MOYNE SHIRE COUNCIL

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	293 Blackwood Road PORT FAIRY Lot 1 PS 604943B
The application is for a Permit to:	Two lot subdivision (House Excision)
The applicant for the Permit is:	Paul J Kavanagh C/- Joseph Land Surveying
The application reference number is:	PL26/184
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 13 November 2026**

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

Delivered by LANDATA®, timestamp 25/09/2026 10:02 Page 1 of 3

PLAN OF SUBDIVISION

Stage No. /

LTO use only

EDITION 1

PS604943B

12/01/2009 $854.60 PS

Location of Land

Parish: BELFAST

PART OF ATKINSON'S CROWN SPECIAL SURVEY

Title Reference:
Vol 8379 Fol 775

Last Plan Reference: LOT 1 TP 759414

Postal Address: 293 BLACKWOOD ROAD
PORT FAIRY 3284

MGA Co-ordinates: E 606 500
(Of approx. centre of plan) N 5 754 900 Zone 54

Council Certification and Endorsement

Council Name: MOYNE SHIRE COUNCIL Ref: SUB07/0030

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 2/10/2007

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 Subdivision Act 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 5/2/2008

Vesting of Roads or Reserves

Identifier	Council/Body/Person
Nil	Nil

Notations

Depth Limitation: Does not apply

Staging: This is not a staged subdivision
Planning Permit No. PL07-195

Purpose of the plan

Removal of the whole powerline easement created by C/E 2665171 in favour of the S.E.C.V.

Grounds for removal of easement

Direction in Planning permit no. PL07-195

Survey:- This plan is based on partial survey. Lot 1 is the result of this survey.
Underlined dimensions are not the result of this survey and are derived from title.

To be completed where applicable.

This survey has been connected to permanent marks no(s). 96

In proclaimed Survey Area no. ———

Easement Information

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

Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	POWERLINE	12	THIS PLAN:- Sec. 88 Electricity Industry Act 2000	POWERCOR AUSTRALIA LIMITED
E-2, E-5	POWERLINE	12	THIS PLAN:- Sec. 88 Electricity Industry Act 2000	POWERCOR AUSTRALIA LIMITED
E-3	POWERLINE	3	THIS PLAN:- Sec. 88 Electricity Industry Act 2000	POWERCOR AUSTRALIA LIMITED
E-3	CARRIAGEWAY	see diag.	THIS PLAN	LOT 2 ON THIS PLAN
E-4	CARRIAGEWAY	see diag.	THIS PLAN	LOT 2 ON THIS PLAN
E-5	CARRIAGEWAY	see diag.	THIS PLAN	LOT 2 ON THIS PLAN

LR use only

Statement of Compliance / Exemption Statement

Received ✓

Date 12/1/09

LR use only

PLAN REGISTERED

TIME 12:38pm

DATE 22/1/09

Allan Cantsilieris
Assistant Registrar of Titles

Sheet 1 of 3 sheets

Trevor McDowell
Licensed Surveyor
P.O.Box 2764 Ph. (03) 5565 1802
Allansford 3277 Fax (03) 5565 1802
ABN 25680755457

LICENSED SURVEYOR (PRINT) TREVOR WAYNE McDOWELL

SIGNATURE Trevor McDowell DATE 3/5/2007

REF 213 VERSION 3

DATE 5/2/2008

COUNCIL DELEGATE SIGNATURE

Original sheet size A3

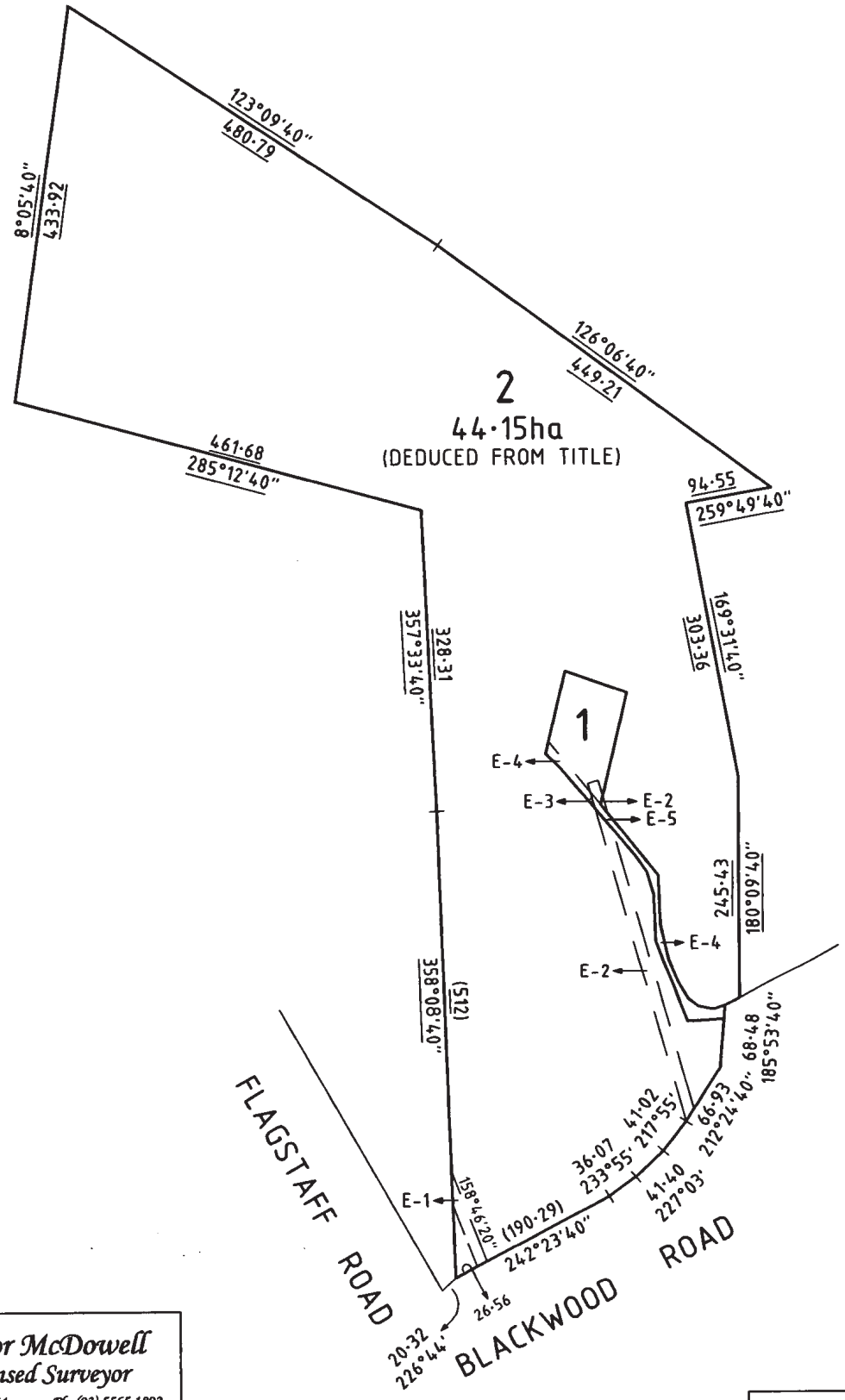
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PLAN OF SUBDIVISION

Stage No. /

Plan Number **PS 604943B**



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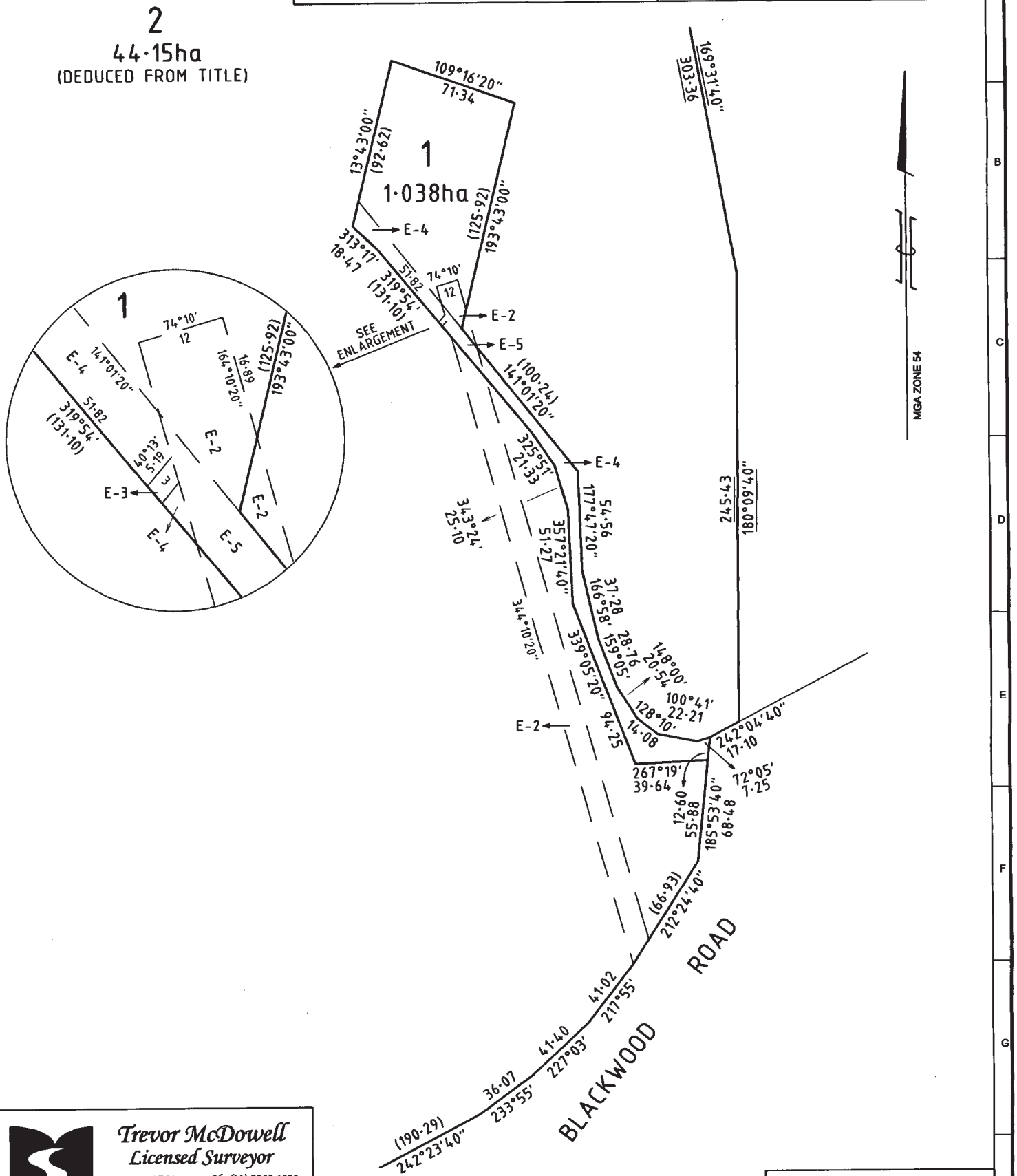
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Number of Pages (excluding this cover sheet)	**3**
Document Assembled	**25/09/2026 10:02**

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PLAN OF SUBDIVISION

Stage No. /

LTO use only

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PS604943B

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Date 5/2/2008

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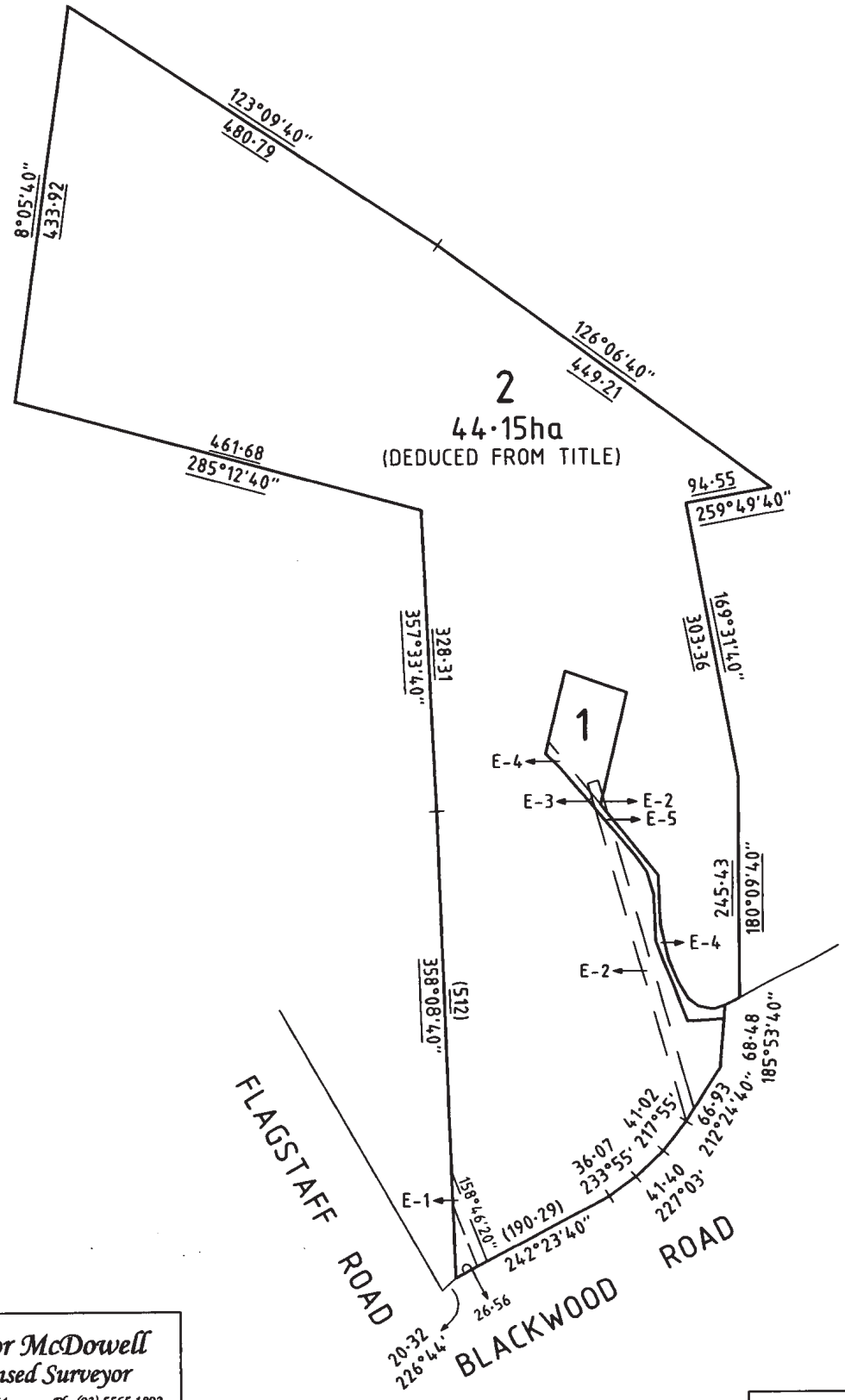
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PLAN OF SUBDIVISION

Stage No. /

Plan Number **PS 604943B**



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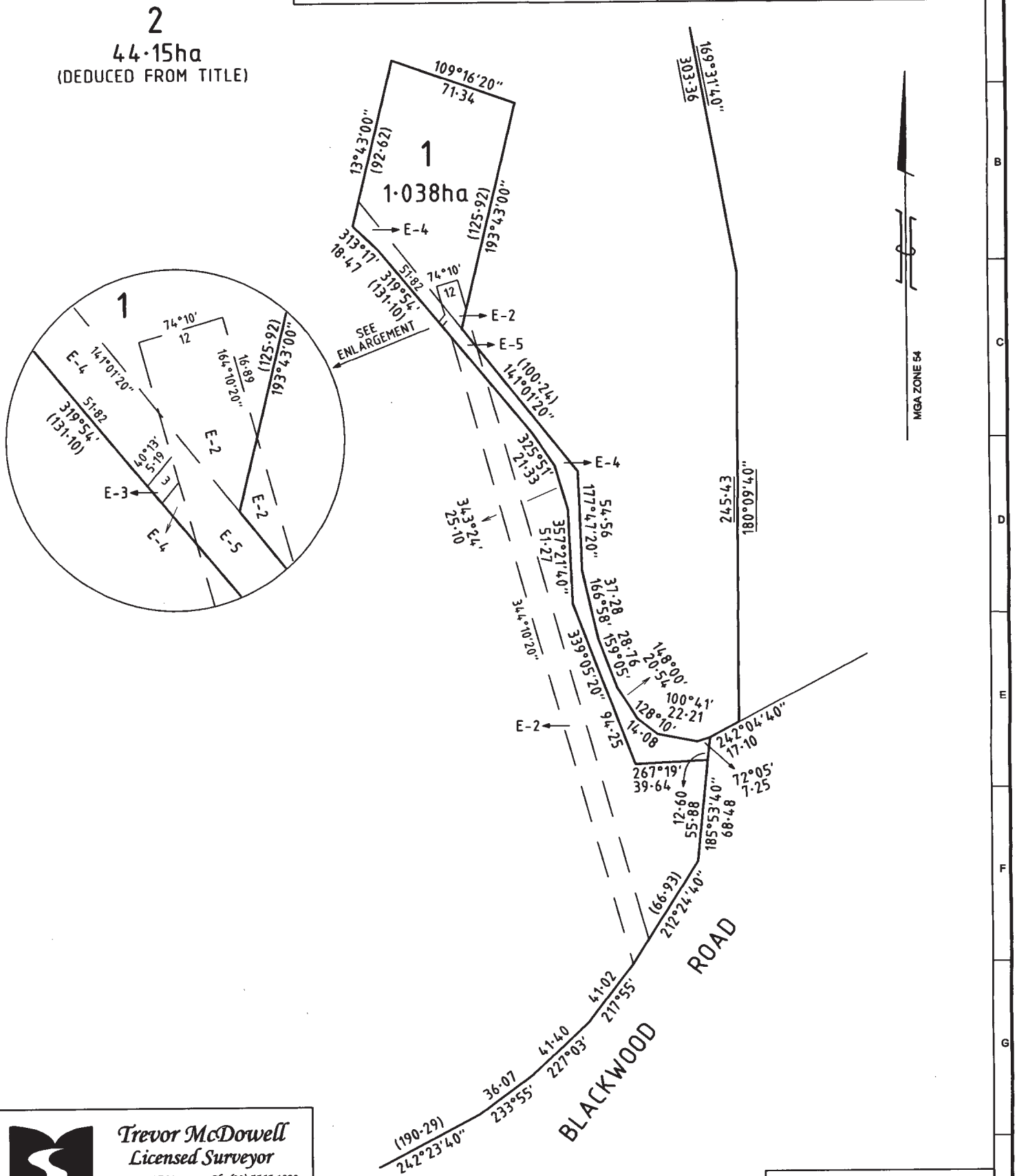
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Sheet 3 of 3 sheets

DATE 5/2/2008

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Document Set ID: 1825774
Version: 1, Version Date: 08/10/2026

Application for Planning Permit and Certification

Supplied by	[redacted]
Submitted Date	08/10/2026

Application Details

Application Type	Planning Permit and Certification under the Subdivision Act Version 1
Applicant Reference Number	1872
Responsible Authority Name	Moyne Shire Council
Responsible Authority Reference Number(s)	(Not Supplied)
SPEAR Reference Number	S276764E

The Land

Primary Parcel	293 BLACKWOOD ROAD, PORT FAIRY VIC 3284 Lot 1/Plan PS604943 SPI 1\PS604943 CPN 505802 **Zone:** 35.07 Farming
Parcel 2	293A BLACKWOOD ROAD, PORT FAIRY VIC 3284 Lot 2/Plan PS604943 SPI 2\PS604943 CPN 532660 **Zone:** 35.07 Farming

The Proposal

Subdivision Act (1988) Dealing Type	Section 22 (Subdivision)
Plan Number	PS941968B
Number of lots	2
Is this plan a subdivision of undeveloped land?	No
Proposal Description	2 lot subdivision

Existing Conditions

Existing Conditions Description	two existing title each with a dwelling
Title Information - Does the proposal breach an encumbrance on Title?	The proposal does not breach an encumbrance on title, such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope.

Applicant Contact

Applicant Contact	[redacted] Joseph Land Surveying [redacted]

Applicant

Applicant	[redacted]

Owner

Owner	(Owner details as per Applicant)

Declaration

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

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

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

Authorised by	[redacted]
Organisation	Joseph Land Surveying

PLAN OF SUBDIVISION

EDITION 1

PS941968B

LOCATION OF LAND

PARISH: BELFAST

PART OF ATKINSONS CROWN SPECIAL SURVEY

TITLE REFERENCE: VOL. 11115 FOL. 068
VOL. 11115 FOL. 069

LAST PLAN REFERENCE: PS604943B

POSTAL ADDRESS: BLACKWOOD ROAD
(at time of subdivision) PORT FAIRY 3280

MGA2020 CO-ORDINATES: E: 606 500 ZONE: 54
(of approx centre of land in plan) N: 5 754 900 GDA 2020

COUNCIL NAME: MOYNE SHIRE COUNCIL

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
Nil.	Nil.

NOTATIONS

DEPTH LIMITATION: Does not apply.

SURVEY:
This plan is based on partial survey. Lot 1 is the result of this survey.
Underlined dimensions are derived from title and are not the result of survey.

STAGING:
This is not a staged subdivision.
Planning Permit No.

This survey has been connected to permanent marks No(s). 68, 96, 100 & 101

In Proclaimed Survey Area No. ————

NOTATIONS

Carriageway easements E-3, E-4 & E-5 created byPS604943B merge upon registration of this plan.

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	POWERLINE	12	PS604943B	POWERCOR AUSTRALIA LTD
E-2	POWERLINE	12	PS604943B	POWERCOR AUSTRALIA LTD
E-3	POWERLINE	3	PS604943B	POWERCOR AUSTRALIA LTD

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

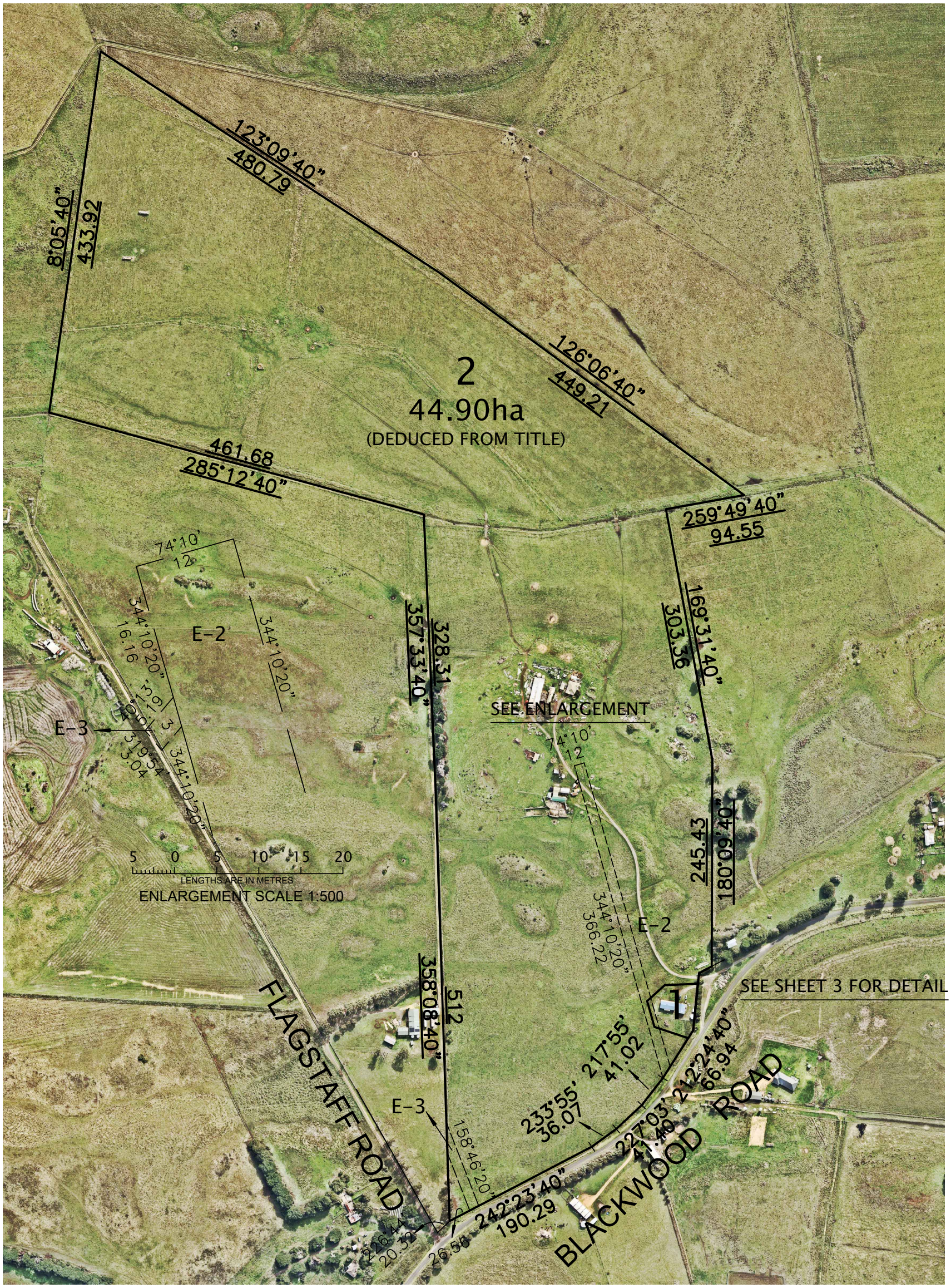
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ORIGINAL SHEET SIZE: A3

Document Set ID: 1825774
Version: 1, Version Date: 08/10/2026

PS941968B

MGA2020 ZONE 54



JOSEPH LAND SURVEYING PTY LTD ABN 27 744 943 042 P.O.BOX 5113, WARRNAMBOOL 3280 PHONE (03) 5562 2066	SCALE 1:5000	50 0 50 100 150 200 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2

Document Set ID: 1825774
Version: 1, Version Date: 08/10/2026

PS941968B

MGA2020 ZONE 54



JOSEPH LAND SURVEYING PTY LTD ABN 27 744 943 042 P.O.BOX 5113, WARRNAMBOOL 3280 PHONE (03) 5562 2066	SCALE 1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2

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PLAN OF SUBDIVISION

EDITION 1

PS941968B

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PARISH: BELFAST

PART OF ATKINSONS CROWN SPECIAL SURVEY

TITLE REFERENCE: VOL. 11115 FOL. 068
VOL. 11115 FOL. 069

LAST PLAN REFERENCE: PS604943B

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(of approx centre of land in plan) N: 5 754 900 GDA 2020

Council Name: Moyne Shire Council

SPEAR Reference Number: S276764E

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
Nil.	Nil.

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ORIGINAL SHEET SIZE: A3

SHEET 1 OF 2

Document Set ID: 1825774
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PS941968B

MGA2020 ZONE 54

8°05'40"
433.92

123°09'40"
480.79

126°06'40"
449.21

2
44.90ha
(DEDUCED FROM TITLE)

461.68
285°12'40"

259°49'40"
94.55

169°31'40"
303.36

328.31
357°33'40"

245.43
180°09'40"

512
358°08'40"

74°10'
12

344°10'20"
16.16

E-2

344°10'20"

E-3

40°5'
3
344°10'20"
319°54'
3.04

5 0 5 10 15 20
LENGTHS ARE IN METRES
ENLARGEMENT SCALE 1:500

SEE ENLARGEMENT

74°10'
12

344°10'20"
366.22

E-2

SEE SHEET 3 FOR DETAIL

1

217°55'
41.02

212°24'40"
66.94

233°55'
36.07

227°03'
41.40

242°23'40"
190.29

E-3

158°46'20"

226°44'
20.32

26.56

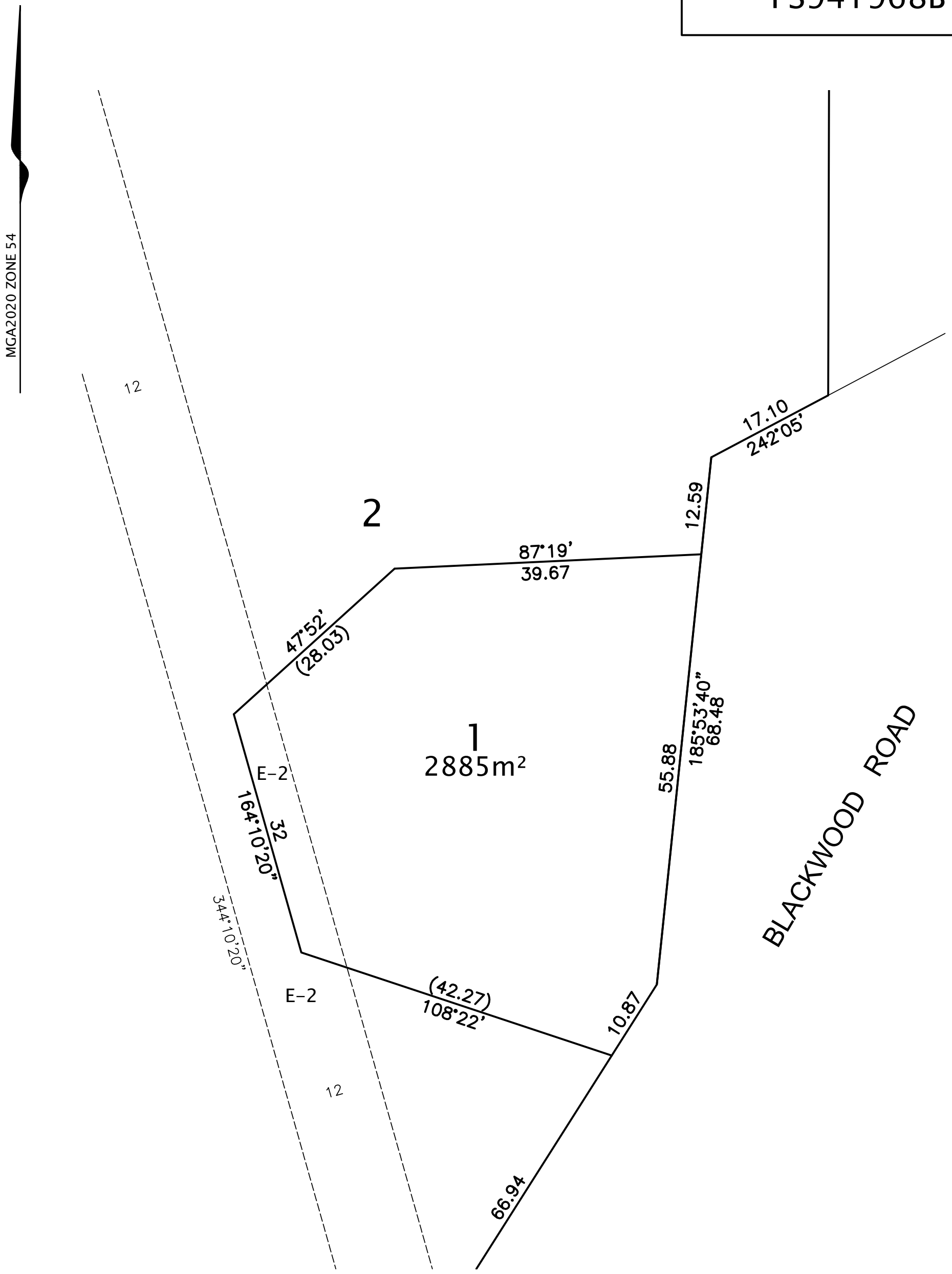
FLAGSTAFF ROAD

BLACKWOOD ROAD

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PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 25 September 2026 05:12 PM

PROPERTY DETAILS

Lot and Plan Number:	**Lot 1 PS604943**
Address:	**293 BLACKWOOD ROAD PORT FAIRY 3284**
Standard Parcel Identifier (SPI):	**1\PS604943**
Local Government Area (Council):	**MOYNE** www.moyne.vic.gov.au
Council Property Number:	**505802**
Planning Scheme:	**Moyne** Planning Scheme - Moyne
Directory Reference:	**Vicroads 89 E7**

UTILITIES

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

STATE ELECTORATES

Legislative Council:	**WESTERN VICTORIA**
Legislative Assembly:	**SOUTH-WEST COAST**

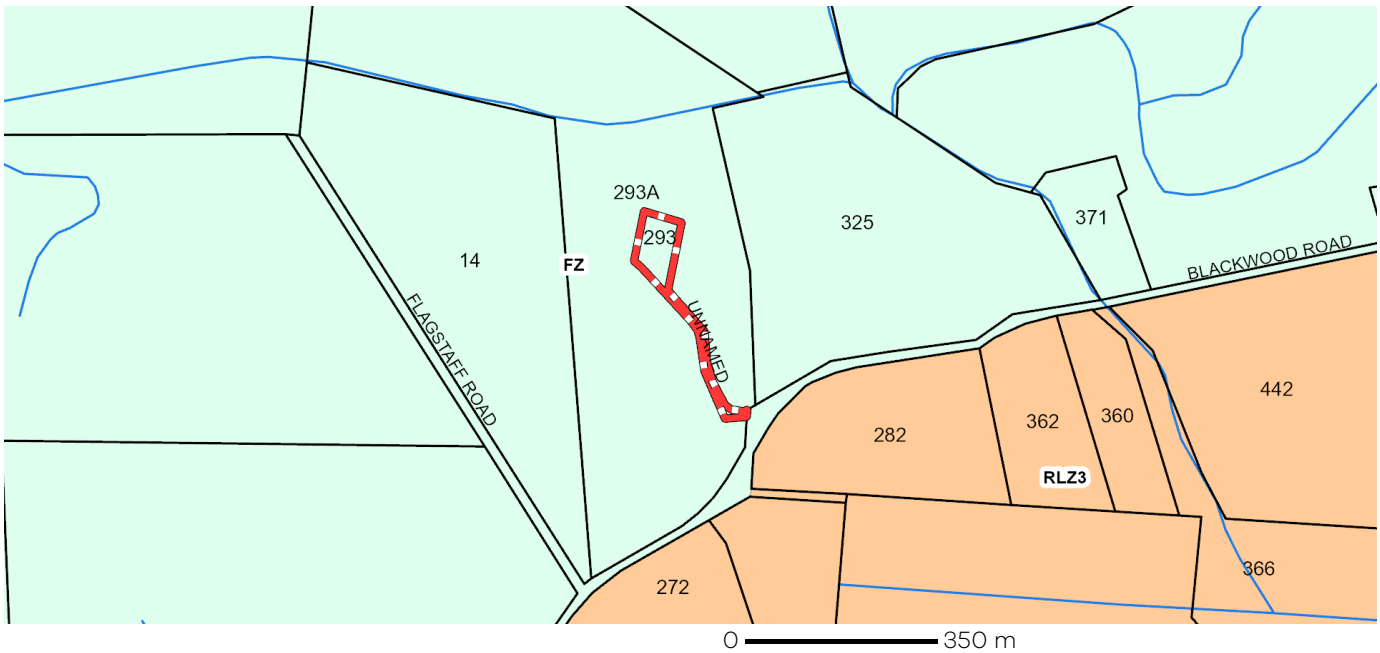
OTHER

Registered Aboriginal Party:	**Eastern Maar Aboriginal Corporation**
Fire Authority:	**Country Fire Authority**

View location in VicPlan

Planning Zones

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



FZ - Farming RLZ - Rural Living Water course

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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

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

Document Set ID: 1825774
Version: 1, Version Date: 08/10/2026

PLANNING PROPERTY REPORT

Department of Transport and Planning

Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

FLOODWAY OVERLAY (FO)

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



FO - Floodway Overlay **LSIO - Land Subject to Inundation Overlay** **Water course**

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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PLANNING PROPERTY REPORT

Department of Transport and Planning

Further Planning Information

Planning scheme data last updated on 24 September 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.
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Version: 1, Version Date: 08/10/2026

PLANNING PROPERTY REPORT

Department of Transport and Planning

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PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 25 September 2026 05:12 PM

PROPERTY DETAILS

Lot and Plan Number:	**Lot 2 PS604943**
Address:	**293A BLACKWOOD ROAD PORT FAIRY 3284**
Standard Parcel Identifier (SPI):	**2\PS604943**
Local Government Area (Council):	**MOYNE** www.moyne.vic.gov.au
Council Property Number:	**532660**
Planning Scheme:	**Moyne** Planning Scheme - Moyne
Directory Reference:	**Vicroads 89 E7**

UTILITIES

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

STATE ELECTORATES

Legislative Council:	**WESTERN VICTORIA**
Legislative Assembly:	**SOUTH-WEST COAST**

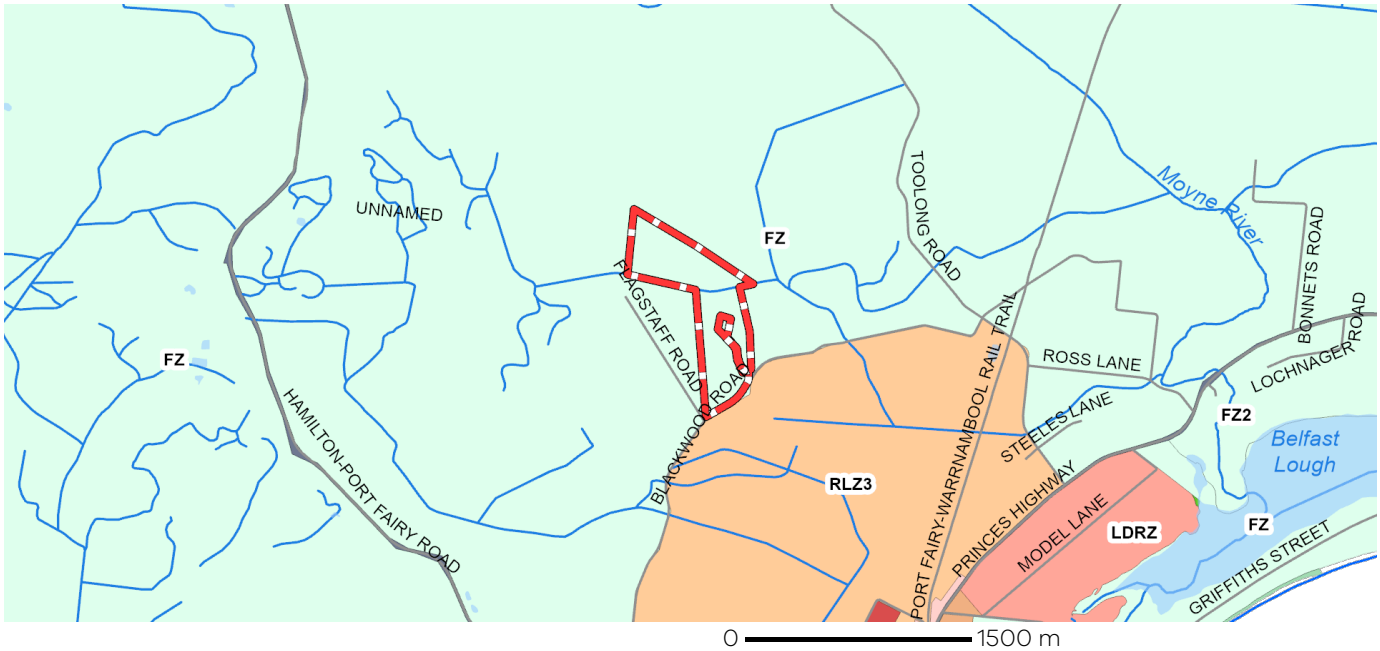
OTHER

Registered Aboriginal Party:	**Eastern Maar Aboriginal Corporation**
Fire Authority:	**Country Fire Authority**

View location in VicPlan

Planning Zones

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



FZ - Farming	IN1Z - Industrial 1	LDRZ - Low Density Residential; LDRZ6
MUZ - Mixed Use	NRZ - Neighbourhood Residential	PCRZ - Public Conservation and Resource
PPRZ - Public Park and Recreation	RLZ - Rural Living	TRZ2 - Principal Road Network
Water area	Water course	

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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PLANNING PROPERTY REPORT

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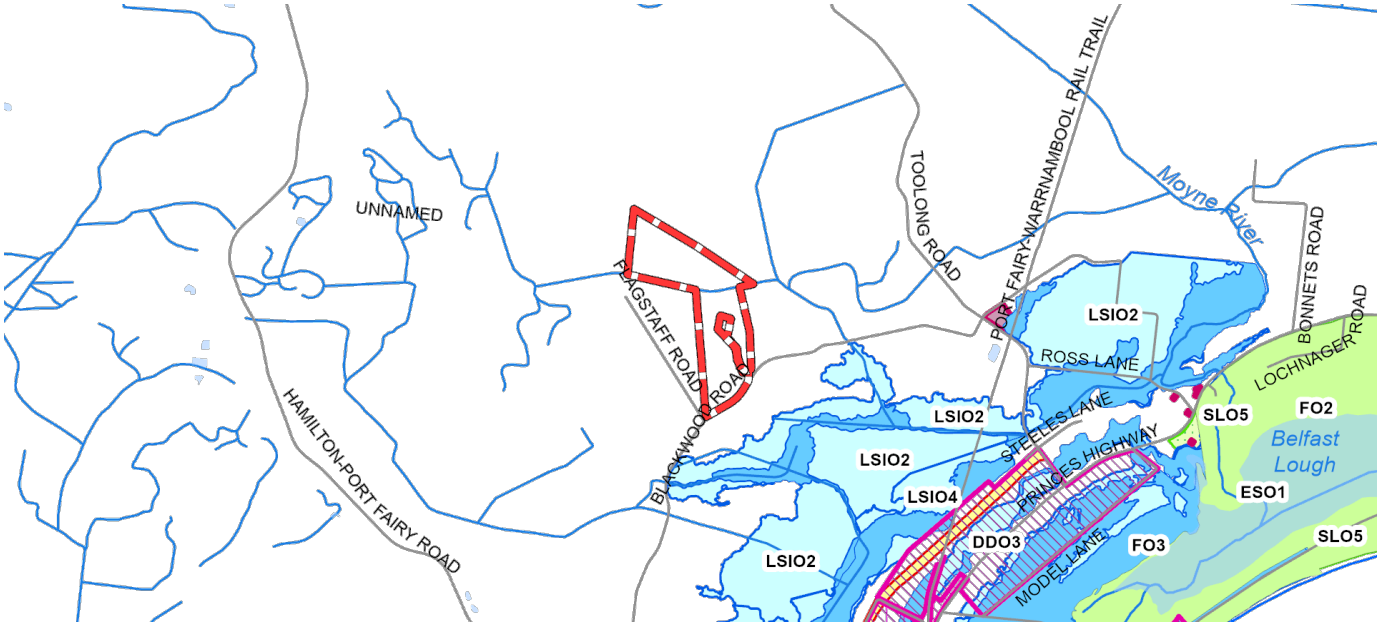
Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DESIGN AND DEVELOPMENT OVERLAY (DDO)
DEVELOPMENT PLAN OVERLAY (DPO)
ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)
FLOODWAY OVERLAY (FO)
HERITAGE OVERLAY (HO)
LAND SUBJECT TO INUNDATION OVERLAY (LSIO)
PUBLIC ACQUISITION OVERLAY (PAO)
SIGNIFICANT LANDSCAPE OVERLAY (SLO)



DDO - Design and Development Overlay
DPO - Development Plan Overlay
ESO - Environmental Significance Overlay
FO - Floodway Overlay
HO - Heritage Overlay
LSIO - Land Subject to Inundation Overlay
PAO - Public Acquisition Overlay
SLO - Significant Landscape Overlay
Water area
Water course

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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PLANNING PROPERTY REPORT

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Further Planning Information

Planning scheme data last updated on 24 September 2026.

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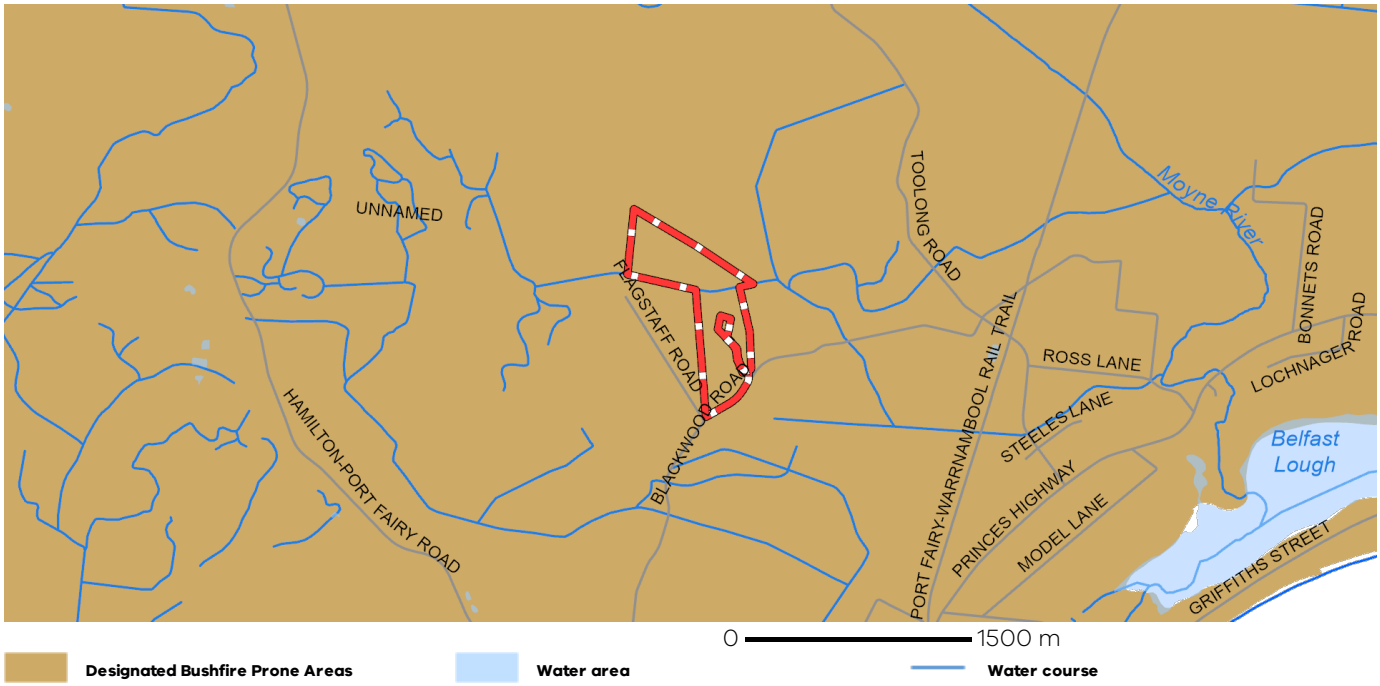
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JOSEPH LAND SURVEYING PTY LTD
ABN 27 744 943 042
Clint Joseph L.S., M.I.S.
B.Geoinformatics & Surveying (hons)

Form 1

Reg 6 Subdivision (Procedures) Regulations 2021

SUBDIVISION ACT 1988
APPLICATION FOR CERTIFICATION

Part A

PLAN No. **PS941968B**
Surveyors Ref: 1872

To: The Subdivisions Officer,
Moyne Shire Council

I, [redacted]
C/- Joseph Land Surveying Pty Ltd
[redacted]

apply to have the attached:

- **PLAN OF SUBDIVISION**

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

1. Situation of land: 293 Blackwood Road, Port Fairy

2. Name and address of registered proprietor of land or owner:

[redacted]

3. Name and address of applicant:

[redacted]
C/- Joseph Land Surveying Pty Ltd
[redacted]

Signed: [redacted] Date 8/10/2026
[redacted]

a: PO Box 5113, Warrnambool Vic 3280 e: admin@jlsurveying.com.au
p: (03)5562 2066 m: 0438 616 243

Document Set ID: 1825774
Version: 1, Version Date: 08/10/2026

Surveyors Ref: 1872

PLANNING PERMIT APPLICATION
293 BLACK WOOD ROAD, PORT FAIRY
RURAL SUBDIVISION TO REALIGN A COMMON BOUNDARY

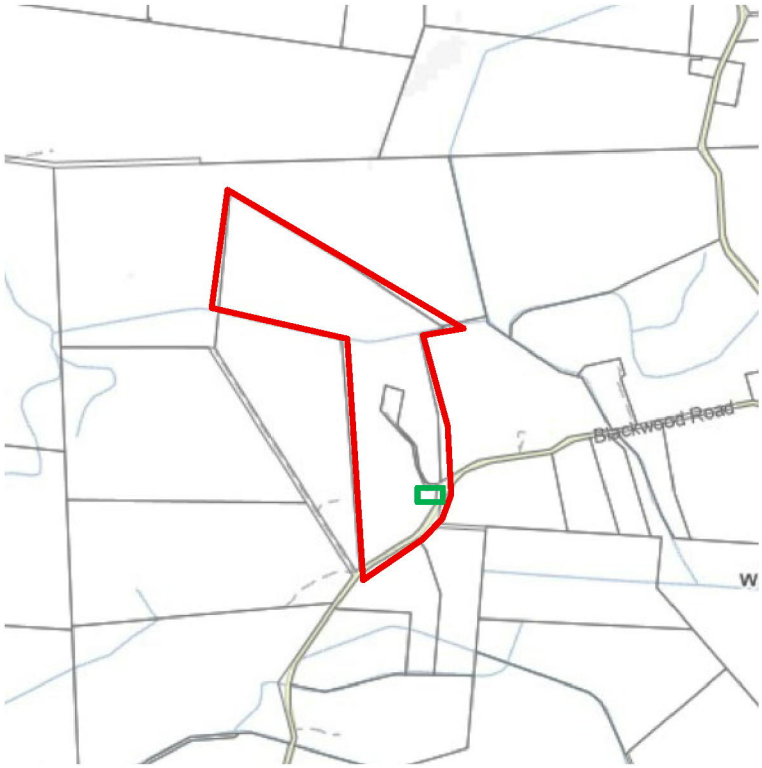
INTRODUCTION

The subject site is located approximately 3km north of the township of Port Fairy 1.5km west of the Toolong Road intersection and consists of two (2) parcels of land totaling approximately 45ha.

The first and larger parcel being Volume 11115 Folio 069, lot 2 on PS604943B of approximately 44ha, contains an dwelling located along the road and farm land.
The second being Volume 11115 Folio 068, being lot 1 on PS604943B of approximately 1ha with an existing dwelling located with access to Blackwood Road.
Lot 1 was previously excised from the farm leaving lot.

The site had a prior planning permit that has now expired. The current proposal seeks to "re-instste" the prior permit to re-align the existing title boundary to create a smaller lot for the dwelling located at Blackwood Road with adequate areas for buffer and LAA leaving the current dwelling located on the current large lot 2 located in the middle of the farm upon the proposed large lot 2, please refer to the plan for endorsement for further details.

The land is zoned farming and is within an area of Aboriginal Cultural Heritage Sensitivity with no other applicable overlays affecting the site. The application is for a two lot subdivision and therefore does not assess the heritage of the site.



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

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The application provides several benefits such as:

- Maintains the current use of the site;
- Improves the long-term agricultural sustainability of the land by the inclusion of the larger holding of farmland with the existing farming infrastructure and associated shedding;
- Allows the opportunity for succession planning and management of assets;
- Allows additional, long-term planning for the site both agriculturally and financially for the family;
- Provides a better outcome for the site removing an isolated title surrounded by farming infrastructure / operation

Please see following and plan for endorsement for further details.

PLANNING SCHEME PROVISIONS

The land is zoned Farming with no further planning overlays affecting the site.

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

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

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

State Planning Policy Framework

Clause 14 Natural Resource Management

14.01 – Agriculture

14.01-1 Protection of Agricultural Land

Objective *"To protect productive farmland which is of strategic significance in the local or regional context".*

It is considered the application satisfies the objectives by:

- The proposed boundary follows an already existing fence line and use area;
- No land is removed from agricultural production as the land within the proposed "house" lot 1 has long been removed from agricultural production;
- The proposal encourages the retention of productive agricultural land;
- The remaining farm use shall continue;
- The subdivision shall promote the long term productivity of the site through consolidation of larger sized agricultural land than is currently the case
- The resultant lots are suitable size and compatible with neighbouring allotments and represent a better planning and management outcome for the site.

14.01-2 Sustainable Agricultural Land Use

Objective *"To encourage sustainable agricultural land use"*

It is considered the application satisfies the objective due to:

- No land shall be removed from agricultural production;
- The agricultural land shall be consolidated into larger allotment than currently
- The proposal is consistent with the neigbouring land uses within the area.

Local Planning Policy

Clause 22.03-4 – Agriculture
The proposal will allow the farm operation to continue.
There is no proposed change of use therefore the land shall remain compatible with neighbouring use.
The productivity of the site shall be improved by the subdivision through consolidation of farm land with existing infrastructure.

Clause 35.07-6 – Decision Guidelines
The proposal is in accordance with local and state planning policy framework.
The land is not within a catchment area.
The subdivision will have no negative impact upon the land, maintaining the current status quo with no change of land use.

Please find the following response, in accordance with the Farming Zone planning scheme requirements:

Decision Guidelines for Farming Zone
General Issues

- **Any Regional Catchment Strategy and associated plan applying to the land.**
  No.

- **The capability of the land to accommodate the proposed use or development, including the disposal of effluent.**
  The size of the proposed house lot allows the retention of household effluent.

- **How the use or development relates to sustainable land management.**
  The proposed layout is a practical one that maintains the existing use upon each lot.
  There will be no change in use of the site.
  The proposal shall allow the consolidation of agricultural land within a larger lot.

- **Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.**
  The proposal seeks no change of use and remains compatible with surrounding land uses.

- **How the use and development makes use of existing infrastructure and services.**
  The proposal seeks to place farming land with existing / associated farm infrastructure on a single lot.
  The current access points shall remain.

Agricultural Issues and the impacts from non-agricultural uses

- **Whether the use or development will support and enhance agricultural production.**
  The proposal shall present no physical change to the site maintaining the status quo.

The resultant lots will support and enhance the neighbouring farm operations as discussed above including long term ownership of larger farm allotments.

- **Whether the use or development will permanently remove land from agricultural production.**
  Not applicable - no productive land shall be removed as a result of the proposal.

- **The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.**
  Not applicable, as the proposed boundaries allows a very good buffer about the existing dwelling and is located away from neighbouring operations.

- **The capacity of the site to sustain the agricultural use.**
  There shall be no change of agricultural capacity as a result of the subdivision.

- **The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.**
  The area consists of good quality soil and reliable rainfall. The site access to constructed Roads within close proximity to the nearby township of Winslow and the rural city of Warrnambool.
  The proposal shall maintain the current land use and have no adverse effect on the soil quality, access to water and local infrastructure.

- **Any integrated land management plan prepared for the site.**
  It is considered no land management plan is required.

Environmental Issues

- **The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.**
  Not applicable as the proposal presents no change of use to the site.

- **The impact of the use or development on the flora and fauna on the site and its surrounds.**
  The site has long been cleared for farming purposes. No known significant flora, fauna and landscape features exist on the property.

- **The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to re-vegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.**
  The biodiversity of the area has been affected by land clearing and farming practices. This proposal will not have any further negative impact on biodiversity.

- **The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.**
  The onsite effluent areas are located far from any nearby waterways.

Conclusion

The proposal:

- conforms with current Farming Zone planning scheme decision guidelines, local and state planning policies and is consistent with the MSS;
- supports the intention of the planning scheme by creating large, long term productive agricultural use lots;
- the long term sustainability of the productive agricultural land shall be encouraged by the consolidation of the farm land in a single lot
- will not interfere, prejudice or hinder neighbouring farm operations;
- The long term productivity of the site is unaffected;

- shall provide improved long term planning and management of the site as a whole.

It is considered that the proposal will not adversely affect the surrounding rural environment and will deliver a positive outcome for the site, the broader rural community and Council, consistent with the objectives of the planning scheme.

Yours faithfully,

[redacted]