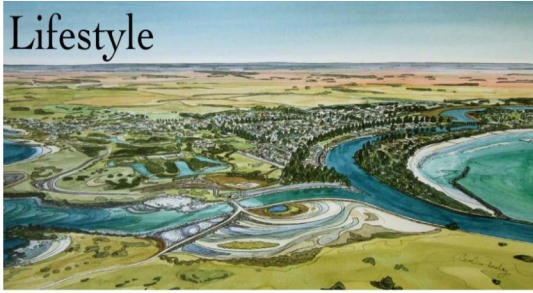


Lifestyle



Town Planning & Services

## Planning Report

Subdivision of land (dwelling excision) and consolidation of 2 lots into 1 lot.

Lot 2 PS 141631 & CA 81  
Parish of Laang – 156  
McConnells Road Taroon, Vic.  
3264.

Report by Glenn Reddick – Date  
13/03/25

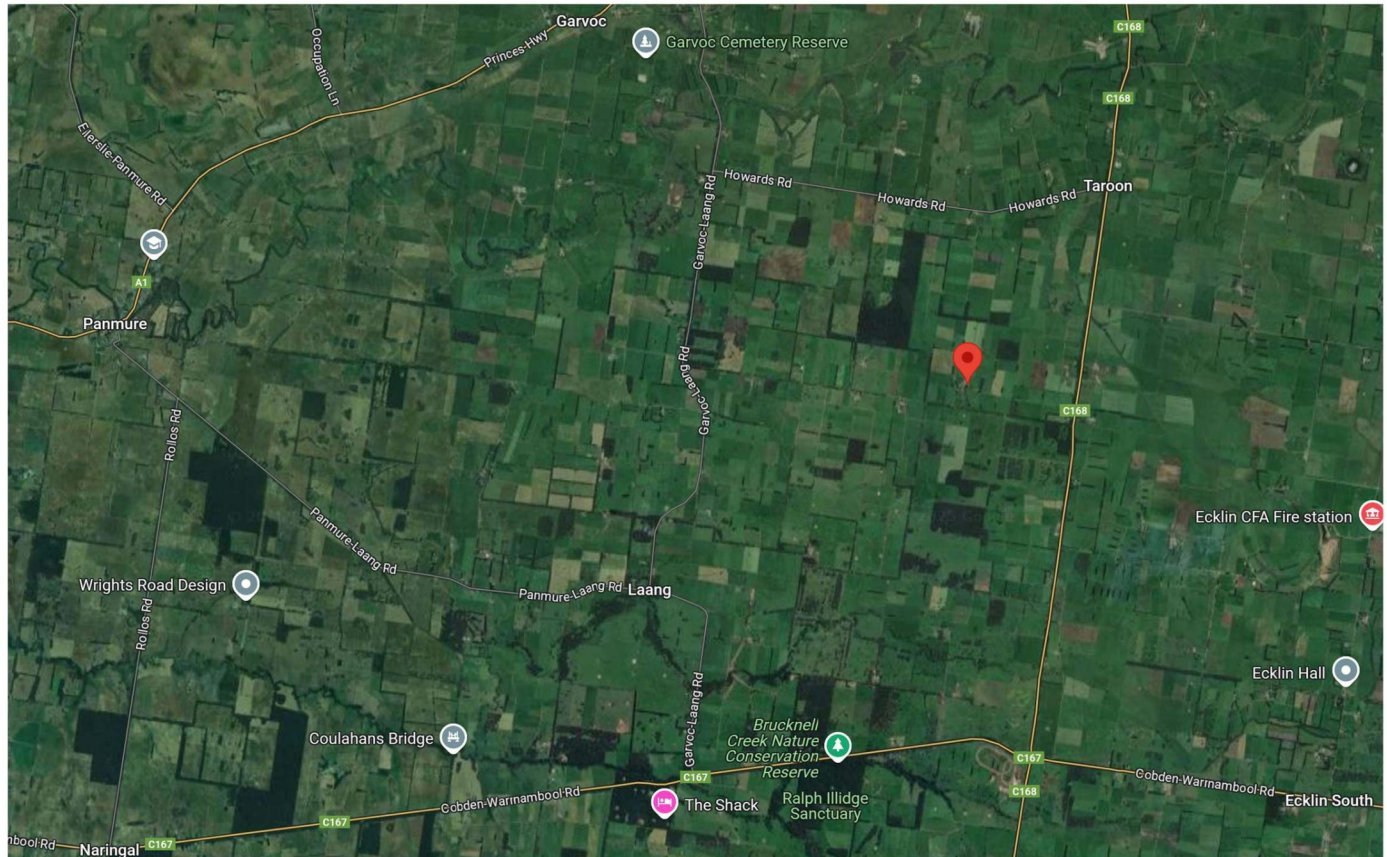
## ACKNOWLEDGEMENTS

Copyright © Lifestyle Town Planning and Services Pty Ltd

The document is subject to copyright and may only be used for the purposes for which it was commissioned. The use or copying the document in whole or in part without the permission of Lifestyle Town Planning and Services is an infringement of copyright.

## DISCLAIMER

Although Lifestyle Town Planning and Services have taken all the necessary steps to ensure that an accurate document has been prepared, the company accepts no liability for any damages or loss incurred as a result of reliance placed upon the report and its contents.

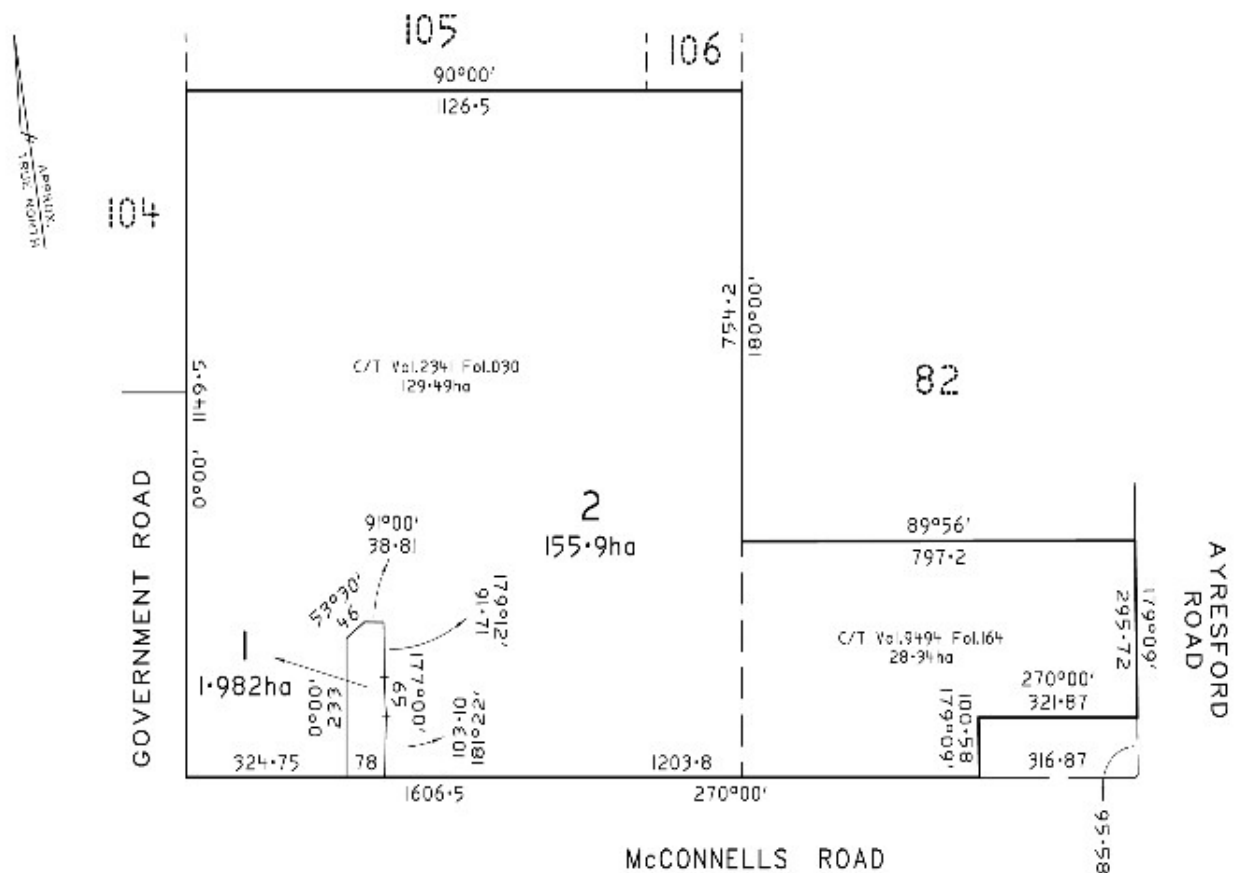


## 1. BACKGROUND AND OVERVIEW

The land known as 156 McConnells Road Taroon has been owned and operated as a dairy farm for over 80 years and was purchased by the current owners in September 2024. The current owners are looking to expand the acreage of the farm to improve its viability and increase its resilience to market fluctuations. They have an agreement to purchase an additional 28.34 ha which is being included for consolidation as part of this proposal. Refer to the plans below.

The subject dwelling is one of two dwellings on the title of 129.49ha which includes the dairy and farm buildings with the second dwelling now being surplus to requirement as the current owners live on site in the dwelling opposite. By excising the subject dwelling, the capital raised from the sale will fund further investment in the farm in improved farm equipment and extra land. The current owners rent land abutting to the north for example. In excising the second dwelling, the farm will continue to operate as it does now as discussed later in this report.

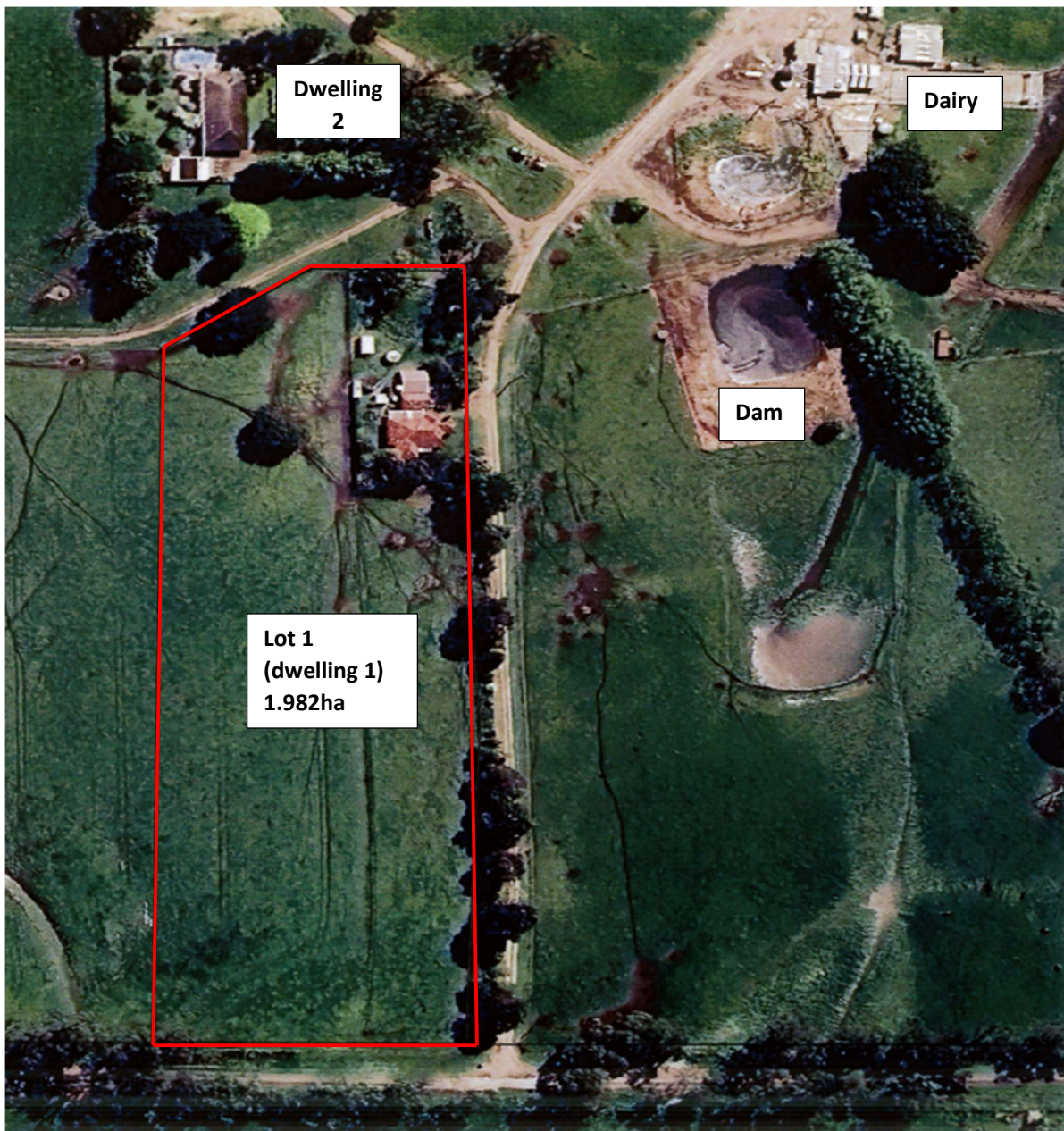
The amalgamation of titles creates a larger single farming allotment of 155.9 ha to become proposed lot 2, with the dwelling site having an area of 1.92ha to become proposed lot 1 and the 28.34ha on Aylesford Road being consolidated into lot 2.





## 2. PROPOSAL

Planning approval is sought to excise one of two dwellings on the subject title which is no longer required to operate the farm as shown below. The boundaries of proposed lot 1 have been selected to assign a practical and functional curtilage around the dwelling, retain the gardens for amenity and lifestyle purposes and to create a reasonable buffer separation from the adjoining land uses including the dairy, which is still in operation, located approximately 150m away from the subject dwelling to the northeast. There is no native vegetation removal required to alter boundary fencing as shown by the images below.







### 3. SITE ANALYSIS

The subject site is situated approximately 12km south of Terang, between Cobden and Garvoc. The site is accessed via an all-weather gravel road leading from McConnells Road and close to the intersection of Ayresford Road.

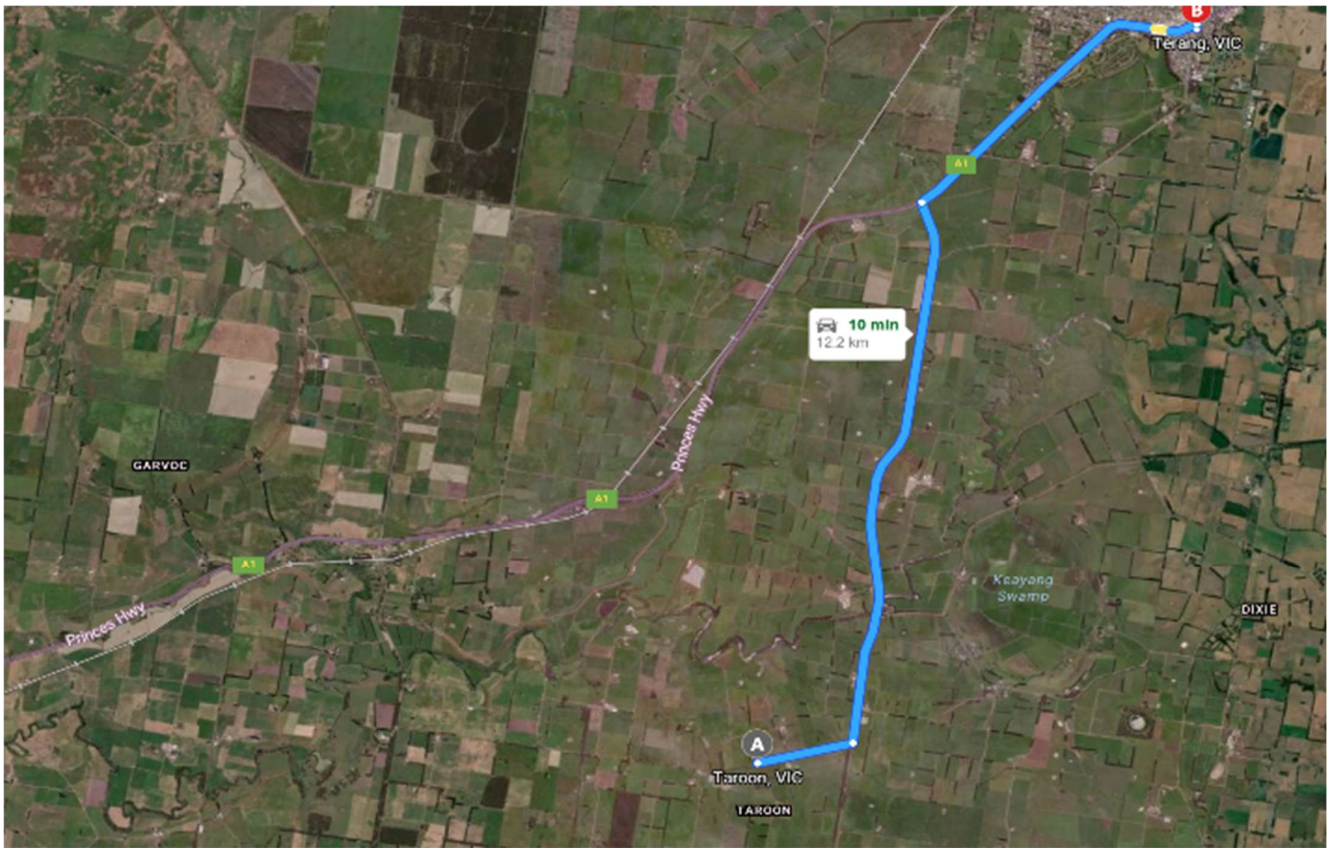
The farm contains two dwellings, the subject dwelling - a mid-century 3 bedroom brick and tile dwelling, with double garage, established gardens with a range of mature trees and shrubs and an open fronted outbuilding. The second dwelling was constructed later, and situated opposite the subject dwelling as shown on the aerial photos below.

The overall land holding (the farm) is held on a single title of 129.49ha which is used for dairy farming for around 250 head of dairy cows which are milked on the property at the nearby dairy some 150m approximately from the dwelling proposed to be excised. The subject dwelling has mains electricity connected together with a rain water tank with 62,000l storage capacity and septic tank system. The garden around the dwelling is fenced with farm style post and wire fencing.

There are no native trees affected by the proposed subdivision.



## Locality Plan



## Aerial View







**View of the subject dwelling from the access road linking McConnells Road**





**Subject dwelling, garage and outbuilding**



**Dwelling and established gardens**







Drone image





**Dwelling 2**



**Dairy**





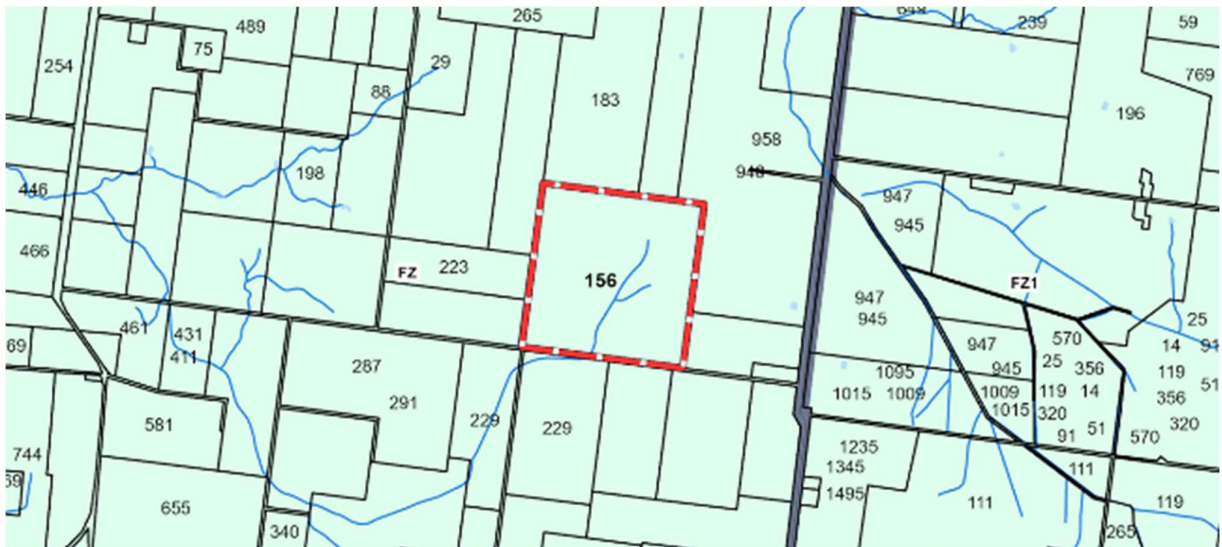
#### 4. RESTRICTIONS ON TITLE

None

#### 5. PLANNING CONTROLS

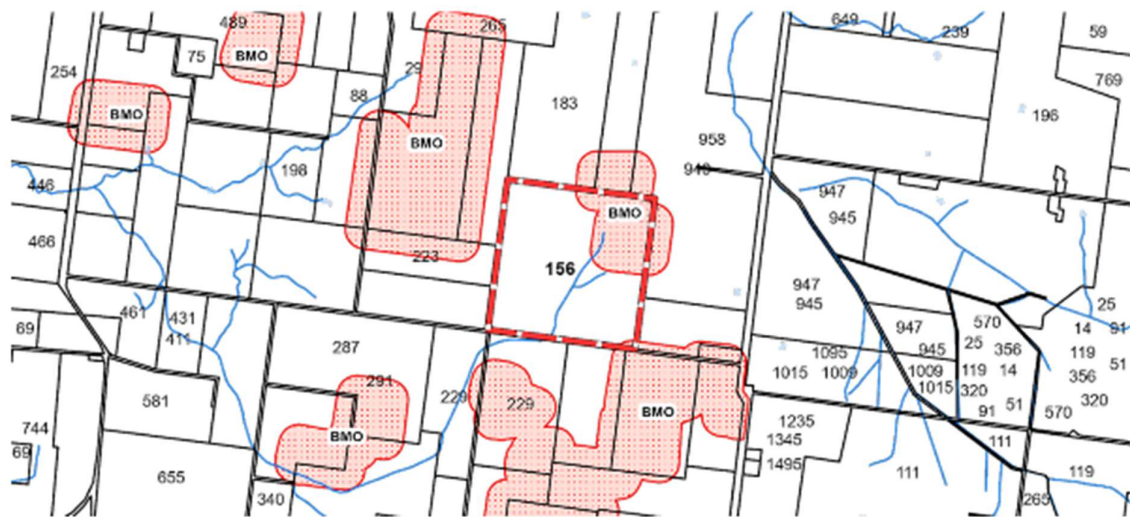
##### Zone

Farming Zone (FZ).



##### Overlays

Bushfire Management Overlay (BMO) – part of the land.



##### Other

The dwelling site is within a Designated Bushfire Prone Area.



## **Permit requirements**

A permit is required under the Farming Zone at Clause **35.07-3** to subdivide land.

No permit is required under BMO as the site of the dwelling proposed to be excised is outside the curtilage of the overlay.

### **Clause 35.07 -3**

#### **Subdivision**

*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.*

*A permit may be granted to create smaller lots if any of the following apply:*

- *The subdivision is to create a lot for an existing dwelling. The subdivision must be a two lot subdivision.*
- *The subdivision is the re-subdivision of existing lots and the number of lots is not increased.*
- *The subdivision is by a public authority or utility service provider to create a lot for a utility installation.*

*A permit cannot be granted which would allow a separate lot to be created for land containing a small second dwelling.*

## **6. 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.*



## **Clause 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.*

### **ASSESSMENT**

An assessment has been provided below against the MPS and PPF with the proposal considered to meet the relevant objectives. Refer to assessment below.

An existing effluent disposal system is in place for the dwelling.

The subject dwelling site has coexisted with the farm since the 1950's and is not required to run the farm as there is a second dwelling on the land in which the landowners currently live.

The dwelling has existing road frontage and existing infrastructure.

The subject dwelling is sufficiently distanced and buffered from the farm infrastructure and activities including the nearby dairy which is approximately 150m away. The dwelling is well shrouded by trees as shown overleaf.

#### ***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.*

## **ASSESSMENT**

As discussed the dwelling is not required to operate the farm and has not been for many years.

There are no adverse impacts on soil quality or removal of agricultural land from production as the dwelling is existing.

The dwelling is sufficiently distanced from the dairy and adjoining uses to as to not be unreasonably impacted or to adversely impact agriculture.

### **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.*

### **ASSESSMENT**

There is no loss or fragmentation of farmland, in fact the opposite is occurring, titles are being consolidated to benefit agriculture and reduce fragmentation.

The buffer distance of 150m between the dwelling and agricultural activity is considered sufficient to protect the reasonable amenity of a dwelling within the farming zone. Additional screening can be considered to Council's satisfaction if required as a permit condition.

There are no additional environmental or visual impacts applicable as the dwelling is existing, and no wind facilities or extractive industries existing or proposed as far as the applicant is aware.

In putting together the proposal, potential amenity impacts of legally excising the dwelling, with the proximity to the dairy has been considered and is not considered problematic given the distance and existing screening of vegetation around the dwelling.

### **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**

There are no new buildings proposed.

## **MPS ASSESSMENT**

**Clause 02.03-4**

**03/11/2023**

**C70moyn**

**Natural resource management**

**Agriculture**

*Rural land in the municipality forms part of the highly productive Western District. A mild climate, high and well distributed rainfall, a diverse range of soil types and access to markets have combined to make the Shire a significant agricultural area. Intensive dairying and crop production are significant land uses in the coastal hinterland, while extensive cropping and grazing enterprises, including beef cattle and sheep for wool and meat, are major activities in the northern part of the Shire.*

*Agricultural areas along the coast, between settlements and on the edge of townships are under pressure from other forms of development, particularly housing on existing small lots interspersed with farming land. The construction of dwellings on many or all such lots would not be consistent with responsible management of rural land. Such areas include:*



- *Extensive areas where the size of lots is less than half the minimum lot size specified under the Farming Zone; and*
- *Areas of open farming land which are comprised of comparatively small lots that are distant and isolated from townships with appropriate infrastructure and services.*

*Demand for rural lifestyle properties on small lots has increased mainly in the south of the Shire, and the proliferation of dwellings for lifestyle or hobby farm purposes in rural areas can compromise the long-term viability of farming. Dwellings or small lot subdivisions can sometimes genuinely be required to support agricultural production, however the development of isolated dwellings and housing clusters of small lots that are not associated with agriculture can result in land use conflicts, the loss of productive agricultural land and inefficient demand for social and physical infrastructure services. Council seeks to direct the demand for rural lifestyle living to land zoned for such purposes. A 'Lifestyle Farming' area at Bushfield, Grassmere and Wangoom is intended to accommodate demand for lifestyle farming and small-scale farming enterprises which can make productive use of agricultural land.*

*The Belfast Rural area (also known as the Killarney Area) between Rosebrook and the Tower Hill Wildlife Reserve comprises high quality fertile volcanic soils that have traditionally been the focus for potato farming. The area is characterised by a large number of small land holdings that are predominantly managed as conglomerations.*

*Sustainable timber production and the development of timber industries to process product are supported where they are undertaken with minimal adverse impacts.*

### **Strategic directions**

- *Encourage sustainable farming practices to protect water supply, manage salinity and pests, and maintain the long-term viability of agriculture in the Shire.*
- *Protect the natural and physical resources upon which agricultural industries rely.*
- *Prevent land use conflicts between agricultural uses and sensitive uses.*
- *Limit the use of productive agricultural land for non-productive agricultural purposes.*
- *Restrict the rural residential use of productive agricultural land.*
- *Avoid industrial activities in rural zones unless they are directly related to agricultural production.*
- *Encourage farming and primary production uses on the high quality fertile volcanic soils around Koroit and Killarney.*
- *Encourage the consolidation of titles and discourage the further subdivision of land in the Belfast Rural area.*
- *Ensure development in high potential groundwater recharge areas is compatible with site capability and retains native vegetation.*

- *Ensure the growth and management of forests for timber production is balanced with environmental, landscape and social values.*
- *Support the extraction of basalt, sand, limestone and scoria in appropriate locations.*

## **ASSESSMENT**

The proposed dwelling excision is supported by the Clause as the consolidation of titles aggregates the farmland into a more viable entity to ensure its long term economic viability whilst ensuring future land use conflicts are avoided by establishing a reasonable natural buffer distance from surrounding uses.

## **PPF ASSESSMENT**

### **Clause 14.01-1S**

#### **Protection of agricultural land**

##### **Objective**

*To protect the state's agricultural base by preserving productive farmland.*

##### **Strategies**

*Identify areas of productive agricultural land, including land for primary production and intensive agriculture.*

*Consider state, regional and local, issues and characteristics when assessing agricultural quality and productivity.*

*Avoid permanent removal of productive agricultural land from the state's agricultural base without consideration of the economic importance of the land for the agricultural production and processing sectors.*

*Protect productive farmland that is of strategic significance in the local or regional context.*

*Protect productive agricultural land from unplanned loss due to permanent changes in land use.*

*Prevent inappropriately dispersed urban activities in rural areas.*

*Protect strategically important agricultural and primary production land from incompatible uses.*

*Limit new housing development in rural areas by:*

- *Directing housing growth into existing settlements.*
- *Discouraging development of isolated small lots in the rural zones from use for dwellings or other incompatible uses.*



- *Encouraging consolidation of existing isolated small lots in rural zones.*

*Identify areas of productive agricultural land by consulting with the Department of Energy, Environment and Climate Action and using available information.*

*In considering a proposal to use, subdivide or develop agricultural land, consider the:*

- *Desirability and impacts of removing the land from primary production, given its agricultural productivity.*
- *Impacts on the continuation of primary production on adjacent land, with particular regard to land values and the viability of infrastructure for such production.*
- *Compatibility between the proposed or likely development and the existing use of the surrounding land.*
- *The potential impacts of land use and development on the spread of plant and animal pests from areas of known infestation into agricultural areas.*
- *Land capability.*

*Avoid the subdivision of productive agricultural land from diminishing the long-term productive capacity of the land.*

*Give priority to the re-structure of inappropriate subdivisions where they exist on productive agricultural land.*

*Balance the potential off-site effects of a use or development proposal (such as degradation of soil or water quality and land salinisation) against the benefits of the proposal.*

## **ASSESSMENT**

The proposal is consistent with the Strategy as it is merely moving lines on a map and does not fragment or propose additional development.

The proposal consolidates an existing undersized allotment which would be a potential candidate for a dwelling site.

On balance the proposal is considered a more beneficial outcome for agriculture.

**Clause 14.01-1L**

**03/11/2023**

**C70moyn**

**Agricultural production**

**Policy application**

*This policy applies to land in the Farming Zone and Rural Living Zone.*

## **Objective**

*To ensure that subdivision, including the creation of small lots for existing dwellings, and the use and development of dwellings minimises the loss or fragmentation of productive agricultural land and does not prejudice activities associated with agricultural production.*

## **Strategies**

*Establish buffers around uses that may conflict with agricultural land use to limit land use conflicts.*

*Avoid non-agricultural land use and development in rural areas that prejudices the productive use of agricultural land.*

*Discourage the construction of dwellings on productive agricultural land, unless it can be demonstrated that the dwelling is required to support the productive agricultural use of the land.*

*Locate and site dwellings so that they do not compromise surrounding farming activities.*

*Discourage dwellings on lots where wastewater cannot be retained and treated within the lot.*

*Discourage the construction of more than one dwelling on a lot unless:*

- It is demonstrated to be necessary to support a viable agricultural enterprise.*
- The agricultural use it is associated with has commenced.*
- It is located to avoid restricting agricultural use of the land.*

*Discourage small lot subdivisions (including dwelling excisions and boundary re-alignments) unless:*

- The subdivision supports the consolidation of productive agricultural land.*
- The proposed land uses (including dwellings) do not negatively impact on the ability to farm and avoid the loss of productive agricultural land.*
- Impacts on significant environmental and landscape features such as remnant vegetation and waterways are avoided or minimised.*
- The subdivision seeks to make minor adjustments to take account of topographical or public infrastructure features.*
- Adequate distance is provided around an existing dwelling to lot boundaries to limit any impacts of adjacent agricultural activity.*
- The subdivision does not result in a concentration of dwellings or small lots that could change the general use and character of the rural area.*

*Avoid further subdivision to excise additional dwellings where a dwelling has already been excised from the parent lot.*



*Discourage boundary realignments and re-subdivisions between existing lots where the lots proposed to be created:*

- Are less than the minimum lot size specified in the schedule to the Farming Zone;*
- Create an opportunity for a dwelling where none previously existed; or*
- Rely on land which was previously a road reserve, utility lot or Crown land, or was of insufficient size to support a dwelling.*

### **Policy guidelines**

*Consider as relevant:*

- Ensuring lots subdivided to excise an existing dwelling have a maximum size of 2 hectares and the balance (remaining) lot is greater than the minimum lot size specified in the schedule to the zone.*
- Ensuring that land capability and land suitability are considered in the assessment of use and development proposals.*
- Discouraging the construction of dwellings on lots greater than 2 hectares and less than the minimum lot size specified in the schedule to the Farming Zone.*
- Ensuring dwellings excised under the provisions of Clause 35.07-3 are in a habitable condition and comply with the Building Code of Australia.*
- Discouraging the excision of dwellings that did not exist at the date of approval of this scheme (6 January 2000).*
- Requiring the planting of vegetation within an excised lot to reduce any potential impacts of adjacent agricultural activity.*

### **ASSESSMENT**

The proposal is consistent with the Clause as it:

- Consolidates an undersized farming allotment to improve the viability of the farm.
- Excises a mid-century dwelling that predates the planning scheme.
- The dwelling is in good structural and decorative condition.
- The excised lot is less than 2 Ha.
- The excised dwelling is well screened and physically distanced from the active farm workings.
- There is already a “farmhouse” on the site where the landowner farmer resides.
- The subject dwelling is close to the second dwelling which collocates non-agricultural uses and minimises land use conflicts.
- The balance lot exceeds 40ha.

**Clause 14.01-2S**

**21/09/2018**

**VC150**

**Sustainable agricultural land use**

**Objective**

*To encourage sustainable agricultural land use.*

**Strategies**

*Ensure agricultural and productive rural land use activities are managed to maintain the long-term sustainable use and management of existing natural resources.*

*Support the development of innovative and sustainable approaches to agricultural and associated rural land use practices.*

*Support adaptation of the agricultural sector to respond to the potential risks arising from climate change.*

*Encourage diversification and value-adding of agriculture through effective agricultural production and processing, rural industry and farm-related retailing.*

*Assist genuine farming enterprises to embrace opportunities and adjust flexibly to market changes.*

*Support agricultural investment through the protection and enhancement of appropriate infrastructure.*

*Facilitate ongoing productivity and investment in high value agriculture.*

*Facilitate the establishment and expansion of cattle feedlots, pig farms, poultry farms and other intensive animal industries in a manner consistent with orderly and proper planning and protection of the environment.*

*Ensure that the use and development of land for animal keeping or training is appropriately located and does not detrimentally impact the environment, the operation of surrounding land uses and the amenity of the surrounding area.*

**Policy documents**

Consider as relevant:

- *Victorian Code for Cattle Feedlots* (Department of Agriculture, Energy and Minerals, 1995)
- *Victorian Code for Broiler Farms* (Department of Primary Industries, 2009, plus 2018 amendments)



- *Apiary Code of Practice* (Department of Planning and Community Development, 2011)
- *Planning Guidelines for Land Based Aquaculture in Victoria* (Department of Primary Industries, No. 21, 2005)
- *Victorian Low Density Mobile Outdoor Poultry Farm Planning Permit Guidelines* (Department of Economic Development, Jobs, Transport and Resources, June 2018)
- *Victorian Low Density Mobile Outdoor Pig Farm Planning Permit Guidelines* (Department of Economic Development, Jobs, Transport and Resources, June 2018)

## **ASSESSMENT**

The dwelling excision makes prudent use of farm capital which when realised is intended to be used to expand the landholding and farming operation which is supported by the intent of the Clause to be innovative in agricultural investment.

**14.01-2L**

**03/11/2023**

**C70moyn**

**Lifestyle Farming**

**Policy application**

*This policy applies to all land in the Farming Zone Schedule 3.*

**Strategies**

*Support and facilitate small-scale farming enterprises and 'lifestyle' farming enterprises, which make productive use of agricultural land.*

*Ensure there is an intrinsic link between the agricultural use of the land and the need for a dwelling.*

*Encourage proposals that are based upon and implement best-practice agricultural and environmental land management principles.*

*Discourage the use of land for intensive animal production due to the significant potential for land use conflicts.*

Policy guidelines

Consider as relevant:

- *A farm management plan clearly demonstrating that a dwelling is required for a commercial farming purpose (including small scale grazing animal production) on the land.*
- *Ensuring the proposed dwelling does not negatively impact upon or conflict with established agricultural land uses on adjoining land or within the surrounding area.*
- *Ensuring the proposed subdivision does not reduce or fragment the area of land available for viable agricultural enterprises.*
- *Allowing a dwelling on a lot where there are demonstrated agricultural benefits to support the agricultural use of the land.*
- *Ensuring the proposal supports and implements best-practice agricultural and environmental land management principles.*
- *The current agricultural use of the land and whether improved agricultural outcomes can be achieved by facilitating lifestyle farming.*
- *Discouraging a dwelling excision where the resulting balance lot would be less than the minimum lot size specified in the Farming Zone Schedule 3.*

## **ASSESSMENT**

As discussed the balance lot exceeds the minimum lot size of 40ha without negatively impacting agriculture. A farm management plan is not required to support the excision as the farm operation is unchanged.

### **Clause 13.02**

#### **BUSHFIRE**

### **Clause 13.02-1S**

#### **Bushfire planning**

*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.*

#### **Objective**

*To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.*

## ASSESSMENT

There is a Bushfire Management Overlay on part of the subject land with the subject dwelling outside the curtilage of the BMO. The site is within an area designated as “Bushfire Prone” which is considered a lesser risk. The proposed subdivision does not increase the bushfire risk as the dwelling is existing and has road frontage, good visibility and accessibility and adequate water for firefighting. The proposal is merely moving lines on a map and does not increase the fire risk.

### Clause 65.02

#### APPROVAL OF AN APPLICATION TO SUBDIVIDE LAND

*Before deciding on an application to subdivide land, the responsible authority must also consider, as appropriate:*

- *The suitability of the land for subdivision.*
- *The existing use and possible future development of the land and nearby land.*
- *The availability of subdivided land in the locality, and the need for the creation of further lots.*
- *The effect of development on the use or development of other land which has a common means of drainage.*
- *The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.*
- *The density of the proposed development.*
- *The area and dimensions of each lot in the subdivision.*
- *The layout of roads having regard to their function and relationship to existing roads.*
- *The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.*
- *The provision and location of reserves for public open space and other community facilities.*
- *The staging of the subdivision.*
- *The design and siting of buildings having regard to safety and the risk of spread of fire.*
- *The provision of off-street parking.*
- *The provision and location of common property.*
- *The functions of any body corporate.*
- *The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.*
- *If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.*
- *Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.*
- *The impact the development will have on the current and future development and operation of the transport system.*



## **ASSESSMENT**

The application meets the decision guidelines of Clause 65 as the land is suitable for subdivision, does not affect surrounding land uses or the production of agriculture on the subject land or surrounding properties, has detrimental environmental impacts and represents orderly planning.

## **7. CONCLUSION**

In conclusion the proposed re subdivision consolidates productive farmland, provides an adequate buffer distance around the dwelling which is surplus to requirement and does not lead to loss or fragmentation of farmland. The subdivision is associated with a long standing family dairy farm, which if approved by Council will continue in its current form with the resultant economic and human benefits that its milk production contributes to the prosperity of the region.

The proposal has been assessed against the provisions of the Farming Zone, MPS and PPF together with Clause 65 and found to meet the required objectives and Clauses, it is therefore respectfully suggested that this proposal is a positive planning outcome worthy of support by Council.