

Form 1
Reg 6 Subdivision (Procedures) Regulations 2021

SUBDIVISION ACT 1988
APPLICATION FOR CERTIFICATION

Part A

PLAN No. **PS938776E**
Surveyors Ref: **1828**

To: The Subdivisions Officer,
 Moyne Shire Council

I, [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

apply to have the attached:

- **PLAN OF SUBDIVISION**

certified under the Subdivision Act 1988 and advice of street numbers allocated.

1. Situation of land: 34 Ryans Road, Hawkesdale
2. Name and address of registered proprietor of land or owner:

[REDACTED]
[REDACTED]
[REDACTED]

3. Name and address of applicant:

[REDACTED]
[REDACTED]
[REDACTED]

Signed: [REDACTED]
[REDACTED]

Date 16/6/26

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 03042 FOLIO 262

Security no : 124135140667Y
Produced 01/06/2026 11:05 AM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 26 Township of Hawkesdale Parish of Kangertong.

REGISTERED PROPRIETOR

[Redacted]
[Redacted]
[Redacted]
[Redacted]

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX442442D 13/11/2023
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP357171R 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: 34 RYANS ROAD HAWKESDALE VIC 3287

ADMINISTRATIVE NOTICES

NIL

[Redacted]
[Redacted]

DOCUMENT END

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

VOLUME 09389 FOLIO 409

Security no : 124135140321A
Produced 01/06/2026 11:00 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 121697 and Road R1 on Plan of Subdivision 121697.
PARENT TITLE Volume 01908 Folio 483
Created by instrument J026201 12/06/1980

REGISTERED PROPRIETOR

[Redacted]
[Redacted]
[Redacted]
[Redacted]

ENCUMBRANCES, CAVEATS AND NOTICES

[Redacted]
[Redacted]

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP121697 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: 34 RYANS ROAD HAWKESDALE VIC 3287

ADMINISTRATIVE NOTICES

NIL

[Redacted]
[Redacted]

DOCUMENT END

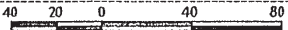
Delivered from the LANDATA® System by InfoTrack Pty Ltd.

The information supplied by [Redacted] has been obtained from InfoTrack Pty Limited by agreement between them. The information supplied has been obtained by InfoTrack Pty Limited

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LP121697
EDITION 1
 APPROVED 9/5/77

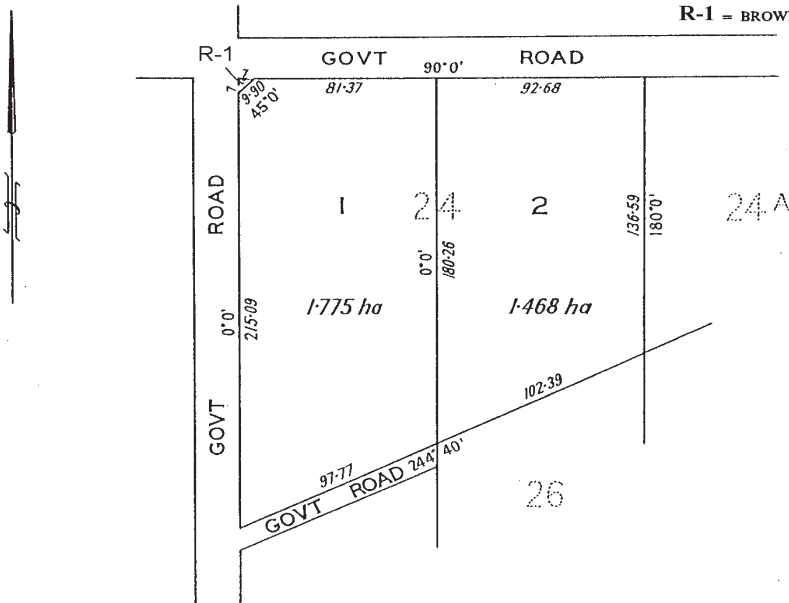
V.

PLAN OF SUBDIVISION OF: CROWN ALLOTMENT 24 TOWNSHIP: HAWKESDALE PARISH: KANGERTONG COUNTY: VILLIERS SCALE  40 20 0 40 80 LENGTHS ARE IN METRES	APPROPRIATIONS Brown : Way & Drainage
--	---

Vol. 1908 51483

**COLOUR CONVERSION
 FOR EASEMENT**

R-1 = BROWN



CONSENT OF COUNCIL See plan attached to L.P. 121697 approved by Council on 13/11/76 D.R. Hayes	SURVEYORS CERTIFICATION I certify that this plan has been made by me and accords with title and is mathematically correct and is not based on survey. Licensed Surveyor <i>D.R. Hayes</i> Date 13-11-76. D.R. HAYES L.S. 84 MT. NAPIER RD HAMILTON
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Application for Planning Permit and Certification

Supplied by [REDACTED]
Submitted Date 16/06/2026

Application Details

Application Type Planning Permit and Certification under the Subdivision Act
Version 1
Applicant Reference Number 1828
Responsible Authority Name Moyne Shire Council
Responsible Authority Reference Number(s) (Not Supplied)
SPEAR Reference Number S270788S

The Land

Primary Parcel 34 RYANS ROAD, HAWKESDALE VIC 3287
Lot 2/Plan LP121697
SPI 2\LP121697
CPN 531510
Zone: 35.07 Farming
Parcel 2 34 RYANS ROAD, HAWKESDALE VIC 3287
Crown Allotment No 26
Parish Name KANGERTONG
SPI 26\PP5371
CPN 531510
Zone: 35.07 Farming

The Proposal

Subdivision Act (1988) Dealing Type Section 22 (Subdivision)
Plan Number PS938776E
Number of lots 2
Is this plan a subdivision of undeveloped land? No
VicSmart Application (This is a VicSmart Application)
Proposal Description subdivision to undertake a minor boundary re-alignment to existing fence line to place sheds on the same lot as dwelling this is a vicsmart application to subdivide land pursuant 59.01 dot point 3 or 2 approximately 15%

Existing Conditions

Existing Conditions Description existing dwelling and sheds located over two allotments.
Title Information - Does the proposal breach an encumbrance on Title? 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 [REDACTED]
Joseph Land Surveying

Applicant
Applicant

[Redacted]
[Redacted]
[Redacted]
[Redacted]

Owner
Owner

[Redacted]

Declaration

I, [Redacted] declare that the owner (if not myself) has been notified about this application.

I, [Redacted], declare that all the information supplied is true.

I, [Redacted], apply to have the attached plan of subdivision / consolidation certified under the Subdivision Act 1988 and to have advice of street numbers allocated.

Authorised by
Organisation

[Redacted]
[Redacted]

PLAN OF SUBDIVISION				EDITION 1		PS938776E		
LOCATION OF LAND PARISH: KANGERTONG TOWNSHIP: HAWKESDALE SECTION: _____ CROWN ALLOTMENT: 26 & 24 (PART) CROWN PORTION: _____ TITLE REFERENCE: VOL 3042 FOL 262 VOL 9389 FOL 409 (PART) LAST PLAN REFERENCE: LOT 1 LP121697 POSTAL ADDRESS: 34 RYANS ROAD (at time of subdivision) HAWKESDALE 3287 MGA2020 CO-ORDINATES: E: 615 140 ZONE: 54 (of approx centre of land N: 5 781 620 GDA 2020 in plan)				COUNCIL NAME: MOYNE SHIRE COUNCIL				
VESTING OF ROADS AND/OR RESERVES				NOTATIONS				
IDENTIFIER		COUNCIL/BODY/PERSON						
Nil.		Nil.						
NOTATIONS								
DEPTH LIMITATION: Does not apply.								
SURVEY: This plan is not based on survey. STAGING: This is not a staged subdivision. Planning Permit No. This survey has been connected to permanent marks No(s). In Proclaimed Survey Area No. _____								
EASEMENT INFORMATION								
LEGEND: A – Appurtenant Easement E – Encumbering Easement R – Encumbering Easement (Road)								
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of				
JOSEPH LAND SURVEYING PTY LTD ABN 27 744 943 042 P.O.BOX 5113, WARRNAMBOOL 3280 PHONE (03) 5562 2066		SURVEYORS REF: 1828		1828_PS_V1.DWG 1828_MGA2020.SEE		VERSION 1	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 2

PS938776E

MOYNE FALLS – HAWKESDALE ROAD

MGA2020 ZONE 54

RYANS ROAD

45°00'
9.90

81.37

90°00'
92.68

1
1.211ha

VOL. 9389 FOL. 409 (PART)
LOT 2 LP121697

130.69
180.26
0°00'

130.69

255.48

90°00'
92.68

49.57

244°40'
1.81

RYANS ROAD

2
1.394ha

VOL. 3042 FOL. 262
CA 26

0°00'
132.57

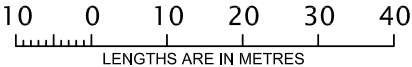
124.79

107.22
237°48'

EXISTING TITLE BOUNDARY

JOSEPH LAND SURVEYING PTY LTD
ABN 27 744 943 042
P.O.BOX 5113, WARRNAMBOOL 3280
PHONE (03) 5562 2066

SCALE
1:1000



ORIGINAL SHEET
SIZE: A3

SHEET 2

PLAN OF SUBDIVISION				EDITION 1		PS938776E	
LOCATION OF LAND PARISH: KANGERTONG TOWNSHIP: HAWKESDALE SECTION: _____ CROWN ALLOTMENT: 26 & 24 (PART) CROWN PORTION: _____ TITLE REFERENCE: VOL 3042 FOL 262 VOL 9389 FOL 409 (PART) LAST PLAN REFERENCE: LOT 1 LP121697 POSTAL ADDRESS: 34 RYANS ROAD (at time of subdivision) HAWKESDALE 3287 MGA2020 CO-ORDINATES: E: 615 140 ZONE: 54 (of approx centre of land in plan) N: 5 781 620 GDA 2020				Council Name: Moyne Shire Council SPEAR Reference Number: S270788S			
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON					
Nil.		Nil.					
NOTATIONS							
DEPTH LIMITATION: Does not apply.							
SURVEY: This plan is not based on survey. STAGING: This is not a staged subdivision. Planning Permit No. This survey has been connected to permanent marks No(s). In Proclaimed Survey Area No. _____							
EASEMENT INFORMATION							
LEGEND: A – Appurtenant Easement E – Encumbering Easement R – Encumbering Easement (Road)							
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of			
JOSEPH LAND SURVEYING PTY LTD ABN 27 744 943 042 P.O.BOX 5113, WARRNAMBOOL 3280 PHONE (03) 5562 2066		SURVEYORS REF: 1828		1828_PS_V1.DWG 1828_MGA2020.SEE	VERSION 1	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 2

MOYNE FALLS – HAWKESDALE ROAD

MGA2020 ZONE 54

RYANS ROAD

45°00'
9.90

81.37

90°00'
92.68

180.26
0°00'
130.69

1
1.211ha

130.69

255.48

90°00'
92.68

49.57

244°40'
1.81

RYANS ROAD

2
1.394ha

124.79

180°00'

0°00'
132.57

107.22
237°48'

PLANNING PROPERTY REPORT



Department
of Transport
and Planning

From www.planning.vic.gov.au at 16 June 2026 03:56 PM

PROPERTY DETAILS

Lot and Plan Number: **Lot 2 LP121697**
Address: **34 RYANS ROAD HAWKESDALE 3287**
Standard Parcel Identifier (SPI): **2\LP121697**
Local Government Area (Council): **MOYNE**
Council Property Number: **531510 (Part)**
Planning Scheme: **Moyne**
Directory Reference: **Vicroads 510 A3**

www.moyne.vic.gov.au

[Planning Scheme - Moyne](#)

This parcel is one of 2 parcels comprising the property. For full parcel details get the free Property report at [Property Reports](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Urban Water Corporation: **Wannon Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**
Legislative Assembly: **SOUTH-WEST COAST**
OTHER
Registered Aboriginal Party: **Eastern Maar Aboriginal Corporation**
Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

Planning Zones

[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.

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Read the full disclaimer at <https://www.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Designated Bushfire Prone Areas

This parcel is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to Victoria and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Regulations Map (NVR Map) <https://mapshare.vic.gov.au/nvr/> and [Native vegetation \(environment.vic.gov.au\)](https://www.environment.vic.gov.au) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](https://www.environment.vic.gov.au)

From www.planning.vic.gov.au at 16 June 2026 03:56 PM

PROPERTY DETAILS

Crown Description: **Allot. 26 TOWNSHIP OF HAWKESDALE**
Address: **34 RYANS ROAD HAWKESDALE 3287**
Standard Parcel Identifier (SPI): **26\PP5371**
Local Government Area (Council): **MOYNE**
Council Property Number: **531510 (Part)**
Planning Scheme: **Moyne**
Directory Reference: **Vicroads 510 A3**

www.moyne.vic.gov.au

[Planning Scheme - Moyne](#)

This parcel is one of 2 parcels comprising the property. For full parcel details get the free Property report at [Property Reports](#)

UTILITIES

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Urban Water Corporation: **Wannon Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **POWERCOR**

STATE ELECTORATES

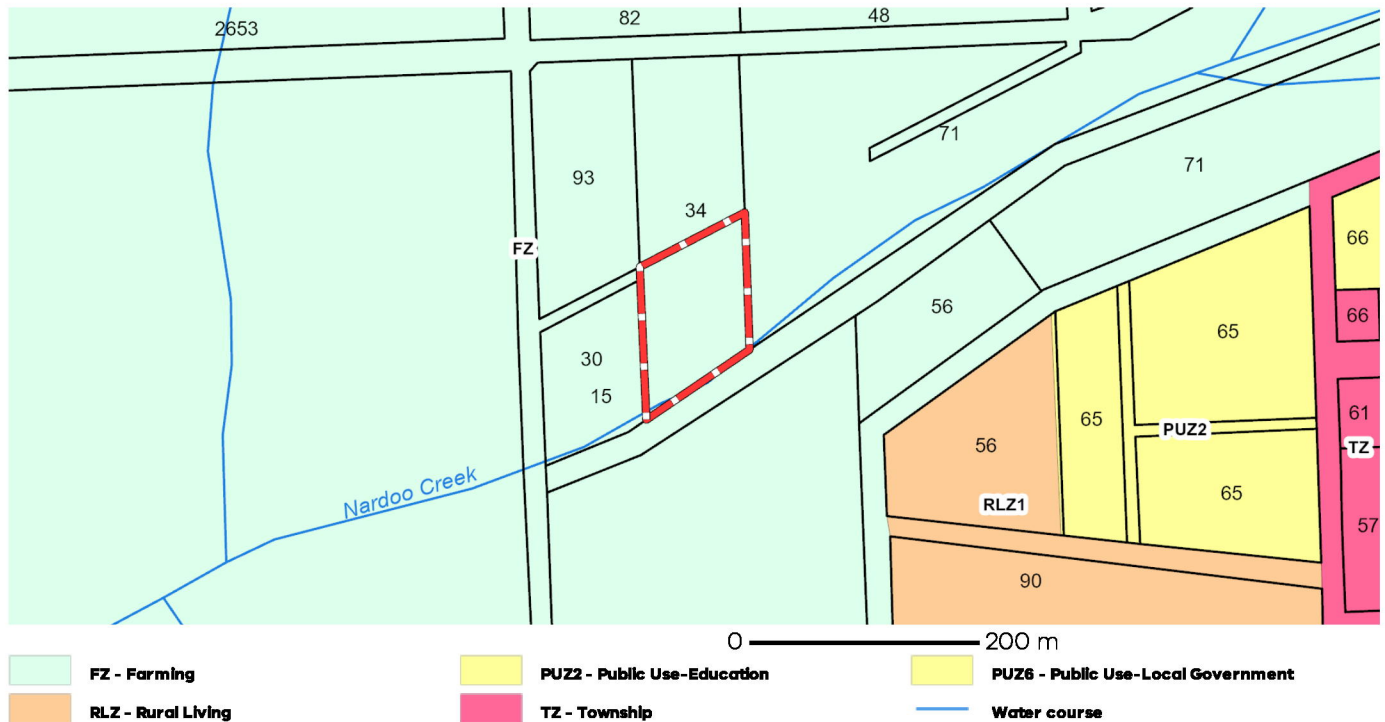
Legislative Council: **WESTERN VICTORIA**
Legislative Assembly: **SOUTH-WEST COAST**
OTHER
Registered Aboriginal Party:
Corporation
Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

Planning Zones

[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.

Further Planning Information

Planning scheme data last updated on 11 June 2026.

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 <https://www.planning.vic.gov.au>

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 affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

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 <https://mapshare.vic.gov.au/vicplan/>

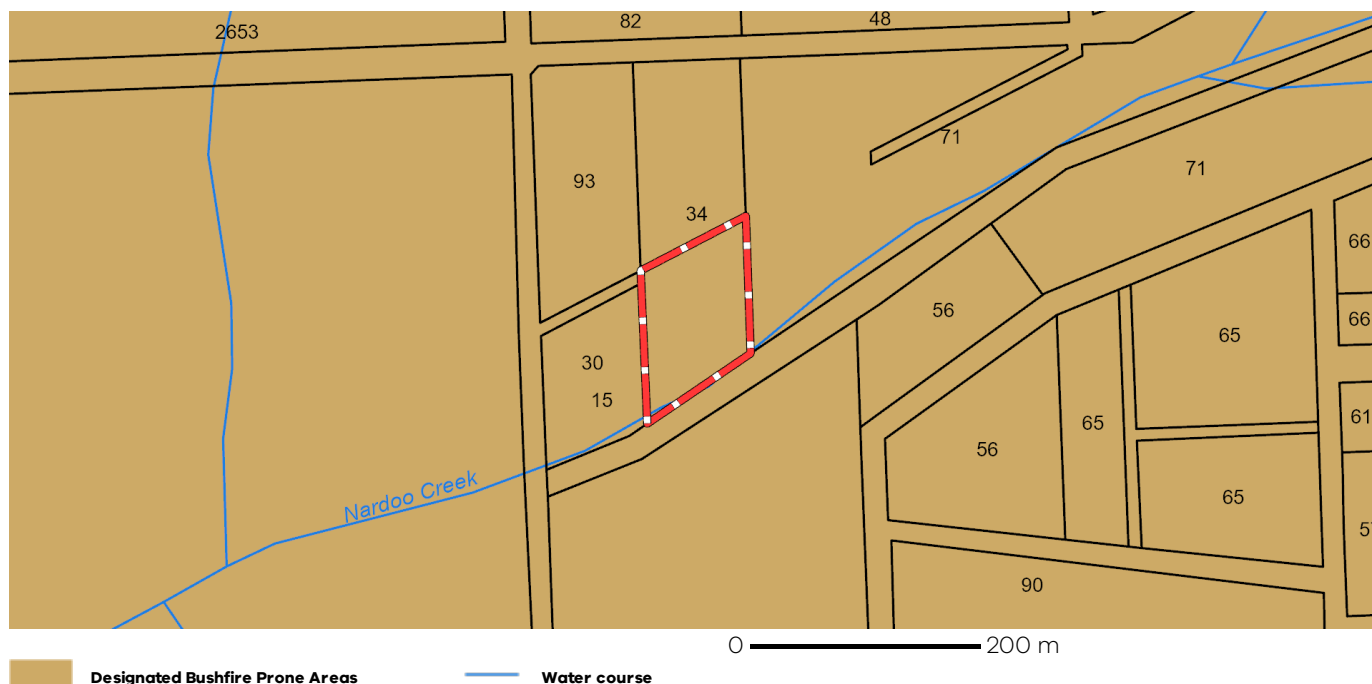
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

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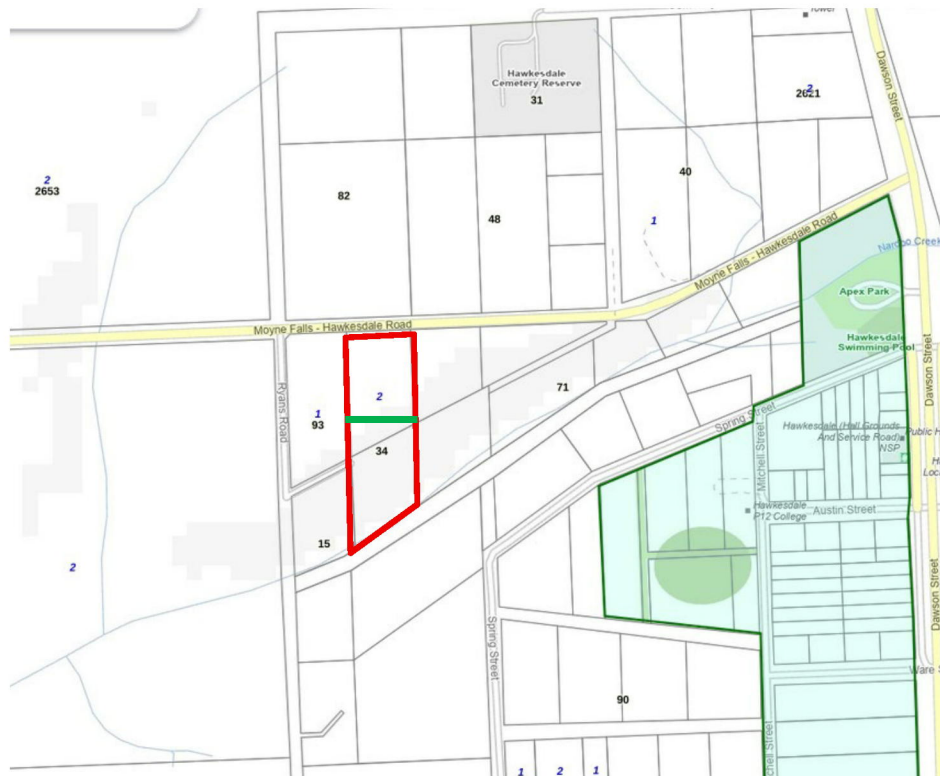
**PLANNING PERMIT APPLICATION
34 RYANS ROAD, HAWKESDALE
RURAL SUBDIVISION TO REALIGN A COMMON BOUNDARY**

INTRODUCTION

The subject site is located approximately 0.5km west of the township of Hawkesdale at the eastern intersection of Ryans Road and Moyne Falls – Hawkesdale Road and is zoned farming.

The site consists of two titles the first being Volume 9389 Folio 409, lot 2 on LP121697 of approximately 1.5ha. The title has frontage to the constructed Moyne Falls – Hawkesdale Road and is mainly vacant other than a shed on the southern boundary. The second being Volume 3042 Folio 262, crown allotment 26 of approximately 1.1ha the title has frontage and current access to the constructed Ryans Road with an existing dwelling and shedding located on the northern portion of the site, please refer to the plan for endorsement for further details.

The proposal seeks to undertake a minor re-alignment of the existing title boundary north to coincide with the existing fenceline to allow the shedding on the vacant northern title to be included within a new lot with the current dwelling. The result shall be a lot with a dwelling and all shedding with access to Ryans Road and a vacant northern lot with access to Moyne Falls – Hawkesdale Road. The area to be transferred is approximately 2500m².



Locality diagram showing the site highlighted red and proposed new boundary green within an area of mixed and varied sized allotments.

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 schedule to the zone states a minimum of 40ha however, Clause 35.07-3 states: *A permit may be granted to create smaller lots if any of the following apply: this application refers to dot point 2*

- *The subdivision is the re-subdivision of existing lots and the number of lots is not increased;*

It is considered that the application is in accordance with the above clause.

State Planning Policy Framework

Clause 14 Natural Resource Management

14.01 – Agriculture

14.01-1L Agricultural Production

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.”.*



Subject site highlighted red with existing dwellings within the area shown green

It is considered the application satisfies the planning scheme objectives due to

- The site and its immediate surrounds has long been removed from highly productive agricultural use
- The surrounding land parcels are in separate ownership consisting of small allotments many with existing dwellings
- The site is still capable of small-scale agricultural use although it could be considered zoned rural living more appropriate representation of the use within the area
- The proposed boundary follows an already existing fence line and represents the current use of the site
- The proposal shall not impact the ability to farm neighbouring land
- There will be no impact upon the landscape including vegetation and waterways
- The subdivision seeks to make a minor adjustment to the existing title boundary
- Existing buffers to adjacent activity remain unaffected
- The subdivision makes no change in number of allotments or number of dwellings having an as of right for construction
- The existing parcels of land are already below the minimum lot size for the zone

It is considered the objective relative to this application is not applicable.

Local Planning Policy

Clause 22.03-4 – Agriculture

The proposal will allow the existing use of the site to continue.

There is no proposed change of use therefore the land shall remain compatible with neighbouring use.

The productivity of the site shall not be affected.

Clause 35.07-6 – Decision Guidelines

The proposal is in accordance with local and state planning policy framework.

The land is not within a catchment area.

The subdivision will have no negative impact upon the land, maintaining the current status quo with no change of land use.

The application is for a minor boundary re-alignment where no change of use is proposed therefore no further assessment is provided against the Farming Zone decision guidelines.

Clause 53.02-6 Bushfire Prone Area

The application is for a minor boundary re-alignment to transfer approximately 2500m² of land.

The proposed lot 2 with dwellings and shedding shall maintain the existing access to Ryans Road, the proposed lot 1 shall provide a vehicle access point to Moyne Falls – Hawkesdale Road to the satisfaction of the responsible authority.

There shall be no change of risk as a result of the application both lots can achieve the required setback distance from hazards listed, the most prevalent being grassland in a relatively flat area.

Conclusion

The application seeks approval for a minor boundary re-alignment involving the transfer of approximately 2500m² of land between two existing titles. The proposal will not increase the number of lots, introduce any new dwelling entitlement, or alter the established use of the land.

The re-alignment reflects the existing physical and functional arrangement of the land, including the location of the current fence line, dwelling, shedding and access arrangements. It will result in a more logical title configuration while maintaining the ongoing rural character and use of the site.

The proposal is considered to be consistent with the relevant provisions of the Farming Zone and the applicable State and Local Planning Policy Framework. It will not result in the fragmentation of productive agricultural land, will not adversely affect surrounding agricultural activities, and will not create any additional environmental, landscape, access or bushfire risk impacts.

On this basis, the application represents an appropriate planning outcome for the site and surrounding area, and it is respectfully submitted that the permit application should be supported.

Yours faithfully,

[Redacted signature block]