objective

*To encourage well planned and designed industrial development.*

#### Strategies

*Encourage industrial development along highways, particularly along the east-west entrances on the Princes Highway, to be of an attractive visual standard.*

*Construct buildings in non-reflective materials that are visually attractive such as brick, masonry or Colorbond metal.*

*Provide setbacks that are responsive to existing site conditions, existing development and the need to ensure safe traffic circulation.*

*Avoid car parking within the front setback area.*

*Design vehicle loading and unloading to occur totally within the site.*

*Design integrated industrial developments to include common parking areas and directory signs.*

*Limit signs to those that identify the name of the business occupying the premises and the service offered.*

*Discourage above roof signs.*

*Design industrial development in rural areas to:*

- *Minimise the impact on agricultural land and land management practices.*
- *Include access to sealed roads.*
- *Manage effluent and stormwater.*
- *Maintain the visual qualities of the rural landscape.*

*Use landscaping instead of fencing in areas such as the frontage of the site.*

*Improve all industrial areas through the development and maintenance of landscaping.*

### **Policy guideline**

*Consider as relevant:*

- *Discouraging buildings that occupy more than 50 per cent of the site.*

### **Policy document**

*Consider as relevant:*

- *Warrnambool Industrial Land Use Review (Mesh, 2010).*

## **ASSESSMENT**

The proposal meets the Clause in terms of its location along an east west corridor, using specified materials of non-reflective Colorbond, safe traffic movements, landscaping along the frontage and a sparse - visually permeable built form. Development of the site is significantly less than 50% site coverage.

Stormwater and effluent management will be to Council's satisfaction.

### **Clause 65.01**

#### **APPROVAL OF AN APPLICATION OR PLAN**

*Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:*

- *The matters set out in section 60 of the Act.*
- *Any significant effects the environment, including the contamination of land, may have on the use or development.*
- *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 environment, human health and 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.
- The impact the use or development will have on the current and future development and operation of the transport system.

*This clause does not apply to a VicSmart application.*

## ASSESSMENT

The application has been assessed against the PPF and MPS together with the Farming Zone provisions and found to be compliant. The site is sufficiently distanced and is planned in an orderly fashion to meet the environmental and safety/amenity requirements of Clause 65.

## SUMMARY

As discussed in this report, the proposal is considered to meet the threshold required to be permitted in the chosen location without detriment to amenity or agriculture. The built form is modest and well-spaced with adequate setbacks to not be intrusive in the landscape and will be setback against a backdrop of similar buildings at the nearby industrial estate.

It is respectfully requested that a planning permit be supported for the development in its current form and that a permit be granted by the responsible authority.