PP181/2019-1

35 Lineens Road CORUNNUN

Lot: 3 TP: 831946 V/F: 10759/641

Use and Development of Single Dwelling and Use and Development of Ani mal training facility

Enprove Pty Ltd

Officer - Ian Williams

EXHIBITION FILE

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

Colac Otway SHIRE

Office Use Only	
VicSmart?	☐ YES ☐ NO
Specify class of VicSmart application:	
Application No.:	Date Lodged: / /

Planning Enquiries
Phone: (03) 5232 9400
Email: inq@colacotway.vic.gov.au
Web: www.colacotway.vic.gov.au

Application for a **Planning Permit**

If you need help to complete this form, read MORE INFORMATION at the back of this form.

⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.

⚠ **Questions marked with an asterisk (*) must be completed.**

⚠ **If the space provided on the form is insufficient, attach a separate sheet.**

ⓘ Click for further information.

Clear Form

Application Type

Is this a VicSmart application?*

◉ No ○ Yes

If yes, please specify which VicSmart class or classes:.....

⚠ If the application falls into one of the classes listed under Clause 92 or the schedule to Clause 94, it is a VicSmart application.

Pre-application Meeting

Has there been a pre-application meeting with a Council planning officer?

◉ No ○ Yes If 'Yes', with whom?:

Date: day / month / year

The Land ⓘ

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.: St. No.: St. Name:

Suburb/Locality: Postcode:

Formal Land Description *
Complete either A or B.

⚠ This information can be found on the certificate of title

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A Lot No.: 3 ○ Lodged Plan ◉ Title Plan ○ Plan of Subdivision No.: 831946

OR

B Crown Allotment No.: Section No.:

Parish/Township Name:

The Proposal

You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application

For what use, development or other matter do you require a permit? *

Building and works to construct a 3-bedroom, single storey dwelling supporting a Warmblood equine stables, training and breeding facilities and associated shedding and works as per attached planning report

☑ Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

Estimated cost of any development for which the permit is required *

Cost $ 250 000

You may be required to verify this estimate. Insert '0' if no development is proposed.

If the application is for land within **metropolitan Melbourne** (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds $1 million (adjusted annually by CPI) the Metropolitan Planning Levy **must** be paid to the State Revenue Office and a current levy certific e **must** be submitted with the application.
Visit www.sro.vic.gov.au for information.

Existing Conditions

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Single grazing paddock, ad-hoc use

☑ Provide a plan of the existing conditions. Photos are also helpful.

Title Information

Encumbrances on title *

Does the proposal breach, in any way, an encumbrance on title such as a restrictrive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- ○ Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- ◉ No
- ○ Not applicable (no such encumbrance applies).

☑ Provide a full, current copy of the title for each individual parcel of land forming the subject site.
The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

Applicant and Owner Details

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Name:
Title: Mr | First Name: Dean | Surname: Suckling
Organisation (if applicable): Enprove Pty Ltd
Postal Address: | If it is a P.O. Box, enter the details here:
Unit No.: | St. No.: | St. Name: PO Box 817
Suburb/Locality: Warrnambool | State: Vic | Postcode: 3280

Please provide at least one contact phone number *

Contact information for applicant OR contact person below
Business phone: 0448 866 205 | Email: dean@enprove.com.au
Mobile phone: | Fax:

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Contact person's details*
Same as applicant ☐
Name:
Title: Mr | First Name: | Surname:
Organisation (if applicable):
Postal Address: | If it is a P.O. Box, enter the details here:
Unit No.: | St. No.: | St. Name:
Suburb/Locality: | State: | Postcode:

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Same as applicant ☐
Name:
Title: Mr | First Name: Chris | Surname: Mahoney
Organisation (if applicable):
Postal Address: | If it is a P.O. Box, enter the details here:
Unit No.: | St. No.: 4 | St. Name: Jock Street
Suburb/Locality: Colac | State: Vic | Postcode: 3250
Owner's Signature (Optional): | Date: 06/08/2019 day / month / year

Information requirements

Contact Council's planning department to discuss the specific requirements for his application and obtain a planning permit checklist.

Is the required information provided?

◉ Yes ○ No

Declaration

This form must be signed by the applicant *

Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellatio of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature: | Date: 06/08/2019 day / month / year

Checklist

Have you:

- [x] Filled in the form completely?
- [ ] Paid or included the application fee? — Most applications require a fee to be paid. Contact Council to determine the appropriate fee.
- [x] Provided all necessary supporting information and documents?
  - [x] A full, current copy of title information for each individual parcel of land forming the subject site.
  - [x] A plan of existing conditions.
  - [x] Plans showing the layout and details of the proposal.
  - [ ] Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.
  - [x] If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts)
  - [x] If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it i issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void
- [x] Completed the relevant council planning permit checklist?
- [x] Signed the declaration above?

Need help with the Application?

If you need help to complete this form, read More Information at the end of this form.

For help with a VicSmart application see Applicant's Guide to Lodging a VicSmart Application at www.planning.vic.gov.au

General information about the planning process is available at www.planning.vic.gov.au

Assistance can also be obtained from Council's planning department.

Lodgement

Lodge the completed and signed form, the fee and all documents with:

Colac Otway Shire
PO Box 283
Colac VIC 3250

2-6 Rae Street
Colac VIC 3250

Contact information

Phone: (03) 5232 9400
Email: inq@colacotway.vic.gov.au

Deliver application in person, by post or by electronic lodgement.

MORE INFORMATION

The Land

Planning permits relate to the use and development of the land. It is important that accurate, clear and concise details of the land are provided with the application.

How is land identified?

Land is commonly identified by a street address, but sometimes this alone does not provide an accurate identification of the relevant parcel of land relating to an application. Make sure you also provide the formal land description - the lot and plan number or the crown, section and parish/township details (as applicable) for the subject site. This information is shown on the title.

See **Example 1.**

The Proposal

Why is it important to describe the proposal correctly?

The application requires a description of what you want to do with the land. You must describe how the land will be used or developed as a result of the proposal. It is important that you understand the reasons why you need a permit in order to suitably describe the proposal. By providing an accurate description of the proposal, you will avoid unnecessary delays associated with amending the description at a later date.

⚠ Planning schemes use specific definitions for d ferent types of use and development. Contact the Council planning office at an early stage in preparing your application to ensure that you use the appropriate terminology and provide the required details.

How do planning schemes affect proposals?

A planning scheme sets out policies and requirements for the use, development and protection of land. There is a planning scheme for every municipality in Victoria. Development of land includes the construction of a building, carrying out works, subdividing land or buildings and displaying signs.

Proposals must comply with the planning scheme provisions in accordance with Clause 61.05 of the planning scheme. Provisions may relate to the State Planning Policy Framework, the Local Planning Policy Framework, zones, overlays, particular and general provisions. You can access the planning scheme by either contacting Council's planning department or by visiting the Planning Schemes Online section of the department's website http://planning-schemes.delwp.vic.gov.au

⚠ You can obtain a planning certificate to establish planning scheme details about your property. A planning certificate identifies the zone and overlays that apply to the land, but it does not identify all of the provisions of the planning scheme that may be relevant to your application. Planning certificates for land in metropolitan areas and most rural areas can be obtained by visiting www.landata.vic.gov.au. Contact your local Council to obtain a planning certificate in Central Goldfields Corangamite, Macedon Ranges and Greater Geelong. You can also use the free Planning Property Report to obtain the same information.

See **Example 2.**

Estimated cost of development

In most instances an application fee will be required. This fee must be paid when you lodge the application. The fee is set down by government regulations.

To help Council calculate the application fee, you must provide an accurate cost estimate of the proposed development. This cost does not include the costs of development that you could undertake without a permit or that are separate from the permit process. Development costs should be calculated at a normal industry rate for the type of construction you propose.

Council may ask you to justify your cost estimates. Costs are required solely to allow Council to calculate the permit application fee. Fees are exempt from GST.

⚠ Costs for different types of development can be obtained from specialist publications such as Cordell Housing: Building Cost Guide or Rawlinsons: Australian Construction Handbook.

⚠ Contact the Council to determine the appropriate fee. Go to www.planning.vic.gov.au to view a summary of fees in the Planning and Environment (Fees) Regulations.

Metropolitan Planning Levy refer Division 5A of Part 4 of the *Planning and Environment Act 1987* (the Act). A planning permit application under section 47 or 96A of the Act for a development of land in metropolitan Melbourne as defined in section 3 of the Act may be a leviable application. If the cost of the development exceeds the threshold of $1 million (adjusted annually by consumer price index) a levy certificate must be obtained from the State Revenue Office after payment of the levy. A valid levy certificate must be submitted to the responsible planning authority (usually council) with a leviable planning permit application. Refer to the State Revenue Office website at www.sro.vic.gov.au for more information. A leviable application submitted without a levy certificate is void

Existing Conditions

How should land be described?

You need to describe, in general terms, the way the land is used now, including the activities, buildings, structures and works that exist (e.g. single dwelling, 24 dwellings in a three-storey building, medical centre with three practitioners and 8 car parking spaces, vacant building, vacant land, grazing land, bush block).

Please attach to your application a plan of the existing conditions of the land. Check with the local Council for the quantity, scale and level of detail required. It is also helpful to include photographs of the existing conditions.

See **Example 3.**

Title Information

What is an encumbrance?

An 'encumbrance' is a formal obligation on the land, with the most common type being a 'mortgage'. Other common examples of encumbrances include:

- **Restrictive Covenants**: A 'restrictive covenant' is a written agreement between owners of land restricting the use or development of the land for the benefit of others, (eg. a limit of one dwelling or limits on type of building materials to be used).
- **Section 173 Agreements**: A 'section 173 agreement' is a contract between an owner of the land and the Council which sets out limitations on the use or development of the land.
- **Easements:** An 'easement' gives rights to other parties to use the land or provide for services or access on, under or above the surface of the land.
- **Building Envelopes:** A 'building envelope' defines the developmen boundaries for the land.

Aside from mortgages, the above encumbrances can potentially limit or even prevent certain types of proposals.

What documents should I check to find encumbrances?

Encumbrances are identified on the title (register search statement) under the header 'encumbrances, caveats and notices'. The actual details of an encumbrance are usually provided in a separate document (instrument) associated with the title. Sometimes encumbrances are also marked on the title diagram or plan, such as easements or building envelopes.

What about caveats and notices?

A 'caveat' is a record of a claim from a party to an interest in the land. Caveats are not normally relevant to planning applications as they typically relate to a purchaser, mortgagee or chargee claim, but can sometimes include claims to a covenant or easement on the land. These types of caveats may affect your proposal.

Other less common types of obligations may also be specified on title in the form of 'notices'. These may have an effect on your proposal, such as a notice that the building on the land is listed on the Heritage Register.

What happens if the proposal contravenes an encumbrance on title?

Encumbrances may affect or limit your proposal or prevent it from proceeding. Section 61(4) of the *Planning and Environment Act 1987* for example, prevents a Council from granting a permit if it would result in a breach of a registered restrictive covenant. If the proposal contravenes any encumbrance, contact the Council for advice on how to proceed.

You may be able to modify your proposal to respond to the issue. If not, separate procedures exist to change or remove the various types of encumbrances from the title. The procedures are generally quite involved and if the encumbrance relates to more than the subject property, the process will include notice to the affected party.

⚠ You should seek advice from an appropriately qualified person, such as a solicitor, if you need to interpret the effect of an encumbrance or if you seek to amend or remove an encumbrance.

Why is title information required?

Title information confirms the location and dimensions of the land specified in the planning application and any obligations a fecting what can be done on or with the land.

As well as describing the land, a full copy of the title will include a diagram or plan of the land and will identify any encumbrances, caveats and notices.

What is a 'full' copy of the title?

The title information accompanying your application must include a 'register search statement' and the title diagram, which together make up the title.

In addition, any relevant associated title documents, known as 'instruments', must also be provided to make up a full copy of the title.

Check the title to see if any of the types of encumbrances, such as a restrictive covenant, section 173 agreement, easement or building envelope, are listed. If so, you must submit a copy of the document (instrument) describing that encumbrance. Mortgages do not need to be provided with planning applications.

⚠ Some titles have not yet been converted by Land Registry into an electronic register search statement format. In these earlier types of titles, the diagram and encumbrances are often detailed on the actual title, rather than in separate plans or instruments.

Why is 'current' title information required?

It is important that you attach a current copy of the title for each individual parcel of land forming the subject site. 'Current' title information accurately provides all relevant and up-to-date information.

Some Councils require that title information must have been searched within a specified time frame. Contact the Council for advice on their requirements.

⚠ Copies of title documents can be obtained from Land Registry: Level 10, 570 Bourke Street, Melbourne; 03 8636 2010; www.landata.vic.gov.au – go direct to "titles & property certificates"

Applicant and Owner Details

This section provides information about the permit applicant, the owner of the land and the person who should be contacted about any matters concerning the permit application.

The applicant is the person or organisation that wants the permit. The applicant can, but need not, be the contact person.

In order to avoid any confusion, the Council will communicate only with the person who is also responsible for providing further details. The contact may be a professional adviser (e.g. architect or planner) engaged to prepare or manage the application. To ensure prompt communications, contact details should be given.

Check with council how they prefer to communicate with you about the application. If an email address is provided this may be the preferred method of communication between Council and the applicant/contact.

The owner of the land is the person or organisation who owns the land at the time the application is made. Where a parcel of land has been sold and an application made prior to settlement, the owner's details should be identified as those of the vendo . The owner can, but need not, be the contact or the applicant.

See **Example 4.**

Declaration

The declaration should be signed by the person who takes responsibility for the accuracy of all the information that is provided. This declaration is a signed statement that the information included with the application is true and correct at the time of lodgement.

The declaration can be signed by the applicant or owner. If the owner is not the applicant, the owner must either sign the application form or must be notified of the application which is acknowledged in the declaration

⚠ Obtaining or attempting to obtain a permit by wilfully making or causing any false representation or declaration, either orally or in writing, is an offence under the *Planning and Environment Act 1987* and could result in a fine and/or cancellation of the permit

Checklist

What additional information should you provide to support the proposal?

You should provide sufficient supporting material with the application to describe the proposal in enough detail for the Council to make a decision. It is important that copies of all plans and information submitted with the application are legible.

There may be specific application requirements set out in the planning scheme for the use or development you propose. The application should demonstrate how these have been addressed or met.

The checklist is to help ensure that you have:

- provided all the required information on the form
- included payment of the application fee
- attached all necessary supporting information and documents
- completed the relevant Council planning permit checklist
- signed the declaration on the last page of the application form

⚠ The more complete the information you provide with your permit application, the sooner Council will be able to make a decision.

Need help with the Application?

If you have attended a pre-application meeting with a Council planner, fill in the name of the planner and the date, so that the person can be consulted about the application once it has been lodged.

Lodgement

The application must be lodged with the Council responsible for the planning scheme in which the land affected by the application is located. In some cases the Minister for Planning or another body is the responsible authority instead of Council. Ask the Council if in doubt.

Check with Council how they prefer to have the application lodged. For example, they may have an online lodgement system, prefer email or want an electronic and hard copy. Check also how many copies of plans and the size of plans that may be required.

Contact details are listed in the lodgement section on the last page of the form.

⚠ Approval from other authorities: In addition to obtaining a planning permit, approvals or exemptions may be required from other authorities or Council departments. Depending on the nature of your proposal, these may include food or health registrations, building permits or approvals from water and other service authorities.

EXAMPLES

Example 1

The Land

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.: 4 | St. No.: 26 | St. Name: Planmore Avenue

Suburb/Locality: HAWTHORN | Postcode: 3122

Formal Land Description *
Complete either A or B.

This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A Lot No.: 2 ○ Lodged Plan ○ Title Plan ☑ Plan of Subdivision No.: LP93562

OR

B Crown Allotment No.: | Section No.:

Parish/Township Name:

Example 2

For what use, development or other matter do you require a permit? *

Construction of two, double-storey dwellings and construction of two new crossovers.

☑ Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

Example 3

Existing Conditions

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Single dwelling.

☑ Provide a plan of the existing conditions. Photos are also helpful.

Example 4

Applicant and Owner Details

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Name:

Title: Mr | First Name: Len | Surname: Browning

Organisation (if applicable): Responsible Developers P/L

Postal Address: | If it is a P.O. Box, enter the details here:

Unit No.: 4 | St. No.: 12 | St. Name: Ardour Lane

Suburb/Locality: Wycheproof | State: Vic | Postcode: 3527

Please provide at least one contact phone number *

Contact information for applicant OR contact person below

Business phone: 9123 4567 | Email: tcpl@bigpond.net.au

Mobile phone: 0412 345 678 | Fax: 9123 4567

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Contact person's details* Same as applicant ☐

Name:

Title: Mr | First Name: Andrew | Surname: Hodge

Organisation (if applicable): Town Planning Consultants

Postal Address: | If it is a P.O. Box, enter the details here:

Unit No.: | St. No.: | St. Name: PO Box 111

Suburb/Locality: Parkdale | State: Vic | Postcode: 3194

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Same as applicant ☑

Name:

Title: | First Name: | Surname:

Organisation (if applicable):

Postal Address: | If it is a P.O. Box, enter the details here:

Unit No.: | St. No.: | St. Name:

Suburb/Locality: | State: | Postcode:

Owner's Signature (Optional): | Date: day / month / year

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

VOLUME 10759 FOLIO 641

Security no : 124078616299E
Produced 31/07/2019 12:36 PM

LAND DESCRIPTION

Lot 3 on Title Plan 831946N.
PARENT TITLE Volume 08025 Folio 194
Created by instrument AC346764X 18/09/2003

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
CHRISTOPHER JOHN MAHONEY of 4 JOCK STREET COLAC VIC 3250
AS015968P 18/03/2019

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 set out under DIAGRAM LOCATION below.

NOTICE Section 57 Transfer of Land Act 1958
COUNTRY ROADS BOARD
C910904 16/10/1967

DIAGRAM LOCATION

SEE TP831946N 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: 35 LINEENS ROAD CORUNNUN VIC 3249

DOCUMENT END

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Land Use Victoria.

Document Type	**Plan**
Document Identification	**TP831946N**
Number of Pages (excluding this cover sheet)	**1**
Document Assembled	**31/07/2019 12:39**

TITLE PLAN

EDITION 1 | TP831946N

Location of Land

Parish: WARRION
Township:
Section:
Crown Allotment: 21E (PART)
Crown Portion:

LTO base record: SDMB-C (RURAL)
Last Plan Reference: Vol. 8025 Fol. 194
Derived From: Lots 66 (PART), 67 & 67A LP2890
Depth Limitation:

Notations

LOT 2 = LOT 66 on LP2890
LOT 3 = LOT 67A on LP2890

Easement Information

E-Encumbering Easement R-Encumbering Easement (ROAD) A-Appurtenant Easement

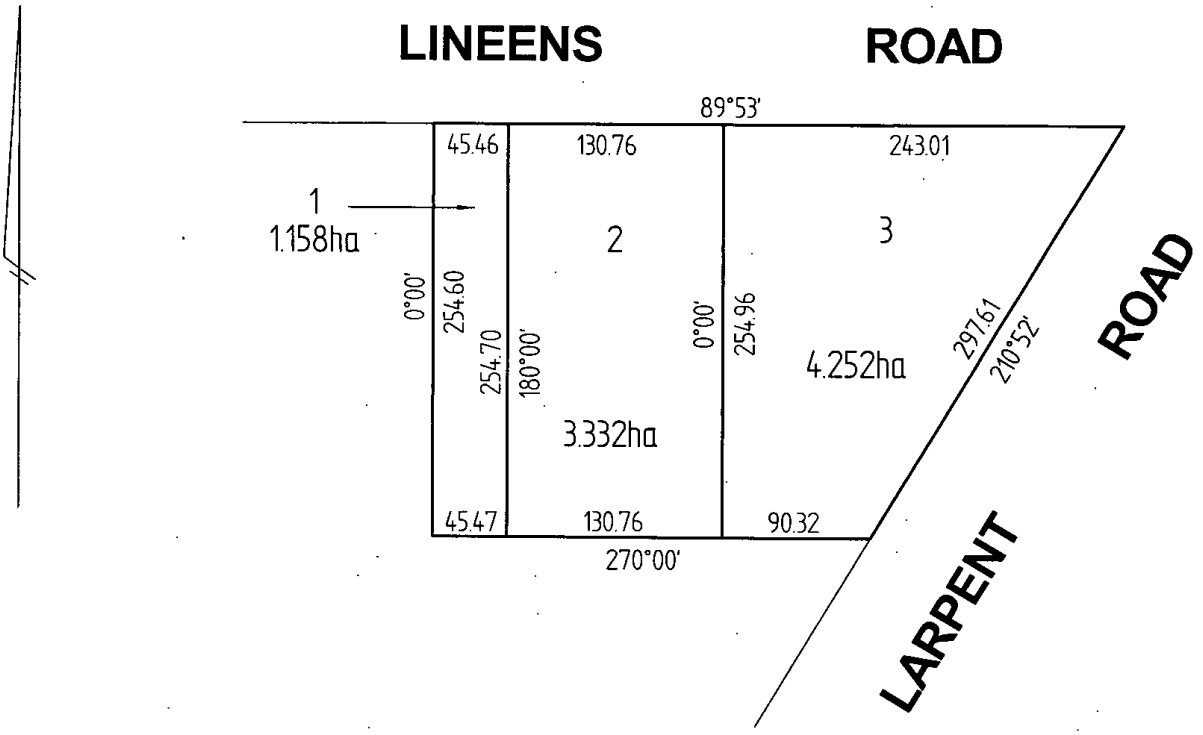
Easement Reference	Purpose/Authority	Width	Origin	Land benefitted/In favour of
NIL				

THIS PLAN HAS BEEN PREPARED BY THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES

Checked by Randall M Donald

Date 24/10/2003

Assistant Registrar of Titles



LENGTHS ARE IN	NOT TO SCALE	SHEET SIZE A3	FILE No.:	AC346764X & AC346765V	Sheet 1 of 1 sheets
			DEALING CODE No.: 45		

Farm Management Plan

Proposed:
Dwelling, Keeping, Breeding and Training of Warmblood Horses
Lot 3, 35 Lineens Rd
Corunnun

Report Prepared by
Dean Suckling
Enprove Pty Ltd

Report Date:
16th July 2019

EnProve
AG & ENVIRONMENT

Contents

Plan Objective:

This Farm Management Plan is drawn to provide an assessment of current agricultural activities and identify future improvements that will benefit the agricultural production values of the property and identify the benefits of the proposed dwelling at Lot 3, 35 Lineens Road, Corunnun.

The property at Lot 1, 35 Lineens Road is owned by Chris Mahoney. This plan is for the use of the land for keeping, breeding, educating and selling Warmblood Horses for eventing competitions. Equestrian eventing comprises dressage, show jumping and cross country and this facility will be used for producing horses for those competitions.

Property Details:

Site Details:	
Address	Lot 3 35 Lineens Road Corunnun
Property Description	Lot 3 TP831946
Area	4.25 Ha
Local Authority	Colac Otway
Zones / Overlays	Farming Zone Schedule to Farming Zone Environmental Significance Overlay Environmnetal Significance Overlay (Schedule 1)
Current Use	Ad-hoc Grazing

Proposal Overview:

This proposal calls for the construction of the "Corunnun Equestrian Centre" which will specialize in producing world-class eventing Warmblood eventing horses.

The enterprise is a partnership between Chris Mahoney and his son, Billy. Billy Mahoney is currently in Scotland training and riding eventing horses and will return to Australia in September this year.

His father, Chris, is a good horseman himself and is doing this ground work for the commencement of the venture when Billy comes home.

The property is to feature a training arena, horse stables, training pens and will retain 3 hectares of the 4.25 hectares as pastured, paddock areas for horse grazing. An additional 2.8 hectare adjoining paddock is available for long term lease, and that lease will be secured when the enterprise commences.

The enterprise will have a number of diverse revenue streams to ensure positive viability. A high-quality stallion is already owned, and stud services will be provided at the property. There are two brood mares whose foals will be trained and sold as eventing horses. Expert training services and agistment will be offered. Ex race and jumps horses will be purchased and re-educated and sold on as eventing horses.

Equine training and breeding is a high-value agriculture and often returns better revenues than many larger-scale agricultural enterprises. Horse keeping lends itself to smaller properties as it doesn't have require large amounts of feed to be produced to maintain viability.

Siting a dwelling on the property means that the property can be improved confidently, knowing that those improvements can be effectively utilised to develop the enterprise. Horses need to be constantly monitored and fed daily. A resident also means that animals can be monitored for health and welfare.

Currently, the property is vacant and underused; hay is cut and removed in exchange for the cutting and baling service. The property receives no fertilizer, has limited and open plant coverage and has no infrastructure, although the external fencing is good. A nominal agricultural production value of $5 000 per annum could be assigned to the current agricultural value.

The proposal calls for the investment in infrastructure of $50 000, shedding and stables of $100 000 and the investment of $250 000 in a residential dwelling and shedding.

After the initial development period, the agricultural return from the enterprise is anticipated to exceed $150 000 a year in horse sales and service fees.

This activity is a very good example of high value, high returning activity on a small lot which needs to be located in farming zone.

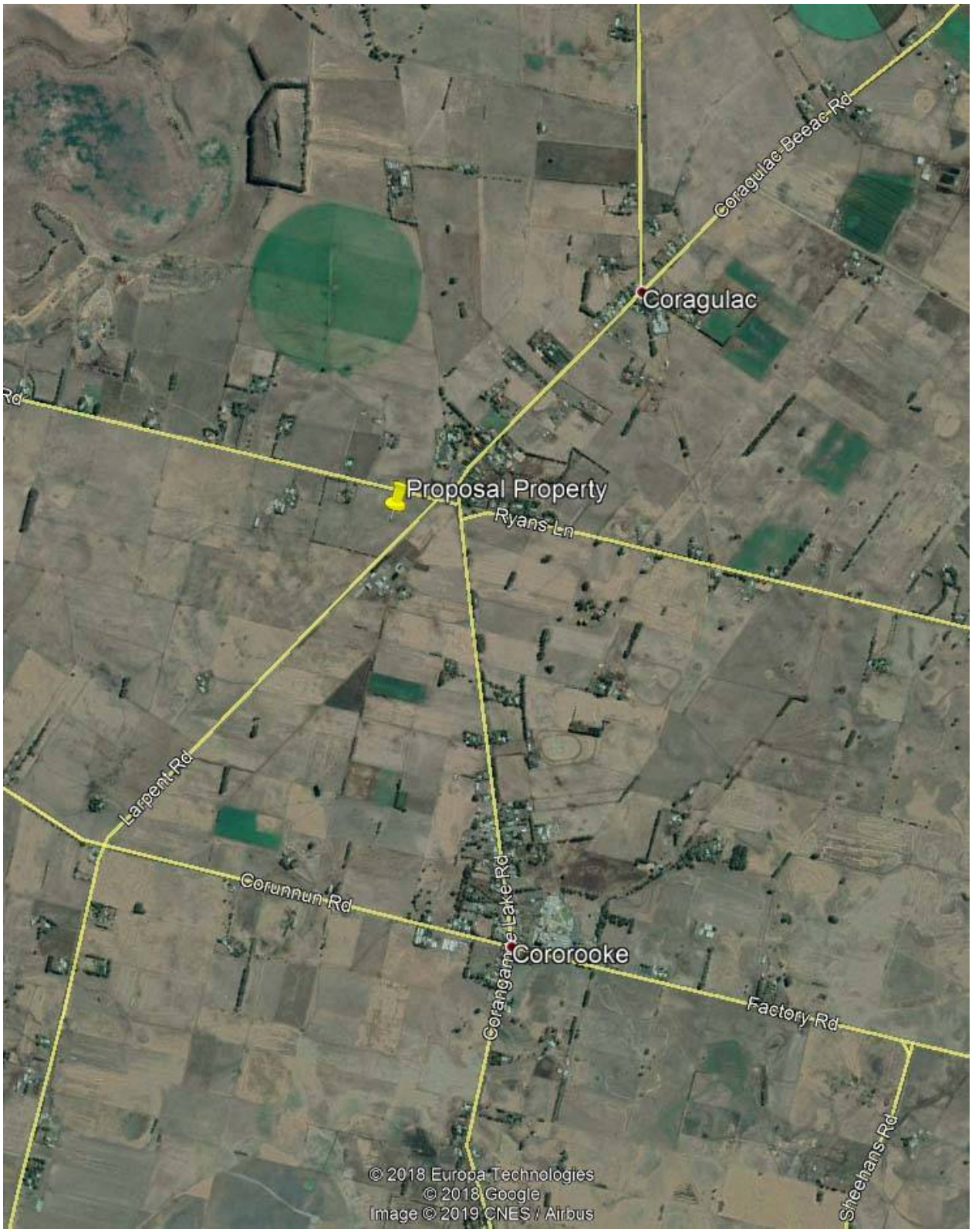
Justifications for a dwelling:

The justifications for a dwelling on a small lot farm are the same as justifications for a big or any farm. The management times can be similar:

- Bio-security: New nationally mandated bio-security requirements mean all visitors, vehicles and new stock to the property need to be screened and, if necessary, disinfected. This needs to be monitored constantly.
- Animal welfare: (typical daily routine) listen and watch stock for illness and lameness, identify downed stock and identify issue, check for broken limbs or injuries (young horses are boisterous and this happens often), birthing complications (any time of the day or night), staggers, animals trapped in fences, gates, feeders and bullying.
- Security and Prevention of Theft of equipment and stock
- Road safety: stock escape, young stock are particularly good at this. Monitoring stock and identifying and relocating potential rogues will prevent this and may save a passing motorists life.
- Daily Farm management routine: check water, check fences, feed stock, check feed and pasture availability, fix things (say 10 hours a week for a resident without the corrective works).
- Agricultural Improvement: Remotely operated farms are always understocked and undermanaged as the above tasks cannot be completed in a timely manner. This level of activity is near impossible to manage remotely, in winter when it's dark more than 12 hours a day, that means this monitoring will not occur for over half the time.
- Pastoral use maximisation: Paddocks can be continually monitored for growth rates, fertiliser requirement, pest attacks, growth rates and animals relocated as required.
- Wildfire risk prevention and response: In the advent of wildfire, a resident in dwelling will be more responsive, animals can be monitored and relocated if required, fire mitigation procedures implemented and maybe even fires fought.

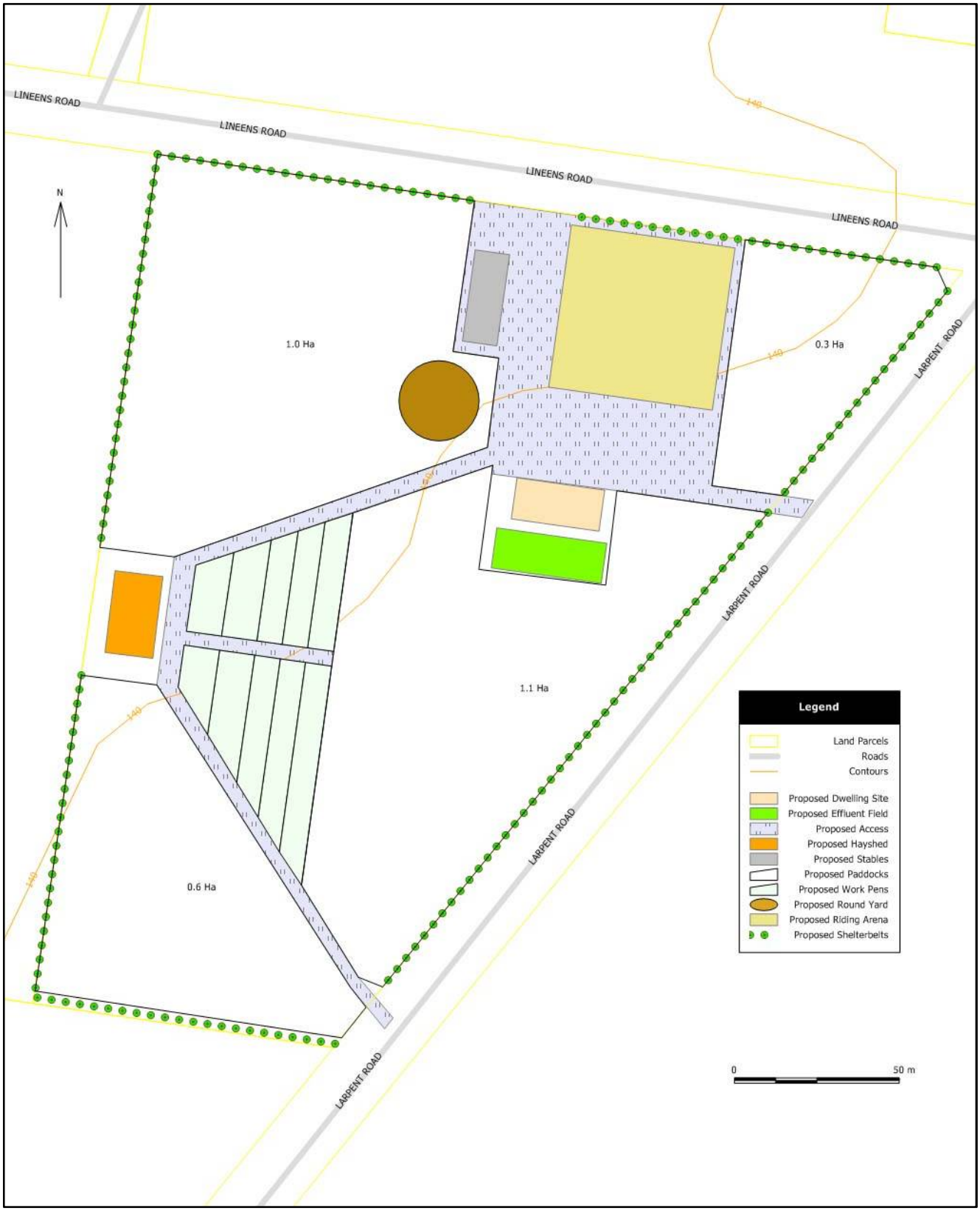
Site Location and Property Maps:

Property Location:



Property Map:

Property Layout:



Property Dimensions:

Source: mapshare/maps.vic.gov.au

Farming Factors:

Site Description and Topography:

The site is an irregularly shaped parcel of land bordered by Lineens Road to the north and Larpent Road to the west. The site is slightly elevated to the north falling no more than 5 metres to the south.

There are no major topological features on the site.

Climate:

Corunnun climate statistics:

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Ann
Mean Max (°C)	25.7	26.0	23.5	19.3	15.8	13.1	12.5	13.7	15.8	18.3	20.8	23.4	19.0
Mean Min (°C)	10.7	11.2	10.1	8.0	6.2	4.5	3.9	4.5	5.8	6.8	8.3	9.4	7.4
Mean Rain (mm)	32.4	31.0	35.9	45.6	51.8	54.9	58.2	64.5	60.5	57.3	47.7	39.6	583.4
Mean Rain Days	5.0	4.3	5.8	8.0	10.7	11.9	12.8	13.5	11.9	10.4	8.0	6.5	108.8

Climate BOM Colac 090147; Rainfall BOM Warrion 090080

The climate is the typical Mediterranean type of warm, dry summers and cool, wet winters. The climate is well suited for the chosen agricultural activity.

Water Supply:

The property currently has access to reticulated town water supply which is distributed through the property by pipeline and troughs. It is planned to harvest rainwater from the roof areas with an indicated tank capacity of 60 000 litres which would be available in the event of mains failure or restriction.

Groundwater is available in this region, and the quality is good (1000-3500 ppm). The property could secure a domestic and stock licence if ever required.

Weed and Pest Management:

The property is not subject to any major pest and weed issues. It will be subject to normal agricultural weeds which will be controlled through standard farm management practices.

Fire Management:

The land use is not seen to contribute any fire risk to the area. The land is in a designated bushfire prone area although not of any greater risk than normal farmland. Fire management plans should be drawn for the property. Firewater supply is available from tanks attached to the house and proposed to be attached to the arena roof with minimum water supply held as per recommended conditions.

Adverse impacts on adjacent land:

The property is neighboured by farms to the south, east and west and the township of Corunnun commences 50 metres to the north and north-east. There is a dwelling 75 meters to the west, which is largely unattended. There is a school and a church located 100 metres to the north. It may be from time to time that some animal odour or noise may be generated but the same as any agricultural enterprise. The use of sprayed chemicals in this operation would be rare. Heavy transport (horse transport) would access the property once or twice a month at most.

Manures will be managed (as per the below nutrient plan) to minimise fly populations and dung beetles will be introduced to assist with dung break down and burial.

Adverse impacts from adjacent land:

The properties within a 500-metre radius from the proposed dwelling are utilised for grazing animals, fodder production, lifestyle living or township zone (including a school and a church). These activities are not expected to have any adverse impacts on the activity.

Allowance for possible future expansion:

There is limited growth opportunity on the property itself beyond the production improvements, and any future growth would require the addition of land by lease or purchase.

Opportunity Cost:

The property is currently underused due to connectivity issues. It has been used for ad-hoc grazing but has not had a dedicated agricultural purpose for over 20 years. It is unlikely to be included in another agricultural enterprise due to connectivity issues and land value. The presented agricultural activity is considered a high-value agricultural use.

Soils:

The property land class is typical of the region, productive, well-structured loams with over 30 centimetres of topsoil depth.

Soil testing should be conducted regularly to ensure that soil chemical parameters are maintained in the optimum range for production values.

Soil Test Results Summary (Test Results at Rear):

Paddock No./ Name	North Paddock
Key Observations	Soil is rated as a clay loam. Low pH CaCl2 (4.8) is slightly acidic. Aluminium is low Good phosphorus levels (Olsen P 28.7 mg/Kg) Good potassium levels (255 mg/Kg) Low sulphur levels (3.8 mg/Kg) Good Organic Carbon (4.8 %) Good nitrogen levels (seasonably variable) Trace elements are good except copper which is low Poor cation levels and ratios (indicating good soil structure and balance), calcium is low and magnesium is elevated. Low conductivity and exchangeable sodium in cations are indicating no salinity or sodicity issues.
Plans / Applications	The major issue here is very low calcium levels in soils. This is causing the acidity issue and should be corrected. Low calcium and high magnesium in soils can represent in plants which can also cause behavioural issues in horses. Agricultural lime will be very important here. The general fertility is very good and no fertiliser will be required although an application of elemental sulphur will be beneficial for grass growth.

Paddock No./ Name	South Paddock
Key Observations	Soil is rated as a clay loam. Fair pH CaCl2 (5.2). Aluminium levels are low. High phosphorus levels (Olsen P 40.6 mg/Kg) Elevated potassium levels (902 mg/Kg) (The potassium reading is likely to be a testing error as this level is not reflected in the cation percentages and an unlikely level) Fair sulphur levels (7.3 mg/Kg) Good Organic Carbon (4.3 %) Good nitrogen levels (seasonably variable) Good trace element levels Poor cation levels and ratios (indicating good soil structure and balance), calcium is low and magnesium is elevated. Low conductivity and exchangeable sodium in cations are indicating no salinity or sodicity issues.
Plans / Applications	The only requirement for these paddocks is agricultural lime to reduce soil acidity.

Feed Supply:

Nutrition control is an imperative in the successful management of competition warmbloods, and so the part of their diet will be imported commercial feeds and fodders which are fed to each horse as per their dietary requirements.

Typically, a daily diet for a horse in training consists of 6-8 kilograms of selected grain per day and 2 kg of a high-quality hay such as oaten hay. Horses being held for breeding will be largely on a fodder and pasture diet. There will be an additional 2.8-hectare paddock available on the adjoining property, which is subject to an in-principle lease arrangement when the enterprise commences.

There is expected to be 6-8 tonnes of imported feeds required and 12 tonnes of home grown pasture (18 - 20 Tonnes in total). The property itself can produce 9 tonnes of feed and the lease area an additional 8 tonnes, so there is an excess capacity to requirement (in an average year at least).

All feeds will be stored in a sealed area within the stables building to minimise rat and mouse issues and commercial non-toxic rat and mouse controls employed. A large cat would also assist with rat and mouse control.

Nutrient Management:

The owners are very conscious of avoiding nutrient build-up and regularly rotate horses through different paddocks to minimise build up in soils. This allows pasture recovery between use further minimised build up or potential nutrient loss. Less than half of the enclosures will be in use at any time to assist.

Manure will be managed by physical collection, harrowing and dung beetles. The physical collection will be undertaken using hand tools in arena areas, and a manure sled towed behind a lawn mower in the horse paddocks. Manure will be stored in a small heap near the shed, which is turned frequently to assist in breakdown and reduce insect activity. Once suitably composted, the manure will be sold on. Harrows will also be used in the horse paddocks. This aids in reducing hotspots within the paddocks and aids the breakdown of any manure not collected by the sled or remaining after dung beetle activity.

Nutrient Management Considerations

- Over-sow an appropriate grass annually to ensure best pastoral coverage to minimise runoff and maximise plant uptake (soil fertility removal and dust reduction)
- Avoid re-using areas that have not adequately recovered
- No fertiliser use
- Minimal water use
- Restricted soil working to minimise damage to soil structure
- Liming (or other calcium bearing product) to improve soil quality, stimulate soil biology, improve soil friability and water infiltration
- Soil aeration to improve soil quality and water infiltration
- Soil test a monitor site every 2-3 years to determine any changes in fertility levels
- Collect manures for removal and resale away from the property
- Maintain a farm diary to track enclosure locations, feed imports, weather, odour and other information which could create an environmental risk
- Maintain 50 per cent plant coverage
- Every 5-7 years, plant a nutrient-stripping crop and remove that crop from the site for compost or fertiliser.

Infrastructure and Management:

Infrastructure Investment:

Currently, there is no suitable infrastructure on the property for the proposed facility. The paddocks, access and shedding for the enterprise will need to be constructed. The current fencing is in good condition, but additional fences for the paddocks will need to be constructed. There are no buildings suitable for the enterprise, town water is connected, and an electrical connection is available.

All the required infrastructure will need to be constructed prior to the commencement of any operations. This investment rests on the approval of a dwelling. A resident in dwelling is considered necessary to monitor the well being of horses which need to be fed regularly.

Fencing should be suitable for containment of horses and constructed of materials that contain no toxic substances due to their propensity to chew fencing materials, although electric wires can be installed to stop this occurring.

A watering system will need to be constructed for delivery of water to troughs in each paddock. A watering system gravity fed from a tank is the ideal design as this ensures a constant water supply to animals in the advent of any system failures.

An all-weather track will be constructed of extracted material to the house site to allow access in all weather conditions. Formed tracks will be constructed to the horse paddocks allowing suitable access.

Livestock:

Generally, there should be no more than 6-7 horses on-site at once. The enterprise owns two brood mares and a high-value stallion which will be available for service (these horses are already on-site). Two or three horses will be in the retraining program at any time. These animals are usually rescued from horse racing but may be bought from other breeders. After training these horses will be sold on for competitive purposes in eventing.

Seven to eight outside mares will be brought in each year for stud service with the stallion and are usually on-site for a month.

Development Timeline:

All proposed works are anticipated to be completed within a 12-18 month period of permit approval and the enterprise operating at full capacity in the same time frame.

Required Resources (Human and Economic):

The property will be run and managed by the owners. Local contractors are brought in to complete many of the agricultural tasks on both properties.

Allowance for possible future expansion:

There is limited scope on the site for major expansion, and none is anticipated. Additional horses could be held on-site for service or breeding, but that would be rare. Any major growth would require additional lands.

Financial Projections:

The proposal calls for the investment in property infrastructure of $50 000, the investment in horse stables and associated shedding of $100 000 and the investment of a dwelling over $200 000.

After the initial development period, the enterprise return is expected to be over $150 000 a year in stud services, training and horse sales.

Indicative Farm Profit/Loss (excluding dwelling costs, not CPI adjusted):

Income/Cost Item	**Year 1**	**Year 2**	**Year 3**	**Year 4+**
Training Fees	$4 000	$8 000	$8 000	$8 000
Stallion Service Fees	$6 000	$12 000	$12 000	$12 000
Horse Sales	$20 000	$50 000	$50 000	$50 000
Retrained Horse Sales	$40 000	$80 000	$80 000	$80 000
Retraining Horse Purchases	$10 000	$20 000	$20 000	$20 000
Horse Care (Vet, medications etc.)	$2 000	$4 000	$4 000	$4 000
Feed Costs	$4 000	$6 000	$6 000	$6 000
Rates, Insurances Utilities $	$2 000	$2 000	$2 000	$2 000
Infrastructure Investment / Maintenance / Pasture / Fencing (Excluding buildings)	$50 000	$5 000	$5 000	$5 000
Total (Profit)	$2 000	$113 000	$113 000	$113 000

Notes: Black positive income, red costs

Comparative Farming Revenues:

Agricultural Activity	Indicative Revenue per Hectare $
Fodder Production - Uncultivated, 8 rolls $50 per roll	400
Cropping - Wheat ($ 250 Tonne 1.74 Tonnes per ha)	435
SheepGrow-out (MLA stocking rate) $100 per sheep	700
Cropping - Canola ($500 x 2 tonne per ha)	1000
Beef Grow out (MLA stocking rate) 1.4 x 400 kg x $2.05 kg	1150
Fodder Production - Cultivated	1500
Beef Bull Breeding	2000
Horticulture – Native Flowers	4000
Dairy - Predominantly Pasture	4500
Dairy - Supplementary Feeding (Fodders and Grains)	6000
Horticulture - Grapes (20 tonnes per hectare)	6000
Alpaca Breeding	10 000
Stud Genetics	10 000
Free Range Chicken – Meat (1500 Birds x $3.50 x 3 cohorts)	12 600
Calf Rearing – Beef (3 cohorts annually)	15 000
Equine Breeding (extremely variable) - Thoroughbreds	15 000
Horticulture - Berries (2000 plants x 10 kgs x $1.50)	30 000
Calf Rearing – Dairy (3 cohorts annually)	30 000
Market Gardening - Brassica Greens	30 000
Horticulture - Orchards (Apple and Pear Limited)	34 000
Warmblood breeding, eventing training and sales	35 000
Free Range Chickens – Eggs Mobile (average 500 birds per ha, 0.9 eggs per bird per day, 70 cents per egg)	115 000
Free Range Chickens – Egg Static (1500 birds per ha, 0.8 eggs per bird per day, 30 cents per egg)	130 000
Fish Breeding (goldfish in tanks)	150 000
Horticulture - Roses (7000 plants X 50 Stems x $0.50)	175 000

This is an indicative income table, where possible industry values have been used; otherwise, our experience has been drawn on. This table is designed to be indicative for agricultural activities in areas with a suitable climate, soils, water supply, total available land etc. There are, of course, may variabilities, which will impact production returns. It does not assess profitability. It is indicating produce only; value-added marketing, farm gate sales and processing will increase the returns.

This table demonstrates that the proposed enterprise is at the high end of grazing animal production.

Environmentally Sensitive Areas:

Natural Resource Management:

There are no natural assets (including vegetation and waterways) on the property. The area is not subject to any environmental planning overlays.

It is also recommended to plant some vegetation shelter belts on the property to provide protection for livestock from both heat and cold winds which reduce productive growth of animals. There is often government financial assistance for these types of works. Vegetation endemic to the region should be selected for shelterbelts and lists of those plants are available from DEWLP offices or their website.

Erosion and Compaction:

The property has a low risk of erosion, although some wind erosion could occur in drier periods if sound vegetation cover is not maintained. Water erosion is unlikely due to the relatively small collection areas and the flat landscape.

Compaction of soils in the paddocks will occur in areas where the horses camp or traffic such as gateways, troughs, fencelines and shelter. Heavy vehicle traffic should be confined to constructed tracks, particularly during wetter seasons.

Groundwater:

Groundwater is at a minimum depth of 5-10 metres and is a very low risk from exposure from any form of nutrients infiltrating from the surface. Maintaining plant coverage will assist in keeping soil nutrient levels lower to further minimize any risk.

Drainage:

The property has no formal constructed drainage network relying on soil infiltration and plant uptake. There is no apparent run-on or run-off waters. There is a roadside drain along Larpent Road which could be utilised for drainage if required.

Animal Welfare and Biosecurity:

Animal welfare, in this instance, will be very good. The practice of horse keeping and training is almost entirely about animal welfare in that it closely monitors animals and provides constant and ongoing care. A list of best practice animal welfare guidelines is available from http://animalwelfarestandards.net.au/. This a comprehensive and generally common-sense approach to caring for farm animals driven largely by social and legal standards and the control and prevention of contagious disease.

Biosecurity is about preventing and containing any disease and negative issues which could impact both the farm and agriculture generally.

Recommended Procedures for Biosecurity (not compulsory)

- The farm should have a documented Farm Biosecurity Plan
- All animal movements onto the farm have known health status (e.g. Livestock Health Statement/Declaration or equivalent)
- All introduced animals are inspected for signs of ill health or disease on arrival at the property and kept in isolation for a period
- Animals are inspected regularly for ill health and disease, and appropriate action is undertaken where necessary.
- The risk of animals straying onto or from the property is minimised.
- There are systems in place to notify a veterinary practitioner or animal health officer if unusual disease, illness or mortality is observed.
- Where reasonable and practical, the movement of people, vehicles and equipment entering the property are controlled and, where possible movements recorded.
- Any other procedures or practices that contribute to minimising the risk or spread of disease.

The property has the required Property Identification Code (PIC).

I certify that all the above statements are true and correct to the best of my abilities.

Agricultural and Environmental Consultant

Site Images:

Image 1: Drone image looking south over property

Image 2: Lineens Road Boundary

Image 3: Drone Image looking north over property

Image 4: Larpent Road Frontage

Image 5: Looking west over property

Image 6: Two broodmares and stallion currently on site

Image 7: Newly constructed fencing and gate at the southern end of the property

Image 8: Newly constructed eastern boundary fence

Soil Test Results

Customer:	**Chris Mahoney**
Sample Date:	04/07/19
Paddock Name:	**North**
Lab. No.	2ES19049
Test Type:	Soil Analysis Grazing - Comprehensive

EnProve AG & ENVIRONMENT

Test Depth (centimetres)	0-10
Soil Colour	DKGR
Gravel Content (%)	0
Texture	Clay Loam

	Unit	Level Found	Desired Range
Phosphorus Olsen	mg/Kg	28.7	14 - 25
Phosphorus Colwell	mg/Kg	110	40 - 63
Potassium Colwell	mg/Kg	255	120 - 250
Sulphur	mg/Kg	3.6	10 - 20
Organic Carbon	%	4.6	3.0 - 6.0
Ammonium Nitrogen	mg/Kg	5	
Nitrate Nitrogen	mg/Kg	29	
Conductivity	dS/m	0.08	< 2.0
pH Level (H_2O)	pH	6.0	5.6 - 6.5
pH Level ($CaCl_2$)	pH	4.8	5.0 - 6.0
Aluminium ($CaCl_2$)	mg/Kg	0.9	< 2.0
DTPA Copper	mg/Kg	1.1	> 2.0
DTPA Iron	mg/Kg	354	100 - 400
DTPA Manganese	mg/Kg	11	> 20
DTPA Zinc	mg/Kg	5.7	> 5.0
Boron Hot ($CaCl_2$)	mg/Kg	1.4	> 1.5

Cations	**Unit**	**Level Found**	**Desired Levels**
Cation Exchange Capacity	**meq/100g**	**25.7**	**10 - 20**
Exchangeable Calcium	meq/100g	13.8	
	BSP %	**53.8**	**70 - 85**
Exchangeable Magnesium	meq/100g	10.24	
	BSP %	**39.9**	**10 - 20**
Exchangeable Potassium	meq/100g	0.69	
	BSP %	**2.7**	**3 - 8**
Exchangeable Sodium	meq/100g	0.82	
	BSP %	**3.2**	**< 5**
Exchangeable Aluminium	meq/100g	0.13	
	BSP %	**0.51**	**< 1**

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soil testing	agronomy	effluent management
water testing	consulting	farm mapping

All tests are conducted in a laboratory with ASPAC accreditation.

Soil Test Results

Customer:	**Chris Mahoney**
Sample Date:	04/07/19
Paddock Name:	**South**
Lab. No.	2ES19048
Test Type:	Soil Analysis Grazing - Comprehensive

EnProve AG & ENVIRONMENT

Test Depth (centimetres)	0-10
Soil Colour	Dark Grey
Gravel Content (%)	0
Texture	Clay Loam

	Unit	Level Found	Desired Range
Phosphorus Olsen	mg/Kg	40.6	14 - 25
Phosphorus Colwell	mg/Kg	145	40 - 63
Potassium Colwell	mg/Kg	902	120 - 250
Sulphur	mg/Kg	7.3	10 - 20
Organic Carbon	%	4.3	3.0 - 6.0
Ammonium Nitrogen	mg/Kg	16	
Nitrate Nitrogen	mg/Kg	24	
Conductivity	dS/m	0.09	< 2.0
pH Level (H_2O)	pH	6.0	5.6 - 6.5
pH Level ($CaCl_2$)	pH	5.2	5.0 - 6.0
Aluminium ($CaCl_2$)	mg/Kg	0.6	< 2.0
DTPA Copper	mg/Kg	1.1	> 2.0
DTPA Iron	mg/Kg	272	100 - 400
DTPA Manganese	mg/Kg	20	> 20
DTPA Zinc	mg/Kg	3.9	> 5.0
Boron Hot ($CaCl_2$)	mg/Kg	1.5	> 1.5

Cations	**Unit**	**Level Found**	**Desired Levels**
Cation Exchange Capacity	**meq/100g**	**25.3**	**10 - 20**
Exchangeable Calcium	meq/100g	13.4	
	BSP %	**52.9**	**70 - 85**
Exchangeable Magnesium	meq/100g	9.45	
	BSP %	**37.3**	**10 - 20**
Exchangeable Potassium	meq/100g	2.01	
	BSP %	**7.9**	**3 - 8**
Exchangeable Sodium	meq/100g	0.41	
	BSP %	**1.6**	**< 5**
Exchangeable Aluminium	meq/100g	0.06	
	BSP %	**0.24**	**< 1**

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soil testing	agronomy	effluent management
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Land Capability Assessment for Domestic Effluent System

Lot 3, 35 Lineens Road Corunnun

REPORT PREPARED
BY DEAN SUCKLING
ENPROVE PTY LTD

Date: 30/07/2019

EnProve
AG & ENVIRONMENT

Introduction:

Enprove Pty Ltd has been engaged to undertake a Land Capability Assessment (LCA) for a 4.25 hectare site at Lot 3, 35 Lineens Road Corunnun. The field investigation and report have been undertaken and prepared by suitably experienced staff. Enprove Pty Ltd has appropriate professional indemnity insurance for this type of work.

This report will accompany a planning permit application to Colac Otway Council for a permit to install an onsite septic system for a private residence. This document provides information about the site and soil conditions. It also provides a detailed LCA for the 45000 m^2 lot, and includes an attached site plan of the proposed septic system and irrigation layout.

According to EPA publication 891.4 the area is suitable for a standard septic system and irrigation. The provided system should be a suitable EPA-approved septic system and the effluent applied to land via sub-surface irrigation (Standard Absorbtion Trench).

The water and nitrogen balance calculations show that 76 square metres of land application area is required for water balance management and 199 square metres of land application area is required for nitrogen balance management.

Property Details:

Address	Lot 3, 35 Lineens
Property Description(s)	Lot 3 TP831946
Area	4.5 Hectares
Local Authority	Colac Otway
Current Use	Unused
Zoning:	Farming Zone
Allotment Size	4.25 Ha
Domestic Water Supply	Onsite roof water collection only. No water use beyond standard residential lot use.
Anticipated Wastewater Load	A 3-bedroom residence with full water-reduction fixtures @ 3 people per maximum occupancy. Wastewater generation = 150 L/person/day; total design load = **600 L/day** (source Table 4 of the EPA Code of Practice 891.4).
Availability of Sewer	The area is unsewered and unlikely to be sewered within the next 10-20 years, due to low development density in the area and the considerable distance from existing wastewater services.

Site and Soil Assessment

Dean Suckling from Enprove attended the site on 28th of June 2019 and site investigation was conducted and soil samples for analysis by CSBP Laboratories for soil parameters were collected.

SITE KEY FEATURES:

Table 1 summarises the key features of the site in relation to effluent management proposed for the site.

Notes:

- The site is not in a special water supply catchment area.
- The site is not in a declared Flood Zone or Inundation Zone.
- The area is an Environmental Significance Overlay (Schedule 1) which refers to maintaining quality of groundwater.
- The area is in Farming Zone.
- The site experiences minor stormwater run-on or run-off, none through drainage.
- There is no evidence of a shallow watertable or other significant constraints
- The risk of effluent transport offsite is very low.

Site Overview:

The site is an excision from agricultural land and has been cleared of all original vegetation for pastoral use. The property adjoins grazing farms to the north and east and roadside to the north and west. The site is is gentle slope from north to south.

The site has been used in an adhoc method for agricultural grazing and has well established pastoral grasses. These grasses are to be retained.

Site Topography:

The site is an irregularly shaped parcel of land bordered by Lineens Road to the north and Larpent Road to the west. The site is slightly elevated to the north falling no more than 5 metres to the south.

There are no major topological features on the site.

Soil Infiltration Rates:

Soil infiltration testing conducted in June indicates an infiltration rate of over 25 millimetres per hour. This is indicating good friability to the soil and the ability of the soils to soak up most rainfall events and keep those waters contained on the property. This is not the same as soil permeability.

Climate:

Table 1: Corunnun climate statistics:

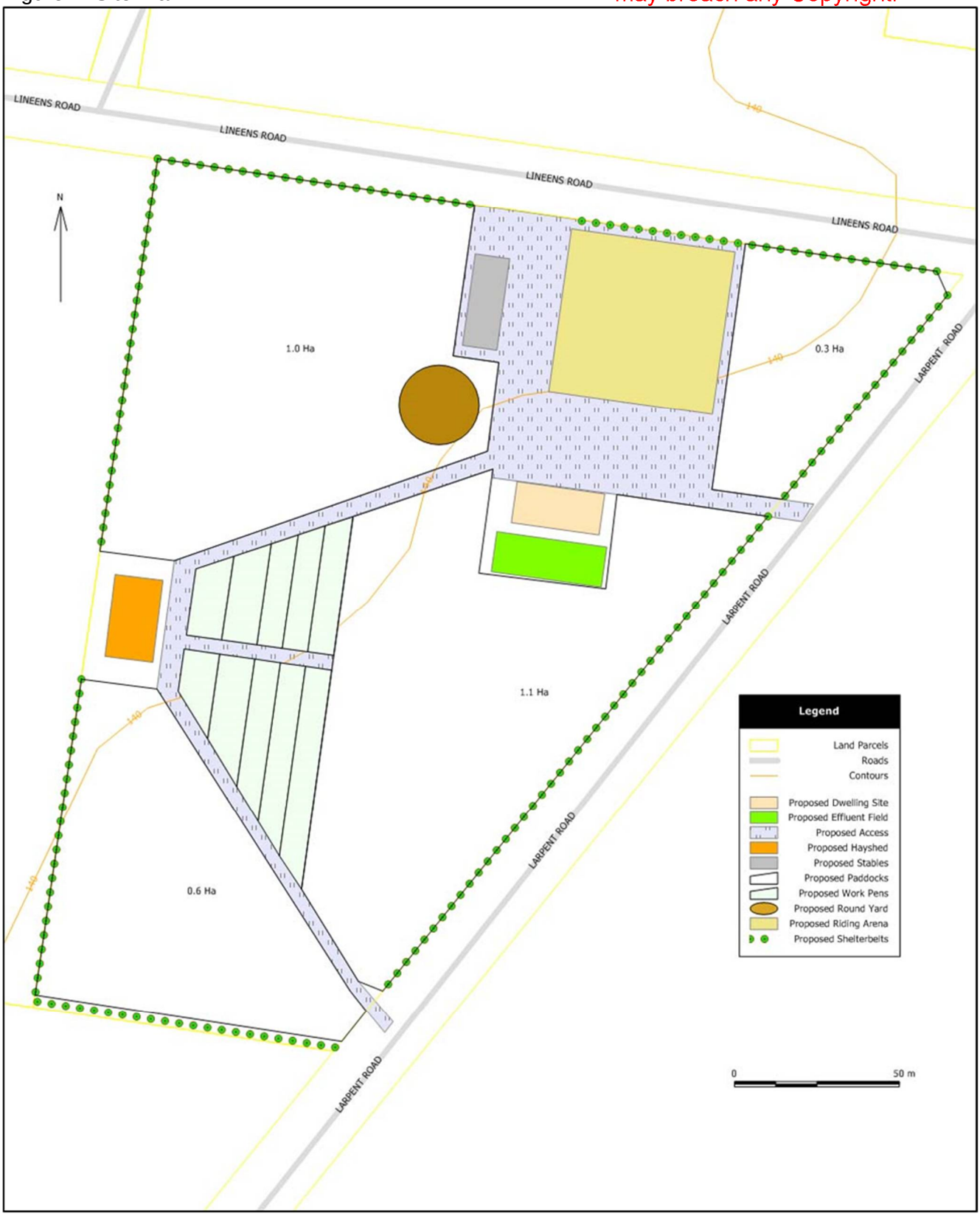
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Ann
Mean Max (°C)	25.7	26.0	23.5	19.3	15.8	13.1	12.5	13.7	15.8	18.3	20.8	23.4	19.0
Mean Min (°C)	10.7	11.2	10.1	8.0	6.2	4.5	3.9	4.5	5.8	6.8	8.3	9.4	7.4
Mean Rain (mm)	32.4	31.0	35.9	45.6	51.8	54.9	58.2	64.5	60.5	57.3	47.7	39.6	583.4
Mean Rain Days	5.0	4.3	5.8	8.0	10.7	11.9	12.8	13.5	11.9	10.4	8.0	6.5	108.8

Climate BOM Colac 090147; Rainfall BOM Warrion 090080

There is a lack of reliable evaporation data for this region although it's generally acknowledged that December through March evaporation will exceed rainfall. To counter this, zero evaporation has been assumed for all calculations.

Figure 1: Locality Plan

Figure 2: Site Plan



Effluent Area Images:

Table 1: Site Assessment

Feature	Description	Level of Constraint	Mitigation Measures
Buffer Distances	All relevant buffer distances in Table 5 of the Code (2016) are achievable from the proposed effluent management area.	Nil	NR
Climate	Average annual rainfall 583.4 mm (BOM Colac), max. average 64.5 mm in August, min. average 31 mm in February. Average no. of rain days per year: 109. No reliable evaporation data	Minor	Assume nil evaporation
Drainage	There is no drainage on the site and it doesn't appear any water drains to the proposed effluent area	Nil	Ensure no run on waters to effluent area occur
Erosion & Landslip	No erosion or slippage on / or near effluent area (or property generally).	Nil	NR
Exposure & Aspect	Cleared, northerly aspect, high sun and wind exposure.	Nil	NR
Flooding	The proposed effluent management area is located above the 1:100 year flood level (source Land.vic).	Nil	NR
Groundwater	No signs of shallow groundwater tables to 1.5 m depth. No known groundwater bores within 50 m of the proposed effluent management area. VVG.org.au reports depth at 5-10 metres.	Nil	NR
Imported Fill	No imported fill material was observed anywhere on the site.	Nil	NR
Land Available for LAA	Most suitable area on the property as it is level. Other sites are constrained due to proposed horticulture.	Nil	On nominated area
Landform	The site is overall gentle slope but effluent area is level.	Nil	NR
Rock Outcrops	No evidence of surface rocks or outcrops.	Nil	NR
Run-on & Runoff	Negligible stormwater run-on and minor run-off hazard. (Construct a rainwater deflection berm if water is running onto effluent area).	Nil	NR

Feature	**Description**	**Level of Constraint**	**Mitigation Measures**
Slope	The proposed effluent management area is level, site gradient less than 3 percent	Nil	NR
Surface Waters	The site carries and holds no waters and is away from any surface waters.	Nil	NR
Vegetation	Improved agricultural grasses, mainly timothy and rye grasses	Nil	NR

*NR: not required

Site Assessment Results:

Based on the most constraining site features (climate and drainage), the overall land capability of the site to sustainably manage all effluent onsite is very good.

The proposed effluent management area is located above the 1:100 flood level and away from the steeper parts of the landscape. The soils are capable of absorbing water even when wet and are not subject to innundation. The size of the effluent area has been nominated to compensate for the low evaporation and wet winters that are usually expected in the area.

SOIL KEY FEATURES:

The site's soils have been assessed for their suitability for onsite wastewater management by a combination of soil survey and desktop review of published soil survey information as outlined below.

Soil Survey and Analysis (Laboratory analysis attached at rear):

A soil survey was carried out at the site to determine suitability for application of treated effluent. Soil investigations were conducted at two locations in the proposed effluent area, as shown in Figure 2, using augured test bores (TB1 and TB2) to 1.0 m depth. This was sufficient to adequately characterise the soils as only minor variation would be expected throughout the area of interest. The soil in both bores was comparable and soils from bore 1 submitted for laboratory analysis. Samples of all discrete soil layers for each soil type were collected for laboratory analysis of pH, electrical conductivity and Emerson Dispersion Class. Table 2 describe the soil constraints in detail for the soils.

The topsoils on the effluent area are categorised as a deep sandy clay loam. The laboratory particle sizing shows that these contain approximately 51 % sand, 19 % silt and 30 % clay particles.

The subsoils are categorised as sandy clay loam. The laboratory particle sizing shows that these contain approximately 48% sand, 18% silt and 34% clay particles. These conditions make the soils ideal for absorption trenching or bedding.

Table 2: Soil Assessment – Test Bore 1

Feature	Assessment	Level of Constraint	Mitigation Measures
Electrical Conductivity	EC (1:5 soil:water suspension) range from 0.08 dS/m (subsoil) to 0.0.05 dS/m (topsoil), which is low salinity.	Nil	NR
Emerson Aggregate Class	Topsoil: EA Class 11 (Non dispersive soil);	Nil	NR
	Subsoils: EA Class 11 (Non dispersive soil).	Nil	MR
pH	Topsoils are 4.8 which is slightly acidic, subsoils are 5.8 which is neutral. Top soil is slightly limiting to plant growth.	Minor	Agricultural lime required to neutralise acidity
Rock Fragments	Rock fragments are 0%.	Nil	NR
Soil Depth	Topsoil <500 mm	Nil	NR
	Subsoil >500 mm.	Minor	NR
Soil Permeability & Design Loading Rates	Topsoil: Well structured sandy clay loam: > 0.5 – 1.5 m/day K_{sat} (AS/NZS1547:2012); 10 mm/day Design Loading Rate (DLR) for irrigation system (Code of Practice 2013).	Nil	NR
	Subsoil: Moderately structured sandy clay loam: 0.5 – 1.5 m/day K_{sat} (AS/NZS1547); 10 mm/day DLR for irrigation system (Code of Practice 2013).	Minor	Shallow subsurface irrigation in topsoil recommended to minimise leaching
Soil Texture & Structure	Topsoil (<500 mm): Well structured sandy clay loam (Category 4a);	Minor	NR
	Subsoil (>500 mm): Moderately structured sandy clay loam (Category 4b), in accordance with AS/NZS1547:2012.	Moderate	Shallow subsurface irrigation in topsoil recommended to minimise leaching
Watertable Depth	Groundwater not encountered, pit terminated at 1 m. VVG.org.au states greater than 5 metres.	Minor	NR

NR: Not required

For the soil in the proposed land application area (LAA), there are some minor constraints but in each case a mitigation measure is presented to address the specific constraint in such a way as to present an acceptable wastewater management solution.

OVERALL LAND CAPABILITY RATING:

Based on the results of the site and soil assessment tabled above and provided in the Appendices, the overall land capability of the proposed effluent management area is very good and managed correctly should provide very low risk of run off or excessive nutrient loading.

The soil has a very good particle sizing mix and the top 500 mm is rated sandy clay loam which allows very good permeability. The soil is rated good quality and the chemical parameters indicate that it should be able to maintain very good plant coverage to absorb all nutrients and maintain stable structure after the recommended corrections.

Overall the chosen area is well suited for the effluent application.

Sizing the Irrigation System:

To determine the necessary size of the irrigation area water balance modelling has been undertaken using the method and water balance tool in the Victorian Land Capability Assessment Framework (2013) and the EPA Code (2016). The results show that the required irrigation area is **199 m².** The calculations are summarised below, with full details provided in Appendix B.

The water balance can be expressed by the following equation:

Precipitation + Effluent Applied = Evapotranspiration + Percolation

Data used in the water balance includes:

- Mean monthly rainfall and mean monthly pan evaporation (assumed zero in this instance)
- Average daily effluent load – 600 L (from Table 4 of the Code);
- Design irrigation rate (DIR) – 10 mm/day (from Table 3 of the Code);
- Crop factor – 0.6 to 0.8; and
- Retained rainfall – 100%

The nominated area method is used to calculate the area required to balance all inputs and outputs to the water balance. As a result of these calculations at least **76 m²** of land application area is required for water management.

In this instance the nitrogen balance equation is the greater area and those calculations are demonstrating a required area of at least **199 m²** of land application area is required for compliance.

Siting and Configuration of the Irrigation System:

The nominated area for the effluent system is the most suitable and has adequate size to accommodate the proposed system.

It is recommended that the owner consult an irrigation expert familiar with effluent irrigation equipment to design the system, and an appropriately registered plumbing/drainage practitioner to install the system. The irrigation plan must ensure even application of effluent throughout the entire irrigation area.

Buffer Distances:

Setback buffer distances from effluent land application areas and treatment systems are required to help prevent human contact, maintain public amenity and protect sensitive environments. The relevant buffer distances for this site, taken from Table 5 of the Code (2016) are:

- 50 metres from groundwater bores in sandy soils;
- 60 metres from non-potable watercourses; and
- 6 metres if area up-gradient and 3 metres if area down-gradient of property boundaries, swimming pools and buildings (conservative values for primary effluent).

All buffer distances have been met.

Installation of the Irrigation System

Installation of the irrigation system must be carried out by a suitably qualified, licensed plumber or drainer experienced with effluent irrigation systems.

The irrigation area and surrounding area must be vegetated or revegetated immediately following installation of the system. The area should be fenced or otherwise isolated to prevent vehicle and stock access; and signs should be erected to inform householders and visitors of the extent of the effluent irrigation area and to limit their access and impact on the area.

Stormwater run-on is not expected to be a concern for the proposed irrigation area, due to the landform of the site and its relatively gentle slopes. However, upslope diversion berms or drains may be constructed if this is deemed to be necessary during installation of the system, or in the future. Stormwater from roofs and other impervious surfaces must not be disposed into the wastewater system or onto the effluent management area.

Monitoring, Operation and Maintenance

Maintenance is to be carried out in accordance with the EPA Certificate of Approval of the selected secondary treatment system and Council's permit conditions. The treatment system will only function adequately if appropriately and regularly maintained.

To ensure the treatment system functions adequately, residents must:

- Have a suitably qualified maintenance contractor service the treatment system at the frequency required by Council under the permit to use;
- Use household cleaning products that are suitable for septic tanks;
- Keep as much fat and oil out of the system as possible; and
- Conserve water (AAA rated fixtures and appliances are recommended).

To ensure the land application system functions adequately, residents must:

- Regularly harvest (mow) vegetation within the LAA and remove this to maximise uptake of water and nutrients;
- Monitor and maintain the subsurface irrigation system following the manufacturer's recommendations, including flushing the irrigation lines;
- Regularly clean in-line filters;
- Not erect any structures and paths over the LAA;
- Avoid vehicle and livestock access to the LAA, to prevent compaction and damage; and
- Ensure that the LAA is kept level by filling any depressions with good quality topsoil (not clay).

Figure 3: Septic Layout Concept

Conclusions

As a result of our investigations we conclude that sustainable onsite wastewater management is feasible with appropriate mitigation measures, as outlined, for the proposed 3-bedroom residence at Lot 3, 35 Lineens Road Corunnun.

Specifically, we recommend the following:

- The area is suitable for a standard absorbtion trench method effluent system for primary quality wastewater.
- Land application of treated effluent required is 199 m² which is easily contained in the 415 m² area designated for effluent reuse.
- Installation of water saving fixtures and appliances in the new residence is required to reduce the effluent load
- Use of low phosphorus and low sodium (liquid) detergents to improve effluent quality and maintain soil properties for growing plants
- Operation and management of the septic and disposal system in accordance with manufacturer's recommendations, the EPA Certificate of Approval, the EPA Code of Practice (2016) and the recommendations made in this report.

References

Environment Protection Authority (2003). Guidelines for Environmental Management: Use of Reclaimed Water Publication 464.2.

Environment Protection Authority (1991). *Guidelines for Wastewater Irrigation* Publication 168.

Environment Protection Authority (2016). Publication 891.4 *Code of Practice for Onsite Wastewater Management.*

Geary, P. and Gardner, E. (1996). On-site Disposal of Effluent. In Proceedings from the one day conference *Innovative Approaches to the Management of Waste and Water*, Lismore 1996.

Isbell, R.F. (1996). The Australian Soil Classification. CSIRO Publishing, Melbourne.

Municipal Association of Victoria, Department of Environment and Sustainability and EPA Victoria (2013) *Victorian Land Capability Assessment Framework.*

Standards Australia / Standards New Zealand (2012). AS/NZS 1547:2012 *On-site domestic-wastewater management*.

Appendix A: Soil Bore Logs

Soil Bore Log

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Client:	Chris Mahoney	**Bore Number:**	TB1
Site:	Lot 1 Lineens Rd	**Sampler:**	Dean Suckling
Date:	28//6/2019	**Method:**	Auger

Profile Assessment:

Depth (m)	Sample Name	Horizon O,A,B,C	Texture	Structure	Colour	Mottles	Stone %	Moisture Condition	Comments
0.1	Surface	0	Loam	High	Black	N	0	Moist	
0.2		A	Loam	High	Black	N	0	Moist	
0.3		A	Loam	High	Black	N	0	Moist	
0.4	400	A	Loam	High	Black	N	0	Moist	
0.5		A	Clay Loam	Moderate	Black	N	0	Dry	
0.6		A	Clay Loam	Moderate	Black	N	0	Dry	Plant Roots
0.7		B	Clay Loam	Moderate	Black	N	0	Dry	Plant Roots
0.8		B	Clay	Weak	Black	N	0	Dry	
0.9		B	Clay	Weak	Black	N	0	Dry	
1		B	Clay	Weak	Black	N	0	Dry	
1.1									
1.2									
1.3									
1.4									
1.5									

Notes:

Appendix B: Water and Nitrogen Balance Calculations

Site Address:	Lot 1: 35 Lineens Road Corunnun																	
Assessor:	Dean Suckling			Date:														
INPUT DATA																		
Design Wastewater Flow	Q	600	L/day	Based on maximum potential occupancy and derived from Table 4 in the EPA Code of Practice (2016)														
Design Irrigation Rate	DIR	10.0	mm/day	Based on soil texture class/permeability and derived from Table 9 in the EPA Code of Practice (2016)														
Nominated Land Application Area	L	413	m^2	[1]														
Crop Factor	C	0.6-0.8	unitless	Estimates evapotranspiration as a fraction of pan evaporation; varies with season and crop type[2]														
Rainfall Runoff Factor	RF	1.0	unitless	Proportion of rainfall that remains onsite and infiltrates, allowing for any runoff														
Mean Monthly Rainfall Data		BOM Warrion		BoM Station														
Mean Monthly Pan Evaporation Data		NA		BoM Station														
Parameter	Symbol	Formula	Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total		
Days in month	D		days	31	28	31	30	31	30	31	31	30	31	30	31	365		
Rainfall	R		mm/month	32.4	31	35.9	45.6	51.8	54.9	58.2	64.5	60.5	57.3	47.7	39.6	579.4		
Evaporation	E		mm/month	0	0	0	0	0	0	0	0	0	0	0	0	0		
Crop Factor	C		unitless	0.80	0.80	0.70	0.70	0.60	0.60	0.60	0.60	0.70	0.80	0.80	0.80			
OUTPUTS																		
Evapotranspiration	ET	ExC	mm/month	0	0	0	0	0	0	0	0	0	0	0	0	0		
Percolation	B	DIRxD	mm/month	310.0	280	310.0	300.0	310.0	300.0	310.0	310.0	300.0	310.0	300.0	310.0	3650.0		
Outputs		ET+B	mm/month	310.0	280	310.0	300.0	310.0	300.0	310.0	310.0	300.0	310.0	300.0	310.0	3650.0		
INPUTS																		
Retained Rainfall	RR	RxRF	mm/month	32.4	31	35.9	45.6	51.8	54.9	58.2	64.5	60.5	57.3	47.7	39.6	579.4		
Applied Effluent	W	(OxD)/L	mm/month	45.0	40.7	45.0	43.6	45.0	43.6	45.0	45.0	43.6	45.0	43.6	45.0	530.3		
Inputs		RR+W	mm/month	77.4	71.7	80.9	89.2	96.8	98.5	103.2	109.5	104.1	102.3	91.3	84.6	1109.7		
STORAGE CALCULATION																		
Storage remaining from previous month			mm/month	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
Storage for the month	S	(RR+W)-(ET+B)	mm/month	-232.6	-208.3	-229.1	-210.8	-213.2	-201.5	-206.8	-200.5	-195.9	-207.7	-208.7	-225.4			
Cumulative Storage	M		mm	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
Maximum Storage for Nominated Area	N		mm	0.00														
	V	NxL	L	0														
LAND AREA REQUIRED FOR ZERO STORAGE			m^2	67	67	68	71	72	73	74	76	75	74	71	69			
MINIMUM AREA REQUIRED FOR ZERO STORAGE:				76.0	m^2													

Nitrogen Balance

Site Address:	Lot 1: 35 Lineens Road Corunnun

SUMMARY - LAND APPLICATION AREA REQUIRED BASED NITROGEN BALANCE	199	m^2

INPUT DATA[1]

Wastewater Loading			Nutrient Crop Uptake					
Hydraulic Load	600	L/day	Crop N Uptake	220	kg/ha/yr	which equals	60.27	$mg/m^2/day$
Effluent N Concentration	25	mg/L						
% N Lost to Soil Processes (Geary & Gardner 1996)	0.2	Decimal						
Total N Loss to Soil	3000	mg/day						
Remaining N Load after soil loss	12000	mg/day						

NITROGEN BALANCE BASED ON ANNUAL CROP UPTAKE RATES

Minimum Area required with zero buffer			Determination of Buffer Zone Size for a Nominated Land Application Area (LAA)		
Nitrogen	199	m^2	Nominated LAA Size	413	m^2
			Predicted N Export from LAA	-4.71	kg/year
			Minimum Buffer Required for excess nutrient	0	m^2

I certify that all the above statements are true and correct to the best of my abilities.

Dean Suckling

Agricultural and Environmental Consultant.

B.Env.Sc, EIANZ

Attached: Lab Soil Results

Soil Test Results

Customer:	**Chris Mahoney**
Sample Date:	04/07/19
Sample Name:	**TB1 Surface**
Lab. No.	2ES19049
Test Type:	**Land Capability Assessment - Domestic Wastewater**

Test Depth (mm)	300
Soil Colour	Dark Grey
Texture	Sandy Clay Loam
Gravel %	0

	Unit	Level Found
Dispersion Class		11
Conductivity	dS/m	0.08
pH Level (H_2O)	pH	6.0
pH Level ($CaCl_2$)	pH	4.8

Cations	**Unit**	**Level Found**
Cation Exchange Capacity	meq/100g	25.7
Exchangeable Calcium	meq/100g	13.8
	BSP %	53.8
Exchangeable Magnesium	meq/100g	10.2
	BSP %	39.9
Exchangeable Potassium	meq/100g	0.7
	BSP %	2.7
Exchangeable Sodium	meq/100g	0.8
	BSP %	3.2
Exchangeable Aluminium	meq/100g	0.13
	BSP %	0.51

Particle Sizing		
Sand	%	51.00
Silt	%	19.07
Clay	%	29.93
Soil Texture Classification		**Sandy Clay Loam**

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All tests are conducted in a laboratory with ASPAC accreditation.

Soil Test Results

Customer:	**Chris Mahoney**
Sample Date:	4/07/2019
Sample Name:	**TB1 400**
Lab. No.	2ES19118
Test Type:	**Land Capability Assessment - Domestic Wastewater**

Test Depth (mm)	600
Soil Colour	Dark Brown
Texture	Sandy Clay Loam
Gravel %	0

	Unit	Level Found
Dispersion Class		11
Conductivity	dS/m	0.05
pH Level (H_2O)	pH	7.0
pH Level ($CaCl_2$)	pH	5.8

Cations	**Unit**	**Level Found**
Cation Exchange Capacity	meq/100g	26.8
Exchangeable Calcium	meq/100g	8.0
	BSP %	29.9
Exchangeable Magnesium	meq/100g	17.7
	BSP %	66.0
Exchangeable Potassium	meq/100g	0.3
	BSP %	1.3
Exchangeable Sodium	meq/100g	0.7
	BSP %	2.5
Exchangeable Aluminium	meq/100g	0.11
	BSP %	0.41

Particle Sizing		
Sand	%	48.51
Silt	%	17.73
Clay	%	33.76
Soil Texture Classification		**Sandy Clay Loam**

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411 Princes Hwy, Colac West, VIC 3250
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westvic@bigpond.net.au
www.westvicsheds.com.au

Customer Details:	Extra Contact:	Quote Number: 28535
Chris Mahoney		15/02/2019 Valid for 30 days

Quotation Overview:

Dimensions:

Span:	9m
Length:	28m
Wall Height:	4.2m
Bay Width:	4m x 7 bay(s) at 4.5m each
Roof Pitch:	11Deg°
Leanto:	,

Design Factors:

Importance Level:	1	Topography:	1
Wind Region:	Reg A	Terrain Category:	TCat 2.5

Building Details:

Walls	COLORBOND® WINDSPRAY Monoclad 0.42 CB
Roof	ZINCALUME Corrugated 0.42 ZA 11Deg°
Gutter	COLORBOND® WINDSPRAY Quad 115 Plain Gutter CB
Downpipe	COLORBOND® WINDSPRAY
Barge	COLORBOND® WINDSPRAY
Open Bays	Bay 1 open in FRONT wall. Bay 2 open in FRONT wall. Bay 3 open in FRONT wall. Bay 4 open in FRONT wall. Bay 5 open in FRONT wall. Bay 6 open in FRONT wall. Bay 7 open in FRONT wall.

Materials:

Columns:	2C15015	Purlins:	Z10010
Rafters:	2C15015	Side Girts:	Z10010
Knee/Apex Brace:	C10010	End Girts:	Z10010
Left Leanto Column:		Right Leanto Column:	
Left Leanto Rafter:		Right Leanto Rafter:	
Mezzanine Bearer:		Mezzanine Joists:	

Quotation		Payment Schedule
Shed Kit Price (Inc GST)	$23,000.00	The following deposit and payment schedule are required. 20% Deposit of kit price Balance due 3 days prior to delivery

Notes:

Erection $6900 Concrete footings $3600

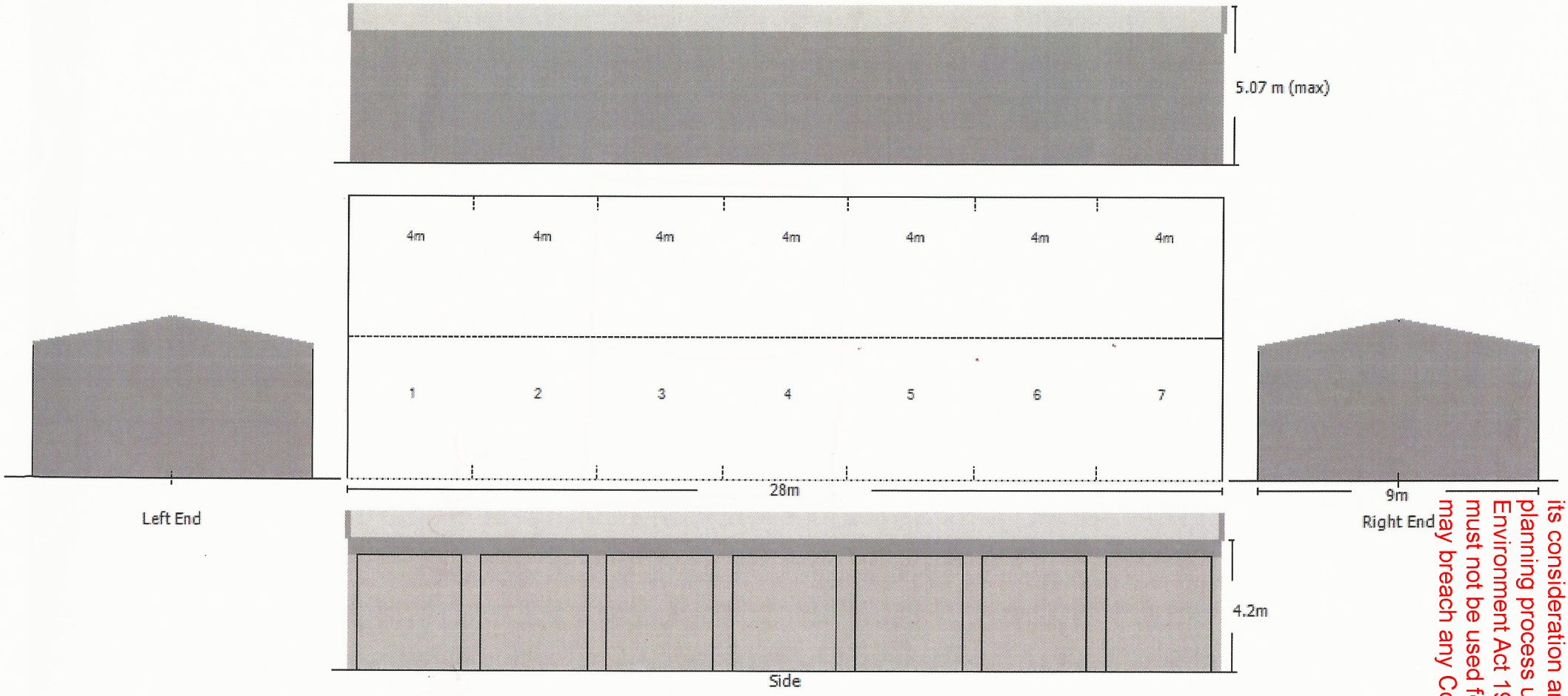
Confirmation of order

I hereby agree to place this order based on the details and terms and conditions provided.

Customer Name:		Customer Signature:
Date:		

Building For:
Chris Mahoney

Job Number: 28535
Produced by:
WestVic Sheds and Garages
Phone: 03 52316900



The local distributor you are dealing with is an authorised independent distributor of Fair Dinkum Sheds' products and enters into agreements with its customers on its own behalf and not as an agent of Fair Dinkum Sheds.

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8th September 2019

Ian Williams
Senior Statutory Planner
Colac Otway Shire Council

Via Email: In Williams <inq@colacotway.vic.gov.au>

Re: RFI for Planning Application PP 181/2019-1

Thank you for your email dated 27th August 2019 and we submit our response to each point.

Point 1a: Setback map attached
Point 1b: Both marked access points on Larpent Road will be for vehicle access. The northern most access will be subject to a works on road reserve permit and a new culvert. The southern access is existing and has been upgraded recently.

Point 2: The farm shed is primarily for fodder storage which will be produced in large quantities each spring / early summer. One or two bays will be used to house farming equipment.

Point 3: The final design of the horse stables isn't completed, we are waiting on Sam Mahoney to return from Scotland to determine the most suitable layout. The stables will be ground level and have an elevation of no more than 4.5 metres. If pushed we can provide a stables design but we would really prefer to wait for the main trainer to provide visual input. It will be a standard shed design, fitted with stalls and a tack room.

Pont 4: A colour sample of "Lariat" has been sent, express post, to you on Friday.

Point 5: The noted colour scheme for the shed is suitable and can be annotated.

Point 6: My client holds title on Lot 3 only. Lots 1 and 2 are held by another person. We consider this proposal entirely separate to the adjoining property although my client is in negotiation to purchase 6 acres of lot 2 which would require a title realignment of lots 1 & 2. The dwelling on lot 2 is unattended most of the time, being purchased for sentimental reasons over 20 years ago and not used effectively since. The owner is currently incarcerated so nothing will happen with that land for at least the next few years.

Point 7: As shown on the map there are two access points from Larpent Road. These are to be constructed of extracted material (and I believe has already been placed). This will allow for safe access for emergency vehicles entrance and egress.

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Sewerage is not available and will require a septic system (a Land Capability Assessment accompanied the original submission).
The property has a reticulated water supply connected already and is connected to the new water troughs.
Powercor has provided a quote for the connection of service and will be provided from an existing pole on Lineens Road.

Point 8: The optimal layout of the equestrian facility was completed and then the dwelling drawn into what was considered the most suitable point to optimise management of the property. The placement is designed to allow best horse monitoring and security. We believe the placement improves management efficiency and therefore agricultural efficiency.

Point 9: We would request that a section 173 of the nature proposed not be placed as it complicates the financial funding of the enterprise. To complete the requested works prior to the construction of a dwelling means a business loan not a housing loan will be required. This is a significantly higher interest rate. It also means two lots of establishment fee and refinancing fees will be required rather than a once off establishment fee. We believe there are enough completed works to demonstrate the serious intent of the proposal.

Point 10: There are no landscaping plans for the property, we consider it a working farm proposal, not a lifestyle property. Shelterbelt trees (which are already placed) consist of 50 Eucalyptus leucoxylon seedlings and are placed primarily for reasons of weather mitigation, although there will be some biodiversity, bee habitat and presentation benefits.

Point 11: The property is not considered a riding school, nor will it be an open to the public due to bio-security and safety requirements. The marked access areas are to be made of extracted material and will be suitable for vehicle parking. Each visitor will be expected to report before entry and can be guided if required. If pressed, over 20 vehicles could easily be accomodated.

Thank you once again for your email and please feel free to contact me for any clarifications.

Yours sincerely

Dean Suckling.

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Hi IAN

COLOUR SAMPLE OF LARIAT

FOR PLANNING APP

PP 181/2019-1

AS REQUESTED

CHEERS

DEAN SUCKLING

Lot 3 35 Lineens Road Corrunnun
Building Setback Distances

N

1.0 Ha

0.3 Ha

8.2 M

81.2 M

5.5 M

40.7 M

5.3 M

Landfall

140

LINEENS ROAD

LARPENT ROAD

LARPENT ROAD

0 50 m

Legend

- Land Parcels
- Roads
- Contours
- Proposed Dwelling Site
- Proposed Effluent Field
- Proposed Access / Hardstand
- Proposed Hayshed
- Proposed Stables
- Proposed Paddocks
- Proposed Work Pens
- Proposed Round Yard
- Proposed Riding Arena
- Proposed Shelterbelts

Ha