



# Living and building in Loddon



## Residential subdivision

The Loddon Shire Settlement Strategy supports further residential subdivision within the townships of Boort, Bridgewater, Inglewood, Pyramid Hill and Wedderburn as these towns contain the necessary infrastructure to support this growth, including reticulated water and sewer.

There is no minimum subdivision size in the Township zone that applies to these towns. Lot size will be determined by market demand, neighborhood character and the dimensions to accommodate a dwelling and outdoor space requirements.

Larger residential lots with an existing dwelling can be further subdivided, as well as vacant residential lots.

### Process

If you are considering residential subdivision, this is the process to follow:

1. Contact Council's planning department to discuss your proposal.
2. Contact service providers (Coliban Water and Powercor) to determine infrastructure connection requirements and costs.
3. Engage a land surveyor to prepare plans and supporting documents for your planning permit application. The land surveyor can support you through the entire process.
4. Lodge your planning permit application and await assessment.
5. On receipt of your permit, implement the permit conditions. These conditions will include requirements to connect services and possibly other works.
6. Once all works and other requirements have been completed, the subdivision can be finalised through the issue of a Statement of Compliance from Council.
7. Documents are lodged with the titles office and new titles are issued.
8. The land can then be sold or developed.

## Small Secondary Dwellings

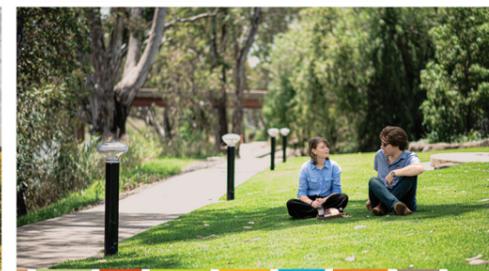
Small second dwellings can be constructed on existing residential properties without a planning permit, except where flooding, bushfire or other environmental or special planning controls apply.

A small second home is a dwelling that is 60 square metres or less with a kitchen, bathroom and toilet, located on the same lot as an existing home. Anyone can live in these small dwellings. They could be developed to accommodate a family member or to rent out for additional income.

Prefab housing or in-situ builds could be used to deliver this form of housing, and there are a number of builders operating in Loddon Shire that offer a quality product. Although planning approval is not required, building approval is required for small second dwellings

A small secondary dwelling will need to be connected to services. If reticulated sewer is not available to the property, the new dwelling will need a separate septic tank and disposal field (unless the existing effluent disposal system has capacity.)





## Rural Residential Development

Rural land in Loddon Shire is zoned Farming, Rural Conservation and Rural Living. These zones reflect the intended purpose of the land based on particular attributes and qualities.

If you are wishing to move to Loddon and plan to build a home in a rural area, make sure that the land is suitably zoned to ensure that you will be able to secure approval from Council.

**Rural Living Zone:** The rural living zone is the appropriate zone for those seeking to develop a rural lifestyle property. You are able to undertake agriculture in this zone, but do not have to, to obtain approval for a dwelling. As long as the property has all weather access, can support a septic tank system and any flood or bushfire risk can be managed you are likely to readily obtain planning approval. In some cases, planning approval may not even be required for a dwelling.

**Rural Conservation Zone:** This zone is applied to land with significant environmental values that need to be protected. Use and development of this land for residential purposes can be supported where environmental values will be enhanced and not compromised. Requirements regarding road access, waste disposal and environmental risks also apply.

**Farming Zone:** Council aims to minimize houses in the Farming Zone to maximize the potential for agricultural businesses to grow and operate relatively unhindered. Applications for new dwellings in the Farming Zone will be required to demonstrate why a dwelling is required on the property to facilitate agriculture, and that the residential use is ancillary or secondary to the agricultural use. Detailed and comprehensive farm business plans will be required. Very few applications for new dwellings in the Farming Zone are supported.

There are a few limited locations in the Loddon Shire that despite being zoned Farming, are recognised as rural residential areas. Council has the ability to exercise its discretion and support dwellings where it is clear there is no farming activity due to land fragmentation and remnant vegetation. Parts of the Moliagul and McIntyre area are included in these locations.

In searching for vacant rural land for your new home, check that it has the appropriate zone for your proposal (land zoning can be obtained from the Section 32 Statement or via a phone call to the planning department)

Other considerations when planning to build in a rural area include:

**Effluent disposal:** rural properties rely on a septic tank system for effluent disposal. Requirements for a septic tank system include needing a sufficient area of land for the tanks and drainage beds and being at least 60m from a waterway.

**Power:** Powercor is the power supply company that services Loddon Shire. Off grid is an option in rural areas, however generators can only be used for back up of a renewable system and must not cause a noise nuisance to any adjoining property.

**Road:** All weather road access is required for a residential property. If the property does not have access to an all weather road (sealed or appropriate standard gravel road) you are unlikely to be able to build. In some limited cases, Council may permit you to build, however you are likely to have to pay to construct the road. Council cannot construct new roads that are not in the works program or budget. Road construction costs are significant, as are ongoing maintenance costs. To minimize expense to rate payers Council limits additions to their road network liabilities.

**Camping, weekenders and tiny homes:** Any building developed for residential occupancy (whether for full or part time living) must comply with planning and building controls. Non compliant buildings pose a safety risk and may compromise any insurance cover you have. Camping is possible on rural properties subject to time limits and removing all equipment between visits.

**Bushfire and flood risk:** Some rural areas in Loddon Shire are subject to bushfire and flood risk. If your property is affected, this may affect if you can develop, or how you can develop.

**Native vegetation:** Native vegetation, including trees, shrubs and grasses, is protected and its removal should be avoided. Planning approval is generally required for the removal of native vegetation, with some exemptions for certain works.

## Urban Residential Development

The towns of Loddon Shire include vacant land suitable for the construction of new dwellings. If the land is zoned Township, has access to the necessary infrastructure and has no overlays you may not even need a planning permit to use and develop the land for a dwelling. A building permit will be required.

In searching for vacant residential land check that it has an appropriate zone for residential use (Township, Low Density Residential or Rural Living). Zoning information can be obtained from the Section 32 Statement, via a phone call to the planning department or from [loddon.pozi.com](http://loddon.pozi.com).

If you are intending to build a dwelling it is also important to check that the necessary infrastructure is available.

**Water:** Reticulated water is available in the towns of Boort, Bridgewater, Inglewood, Pyramid Hill, Wedderburn, Korong Vale, Tarnagulla, Borung, Mitiamo, Dingee and Serpentine. Coliban Water provide urban water in Loddon Shire. Please contact them for confirmation that the property can be connected and has ready access to a water main. Extension to a water main can add significantly to development costs.

**Sewer and septic tanks:** Reticulated sewer is only available in the towns of Boort, Bridgewater, Inglewood, Pyramid Hill and Wedderburn. Coliban Water provide the sewer system in these towns. Please contact them for confirmation that the property can be connected and has ready access to a sewer main. Extension to a sewer main can add significantly to development costs.

Other towns and rural areas rely on septic tank systems for effluent disposal. If you will need to use a septic tank for effluent disposal you must ensure that the property is of sufficient size to treat and contain effluent. Generally a lot size of around 0.4ha (1 acre) is required. If the lot is smaller than this, you will need to provide a land capability assessment to demonstrate the ability of the land to retain waste.

**Power:** Powercor is the power supply company that services Loddon Shire. Off grid is an option in rural areas, however generators can only be used for back up of a renewable system and must not cause a noise nuisance to any adjoining property.

**Road:** All weather road access is required for a residential property. If the property does not have access to an all weather road (sealed or appropriate standard gravel road) you are unlikely to be able to build. In some cases, Council may permit you to build, however you are likely to have to pay to construct the road. Council cannot construct new roads that are not in the works program or budget. Road construction costs are significant, as are ongoing maintenance costs. To minimize expense to rate payers Council limits additions to their road network liabilities.

**Other:** The towns of Loddon include a diverse range of infrastructure and services, with some towns having a higher level of services than others. Council is consistently investing in community facilities, with a new sporting complex recently opened in Wedderburn. The State Government is investing in our schools with significant upgrades underway at East Loddon P12 and Wedderburn College.

Community infrastructure and services available in Loddon Shire include hospitals and aged care (Boort and Inglewood); pools; sporting grounds, complexes and clubs (bowls, tennis, football, hockey, cricket, waterskiing, equestrian and croquet); kindergartens, primary and secondary schools; childcare (family day care is available in a number of towns and a childcare centre is being constructed in Wedderburn); community houses; and senior citizens clubs, facilities and activities.

Choose a Loddon town that suits your needs!



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## Further information

### Loddon Shire Council Planning Department:

Ph: 5494 1200

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

### Zones, overlays (including flooding and bushfire) and all weather roads:

[loddon.pozi.com](http://loddon.pozi.com)

### Coliban Water:

[coliban.com.au](http://coliban.com.au)

### Powercor:

[powercor.com.au](http://powercor.com.au)

### Bushfire:

[planning.vic.gov.au](http://planning.vic.gov.au)

[cfa.vic.gov.au](http://cfa.vic.gov.au)

### Flooding:

[nccma.vic.gov.au](http://nccma.vic.gov.au)

### Wastewater management and septic systems:

[loddon.vic.gov.au](http://loddon.vic.gov.au)

### Building approval:

[loddon.vic.gov.au](http://loddon.vic.gov.au)

Please note that the construction of all new buildings requires building approval. Building approval is different to planning approval and relates to the safety and structural integrity of the building.