PP138/2019-1

45 Skinners Road BARONGAROOK WEST

Lot: 1 TP: 347373 V/F: 8681/256, Lot: 2 TP: 347373 V/F: 8681/256

Use and Development of Dwelling, Agricultural Building and Associated Works

H J Weiss

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.: 1 & 2 ○ Lodged Plan ◉ Title Plan ○ Plan of Subdivision No.: 347373K

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? *

The proposal is for a development application and associated farm management plan

☑ 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.

The site is currently vacant

☑ 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: Ms | First Name: Julie | Surname: Lee
Organisation (if applicable): NRLinks Pty Ltd
Postal Address: | If it is a P.O. Box, enter the details here:
Unit No.: | St. No.: 194 | St. Name: Victoria Street
Suburb/Locality: Ballarat East | State: Vic | Postcode: 3350

Please provide at least one contact phone number *

Contact information for applicant OR contact person below
Business phone: | Email: julie@nrlinks.com.au
Mobile phone: 0406459522 | 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: | 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: | First Name: Heather | Surname: Weiss
Organisation (if applicable):
Postal Address: | If it is a P.O. Box, enter the details here:
Unit No.: | St. No.: 381 | St. Name: Murray Street
Suburb/Locality: Colac | State: Vic | Postcode: 3250
Owner's Signature (Optional): | Date: 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: Julie Lee | Date: 26/6/2019 day / month / year

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

VOLUME 08681 FOLIO 256

Security no : 124078105721F
Produced 26/06/2019 01:36 PM

LAND DESCRIPTION

Lots 1 and 2 on Title Plan 347373K.
PARENT TITLE Volume 06397 Folio 302
Created by instrument C806661 20/06/1967

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
DULCIE JEAN KENT of 80 KOALLAH POMBORNEIT ROAD POMBORNEIT VIC 3260
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
HEATHER JOY WEISS of 381 MURRAY STREET COLAC VIC 3250
AM773697Q 13/05/2016

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP347373K FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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	**TP347373K**
Number of Pages (excluding this cover sheet)	**1**
Document Assembled	**26/06/2019 13:39**

TITLE PLAN

EDITION 1 TP 347373K

Notations

Location of Land

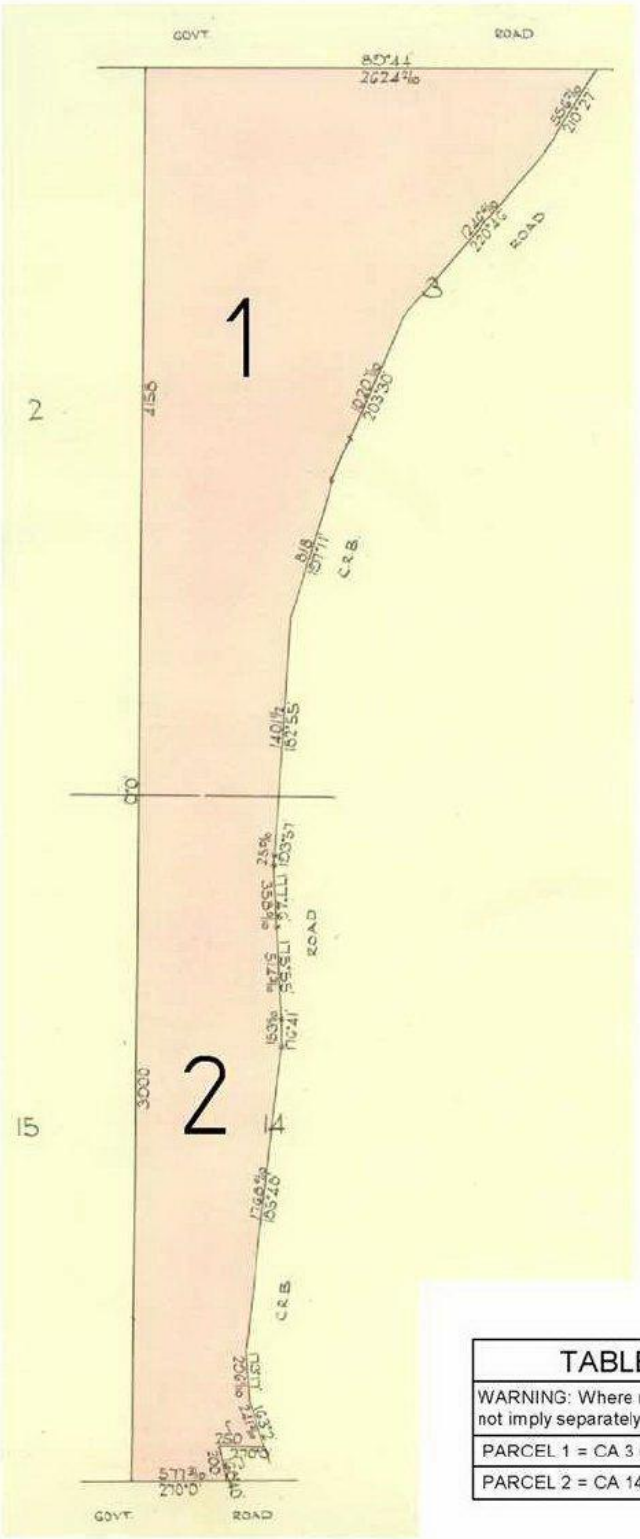
Parish: BARONGAROOK
Township:
Section:
Crown Allotment: 3 (PT), 14 (PT)
Crown Portion:

Last Plan Reference:
Derived From: VOL 8681 FOL 256
Depth Limitation: NIL

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 01/04/2003
VERIFIED: L.S.

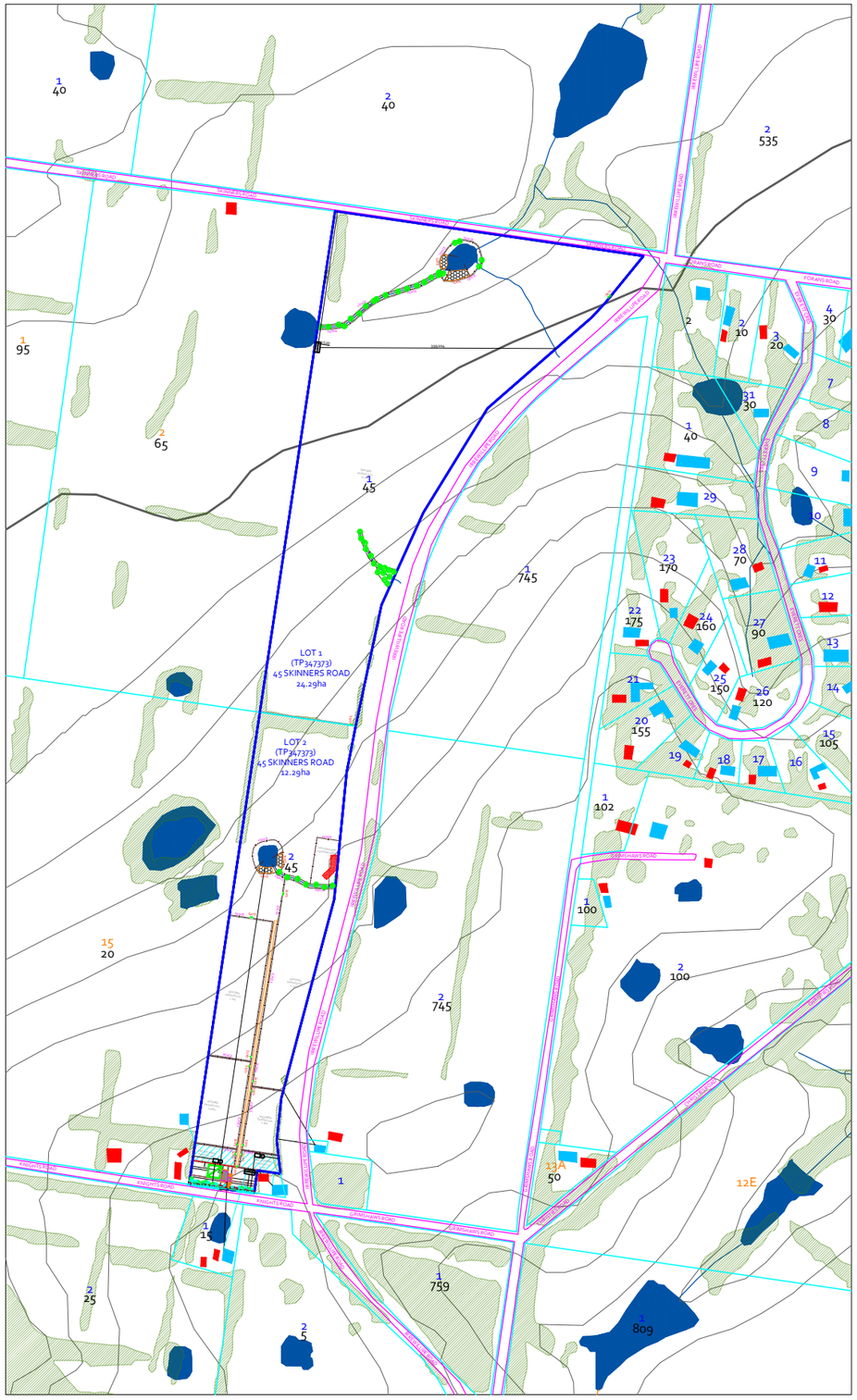
Description of Land / Easement Information



TOTAL AREA = 89A 0R 35P

TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CA 3 (PT)
PARCEL 2 = CA 14 (PT)

LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets



PROPOSED CONDITIONS

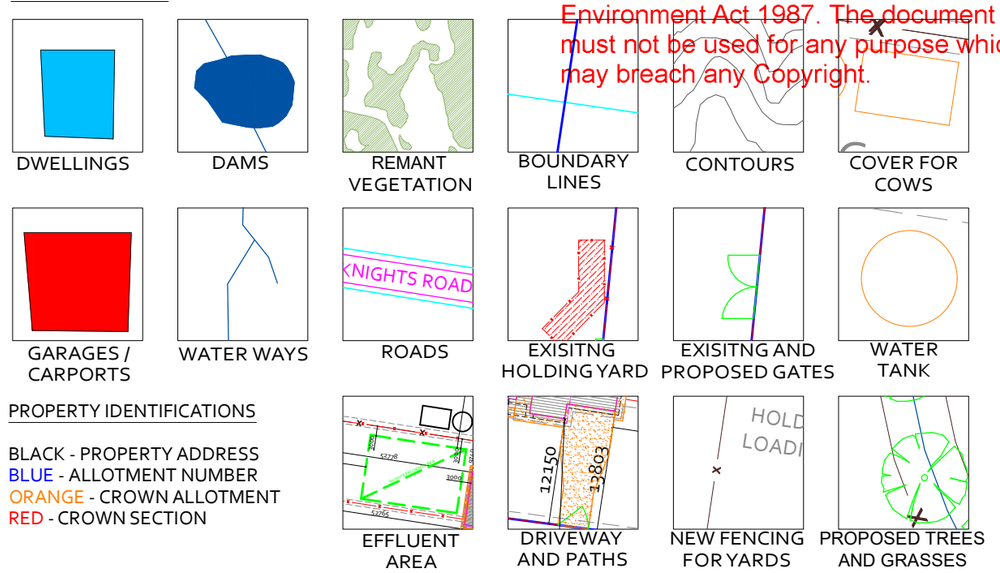
TOTAL PROPERTY SIZE
365858m² (36.58ha)

LOT 1
242939M² (24.29ha)

LOT 2
122920m² (12.29ha)

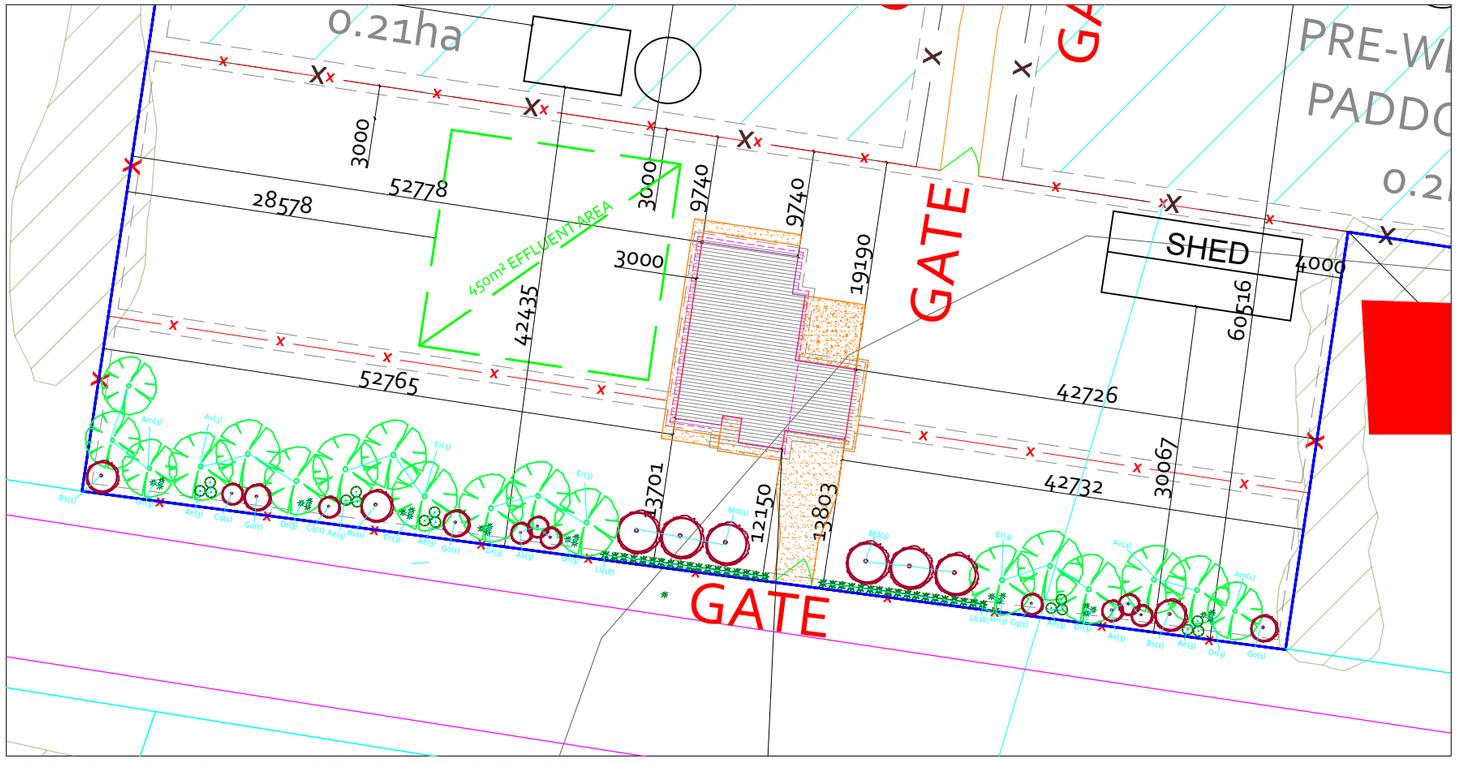
PROPOSED 3 BEDROOM DWELLING WITH ATTACHED GARAGE (205m²)
ALLOCATED LOT SIZE FOR DWELLING IS 4414m².

LEGEND



PROPERTY IDENTIFICATIONS

BLACK - PROPERTY ADDRESS
BLUE - ALLOTMENT NUMBER
ORANGE - CROWN ALLOTMENT
RED - CROWN SECTION



VIEWPORT OF PROPOSED DWELLING FRONT, REAR AND SIDE SETBACKS (NTS).
PROPOSED DWELLING FRONT SET BACK 12.15m
PROPERTY 15 KNIGHTS ROAD IS APPROX: 112.47m FROM PROPOSED DWELLING.
EFFLUENT AREA OF 600m² SET BACK 19.77m FROM NEIGBORING BOUNDARY, 3.0m FROM PROPOSED DWELLING.

Note the contractor shall verify all dimensions and all underground services at the site before commencing work. The contractor shall verify all levels from the consulting engineer prior to construction.

DO NOT SCALE FROM DRAWINGS

PROJECT:
LOT 1 AND 2 (TP347373K)
SKINNERS ROAD /
KNIGHTS ROAD
BARONGAROOK, 3249

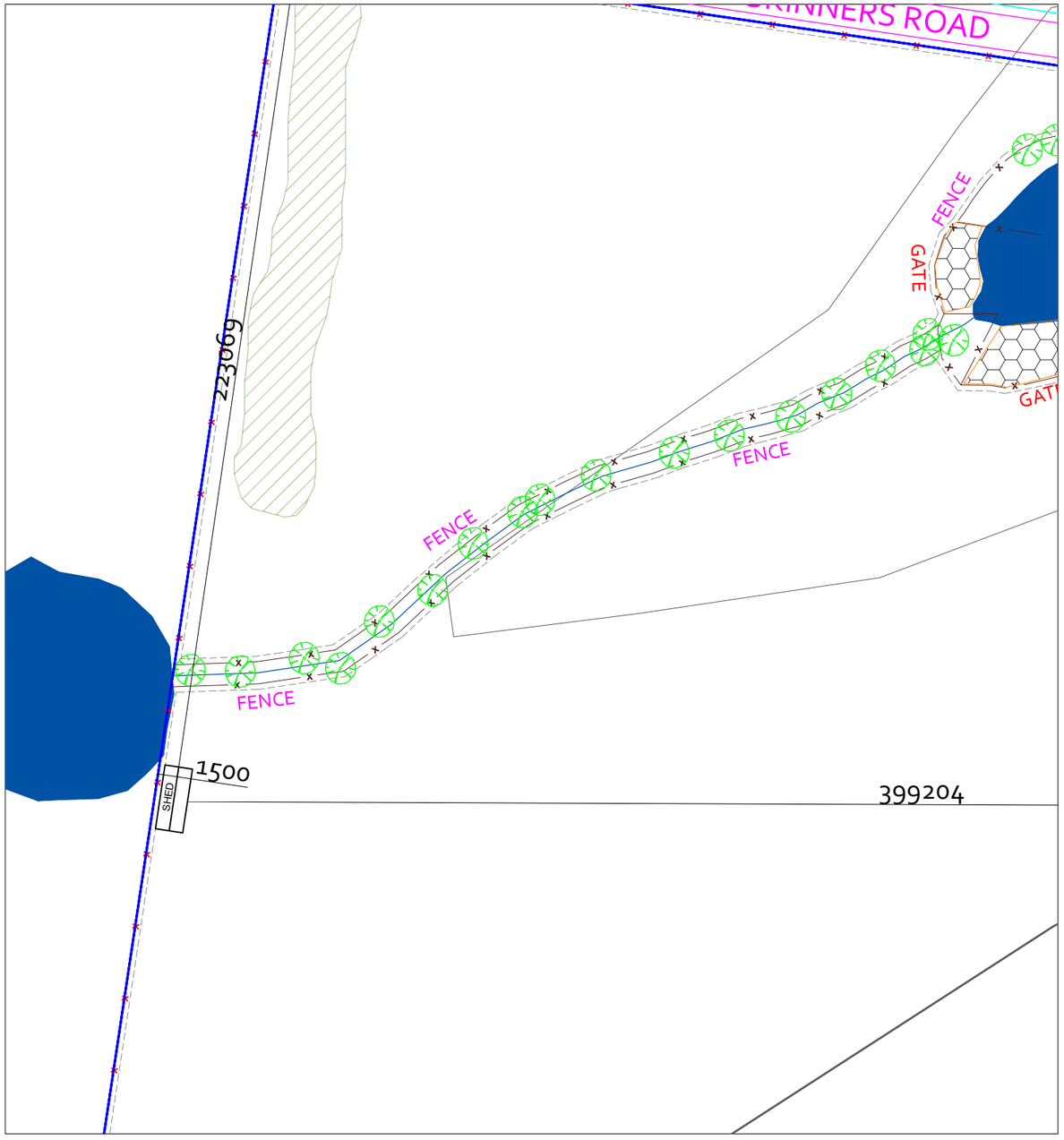
DWG TITLE:
PROPOSED PLAN

NORTH

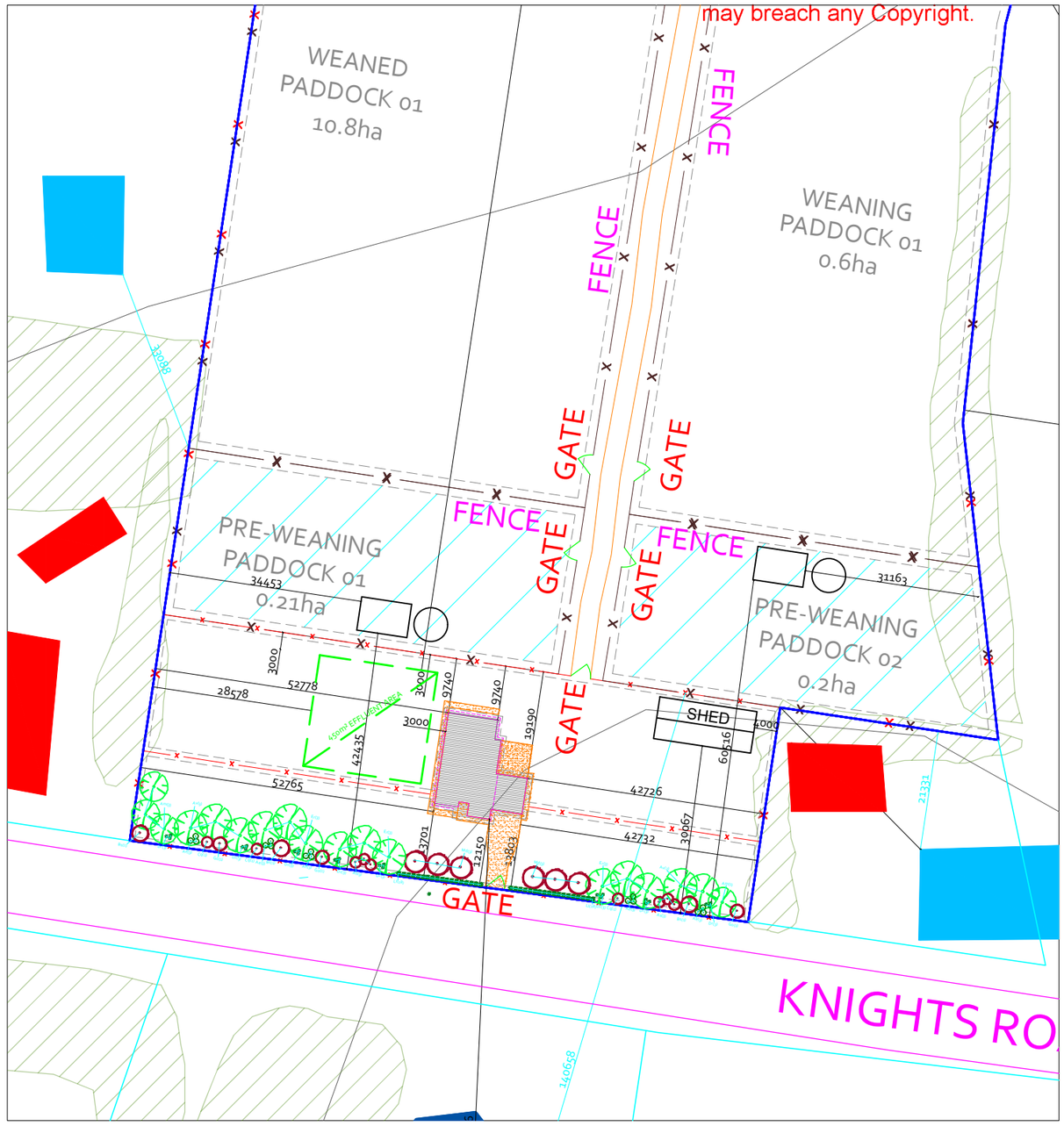
PROJECT NO: 936
SCALE: 1:10000@A3
DATE: MAY 2019

DRAWINGS FOR PLANNING PERMIT ONLY
NOT TO BE USED FOR CONSTRUCTION

NATURAL RESOURCE LINK PTY LTD
194 Victoria Street,
Ballarat East, 3350
julie@nrlinks.com.au



NOT TO SCALE
SHED LOCATED TO SKINNERS ROAD END OF PROPERTY



SCALE 1 : 1000
SHEDS LOCATED TO KNIGHTS ROAD ROAD END OF PROPERTY

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DO NOT SCALE FROM DRAWINGS

PROJECT:
LOT 1 AND 2 (TP347373K)
SKINNERS ROAD /
KNIGHTS ROAD
BARONGAROOK, 3249

DWG TITLE:
SHED SETBACK PLAN

NORTH

PROJECT NO: 936
SCALE: VARIES@A3
DATE: MAY 2019

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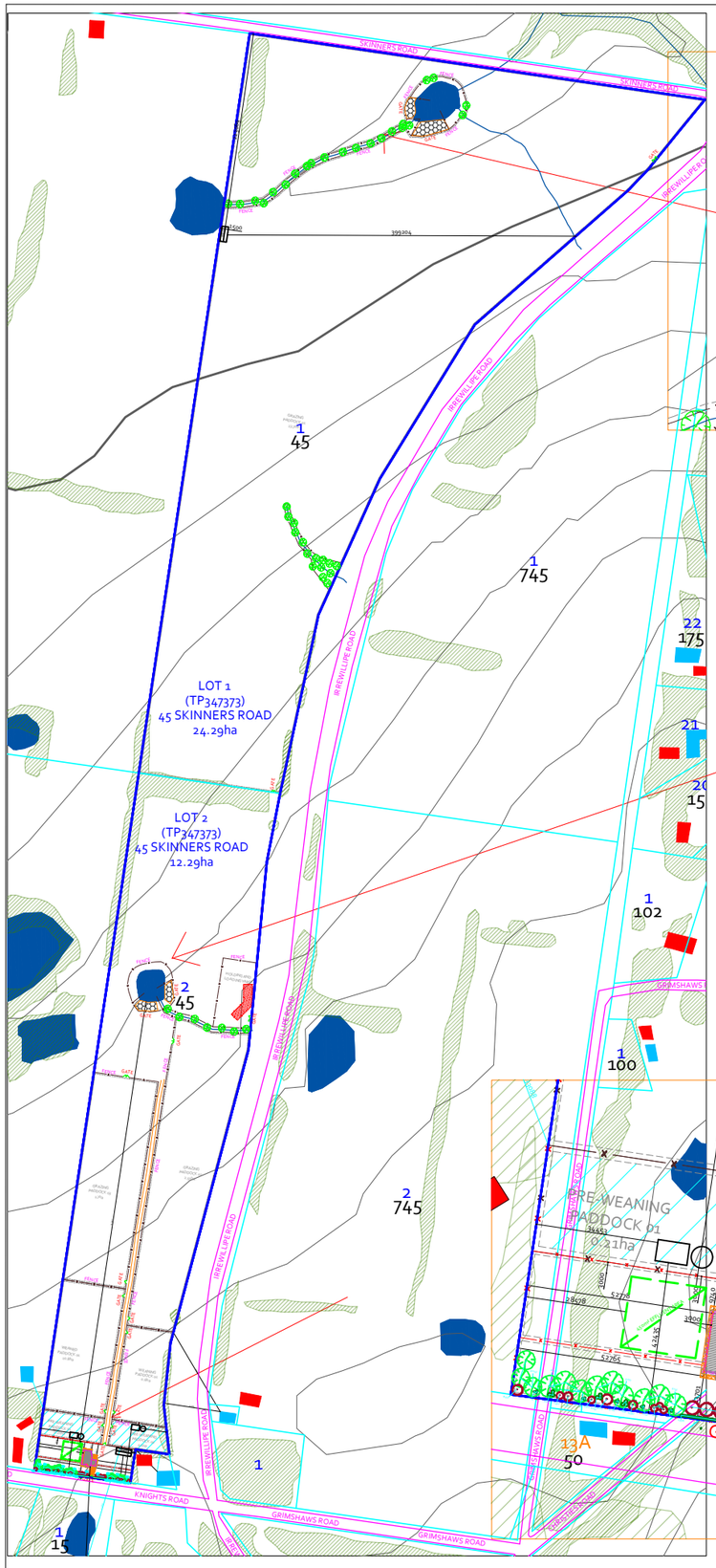
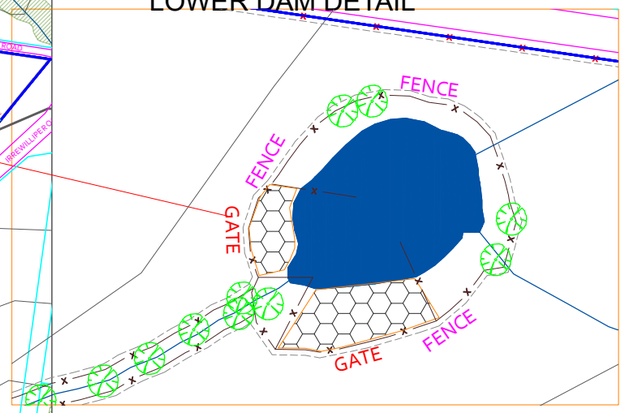
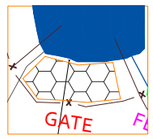


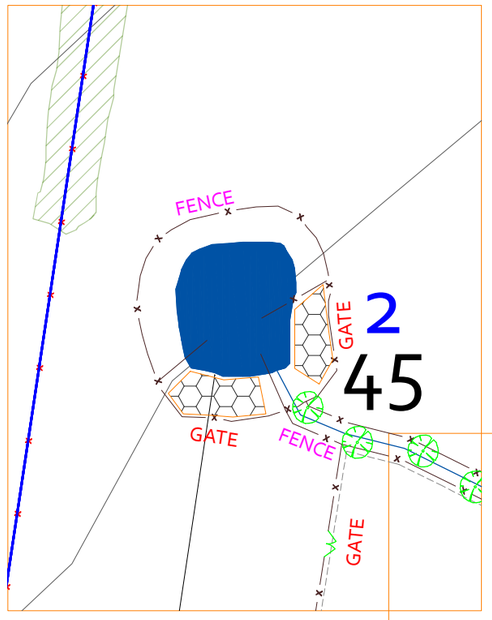
LOWER DAM DETAIL

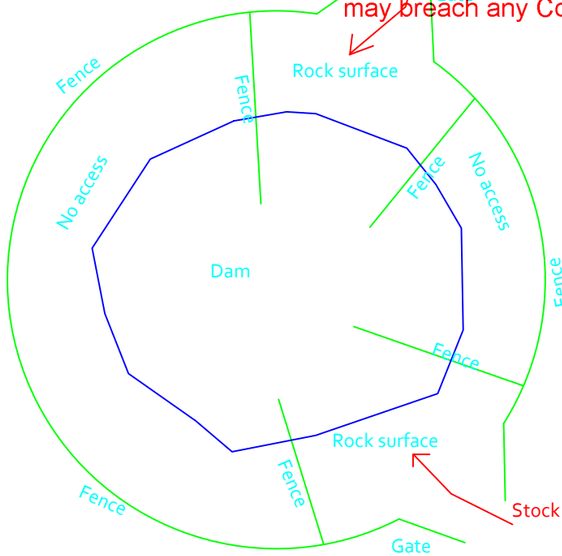




CONTROLLED ACCESS TO DAM

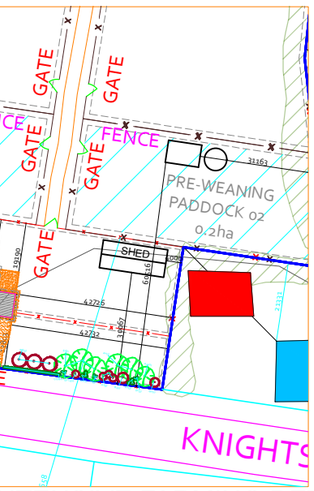
MIDSLOPE DAM DETAIL



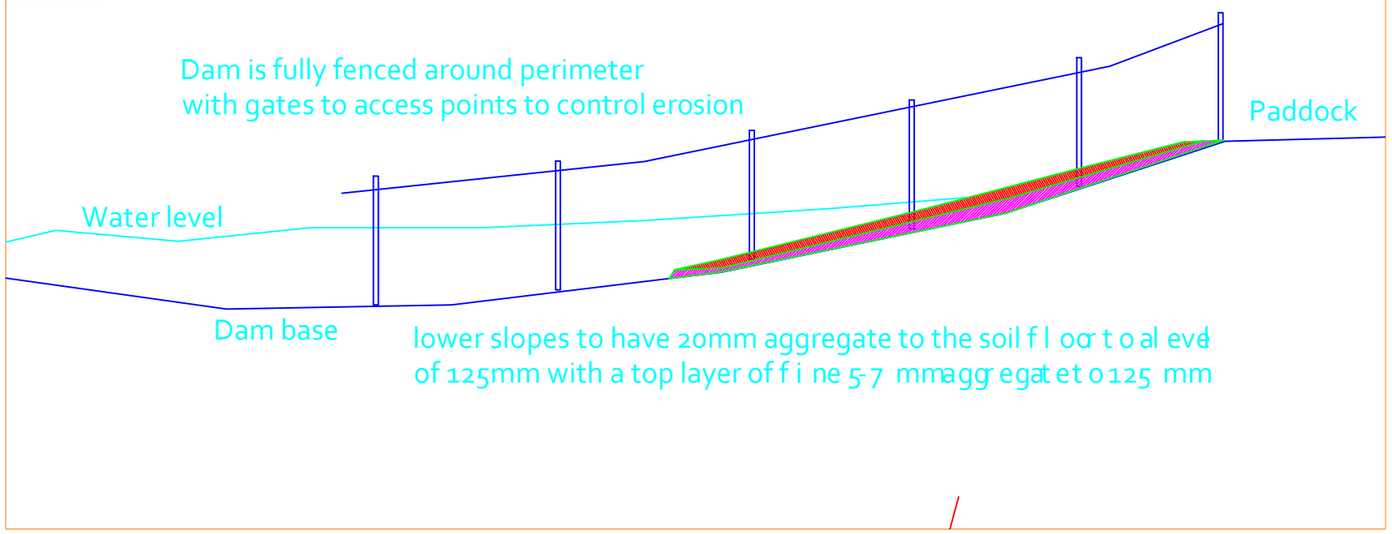


PADDOCK SIZES FOR INDIVIDUAL FENCED OFF AREAS

PRE-WEANING PADDOCK 01	- 0.21ha
PRE WEANING PADDOCK 02	- 0.2ha
WEANING PADDOCK	- 0.6ha
WEANED PADDOCK	- 10.8ha
GRAZING PADDOCK 01	-23.7ha
GRAZING PADDOCK 02	-2.51ha
GRAZING PADDOCK 03	-1.7ha



INTENSIVE FARMING DETAIL



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DO NOT SCALE FROM DRAWINGS

PROJECT:
LOT 1 AND 2 (TP347373K)
SKINNERS ROAD /
KNIGHTS ROAD
BARONGAROOK, 3249

DWG TITLE:
PROPOSED PLAN AND PADDOCK LAYOUT PLAN

NORTH

PROJECT NO: 936

SCALE: 1:7000@A3 1:4000@A3

DATE: MAY 2019

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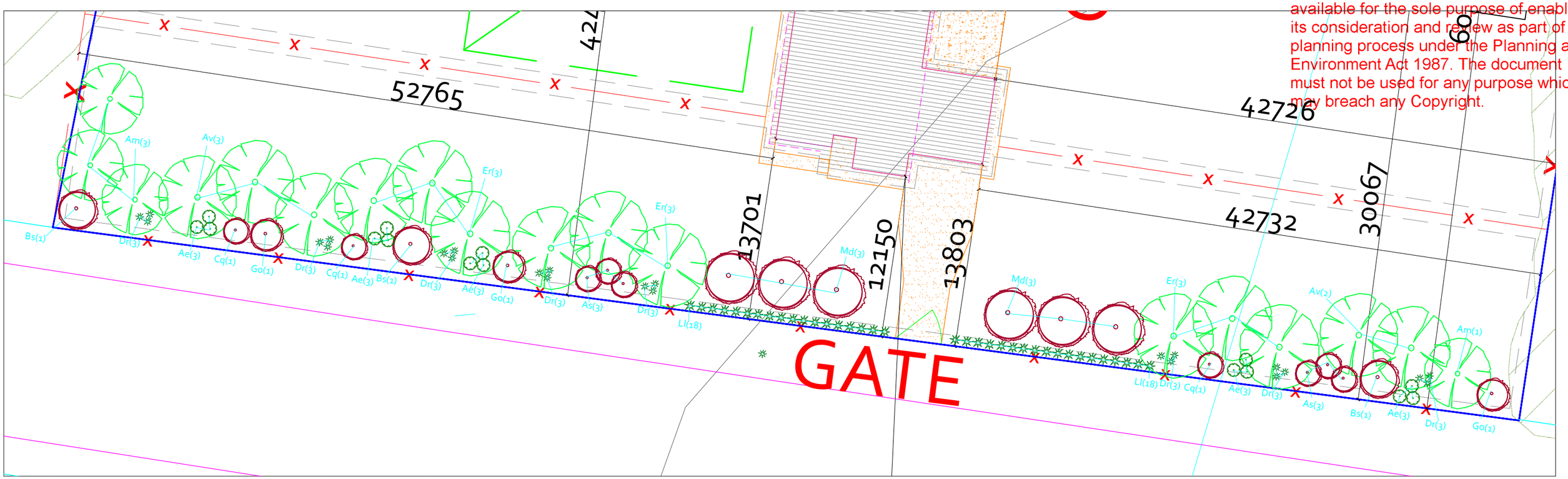
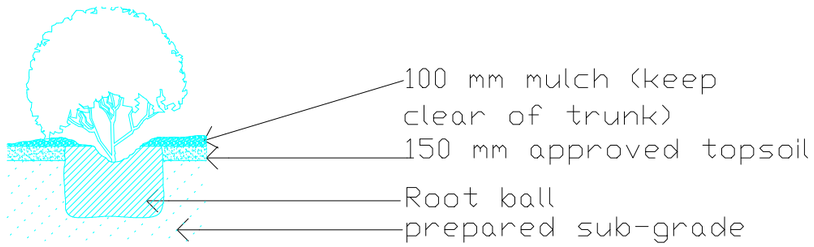


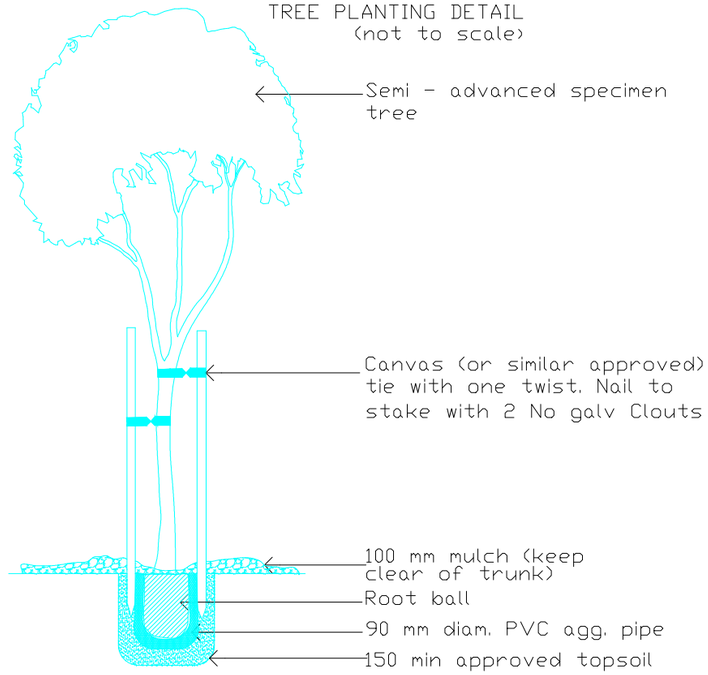
Garden bed establishment-Where indicated on the drawing the contractor shall provide for the establish. All works are to be carried out in accordance with standard horticultural practices. All works shall be carried out under suitable soil conditionsand the use of machinery or hand tools under adverse conditions that would damage the soil structure will not be permitted.
Finished surface level-After final settlement the finished surface level shall be match the top of adjoining bedding edge. Place topsoil to within 75mm below finished level to allow for the replacement of mulch.
Any topsoil bought in will have a light to medium clay loam; top soil should be spread evenly to a depth of 250mm and do not deliver or spread in muddy conditions.
Garden bed preparation before laying mulch in all large garden beds and where thick screen planting occurs cultivate to a depth 0f 300m; do not cultivate when soils are wet.
Gypsum maybe required to be spread on the top soil at a rate of 1-2 kg per sqm and raked lightly into the top soil mix to a depth of 50mm.
Mulch is to be supplied and placed on all garen beds to a minimum thickness of 100mm.
Planting refer to the tree or shrub planting details
Planting general ensure all plants are healthy, disease free and not root bound. Use a slow release fertiliser minimum 6 months at planting.
Indigenous and native plants require a specialised fertiliser that is very low in phosphorous.
Thoroughly soak the beds prior to planting.
Clear mulch and dig hole to larger than the pot or tube size refilling in loose soil to the base and ensuring the plant is planted to 1cm below the natural ground level to allow for the collection of rain water.
Stake and place plant guard around the plant and re establish the mulch. Mature plants will requre staking.
If the soil is extremely dry or hydrophobic water the plants initially with a surfactant/wetting agent to manufacturers specifications.



LANDSCAPE
NOTE: T = Tubestock (75mm)

Code	Botanical Name	Common Name	Height (m)	Width (m)	Pot Size (mm)	No
Am	Acacia melanoxylon	Blackwood	8	5	T	4
Dr	Dianella revoluta	Black-anther Flax Lily	0.6	0.6	T	21
Bs	Bursaria spinosa	Sweet Bursaria	3	3	T	3
Ae	Acrotriche serrulata	Honey Pots	0.1	1	T	15
Cq	Coprosma quadrifida	Prickly Currant Bush	2.5	2	T	3
Av	Allocasuarina verticillata	Drooping Sheoak	8	5	T	5
Go	Goodenia ovata	Hop Goodenia	2	2	T	3
As	Acacia stricta	Hop Wattle	2	2	T	6
Li	Lomandra longifolia	Mat-rush	1	1	T	36
Md	Melaleuca decussata	Totem Poles	3	3	T	6
Er	Eucalyptus radiata	Narrow-leaf Pepermint	8	6	T	9

TREE PLANTING DETAIL
(not to scale)



Note the contractor
shall verify all dimensions and all underground services at the site before commencing work. The contractor shall verify all levels from the consulting engineer prior to construction.

DO NOT SCALE FROM DRAWINGS

PROJECT:

DWG TITLE:
LANDSCAPE PLAN

NORTH

PROJECT NO:

SCALE:
1:300@A3

DATE:
AUG 2019

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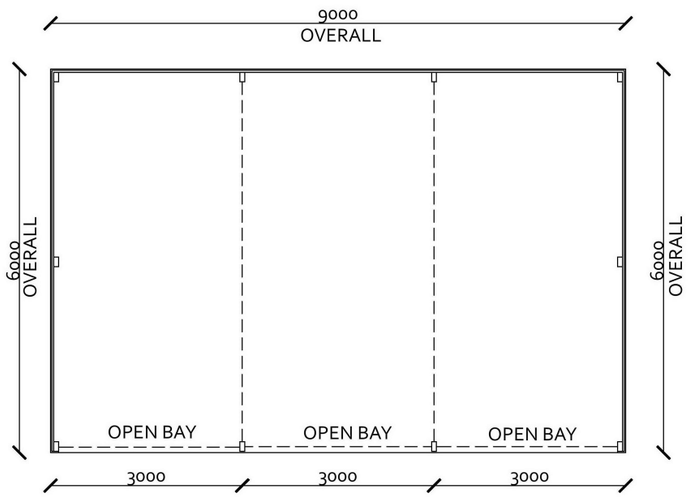


SHELTER FLOOR PLAN
SCALE 1 : 100

EXTERNAL MATERIALS AND COLOURS

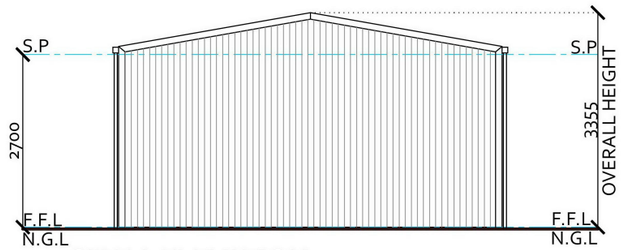
ROOF

- COLORBOND SHEET ROOFING IN WOODLAND GREY (TRIMCLAD PROFILE)

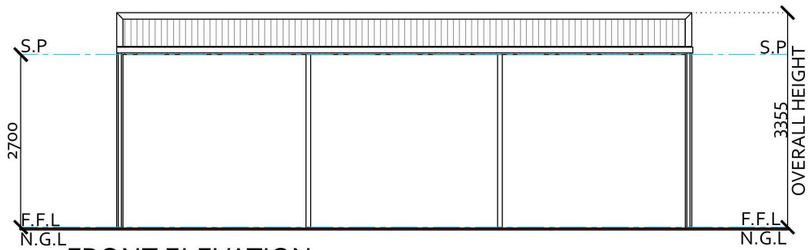
- METAL FASCIA AND GUTTERS IN WOODLAND GREY

WALLS

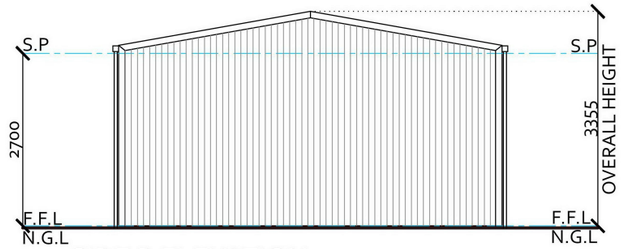
- COLORBOND SHEET ROOFING IN WOODLAND GREY (TRIMCLAD PROFILE)



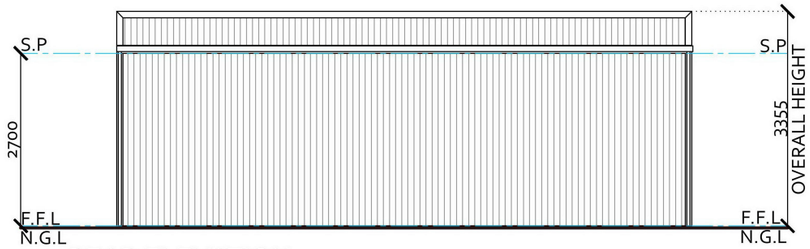
SIDE A ELEVATION
SCALE 1 : 100



FRONT ELEVATION
SCALE 1 : 100



SIDE B ELEVATION
SCALE 1 : 100



REAR ELEVATION
SCALE 1 : 100

Note the contractor
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DO NOT SCALE FROM DRAWINGS

PROJECT:
LOT 1 AND 2 (TP347373K)
SKINNERS ROAD /
KNIGHTS ROAD
BARONGAROOK, 3249

DWG TITLE:
PROPOSED SHELTER
FLOOR PLAN AND
ELEVATIONS

NORTH

PROJECT NO: 936

SCALE: 1:100@A3

DATE: MAY 2019

DRAWINGS FOR PLANNING PERMIT ONLY
NOT TO BE USED FOR CONSTRUCTION

NR LINKS
Your Planning & Permit Consultants
NATURAL RESOURCE LINK PTY LTD
194 Victoria Street,
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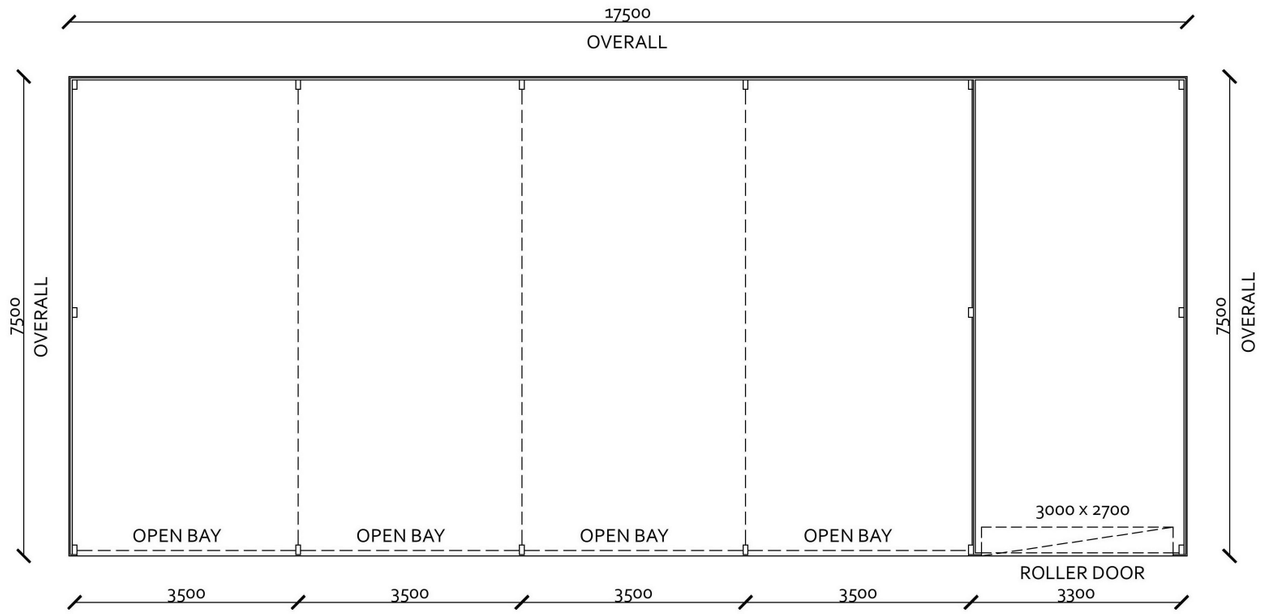
julie@nrlinks.com.au



SHED FLOOR PLAN
SCALE 1 : 100

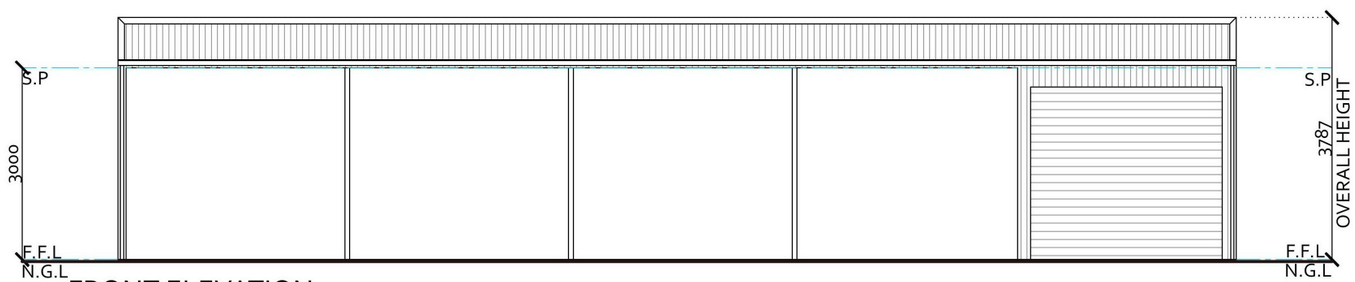
EXTERNAL MATERIALS AND COLOURS

ROOF

- COLORBOND SHEET ROOFING IN WOODLAND GREY (TRIMCLAD PROFILE)
- METAL FASCIA AND GUTTERS IN WOODLAND GREY

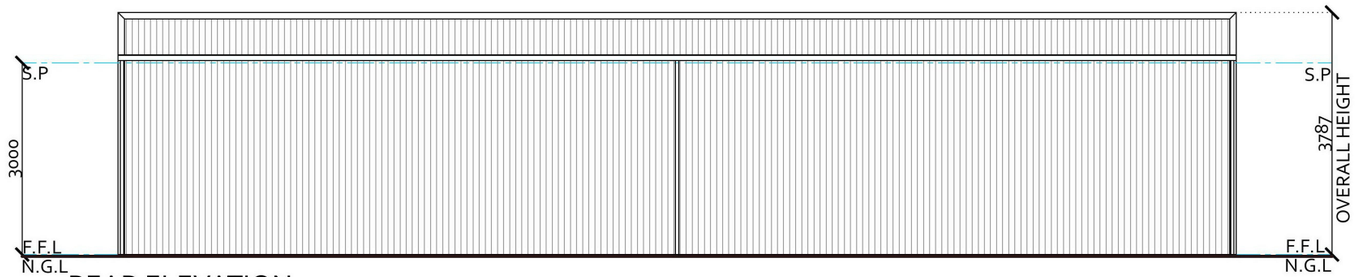
WALLS

- COLORBOND SHEET ROOFING IN WOODLAND GREY (TRIMCLAD PROFILE)

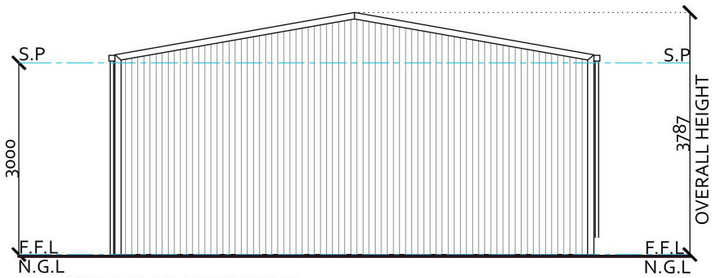


FRONT ELEVATION
SCALE 1 : 100

SIDE A ELEVATION
SCALE 1 : 100



REAR ELEVATION
SCALE 1 : 100



SIDE B ELEVATION
SCALE 1 : 100

Note the contractor shall verify all dimensions and all underground services at the site before commencing work. The contractor shall verify all levels from the consulting engineer prior to construction.

DO NOT SCALE FROM DRAWINGS

PROJECT:
LOT 1 AND 2 (TP347373K) SKINNERS ROAD / KNIGHTS ROAD BARONGAROOK, 3249

DWG TITLE:
PROPOSED SHED FLOOR PLAN AND ELEVATIONS

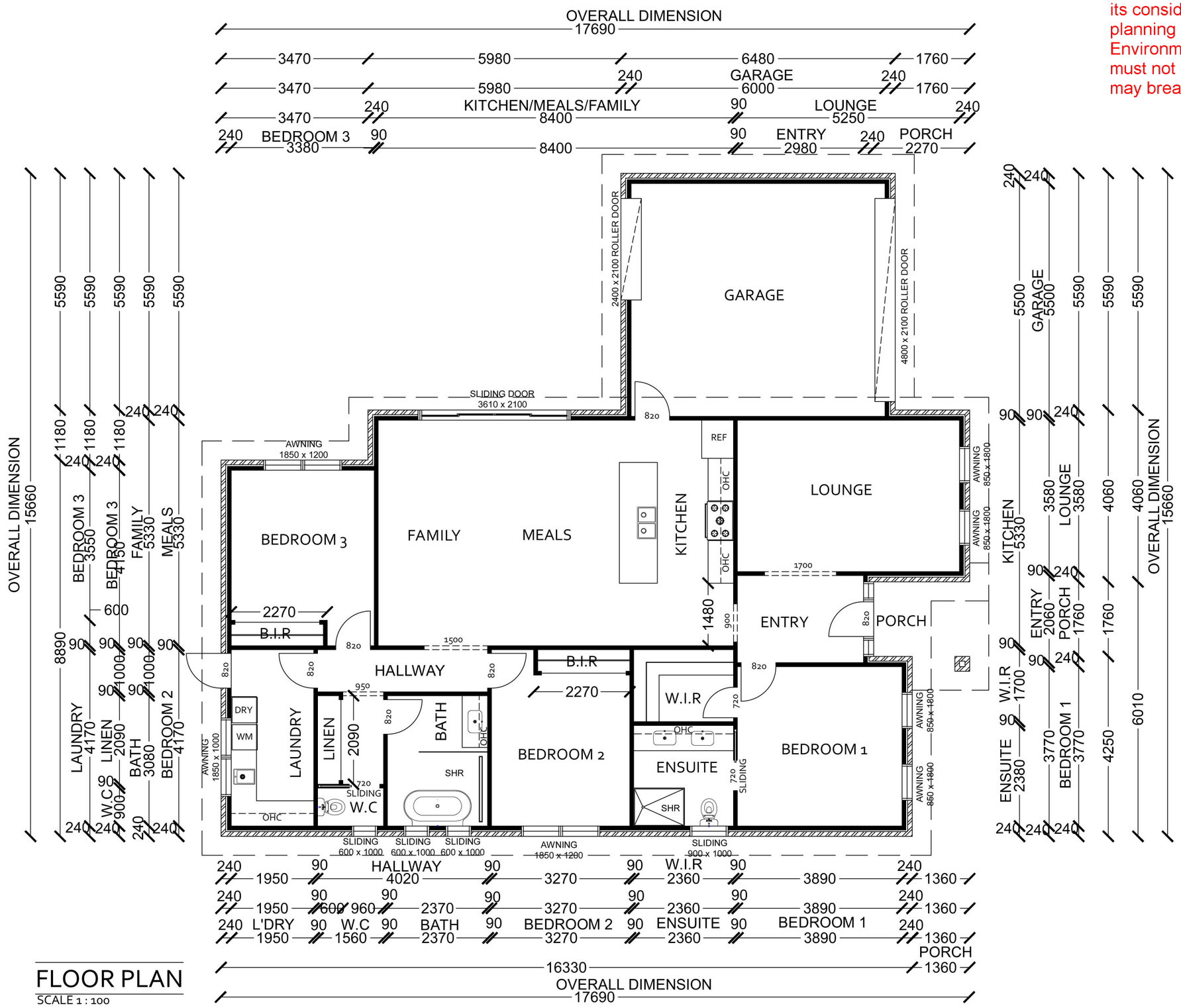
NORTH

PROJECT NO: 936
SCALE: 1:100@A3
DATE: MAY 2019

DRAWINGS FOR PLANNING PERMIT ONLY NOT TO BE USED FOR CONSTRUCTION

NR LINKS
Your Planning & Permit Consultants

NATURAL RESOURCE LINK PTY LTD
194 Victoria Street, Ballarat East, 3350
julie@nrlinks.com.au



FLOOR PLAN

SCALE 1 : 100

Note the contractor
shall verify all dimensions and all underground services at the site before commencing work. The contractor shall verify all levels from the consulting engineer prior to construction.

DO NOT SCALE FROM DRAWINGS

PROJECT:
LOT 1 AND 2 (TP347373K)
SKINNERS ROAD /
KNIGHTS ROAD
BARONGAROOK, 3249

DWG TITLE:
PROPOSED
FLOOR PLAN

NORTH

PROJECT NO: 936

SCALE: 1:100@A3

DATE: MAY 2019

DRAWINGS FOR PLANNING PERMIT ONLY
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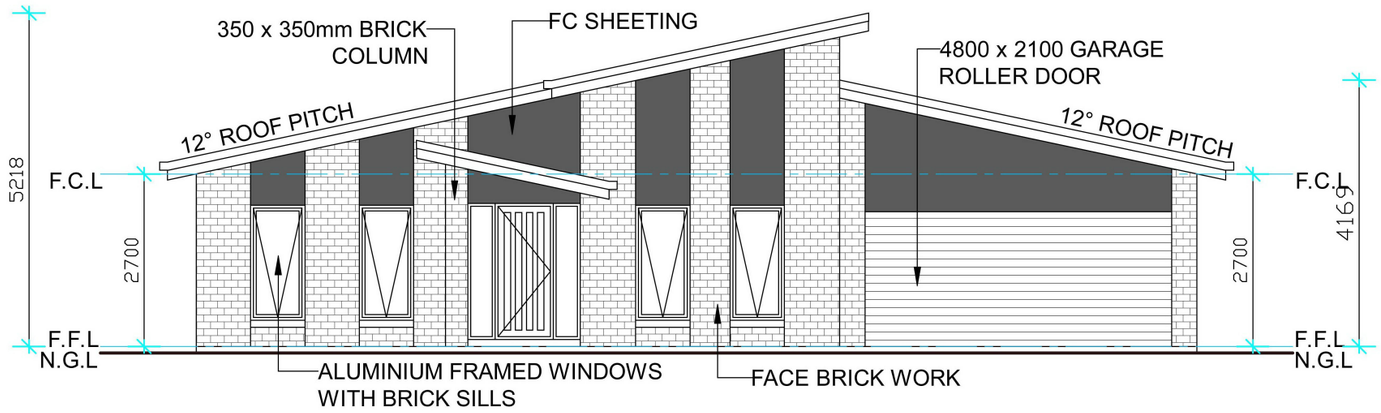
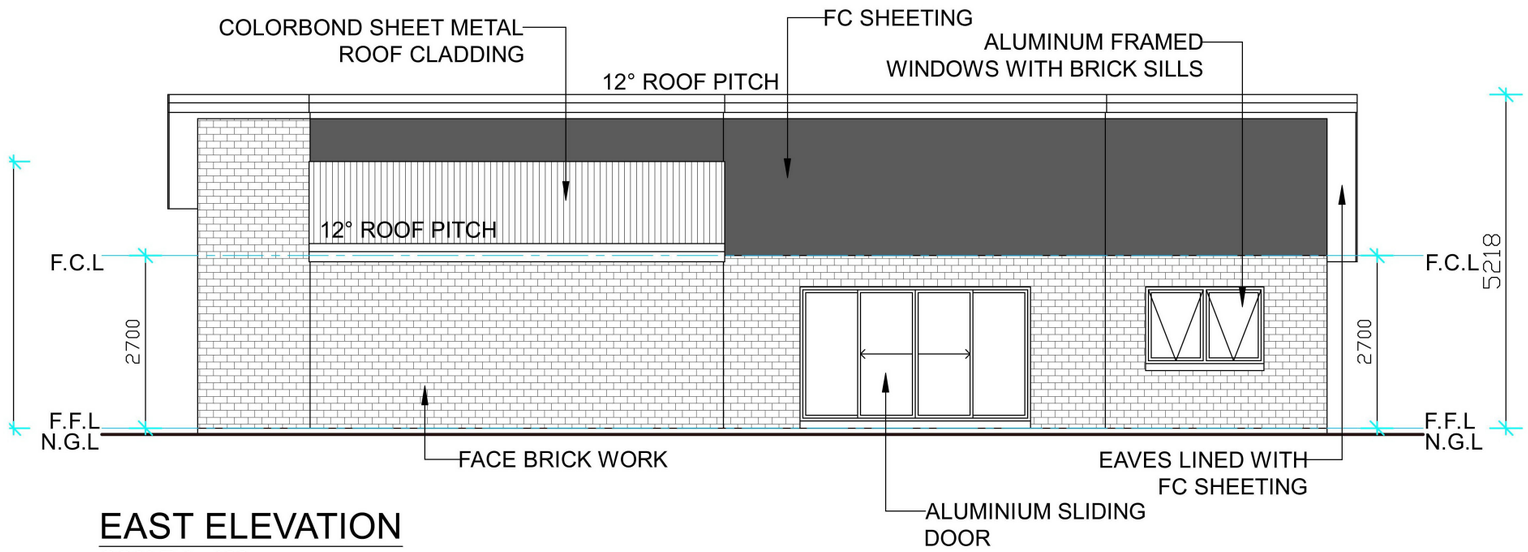


SOUTH ELEVATION

SCALE 1 : 100



EAST ELEVATION

SCALE 1 : 100

EXTERNAL MATERIALS AND COLOURS

ROOF

- COLORBOND SHEET ROOFING IN SURFMIST (TRIMDEK PROFILE)
- METAL FASCIA AND GUTTERS IN SURFMIST
- EAVES LINES IN FC SHEETING FINISHED IN DULUX NATURAL WHITE

WALLS

- PGH BRICKS IN MATTERHORN (ALTITUDE RANGE) NOTE: BRICK WORK TO CEILING HEIGHT
- FC SHEETING IN DULUX DOMINO (ABOVE WINDOWS AND FINISHED BRICK WORK)

WINDOWS

- ALUMINIUM FRAMED AWNING WINDOWS IN SURFMIST
- ALUMINIUM FRAMED SLIDING WINDOWS IN SURFMIST

DOORS

- HUME NEX40 820 x 2040mm PAINTED FINISH DULUX DOMINO (ENTRY DOOR)
- HUME XF3 820 x 2040mm PAINTED FINISH DULUX DOMINO (LAUNDRY DOOR)

Note the contractor shall verify all dimensions and all underground services at the site before commencing work. The contractor shall verify all levels from the consulting engineer prior to construction.

DO NOT SCALE FROM DRAWINGS

PROJECT:
LOT 1 AND 2 (TP347373K)
SKINNERS ROAD /
KNIGHTS ROAD
BARONGAROOK, 3249

DWG TITLE:
PROPOSED ELEVATIONS 01

NORTH

PROJECT NO: 936
SCALE: 1:100@A3
DATE: MAY 2019

DRAWINGS FOR PLANNING PERMIT ONLY
NOT TO BE USED FOR CONSTRUCTION

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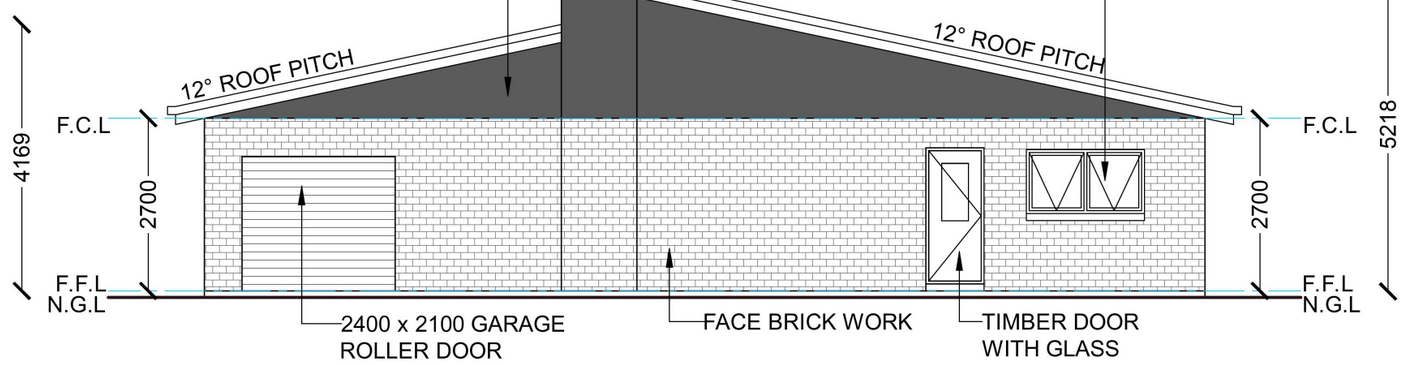
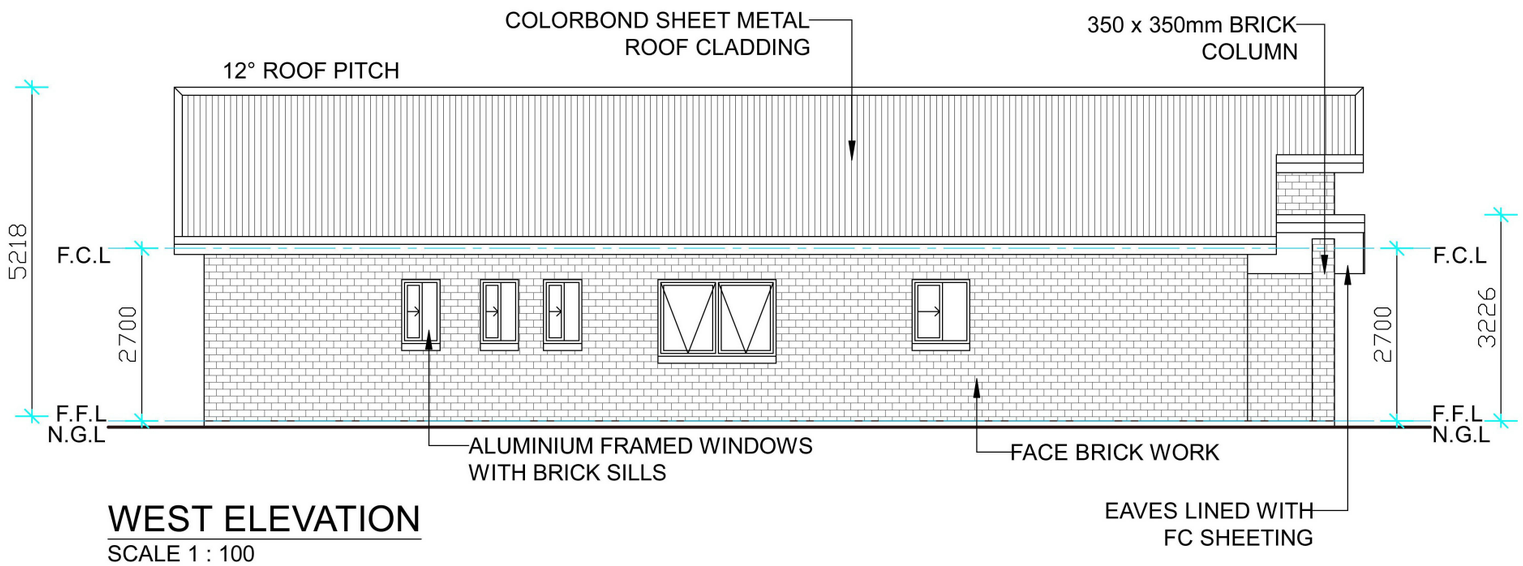


NORTH ELEVATION

SCALE 1 : 100



WEST ELEVATION

SCALE 1 : 100

EXTERNAL MATERIALS AND COLOURS

ROOF

- COLORBOND SHEET ROOFING IN SURFMIST (TRIMDEK PROFILE)
- METAL FASCIA AND GUTTERS IN SURFMIST
- EAVES LINES IN FC SHEETING FINISHED IN DULUX NATURAL WHITE

WALLS

- PGH BRICKS IN MATTERHORN (ALTITUDE RANGE) NOTE: BRICK WORK TO CEILING HEIGHT
- FC SHEETING IN DULUX DOMINO (ABOVE WINDOWS AND FINISHED BRICK WORK)

WINDOWS

- ALUMINIUM FRAMED AWNING WINDOWS IN SURFMIST
- ALUMINIUM FRAMED SLIDING WINDOWS IN SURFMIST

DOORS

- HUME NEX40 820 x 2040mm PAINTED FINISH DULUX DOMINO (ENTRY DOOR)
- HUME XF3 820 x 2040mm PAINTED FINISH DULUX DOMINO (LAUNDRY DOOR)

Note the contractor shall verify all dimensions and all underground services at the site before commencing work. The contractor shall verify all levels from the consulting engineer prior to construction.

DO NOT SCALE FROM DRAWINGS

PROJECT:
LOT 1 AND 2 (TP347373K)
SKINNERS ROAD /
KNIGHTS ROAD
BARONGAROOK, 3249

DWG TITLE:
PROPOSED ELEVATIONS 02

NORTH

PROJECT NO: 936
SCALE: 1:100@A3
DATE: MAY 2019

DRAWINGS FOR PLANNING PERMIT ONLY NOT TO BE USED FOR CONSTRUCTION

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Natural Resource Link Pty Ltd
194 Victoria Street, Ballarat East, Vic, 3350

julie@nrlinks.com.au
0406 459 522

To. Colac Otway Shire 2 September 2019

Re: PP138/2019-1 45 Skinners Rd Barongarook-RFI

1. The attached EMO Plan details that the dwelling and shed are outside of the EMO
2. The brick work is from the PGH bricks range, Matterhorn is a neutral colour as shown below.

3. The shed setbacks is detailed in a new shed setback plan
4. Landscape Plan has been provided
5. The revised planning response has been provided.
6. The application (point 5) now acknowledges that the lots will be consolidated.

NR LINKS
Your Planning & Permit Consultants

Natural Resource Link
Rural and Bushfire Planning

Planning Report for Lot 1& 2 TP 347373 (Skinners Road, Barongarook West, 3249)

Project: A dwelling and farm management enterprise in Farming Zone

Report prepared by: Julie Lee of Natural Resource link for the owner

Natural Resource Link

ABN 23 578 685 507

194 Victoria Street, Ballarat East, Vic, 3350.

Ph: 0406 459 522

Email: julie@nrlinks.com.au

REV	DATE	DETAILS
A	DRAFT	May 2019
B	FINAL	18/6/2019
C	REV.A	Revise decision guidelines and amend to include lot 2- for review
D		

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Natural Resource Link does not accept any liability for an error, omission or loss or other consequence that may arise from relying on this report.

CONTENTS

SUMMARY

The following is covered in detail in this application:

- Application is for a dwelling to enable the landowner a base to undertake an agricultural enterprise that requires the land holder to be on site throughout the year to raise newborn orphaned Bobby Calves.
- Owner is a retired dairy farmer and he wants to down scale and move closer to town
- Owner has noted that he will need to engage with local dairies to provide orphaned male calves to hand raise.
- Male calves are often killed at birth as they are not required in the dairy industry
- Owner feels that he at least gives them a short but happy life on his property
- Calves are on sold at 18-24 months of age for meat.
- Soil is Class 3-4 meaning a mix of soil-based agriculture with low to moderate limitations or areas that are no capable of inherent soil-based agriculture; typically are not highly productive soils for Agriculture.
- Application poses to consolidate lots 1 TP343373 and Lot 2 TP 347373
- Commercial entity may require staff depending on the owners capacity

INTRODUCTION

Applicant	Natural Resource Link
Proposal	A dwelling as part of a farming enterprise
Location	Lot 1 TP 347373 (Skinners Road, Barongarook West, 3249)
Zone	Farming Zone (FZ)
	Schedule to Farming Zone (FZ)
	Erosion Management Overlay (EMO)
	Erosion Management Overlay- Schedule 1 (EMO1)
	Significant Landscape Overlay (SLO)
	Significant Landscape Overlay – Schedule 1 (SLO1)
Lot size	36.1ha
Responsible Authority	Colac Otway
Prepared by	Natural Resource Link Pty Ltd

Natural Resource Link has been engaged by the owner to submit a Planning Permit Application on his behalf for a farm management plan requiring a dwelling on site.

SUMMARY

The application is for a dwelling linked to an Agricultural use.

The agricultural use is raising new born calves from local dairies for on selling for meat production at 800-1000kg (18-24months).

Is classified as Grazing Animal Production under the new Sustainable Farming State Legislation

Relevant code of practice:

- Bobby Calf Transport Standards and Guidelines
- Victorian Code of Practice for Cattle.

Land Capability for agricultural use

- Soil is Class 3-4 meaning a mix of soil-based agriculture with low to moderate limitations or areas that are no capable of inherent soil-based agriculture; typically are not highly productive soils for Agriculture.

Dwelling requirement:

The dwelling is required on site to facilitate:

- Enterprise requires twice daily feeding for the first 4 weeks
- Enterprise requires daily feeding from 4 weeks to 10-12 weeks
- Required monitoring and supervision as specified in the code of practice for cattle.

Landscape Context.

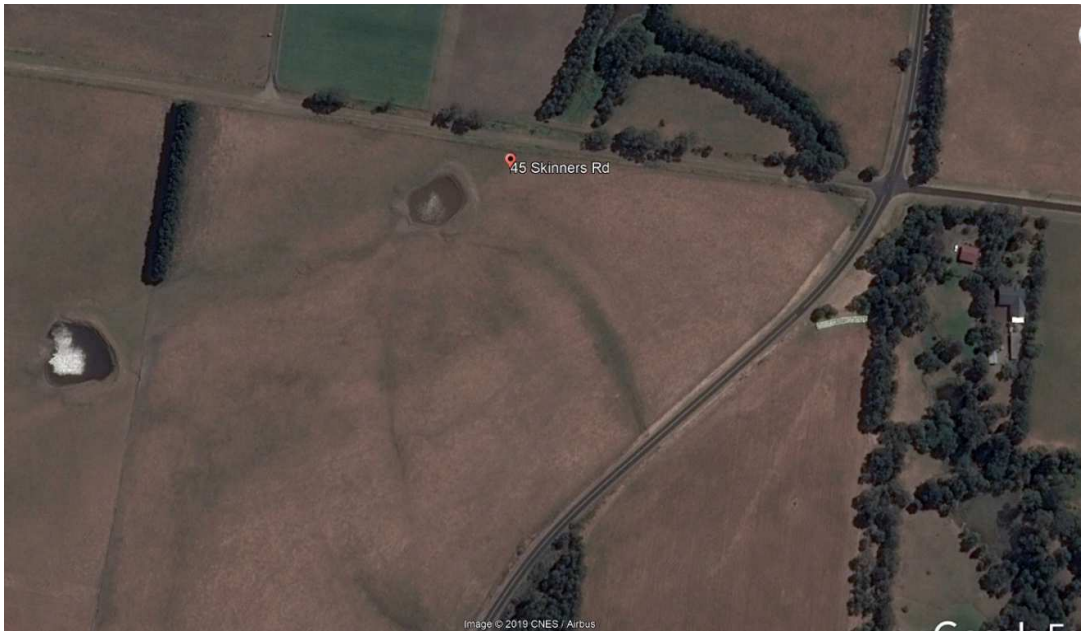
The subject site is on Skinners Rd, Barongarook West which is approximately 113km south of Ballarat and 85km west of Geelong. The locality is central to the Colac Otway Shire, which is predominantly zoned farming.

The subject site is located in a farming area with most farms undertaking grazing, the Geology-Land Capability lends it self to grazing with areas limited for cropping due to fertility, basalt , salinity and drainage issues.

The dam on site shows the shallow soil profile on the lower slopes with patches of mottled clay near the surface. The soil does not have a strong structure and is easily eroded, and poor drainage makes it difficult for stock to reach the water.; whilst there one cow was up

to his body in mud and it took him a while to get loose. The management of the dam will require mitigate to reduce erosion and control traffic.

The image below shows the extent of drainage across the lower slopes that flow into the dams on this and the adjacent site



One of those drainage lines showing pugging from hoofs over the area; pugging leads to the restriction of infiltration in the soil and increases the moisture content in the soil. Trampling also damages vegetation including the root mat leaving the soil prone to erosion. Pugging is synonymous with poorly structured clays. (McDowell.R 2008)

The image above shows the start of erosion from traffic along the drainage lines where the soil is exposed to further water erosion.

The landscape is relatively open and has some ephemeral drainage lines with a mix of exotic and remnant vegetation scattered around the landscape. Vegetation is mainly restricted to boundaries or along roadways. There is also a large residential development located in very close proximity to this site (shown below).

The site is mapped under an Erosion Management Overlay this is due to the dispersive subsoils that are exposed along waterways. The only sites of erosion are along the drainage lines, around the dam and are due to a mix of the poorly structured clays and grazing.

The site has the ability to connect to electricity but will rely on tank water as no potable water is available.

The highest concentration of stock will be the areas of intensive feeding located near the house and this is much better suited to the upper slopes where the soil depth is deeper and has a higher capacity for grazing.

LAND USE

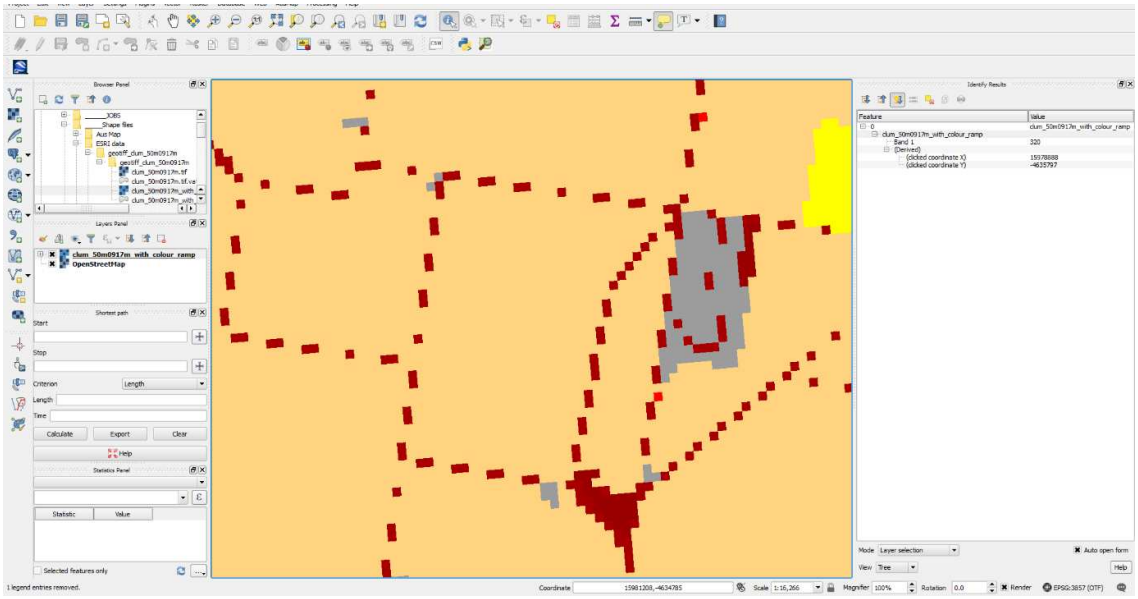
LAND USE

VLIUS (Victorian Land Use Information) states that the site is primarily shown to be classified as 3 (shown below)

CLASS 3 Production from dryland agriculture and plantations

This class includes land that is used principally for primary production, based on dryland farming systems. Native vegetation has largely been replaced by introduced species through clearing, the sowing of new species, the application of fertilisers or the dominance of volunteer species. The range of activities in this category includes plantation forests, pasture production for stock, cropping and fodder production, and a wide range of horticultural production. If there is evidence of irrigation infrastructure, land should be mapped under class 4, 'Production from irrigated agriculture and plantations', even if irrigation water has not been applied in the current growing season.

Fallow or ploughed land should be assigned to the most likely land use based on the dominant activity conducted in comparable nearby areas. Fallow or ploughed land should be allocated to the relevant pasture, cropping or horticulture class (rather than using land in transition). Record the fallow or ploughed status in the management field.



3.2 Grazing modified pastures

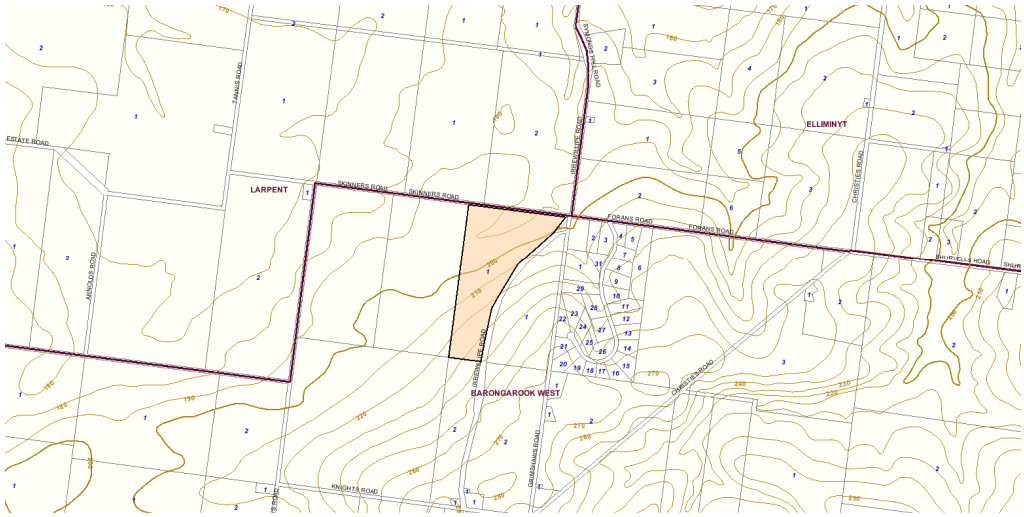
Pasture and forage production, both annual and perennial, based on significant active modification or replacement of the initial vegetation. For ALUM purposes, this class is used when there is greater than 50 per cent dominant exotic species while 2.1, 'Grazing native vegetation', is applied when there is greater than 50 per cent dominant native species.

Most jurisdictions have datasets specifically designed to distinguish native from nonnative vegetation. These datasets should be used to report on native versus non-native vegetation, as the ALUM Classification maps the actual land use as a priority over land cover.

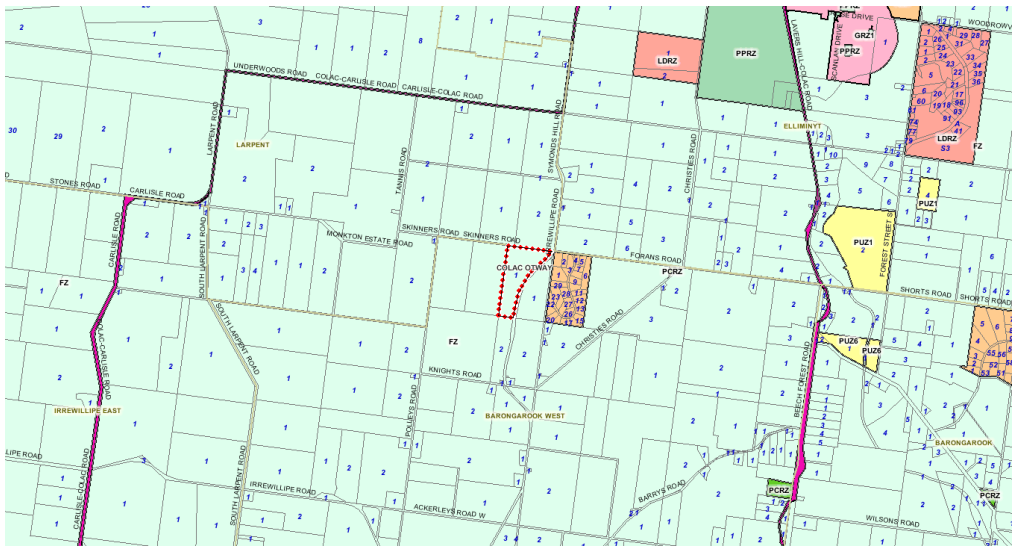
Land under pasture at the time of mapping may be in a rotation system, so that at another time the same area may be, for example, under cropping. Land in a rotation system should be classified according to the prime use (if known) or the land use at the time of mapping, with rotation information recorded in the management field (from

3.2.1 Native/exotic pasture mosaic—pastures in which there is a substantial native species component, despite extensive active modification or replacement of native vegetation. This class may apply where native and exotic pasture is patterned at a relatively fine spatial scale. If there is greater than 50 per cent native pastures then the area should be coded to class 2.1, 'Grazing native vegetation'. If there are no native species present, the area should be classified as one of the other 3.2 'Grazing modified pastures' tertiary classes.

OBJECT SITE AND CONTEXT

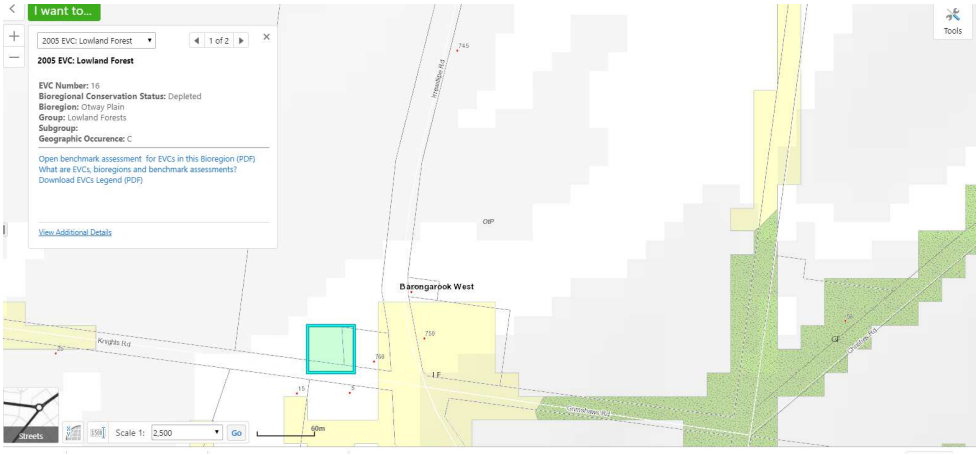


The site is in an old subdivision with similar sized lots that are mostly developed for rural activities with a nearby residential area as shown above. The site is zoned farming below with a residential area (Rural Living) nearby.



ECOLOGICAL VEGETATION CLASS (EVC)

Planning, 29 May 2015).



Interactive mapping (Naturekit) shows the site to be primarily EVC 16 Lowland Forest which is depleted in the Colac Otway Bioregion. This is an image of the area mapped above.

There are no remnants on site this area and the road reserve were assessed on Saturday 18th of May 2019

The site marked above as possibly having EVC 16 Lowland Forest and EVC 175 Grassy Woodland-Otway Plain Bioregion which was assessed on Saturday 18th of May and the only remnant vegetation is along the roadside no remnants were located on site.

LAND MANAGEMENT

The site was typically in good condition and has no major land management issues such as weeds but attention to the lower drainage lines will require amelioration.

Environmental Issues

The environmental issues on site have a potential to cause land degradation from sodic subsoils if activities like ploughing and running large stock such as cows or having too high a stock rate are undertaken.

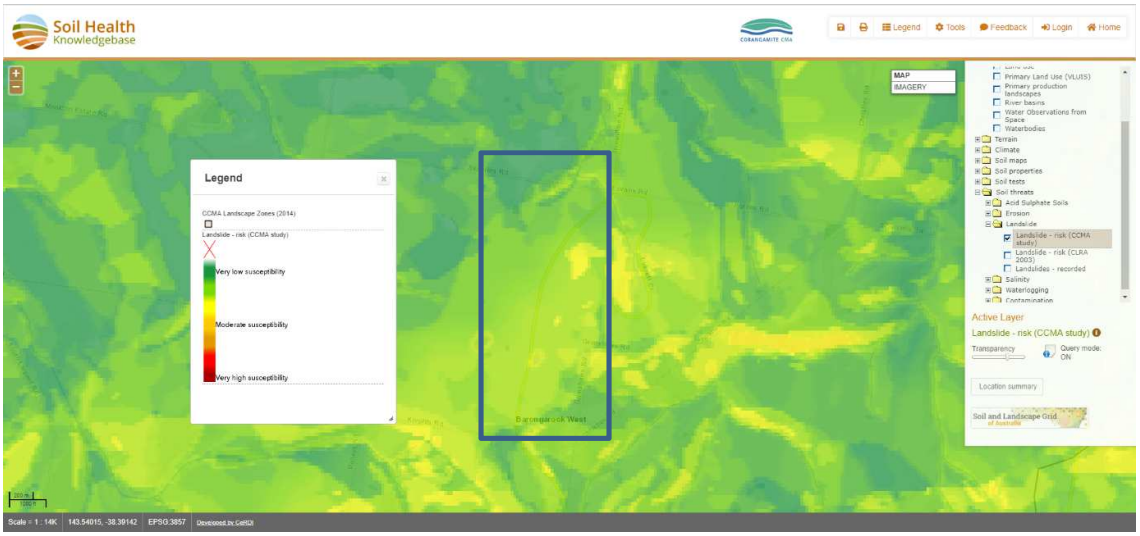
Slippage and Erosion

The site shows erosion issues that are dealt with the site has the following risks for erosion:

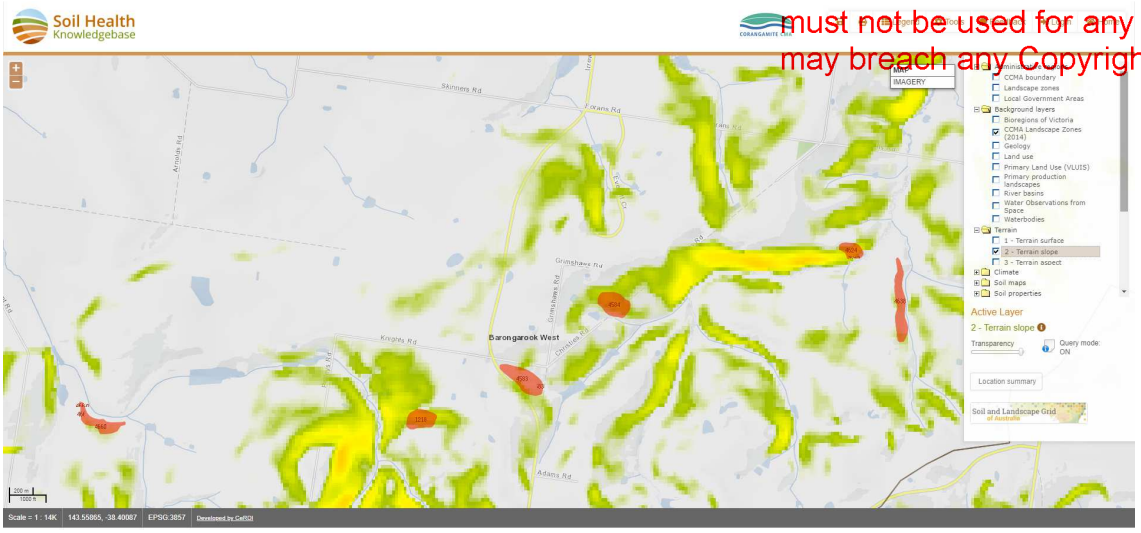
Gully-High 1- High 2

Sheet, wind -High 1

Waterlogging-High.1

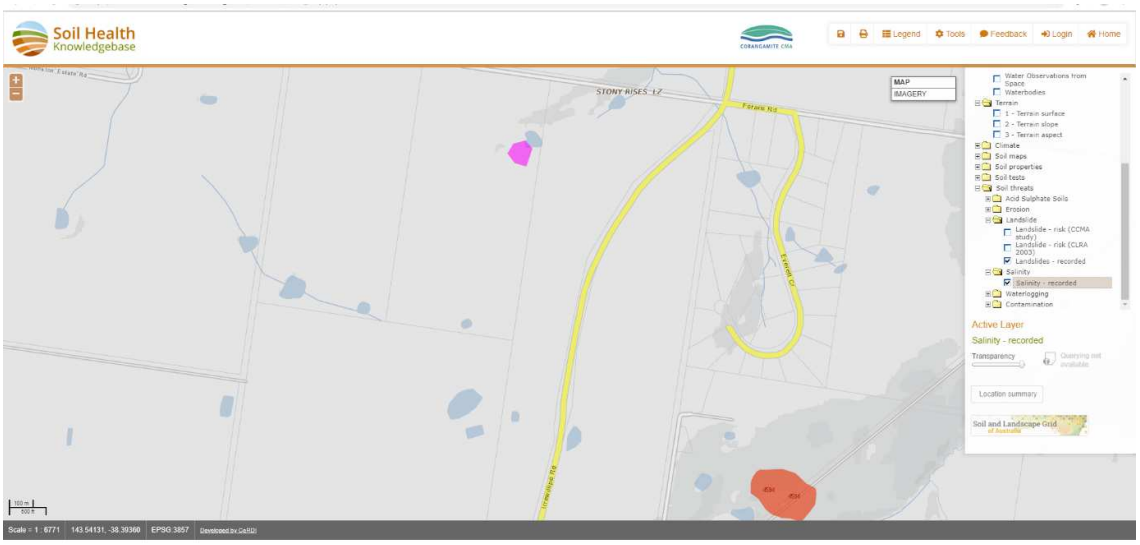


The site is mapped by the CCMA to be of very low susceptibility for land slippage (blue area above)

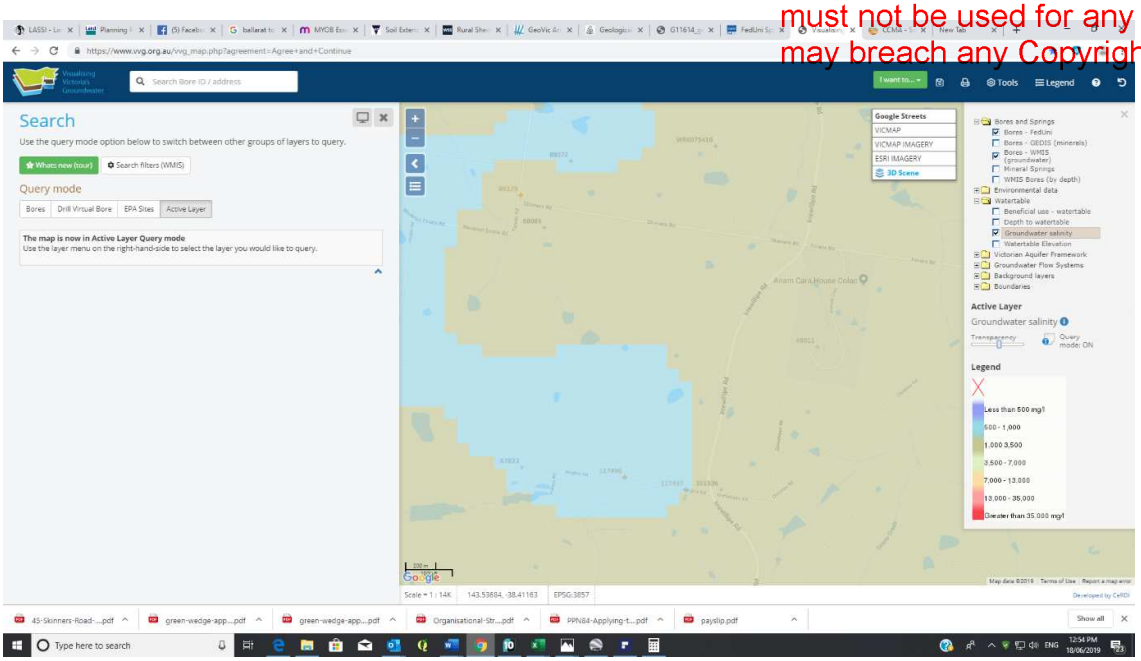


Land slippage recorded in the area is restricted to areas of steeper slopes as shown above.

SALINITY



Salinity has been recorded on an adjacent site near the dam however no evidence of salt indicator plants or potential discharge was noted on the site assessment.

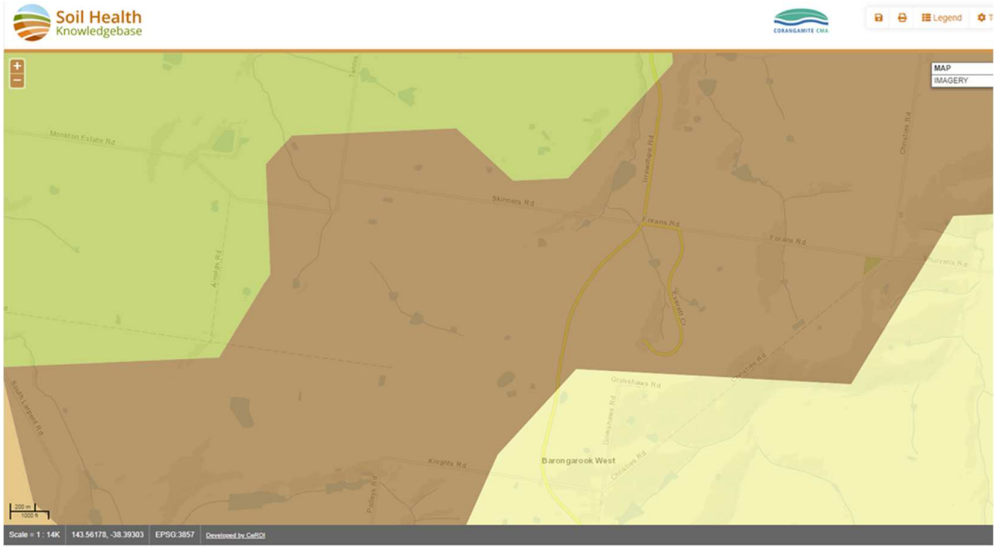


Groundwater salinity is higher in the lower slopes and this is one of the issues in areas of shallow ground water and ground water salinity lowering the land capability for agriculture.

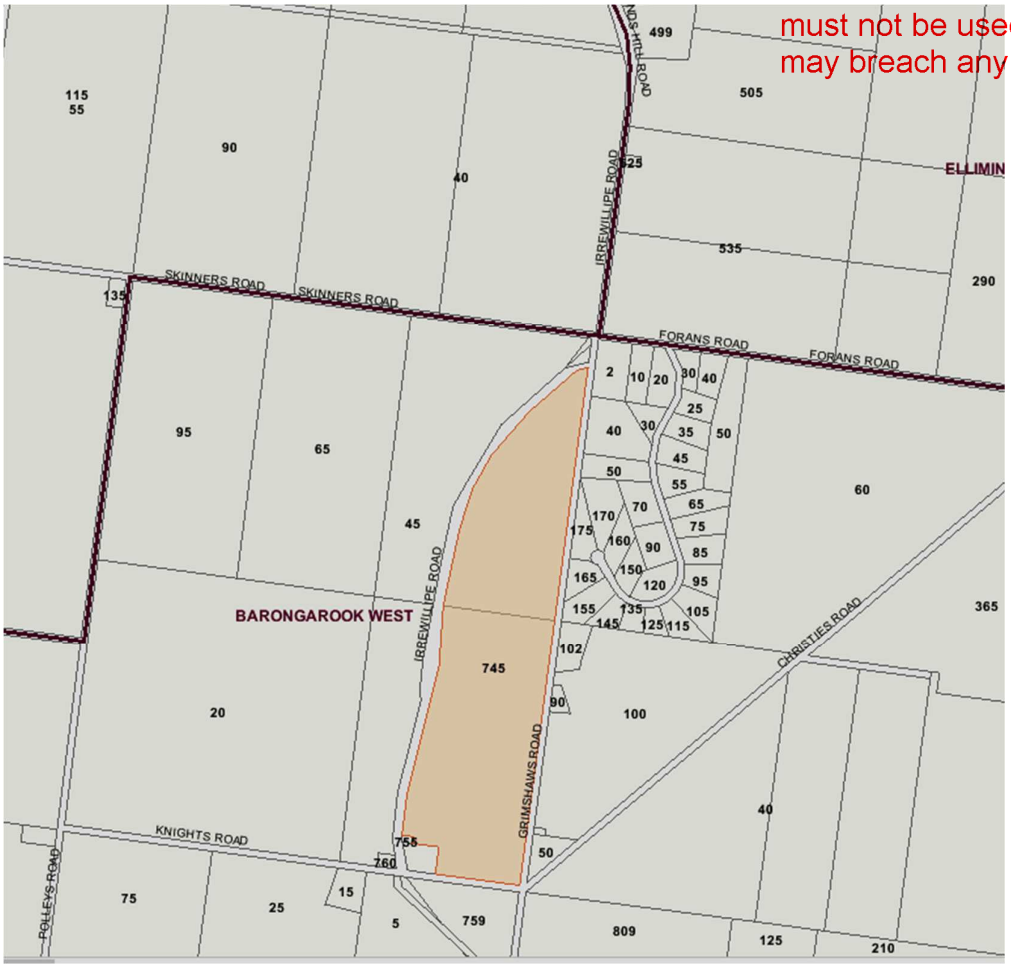
The above image shows the salinity in the upper slopes to be 500-1000 mg/L whilst the lower areas are between 1000 and 3500mg/L

POTENTIAL TO LEAD TO A PROLIFERATION OF DWELLINGS

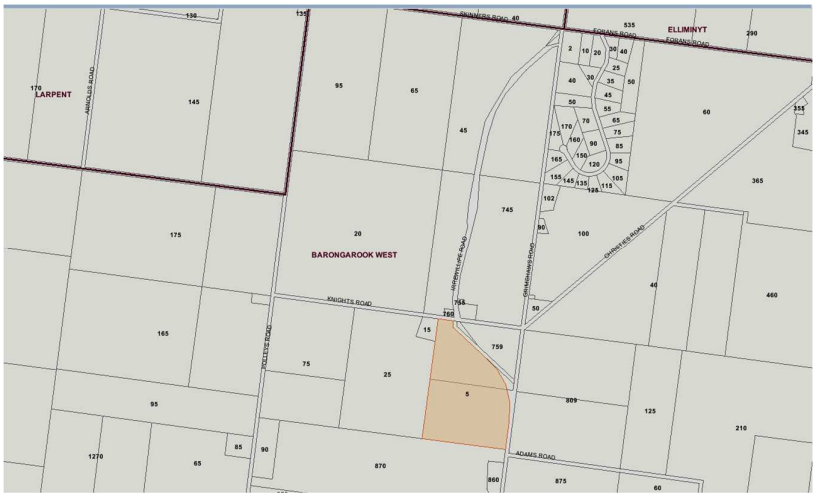
The lot to the West (shown below) is very similar and used mainly for grazing and undeveloped. The sizes of this lot in one ownership (34ha) is well suited to agriculture and would also be a low land capability for agriculture as it is mostly on the flat downslope and a similar soil type-see below (Sodosol)



This development could lead to a dwelling on this site if a proposal to develop that required a house was used. Both sites are of low agricultural value so the impact on productive agricultural land is not relevant. The soils across these two sites and the rural living site are the same and these areas do not contain productive soils.

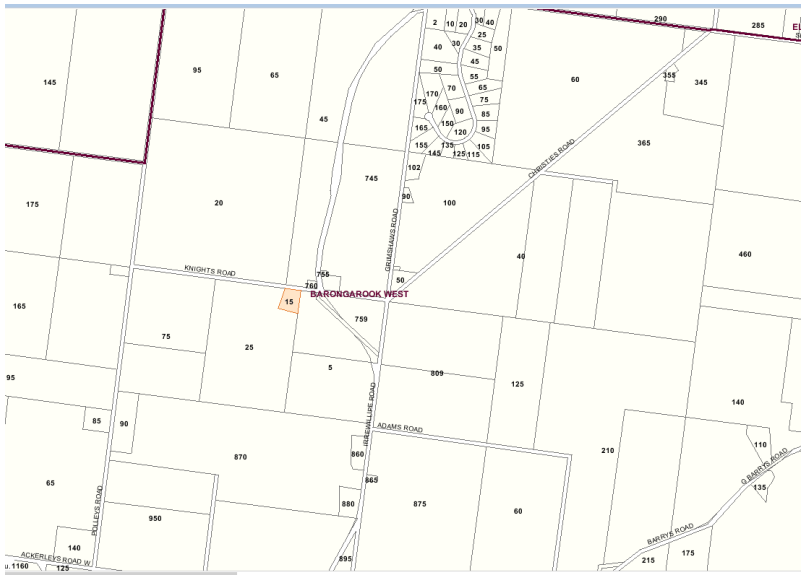


The lot to the east is over the 40ha trigger size and would most likely be consolidated to avoid an application for a dwelling.

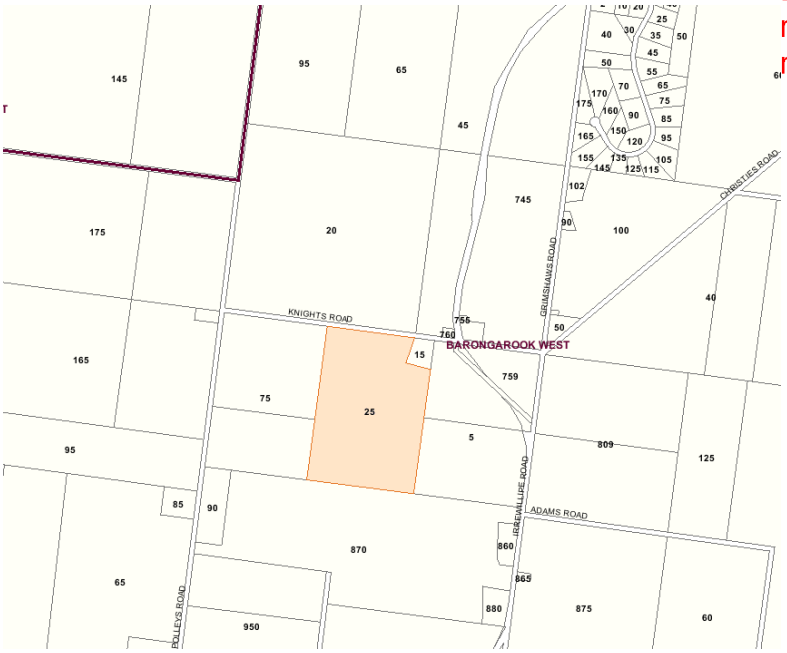


5 Knights rd to the north is undeveloped and is 57 acres in size. This application could lead to a permit for a dwelling on this site although dwellings do not sent precedents in this zone as they have no right of use except as part of an agricultural undertaking.

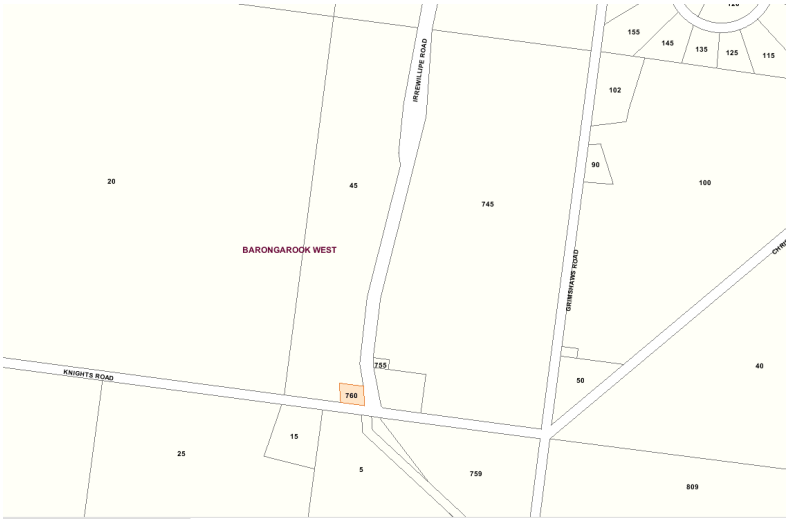
5 Knights rd



15 Knights rd to the south is developed and most likely excised off the larger parcel to the rear



25 Knights rd is undeveloped but was subdivided (PS333356) where it is lot 2 and 15 Knights rd is lot.1. this would have been a farm house excise and the larger lot (25) should have a section 173 agreement to state that the land cannot contain a dwelling. (See Appendix.4.)



760 Irrewillipe rd adjacent is developed (pictured below)

20 Knights rd is developed and situated adjacent to the west of the lot (pictured below)

Summary: the landscape is a mix of developed and undeveloped lots with only two of the adjacent lots not developed and able to use the complexity of dwellings as an argument although this depends on whether they too address the land capability and loss of productive agricultural land and have the same sites adjacent to them. The landscape is a mix and even without this development arguments could be made that the landscape is mostly developed so it is unlikely that one more is going to make a huge impact leading to a proliferation of dwellings.

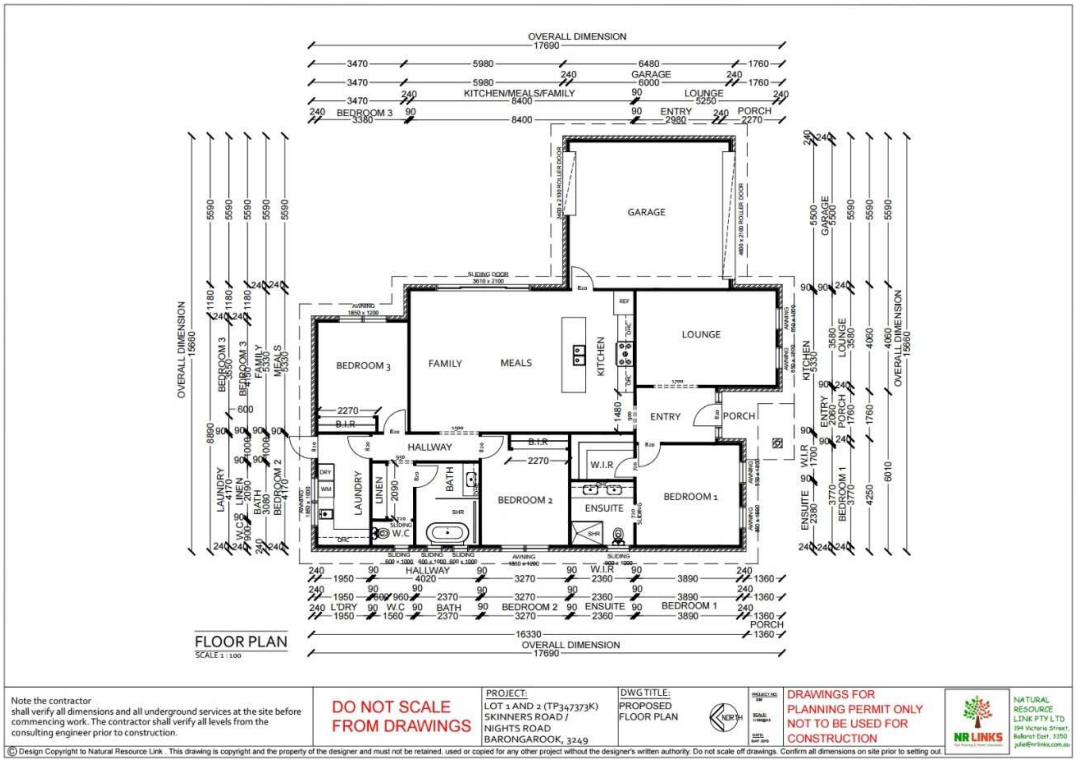
PROPOSAL

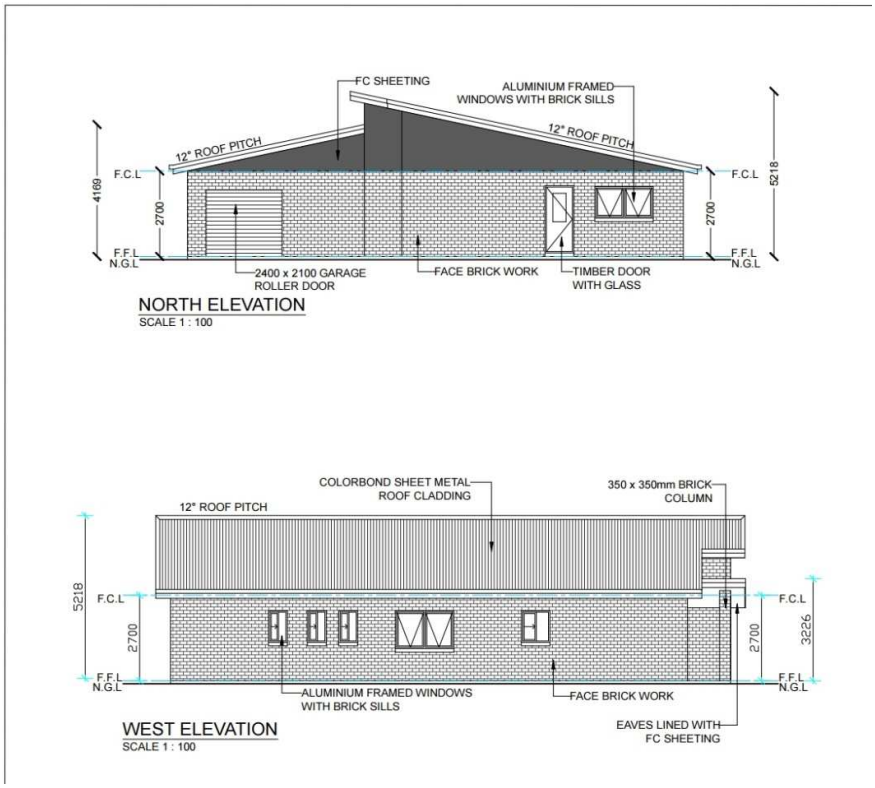
Planning approval is sought to construct a farming enterprise (Grazing and hand raising calves) that requires on site supervision requiring a residence.

AGRICULTURAL USE:

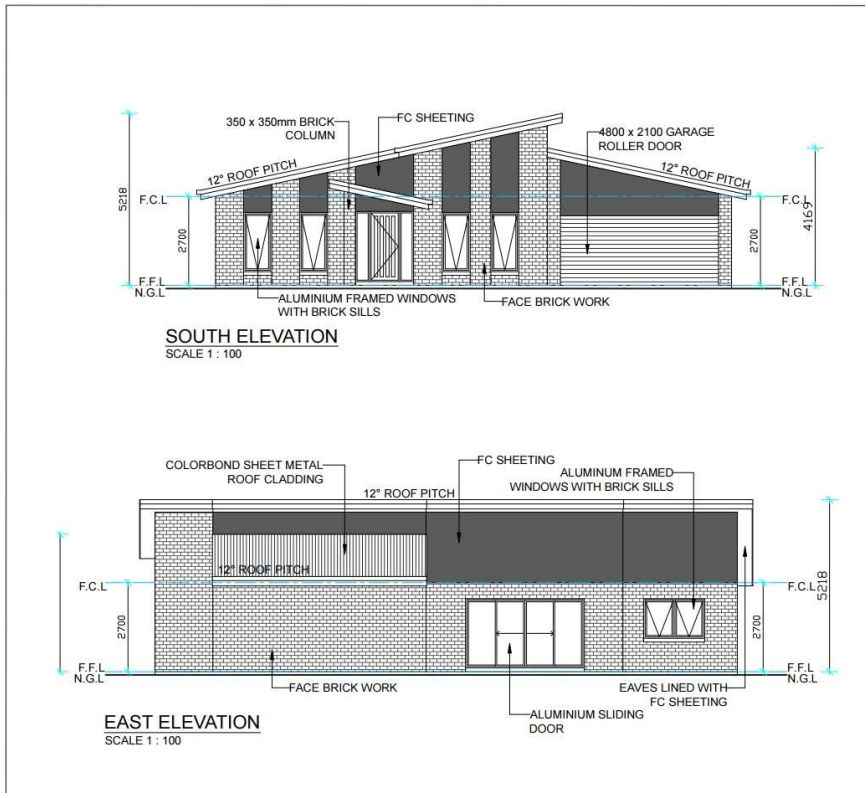
The farming enterprise is covered in the submitted Farm Management Report.

Proposed Dwelling:





Approval is sought for a residence on site to enable the land manager to reside on site and undertake the agricultural activities without potential for extreme financial loss. The codes of practice are quite descriptive in the requirements for feeding and monitoring of calves and this is covered in the Farm Management Report.



STATE PLANNING POLICY FRAMEWORK

Clause 14.01 AGRICULTURE	
Clause 14.01-1S Protection of agricultural land **Objective** To protect the state's agricultural base by preserving productive farmland. Strategies Identify areas of productive agricultural land, including land for primary production and intensive agriculture. Consider state, regional and local, issues and characteristics when assessing agricultural quality and productivity. Avoid permanent removal of productive agricultural land from the state's agricultural base without consideration of the economic importance of the land for the agricultural production and processing sectors.	The site is classed as 3-4 for Land Capability for Agricultural which notes that the soil is suited to the following: Establish perennial grass and clover for specialist grazing. Cold winter temperatures and waterlogging tendencies of the soil restrict agricultural activities. Restrictions to grazing mean that the soil is regarded as not highly productive which in the planning scheme is defined as having more than one use.
Clause 14.01-1S Protection of agricultural land Protect productive farmland that is of strategic significance in the local or regional context. Protect productive agricultural land from unplanned loss due to permanent changes in land use. Prevent inappropriately dispersed urban activities in rural areas. Protect strategically important agricultural and primary production land from incompatible uses. Limit new housing development in rural areas by: Directing housing growth into existing settlements. Discouraging development of isolated small lots in the rural zones from use for dwellings or other incompatible uses. Encouraging consolidation of existing isolated small lots in rural zones	The site is not class 1 or 2 and therefore not of strategic significance. The land is not being converted to any other use than agriculture. The proposed farming activity is suited to the land class if stocking rates are followed and 50% cover is maintained to avoid erosion especially on the lower slopes. Landscape has a moderate level of development at present and there is very little chance of this approval leading to a proliferation of dwellings. The dwelling is required on site to enable the supervision and daily feeding to occur.
Clause 14.01-1S Protection of agricultural land Identify areas of productive agricultural land by consulting with the Department of Economic Development, Jobs, Transport and Resources and using available information. In considering a proposal to use, subdivide or develop agricultural land, consider the: Desirability and impacts of removing the land from primary production, given its agricultural productivity. Impacts on the continuation	The site is classed as 3 for Land Capability for Agricultural us which notes that the soil is suited to the following: establish perennial grass and clover for specialist grazing. Cold winter temperatures and waterlogging tendencies of the soil restrict agricultural activities.

of primary production on adjacent land, with particular regard to land values and the viability of infrastructure for such production. Compatibility between the proposed or likely development and the existing use of the surrounding land. The potential impacts of land use and development on the spread of plant and animal pests from areas of known infestation into agricultural areas. Land capability. Avoid the subdivision of productive agricultural land from diminishing the long-term productive capacity of the land. Give priority to the re-structure of inappropriate subdivisions where they exist on productive agricultural land. Balance the potential off-site effects of a use or development proposal (such as degradation of soil or water quality and land salinisation) against the benefits of the proposal.	Restrictions to grazing mean that the soil is not regarded as productive which in the planning scheme is defined as having more than one use.
Clause 14.01-2S Sustainable agricultural land use Objective To encourage sustainable agricultural land use. Strategies Ensure agricultural and productive rural land use activities are managed to maintain the long-term sustainable use and management of existing natural resources. Support the development of innovative and sustainable approaches to agricultural and associated rural land use practices. Support adaptation of the agricultural sector to respond to the potential risks arising from climate change. Encourage diversification and value-adding of agriculture through effective agricultural production and processing, rural industry and farm-related retailing. Assist genuine farming enterprises to embrace opportunities and adjust flexibly to market changes. Support agricultural investment through the protection and enhancement of appropriate infrastructure. Facilitate ongoing productivity and investment in high value agriculture. Facilitate the establishment and expansion of cattle feedlots, piggeries, poultry farms and other intensive animal industries in a manner consistent with orderly and proper planning and protection of the environment. Ensure that the use and development of land for animal keeping or training is appropriately located and does not detrimentally impact the environment, the operation of surrounding land uses and the amenity of the surrounding area.	The application is for a genuine farming enterprise that is suited to the capability of the soil. There are some land management issues such as poor drainage Currently the area is grazed so this is application is homogenous with current land use in the area. The application will not be deemed a feedlot as the calves are provided with supplementary feeding only and seasonal feeding as required.

16..01-5s Rural Residential Development Objective. To identify land suitable for rural residential development. Strategies. Manage development in rural areas to protect agriculture and avoid in appropriate rural residential development. Encourage the consolidation of new housing in existing settlements where investment in physical and community infrastructure and services has already been made. Demonstrate need and identify locations for rural residential development through a housing and settlement strategy. Ensure planning for rural residential development avoids or significantly reduces adverse economic, social and environmental impacts by: Maintaining the long-term sustainable use and management of existing natural resource attributes in activities including agricultural production, water, mineral and energy resources. Protecting existing landscape values and environmental qualities such as water quality, native vegetation, biodiversity and habitat. Minimising or avoiding property servicing costs carried by local and state governments. Maintaining an adequate buffer distance between rural residential development and animal production. Ensure land is not zoned for rural residential development if it will encroach on high quality productive agricultural and or adversely impact on waterways or other natural resources. Discourage development of small lots in rural zones for residential use or other in compatible uses. Encourage consolidation of existing isolated small lots in rural zones. Ensure land is only zoned for rural residential development where it: Is located close to existing towns and urban centres, but not in areas that will be required for fully serviced urban development. Can be supplied with electricity, water and good quality road access.	The proposal is for an agricultural enterprise that requires the dwelling on site for the purpose of agriculture only. Land is not highly productive agricultural soils and house is sited within a developed area so as to minimise land use conflicts with adjacent landowners. House is sited in a developed area that is currently serviced and unlikely to place a additional burden on services such as roads and rubbish collection. Use maintains an agricultural use and proposes amelioration required to mitigate erosion risk on site. There are no existing patches of native vegetation on the site only to the roadsides along the perimeter. The proposal can be connected to power which will be required for the dwelling and agricultural sheds.
Clause 35.07 FARMING ZONE Shown on the planning scheme map as FZ with a number (if shown). Purpose To implement the Municipal Planning Strategy and the Planning Policy Framework. To provide for the use of land for agriculture. To encourage the retention of productive agricultural land. To ensure that non-agricultural uses, including dwellings, do not adversely affect the	This application is for a dwelling that is required for the agricultural use of raising day old poddy calves from local dairies and raising them until they are sold off as beef cattle. The use is demonstrated and clearly requires for the use as detailed in the farming report. Application does not impact on

use of land for agriculture. To encourage the retention of employment and population to support rural communities. To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision. To provide for the use and development of land for the specific purposes identified in a schedule to this zone	productive agricultural land. Dwelling is located to an area that is already modified by housing to minimise impact . Commercial entity may require staff depending on capacity of the operator. Application seeks to mitigate environmental impacts from erosion by tree planting/fencing and locating buildings outside of the Erosion Management Overlay.
Clause 35.07-1 Table of Uses Dependent person's unit. Must be the only dependent person's unit on the lot.. Must meet the requirements of Clause 35.07-2. Dwelling (other than Bed and breakfast) Must be the only dwelling on the lot. The lot must be at least the area specified in a schedule to this zone. If no area is specified, the lot must be at least 40 hectares. Must meet the requirements of Clause 35.07-2.	Will be the only dwelling proposed on site
Clause 35.07-2 Use of land for a dwelling A lot used for a dwelling must meet the following requirements: Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles. The dwelling must be connected to a reticulated sewerage system or if not available, the waste water must be treated and retained on-site in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970. The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for firefighting purposes. The dwelling must be connected to a reticulated electricity supply or have an alternative energy source. These requirements also apply to a dependent person's unit	The dwelling can easily comply with all the requirements of Clause 35.07-2 The dwelling will have tank water and be connected into the grid for power. Where possible water will be collected on site to provide for stock. The dwelling is located close to the road to facilitate access for emergency vehicles. Site has adequate capacity (size) to contain effluent that is complaint to all EPA setbacks.
Clause 35.07-4 Buildings and works A permit is required to construct or carry out any of the following: A building or works associated with a use in Section 2 of Clause 35.07-1.	This application requires a planning permit.

Clause 35.07-5 Application requirements for dwellings An application to use a lot for a dwelling must be accompanied by a written statement which explains how the proposed dwelling responds to the decision guidelines for dwellings in the zone.	A farm management statement will address this requirement.
Clause 35.07-6 Decision guidelines 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: General issues The Municipal Planning Strategy and the Planning Policy Framework. Any Regional Catchment Strategy and associated plan applying to the land. The capability of the land to accommodate the proposed use or development, including the disposal of effluent. How the use or development relates to sustainable land management. Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses. How the use and development make use of existing infrastructure and services.	The proposed effluent field is located so that it does comply with current EPA requirements. .The dwelling and effluent area located to level areas on site that avoid any deep site cuts tat could contribute to erosion and allow for even distribution of waste water treated by the septic. The capacity for agriculture is suited to low level grazing with a more intensive level (poddy calves) to the higher more stable soil areas.
Clause 35.07-6 Decision guidelines Agricultural issues and the impacts from non-agricultural uses Whether the use or development will support and enhance agricultural production. Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production. The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses. The capacity of the site to sustain the agricultural use. The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure. Any integrated land management plan prepared for the site.	The site has a history of grazing and this is proposed to continue with this application. This application is classified as "Grazing Animal Production" there are areas set aside for weaning, others for post weaning and larger areas away from the house for grazing. The owner has farmed all his life and has a good level of understanding on how to retain cover and when to bring in seasonal food as a response to drought etc. There are no other nearby lots where this application could set a precedent for a dwelling as described in full detail on pages 16-20 An integrated land management plan is required for this application as there are signs of erosion. This has been included in the application.

Clause 35.07-6 Decision guidelines Dwelling issues Whether the dwelling will result in the loss or fragmentation of productive agricultural land. 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. Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses. 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.	A dwelling is reasonably required to ensure that the owner is on site to manage the intensive daily feeding regime as described in daily schedule- Appendix. 5 (Farm Management Plan). The requirements on site have been also demonstrated annually to show that there is a requirement to be on site for feeding etc- Appendix.6 (Farm Management Plan). The capacity for a proliferation of houses is detailed in this report.
Clause 35.07-6 Decision guidelines Environmental issues The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality. The impact of the use or development on the flora and fauna on the site and its surrounds. The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area. The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation	An integrated land management plan is required for this application as there are signs of erosion. This has been included in the application. Site is under an Erosion Management Overlay.
Clause 35.07-6 Decision guidelines Design and siting issues. The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land. The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts. The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance. The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage	The dwelling has been sited close to the road, along with other utilities such as effluent, storage sheds to minimize the loss of productive land. The proposed dwelling is a new brick house that is homogenous with new dwellings in the area and has typical farm outbuildings. There will be screening along Knights road with Indigenous species to facilitate some screening and natural vista to the front setback.

facilities. Whether the use and development will require traffic management measure	
SCHEDULE TO THE FARMING ZONE Minimum area for which no permit is required to use land for a dwelling (hectares). Land south of Princes Highway and land west of Ballarat Road. 40 Hectares. Land north of Princes Highway and land east of Ballarat Road. 80 hectares.	Dwelling requires a permit.
Clause 42.03 Significant Landscape Overlay Shown on the planning scheme map as SLO with a number. Purpose. To implement the Municipal Planning Strategy and the Planning Policy Framework. To identify significant landscapes. To conserve and enhance the character of significant landscapes.	The site contains no significant landscape features and is typical of grazed farmland. The proposal is not proposing any change.
Clause 42.03-1 Landscape character and objectives A schedule to this overlay must contain: A statement of the nature and key elements of the landscape. The landscape character objectives to be achieved	The site contains no significant landscape features and is typical of grazed farmland. The proposal is not proposing any change. Where possible existing screening (vegetation) is being used to hide the dwelling and assist with reducing any potential impact to the landscape vista.
Clause 42.03-2 Permit requirement A permit is required to: Construct a building or construct or carryout works. This does not apply: – If a schedule to this overlay specifically states that a permit is not required. – To the conduct of agricultural activities including ploughing and fencing (but not the construction of dams) unless a specific requirement for that activity is specified in a schedule to this overlay. Construct a fence if specified in the schedule to this overlay. Remove, destroy or lop any vegetation specified in a schedule to this overlay. This does not apply: – If the table to Clause 42.03-3 specifically states that a permit is not required. – To the removal, destruction or lopping of native vegetation in accordance with a native vegetation precinct plan specified in the schedule to Clause52.16.	Not applicable

Clause 42.03-4 Application Requirements An application must be accompanied by any information specified in a schedule to this overlay.	
Clause 42.03-5 Decision Guidelines Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate: The Municipal Planning Strategy and the Planning Policy Framework. The statement of the nature and key elements of the landscape and the landscape character objective contained in a schedule to this overlay. The conservation and enhancement of the landscape values of the area. The need to remove, destroy or lop vegetation to create a defendable space to reduce the risk of bushfire to life and property. The impact of the proposed buildings and works on the landscape due to height, bulk, colour, general appearance or the need to remove vegetation. The extent to which the buildings and works are designed to enhance or promote the landscape character objectives of the area. The impact of buildings and works on significant views. Any other matters specified in a schedule to this overlay.	Where possible existing screening (vegetation) is being used to hide the dwelling and assist with reducing any potential impact to the landscape vista. Outbuildings are typical to farming areas and are not included in screening.
Clause 42.03 SCHEDULE 1 TO THE SIGNIFICANT LANDSCAPE OVERLAY Shown on the planning scheme map as SLO 1. VALLEYS, HILLS AND PLAINS LANDSCAPE PRECINCT	
1.0 Statement of nature and key elements of landscape The Shire contains many sites of geological significance, and other natural features that form key components in establishing the landscape character within the Shire.	No significant geological features on site that require protection. Landscape character/vista considered with placing the dwelling into an area that is screened by existing vegetation.
2.0 Landscape character objective to be achieved To conserve and enhance areas of natural beauty, wildlife habitat, and important natural features. To limit clearance of remnant native vegetation that provides wildlife habitat and forms an important part of the visual landscape. To protect wetland areas as	Protection of existing dams and run off areas from erosion is proposed to mitigate further land degradation.

important habitat for bird life by preventing the drainage of the wetland areas and by ensuring that existing water flow patterns and water quality are not adversely affected. To protect the landscape character of the stony rises and lava flows, including the stone fences which form a landscape feature of historic interest. To protect and enhance the visual quality of waterways, waterbodies, lake fore shores and riparian zones. To protect landscape features including volcanic cones and significant views within the Shire.	
3.0 Permit Requirements A permit is required to remove, destroy or lop any native vegetation. A permit is not required for the following: to remove, destroy or lop any dead vegetation; or to prune any native vegetation provided it does not exceed 20% of the bio-mass of the vegetation; or the removal and crushing of rock, soil and stone; or buildings and works associated within formal outdoor recreation, except involving any new effluent disposal system; or out buildings less than 130m2 in floor area; or alterations and addition to a dwelling of less than 130m2 in additional floor area, except involving any new effluent disposal system; or a post and wire fence less than 1.8m in height; or works undertaken by a public authority relating to water course management, environmental improvements or infrastructure services.	Outbuildings require a permit.
4.0 Application Requirements A landscaping plan should be submitted with an application for buildings and works, or to remove, destroy or lop vegetation, utilizing appropriate species and demonstrating how the affected area will be remediated after development. An application is required to demonstrate the following: All new buildings and works are designed and constructed to avoid contrasting shape, colour, size and mass. Buildings and works are sited and screened so that they become an integral part of the visual landscape rather than dominating it. Buildings and works on ridge lines, the slopes of scoria cones and inside craters are to be avoided. It must be demonstrated	No vegetation is proposed to be removed, destroyed or lopped in this proposal including driveway access to site. Dwelling is sited to a screened area along Knights rd where other dwellings on associated farms are located.

that there is no alternative suitable site and that the buildings and works are essential.	
5.0 Decision Guidelines Before deciding on an application, the responsible authority must consider: The purpose and provisions of this schedule. The overview, objectives and strategies at Clause 21.04-8. The Great Ocean Road Region Landscape Assessment Study (Planisphere2003) The landscape character and whether the proposed development or works will harmonise with this character. The siting, design, dimensions and materials to be used in any buildings. The visibility of proposed buildings or works to the surrounding area or within significant views. The proposed landscaping. The risk of erosion. The impact of buildings or works on drainage of the site. The extent of native vegetation to be removed and the impact on landscape character, drainage, and wildlife habitat. Whether there is a need for removal of native vegetation, drainage works or excavation associated with an approved development, and whether alternative sites are available. The significance of any wildlife habitat affected by the proposed development or works and the relative scarcity of habitat in the area. The significance of the area for recreation and tourism. Whether a section 173 agreement is appropriate in providing for vegetation protection and/or management of the land.	The proposal is homogenous with the land use and area and seeks to mitigated dwelling increases to the vista by screening. Risk of erosion is mitigated and works are required on site for this purpose.
Clause 44.01 EROSION MANAGEMENT OVERLAY Shown on the planning scheme map as EMO with a number (if shown). Purpose To implement the Municipal Planning Strategy and the Planning Policy Framework. To protect areas prone to erosion, landslip or other land degradation processes, by minimising land disturbance and inappropriate development.	The site shows signs of erosion and mitigation works are required to ameliorate further degradation on site.
Clause 44.01-1 Erosion management objectives and statement of risk A schedule to this overlay may contain: Erosion management objectives to be achieved. A statement of risk.	The site shows erosion issues that are dealt with the site has the following risks for erosion: Gully-High 1- High 2 Sheet, wind -High 1

	Waterlogging: Hight
Clause 44.01-2 Buildings and works A permit is required to construct a building or construct or carry out works, including: Roadworks. Buildings and works associated with a dependent person's unit. A domestic swimming pool or spa and associated mechanical land safety equipment. Any matter specified in Clause 62.02-2 if specified in a schedule to this overlay. This does not apply if a schedule to this overlay specifically states that a permit is not required.	A permit is required to construct a dwelling.
Clause 44.01-3 Vegetation removal A permit is required to remove, destroy or lop any vegetation	No vegetation is to be removed.
Clause 44.01-6 Application requirements An application must be accompanied by any information specified in a schedule to this overlay and information showing: The existing site conditions, including land gradient and the extent of any existing erosion, land slip or other land degradation. The extent of any proposed earthworks. The means proposed to stabilise disturbed areas. Any other application requirements specified in a schedule to this overlay.	This has been included.
Clause 44.01-8 Decision Guidelines Before deciding on an application, In addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate: The Municipal Planning Strategy and the Planning Policy Framework. Regional Catchment Strategy (Catchment and Land Protection Act 1994). Environmental Guidelines for Major Construction Sites, Environment Protection Authority, February 1996. Construction Techniques for Sediment Pollution Control, Environment Protection Authority, May 1991. Control of Erosion on Construction Sites, Soil Conservation Authority. Your Dam, an Asset or a Liability, Department of Conservation and Natural Resources. Any proposed measures to manage concentrated run off and site drainage. Any proposed measures to minimise the extent of soild disturbance. Whether the removal of vegetation will increase the	The risks can be managed with retaining cover to at least 50% and for erosion around dams and drainage lines to be mitigated with access control and revegetation where appropriate.

possibility of erosion, the susceptibility to landslip or other land degradation processes, and whether such removal is consistent with sustainable land management. The need to stabilise disturbed areas by engineering works or revegetation. Whether the land is capable of providing a building envelope which is not subject to high or severe erosion concern. Whether buildings or works are likely to cause erosion or landslip. Whether access and servicing of the site or building envelope is likely to result in erosion or landslip. Land Capability Report (if prepared) as developed by the Department of Environment, Land, Water and Planning. The need to remove, destroy or lop vegetation to create defendable space to reduce the risk of bushfire to life and property. Any technical information or reports required to be provided by a schedule to this overlay. Any other matters specified in a schedule to this overlay.	
SCHEDULE 1 TO THE EROSION MANAGEMENT OVERLAY Shown on the planning scheme map as EMO.	
1.0 Land Susceptible to Land slip and Erosion The Shire contains areas which are susceptible to landslip, including land through out the Otway Ranges. A number of geotechnical studies have been under taken, invarious forms and scope, within Colac Otway by various public agencies. Colac Otway Shire Council has adopted updated landslip and erosion data for the whole Shire and subsequent reviews of selected areas displaying a greater complexity of landslip and erosion issues. All land included in the Erosion Management Overlay has been identified as having a sufficiently high risk of potential instability to warrant specific review of these risks prior to the construction of buildings, commencement of works and the removal of vegetation as outlined below.	The land is mapped and shows risk of gully, wind and sheet erosion with gully erosion evident on site. Controlling stock access and revegetation where appropriate along with retention of ground cover will alleviate erosion issues.
3.0 Guidance for users This schedule; Requires at a minimum a Geotechnical Assessment to be prepared by a suitably qualified professional; and Potentially requires a Landslip Risk Assessment to be prepared where required by a	Any buildings are place on flat areas so to avoid any cuts that could cause slippage or erosion.

Geotechnical Assessment or where the site is located within the slope thresholds contained in Clause 6.0 of this schedule by a suitably qualified professional.	
4.0 Objectives To manage the risk of landslip. To ensure that development can be carried out in a manner which will not adversely increase the landslip risk to life or property affecting the subject land or adjoining or nearby land. To ensure that development is not carried out unless the risk associated with the development is a Tolerable Risk or lower. To ensure that applications for development are supported by adequate investigation and documentation of geotechnical and related structural matters. To ensure that development is only carried out if identified geotechnical and related structural engineering risks to life and property are effectively addressed.	Site is mapped to have low potential for slippage however buildings are placed onto flat areas to minimise cuts.
5.0 Exemptions from permit requirements A permit is not required to construct or carry out the following: Earthworks that do not exceed 1m in depth or fill exceeding 1m in height; or A retaining wall that does not exceed 1m in height that is replacing an existing retaining wall with the same form of construction and dimensions and/or materials of improved durability and is not associated with other building construction work and does not provide landslip protection for any adjoining land; or Extension to the floor area of an existing building, including decks and verandahs provided that there is no increase in the ground surface area covered by roofed buildings and the floor area of the extension does not exceed 20m2; or Road works undertaken by a public authority; or Minor structures ancillary to an existing dwelling where the floor area of the structure does not exceed 20m2; or The removal, destruction or lopping of any vegetation providing the roots below ground level are retained; or Timber production where all timber production activities comply with the Code of Forest Practices for Timber Production (Revision No.2 November 1996) or as amended from time to time in accordance with	Site is mapped to have low potential for slippage however buildings are placed onto flat areas to minimise cuts.

section 55 of the Conservation, Forests and Lands Act 1987, and/or the Timber harvesting Prescriptions for Environmental Protection–Otway Region Private Land Native Forests and Plantations, where details of management of landslip risk have been provided to the satisfaction of the Responsible Authority; or I In the Farming Zone, the construction of an outbuilding with a floor area less than 150m2 for non-habitable agricultural purposes.	

CONCLUSION

The site is relatively flat and zoned farming situated in a dairy farming area south of Colac. The land use is primarily grazing with some of the farming area (same geology type as this site) being used for residential development.

The applicant would like to live closer to town and still farm on a smaller scale than what is currently doing. This application demonstrates how on a daily and yearly basis the farming enterprise will require him to be on site for hand feeding of new borns.

The new landowner is utilising a product that is unwanted by the dairy industry and raising them to a saleable size for beef production. Not only does this mean that the calves do have a life rather than the current practice of euthanasia but it also provides a profitable return to the landowner. It is well documented in code of practice how very close monitoring throughout the day is required for this type of undertaking. The farm management plan clearly demonstrates the daily and yearly extent of the enterprise and how monitoring is strongly required. This report supports the need for a dwelling for the agricultural use.

General issues

The farm management plan demonstrates how the soils capacity is well suited to grazing and supplies a DSE rate for this purpose.

Agricultural issues and the impacts from non-agricultural uses.

All levels of planning recognise the importance of protecting high quality agricultural soils and minimising risk of conflict between different land uses.

The site is ideally placed spatially in the landscape and will have no impact on surrounding land use

The heterogeneity of the landscape is such that it is low density rural-residential/farming with some residential use and pockets of vegetation. This application is homogenous with the landscape, so conflicts are not considered to be a concern.

Dwelling issues

The dwelling is reasonably required for the agricultural undertaking and this is clearly demonstrated in the farm management plan; therefore, it is required to be located within close proximity to the weaning paddocks along with a farm/storage shed. The road (Knights) already contains dwellings so would be currently serviced for council services such as rubbish and this proposal will not contribute to a significant impact. The site is also well serviced with electricity and a made road along the boundary.

Environmental Issues

This site has risk of erosion and low risk for slippage and there is moderate to high salinity in the lower slopes. The erosion on site is due to stock traffic and limiting and controlling access with revegetation where appropriate. The landowner will need to maintain ground cover to at least 50% and supplement feed when ground cover is below this level.

Design and siting issues.

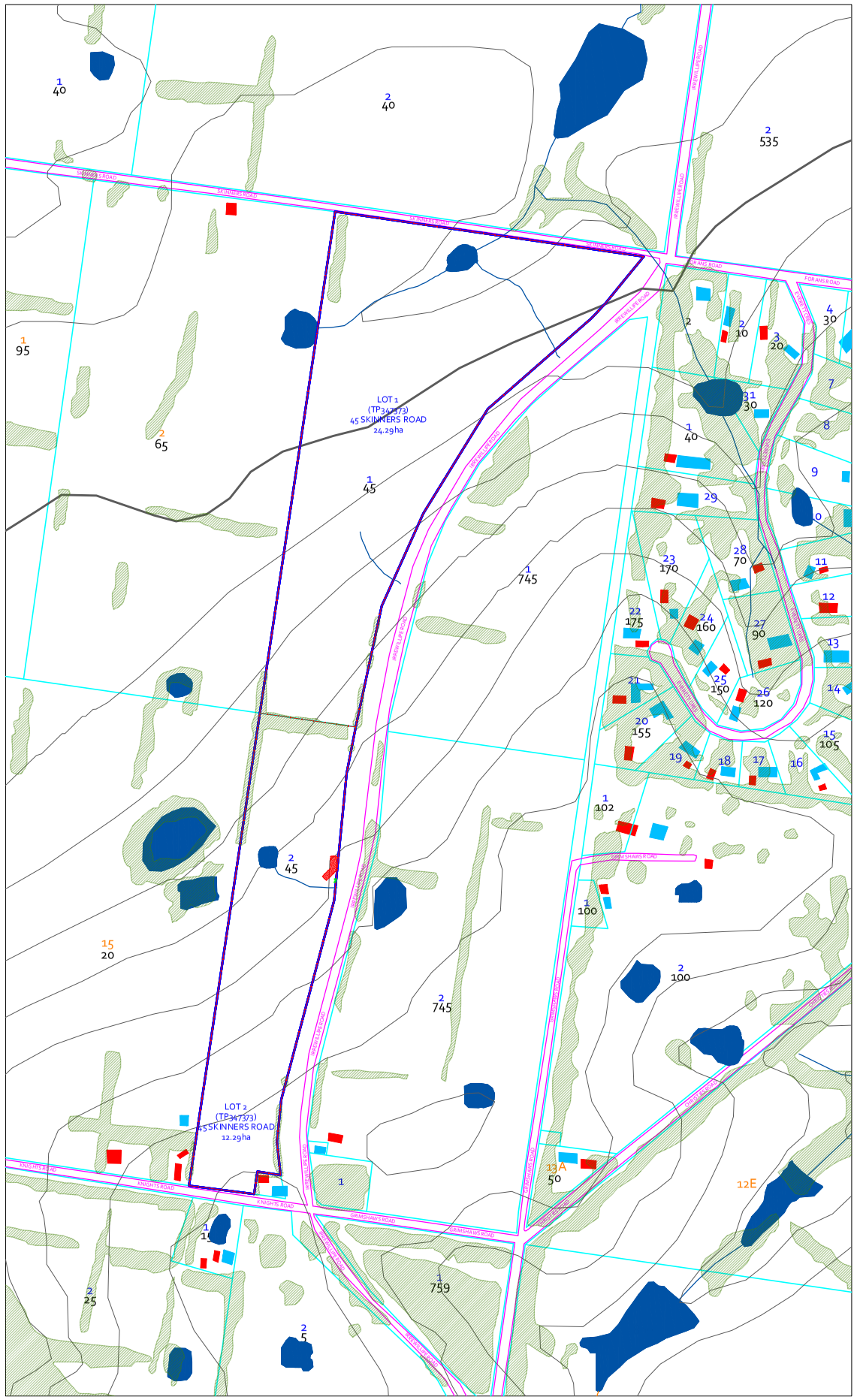
The proposed dwelling is also sited near to the weaning paddocks for monitoring and feeding requirements.

The application is a viable farming enterprise that requires close on-site supervision and therefore requires a dwelling on site. The application is homogenous to the landscape and no conflicts are evident from this proposal and the application should be support by its merits that are clearly supported by the relevant codes of practice and the farm management plan.

References

McDowell.R (2008), Environmental Impacts of pasture-based farming, Invermay Agricultural Centre.Nz, Cab International Publishing, Oxfordshire, England.

APPENDIX.1 EXISTING CONDITIONS



EXISTING CONDITIONS

TOTAL PROPERTY SIZE
365858m² (36.58ha)

LOT 1
242939M² (24.29ha)

LOT 2
122920m² (12.29ha)

NO EXISTING DWELLINGS OR SHEDS ON PROPERTY.

LEGEND

DWELLINGS

DAMS

REMANT VEGETATION

BOUNDARY LINES

CONTOURS

GARAGES / CARPORTS

WATER WAYS

ROADS

EXISITNG HOLDING YARD

EXISITNG GATE

PROPERTY IDENTIFICATIONS

BLACK - PROPERTY ADDRESS
BLUE - ALLOTMENT NUMBER
ORANGE - CROWN ALLOTMENT
RED - CROWN SECTION

Note the contractor
shall verify all dimensions and all underground services at the site before commencing work. The contractor shall verify all levels from the consulting engineer prior to construction.

DO NOT SCALE FROM DRAWINGS

PROJECT:
LOT 1 AND 2 (TP347373K)
SKINNERS ROAD /
KNIGHTS ROAD
BARONGAROOK, 3249

DWG TITLE:
EXISITING PLAN

NORTH

PROJECT NO: 936

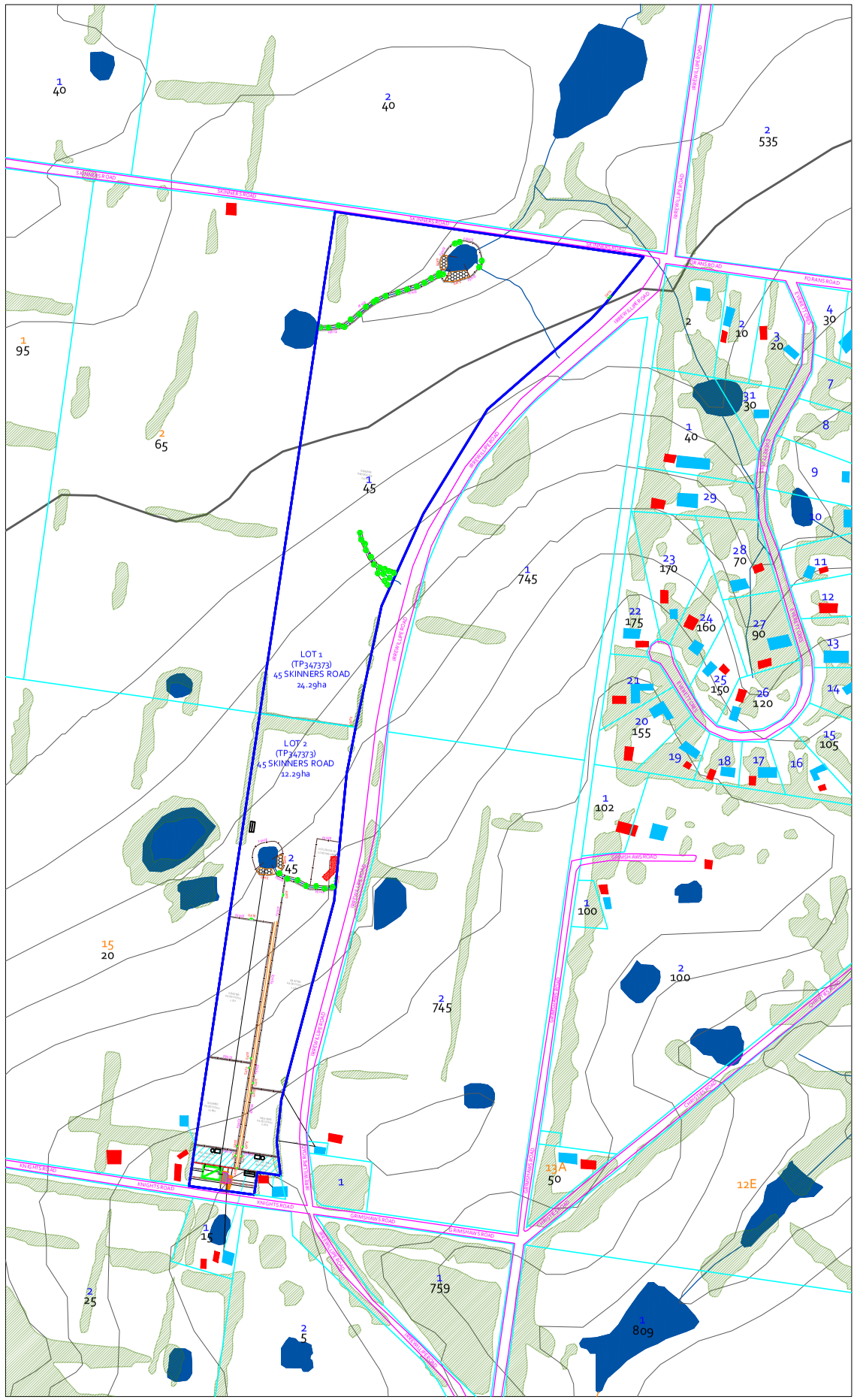
SCALE: 1:10000@A3

DATE: MAY 2019

DRAWINGS FOR PLANNING PERMIT ONLY
NOT TO BE USED FOR CONSTRUCTION

NR LINKS
Your Planning & Permit Consultants
NATURAL RESOURCE LINK PTY LTD
134 Victoria Street,
Ballarat East, 3350
julie@nrlinks.com.au

APPENDIX.2 PROPOSED SITE PLAN



PROPOSED CONDITIONS

TOTAL PROPERTY SIZE
365858m² (36.58ha)

LOT 1
242939M² (24.29ha)

LOT 2
122920m² (12.29ha)

PROPOSED 3 BEDROOM DWELLING WITH ATTACHED GARAGE (205m²)
ALLOCATED LOT SIZE FOR DWELLING IS 4414m².

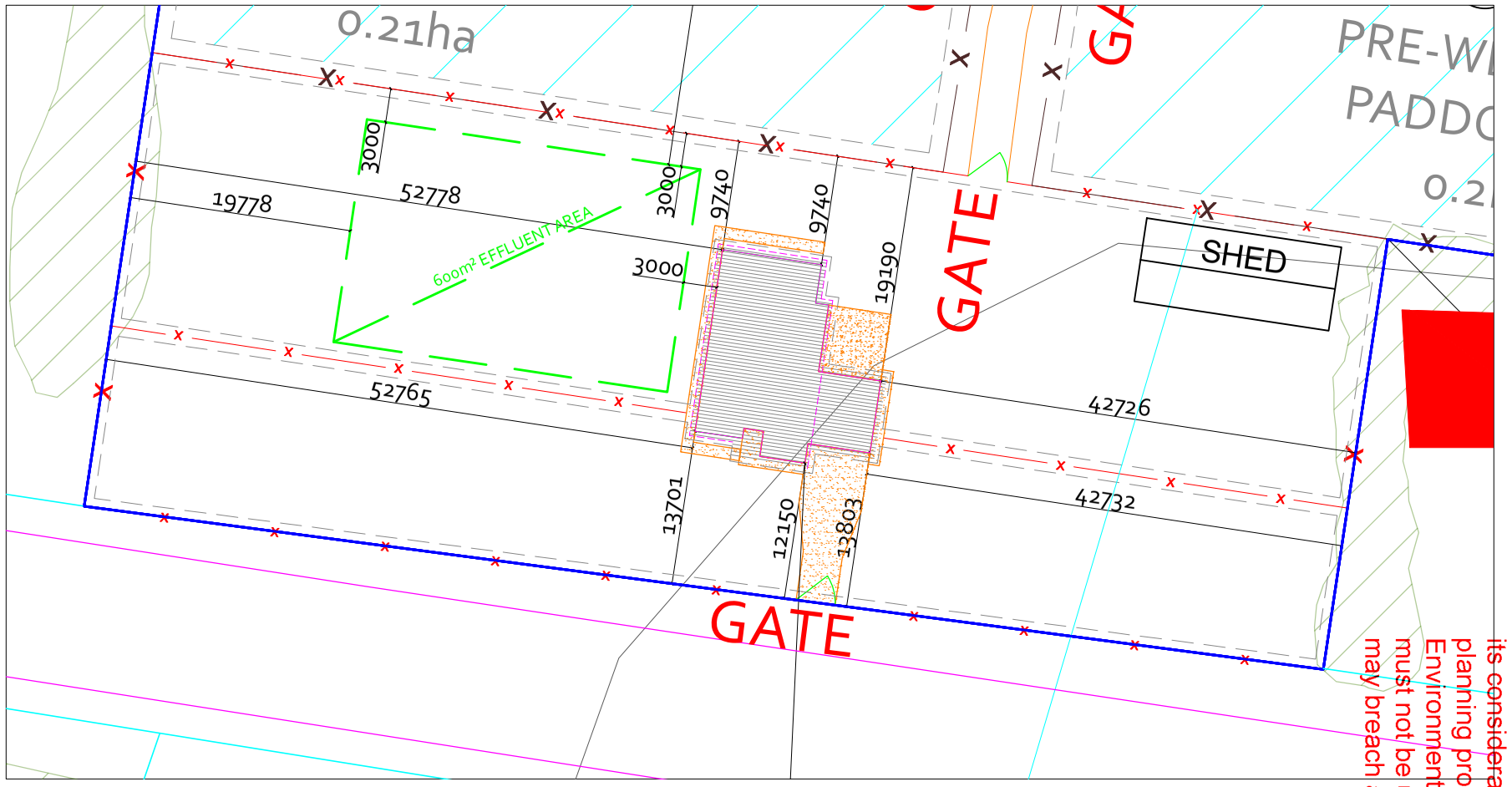
LEGEND

DWELLINGS
DAMS
REMANT VEGETATION
BOUNDARY LINES
CONTOURS
COVER FOR COWS
GARAGES / CARPORTS
WATER WAYS
ROADS
EXISITNG HOLDING YARD
EXISITNG AND PROPOSED GATES
WATER TANK

PROPERTY IDENTIFICATIONS

BLACK - PROPERTY ADDRESS
BLUE - ALLOTMENT NUMBER
ORANGE - CROWN ALLOTMENT
RED - CROWN SECTION

EFFLUENT AREA
DRIVEWAY AND PATHS
NEW FENCING FOR YARDS
PROPOSED TREES AND GRASSES



VIEWPORT OF PROPOSED DWELLING FRONT, REAR AND SIDE SETBACKS (NTS).
PROPOSED DWELLING FRONT SET BACK 12.15m
PROPERTY 15 KNIGHTS ROAD IS APPROX: 112.47m FROM PROPOSED DWELLING.
EFFLUENT AREA OF 600m² SET BACK 19.77m FROM NEIGBORING BOUNDARY, 3.0m FROM PROPOSED DWELLING.

Note the contractor
shall verify all dimensions and all underground services at the site before commencing work. The contractor shall verify all levels from the consulting engineer prior to construction.

DO NOT SCALE FROM DRAWINGS

PROJECT:
LOT 1 AND 2 (TP347373K)
SKINNERS ROAD /
KNIGHTS ROAD
BARONGAROOK, 3249

DWG TITLE:
PROPOSED PLAN

NORTH

PROJECT NO: 936
SCALE: 1:10000@A3
DATE: MAY 2019

DRAWINGS FOR PLANNING PERMIT ONLY
NOT TO BE USED FOR CONSTRUCTION

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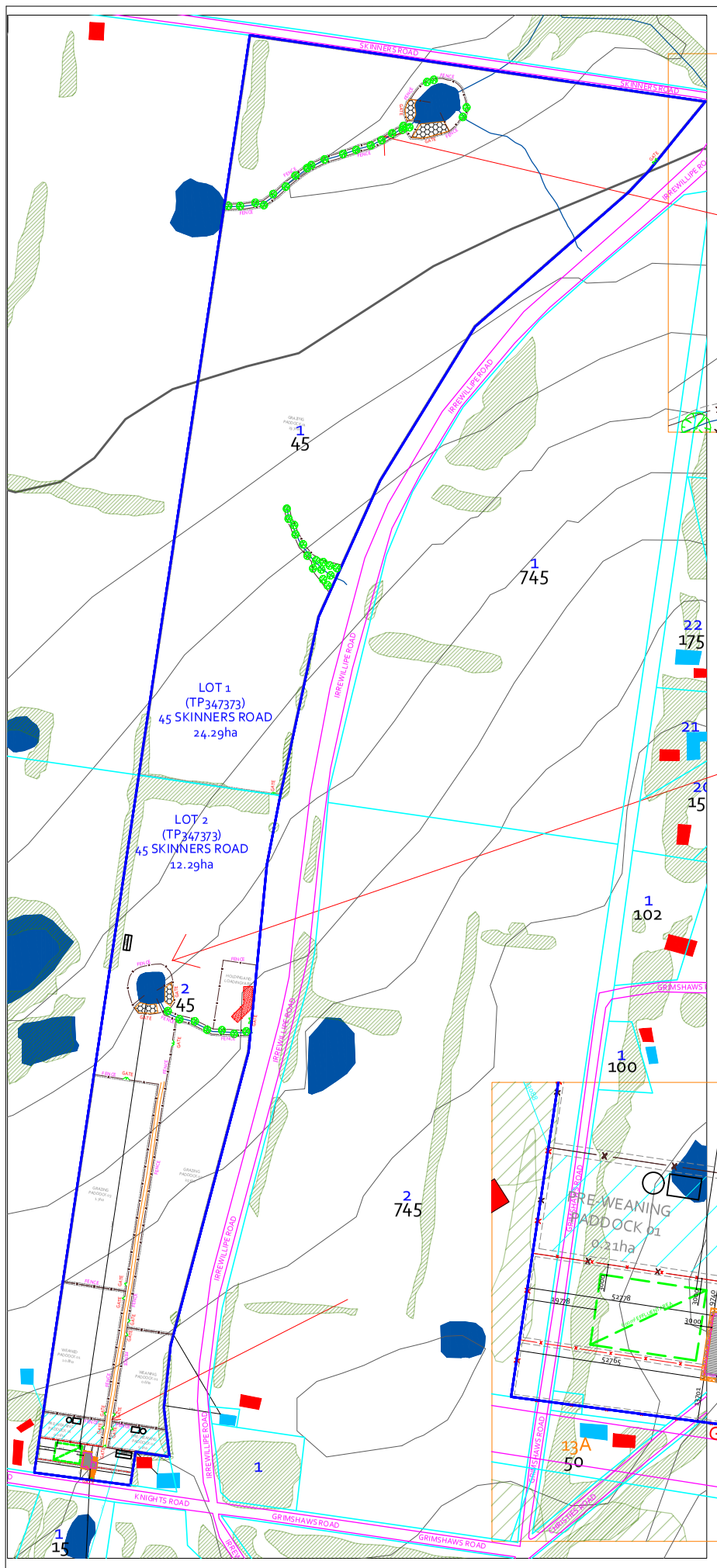
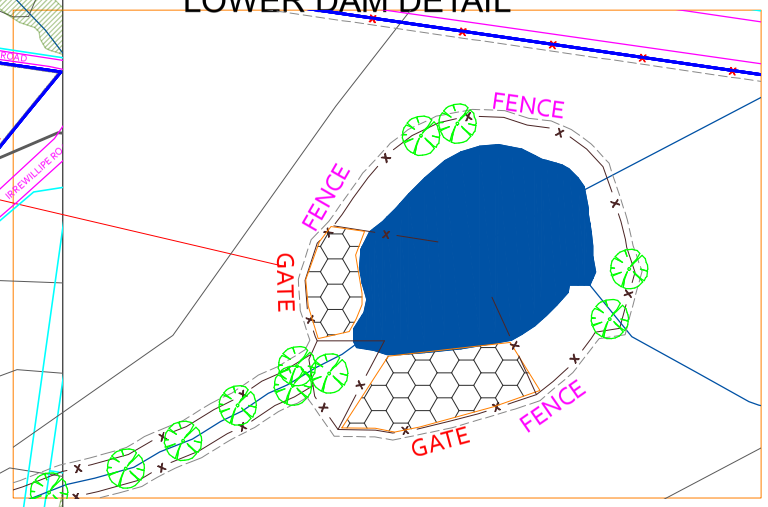
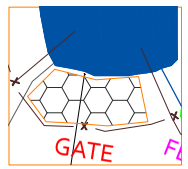


INTENSIVE FARMING DETAIL

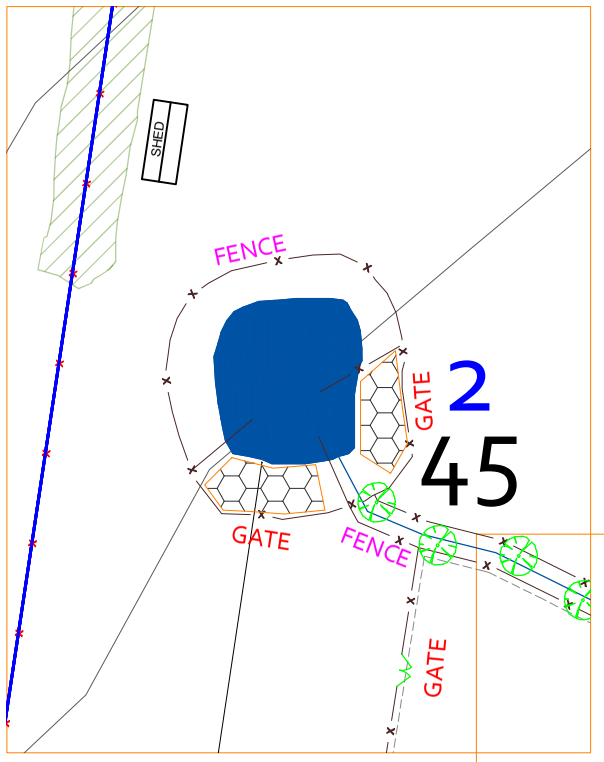
LOWER DAM DETAIL

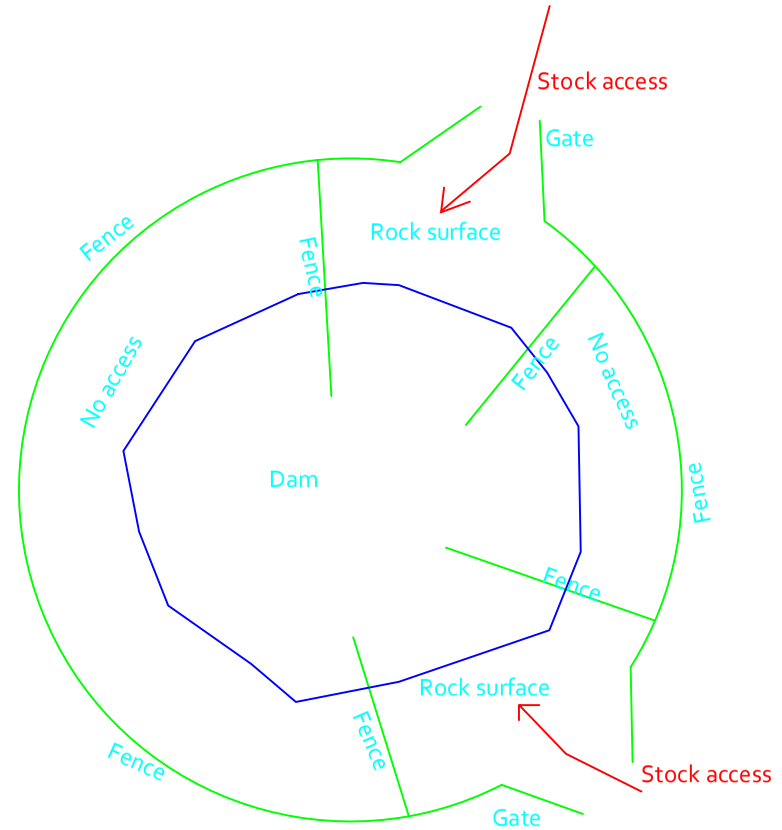


CONTROLLED ACCESS TO DAM



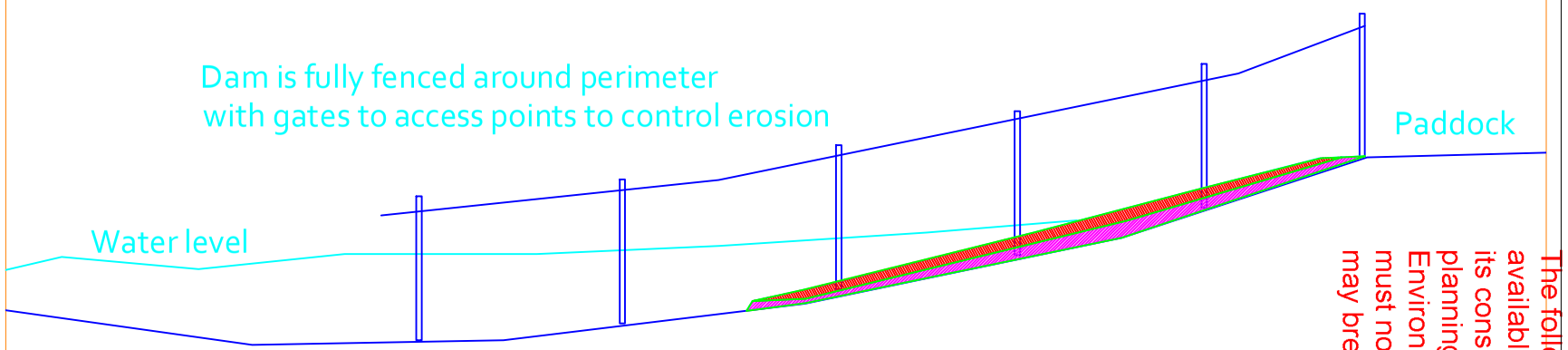
MIDSLOPE DAM DETAIL





PADDOCK SIZES FOR INDIVIDUAL FENCED OFF AREAS

PRE-WEANING PADDOCK 01	- 0.21ha
PRE WEANING PADDOCK 02	- 0.2ha
WEANING PADDOCK	- 0.6ha
WEANED PADDOCK	- 10.8ha
GRAZING PADDOCK 01	-23.7ha
GRAZING PADDOCK 02	-2.51ha
GRAZING PADDOCK 03	-1.7ha



Note the contractor
shall verify all dimensions and all underground services at the site before commencing work. The contractor shall verify all levels from the consulting engineer prior to construction.

DO NOT SCALE FROM DRAWINGS

PROJECT:
LOT 1 AND 2 (TP347373K)
SKINNERS ROAD /
KNIGHTS ROAD
BARONGAROOK, 3249

DWG TITLE:
PROPOSED PLAN
AND PADDOCK
LAYOUT PLAN

NORTH

PROJECT NO: 936
SCALE: 1:7000@A3 1:4000@A3
DATE: MAY 2019

DRAWINGS FOR PLANNING PERMIT ONLY
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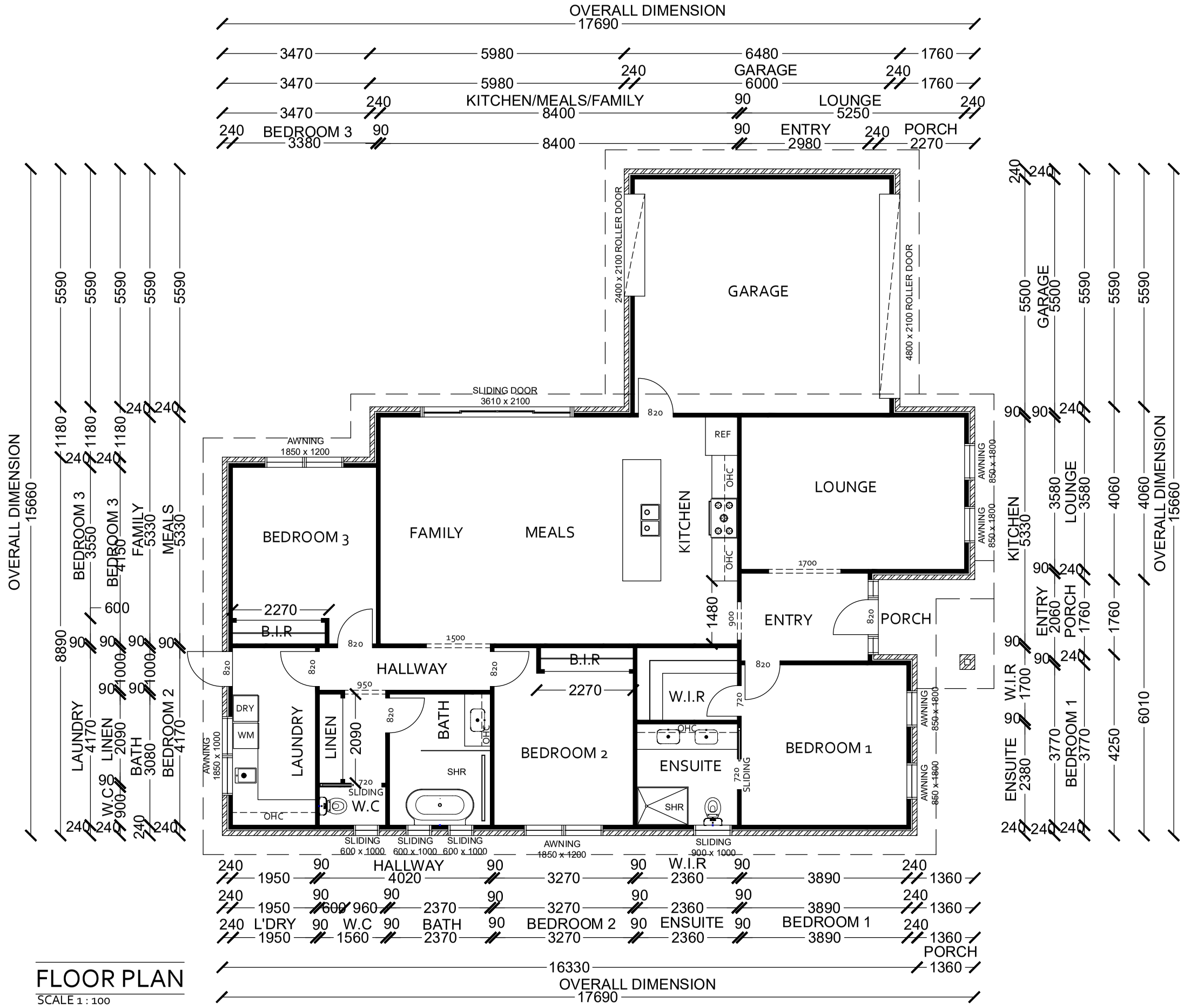
julie@nrlinks.com.au

APPENDIX.3-DWELLING FLOOR PLAN AND ELEVATIONS



FLOOR PLAN

SCALE 1 : 100

Note the contractor
shall verify all dimensions and all underground services at the site before commencing work. The contractor shall verify all levels from the consulting engineer prior to construction.

DO NOT SCALE FROM DRAWINGS

PROJECT:
LOT 1 AND 2 (TP347373K)
SKINNERS ROAD /
KNIGHTS ROAD
BARONGAROOK, 3249

DWG TITLE:
PROPOSED
FLOOR PLAN

NORTH

PROJECT NO: 936

SCALE: 1:100@A3

DATE: MAY 2019

DRAWINGS FOR PLANNING PERMIT ONLY
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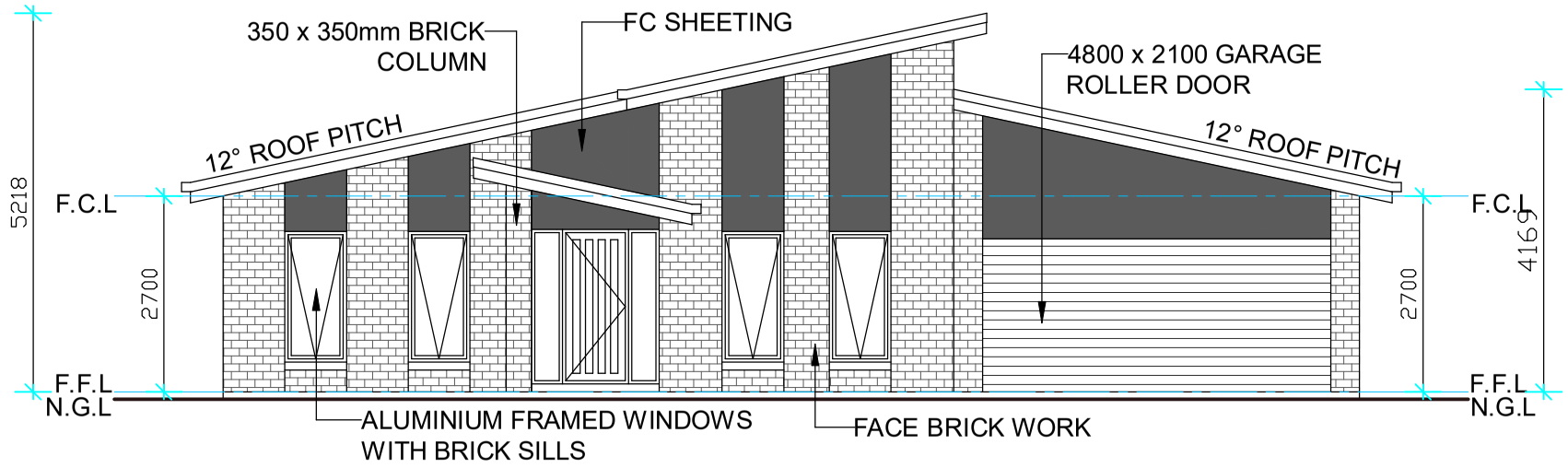
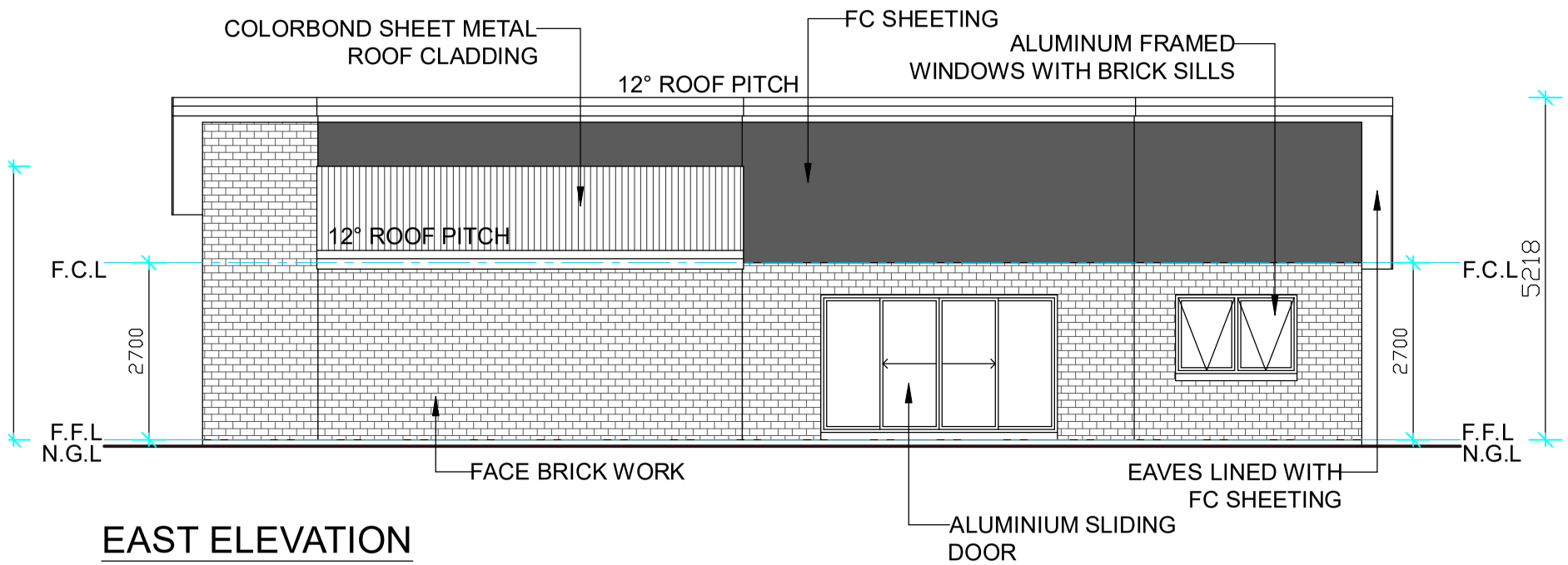


SOUTH ELEVATION

SCALE 1 : 100



EAST ELEVATION

SCALE 1 : 100

EXTERNAL MATERIALS AND COLOURS

ROOF

- COLORBOND SHEET ROOFING IN SURFMIST (TRIMDEK PROFILE)
- METAL FASCIA AND GUTTERS IN SURFMIST
- EAVES LINES IN FC SHEETING FINISHED IN DULUX NATURAL WHITE

WALLS

- PGH BRICKS IN MATTERHORN (ALTITUDE RANGE) NOTE: BRICK WORK TO CEILING HEIGHT
- FC SHEETING IN DULUX DOMINO (ABOVE WINDOWS AND FINISHED BRICK WORK)

WINDOWS

- ALUMINIUM FRAMED AWNING WINDOWS IN SURFMIST
- ALUMINIUM FRAMED SLIDING WINDOWS IN SURFMIST

DOORS

- HUME NEX40 820 x 2040mm PAINTED FINISH DULUX DOMINO (ENTRY DOOR)
- HUME XF3 820 x 2040mm PAINTED FINISH DULUX DOMINO (LAUNDRY DOOR)

Note the contractor
shall verify all dimensions and all underground services at the site before commencing work. The contractor shall verify all levels from the consulting engineer prior to construction.

DO NOT SCALE FROM DRAWINGS

PROJECT:
LOT 1 AND 2 (TP347373K)
SKINNERS ROAD /
KNIGHTS ROAD
BARONGAROOK, 3249

DWG TITLE:
PROPOSED ELEVATIONS 01

NORTH

PROJECT NO: 936
SCALE: 1:100@A3
DATE: MAY 2019

DRAWINGS FOR PLANNING PERMIT ONLY
NOT TO BE USED FOR CONSTRUCTION

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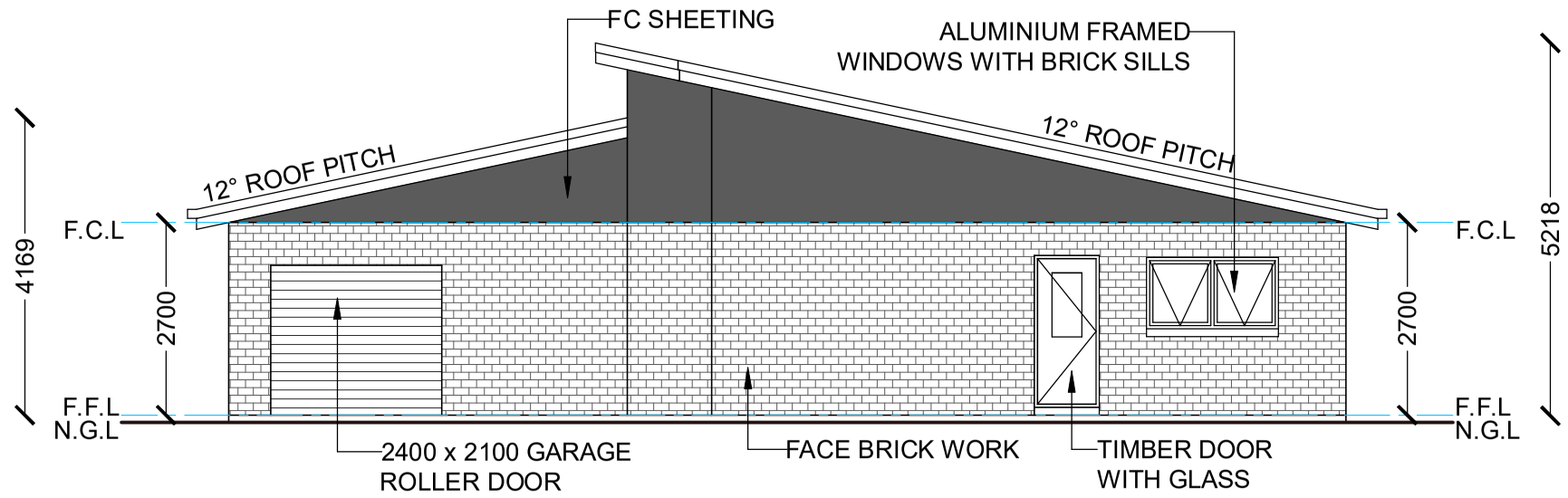
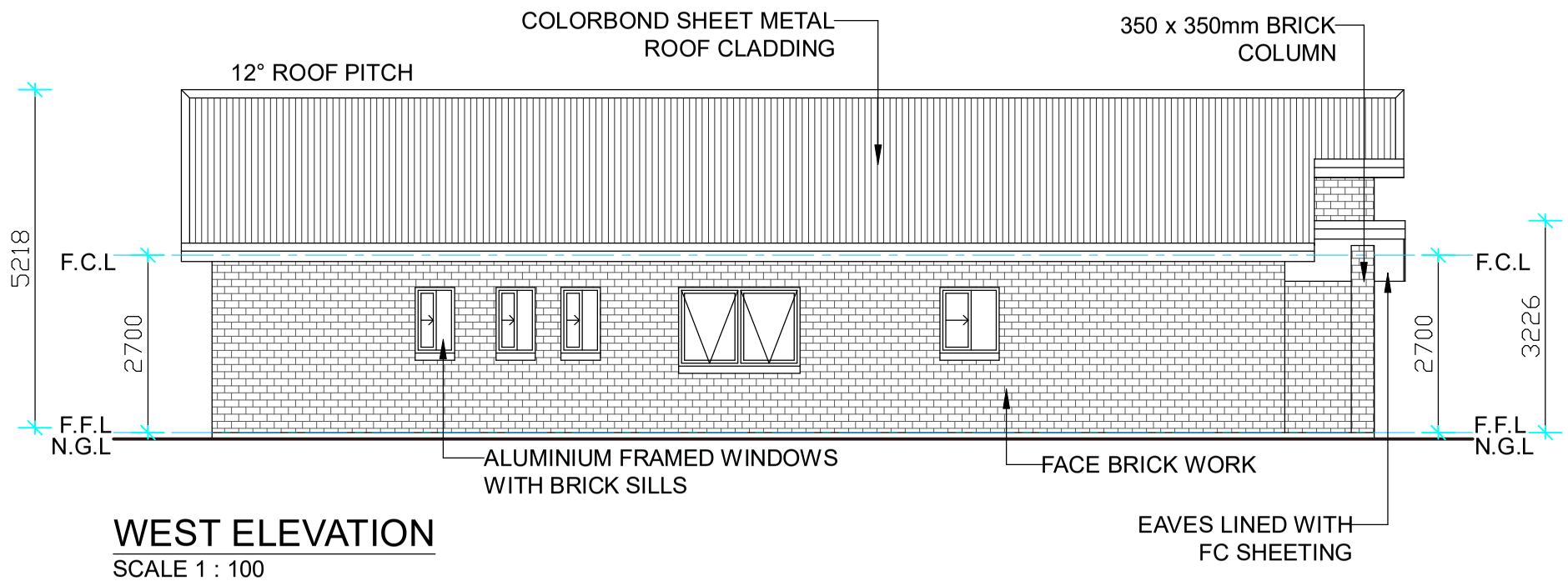


NORTH ELEVATION

SCALE 1 : 100



WEST ELEVATION

SCALE 1 : 100

EXTERNAL MATERIALS AND COLOURS

ROOF

- COLORBOND SHEET ROOFING IN SURFMIST (TRIMDEK PROFILE)
- METAL FASCIA AND GUTTERS IN SURFMIST
- EAVES LINES IN FC SHEETING FINISHED IN DULUX NATURAL WHITE

WALLS

- PGH BRICKS IN MATTERHORN (ALTITUDE RANGE) NOTE: BRICK WORK TO CEILING HEIGHT
- FC SHEETING IN DULUX DOMINO (ABOVE WINDOWS AND FINISHED BRICK WORK)

WINDOWS

- ALUMINIUM FRAMED AWNING WINDOWS IN SURFMIST
- ALUMINIUM FRAMED SLIDING WINDOWS IN SURFMIST

DOORS

- HUME NEX40 820 x 2040mm PAINTED FINISH DULUX DOMINO (ENTRY DOOR)
- HUME XF3 820 x 2040mm PAINTED FINISH DULUX DOMINO (LAUNDRY DOOR)

Note the contractor
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DO NOT SCALE FROM DRAWINGS

PROJECT:
LOT 1 AND 2 (TP347373K)
SKINNERS ROAD /
KNIGHTS ROAD
BARONGAROOK, 3249

DWG TITLE:
PROPOSED
ELEVATIONS 02

NORTH

PROJECT NO: 936
SCALE: 1:100@A3
DATE: MAY 2019

DRAWINGS FOR PLANNING PERMIT ONLY
NOT TO BE USED FOR CONSTRUCTION

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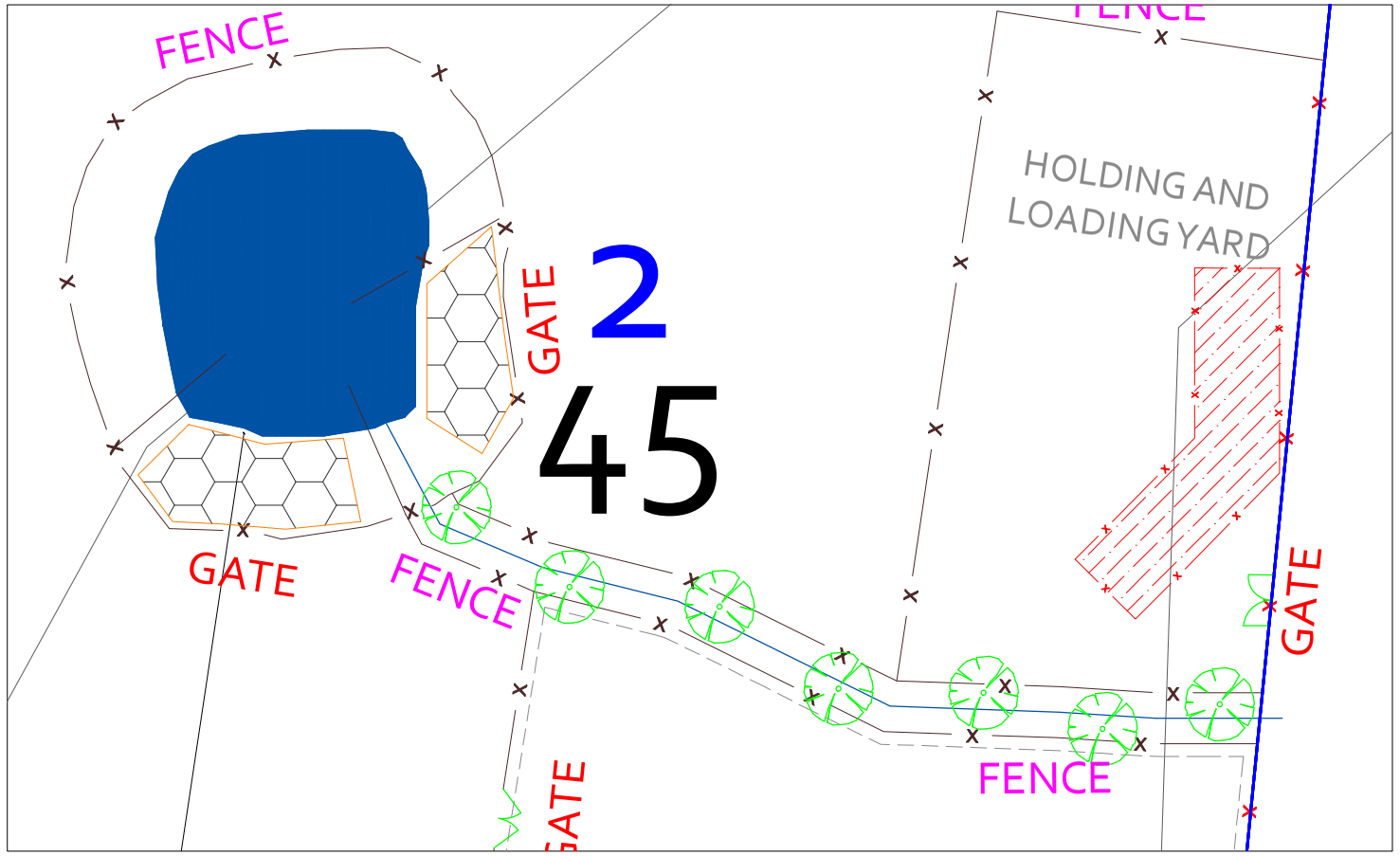
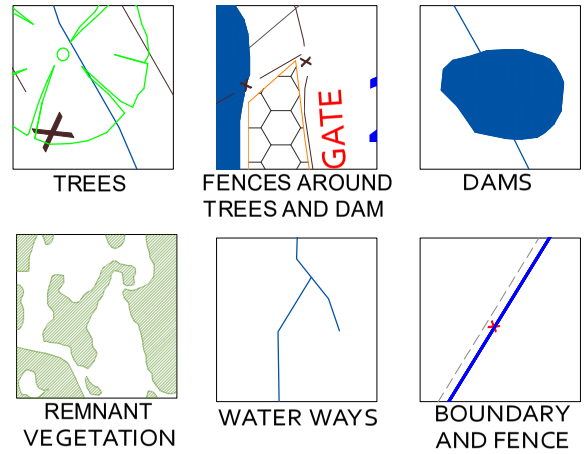
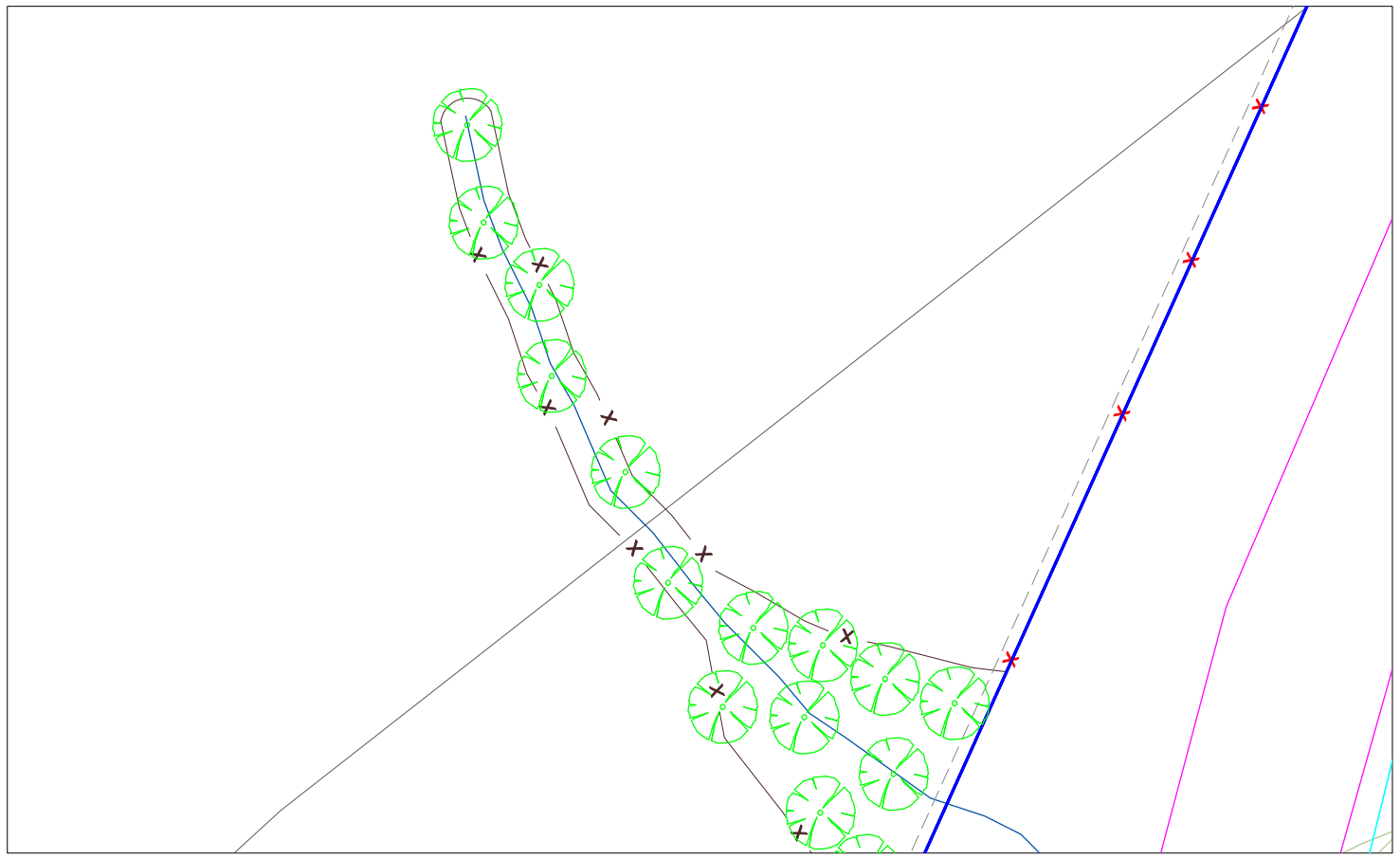
APPENDIX.4 PROPOSED LAND MANAGEMENT PLAN

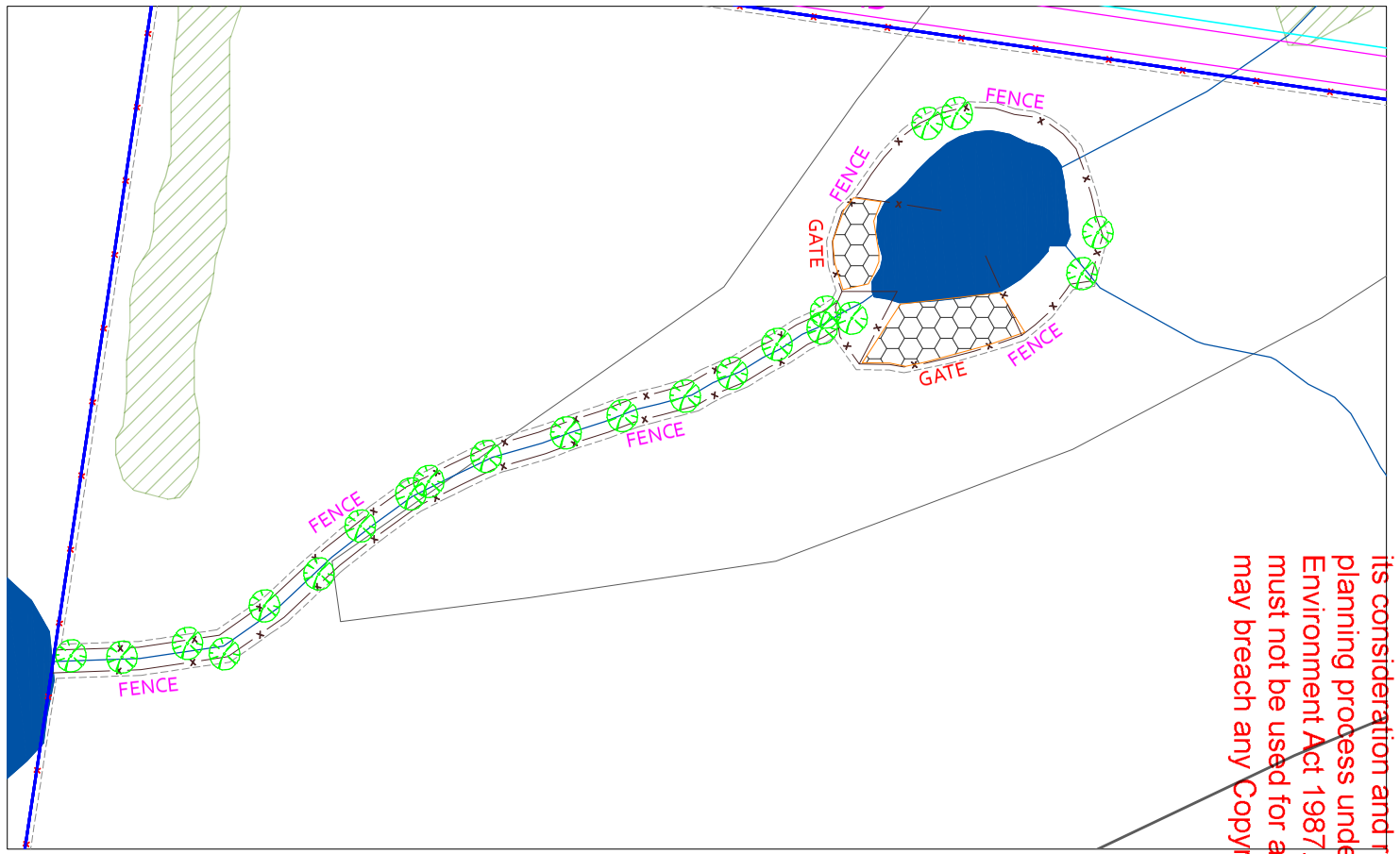


LEGEND



TREE SPECIES FOR PLANTING:
Eucalyptus ovata (Swamp Gum)
PREFERABLY SOURCED FROM LOCAL STOCK





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DO NOT SCALE FROM DRAWINGS

PROJECT:
LOT 1 AND 2 (TP347373K)
SKINNERS ROAD /
KNIGHTS ROAD
BARONGAROOK, 3249

DWG TITLE:
REVEGETATION PLAN

NORTH

PROJECT NO: 936

SCALE: 1:NTS@A3

DATE: MAY 2019

DRAWINGS FOR PLANNING PERMIT ONLY
NOT TO BE USED FOR CONSTRUCTION

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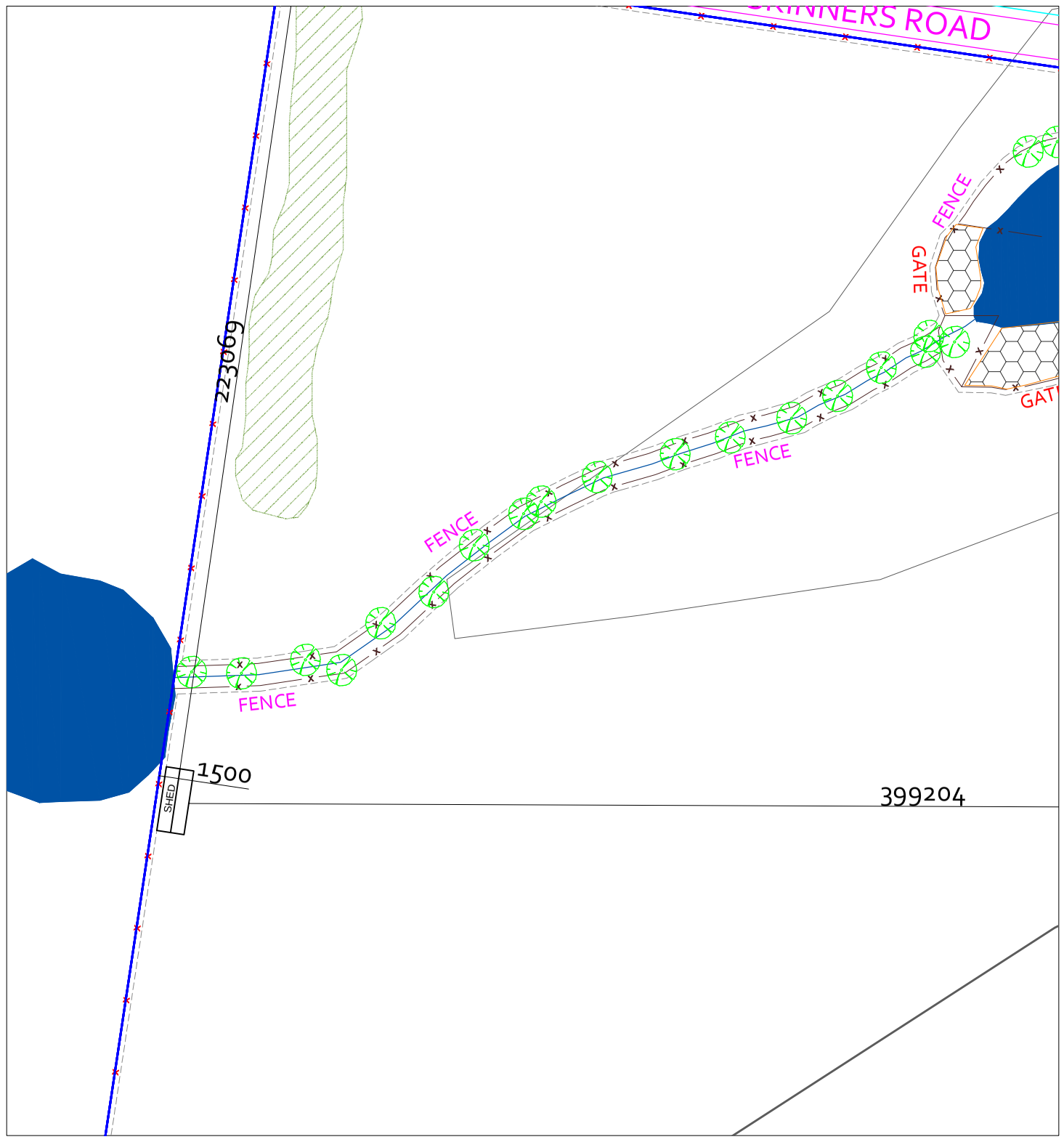
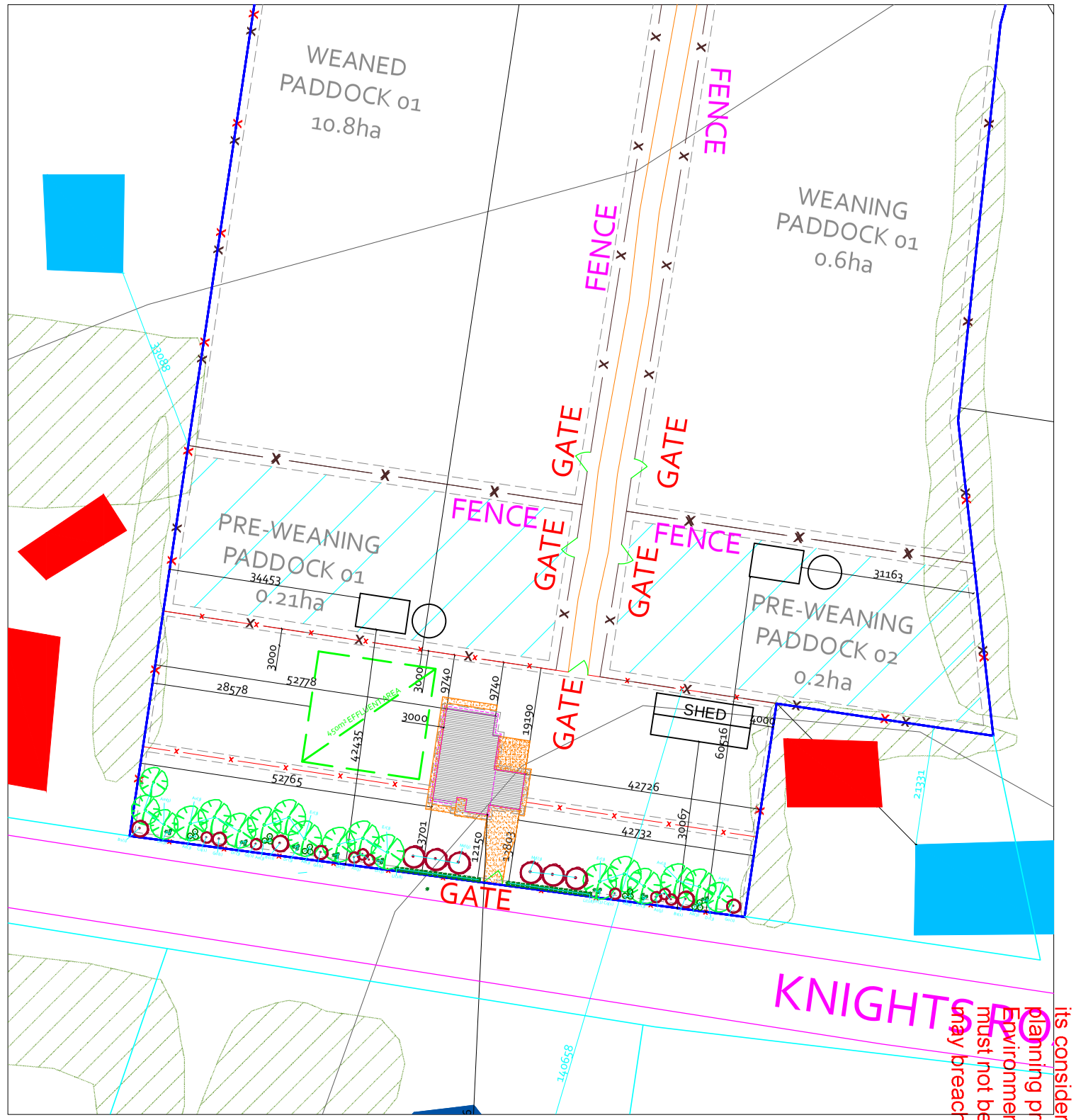


NOT TO SCALE
SHED LOCATED TO SKINNERS ROAD END OF PROPERTY



SCALE 1 : 1000
SHEDS LOCATED TO KNIGHTS ROAD ROAD END OF PROPERTY

Note the contractor
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DO NOT SCALE FROM DRAWINGS

PROJECT:
LOT 1 AND 2 (TP347373K)
SKINNERS ROAD /
KNIGHTS ROAD
BARONGAROOK, 3249

DWG TITLE:
SHED SETBACK PLAN

NORTH

PROJECT NO: 936
SCALE: VARIES@A3
DATE: MAY 2019

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NOT TO BE USED FOR CONSTRUCTION

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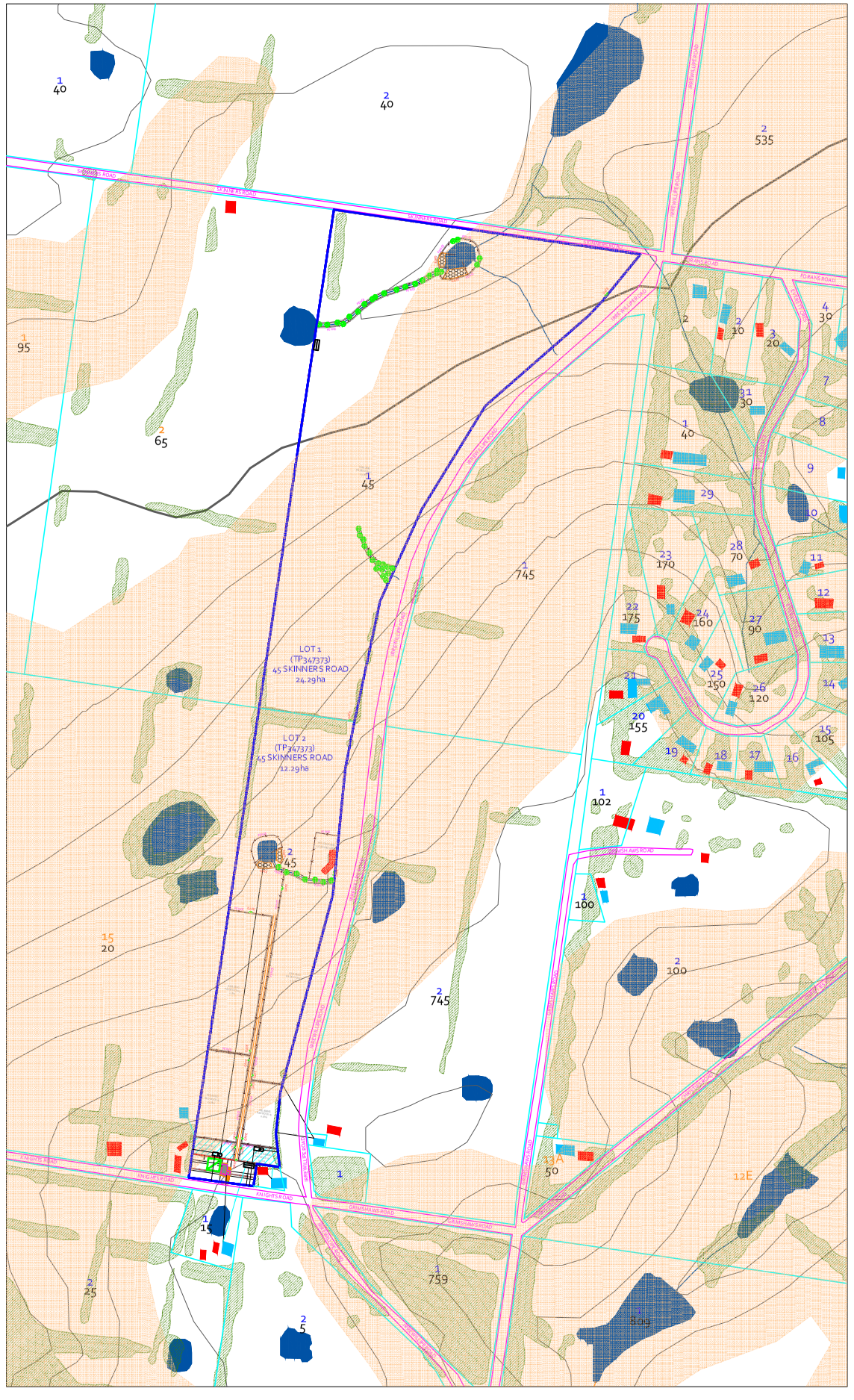


PROPOSED CONDITIONS

TOTAL PROPERTY SIZE
365858m² (36.58ha)

LOT 1
242939M² (24.29ha)

LOT 2
122920m² (12.29ha)

PROPOSED 3 BEDROOM DWELLING WITH ATTACHED GARAGE (205m²) ALLOCATED LOT SIZE FOR DWELLING IS 4414m².

LEGEND

DWELLINGS

DAMS

REMANT VEGETATION

BOUNDARY LINES

CONTOURS

COVER FOR COWS

EMO OVERLAY AREA

GARAGES / CARPORTS

WATER WAYS

ROADS

EXISITNG HOLDING YARD

EXISITNG AND PROPOSED GATES

WATER TANK

PROPERTY IDENTIFICATIONS

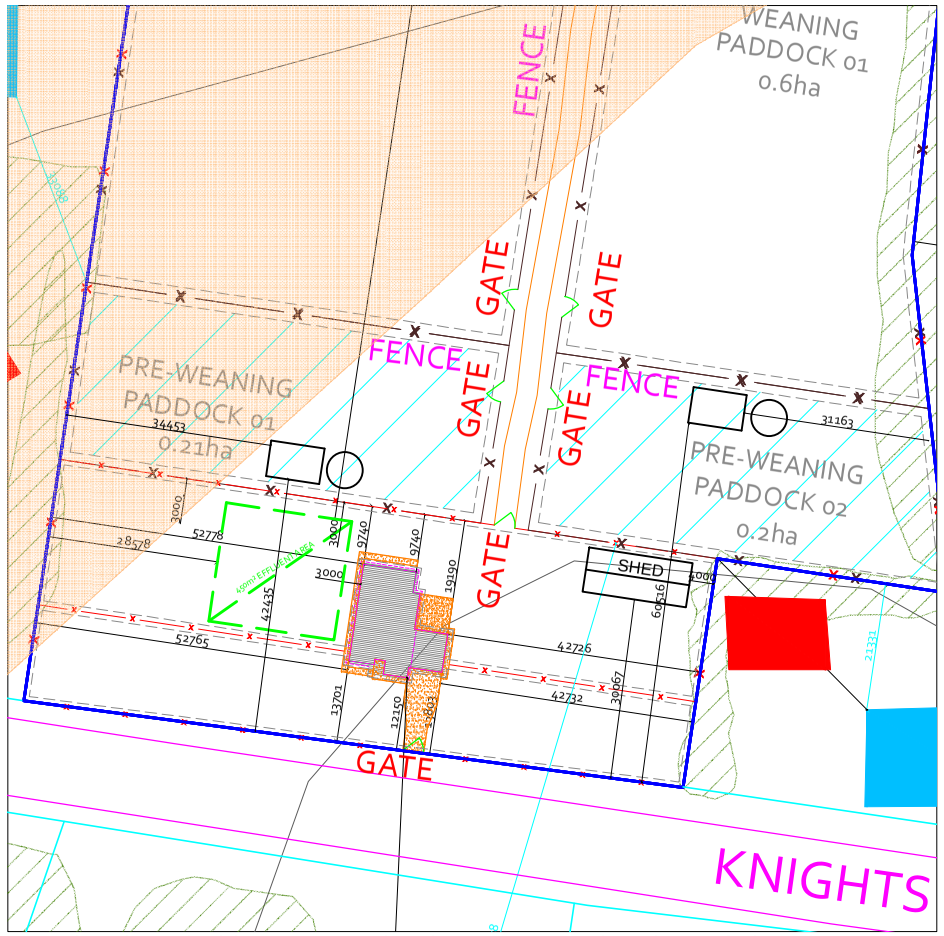
BLACK - PROPERTY ADDRESS
BLUE - ALLOTMENT NUMBER
ORANGE - CROWN ALLOTMENT
RED - CROWN SECTION

EFFLUENT AREA

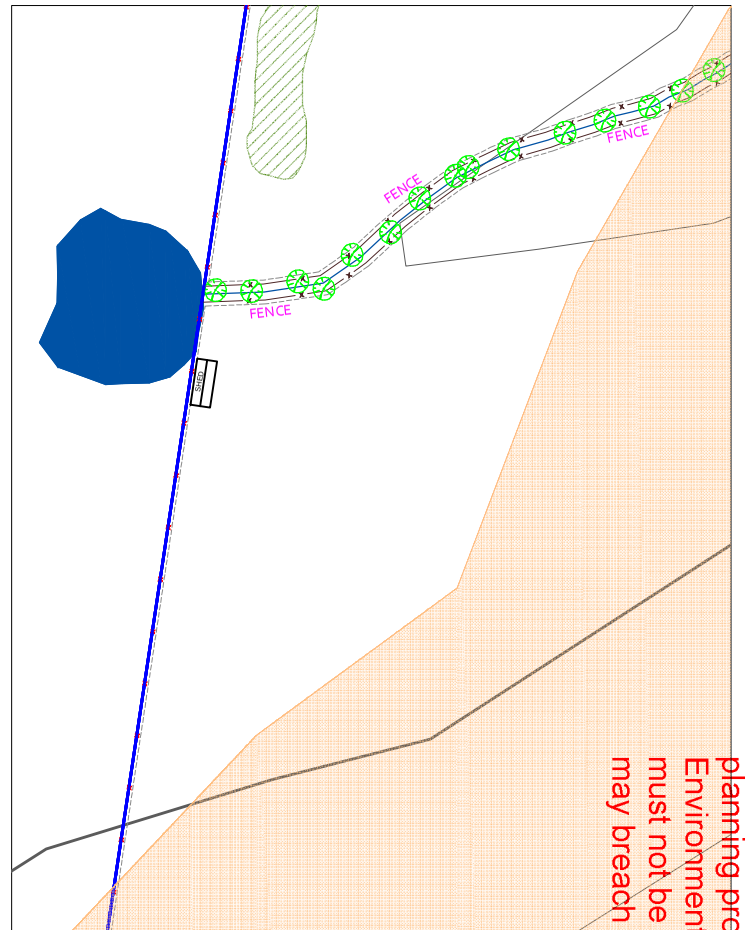
DRIVEWAY AND PATHS

NEW FENCING FOR YARDS

PROPOSED TREES AND GRASSES



VIEWPORT OF PROPOSED DWELLING FRONT, REAR AND SIDE SETBACKS (NTS).
PROPOSED DWELLING FRONT SET BACK 12.15m
PROPERTY 15 KNIGHTS ROAD IS APPROX: 112.47m FROM PROPOSED DWELLING.
EFFLUENT AREA OF 600m² SET BACK 19.77m FROM NEIGBORING BOUNDARY, 3.0m FROM PROPOSED DWELLING.



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DO NOT SCALE FROM DRAWINGS

PROJECT:
LOT 1 AND 2 (TP347373K)
SKINNERS ROAD /
KNIGHTS ROAD
BARONGAROOK, 3249

DWG TITLE:
EMO1 OVERLAY PLAN

NORTH

PROJECT NO: 936
SCALE: 1:10000@A3
DATE: MAY 2019

DRAWINGS FOR PLANNING PERMIT ONLY
NOT TO BE USED FOR CONSTRUCTION

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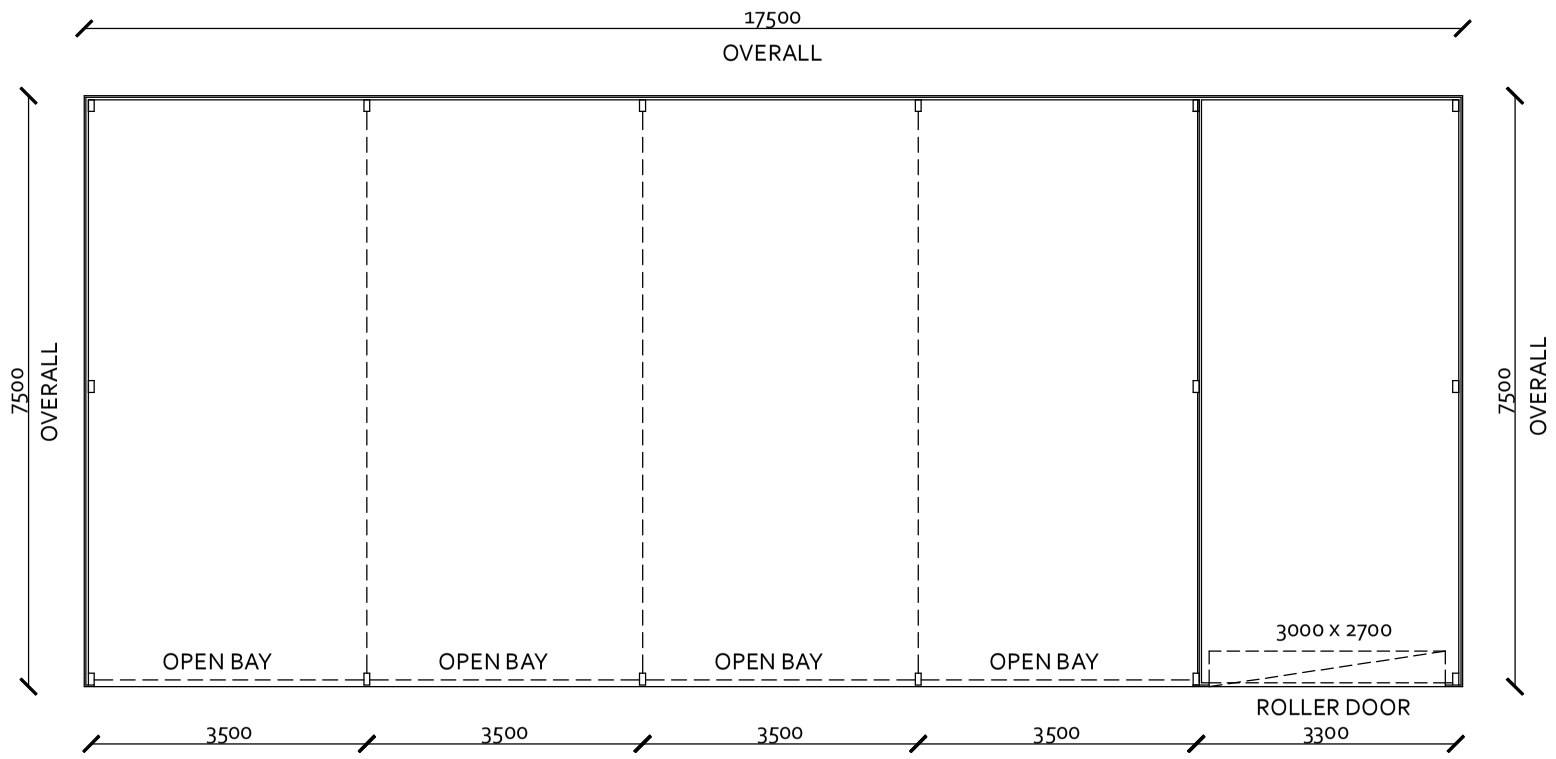


SHED FLOOR PLAN
SCALE 1 : 100

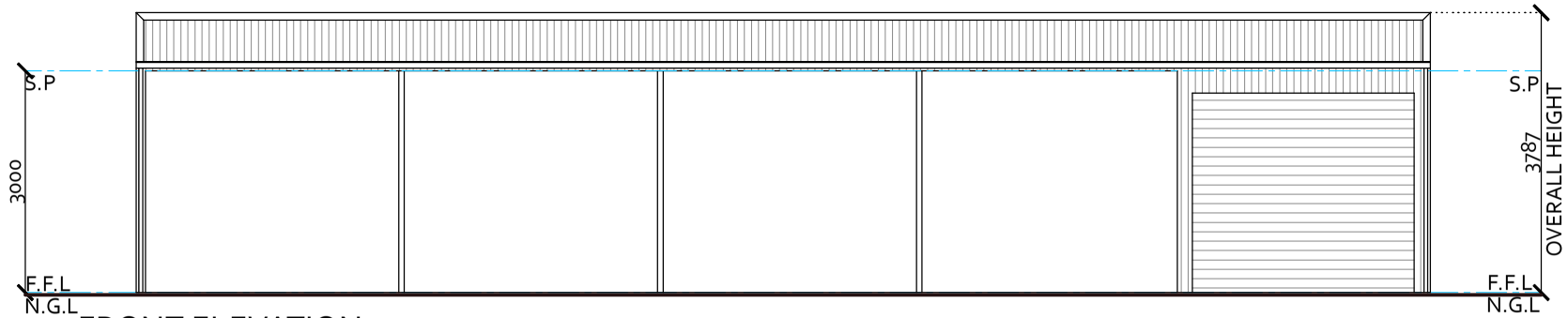
EXTERNAL MATERIALS AND COLOURS

ROOF

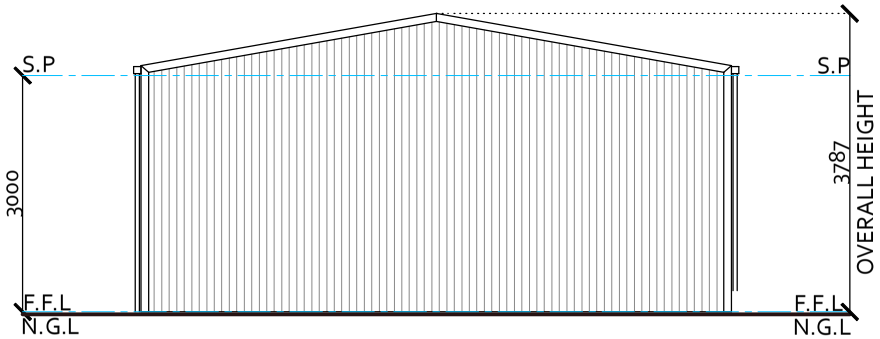
- COLORBOND SHEET ROOFING IN WOODLAND GREY (TRIMCLAD PROFILE)
- METAL FASCIA AND GUTTERS IN WOODLAND GREY

WALLS

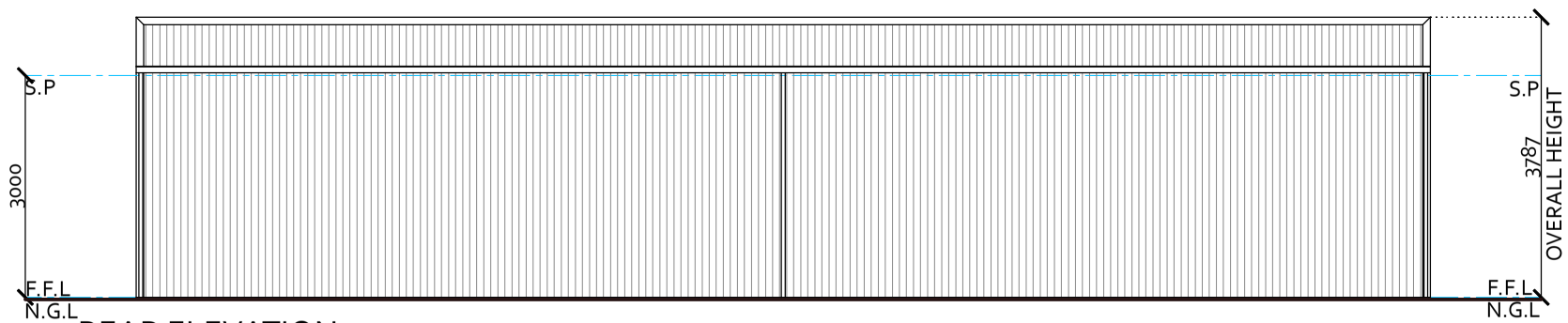
- COLORBOND SHEET ROOFING IN WOODLAND GREY (TRIMCLAD PROFILE)



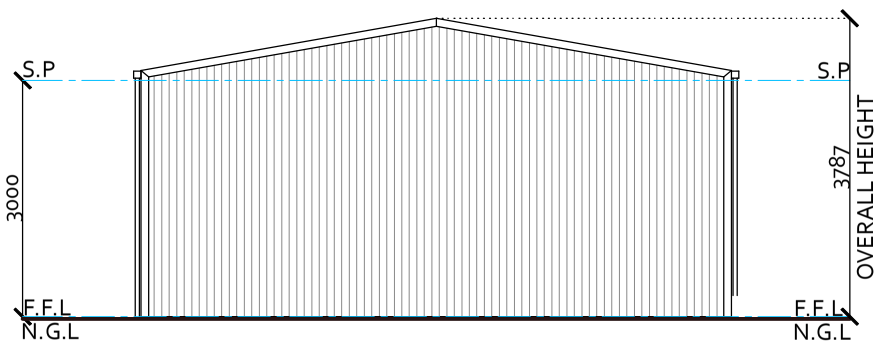
FRONT ELEVATION
SCALE 1 : 100



SIDE A ELEVATION
SCALE 1 : 100



REAR ELEVATION
SCALE 1 : 100



SIDE B ELEVATION
SCALE 1 : 100

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DO NOT SCALE FROM DRAWINGS

PROJECT:
LOT 1 AND 2 (TP347373K)
SKINNERS ROAD /
KNIGHTS ROAD
BARONGAROOK, 3249

DWG TITLE:
PROPOSED SHED FLOOR PLAN AND ELEVATIONS

NORTH

PROJECT NO: 936
SCALE: 1:100@A3
DATE: MAY 2019

DRAWINGS FOR PLANNING PERMIT ONLY
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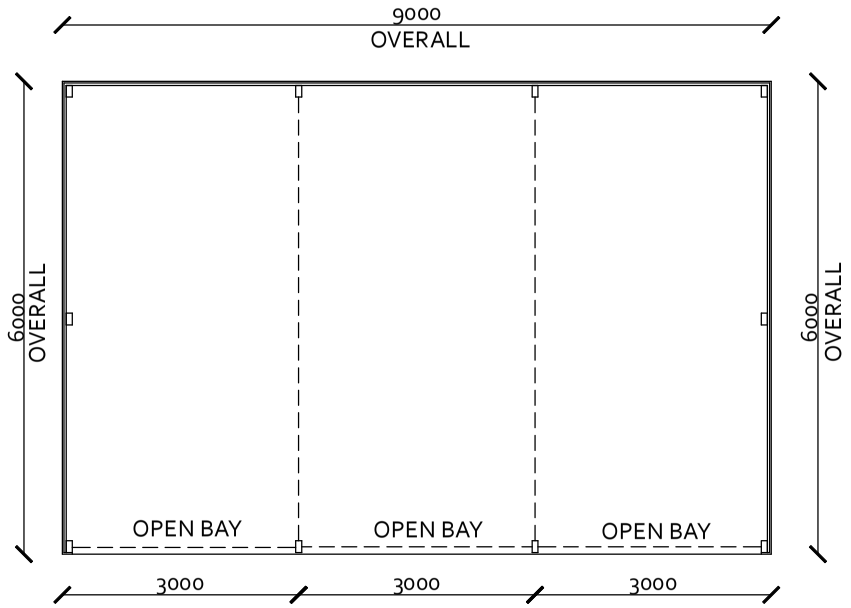


SHELTER FLOOR PLAN
SCALE 1 : 100

EXTERNAL MATERIALS AND COLOURS

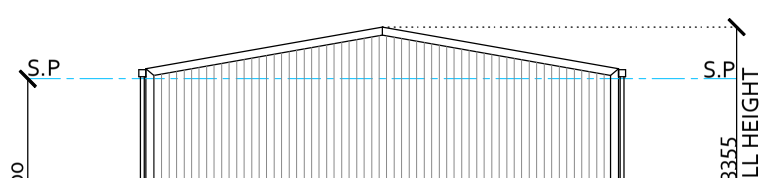
ROOF

- COLORBOND SHEET ROOFING IN WOODLAND GREY (TRIMCLAD PROFILE)

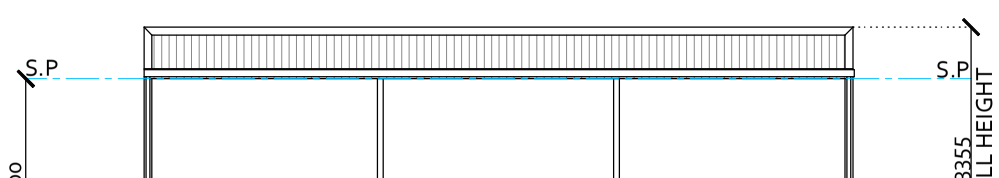
- METAL FASCIA AND GUTTERS IN WOODLAND GREY

WALLS

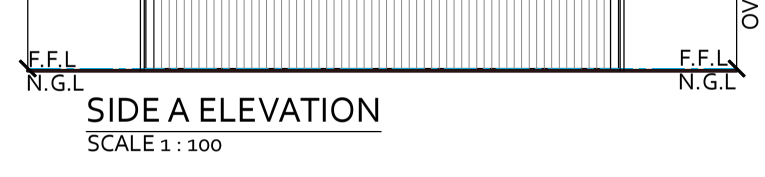
- COLORBOND SHEET ROOFING IN WOODLAND GREY (TRIMCLAD PROFILE)



SIDE A ELEVATION
SCALE 1 : 100



FRONT ELEVATION
SCALE 1 : 100



SIDE B ELEVATION
SCALE 1 : 100

REAR ELEVATION
SCALE 1 : 100

Note the contractor
shall verify all dimensions and all underground services at the site before commencing work. The contractor shall verify all levels from the consulting engineer prior to construction.

DO NOT SCALE FROM DRAWINGS

PROJECT:
LOT 1 AND 2 (TP347373K)
SKINNERS ROAD /
KNIGHTS ROAD
BARONGAROOK, 3249

DWG TITLE:
PROPOSED SHELTER
FLOOR PLAN AND
ELEVATIONS

NORTH

PROJECT NO: 936

SCALE: 1:100@A3

DATE: MAY 2019

DRAWINGS FOR PLANNING PERMIT ONLY
NOT TO BE USED FOR CONSTRUCTION

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Ballarat East, 3350
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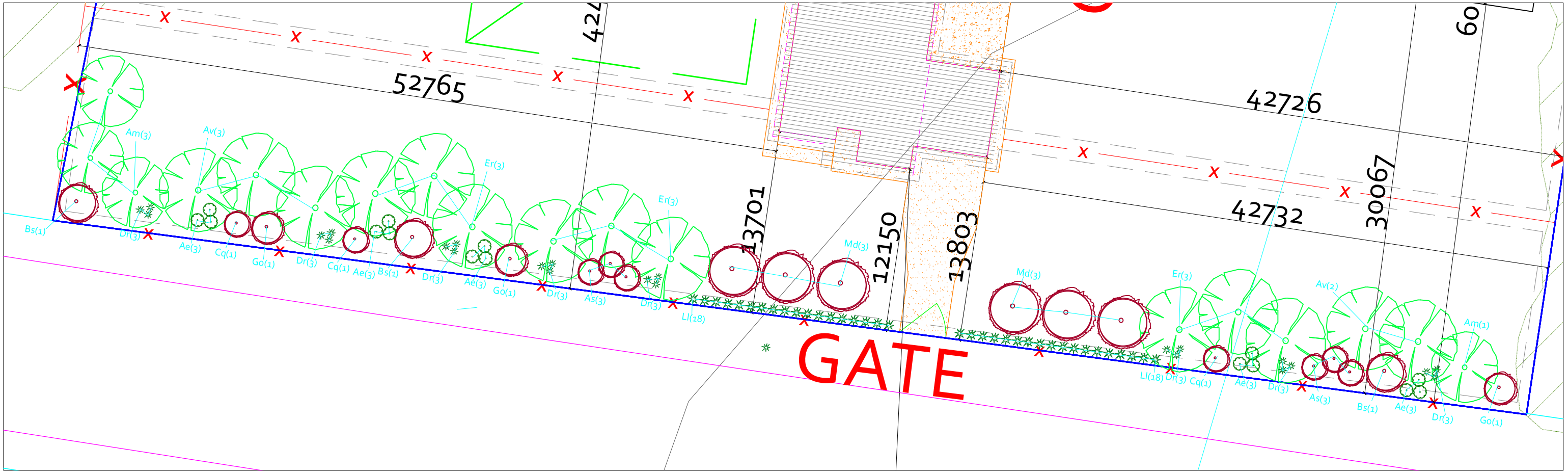
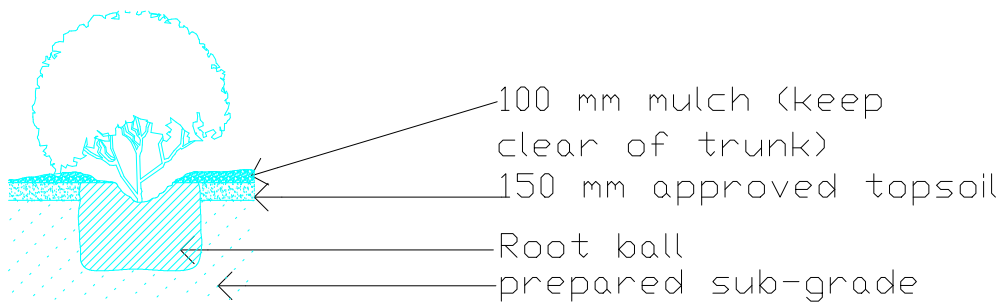
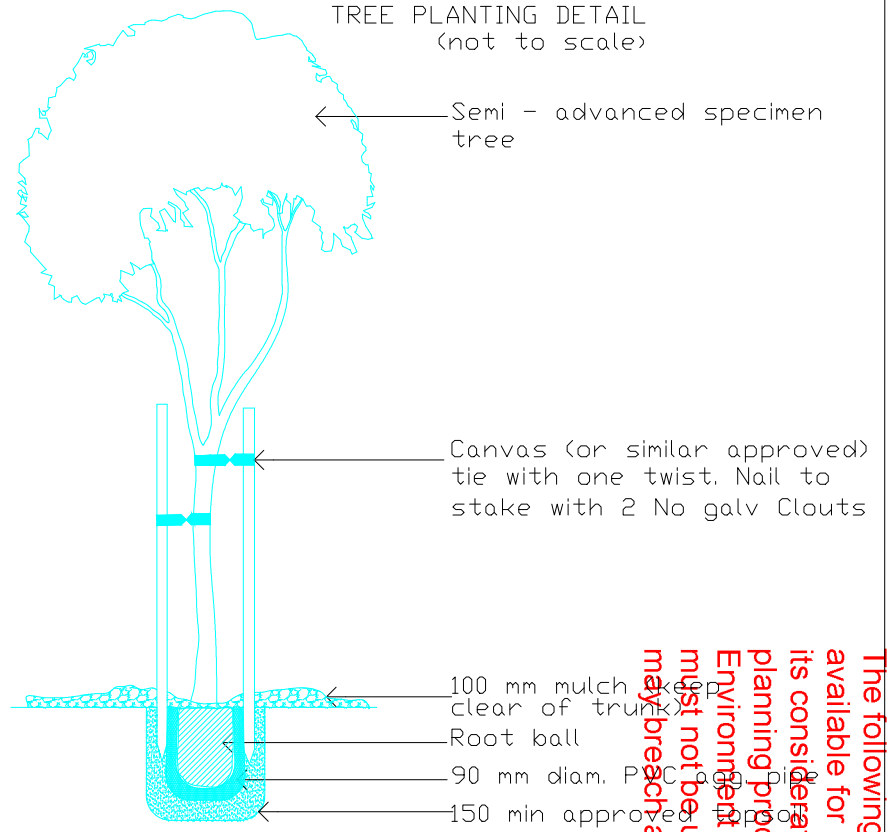


Garden bed establishment-Where indicated on the drawing the contractor shall provide for the establish. All works are to be carried out in accordance with standard horticultural practices. All works shall be carried out under suitable soil conditionsand the use of machinery or hand tools under adverse conditions that would damage the soil structure will not be permitted.
Finished surface level-After final settlement the finished surface level shall be match the top of adjoining bedding edge. Place topsoil to within 75mm below finished level to allow for the replacement of mulch.
Any topsoil bought in will have a light to medium clay loam; top soil should be spread evenly to a depth of 250mm and do not deliver or spread in muddy conditions.
Garden bed preparation before laying mulch in all large garden beds and where thick screen planting occurs cultivate to a depth 0f 300m; do not cultivate when soils are wet.
Gypsum maybe required to be spread on the top soil at a rate of 1-2 kg per sqm and raked lightly into the top soil mix to a depth of 50mm.
Mulch is to be supplied and placed on all garen beds to a minimum thickness of 100mm.
Planting refer to the tree or shrub planting details
Planting general ensure all plants are healthy, disease free and not root bound. Use a slow release fertiliser minimum 6 months at planting.
Indigenous and native plants require a specialised fertiliser that is very low in phosphorous.
Thoroughly soak the beds prior to planting.
Clear mulch and dig hole to larger than the pot or tube size refilling in loose soil to the base and ensuring the plant is planted to 1cm below the natural ground level to allow for the collection of rain water.
Stake and place plant guard around the plant and re establish the mulch. Mature plants will requre staking.
If the soil is extremely dry or hydrophobic water the plants initially with a surfactant/wetting agent to manufacturers specifications.



TREE PLANTING DETAIL
(not to scale)



LANDSCAPE
NOTE: T = Tubestock (75mm)

Code	Botanical Name	Common Name	Height	Width	Pot	No
			(m)	(m)	Size (mm)	
Am	Acacia melanoxylon	Blackwood	8	5	T	4
Dr	Dianella revoluta	Black-anther Flax Lily	0.6	0.6	T	21
Bs	Bursaria spinosa	Sweet Bursaria	3	3	T	3
Ae	Acrotriche serrulata	Honey Pots	0.1	1	T	15
Cq	Coprosma quadrifida	Prickly Currant Bush	2.5	2	T	3
Av	Allocasuarina verticillata	Drooping Sheoak	8	5	T	5
Go	Goodenia ovata	Hop Goodenia	2	2	T	3
As	Acacia stricta	Hop Wattle	2	2	T	6
Li	Lomandra longifolia	Mat-rush	1	1	T	36
Md	Melaleuca decussata	Totem Poles	3	3	T	6
Er	Eucalyptus radiata	Narrow-leaf Pepermint	8	6	T	9

Note the contractor
shall verify all dimensions and all underground services at the site before commencing work. The contractor shall verify all levels from the consulting engineer prior to construction.

DO NOT SCALE FROM DRAWINGS

PROJECT:

DWG TITLE:
LANDSCAPE PLAN

NORTH

PROJECT NO:

SCALE:
1:300@A3

DATE:
AUG 2019

DRAWINGS FOR PLANNING PERMIT ONLY
NOT TO BE USED FOR CONSTRUCTION

NATURAL RESOURCE LINK PTY LTD
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Farm Management Plan

Lot 1 TP 347373

(Skinners Road, Barongarook West, 3249)

NR LINKS

Your Planning & Permit Consultants

Contents

Planning Report for Lot 1 TP 347373 (Skinners Road, Barongarook West, 3249))

Project: A dwelling in Farming Zone

Report prepared by: Julie Lee of Natural Resource Link Pty Ltd for the owner Scott Tyndall

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REV	DETAILS	DATE
A	DRAFT	22/5/2019
B	FINAL	18/6/2019
C		
D		

Disclaimer

Natural Resource Link does not accept any liability for an error, omission or loss or other consequence that may arise from relying on this report.

Summary

The application is for a dwelling linked to an Agricultural use.

The agricultural use is raising unrequired male calves (Bobby Calves) from two local dairies then raising them to 800-1000kg (18-24 months) for on-selling for meat production. This will involve 4 lots of up to 40 calves over a 12-month period and over a 2 year period grazing these out with a potential for 320 cows (or 160pa)

Is classified as Grazing Animal Production under the new Sustainable Farming State Legislation

Relevant code of practice:

- Bobby Calf Transport Standards and Guidelines
- Victorian Code of Practice for Cattle.

Land Capability for agricultural use

- The upper slopes is classified as Capability Class of 3
- The lower slope is classified as Capability Class of 4

Dwelling requirement:

The dwelling is required on site to facilitate:

- Enterprise requires twice daily feeding for the first 4 weeks
- Enterprise requires daily feeding from 4 weeks to 10-12 weeks
- Required monitoring and supervision as specified in the code of practice for cattle.

Introduction

The farm management plan report aims to demonstrate that the proposal can comply with current planning policy including state policy, zoning and associated overlays. The site is typical of a farming area where there is the possibility of undertaking any type of agricultural activity. Any agricultural activity on site will be limited due to the geology of the site.

Purpose

The purpose of the report is to demonstrate that the capability of the site to sustain agriculture. The site is vacant and there is an option to develop the site with various activities to provide a financial and sustainable outcome. The requirement for the house must be required for the agricultural use.

Background

The site has a history of grazing and has been in the current ownership for many years. The property is up for sale and the prospective buyer is a retired farmer that wants to still conduct this type of agriculture on a small scale with closer connectivity to a larger town. The owners have agreed to an application for this business to be submitted to council.

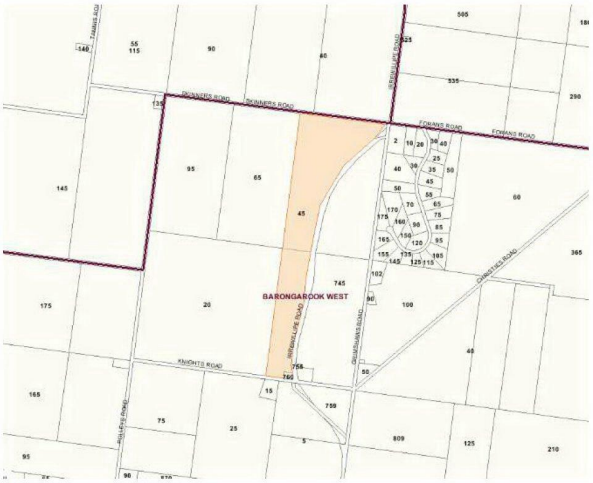
Category and classification of land

The site is zoned Farming (FZ)

Existing Conditions

Natural Resource Link has been engaged by the owner to submit a Planning Permit Application on his behalf for a residence, shed and farming enterprise the site location is shown below.

The site is in a farming area as shown in the aerial below and contains pasture grass. However there is a residential development, with a cluster of homes to the east of this property. This is classed as Rural Living Zone.



The site consists of two parcels

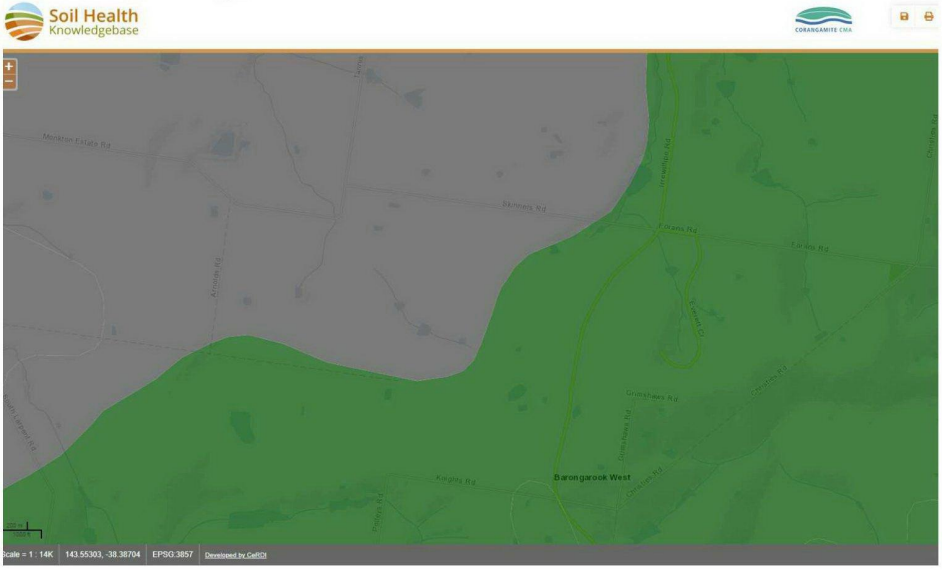
Lot1TP347373

Lot2TP347373

Geology

Soil type for agricultural use

Geomorphology



Tier 3 Geomorphology is to most of the site (green above) is 3.3.2

Tier 3 Geomorphology is to most of the site (grey above) is 6.2.4

3.3.2 Dissected rolling low hills of the Southern Uplands

South of Colac, low hills formed on the uplifted Palaeogene sediments south of the Colac Monocline constitute the foothills to the north of the Otway Ranges. The gently undulating hills are generally rounded, although some have broader planar crests, and may be described as undulating plains. The dendritic drainage network forms tributaries to the Barwon and Gellibrand rivers. Further east (south of the Barrabool Hills) the rolling hills are less well defined and are transitional to the sedimentary plains (geomorphic unit 6.2).

North east of Princetown, the dissection of the mostly Palaeogene sediments which drape the western edge of the Otway Ranges have formed rolling hills. The drainage patterns change from dendritic along the western fringe of Otway Ranges to arcuate and vaguely rectilinear as the unit

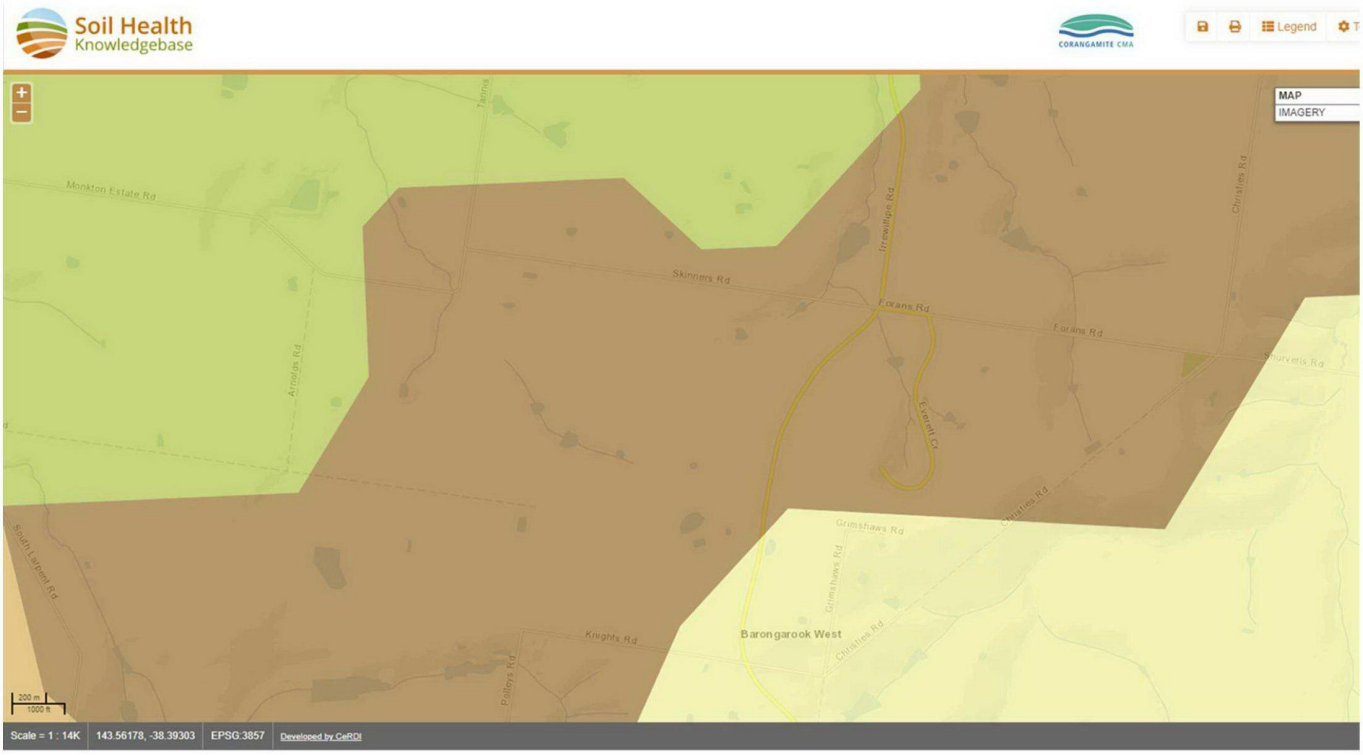
merges with the dissected sedimentary plains (unit 6.2.2). Associated soil types are mottled and non-mottled gradational soils with a sandy component, particularly in the upper soil.

6.2.4 Plains, rises and low hills of the Sedimentary Western Plains

The undissected sand plains occupy an area south of the volcanic plains and north of the Heytesbury (Hanson Plain, Ross Plain, Duck Hole Plain, Saddlecloth Plain), where they form generally flat landscapes with very gentle low rises. Further north around Leslie Manor, the sand plains are present in a 'window' through the basalt plains. Further east, a remnant of the sedimentary plains forms gently dissected plains north of Anglesea (the Gherang Gherang land system of Pitt 1981).

Associated soil types include sodic and non-sodic mottled texture contrast soils and pale or grey sandy soils with 'coffee rock' or clay at depth.

Geology



Soil Order

The classification of soil for most this site is a sodosol which is

"Sodosols (Australian Soil Classification) are soils that have strong texture contrast between the surface (A) horizons and the clay subsoil (B) horizons. The subsoil is sodic not strongly acid i.e. pH is greater than 5.5 in water.

Sodosols are common on basalt plains and rises throughout much of the region. They are also common on sedimentary plains and rises south of the Princes Highway in lower rainfall areas. The subsoils of Sodosols in the region also often display a strong shrinking and swelling characteristic i.e. vertic, and the subsurface horizons can be ferric i.e. contain significant amounts of ferruginous nodules 'buckshot'.

The sodic subsoils often disperse and are usually dense and coarsely structured. This results in restricted root and water movement into the subsoil. Waterlogging can be common in wetter periods. In basalt areas, the subsoil horizons can become calcareous at depth."

The classification of the south-east corner of the site is

Kandosols lack strong texture contrast between the surface (A) horizons and subsoil (B) horizons. They are also characterised by having massive (structureless) or only very weakly structured subsoils and are often 'earthy' in appearance. Some part of the weakly developed B horizon must have a clay content of more than 15%. Kandosols are usually well drained, permeable soils and often have low fertility.

Both Red and Brown Kandosols, and to a much lesser extent Yellow Kandosols, occur throughout the steep lower slopes and the alluvial/colluvial landscapes in North East Victoria. They are particularly common on steeper slopes associated with granitic and gneissic parent materials and in higher rainfall areas. The brown and yellow forms appear to be the more hydromorphic variations and generally occur in more poorer drained situations than the red forms.

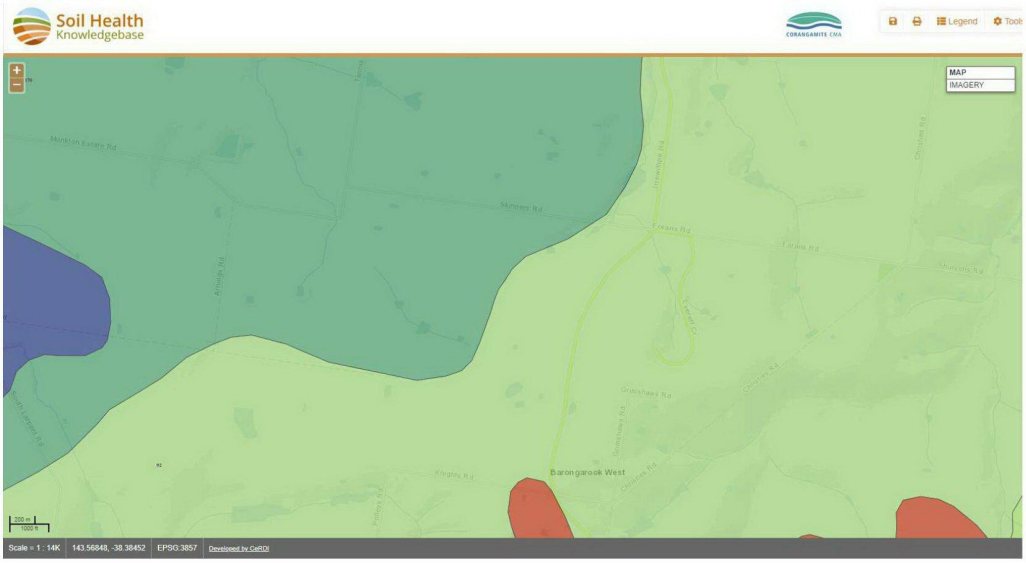
In the northern alluvial plains, Red Kandosols can occur in prior stream landscapes, often associated with channel deposits. Soil Pit Site GN23 is an example of a Red Kandosol in East Shepparton.

In South-West Victoria, Kandosols are not common. They mainly occur on some hills south of

Colac and near Port Campbell and Anglesea, as well as on some more recent floodplains.

Brown Kandosols (see Soil Pit Site SW24 as an example) occur around Simpson, associated with lateritised sand and clay deposits.

Landform



Soil/Landform Unit 92 (Light green area-to most of the site)
Soil/Landform Unit 170 (Mid green to the south-west corner)

Landform 92
Area: 10 367 ha
0.78% of CMA region

Adjacent to the ferruginised plateau around Simpson and at a similar elevation, a gently undulating plain without ferruginous ironstone extends eastwards towards Barongarook. The parent material is mainly Neogene sand and clay, with some minor redistribution on sand veneers in parts, and outcrops of deeply weathered Cretaceous sandstone along the sides of some of the drainage lines. The soils exhibit similar mottling and deep weathering to those found in Unit 181, and are prone to nutrient

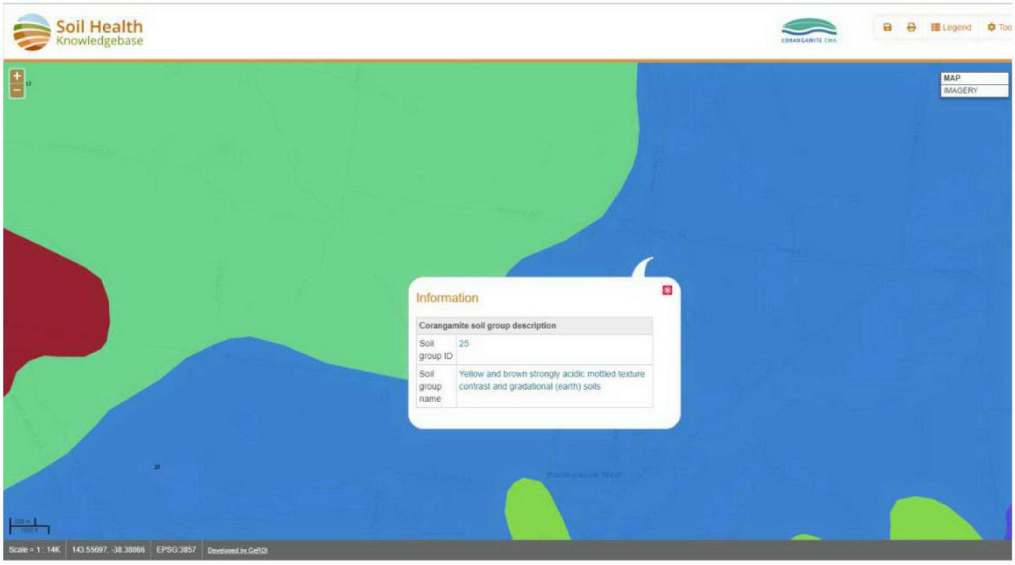
deficiencies and phosphate fixation. Open forests of *Eucalyptus obliqua* occur over most of the landscape, although *E. baxteri* tends to dominate on the polygenetic soils with hardpans. *Acacia mucronata* acts as a strong indicator of the presence of Cretaceous outcrops. Most areas remain uncleared and are selectively logged for hardwood timber, although most timber is of insufficient size to provide good sawlogs.

Landform 170

Area: 5437 ha
0.41% of CMA region

Sedimentary undulating rises near Larpent (south-west of Colac), are characterised by crests, slopes and drained plains that adjoin the steeply dissected areas of the Heytesbury region. This single southern unit located within the Western Plains has formed on Neogene sandy sediments and is bound by rolling hills (Unit 92) to the south and alluvial flats (Unit 191) to the north. This unit is part of a foothill complex to the Southern Uplands. The soils are brown mottled texture contrast soils (Chromosols) with minor mottled black texture contrast soils (Chromosols); and the remnant vegetation class is Lowland Forest. Rainfall increases to the south and supports grazing as well as some softwood and hardwood timber plantations. The light topsoils are susceptible to nutrient decline, and steeper slopes are susceptible to sheet and rill erosion.

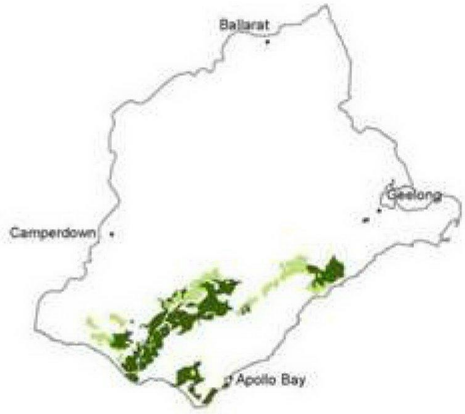
Soil Group



Most of the site-Blue above

29 Brown, grey and red gradational (earths) and pale sandy soils on Palaeogene sediments

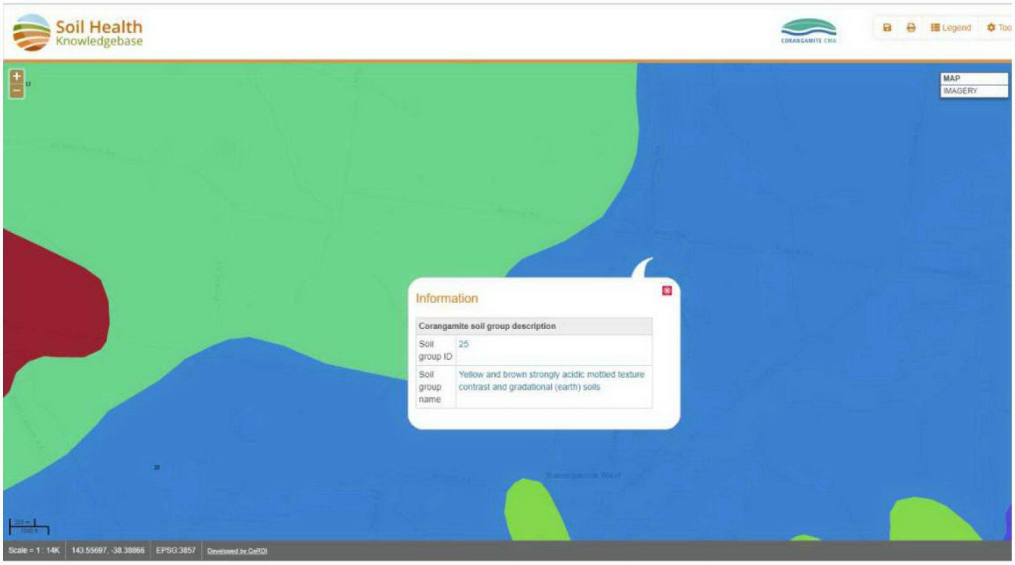
These acidic soils are found on Palaeogene sediments around the foothills of the Otway Range but are often influenced by more recent material.



The surface soil is a dark fine sandy loam over a brown occasionally bleached lower subsurface horizon, which grades into a weakly structured brown sandy clay loam and then into a yellow mottled clay at about 30 cm (variant: 100 cm) to about 90 cm or more. The sands with pans (Podosols) are usually reworked material which can be found on dissected slopes. The soils are deep and strongly acidic with a deep bleached sand/loamy sand subsurface horizon over a coherent pan (coffee rock) at 100 cm or greater. There are variable depths of dark surface soil (loamy sand) which tongue into the bleached material.

Notable characteristics include: gradational development of soil profile, fine sand component, medium to medium heavy textures (fine sandy clay loams to sandy clays), deep (>100 cm). Deep bleached sands over coffee rock characterise the sandy soils.

Picture of cut out along the dam in the lower slope



PART OF THE SITE-GREEN ABOVE

13 Grey and brown (occasionally black, yellow or red) mottled texture contrast soils on Neogene sediments

These soils are found on the gently undulating plains, rises or low level plateaux underlain by Neogene sediments (generally sands, often ferruginised) which are generally unconsolidated but often have an indurated pan or layer on which the soils have developed.

The surface soil is generally dark with organic matter but light in texture (sandy loam) and between 10 to 25 cm in depth over a (generally) lighter coloured subsurface (A2) horizon (20 to 30 cm depth) of similar texture to the surface but containing less organic matter. The apedal subsurface horizon is often bleached and may contain buckshot (ferruginous or ferromanganiferous nodules) of up to 50% volume of the subsurface horizon. These horizons clearly contrast with a dark (black, dark grey or dark brown) strongly structured upper subsoil which then grades into a pale/red mottled lower subsoil which grades into weathered sediments or ferruginised sandstone at about 150 cm. The dark upper subsoil is a result of organo-clay translocation from above, coating the mottled soil aggregates or even replacing the mottle, and is a distinctive feature of soil development on this parent material.

Notable features include: the presence (or absence) of buckshot sitting on top of the subsoil, the sandy nature of the upper soil, occasional unbleached horizon which may be loose or weakly coherent, some sodicity of the lower subsoil, red and pale mottling of the subsoil, and the range of depth to parent material (60–150+ cm). The role of local climate, particularly rainfall, may influence soil development and such features as tiger mottles in weathered parent material are found further west in the CMA.

ASRIS code

Dy3.2

50 Percentile range below:

15% Clay in A Horizon

40% Clay in B Horizon

A Horizon thickness 30cm

B Horizon thickness 50cm

Solum thickness 80cm

PAWHC 74

Nutrients 2

Agricultural Capacity of Soils

MOST OF THE SITE

Site Code	SW32
Location	Kawarren
Landform	Undulating rises within rolling hills
Geology	Tertiary - Dilwyn Formation.
Element	Lower slope

Bleached-Mottled, Mesotrophic, Grey KUROSOL (very thick loamy surface) Melacic-Mottled?

Lower slope of gently undulating rise

Horizon	Depth (cm)	Description
A11	0-15	Very dark brown (10YR2/2); light fine sandy clay loam; weak coarse blocky, parting to weak medium blocky structure; pH 5.8:
A12	15-35	Very dark greyish brown (10YR3/2); light sandy clay loam; apedal massive structure; pH 5.2:
A21	35-60	Brown (10YR5/3), sporadically bleached; sandy loam (heavy); apedal massive structure; contains a few (2-5%) quartz fragments; pH 5.1:
A22	60-80	Pale brown (10YR6/3); sandy loam; apedal massive structure; contains very few (2%) rounded quartz coarse fragments (2-5 mm); pH 5.3:
A3	80-100	Very dark grey (10YR3/1) with brownish yellow (10YR6/8) mottles; sandy loam; apedal massive structure; contains a few (5%) rounded quartz fragments (2-5 mm); pH 5.5:
B21	100+	Light brownish grey (10YR6/2) with brownish yellow (10YR6/8) mottles; fine sandy light clay; pH 5.3.

SOUTH-WEST CORNER OF SITE

SW66

Location: Irrewillipe

Australian Soil Classification: Melacic - Mottled (& Reticulate), Eutrophic, Brown CHROMOSOL

General Landscape Description: Gently inclined undulating rises.
Site Description: Crest above gentle slope.
Geology: *Tertiary Hanson Plain Sand*

SW66 Landscape

Soil Profile Morphology:

Surface Soil

A1	0-35 cm	Very dark grayish brown (10YR3/2 moist, 10YR5/2 dry); *light fine sandy clay loam*; weakly pedal; polyhedral (5-20 mm); very few (<2%), medium (2-10 mm) ironstone nodules; firm consistence; pH 5.3; clear and smooth change to:
A2	35-55 cm	Yellowish brown (10YR5/4 moist), conspicuously bleached (10YR6/4 dry); *sandy clay loam*; apedal, massive; few (2-5%), medium (2-10 mm) ferruginous nodules; firm consistence; pH 5.5; abrupt and smooth change to:

SW66 Profile. Note: Surface (A1) horizon has been stripped from the soil profile.

Subsoil

B21	55-95/105 cm	Strong brown (7.5YR5/8 moist) to yellowish brown (10YR5/8 dry); with many (~30%) dark yellowish brown (10YR4/6 moist) to yellowish brown (10YR5/6 dry) mottles; *light medium clay;* strongly pedal, very coarse (50-100 mm) polyhedral, parting to medium (5-20 mm) fine to very fine (2-5 mm) polyhedral structure; common (~10%) medium (2-10 mm) ferruginous nodules; very firm consistence; pH 5.9; clear and wavy change to:
B22	95/105-110 cm	Yellowish red (5YR4/6 moist) and red (10R4/6 and 4/8 moist); *light to medium clay*; strongly pedal, coarse (20-50 mm), parting to medium to fine (5-20 mm) polyhedral structure; few (~5%) medium (2-10 mm) ferruginous nodules; very firm consistence; pH 6.0; clear smooth change to:
B23	110-130 cm	Thin (~5 mm) grayish brown (2.5Y5/2 moist) clay lamellae (10-20 mm apart) fringed horizontally by a dark yellowish

		brown (10YR4/6 moist and dry) sand matrix in a red (10R4/8 moist) ferruginised sand matrix; moderately pedal, coarse polyhedral (20-50 mm), parting to medium to fine (5-20 mm) polyhedral structure; very firm consistence; gradual and wavy change to:
B24	130-155 cm	Thick [up to 15 mm] light gray (10YR7/1 moist and dry) and brownish yellow (10YR6/8) clay lamellae (10-20 mm apart) in a red (10R4/8 moist) and brown (10YR4/3) ferruginised sand matrix; weakly pedal; medium to fine (5-20 mm) polyhedral structure; weak to firm consistence; abrupt and wavy change to:
C/B	155-200 cm	Thick [10-15 mm], clay lamellae (50-400 mm apart) in a ferruginised sand matrix; abrupt and smooth change to:
C	200 cm+	Mottled yellowish brown (10YR5/8 moist) and red (10R4/8 moist); ferruginised *coarse sand*.

Groundwater

All but the highest peak of the site has useable water that is B class with the upper slope being A2 class with lower slopes being 100-3500mg/L salinity and the upper slopes being less than 500mg/L.

Water table depth of 50m to the upper slopes, 20m to the mid slope and around 10m depth for the flat areas.

Land Capability Assessment-Agriculture

Class Rating-Source (Soil Conservation Authority (1981) Rainfall >750mm

LAND CAPABILITY RATING FOR INTENSIVE CROPPING						
Skinners rd Barongarook West-Upper Slopes						
FEATURES		1	2	3	4	5
Soil structure	Weak	0-4%	4%-8%	8%-15%	15%-20%	>20%
	Moderate	0-8%	8%-15%	15%-20%	20%-35%	>25%
	Strong	0-15%	15% to 20%	20%-35%	35%-50%	>50%
Flooding		> 20yrs	20-10yrs	10-5 yrs	5ys-1yr	>1yr
Soil drainage class		Well-Mod drainage	Excessively well-drained	Imperfectly drained	Poorly drained	Very-poorly drained
Rooting depth		>50cm	30-50cm	20-30cm	15-20 cm	<15cm
Texture of A Horizon		L,SL, CL	SCL, LS,S	C		
Agregate Satbility of A Horizon		1 (stable)	2	3	4-5 (dispersive)	
Gravels and stones		< 4%	4%-10%	10%-20%	20%-30%	>30%
Boulders and rocks outcrops		<0.01%	0.01-0.05%	0.05-1%	1%-10%	>10%
L= Loam, SL=Sandy Loam, CL=Clay Loam, C=Clay						

Upper slopes are inhibited by the drainage and would be a class 3 for Land Capability for Intensive Agriculture such as cropping.

LAND CAPABILITY RATING FOR INTENSIVE CROPPING						
Skinners rd Barongarook West-Lower Slopes						
FEATURES		1	2	3	4	5
Soil structure	Weak	0-4%	4%-8%	8%-15%	15%-20%	>20%
	Moderate	0-8%	8%-15%	15%-20%	20%-35%	>25%
	Strong	0-15%	15% to 20%	20%-35%	35%-50%	>50%
Flooding		> 20yrs	20-10yrs	10-5 yrs	5ys-1yr	>1yr
Soil drainage class		Well-Mod drainage	Excessively well-drained	Imperfectly drained	Poorly drained	Very-poorly drained
Rooting depth		>50cm	30-50cm	20-30cm	15-20 cm	<15cm
Texture of A Horizon		L,SL, CL	SCL, LS,S	C		
Agregate Satbility of A Horizon		1 (stable)	2	3	4-5 (dispersive)	
Gravels and stones		< 4%	4%-10%	10%-20%	20%-30%	>30%
Boulders and rocks outcrops		<0.01%	0.01-0.05%	0.05-1%	1%-10%	>10%

Lower slopes are inhibited more by the drainage and would be a class 4 for Land Capability for Intensive Agriculture such as cropping

Restrictions

Dispersive subsoil restricts capacity for high productivity

Sodic subsoil restricts capacity for high productivity

Low fertility substantiates lower rating to soil type

Impeded drainage lower slopes-lowers capacity on low slopes

Acid soils mobilising Aluminium and Manganese- substantiates lower rating to soil type

No till- restricts capacity for high productivity

Calcareous near surface lower slope (dam) lowers capacity on low slopes

Mottled shallow soil (lower slopes) lowers capacity on low slopes

Wind and water erosion-Low

Leaching of nutrients-High

Compaction-moderate

Land capability for agriculture production (Agriculture Victoria Oct 2018) states that high-value agriculture production needs to consider soil, landscape with considerations given to ground water resources and climate .High Land Capability is also adequate drainage that can hold moisture as well as nutrients that provide sufficient depth and few restrictions for root depth and for water filtration with the capacity to cope with traffic.

The land capability assessment pathway that has been recently adopted by Agriculture Victoria (Agriculture Victoria Oct 2018) works through 16 factors from Soil type, friability, pH, nutrient levels, salinity, drainage, flooding, rainfall, slope, rock and erosion risk would place this site in a Land Class 3-4 on the basis of the following:

- Low soil depth
- Low nutrient levels
- Physical barrier
- Salinity
- Drainage

These three issues all apply to the **lower slopes which would have a rating of Land Class 4** and the upper slopes would retain the **Land Class rating of 3. Due to drainage and salinity**

Agricultural notes.

It is clearly demonstrated in the soil type for Agricultural use (Cropping) that the site has (**capability 3-majority of site**) good capacity for agriculture. There is a capacity for grazing with amelioration and unsuited to cropping due to the sodic soils and imperfect drainage.

For grazing the land capability 2 has a DSE/ha of 7/ha and class 3 has a stocking rate of 4.5/ha to the low drainage slope

(Source:-Rowe at e (1981), Guidelines for land capability assessment in Victoria, Soil Conservation Authority, Kew, Victoria, 3101)

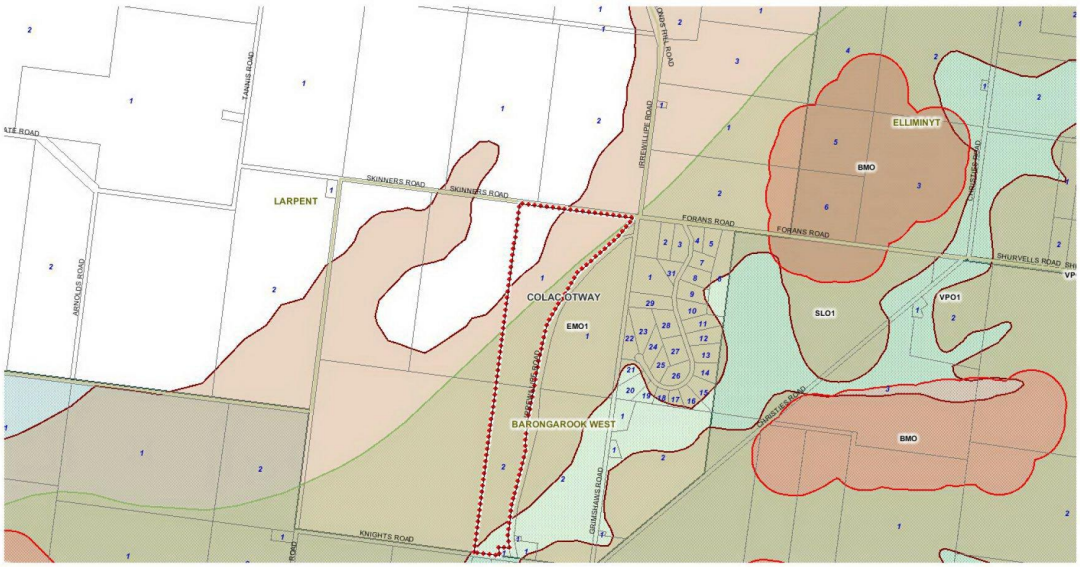
The upper slopes excluding the high intensive feeding area is approximately 23.9ha and the lower drainage area is 12ha overall a onetime stocking rate of 221

The site has access to electricity and water will be provided by the dams and harvested and stored on site in water tanks.

The feeding of poddy calves is classified as Intensive Animal Production and requires a permit if not more than 100m from a dwelling not in the same ownership.

Landscape context

The density of dwellings in the area is low and typically the region is used for grazing mainly dairy cattle; with exception to the residential development to the east of this land.



The extent of the EMO shown below is similar to the soil type on most of the site (Sodosol) which covers most of the site.

Flatter area along Knights rd where the intensive use would be located (hand feeding calves)

Site for the adjacent dwelling

Top of upper slope taken from Irrewillipe rd looking west

Looking north from Irrewillipe rd

Existing cattle yard

Pine tree on site

Looking north west from Irrewillipe rd to the lower slopes and dam

Pudding on a drainage line to be ameliorated with trees

Dam looking north to adjacent dairy farm (below)

Dam looking east to Irrewillipe rd

Dam on site

Ecological Vegetation Class (EVC)

The site is devoid of remnant vegetation this was assessed on Saturday 18th of May 2019 . The only remnant vegetation was to the roadsides bordering the site as shown below this is along Skinners rd.

Land Management

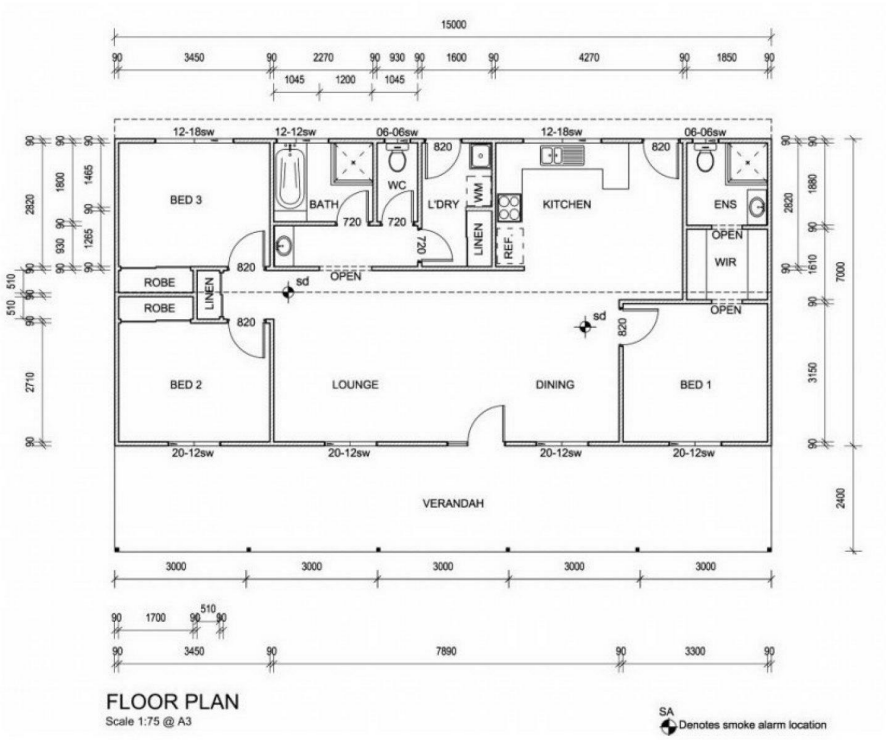
The site was typically in good condition although drainage is a real issue affecting soil health. One area in the lower section is very wet as water runs off the land to the east and across the road onto site. This area shows pudding and the area would be best vegetated and fenced to use up the water and to keep stock away.

The other issue is the lower dam that shows a moderate level of erosion and whilst there saw stock getting stuck in the heavy clay. The topsoil is shallow here and poorly drained along with the dispersive soil the area is heavily pugged and stock access requires control.

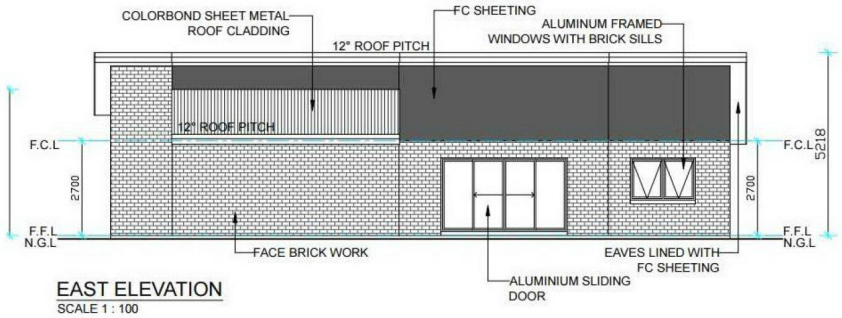
Environmental Issues

The environmental issues on site have a potential to cause land degradation if activities like ploughing and running too high a stocking rate.

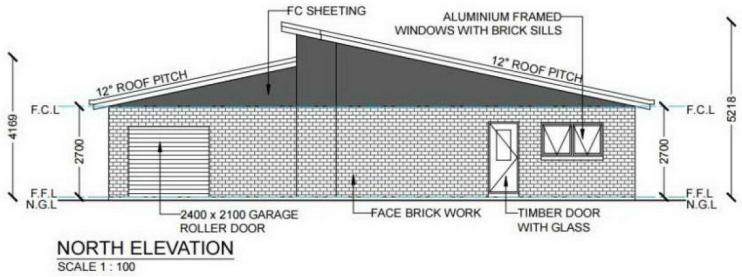
Proposed Dwelling:



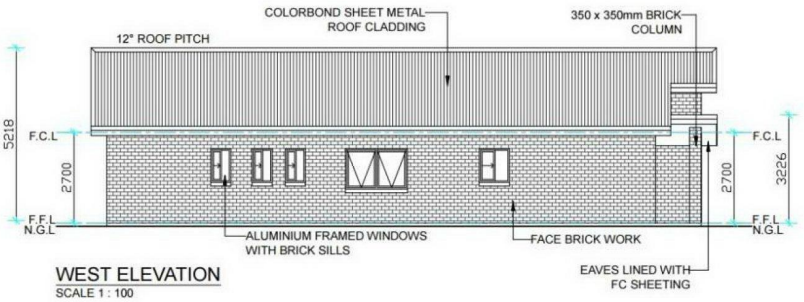
SOUTH ELEVATION
SCALE 1 : 100



EAST ELEVATION
SCALE 1 : 100



NORTH ELEVATION
SCALE 1 : 100



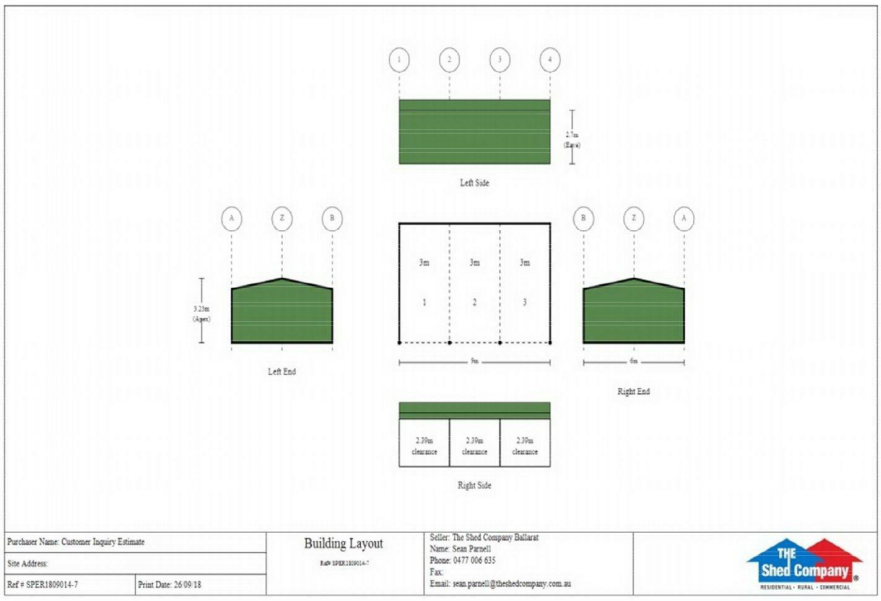
WEST ELEVATION
SCALE 1 : 100

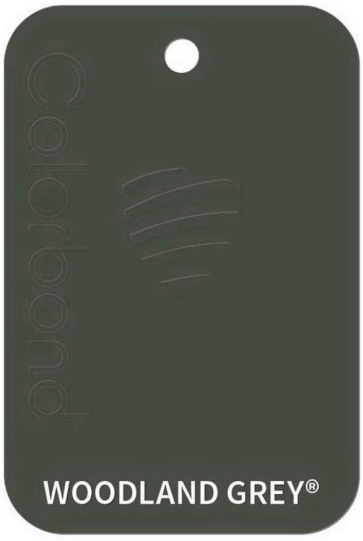
The house is a modern design and more indicative of a rural dwelling, it will have no-reflective zincalume exterior.

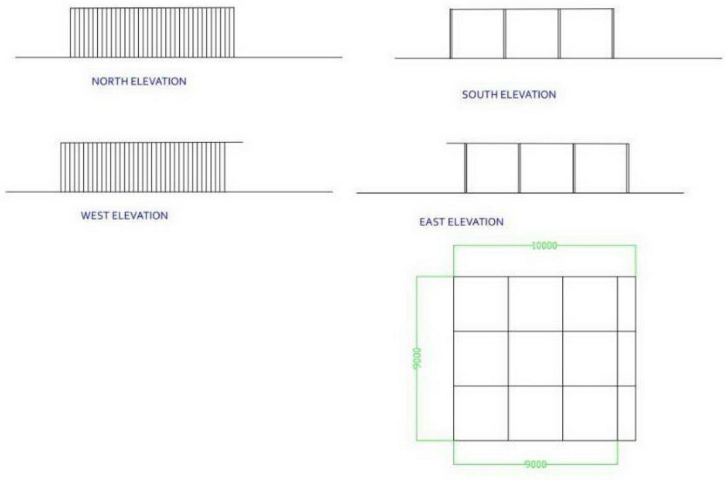
The site has no access to potable water and will rely on tanks for water. There is power available to the site.

Outbuildings and Associated Works: Stock shelter

The sheds will both be a colourbond construction with a colour that will blend in such as Woodland Grey below.







Proposal-Introduction

The land is being sold to a semi-retired farmer that wishes to move closer to a serviced town and still having a farming enterprise.

Currently the land is being used to graze cows from local farmers and the site is located close to a dairy in Skinners Lane (below) and there are also many in the area to source unwanted male calves.

The new owner is a semi- retired farmer from the Warrnambool area that has extensive dairying experience. This application is sustainable in an area like Barongarook as there are many dairies in the area and it gives orphaned or male calves some sort of life rather than be killed at birth.

Orphaned calves are called 'Poddy Claves".

Proposed Enterprise

Poddy Calves

Calves like any new born mammal are entirely dependent on supplementary feeding and need to be provided with adequate shelter to protect them from cold. The following feeding summary which covers from birth to weaning at 10-12 weeks of age details the regime that raising calves entails. The first month requires daily monitoring and twice daily feeding to ensure survival of the calves. From a month old there is daily monitoring and also daily feeding. As calves arrive they requiring to be placed in similar age groups to avoid feeding dominance and it avoids stress and cross contamination to keep young calves in large groups. Normally the calves are with their mothers that provide a safe environment and this care is then taken over by the land owner when raising new born calves. Stress is a major factor in calf loss as it lowers the immune system and leads to susceptibility to viral and bacterial infections such as Calf Scours or Bovine Disease which are potential devastating to a herd and thus to the bottom line of any business.

Reasoning for onsite management

Why does the operator need to be on site at all times?:

- The milk must be checked through the day to ensure that is within the required parameters, calves will typically feed throughout the day.
- Contamination from flies must be kept to a minimum during warmer weather.
- Regular monitoring of feeding is essential as some calves will just give up if there are more dominant calves in their pen.
- Waste must be monitored to make sure that digestive issues are picked up quickly as death can result from digestive conditions in a relatively small period of time
- Calves that show a more boisterous character need to be with older calves as they can cause injury to other smaller calves
- Any rain that enters the shed must be attended too ensure a stress-free environment, the bedding in this situation must be replaced immediately
- Any signs of distress need to be addressed immediately
- The milk mixture must not run out as the calves will overeat and possibly bloat when it is filled again
- Each calf must drink an average of 2 litres a day, which with 40 calves involves time to make the mixture to ensure all are drinking and that it is tested for temperature and all used equipment needs to be sterilized.

Feeding Summary

First feed: colostrum

Newborn calves must receive 2 to 3 litres of new colostrum within 12-24 hours of birth, although preferably within the first six hours. If you're unsure if the colostrum you acquire is suitable, test it

with a brix meter and look for readings higher than 25%.

Newborn calves require colostrum within 12 to 24 hours of birth, preferably within the first six. After receiving an initial gut-fill of colostrum, a calf will be content to lie down and rest. Leave it f or 12 hours before attempting to train it to feed.

This is not at all cruel. After calving, a cow will often feed her calf then leave it quietly to rest while grazing for a considerable length of time before returning.

Teaching calves to drink

To train a calf to drink, start by dipping your fingers in warm milk and direct it to a warm moist teat to suckle. Having waited 12 hours, most calves will start sucking immediately but if it resists, persist for a little while then return in a few hours to try again. The key is to be patient, quiet and gentle and to not upset the calf. Unless sick, every calf will eventually start drinking.

Always use a teat system for feeding as calves drink better that way. Sucking on teats promotes saliva, an important first step for food digestion, and avoids problems associated with drinking too fast. Calves have been known to drop dead after drinking directly from buckets.

Calves rear better off teat feeding systems compared to being bucket-fed.

Milk requirements

For the first two weeks, feed calves twice daily. Thereafter, they can be fed once daily – best in the afternoon so they get to sleep with a full stomach. Calves will need about 5 litres of full cream milk per calf daily until weaning at 10 to 12 weeks of age. They should be putting on about 500 grams of body weight daily up to weaning. A Frisian calf is likely to weigh 90-100kg by then.
The daily schedule for feeding is included in Appendix.7

Post weaning

Post weaning the calves rudimentary system has developed and they are more resilient and will be put out to pasture until they are on sold.

Sustainable Farming-New Planning Guidelines

Farm Plan

The layout of the land is covered in the Proposed Plan and includes areas set aside for:

- Storage Shed
- Stock Shelter
- Domestic area- dwelling
- Weaning Paddocks

Farm Infrastructure

Stock shelter to be colour bond "Woodland Grey'

Shelters such as these are preferred for protection during pre-weaning to provide shelter from cold winds and frost. They are shown on the proposed plan are 6 x 9m (54sqm)and can easily accommodate up to 27 calves (2 per 2.7sqm). These shelters must face the east to provide the maximum protection from north, north-west and westerly winds. There will be a water tank located next to the shelter and pump. This will be used to run a mist system that can be used to lower body temperatures in extreme weather.

Site Preparation and Layout

The infrastructure will be involving the following:

- Fencing to create paddock areas and installing gates
- Fencing of exclusion areas (Erosion mitigation)
- Fencing for stock control around dams
- Construction of dwelling/storage shed/2x stock shelters
- Installing mist system/pump and tank to the sheep shelter.
- Connection of water troughs
- Water tank to shed to catch water that can be used for stock watering.

Land Management

The following land management practices will be undertaken to ensure the sustainability of the site:

- Paddocks to be lightly grazed to retain 50% cover at all times and all stock rotated to avoid bare patches/maintain ground- cover and possible erosion.
- Weeds to be managed on site
- Dams to be fenced off to control erosion
- Major drainage lines to be vegetated to control 'pugging"
- Vegetation to provide additional shelter in the paddocks and species specified are well suited to poor draining soils
- Pest animals to be managed on site-
- No grazing in fenced off areas.
- Control traffic where possible with specified access through smaller paddocks

Pasture Management

It would be imperative to get the nutrient levels tested on site prior to any pasture management and to follow the recommendations of an Agronomist. It is most likely that continuing soils treatment with Phosphate and with Molybdenum will be recommended. Broadening the pasture with clovers will increase carrying capacity. Clover adds diversity to a pasture and is a legume (fix nitrogen from the air) which is great for the slopes which have limited soil fertility.

Codes of Practice

There is an Australian Code of Practice for the transport of Livestock which specifies certain requirements for Bobby Calves- The Australian Animal Welfare Standards and Guidelines- Land Transport of Livestock- Edition.1. Version 1.1 21 Sept 2012. The farmer will need to adhere to the policies for the transport of Bobby Calves such as briefly described below

"SB4.5 A person in charge of a bobby calf between five and 30 days old which is being transported must ensure the calf:

i) be protected from cold and heat; and

ii) be in good health, alert and able to rise from a lying position; and

iii) have been adequately fed milk or milk replacer on the farm within six hours of loading; and

iv) be assembled and transported to ensure delivery in less than 18 hours from last feed with no more than 12 hours spent on transports; and

v) has an auditable and accessible record system that identifies the calf was last fed within six hours of loading unless the journey is between rearing properties and is

less than six hours duration.

SB4.6 A person must not consign a bobby calf across Bass Strait.

SB4.7 A person consigning a premature calf (including induced calf) must ensure the calf is as

fit for the journey as a normal, full-term calf.

SB4.8 A person transporting bobby calves under 30 days old must ensure all calves have

sufficient space in the livestock crate to lie down on their sternums.

SB4.9 A person must not use a dog to move a bobby calf during the transport process."

The Victorian Code of Practice for Cattle is from the Primary Industries Standing Committee-Model Code of Practice for the Welfare of Animals-PISC 2nd Edition Report 85 and covers the care and welfare of cattle.

Specifically, to calves it proposes the following:

1.5 Protection from climatic extremes and predation

1.5.1 As far as practicable, cattle should be protected from adverse weather conditions and the consequences of adverse weather, including climatic extremes, forage shortages, unseasonal changes and other factors causing cold stress or heat stress. Shade, or alternative means of cooling such as misters and sprays, must be provided where cattle would otherwise suffer from heat stress, particularly where summer feedlotting is practised (see 2.2.7.2).

1.5.2 Shelter (e.g. windbreaks) and additional fodder should be provided at times of cold stress, the effects of which are exacerbated by wind chill and wetting of the coat. Calves are particularly at risk.

2.2.3 Health inspection

2.2.3.1 Responsibilities for health inspection activities will be covered in the individual feedlot's Animal Care Statement.

2.2.3.2 All cattle should be closely inspected on arrival to assess health status and treated as required.

2.2.3.3 Entry processing treatments should be designed as far as possible to treat and/or prevent disease and parasite conditions which are known to occur in the area or particular cattle group. If the background of a group of feeder cattle is not known, cattle should be treated on arrival, assuming the worst about transport stress and disease exposure.

2.2.3.4 Once cattle are penned out, all animals should be checked daily and, in the case of new arrivals, freshly weaned calves in particular, twice daily inspections are advised for the first few weeks of environmental adjustment and feed adaptation.

2.2.3.5 Trained and experienced stock handlers must ride or walk all pens looking for any signs of poor health or injury using an established surveillance method. All cattle should be seen standing and moving.

2.2.3.6 Surveillance should include water trough inspections and general features of the fencing and pen surface which may predispose cattle to injury.

3. ARTIFICIAL REARING OF CALVES

3.1 Housing for artificially reared calves should be hygienic, with adequate ventilation, climate control and lighting. Flooring should be well drained with adequate dry lying space for each calf. Flooring and internal surfaces should not cause injury and should allow easy cleaning. Floors should have a surface that minimises slipping. Appropriate bedding (e.g. straw) is recommended and should be changed at appropriate intervals.

3.2 In order to provide an environment which is adequate for exercise, exploration and free social interaction, calves should be kept in groups unless disease control measures require individual penning.

3.3 Careful attention should be given to group sizes, access to feed, milking shed location, ancillary accommodation, lighting, air inlets and outlets, handling facilities and stalls as these factors can contribute to health problems, stress or aggression. Calf rearing facilities should not be used for adult stock (particularly sick animals) and should be isolated from vermin, effluent, etc.

3.4 Where individual calf pens are used in multiple calf rearing systems, they should be constructed and located to allow each calf to see, hear and preferably touch other cattle (i.e. at least one other individual) unless there is a disease transmission problem. A floor area of 1.5 to 2.0 m^2 should be provided for each calf in group pens to permit self-grooming and prevent overcrowding. 2.0 m^2 should be provided for calves in individual pens. The total shed volume should provide at least 6 m^3 for each calf.

3.5 In cold weather, adequate shelter or housing, and feeds with a high energy content should be provided.

3.6 Calves should receive at least two litres of fresh or preserved colostrum within the first 6 hours of birth. If a milk substitute is fed first, it may limit the calf's ability to absorb colostrum later. Thereafter, they should be fed on liquid milk, commercial milk replacer or colostrum, in sufficient quantities to provide essential requirements for maintenance and growth. High quality pasture, hay, pellets or suitable processed feed must be available to calves from no later than 3 weeks of age to help in development of their digestive tracts. Milk from diseased cows or those treated with antibiotics should not be fed to calves.

Where milk feeding, hygienic calf feeding practices, including thorough daily cleansing of all equipment (feeding units, lines, bottles, nipples, troughs, etc.), are essential to prevent diarrhoea (scours) or other health problems.

3.7 Milk replacers based on skim milk should not be fed to calves under three weeks of age, unless they are in a properly balanced mixture of protein, fat and vitamins. Milk replacers should be reconstituted according to the manufacturer's instructions. Milk and milk replacers should not be heated and fed at temperatures above body temperature (39°C).

3.8 Calves should be weaned off milk, milk replacer or colostrum onto rations providing all essential requirements, only when their ruminant digestive systems have developed sufficiently to enable them to maintain growth and well-being on non-milk-based diets. The process of weaning can occur as early as three weeks of age.

Restricted rations of the "white veal" type (i.e. iron-free diets which cause anaemia) must not be fed.

3.9 Where large numbers of calves are reared, they should be grouped by age and size to reduce competition for food and to allow closer observation and management.

3.10 Sick or injured calves should be isolated, to prevent transmission of disease or further injury by herd mates, and treatment provided. Appropriate standard protocols should be developed in consultation with a veterinarian with local knowledge to prevent and treat common conditions of calves (e.g. scours).

Among the most crucial factors affecting welfare in a flock are the behaviour and attitude of the manager. Important skills of the competent manager and stock-persons include the ability to anticipate situations in which the welfare of the animals may be at risk and to recognise early signs of distress or ill-health in animals, so that appropriate preventive or early remedial action may be taken. The prospective purchaser has many years' experience in this field.

Financial summary

The business proposal for raising Bobby Claves is one that provides a resource to local dairies with an alternative to euthanising day old male calves. This site is expecting to obtain a maximum of 160 calves on site per annum. These calves will be managed on site and the adjacent farm until they reach a minimum of 150kg in weight. This is only an indicative weight as sales can occur at a larger weight and this will depend on the prices for beef at the time. If we are to assume a return at 18 months from 80 calves at current prices of $800 per cow over an 18 month period a return of $64,000 pa is expected. In preceding years with an annual turnover of 160 calves an expected return could be as high as $ 128,000.pa It is realistic to allow for at least a 10% loss on profits from loss of stock.

All stock will be transported and sold at the sale yards and all pricing included in this report is subject to external factors such as weather, export pricing and costs of products.

In the start up year there will be no income expected as sales will not occur until the venture is in the second year.

The start up capital is as follows:

Sheds $28,000

House $280,000

Shelters $ 9,000

Fences $15,200

Farm Insurance $ 5,000

Electricity connection $ 15,000

Medicine $6,200

Vet Fees $8,000

Feeding-supplementary $ 18,000-$22,000

Ear tags $ 600

Fuel for transport $2000

PIA-Property Identification Number- Free

Total start up costs of $ 390,820

The second and subsequent years the following costs will apply

Farm Insurance $ 5,000

Medicine $6,200

Vet Fees $8,000

Feeding-supplementary $ 12,000-$15,000

Ear tags $ 600

Fence repairs $1000

Auction and housing costs per 80 cows $ 60each allow $330

Transport per 440 cows $2300

Ongoing annual cost estimated at $45,430

On a continuing basis it is estimated that with cost of around $45,000 there is an expected profit in year two of $ 110,000 and $ 220,000 in the following years. The expected profit from years two onwards will be partially used to offset the capital setup costs for the business.

Note estimate is based on current stock value and assuming no changes due to drought or other factors that can change forecasts. Based on 440 cows per annum

Summary

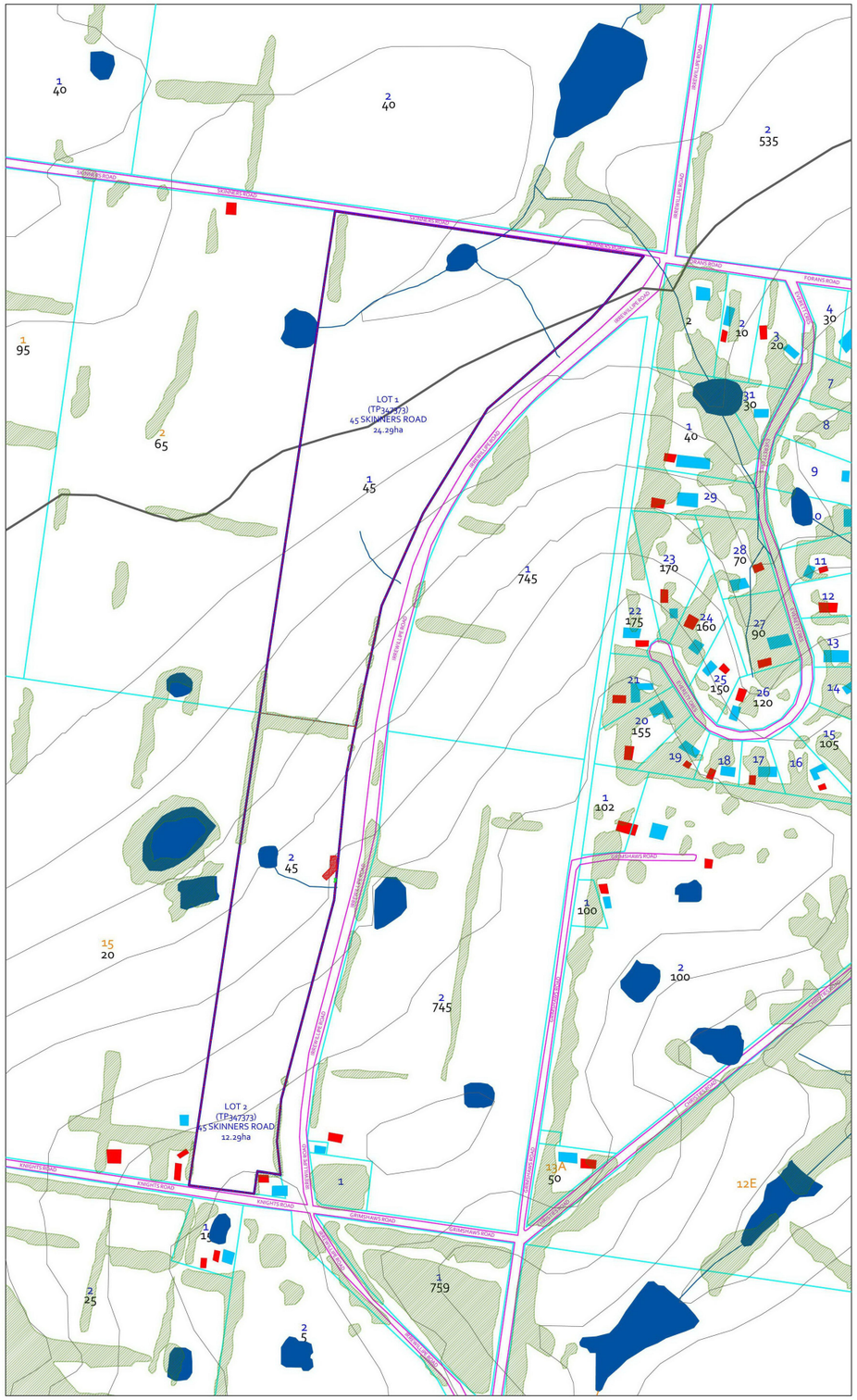
The site contains good quality land to graze cattle and there is close available land to use for grazing older calves. The site has good connectivity to sale yards (55 Colac-Ballarat Road, Irrewarra) and is on a well-serviced road. The proposal is guided by the relevant codes of practice and the farming enterprise will require a Property Identification Code (PIC). The dwelling is reasonably required on site in order to comply with the monitoring and supervision that is required by the codes of practice by the agricultural activity and for the owner to take over the management of the adjacent family farm.

In summary, the development will ensure the safe monitoring of the orphaned calves and enable them to have a much longer life that they currently have when born in a dairy. The proposal is financially viable and will not potentially cause any land degradation if the pasture cover is maintained to at least 50% and amelioration works are undertaken.

This is a balanced outcome for the site that meets all the purposes of the farming zone by retaining agricultural use on site and controlling erosion

Appendix.1 Existing Plan

D19/83674



EXISTING CONDITIONS

TOTAL PROPERTY SIZE
365858m² (36.58ha)

LOT 1
242939M² (24.29ha)

LOT 2
122920m² (12.29ha)

NO EXISTING DWELLINGS OR SHEDS ON PROPERTY.

LEGEND

DWELLINGS

DAMS

REMANT VEGETATION

BOUNDARY LINES

CONTOURS

GARAGES / CARPORTS

WATER WAYS

ROADS

EXISITNG HOLDING YARD

EXISITNG GATE

PROPERTY IDENTIFICATIONS

BLACK - PROPERTY ADDRESS
BLUE - ALLOTMENT NUMBER
ORANGE - CROWN ALLOTMENT
RED - CROWN SECTION

Note the contractor
shall verify all dimensions and all underground services at the site before commencing work. The contractor shall verify all levels from the consulting engineer prior to construction.

DO NOT SCALE FROM DRAWINGS

PROJECT:
LOT 1 AND 2 (TP347373K)
SKINNERS ROAD /
KNIGHTS ROAD
BARONGAROOK, 3249

DWG TITLE:
EXISITING PLAN

NORTH

PROJECT NO: 936

SCALE: 1:10000@A3

DATE: MAY 2019

DRAWINGS FOR PLANNING PERMIT ONLY
NOT TO BE USED FOR CONSTRUCTION

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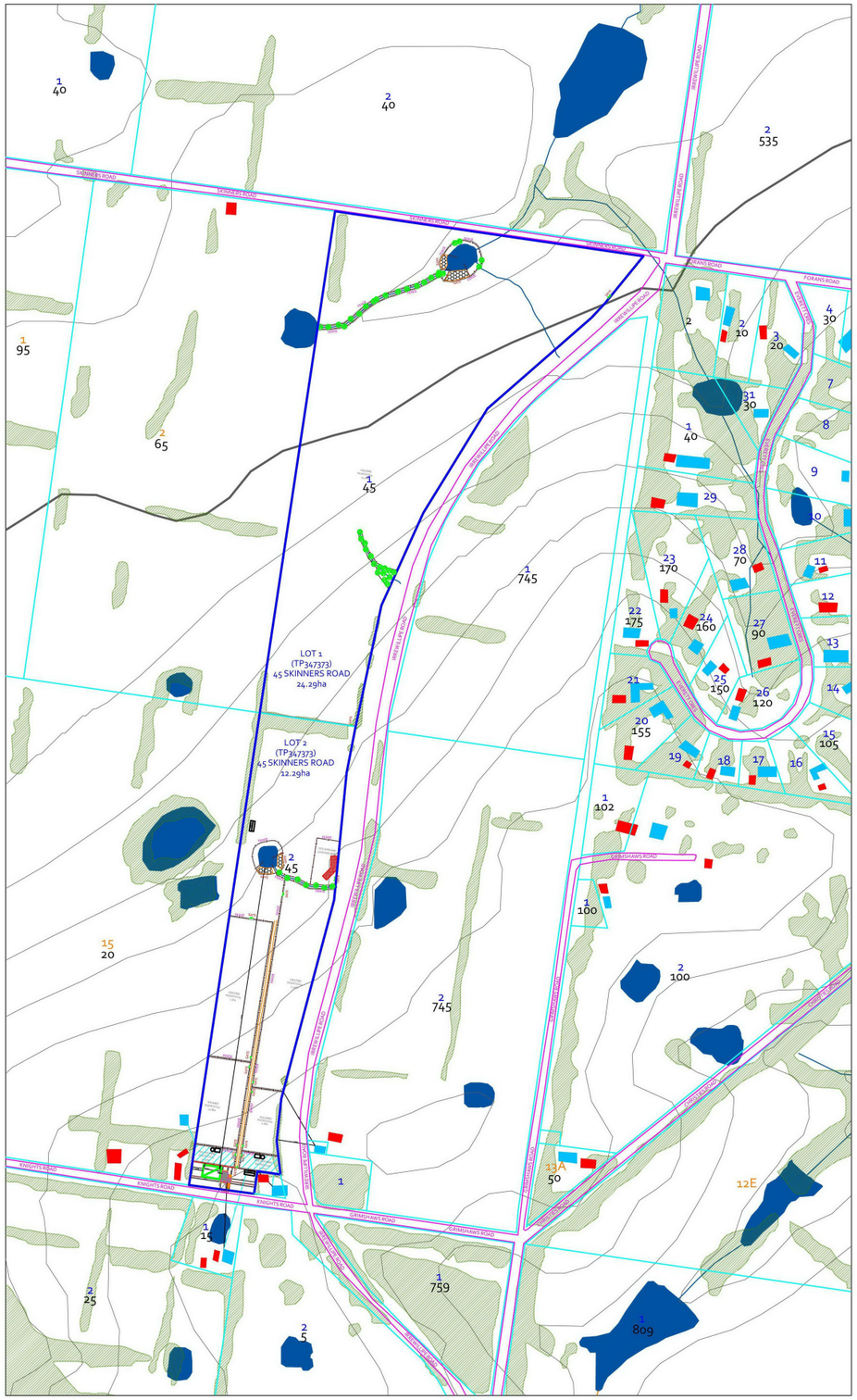
194 Victoria Street,
Ballarat East, 3350
julie@nrlinks.com.au

Appendix.2 Proposed Plan

D19/83674



PROPOSED CONDITIONS

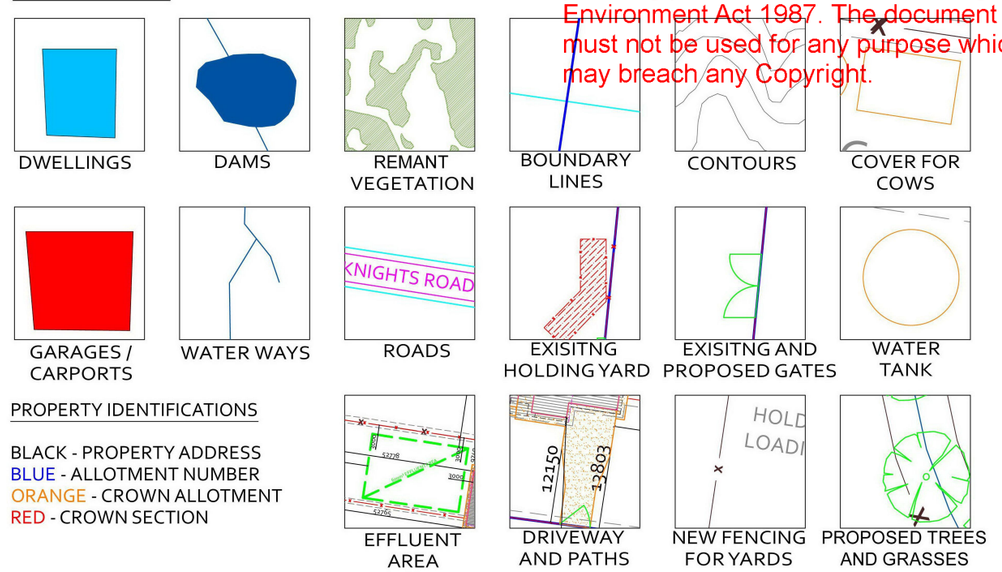
TOTAL PROPERTY SIZE
365858m² (36.58ha)

LOT 1
242939M² (24.29ha)

LOT 2
122920m² (12.29ha)

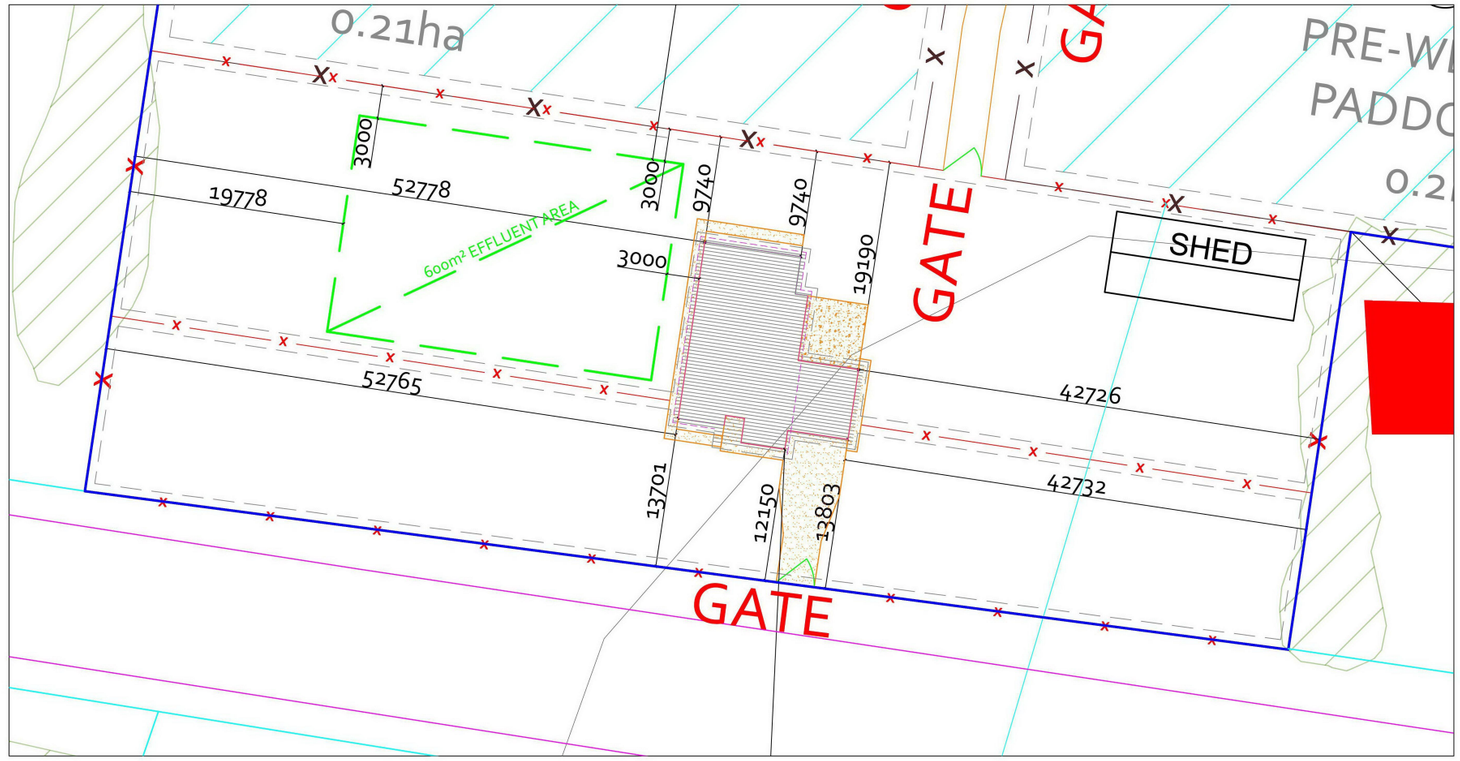
PROPOSED 3 BEDROOM DWELLING WITH ATTACHED GARAGE (205m²)
ALLOCATED LOT SIZE FOR DWELLING IS 4414m².

LEGEND



PROPERTY IDENTIFICATIONS

BLACK - PROPERTY ADDRESS
BLUE - ALLOTMENT NUMBER
ORANGE - CROWN ALLOTMENT
RED - CROWN SECTION



VIEWPORT OF PROPOSED DWELLING FRONT, REAR AND SIDE SETBACKS (NTS).
PROPOSED DWELLING FRONT SET BACK 12.15m
PROPERTY 15 KNIGHTS ROAD IS APPROX: 112.47m FROM PROPOSED DWELLING.
EFFLUENT AREA OF 600m² SET BACK 19.77m FROM NEIGBORING BOUNDARY, 3.0m FROM PROPOSED DWELLING.

Note the contractor
shall verify all dimensions and all underground services at the site before commencing work. The contractor shall verify all levels from the consulting engineer prior to construction.

DO NOT SCALE FROM DRAWINGS

PROJECT:
LOT 1 AND 2 (TP347373K)
SKINNERS ROAD /
KNIGHTS ROAD
BARONGAROOK, 3249

DWG TITLE:
PROPOSED PLAN

NORTH

PROJECT NO: 936
SCALE: 1:10000@A3
DATE: MAY 2019

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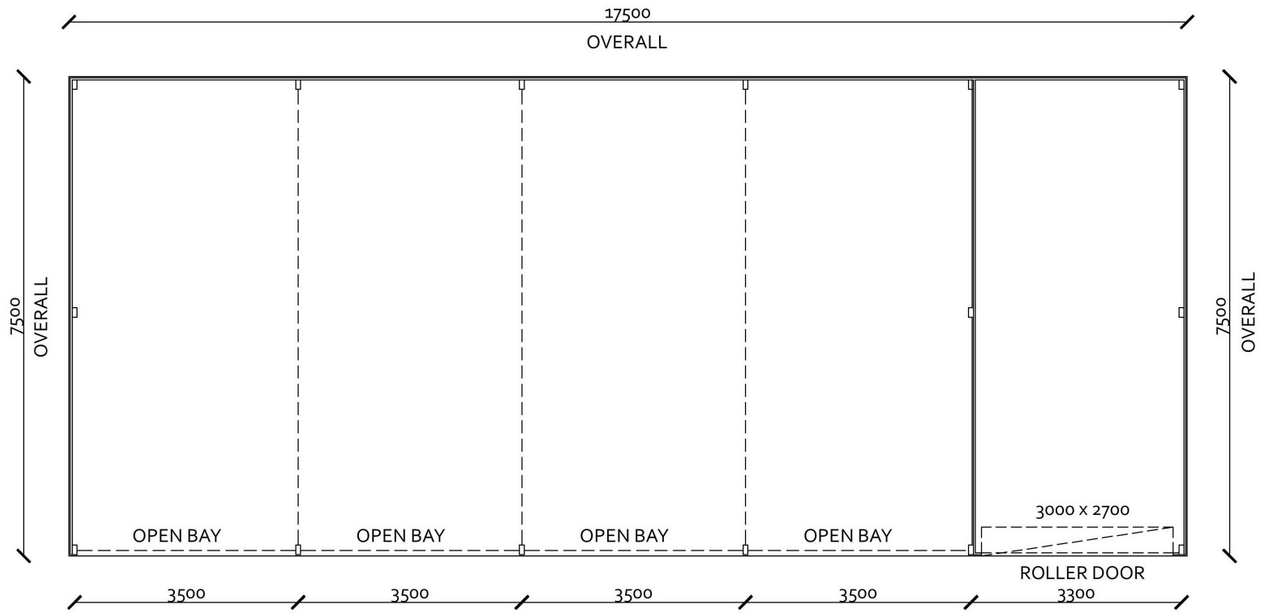
julie@nrlinks.com.au

Appendix.3 Shed Plan



SHED FLOOR PLAN
SCALE 1 : 100

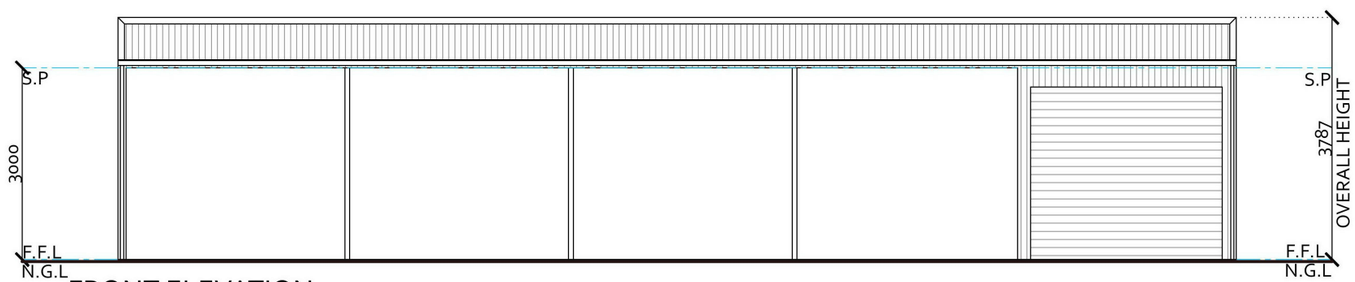
EXTERNAL MATERIALS AND COLOURS

ROOF

- COLORBOND SHEET ROOFING IN WOODLAND GREY (TRIMCLAD PROFILE)
- METAL FASCIA AND GUTTERS IN WOODLAND GREY

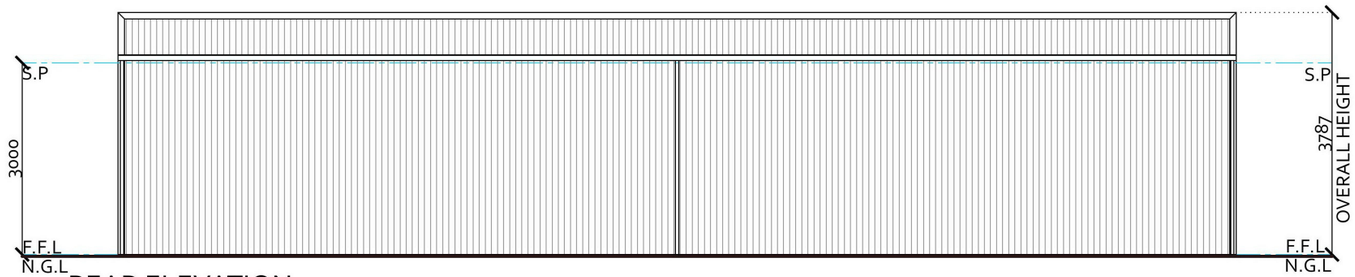
WALLS

- COLORBOND SHEET ROOFING IN WOODLAND GREY (TRIMCLAD PROFILE)

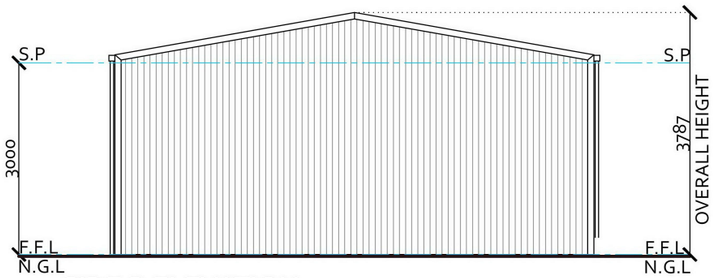


FRONT ELEVATION
SCALE 1 : 100

SIDE A ELEVATION
SCALE 1 : 100



REAR ELEVATION
SCALE 1 : 100



SIDE B ELEVATION
SCALE 1 : 100

Note the contractor shall verify all dimensions and all underground services at the site before commencing work. The contractor shall verify all levels from the consulting engineer prior to construction.

DO NOT SCALE FROM DRAWINGS

PROJECT:
LOT 1 AND 2 (TP347373K) SKINNERS ROAD / KNIGHTS ROAD BARONGAROOK, 3249

DWG TITLE:
PROPOSED SHED FLOOR PLAN AND ELEVATIONS

NORTH

PROJECT NO: 936
SCALE: 1:100@A3
DATE: MAY 2019

DRAWINGS FOR PLANNING PERMIT ONLY NOT TO BE USED FOR CONSTRUCTION

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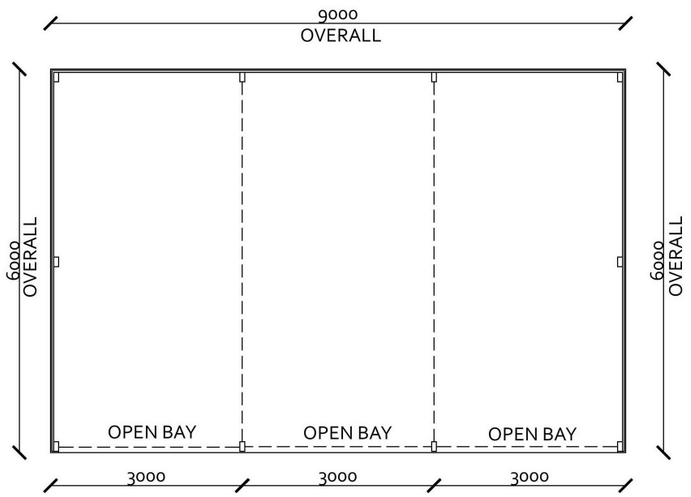
julie@nrlinks.com.au

Appendix.4 Shelter Plan



SHELTER FLOOR PLAN
SCALE 1 : 100

EXTERNAL MATERIALS AND COLOURS

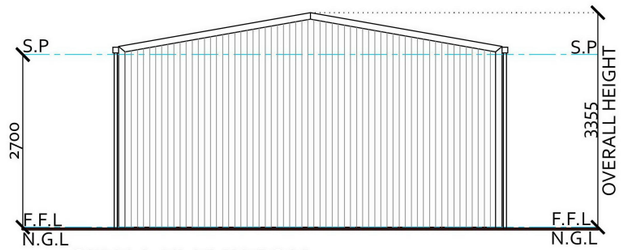
ROOF

- COLORBOND SHEET ROOFING IN WOODLAND GREY (TRIMCLAD PROFILE)

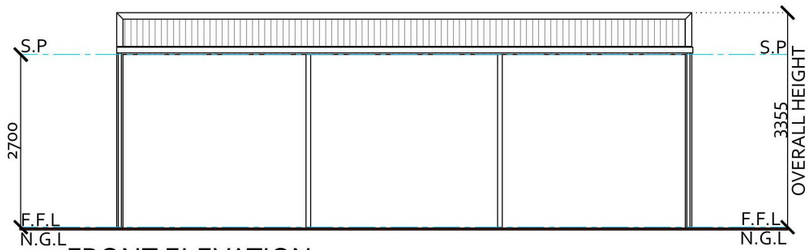
- METAL FASCIA AND GUTTERS IN WOODLAND GREY

WALLS

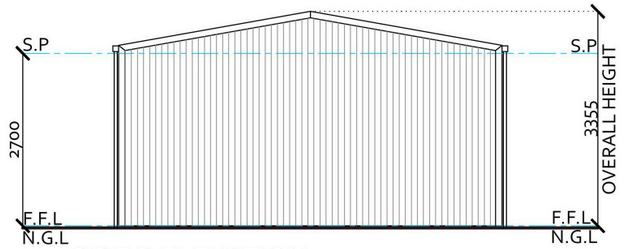
- COLORBOND SHEET ROOFING IN WOODLAND GREY (TRIMCLAD PROFILE)



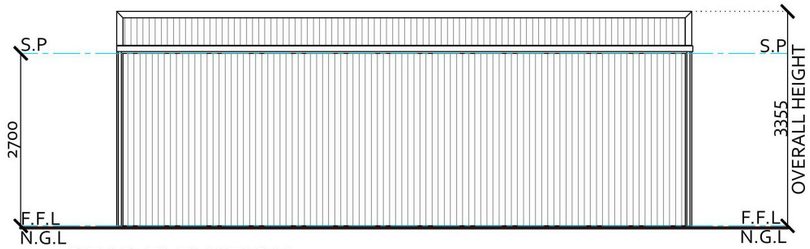
SIDE A ELEVATION
SCALE 1 : 100



FRONT ELEVATION
SCALE 1 : 100



SIDE B ELEVATION
SCALE 1 : 100



REAR ELEVATION
SCALE 1 : 100

Note the contractor
shall verify all dimensions and all underground services at the site before commencing work. The contractor shall verify all levels from the consulting engineer prior to construction.

DO NOT SCALE FROM DRAWINGS

PROJECT:
LOT 1 AND 2 (TP347373K)
SKINNERS ROAD /
KNIGHTS ROAD
BARONGAROOK, 3249

DWG TITLE:
PROPOSED SHELTER
FLOOR PLAN AND
ELEVATIONS

NORTH

PROJECT NO: 936

SCALE: 1:100@A3

DATE: MAY 2019

DRAWINGS FOR PLANNING PERMIT ONLY
NOT TO BE USED FOR CONSTRUCTION

NR LINKS
Your Planning & Permit Consultants
NATURAL RESOURCE LINK PTY LTD
194 Victoria Street,
Ballarat East, 3350
julie@nrlinks.com.au

Appendix.5 Daily Schedule

DAILY SCHEDULE-BOBBY CALVES

	0-4 wks	4-12 wks	12 wks-26	26+ wks
6:00:00 AM	Make formula/temp check	Make formula/temp check	Check herd (weaning paddock)condition and for disease. Respond to any issues. Commence supplementary feeding of lucerne/hay.	Check herd (Weaned Paddock) condition and for disease. Respond to any issues
7:00:00 AM	Feeding	Feeding		
8:00:00 AM	Feeding	Feeding		
9:00:00 AM	Steralise equip	Steralise equip		
10:00:00 AM	Check herd feeding and stress	Check herd feeding and stress		
11:00:00 AM	Clean remove waste to compost area	Clean remove waste to compost area		
12:00:00 PM				
1:00:00 PM				
2:00:00 PM	Make formula/temp check	Check all stock		
3:00:00 PM	Feeding	Vaccinate/worm		
4:00:00 PM	Feeding	Bag up waste and straw for sale offsite		
5:00:00 PM	Steralise equip			
6:00:00 PM	Check herd feeding and stress	Check herd feeding and stress		
7:00:00 PM	Monitor for bellowing/respond to any issues	Monitor for bellowing/respond to any issues		
8:00:00 PM				
10:00:00 PM				
11pm- 6am				

Appendix.6 Yearly Schedule

ANNUAL TIME LINE-BOBBY CALVES

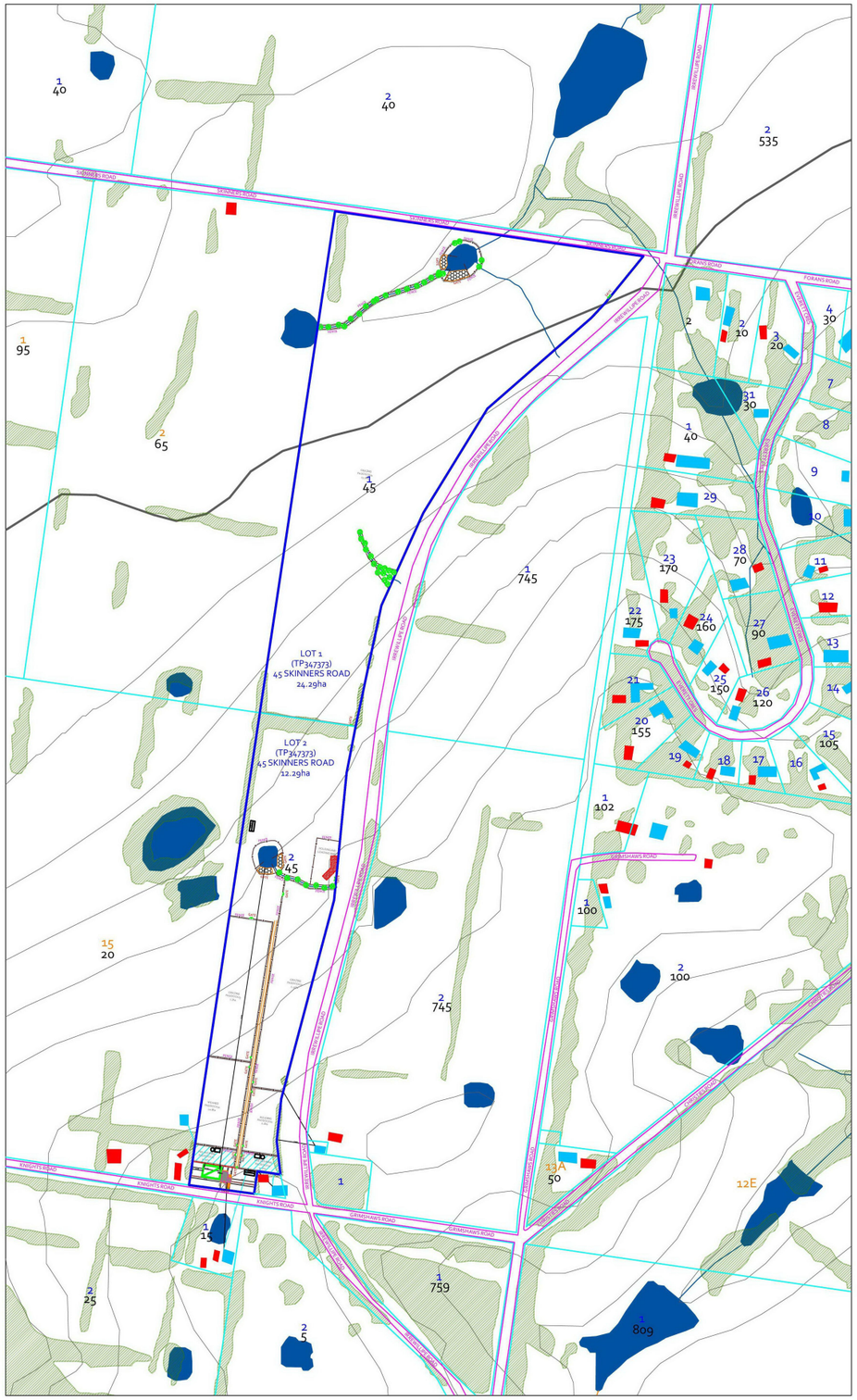
Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
Newborns arrive to birthing shelter	Vaccinate Clostridial and Neonatal Scours	Feed Formula daily	Move to weaning paddock 4m2 per calf	Move to grazing paddocks	Monitor health in grazing paddocks	Newborns arrive to birthing shelter	Vaccinate Clostridial and Neonatal Scours	Feed Formula daily	Move to weaning paddock 4m2 per calf	Move to grazing paddocks	Monitor health in grazing paddocks
Feed Colustrum	Feed Formula daily	Monitor for stress and diseases	Worm and drench	Monitor for disease and ground cover	Monitor for disease and ground cover	Feed Colustrum	Feed Formula daily	Monitor for stress and diseases	Worm and drench	Monitor for disease and ground cover	Monitor for disease and ground cover
Feed Formula twice daily	Monitor for stress and diseases	Introduce lucerne/hay	Continue lucerne/hay	Vaccinate Clostridial		Feed Formula twice daily	Monitor for stress and diseases	Introduce lucerne/hay	Continue lucerne/hay	Vaccinate Clostridial	
Monitor for stress and diseases (Pink Eye)	Clean shelter Daily	Vaccinate Clostridial and Neonatal Scours	Monitor for disease (Pulpy Kidney) and ground cover			Monitor for stress and diseases (Pink Eye)	Clean shelter Daily	Vaccinate Clostridial and Neonatal Scours	Monitor for disease (Pulpy Kidney) and ground cover	Vaccinate Clostridial older calves	
Clean shelter Daily-floors and remove waste	Clean and steralise teets and wash feeders	Clean shelter Daily-floors and remove waste	Clear shelter Daily-floors and remove waste			Clean shelter Daily-floors and remove waste	Clean and steralise teets and wash feeders	Clean shelter Daily-floors and remove waste	Clear shelter Daily-floors and remove waste		
Clean and steralise teets and wash feeders	Vaccinate Clostridial older calves	Clean and steralise teets and wash feeders				Clean and steralise teets and wash feeders	Vaccinate Clostridial older calves	Clean and steralise teets and wash feeders			
	Clear shelter Daily-floors and remove waste	Clear shelter Daily-floors and remove waste					Clear shelter Daily-floors and remove waste	Clear shelter Daily-floors and remove waste			

LEFT BLANK TO SHOW CONTINUING REQUIREMENTS OF NEW AND EXISTING STOCK

Move to grazing paddocks	Monitor health in grazing paddocks	Newborns arrive to birthing shelter	Vaccinate Clostridial and Neonatal Scours	Feed Formula daily	Move to weaning paddock 4m2 per calf	Move to grazing paddocks	Monitor health in grazing paddocks	Newborns arrive to birthing shelter	Vaccinate Clostridial and Neonatal Scours	Feed Formula daily	Move to weaning paddock 4m2 per calf
Monitor for disease and ground cover	Monitor for disease and ground cover	Feed Colustrum	Feed Formula daily	Monitor for stress and diseases	Worm and drench	Monitor for disease and ground cover	Monitor for disease and ground cover	Feed Colustrum	Feed Formula daily	Monitor for stress and diseases	Worm and drench
Vaccinate Clostridial		Feed Formula twice daily	Monitor for stress and diseases	Introduce lucerne/hay	Continue lucerne/hay	Vaccinate Clostridial		Feed Formula twice daily	Monitor for stress and diseases	Introduce lucerne/hay	Continue lucerne/hay
		Monitor for stress and diseases (Pink Eye)	Clean shelter Daily	Vaccinate Clostridial and Neonatal Scours	Monitor for disease (Pulpy Kidney) and ground cover			Monitor for stress and diseases (Pink Eye)	Clean shelter Daily	Vaccinate Clostridial and Neonatal Scours	Monitor for disease (Pulpy Kidney) and ground cover
		Clean shelter Daily-floors and remove waste	Clean and steralise teets and wash feeders	Clear shelter Daily-floors and remove waste	Clear shelter Daily-floors and remove waste			Clean shelter Daily-floors and remove waste	Clean and steralise teets and wash feeders	Clean shelter Daily-floors and remove waste	Clear shelter Daily-floors and remove waste
		Clean and steralise teets and wash feeders	Vaccinate Clostridial older calves	Clean and steralise teets and wash feeders				Clean and steralise teets and wash feeders	Vaccinate Clostridial older calves	Clean and steralise teets and wash feeders	
			Clear shelter Daily-floors and remove waste	Clear shelter Daily-floors and remove waste					Clear shelter Daily-floors and remove waste	Clear shelter Daily-floors and remove waste	

Appendix.7 Paddock Layout

D19/83674



PROPOSED CONDITIONS

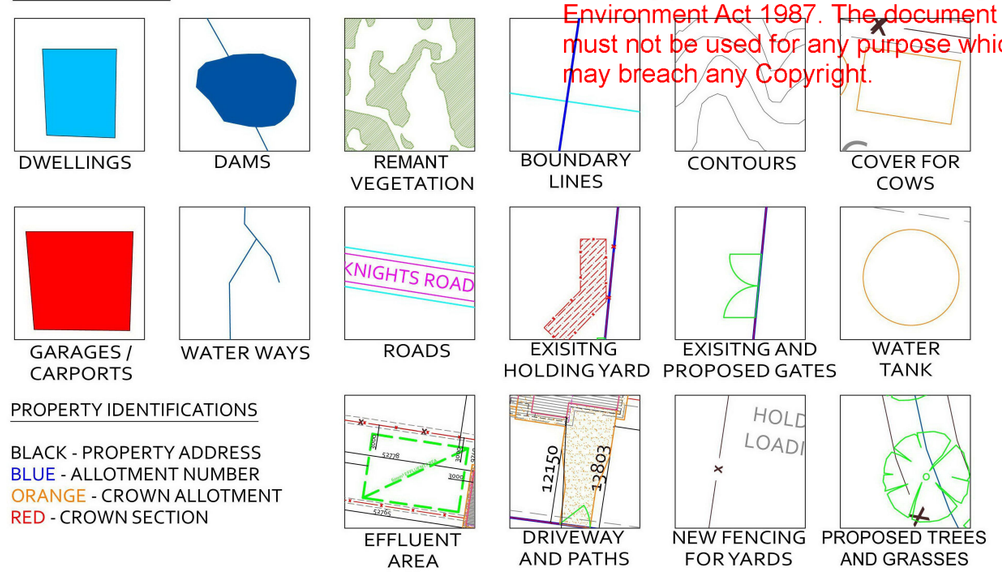
TOTAL PROPERTY SIZE
365858m² (36.58ha)

LOT 1
242939M² (24.29ha)

LOT 2
122920m² (12.29ha)

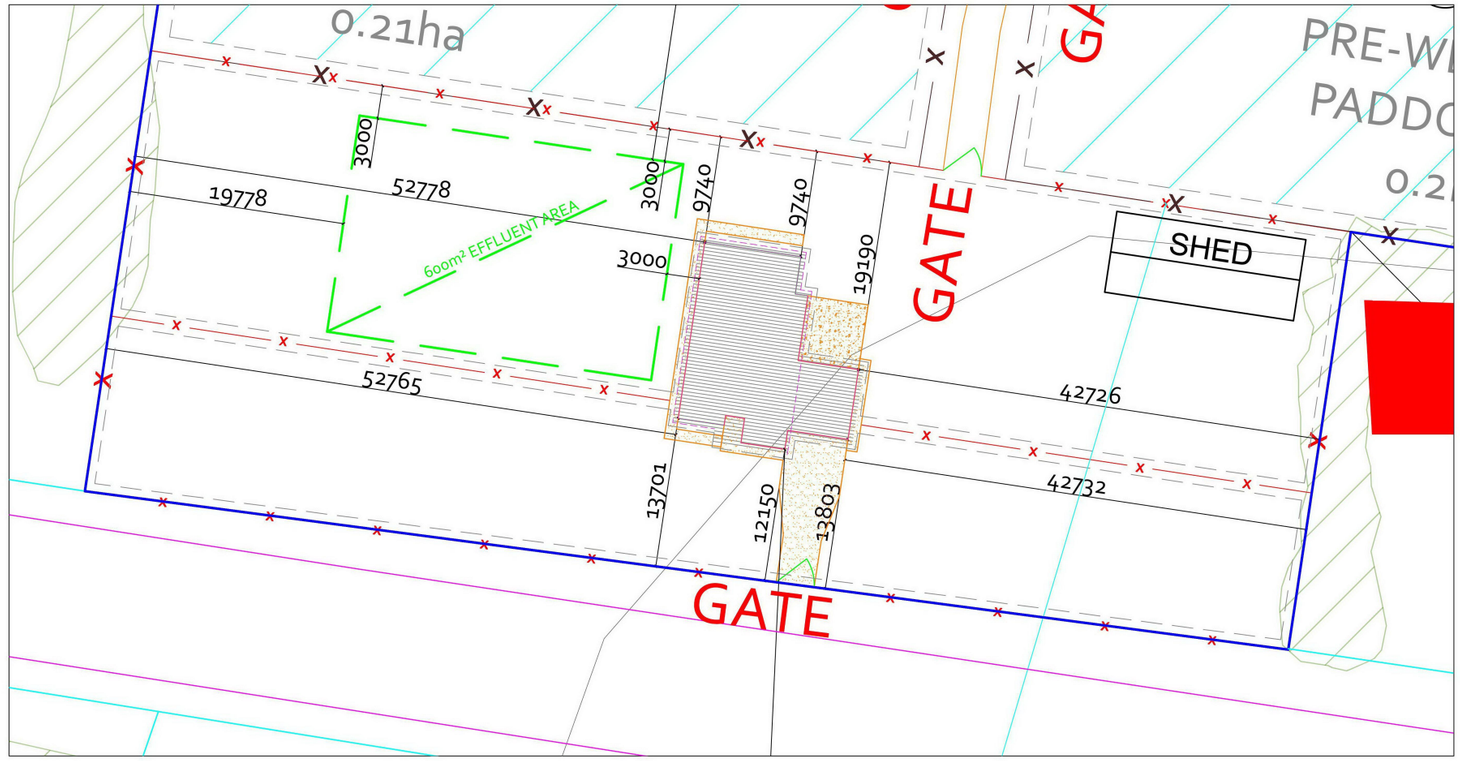
PROPOSED 3 BEDROOM DWELLING WITH ATTACHED GARAGE (205m²)
ALLOCATED LOT SIZE FOR DWELLING IS 4414m².

LEGEND



PROPERTY IDENTIFICATIONS

BLACK - PROPERTY ADDRESS
BLUE - ALLOTMENT NUMBER
ORANGE - CROWN ALLOTMENT
RED - CROWN SECTION



VIEWPORT OF PROPOSED DWELLING FRONT, REAR AND SIDE SETBACKS (NTS).
PROPOSED DWELLING FRONT SET BACK 12.15m
PROPERTY 15 KNIGHTS ROAD IS APPROX: 112.47m FROM PROPOSED DWELLING.
EFFLUENT AREA OF 600m² SET BACK 19.77m FROM NEIGBORING BOUNDARY, 3.0m FROM PROPOSED DWELLING.

Note the contractor
shall verify all dimensions and all underground services at the site before commencing work. The contractor shall verify all levels from the consulting engineer prior to construction.

DO NOT SCALE FROM DRAWINGS

PROJECT:
LOT 1 AND 2 (TP347373K)
SKINNERS ROAD /
KNIGHTS ROAD
BARONGAROOK, 3249

DWG TITLE:
PROPOSED PLAN

NORTH

PROJECT NO: 936
SCALE: 1:10000@A3
DATE: MAY 2019

DRAWINGS FOR PLANNING PERMIT ONLY
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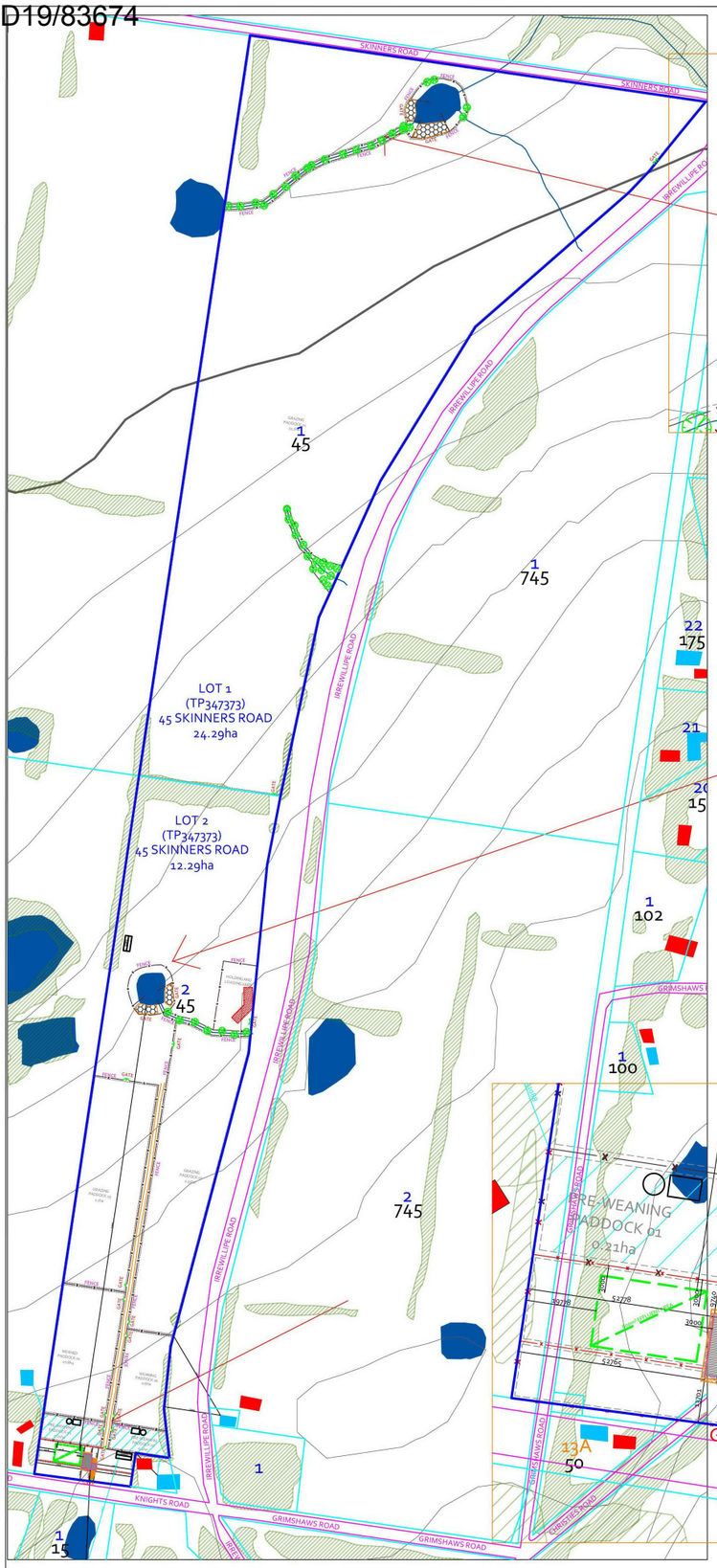
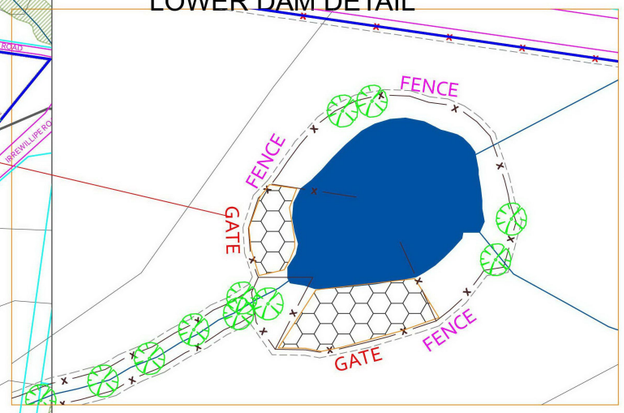
julie@nrlinks.com.au

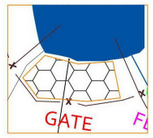
Appendix.8 Land Management Plan

D19/83674



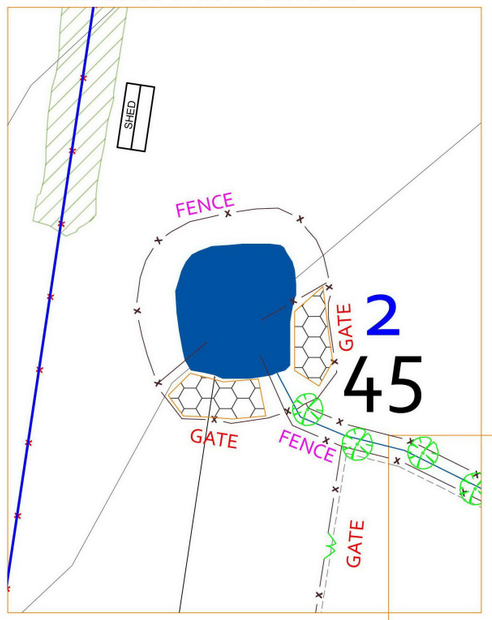
LOWER DAM DETAIL

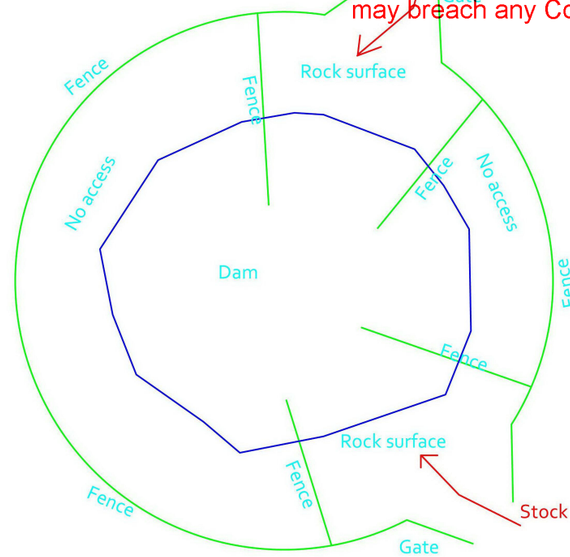




CONTROLLED
ACCESS TO DAM

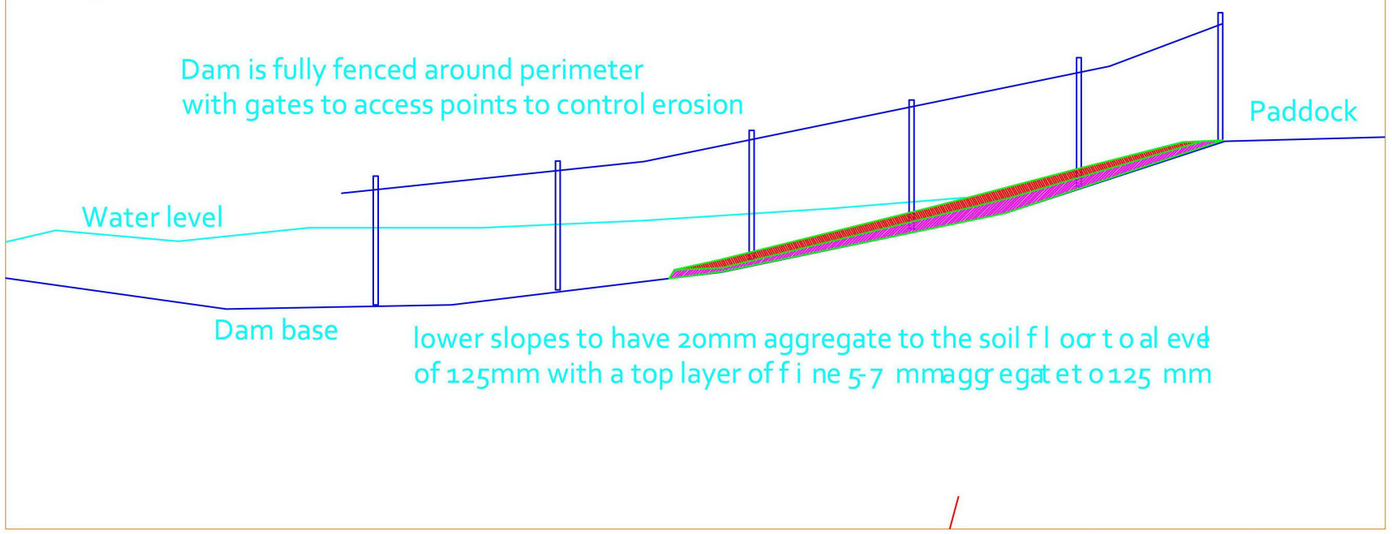
MIDSLOPE DAM DETAIL





PADDOCK SIZES FOR INDIVIDUAL FENCED OFF AREAS

PRE-WEANING PADDOCK 01	- 0.21ha
PRE WEANING PADDOCK 02	- 0.2ha
WEANING PADDOCK	- 0.6ha
WEANED PADDOCK	- 10.8ha
GRAZING PADDOCK 01	-23.7ha
GRAZING PADDOCK 02	-2.51ha
GRAZING PADDOCK 03	-1.7ha



INTENSIVE FARMING DETAIL

Note the contractor
shall verify all dimensions and all underground services at the site before commencing work. The contractor shall verify all levels from the consulting engineer prior to construction.

DO NOT SCALE
FROM DRAWINGS

PROJECT:
LOT 1 AND 2 (TP347373K)
SKINNERS ROAD /
KNIGHTS ROAD
BARONGAROOK, 3249

DWG TITLE:
PROPOSED PLAN
AND PADDOCK
LAYOUT PLAN

NORTH

PROJECT NO: 936

SCALE:
1:7000@A3
1:4000@A3

DATE:
MAY 2019

DRAWINGS FOR
PLANNING PERMIT ONLY
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194 Victoria Street,
Ballarat East, 3350
julie@nrlinks.com.au

D19/83674

From: "Julie Lee - Natural Resource Link" <julie@nrlinks.com.au>
Sent: 26/06/19 3:47 AM
To: "inq@colacotway.vic.gov.au" <inq@colacotway.vic.gov.au>
Subject: Planning application
Attachments: 936 Planning Permit Report-Final-WA_optimize.pdf

Hello this is an additional report for the permit for Skinners Rd Barongarook please forward onto the planning department

Warmest regards
Julie Lee, Town Planner (PIA Affiliate), Post grad.Dip Planning, Post grad Dip Bushfire Planning, Management. Dip Conservation and Land Management, Coastal/Water Management and Cert.Horticulture
NRLinks Pty Ltd
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