NOTICE OF AN APPLICATION FOR A PLANNING PERMIT

The land affected by the application is located at: 670 Hopkins Point Rd ALLANSFORD VIC 3277

The application is for a permit to: Five (5) Lot Subdivision

The applicant for the permit is: Mrs Lesley Joan & Mr Rodney James Sheen C/o Joseph Land Surveying Pty Ltd

The application reference number is: PP2020-0040

You may look at the application and any documents that support the application at the office of the responsible authority:* Warrnambool Civic Centre- 25 Liebig Street WARRNAMBOOL 3280

Or online at: www.warrnambool.vic.gov.au/advertised-planningapplications

For further reference please contact: Planning Support
Telephone: 03 5559 4800
Email: planning@warrnambool.vic.gov.au

This can be done during office hours and is free of charge.

Any person who may be affected by the granting of the permit may object or make other submissions to the Responsible Authority (Warrnambool City Council).

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.

The responsible authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application*.

If you object, the Responsible Authority will tell you its decision.

Objections/Submissions are accepted by:

- post to Town Planning Office, Warrnambool City Council, PO Box 198 Warrnambool 3280
- in person at the Warrnambool Civic Centre, 25 Liebig Street, Warrnambool*
- submitting an ‘Objection to grant a Planning Permit’ form available from www.warrnambool.vic.gov.au Click on Property – Planning Permits - Objection to grant a Planning Permit form
- email to planning@warrnambool.vic.gov.au

The Responsible Authority will not decide on the application before: 1 May 2020

*Due to COVID-19 the office may be closed. If you cannot view documents online please contact Planning Support on 5559 4800
16/04/2020

To the Occupier
211 Tooram Rd
ALLANSFORD VIC 3277

Dear Sir/Madam,

Planning Application Number PP2020-0040
SPEAR Application Number S154604V
Five (5) Lot Subdivision
670 Hopkins Point Rd ALLANSFORD VIC 3277

Council has received a Planning Permit Application for the above property. In accordance with Section 52 of the Planning and Environment Act 1987, notice of the Application is required to be given to any person who may be affected by the granting of a permit.

Details of the Application are outlined in the enclosed ‘Notice of an Application for Planning Permit’.

You may object to the application, or make other written submissions in respect of the proposal. All objections/submissions must be made in writing and must be lodged with Council.

Please note that submissions are public documents and may be viewed by others.

Council will not decide on the Application before the date specified on the enclosed ‘Notice of an Application for Planning Permit’.

Advertised material can be viewed at http://www.spear.land.vic.gov.au using the above-mentioned SPEAR reference number.

Any queries regarding this matter should be directed to Planning Support on 03 5559 4800.

Yours faithfully,

Cameron McNeill
Town Planner
CITY DEVELOPMENT
Encl.
Lot and Plan Number: Lot 1 TP818585
Address: 670 HOPKINS POINT ROAD ALLANSFORD 3277
Local Government (Council): WARRNAMBOOL Council Property Number: 16900 (Part)
Directory Reference: VicRoads 90 B8
This parcel is one of 2 parcels comprising the property.
For full parcel details get the free Basic Property report at Property Reports.

See next page for planning information
Planning Zone

FARMING ZONE (FZ)

SCHEDULE TO THE FARMING ZONE (FZ)

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Zones Legend

- ACZ - Activity Centre
- B1Z - Commercial 1
- B2Z - Commercial 1
- B3Z - Commercial 2
- B4Z - Commercial 2
- E5Z - Commercial 1
- C1Z - Commercial 1
- C2Z - Commercial 2
- CA - Commonwealth Land
- CCZ - Capital City
- CDZ - Comprehensive Development
- DZ - Dockland
- ERZ - Environmental Rural
- FZ - Farming
- GRZ - General Residential
- GWAZ - Green Wedge A
- GWZ - Green Wedge
- IN1Z - Industrial 1
- IN2Z - Industrial 2
- IN3Z - Industrial 3
- LDRZ - Low Density Residential
- MLZ - Mixed Use
- NRZ - Neighbourhood Residential
- PCRZ - Public Conservation & Resource
- PDRZ - Priority Development
- PPRZ - Public Park & Recreation
- PUZ1 - Public Use - Service & Utility
- PUZ2 - Public Use - Education
- PUZ3 - Public Use - Health Community
- PUZ4 - Public Use - Transport
- PUZ5 - Public Use - Cemetery/Crematorium
- PUZ6 - Public Use - Local Government
- PUZ7 - Public Use - Other Public Use
- R1Z - General Residential
- R2Z - General Residential
- R3Z - General Residential
- RAZ - Rural Activity
- RCZ - Rural Conservation
- RDZ1 - Road - Category 1
- RDZ2 - Road - Category 2
- RGZ - Residential Growth
- RLZ - Rural Living
- RLU - Rural
- SJZ - Special Use
- T1Z - Township
- UFZ - Urban Floodway
- UGZ - Urban Growth
- Railway
- Tram
- River, stream
- Lake, waterbody

Copyright © - State Government of Victoria
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
Read the full disclaimer at www.land.vic.gov.au/home/copyright-and-disclaimer
Planning Overlay

SIGNIFICANT LANDSCAPE OVERLAY (SLO)
SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 1 (SLO1)

Note: due to overlaps some colours on the maps may not match those in the legend.

Copyright © - State Government of Victoria
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at www.land.vic.gov.au/home/copyright-and-disclaimer

Lot 1-TP818585-PLANNING-PROPERTY-REPORT
Further Planning Information


A planning scheme sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting Planning Schemes Online.

This report is NOT a Planning Certificate issued pursuant to Section 199 of the Planning and Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zonings that may abut the land. To obtain a Planning Certificate go to Titles and Property Certificates.

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit Planning Maps Online.

For other information about planning in Victoria visit www.planning.vic.gov.au.

Copyright © - State Government of Victoria

Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at www.land.vic.gov.au/home/copyright-and-disclaimer.
Lot and Plan Number: Lot 2 PS546568
Address: 670 HOPKINS POINT ROAD ALLANSFORD 3277
Local Government (Council): WARRNAMBOOL Council Property Number: 16900 (Part)
Directory Reference: VicRoads 90 B8
This parcel is one of 2 parcels comprising the property.
For full parcel details get the free Basic Property report at Property Reports.

See next page for planning information
Planning Overlay

SIGNIFICANT LANDSCAPE OVERLAY (SLO)
SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 1 (SLO1)

OTHER OVERLAYS
Other overlays in the vicinity not directly affecting this land
BUSHFIRE MANAGEMENT OVERLAY (BMO)
ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)
HERITAGE OVERLAY (HO)
Planning Overlays Legend

Overlays Legend

- AEO - Airport Environments
- EMO - Bushfire Management
- CLP0 - City Link Project
- DCPO - Development Contributions Plan
- DVD - Design & Development
- DDDPT - Design & Development Part
- IOP0 - Development Plan
- EA0 - Environmental Audit
- EM0 - Erosion Management
- ES0 - Environmental Significance
- FD - Floodway
- HO - Heritage
- ICP0 - Infrastructure Contributions Plan
- IPO - Incorporated Plan
- LS0 - Land Subject to Inundation
- MAEC1 - Melbourne Airport Environments 1
- MAEC2 - Melbourne Airport Environments 2
- NCO - Neighbourhood Character
- PU0 - Parking
- PA0 - Public Access
- PO0 - Restructure
- RC0 - Road Closure
- SB0 - Special Building
- SL0 - Significant Landscape
- SM0 - Salinity Management
- SR0 - State Resource
- VP0 - Vegetation Protection
- Railway
- Tram
- River, stream
- Lake, waterbody

Note: due to overlaps some colours on the maps may not match those in the legend.

Further Planning Information


A planning scheme sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting Planning Schemes Online.

This report is NOT a Planning Certificate issued pursuant to Section 199 of the Planning and Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zonings that may abut the land. To obtain a Planning Certificate go to Titles and Property Certificates.

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit Planning Maps Online.

For other information about planning in Victoria visit www.planning.vic.gov.au.
## Application Details

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Application Type</td>
<td>Planning Permit for a Subdivision</td>
</tr>
<tr>
<td>Applicant Reference Number</td>
<td>978</td>
</tr>
<tr>
<td>Responsible Authority Name</td>
<td>Warrnambool City Council</td>
</tr>
<tr>
<td>Responsible Authority Reference Number(s)</td>
<td>(Not Supplied)</td>
</tr>
<tr>
<td>SPEAR Reference Number</td>
<td>S154604V</td>
</tr>
<tr>
<td>Application Status</td>
<td>Submitted</td>
</tr>
<tr>
<td>Planning Permit Issue Date</td>
<td>NA</td>
</tr>
<tr>
<td>Planning Permit Expiry Date</td>
<td>NA</td>
</tr>
</tbody>
</table>

## The Land

### Primary Parcel

- 670 HOPKINS POINT ROAD, ALLANSFORD VIC 3277
- Lot 1/Plan TP818585
- SPI 1:TP818585
- CPN 16900
  - **Zone:** 35.07 Farming
  - **Overlay:** 42.03 Significant Landscape

### Parcel 2

- 670 HOPKINS POINT ROAD, ALLANSFORD VIC 3277
- Lot 2/Plan PS546568
- SPI 2:PS546568
- CPN 16900
  - **Zone:** 35.07 Farming
  - **Overlay:** 42.03 Significant Landscape

## The Proposal

- **Plan Number:** (Not Supplied)
- **Number of lots:** 2
- **Proposal Description:** 5 LOT RURAL SUBDIVISION
- **Estimated cost of the development for which a permit is required:** $0

## Existing Conditions

- **Existing Conditions Description:** single dwelling and grazing land
- **Encumbrances on title, such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope do not apply.**

## Applicant Contact

- **Applicant Contact:** Mr Clint Joseph
- **Joseph Land Surveying**
- **PO Box 5113**
- **PO Box 5113 Street, Warnambool,**
Applicant

Applicant 1
Rodney Sheen
8d51’
PO Box 5113 Street, Warrnambool, VIC, Australia
Business Phone: 0438616243
Mobile Phone: 0438616243

Applicant 2
Lesley Sheen
c/. Joseph Land Surveying Pty Ltd
PO Box 5113 Street, Warrnambool, VIC, Australia
Business Phone: 0438616243
Mobile Phone: 0438616243

Owner

Owner 1
(Owner details as per Applicant 1)

Owner 2
(Owner details as per Applicant 2)

Declaration

I, Clint Joseph, declare that the owner (if not myself) has been notified about this application.
I, Clint Joseph, declare that all the information supplied is true.

Authorised by

Clint Joseph

Organisation

Joseph Land Surveying
LAND DESCRIPTION

Lot 1 on Title Plan 818585U.
Created by Application No. 122273F 14/11/2002

REGISTERED PROPRIETOR

Estate Fee Simple

TENANTS IN COMMON

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

RODNEY JAMES SHEEN of HOPKINS POINT ROAD ALLANSFORD 3277

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

LESLEY JOAN SHEEN of HOPKINS POINT ROAD ALLANSFORD 3277

Application No. 122273F 14/11/2002

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AN451026E 13/01/2017

COMMONWEALTH BANK OF AUSTRALIA

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.

Warning as to Dimensions

Any dimension and connecting distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.

DIAGRAM LOCATION

SEE TP818585U 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: 670 HOPKINS POINT ROAD ALLANSFORD VIC 3277

ADMINISTRATIVE NOTICES

NIL

eCT Control 15772H COMMONWEALTH BANK OF AUSTRALIA - COMMERCIAL

Effective from 13/01/2017

DOCUMENT END
The document following this cover sheet is an imaged document supplied by LANDATA®, Victorian Land Registry Services.

<table>
<thead>
<tr>
<th>Document Type</th>
<th>Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Document Identification</td>
<td>TP818585U</td>
</tr>
<tr>
<td>Number of Pages (excluding this cover sheet)</td>
<td>1</td>
</tr>
<tr>
<td>Document Assembled</td>
<td>28/02/2020 15:10</td>
</tr>
</tbody>
</table>

Copyright and disclaimer notice:
© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.
E - Encumbering Easement
R - Encumbering Easement (ROAD)
A - Appurtenant Easement

Easement Information

<table>
<thead>
<tr>
<th>Easement Reference</th>
<th>Purpose/Authority</th>
<th>Width</th>
<th>Origin</th>
<th>Land benefitted/in favour of</th>
</tr>
</thead>
<tbody>
<tr>
<td>NIL</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

THIS PLAN HAS BEEN PREPARED FOR LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES

Checked by: [Signature]

Date: 18-11-2002

Assistant Registrar of Titles
REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 11050 FOLIO 976

LAND DESCRIPTION
----------------
Lot 2 on Plan of Subdivision 546568W.

PARENT TITLES:
Volume 09532 Folio 450     Volume 09900 Folio 438
Created by instrument PS546568W 04/02/2008

REGISTERED PROPRIETOR
---------------------
Estate Fee Simple

TENANTS IN COMMON
As to 1 of a total of 2 equal undivided shares

Sole Proprietor

RODNEY JAMES SHEEN of HOPKINS POINT ROAD ALLANSFORD VIC 3277

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

LESLEY JOAN SHEEN of HOPKINS POINT ROAD ALLANSFORD VIC 3277
PS546568W 04/02/2008

ENCUMBRANCES, CAVEATS AND NOTICES
---------------------------------
MORTGAGE AN451026E 13/01/2017
COMMONWEALTH BANK OF AUSTRALIA

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 PS546568W 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: 670 HOPKINS POINT ROAD ALLANSFORD VIC 3277

ADMINISTRATIVE NOTICES
----------------------
NIL

eCT Control 15772H COMMONWEALTH BANK OF AUSTRALIA - COMMERCIAL
Effective from 13/01/2017

DOCUMENT END
**PLAN OF SUBDIVISION**

**Location of Land**
- Parish: MEPUNGA
- Township: 
- Section: 
- Crown Allotment: 
- Crown Portions: 15A1 & 17A (PARTS)

**Title References:**
- Vol 9532 Fol 450 Vol 9900 Fol 438

**Last Plan Reference:**
- LP 216525 & LP 144097
- Postal Address: 670 HOPKINS POINT ROAD ALLANSFORD 3277
- MGA Co-ordinates: E 637 750
- (Of approx. centre of plan) N 5 748 800 Zone 54

**Vesting of Roads or Reserves**
- Identifier: Nil
- Council/Body/Person: Nil

**Council Certification and Endorsement**
- Council Name: WARRNAMBOOL CITY COUNCIL
- Ref: 27/06

1. This plan is certified under section 8 of the Subdivision Act 1988.
2. This plan is certified under section 41(7) of the Subdivision Act 1988—
   - Date of original certification under section 6—2/7/75
3. This is a statement of compliance issued under section 241 of the—

**Open Space**
- (A) A requirement for public open space under section 18 Subdivision Act 1988 has not been made.
- (B) The requirement has been satisfied.
- (C) The requirement is to be satisfied in Stage—

**Council Delegate**
- (Council seal) 
- Date 21/6/2006

**Notations**
- Depth Limitation: Does not apply
- Staging: This is not a staged subdivision
- Planning Permit No. P2005-247

**WATERWAY NOTATION:**
LOT 1 IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE

**Survey:**
- This plan is based on survey.
- To be completed where applicable.
- This survey has been connected to permanent marks no.(s). 48, 51
  In proclaimed Survey Area no._

**Easement Information**

<table>
<thead>
<tr>
<th>Subject Land</th>
<th>Purpose</th>
<th>Width (Metres)</th>
<th>Origin</th>
<th>Land Benefited/in Favour Of</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-1</td>
<td>CARRIAGEWAY</td>
<td>10</td>
<td>PS604945N</td>
<td>LOT 2 ON THIS PLAN</td>
</tr>
</tbody>
</table>

**LR use only**
- Statement of Compliance / Exemption Statement
  - Received: 23/11/08

**PLANNED REGISTERED**
- Time: 9:32 am
- Date: 4/2/08
- Assistant Register of Titles

**Sheet 1 of 2 sheets**

**Trevor McDowell**
Licensed Surveyor

**LICENSED SURVEYOR (PRINT)**
TREVOR WAYNE MCDOWELL

**SIGNATURE**

**DATE** 21/2/2006

**REF** 86
**VERSION** 1

**Original sheet size** A3
<table>
<thead>
<tr>
<th>AFFECTED LAND/PARCEL</th>
<th>LAND/PARCEL IDENTIFIER CREATED</th>
<th>MODIFICATION</th>
<th>DEALING NUMBER</th>
<th>DATE</th>
<th>EDITION NUMBER</th>
<th>ASSISTANT REGISTRAR OF TITLES</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT 2</td>
<td></td>
<td>APPURTIENANT CARRIAGEWAY EASEMENT</td>
<td>PS604945W</td>
<td>22/02/08</td>
<td>2</td>
<td>W.S.</td>
</tr>
</tbody>
</table>
INTRODUCTION

The subject site is known as 670 Hopkins Point Road, Allansford located approximately 3km south of Allansford, 0.5km west of the Tooram Road intersection. The site is front the constructed Hopkins Point Road and the current carriageway easement along the western boundary.

The site consists of two titles the first being Volume 11050 folio 976, lot 2 on PS546568W of approximately 85.6ha, the second small title being volume 10688 folio 909, lot 1 on TP818585U consisting of approximately 1ha. The land is no longer used as intensively as once was and the improvement such as the irrigation are approaching end of life.

The application seeks subdivide the site into four (5) lots of 15ha or greater. Please see following and plan for endorsement for further details.
PLANNING SCHEME PROVISIONS

The land is zoned Farming with no further planning overlays affecting the site. The site is partially within an area of Aboriginal Cultural Heritage Significance which is not assessed due to the application being for lots above 8ha.

The application relies on Clause 35.07-3 to subdivide which reads:-

“A permit is required to subdivide land.
Each lot must be at least the area specified for the land in a schedule to this zone.
If no area is specified, each lot must be at least 40 hectares.”

The Warrnambool City Council farming Zone schedule states a minimum of 15ha, therefore the application is in accordance with the planning scheme.

State Planning Policy Framework

Clause 14 Natural Resource Management

14.01 – Agriculture
14.01-1 Protection of Agricultural Land
Objective “To protect productive farmland which is of strategic significance in the local or regional context”.

It is considered the application satisfies the objectives by subdividing land into lots sizes in accordance with the Warrnambool City Council Planning Scheme requirements.
The proposed allotments are regularly shaped and take into account the existing features of the site and allow maximum usage from each.
The majority of allotments within the area are of similar size.
The proposed lots are similar to those surrounding and are considered standard within the immediate area and the Warrnambool City farmland regional area.

14.01-2 Sustainable Agricultural Land Use
Objective “To encourage sustainable agricultural land use”

It is considered the application satisfies the objective by providing lots in accordance with the Warrnambool planning scheme.
There is very little to no large scale farming undertaken within the Warrnambool City Council area, this is demonstrated by the surrounding land use and differing land ownership of the surrounding area.
Farm land within Warrnambool City Council is far better suited to smaller operations as depicted upon the surrounding land use as opposed to further afield where larger tracts of land area are readily available.
The neighbouring and nearby use is mixed and varied including farm land, quarry cemetery, motocross track, go kart track, shooting range and gardens in a reclaimed quarry site.

Local Planning Policy

Clause 14.01 – Agriculture
The proposal seeks to subdivide into lots in accordance with the current planning scheme guidelines.
The proposal seeks to creates lots that are similar in size and shape as those within the immediate area as shown upon the locality diagram.
The resultant lots shall maintain the character and agricultural productivity of the area and shall not prejudice neighbouring lands.

**Clause 14.02 – Sustainable agriculture land use**

The proposal shall create lots in accordance with the current planning scheme requirements.
The proposed lots are compatible with the surrounding land use.
The proposal shall create lots that offer flexibility within the farming zone and a wider choice to differing farming enterprises upon suitably sized allotments for continued farm based activities that reflect market demands.

**Clause 35.07-6 – Decision Guidelines**

The subdivision will have no negative impact upon the use of the land or neighbouring allotments.
The proposed lots shall encourage the retention of the agricultural land by creating well planned, orderly lots taking into account onsite features and improvements.
The proposed lots are similar size and shape as surrounding allotments and will not prejudice the site or neighbouring land use.
The lots shall offer additional opportunities for farm based activities.
There are no known significant features on site that shall be adversely affected by the subdivision.

Please find the following response, in accordance with the Farming Zone planning scheme requirements:

**Decision Guidelines for Farming Zone General Issues**

- **Any Regional Catchment Strategy and associated plan applying to the land.**
  No.

- **The capability of the land to accommodate the proposed use or development, including the disposal of effluent.**
  The proposed lots meet the minimum lots size as determined by the Warrnambool City Council planning Scheme.

- **How the use or development relates to sustainable land management.**
  The proposed layout is a practical one that create lots of uniform size and shape.
The current use of the lots shall be maintained, however there is very limited opportunity for any future expansion of the site due to the surrounding lands in differing ownership.
The lots present future opportunities for farm based activities as encouraged by the planning scheme.

- **Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.**
  The proposal seeks no change of use and remains compatible with surrounding land uses.

- **How the use and development makes use of existing infrastructure and services.**
  The site is bounded by constructed roads, if additional access points are required these shall be installed to the satisfaction of council.
Agricultural Issues and the impacts from non-agricultural uses

- **Whether the use or development will support and enhance agricultural production.**
The immediate use of the site will not change. The proposal will support both the current, ongoing use of the site or new, more intensive farm based operations than currently.

- **Whether the use or development will permanently remove land from agricultural production.**
The proposal seeks to create lots in accordance with the planning scheme requirements in suitably sized allotments to allow the long term farm use of the site.

- **The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.**
The proposed lots are of sufficient size to support typical farming of the area. The immediately surrounding land uses are small scale farms. The proposal offers the opportunity for similar scaled operations to expand. The size of the proposed lots require ongoing farm based activities for maintenance, upkeep etc. The proposed boundaries shall minimize the potential to limit the operation of adjoining and nearby agricultural uses.

- **The capacity of the site to sustain the agricultural use.**
The proposed lots in accordance with the planning scheme are capable of supporting agricultural land use as demonstrated by the surrounding land use of the area.

- **The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.**
The area consists of good quality soil and reliable rainfall. The site has frontage to the constructed Roads within close proximity to the rural center of Warrnambool. The proposal shall maintain the current land use and have no adverse effect on the soil quality, access to water and local infrastructure.

- **Any integrated land management plan prepared for the site.**
The existing land use shall be maintained. The proposed lots are designed as large, practical agricultural land use parcels taking into account the current site improvements and neighbouring land use and allotment size.

Dwelling Issues

- **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 proposed lots are sufficient size for maintaining smaller scaled agricultural farm use and an associated dwelling. The size of the proposed allotments shall allow the separation of dwellings as demonstrated by the neighbouring land use.
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 proposal will have no detrimental impact. There are no known significant natural physical features on the property.

- The impact of the use or development on the flora and fauna on the site and its surrounds. The site has long been cleared for farming purposes. No significant flora, fauna and landscape features exist on the property.

- The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to re-vegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area. The biodiversity of the area has been affected by land clearing and farming practices. This proposal will not have any further negative impact on biodiversity.

- The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation. The onsite effluent areas are located far from any nearby waterways.

Conclusion

The proposal:

- conforms with current Farming Zone planning scheme decision guidelines, local and state planning policies and is consistent with the MSS;
- is consistent with the neighbouring and surrounding land use;
- allows the opportunity for further development upon the current land, including the retention of employment and population to support rural communities.
- supports the intention of the planning scheme by providing long term farm use lots within the definition of the Warrnambool City Council planning scheme.
- provides the applicant to maintain the current land use and transfer land into differing entities and / or the future opportunity for the children to purchase land and gain equity.

It is considered the proposal shall have no detrimental impact on the surrounding rural environment, presents a positive outcome for the site, the surrounding rural community and council.

Yours faithfully,

CLINT JOSEPH
Licensed Surveyor