

MOYNE SHIRE COUNCIL

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	1315 Kangertong Road BROADWATER Lot 7 Sec 19 Lot 2 LP 141974
The application is for a Permit to:	Resubdivision of two (2) existing lots to excise existing dwelling and outbuildings.
The applicant for the Permit is:	SFM Asset Management C/- Berry and Whyte Surveyors Pty Ltd
The application reference number is:	PL26/150
You may look at the application and any documents that support the application at the office of the Responsible Authority:	Moyne Shire Council – Port Fairy Office Planning Department, Princes Street, PORT FAIRY, 3284. OR – View proposed plans here www.moyne.vic.gov.au/planningnotices

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.

An objection must:

- be sent 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.

The Responsible Authority will not decide on the application before:	Friday 16 October 2026
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If you object, the Responsible Authority will tell you its decision.

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	TP745561P
Number of Pages (excluding this cover sheet)	2
Document Assembled	30/07/2026 16:04

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TITLE PLAN		EDITION 1		TP 745561P
Location of Land Parish: CLONLEIGH Township: Section: 19 Crown Allotment: 7 Crown Portion: Last Plan Reference: Derived From: VOL 9388 FOL 504 Depth Limitation: 15 m			Notations SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 9388 FOL. 504 AND NOTED ON SHEET 2 OF THIS PLAN ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Description of Land / Easement Information COLOUR CODE Y=YELLOW			THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 10/09/2002 VERIFIED: LW	
LENGTHS ARE IN LINKS Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 2 sheets		

TITLE PLAN		TP 745561P
LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT All THAT piece of land in the said State being Allotment seven of Section nineteen in the Parish of Clonleigh County of Villiers containing five hundred and sixty-eight acres two roods and six perches more or less— delineated and colored yellow in the map in the margin hereof PROVIDED that this Grant is made subject to— (a) the reservation to Us Our heirs and successors of— (i) all gold silver and minerals within the meaning of the <i>Mines Act</i> 1958 and petroleum within the meaning of the <i>Petroleum Act</i> 1958 (hereinafter called "the reserved minerals") ; (ii) rights of access for the purpose of searching for and obtaining the reserved minerals in any part of the said land ; (iii) rights for access and for pipe-lines works and other purposes necessary for obtaining and conveying on and from the said land any of the reserved minerals which is obtained in any part of the said land ; (b) the right to resume the said land for mining purposes pursuant to section 205 of the <i>Land Act</i> 1958 ; (c) the right of any person being the holder of a miner's right or of a mining lease or mineral lease under the <i>Mines Act</i> 1958 or any corresponding previous enactment to enter on the said land and to mine for gold or minerals within the meaning of that Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those under which such a person has now the right to mine for gold and silver in and upon Crown lands provided that compensation as prescribed by Part II. of that Act is paid for surface damage to be done to the said land by reason of mining thereon.		
LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 2 of 2 sheets

Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	LP141974
Number of Pages (excluding this cover sheet)	1
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LP141974
EDITION 1
APPROVED 25/11/83

PLAN OF SUBDIVISION OF:
PART OF CROWN ALLOTMENT 10
SECTION 19

PARISH: CLONLEIGH

COUNTY: VILLIERS

160 80 0 100 200 400 600
LENGTHS ARE IN METRES

APPROPRIATIONS

ENCUMBRANCES & OTHER NOTATIONS

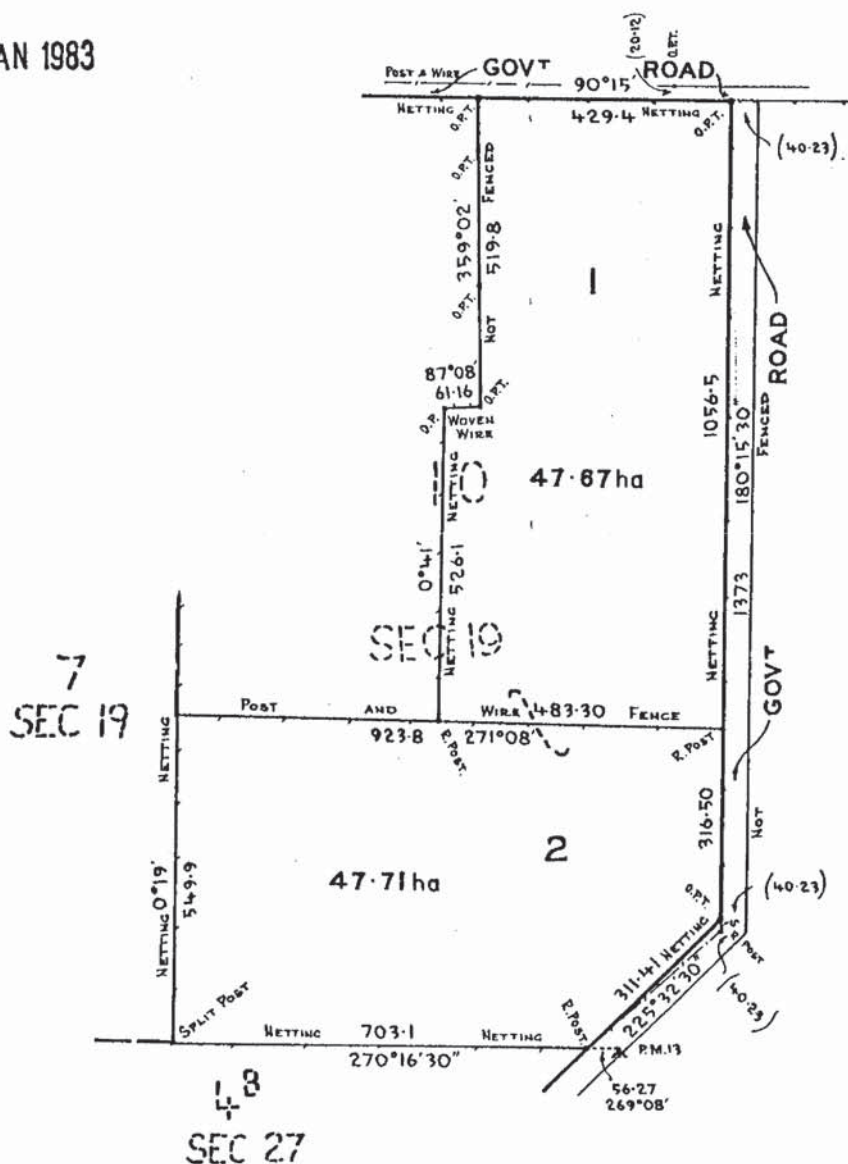
FOR DATUM AND R.M.S SEE COPY
OF FIELDNOTES

DEPTH LIMITATION: 15m

C/T Vol. 8941 Fol. 895
C.S. 539

APPROVED

25 JAN 1983





Application for Planning Permit for a Subdivision

Supplied by
Submitted Date 01/09/2026

Application Details

Application Type	Planning Permit for a Subdivision
	Version 1
Applicant Reference Number	4607
Responsible Authority Name	Moyne Shire Council
Responsible Authority Reference Number(s)	(Not Supplied)
SPEAR Reference Number	S275310E
Application Status	Submitted
Planning Permit Issue Date	NA
Planning Permit Expiry Date	NA

The Land

Primary Parcel	1315 KANGERTONG ROAD, BROADWATER VIC 3301 Lot 2/Plan LP141974 SPI 2\LP141974 CPN 508131 Zone: 35.07 Farming Overlay: 44.06 Bushfire Management
Parcel 2	1315 KANGERTONG ROAD, BROADWATER VIC 3301 Crown Allotment No 7 Section No 19 Parish Name CLONLEIGH SPI 7~19\PP2390 CPN 508131 Zone: 35.07 Farming Overlay: 44.06 Bushfire Management

The Proposal

Plan Number	(Not Supplied)
Number of lots	2
Proposal Description	To Re-Subdivide two existing titles into 2 lots in general accordance with the plan (Ref No 4607) attached.

Existing Conditions

Existing Conditions Description	One dwelling, out buildings and farmland.
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]
[REDACTED]
[REDACTED]
[REDACTED]

[Redacted]

Applicant
Applicant

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

Owner
Owner

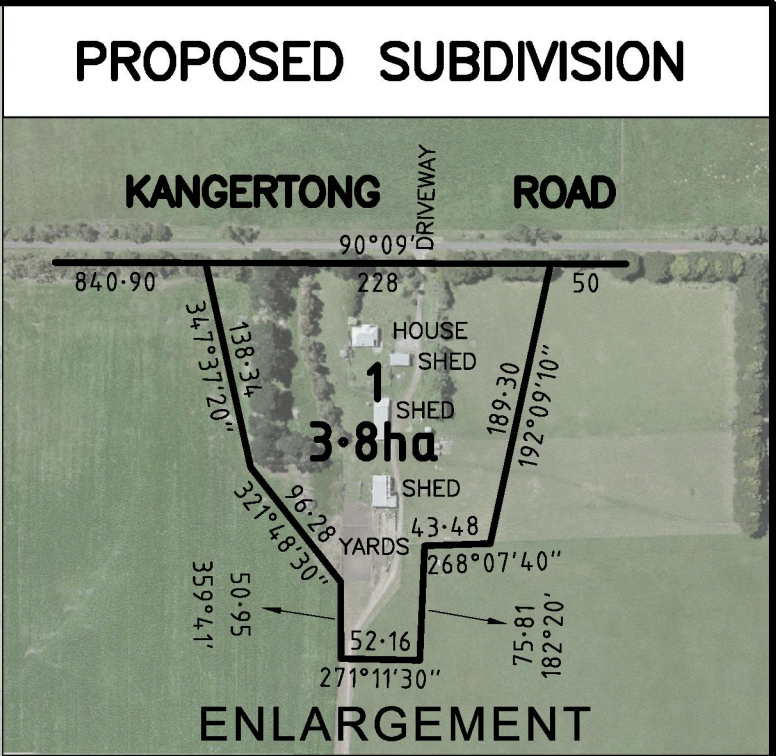
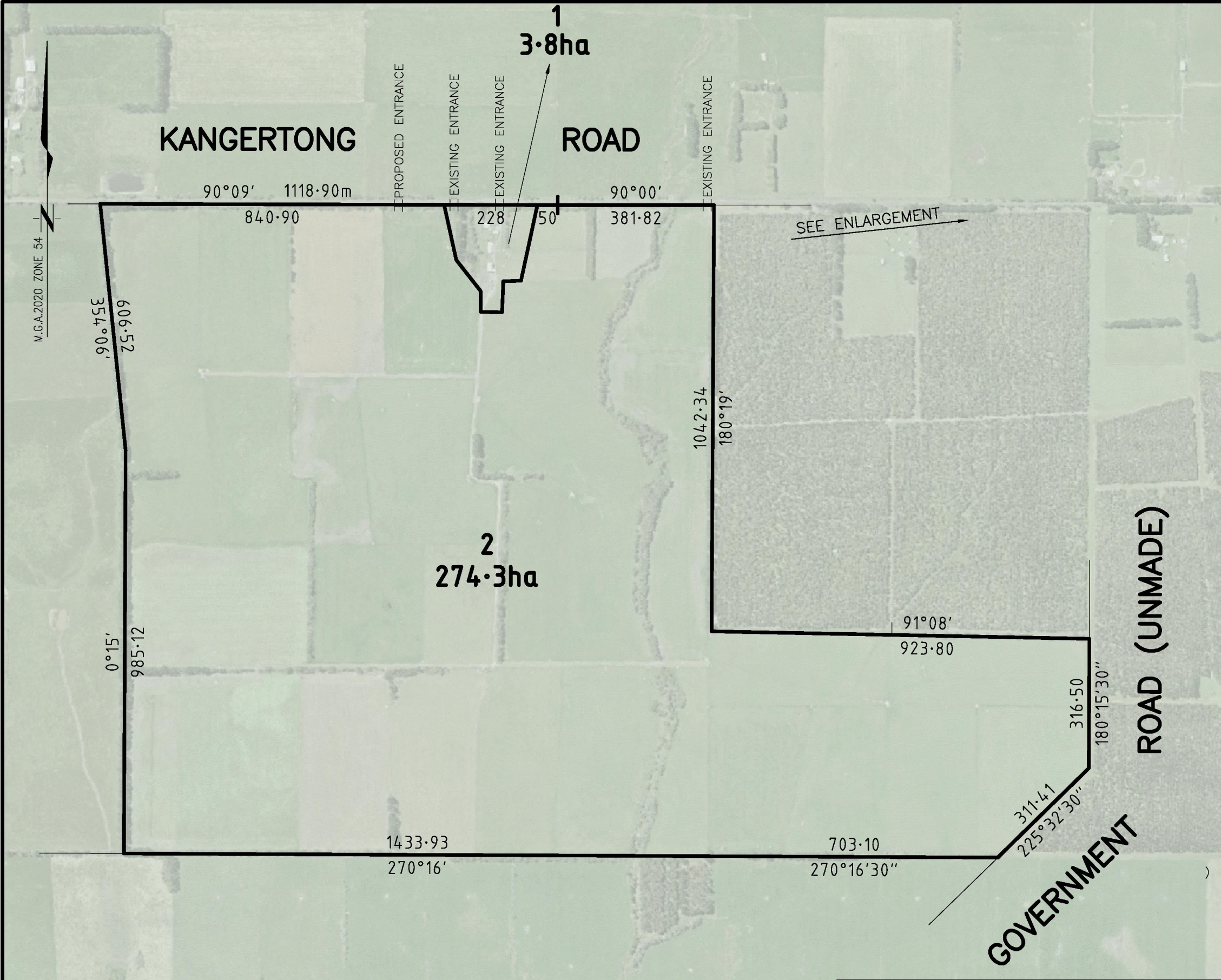
[Redacted]
[Redacted]

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.

Authorised by
Organisation

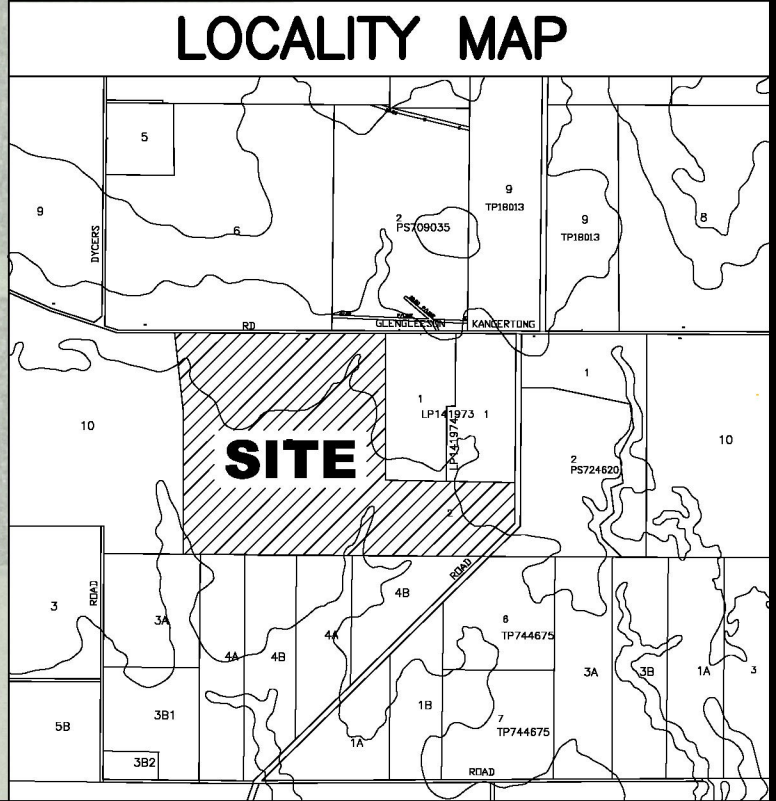
[Redacted]
[Redacted]



(1) This plan was prepared for the purpose and exclusive use of SFM to accompany an Application to MOYNE SHIRE COUNCIL for approval to subdivide the land described in the Plan and is not to be used for any other purpose or by any other person or corporation. Berry & Whyte Surveyors Pty. Ltd. accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this Plan in contravention of the terms of this or the following clauses.

(2) The dimensions, areas, size and location of improvements, flood information (if shown) and number of lots shown on this Plan are approximate only and may vary.

(3) This Plan may not be photocopied unless this note is included.



NOTATIONS

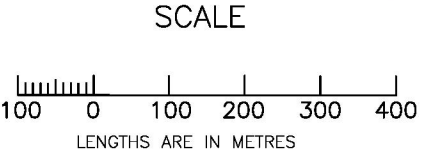
LOCATION DIMENSIONS & AREA OF NEW LOTS ARE SUBJECT TO FIELD SURVEY.

COUNTY
PARISH
SECTION 19
CROWN ALLOTMENTS 7 & 10(P.T)
1315 KANGERTONG ROAD
BROADWATER VIC 3301

BERRY & WHYTE SURVEYORS PTY. LTD.
LICENSED LAND SURVEYORS &
DEVELOPMENT CONSULTANTS
180A PERCY ST. PORTLAND VIC. 3305
PH: (03) 5523 3377 A.C.N. 006 502 870
EMAIL: admin@portlandsurveyors.com.au

SURVEYORS
REF.
4607
VERSION 2

ORIGINAL
SHEET
SIZE
A3
SCALE
1:10000



SITE AND CONTEXT DESCRIPTION AND DESIGN RESPONSE

27th August 2026

REF 4607

2 Lot Rural Re-Subdivision.

Re:- PROPOSED 2 LOT SUBDIVISION
CROWN ALLOTMENT 7 & PART 10
SECTION 19
PARISH OF CLONLEIGH
70 Hampden Road Pty Ltd C/o SFM
Property at 1315 Kangertong Road, Broadwater. VIC. 3301

1.0 LAND

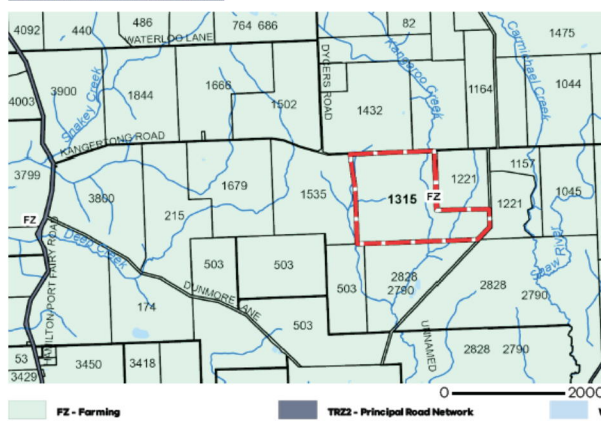
This is a re-subdivision proposal of the property located at 1315 Kangertong Road, Broadwater. VIC. 3301.

Crown Allotments 7 & 10 (PT) Section 19, Parish of Clonleigh - Vol.9388 Fol.504 – TP745561P and Vol.9502 Fol.676 – LP141974

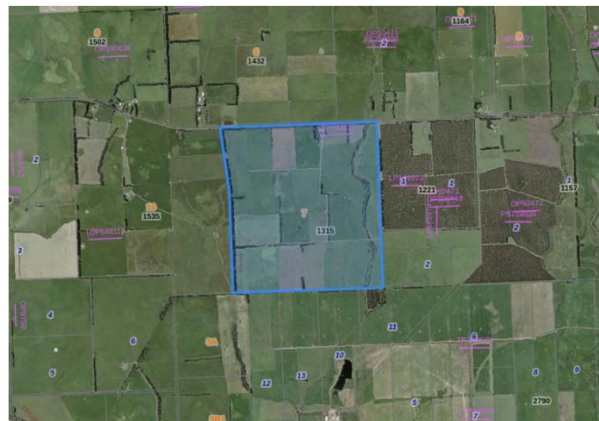
The property is in the Farming Zone (FZ) with schedule to the Farming Zone (FZ).

The property is partly affected by the Bush Fire Management Overlay (BMO) and part is in an area of Cultural Heritage Sensitivity.

FARMING ZONE (FZ)
SCHEDULE TO THE FARMING ZONE (FZ)



Zone information



Aerial Image

The property has an existing house and an entrance onto Kangertong Road, Broadwater. VIC. 3301.



Aerial Image of existing house & sheds

2.0 PROPOSAL

This Proposal is for a 2 Lot Re- Subdivision to excise the existing house from the farmland for pine tree plantation. This house is not needed for the pine tree plantation. This proposal will create a lot of 3.8ha for the existing house, shed & stock yards leaving a good buffer from the plantation and a balance lot of 274.3 ha for plantation land. No new development is planned for proposed lots 1 and 2.

See the proposed plan of subdivision for details.

I refer to the second dot point 35.07-3 “re-subdivision of existing lots” a smaller lot may be created.

35.07-3 Subdivision **31/07/2018** **VC148**

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.*

This proposal provides the opportunity for accommodation for people working in the farming area while not effecting the current or future use of the land for agricultural purposes.

This proposal will not have any detrimental effect and can meet the objective of 14.01-3s.

14.01-3S Forestry and timber production **20/03/2023** **VC229**

Objective

To facilitate the establishment, management and harvesting of plantations and the harvesting of timber from native forests.

Strategies

Identify areas that may be suitably used and developed for plantation timber production.

Promote the establishment of softwood and hardwood plantations on predominantly cleared land, as well as other areas that are subject to or contributing to land and water degradation.

Ensure protection of water quality and soil.

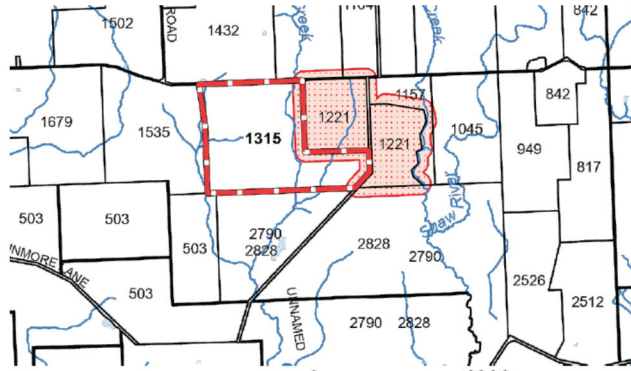
Ensure timber production in native forests is conducted in a sustainable manner.

Conduct timber production (except agroforestry, windbreaks and commercial plantations of 5 hectares or less) in accordance with the *Code of Practice for Timber Production 2014 (as amended 2022)* (Department of Environment, Land, Water and Planning, 2022).

3.0 OVERLAYS

Bush Fire Management Overlay (BMO)

This application is partly affected by the **Bush Fire Management Overlay (BMO)**.



BMO overlay

No new development is planned for proposed lots 1 and 2. Proposed lot 1 has an existing dwelling that is not within the Bush Fire Management Overlay.

Therefore, requirements to supply bushfire management documents is not required

See attached proposed plan of subdivision for existing site details.

5.0 VEGETATION

No native vegetation will be affected in this proposal. The new boundaries of the proposed lot 1 have been designed to be away from vegetation and create a buffer from the Pine Plantation.
See proposed plan of subdivision for details.

6.0 CONCLUSION

This proposed two lot Re-subdivision is located on land that is zoned for farming purposes and meets the requirements of the planning scheme for subdivision.
This development should not have any adverse visual, environmental or agricultural effect on the area and is consistent with the purpose of the zone.

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 01 September 2026 02:45 PM

PROPERTY DETAILS

Lot and Plan Number: **Lot 2 LP141974**
Address: **1315 KANGERTONG ROAD BROADWATER 3301**
Standard Parcel Identifier (SPI): **2\LP141974**
Local Government Area (Council): **MOYNE**
Council Property Number: **508131 (Part)**
Planning Scheme: **Moyne**
Directory Reference: **Vicroads 89 C3**

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

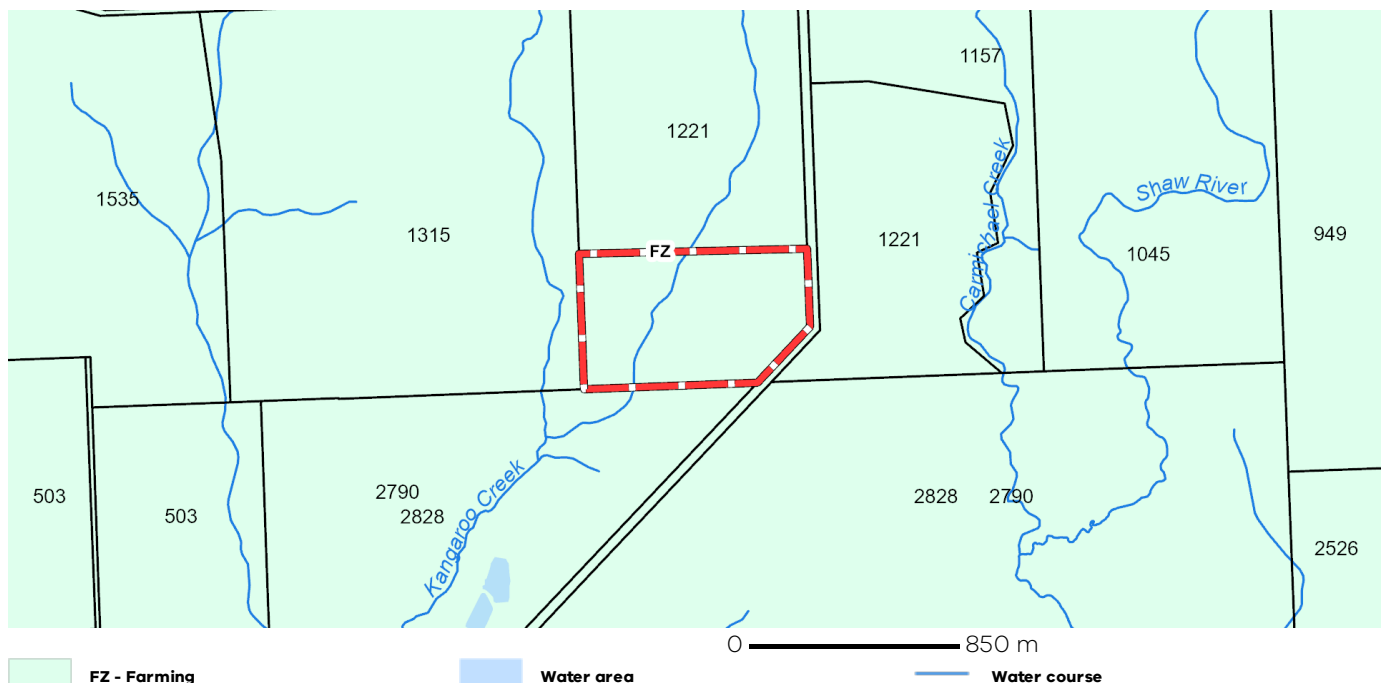
Legislative Council: **WESTERN VICTORIA**
Legislative Assembly: **SOUTH-WEST COAST**
OTHER
Registered Aboriginal Party: **Gunditj Mirring Traditional Owners Aboriginal Corporation, Eastern Maar Aboriginal Corporation**
Fire Authority: **Eastern Mallee Aboriginal Corporation**

[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.

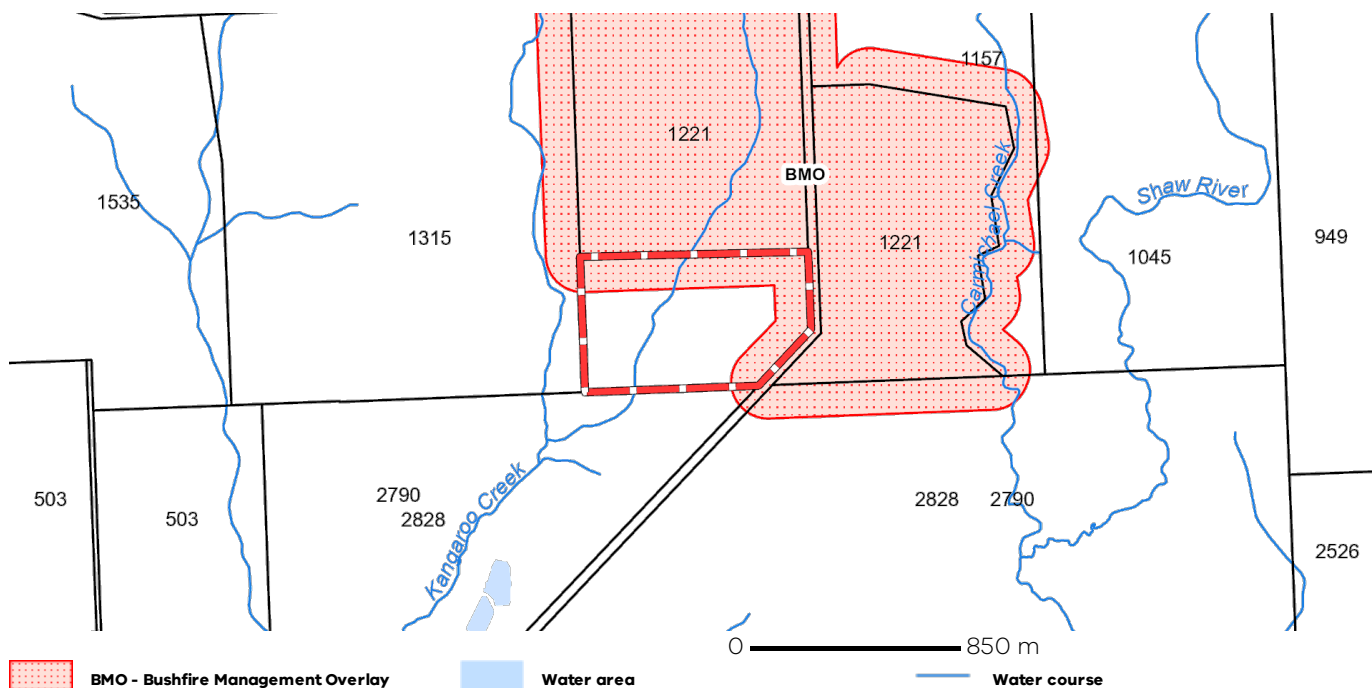
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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Planning Overlay

BUSHFIRE MANAGEMENT OVERLAY (BMO)

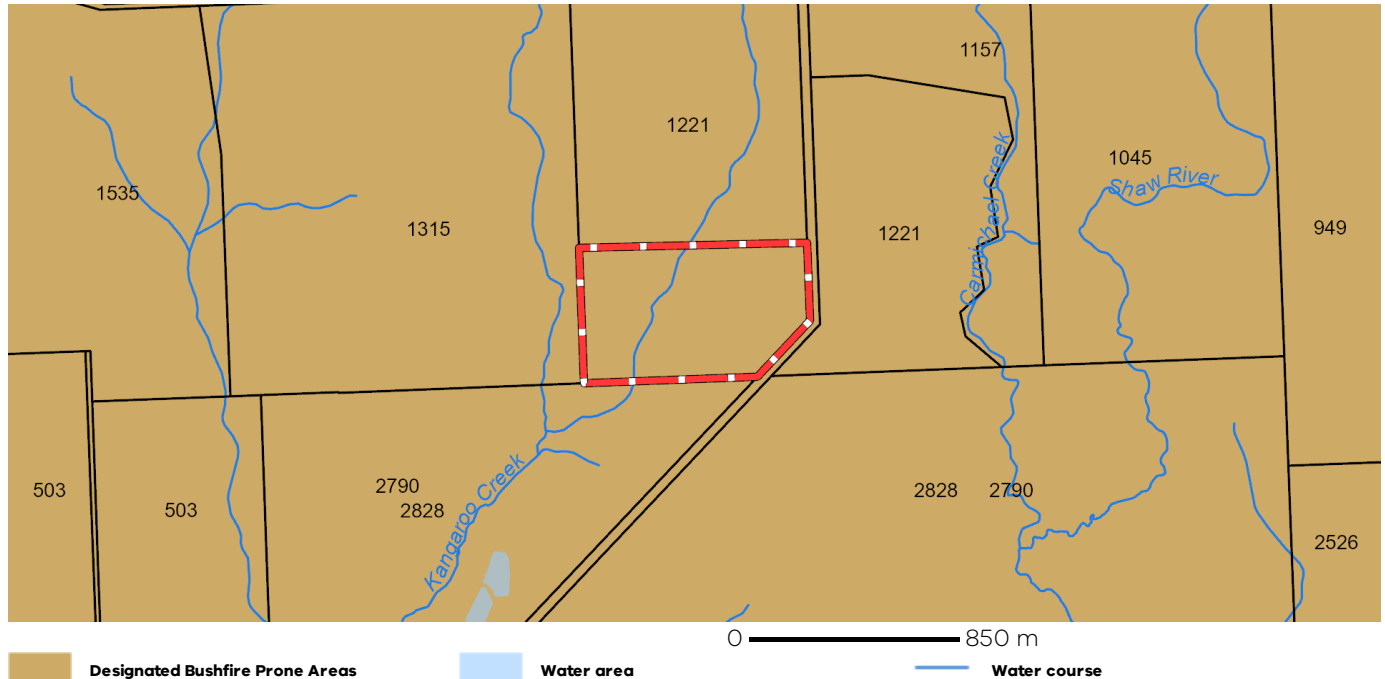


Designated Bushfire Prone Areas

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)

PLANNING PROPERTY REPORT



VICTORIA
State
Government

Department
of Transport
and Planning

From www.planning.vic.gov.au at 01 September 2026 02:45 PM

PROPERTY DETAILS

Crown Description: **Allot. 7 Sec. 19 PARISH OF CLONLEIGH**
Address: **1315 KANGERTONG ROAD BROADWATER 3301**
Standard Parcel Identifier (SPI): **7-19\PP2390**
Local Government Area (Council): **MOYNE**
Council Property Number: **508131 (Part)**
Planning Scheme: **Moyne**
Directory Reference: **Vicroads 89 C3**

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

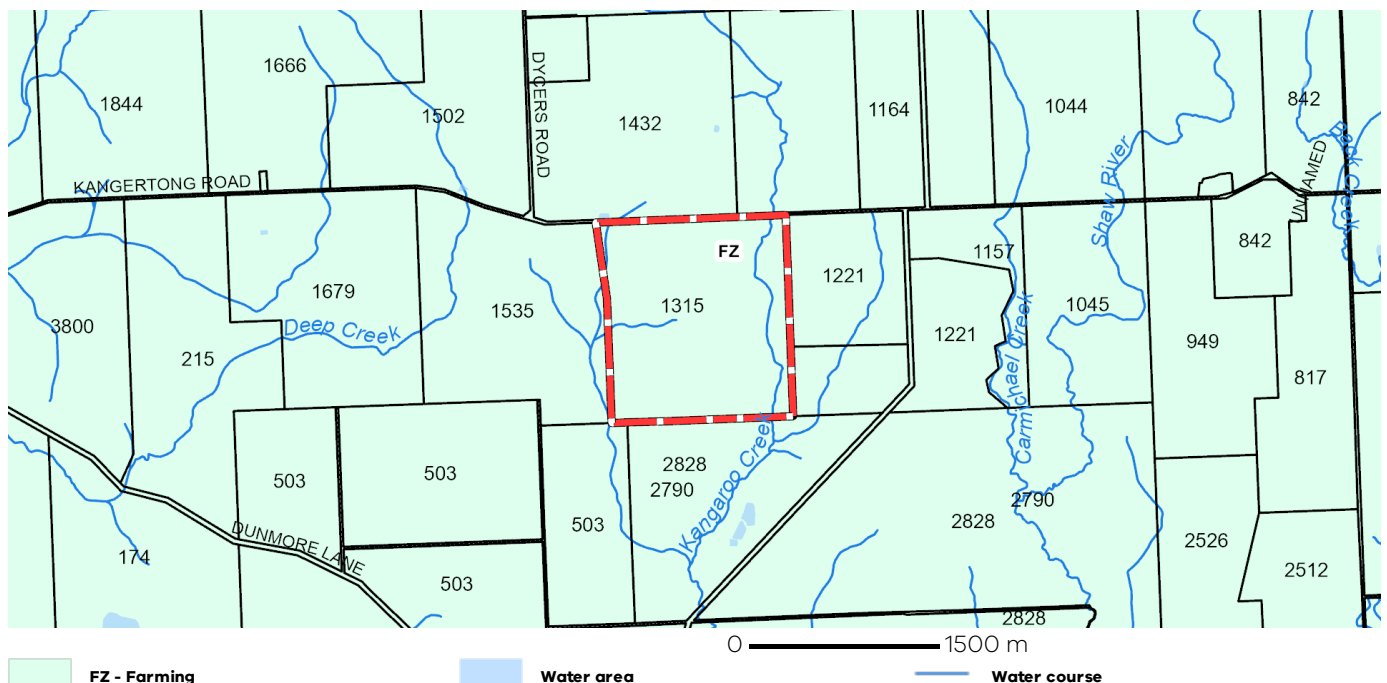
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Legislative Assembly: **SOUTH-WEST COAST**
OTHER
Registered Aboriginal Party: **Gunditj Mirring Traditional Owners Aboriginal Corporation, Eastern Maar Aboriginal Corporation**
Fire Authority: **Eastern Fire Authority**

[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.

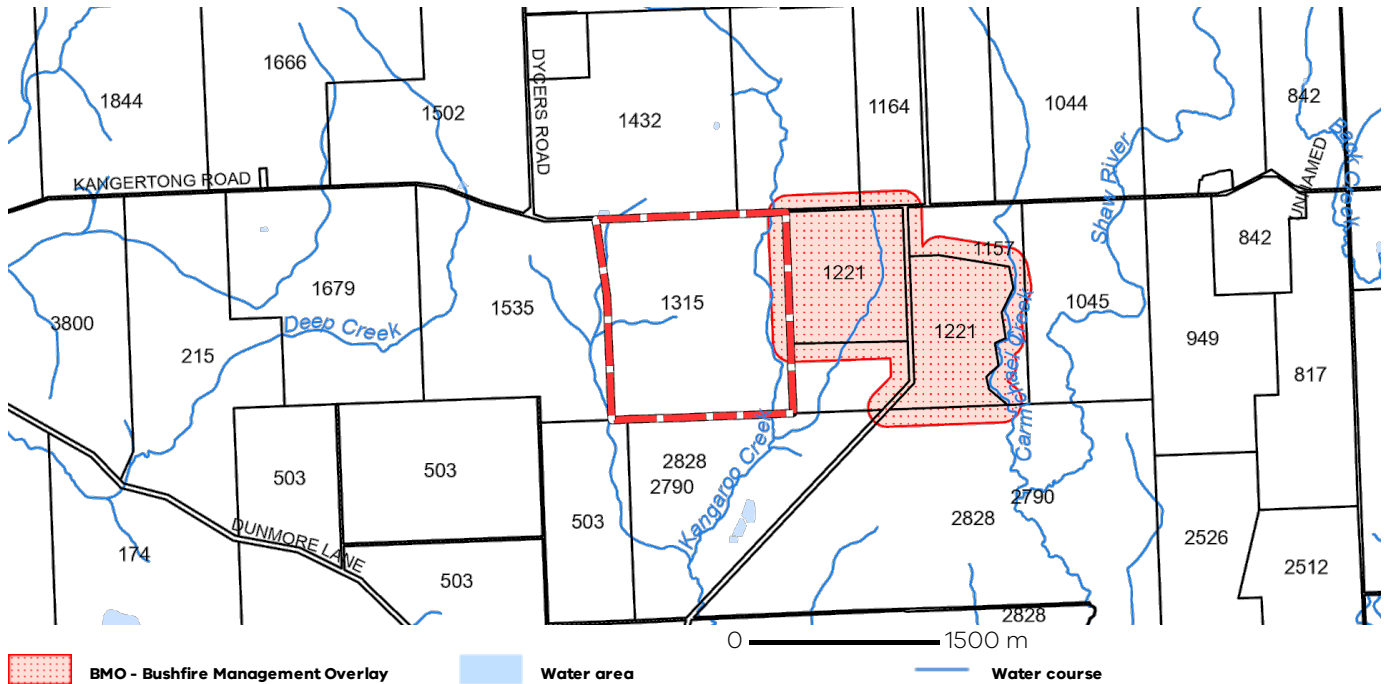
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Planning Overlay

BUSHFIRE MANAGEMENT OVERLAY (BMO)



Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this parcel is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

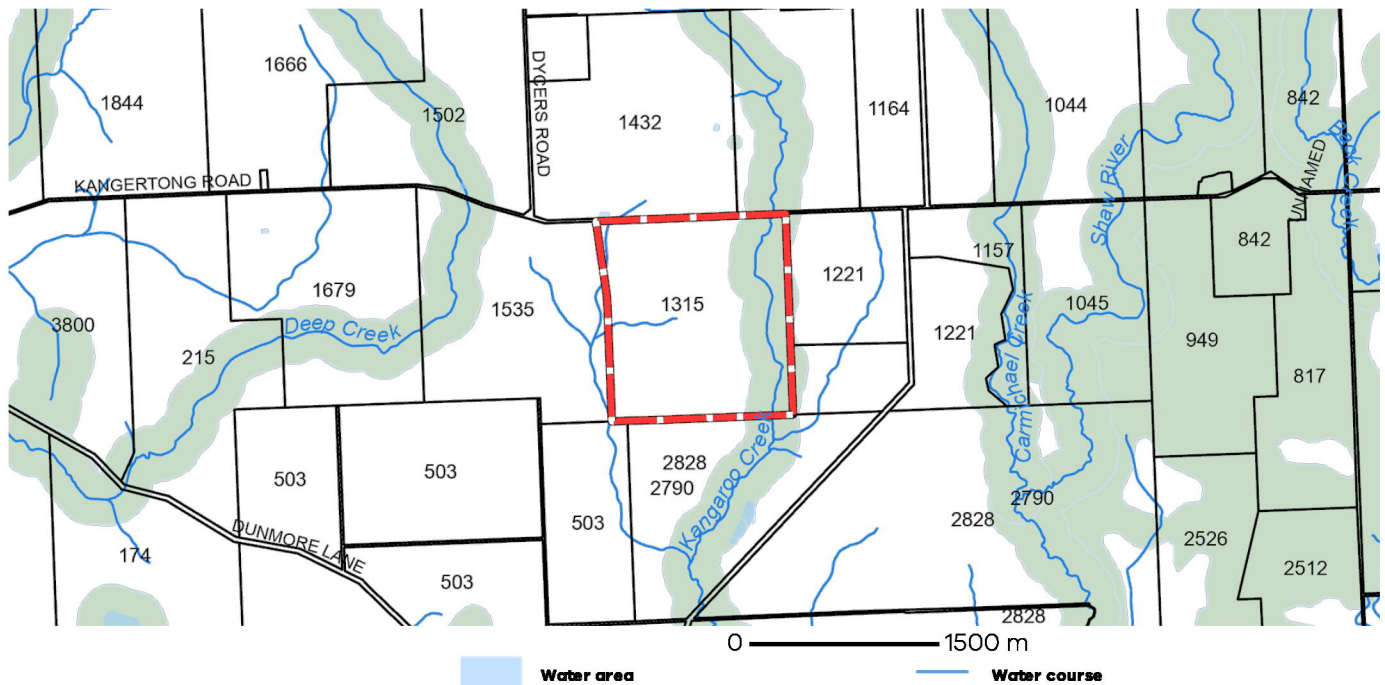
If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to

<https://heritage.achris.vic.gov.au/gavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.firstpeoplesrelations.vic.gov.au/aboriginal-heritage-legislation>



Further Planning Information

Planning scheme data last updated on 28 August 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/>

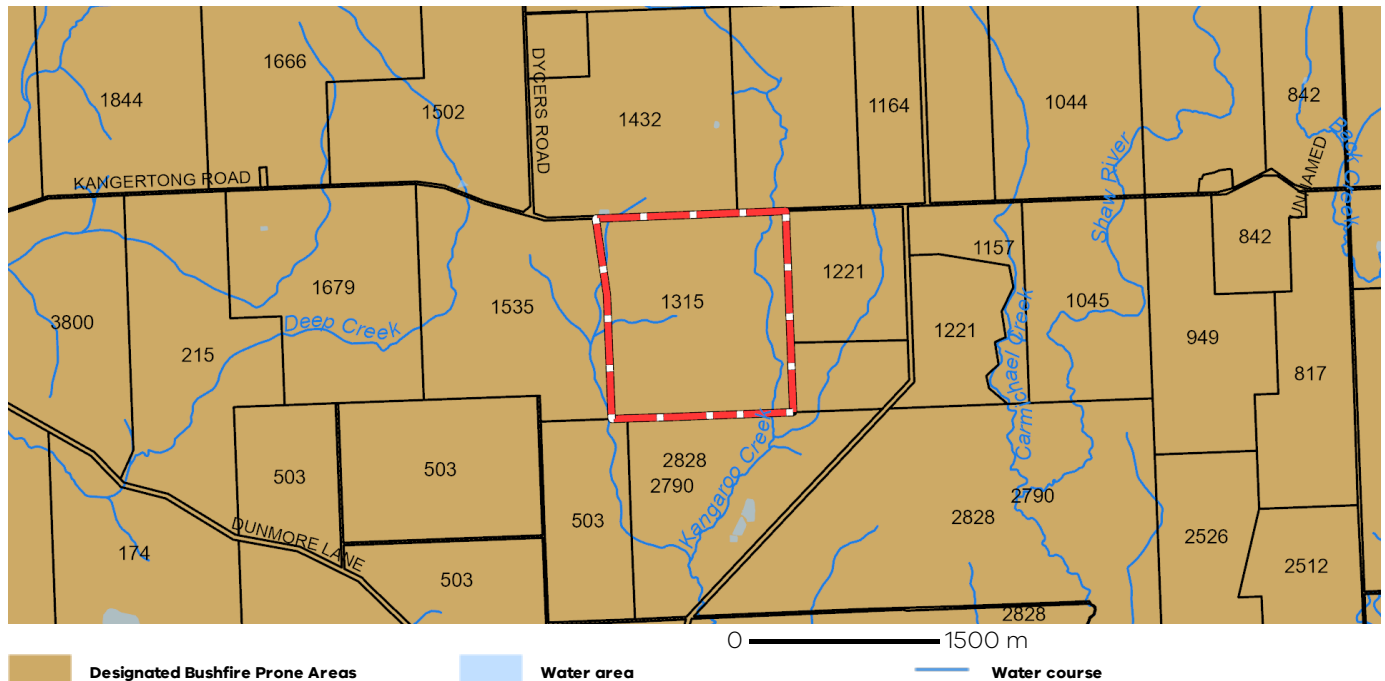
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