

# PLAN OF PROPOSED SUBDIVISION



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**BW** Beveridge Williams  
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Sale ph : 03 5144 3877  
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SURVEYORS REFERENCE  
2500090

LAST PLAN REF: PS 506798 E (LOT 1) & TP 973164B (LOT 1)  
TITLE REF: VOL. 10685 FOL. 973 & VOL. 12590 FOL. 062

SCALE 1 : 4000  
40 0 40 80 120 160  
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 1 OF 1

LICENSED SURVEYOR: JOHN JACKSON  
VERSION 1, DATE: 20/01/2025

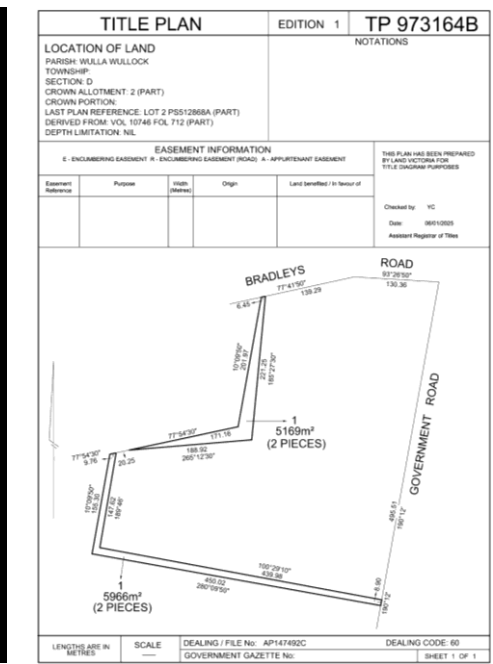


<b>Address:</b>	<b>90 Bradleys Road, Stradbroke</b>	
Lot details:	Lot 1 on Plan of Subdivision No. 506798E (Vol: 10685; Fol: 973). No title restrictions.	Lot 1 on Title Plan No. 973164B (Vol: 12590; Fol: 062). No title restrictions.
Area & shape:	43.84 hectares formed in an irregular shape – see below.	5,169m <sup>2</sup> formed in an irregular shape – see below.
Soil Type & topography:	Giffard Class - see below. These soils are suitable for agroforestry & grazing. The land is largely flat, but is bisected by a declared watercourse – see overleaf.	
Strategy Plans:	Wellington Strategic Framework Plan: Not in the Macalister Irrigation District or a Brown Coal resource area. Planning Units Map: Unit 4a – Rosedale-Stradbroke.	
Zoning & Overlays:	The land is located in the Farming Zone and is affected by the Bushfire Management Overlay across its northern portion – see below.	
Improvements:	A single-storey, 2-bedroom weatherboard dwelling is located in the northeast corner of the land, with outbuildings, landscaping and an on-site wastewater management system around it. The balance of the land has improved pastures and is used for livestock grazing. A declared watercourse runs through the property in an east-west direction. There are 5 dams across the land. Access is available via 3 crossovers to Bradleys Road, which abuts the north boundary.	This land accommodates fencing and the edges of the dwelling within Lot 1 on PS506798E and some of the outbuildings around it. It runs around the edge of Lot 1 on PS506798E and was only recently reclaimed by the owners through a 'possessory rights' application over the property to the east.

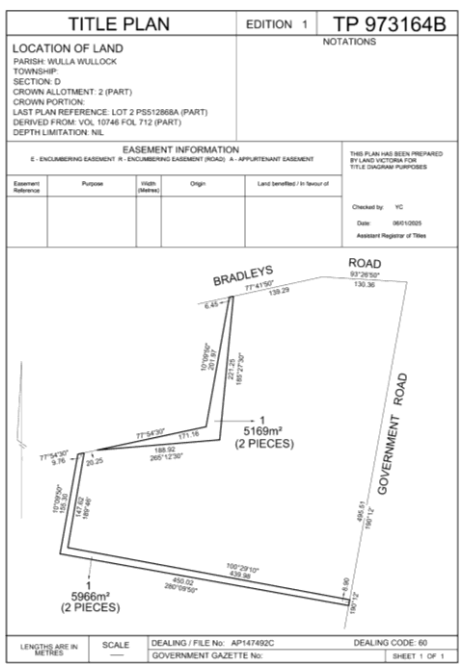
TITLE SEARCH STATEMENT (LOT 1 ON PS506798E)



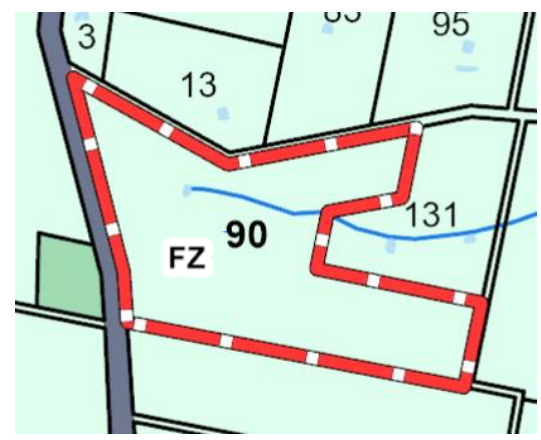
TITLE SEARCH STATEMENT (LOT 1 ON TP973164B)



TITLE PLAN NO. 973164B



ZONING MAP



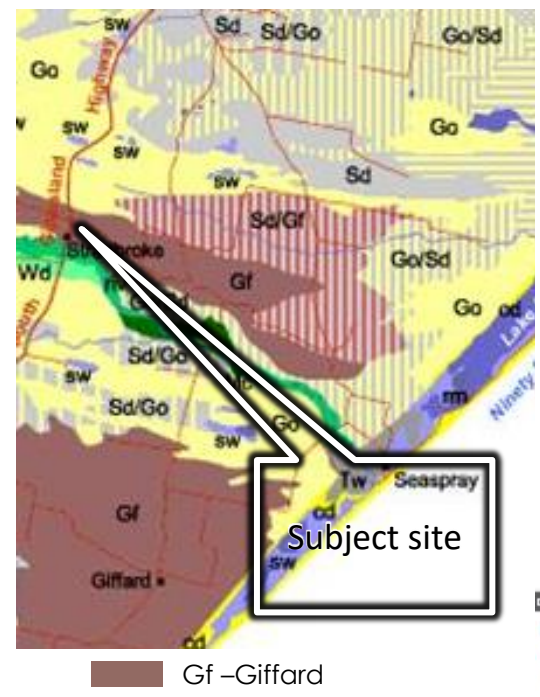
BUSHFIRE MANAGEMENT OVERLAY MAP



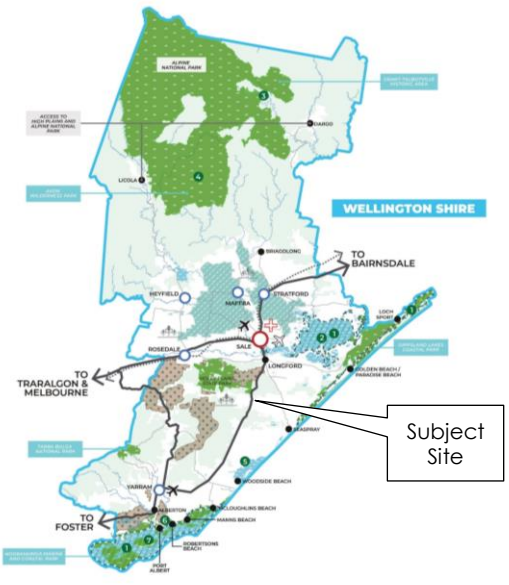
ABORIGINAL HERITAGE MAP



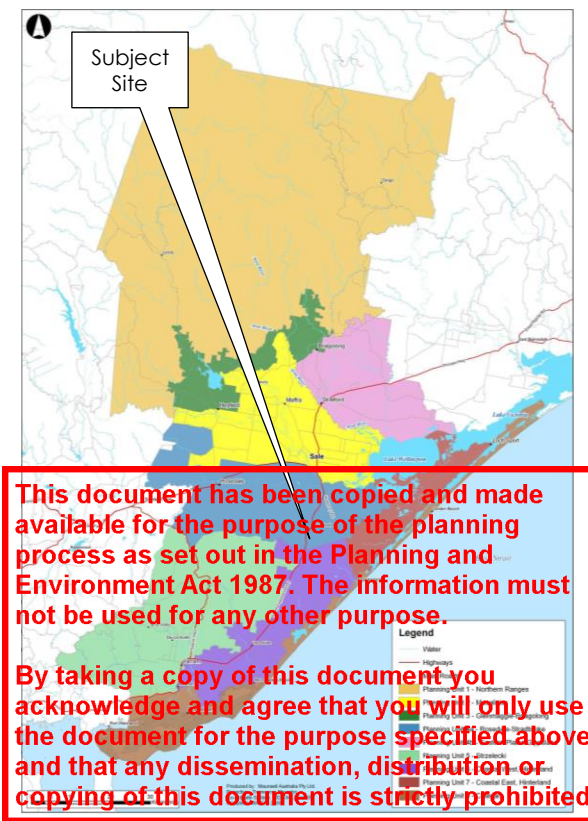
SOIL & LANDFORM MAP



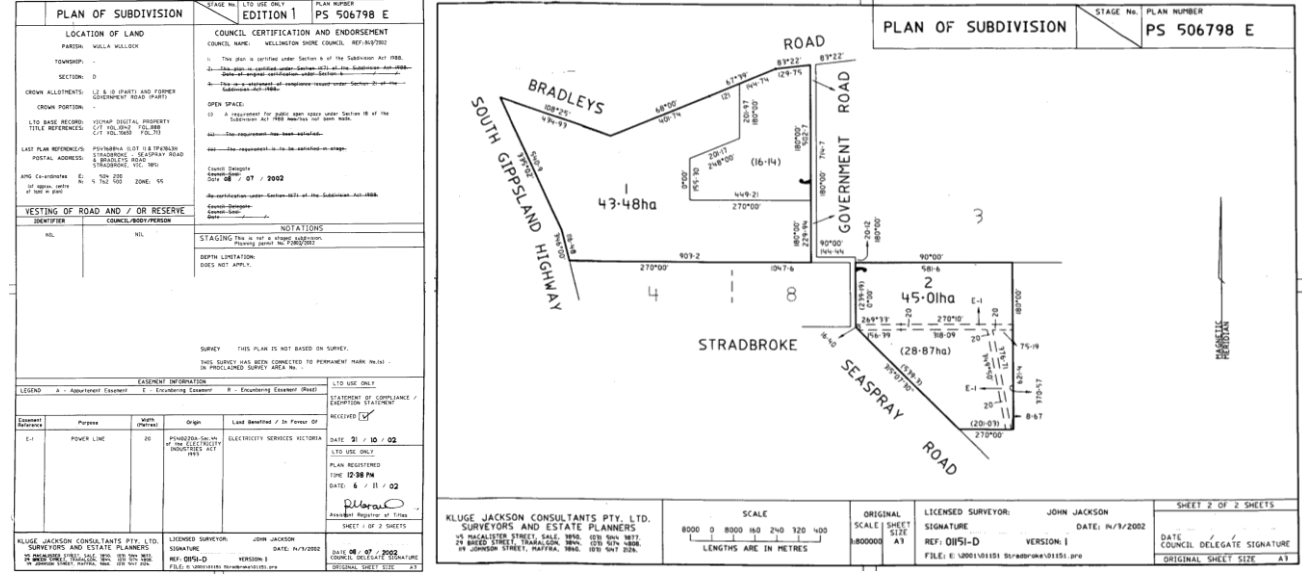
WELLINGTON STRATEGIC FRAMEWORK PLAN



PLANNING UNITS MAP



PLAN OF SUBDIVISION NO. 506798E



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VIEW OF THE EXISTING DWELLING



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



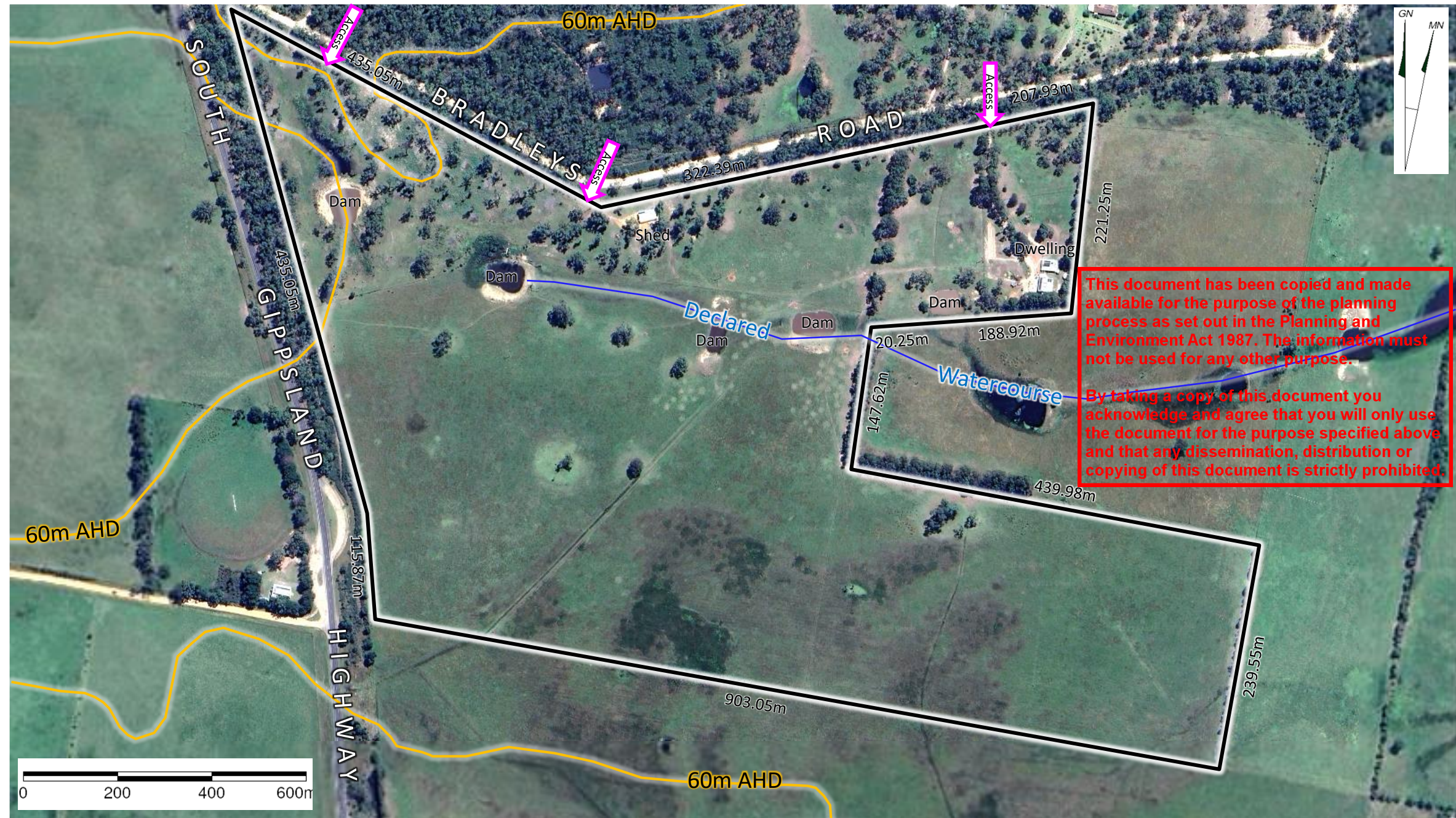
VIEW OF THE CROSSOVER FROM BRADLEYS ROAD TO THE FARM SHED ON THE SUBJECT SITE



VIEW OF THE FARM SHED ON THE SUBJECT SITE FROM BRADLEYS ROAD



DIMENSIONED AERIAL PHOTO OF THE SUBJECT SITES WITH WATERCOURSES (BLUE LINES), CONTOURS (GOLD LINES) & ACCESS POINTS SHOWN



VIEW OF THE WESTERMOST CROSSOVER TO THE SUBJECT SITE FROM BRADLEYS ROAD



ELECTRICITY SUPPLY ACROSS THE LAND





**ADJOINING PROPERTIES:**

**DIMENSIONED AERIAL PHOTO OF THE SUBJECT SITE WITH WATERCOURSES (BLUE LINES), CONTOURS (BROWN LINES) & SURROUNDING PROPERTIES LABELLED**

The subject sites collectively abut:

- Bradleys Road reserve along the full extent of their 965.37 metre long, dog-legged north boundary. This road reserve has a width of 30 metres where it abuts the subject site. It accommodates a two way gravel road with grassed shoulders, street trees and rural style drainage on both sides. It intersects with the South Gippsland Highway at the northwest corner of the subject site;
- The northern portion of 131 Seaspray-Stradbroke Road along the northern portion of its 1,257.57m long, dog-legged east boundary for a distance of 1,018.02 metres at the north end. This property has area of 42.6 hectares formed across two irregular shaped parcels that are located 280m apart. The northern portion is bisected by the same declared watercourse as the subject site, but is otherwise unimproved;
- An unnamed, unmade road reserve along the southern balance of their eastern boundary;
- Crown Allotments 4 & 8, Section D, Parish Wulla Wullock along the full extent of their 903.05 metre long south boundary. These properties are owned contiguously. They have area of approximately 24.4ha formed in a trapezoidal shape and are cleared to allow their use for livestock grazing;
- South Gippsland Highway road reserve along the full extent of their 550.92 metre long, dog-legged western boundary. This road reserve has a width of 60 metres where it abuts the subject site. It accommodates a two way, line-marked, bitumen-sealed state highway with gravel shoulders, large grassed verges, roadside trees and rural style drainage on both sides. There is a roadside vehicle stopping point near the south end of the abuttal with the subject sites. This is the major vehicular thoroughfare through the South Gippsland region and connects back to the regional centre of Sale approximately 19km to the north.



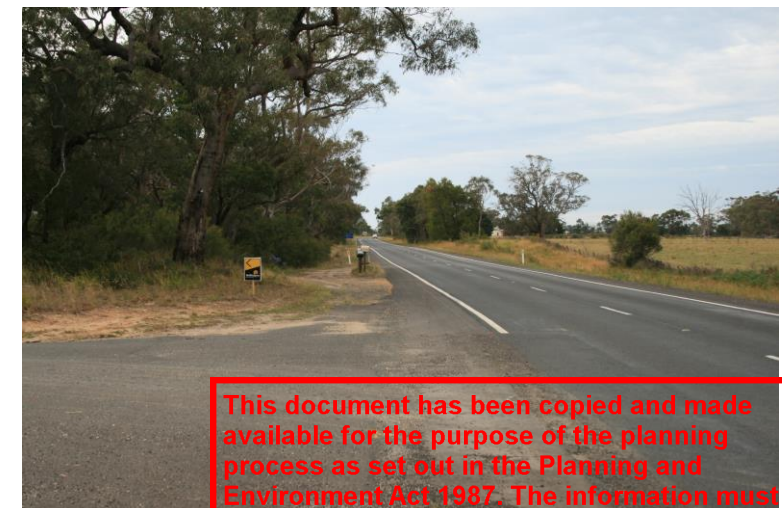
LOOKING WEST ALONG BRADLEYS ROAD WHERE IT ABUTS THE SUBJECT SITE



131 SEASPRAY-STRADBROKE ROAD FROM BRADLEYS ROAD



LOOKING SOUTH DOWN SOUTH GIPPSLAND HIGHWAY FROM THE INTERSECTION WITH BRADLEYS ROAD



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**THE PROPOSAL:**

It is proposed to re-subdivide 90 Bradleys Road into two lots in order to alienate the dwelling in the northeast corner to allow its separate sale to someone seeking a rural lifestyle property. The applicants will retain the balance land for livestock grazing.

The proposed new boundary follows an existing fenceline.

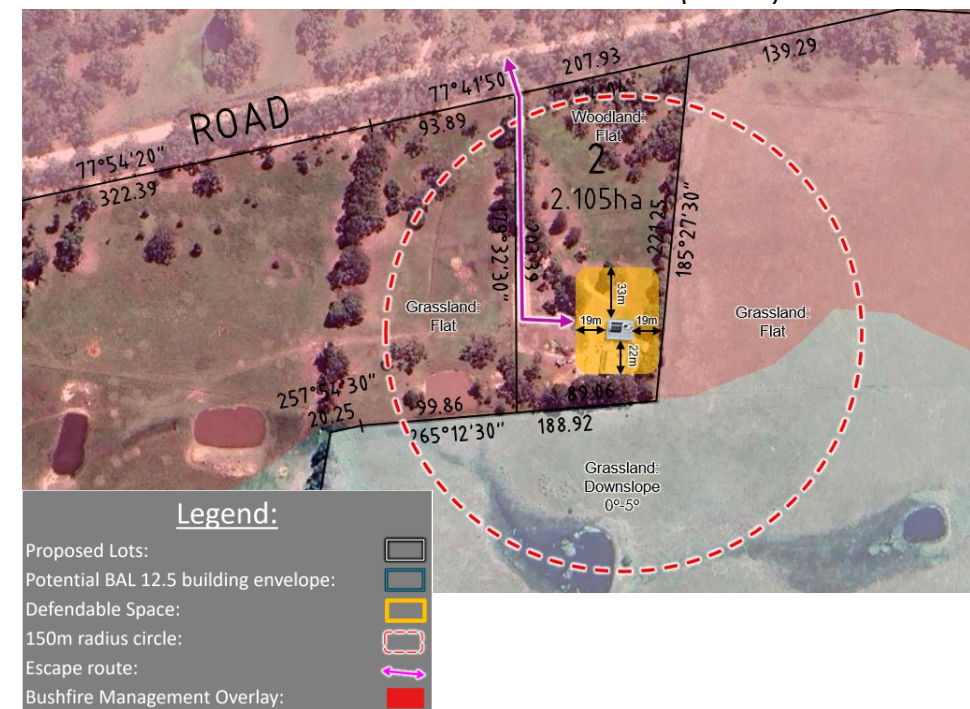
As can be seen opposite, the proposed subdivision will create:

- A lot with area of 42.62 hectares (Lot 1). This lot will be retained by the permit applicants. Access to it will be available from Bradleys Road via either of the two existing crossovers; and,
- A lot with area of 2.105 hectares (Lot 2). This lot will accommodate the existing dwelling, its outbuildings and on-site wastewater management system. It will gain access via the existing crossover to the dwelling and also enjoy access to electricity via an extension to the existing supply, as shown below. This lot will be sold to someone seeking a rural residential lifestyle.

As shown opposite, the Bushfire Management Overlay covers all of proposed Lot 2 and the northern fringe of proposed Lot 1. A Bushfire Hazard Site Assessment is provided below to demonstrate how the existing dwelling could be retained in proposed Lot 2 in light of this. A new dwelling built within proposed Lot 1 can be constructed outside the Bushfire Management Overlay, as shown on page 8.

As shown opposite, reticulated electricity runs through proposed Lot 1. Any rearrangements necessary will be carried out to ensure the house on proposed Lot 1 remains connected. Connection to proposed Lot 2 is not mandatory.

**BUSHFIRE HAZARD SITE ASSESSMENT (LOT 1)**



<p><b>Beveridge Williams</b> development &amp; environment consultants Sale ph : 03 5144 3877 www.beveridgewilliams.com.au</p>	<p>SURVEYORS REFERENCE <b>2500090</b></p>	<p>LAST PLAN REF: PS 506798 E (LOT 1) &amp; TP 973164B (LOT 1) TITLE REF: VOL. 10685 FOL. 973 &amp; VOL. 12590 FOL. 062</p>	<p>SCALE 1 : 4000</p>	<p>LENGTHS ARE IN METRES</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 1 OF 1</p>
			<p>LICENSED SURVEYOR: JOHN JACKSON VERSION 1, DATE: 20/01/2025</p>		<p>BUSHFIRE MANAGEMENT OVERLAY: [Red Box]</p>	

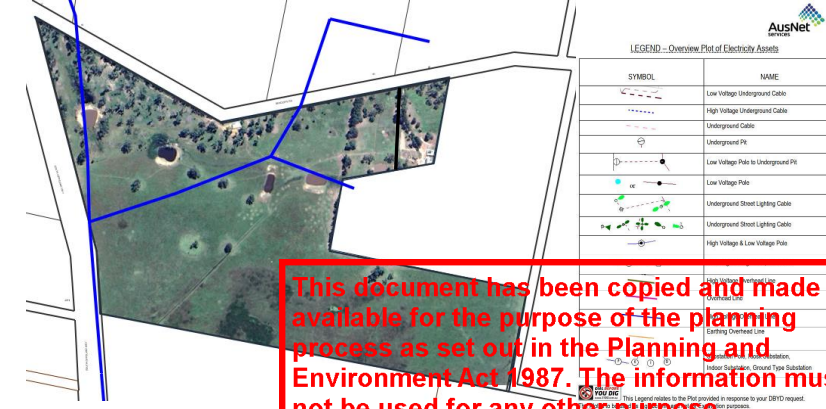
VIEW OF THE CROSSOVER TO PROPOSED LOT 1



VIEW OF THE CROSSOVER TO PROPOSED LOT 2



THE PROPOSED SUBDIVISION RELATIVE TO ELECTRICITY SUPPLY



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**BUSHFIRE LANDSCAPE HAZARD ASSESSMENT:**

As can be seen in **Figure 1**, there are extensive areas of plantation and the Holey Plains State Forest to the north and northwest of the subject site. Further areas of state forest are located a few kilometres to the southwest and there are further plantations 2.5 kilometres to the south. Fire runs exceeding 20 kilometres exist through the vegetation to the northwest.

Access to the regional centre of Sale, which is 19km to the north of the subject site, is available via a good quality bitumen road, i.e. South Gippsland Highway, which runs through a mixture of plantations and cleared farmland.

Hence, the broader landscape is rated as Type 3.

The forest to the northwest of the subject site represents the most likely fire threat to the property, given its proximity and the length of the fire run, i.e. 22 kilometres.

The most likely fire scenario would be ember attack or direct flame contact from a fire originating in the plantation/forest areas to the northwest and burning towards the property on a northwesterly wind.

**BUSHFIRE HISTORY:**

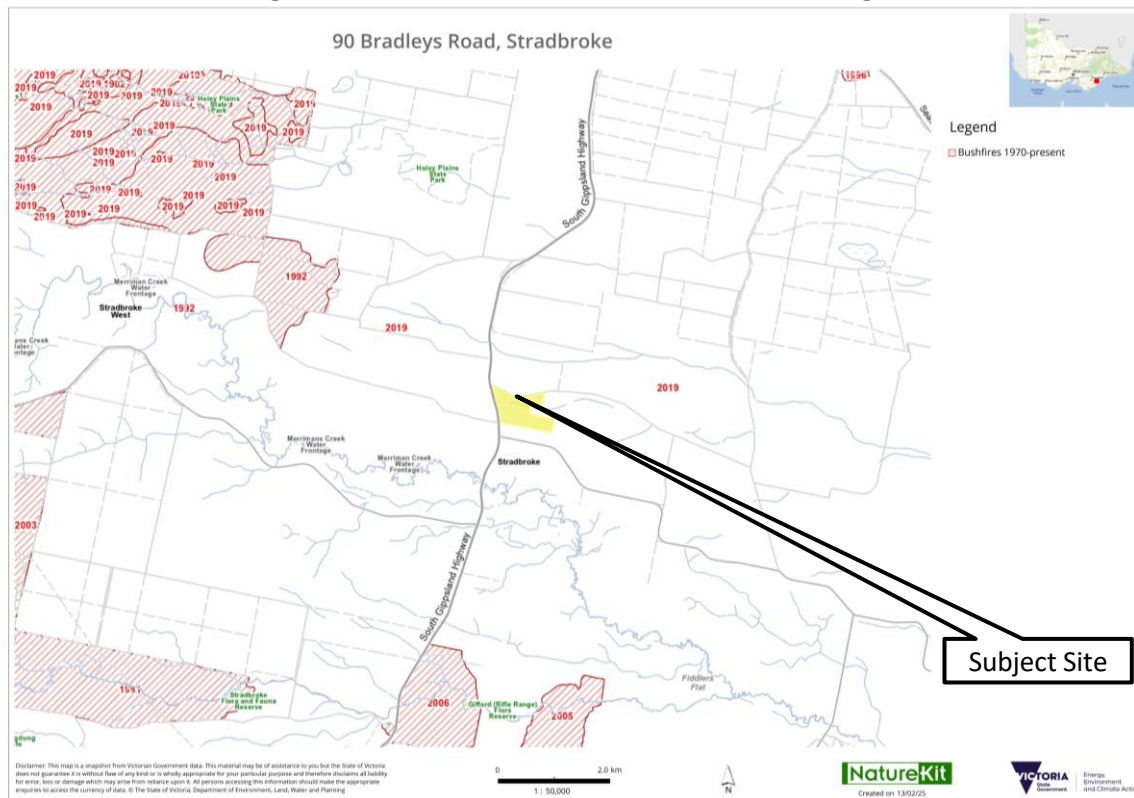
As shown on the map at **Figure 2**, the 'Rosedale' fire burnt through the forest to the northwest of the subject site in 2019. Otherwise, there were a few smaller forest & plantation fires further to the south and southwest around 20 years ago.

**SIGNIFICANT LANDSCAPE FEATURES:**

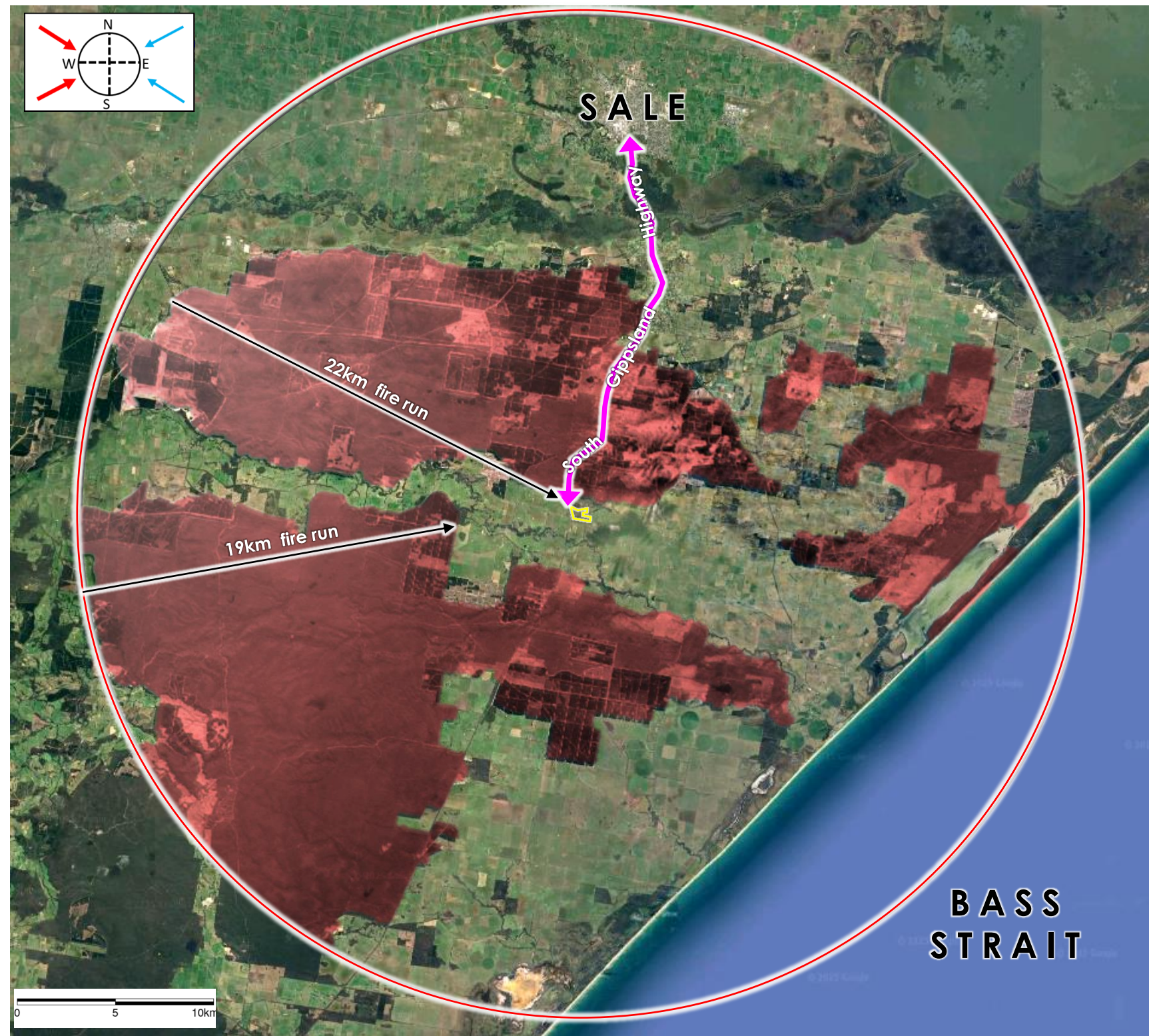
As can be seen in **Figure 1**, the key landscape features in this area are:

- The plantations & forests to the north, west and south of the subject site; and,
- South Gippsland Highway, which provides good quality vehicle access to the regional centre of Sale, 19 kilometres to the north.

**Figure 2: Recent Bushfire History Mapping**



**Figure 1: Bushfire Hazard Landscape Assessment**



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**Legend:**

- Subject Site:
- Threat Vegetation:
- 25km radius circle:
- Escape route:



Figure 3: Bushfire Hazard Site Assessment (Proposed Lot 1)

**BUSHFIRE MANAGEMENT STATEMENT:**

**Clause 53.02-4.4** of the Wellington Planning Scheme provides the following objective for subdivisions being undertaken in non-residential zones, such as the Farming Zone:

"To provide lots that are capable of being developed in accordance with the objectives of **Clause 53.02.**"

Approved Measure 5.1 at **Clause 53.02-4.4** provides that, "An application to subdivide land... demonstrates that each proposed lot is capable of meeting:

- The defensible space in accordance with Table 2 Columns A, B or C and Table 6 to Clause 53.02-5; and,
- The approved measures in Clause 53.02-4.1 and Clause 53.02-4.3."

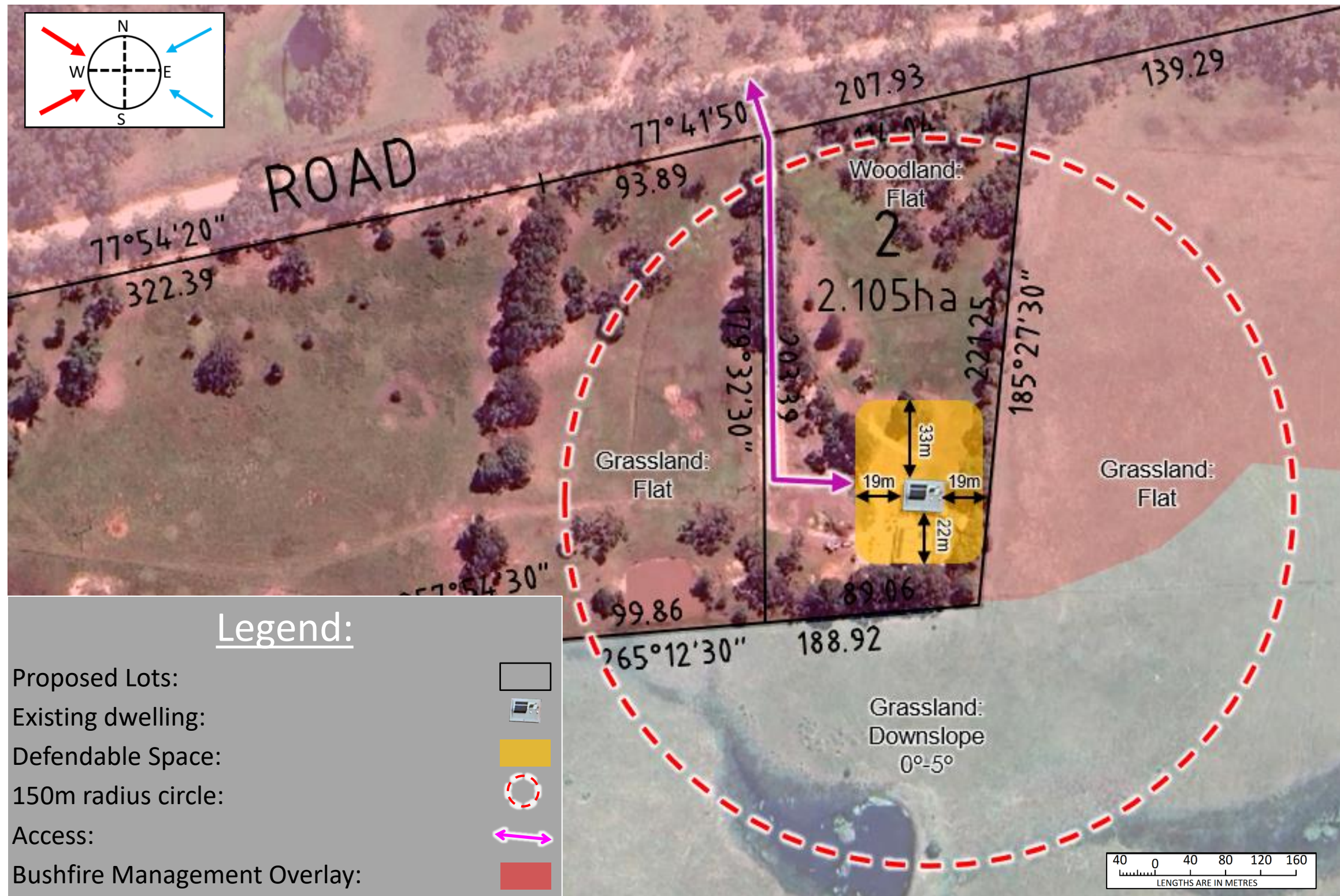
As shown on the bushfire hazard site assessment opposite at **Figure 3:**

- Apart from a small woodland in the northern portion, the dwelling in proposed Lot 2 is largely surrounded by grassland vegetation on flat areas or slight downhill slopes. This dwelling, which is presumed to be built to a BAL 12.5 standard, has ample room around it to maintain defensible space commensurate with threat vegetation of this nature, as shown opposite. So, a replacement dwelling could still be built within proposed Lot 1 and enjoy access to adequate defensible space around it after the subdivision is complete; and,
- Proposed Lot 1 will be affected by the Bushfire Management Overlay along its northern third. However, there will remain ample space for a dwelling to be constructed in a portion of the property that is not affected by the Bushfire Management Overlay and only has grassland vegetation and sufficient defensible for a BAL 12.5 build. This is shown in the design response plan on page 8.

The capacity to retain adequate defensible space around the existing dwelling within Lot 2 and the lack of threat vegetation around a potential house within proposed Lot 1 means that the re-subdivision leaves enough space in both proposed lots to accommodate defensible space that accords with that specified in Table 2 to **Clause 53.02-5** and allow the management of vegetation, access and water supply within it in accordance with Table 6 to **Clause 53.02-5.**

Hence, the proposed subdivision meets Approved Measure 5.1 at **Clause 53.02-4.4.**

In relation to Approved Measure 5.4 at **Clause 53.02-4.4**, it is noted that no landscaping, public open spaces or communal areas are proposed near the site.



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**Planning Policy Framework & Municipal Planning Strategy:**

The applicants wish to re-subdivide their land into 2 lots to allow the separate sale of the existing house to someone seeking a rural residential lifestyle. They purchased the property for the farmland in 2020 and have had to await the finalisation of their possessory rights claim to complete this task. The re-subdivision will create a lot that will have area of 2.105 hectares to accommodate the existing house, sheds and on-site wastewater management system. The farming balance lot, which they will keep, will have area of 42.62 hectares. This lot will be covered in pasture and enjoy access to multiple dams, which are fed by the declared watercourse traversing the property. Both proposed lots will enjoy access via existing crossovers to Bradleys Road. Proposed Lot 2 will be connected to reticulated electricity, while connection of proposed Lot 1 to reticulated electricity is not mandatory.

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

- **Clause 13.02-1S** as the proposed re-subdivision will create lots that can be developed with dwellings without increasing the risk to life or property in the event of a bushfire;
- **Clause 14.01-1R** as the proposed re-subdivision will:
  - Create a lot that has ample capacity to accommodate the existing dwelling and its associated infrastructure, i.e. Lot 2;
  - Create a lot that has ample viable pasture and water supply to accommodate ongoing livestock grazing, i.e. Lot 1;
  - Not remove any land from productive agriculture;
  - Retain good access to the services in Sale, which is 19 kilometres to the north, via good 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 declared watercourses; and,
  - Ensure that the improved pastures remain available for grazing.

**The purpose of the zone and overlays:**

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

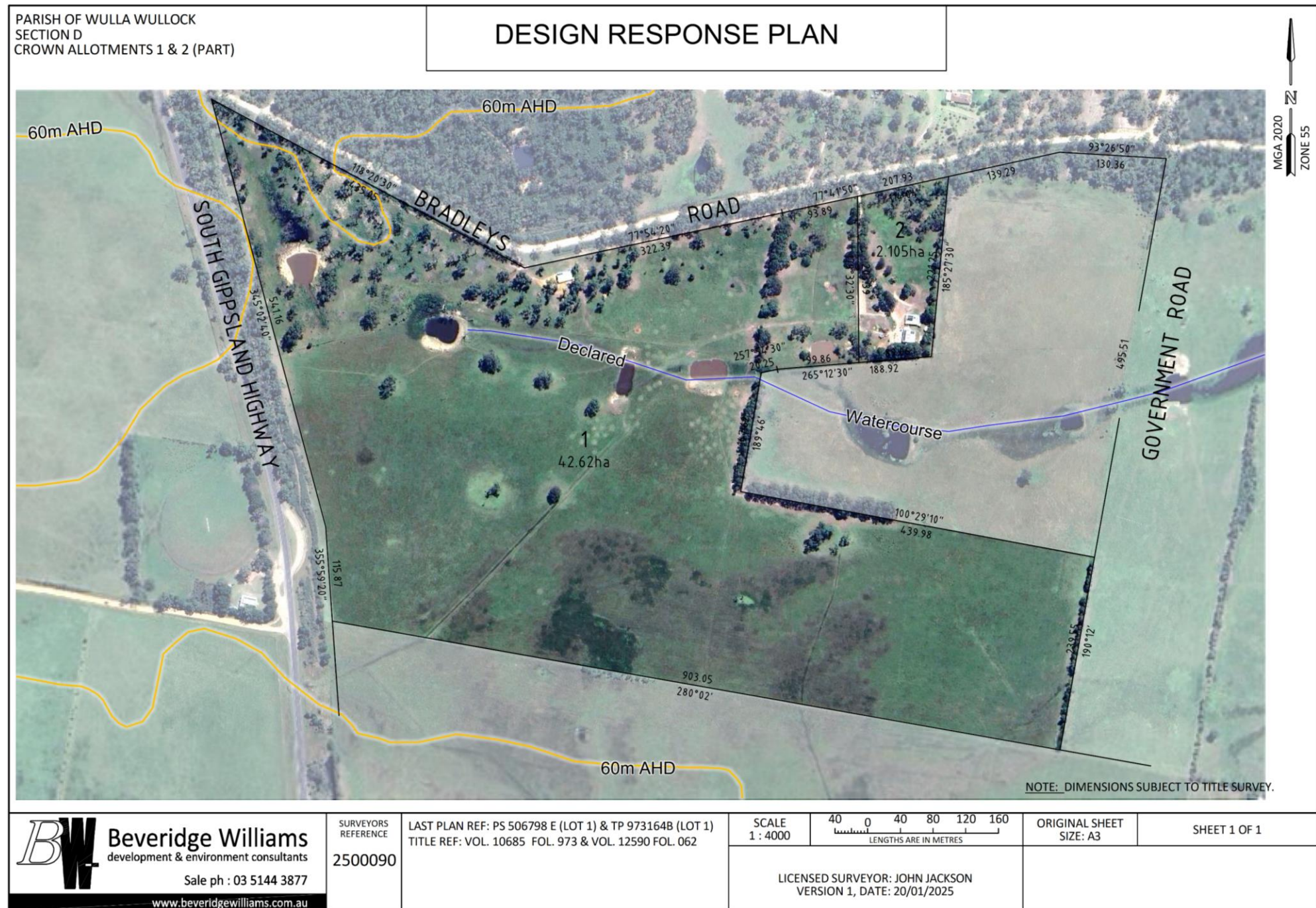
- Ensuring that the creation of the two lots will not lead to a change of land use or any works that would impact upon the use of adjoining land for agriculture;
- Avoiding the loss any viable farmland, noting that proposed Lot 1 retains ample pasture and access to water to be used for ongoing livestock grazing; and,
- Avoiding the need for removal of any significant vegetation, noting that the proposed new boundary is already fenced.

The proposed re-subdivision has been designed to comply with the purpose of **Clause 44.06** by ensuring that the existing house has adequate room around it to accommodate a defensible space that is commensurate to its construction type and the prevailing threat vegetation within 150m of it. Meanwhile a new house can be built on proposed Lot 1 in a manner that avoids creating a risk to life or property in the event of a bushfire.

**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 watercourse, in accordance with the objectives of the West Gippsland Catchment Management Strategy;



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- Not creating land uses that would impact on soil or water quality;
- Ensuring the creation of two lots 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 has been designed to satisfy the decision guidelines set out at **Clause 44.06-8** by relying upon the findings of the bushfire management statement in aligning the new boundary and ensuring that the existing house can be retained on Lot 2 with adequate defensible space, while a new house can be built on proposed Lot 1 outside the Bushfire Management Overlay. This will avoid creating a risk to life or property in the event of a bushfire, as shown opposite

**The effect on the amenity of the area:**

The proposed re-subdivision will create a 42.62 hectare lot for the existing grazier to keep and a 2.105 hectare lot for someone seeking a rural residential lifestyle to purchase. Given this does not represent a change to the existing land uses, external landowners will not suffer an increased impact upon their amenity.

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

As above.

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

The proposed new boundary is aligned along an existing fenceline so as to avoid necessitating the removal of any significant trees. Both proposed lots will enjoy access via existing crossovers to Bradleys Road.

**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:**

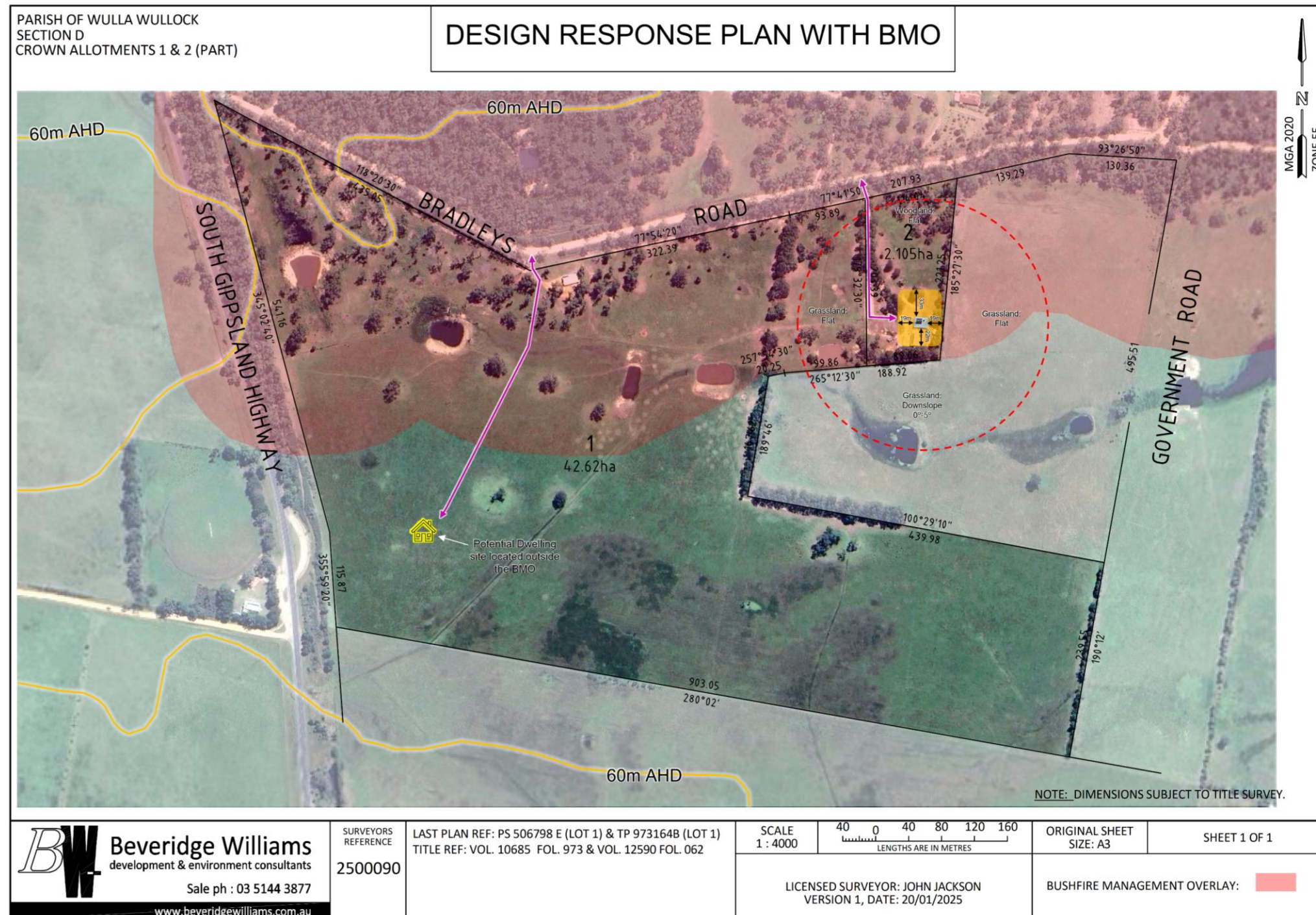
The subject site is not recognised as being susceptible to flood or erosion risk. Fire risk is discussed previously in this report.

**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 uses.

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

- Proposed Lots 1 & 2 will enjoy access via existing crossovers to Bradleys Road;
- The purpose of the re-subdivision is to provide a lot for separate sale to someone seeking a rural residential lifestyle;
- There remains ample space for carparking within each lot;
- Proposed Lot 2 will be connected to reticulated electricity as part of the subdivisional works; and,
- Proposed Lot 1 is of a size that connection is mandatory.



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