

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:

161 Mt Joy Road, Tatong
Crown Allotments 34, 35A, 35, 36D, 36C, 36B, 31,
Parish of Moorngag

The application is for a permit to:

Re subdivide seven existing lots into two lots

The applicant for the permit is:

Olivia Baker
North East Survey Design

The application reference number is:

P0016/24, DA5987

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:

15 March 2024

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



Application for Planning Permit for a Subdivision

| | |
|----------------|---|
| Supplied by | Olivia Baker |
| Submitted Date | 07/02/2024 |
| Modified by | Olivia Baker (North East Survey Design Pty Ltd) |
| Modified Date | 08/02/2024 |

Application Details

| | |
|---|---------------------------------------|
| Application Type | Planning Permit for a Subdivision |
| | Version 2 |
| Applicant Reference Number | M8071 |
| Application name or Estate name | Re-Subdivision - 161 Mt Joy Rd Tatong |
| Responsible Authority Name | Benalla Rural City Council |
| Responsible Authority Reference Number(s) | P0016/24, S2250003T, DA5987 |
| SPEAR Reference Number | S225003T |
| Application Status | Referred |
| Planning Permit Issue Date | NA |
| Planning Permit Expiry Date | NA |

The Land

| | |
|----------------|--|
| Primary Parcel | 161 MT JOY ROAD, TATONG VIC 3673 Crown Allotment No 34 Parish Name MOORNGAG SPI 34\PP3174 CPN A12119 |
|----------------|--|

Zone: 35.07 Farming
Overlay: 44.06 Bushfire Management

Parcel 2

161 MT JOY ROAD, TATONG VIC 3673
Crown Allotment No 35A
Parish Name MOORNGAG
SPI 35\PP3174
CPN A12119

Zone: 35.07 Farming
Overlay: 44.06 Bushfire Management

Parcel 3

161 MT JOY ROAD, TATONG VIC 3673
Crown Allotment No 35
Parish Name MOORNGAG
SPI 35\PP3174
CPN A12119

Zone: 35.07 Farming
Overlay: 44.06 Bushfire Management

Parcel 4

161 MT JOY ROAD, TATONG VIC 3673
Crown Allotment No 36D
Parish Name MOORNGAG
SPI 36D\PP3174
CPN A12119

Parcel 5

Zone: 35.07 Farming
Overlay: 44.06 Bushfire Management

161 MT JOY ROAD, TATONG VIC 3673
Crown Allotment No 36C
Parish Name MOORNGAG
SPI 36C\PP3174
CPN A12119

Zone: 35.07 Farming
Overlay: 44.06 Bushfire Management

Parcel 6

161 MT JOY ROAD, TATONG VIC 3673
Crown Allotment No 36B
Parish Name MOORNGAG
SPI 36B\PP3174
CPN A12119

Zone: 35.07 Farming
Overlay: 44.06 Bushfire Management

Parcel 7

161 MT JOY ROAD, TATONG VIC 3673
Crown Allotment No 31
Parish Name MOORNGAG
SPI 31\PP3174
CPN A12119

Zone: 35.07 Farming
Overlay: 44.06 Bushfire Management

The Proposal

Plan Number

(Not Supplied)

Number of lots

2

Proposal Description

Re-sub of 7 lots to 2 lots in the FZ and BMO - Refer to TPR

Estimated cost of the development for which a permit is required \$ 0

Existing Conditions

Existing Conditions Description

Existing dwelling, farming infrastructure and associated equine facilities

Title Information - Does the proposal breach an encumbrance on Title?

The proposal does not breach an encumbrance on title, such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope.

Applicant Contact

Applicant Contact

Ms Olivia Baker
North East Survey Design Pty Ltd
516 High Street, Echuca, VIC, 3564
Business Phone: 0427152353
Email: olivia@nesd.com.au

Applicant

Applicant

(Applicant details as per Applicant Contact)

Owner

Owner

Mr Brendan Tipple
12 Knights Road, Benalla, VIC,

Declaration

I, Olivia Baker, declare that the owner (if not myself) has been notified about this application.

I, Olivia Baker, declare that all the information supplied is true.

Authorised by
Organisation

Olivia Baker
North East Survey Design Pty Ltd

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 10562 FOLIO 553

Security no : 124111732299B
Produced 09/01/2024 01:24 PM

LAND DESCRIPTION

Crown Allotment 35A, Crown Allotment 36B and Crown Allotment 36C Parish of Moorngag.
PARENT TITLE Volume 08136 Folio 783
Created by instrument X214541Q 15/12/2000

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
BRENDAN JAMES TIPPLE
BRONWYN MAREE TIPPLE both of 12 KNIGHTS ROAD BENALLA VIC 3672
AH094044S 15/03/2010

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AH444719N 20/08/2010
COMMONWEALTH BANK OF AUSTRALIA

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP020481F 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)

ADMINISTRATIVE NOTICES

NIL

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

DOCUMENT END

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

VOLUME 10562 FOLIO 552

Security no : 1241117322410
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LAND DESCRIPTION

Crown Allotment 35 Parish of Moorngag.
PARENT TITLE Volume 08136 Folio 280
Created by instrument X214543J 15/12/2000

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
BRENDAN JAMES TIPPLE
BRONWYN MAREE TIPPLE both of 12 KNIGHTS ROAD BENALLA VIC 3672
AH094044S 15/03/2010

ENCUMBRANCES, CAVEATS AND NOTICES

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For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP020481F 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: 161 MT JOY ROAD TATONG VIC 3673

ADMINISTRATIVE NOTICES

NIL

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DOCUMENT END

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

VOLUME 10155 FOLIO 280

Security no : 124111732391B
Produced 09/01/2024 01:26 PM

LAND DESCRIPTION

Crown Allotment 31 Parish of Moorngag.
PARENT TITLE Volume 08136 Folio 783
Created by instrument S411495M 25/03/1993

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
BRENDAN JAMES TIPPLE
BRONWYN MAREE TIPPLE both of 12 KNIGHTS ROAD BENALLA VIC 3672
AH094044S 15/03/2010

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AH444719N 20/08/2010
COMMONWEALTH BANK OF AUSTRALIA

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP068156X 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: 161 MT JOY ROAD TATONG VIC 3673

See MI311891S for WATER FRONTAGE LICENCE details

ADMINISTRATIVE NOTICES

NIL

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

VOLUME 10562 FOLIO 551

Security no : 124111732091D
Produced 09/01/2024 01:20 PM

LAND DESCRIPTION

Crown Allotment 34 and Crown Allotment 36D Parish of Moorngag.
PARENT TITLE Volume 08136 Folio 783
Created by instrument X214542M 15/12/2000

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

BRENDAN JAMES TIPPLE
BRONWYN MAREE TIPPLE both of 12 KNIGHTS ROAD BENALLA VIC 3672
AH094044S 15/03/2010

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AH444719N 20/08/2010
COMMONWEALTH BANK OF AUSTRALIA

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP020481F 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)

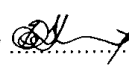
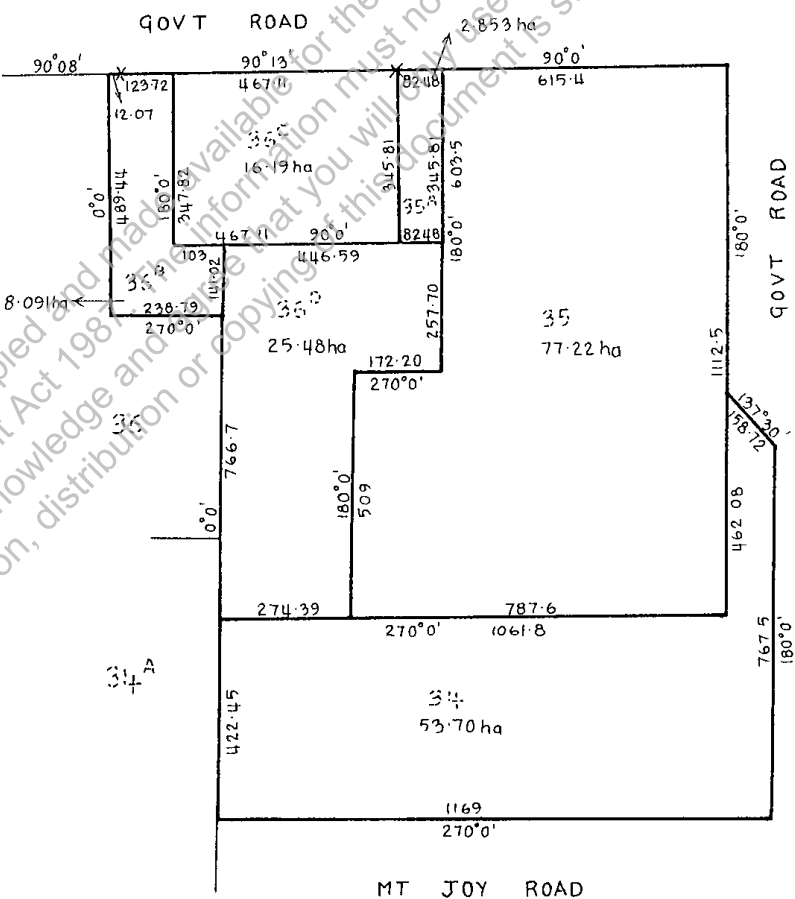
ADMINISTRATIVE NOTICES

NIL

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Effective from 23/10/2016

DOCUMENT END

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| | | | | | | |
|---|---------------------|----------------------------|---------------|--|--|-------------------------------|
| TITLE PLAN | | EDITION 1 | | TP020481F | | |
| Location of Land Parish: MOORNGAG Township: Section: Crown Allotment: 34 35 35A 36B 36C 36D Crown Portion: LTO Base Record: SDMB Last Plan Reference: Title References: Vol.8136 Fol.783 Depth Limitation: 15.24 metres CA 35A | | | | Notations | | |
| Easement Information | | | | THIS PLAN HAS BEEN PREPARED FOR LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES Checked by  Date 5/02/01 Assistant Registrar of Titles | | |
| Easement Reference | Purpose / Authority | Width (Metres) | Origin | | | Land benefited / In favour of |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
|  <p>The diagram illustrates a land plan with two main parcels, 34 and 35. Parcel 34 is a large rectangular area at the bottom, measuring 1169m by 270m, with a total area of 53.70 hectares. Parcel 35 is a more complex shape above it, consisting of several sub-parcels with various dimensions and areas, including 25.48ha, 77.22ha, and 2.853ha. The plan is bounded by GOVT ROAD to the north and MT JOY ROAD to the south. Various boundary measurements in metres and bearings are provided for all parcels and roads.</p> | | | | | | |
| LENGTHS ARE IN METRES | | SCALE | SHEET SIZE A3 | FILE NO: X214541Q/2M/3J | | |
| LAND VICTORIA 283 Queen Street Melbourne | | Drawn By: Joanne Macmillan | | DEALING CODE: X45 TLA | | |
| Sheet 1 of 1 | | | | | | |

| | | | |
|---|--|---|---------------------|
| TITLE PLAN | | EDITION 1 | TP 68156X |
| Location of Land Parish: MOORNGAG Township: Section: Crown Allotment: 31 Crown Portion: Last Plan Reference: Derived From: VOL 10155 FOL 280 Depth Limitation: NIL | | Notations WATERWAY NOTATION: LAND IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN | |
| Description of Land / Easement Information | | THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 12/07/1999 VERIFIED: BE | |
| | | | |
| LENGTHS ARE IN METRES | | Metres = 0.3048 x Feet Metres = 0.201168 x Links | Sheet 1 of 1 sheets |



Bushfire Management Statement

Re-Subdivision in a Bushfire Management Overlay

Property Address: 161 Mt Joy Road, Tatong
Date: 2nd February 2024

PREPARED FOR:

| | |
|-------------|---|
| Client name | Bron & Bredan Tipple |
| Address | C/- NESD, PO Box 882, Wangaratta Vic 3676 |

PREPARED BY:

| | |
|-----------------------------|----------------------------------|
| Applicant / Consultant name | North East Survey Design Pty Ltd |
| Address | PO Box 882, Wangaratta Vic 3676 |
| Telephone | mobile: 0456 085 328 |
| Email | olivia@nesd.com.au |

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1 Introduction

This Bushfire Management Statement has been prepared to respond to the requirements of Clause 44.06 Bushfire Management Overlay, and associated Clause 53.02 Bushfire Planning. The statement contains three components:

- **A bushfire hazard site assessment** including a plan that describes the bushfire hazard within 150m of the proposed development. The description of the hazard must be prepared in accordance with Sections 2.2.3 to 2.2.5 of *AS3959:2018 Construction of buildings in bushfire prone areas* (Standards Australia) excluding paragraph (a) of section 2.2.3.2. Photographs or other techniques may be used to assist in describing the bushfire hazard.
- **A bushfire hazard landscape assessment** including a plan that describes the bushfire hazard of the general locality more than 150m from the site. Photographs or other techniques may be used to assist in describing the bushfire hazard. This requirement does not apply to a dwelling that includes all of the approved measures specified in Clause 53.02-3.
- **Bushfire management statement**, describing how the proposed development responds to the requirements in Clause 53.02. If the application proposes an alternative measure, the bushfire management statement must explain how the alternative measure meets the relevant objective.

2 Bushfire Management Statement

2.1 Hazard Site Assessment

Refer to attached Bushfire Hazard Site Assessment Plan

The information relating to the site is discussed below and should be read in conjunction with the submitted plans.

| 2.1.1 Site shape, dimensions, size and planning controls | |
|--|---|
| The shape of the site is: | Irregular shape |
| The dimensions of the site are: | As per the attached site plan |
| The site has a total area of: | 209.89ha (Lot 1 11.19ha, Lot 2 – 198.7ha) |
| The zoning of the site is: | Farming Zone |
| The overlays that apply to the site are: | BMO |

| 2.1.2 Existing use and development on the site | |
|---|--|
| The current use of the site is: | Land is used for grazing and equestrian related activities |
| The buildings or works located on the site are: | Existing dwelling, sheds, yards, dams, fenced paddocks |

| 2.1.3 Existing access arrangements | |
|--|--|
| The main vehicle access to the site is provided from: | The site is accessed via Mt Joy Road to the south. |
| Roads and access within the site are currently constructed from the following materials: | The existing road bounding the site is gravel. |

| 2.1.4 | Existing vegetation |
|---|--|
| Describe the vegetation on the site, including the type, location, extent and any other relevant information: | The land contains bushland. Most of the land is clear from dense vegetation. |

| 2.1.5 | Other |
|--|---|
| Describe other features and constraints on the site that may be relevant to bushfire hazard, which may influence future use and development of the site: | The site is within an established farming area of Tatong. The BMO affects the edges of the land, especially land to the south east. |

2.2 Bushfire Hazard Landscape Assessment

The required information is shown on the site plan attached and referred to in the relevant section below.

| 2.2.1 | Existing use and development on adjacent sites |
|---|--|
| Describe the land and existing land uses in all directions around the subject land: | The subject site is mainly bounded by farmland to all side but a small section of the north east and south east which is zoned public conservation and resource. |

| 2.2.2 | Access to infrastructure and existing road networks |
|--|--|
| Describe the infrastructure and constraints on the site and in the surrounding area (where relevant) including the roads, town water and power supply to the site: | <p>The site is accessed via Mt Joy Road which abuts the site to the south. This road connects onto Mitchell Road</p> <p>There is power available to the land from overhead lines.</p> <p>Reticulated water is not available to the land.</p> |

| 2.2.3 | Landscape |
|------------------------------------|--|
| Describe the surrounding landscape | The landscape of the surrounding area is quite undulating and hilly and there is extensive bushland to the east and south of the area. |

| 2.2.4 | Other characteristics |
|--|--|
| Are there other features or characteristics in the area relevant to bushfire hazard? | <p>There is bushland in the vicinity of the site which poses a significant threat.</p> <p>The land surrounding the site is zoned farming and public conservation & resource which is also affected by the BMO.</p> |

2.3 **Bushfire Management Statement**

Clause 53.02-4.1 Landscape, siting and design objectives

Development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.

Development is sited to minimise the risk from bushfire.

Development is sited to provide safe access for vehicles, including emergency vehicles.

Building design minimises vulnerability to bushfire attack

| Measure | Standard | Comments |
|---------|--|--|
| AM 2.1 | The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level. | The initiative building envelope is in close proximity to Mt Joy Road. If a dwelling was ever to be built on proposed Lot 2, the driveway would be a well-formed gravel track approximately 310 metres long with a passing bay. Vegetation on Lot 2 is mainly native bushland/woodland. The subject site is likely considered to be located in a low/moderate risk location. |
| AM 2.2 | A building is sited to ensure the site best achieves the following: <ul style="list-style-type: none">• The maximum separation distance between the building and the bushfire hazard.• The building is in close proximity to a public road.• Access can be provided to the building for emergency service vehicles | The indicative building envelope is located at the maximum separation from the classified vegetation given the site constraints. The proposed building envelope will be approximately 310 metres to Mt Joy Road. There would be a well-formed track for vehicles and sufficient room to turn around and access water supply. |

53.02-4.3 Water supply and access objectives

A static water supply is provided to assist in protecting property.

Vehicle access is designed and constructed to enhance safety in the event of a bushfire.

| | | |
|--------|--|--|
| AM 4.1 | A building used for a dwelling (including an extension or alteration to a dwelling), a dependent person's unit, industry, office or retail premises is provided with: <ul style="list-style-type: none">• A static water supply for fire fighting and property protection purposes specified in Table 4 to Clause 53.02-5.• Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5.• The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for fire fighting water supplies. | Both proposed lots do not have reticulated water available. A water tank with a static supply of at least 10,000litres will be set aside for fire fighting purposes in accordance with this clause. The tank will be located adjacent to the future dwelling and fire authority fittings and access to the tank outlet will be provided. The driveway to the indicative building envelope would be approximately 310m long with a passing bay and will provide access for fire authority vehicles to get within 4 metres of the water supply outlet from the tank. |
|--------|--|--|

53.02-4.4 Subdivision objectives

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

AM 5.1

An application to subdivide land, other than where AM 5.2 applies, 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.

- The approved measures in Clause 53.02-4.1 and Clause 53.02-4.3.

The indicative building envelope is sited on Lot 2 and is approximately 101 metres from the nearest lot boundary.

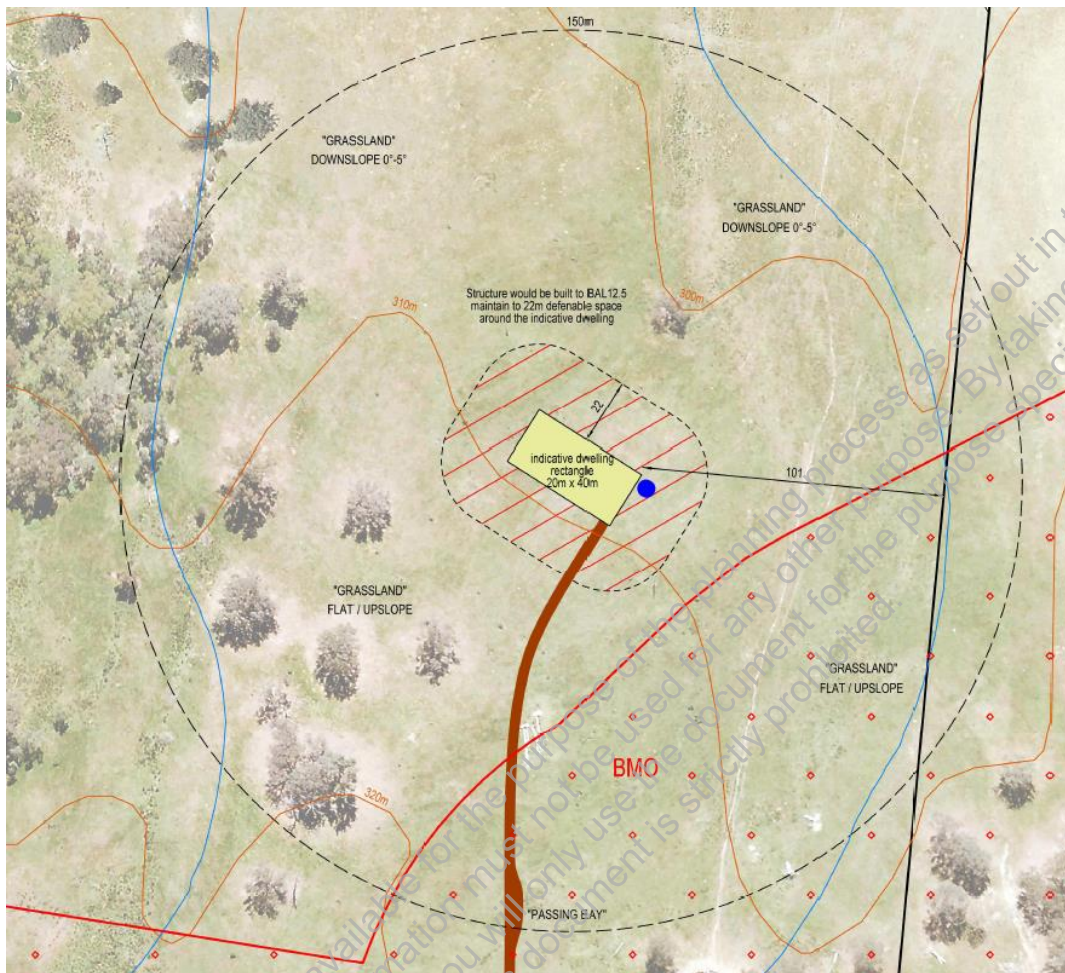
In accordance with Table 2, a future dwelling should be provided with defensible space of 22 metres within the property boundaries in response to the vegetation of the highest threat being grassland for a BAL 12.5 construction standard.

The site is primarily surrounded by farmland and bushland. To the west there is vegetation within 150m of the indicative building envelope.

| | Slope | Veg. type | Dist. |
|----------|--------------|-----------|-------|
| N | >0-5° | Grassland | 0m |
| E | Flat/upslope | Grassland | 0m |
| S | Flat/upslope | Grassland | 0m |
| W | Flat/upslope | Grassland | 0m |

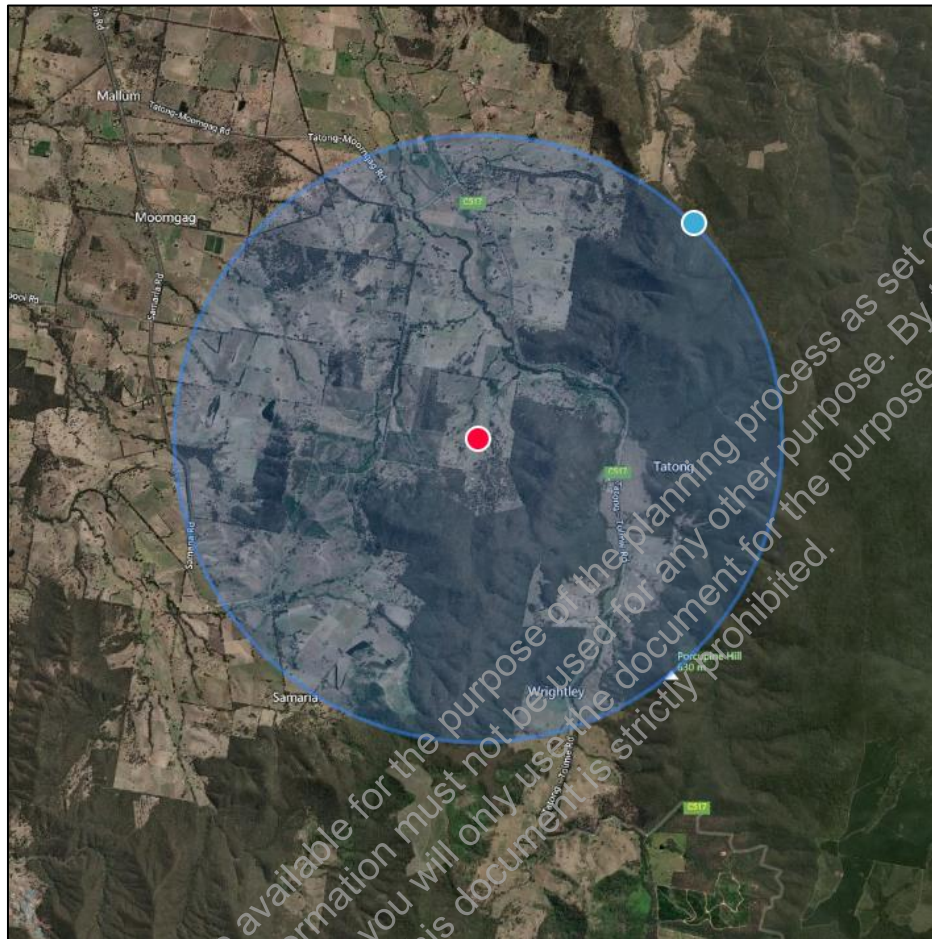
Structure be built to **BAL 12.5**.

Attachment 1 – Bushfire Hazard Site Assessment

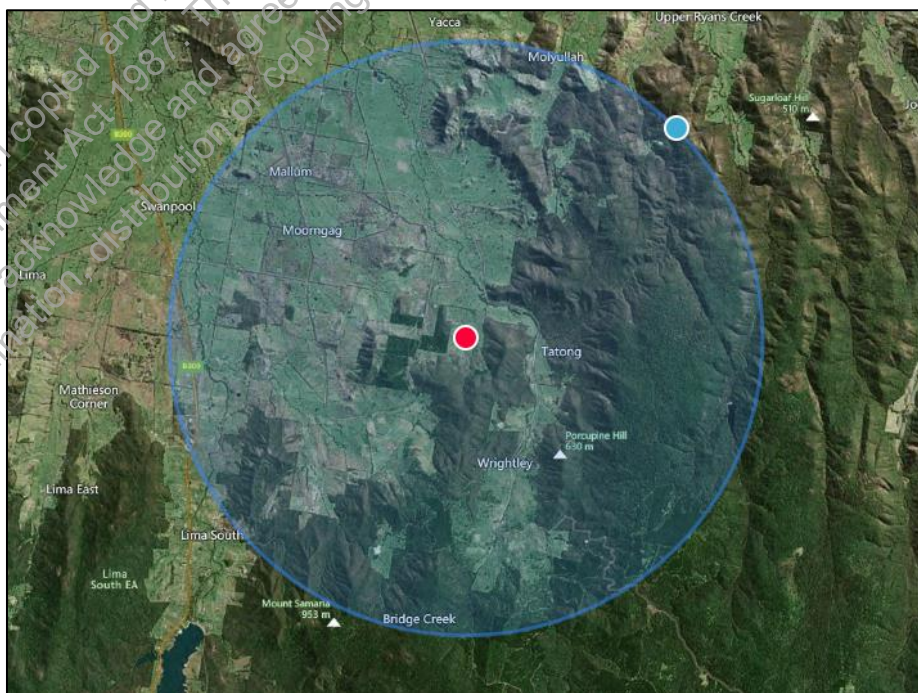


Land to surrounding the building envelope is farm land.

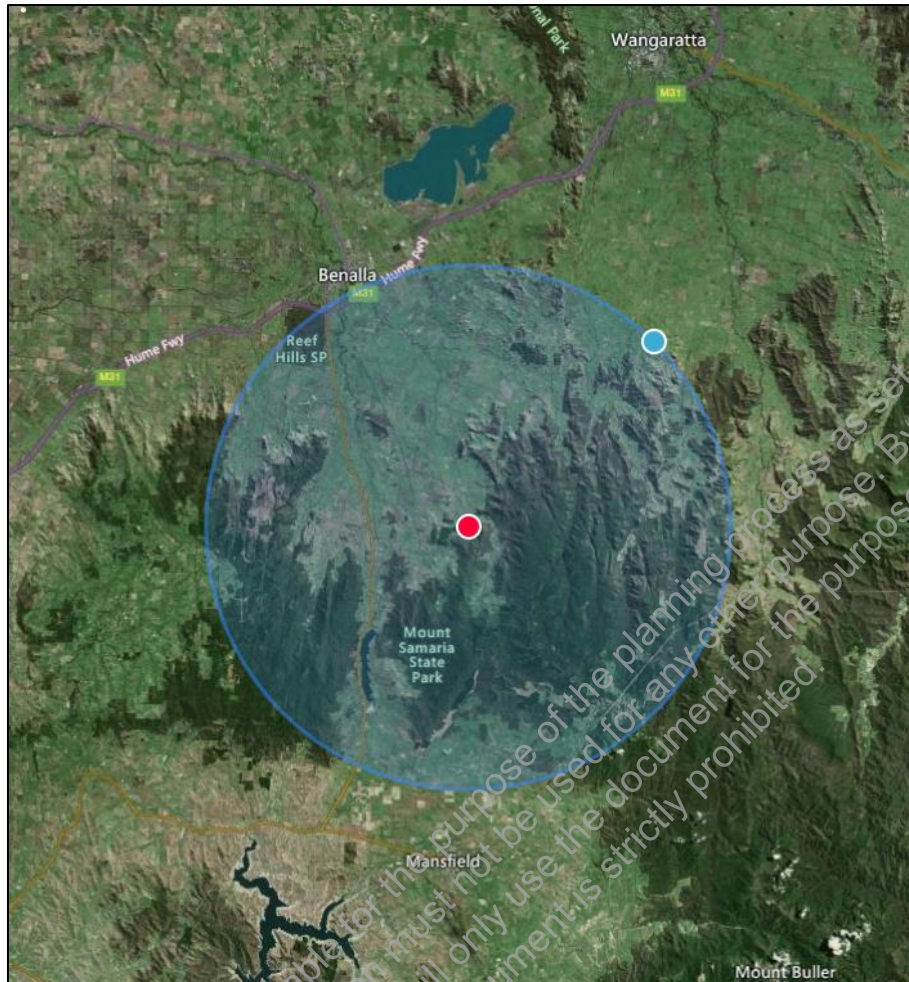
Attachment 2 – Bushfire Hazard Landscape Assessment



Within 5km of the site is mainly farmland and bushland.

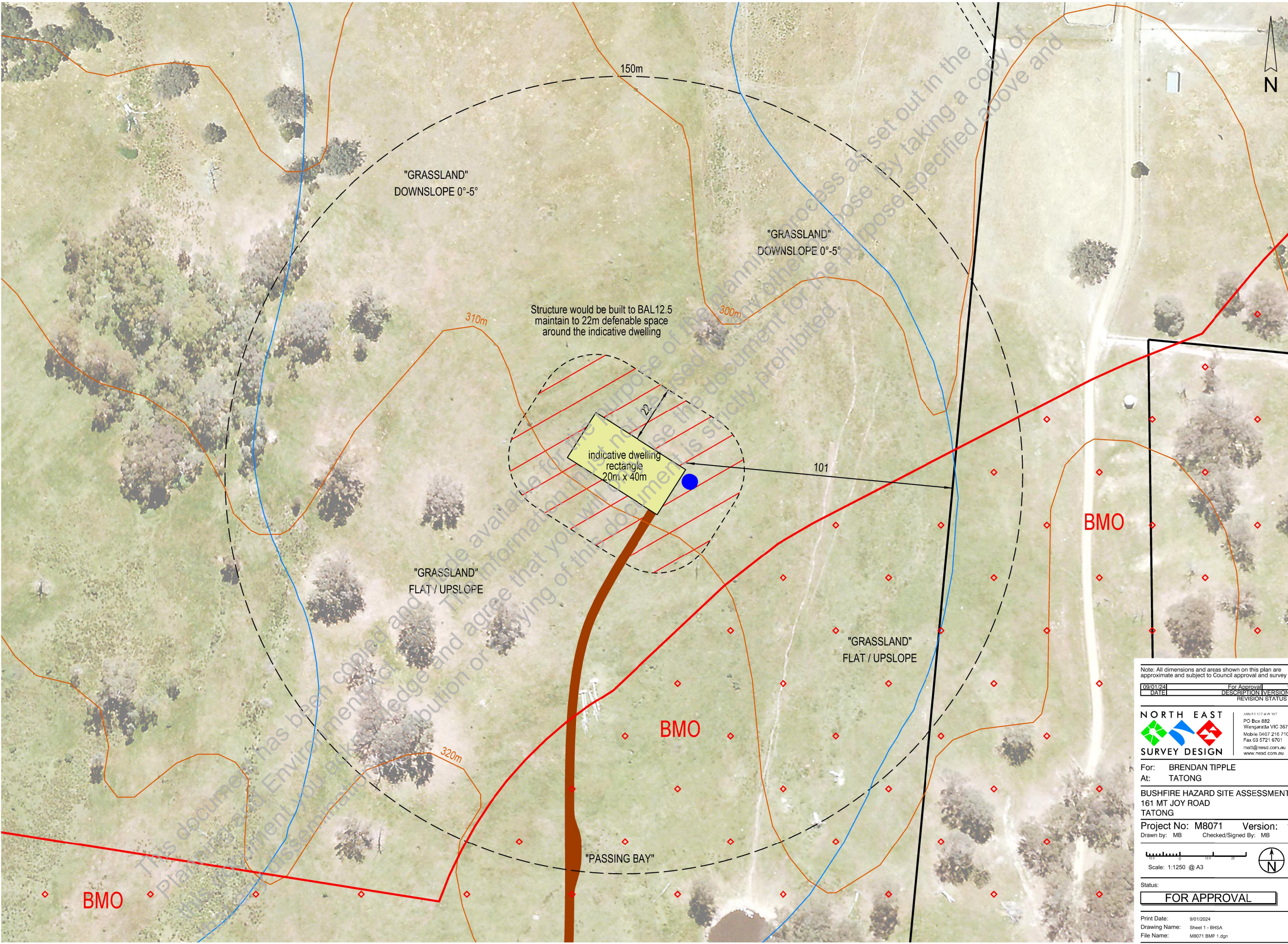


Within 10km of the subject site is pine plantations, bushland and farmland.

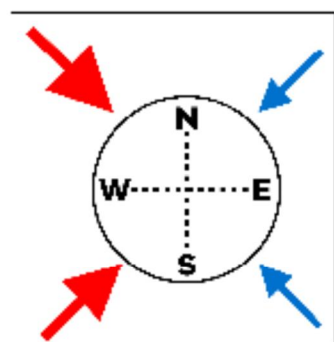
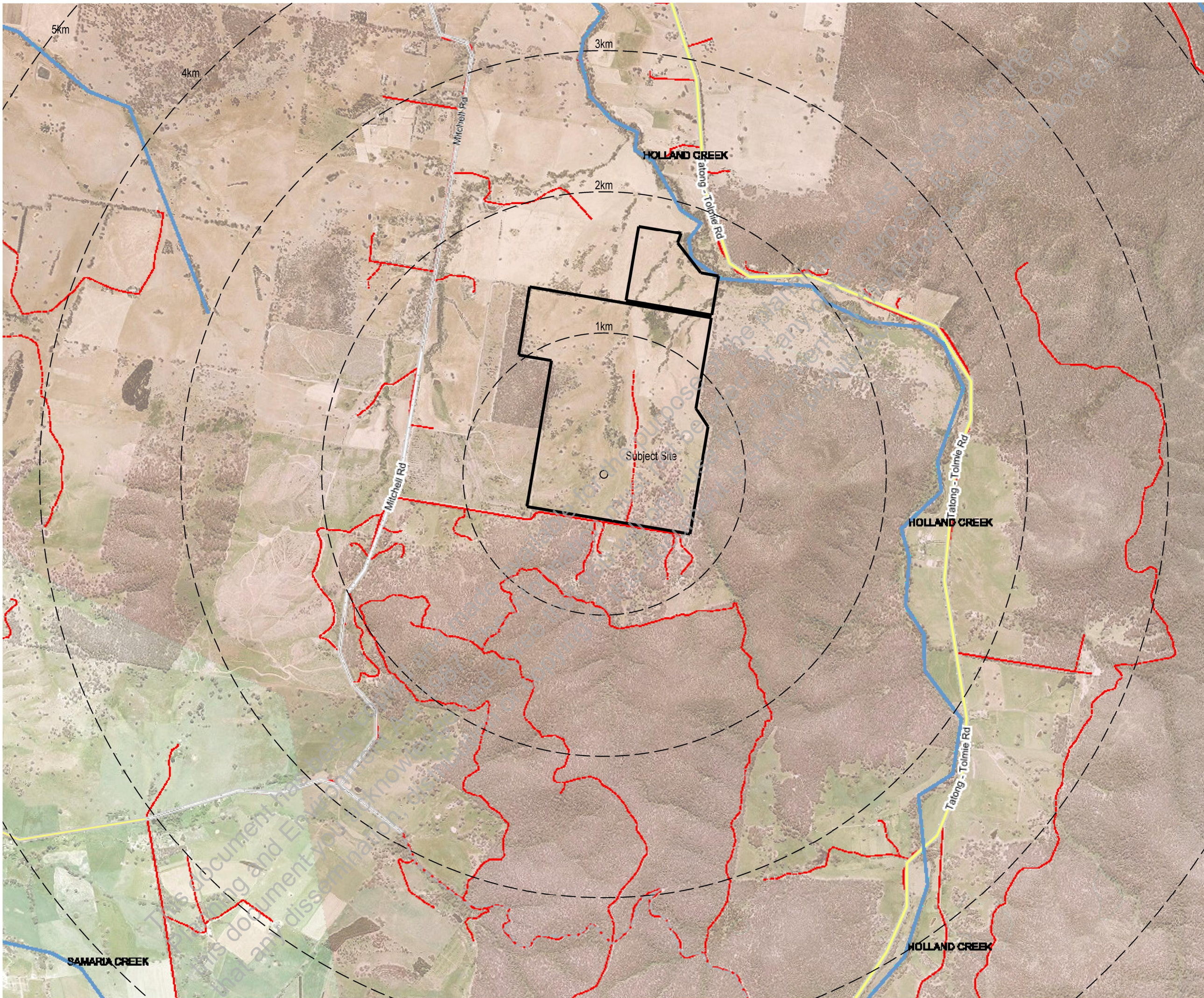


Within 25km of the site, land is prodomently used for farming. There is also a significant amount of bushland (State Park) and pine plantations within this radius.

BUSHFIRE HAZARD SITE ASSESSMENT



LANDSCAPE ASSESSMENT 5km



Burnt Areas

This plan is for approval purposes only and represents indicative outcomes for future assessment and review.

This plan is also based on preliminary information and is subject to Council approval.

| DATE | DESCRIPTION | VERSION |
|----------|--------------|---------|
| 09/01/24 | For Approval | 1 |

NORTH EAST

SURVEY DESIGN

ABN 83 127 459 367
PO Box 882
Wangaratta VIC 3676
Mobile 0407 216 710
Fax 03 5721 6701
matt@nesd.com.au
www.nesd.com.au

For: BRENDAN TIPPLE
At: TATONG

LANDSCAPE ASSESSMENT
161 MT JOY ROAD
TATONG

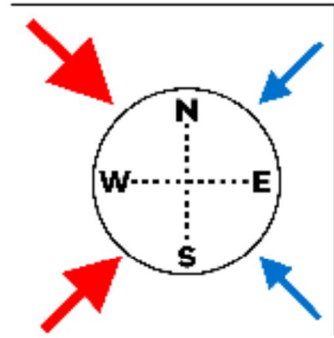
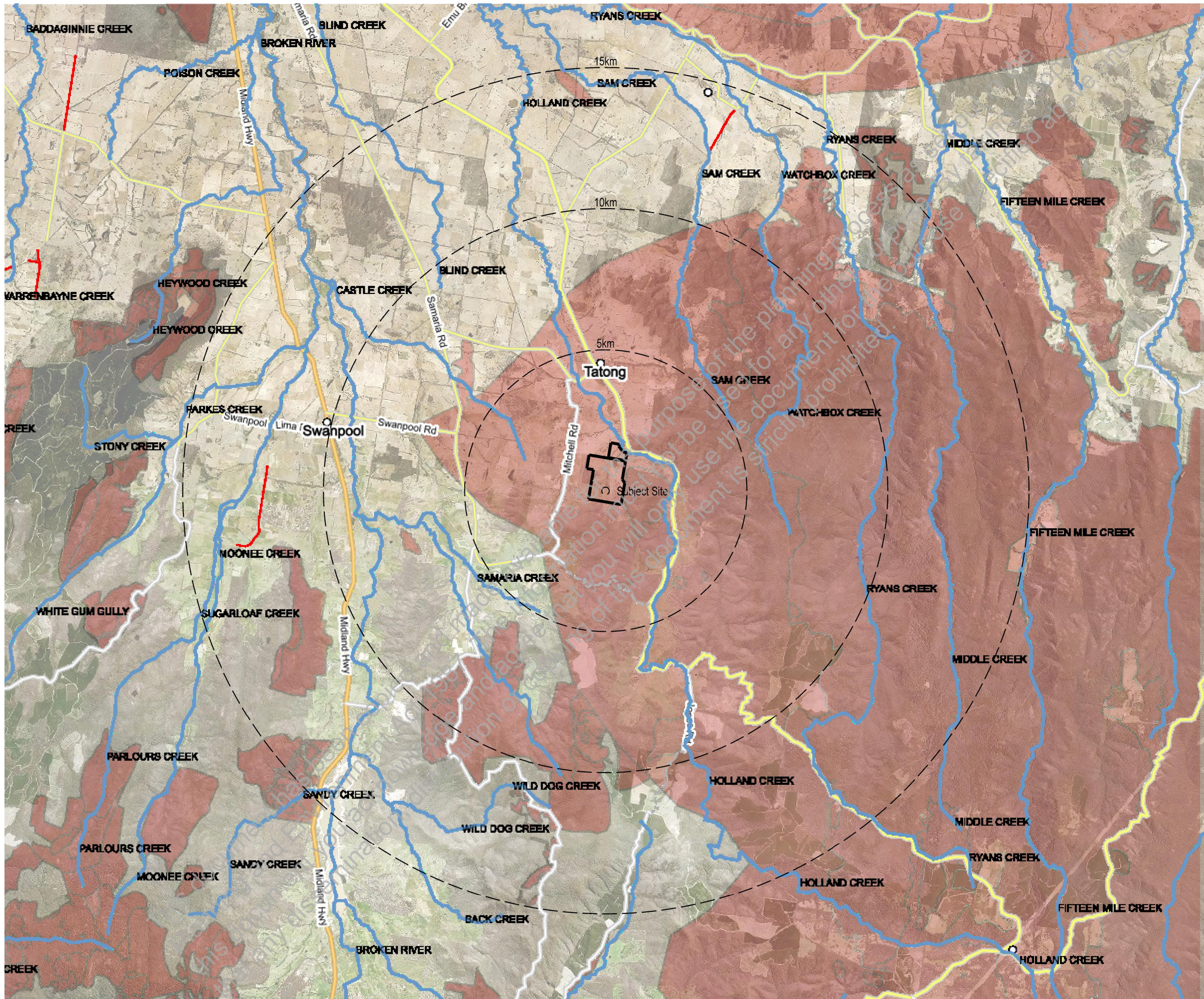
Project No: M8071 Version: 1
Drawn by: MB Checked/Signed By: MB

Scale: 1:25000 @ A3

Status: **FOR APPROVAL**

Drawing Date: 9/01/2024
File Name: M8071 BMP 1.dgn

LANDSCAPE ASSESSMENT 15km



Burnt Areas

This plan is for approval purposes only and represents indicative outcomes for future assessment and review.

This plan is also based on preliminary information and is subject to Council approval.

| DATE | DESCRIPTION | VERSION |
|----------|--------------|---------|
| 09/01/24 | For Approval | 1 |

NORTH EAST
SURVEY DESIGN

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At: TATONG

LANDSCAPE ASSESSMENT
161 MT JOY ROAD
TATONG

Project No: M8071 Version: 1
Drawn by: MB Checked/Signed By: MB

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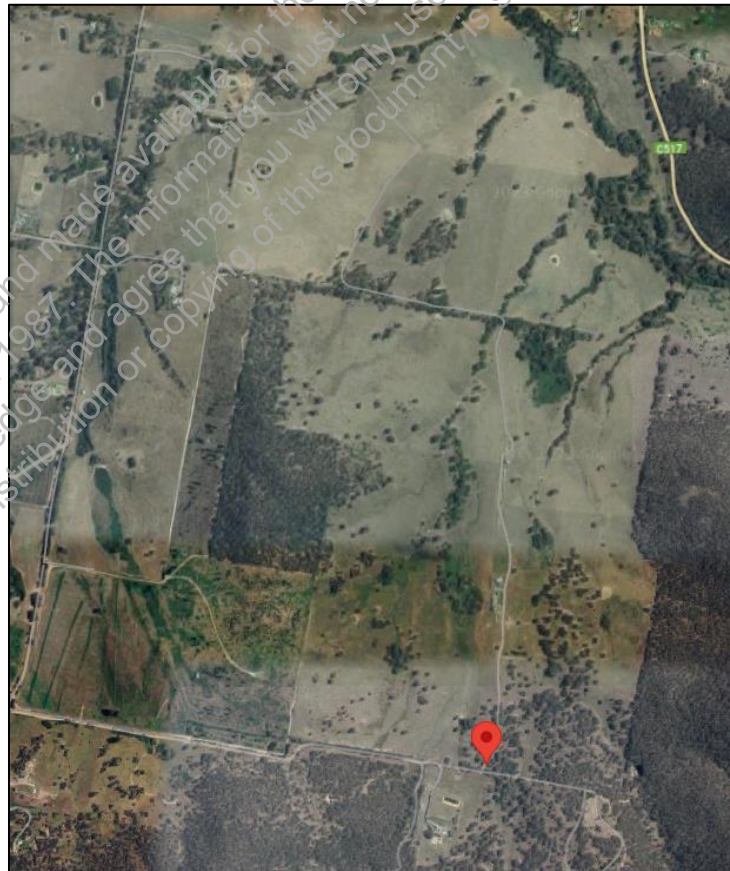
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Town Planning Report

**Re- Subdivision in the FZ, BMO and creation of an
easement**

**161 Mt Joy Road Tatong
Allot 31,34,35,35A,36B,36C & 36D**



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1.0 Introduction

This report is prepared in support of a planning permit application seeking approval for the re-subdivision of seven lots of land at 161 Mt Joy Road Tatong. The proposed subdivision will consolidate seven existing parcels of land to create two farming lots – one well over the 40ha minimum lot size and one for the existing dwelling and equine facilities. Both lots will continue to gain access from Mt Joy Road.

This report addresses how the proposal meets the following provisions of the Benalla Planning Scheme:

- Purposes and provisions of Clause 35.07 - Farming Zone;
- Requirements of Clause 44.06 - Bushfire Management Overlay, Clause 52.02 - Easements, Restrictions & Reserves and Clause 53.02 - Bushfire Planning;
- State and local planning policy relating to the subdivision and protection of agricultural land; and
- Clause 65 *Decision Guidelines*.

2.0 The Proposal

This application seeks permission for a re-subdivision of land zoned Farming Zone (FZ) under the Benalla Planning Scheme (the Scheme). The site is affected by the Bushfire Management Overlay (BMO).

The purpose of the subdivision is to create two farming lots. Proposed Lot 1 will contain the existing dwelling and associated equine infrastructure. Proposed Lot 2 will be 198.7 hectares, significantly greater than 40ha, being the minimum lot size for the zone. Refer below at Figure 1 and to **Appendix 1** for a full copy of the Concept Development Plan.

The re-subdivision will not affect the ongoing operation of the surrounding farm. Proposed Lot 2 will allow a neighbouring farming operation to expand their business. Proposed lot 1 allows enough land to be retained for the dwelling and associated equestrian facilities.

An easement will be created in favour of lot 1 for water supply to horse troughs from a dam located in proposed lot 2.

The current lot configuration is Allot 31,34,35,35A,36B,36C & 36D, with approximate area of 209.89 hectares. The proposed subdivision forms a pivotal step in the current owners' plans to retire from cattle farming and the high likelihood of a nearby farmer buying the large balance lot to expand their business.

Access to both lots is proposed directly from Mt Joy Road, being a gravel road that services a number of dwellings and farms in the area.

| Lot # | Proposed Area | Vehicle Access |
|-------|---------------|-------------------------|
| 1 | 11.19ha | Access from Mt Joy Road |
| 2 | 198.7ha | Access from Mt Joy Road |

3.0 Site and surrounds

The subject site is located at 161 Mt Joy Road, Tatong and consists of seven parcels being Allot 31,34,35,35A,36B,36C & 36D.

The subject site is approximately 210ha in size and contains the existing farm dwelling, associated sheds, yards, dams, tracks and fencing. The land contains native and planted vegetation. Access to the site is via Mt Joy Rd. There are no easements or encumbrances that affect the site.

Refer to a full copy of title documents at **Appendix 2** of this report.

The land is currently used for grazing and a horse stud. The site is developed with a number of farm dams and fenced paddocks.

The subject site sits within the locality of Tatong (refer to Figure 3 below). The land is surrounded by land zoned for farming and the Public Conservation and Resource Zone. There are a number of dwellings and farming enterprises in close proximity to the site. There are a range of lot sizes throughout the area, developed for a range of uses including grazing, horse breeding and rural living purposes.

Sections of the site are affected by the Bushfire Management Overlay (BMO). The BMO does not affect the location of the existing dwelling or location of a future potential dwelling on lot 2 as indicated on the concept development plan at **Appendix 1**. It is noted that there is no intention to develop the balance Lot 2 with a dwelling. An indicative dwelling envelope is shown only to address the requirements of the Bushfire Management Overlay and Clause 53.02 Bushfire provisions.

The existing property is serviced with power and telecommunications. There is no reticulated sewer or water connected to the site. All wastewater generated by the existing dwelling will need to be treated and retained within the boundaries of the site. Sufficient area has been included in Lot 1 to ensure this is achieved.

The site is covered by an area of cultural sensitivity along Holland Creek. The proposed subdivision does not constitute a high impact activity. A Cultural Heritage Management Plan, therefore, is not required.

Refer attached CHMP Process List at **Appendix 3**.





Fig. 3– Locality Plan showing the subject land

4.0 Planning Assessment

The application is assessed against the following provisions of the Benalla Planning Scheme:

| Section | Clause | Provision |
|---------------------------|----------|--|
| Zones | | |
| | 35.07 | Farming Zone |
| Overlays | | |
| | 44.06 | Bushfire Management Overlay |
| Planning Policy Framework | | |
| | 11.01-1R | Settlement - Hume |
| | 13.02-1S | Bushfire Planning |
| | 14.01-1S | Protection of agriculture land |
| | 14.01-1L | Rural dwellings and subdivision policy |
| Particular Provisions | | |
| | 52.02 | Easements, Restrictions and Reserves |
| | 53.02 | Bushfire Planning |

| | | |
|--------------------|----|---------------------|
| General Provisions | | |
| | 65 | Decision guidelines |

4.1 Zone Provisions

Clause 35.07 Farming Zone

The site is located within the Farming Zone (FZ) under the provisions of the Benalla Planning Scheme (refer to Figure 4 below).

Relevant purposes of the FZ include:

- *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.*

Clause 35.07-3 requires a planning permit to subdivide land. Each lot must be at least 40 hectares in size. A permit may be granted to create smaller lots if the subdivision is a re-subdivision of existing lots and the number of lots is not increased. The proposed subdivision meets this criteria as it is the re-subdivision of seven lots to create one new lot over 40ha and a smaller lot of 11.19ha which contains a dwelling and equine facilities.

The purpose of the subdivision is to create a smaller lot for the dwelling and equine facilities, and a large balance lot over 40ha to potentially be sold to an interested party within the area to expand their farming business. Although the setbacks from the infrastructure in Lot 1 to the proposed boundary are close, Lot 2 will continue to be used for grazing of livestock and Lot 2 will carry on with equestrian related interests.

The land will continue to be farmed. The subject land has access to power and telecommunications. Power is easily accessible for proposed Lot 2 from nearby power poles.

There are no easements or encumbrances affecting the subject land.

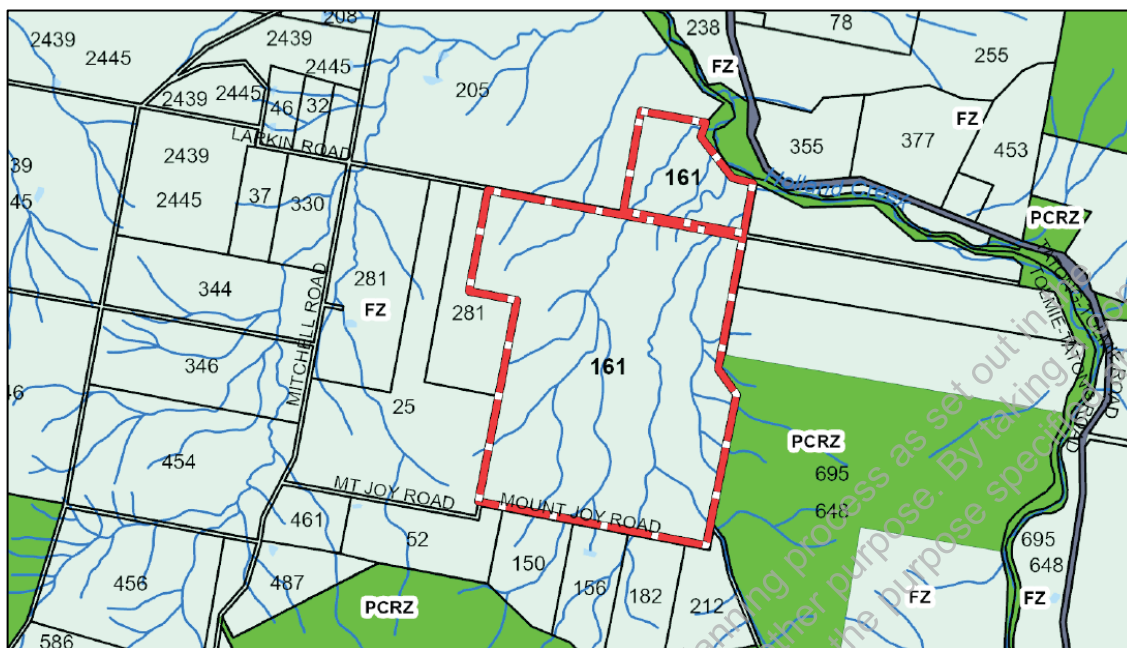


Fig. 4 – Zoning map showing the subject land in the FZ (Source: DECCA Property Report)

The application is assessed against the following decision guidelines at Clause 37.07-6 of the Farming Zone:

| Decision Guideline | Application Response |
|---|--|
| General Issues | |
| The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. | The application is assessed against relevant provisions of the Benalla Planning Scheme within the body of this planning report. |
| Any Regional Catchment Strategy and associated plan applying to the land. | The subject site is located in the Goulburn Broken Catchment. The Goulburn Broken Regional Catchment Strategy 2021-27 applies to this land. The re-subdivision will not change the way in which the land is currently farmed. |
| The capability of the land to accommodate the proposed use or development, including the disposal of effluent. | Proposed Lot 2 has sufficient space to accommodate a new wastewater management system in compliance with Council's requirements for any future dwelling on the land. Proposed Lot 1 is 11.19 hectares size, this lot contains the existing dwelling and associated equine infrastructure. |
| How the use or development relates to sustainable land management | The proposed subdivision will not change the current sustainable management of the subject land. The subdivision of the land is to create two lots from seven lots. This does not alter the long-term use of the land for farming purposes. |
| Whether the site is suitable for the use or development and whether the proposal is | The subject site currently contains one dwelling. There is sufficient room for a dwelling on proposed Lot 2, where loss of agricultural land is minimal. |

| Decision Guideline | Application Response |
|---|---|
| compatible with adjoining and nearby land uses. | <p>The outcome of this application will be two lots, one greater than 40ha and one 11.19ha containing most of the infrastructure.</p> <p>The subject land is suitable for this development as it has access to power and road access.</p> <p>The proposed development is compatible with adjoining and nearby land uses. There are a number of dwellings on a range of lots in the area. The re-subdivision of lots will not adversely impact on existing dwellings or agricultural uses.</p> |
| How the use and development makes use of existing infrastructure and services. | As described above, the proposal will use the existing power supply and access points from Mt Joy Road. |
| Agricultural issues and the impacts from non-agricultural uses | |
| Whether the use or development will support and enhance agricultural production. | The re-subdivision will not detract from the ongoing agricultural production of the subject land, but rather enhance it. Both lots can sustain farming practices. Both lots will continue to be used for grazing and equestrian interests. |
| Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production. | <p>The proposal will not adversely affect soil quality. There will be minor earthworks associated with the construction of the crossover to proposed Lot 2.</p> <p>The creation of two lots in the FZ is not considered to permanently remove land from agricultural production. Lot 2 will be well over 40ha in size.</p> |
| The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses. | The subdivision will not impact on surrounding agricultural activities. |
| The capacity of the site to sustain the agricultural use. | Currently the subject land is used for grazing and equestrian related interests. This activity will continue across both parcels of land. |
| The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure. | The site has access to water and is developed with rural infrastructure such as internal roads, dams, fencing, yards and sheds. The site has sustained stock grazing for years. The proposed subdivision will take advantage of these existing agricultural qualities, without adversely impacting upon them. |
| Any integrated land management plan prepared for the site. | Not applicable. |
| Environmental Issues | |
| The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality. | The subdivision will have minimal impact on the existing soil and water quality of the subject land. The subdivision will result in construction works, for the proposed access way to Lot 2 from the existing |

| Decision Guideline | Application Response |
|---|--|
| | road, these will be of minimal disturbance to the ground. |
| The impact of the use or development on the flora and fauna on the site and its surrounds. | The impact of the subdivision on flora and fauna will be negligible. New lot boundaries will not impact on existing native vegetation. |
| The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area. | The subdivision will enable a more holistic approach to any revegetation works along boundaries and gullies. |
| The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation. | The existing effluent disposal system will be contained within proposed Lot 1 boundaries. |
| Design and siting issues | |
| The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land. | All domestic infrastructure associated with the existing dwelling will be contained wholly within Lot 1 and well away from agricultural infrastructure already present on the land. |
| The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts. | N/A |
| The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance. | N/A |
| The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities. | As described above, there is access to power and roads. The water supply and effluent disposal system for the dwelling will be contained wholly within the new lot boundaries. A easement is proposed from a dam that is located in lot 2, this will provide water supply to the horse troughs in proposed lot 1. |
| Whether the use and development will require traffic management measures. | There will be no requirement for traffic management measures. |

The subdivision of existing lots meets the requirements of the Farming Zone by:

- Supporting inter-generational farm planning; and
- Ensuring impacts on surrounding agricultural activities are minimised.

- Bushfire Hazard Landscape Assessment

See **Appendix 4** for bushfire management plans.

4.3 Policy Provisions

Any application for subdivision must consider the Planning Policy Framework, including the Municipal Planning Strategy and local planning policies, as relevant.

Planning Policy Framework (PPF)

Clause 11.01-1R Settlement – Hume

The SPPF has as a strategy for Regional Victoria to:

- *Support growth and development of other existing settlements and foster the sustainability of small rural settlements.*

The proposed subdivision will help support the ongoing agricultural activities within the Tatong locality, an area identified as having high quality terrestrial habitat within the Hume Regional Growth Plan. The proposal allows for the continuation of farming activities that are currently taking place now. Any increase of population in this area will help support the ongoing operation of community infrastructure.

Clause 13.02-1S Bushfire Planning

The following objective regarding bushfire planning includes:

- *To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.*

A number of strategies support this objective, with a focus on protection of human life from bushfires and special consideration of bushfire risks.

The proposal to re-subdivide seven existing lots to two new lots is consistent with these objectives. Both lots have easy road access to Mt Joy Road. As indicated on the plan, an indicative building rectangle demonstrates that a dwelling can be located on Lot 2 outside the BMO and clear of bushland.

Clause 14.01-1S Protection of Agriculture Land

The following objectives regarding agriculture include:

- *To protect the state's agricultural base by preserving productive farmland.*
- *To encourage sustainable agricultural land use.*

A number of strategies support these objectives, with a focus on retaining land for agricultural purposes and minimising uses that may cause conflict with agricultural uses.

The proposal to subdivide land at 161 Mt Joy Road Tatong is consistent with the objective and strategies contained at Clause 14.01. The subdivision of land will create two new lots, one over 180ha and the smaller lot over 11ha, both for ongoing agriculture production. The

proposal does not directly increase the number of dwellings on the subject land, however Lot 2 will be able to use the land for a dwelling 'as-of right' in the future.

Clause 14.01-1L Rural Dwellings and Subdivision Policy

The following strategies are relevant to the proposal. It is policy to ensure subdivision:

- *Is directly linked to an agricultural use.*
- *Supports the continuing operation of an existing rural use conducted on the land.*
- *Provides for the ongoing sustainable use of the land, including protection and enhancement of the natural environment and management of environmental constraints.*
- *Is compatible with and will not have an adverse impact on farming and other rural land uses on the land, adjoining land and the general area.*
- *Minimise any potential amenity impacts on adjacent or nearby land.*
- *Retains the productive agricultural use of the land and surrounding area.*
- *Protects the economic potential of the land and the surrounding area for agriculture or other rural activity.*
- *Is not used or created for rural lifestyle purposes.*

The subdivision of seven existing farming lot into two within the Tatong locality is consistent with, and complementary to the objectives for agricultural land in the Benalla Municipality. The proposal achieves physical road access to both lots. The lots are of sufficient size to accommodate all existing and future domestic infrastructure and provide adequate setbacks to surrounding uses. The land will continue to be grazed and no land will be considered 'lost' to agriculture as a result of this proposal.

It is considered that the proposal meets the relevant land use objectives and strategies of the Planning Policy Framework.

4.4 Particular Provisions

Clause 52.02 Easements, Restrictions and Reserves

The Purpose of this clause is:

To enable the removal and variation of an easement or restrictions to enable a use or development that complies with the planning scheme after the interests of affected people are considered.

Permit requirement

A permit is required under Section 23 of the Subdivision Act 1988 to create, vary or remove an easement or restriction or vary or remove a condition in the nature of an easement in a Crown grant.



The proposal will be creating an easement in favour of lot 1 to provide water supply for horse troughs from a dam in lot 2.

Clause 53.02 Bushfire Planning

The purposes of this clause are;

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.*
- *To ensure that the location, design and construction of development appropriately responds to the bushfire hazard.*
- *To ensure development is only permitted where the risk to life, property and community infrastructure from bushfire can be reduced to an acceptable level.*
- *To specify location, design and construction measures for a single dwelling that reduces the bushfire risk to life and property to an acceptable level.*

The bushfire protection objectives of Clause 53.02-4 apply to this application. Refer to the Bushfire Management Statement report and assessment attached at **Appendix 4** for details.

4.5 General Provisions

Clause 65.02 Decision Guidelines

The following matters are relevant to the consideration of this subdivision proposal:

- *The suitability of the land for subdivision*

The subject land forms part of the broader Tatong locality that has a range of lot sizes developed for agricultural activities, rural living and farm dwellings. The subject site is already developed by a dwelling and a range of farm/horse infrastructure and consists of seven parcels. The total area of land is approximately 210 hectares and is highly suitable for subdivision. The land is relatively unconstrained apart from some land subject to bushfire management.

- *The existing use and possible future development of the land and nearby land*

The existing site and surrounding land will continue to be used for agricultural production. The subdivision will create two lots, one over 180ha and one over 11ha, the 11ha lot contains the existing dwelling. Surrounding land use is predominantly agricultural. The proposed subdivision will not impact on the surrounding land uses.

- *The availability of subdivided land in the locality and the need for the creation of further lots*

The availability of subdivided land in this location is dependent upon the size of existing land parcels. If there are parcels of sufficient size, further subdivision of land may occur. In this case, the opportunity to create new lots is only available due to the size of the existing parcel and the existing dwelling and infrastructure set up for equine purposes which requires less land. There is no particular identified need for further subdivision of lots in this location. Need may arise as a result of changing family and business circumstances. Each application for subdivision would need to be assessed on its merits.

- *The effect of the development on the use or development of other land which has a common means of drainage*

This proposal is not expected to have any impact on other land with regards to drainage. Stormwater runoff is capable of being contained within the new lot boundaries.

- *The subdivision pattern having regard to the physical characteristics of the land including existing vegetation*

The proposal is very responsive to both the physical characteristics of the land and the existing subdivision pattern. There are a range of lot sizes along Mt Joy Road. Typically, lots are medium/large in scale and support large scale farming activities such as grazing. The proposed subdivision will help support family farm planning.

No vegetation is proposed to be removed.

- *The density of the proposed development*

The density of lots in the area will be decreased by the proposed re-subdivision.

- *The area and dimensions of each lot in the subdivision*

Refer to the Concept Development Plans for dimensions of each lot.

Proposed Lot 1 will be approximately 11.19 hectares in size. Lot 2 will be 198.7 hectares. Final dimensions and areas are subject to survey.

- *The layout of roads having regard to their function and relationship to existing roads*

No new roads are proposed. Access to both lots will be via Mt Joy Road.

- *The movement of pedestrians and vehicles throughout the subdivision*

This is not a relevant consideration, as no new roads or pathways are proposed as part of the subdivision. Refer to comments above about vehicle access.

- *The provision of and location of reserves for public open space and other community facilities*

This is not a relevant consideration to the proposal.

- *The staging of the subdivision*

The subdivision will not be staged.

- *The design and siting of buildings having regard to safety and the risk of spread of fire*

The existing dwelling has sufficient setbacks from lot boundaries and adjacent buildings to meet the requirements of the Building Code of Australia.

- *The provision of off-street parking*

There is sufficient space on each site to accommodate off-street parking.

- *The functions of a body corporate*

N/A.

- *The availability and provision of utility services, including water, sewerage, drainage, electricity and gas*

Lot 1 is already connected to power. Lot 2 will be connected to power if there is ever to be a dwelling built on the land. There is no water, sewer or gas in the vicinity of the site. The lots will be required to contain and dispose of their own wastewater and stormwater.

- *If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.*

Lot 1 is of sufficient size to retain and manage wastewater generated by the dwelling. The location of the current wastewater disposal system on Lot 1 will be contained within lot boundaries.

- *Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas*

No native vegetation is considered lost or affected by the proposed subdivision. The boundary between Lot 1 and 2 will mainly follow existing fence lines and clear of native vegetation.

- *The impact the development will have on the current and future development and operation of the transport system.*

The re-subdivision of seven lots to create two new lots will have negligible impact on the current and future transport system in the Tatong area. The lots are currently serviced from Mt Joy Road, a local gravel road that services a number of farming properties in the area. The re-subdivision will not create any extra traffic and will not require any roadworks to Mt Joy Road (other than a possible new vehicle crossover to service Lot 2).

5.0 Conclusion

The proposed re-subdivision of seven lots at 161 Mt Joy Road, Tatong will create two new lots. Proposed Lot 1 will continue to operate as an equestrian facility with the associated dwelling. Proposed Lot 2 will be beneficial for a neighbouring farmer in the area looking to expand their farming operation.

The proposal responds to the natural environment, taking account of bushfire overlay constraints, whilst also taking advantage of existing services, road access and other infrastructure. The re-subdivision of the large farming property will enable continued physical road access from Mt Joy Road to both lots.

The proposed subdivision is consistent with relevant planning policies and the purposes and provisions of the Farming Zone. The subdivision responds adequately to the requirements of the Bushfire Management Overlay.

It is requested, therefore that a permit be issued, granting approval for the re-subdivision of land at 161 Mt Joy Road Tatong as outlined within this report.

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APPENDIX 1 – Concept Development Plan

(Refer to separate document)

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APPENDIX 2 – Copy of title documents

(Refer to separate documents)

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APPENDIX 3 – CHMP Process list

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APPENDIX 4 – Bushfire Management Statement and Plans

(Refer to separate documents)

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Process List

Project Name: M8071

Project Location: 161 Mt Joy Rd Tatong

Date: 07-Feb-2024

| | QUESTION | ANSWER |
|-------------------|--|--------|
| Question 1 | Is the proposed activity , or all the proposed activities, exempt? | Yes |
| Answer: | <u>ON THE BASIS OF THE ANSWERS YOU HAVE ENTERED</u> YOU ARE NOT REQUIRED BY THE REGULATIONS TO PREPARE A CULTURAL HERITAGE MANAGEMENT PLAN <u>FOR THIS PROJECT</u> | |
| | This process list is for information purposes only; the result must not be relied upon by a statutory authority in deciding whether a cultural heritage management plan is required for a proposed activity. | |

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PLANNING PROPERTY REPORT



State
Government

Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 29 February 2024 02:50 PM

PROPERTY DETAILS

Address: **161 MT JOY ROAD TATONG 3673**

Crown Description: **More than one parcel - see link below**

Standard Parcel Identifier (SPI): **More than one parcel - see link below**

Local Government Area (Council): **BENALLA**

Council Property Number: **A12119**

Planning Scheme: **Benalla**

Directory Reference: **Vicroads 48 C6**

www.benalla.vic.gov.au

[Planning Scheme - Benalla](#)

This property has 7 parcels. For full parcel details get the free Property report at [Property Reports](#)

UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**

Urban Water Corporation: **North East Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**

Legislative Assembly: **EUROA**

OTHER

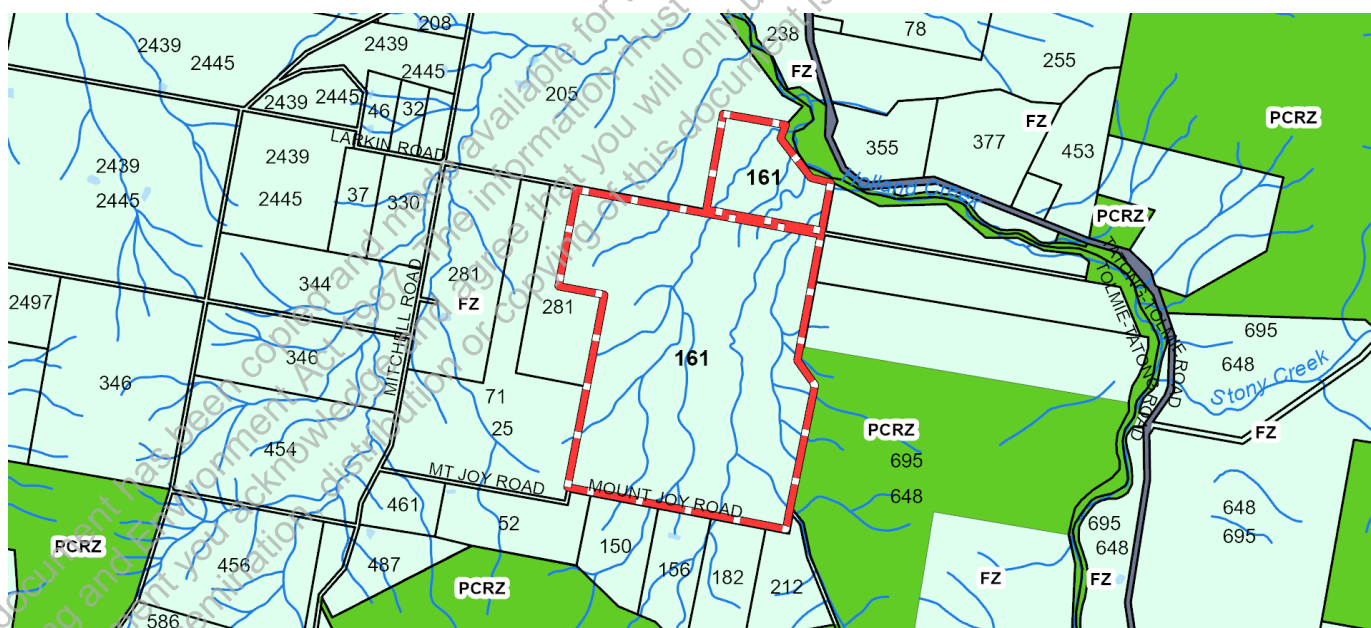
Registered Aboriginal Party: **Taungurung Land and Waters
Council Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[FARMING ZONE \(FZ\)](#)

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



FZ - Farming
Water area

PCRZ - Public Conservation and Resource
Water course

TR22 - Principal Road Network

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

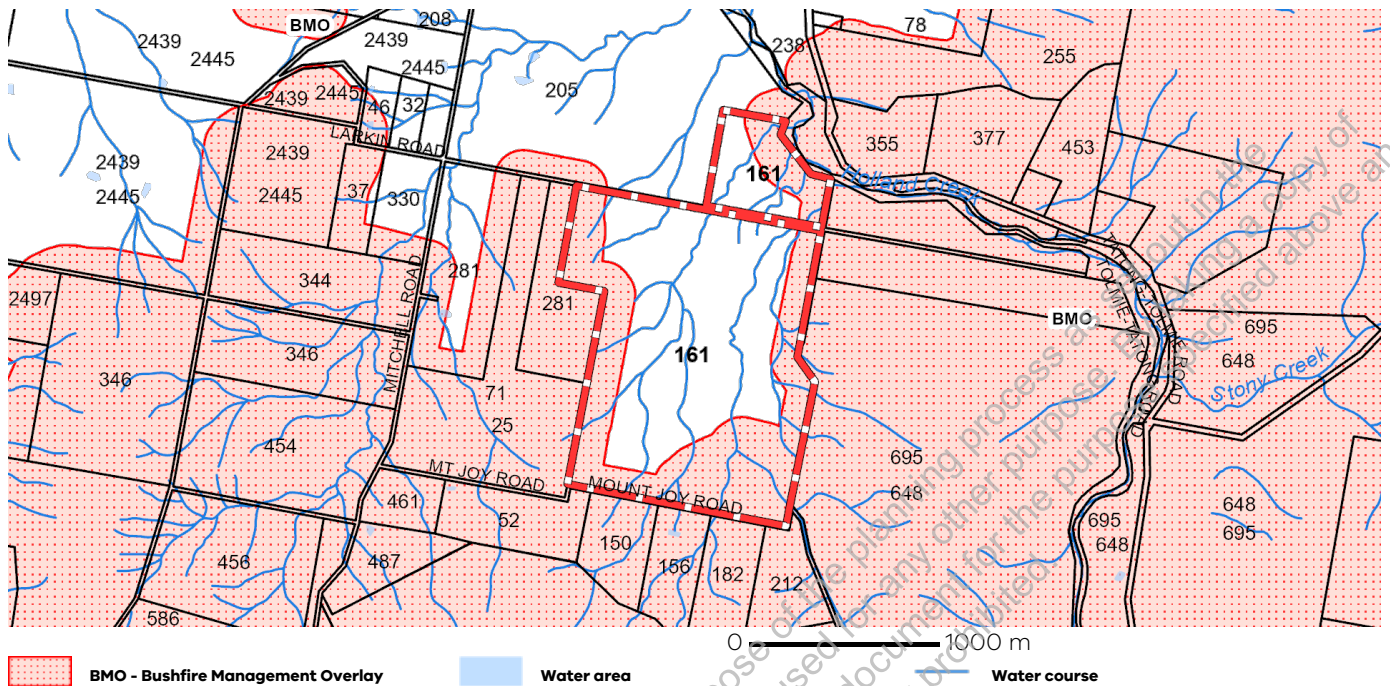
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Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Planning Overlay

BUSHFIRE MANAGEMENT OVERLAY (BMO)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

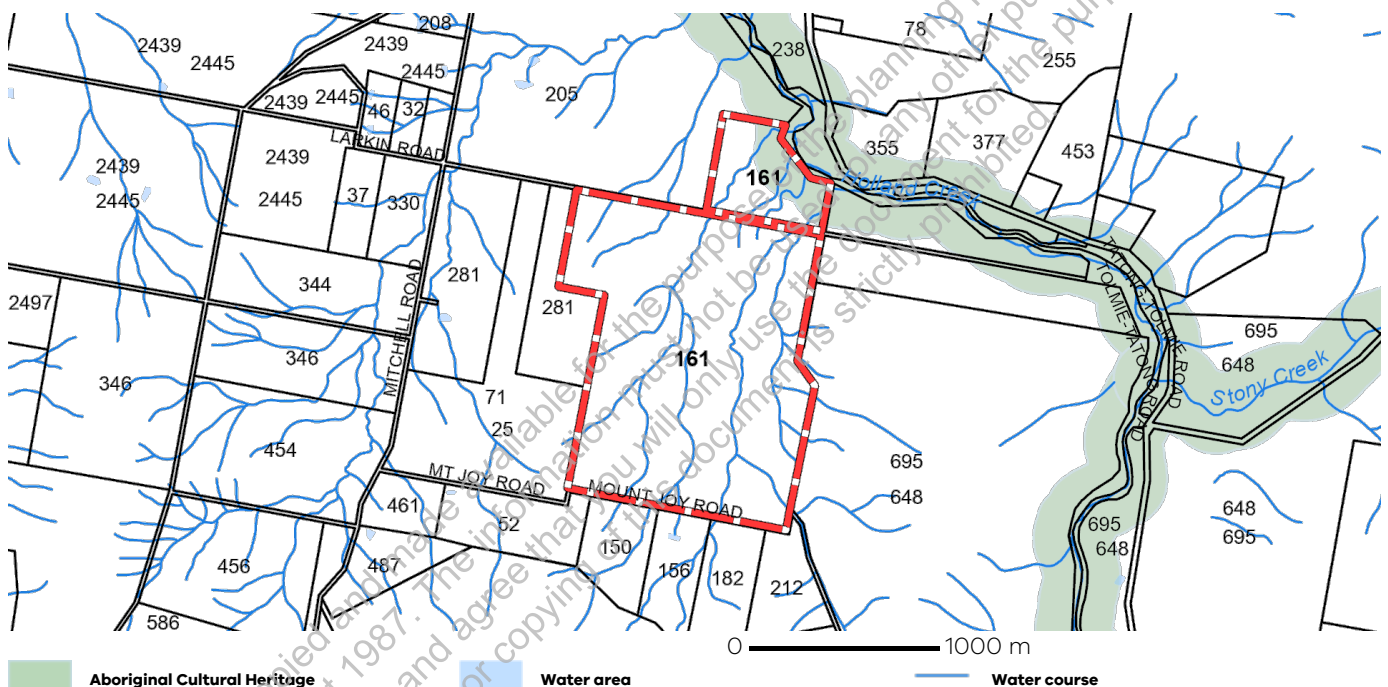
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

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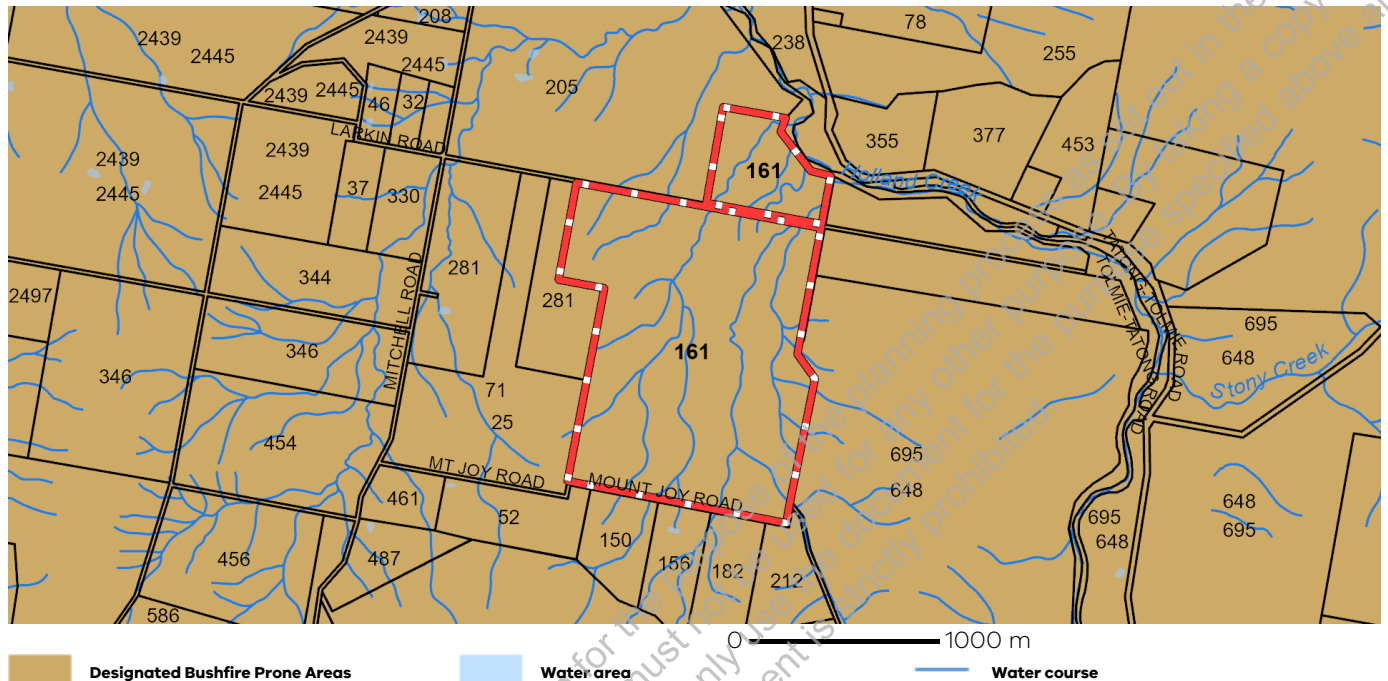
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Council Property Number: **A12119**

Planning Scheme: **Benalla**

Directory Reference: **Vicroads 48 C6**

www.benalla.vic.gov.au

[Planning Scheme - Benalla](#)

This property has 7 parcels. For full parcel details get the free Property report at [Property Reports](#)

UTILITIES

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Urban Water Corporation: **North East Water**

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Power Distributor: **AUSNET**

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OTHER

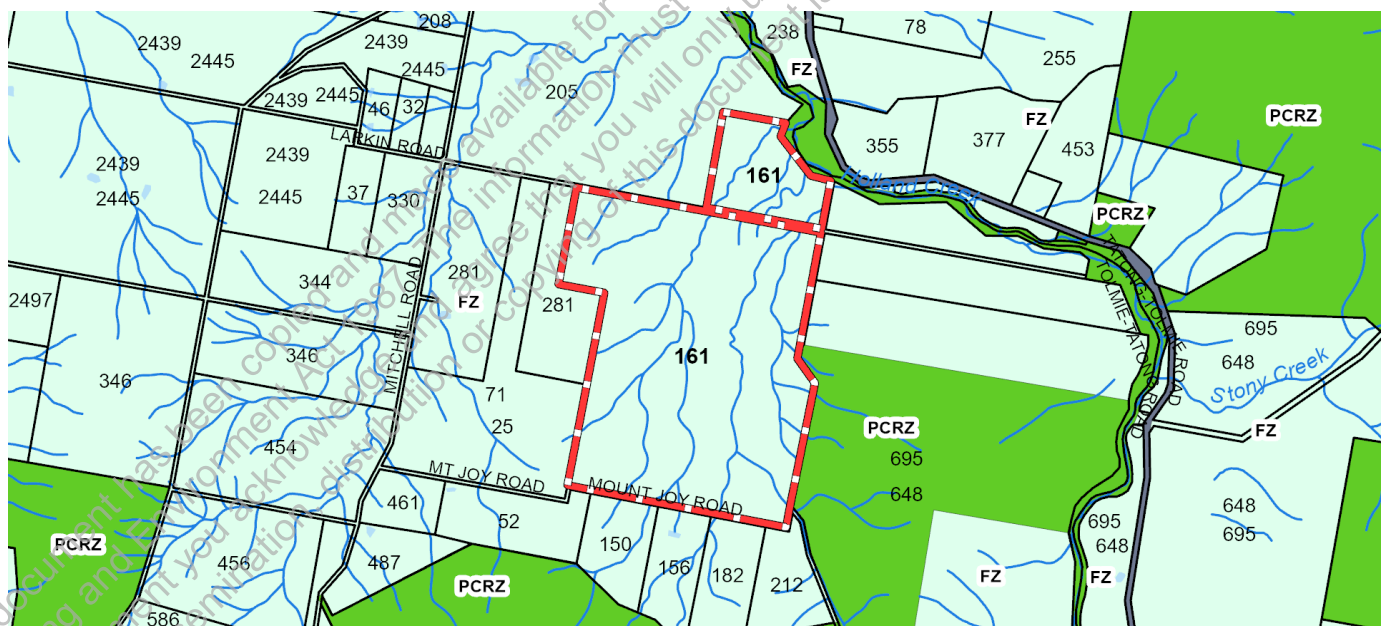
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[View location in VicPlan](#)

Planning Zones

[FARMING ZONE \(FZ\)](#)

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



FZ - Farming
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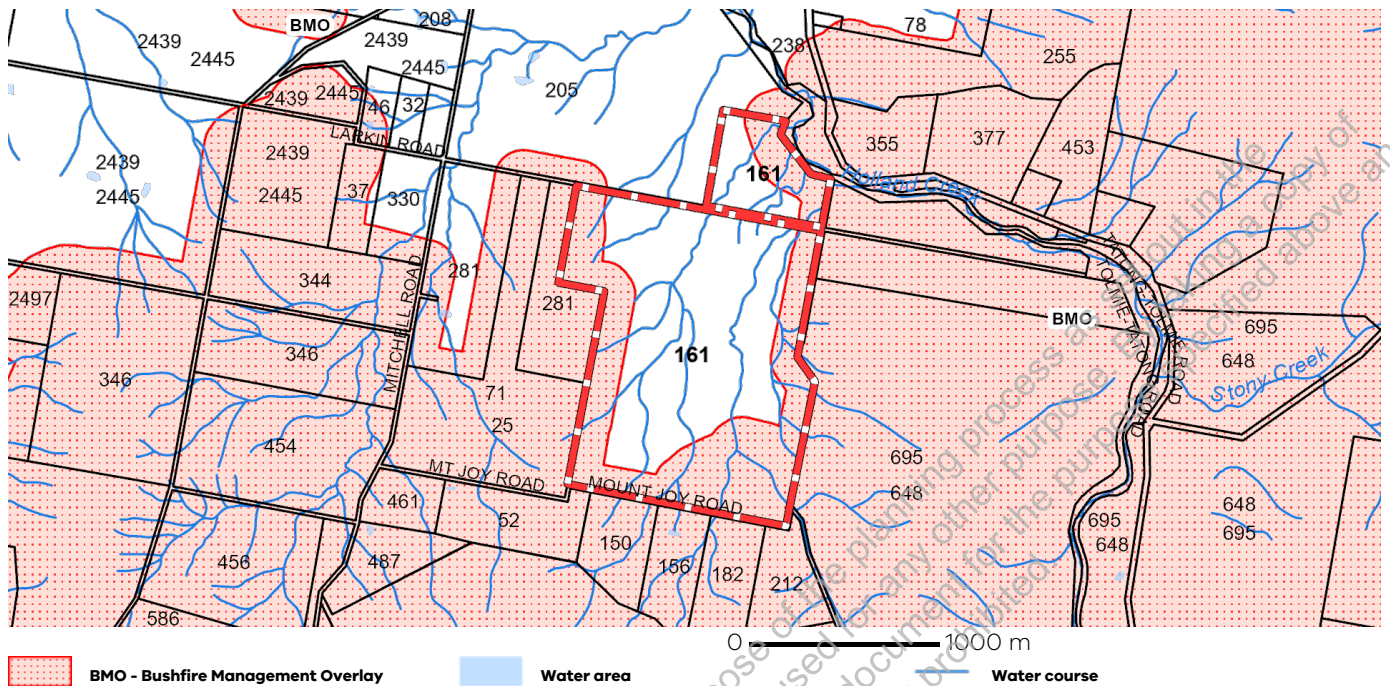
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BUSHFIRE MANAGEMENT OVERLAY (BMO)



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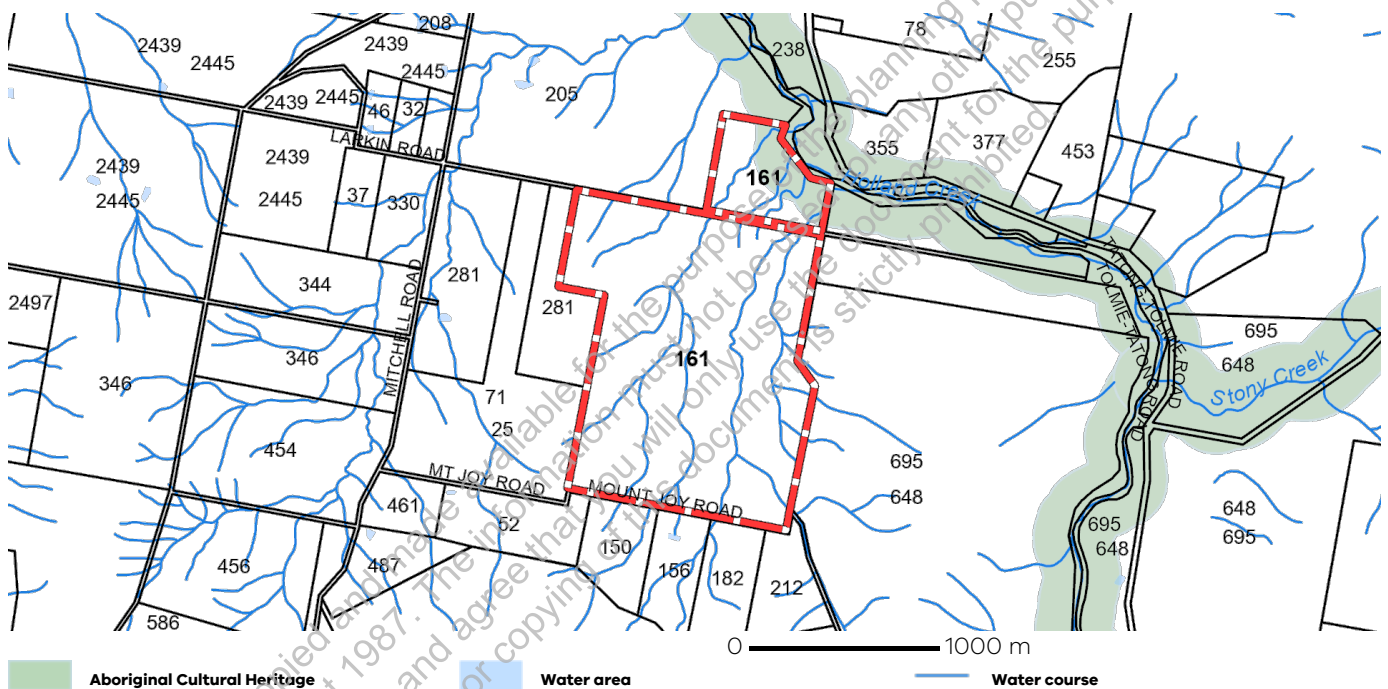
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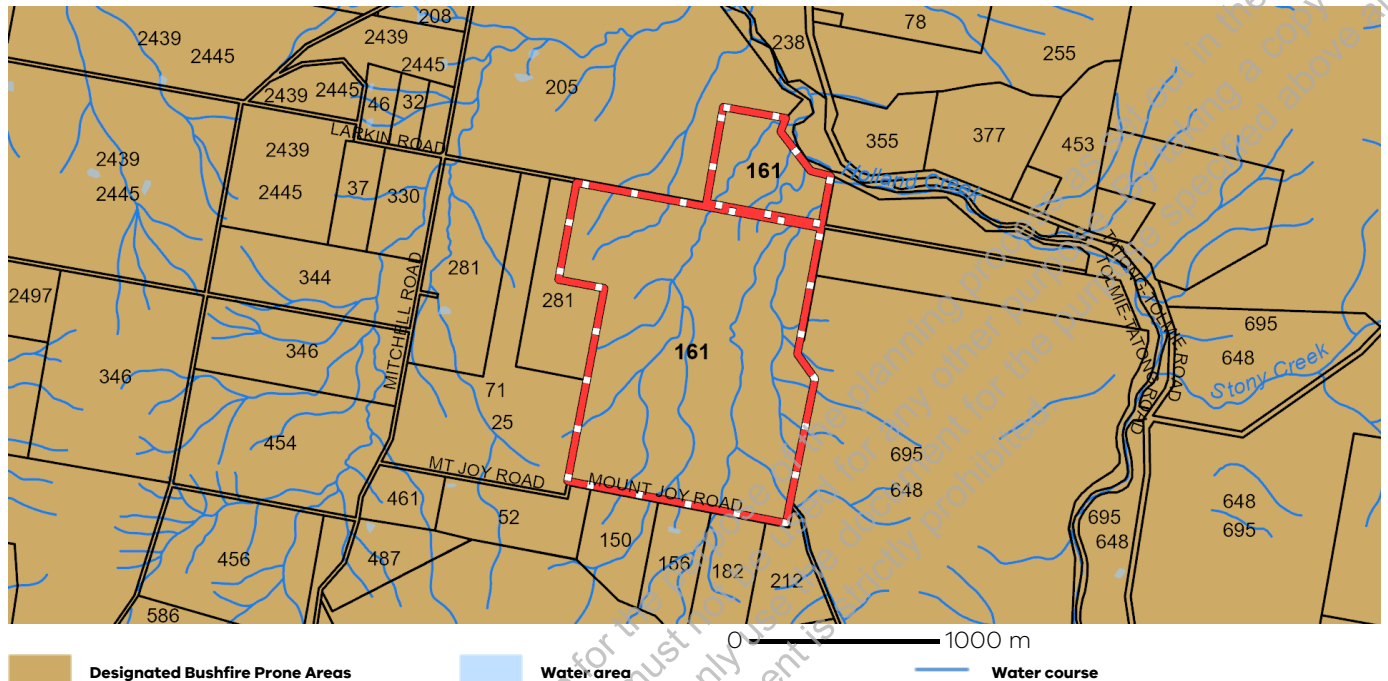
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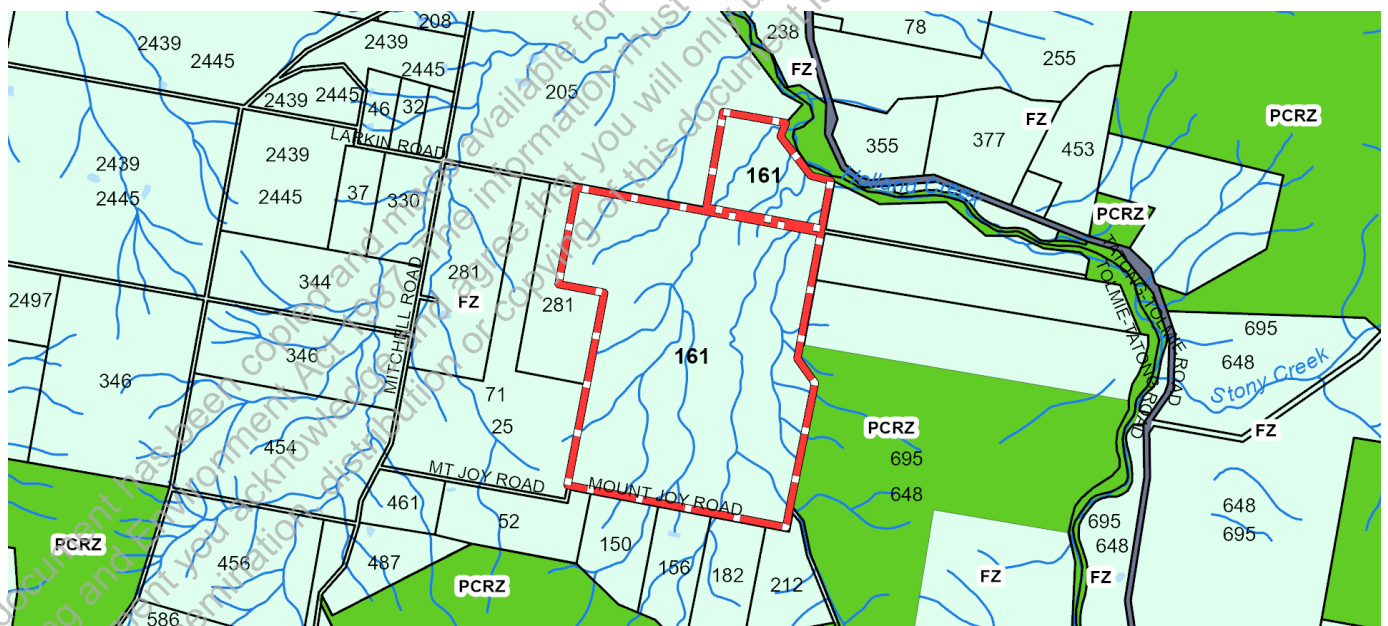
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[FARMING ZONE \(FZ\)](#)

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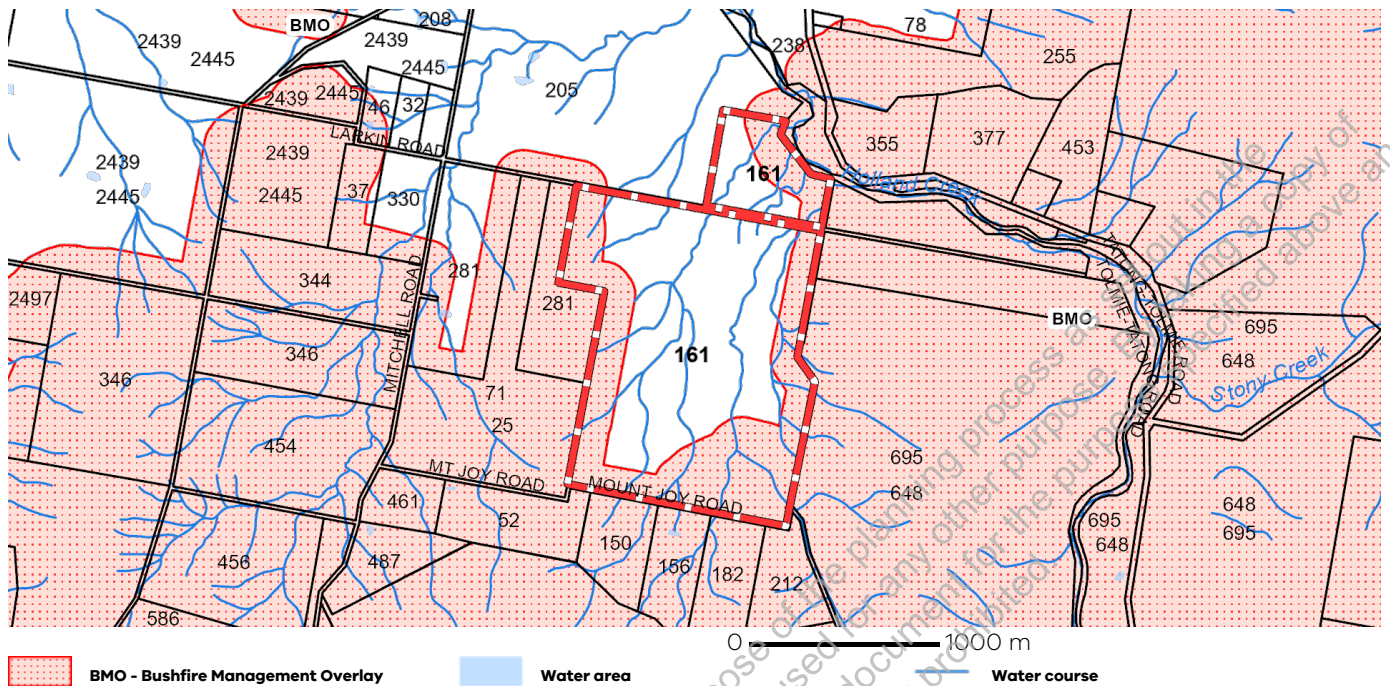
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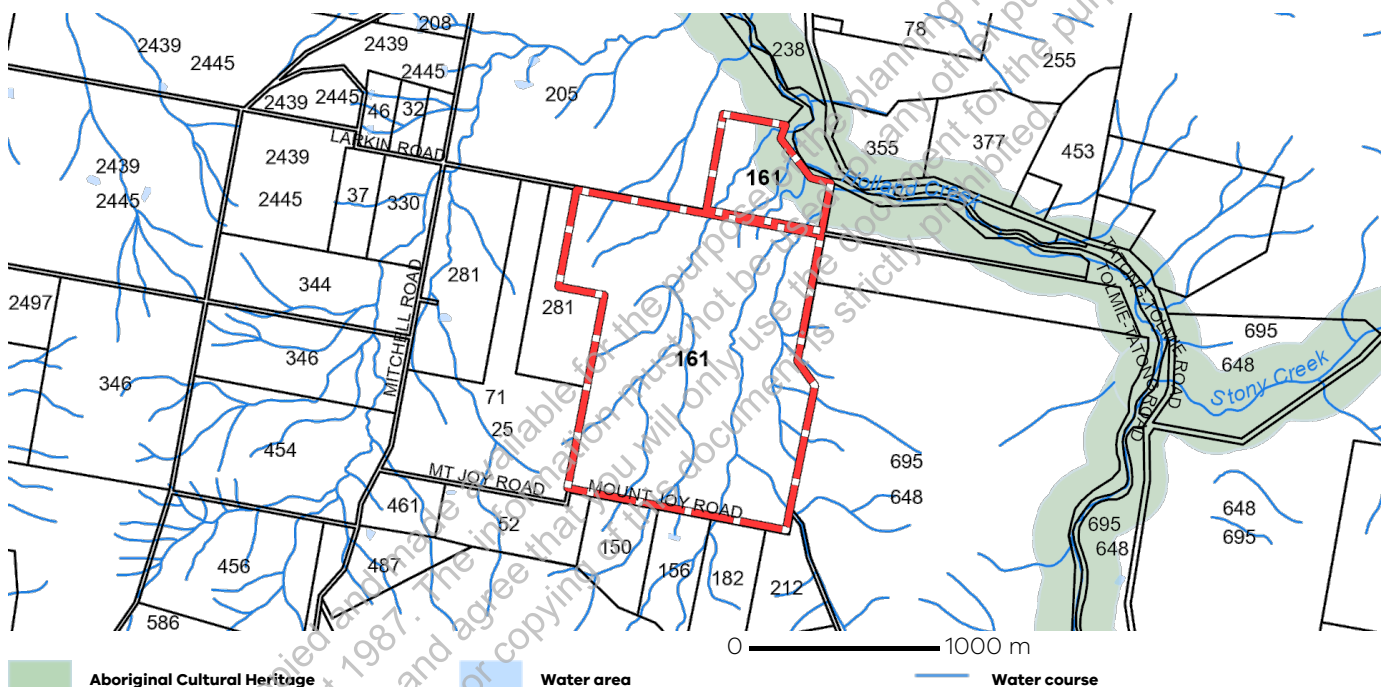
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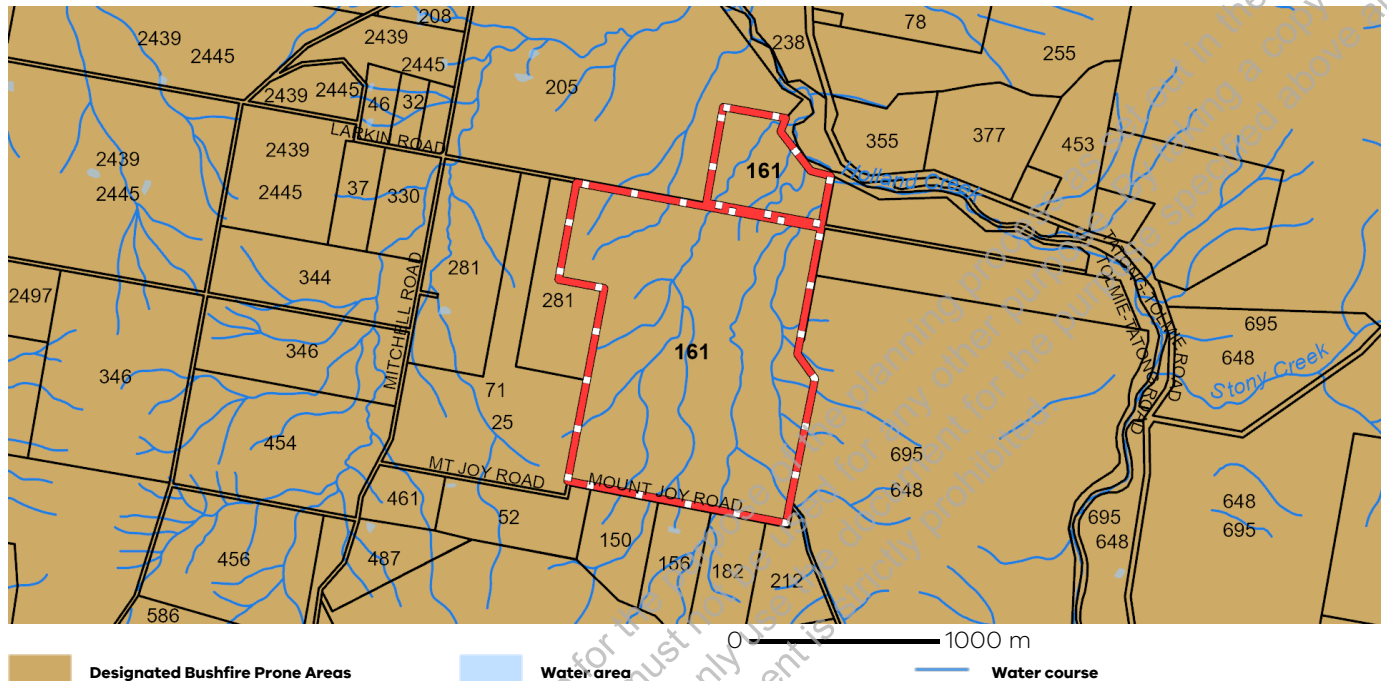
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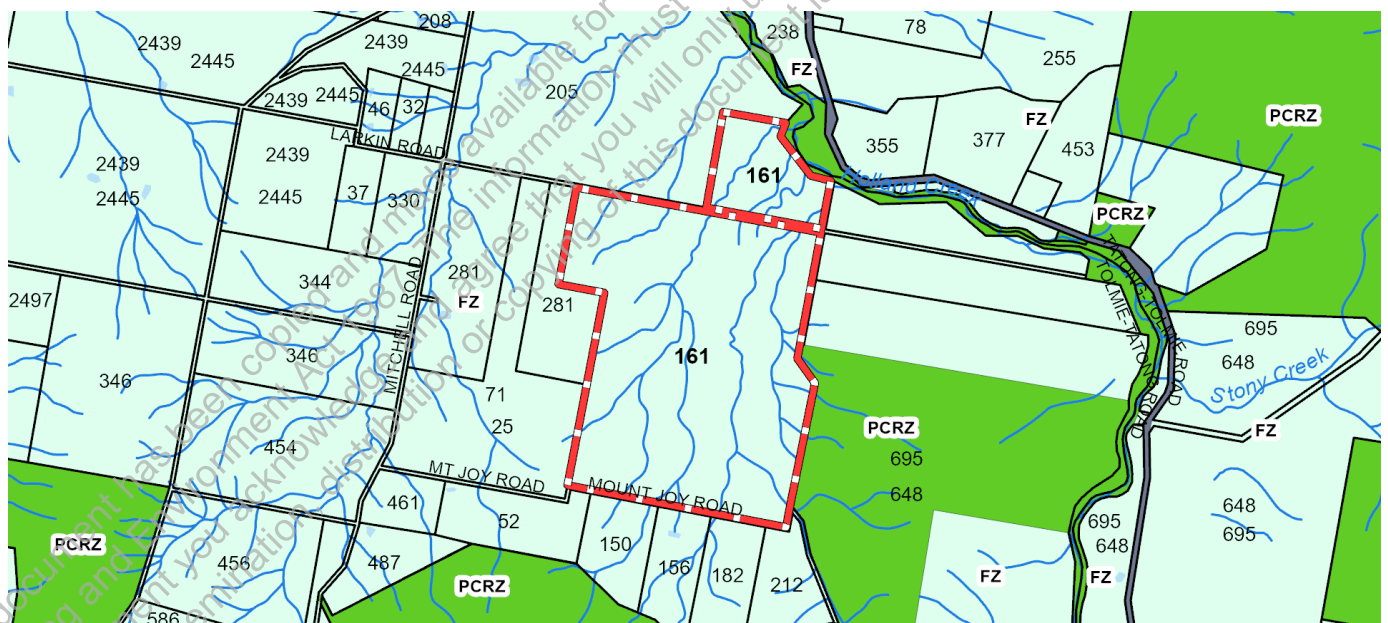
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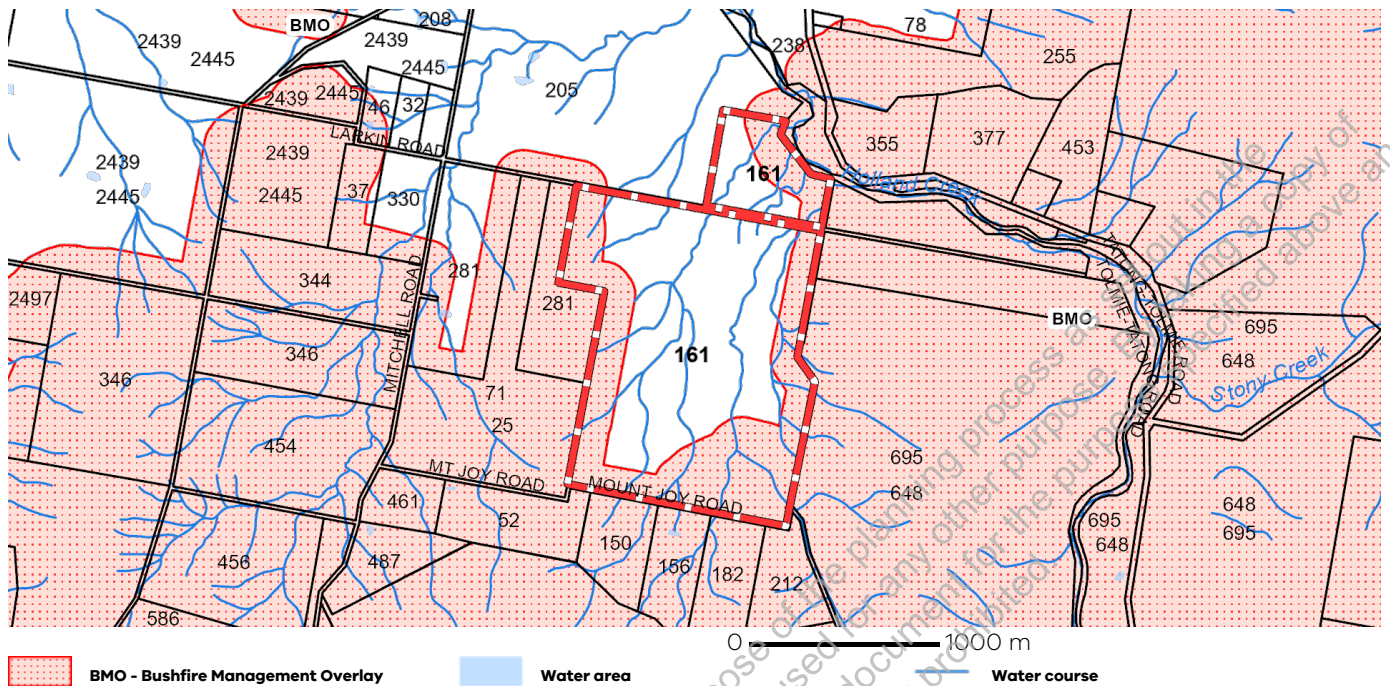
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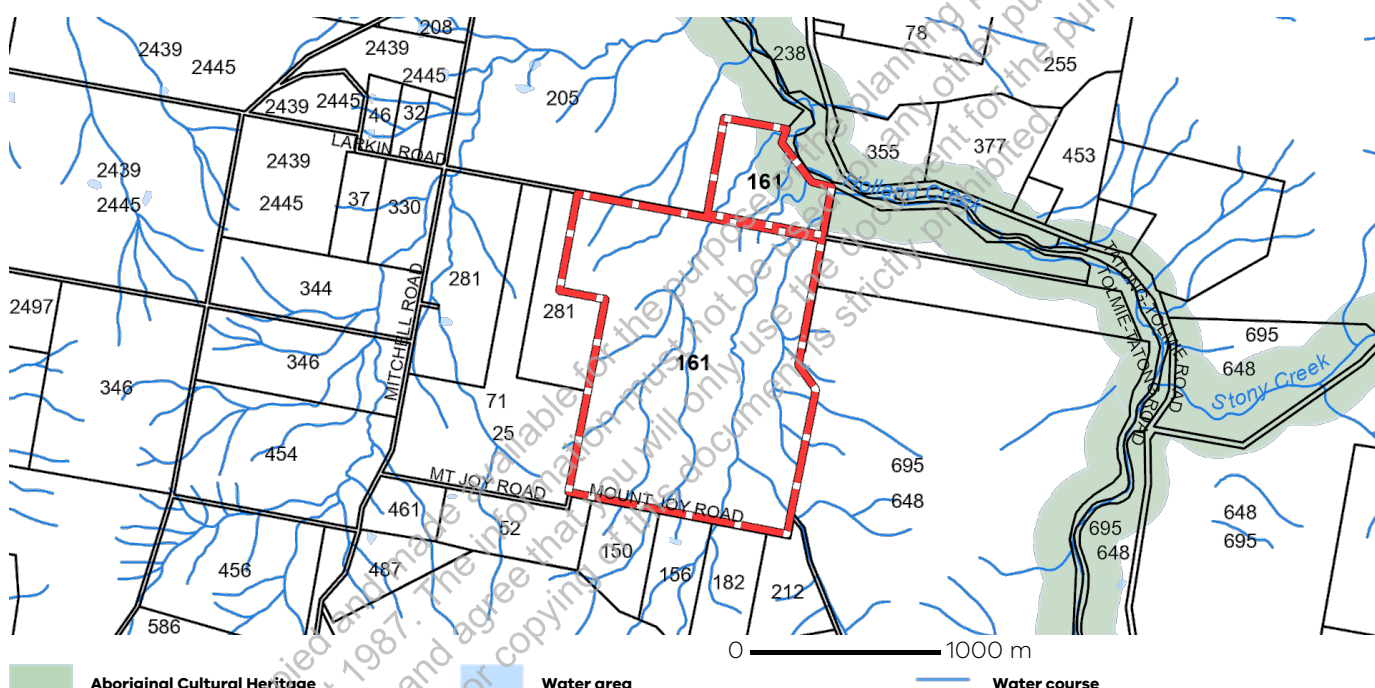
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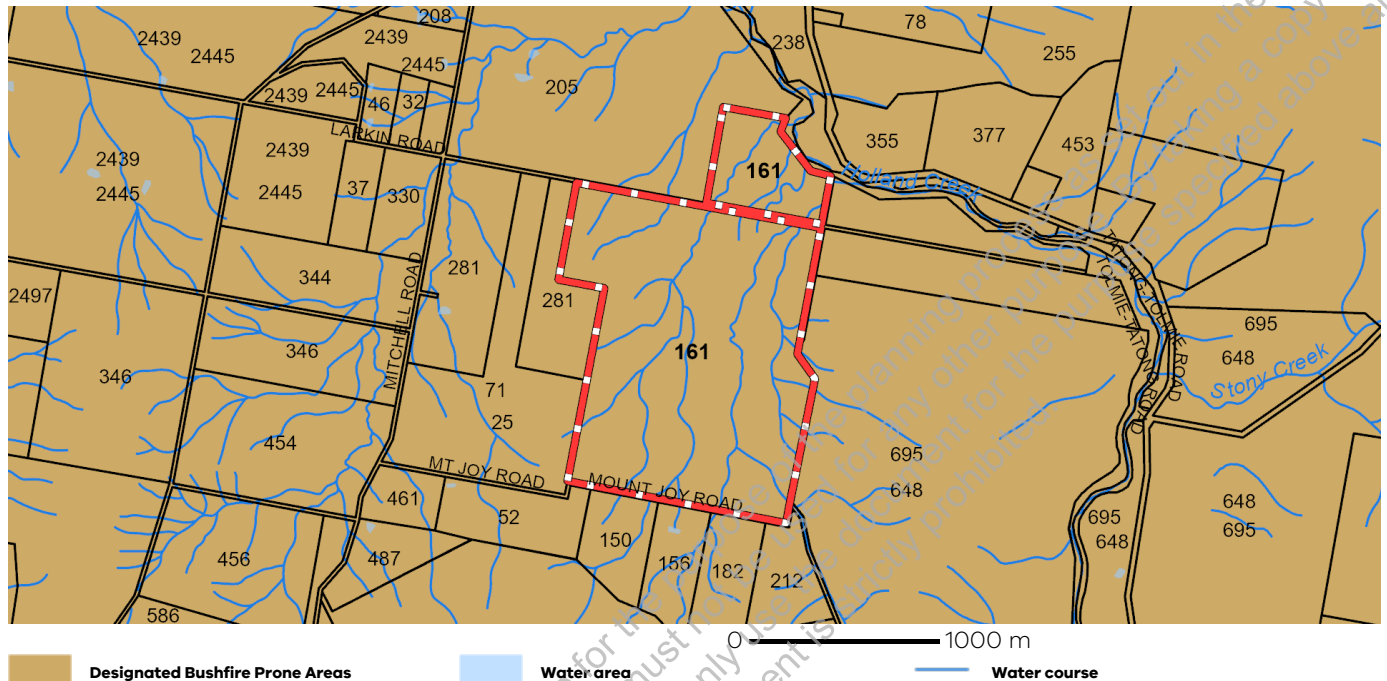
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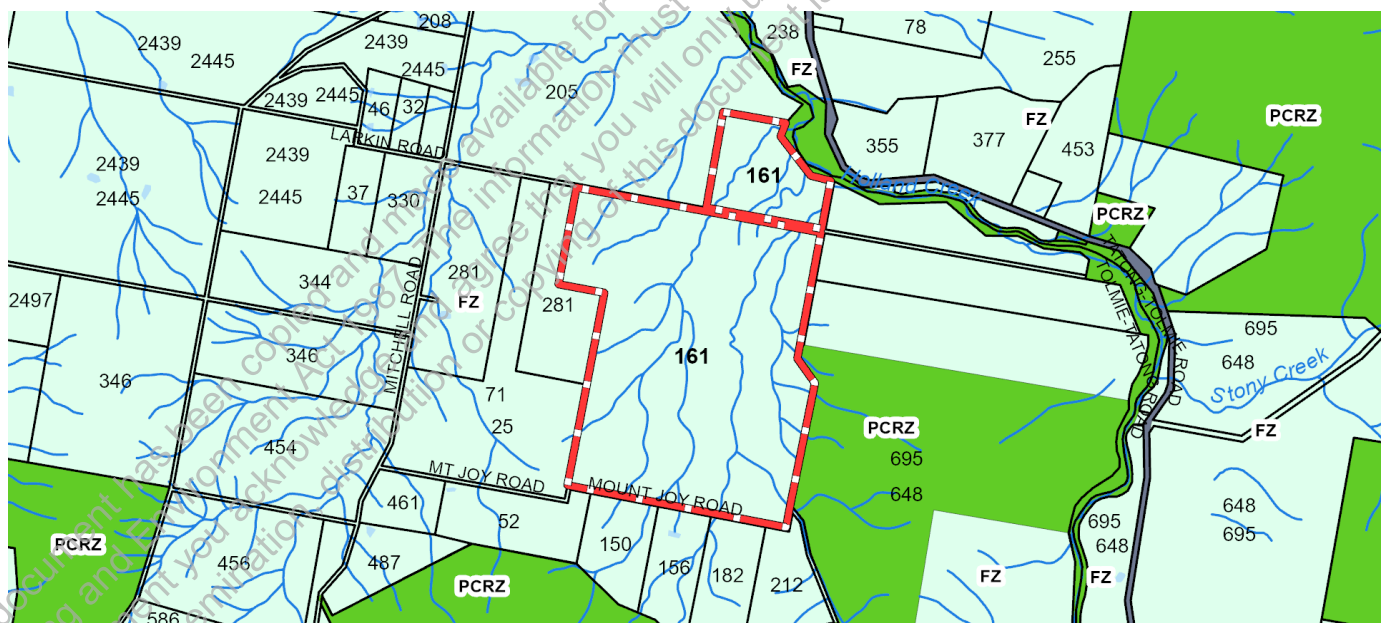
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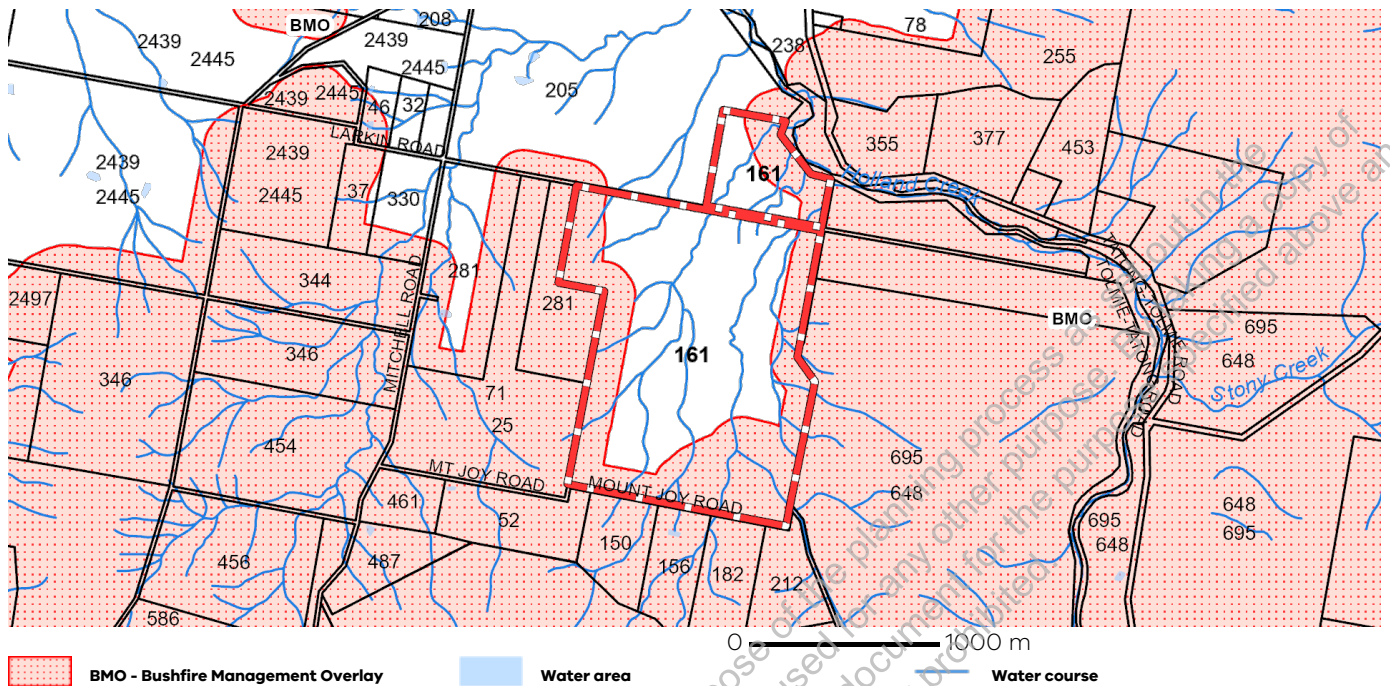
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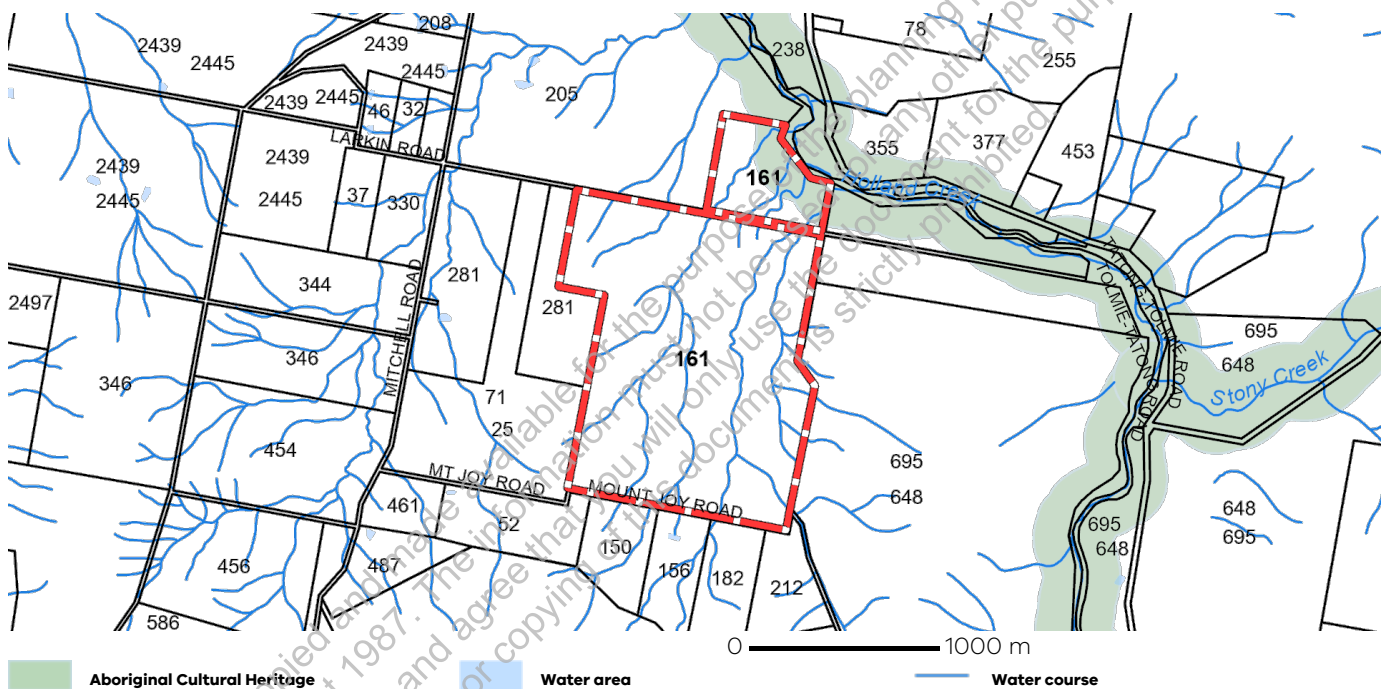
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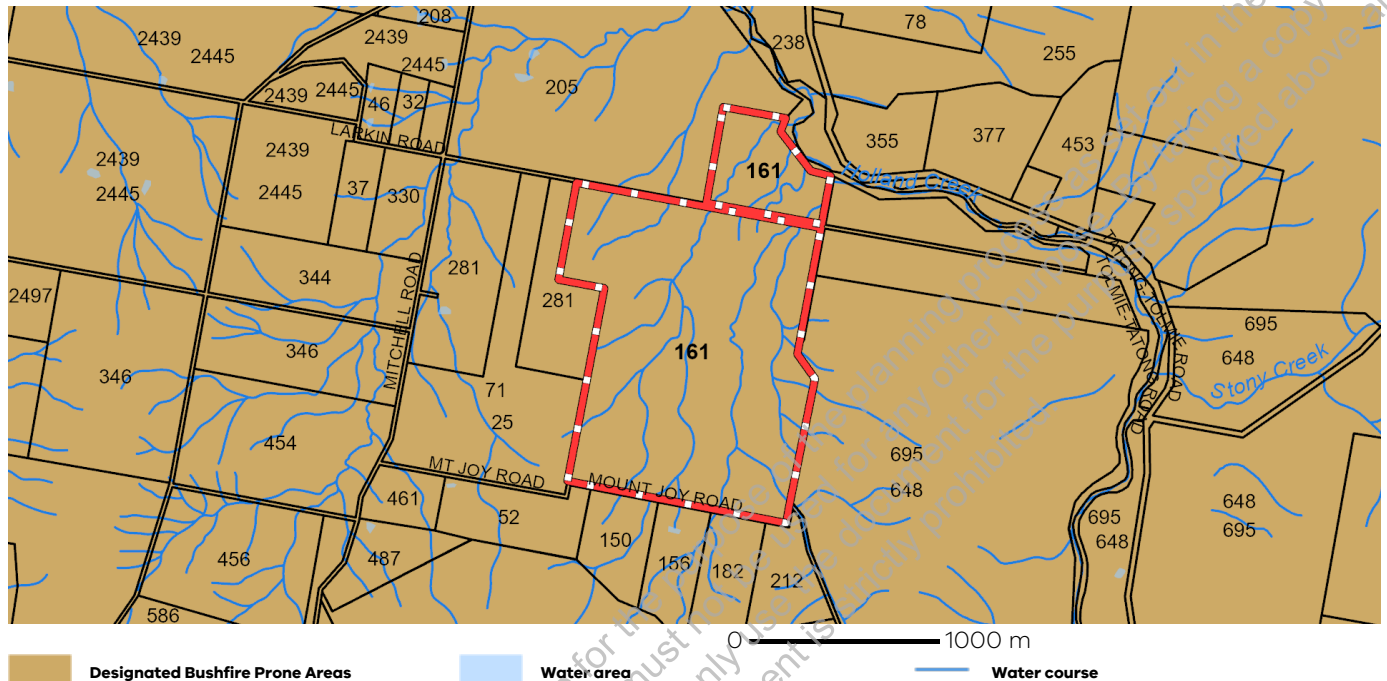
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Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

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Native Vegetation

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PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 29 February 2024 02:50 PM

PROPERTY DETAILS

Address: **161 MT JOY ROAD TATONG 3673**

Crown Description: **More than one parcel - see link below**

Standard Parcel Identifier (SPI): **More than one parcel - see link below**

Local Government Area (Council): **BENALLA**

Council Property Number: **A12119**

Planning Scheme: **Benalla**

Directory Reference: **Vicroads 48 C6**

www.benalla.vic.gov.au

[Planning Scheme - Benalla](#)

This property has 7 parcels. For full parcel details get the free Property report at [Property Reports](#)

UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**

Urban Water Corporation: **North East Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**

Legislative Assembly: **EUROA**

OTHER

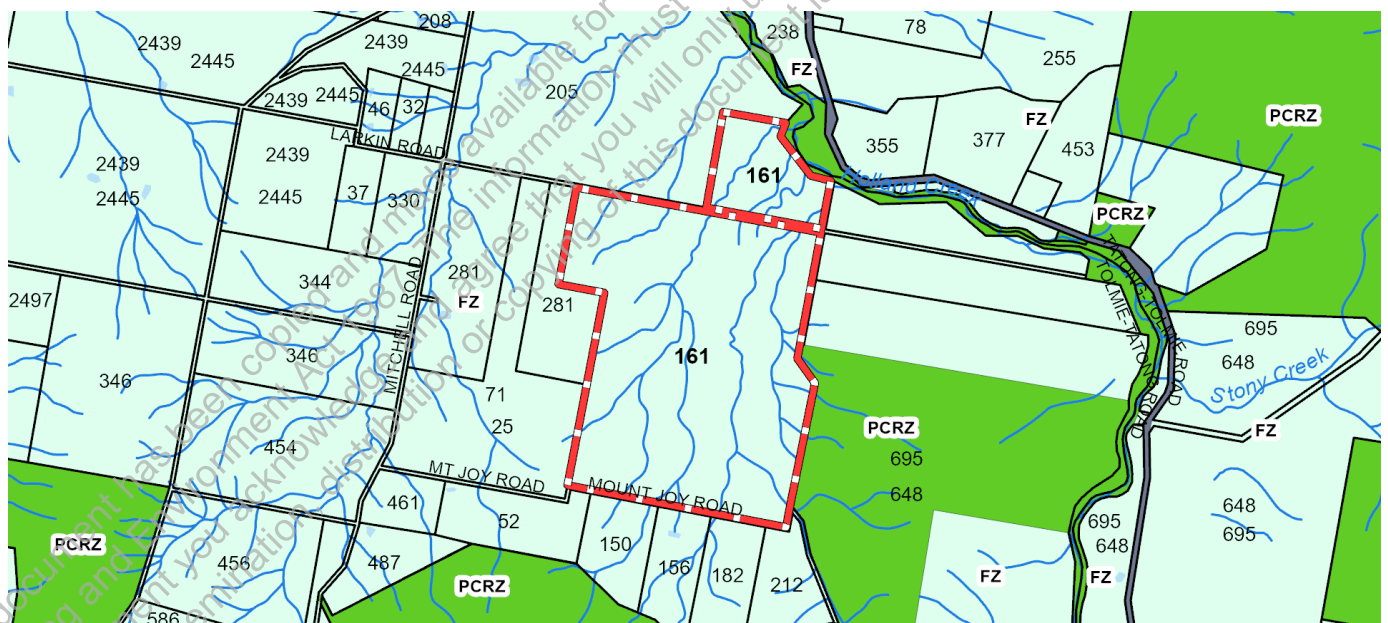
Registered Aboriginal Party: **Taungurung Land and Waters
Council Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[FARMING ZONE \(FZ\)](#)

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



FZ - Farming
Water area
PCRZ - Public Conservation and Resource
TR22 - Principal Road Network
Water course

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

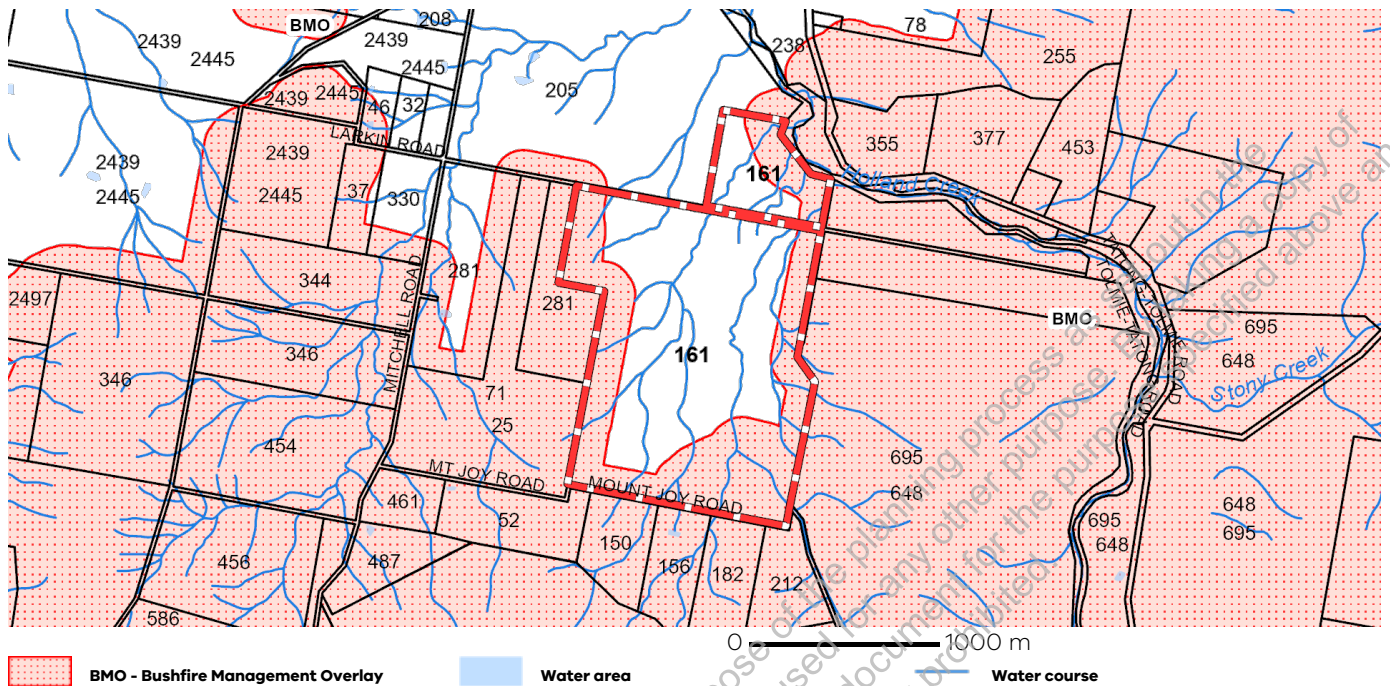
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Planning Overlay

BUSHFIRE MANAGEMENT OVERLAY (BMO)



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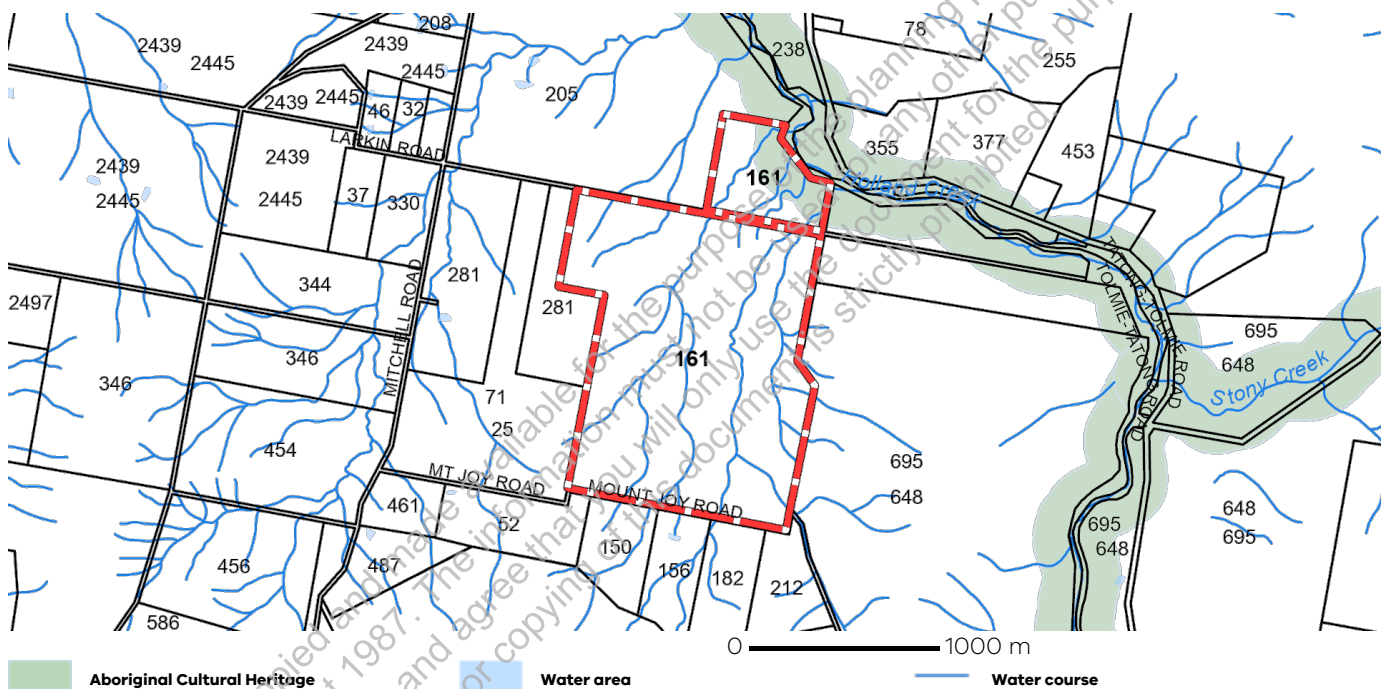
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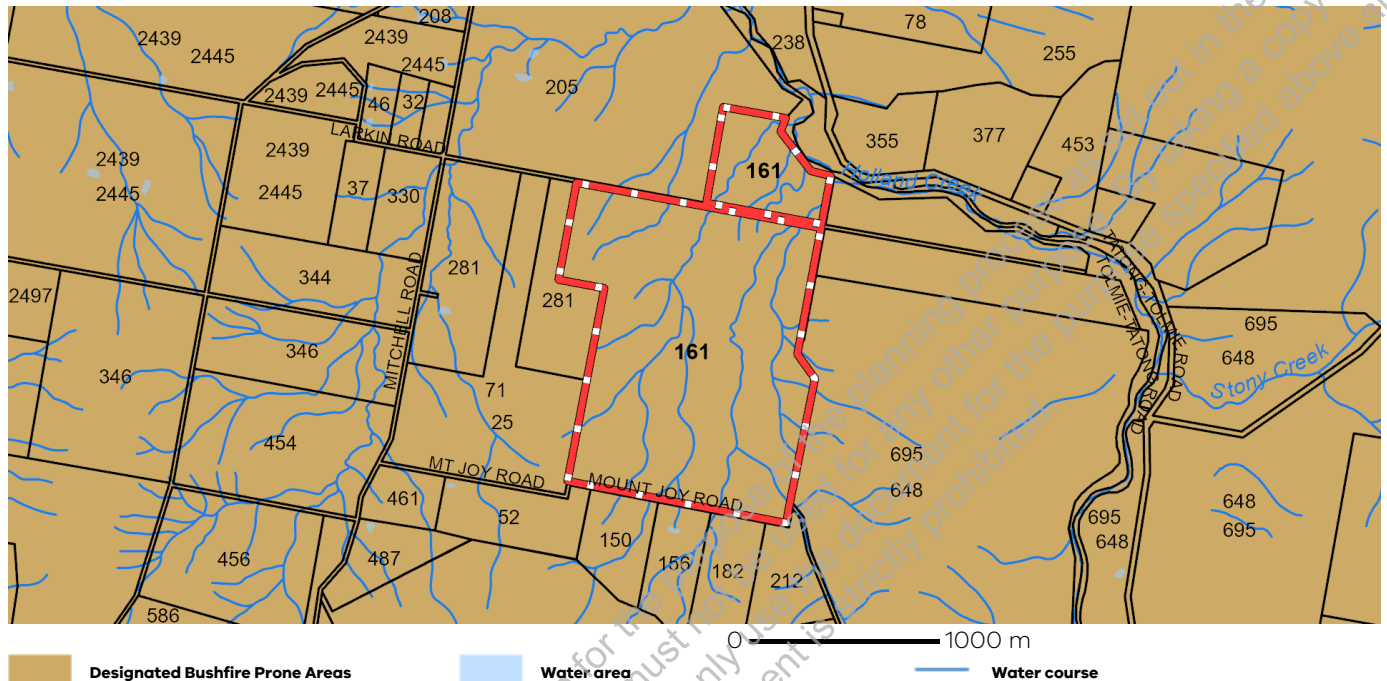
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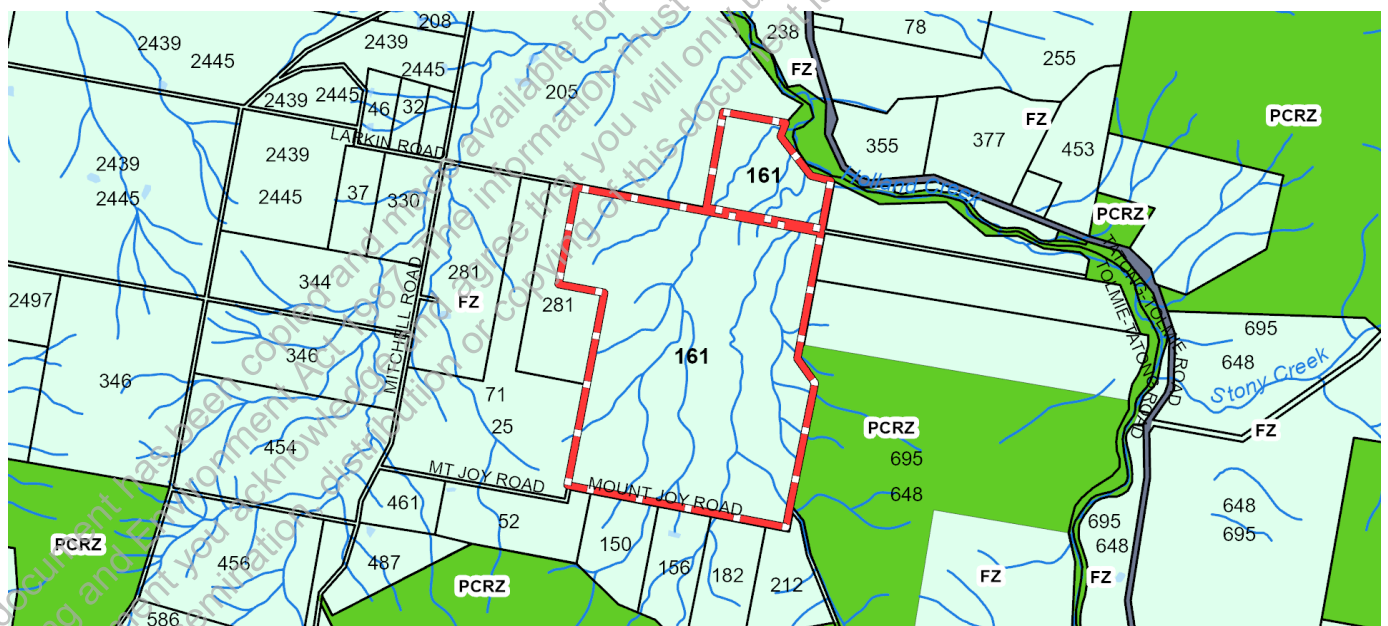
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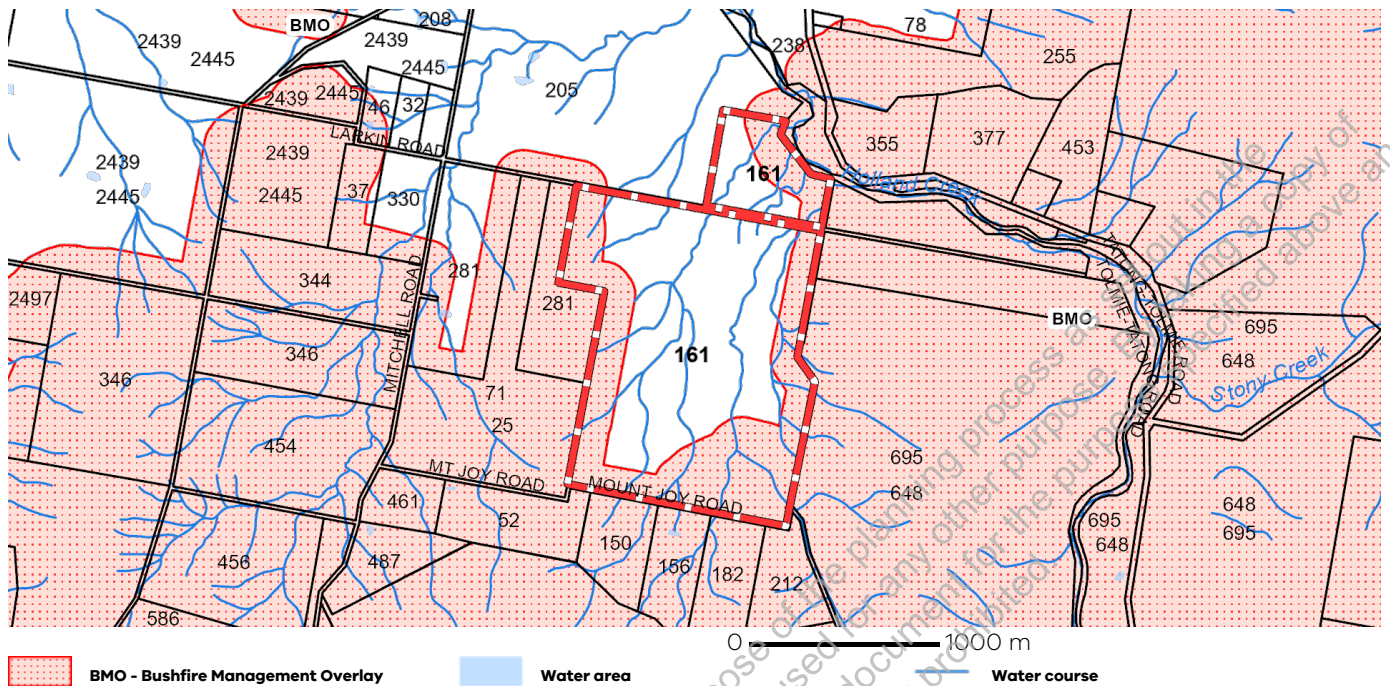
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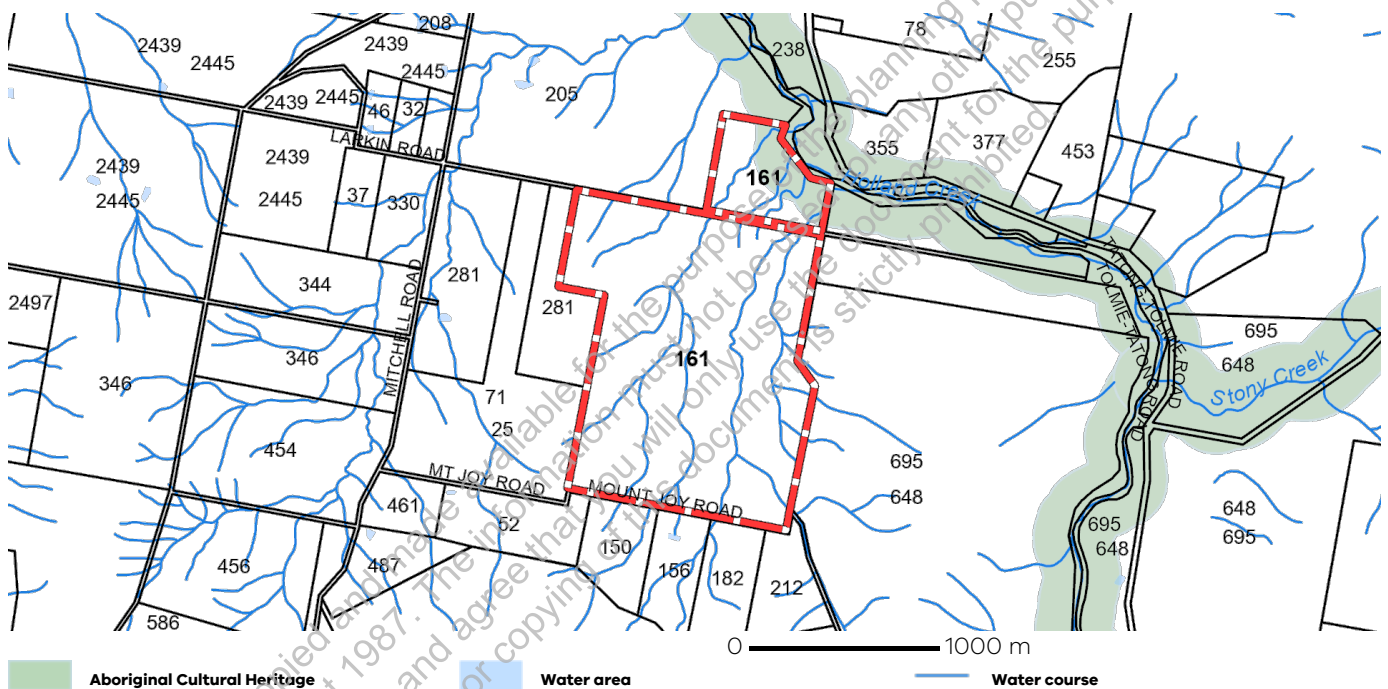
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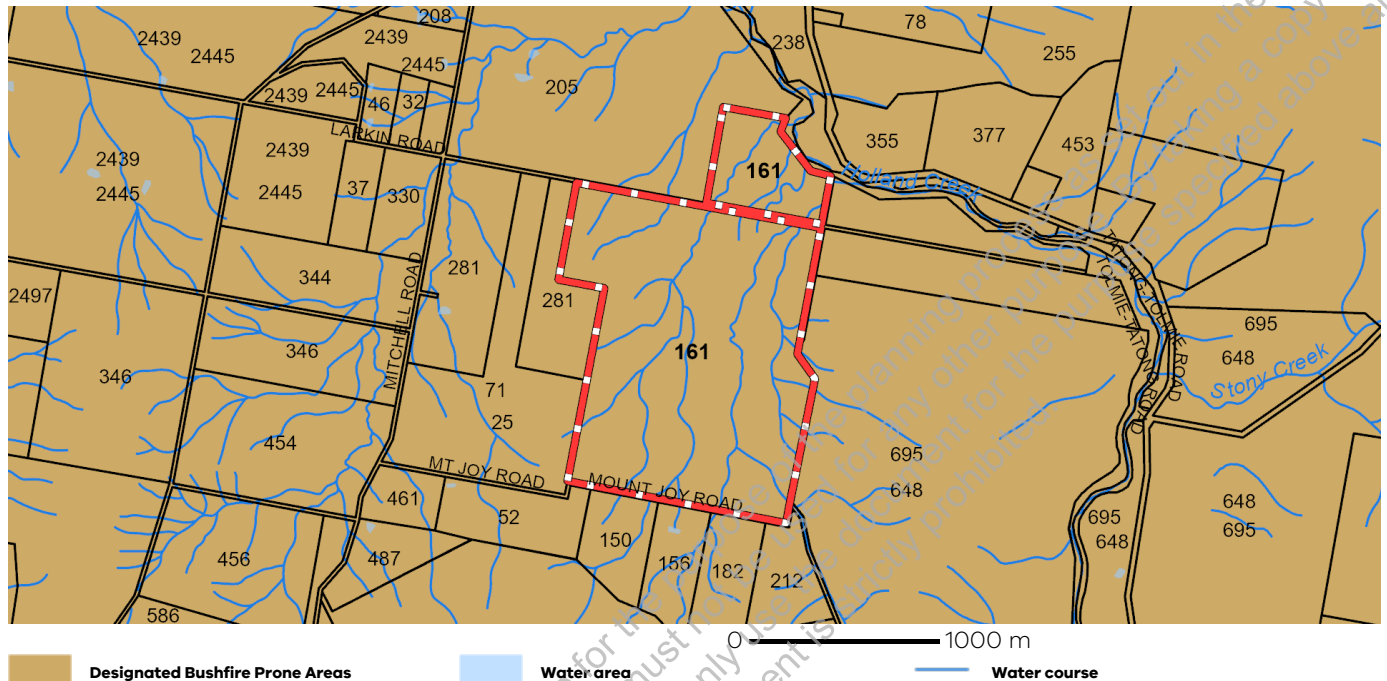
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