MOYNE SHIRE COUNCIL

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	90 Gladmans Road WARRONG Lot 2 LP 126616
The application is for a Permit to:	Resubdivision of two (2) existing lots to create two (2) new lots and application to end 173 agreement.
The applicant for the Permit is:	Lifestyle Town Planning and Services
The application reference number is:	PL26/158
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:	**Wednesday 18 November 2026**

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

MOYNE SHIRE

Office Use Only

VicSmart? ☐ YES ☐ NO

Specify class of VicSmart application:

Application No.: Date Lodged: / /

Application for a **Planning Permit**

If you need help to complete this form, read MORE INFORMATION at the back of this form.

⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.

⚠ **Questions marked with an asterisk (*) must be completed.**

⚠ **If the space provided on the form is insufficient, attach a separate sheet.**

i Click for further information.

Application Type

Is this a VicSmart application?*

◉ No ○ Yes

If yes, please specify which VicSmart class or classes:.....

⚠ Classes of VicSmart application are listed in zones, overlays , particular provisions and the schedule to Clause 59.15

Pre-application Meeting

Has there been a pre-application meeting with a Council planning officer?

○ No ◉ Yes If 'Yes', with whom?: Emma Leech

Date: August 2026 day / month / year

The Land i

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.: St. No.: 90 St. Name: Gladmans Road

Suburb/Locality: Warrong Postcode: 3283

Formal Land Description *
Complete either A or B.

⚠ This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A Lot No.: 2 ○ Lodged Plan ○ Title Plan ◉ Plan of Subdivision No.: 126616 & 614169K

OR

B Crown Allotment No.: Section No.:

Parish/Township Name:

Document Set ID: 1816617
Version: 1, Version Date: 11/09/2026

The Proposal

You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

For what use, development or other matter do you require a permit? *

Re-subdivision of land and variation of restriction. Refer to planning report.

☑ Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

Estimated cost of any development for which the permit is required *

Cost $ 0

You may be required to verify this estimate. Insert '0' if no development is proposed.

If the application is for land within **metropolitan Melbourne** (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds $1 million (adjusted annually by CPI) the Metropolitan Planning Levy **must** be paid to the State Revenue Office and a current levy certificate **must** be submitted with the application.
Visit www.sro.vic.gov.au for information.

Existing Conditions

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Dwelling and farmland.

☑ Provide a plan of the existing conditions. Photos are also helpful.

Title Information

Encumbrances on title *

Does the proposal breach, in any way, an encumbrance on title such as a restrictrive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- ◉ Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- ○ No
- ○ Not applicable (no such encumbrance applies).

☑ Provide a full, current copy of the title for each individual parcel of land forming the subject site.
The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

Document Set ID: 1816017
Version: 1, Version Date: 11/09/2026

Applicant and Owner Details

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Name: [redacted]

Organisation (if applicable): Lifestyle Town Planning

Postal Address: [redacted] If it is a P.O. Box, enter the details here: [redacted]

Unit No.: [redacted]

Please provide at least one contact phone number *

Contact information for applicant OR contact person below

Business phone: [redacted]

Fax: [redacted]

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Contact person's details*

Same as applicant ✔

Name:

Title: First Name: Surname:

Organisation (if applicable):

Postal Address: If it is a P.O. Box, enter the details here:

Unit No.: St. No.: St. Name:

Suburb/Locality: State: Postcode:

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Same as applicant ☐

Name: [redacted]

Organisation (if applicable):

Postal Address: If it is a P.O. Box, enter the details here: [redacted]

Unit No.: [redacted]

Owner's Signature (Optional):

Date: day / month / year

Information requirements

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist.

Is the required information provided?

◉ Yes ○ No

Declaration

This form must be signed by the applicant *

⚠ Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

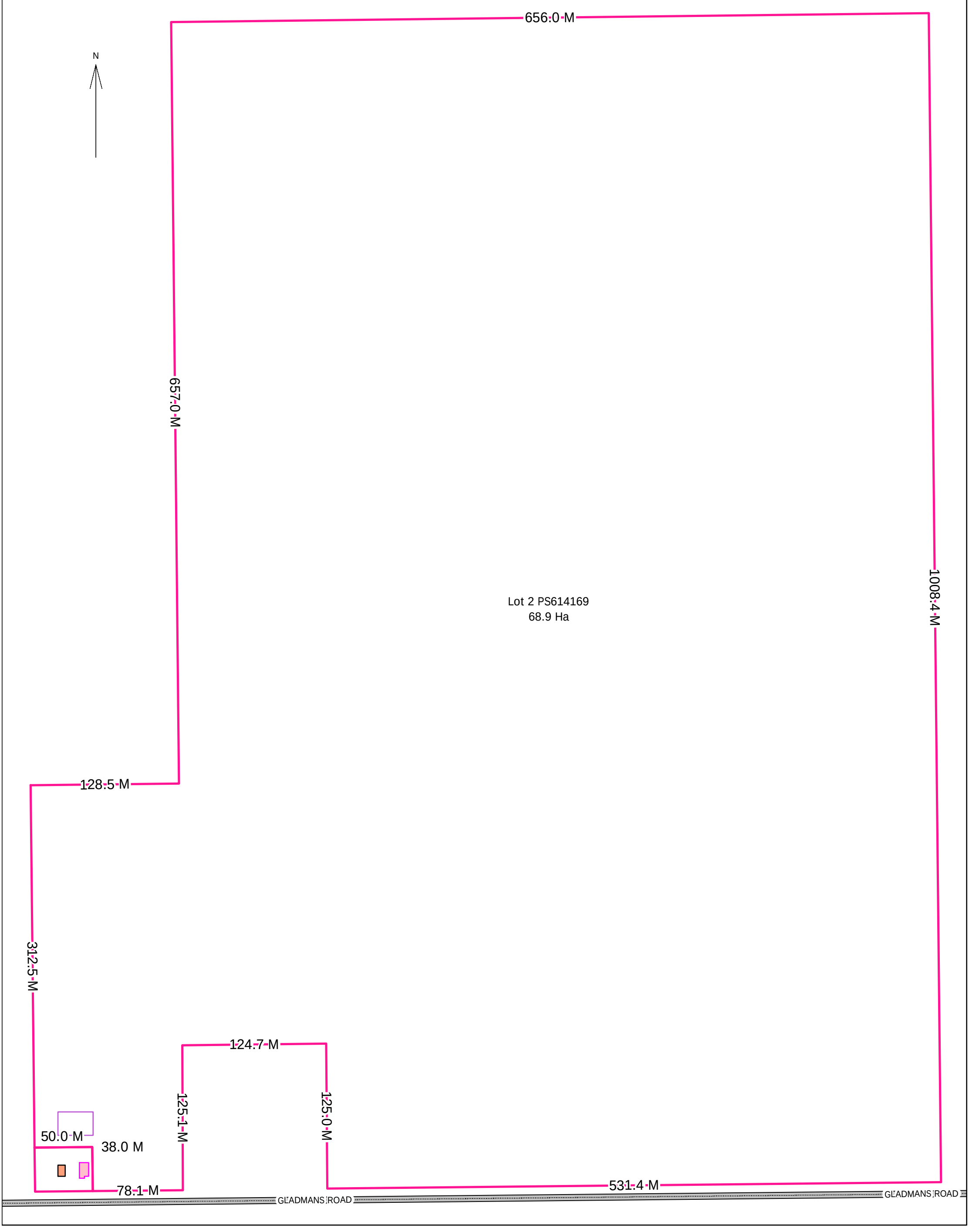
I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature:

Date: 07/09/26

day / month / year

Document Set ID: 4184677
Version: 1, Version Date: 11/09/2026

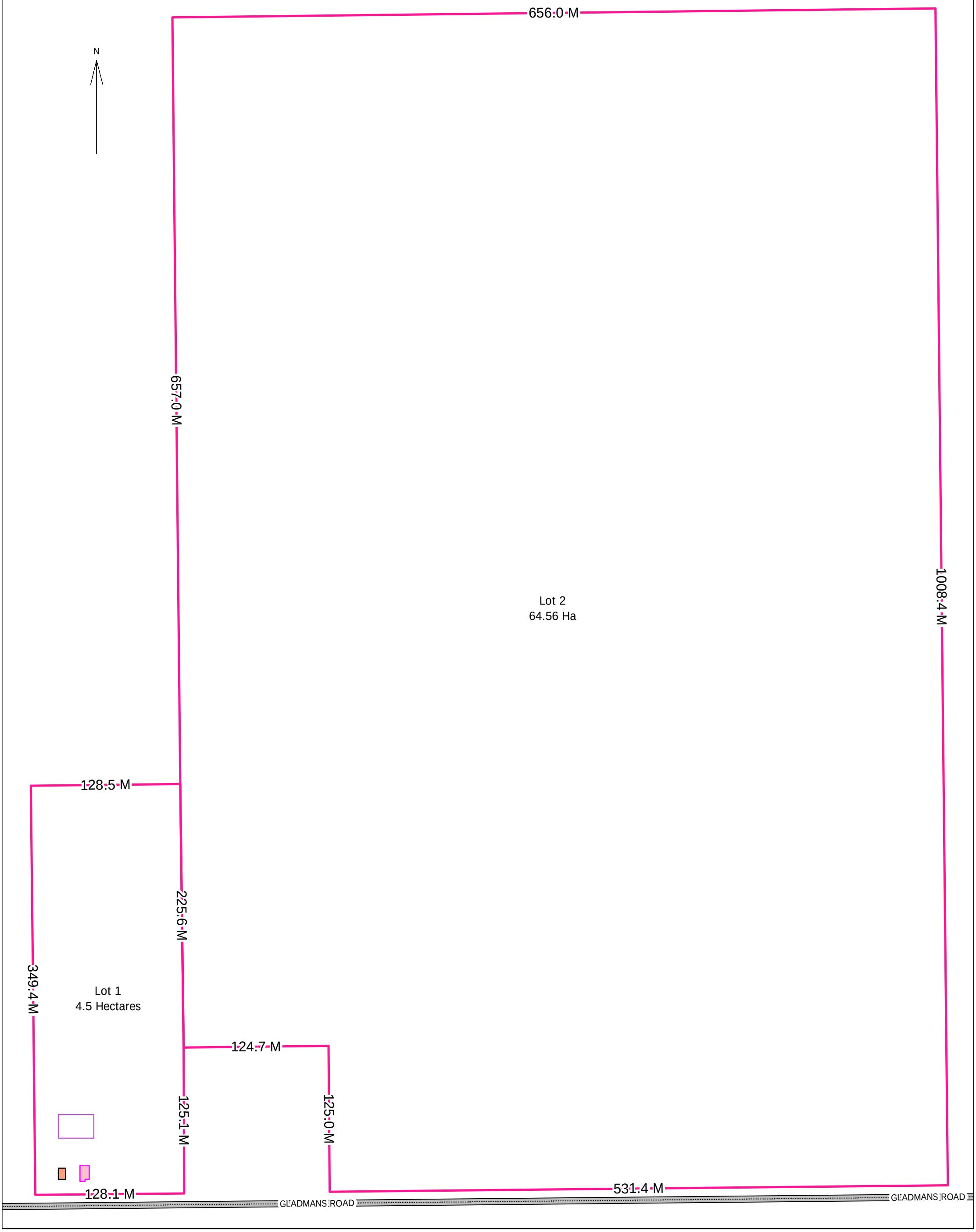


99 Gladmans Road Warrong
Existing Titles

Document Set ID: 1816677
Version: 1, Version Date: 11/09/2026

Scale: 1:2900
Printed at: 14/07/2026

Dimensions Subject to Survey Verification



99 Gladmans Road Warrong
Proposed Titles

Scale: 1:2900
Printed at: 14/07/2026

Dimensions Subject to Survey Verification

Document Set ID: 1816677
Version: 1, Version Date: 11/09/2026

Farm Management Plan

Premium Horticulture and Floriculture, Garlic and Egg Production

90 Gladmans Road Warrong

Report Prepared by

[redacted]

Report Date:
23rd June 2026

EnProve
AG & ENVIRONMENT

Document Set ID: 1816677
Version: 1, Version Date: 11/09/2026

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Plan Objective:

This Farm Management Plan is drawn to provide an assessment of current agricultural activities and identify future improvements that will benefit the agricultural production values of the proposed resubdivided property at 90 Gladmans Road, Warrong.

The proponents are requesting a transfer and consolidation of 4.31 hectares of land from an adjoining farming property to their existing title. The land is already fenced and used by the proponents, and the transfer would allow permanent investment in infrastructure and long-term farming production. This plan primarily demonstrates how the additional 4.31 hectares will be used to support agricultural development and production at the site. The plan is for the establishment of mutual horticulture, floriculture and chicken eggs. The proponents will implement the proposed agricultural improvements contingent on the issuing of a planning permit for the subdivision.

The farm plan has been drawn after consultation with the owners about how they want to run their farm business and what they plan to achieve. The farm layout and agricultural activities are as described by the proponents, and Enprove has assessed the site to provide agronomic and environmental management advice included within the report. Land and conditions can change seasonally, and management variation can and should be expected. This report does rely on external data and information, which is assumed to be accurate.

Property Details:

Property Address:	90 Gladmans Road, Warrong 3283
Property Description:	Lot 2 LP126616
Zones/Overlays:	Farming Zone Schedule to Farming Zone
Area:	Current 0.19 Hectares Proposed 4.5 Hectares
Local Authority:	Moyne

Farm Overview:

The proponents have offered to purchase 4.31 hectares of underused farming land from their neighbour so they can commence agricultural activities at the site. The additional land will be added to their existing 0.19-hectare dwelling lot.

The proponents are from farming, already live at the site and want to develop a high-quality farming enterprise. This plan describes the development of a high-value horticultural enterprise, like many emerging across the state, as an alternative to commercial farming enterprises that will sell produce to the local market. They will develop garlic and poultry eggs as cash crops with the establishment of floriculture and olive trees as a long-term investment, providing viable and stable income.

The agricultural and land management highlights include:

- The establishment of 2,200 linear metres of garlic producing 15,000 garlic plants each year.
- 1.2 hectares of native flowering bushes producing over 20,000 flowers each year
- 50 egg-laying chickens producing 16,000 eggs for sale each year
- Planting 150 olive trees producing 4,500 kilograms of olives each year.
- Keeping 4-5 bee hives producing 150 kilograms of honey
- The ongoing control of agricultural and environmental weeds and the regeneration of the soil.
- A significant investment in farming with a sustainable financial model for production from a small rural property.

Horticulture is a high-value and busy agriculture and has better land-use returns than many larger-scale agricultural enterprises. Premium horticulture lends itself to smaller properties as larger producers shy away from the higher labour inputs and greater risks inherent in a low chemical environment.

Small farms, like this, account for 5% of Australia's agricultural production and 50% of the Australian production flower industry and are desperately underrecognized for that contribution. Small farms provide greater land use efficiency, better water use efficiency, have better environmental credentials and, socially, provide greater employment density and social inclusion, and that is demonstrated here.

The site is currently in fair condition with no agricultural infrastructure, no modern agricultural plants and has been used for occasional grazing. The paddock area would have a notional agricultural production value of $8,000 for fodder or grazing production.

The proposed property provides a well-planned, focused farming enterprise with a sound growth strategy, moving an underused area into high-value agricultural production. After the initial development period, the enterprise will generate an indicated $146,000 in farm revenues each year, and there is scope to increase that return over time.

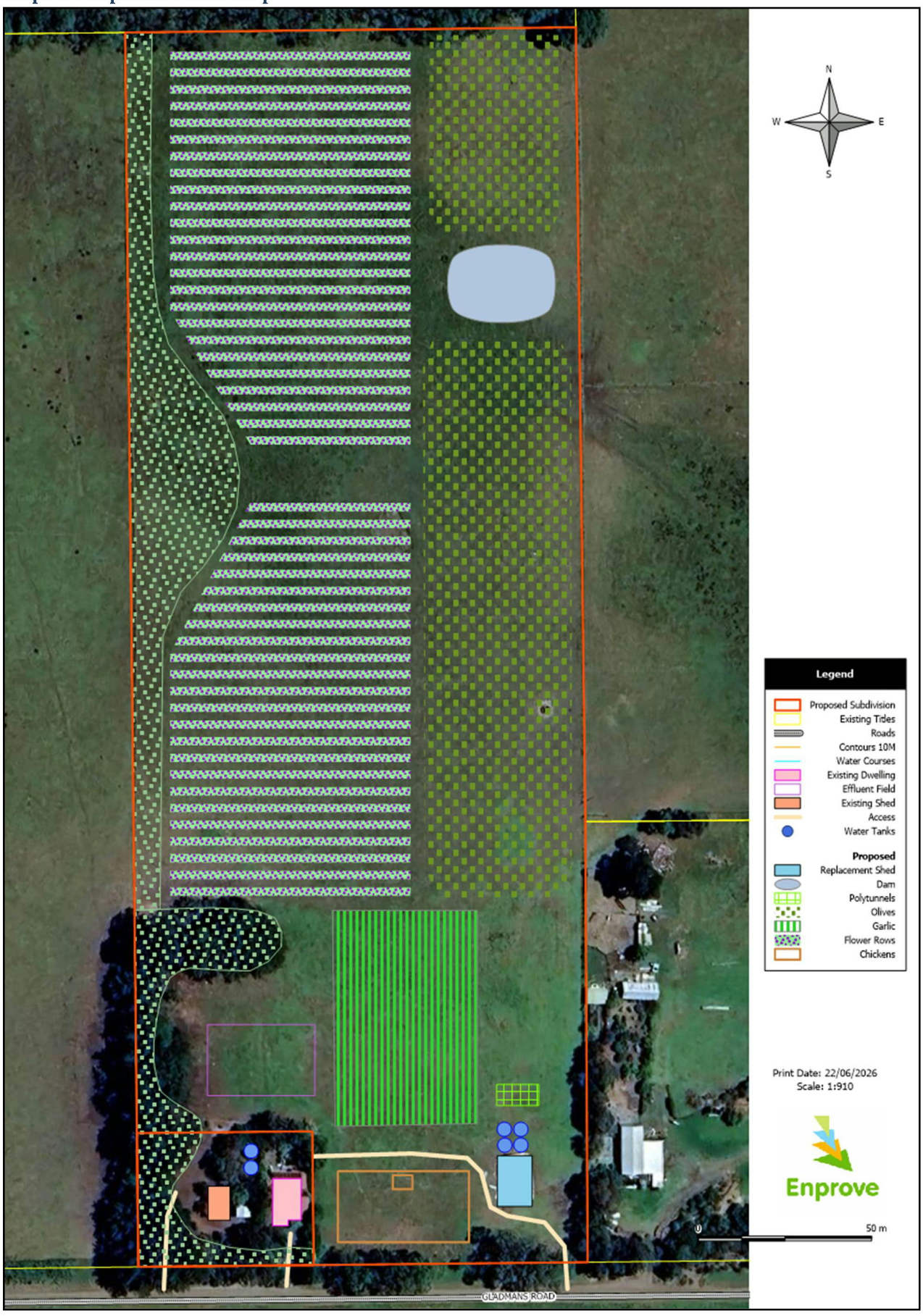
Supporting the proposed re-subdivision will allow the development of a highly productive farming enterprise. It is seen as a great example of sustainable and productive use of a small rural lot contained within the Farming Zone, which is well-suited to the character of the greater area.

Property Maps:

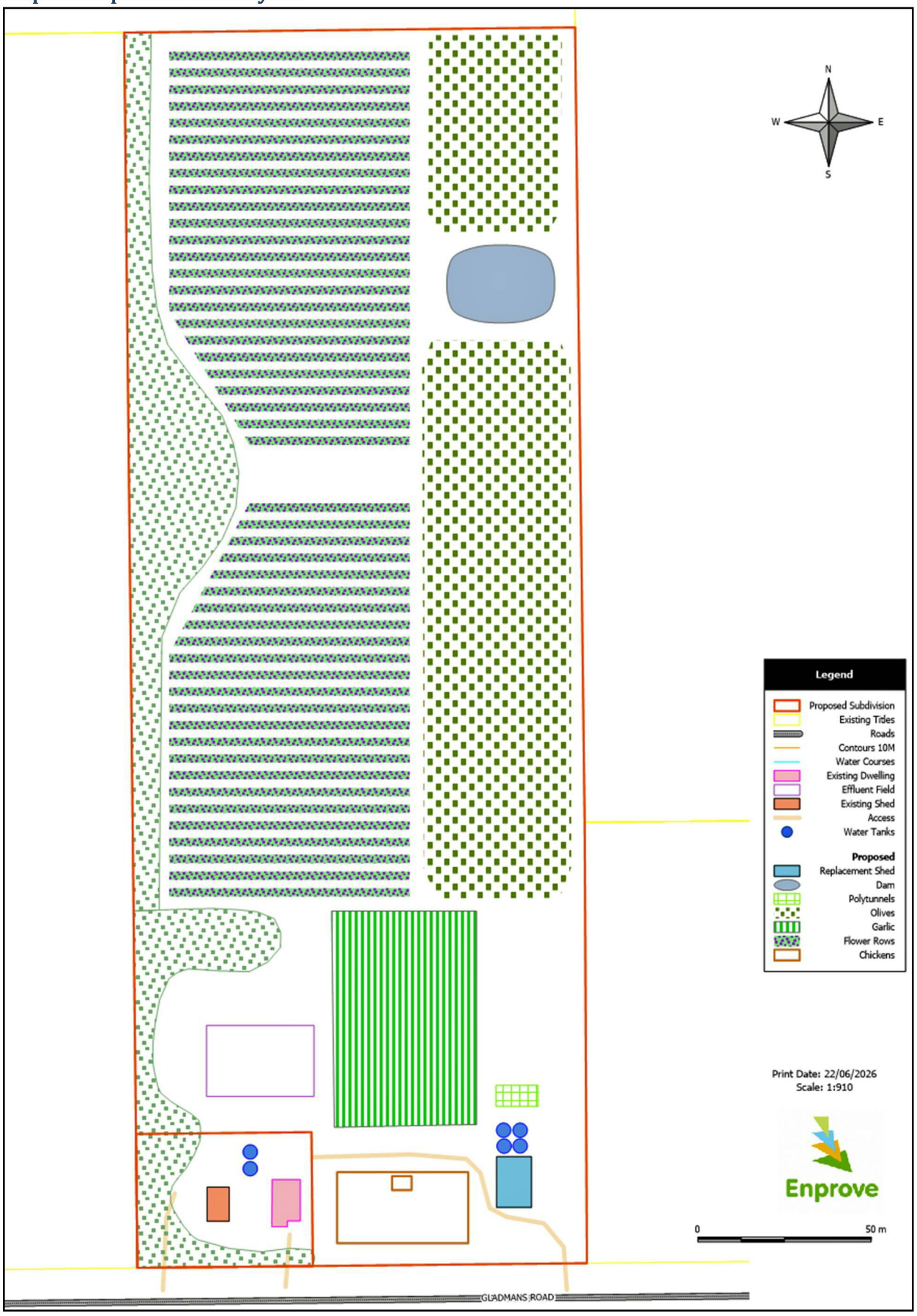
Map 1: Locality Map



Map 2: Proposed Farm Map



Map 3: Proposed Farm Layout



Farming Factors:

Site Topography:

The topography at Gladmans Road is rated gentle undulation with less than 2 metres of elevation change across the entire site, with a general fall from south to north. There are no waterways, outcrops or any other outstanding landscape features.

Warrong climate statistics:

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Ann
Mean Max (°C)	24.7	24.7	23.2	20.0	16.6	14.1	13.5	14.5	16.1	18.0	20.4	22.6	19.0
Mean Min (°C)	12.1	12.4	11.0	9.2	7.4	5.9	5.5	5.8	6.8	7.5	9.2	10.3	8.6
Mean Rain (mm)	34.6	32.5	43.9	55.3	66.2	69.6	77.3	81.8	72.3	66.4	53.0	46.5	701.3
Mean Rain Days	4.6	4.3	6.6	8.5	12.3	12.3	15.3	14.4	12.4	10.7	7.9	6.7	116.0
Mean Day Solar Exp. (MJ m-2)	24.1	20.9	16.0	10.9	7.7	6.3	7.1	10.0	13.5	17.5	21.0	23.6	14.9

Data: BOM 90172 Warrnambool Airport, Rain and solar exposure BOM 90045 Hawkesdale

The property is contained in a high rainfall zone, and the climate is the typical temperate type of warm, drier summers and cool, wet winters. Rainfall is relatively consistent across the seasons. Sunlight energy (solar exposure) is suitable for horticulture, although May through August may see slower production.

Water Supply:

Water availability is a consideration at the site, although the farming is not expected to be overly demanding on water, and the chosen plants are not expected to be overly water-intensive once they are established. The rainfall here is reliable and will be adequate for these water-efficient, soil-based plants.

The property has an existing water bore for stock and domestic use, and three new water tanks will be installed: 2 X 30,000-litre tanks attached to the house and an 80,000-litre tank attached to the shed, which will be used as an irrigation header tank. Rainfall will be collected from the roofs of the house, shed and water tanks themselves, and this will be about 500,000 litres of water for harvest in an average rainfall year.

Weed and Pest Management:

The property is generally well managed for weeds, although, like any unutilised property, there is significant establishment of paddock weeds on the site, which will require persistent and ongoing management to control and eliminate. Capeweed, wild brassica (mustard weed), thistles and dock are well established throughout the property. The environmental weed kijuyua is also well-established at the front of the property. These weeds will all be managed out by the improved farm management routines.

There are no obvious signs of major environmental pest issues, although rabbits and foxes can be expected in the area; foxes, particularly, need to be monitored to ensure no chicken losses.

Soils:

The property land class is typical of the region, with loams over clay classed as duplex soil. The soils have had limited agricultural management, are tightly bound and will need cultivation prior to any planting.

Soil Test Observations (soil tests next page):

- The soil is classed as a silty clay loam.
- Soil pH $CaCl_2$ (4.9) is considered slightly acidic
- Good phosphorus levels (Olsen P 16.5 mg/Kg).
- Good potassium levels (Colwell K 291 mg/Kg).
- Fair sulphur levels (13.9 mg/Kg).
- Excellent Organic Carbon (5.6 %)
- Excellent nitrogen levels (at the time of testing, nitrogen is seasonally variable).
- Low copper and zinc levels (important for horticulture and plant growth).
- Good boron levels (very important for plant growth and fruit set).
- Cation levels (indicating soil structure) are of fair balance with low exchangeable calcium, elevated magnesium and potassium levels and low exchangeable aluminium.
- No salinity (electrical conductivity) or sodicity (exchangeable sodium) issues indicate not salt-affected.

Recommendations:

A production agronomist is being engaged during the startup to manage the soil and ongoing fertility requirements, horticulture and garlic require significant inputs to maintain production levels and product quality. Silty clay loam holds water and nutrients exceptionally well, but that high silt and clay content makes it prone to compaction, poor aeration, and surface crusting if poorly managed.

The soil is considered acidic, which can limit plant root depth. Proteas and most natives are tolerant of acidity but will have reduced production capacity at this level, and agricultural lime (calcium carbonate) is required to reduce the acidity. Increased soil calcium levels also improve soil structure for water infiltration and retention, feed soil biota and worms, and make adequate soil calcium available for plant growth.

This soil macro fertility is generally good, perhaps reflecting previous grazing use, although phosphorus is below ideal and adequate soil phosphorus is especially important for developing plants.

Significant grass-root matting means that soil cultivation must occur before attempting any plant establishment. Even after initial cultivation (by discing, ploughing or ripping), the soil will still be blocky and root-bound and unsuitable for planting and may need several working passes. It will also require that the root matter break down and form a suitable working tilth (this could be several months). It can be worked green, but a complete knockdown with a herbicide is preferable to manage undesirable grasses and weeds.

Zinc, iron and boron are important trace elements for fruit and flower set and flower quality. Soils should be corrected to the minimum level, and a foliar fertiliser is required each season before flowering. Although not tested, molybdenum is likely to be deficient, and this will be beneficial for improving the soil nitrogen cycle (50 grams of elemental molybdenum per hectare).

Small doses of nitrogen can be applied to each crop and the paddocks to boost production, but never during fruiting; it can split fruit.

As always, ongoing soil testing should be conducted to ensure adequate fertility and reduce potential excess and risk to the environment. Plant leaf testing should be conducted on establishing crops to identify any nutritional deficiencies in the developing stages.

Soil Test Results:

Farmer:		**Sample Date:**	19/05/26
Sample Name:	**Warrong**	**Lab. No.:**	2FSS26151

Test Depth (cm):	0-10	**Soil Colour:**	Dark Brown
Gravel %:	0%	**Assessed Texture:**	Silty Clay Loam

	Unit	Level Found	Good Range
Phosphorus Olsen	mg/Kg	16.5	20+
Potassium Colwell	mg/Kg	291	250
Sulphur	mg/Kg	13.9	20
Organic Carbon	%	5.6	3 - 6
Ammonium Nitrogen	mg/Kg	44	
Nitrate Nitrogen	mg/Kg	19	
Conductivity	dS/m	0.14	< 0.3
pH Level (H_2O)	pH	5.9	5.6 - 6.4
pH Level ($CaCl_2$)	pH	4.9	5.0 - 6.0
Aluminium ($CaCl_2$)	mg/Kg	1.3	< 5.0
DTPA Copper	mg/Kg	0.42	> 1.5
DTPA Iron	mg/Kg	66	100 - 400
DTPA Manganese	mg/Kg	5	> 5
DTPA Zinc	mg/Kg	1.0	> 5
Boron (Hot $CaCl_2$)	mg/Kg	1.5	> 1.5

Cations	**Unit**	**Level Found**	**Good Range**
Cation Exchange Capacity	meq/100g	16.40	10 - 20
Exchangeable Calcium	meq/100g	10.52	
	BSP %	64.16	70 - 85
Exchangeable Magnesium	meq/100g	4.41	
	BSP %	26.90	10 - 20
Exchangeable Potassium	meq/100g	0.74	
	BSP %	4.51	3 - 8
Exchangeable Sodium	meq/100g	0.63	
	BSP %	3.84	< 5
Exchangeable Aluminium	meq/100g	0.10	
	BSP %	0.59	< 2.0

MIR Particle Sizing	**Unit**	**Level Found**
Sand	%	17.72
Silt	%	55.02
Clay	%	30.53
Classification		Silty Clay Loam

Laboratory Analysis CSBP Labs (Wesfarmers), Bibra Lake, WA

Regenerative Agriculture:

The soils have fair fertility but suffer from acidity and potential structural issues. A naturalistic approach will be adopted to managing soil quality and general farm health; manufactured chemicals will be avoided as best practicable. The proponents will also avoid plastic as best as practical. The property will adopt techniques to increase soil carbon. The manure from poultry and break-off plant materials and fruit will be mown back into help provide nutrients for farming and increase the carbon percentage.

Garlic Crop layout:

Aussie Purple garlic plants will be grown; these are well-acclimatised and readily saleable. Garlic returns depend on row spacing and planting separation. Using a very conservative single-width planting with a row spacing of one metre apart, 2,200 linear metres of crop row will be available. A 15 cm garlic plant spacing gives a production capacity for 15,000 garlic plants. Double planting increases this yield to 30,000 plants (in the future). These are considered optimal placements for light, nutrient access, bulb growth, and maintenance.

These soils may be prone to waterlogging, and nice, high, raised beds will be important. The soil has a good sand content (~60 %), which will drain well when formed into beds.

Trace element management is also critical for garlic success; zinc is particularly critical for garlic. Ongoing fortnightly foliar applications of a trace element mix will be required.

Although called seed garlic, garlic does not grow from a seed; it grows from the cloves. Year one should be used to produce seed garlic for reasons of both soil condition trials and to reduce the costs of purchasing seed garlic. Typically, one garlic head can produce 12 cloves for 12 new plantings. Allowing for 15 per cent failure, 20,000 cloves would be required for maximum production. This is the equivalent of 1,500 garlic heads required to plant 2,200 metres of a single-row planting. Double-row planting would require 3,000 heads. As a rule, 15% of the produced garlic is retained for future plantings.

There are no chemical herbicide sprays suitable for use on garlic crops, so garlic needs constant weed chipping, particularly at the transition to spring from winter when weeds flourish. Chickens can be useful for weed control, but they can also pull garlic plants, and if they are in that habit, they will need to be excluded.

Flower Gardens:

1.2 hectares of flower production gardens will be established and will trade under the name Warrong Wildflowers. Flowers will be sold to florists, and bouquets will be sold at markets and through an online presence. Florists prepare large numbers of native bouquets for Anzac Day, which coincides with peak flowering. Additional activities like weddings and events, garden visits, workshops and flower exports all combine to make this a lucrative venture for the area.

To minimise establishment costs and ensure market supply, plants will be established over several years. This will allow seed collection for propagation in the polytunnels for the next series of plants and will also allow potted plants to be propagated for sale.

Native plants generally won't tolerate extended periods of inundation, and they will be planted on raised beds to minimise root inundation, and those rows will be shaped along the landscape to minimise water pooling.

Proteas and native flowers need regular pruning to control height and stimulate compact shape and tight flowering. A mature plant (entirely dependent on species type) can yield 15-50 flower stems over a long season; flowers will be kept for an extended period, especially in a cool location like a cool room. Native flowers fetch $5-15 per flower, depending on type and size. Flowering season can last several months for some natives, and harvest season is generally from early spring to late autumn.

All plants will require guards during establishment; wallabies, parrots, and hares are fond of nipping these plants' tender tips, which is fine for established plants but can wreck young plants.

The plants will be established on an aesthetic row spacing of 3 metres apart and planted at 2.5-metre plant spacing (3 metres for larger varieties), and varieties are interspersed for biodiversity and plant biosecurity. This will allow the planting of 3,300 linear metres of flowering plants, which will total 1,320 plants.

Planted varieties will depend on seasonal availability at advanced tree nurseries, but will be dominated by native banksias, waratahs, grevillea, leucadendrons, acacia species and South African protea varieties, which regularly fetch the best return, are robust to handle and are fast establishing. Agrifutures has provided growing, handling and shipping requirements for King Proteas and that information is attached at the rear.

Once flowering plants are established, propagation of produced seeds and cuttings will also be available to produce potted plants for sale.

There are several florist agents and floral export agents who come to the farm and collect flowers or products that can be delivered to customers for a premium return.

Image 1: Example planted protea beds



Flowering Trees:

To complement the smaller flowering plants and provide additional shelter from the weather, a significant area of harvestable flowering trees and shrubs will be planted along the western boundary of the production areas. Plantings will include bottlebrushes, wattle varieties and flowering eucalypts for flower harvest; foliage varieties include peppermint, dollar gums and lilly pilly.

Olive Grove:

The farm will establish an olive grove of approximately 150 olive trees planted on mounds and shaped along the north-south aspect. They use the standard industry spacing of 6-metre plant spacing. A mature olive tree (5-7 years) is expected to produce 30-40 kilograms of fruit a year, and after the development period, 4,500 kilograms of olives are expected to be produced each season. Picking an olive tree is generally done in winter, and contracted mechanical shakers will complete harvesting. Trees will be pruned twice a year to ensure adequate sunlight and airflow through the canopy. They will be held at 3 metres for ease of management and harvesting.

The produced olives (likely kalamata variety) will be suitable for olive oil production or pickling for consumption but are also in demand for supply to others.

Poultry and Egg Production:

There will be fifty laying chickens held in a free-ranging area to produce fresh eggs. Poultry will roost in a chicken shed and be allowed to range in the paddock and the orchards. This will assist with fertility management and weed and insect pest control. The chickens are anticipated to produce 16,000 eggs per annum (45 per day). Eggs will be cleaned and packed at the equipment shed and made available for sale. The chicken flock will be replaced every 70 weeks to ensure optimum laying, and those chickens will be sold. Those chickens will be purchased as pullets and reared until laying age. Chickens will be supplementary fed seventy grams of commercial poultry feed each day to ensure production continuity.

Bees and Honey:

A flower farm is inevitably a paradise for bees, and 4 to 5 permanent hives will be trialled at the property to encourage honey production and pollination of the plants. One hundred and fifty litres of honey might be produced, but this aspect is not resolved yet. There is a good possibility that the property will have the seasonal capacity for 10-15 hives when fully established.

Greenhouse:

A 12X6M greenhouse will be constructed near the new shed and used initially to allow propagation of plants to be used at the site to save cost. After the establishment, it will be suitable for growing potted plants for sale or for growing vegetables for sale.

Infrastructure and Business Management:

Infrastructure Investment:

The property has limited suitable infrastructure on the site for the agricultural enterprise, having been largely previously used as a run-off paddock only. The farm shed will be reconstructed, the water tanks and extended access will all need to be constructed before production begins, and this investment is dependent on the realignment. The horticulture itself doesn't require a significant investment in infrastructure.

An irrigation watering system will be constructed to deliver water to the trees and flowers. A watering system gravity-fed from a tank is the ideal design, as this ensures a constant water supply to trees in the event of any system failures.

Formed tracks will be constructed to the flowers and orchard, allowing suitable access.

Staffing:

The proponents already live on the site and will do all the development work and run the farming once established. There is a strong likelihood they will need workers as the enterprise establishes itself, particularly during time-critical activities like harvest. The proponents are from farming and land management backgrounds and understand the rigours and workload required for successful farming.

Development Timeline:

All of the proposed works and plantings are anticipated to be completed within 18 months of the construction of the dwelling and product for sale within 3 years of construction. The enterprise is not expected to be fully productive for 5-7 years.

Opportunity Cost / Diversification:

The property has been used ad hoc as a grazing paddock, which is a low-value agricultural type; managed horticulture is among the highest-value farm types.

Agriculture is dynamic, and markets change and evolve; climate change is impacting agricultural suitability, and farm circumstances alter. As with any business, the farming method and types should be constantly evaluated and, if required, adjusted to meet new circumstances.

Financial Projections:

The proposal calls for an agricultural investment of over $50,000, including the investment in the shed and water network.

After the initial development period, the farm could expect net agricultural revenue of over $146,000 per annum.

Indicative Annual Agricultural Return (excluding dwelling, shedding, equipment and land costs):

Income /Cost Item	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8+
Flowers (~20,000 X $3 per stem)	$0	$0	$20,000	$40,000	$60,000	$60,000	$60,000	$60,000
Flowering Trees Foliage/Flowers (~$2 per stem)				$3,000	$6,000	$9,000	$12,000	$15,000
Garlic (~$25 kg single spaced))		$20,000	$37,500	$37,500	$37,500	$37,500	$37,500	$37,500
Chicken Eggs ($0.70 each)		$11,500	$11,500	$11,500	$11,500	$11,500	$11,500	$11,500
Olives (~$5 kg)				$8,000	$15,000	$22,500	$22,500	$22,500
Total Revenue	**$0**	**$31,500**	**$69,000**	**$100,000**	**$130,000**	**$140,500**	**$143,500**	**$146,500**
Plant / Tree Costs	-$15,000	-$9,000						
Establishment/ Maintenance Costs $	-$15,000	-$15,000	-$3,000	-$3,000	-$3,000	-$3,000	-$3,000	-$3,000
Apportioned Rates, Insurances Utilities $	-$2,000	-$2,000	-$4,000	-$4,000	-$4,000	-$4,000	-$4,000	-$4,000
Labour/ Contractors (15%)		-$4,725	-$10,350	-$15,000	-$19,500	-$21,075	-$21,525	-$21,975
Packaging Costs (10%)		-$3,150	-$6,900	-$10,000	-$13,000	-$14,050	-$14,350	-$14,650
Variable Costs (8%)		-$2,520	-$5,520	-$8,000	-$10,400	-$11,240	-$11,480	-$11,720
Net Return $	**-$32,000**	**-$4,895**	**$39,230**	**$60,000**	**$80,100**	**$87,135**	**$89,145**	**$91,155**

Notes:
Flowers at wholesale, sold on the farm for $3, retail prices are significantly higher.
Garlic can be double-planted, which doubles the return.
This budget is considered conservative, and higher yields are achievable with establishment and experience. Conservative sell values and plant yields are also applied.
This table shows agricultural costs and revenues only. Landholding costs, building and equipment costs are not included as they can be financed in many ways.
Revenues and costs are indicative and based on Industry averages.

Environmental Factors:

Natural Resource Management:

The property has been fully cleared for agriculture and has no remaining vegetation assets. There are no permanent waterways on the property and no ecology harbours. Vegetation endemic to the region should be selected for shelterbelts, and lists of those plants are available from DEWLP offices or their website.

Erosion and Compaction:

The property is not seen as prone to water erosion, and there is no evidence of erosion occurring.

The soils have a high silt composition, and this makes them prone to compaction when inundated. Heavy vehicle traffic should be confined to constructed tracks, particularly during wetter seasons.

Fire Management:

The land use is not seen to contribute to fire risk, and the irrigated areas could be expected to act as firebreaks. The usual fire precautions will apply: no petrol-powered vehicles in long grass, limited mechanical activity on high-risk fire days, reduced fire load before summer, and adequate firefighting water in tanks/dams at all times. Firewater supply will be available from the house and shed tanks if required.

Groundwater:

Groundwater is at a depth of 5 metres and is at a low risk of exposure to any form of nutrients infiltrating from the surface. Maintaining plant coverage will assist in keeping soil nutrient levels lower to minimise any risk further.

Drainage:

The property has no formally constructed drainage, relying on overland flows and soil infiltration for clearance. There are no run-on or run-off waters from neighbouring sites.

Adverse impacts on and from adjacent land:

The farming activity is not expected to be one of the major offence. As with any agriculture, minor odour could be produced from time to time, and the farming will be seasonally busy, and during harvest and picking, machinery can be active for long hours.

The properties within a 500-metre radius of the proposed activity are utilised for grazing animals, fodder production and lifestyle living. These activities are not expected to have any adverse impacts on the activity.

Poultry Welfare and Biosecurity:

Animal welfare, in this instance, is expected to be very good. The practice of poultry keeping is almost entirely about animal welfare in that animals are specifically cared for, and so it is generally a very good life for animals. A list of best practice animal welfare guidelines is available from http://animalwelfarestandards.net.au/.

Biosecurity is about preventing and containing any disease and negative issues that could impact both the farm and agriculture. The region is not prone to any major infectious horticultural pests or diseases, but as with all farming, pests can travel with seeds, fruits, plant material, composts, and new stock. Always be vigilant for any insects, larvae and fungus or their damage. Any plant movement into or out of the district should comply with Agriculture Victoria's requirements, and products should be sterilised if required. Report any suspicious outbreaks to the appropriate authority.

Recommended (not compulsory) Procedures for Biosecurity

- The farm should have a documented Farm Biosecurity Plan
- All livestock movements onto the farm have a known health status (e.g. Livestock Health Statement/Declaration or equivalent)
- All introduced poultry are inspected for signs of ill health or disease on arrival at the property and kept in isolation for a period.
- Fruit trees and other seedlings should be from minimal disease-risk locations or suppliers (i.e. not from an infected zone).
- Wild birds are discouraged from contact with chickens for transfer risk.
- There are systems to notify a veterinary practitioner or animal health officer if an unusual disease, illness, or mortality is observed.
- Only plants and seeds from a certified or known source should be used.
- Excess plant material is maintained on the site for composting.
- Plant soils and media purchased from a certified or known source and checked for weed seed and insect pests.
- Where reasonable and practical, the movement of people, vehicles and equipment entering the property is controlled and, where possible, movements are recorded.
- Any other procedures or practices that contribute to minimising the risk or spread of disease.

The farm will require a Property Identification Code from AgVic if more than 50 chickens are kept.

Site Photos:

Image 2: Looking north over the site showing the existing title and proposed NICO realignment.



Image 3: Gladmans Road frontage



Image 4: Looking south over the proposal site



Image 5: Looking south from the back boundary showing the proposed flower and olives area.



Image 6: Looking east over the proposed farm site.



Image 7: The paddock area has good grass cover but is underused due to connectivity issues.



Image 8: The existing shed has issues; a replacement shed will be built, reclaiming some of the materials.



Image 9: The house effluent land application area is on the proposal property, and there is no scope for it to be located on the house site.



Lifestyle

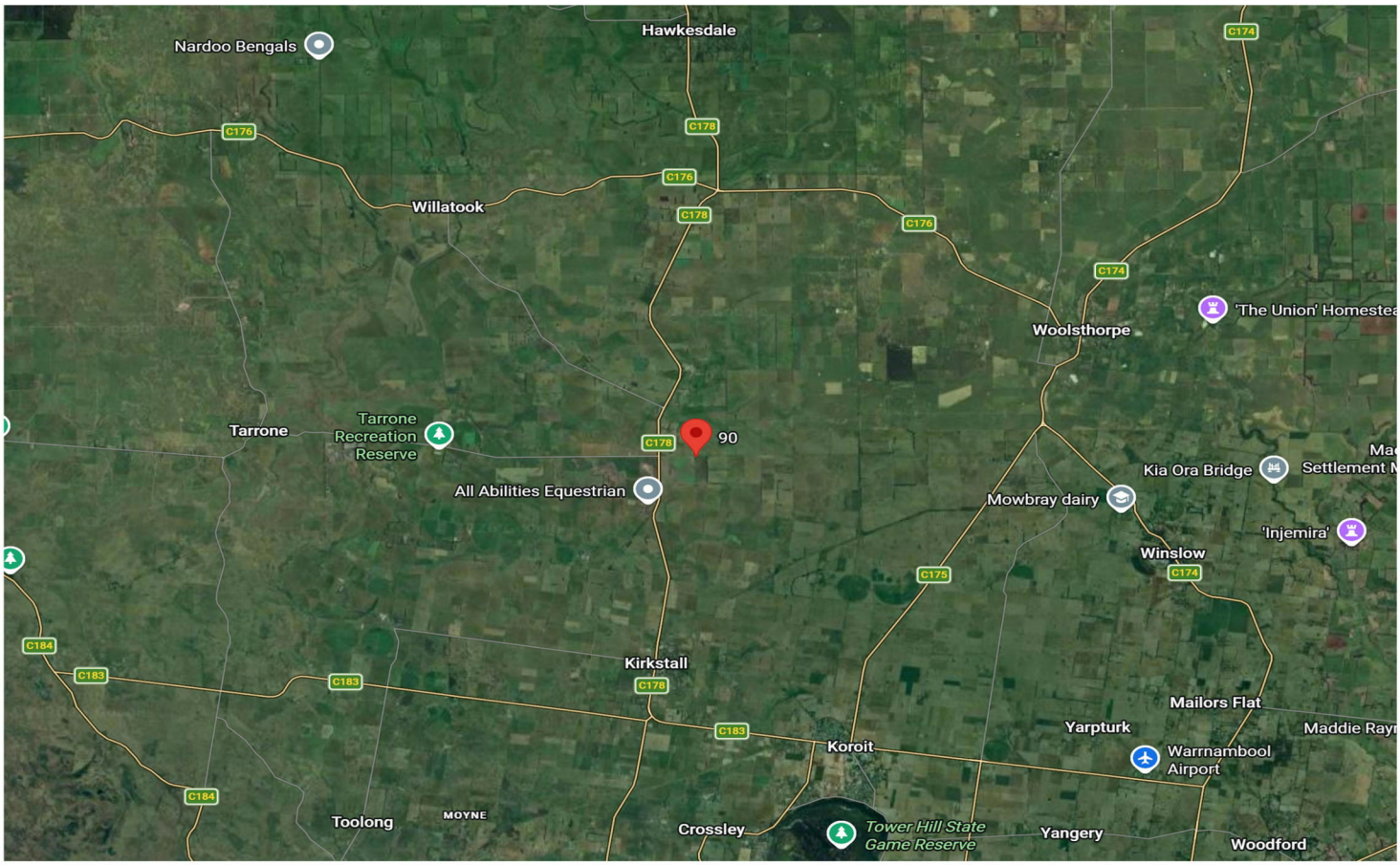
Town Planning & Services

Planning Report

Resubdivision of land and variation of restriction.

Lot 2 PS 126616 – 90 Gladmans Road Warrong, Vic. 3283 and Lot 2 PS 614169K – Gladmans Road Warrong, Vic. 3283.

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1. BACKGROUND

The property with dwelling at 90 Gladmans Road Warrong (shown in blue below) was originally purchased by the current landowners' in March 2025 as their principal primary home and is being renovated for this purpose. The intent of them purchasing the property was to operate a small holding for hobby farming. With an opportunity to acquire part of the adjoining farmland, (shown in red below) the owners are keen to increase the size of their holding and its production capacity if planning consent can be obtained.

The farm management plan submitted with the application details the range of agricultural practices being considered which is achieved without substantially reducing the size or productivity of the abutting farmland. A section 173 agreement restricting subdivision on the donor land is required to be varied to facilitate the resubdivision.

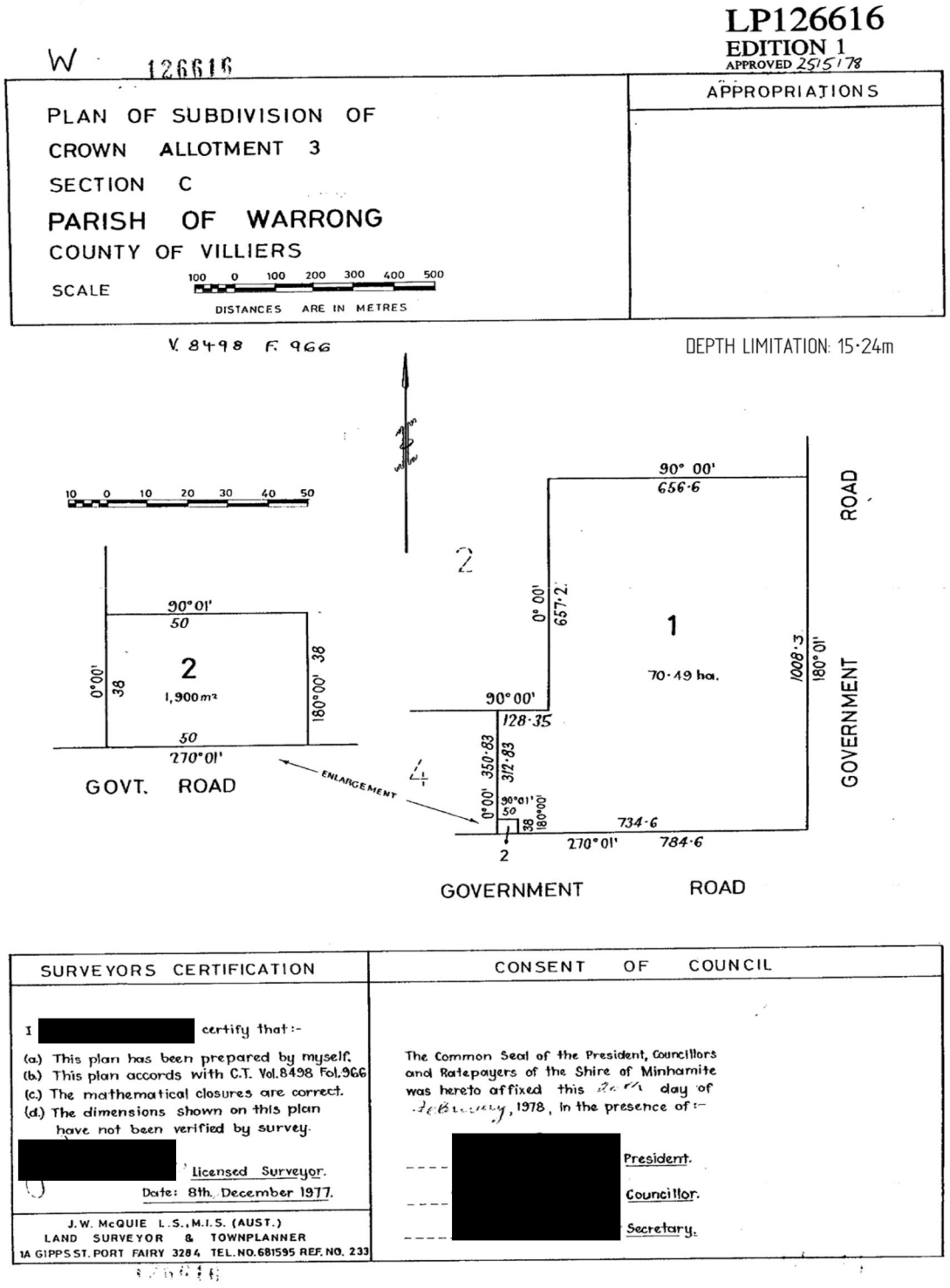


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2. PROPOSAL

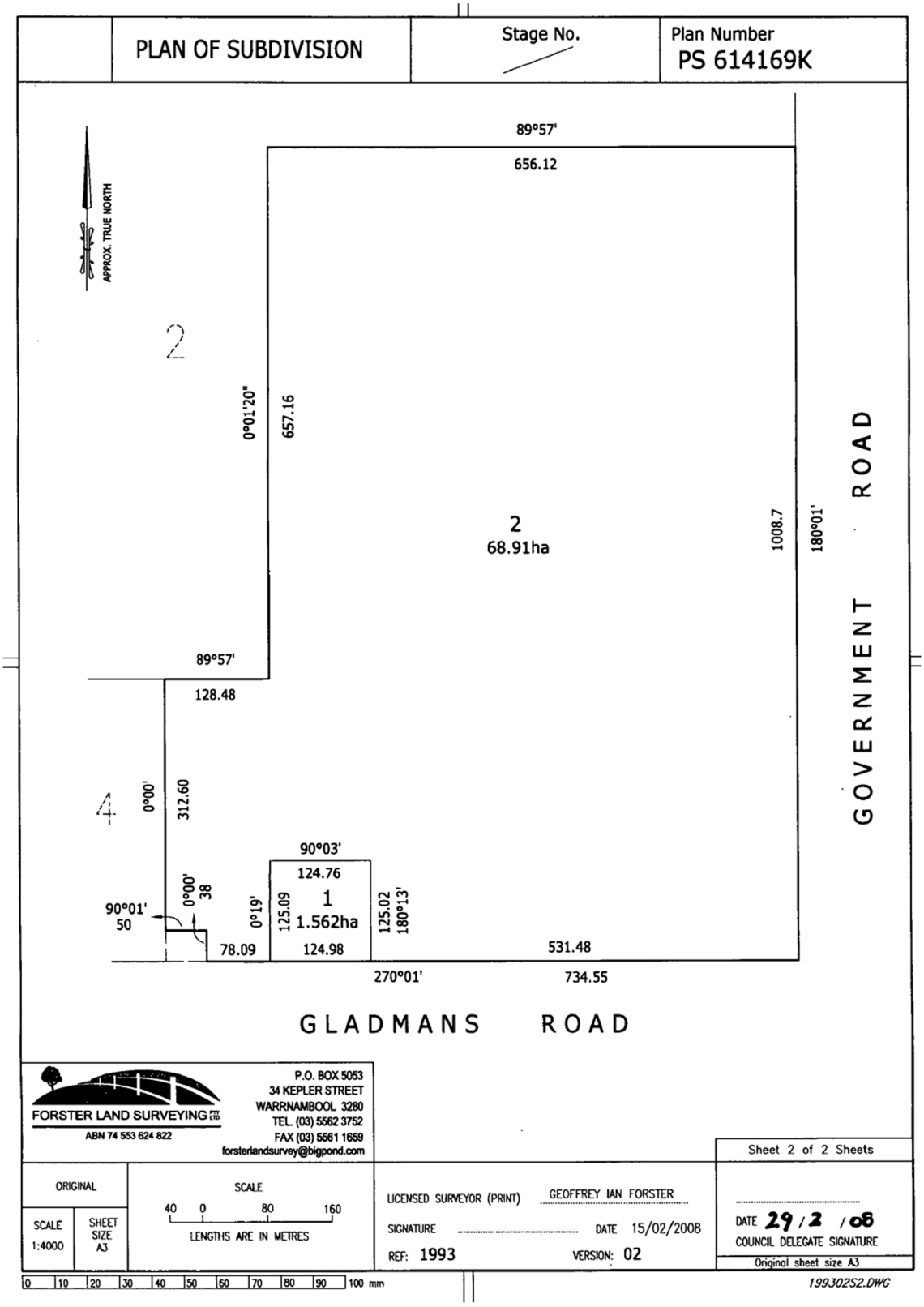
The proposal seeks to increase the size of title 1 PS 126616 from 0.19 ha to 4.5 ha by adding 4.31 ha from the abutting title reducing title 2 PS614169K (the donor site) from 68.91 ha to 64.56 ha.

Existing title 1 PS126616



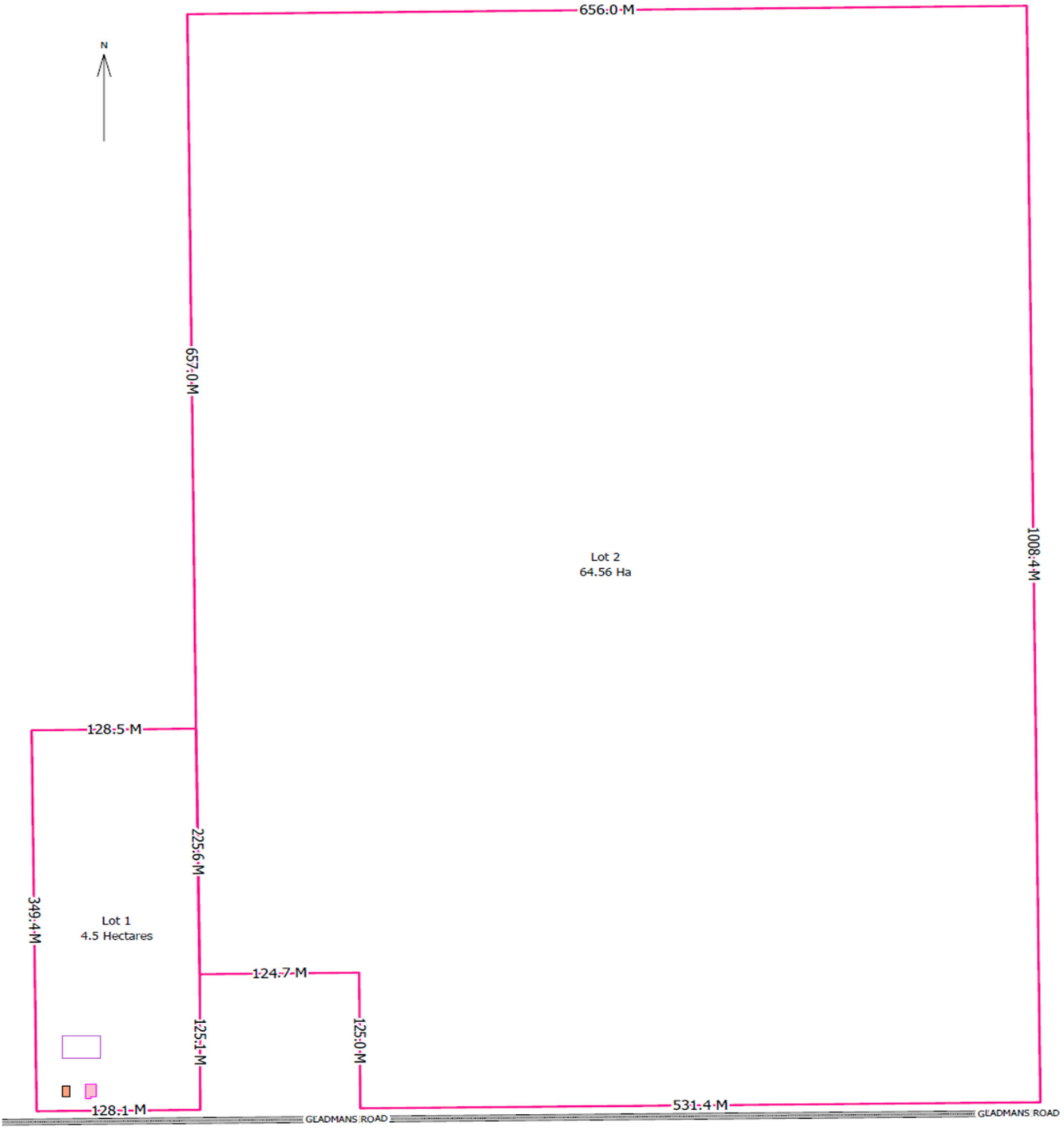
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Existing title 2 PS 614169K



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Proposed title configuration



99 Gladmans Road Warrong
Proposed Titles

Scale: 1:2900
Printed at: 14/07/2026

Dimensions Subject to Survey Verification

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3. SITE ANALYSIS

The subject sites are situated fronting Gladmans Road just off the Penshurst Warrnambool Road approximately 21km north of Port Fairy and 20kms north west of Warrnambool.

Title 1 contains an existing 3 bedroom weatherboard dwelling under a corrugated iron roof covering with a detached office/store and carport, established gardens extending to 1,900 sqm.

Title 2 is used for grazing with an area of 68.91 ha of which 4.31ha will be added to title 1.

The dwelling has the benefit mains electricity with potable water via rainwater tanks with 37,000l capacity and septic tank drainage.

Access to the site is via an all-weather driveway from Gladmans Road

The land is generally flat and treed around the dwelling and roadside with a cypress tree windbreak on the western side. The grazing pasture is mostly cleared, has its own access to Gladmans Road and with the remains of a former farm building.

Subject dwelling and proposed extended title



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Subject dwelling being renovated



Outbuildings



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Adjoining land





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4. RESTRICTIONS ON TITLE

Title 1. Lot 2 PS126616 – 90 Gladmans Road Warrong.

No restriction.

Title 2 Lot 2 PS 614169K- Gladmans Road Warrong.

Section 173 agreement AF485478 registered on title 16/11/2007 – Refer to the following excerpt.

6. **OWNERS' COVENANTS**

The Owners agree and covenant that: -

(a) That the land will not be further subdivided (other than the subdivision approved by Planning Permit PL07/357), except where all lots in the subdivision are equal to or greater than the minimum lot size, specified in the Moyne Planning Scheme.

(b) That any dwelling proposed to be constructed on Lot 2 of the subdivision shall only be permitted where it is required for the ongoing management and operation of a viable and legitimate farming or agricultural activity to be carried out on the said lot.

7. **REGISTRATION**

The parties shall do all things necessary to enable the Council to register this Agreement pursuant to Section 181 of the Act.

8. **DISCLOSURE**

The Owners shall not sell mortgage or part with possession of the land or any part of it without first disclosing to their successors the existence and the nature of this Agreement.

9. **COSTS OF AGREEMENT**

The Owners forthwith on demand shall pay to the Council the Council's costs and expenses (as between the solicitor and own client) of and incidental to this Agreement and of anything consequent of it or in furtherance of it.

10. **NOTICES**

Any notice required under this Agreement may be served by delivering it to the Owners at their last known address within the rating records of the Council. Any notice posted shall be deemed to have been served at the expiration of twenty-four hours from the time of posting.

11. **RELEASE**

On a person ceasing to own any part of the land that person shall be released from the obligations of that person as an owner under this agreement, save to the extent that any right has arisen against such owner prior to such cessation.

dwyerROBINSON PTY LTD
Lawyers
95 Kepler Street, Warrnambool Vic 3280

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ASSESSMENT

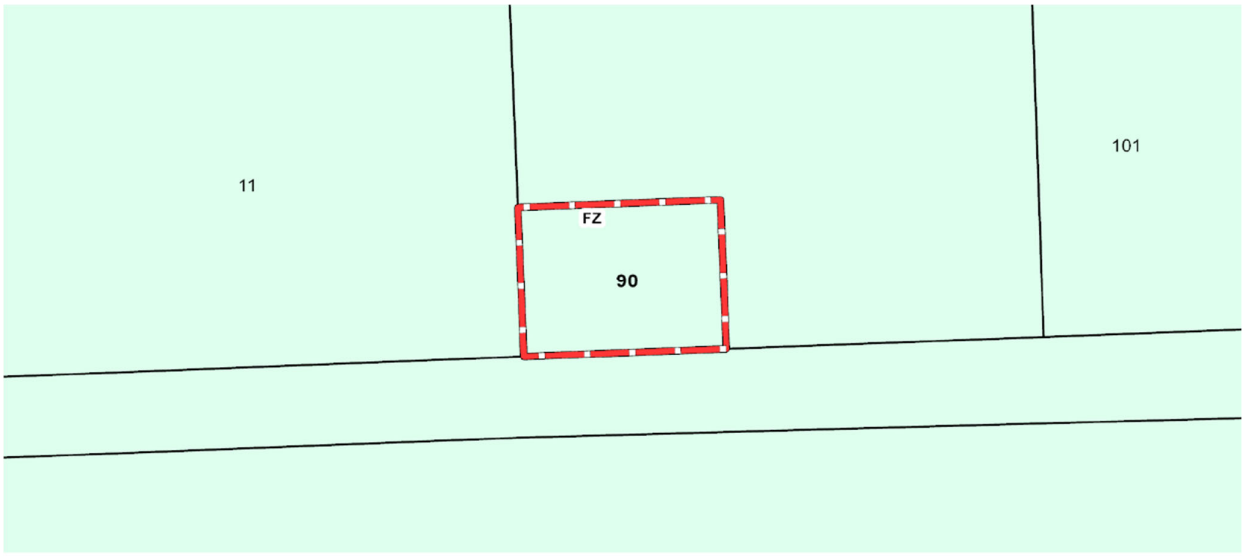
The proposed re-subdivision is in breach of the agreement. A concurrent application to end the agreement has been lodged with a new agreement intended to be applied to affected title with the same conditions in view of the altered land title configuration.

5. PLANNING CONTROLS

Zone

Farming Zone (FZ).

Title 1



Title 2



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Overlays

None.

Other

The site is situated within a Designated Bushfire Prone Area.

Permit requirements

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

A permit is required at **Clause 52.02** to vary a restriction.

Clause 35.07-3

06/02/2026

VC271

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.*
- *The subdivision is to create a lot for a utility installation used to:*
    - *transmit or distribute electricity; or*
    - *store electricity if the installed capacity is 1 megawatt or greater.*

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

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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.

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.

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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.

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.

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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.

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.

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ASSESSMENT

The reapportionment of land site does not increase fragmentation or cause loss of productive agricultural land as there are no new dwellings proposed and the donor site is not significantly reduced in size and certainly not to the extent that its agricultural capacity is diminished. The balance lot has potential for an “as of right” use of land for a dwelling however that right currently exists with the existing configuration and is unchanged by the proposal.

The extent of land associated with proposed Lot 1 is intended to increase its agricultural capacity in accordance with a farm management plan prepared to support the application.

The farm management plan provides a lot of detail as to how the 4.5ha site can be established to produce a viable income. Increasingly these types of niche farms are playing an important role in adding to the mix of agriculture in Victoria aided by the fertility of the soils and reliable rainfall.

The existing dwelling site will continue to benefit from ongoing refurbishment, when finished and added to the additional land, will become a highly desirable artisan smallholding with the balance continue to be farmed as it is now.

There are no anticipated land use conflicts, as the subject site has been occupied continuously for many years harmoniously alongside the farmland.

There are no wind energy facilities in the vicinity and given the undulating terrain, the existing dwelling is established and in keeping with the semi-rural nature of the area.

There is no native vegetation removal required to fence the proposed new boundaries or facilitate the subdivision.

The proposal is therefore considered consistent with the clause as it provides a good buffer around the dwelling whilst enabling each parcel to remain productive to agriculture.

Clause 52.02

EASEMENTS, RESTRICTIONS AND RESERVES

Purpose

To enable the removal and variation of an easement or restrictions to enable a use or development that complies with the planning scheme after the interests of affected people are considered.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in clause 65, the responsible authority must consider the interests of affected people.

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ASSESSMENT

The purpose of the 173 agreement on the larger title was to be registered on title at the time of an earlier dwelling excision with the agreement being applied to the balance lot at the time. It was intended to restrict further subdivision which may diminish agricultural capacity or lead to fragmentation of land. The ending of the restriction will do neither of those things as it does not adversely affect agriculture as the larger lot is not significantly to the point where it affects the viability of the land.

It is expected that the restriction will be applied to the altered title configuration if the subdivision is approved to protect the original intention of applying the restriction.

Clause 53.02

BUSHFIRE PLANNING

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.

To ensure that the location, design and construction of development appropriately responds to the bushfire hazard.

To ensure development is only permitted where the risk to life, property and community infrastructure from bushfire can be reduced to an acceptable level.

To specify location, design and construction measures for a single dwelling that reduces the bushfire risk to life and property to an acceptable level.

Clause 53.02-6

16/06/2026

VC312

Bushfire prone area decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The impact of any State, regional or local bushfire management and prevention actions occurring around the site and in the wider area on the bushfire hazard and the level of risk to the proposed development.*

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- *The risk of bushfire to people, property and community infrastructure.*
- *Whether the risk arising from the broader landscape can be mitigated to an acceptable level.*
- *Whether bushfire protection measures to address the identified bushfire risk are required and can be practically implemented, including any measure set out in clause 53.02-4.*
- *Whether bushfire protection measures can be implemented without unacceptable biodiversity impacts.*

Proposed vegetation

- *If vegetation is proposed, whether it will cause or contribute to the bushfire hazard or increase the risk to life, property, or community infrastructure.*

Dwellings and Small Second Dwellings

- *Whether a static water supply for bushfire firefighting is required having regard to the size of the lot, proximity to a hydrant and connection to reticulated water.*
- *If a vehicle accessway is greater than 30 metres in length or the relevant fire authority requires access to the static water supply on the land, whether the access design and construction requirements set out in Table 3 to clause 53.02-5 should be met.*

Subdivision

- *Whether each lot can achieve the setback from the bushfire hazard in accordance with the vegetation type and slope set out in Table 1 to clause 53.02-5 for the corresponding distance specified in Column C of that Table.*
- *Whether a staged subdivision manages interim bushfire hazard during the construction or staging.*

ASSESSMENT

The proposal is neutral in a fire risk sense. It does not increase nor diminish the fire risk. The dwelling is existing and has fire risk measures in place such as a static water supply of 37,000l, and road frontage. There is no increased vegetation proposed that would substantially impact the fire risk.

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MPS ASSESSMENT

Clause 02.03-4
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 are major activities in the northern part of the Shire.

Agricultural areas along the coast, between settlements or on the edge of townships are under pressure from other forms of development, particularly housing.

The Belfast Rural area (also known as the Killarney Area) between Rosebrook and the Tower Hill State Game 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.

ASSESSMENT

The proposed subdivision allows agricultural activity to continue unchanged on the larger land parcel whilst the smaller parcel can now contribute to agriculture which is not possible under the present title arrangements. Each proposed lot has farming capacity.

Clause 02.03-7
Economic development

The economy of the Shire is based on agriculture, manufacturing, tourism and commerce.

Agriculture

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.

The Western Victoria Livestock Exchange at Mortlake has a key role in supporting the regional agricultural sector.

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There are opportunities for economic diversification through the development of aquaculture, horticulture and intensive agricultural enterprises, and agriculturally linked value adding industries. Value adding onsite or closer to the source of the product provide opportunities to expand the local economy.

The preservation of agricultural land in large holdings is necessary to maintain the economy of the Shire, including the service and processing industries that support agriculture.

ASSESSMENT

The intent of the Clause to sustain an agricultural use. The proposal does not compromise this intent as the dwelling site has been formulated to enable the land on proposed Lot 2 to be viable for small scale agriculture in its own right and to adequately service the excised dwelling and associated infrastructure.

It is noted that Council undertook a Rural Housing and Settlement Strategy as part of amendment C70 which provides a framework and direction for Council to manage rural living land use pressures. In the context of this proposal, the Strategy considered new and existing dwellings on small lots within the FZ. As the dwelling is existing and there is no fragmentation of agricultural land or resultant loss of agricultural land, therefore proposal is not in conflict with the Strategy.

PPF ASSESSMENT

Clause 13.02
BUSHFIRE

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 no Bushfire Management Overlay on the subject land however the site is within an area designated as “Bushfire Prone” which is considered a lesser risk. The proposed

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subdivision does not increase the bushfire risk as the dwelling is existing and has road frontage, good visibility and accessibility and adequate water (37,000l) for firefighting. The proposal is merely moving lines on a map and does not increase the fire risk.

Clause 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.

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;*

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- *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.*

ASSESSMENT

The proposal is consistent with the objectives and strategies of the Clause in the following ways:

- There are no additional dwellings proposed.
- Farming can continue unhindered on each proposed lot.
- There is no loss of vegetation required as boundaries are already fenced.
- There are no adverse environmental impacts.
- The character and general use of the area is unchanged.
- The existing dwelling is well buffered from surrounding agricultural uses.
- The balance lot meets the minimum lot size of 40ha.
- There are no increased "as of right" entitlements for additional dwellings over and above what already exists.

Clause 14.01-1L
Agricultural production

Policy application

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

Strategies

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

Limit the construction of dwellings on productive agricultural land.

Policy guidelines

Consider as relevant:

- *Ensuring lots subdivided to excise an existing dwelling have a maximum size of 2 hectares.*
- *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.*
- *Assessing the suitability of existing lots of less than 2 hectares in area for a single dwelling.*
- *Ensuring dwellings are constructed close to a road frontage or property boundary.*
- *Ensuring dwellings excised under the provisions of Clause 35.07-3 are in a habitable condition and comply with the Building Code of Australia.*

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- *Creating the smaller lot in a manner that potential or existing dwellings will not restrict surrounding agricultural activities.*
- *Discouraging the excision of dwellings that did not exist at the date of approval of this scheme (6 January 2000).*

ASSESSMENT

The lot size for the retained dwelling will exceed 2ha. In formulating the proposed lot size of 4.5ha for proposed lot 1, careful consideration has been given to this clause.

It also creates a real opportunity for proposed lot 1 to have direct road frontage for future niche farmgate style uses such as egg production or fruit and produce growing which would definitely be commercially viable on 4.5ha of land which lends itself perfectly in conjunction with a dwelling.

As the 2ha maximum lot size is a "should" rather than a "must", Council has discretion to consider other factors. On balance, it is considered that the size of proposed lot 1, whilst exceeding 2ha is a better planning outcome for agriculture and environmental reasons and greater reduces the risk of land use conflicts by increasing the buffer land around the dwelling.

The proposal is consistent with the other objectives outlined under the Clause:

- On site impacts such as waterways, ridgelines are not affected.
- The proposed lot sizes can easily support each use independently
- Farming will continue on the balance lot (Lot 2).
- The dwelling is in very good condition.
- The dwelling has road access and all-weather access leading from Gladmans Road
- The configuration of the proposed subdivision enables viable agricultural production on the balance lot and does not create additional as of right dwelling parcels over and above what already exists.

Clause 14.01-2S
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.

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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.

ASSESSMENT

In addition to the balance lot being able to be farmed as it is now, the resubdivision creates an ideal opportunity for a smaller scale agricultural venture which is ideally sized and situated to suit a semi-retired farmer such as the case in this instance or potentially a "start-up" farming enterprise which would suit people with limited capital want to get a foothold into farming. The land size lends itself to poultry, egg production viticulture, market gardens and many more with excellent passing trade for farmgate sales.

The Clause is looking to encourage diversification and agricultural investment with the proposed land sizes being ideal candidates.

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.*

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- *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.*

This clause does not apply to a VicSmart application.

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 no detrimental environmental impacts and represents orderly planning.

7. CONCLUSION

In conclusion the proposed re subdivision is a “win win” for agriculture. It retains productive farmland, provides a buffer distance around the dwelling, and establishes two manageable but practical and viable agricultural parcels. The proposal also retains smaller scale farming on both lots, and creates the opportunity for niche farming and farmgate retailing for diversified agricultural enterprises in conjunction with the existing dwelling. The varied Section 173 Agreement can be applied to the new configuration of titles either by ending the agreement or variation to suit Council’s requirements.

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 recommended to Council for support resulting in a positive socioeconomic and planning outcome.

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LP126616
EDITION 1
APPROVED 25/5/78

W 126616

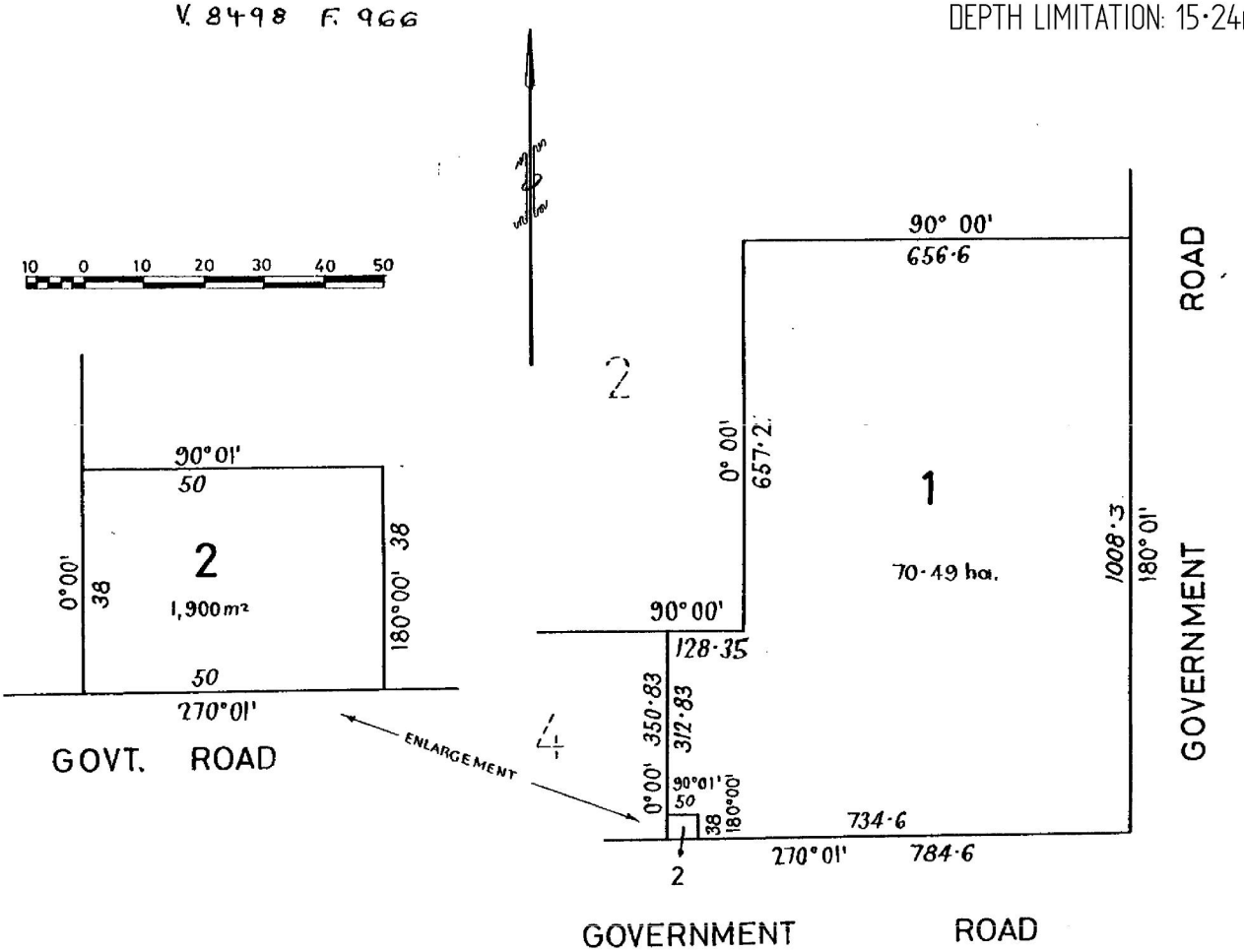
PLAN OF SUBDIVISION OF
CROWN ALLOTMENT 3
SECTION C
PARISH OF WARRONG
COUNTY OF VILLIERS

SCALE 100 0 100 200 300 400 500
DISTANCES ARE IN METRES

APPROPRIATIONS

V. 8498 F. 966

DEPTH LIMITATION: 15·24m



SURVEYORS CERTIFICATION

I John Whitney McQuie certify that:-

(a.) This plan has been prepared by myself.
(b.) This plan accords with C.T. Vol.8498 Fol.966
(c.) The mathematical closures are correct.
(d.) The dimensions shown on this plan have not been verified by survey.

[redacted] Licensed Surveyor.

Date: 8th. December 1977.

J.W. McQUIE L.S., M.I.S. (AUST.)
LAND SURVEYOR & TOWNPLANNER
1A GIPPS ST. PORT FAIRY 3284 TEL. NO. 681595 REF. NO. 233

CONSENT OF COUNCIL

The Common Seal of the President, Councillors and Ratepayers of the Shire of Minhamite was hereto affixed this [redacted] day of [redacted], 1978, in the presence of:-

[redacted] President.

[redacted] Councillor.

[redacted] Secretary.

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PLAN OF SUBDIVISION

STAGE NO. /

LTO use only EDITION 1

Plan Number PS 614169K

Location of Land

Parish: Warrong
Township: –
Section: C
Crown Allotment: 3
LTO Base Record: DCMB
Title Reference: Volume 9433 Folio 023
Last Plan Reference: LP 126616 (Lot 1)
Postal Address: 101 Gladmans Road
(at time of subdivision) WARRONG 3283
MGA Co-ordinates E 616 350
(of approx. centre of land in plan) N 5769 750 Zone: 54

Council Certificate and Endorsement

Council Name: Moyne Shire Council Ref: SUB07/0081

1. This plan is certified under section 6 of the Subdivision Act 1988.

~~2. This plan is certified under section 11(7) of the Subdivision Act 1988.~~
~~Date of original certification under section 6 / /~~

3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.

OPEN SPACE

(i) A requirement for public open space under section 18 of the Subdivision Act 1988 1988 ~~Has~~/has not been made.

~~(ii) The requirement has been satisfied~~

~~(iii) The requirement is to be satisfied in Stage~~ .....

Council delegate
~~Council seal~~
Date 29/2/08
~~Re-certified under section 11(7) of the Subdivision Act 1988.~~
~~Council Delegate~~
~~Council Seal~~
~~Date / /~~

Vesting of Roads and/or Reserves

Identifier	Council/Body/Person
Nil	Nil

Notations

Depth Limitation: 15.24m

Staging This is not a staged subdivision.
Planning Permit No. PL07/357

Land being subdivided is enclosed within thick continuous lines

Survey This plan is based on survey.

This survey has been connected to permanent marks No.(s) 25

In Proclaimed Survey Area No.

Easement Information

Legend: E – Encumbering Easement or Condition in Crown Grant in the Nature of an Easement.
A – Appurtenant Easement R – Encumbering Easement (Road).

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour Of
Nil				

LTO use only
Statement of Compliance/
~~Exemption Statement~~
Received ☑
Date 18/3/2008

LTO use only
PLAN REGISTERED
TIME 9:17
DATE 2/4/08
[redacted]
Assistant Registrar of Titles

Sheet 1 of 2 Sheets

FORSTER LAND SURVEYING PTY LTD
ABN 74 553 624 822
P.O. BOX 5053
34 KEPLER STREET
WARRNAMBOOL 3280
TEL. (03) 5562 3752
FAX (03) 5561 1659
forsterlandsurvey@bigpond.com

LICENSED SURVEYOR (PRINT) GEOFFREY IAN FORSTER
SIGNATURE ..... DATE 15/02/2008
REF: 1993 VERSION: 02

DATE 29/2/08
COUNCIL DELEGATE SIGNATURE

Original sheet size A3

199302S1.dwg

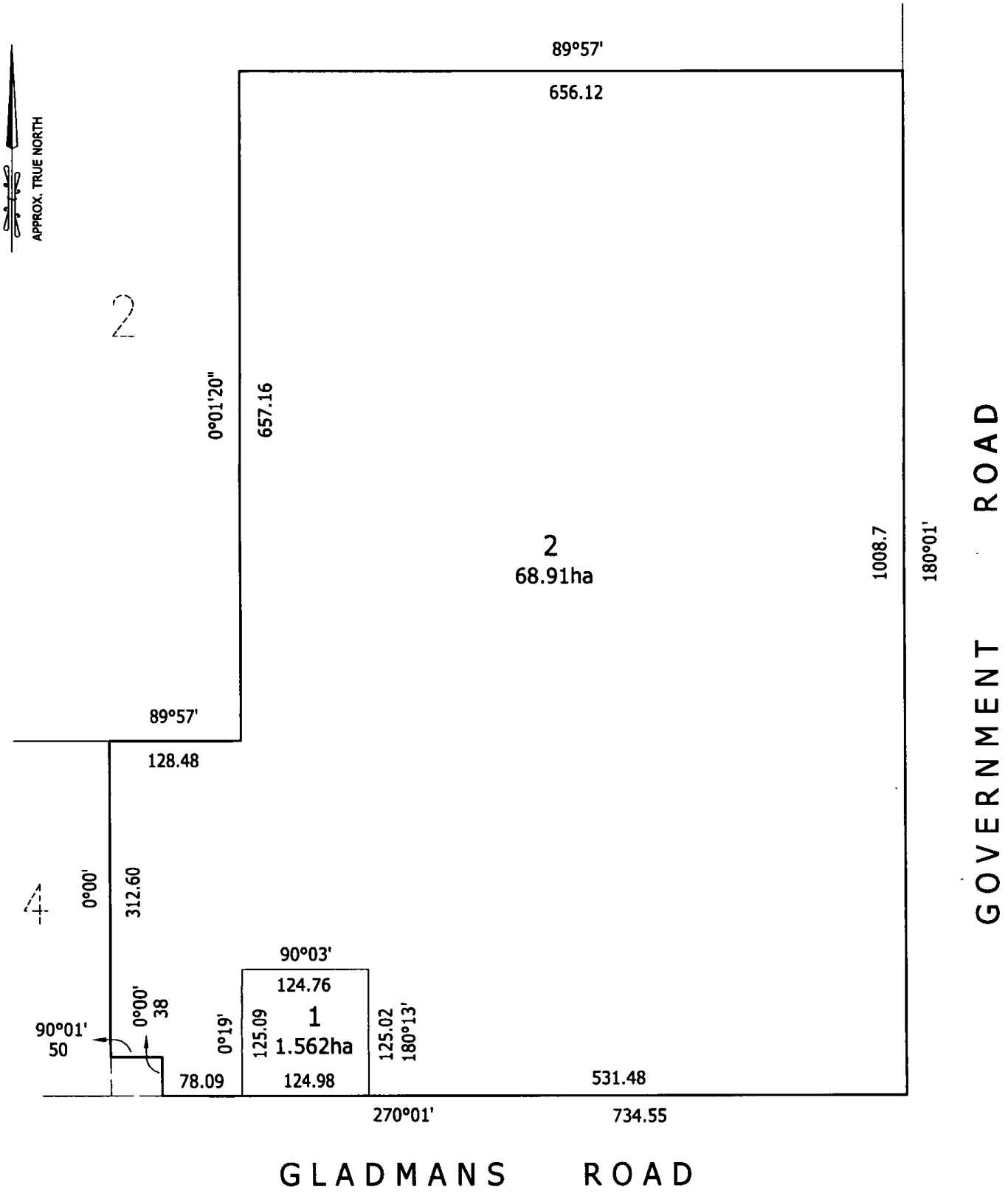
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PLAN OF SUBDIVISION

Stage No. /

Plan Number PS 614169K



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ORIGINAL

SCALE	SHEET SIZE
1:4000	A3

SCALE
40 0 80 160
LENGTHS ARE IN METRES

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SIGNATURE ..... DATE 15/02/2008

REF: 1993 VERSION: 02

DATE 29 / 2 / 08
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