

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	1902 Great Alpine Road WISELEIGH VIC 3885, 85 School Road MOSSIFACE VIC 3885 Lot: 1 LP: 7141, Lot: 1 LP: 220700
The application is for a permit to:	Two Lot Subdivision (Boundary Re-alignment)
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
35.07-3 (FZ)	Subdivide land
43.02-3 (DDO)	Subdivide land
44.01-5 (EMO)	Subdivide land
The applicant for the permit is:	Development Solutions Victoria Pty Ltd
The application reference number is:	5.2025.411.1

You may look at the application and any documents that support the application free of charge at: <https://www.eastgippsland.vic.gov.au/building-and-development/advertised-planning-permit-applications>

You may also call 5153 9500 to arrange a time to look at the application and any documents that support the application at the office of the responsible authority, East Gippsland Shire. This can be done during office hours and is free of charge.

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 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.

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.

Kerry Stow

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Friday, 19 December 2025 12:14 PM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: 25108 Planning Submission.pdf; APPENDIX A Plan of Subdivision - 85.PDF; APPENDIX B Site Context.pdf; APPENDIX A Plan of Subdivision - 1902.PDF; APPENDIX A Copy of Title - 1902.PDF; APPENDIX B Proposed Subdivision Plan.pdf; APPENDIX A Copy of Title - 85.PDF; 25108 Letter to Council.pdf; Planning_Permit_Application_2025-12-19T12-13-46_29773856_0.pdf

Planning Permit Application

A "Planning Permit Application" has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

Business trading name: Development Solutions Victoria Pty LTd

Email address: admin@devsolvic.com.au

Postal address : 48 Bailey Street, Bairnsdale

Preferred phone number: 0351524858

Owner's name: Peter John Coates and Renee Sylvia Coates

Owner's business trading name (if applicable): C/- Development Solutions Victoria Pty Ltd

Owner's postal address: 48 Bailey Street, Bairnsdale

Street number: 1902 & 85

Street name: Great Alpine Road & School Road

Town: Wiseleigh & Mossiface

Post code: 3885

Lot number: 1 & 1

Plan number: 007141 & 220700J

Other Legal Description: Vol 05632 Fol 399 & Vol 09971 Fol 414

Is there any encumbrance on the Title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?: No

Will the proposal result in a breach of a registered covenant restriction or agreement?: No

Existing conditions : Both lots currently contain an existing dwelling and associated agricultural buildings.

Description of proposal : 2 Lot Subdivision (Boundary Re-alignment)

Estimated cost of development: 0

Has there been a pre-application meeting: No

Your reference number: 25108

ExtraFile: 1

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

Planning report: [25108 Planning Submission.pdf](#)

Full copy of Title: [APPENDIX A Plan of Subdivision - 85.PDF](#), [APPENDIX A Plan of Subdivision - 1902.PDF](#), [APPENDIX A Copy of Title - 1902.PDF](#), [APPENDIX A Copy of Title - 85.PDF](#)

Plans: [APPENDIX B Site Context.pdf](#), [APPENDIX B Proposed Subdivision Plan.pdf](#)

1. Supporting information/reports: [25108 Letter to Council.pdf](#)

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

Page 1 of 1

VOLUME 09971 FOLIO 414

Security no : 124130802867Y
Produced 16/12/2025 02:27 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 220700J.

PARENT TITLES :

Volume 04297 Folio 236 Volume 06651 Folio 132

Created by instrument LP220700J 05/09/1990

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

PETER JOHN COATES

RENEE SYLVIA COATES 1

AQ452323R 16/11/2017

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 LP220700J 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: 85 SCHOOL ROAD MOSSIFACE VIC 3885

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END

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<p>OFFICE USE ONLY</p> <p>LP220700J</p> <p>EDITION 1</p>	<p>PARISH SH. 3</p> <p>NOTATIONS</p>	<p>THIS PLAN ACCORDS WITH C/T'S VOL 6651 FOL 132 AND VOL 4297 FOL 236 AND IS NOT BASED ON SURVEY</p>	<p>TO BE COMPLETED WHERE APPLICABLE THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NOS. IN PROCLAIMED SURVEY AREA NO.</p> <p>THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED BY THICK LINES</p> <p>TITLE REF: SEE ABOVE</p> <p>LAST PLAN REF: LP 7141 LOTS (PARTS) 2, 3</p>	<p>PLAN OF SUBDIVISION</p> <p>COUNTY DARGO</p> <p>PARISH TAMBO</p> <p>CROWN ALLOTMENT 1B (PART)</p>	<p>NUMBER OF SHEETS IN PLAN</p> <p>NUMBER OF SHEETS OF THIS SHEET</p> <p>SCALE</p> <p>ORIGINAL SCALE SHEET 1:5000 AS SHOWN</p> <p>LENGTHS ARE IN METRES</p>	<p>LP 220700J</p> <p>VICTORIA</p>	
<p>APPROX TRUE NORTH</p>		<p>OFFICE USE ONLY</p> <p>PLAN APPROVED AT ON 5-9-90</p> <p>(ASSISTANT) REGISTRAR OF TITLES</p>		<p>CERTIFICATE OF MUNICIPAL CLERK</p> <p>MUNICIPALITY SHIRE OF TAMBO COUNCIL REF. 5-1128</p> <p>CERTIFICATE A</p> <p>THIS PLAN ACCORDS WITH A PLAN</p> <ul style="list-style-type: none"> SEALED BY THE COUNCIL UNDER SECTION 568B OF THE LOCAL GOVERNMENT ACT 1958 ON 01-08-89 CONFIRMED BY THE PLANNING APPEALS BOARD ON AND A REQUIREMENT/NO REQUIREMENT PURSUANT TO SECTION 569E OF THE LOCAL GOVERNMENT ACT 1958 HAS BEEN MADE <p>DATE 11/8/89</p> <p>MUNICIPAL CLERK</p>		<p>CERTIFICATION BY SURVEYOR</p> <p>SURVEYORS REF. 6155</p> <p>CROWTHER & SADLER PTY. LTD. Licensed Surveyors and Town Planners 152 Macleod Street, PO. Box 722, BAIRNSDALE, 3875 Phone: (051) 52 5011</p>	
<p>CERTIFICATE B</p> <p>THIS PLAN ACCORDS WITH A PLAN EXEMPTED FROM SUBDIVISION (3) OF DIVISION (9) OF PART XIX OF THE LOCAL GOVERNMENT ACT 1958 BY</p> <ul style="list-style-type: none"> THE COUNCIL ON THE PLANNING APPEALS BOARD ON 		<p>DATE</p> <p>11/8/89</p> <p>MUNICIPAL CLERK</p>		<p>DATE</p> <p>11/8/89</p> <p>MUNICIPAL CLERK</p>		<p>ONLY CERTIFICATE A OR CERTIFICATE B TO BE COMPLETED</p> <p>DELETE WORDS NOT APPLICABLE</p>	

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

Page 1 of 1

VOLUME 05632 FOLIO 399

Security no : 124130802584G
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LAND DESCRIPTION

Lot 1 on Plan of Subdivision 007141.
PARENT TITLE Volume 04048 Folio 565
Created by instrument 1405341 25/02/1930

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
PETER JOHN COATES
RENEE SYLVIA COATES
AY551882F 31/10/2024

ENCUMBRANCES, CAVEATS AND NOTICES

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NOTICE as to part Section 57 Transfer of Land Act 1958
STATE ELECTRICITY COMMISSION OF VICTORIA
Y002948Y 09/03/1961

DIAGRAM LOCATION

SEE LP007141 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: 1902 GREAT ALPINE ROAD WISELEIGH VIC 3885

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END

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PLAN OF SUBDIVISION OF CROWN ALLOTMENT 1B PARISH OF TAMBO

COUNTY OF DARGA
VOL 2508 FOL 454

Measurements are in Links
Conversion Factor
LINKS x 0.201168 = METRES

2 SHEETS
SHEET 1

COLOUR CODE

E-1, E-5 & E-6 = BLUE
R1, R2 & R3 = BROWN
E-8 = PURPLE
ROADS COLOURED BROWN & PURPLE

APPROPRIATIONS

THE LAND COLOURED BLUE
IS APPROPRIATED
OR SET APART FOR EASEMENTS
OF DRAINAGE

ENCUMBRANCES

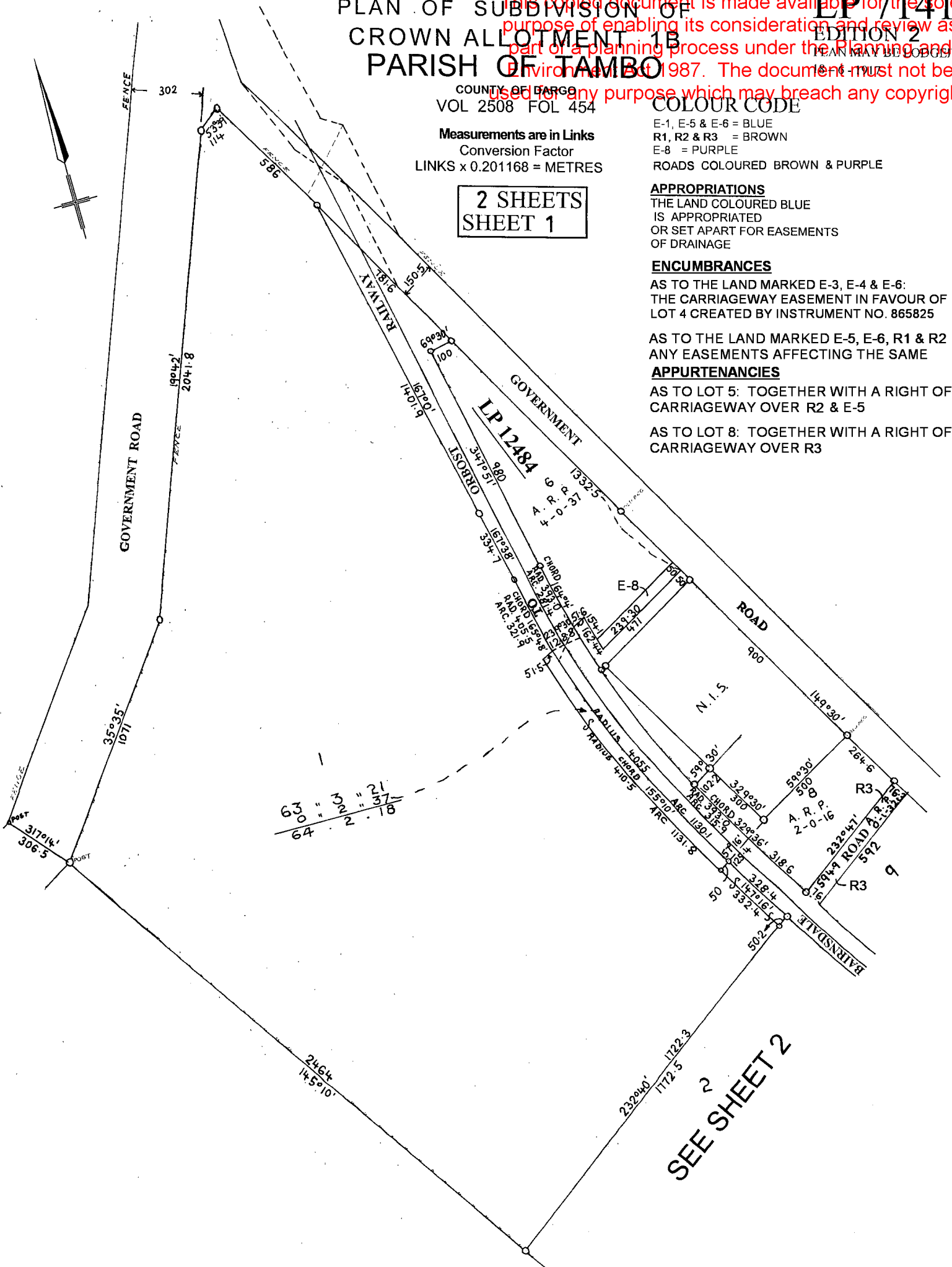
AS TO THE LAND MARKED E-3, E-4 & E-6:
THE CARRIAGEWAY EASEMENT IN FAVOUR OF
LOT 4 CREATED BY INSTRUMENT NO. 865825

AS TO THE LAND MARKED E-5, E-6, R1 & R2
ANY EASEMENTS AFFECTING THE SAME

APPURTENANCIES

AS TO LOT 5: TOGETHER WITH A RIGHT OF
CARRIAGEWAY OVER R2 & E-5

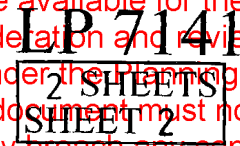
AS TO LOT 8: TOGETHER WITH A RIGHT OF
CARRIAGEWAY OVER R3



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Page 9 of 38



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MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER
LP 7141

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AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LOT 5	E-4 & E-5	APPURTENANT EASEMENT NOTATION ADDED			2	A.D.
LOT 8	E-7	APPURTENANT EASEMENT NOTATION ADDED			2	A.D.
LOTS 2 & 3	E-3	CREATION OF EASEMENT	865825		2	A.D.
LOT 5	E-6	EASEMENT ENHANCED	865825		2	A.D.
THIS PLAN	E-4	EASEMENT ENHANCED	865825		2	A.D.
LOT 4	E-5	EASEMENT ENHANCED			2	A.D.

Printed 10/02/2024

Printed 10/02/2026

Page 11 of 38

Our Ref: 25092

19th December 2025

Hamish McIntosh
East Gippsland Shire Council
Statutory Planning Coordinator
PO Box 1618
Bairnsdale Vic 3875

Dear Hamish,

**Re: Application for a Planning Permit
 85 School Road, Mossiface
 2 Lot Subdivision (Boundary Re-alignment)**

Please find attached an application for planning permit with the following:

- Planning Submission
- Copy of Title and Plan of Subdivision
- Proposed Development Plans

Additionally, as part of this application, we seek consideration of a possible exemption from the requirement for a Geotechnical Risk Assessment (GRA) or waiver.

The land is affected by the Erosion Management Overlay (EMO), which would typically trigger the requirement for a GRA or waiver. While we acknowledge that exemptions are uncommon, a waiver has previously been granted, in circumstances where it was understood that future development would not occur within the area affected by the EMO.

In this instance, we seek Council's advice and consideration of a similar exemption. No additional development is proposed as part of this application, and both parcels already contain an existing dwelling and associated agricultural buildings.

It is therefore reasonable to conclude that no further development will occur, particularly within areas affected by the EMO.

Furthermore, given the size of each parcel and the Farming Zone applying to the land, it is unlikely that any additional development would be encouraged or supported by East Gippsland Shire Council in the future.

Should you require any further information, please do not hesitate to contact our office on 03 5152 4858.

Regards



Courtney Campbell
Development Solutions Victoria

DEC
20
25

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APPLICATION FOR PLANNING PERMIT

TWO LOT SUBDIVISION (BOUNDARY RE-ALIGNMENT)

1902 GREAT ALPINE ROAD, WISELEIGH & 85 SCHOOL ROAD, MOSSIFACE
PETER COATES
REF: 25108

CONTENTS

1	Introduction	4
2	Site Context	5
3	The Proposal	13
4	Zones and Overlays	14
5	Other Planning Provisions	20
6	Planning Assessment	21
7	Conclusion	23

APPENDIX

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

DOCUMENT REVISION

1	Draft Report	DAC	18/12/2025
2	Final Report	CMC	18/12/2025



1. INTRODUCTION

Development Solutions Victoria Pty Ltd acts on behalf of Peter Coates, the applicant for the planning permit for a Two Lot Subdivision (boundary re-alignment) at 1902 Great Alpine Road, Wiseleigh and 85 School Road, Mossiface.

This submission, along with the supporting documentation, provides details about the subject site, outlines the relevant planning controls and policies, and includes an assessment in accordance with the provisions of the East Gippsland Planning Scheme.

The proposed two lot subdivision (boundary re-alignment) requires planning approval under the provisions of the Farming Zone, Design and Development Overlay and the Erosion Management Overlay.

The owner is seeking to realign the property boundaries to facilitate the sale of one dwelling with a small parcel of land, while retaining the balance of the land, the existing agricultural buildings and the existing dwelling.

The proposal is consistent with the objectives of the East Gippsland Planning Scheme, is an appropriate subdivision in this location and will result in a positive planning outcome.

Address	1902 Great Alpine Road, Wiseleigh & 85 School Road, Mossiface
Site Description	Lot 1 on Plan of Subdivision 007141 Lot 1 on Plan of Subdivision 220700J
Title Particulars	Vol 05632 Fol 399 Vol 09971 Fol 414
Site Area	29.9 hectares combined
Proposal	Two Lot Subdivision (Boundary Re-alignment)
Planning Scheme	East Gippsland Planning Scheme
Zone	Farming Zone – Schedule 1
Overlays	Design and Development Overlay – Schedule 7 Erosion management Overlay
Aboriginal Cultural Heritage	Partly identified as an area of Cultural Heritage Sensitivity
Permit Triggers	Clause 35.07-3 Farming Zone – Subdivision Clause 43.02-3 Design and Development Overlay – Subdivision Clause 44.05-5 Erosion Management Overlay – Subdivision
Notice	No exemptions available
Referrals	No mandatory referrals
Work Authority Licence	Not applicable
Planning Scheme requirements	Municipal Planning Strategy – Clause 02 Settlement – Clause 02.03-1 Environmental and landscape values – Clause 02.03-2 Environmental risks and amenity – Clause 02.03-3 Built environment and heritage – Clause 02.03-5 Planning Policy Framework – Clause 10 Settlement – Clause 11 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 Design and Development Overlay – Clause 43.02 Erosion Management Overlay – Clause 44.01 Decision guidelines – Clause 65.01 Decision guidelines – Clause 65.02

2. SITE CONTEXT

Site

The subject sites are located at 1902 Great Alpine Road, Wiseleigh and 85 School Road, Mossiface. A copy of the Titles and Plans of Subdivision are contained in **Appendix A**. The titles are not affected by any restrictive covenants or agreements.

1902 Great Alpine Road, Wiseleigh

This allotment is an irregular shaped allotment with a total area of approximately 25.86 hectares and currently contains an existing dwelling, 4 outbuildings, a dam and associated facilities.

This Lot has a notice registered on title as Y002948YB.

Access to this lot is existing via two crossovers, one being a gravel crossover directly from Great Alpine Road along the northern portion of the northwestern boundary and a second access point is located along the northeastern boundary via a gravel crossover and driveway directly from Swan Reach Road.

Great Alpine Road and Swan Reach Road are bitumen sealed roads with gravel shoulders, Great Alpine Road traverses in a northeast to southwest direction and Swan Roach Road

traverses in a north to south direction in this location.

85 School Road, Mossiface

This allotment is rectangular in shape with a total area of approximately 4.04 hectares and currently contains an existing dwelling, two outbuildings, a dam and associated facilities.

Access to this allotment is existing via a gravel crossover and driveway in the northern portion of the eastern boundary directly from the intersection of Hops Lane and School Road.

Hops Lane is a gravel road, traversing in a northeast to southwest direction and School Road is a bitumen sealed road with grassed shoulders traversing in a north to south direction. Hops Lane and School Road directly connect to Swan Reach Road to the east.

Both allotments are relatively flat in nature and contain scattered vegetation throughout.

Details of the site are depicted in the photographs provided below.

The subject site will hereon refer to the site as a whole.

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

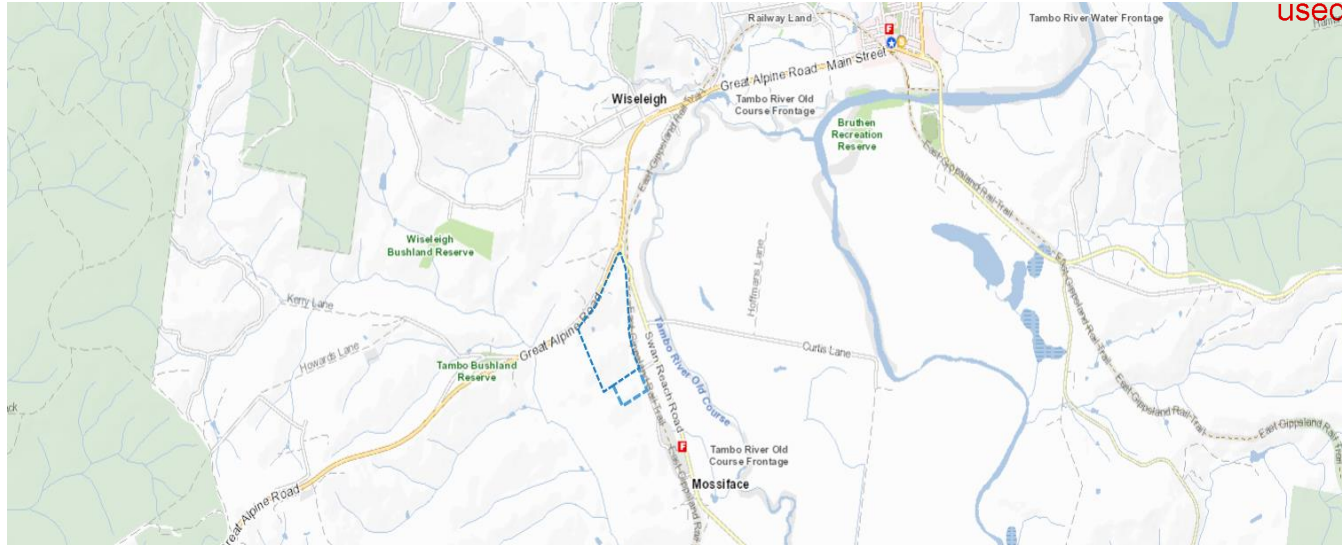


Figure 1 – Locality Plan – 1902 Great Alpine Road, Wiseleigh & 85 School Road, Mossiface (source: mapshare.vic.gov.au)

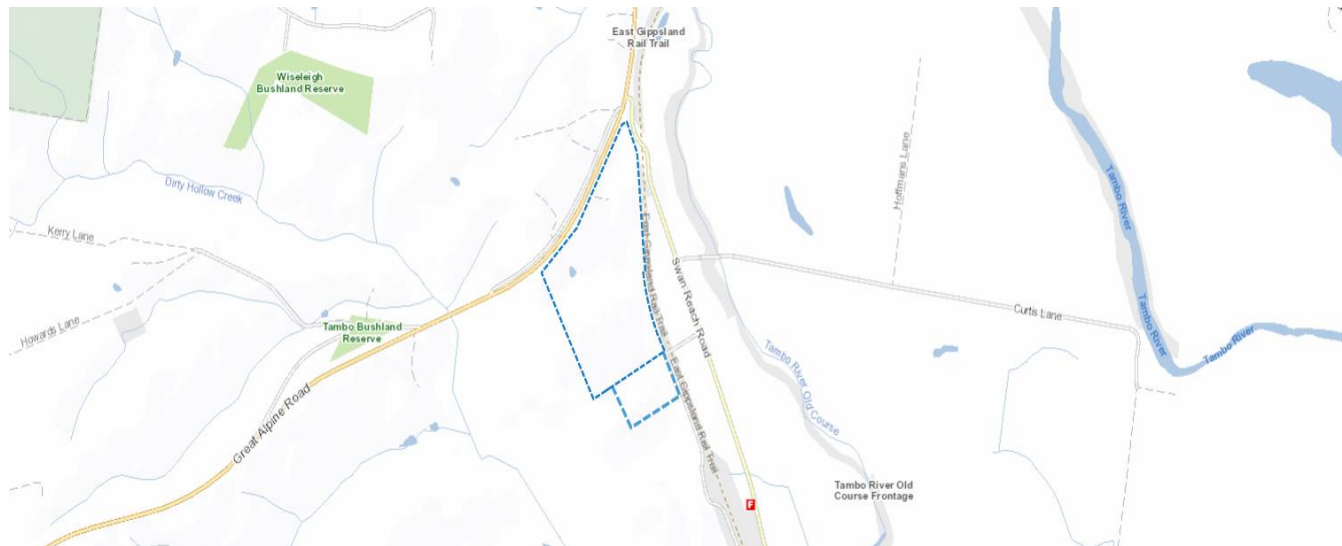


Figure 2 – Locality Plan – 1902 Great Alpine Road, Wiseleigh & 85 School Road, Mossiface (source: mapshare.vic.gov.au)

Surrounds

The land surrounding the site comprises farming, rural living, low density residential and public land, including both vacant land and land containing residential development.

Adjoining northeastern boundary of the subject site comprises Great Alpine Road, vacant land and land containing residential dwellings and associated facilities. Adjoining the eastern boundary is Swan Reach Road, School Road, Hops Lane and a rail reserve being the East Gippsland Rail Trail. Adjoining the southern and western boundaries is farming land containing existing dwellings.

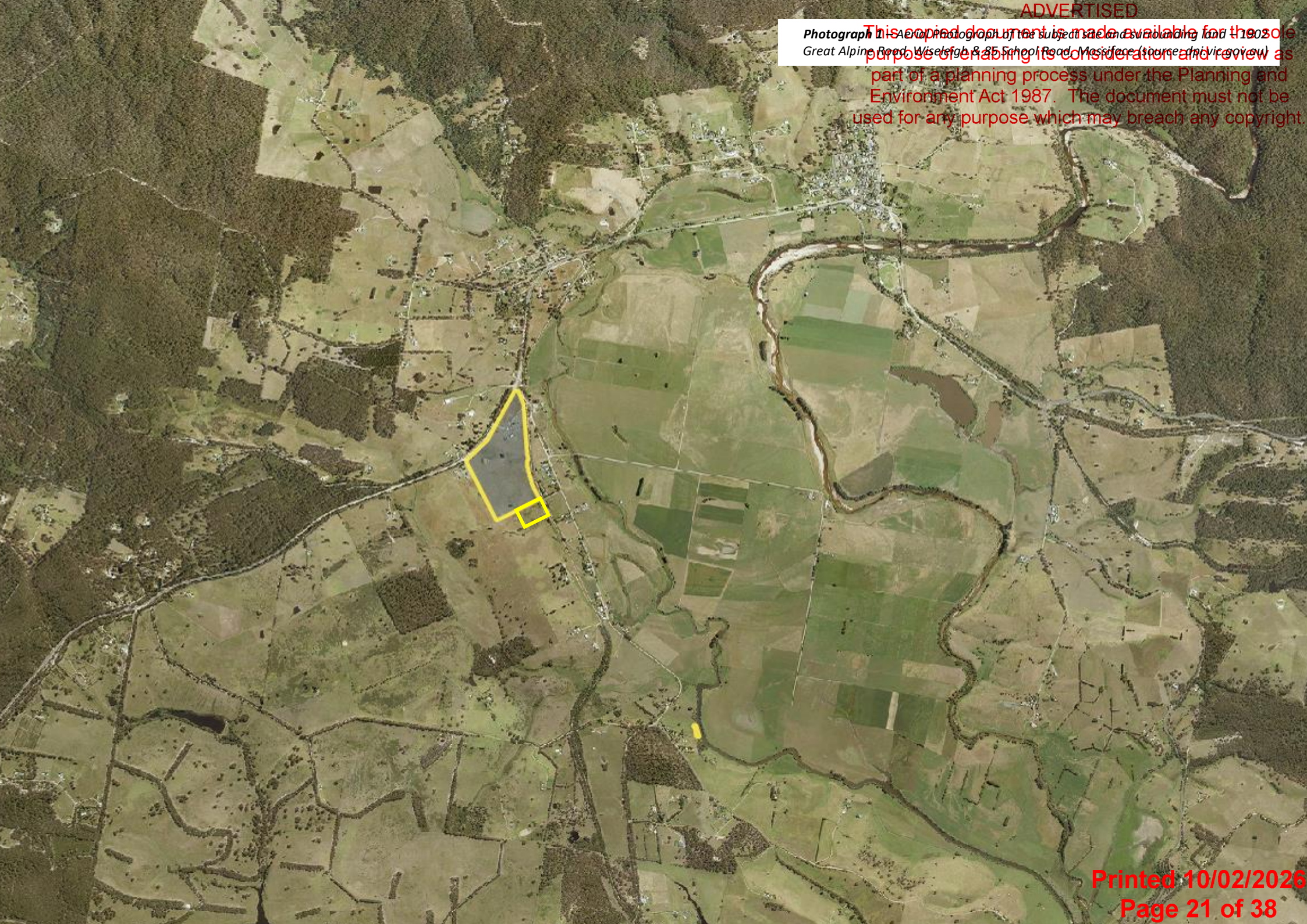
The subject site is located to the north of the Mossiface locality and south of the Wiseleigh locality.

Mossiface comprises minimal community facilities being a public hall and Mossiface – Tambo Country Fire Authority Station. There are no commercial or retail services however, Mossiface is only a short vehicle distance from Bruthen and further to Bairnsdale. Bruthen offers a basic level of commercial and community services, whilst Bairnsdale offers a full range of commercial and community services.

The subject site in relation to Mossiface and Wiseleigh is shown in the aerial photograph below.



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Photograph 2 – Subject site at 1902 Great Alpine Road, Wiseleigh.



Photograph 4 – Existing dwelling on proposed Lot 1.



Photograph 6 – Proposed Lot 1 facing north.



Photograph 3 – Existing access to be retained on proposed Lot 1.



Photograph 5 – Existing outbuilding on proposed Lot 1.



Photograph 7 – Proposed Lot 1 facing northeast showing existing access to be retained.



Photograph 8 – Proposed Lot 1 facing east.



Photograph 10 – Subject site and existing access at 85 School Road, Mossiface.



Photograph 12 – Existing access from Great Alpine Road to be contained within proposed Lot 2.



Photograph 9 – Proposed Lot 1 facing southwest.



Photograph 11 – Existing dwelling and outbuilding on subject site facing west.



Photograph 13 – Proposed Lot 2 facing north along the southern existing access.



Photograph 14 – Proposed Lot 2 facing south along the existing southern boundary between the two parcels of land.



Photograph 16 – Existing agricultural buildings onsite to be retained on proposed Lot 2.



Photograph 18 – Land adjoining the eastern boundary of 1902 Great Alpine Road, Wiseleigh being the East Gippsland Rail Trail.



Photograph 15 – Proposed Lot 2 facing southeast along the existing eastern boundary between the two parcels of land.



Photograph 17 – Subject site facing southwest from the existing southern access.



Photograph 19 – Neighbouring property adjoining the western boundary of 1902 Great Alpine Road, Wiseleigh at 1868 Great Alpine Road, Mossiface.

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Photograph 20 – Property directly opposite the subject site at 1881 Great Alpine Road, Wiseleigh.



Photograph 22 – Great Alpine Road facing north.



Photograph 24 – Swan Reach Road facing north.



Photograph 21 – Property adjoining the eastern boundary of 85 School Road, Mossiface at 9 Hops Lane, Mossiface.



Photograph 23 – Great Alpine Road facing south.



Photograph 25 – Swan Reach Road facing south.

3. THE PROPOSAL

This application seeks approval for the subdivision of the land into two lots (boundary re-alignment) under the provisions of the Farming Zone, Design and Development Overlay and the Erosion Management Overlay. 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 2.58 hectares in area. This lot comprises the northern portion of the site and will contain an existing dwelling, three outbuildings and associated facilities.

Access to this lot will be via the existing access point along the northwestern boundary via the gravel crossover and driveway directly from Swan Reach Road.

Lot 2

The proposed Lot 2 will be the balance of the land, it will be irregular in shape and approximately 27.32 hectares in area. This lot will comprise the southern portion of the site and contain two dams, the existing dwelling, four outbuildings and associated facilities.

This lot will contain two existing access points, one along the eastern boundary via a gravel

crossover and driveway directly from the Hops Lane and School Road intersection that will provide access to the existing dwelling and a second existing access point along the northwestern boundary via the gravel crossover and driveway directly from Great Alpine Road which is identified as a Transport Zone 2. The access point via the Great Alpine Road will be used to enable access to the existing agricultural infrastructure.

This lot will contain the existing electricity easement in the northern portion of the site.

Services

The subject site has access to an appropriate level of services which will remain unchanged.

The proposal does not require the removal of any vegetation to facilitate the proposed subdivision (boundary re-alignment) and no earthworks will be required.

The purpose of the proposed subdivision is to enable the owner to sell the smaller allotment with the existing dwelling and retain the larger balance of land with the existing dwelling and infrastructure to continue and enhance the existing grazing activities.

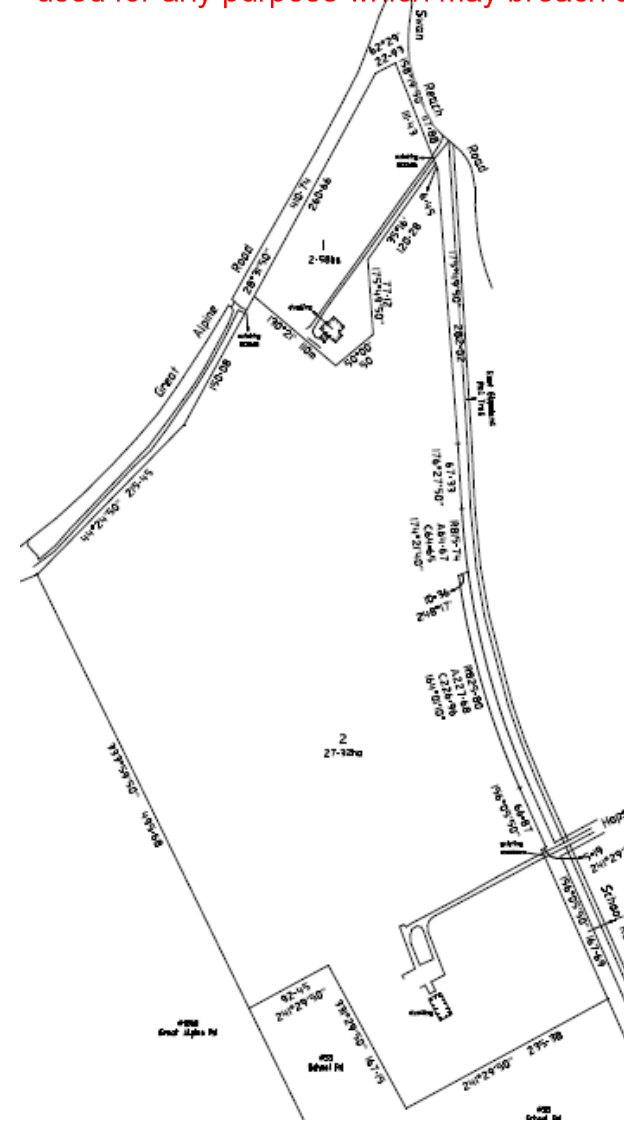


Figure 3 – Proposed Subdivision Plan – One Plan

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 in **Figure 4**.

Clause 35.07-3 of the Farming Zone provides a permit is required to subdivide.

As such the relevant decision guidelines are addressed in Section 5 of this submission.



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

Public Conservation and Resource Zone

The purpose of the Public Conservation and Resource Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To protect and conserve the natural environment and natural processes for their historic, scientific, landscape, habitat or cultural values.
- To provide facilities which assist in public education and interpretation of the natural environment with minimal degradation of the natural environment or natural processes.
- To provide for appropriate resource based uses.

An extract of the Public Conservation and Resource Zone Map is provided in **Figure 5**.

The Public Conservation and Resource Zone adjoins the eastern boundary of the subject site which is the East Gippsland Rail Trail. The zone does not appear to impact the property and as such we believe this is a mapping error, this is not addressed further.



Figure 5 – Zoning Map – (source - mapshare.vic.gov.au)

Design and Development Overlay – Schedule 7

The purpose of the Design and Development Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas which are affected by specific requirements relating to the design and built form of new development.

An extract of the Design and Development Overlay Map is provided in **Figure 6**.

Clause 43.02-3 – Provides a permit is required to subdivide land.

The relevant decision guidelines of the Design and Development Overlay and Schedule are addressed in Section 5 of this submission.

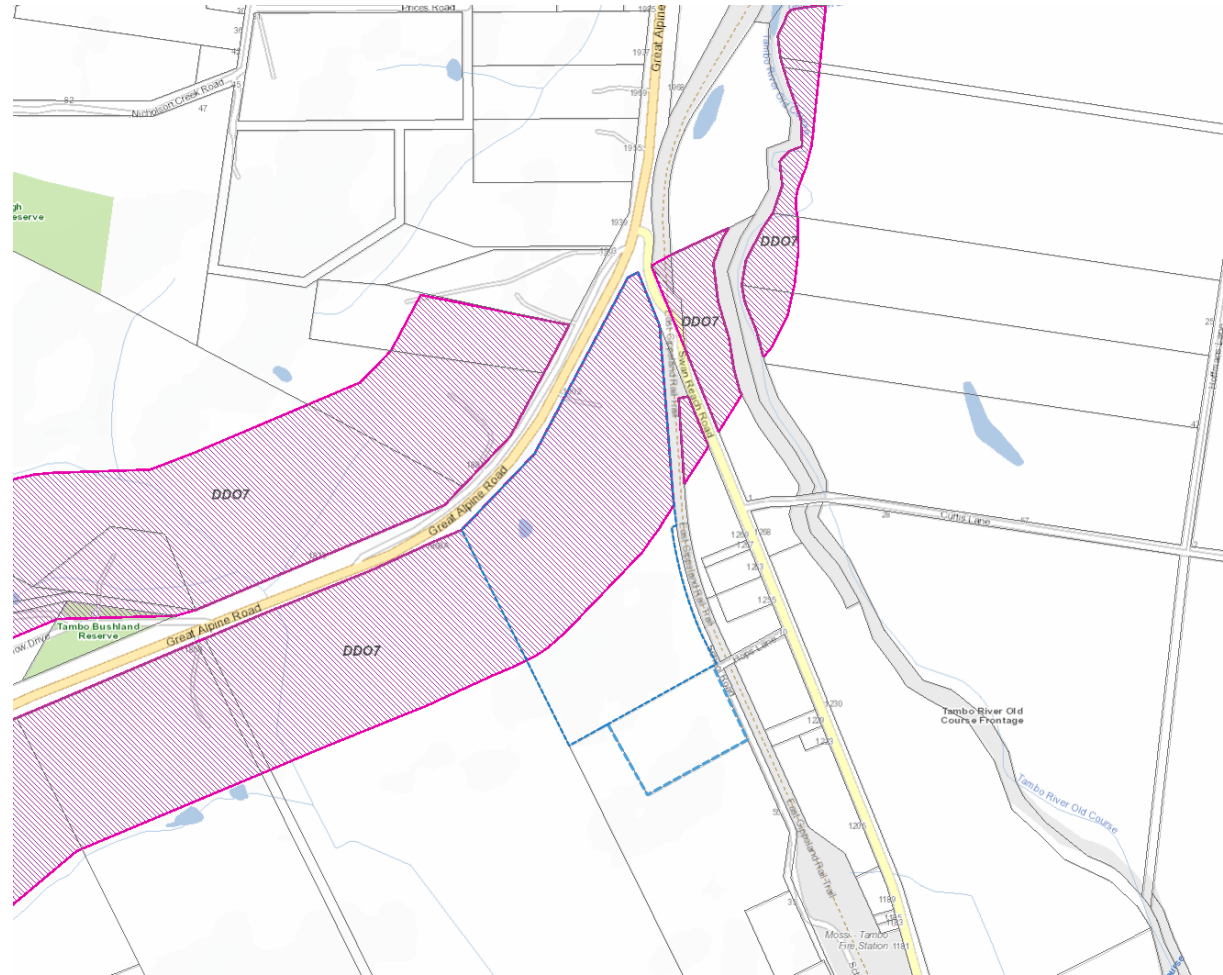


Figure 6 – Design and Development Overlay – (source - mapshare.vic.gov.au)

Design and Development Overlay – Schedule 7

Schedule 7 specifically relates to Highway Corridors, Princes Highway and Great Alpine Road. The design objectives include:

- *To ensure that development in the Highway corridors in non-urban areas is managed to minimise adverse effects on the safe and efficient flow of traffic along the highways.*
- *To encourage high standards of design and the use of appropriate materials buildings and works to be constructed within the highway corridors.*
- *To prevent linear or ribbon development along the Highway corridors.*
- *To protect significant native vegetation in the highway road reserves.*

- *Additional access to the Highway should not be permitted unless approved by Vic Roads and the responsible authority, and subject to any conditions fixed by the authorities.*

The proposed subdivision meets the requirements outlined above by simply realigning a boundary, retaining the smaller lot greater than 2.0 hectares without direct access to the Great Alpine Road. The larger balance allotment will retain the existing access to the Great Alpine Road and no additional access to the Highway is requested.

The decision guidelines outlined in the Schedule are addressed in Section 5 below.

The following requirements are outlined in relation to subdivision:

- *Any new lot created with highway frontage should have practical access from a road other than the highway, or from a service road in the highway reserve.*
- *Any small lot created should not be less than 2.0 ha in area.*
- *The creation of adjoining small lots with highway frontage will be discouraged.*

Erosion Management Overlay

The purpose of the Erosion Management Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To protect areas prone to erosion, landslip, other land degradation or coastal processes by minimising land disturbance and inappropriate development.

An extract of the Erosion Management Overlay Map is provided in **Figure 7**.

Clause 44.01-1 – Provides a permit is required to subdivide land.

The schedule provides a Geotechnical Risk Assessment or waiver is required.

We are seeking Council approval to waive the requirement for a Geotechnical Risk Assessment or waiver. The risk associated with the proposal is considered low, as the application relates to a two-lot subdivision (boundary re-alignment) only, with existing development already established on each allotment and no additional development proposed.

The relevant decision guidelines are addressed in Section 5 of this submission.

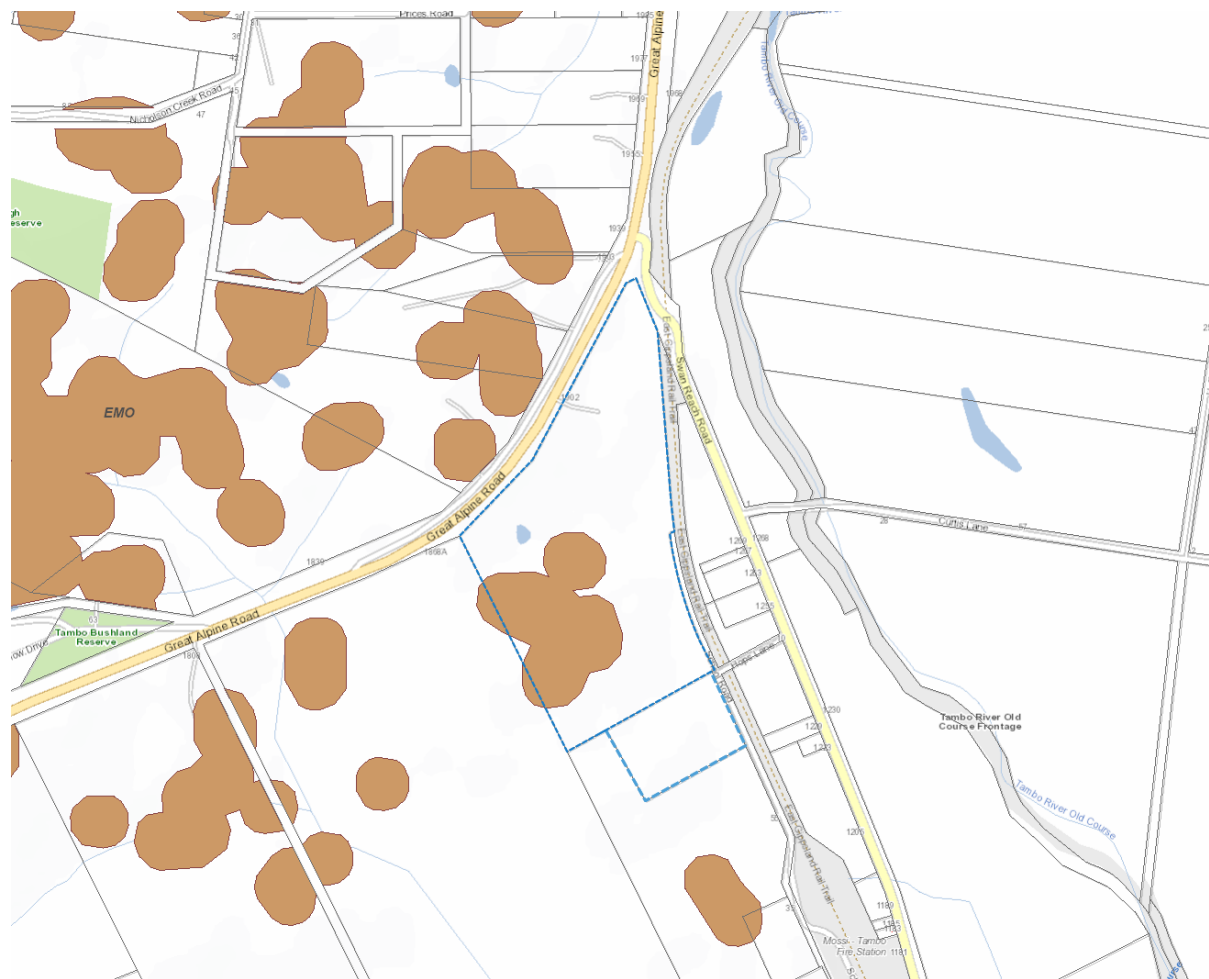


Figure 7 – Erosion Management Overlay – (source - mapshare.vic.gov.au)

Aboriginal Cultural Heritage

Under the provisions of the *Aboriginal Heritage Act 2006* the subject site is partly recognised as being within an area of Aboriginal Cultural Heritage Sensitivity.

The subdivision of land into two lots (boundary re-alignment) is an exempt activity and as such a Cultural Heritage Management Plan is not required.

An extract of the Aboriginal Cultural Heritage Map is provided in **Figure 8**.

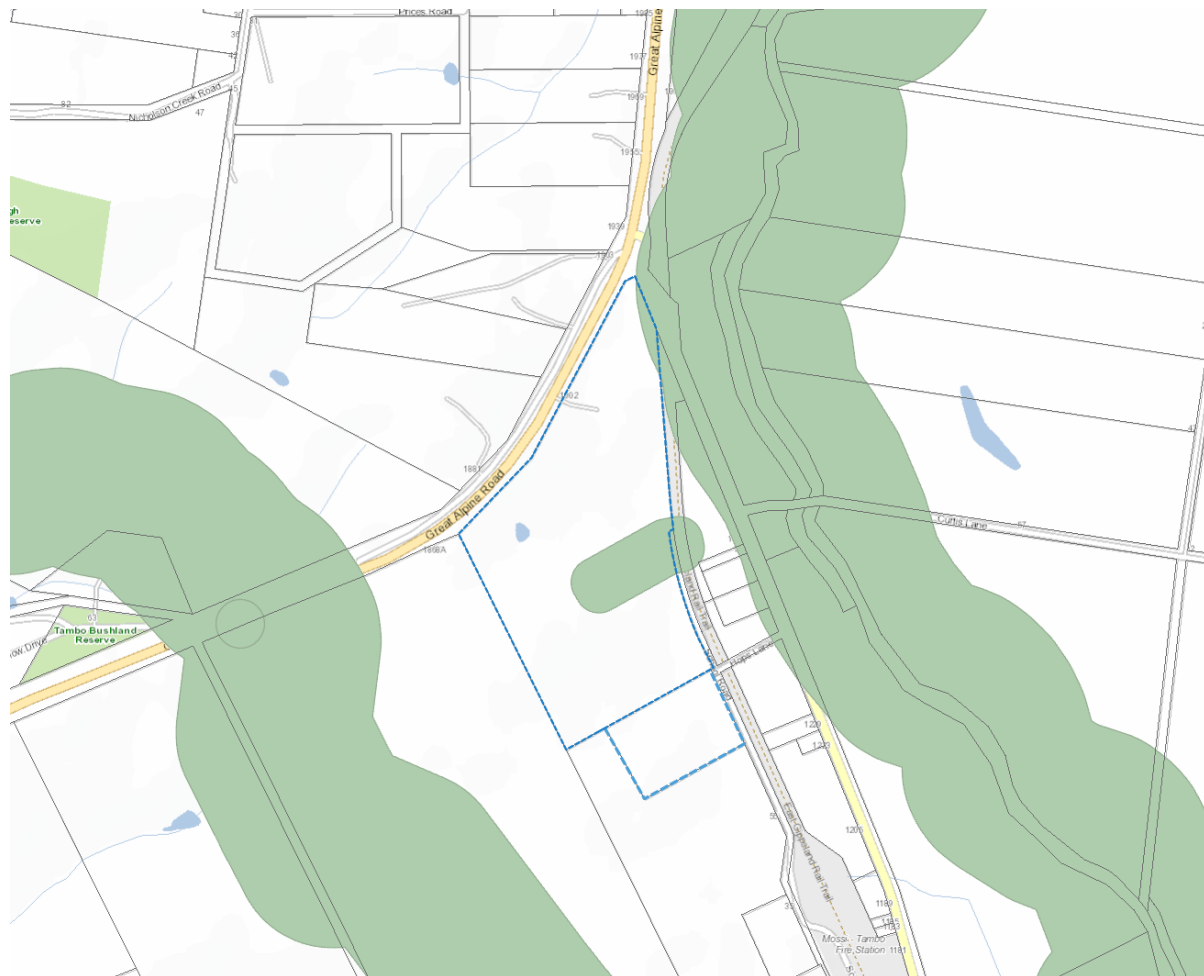


Figure 8 – Aboriginal Cultural Heritage Overlay – (source - mapshare.vic.gov.au)

5. OTHER PLANNING PROVISIONS

CLAUSE 52.29 - LAND ADJACENT TO THE PRINCIPAL ROAD NETWORK

The purpose of the provisions at Clause 52.29 are:

“To ensure appropriate access to the Principal Road Network or land planned to form part of the Principal Road Network.

To ensure appropriate subdivision of land adjacent to Principal Road Network or land planned to form part of the Principal Road Network.”

A permit is required to subdivide land adjacent to a road in a Transport Zone 2.

Clause 52.29-3 provides a permit is not required to realign a boundary and to subdivide land into two lots provided no new access is proposed.

All existing access points will be utilised and no new access is proposed. As such a permit is not required for the proposed subdivision under the provisions of Clause 52.29.

6. 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 proposed subdivision 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** providing for an appropriate subdivision (boundary re-alignment) that will not result in any additional lots being created.
- The proposal will contribute to a high standard of environmental sustainability, design and amenity by designing the lot layout to meet the constraints of the land reducing any potential negative environmental implications as sought to achieve by the relevant clauses including **Clause 02.03** and **Clause 11**. The site does contain scattered vegetation however no vegetation will be required to be removed to facilitate the proposed subdivision.
- **Clause 02.03-1** identifies Mossface as a small rural settlement. The proposed subdivision (boundary realignment) will result in two allotments, each containing an existing dwelling and access points. The subject sites are each connected to all available services and infrastructure which will remain unchanged.
- The economic importance of agricultural production is recognised in **Clause 14**, which also seeks to ensure agricultural land is managed sustainably. The proposed subdivision will realign the existing boundaries to create one smaller allotment and a larger balance allotment that will be used for the grazing of livestock.
- The proposal has addressed the decision guidelines of the Farming Zone at **Clause 35.07-6** which seeks to protect and enhance agricultural land.
- The proposal will result in two allotments, both within the Farming Zone and each containing existing access and a dwelling. Proposed Lot 1 will be approximately 2.58 hectares and contain the dwelling in the northern portion of the site. Proposed Lot 2 will be approximately 27.32 hectares in area and will contain the dwelling in the southern portion of the site. The proposed lot layout is consistent with many other land holdings in this locality.
- The existing overhead powerline easement will be located in the northern portion of proposed Lot 2.
- This subdivision (boundary re-alignment) will enable the owner to sell the dwelling on the smaller allotment whilst retaining the balance land and dwelling to continue the grazing operation.
- The proposal does not permanently remove any productive agricultural land. Both allotments have existing access provided. Proposed Lot 1 will contain the existing access point along the northeastern boundary via a gravel crossover and driveway directly from Swan Reach Road. Proposed Lot 2 will contain two existing access points, access to the dwelling will be via the gravel crossover and driveway connecting directly to the intersection of Hops Lane and School Road along the eastern boundary and a second access point that provides access to agricultural infrastructure is existing along the northwestern boundary via the gravel crossover and driveway connecting directly to Great Alpine Road.
- The subject site adjoins public land being the East Gippsland Rail Trail along the eastern boundary. The proposed subdivision will not detrimentally impact the public land.
- The proposal is consistent with the decision guidelines of the Design and Development Overlay at **Clause 43.02-6** which seeks to identify areas which are affected by specific requirements relating to the design and built form of new development.

- The proposal will result in a two lot subdivision that will simply realign the boundaries to enable the sale of an existing dwelling and small parcel of land. No new buildings are proposed as a result of the subdivision.
- Any future development would be subject to the requirements of the Design and Development Overlay and Schedule.
- **Schedule 7** refers to highway corridors, Princes Highway and Great Alpine Road.
- The site contains one access point connecting directly to the Great Alpine Road which will remain unchanged and be contained in proposed Lot 2. Each of the allotments will have access provided via the existing access points as identified in the proposed plan of subdivision and detailed above in Section 3.
- The proposed subdivision is consistent with the subdivision requirements and objectives of the Schedule 7 to the Design and development overlay, ensuring that the lots adjoining the highway are greater than 2.0 hectares, no additional or new access points are required and no additional traffic will be generated as a result of the proposed subdivision.
- The proposal is consistent with the decision guidelines of the Erosion Management Overlay at **Clause 44.01** which seeks to

protect areas prone to erosion, landslip, other land degradation.

- No vegetation removal or earthworks will be required to facilitate the proposed subdivision (boundary re-alignment).
- We are seeking Council approval to waive the requirement for a Geotechnical Risk Assessment or waiver. The risk associated with the proposal is considered low, as the application relates to a two lot subdivision (boundary re-alignment) only, with existing development already established on each allotment and no additional development proposed in addition to only a relatively small area of the land being impacted by the Erosion Management Overlay.
- This submission has addressed the decision guidelines of **Clause 65.01** and the proposed subdivision supports orderly planning of the area whilst taking into consideration the potential effect on the environment, human health and the amenity of the area. The proposal does not require the removal of any native vegetation and there will be no negative impact on the existing road network particularly given the access points are existing and will remain unchanged.
- 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 re-alignment) is suitable in this location. The proposal will reconfigure the existing lots to create two appropriately sized lots that are in keeping with the surrounding environment and will promote and encourage continued agricultural use of the land.
- The subject site and each of the proposed lots are currently connected to all available services. The number of lots will not increase as a result of the proposed subdivision.

7. CONCLUSION

This submission is in support of a planning permit application for a two lot subdivision (boundary re-alignment) at 1902 Great Alpine Road, Wiseleigh and 85 School Road, Mossiface.

The relevant provisions of the East Gippsland Planning Scheme have been addressed and it has been ascertained that the proposed subdivision 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, the Design and Development Overlay and the Erosion Management Overlay.
- The design of the subdivision will provide for a more practical lot layout supporting agricultural use of the balance lot.

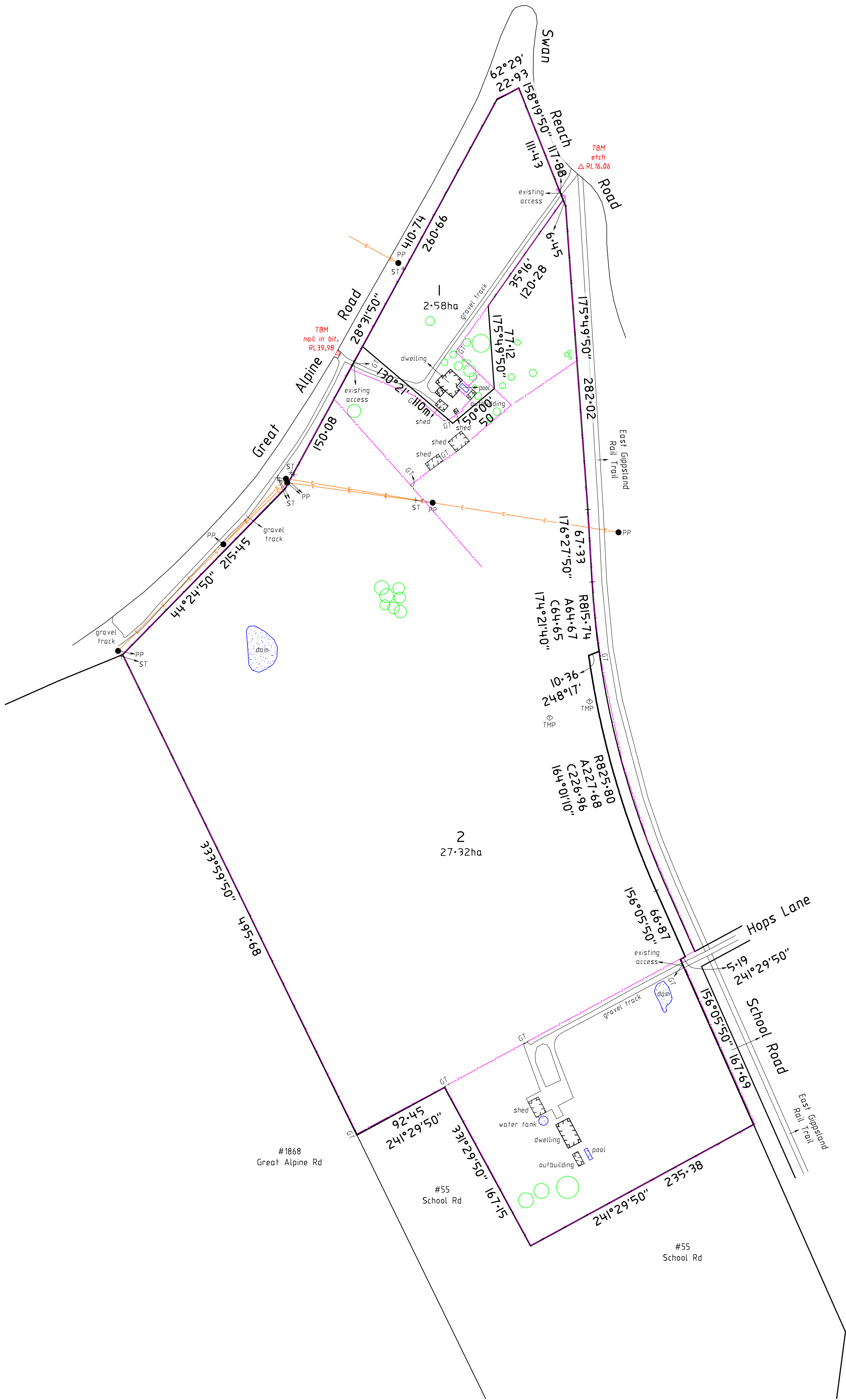
It is requested that a planning permit be granted for this subdivision.

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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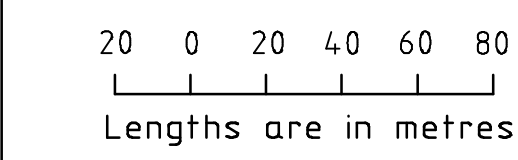


LEGEND

- PP ● - electricity pole
- E— - overhead powerline
- TMP ⊕ - telstra marker post
- ST + - stay
- F— - fencing
- GT - - - - - gate



- This is not a title survey.
- See Certificate of Title for Easement details.
- Only significant trees are shown on this plan.
- Not all fences shown on this plan.
- SK Spatial will not be held responsible for features hidden, obscured or under construction at the time of survey.
- No underground features have been located unless specifically shown.
- 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: 26/11/2025

Levels are to the Australian Height Datum (AHD)

Lot 1 on LP7141: 25.86ha
Lot 1 on LP220700: 4.047ha
Total site area: 29.90ha

1902 Great Alpine Road, Wiseleigh 3885 & 85 School Road, Mossiface, 3885	
East Gippsland Shire	
Plan No. 252814 SCPR-2	Scale 1:2000 - A1 1:4000 - A3
Drawn 10/12/2025	

Site Context & Proposed Subdivision Plan

County of Dargo
Parish of Tambo
Crown Allotment: 1B (Part)
Lot 1 on LP7141 & Lot 1 on LP220700
Paracentroid (MGA2020) : E 570 990, N 5823 990

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