

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environmental Act 1987. The information must not be disseminated or distributed. **CROWN ALLOTMENT 26.**
 LAST PLAN REF: CP 166080A
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PLAN OF PROPOSED SUBDIVISION



PARISH OF SAFFRON WALDEN, COBAINS, VIC. 3851
 IN FAVOUR OF STATE ELECTRICITY COMMISSION SET OUT IN CROWN GRANT VOL. 7443 FOL. 550
 E-1 PROPOSED WATER SUPPLY EASEMENT IN FAVOUR OF LOT 1 ON THIS PLAN
 E-2 PROPOSED WATER SUPPLY EASEMENT IN FAVOUR OF LOT 2 ON THIS PLAN
 E-3 PROPOSED WATER SUPPLY EASEMENT IN FAVOUR OF LOT 2 ON THIS PLAN
 E-4 PROPOSED DRAINAGE EASEMENT IN FAVOUR OF LOT 1 ON THIS PLAN



BW Beveridge Williams
 development & infrastructure consultants
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SURVEYORS REFERENCE
2401544
 VERSION 3, DATE: 23/07/2024

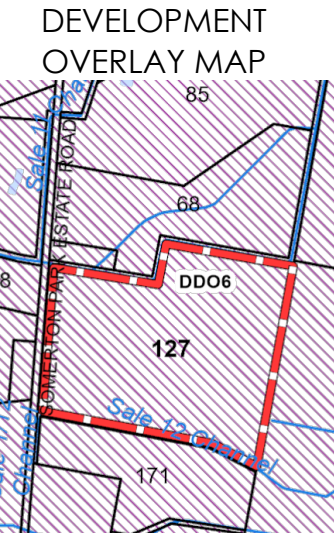
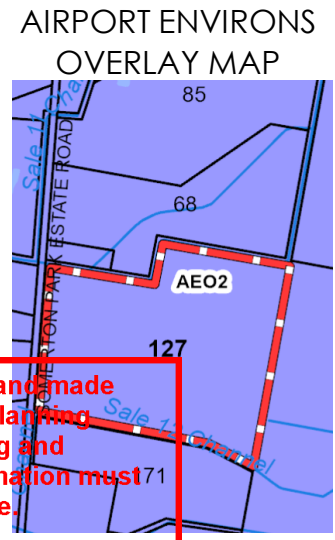
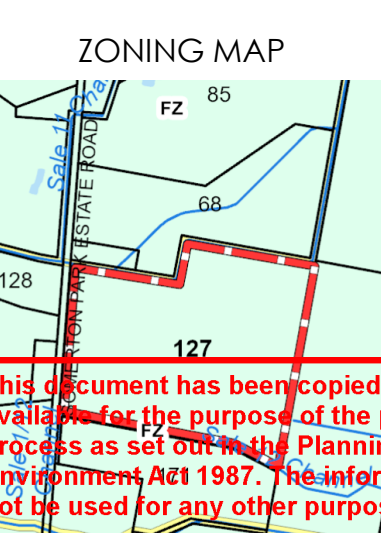
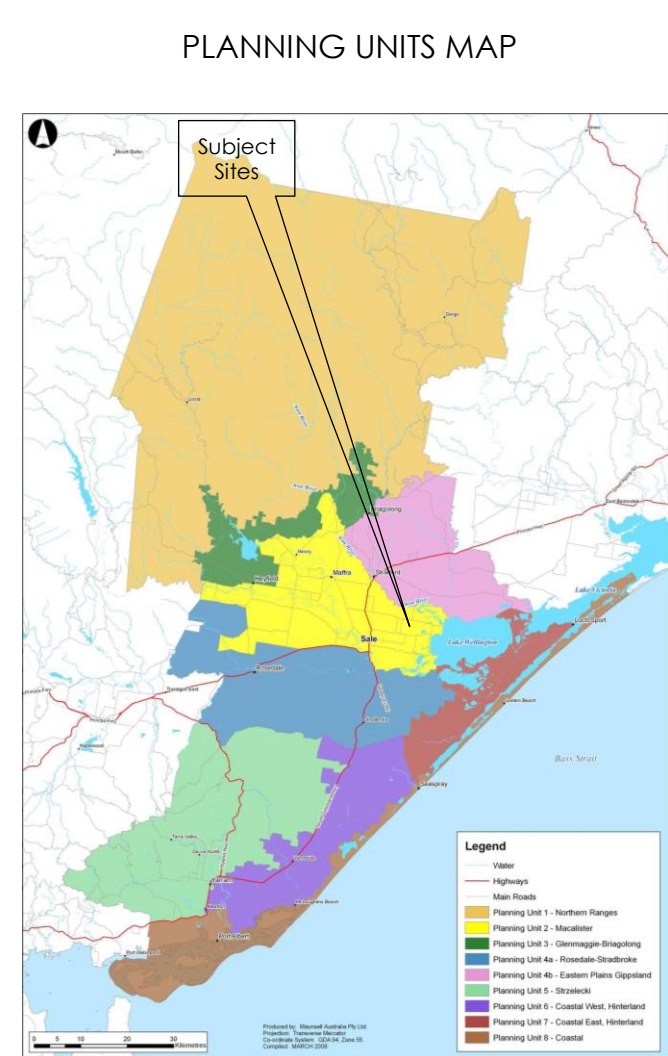
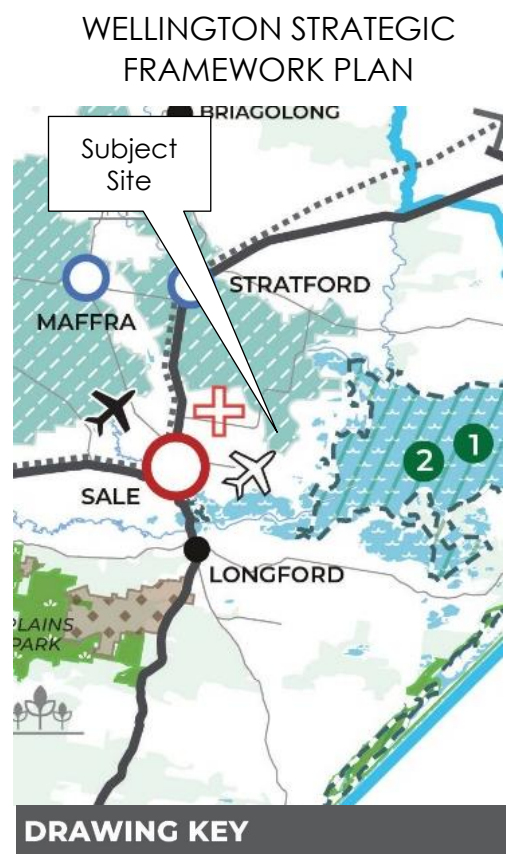
SCALE
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 LENGTHS ARE IN METRES

ORIGINAL SHEET
 SIZE: A3

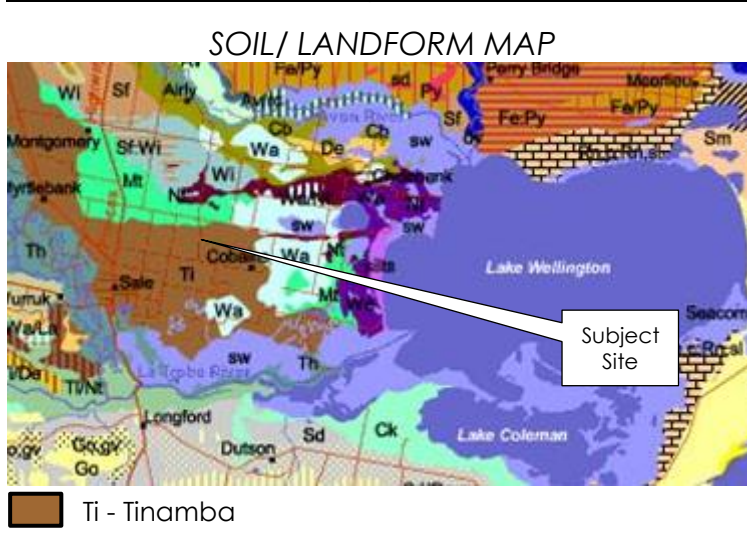
SHEET 1 OF 1

Address:	127 Somerton Park Estate Road, Cobains
Lot details:	Lot 1 on Consolidated Plan No. 166080A
Particulars:	Volume: 9830; Folio: 130
Restrictions:	8.85m wide easement E-1 in favour of the State Electricity Commission in the north portion – see below.
Area & shape:	30.01 hectares formed in an irregular shape – see below.
Topography:	Mostly flat
Heritage:	None.
Soil Type:	Tinamba: Suitable for irrigated horticulture & grazing - see below.
Strategy Plan:	In the Macalister Irrigation District, but not in a Brown Coal resource area – see below.
Planning Unit:	Planning Unit 2 – Macalister – see below.
Zoning:	Farming Zone & within the Macalister Irrigation District – see below.
Overlays:	Airport Environs (Schedule 2) & Design & Development (Schedule 6) – see below.
Improvements:	A single dwelling is located in the northwest corner of the land, with landscaping & outbuildings surrounding it. Access is gained via a gravel crossover to Somerton Park Estate Road that runs through the adjoining channel reserve on the north & west sides of the land (see the photos below & overleaf).

MAGNIFIED VIEW OF THE EXISTING DWELLING ON THE SUBJECT SITE



- DRAWING KEY**
- ASSETS
 - BROWN COAL RESERVE
 - MACALISTER IRRIGATION DISTRICT
 - RAMSAR
 - NATIONAL PARKS / COASTAL PARKS



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VIEW OF THE NORTHERN CROSSOVER FROM SOMERTON PARK ESTATE ROAD THAT RUNS ACROSS CROWN ALLOTMENT 26A TO THE DWELLING ON THE SUBJECT SITE



VIEW OF THE SOUTHERN CROSSOVER FROM SOMERTON PARK ESTATE ROAD THAT RUNS ACROSS CROWN ALLOTMENT 26A TO THE SUBJECT SITE



DIMENSIONED AERIAL PHOTO OF THE SUBJECT SITE WITH SURROUNDING CHANNELS, ROADS & EASEMENTS OVERLAID



MAP OF THE ELECTRICAL SUPPLY CABLES AROUND & WITHIN THE SUBJECT SITE



AusNet

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, 66kV Pole
	High Voltage Overhead Line
	Overhead Line
	High Voltage Overhead Line
	Existing Overhead Line
	Substation Pole, Kiosk Substation, Indoor Substation, Ground Type Substation

This Legend relates to the Plot provided in response to your DDPD request. The Plot is to be used as a guide only and not for Excavation purposes.

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ADJOINING PROPERTIES:

The subject site abuts:

- Crown Allotment 26A, Section E, Parish of Sale along the full extent of its dog-legged 768.43 metre long north boundary, the full extent of its 618.75 metre long south boundary and the full extent of its 399.1 metre long west boundary. This land has area of 4.2 hectares formed in a long thin shape. It is a reserve that accommodates water channels associated with the Macalister Irrigation Scheme;
- 61 Findlays Lane along the full extent of its 564.6 metre long east boundary. This property has area of 47.7 hectares formed in an irregular shape across three parcels. This property accommodates a dwelling that is located approximately 360 metres from the common boundary with the subject site. It is covered in improved, irrigated pastures and appears to be used for intensive livestock grazing. It gains access via a crossover to Findlays Lane.

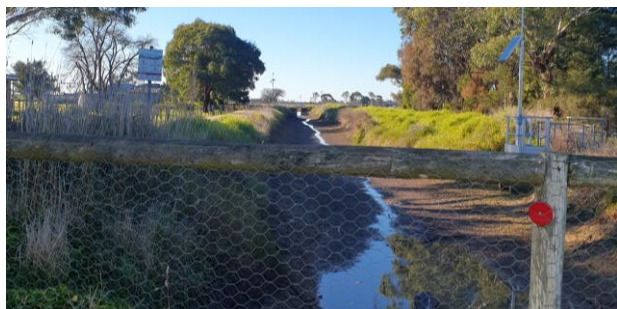
Otherwise, as mentioned previously, the subject site gains access via two crossover to Somerton Park Estate Road, i.e. one at the north end of the west boundary and one at the south. This road reserve has a width of 20 metres. It accommodates a two-way, un-marked bitumen-sealed pavement with grassed rural style drainage down both sides. Access to the road pavement is gained via a gravel crossover that passes over portion of the channel within CA26A at the north end of the subject site's west boundary. Somerton Park Estate Road terminates:

- in a T-intersection with Bengworden Road 1.3 kilometres to the north of the subject site; and,
- in a T-intersection with Cobains Road 460 metres to the south of the subject site.

AERIAL PHOTO WITH THE SUBJECT SITES, WHICH ARE OUTLINED BLACK WITH DIMENSIONS, 10m ELEVATION CONTOURS AND SURROUNDING DEVELOPMENT SHOWN OVERPAGE.



CA 26A WHERE IT ABUTS THE SUBJECT SITE'S NORTH BOUNDARY LOOKING EAST



CROSSOVER TO 61 FINDLAYS FROM COBAINS ROAD LOOKING NORTH



CA 26A WHERE IT ABUTS THE SUBJECT SITE'S SOUTH BOUNDARY LOOKING EAST



LOOKING NORTH UP SOMERTON PARK ROAD



LOOKING SOUTH DOWN SOMERTON PARK ROAD



THE PROPOSAL:

It is proposed to subdivide 127 Somerton Park Estate Road into two lots in order to create a small lot for an existing dwelling so the landowners, [REDACTED] can retire from farming while remaining in their home. The proposed new boundary follows the north side of an existing channel that runs internally through the northwest portion of their land, effectively separating their house from the balance of the property.

As can be seen below, the proposed subdivision will create:

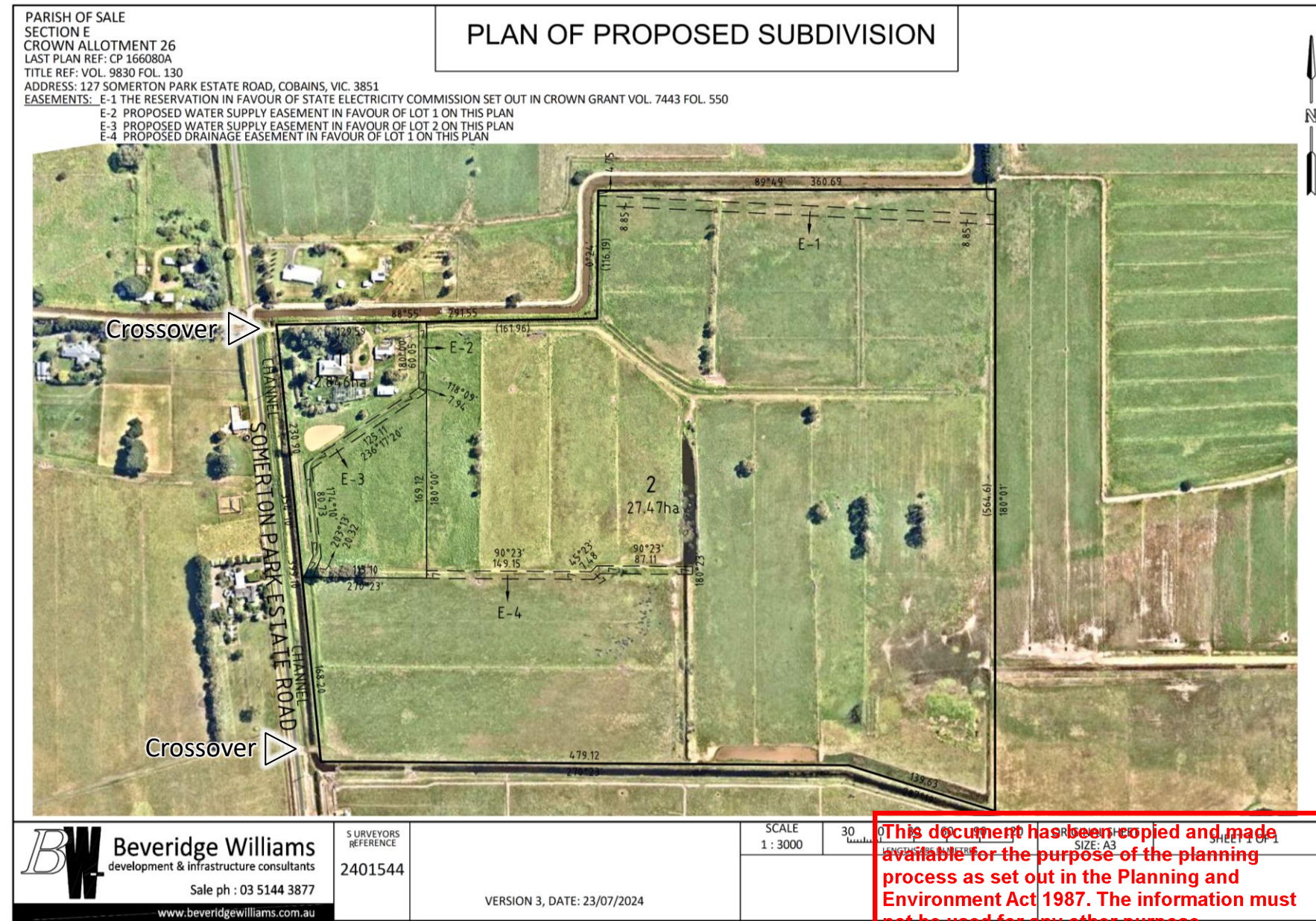
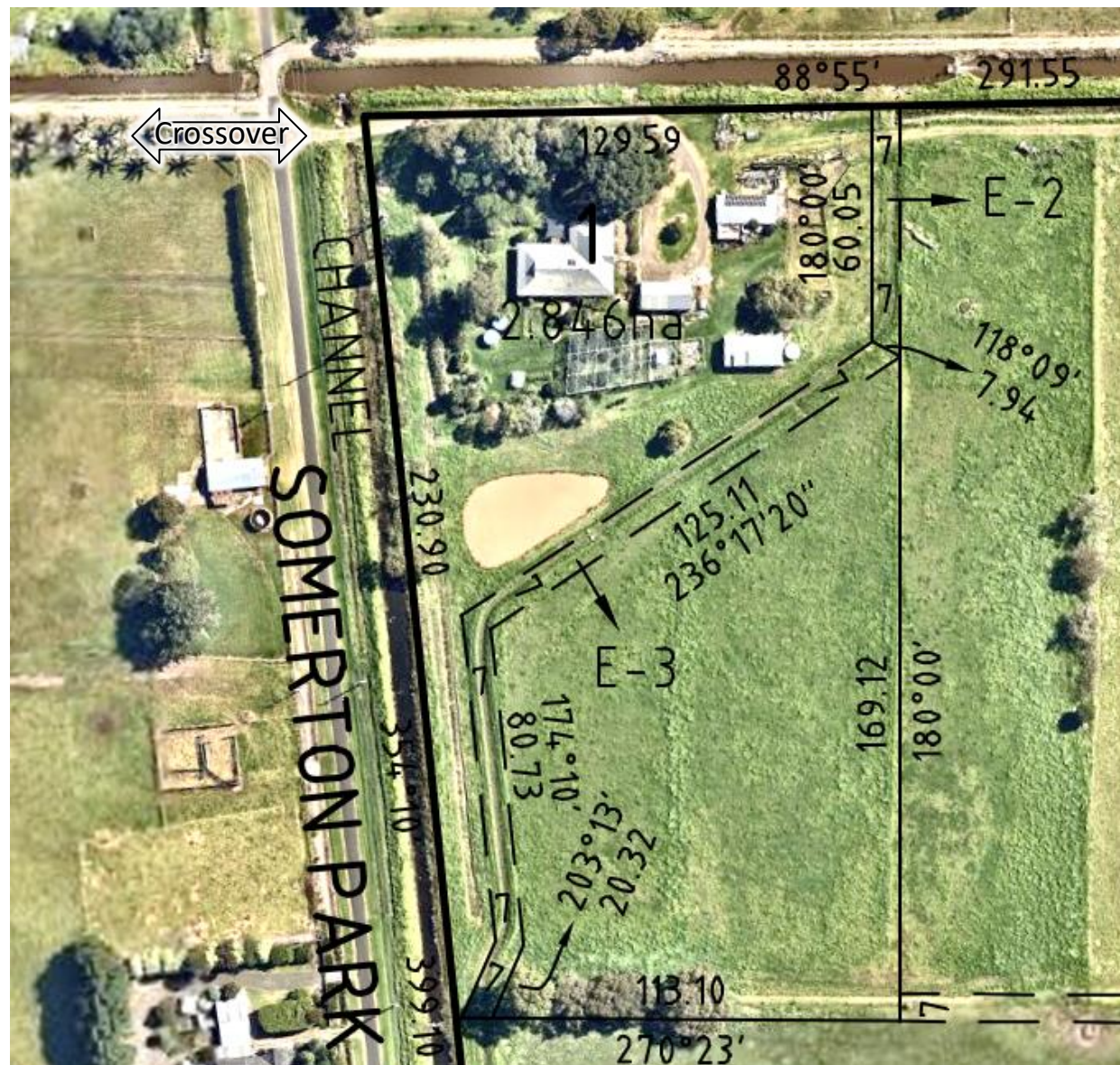
- A lot with area of 2.846 hectares (Lot 1). This lot will comprise the existing dwelling, landscaping, water tanks, effluent dispersal lines and the outbuildings that surround it. A small dam will be kept in the southeast corner of the land to collect stormwater. The lot will be accessed via the existing crossover to Somerton Park Estate Road that passes over the channel reserve within CA 26A to the property now; and,
- A lot with area of 27.47 hectares (Lot 2). This lot comprise the improved pastures, irrigation channels and gravel access tracks that criss-cross the property. Access to this lot will be available via the crossover at the south end of the west boundary.

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

MAP OF ELECTRICAL SUPPLY CABLES RELATIVE TO THE PROPOSED SUBDIVISION



MAGNIFIED VIEW OF PROPOSED LOT 1



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Planning Policy Framework & Municipal Planning Strategy:

wishes to subdivide his farm into 2 lots to allow him and his partner, to retire from farming while remaining in their home. The smaller lot they are seeking to create will have area of 2.846 hectares. It has been designed to incorporate their existing house, outbuildings, landscaping, driveway and effluent dispersal area. The balance lot will have area of 27.47 hectares. It will accommodate all of the improved pastures and irrigation infrastructure on the property. This lot will be sold to another farmer. Both lots will gain access via the existing crossovers to Somerton Park Estate Road, which connects to the site via Crown Allotment 26A at the north and south ends of the west boundary.

As such, the proposal accords with the policy objectives of:

- **Clause 14.01-1R** as the proposed subdivision will:
 - Incorporate all of the assets associated with the dwelling on the land into one lot so as to allow it to continue to be used as a dwelling once the balance farmland is sold separately;
 - Restrict the land lost to farming to the non-viable farmland around the house;
 - Retain easy access to the services in Sale via Somerton Park Road, Cobains Road & the Princes Highway, which are all bitumen-sealed roads in excellent condition; and,
 - Not create a new land use that would impact agricultural production on other farms in the area in a significant manner.
- **Clause 14.02-1S** as the proposed subdivision has been designed to:
 - Avoid impacting the channels running through CA 26A; and,
 - Ensuring that the improved pastures remain available for irrigated farming using the water supply available in the channels running through CA 26A.

The purpose of the zone and overlays:

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

- Ensuring that the creation of the proposed 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 a significant amount of viable farmland, noting that most of Lot 1 is taken up with Philip & Kerri's house and associated infrastructure; and,
- Avoiding the need for removal of any significant vegetation, noting that there are no trees along the proposed new boundary, as shown above.

With regard to the purpose of **Clause 43.02**, it is noted that the proposal does not include the construction of any buildings that would impact the safe operation of the RAAF Base East Sale. Hence, the purpose of the Design & Development Overlay is met.

With regard to the purpose of **Clause 45.02**, it is noted that the proposed subdivision is being carried out for agricultural reasons, i.e. the longstanding farmer wishes to retire while remaining in their home. So, they are seeking to alienate the balance farmland to allow its sale to another farmer. Issues relating to the impact of aircraft noise are not considered pertinent to farming activity.

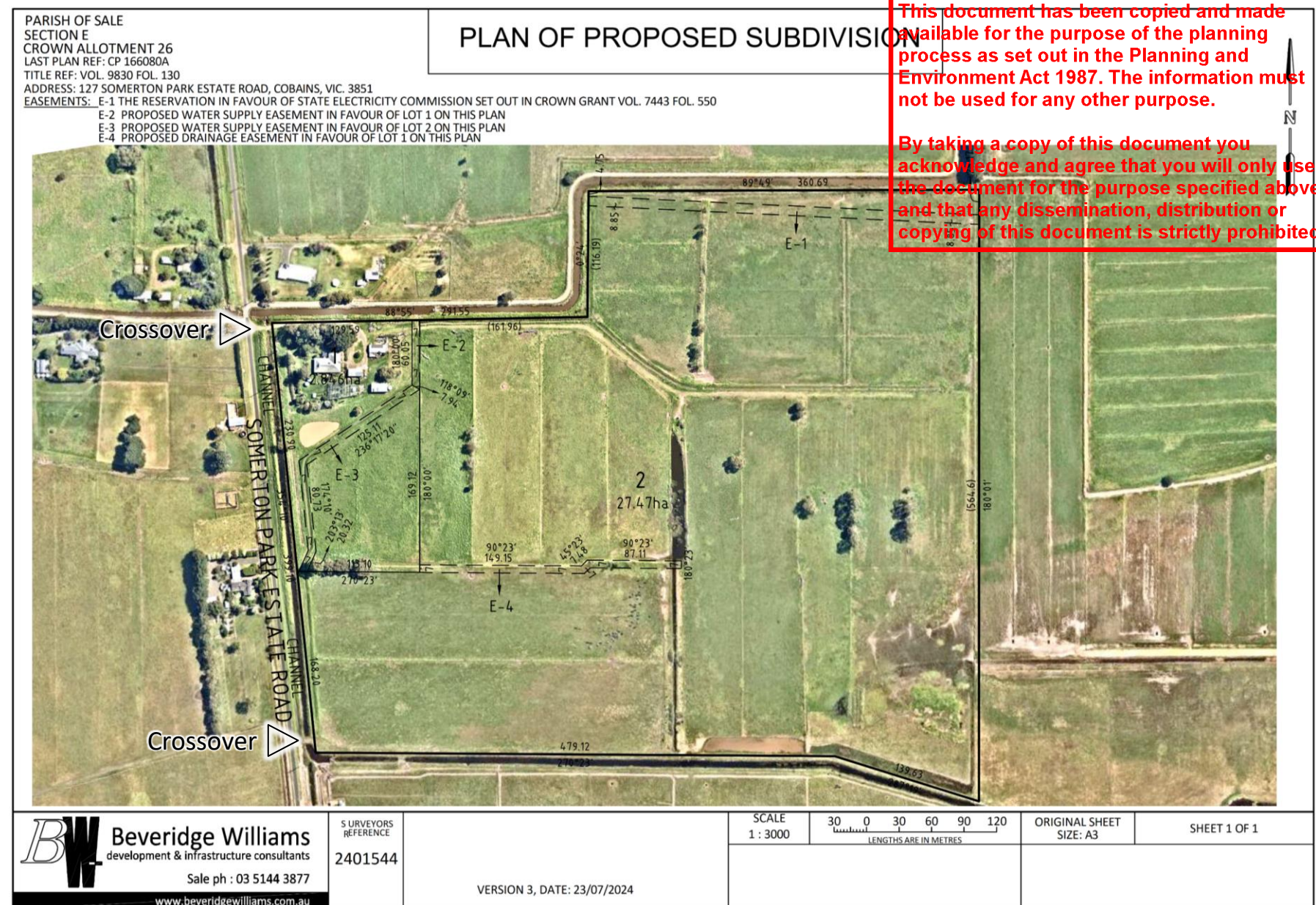
Any matter required to be considered in the zone, overlay or other provision:

The proposed 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 declared watercourses or irrigation channels, in accordance with the objectives of the West Gippsland Catchment Management Strategy;
- Not creating land uses that would impact on soil or water quality;
- Ensuring the creation of the smaller 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.

With regard to the matters set out at **Clause 43.02-6**, it is noted that the proposal does not include the construction of any buildings. Nor, for that matter will the proposed subdivision be likely to lead to the construction of a building that would disrupt the safe operation of the RAAF Base East Sale.

With regard to the matters set out at **Clause 45.02-6**, it is noted that the proposed subdivision does have the potential to increase the number of dwellings and people impacted by aircraft noise, insofar as a permit would not be required to use proposed Lot 2 for a dwelling under the provisions of the Farming Zone. However, any dwelling constructed on proposed Lot 2 would still require approval under **Clause 45.02-2**. Hence, appropriate noise attenuation measures would still be applied to it. In this manner, aircraft noise impacts would still be mitigated to an appropriate degree.





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, 66kV Pole
	High Voltage Overhead Line
	Overhead Line
	High Voltage Overhead Line
	Earthing Overhead Line
	Substation Pole, Kiosk Substation, Indoor Substation, Ground Type Substation

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The effect on the amenity of the area:

The proposed subdivision will create a 2.846 hectare lot for an existing dwelling and retain a 27.47 hectare vacant lot for 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 subdivision does not necessitate any significant works near watercourses or channels, 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:

- Both proposed lots will enjoy access via the existing crossovers to Somerton Park Estate Road that run over the portion of Crown Allotment 26A that protects a channel running between the subject site and the roadway;
- The purpose of the subdivision is to provide a lot that will Philip & Kerri to retire from farming while remaining in their existing dwelling, as shown opposite and below;
- There remains ample space for carparking within each lot; and,
- Both proposed lots can be connected to reticulated electricity, as shown opposite.

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