

**PP14/2019-1**

**960 Larpent Road LARPENT, 910 Larpent Road  
LARPENT**

**Lot: 10 LP: 11315 V/F: 5542/328, Lot: 9 LP: 11315 V/F:  
8659/845**

**Subdivision - Realignment of Boundary**

**BRIGHT, ROD AND ASSOCIATES**

**Officer - Ian Williams**

# **EXHIBITION FILE**

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Submissions to this planning application will be accepted until a decision is made on the application.

If you would like to make a submission relating to a planning permit application, you must do so in writing to the Planning Department

Tel. (03) 5231 4883  
Fax. (03) 5231 4883

26 Murray Street,  
Colac 3250  
P.O. Box 371

31<sup>st</sup> January 2019.

REF: 18-61

Planning Co-Ordinator,  
Colac Otway Shire,  
P.O. Box 283,  
COLAC...VIC. 3250

Dear Sir,

**RE: PLAN SHOWING PROPOSED SUBDIVISION  
PART OF CROWN ALLOTMENTS A & H – SECTION 26  
PART OF SECTION 25 (IRREWILLIPE PRE-EMPTIVE RIGHT)  
PART OF CROWN ALLOTMENT A – SECTION 31  
PART OF CROWN ALLOTMENT B – SECTION 32  
PARISH OF NALANGIL  
910 – 960 LARPENT ROAD, LARPENT  
C/T's Vol. 8659 Fol. 845 & Vol. 5542 Fol. 328  
RE: L.M. CONSEDINE and P.S. & C.L. HARRIS**

Please find enclosed a summary page of the Planning Permit Application of the Plan of Proposed Subdivision for the above property, which has been submitted to Colac Otway Shire using **SPEAR**.

The application comprises the following documents:

- Planning Permit Application;
- Copy of Titles;
- Plan of Proposed Subdivision;
- Existing Conditions Diagram.

We have attached our client's cheques totaling \$1286.10 covering Planning Permit Fees.

We await receipt of the Planning Permit in due course and offer the following in support of our Application.

The property currently consists of two titles in separate ownership. Certificate of Title Vol 8659 Fol. 845 (Lot 9 on LP11315) in the name of L.M. Consedine, comprises of approximately 31.93ha of cleared grazing land with an existing dwelling and associated farm shedding. Certificate of Title Vol 5542 Fol. 328 (Lot 10 on LP11315) in the name of P.S. & C.L. Harris, comprises of cleared grazing land with an existing dwelling and dairy on approximately 33.56ha.

This permit application seeks approval to realign the boundaries between these two lots to create a smaller lot around our client's dwelling and consolidating the remaining land onto the neighbouring property to the south to expand their dairying enterprise. The land in C/T Vol. 8659 Fol. 845 is leased by the neighbouring dairy farm and has been fenced into paddocks for dairy cattle with existing farm tracks and infrastructure for some time. The location of the proposed new title boundary will allow for a greater buffer between the existing dwelling on proposed lot 1 and the adjacent farming activities.

The proposed Lot 1 will be approximately 2.434ha, incorporating an existing dwelling, associated shedding and cleared grazing land. The proposed Lot 2 will consist of an existing dwelling, dairy and cleared grazing land and will be approximately 63.03ha.

The land is within the Farming Zone of the Colac Otway Shire Planning Scheme and under this zone the minimum lot size for subdivision is 40 hectares. The local planning policy for Colac Otway Shire allows for lots to be less than the minimum lot size under certain criteria. Dot point number 1 under Clause 35.07-3 notes a permit may be issued to create smaller lots if the subdivision is to create a lot for an existing dwelling, provided the subdivision is only for two lots. Dot point number 2 under Clause 35.07-3 also allows a permit to be issued to create a lot smaller than the minimum lot size if it is a re-subdivision of existing lots and the number of lots is not increased. Both of these clauses are met in this scenario.

The purpose of the zone is set out in clause 35.07 and is in summary to preserve agricultural activities. The scheme also sets out that subdivision should promote effective land management practices and infrastructure provision.

It is held that the subdivision as proposed will not impact on the agricultural use of the land and therefore meets the criteria and objectives of the Farming Zone.

The provisions of the Farming Zone have been drafted to allow for the outcome proposed by this subdivision. It is intended that these subdivisions do not prejudice the longer-term use of the land for farming purposes. The subdivision as proposed achieves this outcome as it is placing one of the existing dwellings and associated infrastructure within one smaller land parcel and leaving the second existing dwelling, dairy and balance of the farming land on its own title.

- 1.1 The subject site is currently described in C/T Vol. 8659 Fol. 845 and Vol. 5542 Fol. 328.
- 1.2 The land is irregular in shape, approximately 1070m deep and approximately 555m wide at the road frontage fronting Larpent Road.
- 1.3 The site is located on the western side of Larpent Road, at the intersection of Middletons Road and is approximately 9.5km west of the township of Colac.
- 1.4 The land is predominately cleared grazing land with two separate dwellings as shown on the "Existing Conditions Diagram".

- 1.5 Topography of the subject land and surrounding area is gently rising to the north.

**Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:**

Compliance with the relevant objectives of Clause 35.07-6 is indicated below.

### Agricultural Issues

Whether the use or development will support and enhance agricultural production.

- As we are realigning the existing title boundaries, there will be no change to the agricultural production of the land, only a change in ownership.

Whether the use or development will permanently remove land from agricultural production.

- As previously advised, we are working within what already exists i.e.: the proposed Lot 2 is predominately cleared grazing land, with an existing dwelling and dairy and will continue to be utilized for agricultural production.

The potential for the use of development to limit the operation and expansion of adjoining and nearby agricultural uses.

- The existing dwelling on the proposed lot 1 has existing gardens and some tree plantations around it acting as a buffer to the surrounding farm land. The proposed boundary takes into account these existing features and increases the available area to enable further plantings if required, ensuring privacy for both parties and surrounding landholdings.

The capacity of the site to sustain the agricultural use.

- Not applicable as we are not applying for a change of use.

The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.

- Not applicable as we are working within existing conditions, only changing the ownership patterns.

### Dwelling Issues

Whether the dwelling will result in the loss or fragmentation of productive agricultural land.

- Not applicable as the dwellings are existing along with the infrastructure associated with it.

Whether the dwelling is reasonably required for the operation of the agricultural activity conducted on the land.

- The dwelling on proposed lot 2 is required for the agricultural activity conducted on the land and will be continued to be used as such.

Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.

- The dwellings are existing, as too are the adjacent activities providing good transparency for prospective purchasers.

Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.

- The existing dwelling on proposed Lot 1 will have a reasonable buffer surrounding it, protecting it from the surrounding farm land and similarly protecting the surrounding farm land from the dwelling.

The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.

- Not applicable, as already discussed the dwellings are existing. The proposed Lot 2 is greater than 40ha, this being the minimum “viable” lot size under the Colac Otway Shire Planning Scheme.

## Decision Guidelines

The decision guidelines require the Responsible Authority to have regard to a number of issues associated with the preservation of rural land prior to considering applications of this type. These include State and Local policies, catchment and land protection issues, land capabilities and rural land use.

In this particular application it is held that the proposal meets state and local policies because it is explicitly outlined in the planning scheme. The issues associated with land capability, drainage etc. are not affected by this subdivision, primarily because we are working within what already exists.

The significant issues are considered to be those listed under the heading “Rural Issues”; these issues pertain to the long-term operation of the farm for agricultural purposes and whether the proposal impacts on this operation. No discernable additional impact will occur as a result of the proposed subdivision. Rural production from the land will not alter after the subdivision takes place as we are not applying to create or change anything that is not already in existence.

## Local Planning Policy

The local planning policy for the Colac Otway Shire permits the realignment of existing title boundaries. Thus, this proposal accords with the provisions of the planning scheme.


## Overlays

There are no planning overlays affecting this land.

## Summary

This type of application is permitted under the provisions of the Colac Otway Shire Planning Scheme, under the Farming Zone. It is considered to be a relatively straight forward application that meets the relevant criteria and policies of the scheme. It will not have an impact on farm production from the land and will provide for improved utilization of the current land holding for agricultural purposes.

Yours faithfully,



A.E. Bright,  
ROD BRIGHT & ASSOCIATES  
encl.

copy: L.M. Consedine.  
P.S. & C.L. Harris.



## Application for Planning Permit for a Subdivision

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Supplied by Brett Quickenstedt  
Submitted Date 31/01/2019

### Application Details

Application Type Planning Permit for a Subdivision  
Version 1  
Applicant Reference Number 18-61  
Application name or Estate name Consedine  
Responsible Authority Name Colac Otway Shire  
Responsible Authority Reference Number(s) (Not Supplied)  
SPEAR Reference Number S135706T  
Application Status Submitted  
Planning Permit Issue Date NA  
Planning Permit Expiry Date NA

### The Land

Primary Parcel 960 LARPENT ROAD, LARPENT VIC 3249  
Lot 10/Plan LP11315  
Volume 5542/Folio 328  
SPI 10\LP11315  
CPN 8520  
**Zone:** 35.07 Farming  
Parcel 2 910 LARPENT ROAD, LARPENT VIC 3249  
Lot 9/Plan LP11315  
Volume 8659/Folio 845  
SPI 9\LP11315  
CPN 8523  
**Zone:** 35.07 Farming

### The Proposal

Plan Number (Not Supplied)  
Number of lots 2  
Proposal Description Two (2) Lot Subdivision, Realignment of Boundaries.  
Estimated cost of the development for which a permit is required \$ 0

### Existing Conditions

Existing Conditions Description Two existing dwellings, associated shedding, dairy and cleared grazing land.  
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 Mr Anthony Bright  
Rod Bright and Associates Pty Ltd  
26 Murray Street, Colac, VIC, 3250  
Business Phone: 03 5231 4883

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Email: [rodbright@iprimus.com.au](mailto:rodbright@iprimus.com.au)

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**Applicant**

**Applicant**

L.M. Consedine  
910 Larpent Road, Larpent, VIC, 3249 Australia  
Mobile Phone: 0406761793  
Email: [lukeconsedine@gmail.com](mailto:lukeconsedine@gmail.com)

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**Owner**

**Owner 1**

**Owner 2**

(Owner details as per Applicant)  
P.S. & C.L. Harris  
895 Larpent Road, Larpent, VIC, 3249 Australia  
Mobile Phone: 0419332267  
Email: [phil@writhgil.com.au](mailto:phil@writhgil.com.au)

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**Declaration**

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

I, Brett Quickensted, declare that all the information supplied is true.

**Authorised by**

**Organisation**

Brett Quickensted  
Rod Bright and Associates Pty Ltd



**REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958** Page 1 of 1

VOLUME 08659 FOLIO 845

Security no : 124075788267B  
Produced 21/01/2019 10:58 AM

**LAND DESCRIPTION**

Lot 9 on Plan of Subdivision 011315.  
PARENT TITLES :  
Volume 06381 Folio 135 to Volume 06381 Folio 136  
Created by instrument C684512 16/01/1967

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
LUKE MICHAEL CONSEDINE of 910 LARPENT ROAD LARPENT VIC 3249  
AN210118V 24/10/2016

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AN210119T 24/10/2016  
WESTPAC BANKING CORPORATION

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 LP011315 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: 910 LARPENT ROAD LARPENT VIC 3249

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION  
Effective from 25/10/2016

DOCUMENT END

**REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958** Page 1 of 1

VOLUME 05542 FOLIO 328

Security no : 1240757883240  
Produced 21/01/2019 10:59 AM

**LAND DESCRIPTION**

Lot 10 on Plan of Subdivision 011315.  
PARENT TITLE Volume 05542 Folio 324  
Created by instrument 1387279 11/10/1928

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Joint Proprietors  
PHILLIP SAMUEL HARRIS  
CATHERINE LOIS HARRIS both of 895 LARPENT ROAD LARPENT VIC 3249  
AN179832R 14/10/2016

**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.

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**ACTIVITY IN THE LAST 125 DAYS**

NIL

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

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

Street Address: 960 LARPENT ROAD LARPENT VIC 3249

DOCUMENT END



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**LP 11315**  
**EDITION 4**  
 PLAN MAY BE LODGED 1-3-9926

**6 SHEETS**  
**SHEET 1**

**COLOUR CODE**  
 BL=BLUE G=GREEN  
 R1=BROWN P=PURPLE  
 Y=YELLOW R=RED  
 H=HATCH CH=CROSS HATCH  
**ROADS COLOURED BROWN**

**PLAN OF SUBDIVISION OF**  
*County of Polwarth*

Measurements are in Links  
 Conversion Factor  
 LINKS X 0.201168 = METRES

VOL. 5083 FOL. 575

*Crown Allot D Section 24*

*Part of Section 25 (known as Irrewillipe P.R.)*

*Parts of Crown Allots A & H Section 26*

*Crown Allot B & part of Crown Allot A Section 31*

*Parts of Crown Allots A & B Section 32*

*Parts of Crown Allots C & D Section 33*

*Crown Portions 21, 22, 23, 24, 25,*

*Part of Crown Portions 38 & 39*

*Crown Allots 37, 37<sup>AB</sup>, 37<sup>AC</sup>, 40, 40<sup>A</sup>,*

*Part of Crown Allot 37*

*Parts of former Govt Roads*

*Parish of Nalangu*

*Parish of Pirron Yalaak*

**APURTENANCES**

AS TO LOT 34  
 TOGETHER WITH A RIGHT OF  
 CARRIAGEWAY OVER THE ROADS  
 COLOURED BROWN ON THIS  
 PLAN OF SUBDIVISION

**ENCUMBRANCES**

Land marked E-1  
 Drainage easement created by  
 AB478462L in favour of  
 Vol. 10670 Fol. 066

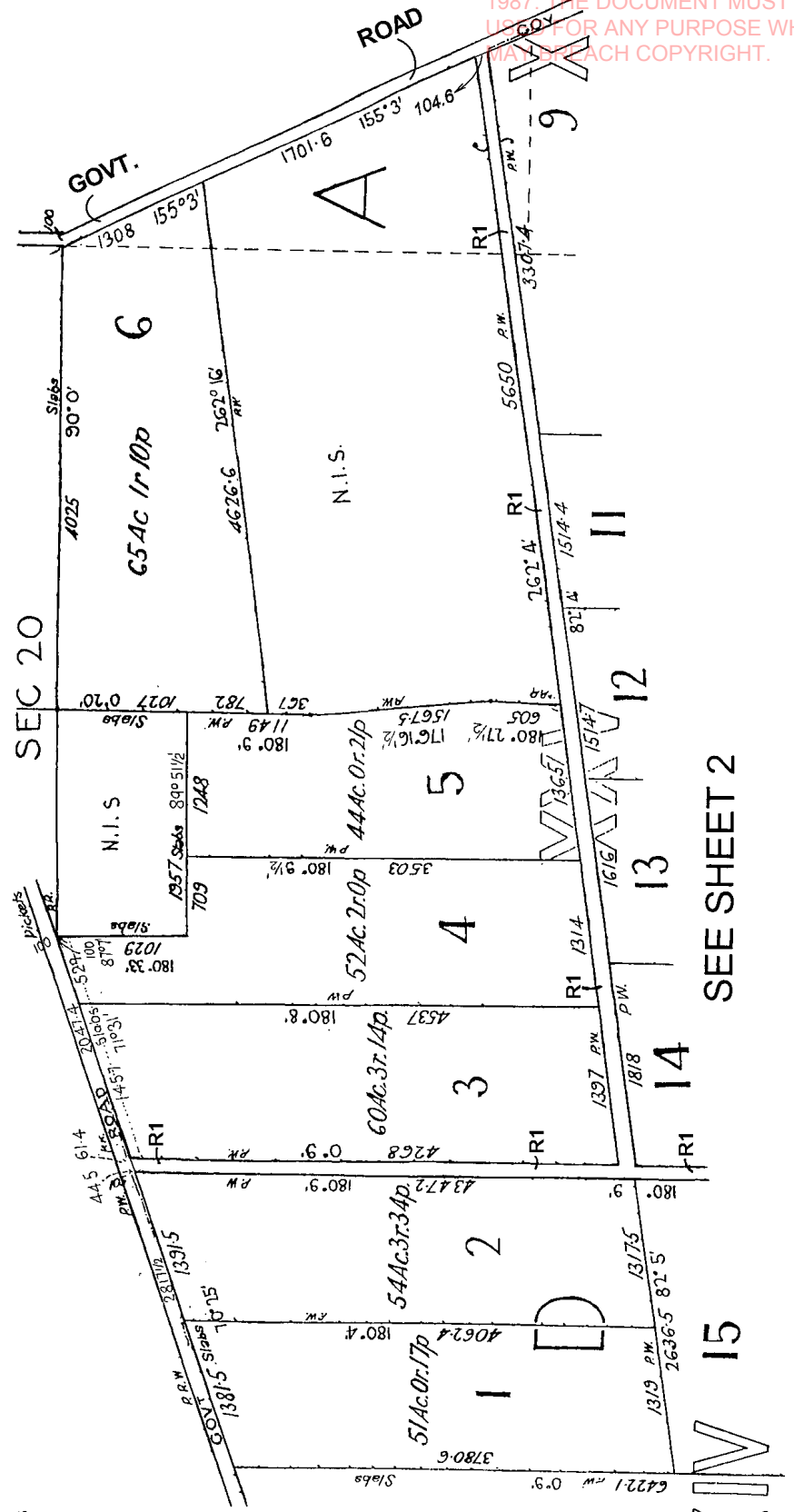
AS TO THE LAND MARKED E-2  
 THE EASEMENT TO S.E.C.  
 CREATED BY B625976

AS TO THE LAND MARKED E-3  
 THE EASEMENT TO S.E.C.  
 CREATED BY B570674

AS TO THE LAND MARKED E-4  
 THE EASEMENT TO S.E.C.  
 CREATED BY B457141

AS TO THE LAND MARKED E-5  
 THE EASEMENT TO S.E.C.  
 CREATED BY B979462

AS TO R1  
 ANY EASEMENTS AFFECTING  
 THE SAME.



**C**

**XXIV**

**15**

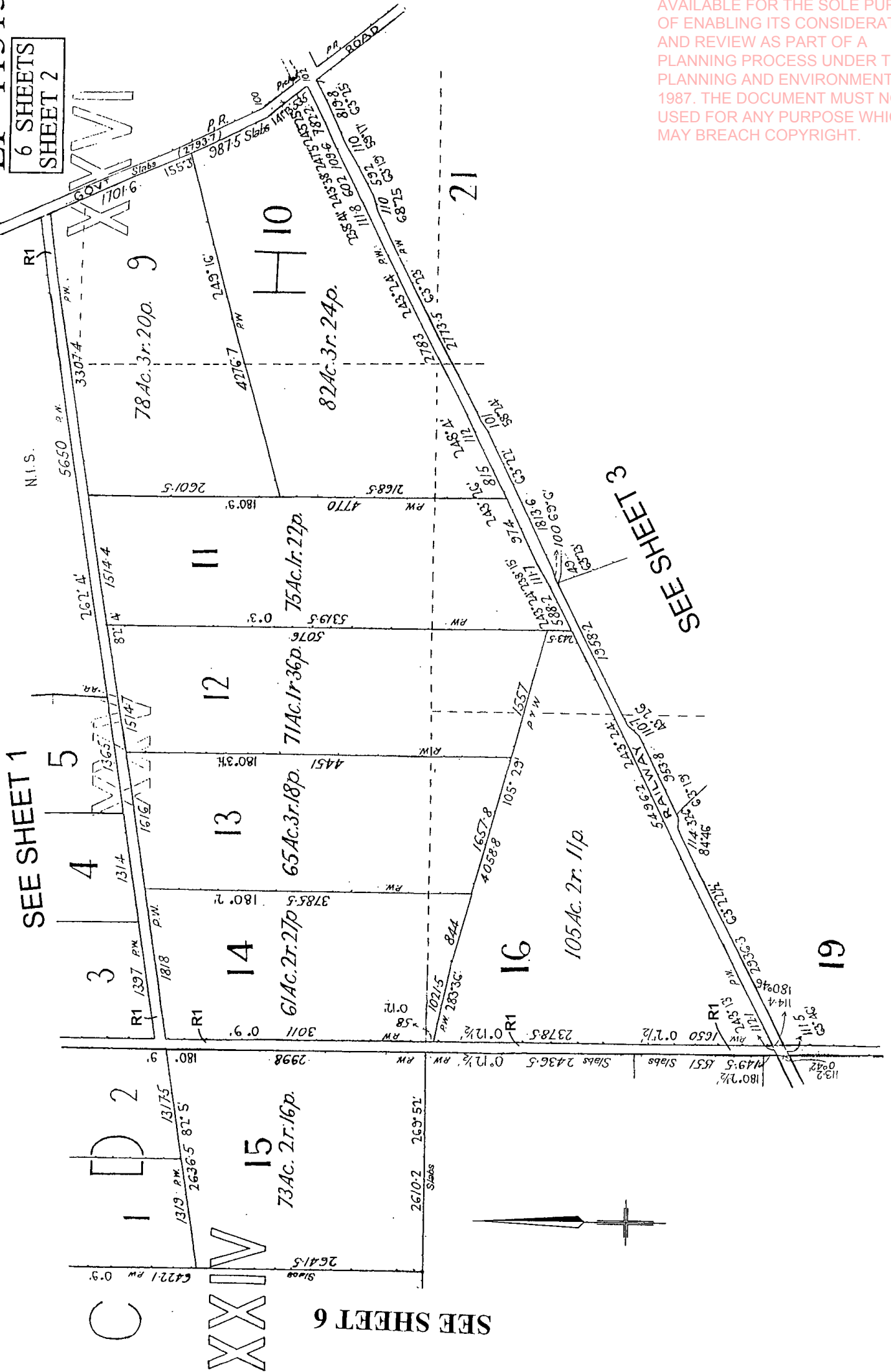
**SEE SHEET 2**

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SEE SHEET 6

SEE SHEET 1

SEE SHEET 3

C

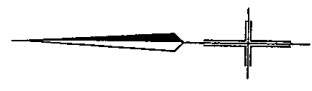
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XXIV

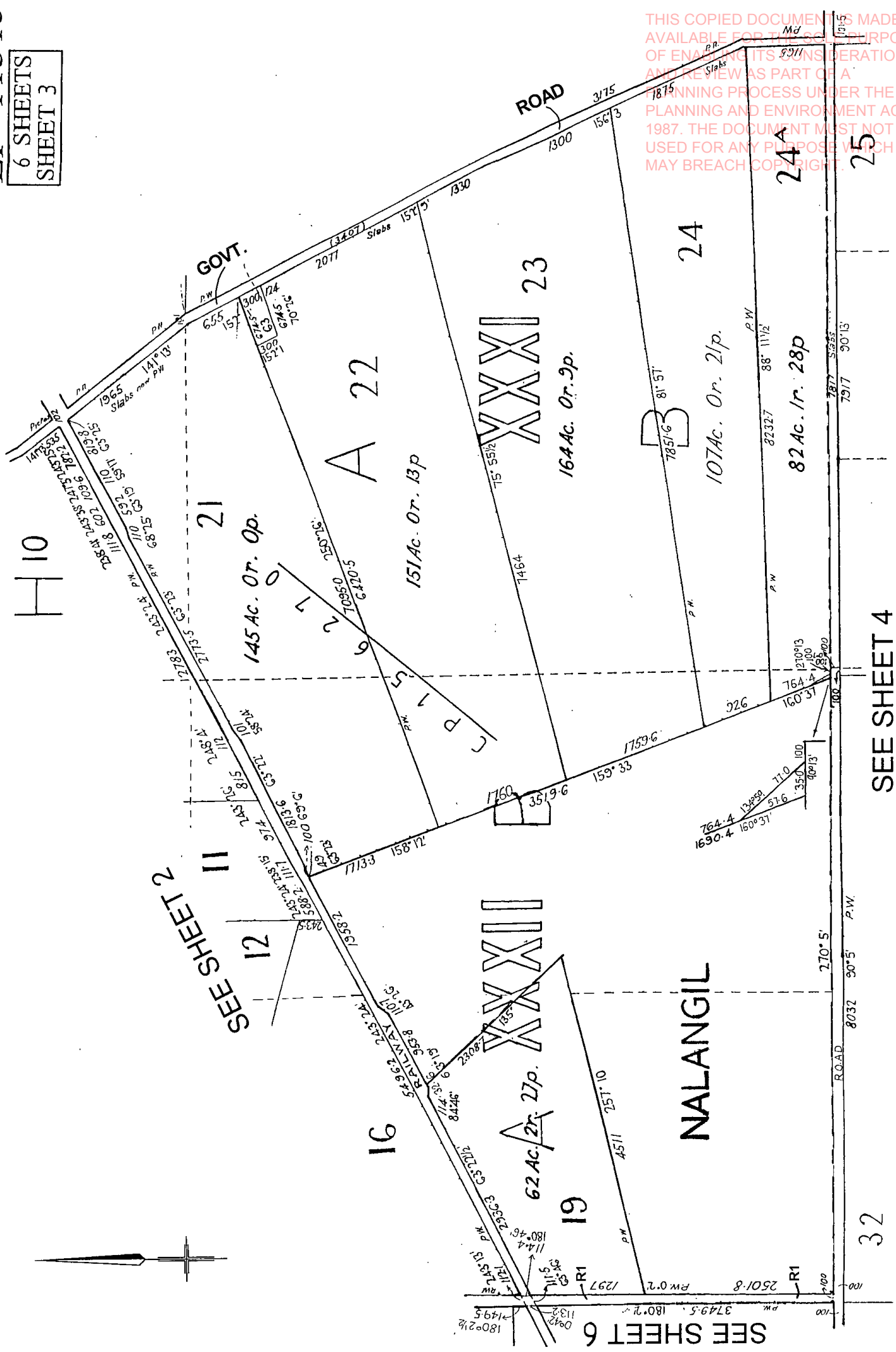
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32

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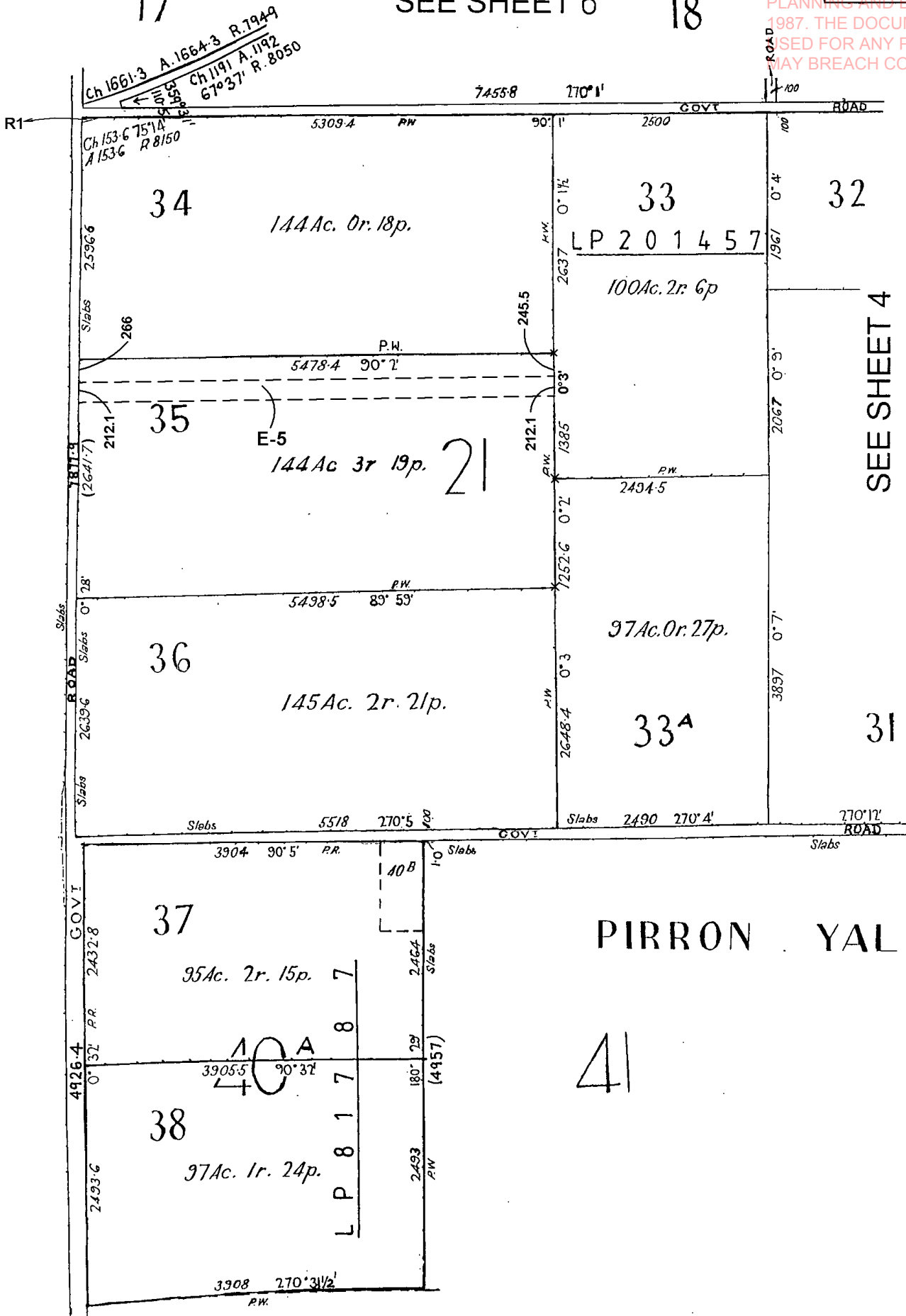
LP 11315

6 SHEETS  
SHEET 5

17

SEE SHEET 6

18



SEE SHEET 4

PIRRON YAL OAK

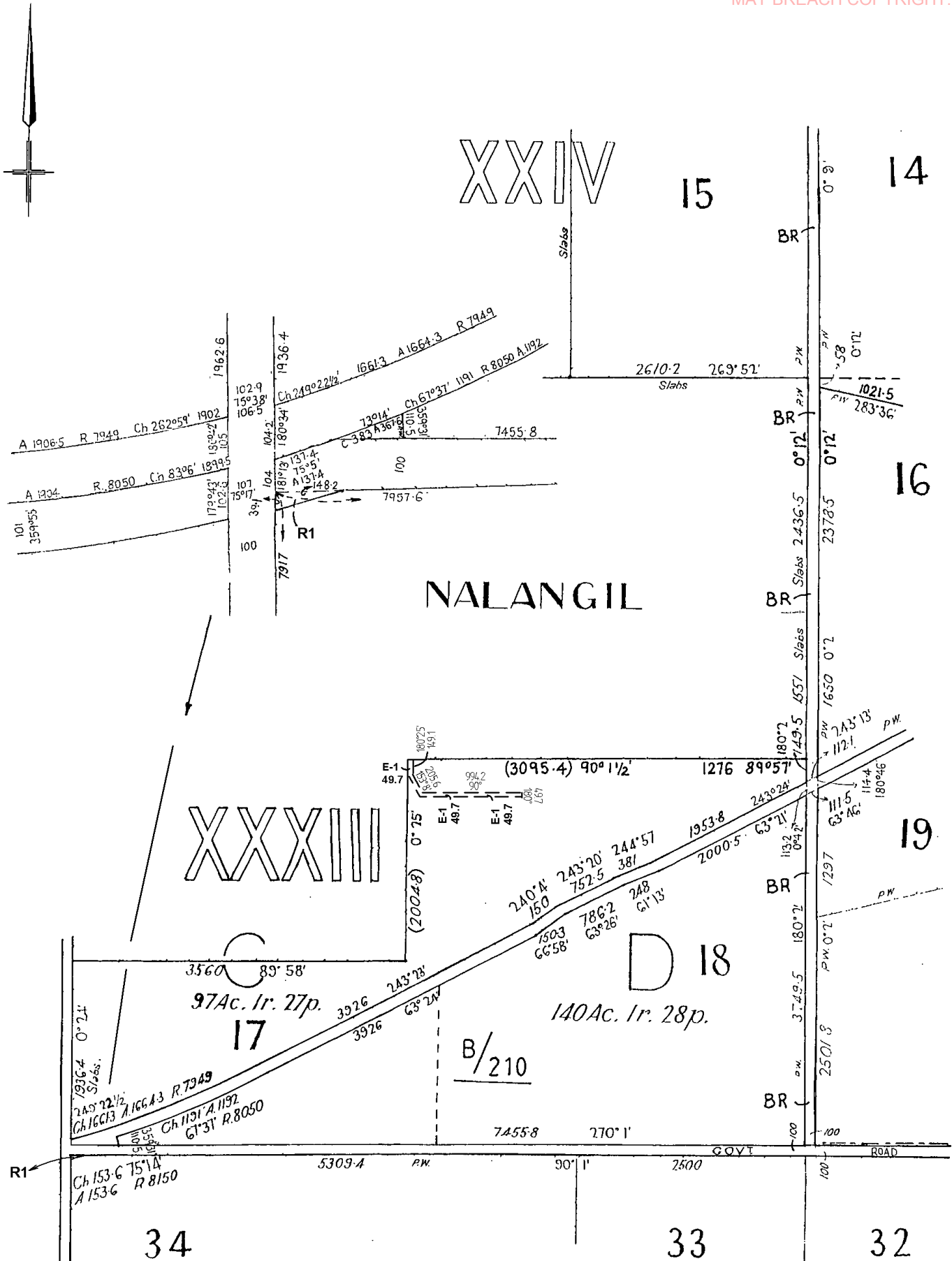
IRREWILLIPE



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6 SHEETS  
SHEET 6



SEE SHEET 2

SEE SHEET 5

# MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

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## PLAN NUMBER LP11315

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	TIME	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
Lots 3 and 4 (part)		CRB Road	CRB Plan No. 8630			1	
Road		Excised	D439817 Sec 526			1	
Lot 25		Transfer to King	TR 2361356			1	
Lot 17	E-1	Creation of Easement	AB478462L	16/12/2002		2	RGM
LOT 29	E-2	Creation of Easement	B625976			3	AD
LOT 30	E-3	Creation of Easement	B570674			3	AD
LOT 31	E-4	Creation of Easement	B457141			3	AD
LOT 35	E-5	Creation of Easement	B979462			3	AD
LOT 34		APPURTENANCY NOTATION ADDED				3	AD
ROADS	R1	EASEMENTS ENHANCED				4	AD

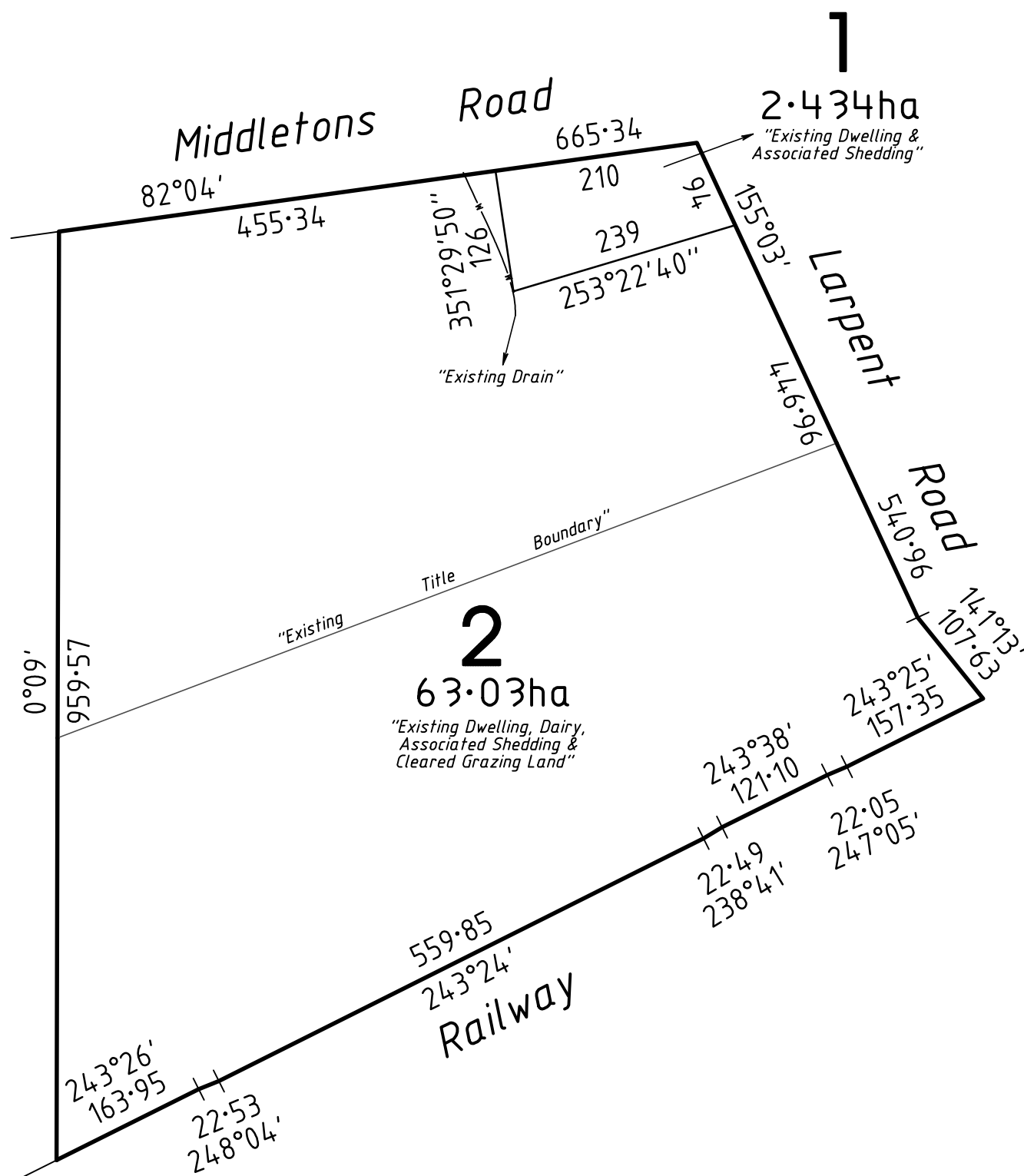
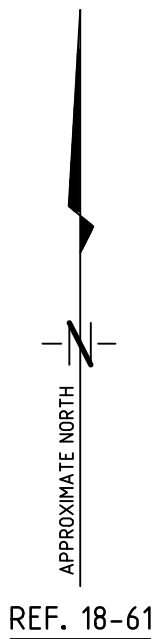
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**PLAN OF PROPOSED SUBDIVISION**  
**PART OF CROWN ALLOTMENTS A & H - SECTION 26**  
**PART OF CROWN SECTION 25 (IRREWILLIPE PRE-EMPTIVE RIGHT)**  
**PART OF CROWN ALLOTMENT A - SECTION 31**  
**PART OF CROWN ALLOTMENT B - SECTION 32**  
**PARISH OF NALANGIL**  
**COUNTY OF POLWARTH**  
**RE: L.M. CONSEDINE and P.S & C.L HARRIS**  
**SCALE 1:6000** (Original Sheet Size A3)

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ROD BRIGHT & ASSOCIATES PTY LTD  
 LICENSED SURVEYORS & TOWN PLANNERS  
 26 MURRAY STREET COLAC 3250  
 TEL 5231 4883 ACN 007 206 975

NOTE:  
 Certain dimensions shown hereon are subject to survey.  
 Certain areas shown hereon are subject to survey.  
 Land contained within C/T's Vol. 8659 Fol. 845 &  
 Vol. 5542 Fol. 328.



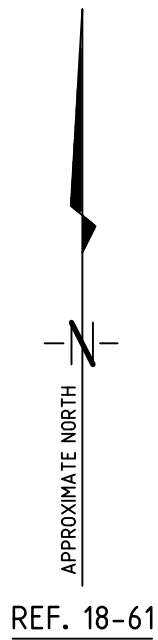
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 TEL 5231 4883 ACN 007 206 975

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 Land contained within C/T's Vol. 8659 Fol. 845 &  
 Vol. 5542 Fol. 328.

**"Existing Conditions Diagram"**



# Planning Property Report

from [www.planning.vic.gov.au](http://www.planning.vic.gov.au) on 31 January 2019 09:19 AM

**Lot and Plan Number:** Lot 10 LP11315

**Address:** 960 LARPENT ROAD LARPENT 3249

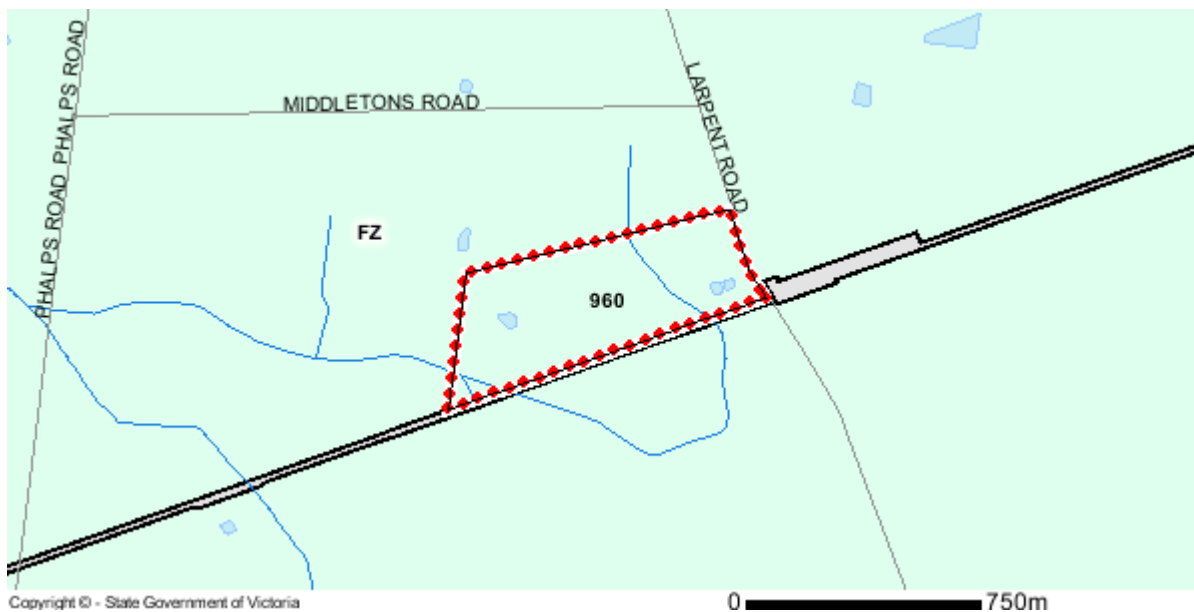
**Local Government (Council):** COLAC OTWAY **Council Property Number:** 8520

**Directory Reference:** VicRoads 91 J7

## Planning Zone

FARMING ZONE (FZ)

SCHEDULE TO THE FARMING ZONE (FZ)



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

### Zones Legend

ACZ - Activity Centre	IN1Z - Industrial 1	R1Z - General Residential
B1Z - Commercial 1	IN2Z - Industrial 2	R2Z - General Residential
B2Z - Commercial 1	IN3Z - Industrial 3	R3Z - General Residential
B3Z - Commercial 2	LDRZ - Low Density Residential	RAZ - Rural Activity
B4Z - Commercial 2	MUZ - Mixed Use	RCZ - Rural Conservation
B5Z - Commercial 1	NRZ - Neighbourhood Residential	RDZ1 - Road - Category 1
C1Z - Commercial 1	PCRZ - Public Conservation & Resource	RDZ2 - Road - Category 2
C2Z - Commercial 2	PDZ - Priority Development	RGZ - Residential Growth
CA - Commonwealth Land	PPRZ - Public Park & Recreation	RLZ - Rural Living
CCZ - Capital City	PUZ1 - Public Use - Service & Utility	RUZ - Rural
CDZ - Comprehensive Development	PUZ2 - Public Use - Education	SUZ - Special Use
DZ - Dockland	PUZ3 - Public Use - Health Community	TZ - Township
ERZ - Environmental Rural	PUZ4 - Public Use - Transport	UFZ - Urban Floodway
FZ - Farming	PUZ5 - Public Use - Cemetery/Crematorium	UGZ - Urban Growth
GRZ - General Residential	PUZ6 - Public Use - Local Government	Urban Growth Boundary
GWAZ - Green Wedge A	PUZ7 - Public Use - Other Public Use	
GWZ - Green Wedge	PZ - Port	

Railway   
 Tram   
 River, stream   
 Lake, waterbody

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## Planning Overlay

None affecting this land



### Overlays Legend

AEO - Airport Environs	IPO - Incorporated Plan
BMO - Bushfire Management	LSIO - Land Subject to Inundation
CLPO - City Link Project	MAEO1 - Melbourne Airport Environs 1
DCPO - Development Contributions Plan	MAEO2 - Melbourne Airport Environs 2
DDO - Design & Development	NCO - Neighbourhood Character
DDOPT - Design & Development Part	PO - Parking
DPO - Development Plan	PAO - Public Acquisition
EAO - Environmental Audit	RO - Restructure
EMO - Erosion Management	RCO - Road Closure
ESO - Environmental Significance	SBO - Special Building
FO - Floodway	SLD - Significant Landscape
HO - Heritage	SMO - Salinity Management
ICPO - Infrastructure Contributions Plan	SRO - State Resource
Railway	VPO - Vegetation Protection
Tram	Lake, waterbody
River, stream	

Note: due to overlaps some colours on the maps may not match those in the legend.

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## Further Planning Information

Planning scheme data last updated on 23 January 2019.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

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# Planning Property Report

from [www.planning.vic.gov.au](http://www.planning.vic.gov.au) on 31 January 2019 09:19 AM

**Lot and Plan Number:** Lot 9 LP11315

**Address:** 910 LARPENT ROAD LARPENT 3249

**Local Government (Council):** COLAC OTWAY **Council Property Number:** 8523

**Directory Reference:** VicRoads 91 J7

## Planning Zone

FARMING ZONE (FZ)

SCHEDULE TO THE FARMING ZONE (FZ)



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

### Zones Legend

ACZ - Activity Centre	IN1Z - Industrial 1	R1Z - General Residential
B1Z - Commercial 1	IN2Z - Industrial 2	R2Z - General Residential
B2Z - Commercial 1	IN3Z - Industrial 3	R3Z - General Residential
B3Z - Commercial 2	LDRZ - Low Density Residential	RAZ - Rural Activity
B4Z - Commercial 2	MUZ - Mixed Use	RCZ - Rural Conservation
B5Z - Commercial 1	NRZ - Neighbourhood Residential	RDZ1 - Road - Category 1
C1Z - Commercial 1	PCRZ - Public Conservation & Resource	RDZ2 - Road - Category 2
C2Z - Commercial 2	PDZ - Priority Development	RGZ - Residential Growth
CA - Commonwealth Land	PPRZ - Public Park & Recreation	RLZ - Rural Living
CCZ - Capital City	PUZ1 - Public Use - Service & Utility	RUZ - Rural
CDZ - Comprehensive Development	PUZ2 - Public Use - Education	SUZ - Special Use
DZ - Dockland	PUZ3 - Public Use - Health Community	TZ - Township
ERZ - Environmental Rural	PUZ4 - Public Use - Transport	UFZ - Urban Floodway
FZ - Farming	PUZ5 - Public Use - Cemetery/Crematorium	UGZ - Urban Growth
GRZ - General Residential	PUZ6 - Public Use - Local Government	Urban Growth Boundary
GWAZ - Green Wedge A	PUZ7 - Public Use - Other Public Use	
GWZ - Green Wedge	PZ - Port	

Railway   
 Tram   
 River, stream   
 Lake, waterbody

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## Planning Overlay

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### Overlays Legend

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