



MPAA
STUDIO

TOWN PLANNING REPORT

THREE-LOT SUBDIVISION (RE-SUBDIVISION)
53 SPRING FLAT ROAD, BUSHFIELD
ISSUED 15 SEPTEMBER 2025

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Level 1, CoLab (above Allee Espresso)
Warrnambool VIC 3280

OVERVIEW

Background

Address	53 Spring Flat Road, Bushfield
Lot Description	Lot 1 on Plan of Subdivision 209796F
	Lot 2 on Plan of Subdivision 422215A

Relevant Planning Controls

Municipal Planning Strategy	Clause 02.01 Context
	Clause 02.02 Vision
	Clause 02.03 Strategic directions.
Planning Policy Framework	Clause 11 Settlement
	Clause 12 Environmental and Landscape Values
	Clause 13 Environmental Risks and Amenity
	Clause 14 Natural Resource Management
	Clause 15 Built Environment and Heritage
	Clause 16 Housing
	Clause 17 Economic Development
	Clause 18 Transport
	Clause 19 Infrastructure
Zone	Farming Zone.
Overlays	None applicable.
Particular Provisions	None applicable.
Permit Application Details	
Description of Proposal	Three-lot subdivision (resubdivision)
Permit requirement	Clause 35.07-3: Farming Zone - Subdivision.



QUALITY ASSURANCE

Town Planning Report	Project Number
Three (3) lot subdivision	25-1580
53 Spring Flat Road, Bushfield	
	Revision
	01
	Prepared By
	AP
	Project Lead
	AP/CM
	Issued
	15 September 2025

Revision	Date	Issue
01	15 September 2025	Issue for Lodgement

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1. INTRODUCTION

This report has been prepared by MPAA Studio to support a planning permit application for a three (3) lot subdivision (resubdivision) at 53 Spring Flat Road, Bushfield.

The subdivision seeks to realign two existing titles to create a 15 hectare lot in accordance with the Farming Zone Schedule 3 minimum lot size, along with two balance lots.

The proposal triggers permit requirements under the following clauses:

- Clause 35.07-3: Farming Zone - Subdivision.

This report assesses the proposal in relation to the Moyne Planning Scheme and concludes that it aligns with both state and local planning policies. On this basis, the report recommends Council issue a permit for the proposed quarry.

The following documents, provided as part of the application, should be read in conjunction with this report:

- Town Planning Drawings.

1.1. Limitations

This report has considered the following documents:

- Moyne Planning Scheme (Planning scheme last updated by [VC289](#) on Monday 15 September 2025).



2. SITE AND SURROUNDS

2.1. Site description and title particulars

Site address	53 Spring Flat Road, Bushfield
Title details	Lot 1 on Plan of Subdivision 209796F Lot 2 on Plan of Subdivision 422215A
Site description	The Site consists of two parcels which are part of a larger farm, and comprises two lots used for agricultural purposes, specifically cattle grazing. The Site is also developed with a dwelling, located in the south west corner of the Site, and rural sheds. The Site is fenced to provide a variety of paddocks used in association with the cattle grazing, along with internal access tracks, and dams. The Site is generally cleared to allow for agricultural productions but does include some planted vegetation along fence lines. Sawpit Creek runs through the middle of the Site and is a key natural feature. Vegetation lines the edges of the creek. The Site comprises frontage to Spring Flat Road to the south, and McKenzies Road to the north. The Site is partly located within an area of cultural heritage sensitivity, as defined by the Aboriginal Heritage Regulations 2018.
Easements, restrictions or covenants	The Site is not encumbered by any easements, agreements or covenants.

Refer to **Appendix A** - Certificate of Title.

2.2. Site Context

The site is zoned Farming Zone (FZ) and is located on the northeastern side of the Warrnambool and Moyne LGA boundaries. The Farming Zone in the vicinity of the Site comprises a 15 hectare minimum lot size across both municipalities.

The Bushfield settlement is located to the west of the Site, and comprises a mix of Farming Zone, Rural Living Zone, and Low Density Residential Zoned land.

The surrounding subdivision pattern includes a mix of lot sizes comprising small house lots, historic small lots within the Farming Zone, alongside larger parcels held in larger ownership structures.



3. PROPOSAL

3.1. Overview

The proposed subdivision seeks to utilise two existing titles to create three new lots, each comprising an area greater than the minimum lot size.

3.2. Planning permit triggers

In accordance with the provisions of the Moyne Planning Scheme, the proposal triggers the following planning permit requirements:

- Clause 35.07-3: Farming Zone - Subdivision.

3.3. Key elements

The subdivision is described below:

Lot 1:

Lot 1 is to comprise an area of 49.57 hectares in size and is located on the west of the property. Lot 1 will contain a recently constructed dwelling and shed alongside the western boundary. Existing access from Spring Flat Road is to be retained.

Lot 2:

Lot 2 will comprise an area of 23 hectares and will contain the existing agricultural building in the eastern part of the site, with existing access also in this location.

Lot 3:

Lot 3 is to be 15 hectares in size and is located in the north of the Site, with a small area extending to the west. behind the adjoining property at 32 McKenzies Road. Access is proposed to be via McKenzies Road to the north, via a new crossover to Council's standards.



4. PLANNING POLICIES AND CONTROLS

4.1. Municipal Planning Strategy

[Clause 02.01 Context](#)

The Moyne Shire spans about 5,600 square kilometres and features over 90 kilometres of coastline from Curdies Inlet to near the Fitzroy River. The Moyne and Hopkins Rivers traverse the municipality, with the Hamilton and Princes Highways as key transport routes. It surrounds the City of Warrnambool and borders Corangamite, Glenelg, Southern Grampians Shires, and the Rural City of Ararat.

With a population of approximately 17,374 in 2021, the Shire is experiencing modest growth. The main urban centres are Port Fairy, Koroit, and Mortlake. The Shire's economy is largely rural, focusing on dairy and beef farming, wool and lamb production, aquaculture, cropping, and extractive industries.

[Clause 02.02 Vision](#)

The adopted 'Vision' for Moyne is:

The people of Moyne embrace the region's extraordinary cultural and ecological country. Our fertile volcanic plains and pristine coast are the pride of Victoria's southwest. From coast to country, our connected and vibrant communities are active stewards, working meaningfully towards the protection and advancement of environment, history, social and economic vitality for present and future generations.

The priority aspirations include:

- Live in well-planned and connected neighbourhoods that protect our way of life and cultural heritage.
- Set the standard for sustainable farming practices.

Clause 02.03 Strategic Directions

[Clause 02.03-2 Environmental and landscape values](#)

Water bodies and wetlands

The rivers and streams that flow through the Shire divide it into a series of watersheds. They comprise the Mt Emu Creek, Hopkins River, Merri River, Moyne River, Shaw River, and Eumeralla River. Most of the land adjacent to watercourses is in private ownership due to the Shire's early settlement.

Key strategic directions include:

- Protect areas of remnant native vegetation, particularly along roadsides and on freehold land, recognising the ecological and economic value.

[Clause 02.03-3 Environmental risks and amenity](#)

Bushfire

The municipality faces complex fire risk in agricultural, forested, urban bushland, rural residential and coastal areas.

Council seeks to ensure land use and development respond to fire risk.

[Clause 02.03-4 Natural resource management](#)

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.

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.

Relevant strategic directions include:

- 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.

Clause 02.03-7 Economic development

The economy of the Shire is based on agriculture, manufacturing, tourism and commerce. Agriculture is the most important sector of the local and regional economy and a major source of local employment. The Shire is within Australia's largest dairy production region that contributes around a quarter of the nation's milk production.

Key strategic directions include:

- Promote agriculture as the primary industry of the economy.
- Protect agricultural land from non-productive use and development.
- Encourage consolidation of rural land holdings to increase the viability and sustainability of agriculture.

See **Section 5.2.1** for an assessment of the application against the Municipal Planning Strategy.

4.2. Planning Policy Framework (PPF)

To ensure the overarching objectives of planning in Victoria are met, policies contained within the Planning Policy Framework (PPF) must be considered. The PPF clauses of most relevance the Site and the proposal are set out below.

Environmental and landscape values

Clause 12.03-1S River and riparian corridors, waterways, lakes, wetlands and billabongs seeks to protect and enhance waterway systems including river and riparian corridors, waterways, lakes, wetlands and billabongs.

Environmental risks and amenity

Clause 13.02-1S Bushfire planning seeks to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

Natural resource management

Clause 14.01-1S Protection of agricultural land aims to protect the state's agricultural base by preserving production farmland.

Clause 14.01-1L Agricultural production applies to land in the Farming Zone, and seeks to ensure subdivision minimises the loss or fragmentation of productive agricultural land and does not prejudice activities associated with agricultural production.

Clause 14.01-1S Sustainable agricultural land use seeks to encourage sustainable agricultural land use.



[Clause 14.01-1L Lifestyle Farming](#) applies to land within the Farming Zone Schedule 3, and seeks to support and facilitate small-scale farming enterprises and 'lifestyle' farming enterprises, which make productive use of agricultural land. Policy guidelines include ensuring proposed subdivisions do not reduce or fragment the area of land available for viable agricultural enterprises.

[Clause 14.02-1S Catchment planning and management](#) aims to assist the protection and restoration of catchments, waterways, estuaries, bays, water bodies, groundwater, and the marine environment.

Economic Development

[Clause 17.01-1S Diversified economy](#) aims to strengthen and diversify the economy.

[Clause 17.01-1R Diversified economy - Great South Coast](#) aims to support agriculture as a primary source of economic prosperity.

See **Section 5.2.2** for an assessment of the application against the Planning Policy Framework.

4.3. Farming Zone

The Site is located within the Farming Zone ([Clause 35.07](#)). The purposes of the Farming Zone include:

- 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.

Pursuant to Clause 35.07-3 a permit is required to subdivided land.

There are no specific application requirements for subdivision under the Zone. Decision guidelines are listed at Clause 35.07-6. See **Section 5.2.2** for a detailed response to the relevant decision guidelines.

4.4. Overlays

The Site is not located within any Overlays.

4.5. Particular Provisions

There are no relevant particular provisions to this proposal.

4.6. Other planning considerations

4.6.1. Aboriginal Cultural Heritage Sensitivity

The Site is partly identified as being an 'area of cultural heritage sensitivity' pursuant to the Aboriginal Heritage Regulations 2018. These areas relate to landforms and soil types where Aboriginal places are more likely to be located.



A Cultural Heritage Management Plan (CHMP) is required for an activity if the activity is a 'high impact activity' and falls in whole or part within an area of cultural heritage sensitivity. Pursuant to Regulation 49 of the Aboriginal Heritage Regulations 2018, the subdivision does not comprise at least three which have an area of less than 8 hectares, and accordingly, a mandatory CHMP is not required.



5. PLANNING ASSESSMENT

5.1. Overview

The following chapter outlines the key planning considerations of the proposal in response to relevant policy and the provisions of the Moyne Planning Scheme. In summary, the following key considerations are relevant to the assessment of the proposal:

- Is the proposal consistent with the Municipal Planning Strategy?
- Is the proposal consistent with the Planning Policy Framework?
- Does the proposal appropriately respond to the Farming Zone?

5.2. Key considerations

5.2.1. Is the proposal consistent with the Municipal Planning Strategy and Planning Policy Framework?

The proposal is consistent with the Municipal Planning Strategy and Planning Policy Framework, as outlined below.

- The subdivision has no detrimental effect on the waterway which is located on the Site. Sawpit Creek remains contained within proposed Lot 1 and no alteration to the Creek is proposed as part of this proposal (Clause 02.03-2, Clause 12.03-1S, Clause 14.02-1S).
- The Site is not located within the Bushfire Management Overlay, but is located within the Bushfire Prone Area. The subdivision seeks to create three lots greater than 15 hectares, and provides generous areas for defensible space should future dwellings be proposed on Lot 2 and 3. As the application is for rural subdivision, the risk to bushfire is not considered to be increased as a result of this proposal (Clause 02.03-3, Clause 13.02-1).
- The subdivision seeks to support the ongoing use of the land for agricultural production, whilst also providing the role of the land within the identified lifestyle farming area of Moyne. The proposal does not seek to remove land from agricultural production, and provides lot sizes consistent with the minimum lot size and the existing use of the land. The subdivision will not impact on the continuation of farming on adjoining land, and is compatible with the surrounding land uses which include a mix of lot sizes, including rural lifestyle properties and larger farm holdings (Clause 14.01-1S, Clause 14.01-1L.).
- Consistent with Local Policy at Clause 14.01-2L, the subdivision supports the opportunity for a small-scale farming enterprise to establish on Lot 3. No dwelling is proposed at this time, however it is acknowledged that by creating lots which are above the minimum lot size, the proposal does create the opportunity for one additional dwelling as of right on Lot 3. This is entirely consistent with the strategic direction for the area anticipated by the recent reduction of the minimum lot size in this area to 15 hectares, and the additional dwelling opportunity is considered an appropriate outcome on this basis (Clause 14.01-1L, Clause 14.01-2L).

On this basis, the proposal is generally considered to be an appropriate planning outcome that is consistent with the Municipal Planning Strategy and the Planning Policy Framework.

5.2.2. Does the proposal appropriately respond to the Farming Zone?

A response to the relevant decision guidelines is provided below, to demonstrate how the proposal meets the objectives and can be considered an appropriate and acceptable outcome under the Farming Zone.

Decision Guideline	Response
General Issues	
The Municipal Planning Strategy and the Planning Policy Framework.	The proposal aligns with both the MPS and PPF, as detailed in Section 5.2.1 of this report.



Decision Guideline	Response
Any Regional Catchment Strategy and associated plan applying to the land.	The Glenelg Hopkins Regional Catchment Strategy (RCS) contains general objectives and management measures regarding the role of landowners in caring for and managing the environmental qualities of the land. Sawpit Creek is a tributary of the Merri Creek, which is identified in the RCS as a notable waterway. The subdivision is considered broadly consistent with the objectives for rivers, creeks and streams within the RCS, which seek to protect the environmental qualities and functions of waterways.
How the use or development relates to sustainable land management.	Whilst the proposal is not for use or development, the subdivision seeks to protect and re-arrange the agricultural land, seeking more sustainable land management across the two larger parcels and facilitating a lifestyle farming block at Lot 3.
Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.	The site is suitable for the subdivision as proposed, and is compatible with the surrounding land uses which includes lifestyle farming areas and larger farms.
How the use and development makes use of existing infrastructure and services.	All existing farming infrastructure will remain and has been divided logically, including fencing, access tracks, cattle troughs, stockyards, dams, shelterbelts and gates. Each allotment contains existing access.
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 proposal supports the ongoing use of the land for grazing, while also realising the opportunity for lifestyle farming as supported by the Farming Zone Schedule 3.
The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses	The proposal will not affect the operation of nearby land 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.	The land will remain capable of sustaining agricultural uses in line with the minimum lot sizes set out by the Schedule to the Farming Zone. The agricultural qualities of the Site will not be affected by the proposal, as the land use is intended to remain for agricultural purposes.

Decision Guideline	Response
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 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 subdivision is unlikely to impact on soil and water quality and will not result in any detrimental impacts to Sawpit Creek. Existing vegetation along the creek is to be retained.



6. CONCLUSION

The proposal aligns with the objectives of both the Municipal Planning Strategy (MPS) and the Planning Policy Framework (PPF) by supporting the ongoing use of the land for agricultural purposes. The proposal has been considered against the Farming Zone and relevant policies within the MPS and PPF of the Moyne Planning Scheme. As demonstrated within the report, the proposal is generally considered to be consistent in accordance with the purpose and objectives of the relevant planning controls and policy framework.

It is recommended that a planning permit be granted, and we look forward to collaborating with Council during the assessment of the application.

MPAA Studio

15 September 2025



APPENDICES

Appendix A	Certificate of Title
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Appendix B	Town Planning Drawings
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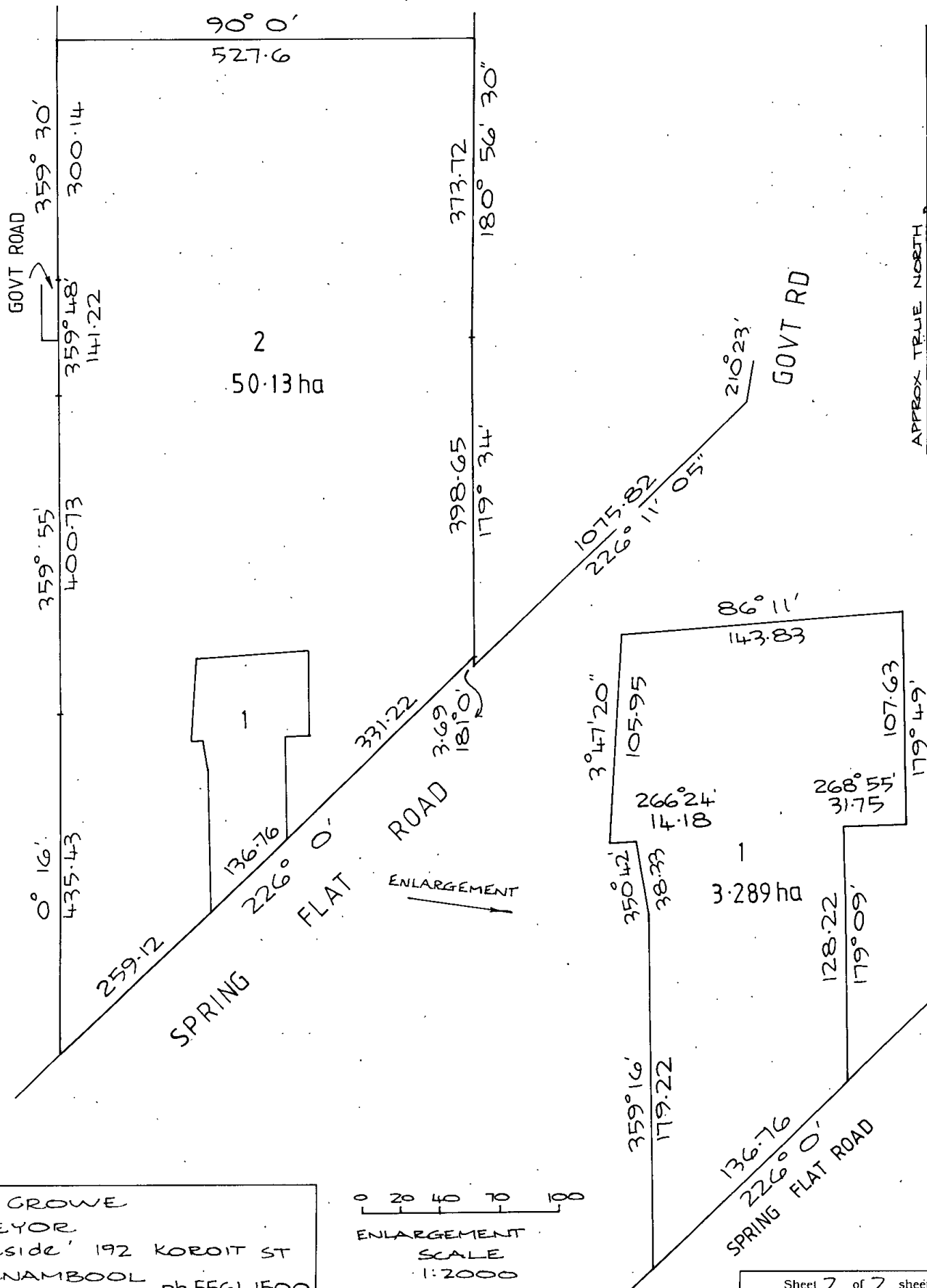


PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 422215A



PAUL CROWE
SURVEYOR
'Ambleside' 192 KOROIT ST
WARRNAMBOOL ph 5561 1500

0 20 40 70 100
ENLARGEMENT
SCALE
1:2000

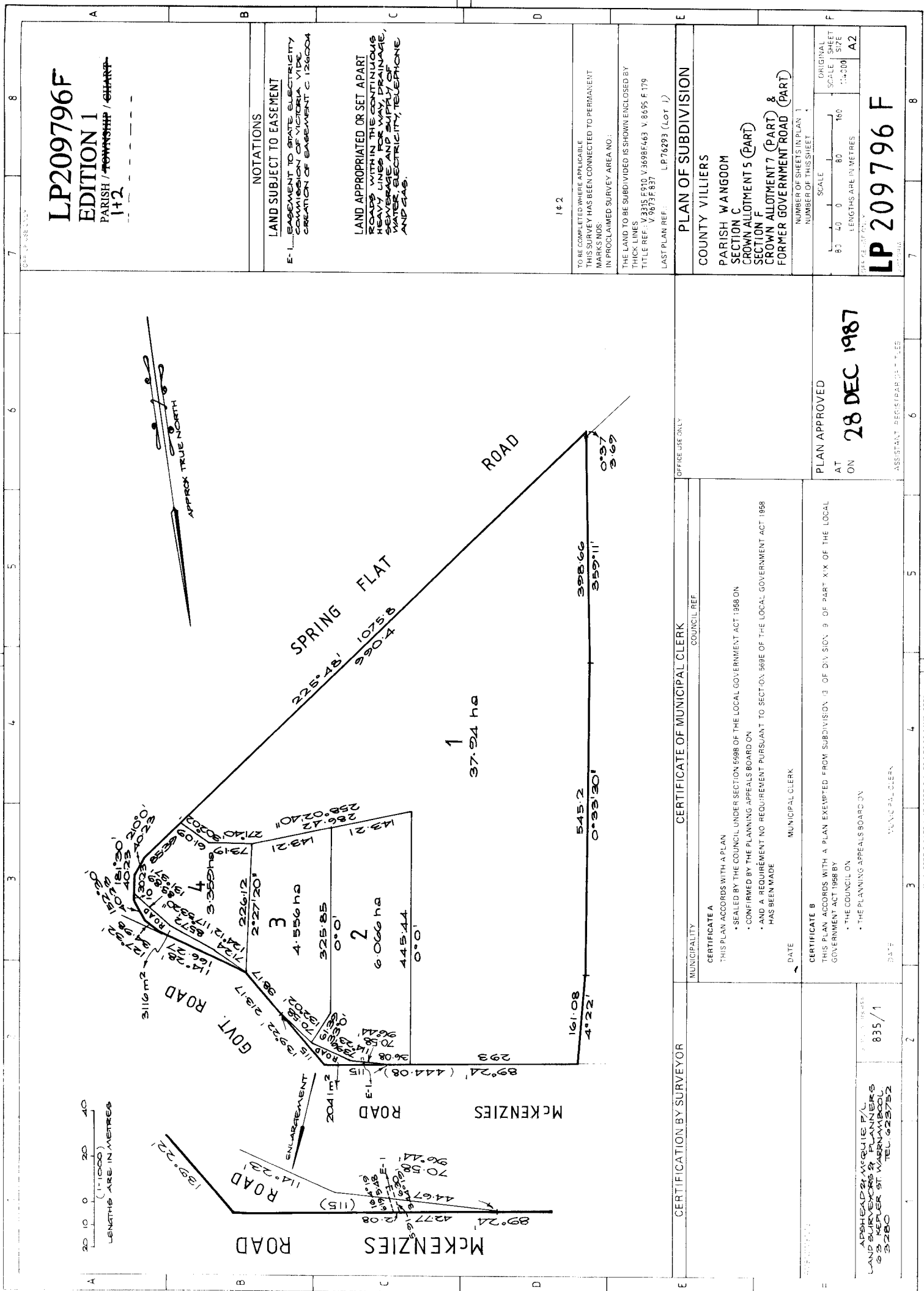
Sheet 2 of 2 sheets

ORIGINAL
SCALE
1:5000
SHEET
SIZE
A3

SCALE
0 50 150 250
LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) PAUL CROWE
SIGNATURE..... DATE 23 / 11 / 98
REF 822 VERSION 1

DATE 3 / 5 / 2000
COUNCIL DELEGATE SIGNATURE
Original sheet size A3



LP209796 F
EDITION 1
PARISH / TOWNSHIP / CHART
1+2

NOTATIONS

E-1 EASEMENT TO STATE ELECTRICITY
COMMISSION OF VICTORIA. VIDE
CREATION OF EASEMENT C 126004

LAND APPROPRIATED OR SET APART
ROADS WITHIN THE CONTIGUOUS
HEAVY LINES FOR WAY, DRAINAGE,
SEWERAGE AND SUPPLY OF
WATER, ELECTRICITY, TELEPHONE
AND GAS.

1+2

TO BE COMPLETED WHERE APPLICABLE
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT
MARKS NOS. 1-10
IN PROCLAIMED SURVEY AREA NO. 1

THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED BY
THICK LINES
TITLE REF: V3315 F910 V3698 F463 V 8695 F 179
V 9673 F 837

LAST PLAN REF: LP76293 (Lot 1)

PLAN OF SUBDIVISION

COUNTY VILLIERS

PARISH WANGOOM

SECTION C

CROWN ALLOTMENT 5 (PART)

SECTION F

CROWN ALLOTMENT 7 (PART) &

FORMER GOVERNMENT ROAD (PART)

NUMBER OF SHEETS IN PLAN 1

NUMBER OF THIS SHEET 1

SCALE
80 40 0 80 160
LENGTHS ARE IN METRES

ORIGINAL
SCALE
SHEET
SIZE
A2

LP 209796 F

OFFICE USE ONLY

CERTIFICATE OF MUNICIPAL CLERK

CERTIFICATION BY SURVEYOR

MUNICIPALITY

COUNCIL REF.

CERTIFICATE A

THIS PLAN ACCORDS WITH A PLAN

• SEALED BY THE COUNCIL UNDER SECTION 599B OF THE LOCAL GOVERNMENT ACT 1988 ON

• CONFIRMED BY THE PLANNING APPEALS BOARD ON

• AND A REQUIREMENT NO REQUIREMENT PURSUANT TO SECTION 599E OF THE LOCAL GOVERNMENT ACT 1988

HAS BEEN MADE

MUNICIPAL CLERK

DATE

CERTIFICATE B

THIS PLAN ACCORDS WITH A PLAN EXEMPTED FROM SUBDIVISION (3 OF DIVISION 9 OF PART XIX OF THE LOCAL

GOVERNMENT ACT 1988 BY

• THE COUNCIL ON

• THE PLANNING APPEALS BOARD ON

MUNICIPAL CLERK

DATE

PLAN APPROVED

AT

ON

28 DEC 1987

ASSISTANT REGISTRAR

APPROVED BY SURVEYOR
LAND SURVEYOR
835/1
3280