

# General Planning Enquiry - 33 Beech Forest Lavers Hill Road BEECH FOREST

Tue, Apr 19, 9:35 AM

**Vikram Kumar**  
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Hi Kieren,

Thank you for your enquiry.

The subject site is in Township Zone (TZ), and covered by Bushfire Management Overlay (BMO), and Erosion Management Overlay – Schedule 1 (EMO1). The land is adjacent to Transport Zone 2 (TRZ2).

Just for the information, the adjacent block of land (35 Beech Forest Lavers Hill Road) is not in Farming Zone (FZ), but is in Township Zone (TZ).

Proposal: re-subdivision of land to add 1000sqm of land from 35 Beech Forest Lavers Hill Road to 33 Beech Forest Lavers Hill Road.

Permit triggers:

The proposed re-subdivision would require a planning permit under TZ, BMO, and EMO1.

However, it is unlikely to be supported by us to allow re-subdivision to build a shed to maintain the land, when there is ample of space available within the existing lot (3111.3sqm). Please note: building a shed would require a planning permit for the use and development under TZ, and for building and works under BMO, and EMO1. There would be issues with use and development of store in a vacant land in Township Zone.

Also, 35 Beech Forest Lavers Hill Road is large block of land within the TZ, which has potential for future subdivision and with its current setting the land has large frontage to Beech Forest Lavers Hill Road for better planning for the access and services.

On balance, council is not convinced with the purpose of the re-subdivision and there is an issue for the future planning of the large land in TZ. As such, it is not likely to be supported by Council.

Should you have any question, feel free to contact us on 03 5232 9400.

Best Regards,

Vikram

**Vikram Kumar** | Statutory Planner

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*The Colac Otway Shire proudly acknowledges the Gulidjan and Gadubanud peoples, past, present and emerging, as the traditional custodians of the Colac Otway Region.*

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**Subject:** Land subdivision enquiry

Good Afternoon

My partner and I own a residential block zoned township at 33 Breech Forest-Lavers Hill Road, Beech Forest (3,116 sqm). We would like to buy approximately 1,000 sqm of the land directly next to our property from the current owners which is zoned farming. It's our aim to use the area to build a shed to facilitate the maintenance of our existing block but leave the area separate and zoned as farmland.

We have spoken to our neighbours who are agreeable to our proposal (email attached), but we understand there are subdivision restrictions in this area for farmland under 40 hectares. I have attached a copy of the proposal we sent our neighbours and ask that you please consider our request on an individual basis. If the shire council is also agreeable, we can then arrange for a surveyor to go up to the property and for a formal subdivision application to be submitted.

Will you please let me know a convenient time for us to discuss this with you? We're looking forward to hearing from you soon.

Kind regards,

Kieren Willmott and William Evans

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