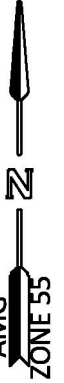


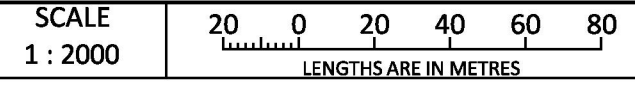
PARISH OF BUNDALAGUAH
 SECTION 2
 CROWN ALLOTMENT 7 (PART)
 LAST PLAN REF: LP 135732 (LOT 1) & PS 443973L (LOT 1)
 TITLE REF: VO. 9112 FOL. 252 & VOL. 10593 FOL. 276
 ADDRESS: 209 YUILL ROAD, BUNDALAGUAH, VIC. 3851

PLAN OF PROPOSED SUBDIVISION

EASEMENTS:
 E-1 WATER SUPPLY
 E-2 CONDITION IN FAVOUR OF STATE RIVERS & WATER
 SUPPLY COMMISSION SET OUT IN C/G VOL. 6888 FOL. 577



SURVEYORS REFERENCE
 2401539



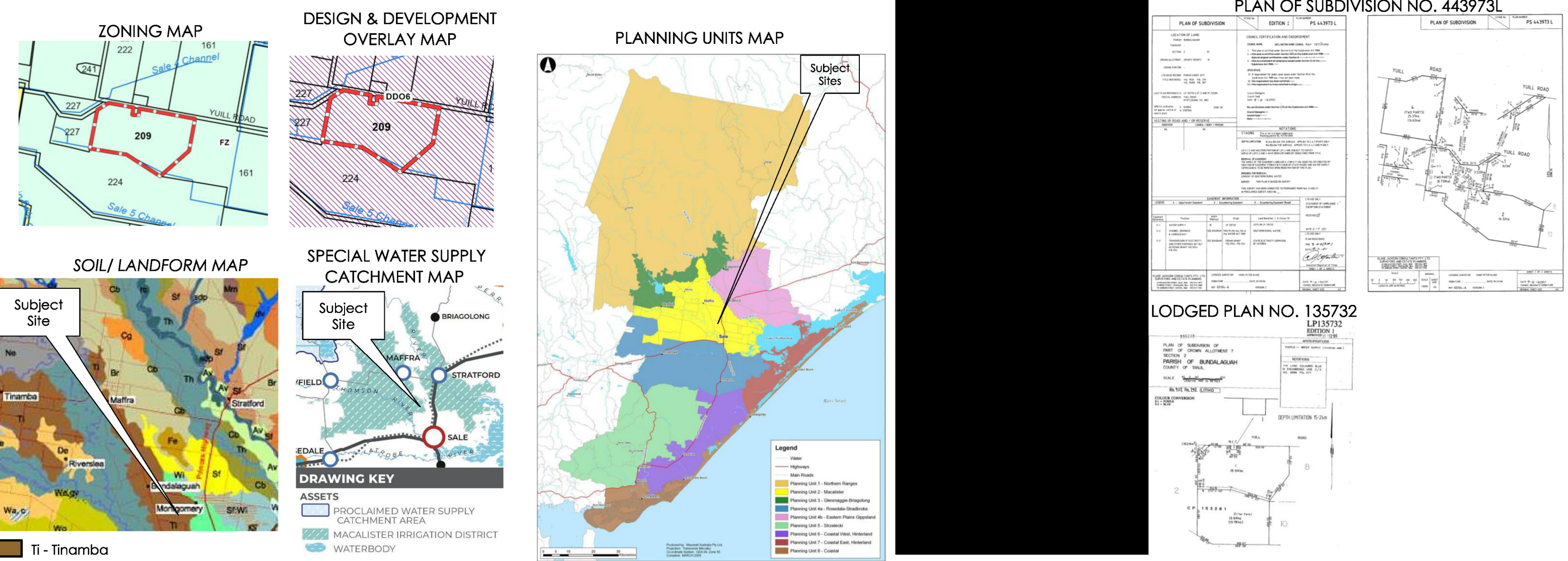
ORIGINAL SHEET SIZE: A3

SHEET 1 OF 1

Address:	209 Yuill Road, Bundalaguah	
Lot details:	Lot 1 on Lodged Plan No. 135732	Lot 1 on Plan of Subdivision No. 443973L
Particulars:	Volume: 09112; Folio: 252	Volume: 10593; Folio: 276
Restrictions:	Affected by a 10 metre wide water supply easement on the western perimeter at the north end and an easement in favour of adjoining land along the south perimeter – see opposite.	Affected by a 10m wide water supply easement along its western perimeter – see opposite.
Area & shape:	15.54 hectares formed in an irregular shape – see opposite.	1,613m ² formed in a trapezoidal shape
Topography:	Flat	Flat
Soil Type:	Tinamba: Suitable for irrigated horticulture & livestock 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:	Design & Development (Schedule 6)– see below.	
Improvements:	A single-storey, weatherboard dwelling is located near the north boundary frontage to Yuill Road. It has some landscaping vegetation around its north side and gains access via a gravel crossover to Yuill Road. The balance of the land has been laser graded and sown with improved pastures to allow irrigated dairy cow grazing using irrigation channels for the water supply. External boundaries are fenced with post and wire treatments (see photo montage overleaf).	The land is covered in pasture grass and vacant of improvements, apart from post and wire boundary fencing on its north and west sides (see photo montage overleaf).

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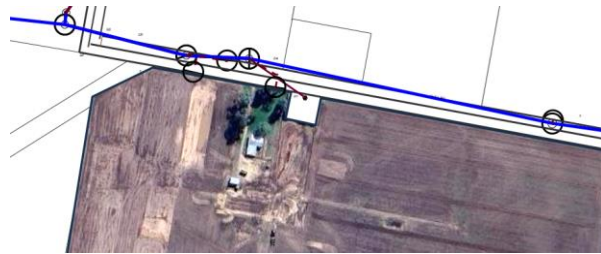
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VIEW OF THE CROSSOVER FROM YUILL ROAD TO THE DWELLING ON THE SUBJECT SITE



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



DIMENSIONED AERIAL PHOTO OF THE SUBJECT SITE WITH ADJOINING ROADS, IMPROVEMENTS & ACCESS POINTS LABELLED



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

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

ADJOINING PROPERTIES:

DIMENSIONED AERIAL PHOTO OF THE SUBJECT SITE WITH SURROUNDING DEVELOPMENT SHOWN

The subject sites collectively abut:

- Yuill Road along their dog-legged 570.79 metre long north boundary for a distance of 483.97 metres in two parts, i.e. on each side of 201 Yuill Road. This road reserve has a width of approximately 20 metres. It contains a two-way, un-marked bitumen road with grassed, rural-style drainage down both sides. It terminates in an intersection with the Princes Highway 1.9km to the east and the Sale-Maffra Road 2.2km to the west, as the crow flies;
- 102 Yuill Road along the balance of their north boundary in the centre. This property has area of 904m² formed in a rectangular shape and is used for rural residential lifestyle purposes. It accommodates a single dwelling on the east side and a steel outbuilding on the west side. The property gains via a crossover to Yuill Road;
- 161 Yuill Road along their entire dog-legged 378.19 metre long east boundary. This property has area of approximately 71.75 hectares formed across 3 irregular shaped parcels that are located on either side of Yuill Road. This property is used, along with the subject site, for irrigated dairy farming and is owned by the permit applicant. The applicant's dwelling is located approximately 55 metres from the common boundary with the subject site and there is a large steel shed between the house and the boundary. Bitumen crossovers to Yuill Road are located at the western end of the frontage and opposite the dwelling;
- 224 Myrtlebank Road along their entire dog-legged 452.59 metre long south boundary. This property has area of approximately 53.5 hectares formed across two irregular shaped parcels. This property appears to be used for irrigated farming. A single dwelling is located approximately 650 metres from the common boundary with the subject site. This dwelling enjoys access via a crossover to Myrtlebank Road, which abuts the south boundary;
- 227 Yuill Road along their dog-legged 290.94 metre long west boundary for a distance of 229.94 metres at the south end. This property has area of approximately 6 hectares formed across two irregular shaped parcels. It is used for rural residential lifestyle purposes with a single dwelling located 30 metres from the common boundary with the subject site. The property gains via a crossover to Yuill Road; and,
- Crown Allotment 2A, Section 2, Parish of Bundalaguah along the northern balance of their west boundary. This a reserve that is set aside to protect irrigation infrastructure. It has area of approximately 1 hectare formed in a long thin shape that zigzags along following the irrigation channel.



LOOKING WEST ALONG YUILLS ROAD

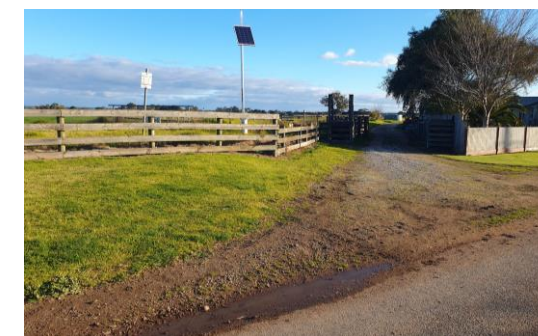
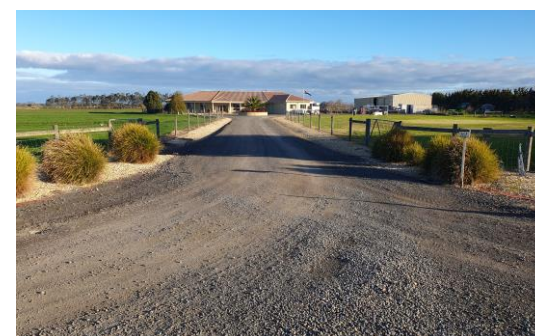
LOOKING EAST ALONG YUILLS ROAD

102 YUILLS ROAD

161 YUILLS ROAD

227 YUILLS ROAD

CROWN ALLOTMENT 2A



THE PROPOSAL:

It is proposed to subdivide 209 Yuill Road into two lots in order to create a small lot for an existing dwelling so the landowners can sell it separately. The proposed new boundary follows the extent of the improved, irrigated pastures within the land.

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

- A lot with area of 6,658m² formed in a rectangular shape (Lot 1) . This lot will comprise the existing dwelling, landscaping, water tanks, effluent dispersal lines and the outbuilding on its south side. This lot will be accessed via the existing crossover to Yuill Road; and,
- A lot with area of 15.84 hectares (Lot 2). This lot will comprise the irrigated, laser graded pastures and dam. Access to this lot will be available via a new crossover to Yuill Road.

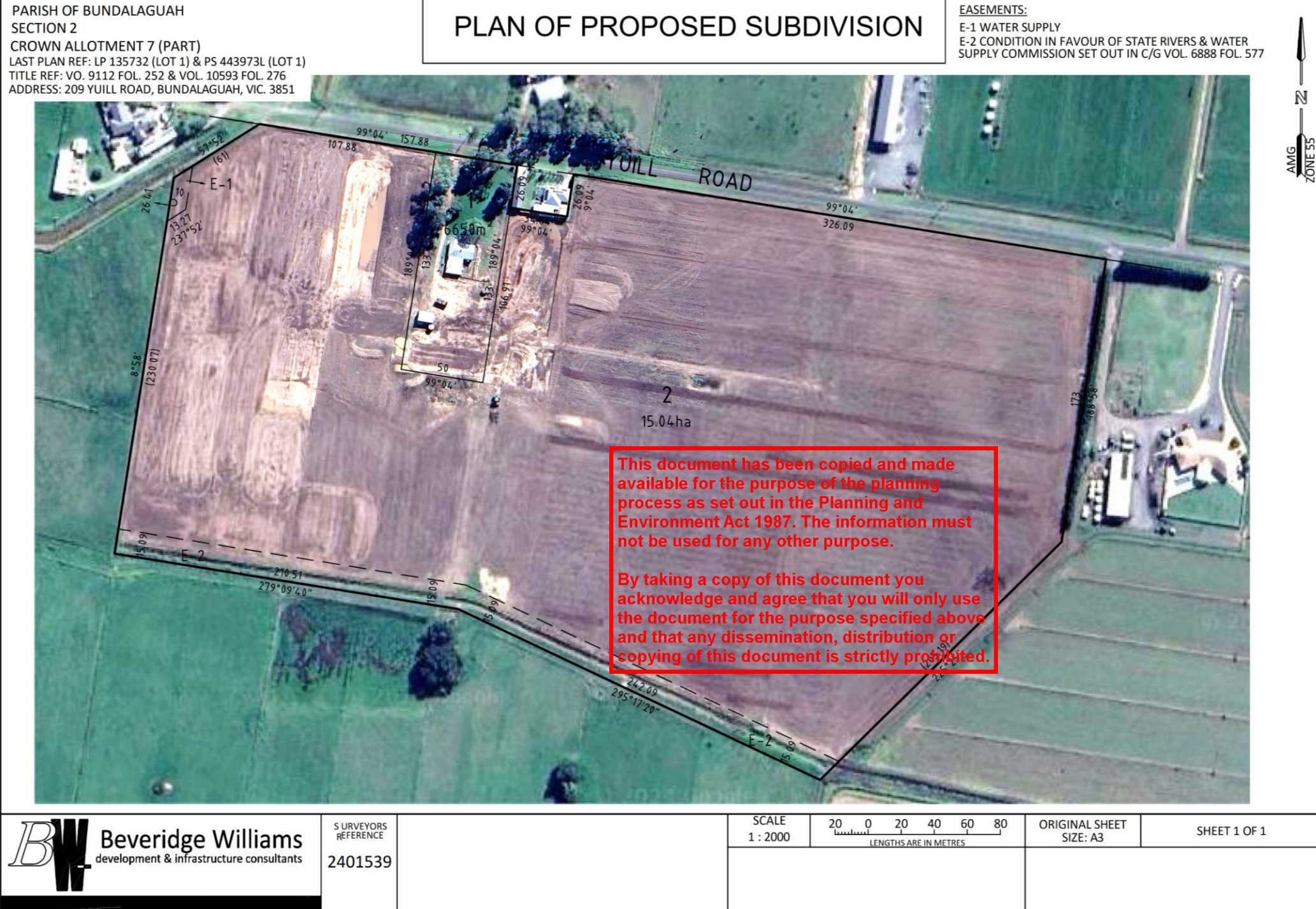
Reticulated electricity runs along Yuill Road, as shown below. Both proposed lots will be able to connect to reticulated electricity via this supply.

MAP OF ELECTRICAL SUPPLY CABLES RELATIVE TO THE PROPOSED SUBDIVISION



LEGEND – Overview Plot of Electricity Assets

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Planning Policy Framework & Municipal Planning Strategy:

wishes to re-subdivide their land so as to alienate the existing dwelling thereon. It is surplus to their needs and they wish to sell it to a separate owner seeking a rural lifestyle property. The smaller lot for the dwelling will have area of 6,650m². It has been designed to incorporate the existing house, outbuildings, landscaping, driveway and effluent dispersal area. The balance lot will have area of 15.04 hectares. It will accommodate all of the improved, irrigated pastures and dam.

will retain this lot for ongoing use as part of their irrigated dairy enterprise.

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 it is sold separately;
 - Restrict the land lost to farming to the non-viable farmland around the house;
 - Retain access to the services in Sale, which is 5 kilometres to the south via high quality bitumen-sealed roads; 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 irrigation channels that run through the land

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 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 Rose'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 opposite.

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:

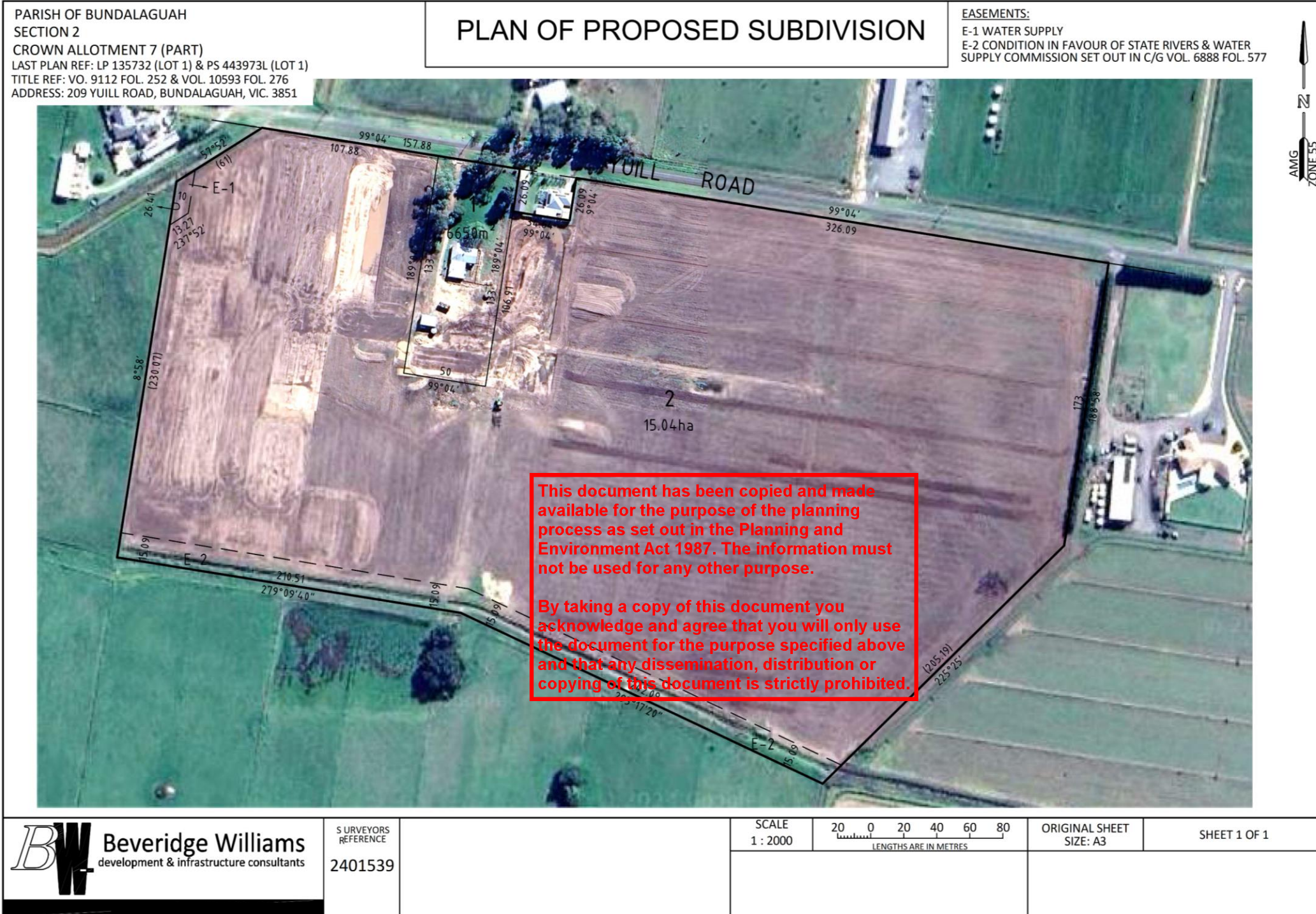
- Avoiding the need for any works that would impact upon declared watercourses or irrigation channels, in accordance with the objectives of the West Gippsland Catchment Management Strategy;
- Not creating land uses that would impact on soil or water quality;
- Ensuring the creation of the smaller lot 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.

The effect on the amenity of the area:

The proposed re-subdivision will create a 6,650m² lot for an existing dwelling and retain a 15.04 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 re-subdivision does not necessitate any significant works near the irrigation channels, as shown above. 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.

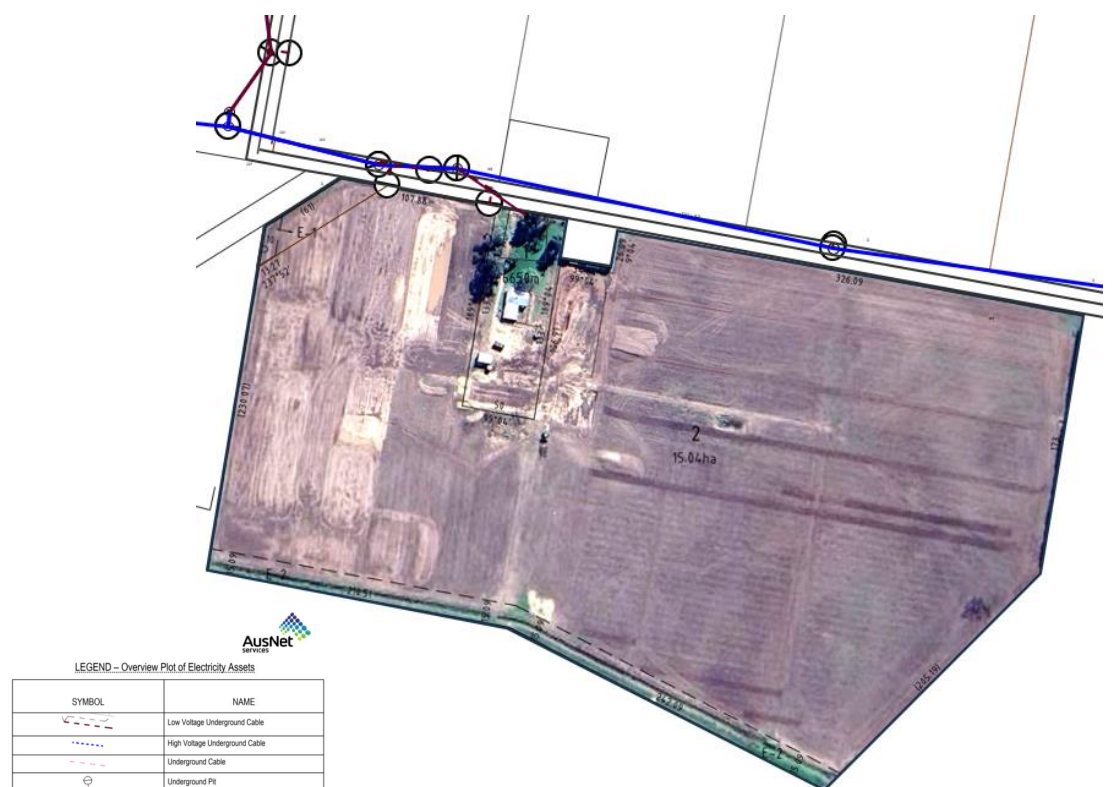
Loading and unloading facilities and any associated amenity, traffic flow and road safety impacts:

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 an existing and new crossover to Yuill Road respectively;
- The purpose of the re-subdivision is to alienate a house for separate sale. Anecdotal evidence from local agents suggests there will be a good market for the house on Lot 1;
- There remains ample space for carparking within each lot; and,
- Both proposed lots can be connected to reticulated electricity, as shown below.

MAP OF ELECTRICAL SUPPLY CABLES RELATIVE TO THE PROPOSED SUBDIVISION



AusNet

LEGEND - Overview Plot of Electricity Assets

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PROPOSED PLAN OF SUBDIVISION

