

PARISH OF SALE
SECTION E
CROWN ALLOTMENT 15 (PART)
& 23 (PART)

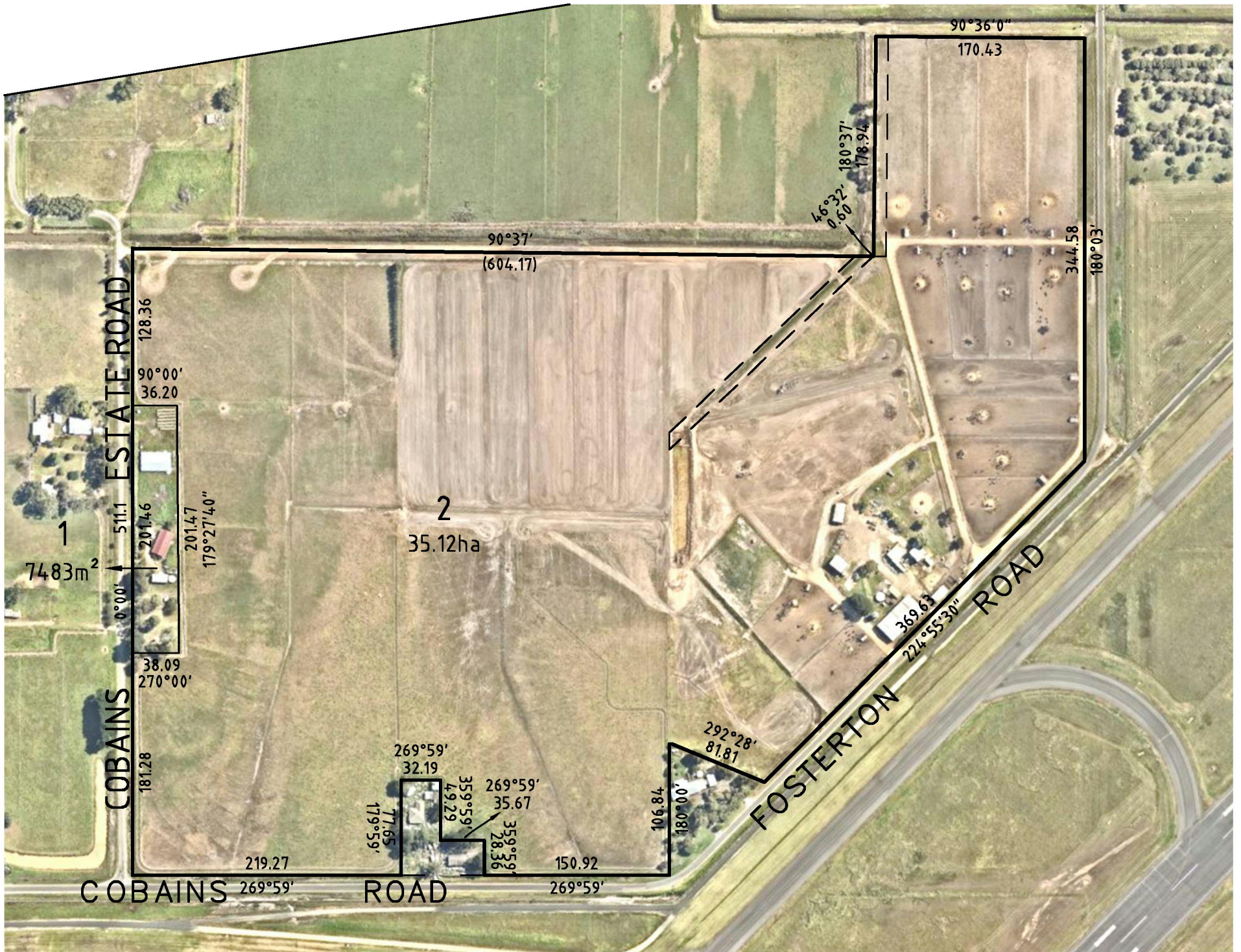
PLAN OF PROPOSED SUBDIVISION

LAST PLAN REF: LP 131590J (LOT 2) & PS 644783V (LOT 2)
TITLE REF: VOL. 9307 FOL. 226 & VOL. 11446 FOL. 704
ADDRESS: 239 COBAINS ESTATE ROAD & 31 FOSTERTON ROAD, COBAINS, VIC. 3851

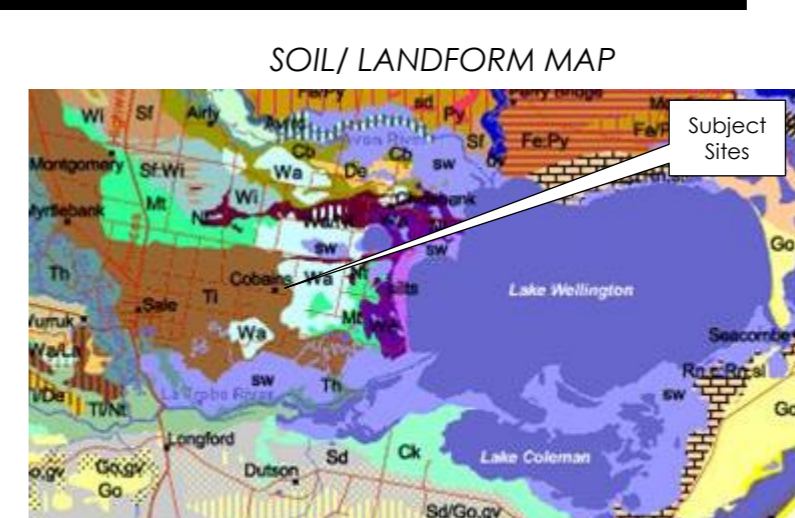
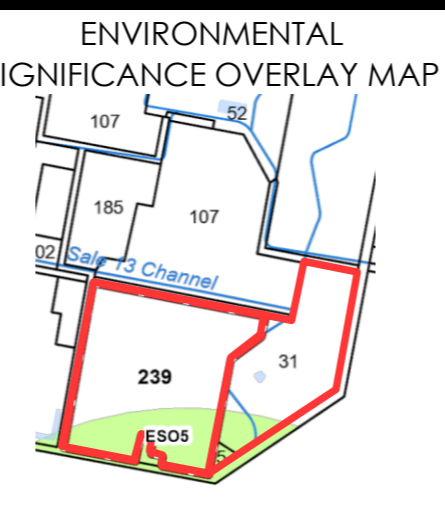
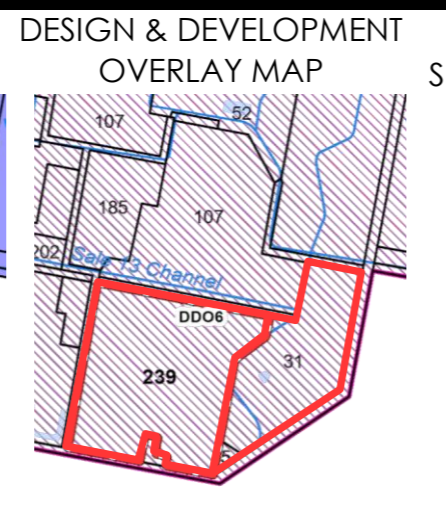
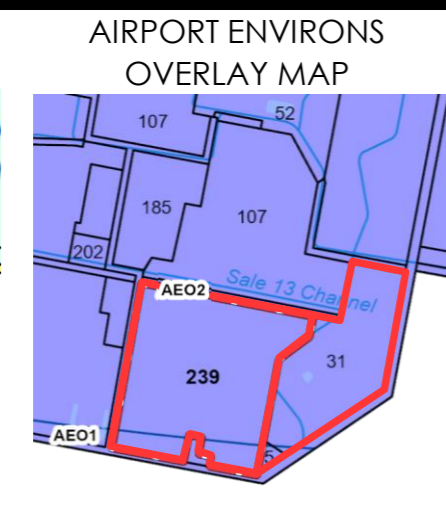
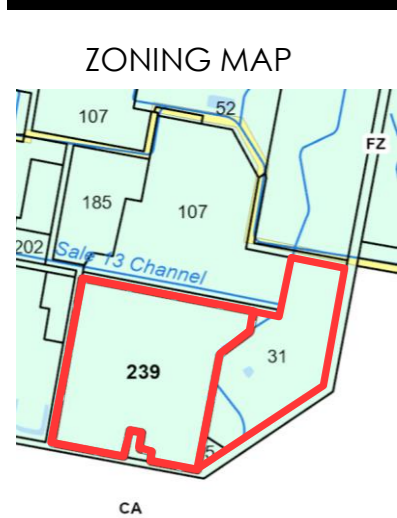
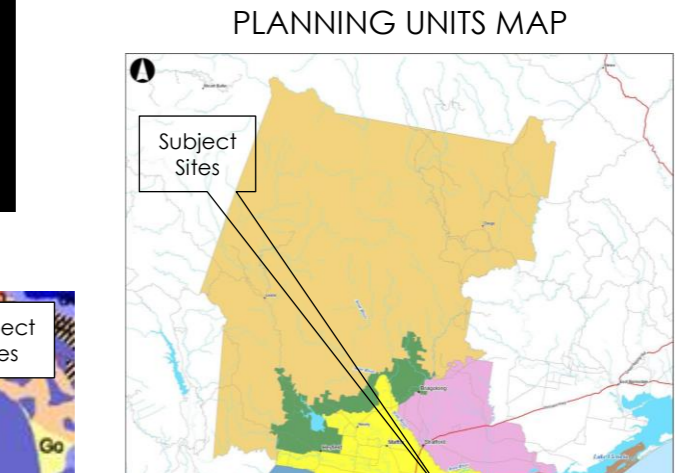
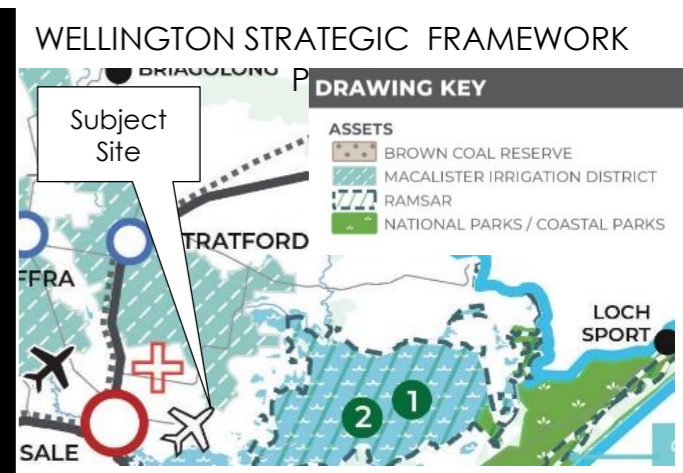
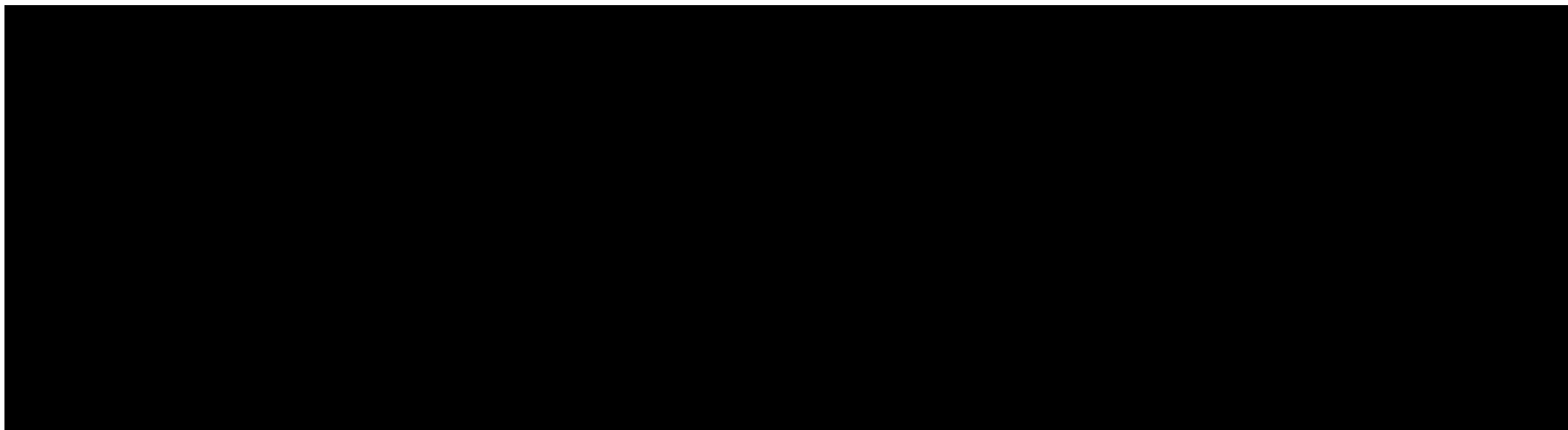


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Address:	239 Cobains Road, Cobains	31 Fosterton Road, Cobains
Lot details:	Lot 2 on Plan of Subdivision No. 644783V (Vol: 11446, Folio: 704)	Lot 2 on Lodged Plan No. 131590J (Vol: 09307, Folio: 226)
Restrictions:	S173 agreement. Prohibits a further subdivision if it creates additional lots.	Easements (E-1) is set aside in favour of Lots in Volume 09307 and Folio 226. It contains irrigation channels.
Area, shape & services:	22.84ha formed in an irregular shape. Electricity is available.	13.03ha formed in an irregular shape – see below. Electricity is available.
Soil & topography:	Flat with Tinamba soils, which are appropriate for irrigated agriculture.	Flat with Tinamba soils, which are appropriate for irrigated agriculture.
Strategy Plans:	Planning Units Map: Unit 2 – Macalister – see below. Strategic Framework Plan: In the Macalister Irrigation District, but not in a Brown Coal resource area – see below.	
Zoning & Overlays:	Farming Zone. Airport Environs Overlay (Schedules 1 & 2), Design & Development Overlay (Schedule 6), Environmental Significance Overlay (Schedule 5) – see below.	
Improvements:	A single dwelling is located approximately 15m from the west boundary frontage to Cobains Estate Road. Detached outbuildings are located to the north and south of the house. Cleared, laser-graded paddocks with improved, irrigated pastures occupy the balance of the land. Access is gained via a gravel crossover to Cobains Estate Road opposite the dwelling.	A number of farm sheds are located in the southern portion of the land and there are irrigation channels running along its northern portions within easement E-1 (see the title plan below). The balance land is used as a cattle feedlot, for which a retrospective planning permit will shortly be sought. Access is gained via multiple gravel crossovers to Fosterton Road.



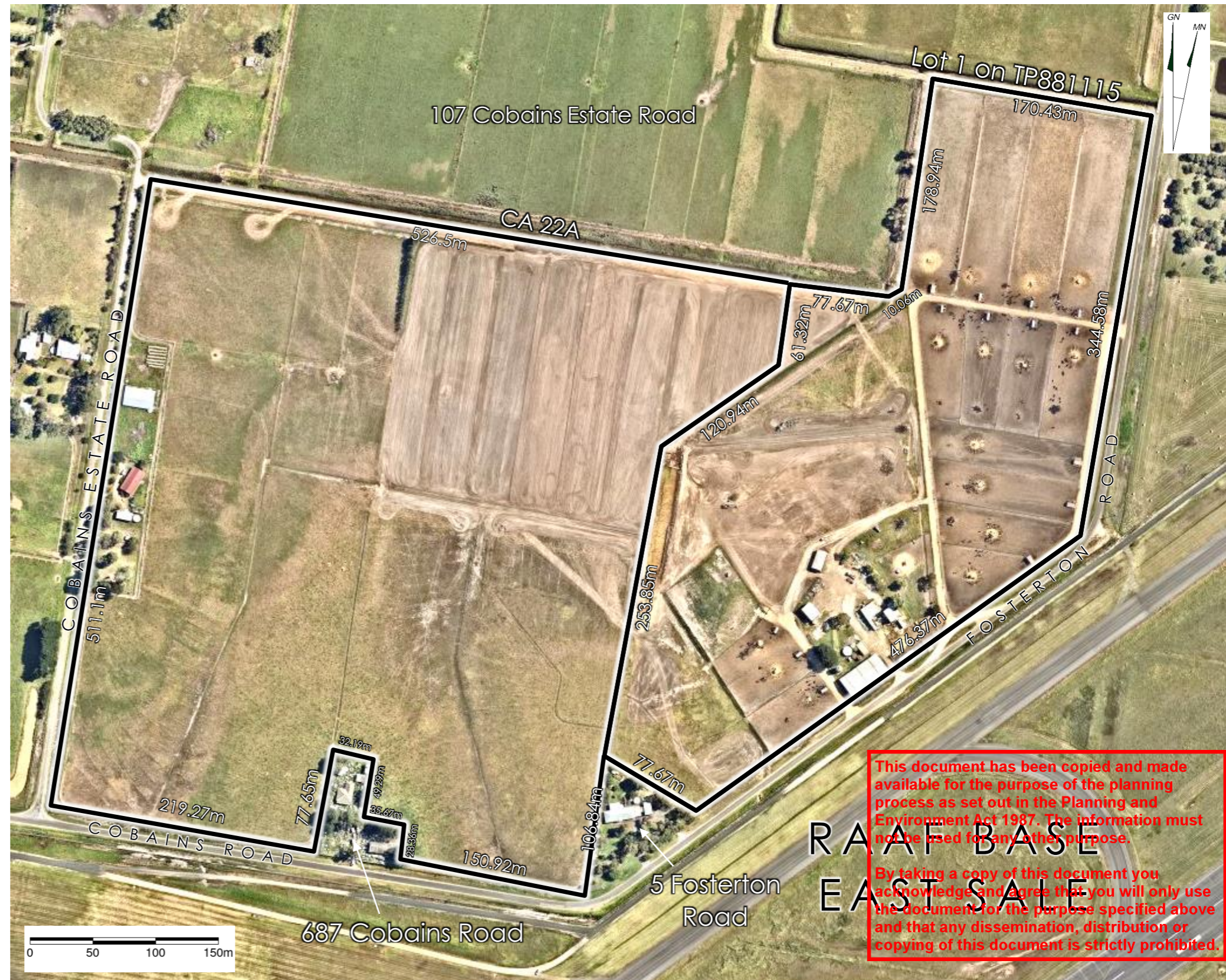
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The subject sites collectively about:

DIMENSIONED AERIAL PHOTOGRAPH WITH THE ADJOINING PROPERTIES & ROADS LABELLED

- Crown allotment 22A, Section E, Parish of Sale along their 963.6 metre long, dog-legged northern boundary for a distance of 604.17 metres at the western end. This property has area of 1.2ha formed in a long, thin rectangular shape. It accommodates an irrigation channel;
- 107 Cobains Estate Road, along a 178.94m long section of their north boundary to the east of centre. This property has area of approximately 41.8ha formed across two irregular shaped parcels. It is laser-graded and sown with improved pastures as part of a dairy farm. It accommodates a dwelling that is located approximately 1.15km from the common boundary with the subject site;
- Lot 1 on TP881115 along the balance of their north boundary. This property has area of approximately 3,160m² formed in a long, thin shape. It accommodates an irrigation channel;
- Fosterton Road along the full extent of their 344.58 metre long eastern boundary and their dog-legged, 1,254.23 metre long south boundary for a distance of 476.37m at the east end. This road reserve has a width of 20 metres where it abuts the subject site and accommodates a two-way, bitumen sealed pavement with grassed, rural style drainage down each side;
- 5 Fosterton Road along the middle of their south boundary for a distance of 184.51 metres. This property has area of approximately 4,070m² formed in a triangular shape. It accommodates a single dwelling in the centre with landscaping around it and access via a crossover to Fosterton Road;
- Cobains Road along their south boundary for a distance of 370.19m across two sections at the west end. This road reserve has a width of 20 metres where it abuts the subject site and accommodates a two-way, bitumen sealed pavement with grassed, rural style drainage down each side;
- 687 Cobains Road for a distance of 223.16 metres near the west end of their south boundary. This property has area of approximately 4,300m² formed across two parcels in an L-shape. It accommodates a single dwelling in the northwest portion with landscaping around it and an outbuilding in the southeast corner with access via Cobains Road; and,
- Cobains Estate Road along the full extent of their 511.1m long west boundary. This road reserve has a width of 20 metres where it abuts the subject site and accommodates a two-way, bitumen sealed pavement with grassed, rural style drainage on each side.



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CHANNEL IN CA22A

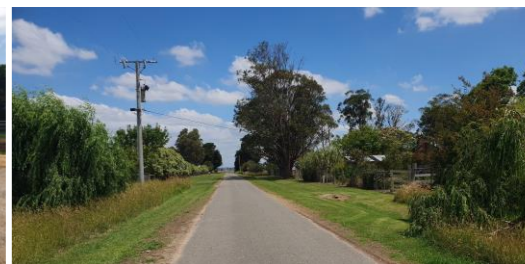
CHANNEL IN LOT 1 TP8811115

5 FOSTERTON ROAD

687 COBAINS ROAD

FOSTERTON ROAD

COBAINS ESTATE ROAD



THE PROPOSAL:

It is proposed to re-subdivide 239 Cobains Estate Road and 31 Fosterton Road, Cobains in order to annexe the viable farmland around the applicant's house at 239 Cobains Estate Road into the other lot. The applicant's will remain in their home and their daughter and her family will purchase the balance land with the feedlot on it. This is being done as part of the family's business succession plan.

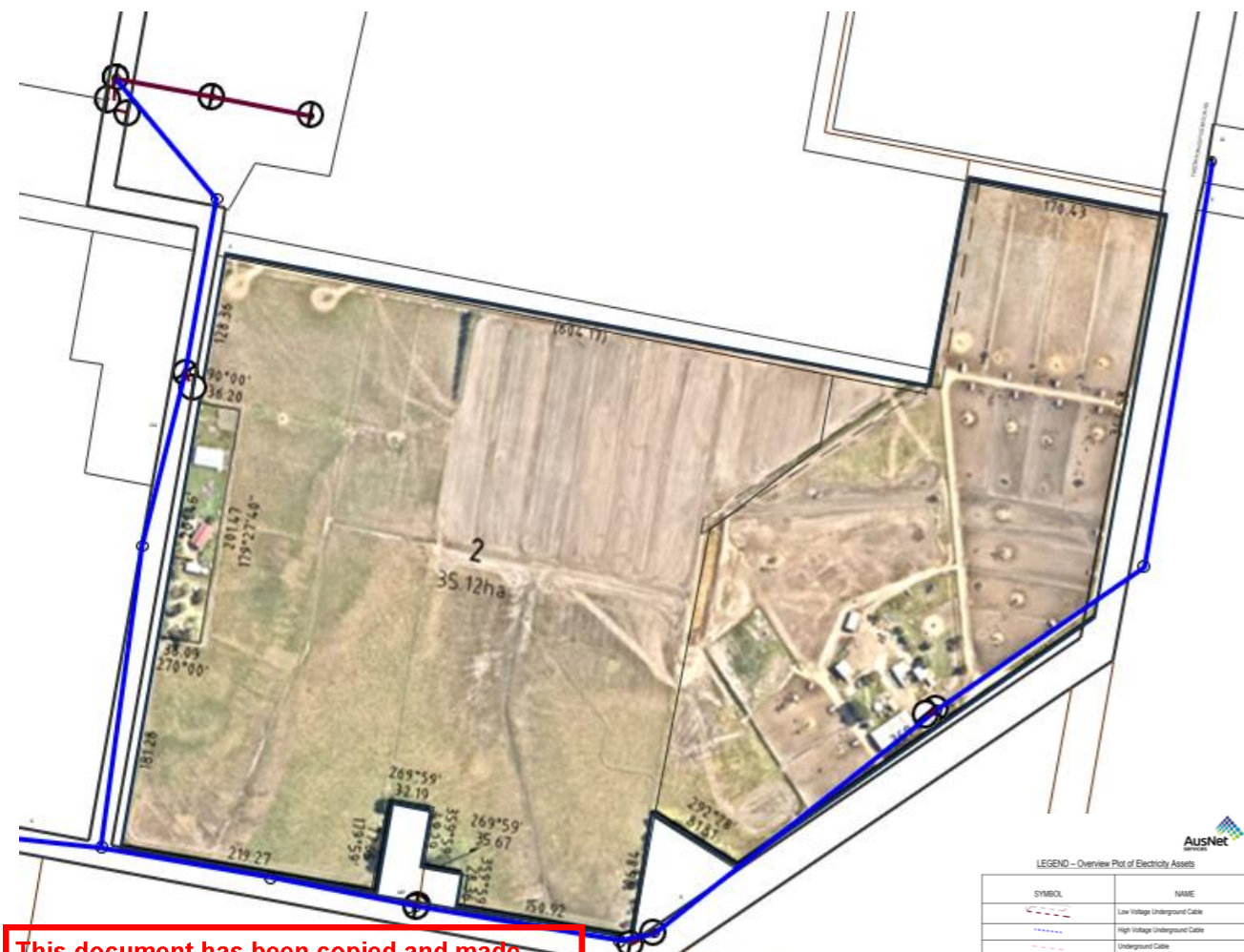
As can be seen opposite, this proposed re-subdivision will create:

- A lot with area of 7,483m² (Lot 1) formed in a rectangular shape. This lot will comprise the existing dwelling at 239 Cobains Estate Road, landscaping, water tanks, effluent dispersal lines and two outbuildings. This lot will be accessed via the existing crossover to Cobains Estate Road that presently serves the dwelling; and,
- A balance lot with area of 35.12 hectares (Lot 2). This lot will comprise the improved, irrigated pastures, multiple farm sheds, existing irrigation channels and the cattle feedlot. Access to this lot will be available via multiple existing crossovers to Fosterton Road.

Reticulated electricity runs around and through the property, as shown below. Both proposed lots will be able to connect to reticulated electricity via this supply.

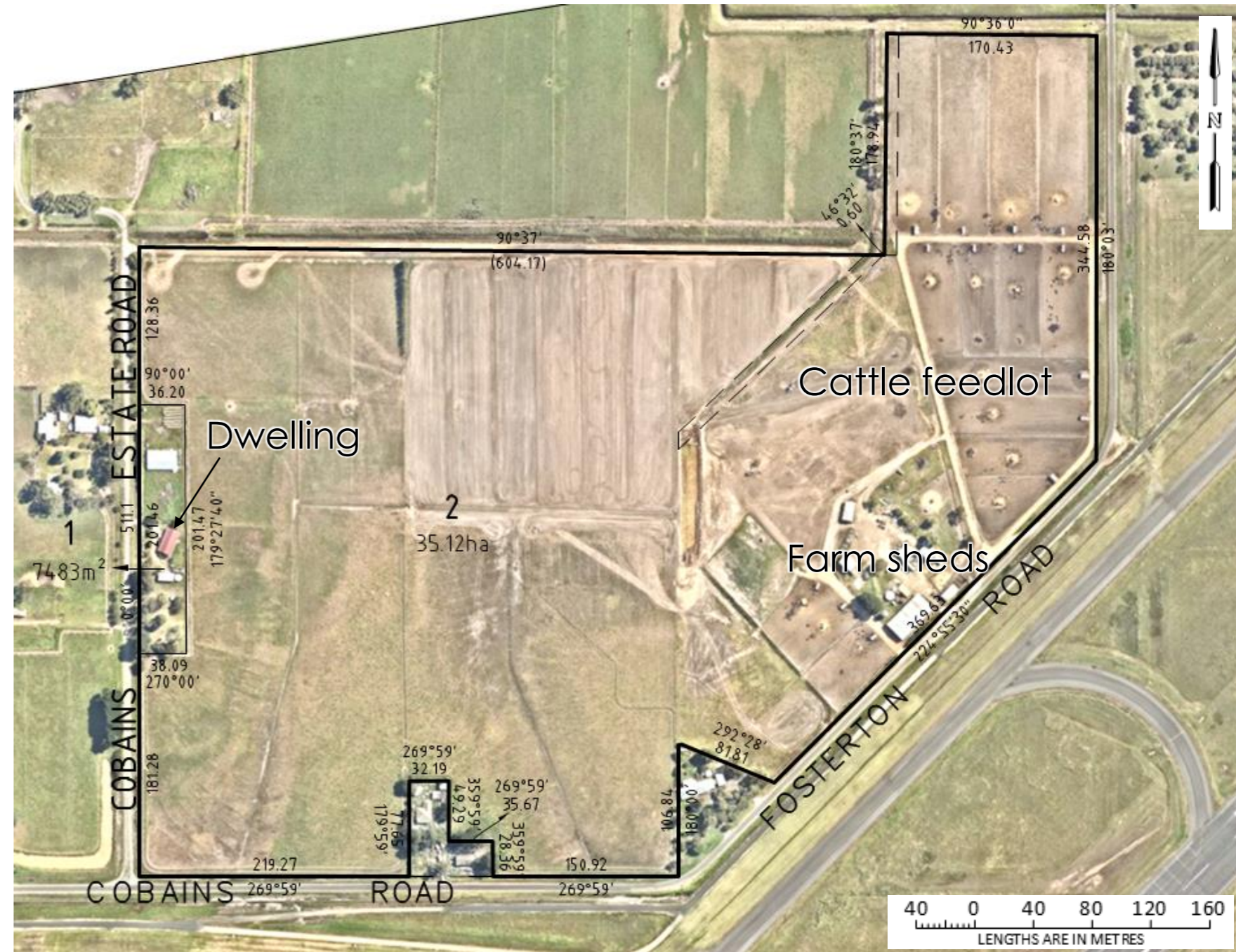
PROPOSED PLAN OF SUBDIVISION

MAP OF EXISTING ELECTRICAL SUPPLY CABLES RELATIVE TO THE PROPOSED SUBDIVISION



LEGEND - Overview Plot of Electricity Assets

SYMBOL	NAME
	Low Voltage Underground Cable
	High Voltage Underground Cable
	Underground Cable
	Underground Pit
	Low Voltage Pole to Underground Pit
	Low Voltage Pole
	Underground Street Lighting Cable
	Underground Street Lighting Cable
	High Voltage & Low Voltage Pole
	22kV High Voltage Pole, 80kV Pole
	Overhead Line
	High Voltage Overhead Line
	Earthing Overhead Line
	Substation Pole, Wood Substation, Indoor Substation, Onant Type Substation



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Planning Policy Framework & Municipal Planning Strategy:

wish to re-subdivide their land so as to annexe the viable, irrigated farmland into one lot, while leaving their existing dwelling on the balance. They wish to do this in order to provide an opportunity for their daughter's family to purchase the balance farm lot and join them on their farm. This will allow them to move into retirement, while staying in their home. As shown on the proposed plan of subdivision opposite, the balance farm lot will retain the full extent of the irrigation channels that traverse the land, as well as the dam, farm sheds, cattle feedlot and the improved pastures that presently sit within 31 Fosterton Road.

The area of the small house lot will be 7,483m². This lot will enjoy access to reticulated electricity and have a crossover to Cobains Estate Road. The area of the larger balance Lot 2 will exceed 25 hectares and enjoy access to reticulated electricity and multiple crossovers to Fosterton Road. Hence, the proposal accords with the policy objectives of:

- **Clause 14.01-1R** as it has been designed to:
 - Restrict the land lost to farming to the non-viable farmland around the house and retain more than 25ha in the balance farm lot; and,
 - Utilise existing services and crossover access to both lots.
- **Clause 14.02-3S** as it has been designed to:
 - Avoid impacting irrigation infrastructure associated with the Macalister Irrigation District; and,
 - Ensure that the improved pastures remain available for intense, irrigated agriculture.

The purpose of the zone and overlays:

The proposed re-subdivision has been designed to comply with the purpose of **Clause 35.07** by:

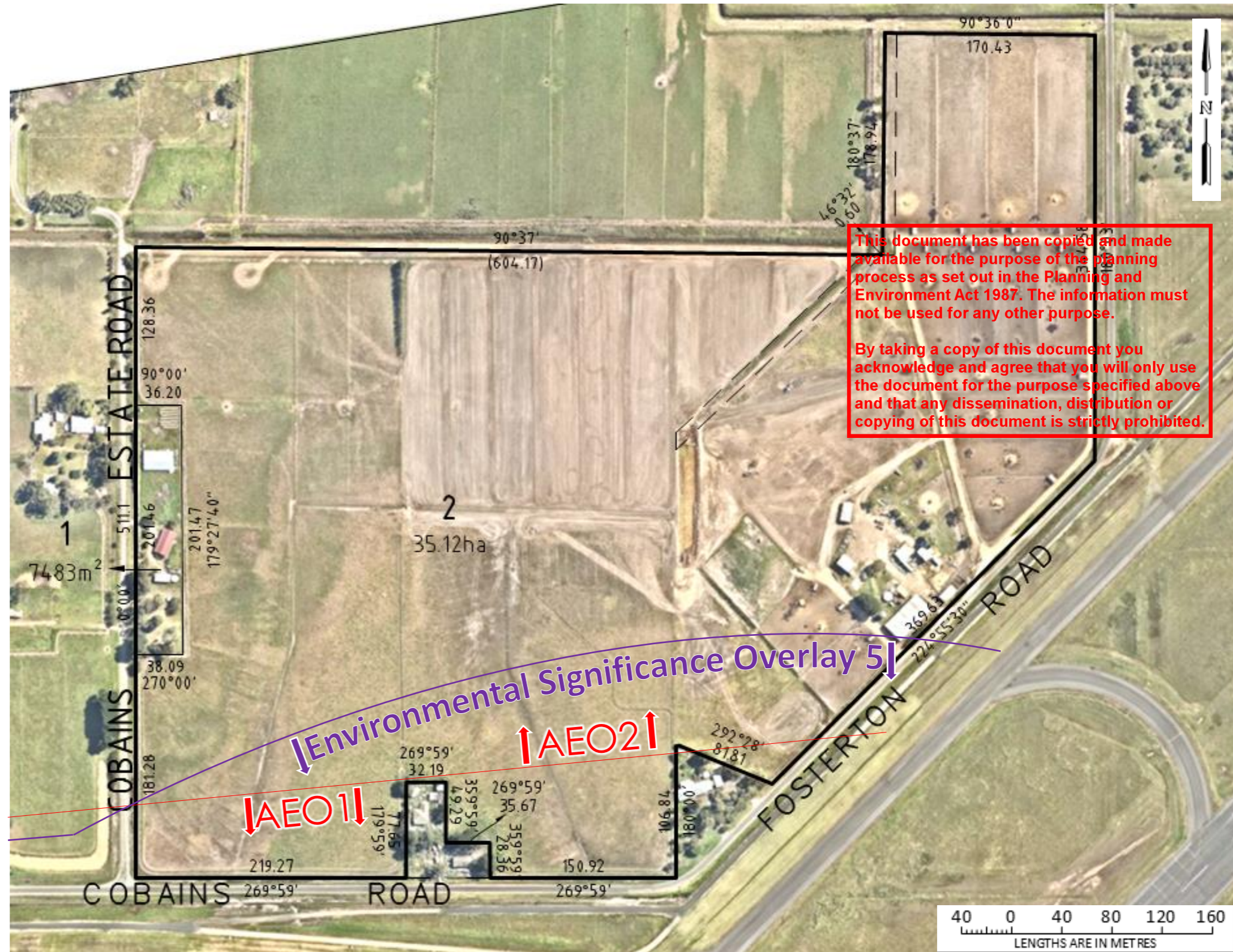
- Ensuring that the creation of the smaller lot will not lead to a change of land use or any works that would impact upon the use of adjoining land for agriculture;
- Avoiding the loss of any viable farmland to agricultural use;
- Annexing laser graded paddocks with capacity for irrigation into a lot with area of greater than 25 hectares in order to provide a superior outcome for farming;
- Incorporating all of the irrigation infrastructure within the balance farm lot to facilitate its optimal use; and,
- Avoiding the need for removal of any significant vegetation, noting that the trees near the new boundary were planted for landscaping purposes.

The proposed re-subdivision is designed to comply with the purpose of **Clauses 42.01 & 45.02** by retaining ample land that is not affected by Environmental Significance Overlay (Schedule 5) or Airport Environs Overlay (Schedule 1) in Lot 2 so as to allow any future dwelling constructed therein to be positioned in an area that is less impacted by aircraft noise.

Any matter required to be considered in the zone, overlay or other provision:

The proposed re-subdivision has been designed to comply with the decision guidelines set out at **Clause 35.07-6** by:

- Avoiding the need for any works that would impact upon irrigation channels, in accordance objectives of the West Gippsland Catchment Management Strategy;



- Not creating land uses that would impact on soil or water quality;
- Ensuring the creation of a rural residential lot will not result in the loss of viable agricultural land;
- Not limiting agricultural use of adjoining and nearby farmland; and,
- Avoiding the need for removal of any significant vegetation.

The proposed re-subdivision is designed to comply with **Clauses 42.01** and **45.02** by leaving ample room for future development on Lot 2 outside of the areas affected by ESO5 or AEO1. As required by these Clauses, this will protect the ongoing operation of the RAAF Base – East Sale.

The effect on the amenity of the area:

The proposed re-subdivision will create a 7,483m² lot for an existing dwelling and a 35.12 hectare lot for irrigated farming. Given this does not represent a change to the existing land uses, external landowners would not suffer an increased impact upon their amenity.

Factors likely to cause or contribute to land degradation, salinity or reduce water quality

The proposed re-subdivision does not necessitate any significant works near the irrigation channels traversing the property, as shown opposite. So, it won't lead to land degradation or water quality impacts.

Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site

As above.

The extent and character of native vegetation and the likelihood of its destruction:

No significant trees will require removal, as shown opposite.

Whether native vegetation is to be or can be protected, planted or allowed to regenerate:

As above.

The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard:

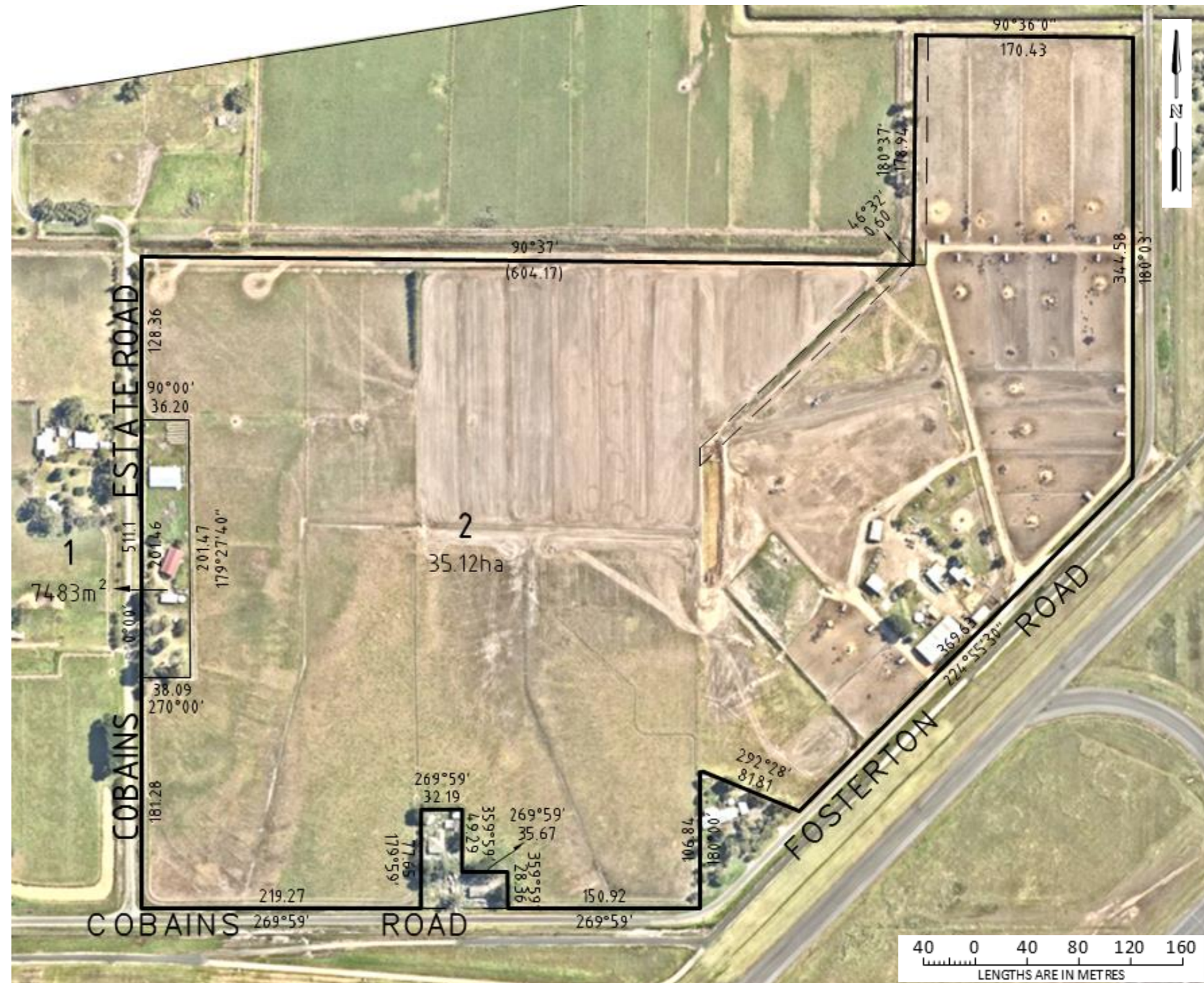
The subject site is not recognised as being susceptible to flood, fire or erosion risk.

Loading and unloading facilities and any associated amenity, traffic flow and road safety impacts:

As can be seen opposite, the area of both proposed lots will provide ample space for the loading/unloading of vehicles related to their respective rural residential and farming uses.

In relation to matters raised at **Clause 65.02** that aren't covered above, it is noted that:

- Proposed Lot 1 will enjoy access via the existing crossover to Cobains Estate Road, while proposed Lot 2 will enjoy access via the existing crossovers to Fosterton Road;
- The purpose of the re-subdivision is to allow the applicant's daughter's family to take over the viable portion of the farm while the applicants retire in their home;
- There remains ample space for carparking within each proposed lot, as shown above; and,
- Both proposed lots can be connected to reticulated electricity, as shown previously.



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