

Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	17 Pardews Lane ORBOST 3888, 65 Forest Road ORBOST 3888, 61 Forest Road ORBOST 3888 Lot: 2 LP: 209918, Lot: 2 LP: 71103, Lot: 1 LP: 71103
The application is for a permit to:	Three Lot Subdivision (Boundary Realignment)
The applicant for the permit is:	Development Solutions Victoria Pty Ltd
The application reference number is:	5.2023.459.1
You may look at the application and any documents that support the application on the website of the responsible authority.	COVID-19 Omnibus (Emergency Measures) Bill 2020 now modifies the requirement of Form 2 so that <i>Planning documents previously required to be physically available to view at local government offices are now only required to be available for online inspection.</i>

This can be done anytime by visiting the following website:

<https://www.eastgippsland.vic.gov.au/building-and-development/advertised-planning-permit-applications>

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 made to the Responsible Authority in writing,
- ♦ include the reasons for the objection, and
- ♦ state how the objector would be affected.

The Responsible Authority will not decide on the application before:	Subject to applicant giving notice
--	------------------------------------

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

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.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 09961 FOLIO 236

Security no : 124109720971D
Produced 12/10/2023 10:22 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 209918T.
PARENT TITLE Volume 09787 Folio 942

REGISTERED PROPRIETOR

Estate Fee Simple
As to 1 of a total of 2 equal undivided shares
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP209918T FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

OTHER TITLES WITH INTERESTS AFFECTING THIS LAND
9787/942

Street Address: 17 PARDEWS LANE ORBOST VIC 3888

ADMINISTRATIVE NOTICES

NIL

e
EXECUTED FROM 28/10/2023

DOCUMENT END

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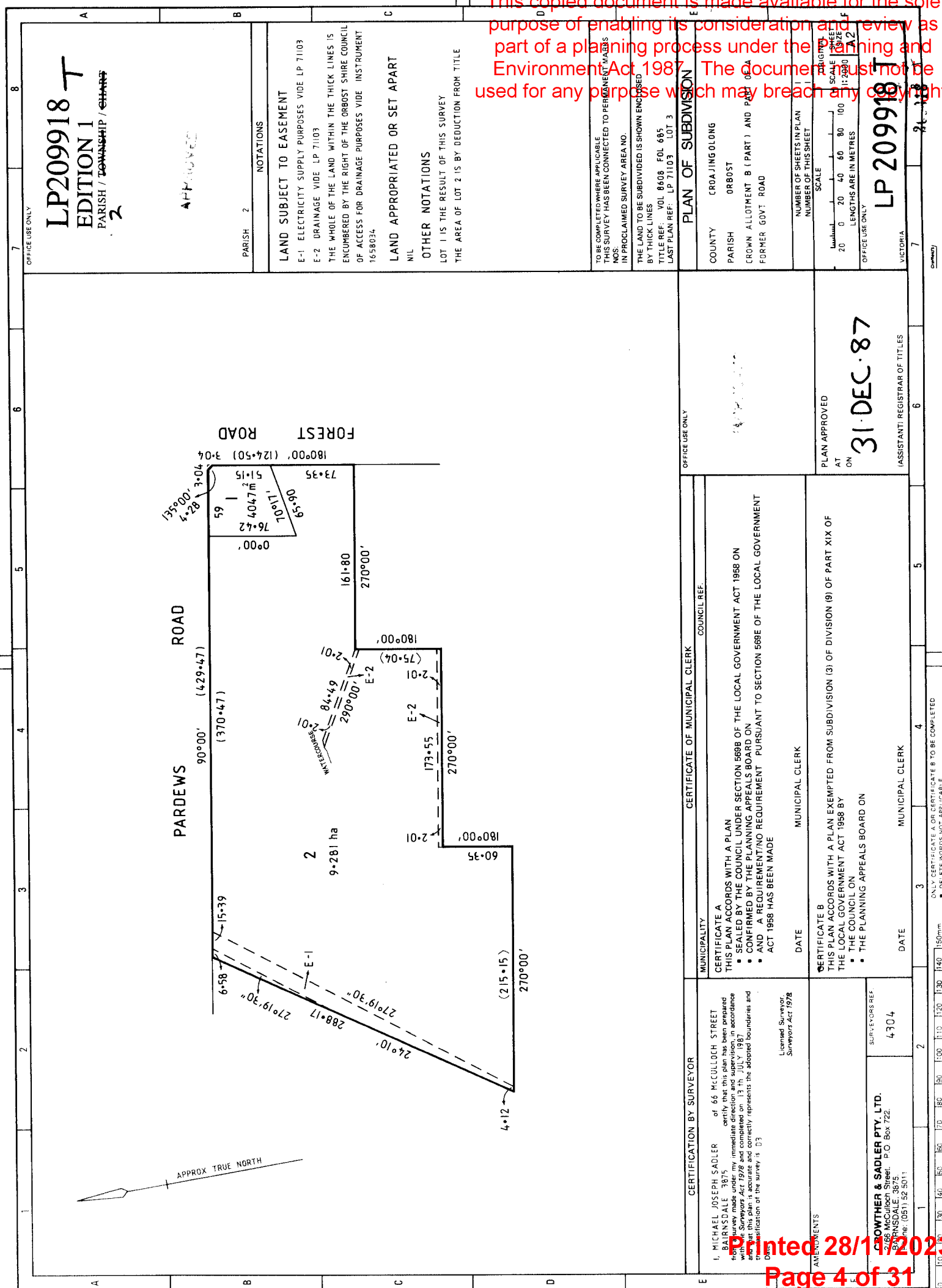
Document Type	Plan
Document Identification	LP209918T
Number of Pages (excluding this cover sheet)	1
Document Assembled	12/10/2023 10:23

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 08608 FOLIO 683

Security no : 124109720593P
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LAND DESCRIPTION

Lot 1 on Plan of Subdivision 071103.
PARENT TITLE Volume 06451 Folio 014
Created by instrument LP071103 30/03/1966

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
NICHOLAS JOHN MARTIN
ZOE ELIZABETH MARTIN both of 61 FOREST ROAD ORBOST VIC 3888
AJ887757P 31/08/2012

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AJ887758M 31/08/2012
COMMONWEALTH BANK OF AUSTRALIA

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DIAGRAM LOCATION

SEE LP071103 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 61 FOREST ROAD ORBOST VIC 3888

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 23/10/2016

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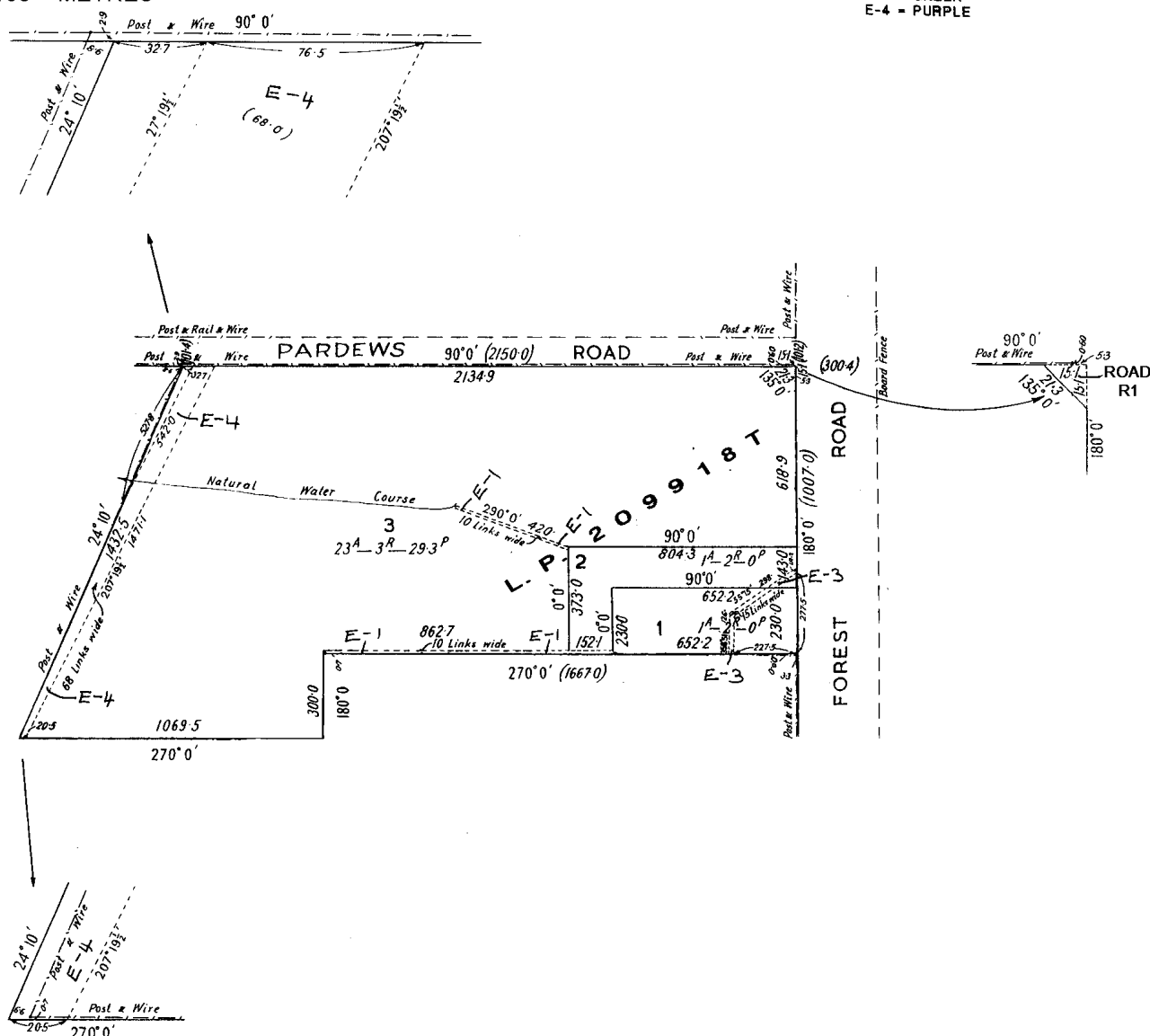
LP71103
EDITION 2
APPROVED 28/11/2023

PLAN OF SUBDIVISION OF: PART OF CROWN ALLOTMENT B AND PART OF FORMER GOVERNMENT ROAD PARISH: ORBOST COUNTY: CROAJINGOLONG VOL.6451 FO.014	APPROPRIATIONS THE LAND COLOURED BLUE IS DRAINAGE EASEMENT. THE LAND COLOURED PURPLE IS APPROPRIATED FOR THE SUPPLY OF ELECTRICITY. THE LAND COLOURED BROWN IS APPROPRIATED OR SET APART FOR EASEMENTS OF WAY	ENCUMBRANCES & OTHER NOTATIONS AS TO THE WHOLE OF LOTS 1, 2 & 3 THE EXISTING RIGHT (IF ANY) OF THE ORBOST SHIRE COUNCIL OF ACCESS FOR DRAINAGE PURPOSES THE LAND COLOURED GREEN IS DRAINAGE EASEMENT CREATED BY INSTRUMENT No 1658034.
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Measurements are in Links
Conversion Factor
LINKS X 0.201168 = METRES

COLOUR CONVERSION
E-1 = BLUE
R1 = BROWN
E-3 = GREEN
E-4 = PURPLE

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LAND	I.D.	MODIFICATION	DEALING NUMBER	EDITION	ASSISTANT REGISTRAR OF TITLES
THIS PLAN		EASEMENTS ENHANCED		2	A.D.

Printed 28/11/2023
Page 7 of 31

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 08608 FOLIO 684

Security no : 124109720783H
Produced 12/10/2023 10:18 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 071103.
PARENT TITLE Volume 06451 Folio 014
Created by instrument LP071103 30/03/1966

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
LORRAINE ROSLYN OWEN of FOREST ROAD ORBOST VIC 3888
AF174027Q 29/06/2007

ENCUMBRANCES, CAVEATS AND NOTICES

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DIAGRAM LOCATION

SEE LP071103 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 65 FOREST ROAD ORBOST VIC 3888

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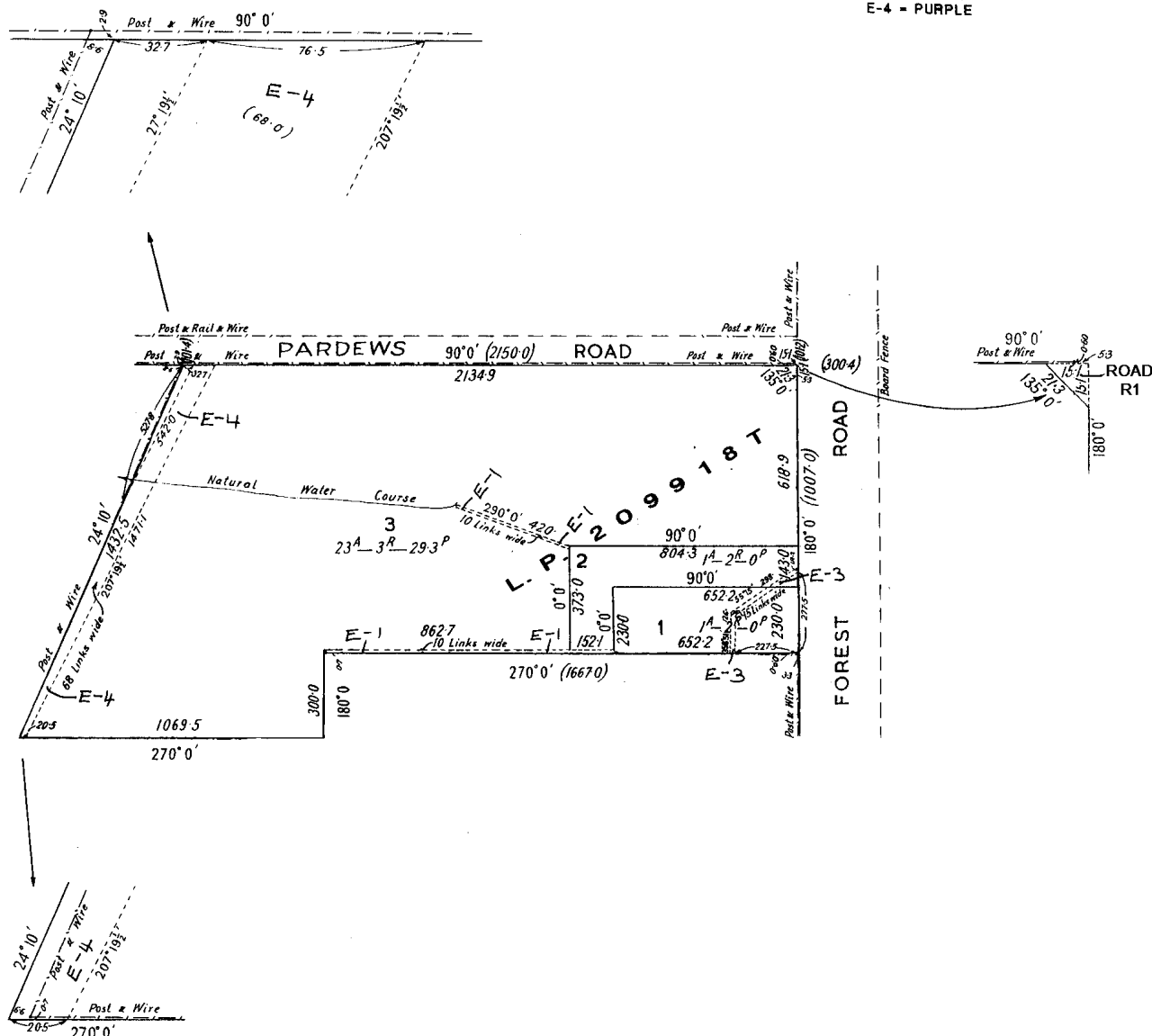
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PLAN OF SUBDIVISION OF: PART OF CROWN ALLOTMENT B AND PART OF FORMER GOVERNMENT ROAD PARISH: ORBOST COUNTY: CROAJINGOLONG VOL.6451 FO.014	APPROPRIATIONS THE LAND COLOURED BLUE IS DRAINAGE EASEMENT. THE LAND COLOURED PURPLE IS APPROPRIATED FOR THE SUPPLY OF ELECTRICITY. THE LAND COLOURED BROWN IS APPROPRIATED OR SET APART FOR EASEMENTS OF WAY	ENCUMBRANCES & OTHER NOTATIONS AS TO THE WHOLE OF LOTS 1, 2 & 3 THE EXISTING RIGHT (IF ANY) OF THE ORBOST SHIRE COUNCIL OF ACCESS FOR DRAINAGE PURPOSES THE LAND COLOURED GREEN IS DRAINAGE EASEMENT CREATED BY INSTRUMENT No 1658034.
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Conversion Factor
LINKS X 0.201168 = METRES

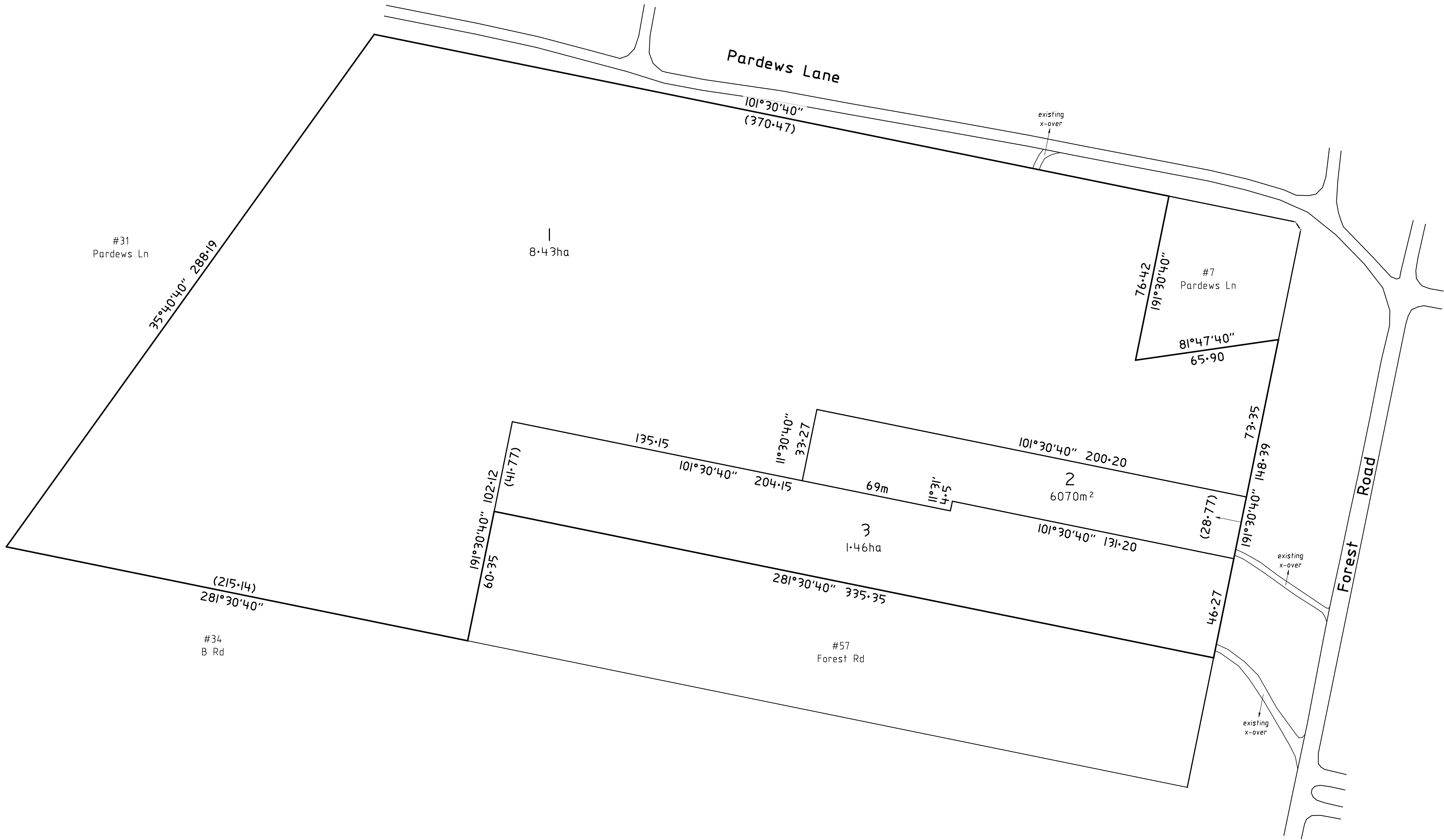
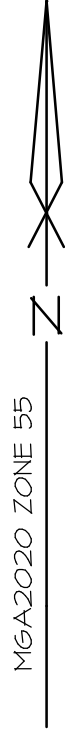
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THIS PLAN		EASEMENTS ENHANCED		2	A.D.



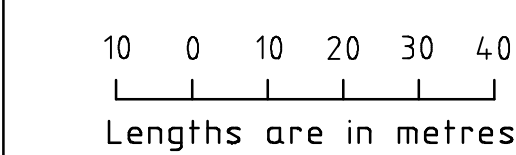
EASEMENTS:
E-1: drainage easement 2.01m wide
E-3: drainage easement 3.02m wide
E-4: electricity supply easement (see title)

OnePlan
LAND DEVELOPMENT GROUP
LICENSED LAND SURVEYORS

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M:0400 543 157
sk@oneplangroup.com.au
www.oneplangroup.com.au
GIPPSLAND - MELBOURNE



- This is not a Title survey.
- See Certificate of Title for Easement details.
- All data shown on this plan is an accurate representation of the subject site at the time of survey.
- Data on this plan may only be manipulated with permission from SK Spatial Pty Ltd.



Notations
Date of Survey: 29/08/2023
Datum vide LP209918
Levels are to the Australian Height Datum (AHD) vide ORBOST PM 50 - RL 25.29m
Lot 1 on LP71103 - 6070m²
Lot 2 on LP71103 - 6070m²
Lot 2 on LP209918 - 9.28ha
Total site area: 10.50ha

DEVELOPMENT SOLUTIONS
VICTORIA

61 & 65 Forest Road & 17 Pardews Lane,
Orbost, 3888
East Gippsland Shire

Plan No.	Scale	Drawn
232341PR-2	1:1000 - A1 1:2000 - A3	28/09/2023

Proposed Subdivision Plan
County of Croajingolong
Parish of Orbost
Crown Allotment: B (Part) & Part of the Crown
Lots 1 & 2 on LP71103 & Lot 2 on LP209918
Paracentroid (MGA2020) : E 627 890, N 5826 190

OCT
20
23

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APPLICATION FOR PLANNING PERMIT

THREE LOT SUBDIVISION (BOUNDARY REALIGNMENT)

61 & 65 FOREST ROAD AND 17 PARDEWS LANE, ORBOST

NICHOLAS MARTIN

REF: 23091

CONTENTS

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4	Zones and Overlays	14
5	Planning Assessment	17
6	Conclusion	19

APPENDIX

A	Copy of Title and Plan of Subdivision
B	Proposed Plan of Subdivision

DOCUMENT REVISION

1	Draft Report	DAC	26/10/2023
2	Final Report	CMC	06/11/2023

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1. INTRODUCTION

Development Solutions Victoria Pty Ltd act on behalf of Nicholas Martin, the applicant for the planning permit application for the three lot subdivision (boundary realignment) at 61 & 65 Forest Road and 17 Pardews Lane, Orbost.

This submission and supporting documentation provide details of the subject site, relevant planning controls and policies and delivers an assessment against the provisions of the East Gippsland Planning Scheme.

This subdivision seeks to realign boundaries to increase the area of Lot 3 being 61 Forest Road. The allotments are all family owned and the increase will provide the owners daughter with additional land.

It is our submission that the proposal is consistent with the objectives of the East Gippsland Planning Scheme, is an appropriate development in this location and will result in a positive planning outcome.

Address	61 & 65 Forest Road and 17 Pardews Lane, Orbost
Site Description	Lot 1 and 2 on title Plan 071103 Lot 2 on Plan of Subdivision 209918T
Title Particulars	Vol 08608 Fol 683 Vol 08608 Fol 684 Vol 09961 Fol 236
Site Area	6,012m ² 6,084m ² 9.281 hectares
Proposal	Three Lot Subdivision (Boundary Realignment)
Planning Scheme	East Gippsland Planning Scheme
Zone	Farming Zone – Schedule 1
Overlays	Land Subject to Inundation Overlay
Aboriginal Cultural Heritage	Partly identified as an area of Cultural Heritage Sensitivity
Permit Triggers	Clause 35.07-3 Farming Zone - Subdivision Clause 44.04-3 Land Subject to Inundation Overlay - Subdivision
Notice	No exemption available
Referrals	EGCMA
Work Authority Licence	Not Applicable
Planning Scheme requirements	Municipal Planning Strategy – Clause 02 Settlement – Clause 02.03-1 Environmental and landscape values – Clause 02.03-3 Environmental risks and amenity – Clause 02.03-3 Built environment and heritage – Clause 02.03-5 Planning Policy Framework – Clause 10 Settlement – East Gippsland Settlements Clause 11.01-1L-01 Rural Settlements – Orbost 11.01-1L-03 Environmental and landscape values – Clause 12 Environmental risks and amenity – Clause 13 Natural Resource Management – Clause 14 Built environment and heritage – Clause 15 Farming Zone – Clause 35.07 Land Subject to Inundation Overlay – Clause 44.04 Decision guidelines – Clause 65.01 Decision guidelines – Clause 65.02

2. SITE CONTEXT

Site

The subject sites are located at 61 & 65 Forest Road and 17 Pardews Lane, Orbost. A copy of the Titles, Title Plan and Plan of Subdivision are contained in **Appendix A**. None of the titles are affected by any restrictive covenants or agreements.

61 Forest Road, Orbost is rectangular in shape with a total area of approximately 6,012m² containing an existing dwelling and an associated outbuilding. Access is existing along the eastern boundary directly from Forest Road.

65 Forest Road, Orbost is an L shaped allotment with a total area of approximately 6,084m² containing an existing dwelling and associated facilities. Access is existing along the eastern boundary directly from Forest Road.

17 Pardews Lane, Orbost is irregular in shape with a total area of approximately 9.281 hectares containing an existing dwelling and associated facilities. This lot also contains a large dam and watercourse in the northern portion of the site. Access is existing along the northern boundary directly from Pardews Lane.

The sites are undulating in nature and contain scattered vegetation throughout. Details of the site are depicted in the photographs provided below.

The subject site in relation to Orbost as well as the surrounding land, is shown in the locality plans in **Figure 1** and **Figure 2**.

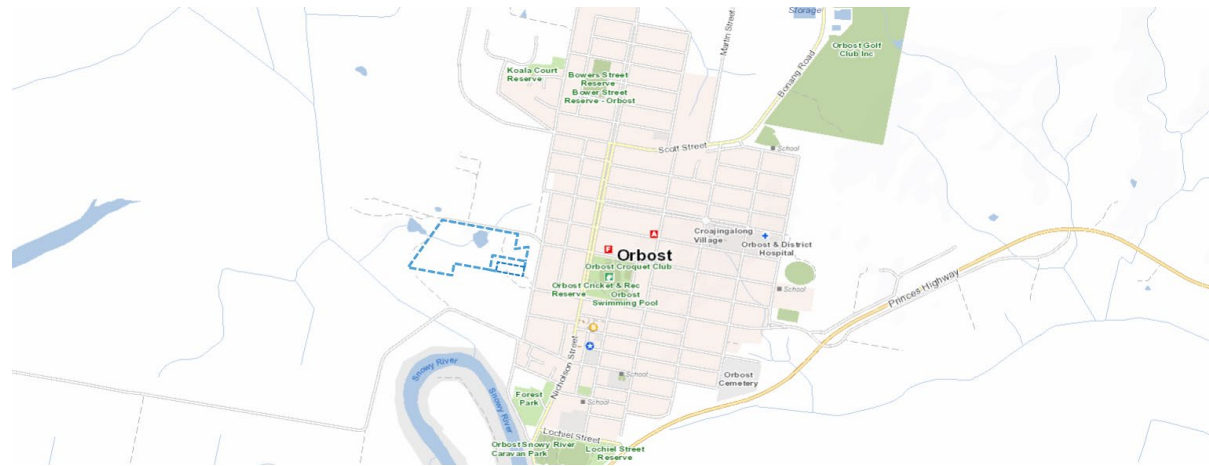


Figure 1 – Locality Plan – 61 & 65 Forest Road and 17 Pardews Lane, Orbost (source: mapshare.vic.gov.au)

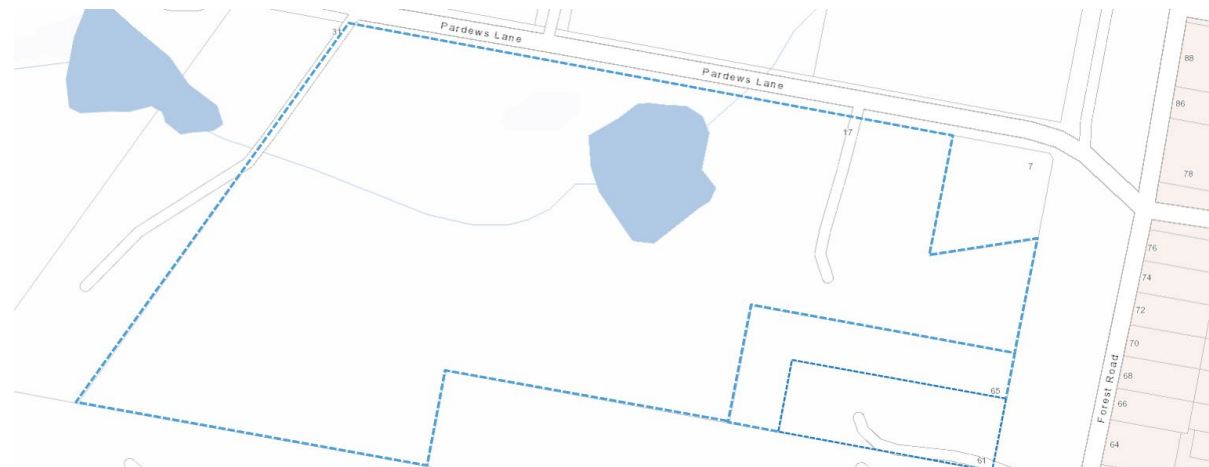


Figure 2 – Locality Plan – 61 & 65 Forest Road and 17 Pardews Lane, Orbost (source: mapshare.vic.gov.au)

Surrounds

The land surrounding the sites comprises of farming land and residential development.

Subject site is hereon referred to as the three above mentioned allotments as a whole.

To the north of the subject site is low density residential development and Pardews Lane, to the east of the site is residential development and Forest Road and to the south and west is farming land containing dwellings and associated facilities.

Forest Road is a bitumen sealed road traversing in a north to south direction. Pardews Lane is a bitumen sealed road traversing in an east to west direction.

The subject site is located to the west of the Central Business District of Orbost. Orbost is a large rural service centre with a range of services and facilities. Orbost is located approximately 89km east of Bairnsdale. Bairnsdale provides a full suite of services and facilities to the area.

A visual description of the subject site and surrounding land is outlined in the aerial photograph below.



ADVERTISED

Photograph 1 – Aerial photograph of the subject site and surrounding land – 61 & 65 Forest Road and 17 Pardews Lane, Orbost (source: doi.vic.gov.au)

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Photograph 2 – Existing driveway entrance to the subject site at 61 Forest Road, Orbost.



Photograph 4 – Existing shed on subject site at 61 Forest Road.



Photograph 6 – Subject site at 61 Forest Road facing east.



Photograph 3 – Existing dwelling on subject site at 61 Forest Road.



Photograph 5 – Subject site at 61 Forest Road facing west.



Photograph 7 – Subject site at 61 Forest Road facing north.



Photograph 8 – Existing driveway entrance to the subject site at 65 Forest Road.



Photograph 10 – Existing outbuilding on subject site at 65 Forest Road facing northeast.



Photograph 12 – Subject site at 65 Forest Road facing west showing proposed area for boundary re-alignment.



Photograph 9 – Existing dwelling at 65 Forest Road facing northwest.



Photograph 11 – Existing shed on subject site at 65 Forest Road facing northwest.



Photograph 13 – Proposed boundary re-alignment along the western boundary of lot 2 facing south.



Photograph 14 – Existing driveway entrance to the subject site at 17 Pardews Lane, Orbost.



Photograph 16 – Existing outbuilding on subject site at 17 Pardews Lane, Orbost facing south.



Photograph 18 – Subject site at 17 Pardews Lane, Orbost facing south showing two small sheds to the east of subject site.



Photograph 15 – Existing dwelling on subject site at 17 Pardews Lane, Orbost facing north.



Photograph 17 – Existing shed on subject site at 17 Pardews Lane, Orbost facing west.



Photograph 19 – Existing shed located in the southern portion of the subject site at 17 Pardews Lane, Orbost facing northwest.

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Photograph 20 – Subject site at 17 Pardews Lane, Orbost facing west.



Photograph 22 – Existing dam on subject site at 17 Pardews Lane, Orbost facing west.



Photograph 24 – Neighbouring property along the southern boundary at 57 Forest Road, Orbost.



Photograph 21 – Subject site at 17 Pardews Lane, Orbost facing northwest.



Photograph 23 – Neighbouring property along the eastern boundary at 7 Pardews Lane, Orbost.



Photograph 25 – Neighbouring properties directly opposite the subject site on Forest Road.

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Photograph 26 – Neighbouring properties directly opposite subject site on Pardews Lane.



Photograph 28 – Forest Road facing north.



Photograph 30 – Pardews Lane facing west.



Photograph 27 – Forest Road facing south.



Photograph 29 – Pardews Lane facing east.

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3. THE PROPOSAL

This application seeks approval for the subdivision (boundary realignment) of land into three lots. A proposed plan of subdivision is provided in **Appendix B**.

Lot 1

The proposed Lot 1 will be irregular in shape and will be approximately 8.43 hectares in area. This lot will comprise the northern and western portion of the site and will contain an existing dwelling, outbuildings, watercourse and a dam in addition to small grazing paddocks. This lot will retain the existing access to Pardews Lane along the northern boundary.

Lot 2

The proposed Lot 2 will be almost rectangular in shape and will be approximately 6,070m² in area. This lot will comprise the eastern portion of the site and will be located between proposed Lot 1 and 3. This allotment will contain an existing dwelling and associated facilities. This lot will retain the existing access to Forest Road along the eastern boundary.

Lot 3

The proposed Lot 3 will be almost rectangular in shape and will be approximately 1.46 hectares in area. This lot will comprise the

southeastern portion of the site and will contain an existing dwelling and associated facilities. This lot will retain the existing access to Forest Road along the eastern boundary.

Services

The subject site has access to an appropriate level of services including reticulated water, sewerage, electricity, telecommunications, drainage and a good quality road network.

Easements

The existing easements on the allotments will require variation to accord with the realigned boundaries and services as appropriate.

The subject site does not require the removal of any vegetation to facilitate the proposed subdivision and no earthworks are required.

A copy of the proposed subdivision is provided below and in **Appendix B**.

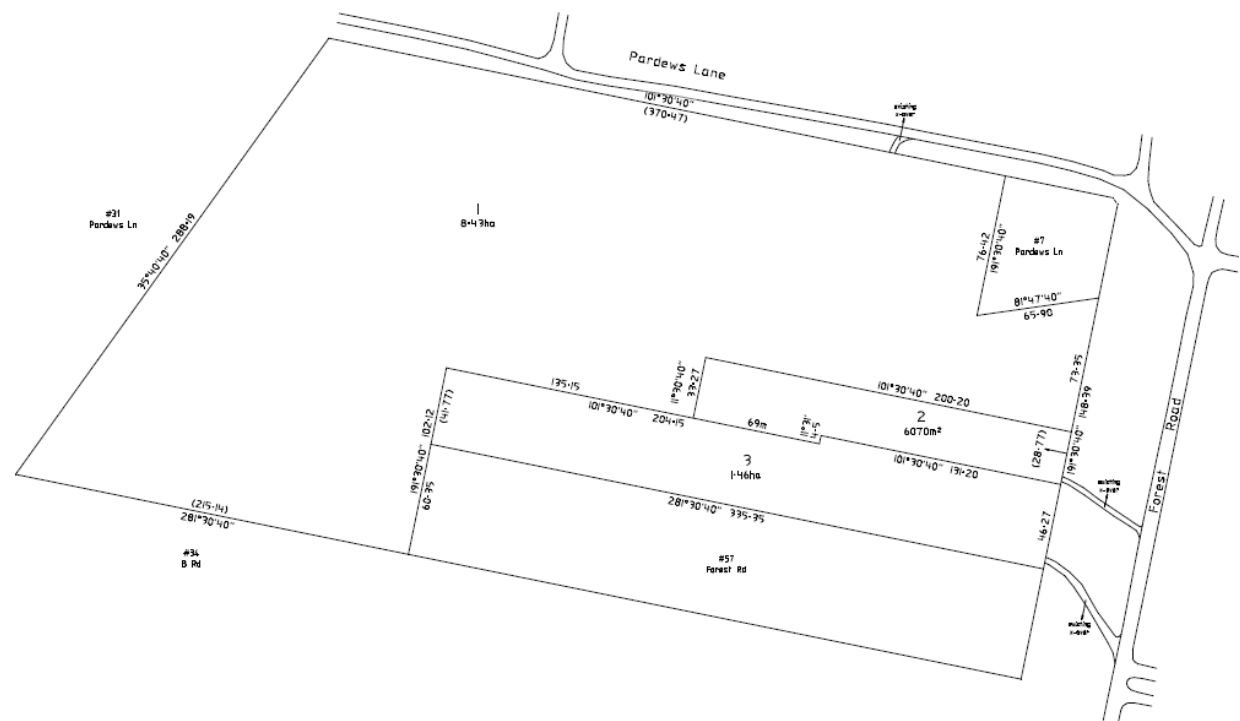


Figure 3 – Proposed Subdivision Plan – One Plan

4. ZONES AND OVERLAYS

Farming Zone – Schedule 1

The purpose of the Farming Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for the use of land for agriculture.
- To encourage the retention of productive agricultural land.
- To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.
- To encourage the retention of employment and population to support rural communities.
- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.
- To provide for the use and development of land for the specific purposes identified in a schedule to this zone.

An extract of the Farming Zone Map is provided to the right in **Figure 4**.

Clause 35.07-3 of the Farming Zone provides a permit is required to subdivide land and as such the relevant decision guidelines are addressed below in Section 5.

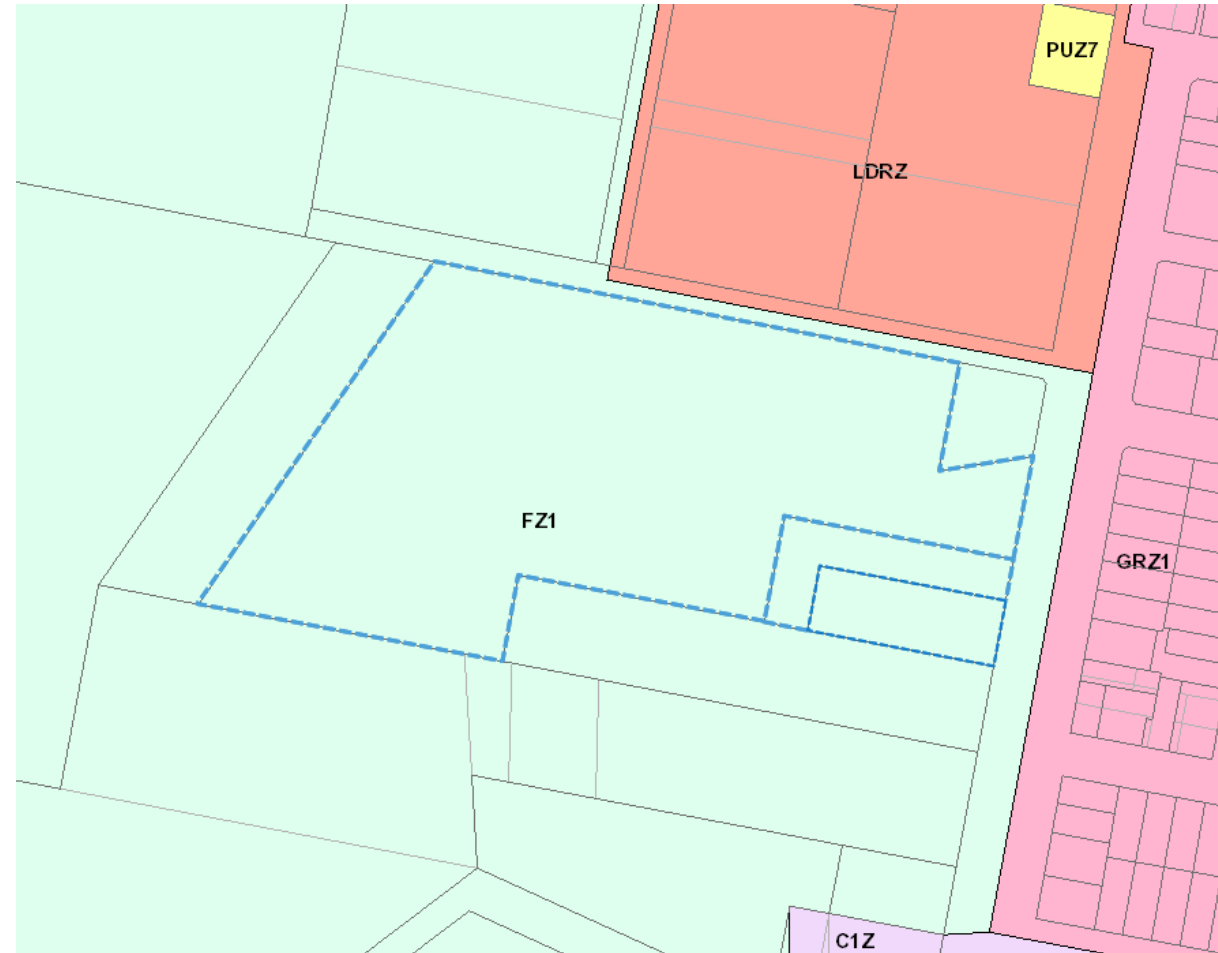


Figure 4 – Zoning Map – (source - mapshare.vic.gov.au)

Land Subject to Inundation Overlay

The purpose of the Land Subject to Inundation Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority.
- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- To minimise the potential flood risk to life, health and safety associated with development.
- To reflect a declaration under Division 4 of Part 10 of the Water Act, 1989.
- To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the

environmental quality of water and groundwater.

- To ensure that development maintains or improves river, marine, coastal and wetland health, waterway protection and floodplain health.

An extract of the Land Subject to Inundation Overlay Map is provided below in **Figure 5**.

Clause 44.04-3 of the Land Subject to Inundation Overlay provides a permit is required to subdivide land and as such the relevant decision guidelines are addressed in Section 5.

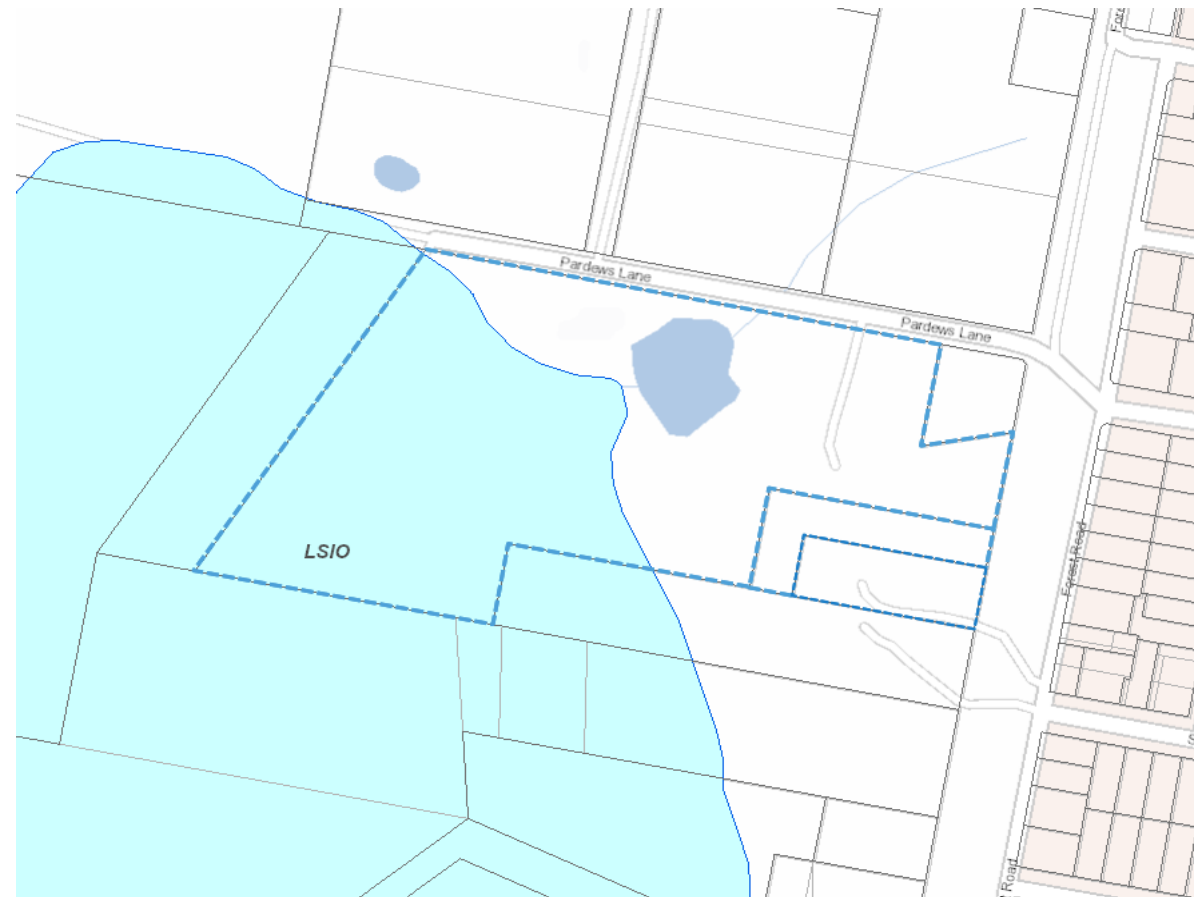


Figure 5 – Land Subject to Inundation Overlay – (source - mapshare.vic.gov.au)

Aboriginal Cultural Heritage

Under the provisions of the *Aboriginal Heritage Act 2006* the subject site is partly recognised as having areas identified as being of Aboriginal Cultural Heritage Sensitivity.

The subdivision of land into three lots to realign boundaries does not trigger the need for a Cultural Heritage Management Plan.

An extract of the Aboriginal Cultural Heritage mapping is provided to the right in **Figure 6**.

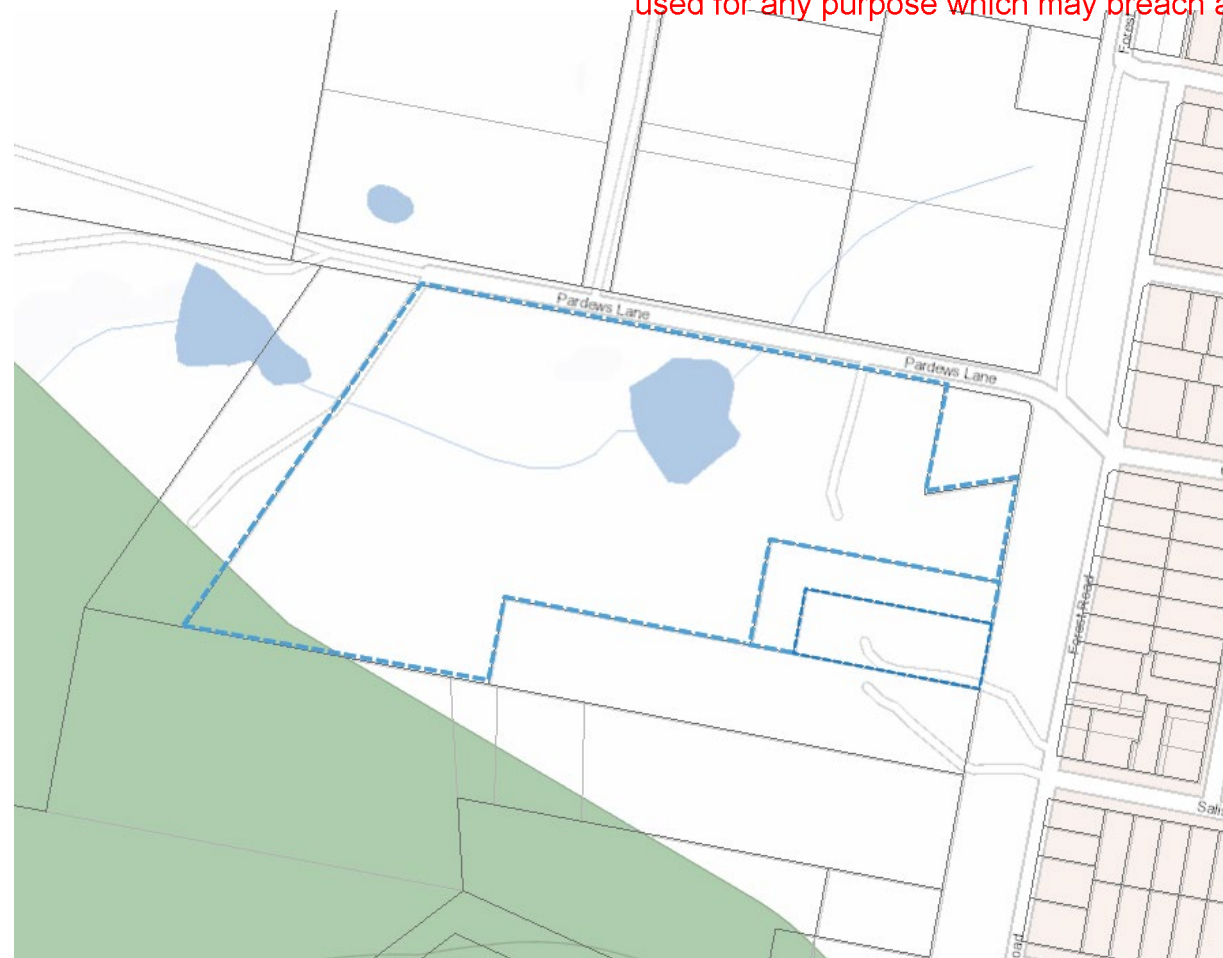


Figure 6 – Aboriginal Cultural Heritage Map – (source - mapshare.vic.gov.au)

5. PLANNING ASSESSMENT

This proposal has been assessed against the objectives and standards of applicable clauses of the East Gippsland Planning Scheme and it is considered that the subdivision (boundary realignment) is appropriate for the following reasons:

- The proposal meets the objectives of the Municipal Planning Strategy at **Clause 02** and the Planning Policy Framework at **Clause 10** by providing for a three lot subdivision (boundary realignment) that will reconfigure the allotments to increase the size of proposed Lot 3. No additional lots will be created. The proposed subdivision (boundary realignment) has been designed to respond to the existing development on lots and to ensure no vegetation removal is required, reducing any potential negative environmental implications as sought to achieve by the relevant clauses including **Clause 02.03** and **Clause 11**.
- The proposed subdivision lot layout has been designed to reconfigure existing allotments to provide a subdivision that is site responsive.
- The risks associated with inundation have been considered and the proposed subdivision will not alter the existing access

arrangements or result in any new buildings. The proposal will not alter the risks associated with the site which are considered to be at an acceptable level as sought to be achieved by **Clause 02.03-3** and **Clause 13**.

- The economic importance of agricultural production is recognised in **Clause 14**, which also seeks to ensure agricultural land is managed sustainably.
- The proposed Lot 1 will be located in the northern portion of the subject site and will contain the existing dwelling, outbuildings, watercourse and a dam in addition to a suitable area of land to continue small scale grazing activities. Proposed Lot 2 will be located in the eastern portion of the site between proposed Lot 1 and 3 and will contain an existing dwelling and associated facilities and proposed Lot 3 will be located in the southeastern portion of the site and contain an existing dwelling and associated facilities.
- The proposal is generally consistent with the decision guidelines of the Farming Zone at **Clause 35.07-6** which seeks to protect and enhance viable agricultural land.
- The proposed Lot 1 is not of a size that could sustain intensive agricultural practices and is currently used for small scale grazing which will remain unchanged. The proposed

Lots 2 and 3 are not of a size that could sustain any significant agricultural practices. The proposed subdivision (boundary realignment) will not result in any additional lots being created.

- The subject site is connected a suitable level of services including reticulated water, sewerage, electricity and the existing road network. There is existing easements affecting the proposed allotments that will be required to be varied to accord with the realigned boundaries. The easements proposed to be varied will be the drainage easements. Access to the proposed allotments are existing and will remain unchanged. Proposed Lot 1 has access via a gravel driveway directly from Pardews Lane, proposed Lot 2 contains an existing access via a gravel driveway directly to Forest Road and proposed Lot 3 contains an existing access via a gravel driveway directly to Forest Road.
- The East Gippsland Regional Catchment Strategy recognises the site and proposed subdivision as being located within the Protecting the Best – Far East Gippsland Local Area. The site is within approximately 450 metres of the Snowy River which is recognised as one of the five Victorian ‘heritage rivers’. The river valleys are mostly used for agricultural production.

- The proposed subdivision (boundary realignment) does not permanently remove any high quality productive agricultural land rather reconfigures the existing lot structure to increase area of proposed lot 3.
- **Clauses 02.03-3, 13.03-15 and 44.04** requires consideration of floodplains and inundation hazards and implications as a result of any proposed subdivision.
- The proposed subdivision (boundary realignment) will not result in any additional allotments being created and no new buildings are proposed.
- Access is existing and will remain unchanged to all three proposed allotments.
- This submission has addressed the decision guidelines of **Clause 65.01** and the proposed subdivision (boundary realignment) supports orderly planning of the area and has taken into consideration the potential effect on the environment, human health and the amenity of the area. The proposed subdivision does not require the removal of any native vegetation and there will not be any negative impact on the existing road network particularly given access to the proposed lots is existing and will remain unchanged.
- The proposed subdivision will not result in a detrimental impact to any surrounding agricultural activities and does not permanently remove any high quality agricultural land.
- There are no factors of this proposal that are likely to cause or contribute to land degradation, salinity or reduce water quality.
- This submission has addressed the decision guidelines of **Clause 65.02** and it is concluded the proposed subdivision (boundary realignment) is suitable in this location and will result in an appropriate lot layout.
- The subject site and proposed allotments are connected to existing services and infrastructure that will remain unchanged. The number of lots will not increase and no new buildings are proposed.

6. CONCLUSION

This submission is in support of a planning permit application for the 3 lot subdivision (boundary re-alignment) at 61 & 65 Forest Road and 17 Pardews Lane, Orbost.

The relevant provisions of the East Gippsland Planning Scheme have been addressed and it has been ascertained that the proposed development is appropriate in this location. It is requested that the proposal be supported for the following reasons:

- The proposal is consistent with the objectives and strategies outlined in the Municipal Planning Strategy and the Planning Policy Framework.
- The proposal is generally consistent with the objectives of the Farming Zone and the Land Subject to Inundation Overlay.
- The proposed subdivision (boundary realignment) will not result in any additional lots and will support the existing and future use of the land.

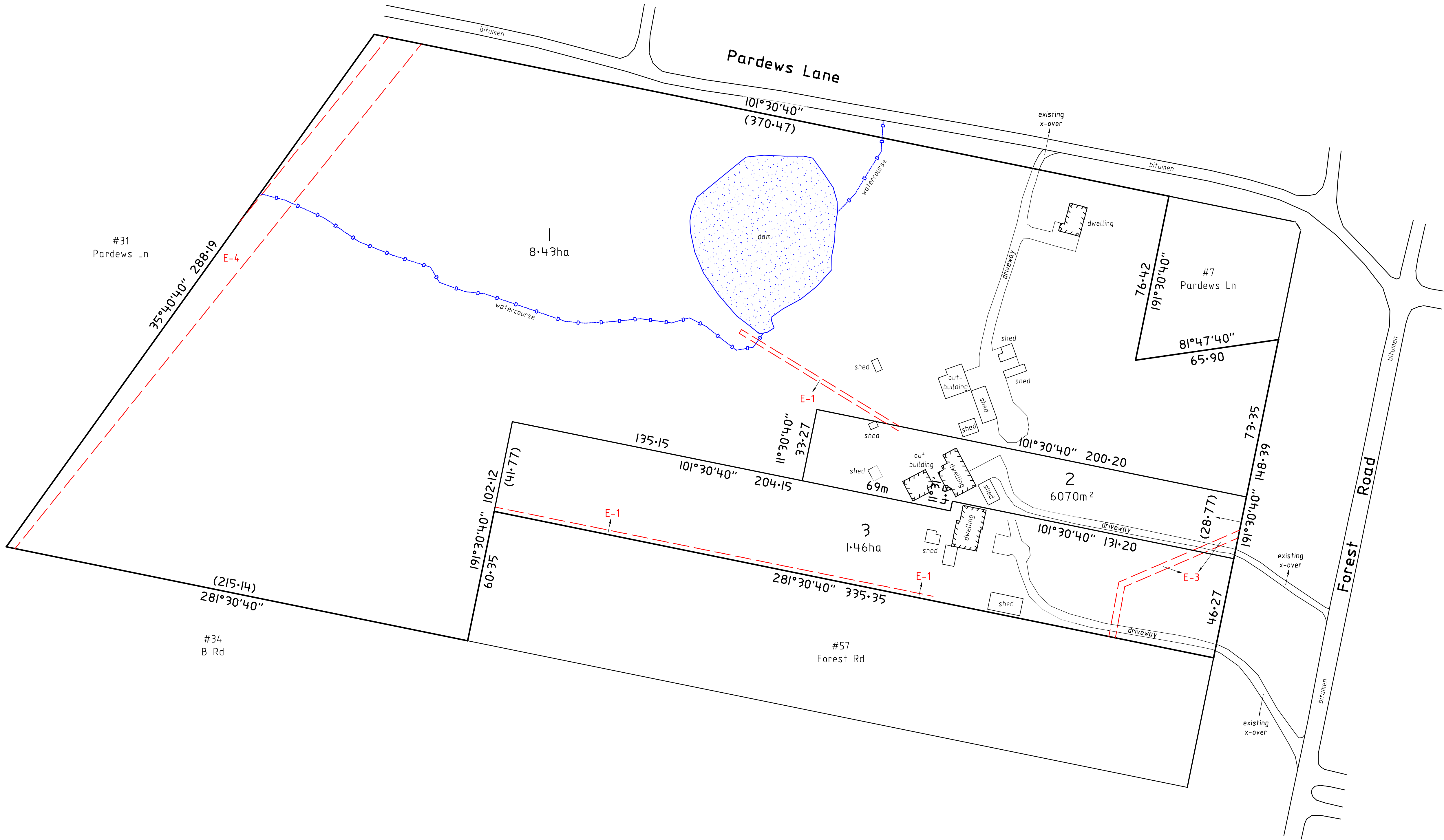
It is requested that a planning permit be granted for this development.

Development Solutions Victoria

Disclaimer:

This document has been prepared for planning permit application purposes only. The report has been made with careful consideration and with the best information available to Development Solutions Victoria Pty Ltd at the time.

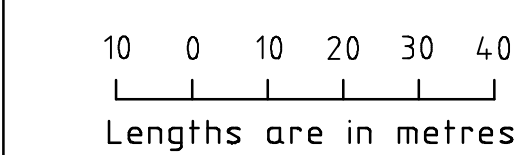
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EASEMENTS:
E-1: drainage easement 2.01m wide
E-3: drainage easement 3.02m wide
E-4: electricity supply easement (see title)



- This is not a Title survey.
- See Certificate of Title for Easement details.
- All data shown on this plan is an accurate representation of the subject site at the time of survey.
- Data on this plan may only be manipulated with permission from SK Spatial Pty Ltd.



Notations Date of Survey: 29/08/2023 Datum vide LP209918 Levels are to the Australian Height Datum (AHD) vide ORBOST PM 50 - RL 25.291m	
Lot 1 on LP71103 - 6070m² Lot 2 on LP71103 - 6070m² Lot 2 on LP209918 - 9.281ha Total site area: 10.50ha	

 61 & 65 Forest Road & 17 Pardews Lane, Orbst, 3888 East Gippsland Shire	
Plan No. 232341 SCPR-2	Scale 1:1000 - A1 1:2000 - A3
Drawn 28/09/2023	

Site Context & Proposed Subdivision Plan	
County of Croajingolong Parish of Orbst Crown Allotment: B (Part) & Part of the Crown	Printed 28/11/2023 Page 31 of 31
Lots 1 & 2 on LP71103 & Lot 2 on LP209918 Paracentroid (MGA2020) : E 627 890, N 5826 190	