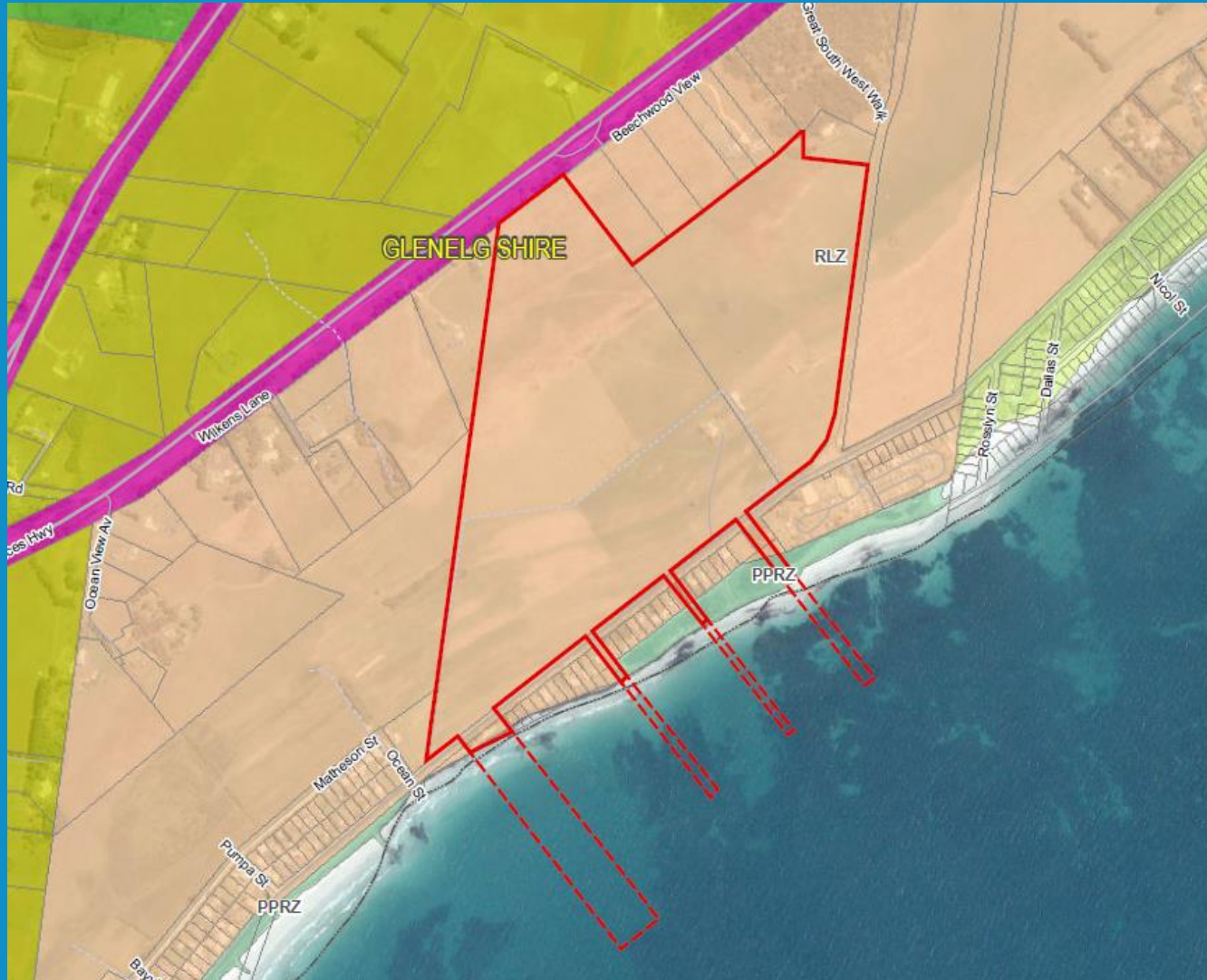


Subject Site – 315 Dutton Way, Bolwarra

The subject site is located at 315 Dutton Way, Bolwarra and includes land to the south across Crown land out to the ocean.

The primary area of development is included within a Rural Living Zone (RLZ)

Land to the south is included in the Rural Living Zone (RLZ) to the west to accommodate or Public Park and Recreation Zone (PPRZ) for the central and eastern easements.



Subject Site Overlays

Bushfire Management Overlay (BMO)

No works are located within the BMO.

Environmental Significance Overlay (Schedule 1) – ESO1

Pipe easements are proposed to traverse the ESO.



Key approvals

There are a number of approvals required prior to the development progressing.

Key statutory approvals include:

- Works Approval Application (Environment Protection Authority)
- Planning Permit Application (Glenelg Shire Council)
- Marine and Coastal Management Act Consent (DELWP)
- Cultural Heritage Management Plan (CHMP) (Aboriginal Victoria)

Key Town Planning matters raised through submissions

1. Amenity within the Rural Living Zone (RLZ)
2. The development would be better suited in another location
3. The use is Industrial
4. Traffic generation
5. Visual impact/ scale of the development
6. Adverse impact on tourism
7. Glare from solar panels
8. Effect on property values/ rates
9. Noise
10. Odour



Response to themes

Amenity within the Rural Living Zone (RLZ)

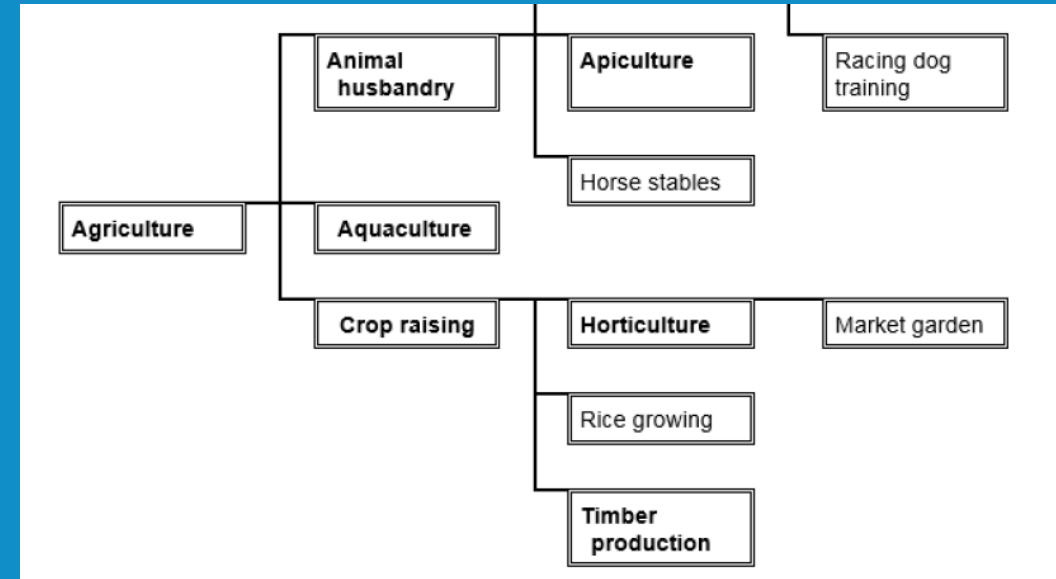
- The rural living zone sits within the 'Rural' groups of zone, which is an important distinction between the current zone and a residential zone.
- The Rural Living Zone (RLZ) is an active working zone and not solely reserved for residential use.
- Agricultural uses and commercial activities are permitted to occur within the Rural Living Zone. Other commercial uses permitted within the zone included a broiler farm, freeway service centre or place of assembly.

Development would be situated in another location

- A number of submissions were not entirely opposed to the proposal, but raise concerns regarding the suitability of the subject site for the proposed development
- These submissions raise the issue that the development may be better suited within another location.
- The suitability of other locations is not a matter for consideration.

The use is Industrial

- A number of submission consider the use to be Industrial.
- Under the current Victoria Planning Provisions, the definition of aquaculture does not include 'processing' of product, only keeping, cultivation and/ or propagation. Where a use includes processing, this would alter the definition into Industry. The proposed facility will not include processing. Processing will occur off-site.
- The use is not considered an industrial or intensive animal production under the Victoria Planning Provisions.



VPP	30 Zones	35	Rural Zones (PDF 726.5 KB)
VPP	30 Zones	35.03	Rural Living Zone (PDF 307.8 KB)
LPP	30 Zones	35.03	Schedule to the Rural Living Zone (PDF 883.9 KB)
VPP	30 Zones	35.06	Rural Conservation Zone (PDF 943.3 KB)
LPP	30 Zones	35.06	Schedule 1 to the Rural Conservation Zone (PDF 883.7 KB)
LPP	30 Zones	35.06	Schedule 2 to the Rural Conservation Zone (PDF 883.7 KB)
LPP	30 Zones	35.06	Schedule 3 to the Rural Conservation Zone (PDF 884.4 KB)
VPP	30 Zones	35.07	Farming Zone (PDF 981.3 KB)
LPP	30 Zones	35.07	Schedule to the Farming Zone (PDF 884.1 KB)
LPP	30 Zones	35.08	Rural Activity Zone (PDF 316.7 KB)
LPP	30 Zones	35.08	Schedule 1 to the Rural Activity Zone (PDF 929.3 KB)
VPP	30 Zones	36	Public Land Zones (PDF 726.6 KB)

Aquaculture

Land used to keep or breed aquatic animals, or cultivate or propagate aquatic plants.

Agriculture

Response to themes

Traffic Generation

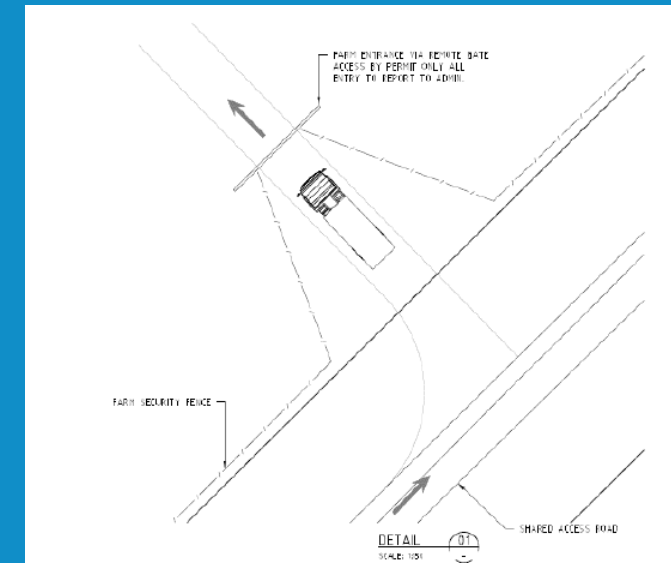
- A number of submissions raised concern with the anticipated traffic movements from staff and other users visiting the site.
- The Princes Highway is managed and maintained by VicRoads. VicRoads has provided in principal support for the development.
- Truck and delivery access will be restricted to Dutton Way and it is anticipated that , on average, there would be approximately 1 - 2 truck movements a day.

Visual Impact/ Scale of the development

- The development has kept the ridgeline free from development.
- The development will change the outlook of existing dwellings overlooking the site which can be tempered through introduction of screening planting in consultation with surrounding land owners.
- Given the number of submissions which raise visual impact of the proposal, the proponent is reviewing whether changes could be made to the current footprint to increase opportunities for landscaping.

Adverse Impact on tourism

- A number of submission also raise that the development will have an adverse impact on tourism.
- Guidance on tourism areas are identified in the Glenelg Planning Scheme.
- Dutton Way and Bolwarra are not identified as tourism destinations or areas for tourism expansion within the planning scheme.
- Effect on associated tourism activities (i.e whales & marine environment) are addressed through the aligned approvals and will be discussed further.



Response to themes

Glare from Solar Panels

- A number of submissions raised concern with potential glare and glint from the solar panels.
- Solar panels are designed to absorb light rather than reflect it. They are typically constructed of dark, light absorbing materials and panels can be covered with anti-reflective coating.
- Solar panels have been included at Brisbane Airport, alongside Darwin Airport and along the Calder freeway in Melbourne.
- A recent advisory committee report for four utility scale solar farms in Shepparton did not recommend glare or glint mitigation measures.

Effect of property value/ rates

- Land value or requirement for a financial guarantee is not a matter that a planning authority can consider when determining the planning merits of a proposal.

Noise/ odour

- Noise is a concern for residents. Noise criteria is not intended to achieve inaudibility but seek to ensure noise does not create nuisance to surrounding sensitive uses.
- Noise and odour are relevant matters for planning to consider and will be discussed in further detail shortly.
- THANK YOU.

