Notice of Application for a Planning Permit

Cardinia

The land affected by the application is located at:	L2 PS727435 V11584 F317 705 Boundary Drain Road, Bayles VIC 3981
The application is for a permit to:	The use of the land for a dwelling and buildings and works associated with a dwelling

A permit is required under the following clauses of the planning scheme:

35.04-5	Construct a building or construct or carry out works associated with a use in Section 2 (dwelling)
35.04-5	Construct a building within nominated setbacks,
35.04-1	Use of the land for a Dwelling
44.04-2	Construct a building or construct or carry out works

APPLICATION DETAILS

The applicant for the permit is:	Nobelius Land Surveyors
Application number:	T240602

You may look at the application and any documents that support the application at the office of the Responsible Authority:

Cardinia Shire Council, 20 Siding Avenue, Officer 3809.

This can be done during office hours and is free of charge.

Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.

HOW CAN I MAKE A SUBMISSION?

This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:	15 July 2025

WHAT ARE MY OPTIONS?

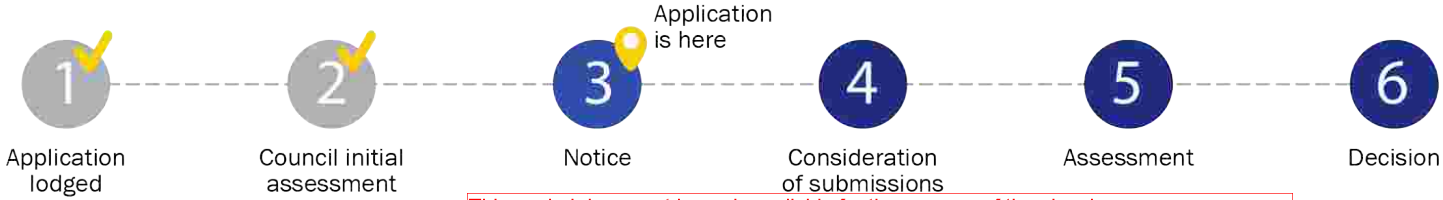
Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

If you object, the Responsible Authority will notify you of the decision when it is issued.

An objection must:

- be made to the Responsible Authority in writing.
- include the reasons for the objection; and
- state how the objector would be affected.

The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.



Cardinia ePlanning

Application Summary

Portal Reference	A42450TX

Basic Information

Proposed Use	The use of the land for a dwelling and buildings and works associated with a dwelling
Current Use	The lot is currently vacant and used for agriculture
Site Address	Lot 1 PS727435K (705 Boundary Drain Road, Bayles)

Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?	No such encumbrances are breached

☐ Note: During the application process you may be required to provide more information in relation to any encumbrances.

Contacts

Type	Name	Address	Contact Details
Applicant	[redacted] Nobelius Land Surveyors	20 Henry Street, Pakenham VIC 3810	[redacted]
Preferred Contact	[redacted] Nobelius Land Surveyors	20 Henry Street, Pakenham VIC 3810	[redacted]

Fees

Regulation	Fee Condition	Amount	Modifier	Payable
9 - Class 1	Change of use only	$1,453.40	100%	$1,453.40
		Total		**$1,453.40**

Documents Uploaded

Date	Type	Filename
18-11-2024	A Copy of Title	Copy of title Lot 1 dated 13.11.24.pdf
18-11-2024	A Copy of Title	Copy of plan dated 13.11.24.pdf
18-11-2024	Site plans	Boundary Drain Road F+L Plan.pdf
18-11-2024	A proposed floor plan	24078_705 Boundary Drain Road, Bayles_PRELIM_31 Oct 2024.pdf
18-11-2024	Written Explanation	Town Planning Report - 705 Boundary Drain Road V1.pdf
18-11-2024	Written Explanation	Cover Letter 705 Boundary Drain Rd.pdf
18-11-2024	Additional Document	240931 - LCA BAYLES.pdf

[redacted]

(Depot)
Purton Road, Pakenham, Victoria

Email: mail@cardinia.vic.gov.au

Fax: 03 5941 3784

Cardinia Shire Council

Request to amend a current planning permit application

Cardinia

This form is used to request an amendment to an application for a planning permit that has already been lodged with Council, but which has not yet been decided. This form can be used for amendments made before any notice of the application is given (pursuant to sections 50 / 50A of the *Planning and Environment Act 1987*) or after notice is given (section 57A of the Act).

PERMIT APPLICATION DETAILS

Application No.:	T240602PA
Address of the Land:	705 Boundary Drain Road, Bayles (Lot 1 PS727435)

APPLICANT DETAILS

Name:	[redacted]
Organisation:	Nobelius Land Surveyors
Address:	20 Henry Street, Pakenham VIC 3810
Phone:	03 5941 4112
Email:	[redacted]

AMENDMENT TYPE

Under which section of the Act is this amendment being made? (select one)	
Section 50 – Amendment to application at request of applicant **before** notice:	☑
Section 50A - Amendment to application at request of responsible authority **before** notice:	☐
Section 57A – Amendment to application **after** notice is given:	☐

AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for ☐	Plans / other documents ☑	Applicant / owner details ☐
Land affected ☐	Other ☐	

Describe the changes. If you need more space, please attach a separate page.
Amended development plans, town planning report to reflect Council's RFI comments.
Introduction of Farm Management Plan.

Specify the estimated cost of any development for which the permit is required:		
Not applicable ☐	Unchanged ☑	New amount $

DECLARATION

I declare that all the information in this request is true and correct and the owner (if not myself) has been

[redacted]

LODGEMENT

Please submit this form, including all amended plans/documents, to mail@cardinia.vic.gov.au

You can also make amendments to your application via the Cardinia ePlanning Portal at https://eplanning.cardinia.vic.gov.au/

If you have any questions or need help to complete this form, please contact Council's Statutory Planning team on 1300 787 624.

IMPORTANT INFORMATION

It is strongly recommended that before submitting this form, you discuss the proposed amendment with the Council planning officer processing the application.

Please give full details of the nature of the proposed amendments and clearly highlight any changes to plans (where applicable). If you do not provide sufficient details or a full description of all the amendments proposed, the application may be delayed.

No application fee for s50/s50A requests unless the amendment results in changes to the relevant class of permit fee or introduces new classes of permit fees. The fee for a s57A request is 40% of the relevant class of permit fee, plus any other fees if the amendment results in changes to the relevant class (or classes) of permit fee or introduces new classes of permit fees. Refer to the *Planning and Environment (Fees) Regulations 2016* for more information.

The amendment may result in a request for more under section 54 of the Act and/or the application requiring notification (or re-notification). The costs associated with notification must be covered by the applicant.

Council may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.

Any material submitted with this request, 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*.

Cardinia Shire Council

Request to amend a current planning permit application

Cardinia

This form is used to request an amendment to an application for a planning permit that has already been lodged with Council, but which has not yet been decided. This form can be used for amendments made before any notice of the application is given (pursuant to sections 50 / 50A of the *Planning and Environment Act 1987*) or after notice is given (section 57A of the Act).

PERMIT APPLICATION DETAILS

Application No.:	T240602PA
Address of the Land:	Lot 1 PS727435 V11584 F317, 705 Boundary Drain Road, Bayles

APPLICANT DETAILS

Name:	[redacted]
Organisation:	Nobelius Land Surveyors
Address:	20 Henry Street, Pakenham VIC 3810
Phone:	03 5941 4112
Email:	[redacted]

AMENDMENT TYPE

Under which section of the Act is this amendment being made? (select one)	
Section 50 – Amendment to application at request of applicant **before** notice:	☑
Section 50A - Amendment to application at request of responsible authority **before** notice:	☐
Section 57A – Amendment to application **after** notice is given:	☐

AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for ☑	Plans / other documents ☑	Applicant / owner details ☐
Land affected ☐	Other ☐	

Describe the changes. If you need more space, please attach a separate page.
Inclusion of buildings and works associated with the proposed calf shed in proposal.
Amended development plans, town planning report, farm management plan to reflect the above.

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

VOLUME 11584 FOLIO 316

Security no : 124119797670U
Produced 13/11/2024 10:39 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 727435K.
PARENT TITLES :
Volume 09899 Folio 201 Volume 10339 Folio 824
Created by instrument PS727435K 17/07/2015

REGISTERED PROPRIETOR

[redacted]

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 PS727435K FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 705 BOUNDARY DRAIN ROAD BAYLES VIC 3981

DOCUMENT END

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	**Plan**
Document Identification	**PS727435K**
Number of Pages (excluding this cover sheet)	**3**
Document Assembled	**13/11/2024 10:39**

Signed by Council: Cardinia Shire Council, PP Ref: T140217, Cert Ref: S14/109, Original Certification: 16/03/2015, S.O.C.: 16/03/2015

PLAN OF SUBDIVISION

LV USE ONLY
EDITION 1

PS 727435 K

LOCATION OF LAND

PARISH : Koo - Wee - Rup

TOWNSHIP : ---

SECTION : L

CROWN ALLOTMENT : 38 & 40 (pt)

CROWN PORTION : ---

TITLE REFERENCE : Vol. 10339 Fol. 824 &
Vol. 9899 Fol. 201

LAST PLAN REFERENCE : Lot 2 PS406182E & TP269435X

POSTAL ADDRESS : 705 Boundary Drain Road
(At time of subdivision) Bayles 3981

MGA94 Co-ordinates
(of approx centre of land in plan) E 373 260 ZONE: 55
N 5 773 650 GDA 94

Council Name: Cardinia Shire Council

NOTATIONS

This is a Spear Plan

Dimensions shown thus xx.xx are not based on survey

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
Nil	Nil

NOTATIONS

DEPTH LIMITATION: 15.24m Below the Surface

Survey: This plan is based on survey.

This survey has been connected to permanent marks no(s) 67 & 68
In Proclaimed Survey Area No. 71

STAGING This is not a staged subdivision.
Planning Permit No. T140217

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	Powerline	12	PS406182E (Sec. 44 Electricity Industry Act 1993	Eastern Energy Ltd.
E-2	Powerline	See Plan	This Plan & (Sec. 88 Electricity Industry Act 2000	Ausnet Electricity Services Pty Ltd

NOBELIUS LAND SURVEYORS
P.O. BOX 461
PAKENHAM 3810
Ph 03 5941 4112
Fax 03 5941 7359
rob@nobelius.com.au

DIGITALLY SIGNED BY LICENSED SURVEYOR: B. S. NOBELIUS

REF: 12401 VERSION D

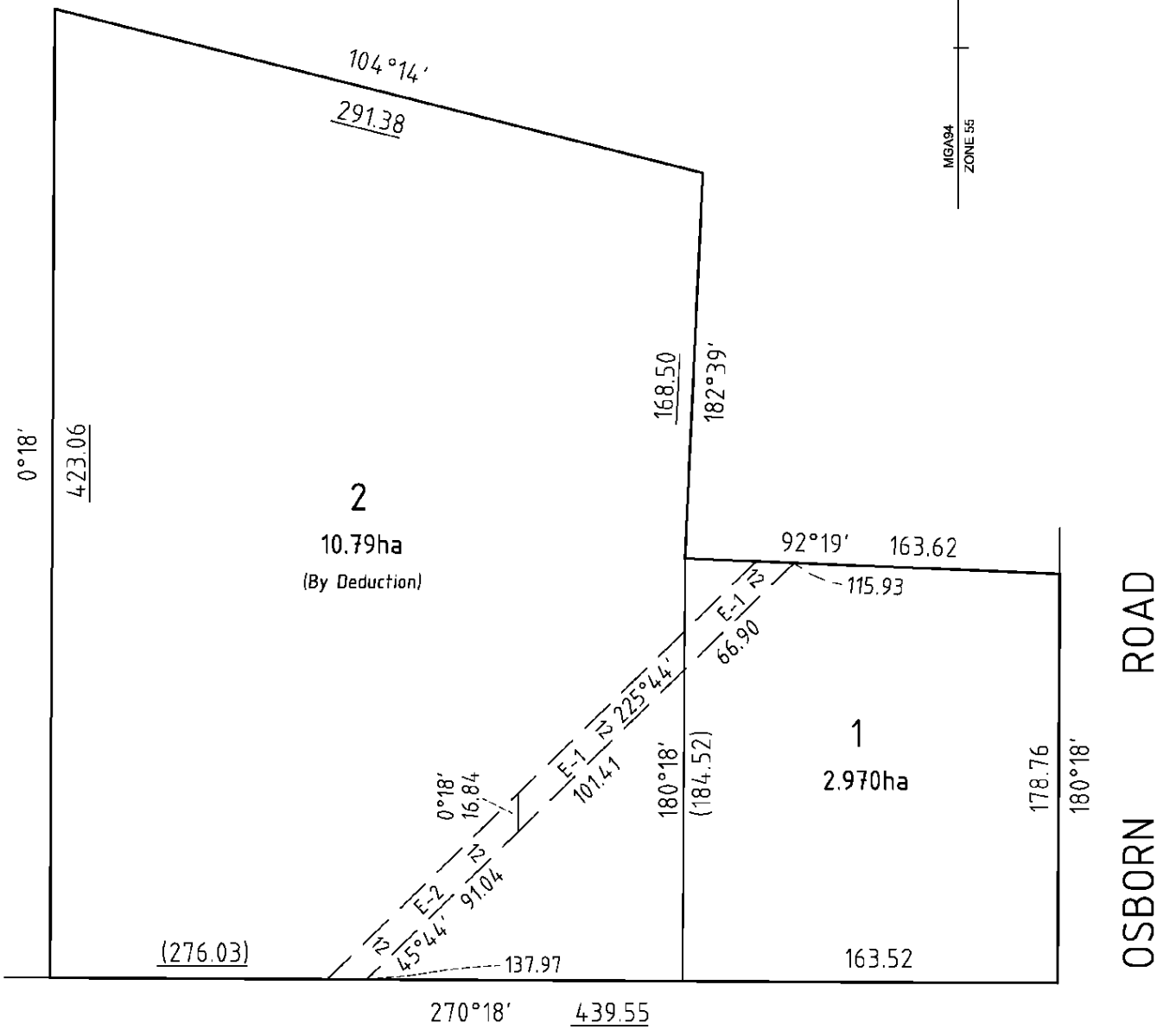
Sheet 1 of 2 Sheets
ORIGINAL SHEET SIZE A3

PLAN REGISTERED
TIME: 9:31am
DATE: 17/07/2015
GK
Assistant Registrar of Titles

Signed by: Benjamin Stephen Nobelius (Nobelius Land Surveyors Pty Ltd) Surveyor's Plan Version (D) SPEAR Ref: S054068H 06/03/2015, Amended: 14/07/2015.

Signed by Council: Cardinia Shire Council, PP Ref: T140217, Cert Ref: S14/109, Original Certification: 16/03/2015, S.O.C.: 16/03/2015

PS 727435 K



NOBELIUS LAND SURVEYORS
P.O. BOX 461
PAKENHAM 3810
Ph 03 5941 4112
Fax 03 5941 7359
rob@nobelius.com.au

SCALE
20 0 20 40 60 80
LENGTHS ARE IN METRES

ORIGINAL SCALE
1 : 2000

DIGITALLY SIGNED BY LICENSED SURVEYOR: B. S. NOBELIUS

REF: 12401 VERSION D

Sheet 2

ORIGINAL SHEET SIZE A3

Signed by: Benjamin Stephen Nobelius (Nobelius Land Surveyors Pty Ltd) Surveyor's Plan Version (D) SPEAR Ref: S054068H 06/03/2015, Amended: 14/07/2015.

Plan of Subdivision PS727435K

Concurrent Certification and Statement of Compliance (Form 3)

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S054068H
Plan Number: PS727435K
Responsible Authority Name: Cardinia Shire Council
Responsible Authority Permit Ref. No.: T140217
Responsible Authority Certification Ref. No.: S14/109
Surveyor's Plan Version: D

Certification

☑ This plan is certified under section 6 of the Subdivision Act 1988

Statement of Compliance

☑ This is a statement of compliance issued under section 21 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988

◉ Has not been made at Certification

Digitally signed by Council Delegate: [redacted]
Organisation: Cardinia Shire Council
Date: 16/03/2015

Signed by: Penny Carney (Cardinia Shire Council) 16/03/2015

Specify the estimated cost of any development for which the permit is required:		
Not applicable ☐	Unchanged ☑	New amount $

DECLARATION

I declare that all the information in this request is true and correct and the owner (if not myself) has been notified of this request to amend the application.

Name:	[redacted]
Signature:	
Date:	04.06.2025

LODGEMENT

Please submit this form, including all amended plans/documents, to mail@cardinia.vic.gov.au

You can also make amendments to your application via the Cardinia ePlanning Portal at https://eplanning.cardinia.vic.gov.au/

If you have any questions or need help to complete this form, please contact Council's Statutory Planning team on 1300 787 624.

IMPORTANT INFORMATION

It is strongly recommended that before submitting this form, you discuss the proposed amendment with the Council planning officer processing the application.

Please give full details of the nature of the proposed amendments and clearly highlight any changes to plans (where applicable). If you do not provide sufficient details or a full description of all the amendments proposed, the application may be delayed.

No application fee for s50/s50A requests unless the amendment results in changes to the relevant class of permit fee or introduces new classes of permit fees. The fee for a s57A request is 40% of the relevant class of permit fee, plus any other fees if the amendment results in changes to the relevant class (or classes) of permit fee or introduces new classes of permit fees. Refer to the *Planning and Environment (Fees) Regulations 2016* for more information.

The amendment may result in a request for more under section 54 of the Act and/or the application requiring notification (or re-notification). The costs associated with notification must be covered by the applicant.

Council may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.

Any material submitted with this request, 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*.

NOBELIUS
LAND SURVEYORS

20 Henry Street
PO Box 461
Pakenham
VIC 3810

ABN: 25 006 181 344
PHONE: 03 5941 4112
EMAIL: mail@nobelius.com.au
WEB: www.nobelius.com.au

04th June, 2025

[redacted]

Nobelius Land Surveyors
20 Henry Street, Pakenham VIC 3810

[redacted]

Senior Statutory Planner
Cardinia Shire Council

Dear Tanvi,

APPLICATION NO.	T240602PA
PROPERTY NO.	5000019477
ADDRESS	L1 PS727435 V11584 F317, 705 Boundary Drain Road, Bayles VIC 3981
PROPOSAL	Use and Development of Land for a Dwelling

Thank you for your request for further information dated 7th of May 2025 under section 54 of the Planning and Environment Act 1987 following our section 50 amendment.

We wish to respond accordingly:

FURTHER INFORMATION **Information Required in Relation to the Site Plan**	
1. *Amended site plan to include the proposed Shed as shown on Page 8 of the Farm Management plans, drawn to scale, clearly showing the following:* a. *Setback of proposed shed from all property boundaries.* b. *Location, detail and dimensions (materiality and width) of accessways or similar for the Shed and any earthworks required.* c. *Details of any proposed earthworks or retaining walls for the proposed Shed.* d. *The proposed Finished floor level for the Shed.* e. *Tree Protection Zone marked for all trees within proximity to the proposed crossover and driveway. (If encroachment exceeds 10% of any given tree, an arborist report must be prepared).*	
Response:	The development plans have been amended to include the proposed calf rearing shed. **Accessways** have been notated on the plans. **Setbacks:** The proposed shed is to be setback 12m from the western boundary, 43.5m from the northern boundary, 120.2m from the southern boundary (Boundary Drain Road) and approximately 140m from the eastern boundary (Osborn Road).

	Earthworks: The proposed shed is to be sited on a fill pad a minimum of 150mm above the applicable flood level. No retaining walls are required as the fill pad will batter away from the built form. **Finished Floor Level:** The FFL is notated on the site plan at 9.80m to AHD. **Vegetation:** The Tree Protection Zones of the trees proximate to the proposed crossover and driveway have been notated on the plans. One tree will experience a minor encroachment impact (5%) which is permissible under AS4970 – 2009 Protection of trees on development sites. The other tree experiences no impact. As such, no arborist report is required.

Information Required in Relation to the Elevation Plans	
2. *Proposed Elevations for the shed, clearly showing the following:* a. *Natural ground level and finished ground level (to AHD) clearly nominated on all elevations.* b. *Wall height from natural and finished ground level (for each building elevation).* c. *Overall building height from natural and finished ground level.* d. *Dimensions from natural ground level to the proposed finished floor levels.* e. *The depth of any proposed cut and/or fill (including retaining walls).* f. *Propose external materials and colours.*	
Response:	Elevation plans have been prepared for the proposed shed to address the above. Please refer to sheet 7 of 7 in the development plans prepared by AJ's Drafting. **NGL and floor levels** have been notated on the elevations. The dimension from natural ground level to the proposed finished floor levels are also notated. **Building height:** The overall building height from natural ground level is 4.2m to roof apex and 3.6m to the eaves. Building height has been notated on all elevations. **Cut and/or fill:** The fill pad has been notated on the elevation plans. No retaining walls are required, and the fill pad will batter away from the building. **External colours and materials:** The roof and walls of the shed are proposed to be colorbond material in a dark grey finish. The gutters and trims will be in a complementary dark grey colour.

Information Required in Relation to the proposed Use
3. *Amended Farm Management Plan to detail the following:* a. *The proposed feeding schedule for the bobby calves; and* b. *A breakdown of the feeding cycle that explains the duration that the calves will depend on external food sources and their diet once weaned from the milk substitute. Where relevant, an approximate percentage of imported and non-imported feed is requested.*

Response:	The amended Farm Management Plan details the feeding schedule of the bobby calves on pages 14-15, as per the below: *The calf shed will hold the young calves, where they will be hand-fed milk replacers two to three times each day while also having access to soil calf pellets allowing the rumen to develop and learn to eat solids.* *As they reach suitable age and development (4-6 weeks of age), they will be transferred to small weaning paddocks, where they will continue to be hand-fed calf pellets while learning to graze. When they are fully capable of grazing (6-10 weeks of age), they will be moved to a pastured paddock until they are about three months old and sold to others. Some calves may be weaned earlier or later depending on factors like the calf's health, feed availability, and the cow's condition…* *… Nutrition management is imperative in the successful rearing of calves. The greater part of their early diet will be imported commercial feeds hand-fed to each calf as per their dietary requirements. This continues until they can be weaned onto pasture grass.* This is consistent with the use of the land for **Grazing Animal Production** as detailed in the *Victorian Grazing and Intensive Animal Production Guidelines (September 2018)* (Victorian State Government) (attached). **Section 5.2 Source of animal's food** in the Guidelines notes: Grazing animal production *applies to farms where grazing is a key component of the production system. If the system does not provide regular or routine opportunity for the animals to obtain part or all of their food by directly grazing/browsing/foraging (e.g. eating grass growing in the paddock), then the use would likely be* intensive animal production. The calves will have access to pasture for meaningful grazing purposes, particularly as the calves are weaned. We have addressed this further in our response to Council's preliminary comments below.

PRELIMINARY ASSESSMENT COMMENTS

A preliminary assessment of the application has been undertaken, and the following comments are provided for your consideration:

1. ***Use of land for Intensive Animal Production***

   In Council's opinion, the proposed agricultural use as described in the Farm Management Plan for calf raising is most appropriately categorised as Intensive Animal Production, a Section 2 use under Clause 35.04-1 of the Green Wedge Zone based on the reliance on external sources of food for the proposed activity. Subject to the additional detail requested at item 4 of this letter, Council believes the application will need to be formally amended

under Section 50 of the Planning and Environment Act 1987 to seek permission for this land use.

Response:	The proposed use does not fall under Intensive Animal Production, as calf raising is categorised under Grazing Animal Production, which is a section 1 use (no permit required) in the Green Wedge Zone. This is consistent with the *Victorian Grazing & Intensive Animal Production Guidelines (September 2018)* (Victorian State Government) (attached). We refer Council to subsection **5.3 Incidental penning, feeding and housing of animals for weaning or other husbandry purposes** (pp.11-12) of the above document for a detailed explanation as to why calf rearing falls under Grazing Animal Production. The following passages are particularly relevant: *Dairy producers' separate calves from their mothers within 24-48 hours of birth. Calves are shifted into a shed and provided feed (e.g. fresh milk or mixed powder milk), water and straw. Alternatively, they are housed individually in small pens and provided feed and water. After 5-7 days, calves may be allowed access to outdoor pens or paddocks or shifted into small paddocks and grouped with similar age/weight calves, with continued access to feed and water. At 10-12 weeks old, calves are typically weaned from milk, then shifted into larger paddocks further from the dairy, with access to pasture…* *…These weaning and husbandry practices constitute incidental penning, feeding and housing of animals for weaning or other husbandry purposes, and are therefore included under grazing animal production.* As outlined in the Farm Management Plan: • The calves will have access to pasture for meaningful grazing purposes (Map 2: Proposed Site Map in the Farm Management Plan identifies the paddocks where calves will graze); • The supplementary feeding is a part of a grazing production system; and • The property can sustain regular grazing. The proposed use is therefore consistent with grazing animal production and no permit is required under the zone.

2. *Additional Building and Works*

The proposed Farm Management Plan (page 8) shows additional building and works within the site plan. These buildings and works are not included within the application; however. It is noted that these works for a Calf Shed trigger a Planning Permit under Clause 35.04-5, and both the shed and water tanks (exceeding 10,00 litres) will trigger a permit under Clause 44.04-2 (Land Subject to Inundation Overlay).

These works will require further consideration and therefore need to be included under Section 5 of the Planning and Environment Act 1987.

Response:	The calf shed is associated with Grazing Animal Production, a section 1 use, no permit required. A permit for buildings and works is triggered under Clause 35.04-5 for earthworks, and for a building within 100 metres of a dwelling not in the same ownership, and 100 metres from a waterway, wetlands or designated flood plain. A permit is not required for the proposed water tanks as they each have a capacity greater than 10,000 litres. The proposed shed is to be 6.5m W x 20m W x 3m H (3.63m at apex) with an internal floor area of 130m^2. A 2.5m wide lean to will extend the 20m length of the building (50m^2 area). The shed is to be sited on a fill pad, and the FFL will be to the satisfaction of Melbourne Water. Two (2) 25,000 litre water tanks will be sited adjacent to the shed to support the calf raising operation. A 3D impression of the proposed calf shed prepared by the shed supplier is provided below (proposed colours differ):  *3D IMPRESSION OF PROPOSED CALF SHED*

3. Proposed dwelling *Council continues to hold concerns regarding how the proposal responds to the provisions of the Green Wedge Zone – Schedule 1, Clause 22.05 (Western Port Green Wedge Policy), and the related agricultural policies under the Planning Policy Framework.* *While Council understand that an agricultural use is now proposed, there are concerns regarding whether a dwelling is reasonably required on the land to support this agricultural activity.*	
Response:	**REQUIREMENT FOR A DWELLING**

The Farm Management Plan has detailed extensively, particularly on page 5, why a dwelling is reasonably required to support the proposed use of the land for raising bobby calves.

We would like to refer Council to a recent VCAT decision in **Strachan v LaTrobe CC [2025] VCAT 389** (attached), where a permit was granted for a dwelling in the Farm Zone in Callignee. Whilst we can appreciate that this decision relates to an application in a different LGA and different zone, the Member's finding as to whether the dwelling is reasonably required to support the proposed agricultural use of the land is, in our opinion, relevant to this application. Please refer to paragraphs 43-49 for the Member's views on this matter, particularly paragraph 48 as per below:

> *48. The submission of the applicant that the farming enterprise and the benefits that derive from them could be realised without a dwelling being constructed are acknowledged. However, I am not persuaded that it means a dwelling should not be permitted where there is sufficient nexus between the proposed dwelling on the site will facilitate the establishment of the proposed farming enterprise. This outcome is consistent with the FZ2 zoning of the land that seeks to provide for the use of the land for agriculture.*

As discussed in the Farm Management Plan, calves are vulnerable livestock that require 24/7 supervision. This supervision cannot be effectively undertaken offsite without compromising the animal's health and welfare; therefore, a sufficient nexus between the proposed dwelling and the calf rearing enterprise is established.

The proposal is consistent with the relevant purposes and decision guidelines of the Green Wedge Zone -Schedule 1.

PURPOSE OF THE GREEN WEDGE ZONE

A response to each relevant purpose of the GWZ1 has been provided below:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*

The dwelling will enable a financially viable agricultural use on the land and increase the productivity of the site. A substantial area of the site has also been set aside for revegetation and conservation improvement. This is consistent with and helps to give effect to the many agricultural policies and objectives contained in the State and Local Planning Policy Framework, including:

- **Clause 11.01-1R Green wedges – Metropolitan Melbourne** which contains the strategy to *support development in the green wedge that provides for environmental, economic and social benefits.* The submitted Farm Management Plan has detailed the numerous benefits associated with the proposal, which include improvements to the environmental values and agricultural productivity of the site, the economic benefits associated with sustainable financial model for production on a small rural property, and the

social benefits derived from employment and positively addressing the animal welfare issues associated with the dairy industry.

- **Clause 13.03-1S Floodplain management** and **Clause 44.04 Land Subject to Inundation Overlay**. The subject site is located within the Koo Wee Rup Flood Protection District and is subject to flooding. Construction measures can manage and mitigate flood risk to an acceptable level. We anticipate that these measures would be conditioned as part of any permit granted.
- **Clause 14.01-1S Protection of agricultural land** and the objective *to protect the state's agricultural base by preserving productive farmland,* and **Clause 14.01-1R Protection of agricultural land – Metropolitan Melbourne** which contains the strategy to *protect agricultural land in Metropolitan Melbourne's green wedges and peri-urban areas to avoid the permanent loss of agricultural land in those locations.* The proposed dwelling will occupy a small area (0.72%) of the site and facilitates agricultural benefits that far outweigh any perceived disbenefits associated with the removal of such a small area from agriculture. The dwelling assists in increasing the productivity of the remainder of the site and is considered appropriate given the surrounding land uses and development and the Green Wedge context.
- **Clause 14.01-2S Sustainable agricultural land use** has the objective *to encourage sustainable agricultural land use.* The Farm Management Plan outlines sustainable management practices for the subject site which relate to improving the soil, managing water supply, weed and pest management, and pastoral improvement. The proposed dwelling will enable the calf rearing business to operate on the land which in turn, enables a sustainable financial model for a small rural lot with limited opportunities for consolidation.
- **Clause 15.01-6S Design for rural areas** and the objective *to ensure development respects valued areas of rural character.* The proposed buildings complement and respond to existing built form in the locality and will contribute to the rural character of Bayles. The planting of vegetation along the boundaries and between paddocks will further help to enhance the rural character and wider landscape.
- **Clause 22.05 Western Port Green Wedge Policy.** The proposal seeks a dwelling in conjunction with a farming operation that will enhance the agricultural and environmental values of the site. This is consistent with the vision that *the Cardinia Western Port Green Wedge will be a permanent green and rural area. It will remain an internationally significant biodiversity habitat, while also strengthening its agricultural and horticultural role to become a truly innovative and productive farming district. Agriculture, horticulture and soil based food production for the long-term food security of Victoria is at the heart of this vision.* The subject site is zoned in the Green Wedge Zone where grazing animal production is a section 1 use. Approval is sought for the proposed dwelling and shed to support the long-term use of the land for calf rearing which is considered appropriate in this instance as they will help to give effect to the agricultural vision for the Cardinia Western Port Green Wedge. The provision of a dwelling on the subject site to further agriculture is also consistent with the vision that *the Green Wedge will be home to small, clearly defined settlements that have a strong identity,*

provide jobs and services to the local community and support the agricultural and horticultural pursuits of the green wedge. The proposal aligns with the vision that Precinct 1 will be the hub of agriculture, horticulture and soil-based food production, noting that dairy and beef farming are listed as agricultural pursuits to be supported. The proposed calf-rearing business will hand-rear 60 bobby calves from the dairy industry each year and on-sell them to farms to grow-out as beef cows. This can only be achieved with the 24/7 surveillance provided by a dwelling on the land.

- The proposal is consistent with the purposes of **Clause 51.02 Metropolitan Green Wedge Land: Core Planning Provisions**. The proposal does not diminish the agricultural, environmental, cultural heritage, conservation, landscape natural resource or recreation values of the site. The proposal recognises the agricultural potential of the site and is compatible with adjoining and nearby land use and development.

- *To provide for the use of land for agriculture.*
- *To recognise, protect and conserve green wedge land for its agricultural, environmental, historic, landscape, recreational and tourism opportunities, and mineral and stone resources.*
- *To encourage use and development that is consistent with sustainable land management practices.*
- *To encourage sustainable farming activities and provide opportunity for a variety of productive agricultural uses.*

The proposed dwelling will form an integral part of an agricultural operation and enable the land to be used for calf rearing, an agricultural use that contributes to food security and provides a valuable service to the dairy industry. It is anticipated that a restriction would be recorded on the title that ties the dwelling to the use of the land as per the Farm Management Plan. This would help to ensure the land continues to be used for agriculture and that sustainable land management practices are implemented. The dwelling is not foreseen to lead to any direct conflict with other existing agricultural practices on adjoining lots, as it is proposed to support a small farming operation that is in keeping with the agricultural activities of the surrounding area.

The proposed dwelling and calf shed are sited close together in the north-west corner of the site. This will enable the landowners to view the calf shed from the dwelling and be aware of any amenity or animal welfare issues as they arise. Vegetation buffers and perimeter plantings are proposed which will help to screen views to the buildings from neighbouring lots and the road reserve.

- *To protect, conserve and enhance the cultural heritage significance and the character of open rural and scenic non-urban landscapes.*

The proposal does not detract from the open rural landscape of Bayles. The proposed dwelling and shed are consistent with and have taken design cues from built form in the wider area. Cultural heritage is not a relevant consideration in this application.

- *To protect and enhance the biodiversity of the area.*

The proposal will enhance the environmental and biodiversity values sought for the land under the Green Wedge Zone and the Shire's Biodiversity Plan. The Farm Management Plan proposes the planting of 1000 local provenance native trees and plants to comprise 6000sqm of Biolink 30 & 37 aligned area for increased biodiversity and bandicoot habitat.

As evidenced below in the historical and recent aerial images of the site, the landowners have demonstrated an ongoing commitment to the revegetation of 705 Boundary Drain Road, and intend to continue this on Lot 1:

SUBJECT SITE 1967 (ENPROVE)

SUBJECT SITE 1987 (ENPROVE)

SUBJECT SITE 2025 (NEARMAP)

DECISION GUIDELINES

The proposal is consistent with the relevant decision guidelines of the GWZ1:

General Issues

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *Any Regional Catchment Strategy and associated plan applying to the land.*

The MSS and relevant objectives and strategies of the State and Local PPF have been addressed above. To the best of our knowledge, no Regional Catchment Strategy applies.

- *The capability of the land to accommodate the proposed use or development.*

A Land Capability Assessment has found that the land can treat and retain domestic wastewater on site. The Farm Management Plan has found the land can sustainably support the proposed agricultural enterprise.

- *How the use or development relates to rural land use, rural diversification, natural resource management, natural or cultural heritage management, recreation or tourism.*

The proposal supports the agricultural use of the land in keeping with surrounding land uses and the sites Green Wedge context.

- *Whether the site is suitable for the use or development and the compatibility of the proposal with adjoining land uses.*

The proposed dwelling and shed are appropriate when having regard for land use and development in the immediate area. The dwelling and shed will enable the land to be used for calf rearing. The provision of a dwelling and shed is not foreseen to result in any adverse impacts and is in keeping with development evidenced on small farms in the immediate and wider area.

- *The need to minimise adverse impacts on the character and appearance of the area or features of architectural, scientific or cultural heritage significance, or of natural scenic beauty.*

The proposed dwelling and shed have taken design cues in terms of architectural style, building height, materials, colours and windows and door treatments from residential and rural buildings in the immediate area. As such, the proposal would not result in any adverse impacts to the rural character or appearance of the area.

Rural issues

- *The maintenance of agricultural production and the impact on the rural economy.*

The proposal supports a sustainable financial model for agriculture on a small rural lot which will impact positively on the rural economy.

- *The environmental capacity of the site to sustain the rural enterprise.*

As discussed previously, a Land Capability Assessment (LCA) and Farm Management Plan have both been prepared in support of the proposal. The land can sustainably support the development of a dwelling and shed as part of the proposed calf rearing enterprise.

- *The need to prepare an integrated land management plan.*

The landowners would be happy to prepare an integrated land management plan or incorporate additional management requirements into the submitted Farm Management Plan if required.

- *The impact on the existing and proposed rural infrastructure.*

The proposal will result in significant investment into improvements on the subject site, including the investment in calf rearing infrastructure and new paddocks, a soil and pastoral improvement program of over $50,000 and the investment in a dwelling on the site. The number of vehicles associated with the proposal will not adversely impact or overwhelm the existing road network.

- *The potential for the future expansion of the use or development and the impact of this on adjoining and nearby agriculture and other land uses.*

The subject site is a small corner lot with limited opportunities for consolidation. The Farm Management Plan has detailed that the proposed calf rearing operations have good scope to increase return over time without requiring additional land.

- *The protection and retention of land for future sustainable agricultural activities.*

The proposal provides an excellent opportunity for Council to support a sustainable agricultural activity for the site in the present.

Environmental issues

- *The impact of the use or development on the flora and fauna of 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 proposal includes plans to revegetate approximately 6000sqm of the site for biodiversity and habitat. The proposal does not result in any adverse impacts to existing vegetation.

- *How the use or development relates to sustainable land management and the need to prepare an integrated land management plan.*

The Farm Management Plan outlines sustainable land management practices associated with the proposal.

- *The location of on-site effluent disposal areas to minimise impact of nutrient waterways and native vegetation.*

The proposed waste envelope has been sited to the west of the proposed dwelling and north-east of the proposed calf shed. No vehicle accessways extend over the proposed effluent absorption area and no vegetation is within the waste envelope. A Land Capability Assessment has determined that the site can treat and retain all domestic wastewater without adverse impacts to the environment and waterways.

	Design and siting issues • *The need to minimise any adverse impacts of siting, design, height, bulk and colours and materials to be used, on landscape features, major roads and vistas.* • *The location and design of existing and proposed infrastructure services which minimises the visual impact on the landscape.* • *The need to minimise adverse impacts on the character and appearance of the area or features of archaeological, historic or scientific significance or of natural scenic beauty or importance.* The proposed siting and design of the buildings does not adversely impact on the rural landscape or character of the area.

Please find attached:

- A section 50 amendment form to account for the introduction of the permit requirement for the buildings and works for the shed and associated amendments to all supporting documents
- Amended Planning Report, Development Plans and Farm Management Plan to reflect the above
- Copy of shed quote (Fair Dinkum Sheds)
- Copy of Strachan v Latrobe CC [2025] VCAT 389
- Copy of Victorian Grazing and Intensive Animal Production Guidelines (September 2018)

If any further information is required, or if there are any questions regarding the submitted information, please do not hesitate to contact me at renee@nobelius.com.au or call 5941 4112.

Yours faithfully,

Renee O'Brien

Renée O'Brien
Town Planner
Nobelius Land Surveyors

TOWN PLANNING REPORT

Use and Development of Land for a Dwelling and Agricultural Building

at Lot 1, 705 Boundary Drain Road, Bayles

PROPOSED BY:
NOBELIUS LAND SURVEYORS
20 Henry Street, Pakenham, VIC 3810
(03) 5941 4112
www.nobelius.com.au

NOBELIUS
LAND SURVEYORS

TABLE OF CONTENTS

1. PRELIMINARY

ADDRESS	Lot 1 PS727435LK, 705 Boundary Drain Road, Bayles			
RESPONSIBLE AUTHORITY	Cardinia Shire Council			
ZONE	Green Wedge Zone - Schedule 1 (GWZ1)			
OVERLAY	Land Subject to Inundation Overlay (LSIO)			
BUSHFIRE PRONE AREA	Yes			
RESTRICTIONS REGISTERED ON TITLE	☒ None	☐ Yes, list below:		
ENCUMBERING EASEMENTS	☐ None	☒ Yes, list below: E1 & E-2 Powerline easements		
RETICULATED SEWER	☒ None	☐ Yes		
PROPOSAL	The use and development of the land for a dwelling and agricultural building			
PERMIT TRIGGERS	• **Clause 35.04-1 Tables of uses (GWZ),** a permit is required to use the land for a dwelling on the condition that it must be the only dwelling on the lot and meet the requirements of Clause 35.04-2. • **Clause 35.04-5 Buildings and works (GWZ)**, a permit is required to construct or carry a building or works associated with a use in the Section 2 of Clause 35.04-1, and a building within 100 metres from a dwelling or small second dwelling not in the same ownership and 100m from a waterway, wetlands or designated flood plain. • **Clause 44.04-2 Buildings and works (LSIO),** a permit is required for buildings and works associated with a dwelling and shed.			
CULTURAL HERITAGE	☒ No	☐ Yes, a CHMP may be required		
		☐ Not Required	☐ Required	
NATIVE VEGETATION	Clause 52.17 Native vegetation applies. No native vegetation is impacted by the proposal.			
MW FLOOD INFO	Zone 3 in the Koo Wee Rup Flood District			
RELEVANT INCORPORATED DOCUMENTS	*Cardinia Western Port Green Wedge Management Plan* *Guidelines for Development within the Koo Wee Rup and Longwarry Flood Protection District – July 2019*			
SUBMITTED DOCUMENTS	Copy of title and plan Development plans - *AJ's Drafting* Land Capability Assessment - *HardCore Geotech* Farm Management Plan - *Enprove Ag & Environment*			

NLS QUALITY SYSTEM	**AUTHOR**	**DATE ISSUED**	**CHECKED BY**	**REVISION**
	RO	20 NOV 2024	JB	1
	RO	09 APR 2025	JB	2
	RO	03 JUN 2025	JB	3

2. INTRODUCTION

This town planning report has been prepared by Nobelius Land Surveyors on behalf of the landowners to seek Council approval to use and develop the land for a dwelling, and buildings and works associated with an agricultural building.

The subject site is Lot 1 PS727435k, 705 Boundary Drain Road, Bayles, a GWZ1 lot of 2.97ha located to the west of Bayles and north-east of Koo Wee Rup townships. The lot is vacant and currently forms part of a larger holding of approximately 13.7ha. The Land Subject to Inundation Overlay (LSIO) applies as the site is low-lying and forms part of the Koo Wee Rup flood district.

Since purchasing the property 34 years ago, the landowners have used the land for a variety of agricultural activities, including breeding cattle, calf raising, horse agistment and growing hay crops. Over this time, many improvements have been made to both Lots 1 and Lot 2 PS727435K, including the provision of water troughs, sheds, fencing, and the planting of windrow vegetation.

It is proposed to introduce a hand-rearing and weaning bobby calf farm to Lot 1, and as part of these farming operations, the following buildings are proposed for the subject site:

- A dwelling, which is reasonably required to enable 24/7 surveillance of the young and vulnerable livestock and for animal health and welfare reasons.
- A calf shed, where the bobby calves will be housed while they are reared and weaned.

A permit is triggered pursuant to:

- **Clause 35.04-1 Tables of uses (GWZ),** a permit is required to use the land for a dwelling on the condition that it must be the only dwelling on the lot and meet the requirements of Clause 35.04-2.
- **Clause 35.04-5 Buildings and works (GWZ)**, a permit is required to construct or carry a building or works associated with a use in the Section 2 of Clause 35.04-1, and a building within 100 metres from a dwelling or small second dwelling not in the same ownership and 100m from a waterway, wetlands or designated flood plain.
- **Clause 44.04-2 Buildings and works (LSIO),** a permit is required for buildings and works associated with a dwelling and shed.

This town planning report aims to demonstrate that the proposal represents an appropriate planning outcome that will help to give effect to the Municipal Planning Strategy, State and Local Planning Policy Framework and the relevant policies, objectives and strategies of the Cardinia Planning Scheme.

This report should be read in conjunction with the following supporting documents:

- Current copy of title and plan
- Feature survey plan – *Nobelius Land Surveyors*
- Development plans – *AJ's Drafting*
- Land Capability Assessment (LCA) report – *HardCore Geotech*
- Farm Management Plan – *Enprove Ag & Environment*

3. SUBJECT SITE AND SURROUNDS

SITE ANALYSIS

The subject site is Lot 1 PS727435, 705 Boundary Drain Road, Bayles, a vacant lot used for grazing and hay, with a total area of 2.97ha. Access is via an unmade crossover and double gate to the north of the Osborn Road frontage. The corner lot features 163.5m frontage to Boundary Drain Road to the south and 178.8m frontage to Osborn Road to the east.

Lot 2 PS7277435 forms part of the same overall land holding and is larger, with an area of 10.79ha. This lot is developed with a single dwelling and associated outbuildings. Paddocks on Lot 2 feature extensive perimeter planting and the land is used for grazing. Access is via Boundary Drain Road to the south. Egans Drain extends along the northern boundary.

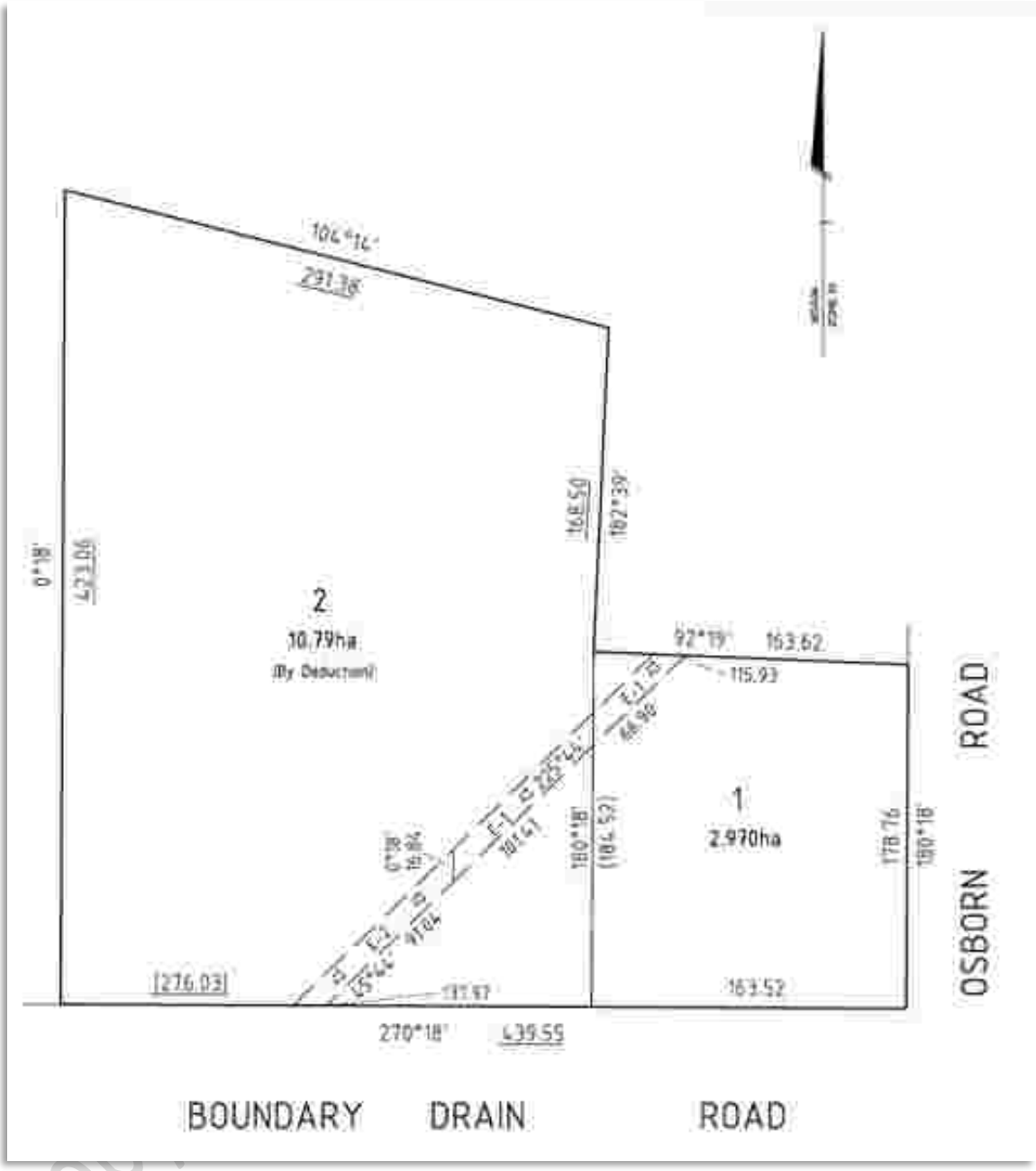
A recent aerial image identifying the subject site is provided below:

705 BOUNDARY DRAIN ROAD, BAYLES (NEARMAP, AUG 11, 2024)

LOT 1 PS727435K (NEARMAP, AUG 11, 2024)

EXISTING ACCESS TO LOT 1 PS727435K FROM OSBORN RD (NLS, 2024)

A review of the certificate of title identifies that the land is encumbered by powerline easements (E-1 & E-2) as per the extract of PS727435K below:



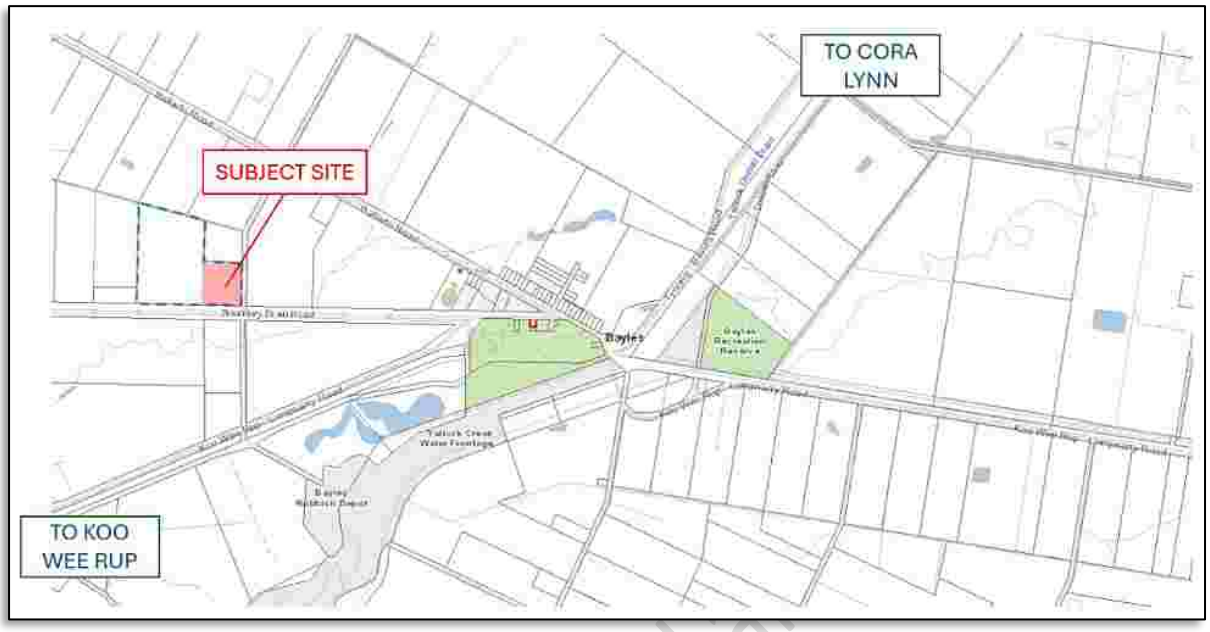
EXTRACT PS727435K

PERMIT HISTORY

Lots 1 & 2 PS727435 in their current from were created by planning permit T140217 (25 June 2014), which allowed for the re-subdivision of two (2) lots (boundary re-alignment) generally in accordance with the approved plans.

SURROUNDS

The subject site is located within a green wedge pocket of land to the west of the Bayles settlement boundary:



LOCALITY MAP IDENTIFYING SUBJECT SITE (VICPLAN, 2024)

Boundary Drain Road is an unmade east-west road that extends from Koo Wee Rup to the south-west to Bayles to the east. The 60m wide road reserve features open culvert drain on one or both sides of the road, and extensive vegetation that screens views to property in some sections.

LOOKING EAST ALONG BOUNDARY ROAD FROM SUBJECT SITE (GOOGLE MAPS, 2024)

LOOKING WEST ALONG BOUNDARY ROAD FROM SUBJECT SITE (GOOGLE MAPS, 2024)

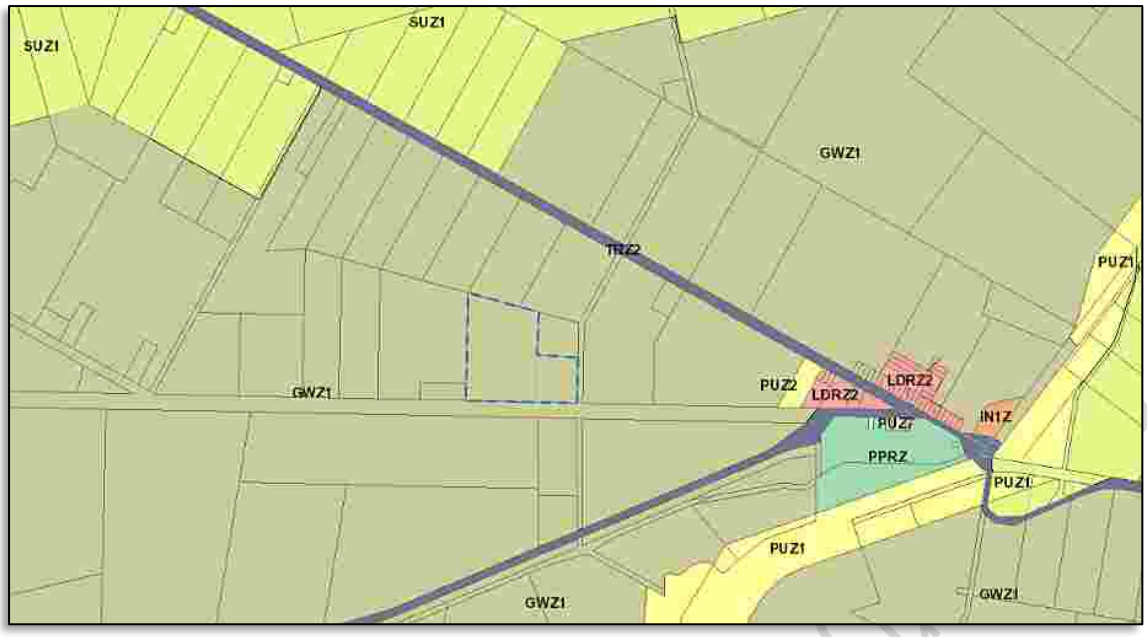
VIEW TO LOT 2 PS727435K (GOOGLE MAPS, 2024)

Osborn Road is an unmade north-south road which intersects with Boundary Road to the south-east of the subject site. Osborn Road provides local access to rural lots and connection to Bunyip River Road to the north and Koo Wee Rup-Longwarry Road to the south. The road reserve is characterised by open drains and native vegetation.

LOOKING SOUTH ALONG OSBORN ROAD FROM SUBJECT SITE (NLS, 2024)

LOOKING NORTH TO OSBORN ROAD FROM BOUNDARY ROAD/OSBORN ROAD INTERSECTION, WITH SUBJECT SITE TO THE LEFT OF THE IMAGE (GOOGLE MAPS, 2024)

A review of the land surrounding the subject site identifies the prevalence of the Green Wedge Zone, with some Low Density and Public Park and Recreation zoning evident closer to the Bayles settlement. The Green Wedge Zone control is evident in the existing pattern of subdivision and land use and development in the wider area:



INTRA ZONING MAP (VICPLAN, 2024)

The land immediately adjoining the subject site is summarised in the table below:

NORTH	85 Osborn Road, Bayles (Lot1 PS406182), a 2.43ha lot subject to the GWZ1 and LSIO. Developed with one dwelling and associated outbuildings.
EAST	Abuts Osborn Road. Across Osborn Road is 745 Boundary Drain Road (Lot 2 LP215778), an agricultural lot of 14.25ha subject to the GWZ1 and LSIO, developed with one dwelling and several outbuildings.
SOUTH	Abuts Boundary Drain Road.
WEST	Lot 2 PS727435K of 705 Boundary Drain Road. Further west is 655 Boundary Drain Road, Bayles (Lot 2 TP399436), a 14.98ha agricultural lot subject to the GWZ1 and LSIO.
MAP	 *AERIAL IMAGE OF SUBJECT SITE & IMMEDIATE SURROUNDS (LASSI, 2024)*

4. THE PROPOSAL

Council approval is sought to use and develop Lot 1 PS727435K for a dwelling and a shed.

A permit is triggered pursuant to:

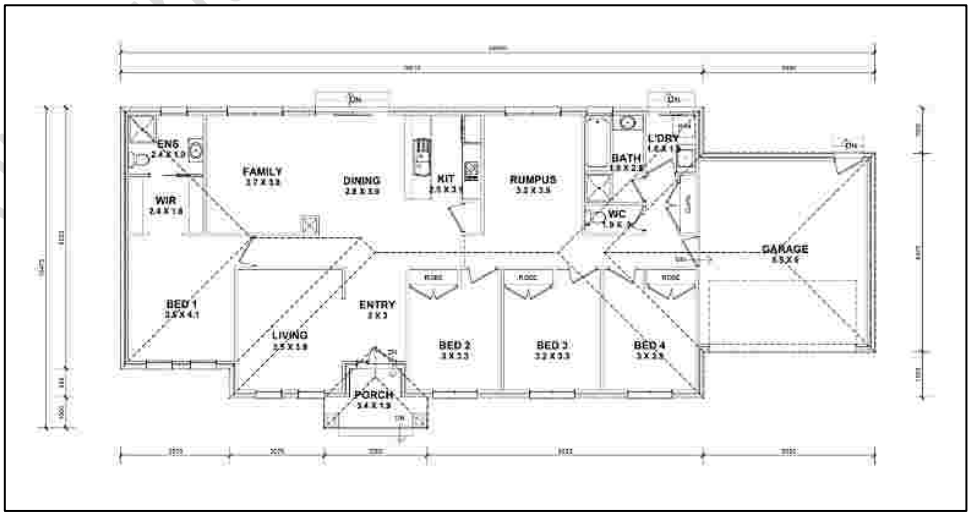
- **Clause 35.04-1 Tables of uses (GWZ),** a permit is required to use the land for a dwelling on the condition that it must be the only dwelling on the lot and meet the requirements of Clause 35.04-2.
- **Clause 35.04-5 Buildings and works (GWZ)**, a permit is required to construct or carry a building or works associated with a use in the Section 2 of Clause 35.04-1, and a building within 100 metres from a dwelling or small second dwelling not in the same ownership and 100m from a waterway, wetlands or designated flood plain.
- **Clause 44.04-2 Buildings and works (LSIO),** a permit is required for buildings and works associated with a dwelling and shed.

PROPOSED DWELLING

It is proposed to use and develop the subject site with a 'ranch style' dwelling which has been designed and sited to maintain and enhance the existing rural character of the green wedge locality. The dwelling is modest in size and will not be visually obtrusive from either road frontage.

The dwelling is sought as part of the introduction of a hand-rearing bobby calf farm to the land and is reasonably required to ensure 24/7 surveillance of vulnerable young livestock for animal health and welfare reasons. A Farm Management Plan has been prepared by Dean Suckling of *Enprove Ag & Environment* which provides a comprehensive overview of the proposed calf rearing operations and establishes the supervisory nexus between the dwelling and the proposed agricultural use of the land.

The proposed design is in keeping with the style of homes seen in the wider area and comprises a single storey brick veneer dwelling with a hipped Colorbond roof. The dwelling is modest in size and will comprise four bedrooms, two bathrooms and two living areas. Two undercover car parking spaces will be provided in an underroof double garage. An extract of the floor plan is provided below:



EXTRACT OF FLOOR PLAN (AJ'S DRAFTING, 2025)

Colours, materials and window and door placement and proportions are all in keeping with those seen in the wider area. An extract of the east elevation plan showing the front façade is provided below:

EXTRACT EAST ELEVATION PLAN (AJ'S DRAFTING, NOV 24)

The dwelling is proposed to be setback 134m from Boundary Drain Road to the south, 101.5m from Osborn Road to the east, 51.8m from the western boundary, and 23.5m from the northern boundary. The dwelling has been sited 143m from Southern Boundary Drain to the south, and 23m from Egans Drain to the north. The proposed dwelling will be approximately 190m from the existing dwelling on 705 Boundary Drain Road and 65m from the existing dwelling on 85 Osborn Road:

PROPOSED CALF SHED

It is proposed to develop the land with a calf shed to support the calf rearing and weaning enterprise proposed under the Farm Management Plan.

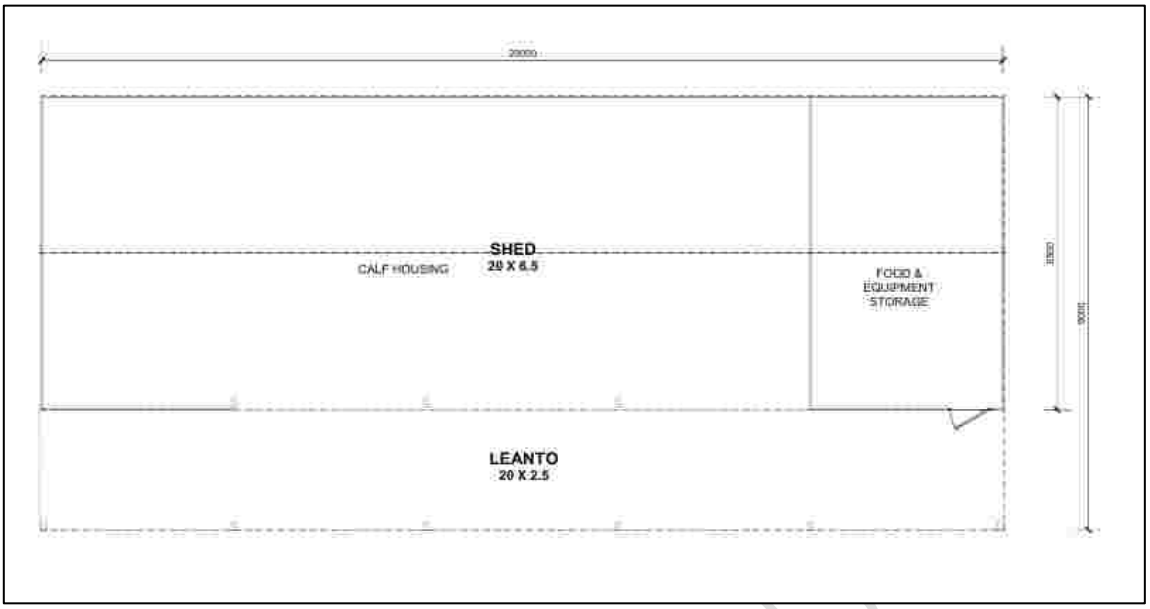
The proposed shed:

- Will have dimensions of 6.5m W x 20m W x 3m H (3.63m at apex) with an internal floor area of 130m^2. A 2.5m wide lean to will extend the 20m length of the building (50m^2 area).
- Is to be sited on a fill pad and the FFL will be to the satisfaction of Melbourne Water. No retaining walls are required, as the fill pad will batter away from the built form.
- Will be attached to two (2) 25,000 litre water tanks sited to support the calf raising operation.
- Will be setback 12m from the western boundary, 43.5m from the northern boundary, 120.2m from the southern boundary (Boundary Drain Road) and 142m from the eastern boundary (Osborn Road).
- Will be clad in Colourbond in a dark grey colour that complements the proposed dwelling. The shed has been sited within the house yard and orientated so that the internal pens are visible from the proposed dwelling. This will ensure maximum surveillance of the calves, and the proposed lean-to will help to protect calves and their bedding from the weather.

A 3D impression of the proposed calf shed prepared by the shed supplier is provided below (proposed colours differ):

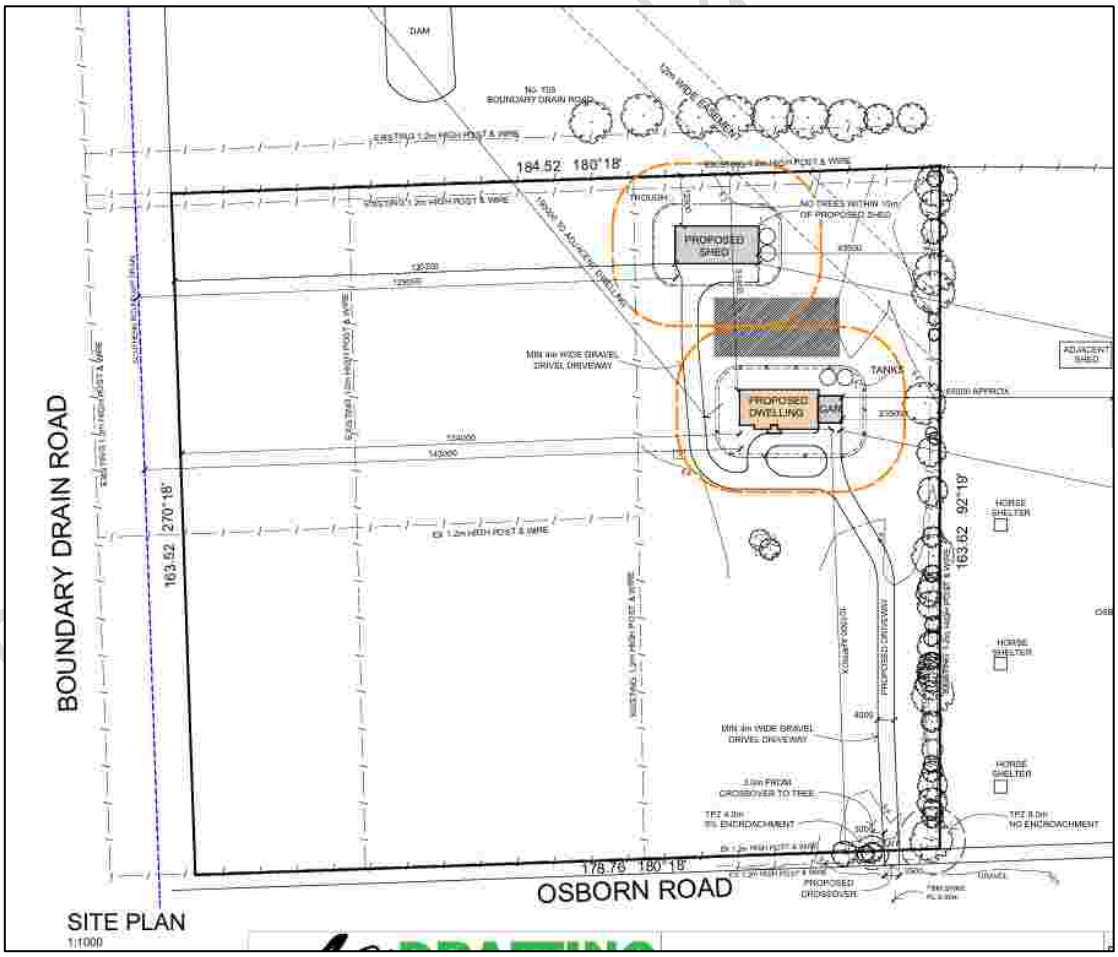
3D IMPRESSION OF PROPOSED CALF SHED

An extract of the proposed shed floor plan is provided below:



EXTRACT OF SHED FLOOR PLAN (AJ'S DRAFTING)

An extract of the site plan is provided below:



PROPOSED SITING OF DWELLING & EFFLUENT AREA (SITE PLAN, AJ'S DRAFTING)

Please refer to the development plans prepared by AJ's Drafting for detailed plans and elevations.

An extract of the site plan prepared by EnProve as part of the proposed Farm Management Plan shows how the dwelling and calf shed relate to the overall use of the site as part of a calf rearing and weaning enterprise:

EXTRACT OF MAP 2 PROPOSED SITE MAP (ENPROVE)

ENVIRONMENTAL CONSIDERATIONS

LAND CAPABILITY

A Land Capability Assessment (LCA) has been undertaken by Hardcore Geotech (Oct 24) to inform the siting and suitability of an onsite wastewater treatment.

The LCA report determined that:

- There is at least one sustainable on-site effluent disposal method appropriate for the site.
- A secondary treatment facility and subsurface irrigation is recommended for the subject site.
- Effluent is to be distributed over an area of 400sqm (30m x 14m).
- A cut off drain around the high side of the irrigation area is required to limit any surface water that may flow on to the effluent area.

VEGETATION

The proposed dwelling, effluent area, fill pad, and driveway have all been sited to avoid impacts to vegetation.

TOPOGRAPHY

Topographically, the land is relatively low lying with gradual fall from the north to the west and we anticipate that any flood risk will be addressed by adhering to the fill level required by Melbourne Water.

BUSHFIRE RISK

The entirety of the subject site is mapped within a designated Bushfire Prone Area. Further information on how the proposal has considered the implications of being mapped within a designated bushfire prone area has been provided in the response to **Clause 13.02 Bushfire Planning** in subsection 7 of this report.

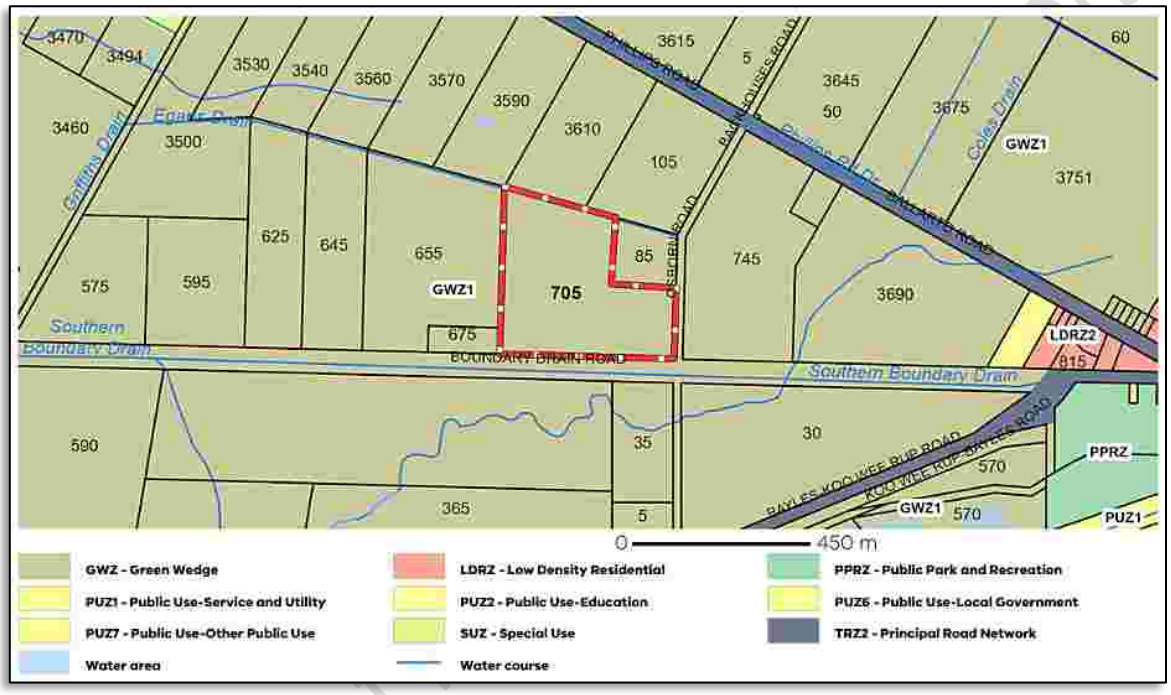
DESIGNATED BUSHFIRE PRONE AREAS (VICPLAN, 2024)

5. RELEVANT PLANNING CONTROLS

The following section addresses the objectives and requirements of the zoning and overlay controls relevant to the subject site identifying how these planning controls relate to the proposal, trigger an assessment and how we have addressed the requirements of planning provisions.

CLAUSE 35.04 GREEN WEDGE ZONE

The site is mapped within the Green Wedge Zone – Schedule 1 (GWZ1) :



ZONING MAP (VICPLAN)

PURPOSE

Clause 35.04 Green Wedge Zone seeks:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for the use of the land for agriculture.*
- *To recognise, protect and conserve green wedge for its agricultural, environmental, historic, landscape, recreational and tourism opportunities, and mineral and stone resources.*
- *To encourage use and development that is consistent with sustainable land management practices.*
- *To encourage sustainable farming activities and provide opportunity for a variety of productive agricultural uses.*
- *To protect, conserve and enhance the cultural heritage significance and the character of open rural and scenic non-urban landscapes.*
- *To protect and enhance the biodiversity of the area.*

PERMIT REQUIREMENT

A permit is required under the zone pursuant to:

- **Clause 35.04-1 Table of uses**, a permit is required to use the land for a dwelling (Section 2 Use) on the condition that the dwelling is the only dwelling on the lot and meets the requirements of Clause 35.04-2.
- **Clause 35.04-5 Buildings and works**, a permit is required to construct or carry a building or works associated with a use in the Section 2 of Clause 35.04-1, and a building within 100 metres from a dwelling or small second dwelling not in the same ownership.

The proposed calf-rearing farm is considered to fall under 'Grazing Animal Production', which is a section 1 use (no permit required).

USE OF LAND FOR A DWELLING OR SMALL SECOND DWELLING

Pursuant to **Clause 35.04-02,** a lot used for a dwelling or small second dwelling must meet the following requirements:

- *Access to the dwelling or small second dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.*
- *The dwelling or small second dwelling must be connected to reticulated sewerage, if available. If reticulated sewerage is not available, all wastewater from the dwelling must be treat and retained within the lot in accordance with the requirements of the Environment Protection Act 2017 for an on-site wastewater management system.*
- *The dwelling or small second 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 fire fighting purposes.*
- *The dwelling or small second dwelling must be connected to a reticulated electricity supply or have an alternative energy source.*

Access to the dwelling will be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles (at least 3.5m wide with 0.5 clear either side).

Reticulated sewer is not available however the land capability assessment has determined that the land can treat and retain all domestic wastewater onsite in accordance with the requirements of the EPA 2017.

The dwelling will be provided with potable water via rainwater tanks and can connect to reticulated electricity supply.

DECISION GUIDELINES

For this application to use the land for a dwelling, the responsible authority is required to consider the following decision guidelines of the GWZ, as appropriate and in addition with the decision guidelines of Clause 65:

General

- *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.*
- *How the use or development relates to rural land use, rural diversification, natural resource management, natural or cultural heritage management, recreation or tourism.*
- *Whether the site is suitable for the use or development and the compatibility of the proposal with adjoining land uses.*
- *Whether the use or development is essential to the health, safety or well-being of the State or area but is not appropriate to located in an urban area because of the effect it may have on existing or proposed urban areas may have on the proposed use or development.*
- *The need to minimise adverse impacts on the character and appearance of the area of features of architectural, scientific or cultural heritage significance, or of natural scenic beauty.*
- *The potential for accommodation to be adversely affected by vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990.*

Assessment of proposal against general decision guidelines

The proposal has considered the key policies of the Municipal Planning Strategy and the Planning Policy Framework and is considered to align with those that have regard for the green wedges, agricultural land, floodplain management and the building design in rural areas.

Detailed site investigations, including a site survey and land capability assessment have informed the siting and design of the proposed dwelling and shed. Neither building will adversely impact on nearby land use and development as both have been setback and screened to ensure adjoining lots can continue farming. The area of land available for agriculture has been maximised by containing the dwelling, driveway and effluent area to a small envelope to the north of the site.

The dwelling will help to give effect to policies that seek to protect and enhance the productivity of agricultural land by increasing the productivity of the site, noting that it is currently used for seasonal hay production, and the dwelling will help transition the site towards a financially sustainable and environmentally and socially responsible year-round agricultural operation.

The proposal recognises the environmental and landscape qualities of the Green Wedge, and a substantial area of the site has been site aside in the Farm Management Plan for revegetation and conservation.

The proposed buildings have taken design cues in terms of architectural style, building height, materials, colours and windows and door treatments from built form in the immediate area. As such, the proposal will not result in any adverse impacts to the rural character or appearance of the area.

A detailed response to the MSS and relevant clauses, objectives and strategies of the State and Local Planning Policy Framework can be found in subsections 5-8 of this report.

Rural Issues

- *The maintenance of agricultural production and the impact on the local rural economy.*
- *The environmental capacity of the site to sustain the rural enterprise.*

- *The need to prepare an integrated land management plan.*
- *The impact on the existing and proposed rural infrastructure.*
- *The potential for the future expansion of the use or development and the impact of this on adjoining and nearby agriculture and other land uses.*
- *The protection and retention of land for future sustainable agricultural activities.*

Assessment of proposal against rural issues decision guidelines

The proposed dwelling is required to support a hand-rearing bobby calf farm. The key agricultural and land management benefits of the proposal (as per the Farm Management Plan prepared by Enprove) include:

- *The development of a calf rearing facility producing 60 hand reared bobby calves for sale each year.*
- *The improvement of soil and pasture for increased production.*
- *The construction of new infrastructure to improve agricultural productivity.*
- *Planting of 1000 local provenance native trees and plants.*
- *The provision of 6000 square metres of Biolink 30 & 37 aligned area for increased biodiversity and bandicoot habitat.*
- *A sustainable financial model for production from a small rural property.*

The subject lot does not form part of the SUZ1 precinct of the Shire's portion of the Western Port Green Wedge where agricultural values are significant and our proposal is an appropriate agricultural outcome within the green wedge context.

A Land Capability Assessment (LCA) has been prepared in support of the proposal and has found that the site can treat and retain domestic wastewater to EPA standards.

The proposal will enhance the agricultural productivity of the site. The subject land has most recently been used for fodder production, which is a low-return seasonal farming activity. The proposed dwelling is sought to support a hand-rearing bobby calf rearing farm which will contribute to agriculture in terms of food production and move the property into high-value, year-round grazing animal production, thus enhancing the agricultural productivity of the site. The surrounding lots are predominately developed with a dwelling and used for grazing or hay crops, and the proposal is in keeping with these land use and development typologies. The proposal makes best use of the existing rural infrastructure on the site, including the existing crossover/entrance from Osborn Road, windmill and boundary fencing.

The proposed dwelling has been sited and designed to ensure it is not visually obtrusive and does not impact on the rural character of Bayles and the wider green wedge precinct. The proposed dwelling, effluent area and driveway have been contained to one small area within the lot to maximise the area available for agriculture. The proposed dwelling will not adversely impact on the continuation of primary production on adjacent land, and the potential for amenity impacts to nearby land use and development is low – the proposed dwelling will be well screened from dwellings on adjoining lots with setbacks that enable adjacent agricultural activities to continue unaffected.

Environmental Issues

- *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.*

- *How the use or development relates to sustainable land management and the need to prepare an integrated land management plan.*
- *The location of onsite effluent disposal areas to minimise impact of nutrient loads on waterways and native vegetation.*

Assessment of proposal against environmental decision guidelines

The proposed dwelling, effluent area and driveway have been sited and designed to avoid impacts to vegetation.

The Farm Management Plan has addressed all relevant environmental considerations, and notes (p. 18) : *The property has been mostly cleared for agriculture, and four significant paddock trees are remaining on the site, and these are valued and have been fenced for protection. The north, east and southern boundaries have well-established revegetation trees, and the western boundary has recently been replanted. There are no permanent waterways and rocky outcrops on the property. The property coincides within the junction of the council-planned Biolinks 30 and 37. The proponents are conservation-minded and have completed many plantings on the site already and will take this opportunity to improve the management of these corridors by fencing out a larger vegetation area at the south and planting additional native vegetation.*

All trees planted will be indigenous to the area and sourced from local nurseries.

The effluent area has been informed by a comprehensive Land Capability Assessment to ensure that any impacts associated with nutrient to waterways and native vegetation are avoided.

Design and siting issues

- *The need to minimise adverse impacts of the siting, design, height, bulk, colours and materials to be used on major roads, landscape features or vistas.*
- *The location and design of existing and proposed infrastructure services which minimises the visual impact on the landscape.*
- *The need to minimise adverse impacts on the character and appearance of the area or features of archaeological, historic or scientific significance or of natural scenic beauty or importance.*
- *The need to locate and design buildings used for accommodation to avoid or reduce the impact from vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990.*

Assessment of proposal against the relevant design and siting issues

The proposed dwelling has considered the surrounds and is complementary in terms of height, scale, style, colours and materials to existing built form in the locality. The proposed dwelling is sited sympathetically to ensure that it is not visually obtrusive from either road frontage or nearby lots. Extensive planting is proposed throughout the site and this will help to screen views to the dwelling from the public domain and adjoining lots and ensure it is subservient within the wider agricultural and landscape setting.

It is submitted that the proposal has adequately addressed the relevant considerations and requirements of the Green Wedge Zone and Schedule 1 to Clause 35.04.

CLAUSE 44.04 LAND SUBJECT TO INUNDATION - SCHEDULE

Clause 44.04 Land Subject to Inundation Overlay – Schedule (LSIO) applies to the subject site and all surrounding land:

LAND SUBJECT TO INUNDATION OVERLAY (VICPLAN)

The LSIO seeks:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority.*
- *To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.*
- *To minimise the potential flood risk to life, health and safety associated with development.*
- *To reflect a declaration under Division 4 of Part 10 of the Water Act, 1989.*
- *To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.*
- *To ensure that development maintains or improves river, marine, coastal and wetland health, waterway protection and floodplain health.*

LAND SUBJECT TO INUNDATION OBJECTIVES AND STATEMENT OF RISK

The schedule is silent as to any specific objectives or statement of risk.

PERMIT REQUIREMENT

Pursuant to Cl**ause 44.04-2 Buildings and works,** a permit is required to construct a building or to construct or carry out works. The schedule to Clause 44.04 does not provide any permit requirement exemptions relevant to this proposal.

DECISION GUIDELINES

Pursuant to Clause 44.04-8, the responsible authority must consider the following decision guidelines, as appropriate and in addition to the decision guidelines of Clause 65:

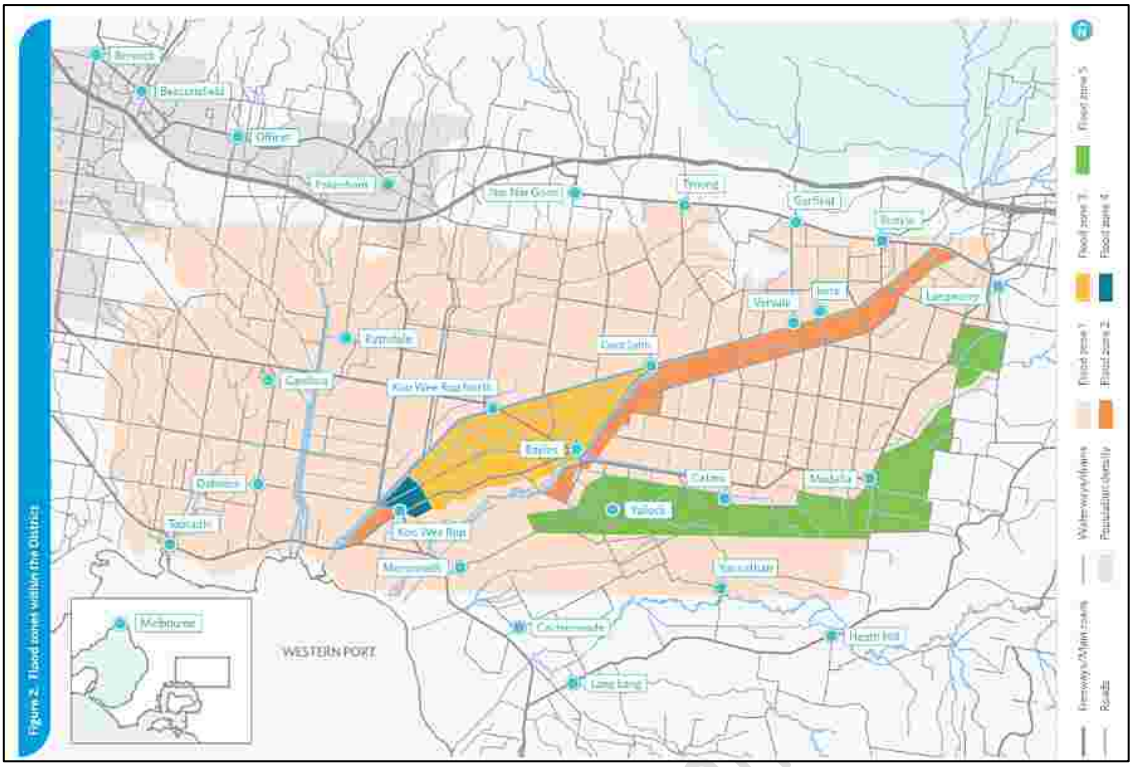
- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *Any local floodplain development plan.*
- *Any comments from the relevant floodplain management authority.*
- *The existing use and development of the land.*
- *Whether the proposed use or development could be located on flood-free land or land with lesser flood hazard outside this overlay.*
- *Alternative design of flood proofing responses.*
- *The susceptibility of the development to flood and flood damage.*
- *The potential flood risk to life, health and safety associated with the development. Flood risk factors to consider include:*
    - *The frequency, duration, extent, depth and velocity of flooding of the site and accessway.*
    - *The flood warning time available.*
    - *Tidal patterns.*
    - *Coastal inundation and erosion.*
    - *The danger to the occupants of the development, other floodplain residents and emergency personnel if the site or accessway is flooded.*
- *The effect of the development on redirecting or obstructing floodwater, stormwater or drainage water and the effect of the development on reducing flood storage and increasing flood levels and flow velocities.*
- *The effect of the development on river, marine and coastal health values including wetlands, natural habitat, stream stability, erosion, environmental flows, water quality, estuaries and sites of scientific significance.*
- *Any other matters specified in a schedule to this overlay.*

No additional decision guidelines are contained in the schedule to Clause 44.04.

ASSESSMENT OF PROPOSAL AGAINST THE LSIO – SCHEDULE

The proposal has considered the purpose and requirements of the LSIO, and we anticipate that the dwelling will be subject to the conditions of the relevant floodplain management authority - Melbourne Water.

When having regard for flood risk, the subject lot is within the Koo Wee Rup Flood Protection District, designated under Zone 3:



EXTRACT FIGURE 2. FLOOD ZONES WITHIN THE DISTRICT ('THE GUIDELINES', 2019)

Flood zone 3 is described as per the below in the *Guidelines for Development in the Koo Wee Rup and Longwarry Flood Protection District (July 2019):*

This area has a high level of protection from the Bunyip floodwaters because of the Yallock Outfall and the Bunyip Main Drain levee banks. Flood Zone 3 is liable to flooding from the local drainage system and minor overflows of the main levee bank system. The 1 per cent AEP flood depth is approximately 150 millimetres above the average surrounding ground level.

The *Guidelines* prescribe the following requirements for dwellings in flood zone 3:

- *Flood zone 3 is liable to flooding from the local drainage system and the 1 per cent AEP flood depth is approximately 15 millimetres above the average surrounding ground level.*
- *Floor levels are to be a minimum of 450 millimetres above the natural ground surface of 300 millimetres above the applicable flood level, whichever is greater.*
- *For dwellings on stumps, no fill pads are required. For slabs on ground, a fill pad is to be a minimum of 150 millimetres above the applicable flood level.*
- *Fill pad area for slabs on ground:*
    - *For dwellings on lots less than 800 square metres, a fill pad is to cover the building envelope (unless otherwise filled at subdivision stage)*
    - *For dwellings on lots greater than 800 square metres, a fill pad is to extend at least 5 metres beyond the building (unless otherwise filled at subdivision stage).*

The flood safety and access requirements can be met in this location.

The proposed dwelling is not foreseen to adversely impact on the maintenance of waterway and floodplain condition or water quality. Any flood risk can be mitigated to an acceptable level through the construction process.

6. MUNICIPAL PLANNING STRATEGY

21.01 CARDINIA SHIRE KEY ISSUES AND STRATEGIC VISION

Clause 21.01-1 Snapshot of Cardinia Shire, the Cardinia Shire seeks to be recognised as a unique place of environmental significance where our quality of life and sense of community is balanced by sustainable and sensitive development, population and economic growth.

Clause 21.01-3 Key influences relates to the influences on land use and development in the Shire, and the proposal is considered to respond appropriately to the urban pressures on the rural hinterland and the management of green wedge areas which can impact on the the quality and character of existing rural townships.

The proposal is sensitive to the key issues facing the Shire as outlined in **Clause 21.01-3 Key issues**, particularly:

Environment

- *The protection and management of biodiversity.*
- *The protection of the Koo Wee Rup swamp area, which contains important groundwater reserves and horticultural soils in the Western Port basin.*
- *The protection of life and property in terms of flooding and bushfire.*

Settlement and Housing

- *The management of urban growth including urban pressures on the rural hinterland and the Western Port Green Wedge.*
- *The sustainable development of the Urban Established Areas, Urban Growth Area, and rural townships.*
- *The provision of appropriate rural residential and rural living development.*

Economic development

- *The protection and sustainable use of agricultural and particularly land with soil that is of high quality within the Western Port Green Wedge.*

The proposal does not contravene the strategic vision for Cardinia, as per **Clause 21.01-4**, which outlines that *Cardinia Shire will be developed in a planned manner to enable present and future generations to live healthy and productive lives and to enjoy the richness of the diverse and distinctive characteristics of the Shire.* The Strategic Framework Plan at Clause 21.01-5 sets out the general pattern for land use and development to respond to the key influences and issues to achieve the strategic vision for the municipality. The Plan identifies the subject site as being contained within an area predominately used for general agriculture, and the proposal does not contravene this vision.

CARDINIA STRATEGIC FRAMEWORK PLAN CL 21.01-5

CLAUSE 21.02 ENVIRONMENT

Clause 21.02 Environment describes planning's role in protecting, improving and managing the Shire's environment, natural resources and biodiversity, as well as ensuring risks to life, property and the environment are minimised.

The subject site forms part of the Koo Wee Rup flood district, and Objective 4 of **Clause 21.02-1 Catchment and coastal management** is relevant to this proposal, as it seeks *to recognise areas within the municipality that are liable to flooding and inundation and to minimise potential risk to life, property and the environment.* The proposed design and siting of the dwelling has taken into account the potential depth of flooding and we anticipate Melbourne Water will impose conditions relating to a fill pad and dwelling construction.

Clause 21.02-3 Biodiversity relates to the diverse native flora and fauna habitats within the Shire, and notes that the decline and fragmentation of habitats resulting in the loss of biodiversity is a key issue. The proposal has considered existing vegetation in the siting and design of the dwelling, effluent area and driveway in order to achieve Objective 1 (*To achieve no net loss in the quantity and quality of native vegetation in the municipality).* The proposal does not contravene Objective 2 or 3.

Clause 21.02-4 Bushfire Management acknowledges the high risk associated with some of the areas within the shire. The subject site is within a low risk area, and the use of land for a dwelling in this location is consistent with the primary objective of all planning provisions that seek to mitigate bushfire risk. The dwelling will be constructed to the relevant BAL rating.

CLAUSE 21.03 SETTLEMENT AND HOUSING

Clause 21.03-4 Rural Townships nominates Bayles as a small rural township, in which the following key issues are relevant:

- *Retaining and enhancing the existing rural township character.*
- *Designing with regard to surrounding unique characteristics of the townships.*

Objective 1 seeks *to provide for the sustainable development of townships in the municipality having regard to environmental and servicing constraints.* A land capability assessment has been prepared in support this application to demonstrate that domestic wastewater can be treated and retained onsite.

Objective 2 seeks *to maintain and enhance the distinct character and environmental qualities of each of the townships.* The proposed dwelling has been sited and design o complement the rural character of the Bayles locality and will not dominate the landscape or surrounding built form character, nor will it have any impact on native vegetation or the environment.

7. STATE AND LOCAL PLANNING POLICY FRAMEWORK

This part of the report assesses and responds to the legislative and policy requirements for the project outlined in the Cardinia Planning Scheme and in accordance with the Planning and Environment Act 1897. The relevant clauses of the State & Local Planning Policy Framework for subdivisions of the type presented in this report are largely contained in Clauses 11, 12, 13, 14 & 15.

An assessment against the relevant clauses of the Cardinia Planning Scheme has been provided below:

CLAUSE 11 SETTLEMENT

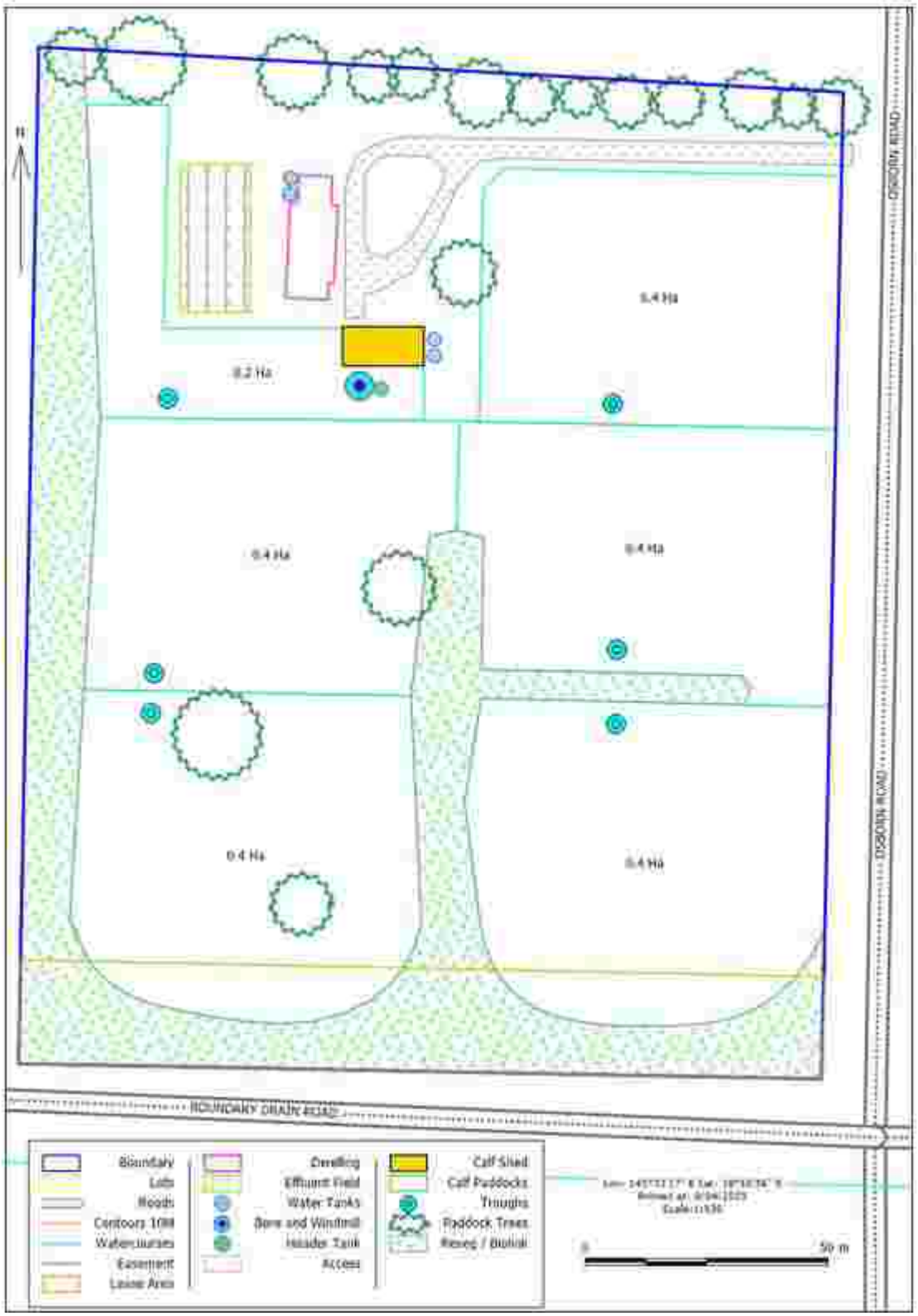
Clause 11.01-1S Settlement, and **11.01-1R Settlement – Metropolitan Melbourne** have regard for the sustainable growth and development of Victoria and the maintenance of a permanent urban growth boundary around Melbourne, and the proposal is supported by the many strategies outlined within these clauses. Of particular relevance are the objective and strategies of **Clause 11.01-1R Green Wedges – Metropolitan Melbourne** which seeks *to protect the green wedges of Metropolitan Melbourne from inappropriate development*. The proposal responds to the key features of the site, wider environmental and landscape values, and the vision for land use and development within the *Precinct 1* as described in the Cardinia Western Port Green Wedge Management Plan.

CLAUSE 12 ENVIRONMENTAL AND LANDSCAPE VALUES

Clause 12.01 Biodiversity, and **Clause 12.01-1S Protection of biodiversity** have the objective of protecting and enhancing the State's biodiversity and this proposal will not result in any cumulative impacts to important areas of biodiversity or the fragmentation of habitat. The proposed design has prioritised the retention of native vegetation which is consistent with **Clause 12.01-2S Native vegetation management** and the objective to *ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.* **Clause 12.05-2S Landscapes** seeks *to protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.* The proposal aligns with the strategies contained within this clause, particularly the need to *ensure development does not detract from the natural qualities of significant landscape areas* and *ensure important natural features are protected and enhanced.*

The landowners have significantly invested in the planting of vegetation across the property over the last 35 years, and the Farm Management Plan has made provision for an additional 0.6ha of planting on the subject land to help give effect to proposed biolinks 30 & 37 under the Shire's Biodiversity Plan. Such planting will further enhance biodiversity and provide important bandicoot habitat. An extract of the proposed site plan showing the area proposed for revegetation is provided below:

Map 3: Proposed Site Layout



EXTRACT OF FIGURE 3: PROPOSED SITE PLAN SHOWING EXTENSIVE AREA DESIGNATED FOR REVEGETATION AND BIOLINKS (ENPROVE, APR 2025)

CLAUSE 13 ENVIRONMENTAL RISKS AND AMENITY

Clause 13.01-1S Natural hazards and climate change seeks to prioritise risk-based planning to minimise the potential for impacts and natural hazards associated with climate change. The overriding strategy to focus growth and development to low-risk locations is relevant to this proposal to use the land for a dwelling, noting that the surrounding landscape has been significantly modified and any risks associated with fire and flood can be mitigated through the employment of fill pads and building to the relevant BAL rating.

Clause 13.02-1S Bushfire Planning relates to land within a designated bushfire prone area, subject to the Bushfire Management Overlay; and/or proposed to be used or developed in a way that may create a bushfire hazard. The subject land is contained entirely within a designated bushfire prone area but is not subject to the intensified bushfire risk associated with the Bushfire Management Overlay. The objective of **Clause 13.02-1S** is *to strengthen the resilience of settlements and communities to bushfire through risk based planning that prioritises the protection of human life* and is achieved through strategies that prioritise the *protection of human life* over all other policy considerations; *directing population growth and development to low risk locations*; and *ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire* with low risk locations being those that area assessed as having a radiant heat flux of less than 12.5 kilowatts/square metre under AS3959-2018 (Construction of Buildings in Bushfire Prone Areas – Standards Australia, 2020); and reducing community vulnerability to bushfire through the consideration of bushfire risk at all stages of the planning process. An assessment of the landscape conditions within 20 kilometres of the site; the local conditions within 1 kilometre of the site; the neighbourhood conditions within 400 metres of the site; and the subject site itself is provided below:

LANDSCAPE CONDITIONS – 20KM RADIUS

The area within a 20km radius of the site features a combination of landscapes consisting of cleared farming and grazing; rural/urban development and urban development. The site is surrounded by a patchwork of farming and grazing land interspersed with rural development to the north and north west. The surrounding road network features main roads and principal transport corridors including Ballarto Road and Main Drain Road to the north, Koo Wee Rup Longwarry Road and the South Gipplsand Highway to the south. The relevance of the road network is that they are the most likely the roads to become main access points and thoroughfares during an emergency situation.

LOCAL CONDITIONS – 1KM RADIUS

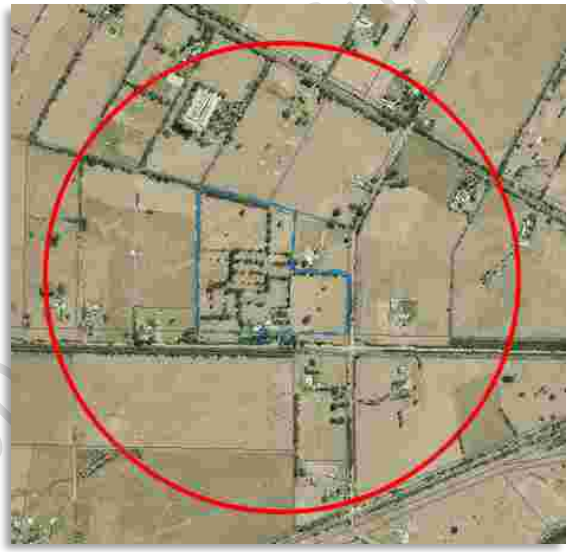
The area within a 1km radius of the subject site features a combination of land use and development consistent with green wedge zone zone controls. Vegetation is generally native trees adjacent to boundaries and within road reserves with a distinct cleared area.

NEIGHBOURHOOD CONDITIONS – 400M RADIUS

Neighbourhood conditions within 400m of the site are characterised by cleared agricultural land. In terms of topography, the land is relatively flat and lots are accessed via a network of north-south/east-west connecter roads.

Vegetation is contained to roadside reserves and properties and is consistent with modified woodland and excluded vegetation (as per AS3959:2018 Construction of buildings in Bushfire Prone Areas).

Access to and from the site is via a crossover to Osborn Road to the east.



SITE CONDITIONS -

The site is relatively flat and the landscape has been modified for grazing, with perimeter vegetation and scattered trees. The site abuts Boundary Drain Road to the south and Osborn Road to the east.

Access for emergency services to the site, and egress options from the site are consistent with the standards **of Clause 53.02** and the strategies of **Clause 21.02-4 Bushfire management**.

CLAUSE 14 NATURAL RESOURCE MANAGEMENT

Clause 14 Agriculture relates to planning's role in ensuring natural resource management supports environmental quality, sustainable development and the sustainable use of agricultural land.

The proposal does not contravene **Clause 14.01-1S Protection of agricultural land**, which has the objective *to protect the state's agricultural base by preserving productive farmland,* **Clause 14.01-1R Protection of agricultural land – Metropolitan Melbourne** which seeks to prevent any permanent loss of agricultural land in the State's green wedges and peri-urban areas and **Clause 14.01-2S Sustainable agricultural land use** which seeks to *encourage sustainable agricultural land use.*

A Farm Management Plan has been prepared in support of this application and the landowners understand that the land will be required to be farmed in accordance with the Farm Management Plan should a dwelling be approved for the site.

The subject land has most recently been used for fodder production, which is a low-return seasonal farming activity. The proposed dwelling is sought to support a hand-rearing bobby calf rearing farm which will contribute to agriculture in terms of food production and will move the property into high-value, year round grazing animal production, thus enhancing the agricultural productivity of the site.

The proposed dwelling helps to support sustainable agricultural land use – bobby calf management is a major animal welfare issue for the dairy industry, and Council's support of the proposed bobby calf rearing and weaning farm will help in improving the welfare issue, especially as the market demands a higher animal welfare standard. The Farm Management Plan has assessed the financial sustainability of the proposal and predicts a financial return of approximately $75,000 per annum with good scope to increase the return over time. The proposed dwelling will therefore enable a financially viable farming activity on small rural lot which will help to ensure that it continues to be used for agricultural purposes.

The proposed dwelling, effluent area and driveway have been contained to one small area within the lot to maximise the area available for agriculture. The proposed dwelling will not adversely impact on the continuation of primary production on adjacent land, and the potential for amenity impacts to nearby land use and development is low – the proposed dwelling will be well screened from dwellings on adjoining lots with setbacks that enable adjacent agricultural activities to continue unaffected.

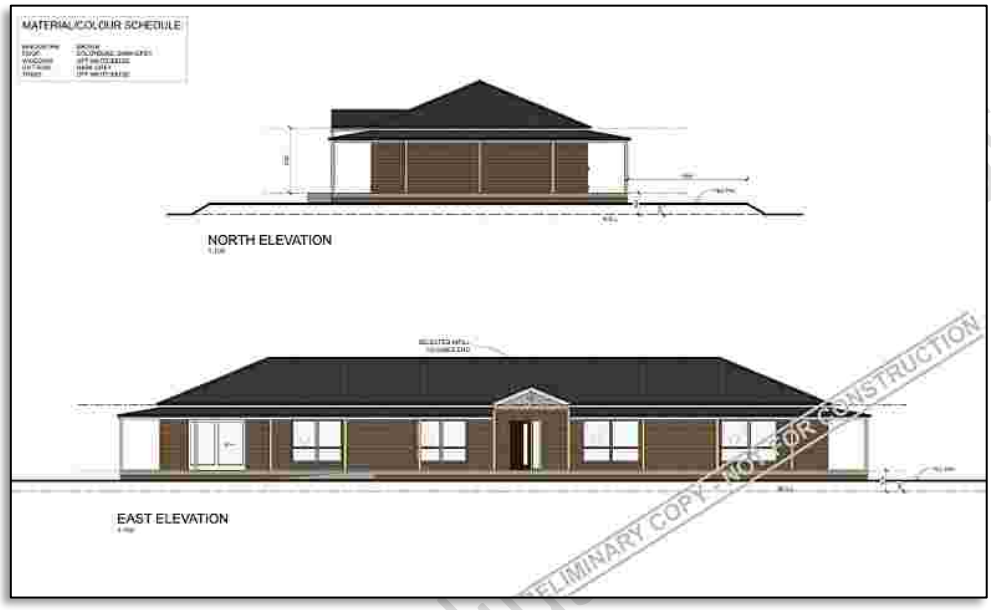
CLAUSE 15 BUILT ENVIRONMENT AND HERITAGE

Clause 15 Built Environment and Heritage has the objective to ensure planning delivers high quality built form that is efficient, responds to surrounding character and the environment and associated risks, protects heritage, and provides the functionality required by the community.

Clause 15.01-5S Neighbourhood character has the objective to *recognise, support and protect neighbourhood character, cultural identity, and sense of place.* The proposal is consistent with the prevailing neighbourhood character and responds to its context and the features and characteristics of the local environment. **Clause 15.01-6S Design for rural areas** seeks *to ensure development respects valued areas of rural character*, and the proposed siting and design of the dwelling is not foreseen to adversely impact on rural character or landscapes.

A review of existing built form in the immediate surrounds highlights that the proposed design is complementary and responds appropriately to existing rural character. The proposed design has taken design cues from existing dwellings in the vicinity of the site, and is considered complementary in terms of style, height, window and door proportions, colours, materials and roof and verandah styles.

An elevation of the proposed dwelling and images of existing nearby dwellings along Boundary Road and Osborn Road are provided below:

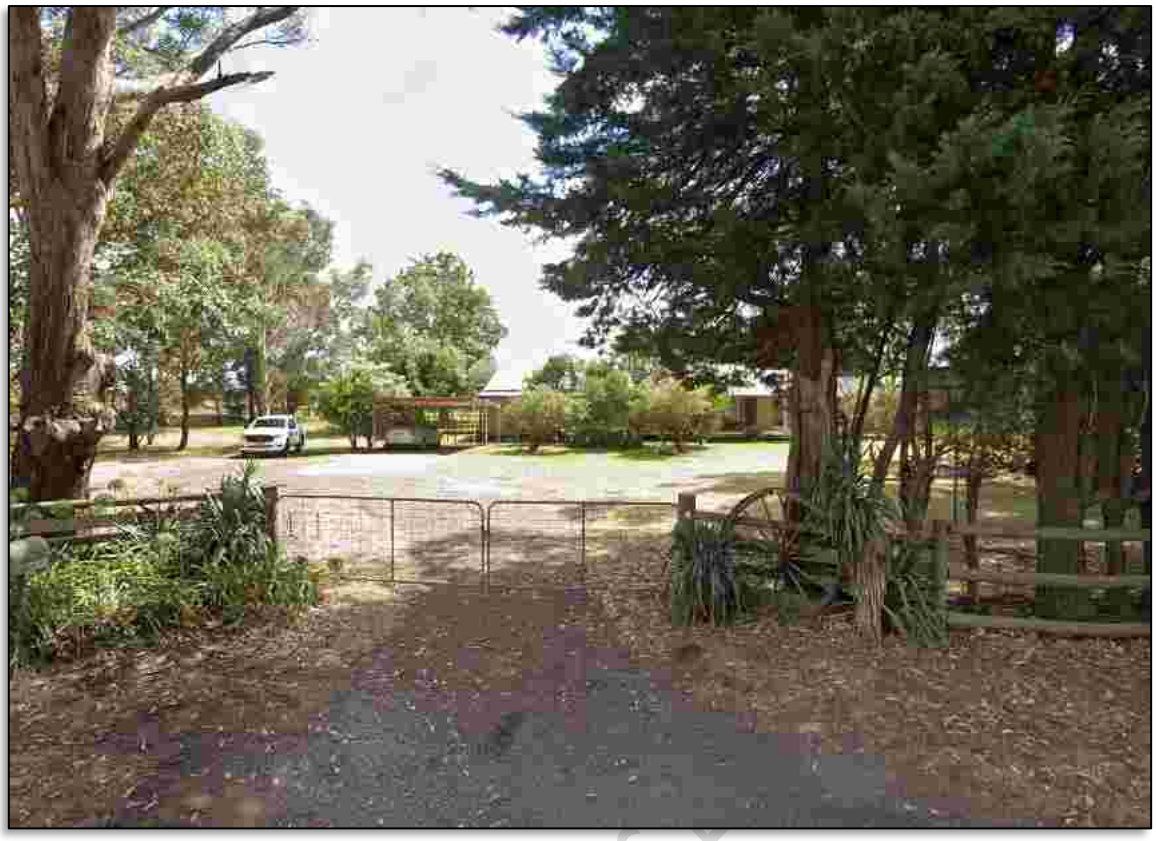


NORTH & EAST ELEVATIONS (AJs DRAFTING, NOV 2024)

SOUTH & WEST ELEVATIONS (AJs DRAFTING, NOV 2024)

715 BOUNDARY DRAIN ROAD, BAYLES

745 BOUNDARY DRAIN ROAD, BAYLES



675 BOUNDARY DRAIN ROAD, BAYLES

85 OSBORN ROAD, BAYLES

105 OSBORN ROAD, BAYLES

5 OSBORN ROAD, BAYLES

CLAUSE 22.05 WESTERN PORT GREEN WEDGE POLICY

Clause 22.05 Western Port Green Wedge Policy describes the extent, value and key features of the Western Port Green Wedge areas of the Cardinia Shire and builds on Agriculture policy at **Clause 21.04-2**.

The proposal does not contravene the Cardinia Western Port Green Wedge vision as detailed at **Clause 22.05-1**:

> *Precinct 1 will be the hub of, agriculture, horticulture and soil-based food production within the Cardinia Western Port Green Wedge, taking advantage of its highly versatile soils, vegetable production (in particular asparagus), dairy and beef farming, other agricultural pursuits, potential access to Class A recycled water and the important role this precinct plays in food security. Land within the SUZ1 part of the precinct will be prioritised for soil-based food production with a focus on the consolidation of lots to support the economic viability of the agricultural and horticultural industry.*
>
> *Opportunities for new, innovative or more intensive agriculture and horticulture and soil-based food production will be supported to ensure that the rich agricultural potential of the precinct is realised.*
>
> *It will integrate biodiversity and agricultural outcomes by recognising ecosystem services which can improve agricultural efficiency.*
>
> *Opportunities for linking the community with the local agricultural and horticultural industry will be identified and promoted to help establish food-based tourism within the precinct.*

The proposed dwelling aligns with this vision as it will provide for a more intensive agricultural use (calf-rearing) and a sustainable financial model for production from a small rural lot.

The landowners have significantly invested in the planting of vegetation across the property over the last 35 years, and the Farm Management Plan has made provision for an additional 0.6ha of planting on the subject land to help give effect to proposed biolinks 30 & 37 under the Shire's Biodiversity Plan. Such planting will further enhance biodiversity and provide important bandicoot habitat, both of which help to give effect to the Shire's vision for the Precinct.

Pursuant to Clause 22.05-3 Policy, all use and development proposals within the green wedge should:

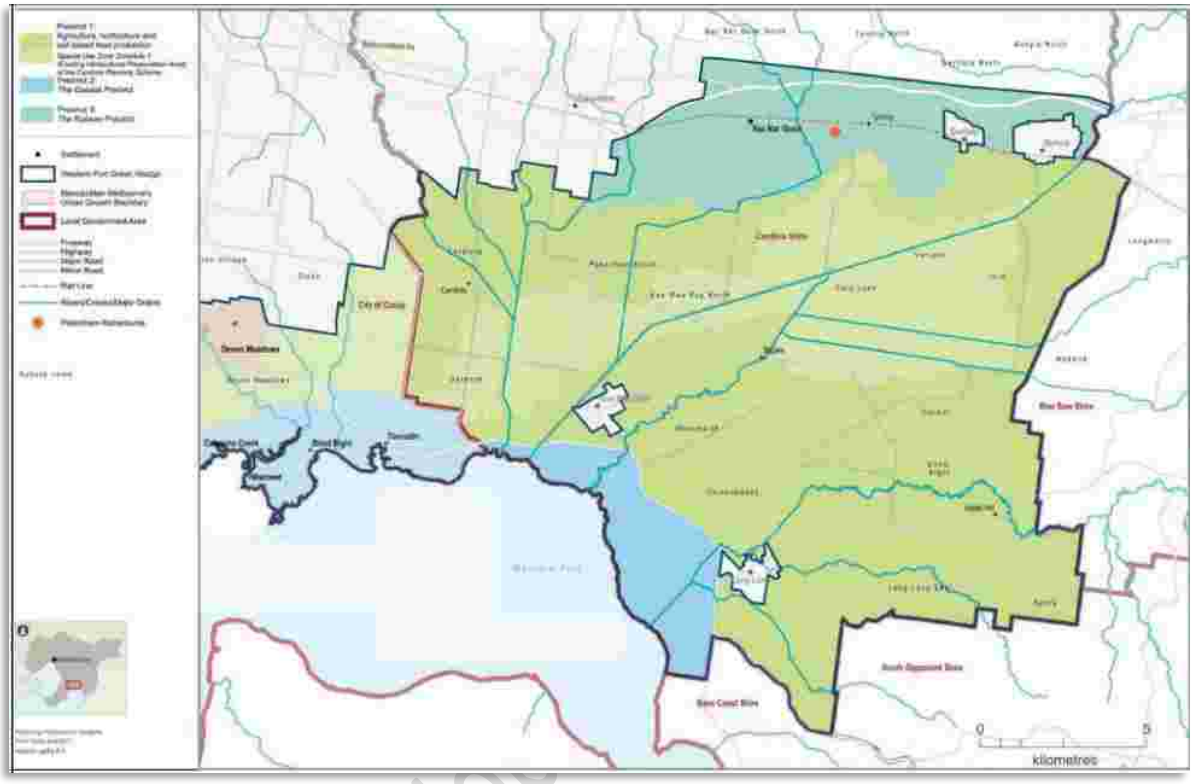
Land Use

- *Ensure that green wedge soils and their versatility are recognised as a finite resource and are protected accordingly.*
- *Maintain and protect the highly productive agricultural land from incompatible uses including non-soil based farming.*
- *Provide for the restructuring of lots in agricultural areas to reduce the impact of old and inappropriate subdivisions on the economic viability of the area.*
- *Minimise the risk of flooding which impacts on agricultural activities in the Koo Wee Rup Flood Protection District.*

Rural townships

- *Protect the values and assets of green wedge land by preventing further encroachment or urban development into the Cardinia Western Port Green Wedge.*
- *Allow only limited growth for all green wedge settlements, where supported by an adopted township strategy and/or policy.*

The subject site is within Precinct 1 in *Map 1: Cardinia Green Wedge Precincts* as per the map below:



MAP 1: CARDINIA GREEN WEDGE PRECINCT

The proposal does not contravene the future directions/ preferred land uses for Precinct 1 as detailed in Table 1 of Clause 22.05:

- The subject lot does not form part of the SUZ precinct of the Shire's portion of the Western Port Green Wedge where agricultural values are significant and the proposal is an appropriate agricultural outcome within the green wedge context.
- The proposed use of the land for a dwelling will not adversely affect soil quality and the dwelling has been sited to minimise the extent of land removed from agricultural production.
- The proposal does not impact on the existing vegetable industry.
- The proposal is consistent with the relevant policies of the State and Local Policy Framework (further addressed in Section 7 of this report).

8. PARTICULAR PROVISIONS

The relevant particular provisions/documents that will be addressed are identified below:

- Clause 51.02 Metropolitan Green Wedge Land: Core Planning Provisions
- Clause 52.17 Native Vegetation

CLAUSE 51.02 METROPOLITAN GREEN WEDGE LAND: CORE PLANNING PROVISIONS

Clause 51.02 Metropolitan Green Wedge Land: Core Planning Provisions is relevant to this application and seeks:

- *To protect metropolitan green wedge land from uses and development that would diminish its agricultural, environmental, cultural heritage, conservation, landscape, natural resource and recreation values.*
- *To protect productive agricultural land from incompatible uses and development.*
- *To ensure that the scale of use is compatible with the non-urban character of metropolitan green wedge land.*
- *To encourage the location of urban activities in urban areas.*
- *To provide transitional arrangements for permit applications made to the responsible authority before 19 May 2004.*
- *To provide deeming provisions for metropolitan green wedge land.*

The table to **Clause 51.02-2** (Use of land) outlines that a dwelling is prohibited unless it meets the following conditions:

- The dwelling must be the only dwelling on the lot.
- The above does not apply to the replacement of an existing dwelling if the existing dwelling is removed or altered (so it can no longer be used as a dwelling) within one month of the occupation of the replacement dwelling.

The proposed dwelling will be the only dwelling on the lot and as such, is not prohibited under Clause 51.02. The proposal does not diminish the agricultural, environmental, cultural heritage, conservation, landscape natural resource or recreation values of the site. The proposal recognises the agricultural potential of the site and is compatible with adjoining and nearby land use and development.

CLAUSE 52.17 NATIVE VEGETATION

Clause 52.17 Native vegetation seeks:

- *To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017 (The Guidelines)):*
  1. *Avoid the removal, destruction or lopping of native vegetation.*
  2. *Minimise the impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.*
  3. *Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.*
- *To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.*

Clause 52.17 Native vegetation applies to land with an area of and greater than 0.4ha and prescribes the requirement for a permit to remove, destroy or lop native vegetation, including dead native vegetation (where native vegetation is defined as vegetation indigenous to Victoria).

Pursuant to **Clause 52.17:**

- A permit is required to remove, destroy or lop native vegetation unless the removal is in accordance with an incorporated Native Vegetation Precinct Plan (NVPP) under **Clause 52.16** or an exemption tabled at **Clause 52.17-7** applies.
- A permit may also be required if the responsible authority considers that a proposed use or development is considered likely to involve or result in the consequential loss of native vegetation as a result of issuing a permit or approving a plan.

ASSESSMENT OF PROPOSAL AGAINST CL 52.17 NATIVE VEGETATION

No native vegetation removal is required to facilitate this proposal and no permit is sought under Clause 52.17.

9. GENERAL PROVISIONS

The relevant general provisions that will be addressed in this section are identified below:

- Clause 65 Decision Guidelines
- Clause 65.01 Approval of an Application or Plan

CLAUSE 65 DECISION GUIDELINES

Clause 65 states that the Responsible Authority must decide whether the proposal will provide acceptable outcomes in terms of the decision guidelines of this Clause. The decision guidelines of **Clause 65.01** relate to the approval of an application or plan and an assessment of the development against these guidelines identifies that the proposal is an acceptable planning outcome:

CLAUSE 65.01 APPROVAL OF AN APPLICATION OR PLAN	
DECISION GUIDELINES	**RESPONSE**
The matters set out in Section 60 of the Act.	The land is not identified as being contaminated. The site constraints and considerations of the land have been responded to throughout the design process.
Any significant effects the environment, including the contamination of the land, may have on the use or development.	
The Municipal Planning Strategy and the Planning Policy Framework.	The planning considerations have been adequately addressed within this report in sections 4-6.
The purpose of the zone, overlay or other provision.	
Any matter required to be considered in the zone, overlay or other provision.	
The orderly planning of the area.	
The effect on the environment, human health and amenity of the area.	The proposed development does not pose any foreseeable adverse impacts to the environment, human health or the amenity of the area. Any potential adverse impacts have been identified and responded to throughout the design process.
The proximity of the land to any public land.	The proposed development does not adversely impact any public land within the vicinity of the site.
Factors likely to cause or contribute to land degradation, salinity or reduce water quality.	No foreseeable factors that may cause or contribute to land degradation, salinity or reduced water quality have been identified during the design process.

Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.	Stormwater will be managed to the satisfaction of Council and Melbourne Water.
The extent and character of native vegetation and the likelihood of it's destruction.	The proposal does not result in any detrimental impacts to native vegetation.
Whether native vegetation is to be or can be protected, planted or allowed to regenerate.	
The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.	Flood risk will be mitigated by implementing any measures deemed necessary by Melbourne Water. The proposal is not foreseen to contribute to any erosion hazards. The risk of fire can be mitigated to an acceptable level and any future dwelling will be required to be constructed to the relevant BAL rating.
The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.	Loading and unloading facilities are not relevant to this proposal.
The impact the use or development will have on the current and future development and operation of the transport system.	The proposal does not adversely impact on the current and future development and operation of the transport system.

10. CONCLUSION

This town planning report has sought to demonstrate that the proposal is an appropriate planning outcome that helps to give effect to the Municipal Planning Strategy, State and Local Planning Policy Framework and the relevant policies, objectives and strategies of the Cardinia Planning Scheme.

The proposed dwelling:

- Is reasonably required as part of the proposed hand-rearing bobby calf farm to provide 24/7 surveillance to vulnerable livestock and for animal health and welfare reasons. The submitted Farm Management Plan provides a comprehensive overview of the proposed farming activity and establishes a supervisory nexus between the dwelling and proposed farming operation;
- Will enable the land to be used in a way that contributes to Western Port Green Wedge's role in providing food security and supports the local dairy and beef industries;
- Will provide the landowners with confidence to further improve the land, knowing that those improvements can be effectively utilised to increase productive value;
- Is not foreseen to lead to any direct conflict with other existing agricultural practices on adjoining lots and is in keeping with the small farming operations evidenced in the surrounding area;
- Is appropriate in the context of the Green Wedge Zone and policy relating to agricultural land and green wedge land; and
- Will provide for the increased agricultural productivity of the site and a sustainable financial model for a small rural property.

Detailed site investigations have informed the proposal and ensured all relevant land capability, environmental and landscape considerations have been addressed.

Planning approval for the proposed dwelling and shed will enable the calf rearing and weaning operation to commence and provide the landowners with confidence to further invest in agricultural and environmental improvements on the land, and as such, we ask that Council look favourable upon this application.

HardCore Geotech

Geotechnical Consultancy, Soil testing, Land Capability Assessments

ABN: 47721649405

P.O. Box 32 Tynong Victoria 3813
Telephone: (03) 5608-0044 Mobile: 0438-344-645

LAND CAPABILITY ASSESSMENT

Client: **Elizabeth Kors-Jones C/o Nobelius Land Surveyors.**

Project: **Lot 1, No. 705 Boundary Drain Road, BAYLES.**

Date: **19th September, 2024**

Report Number: **240931 – LCA**

Executive Summary

The proposed development at Lot 1, No.705 Boundary Drain Road, BAYLES, is suitable for on-site effluent disposal.

The site is located in the Cardinia Shire.

The existing site is approximately 13.76ha in size and covered in natural pasture grasses. The site is relatively flat and situated to the south-east. There are trees on and adjoining the site. The recommended Land Application Area (LAA) is open with grass cover.

The proposal for the site is to build a new dwelling, 100m from the front fence line and 18.5m off the right-hand side boundary facing Osbourn Road. The LCA has been worked out assuming that one (1) new dwelling will be constructed on the proposed new allotment. It has been assumed that the new dwelling will be a four (4), bedroom dwelling, that will be suitable for a maximum occupancy of up to five (5), people respectively.

Testing at the site included a review of a contour level survey, soil profile logging and sampling and laboratory testing, and water and nutrient balance modeling. This analysis has revealed that on-site effluent is achievable and sustainable.

The effluent at the site will be treated to a minimum 20-30 standard via secondary treatment, a sand filter or AWTS, and distributed via a pressure compensated irrigation system.

The proposed development at the site will require a system and irrigation area to handle the following effluent loads, based on a water usage rate of 150 litres/person/day, and dependent on the number of bedrooms the dwelling's final design adopts. The site also has areas where the irrigation system can be increased. These loads are detailed in Table 1 below.

Number of bedrooms	Maximum occupancy (persons)	Total effluent load (Litres/day)	Total irrigation area required (m^2)
4	5	750	400

Table 1: Total effluent loads and irrigation area required, based on the total number of bedrooms and maximum occupancy the final house design adopts. Studies or rooms that can potentially be enclosed to form a bedroom must be included as a potential bedroom.

Potential surface flows can be managed through the design of the irrigation system having a cut-off drain around the high side. This will remove any surface flows before they reach the Land Application Area.

All requirements of EPA can be met if the proposed system is used.

Contents

1. Introduction

Hardcore Geotech Pty Ltd has been contracted to perform a Land Capability Assessment for Lot 1, No. 705 Boundary Drain Road, BAYLES. The existing site is approximately 13.76ha in size. The allotment falls within the Cardinia Shire.

This report has been completed in order to show that Lot 1, No. 705 Boundary Drain Road, BAYLES, can comply with the SEPP (Waters of Victoria) requirements regarding an on – site wastewater system. This LCA looks at the size of the Lot and the requirements of the wastewater system that will need to be met so that all effluent is contained on the site. This LCA provides a conceptual design with some recommendations on the management and monitoring of the system. The pressure compensating irrigation lines need to be laid in parallel with the contours of the site as shown on the site plan in this report. The spacing between the irrigation lines must be at least 1000mm.

The site is covered in natural pasture grasses and is relatively flat and situated to the north-east. There are trees both on and adjoining the site.

The site is typical of the undulating landscape throughout the area. The site has no potable water supplies close by that will be affected. As the site's elevation is in a lower area of Bayles, there is a high risk of seasonal flooding. A cut off drain will be constructed around the high side of the LAA to prevent any surface or subsurface waters entering the LAA, and ensure it only has to cope with the calculated loading.

The site is subject to moderate rainfall and the site will be supplied with tank water. The area has a mean annual rainfall of 785mm and a mean annual evaporation of 1031mm. These values were obtained from the stations at Koo Wee Rup – 86314 and Tooradin – 086116, respectively.

It is recommended that the effluent should be treated to at least a secondary level and be distributed on site by a sub-surface pressure compensated irrigation system.

2. Site Features

2.1 Site overview:

The LCA was undertaken by Luke Tymensen from Hardcore Geotech on the 19th September, 2024. The site was analyzed and information was recorded to complete Appendix 1, Land Capability Assessment Table. This table is included later in the report. It was noted that the site will have moderate seasonal rainfall, a gentle slope and a low permeable soil.

The irrigation system is to be constructed in an area that is covered in natural grasses. The Water balance calculations have been calculated using a value taken from Table 10.6 Scheme for inferring the hydraulic conductivity range of soil horizons, Soil, Their Properties and Management, Third Edition, Peter E.V CHARMAN and Brian W. MURPHY. This gives a range of 0.1mm/h to 2.5mm/h.

The LCA has been worked out assuming that one (1) new dwelling will be constructed on the proposed new allotment. It has been assumed that the new dwelling will be a four (4), bedroom dwelling, that will be suitable for a maximum occupancy of up to five (5), people respectively. If the floor plan includes a study/room that could potentially be enclosed and used as a bedroom, the study/room must be included in the total number of bedrooms. The site will be supplied with tank water and it is anticipated that sewer will not be available in the near future due to the low development density in the area and the considerable distance from the existing wastewater services.

The new dwelling will consist of new appliances that will have a low water rating label, based on the Water Efficiency Labelling and Standards Scheme, (WELS). A design wastewater load of 150L per person per day has been used giving a total daily design load of up to 750 litres dependent on the final floor plan. This design load was determined using Table 4, EPA Code of Practice 891.4.

2.2 Available land for LAA – The proposal is for a new dwelling at the site. For this site size is not a constraining factor, and there is sufficient land available for future expansion if required. This gives a low rating risk for the secondary treatment system that is recommended within this report.

2.3 Aspect and Exposure – The area allocated for the system is relatively flat, and faces north-east. The site is located in an open area of Bayles. The site is covered in pasture grasses and there are trees on the site. The recommended LAA is open with grass cover. This gives the site high sun and wind exposure.

2.4 Slope form and gradient – the area recommended as suitable for the LAA has a gentle slope to the south-west of approximately no more than 1:30 based on the site visit. This will therefore not be a limiting factor as detailed in Table 1.1 of AS/NZS 1547,2012. The pressure compensating subsurface irrigation should run along the contours as mentioned in Section M9.3 of AS/NZS 1547, 2012.

2.5 Site Drainage – A cutoff drain will be required around the high side of the system. The cutoff drain will prevent overland water flow from entering the system during high rainfall events, and ensure the system only has to cope with calculated loads.

2.6 Landslip – At the time of the investigation no evidence of landslip was seen. The proposed effluent system won't increase the land slip risk in the area proposed for the LAA.

2.7 Erosion Potential – There were no signs of erosion at the site, and the soils tested were found to be non-dispersive. This is a low risk issue.

2.8 Flood Inundation – as the site's elevation is located in a lower area of Bayles, there is a high chance of the site experiencing seasonal flooding. Cutoff drains around the high side of the LAA have been directed to prevent any overland water flow and ensure the system only has to cope with the calculated hydraulic loads.

2.9 Distance to surface waters – The area on the site where the irrigation system is to be located is over 30m from any influencing water bodies, and over 200m (as water would run) from any potable reservoir supplies.

2.10 Distance to groundwater bores – One (1) bore located on site approx. 100m from the front fence line along Osbourne Road. The LAA will be located at least 30m away from the bore based on the plans provided and this can be achieved with the chosen LAA location.

2.11 Vegetation – the overall site is covered in pasture grasses and there are various trees on the site. The area chosen for the LAA is open and covered in pasture grasses. This can be seen by looking at the photos from the site and survey.

2.12 Depth to water table / perched water table – No perched water table was encountered at the time of the investigation above the natural CLAY soils. During the wetter months of the year, it is likely that a transient water table may occur above the clay soils. A cut off drain will be constructed around the high side of the LAA to prevent any surface or subsurface waters entering the area.

2.13 Rainfall – the site has a moderate annual rainfall of 785 mm (mean). This is a limiting risk at the site that has been managed by using a cut off drain along the high sides of the LAA, and appropriately sized areas.

2.14 Pan Evaporation – the site has a high pan evaporation of 1031 mm (mean), and this is a low risk. Evaporation will likely exceed rainfall at the site for the warmer months of the year from October through to May.

2.15 Site History

Historic Satellite imagery from Nearmaps 2024 (see figure 1 below) shows the site as a large parcel of rural land, with an existing dwelling, shedding, dams with trees on adjoining.

Figure 1: Satellite imagery from Nearmaps
Source: https://apps.nearmap.com/maps/
(accessed 2024)

3. Site Plan

Figure 2: No. 705 Boundary Drain Road, BAYLES.

Note: This site plan is not to scale and an indicative guide only. See site survey for more information. This plan of existing conditions at the site was provided by the client.

3.1 Proposed LAA Sizing

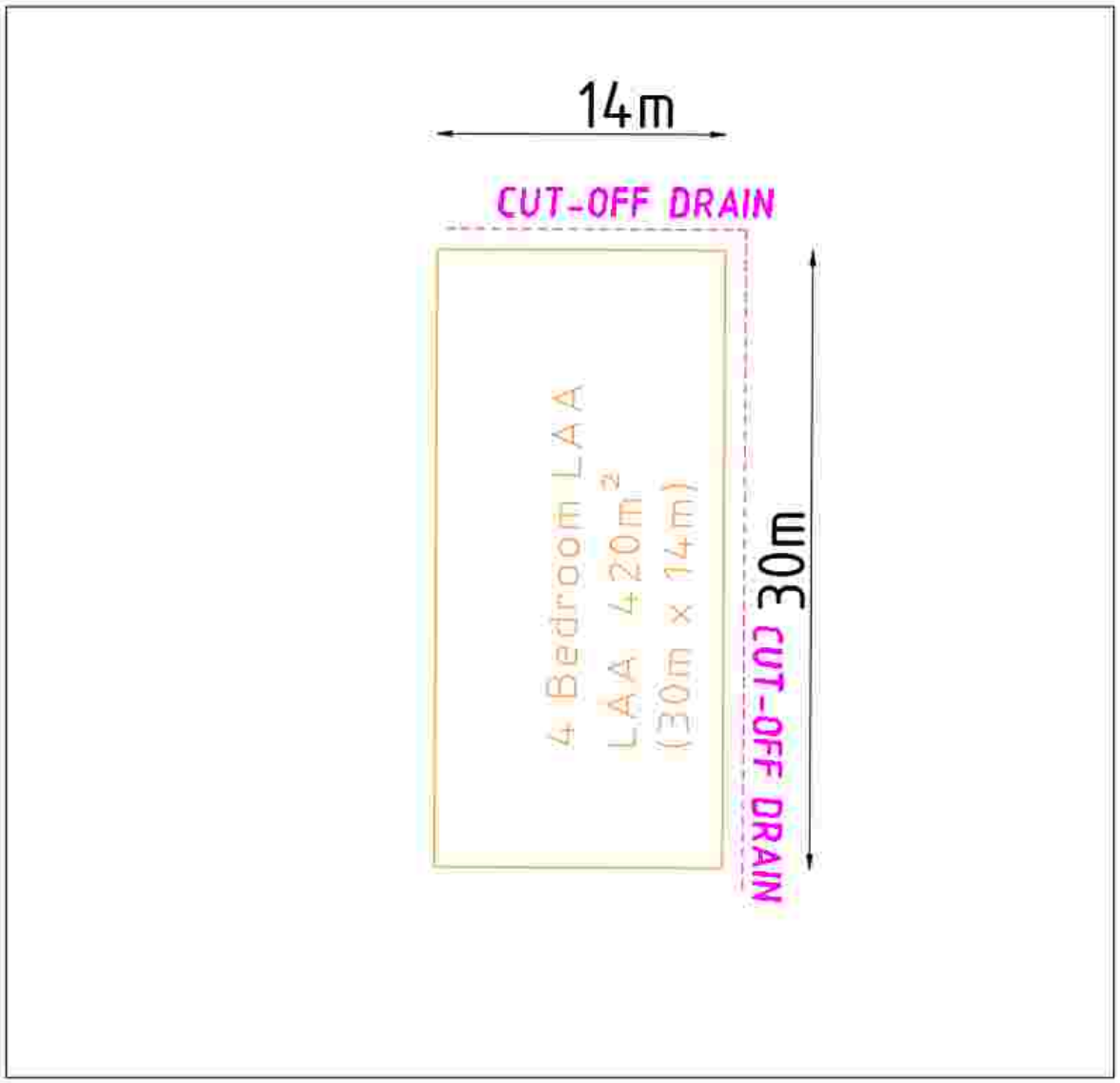


Figure 3: Proposed LAA – Minimum 3m offset from title boundaries, and inside tree line.

3.2 Proposed LAA Location

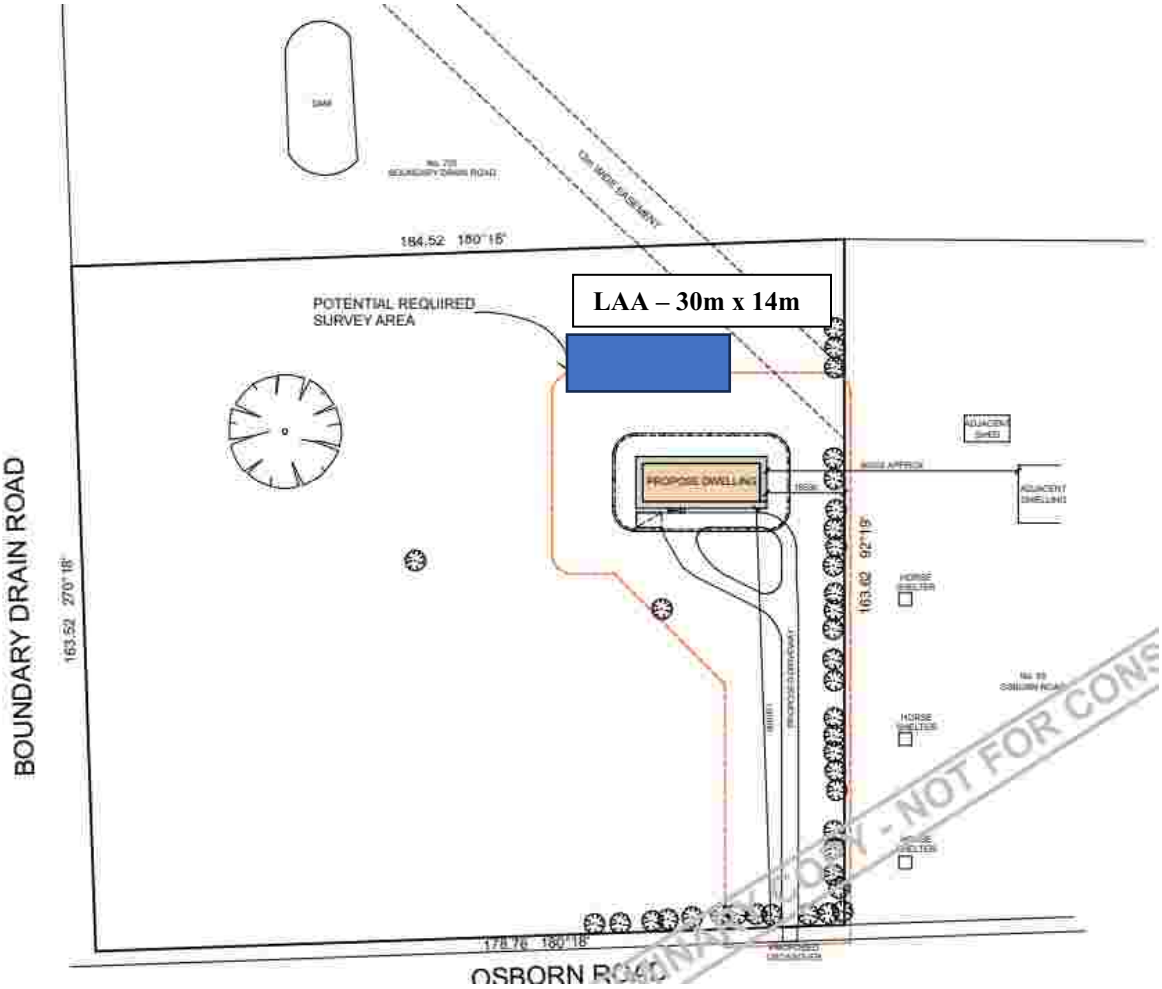


Figure 4: Proposed LAA dimensions, with cut-off drain around high side.

4. Soil Assessment

Two (2) boreholes were completed at the site, including in the area chosen for the LAA, as shown on the site plan. The bore log of the boreholes is provided below and showed that the site consists of a dark brown / grey clayey gravelly SILT overlying a dark grey mottled orange silty CLAY.

Borehole 1

Depth (m)		Description	Strength / Density	Moisture
0.400		Clayey Gravelly SILT Dark brown / grey Very moist / soft-medium dense at depth	Medium dense	Moist
2.000		Silty CLAY Dark grey / mottled orange Traces of Sand & gravel Paler with depth	Stiff	Moist

Borehole 2

Depth (m)		Description	Strength / Density	Moisture
0.500		Clayey Gravelly SILT Dark brown / grey Very moist / soft-medium dense at depth	Medium dense	Moist
2.000		Silty CLAY Dark grey / mottled orange Traces of Sand & gravel Paler with depth	Stiff	Moist

4.1 Soil Features

Profile Depth – Two (2) boreholes were completed up to 2000mm. The profile for the boreholes included in the LAA are shown in the Borehole logs above. Borehole 4 was used for the LCA.

Depth to water table: No perched water table was encountered at the time of the investigation. It is possible that there may be a transient water table existing in the wetter months of the year above the CLAY soils. A cut off drain will be constructed around the high side of the LAA to prevent any surface or subsurface waters entering the LAA.

Coarse Fragments – In the soil profile encountered there were approximately 0-5% rock fragments.

Soil Permeability – The soil permeability was determined through references to published soil properties as mentioned in Site Features on page 4.

Limiting Soil Layer – the limiting soil layer at this site is the silty CLAY soils. These are Category 5/6 as per AS1547-2012.

Design Irrigation Rate: the design irrigation rate for the pressure compensating subsurface irrigation for the site is based on previous experience and reference to published values is 2.0mm/day. This has been incorporated into the Water Balance that has been completed that is contained later in this report.

pH – the pH of the CLAY soils was measured using a Hanna hand held pH/EC meter. The pH was found to be 4.9. This indicated a slightly acidic soil.

Electrical Conductivity – the EC of the CLAY soils was measured using a Hanna hand held pH/EC meter. The EC(SE) was found to range between 0.33-0.81. This indicates that the CLAY soil is moderately saline.

5. Wastewater Management System

After all of the above information has been processed and analyzed it has been determined that a system using secondary treatment, a sand filter or an AWTS, would be appropriate for the site. This choice will achieve a level of effluent quality that can be distributed on site by a pressure compensating subsurface irrigation system. It is recommended that a secondary treatment system is used as it will reduce the risks at the site to negligible levels. By using a secondary treatment system, the effluent will be treated to a high standard before being allowed to pass through into the natural soils on the site.

The size of the irrigation area required has been calculated using a water balance equation and nutrient balance to ensure that the system can handle the anticipated loads. The worksheet for this water balance equation can be shown in Appendix A and the nutrient balance is also included. The size of the irrigation area has been calculated to be 400 square meters due to hydraulic load, dependent on the number of bedrooms and maximum occupancy adopted for the final house design of the new dwelling. This is detailed in Table 2 below. A cut off drain around the LAA will reduce the risk of a perched water table occurring.

Number of bedrooms	Maximum occupancy (persons)	Total effluent load (Litres/day)	Total irrigation area required (m^2)
4	5	750	400

Table 2: Total effluent loads and irrigation area required, based on the total number of bedrooms and maximum occupancy the final house design adopts.

Gypsum should be added to the LAA at a rate of 1kg per square meter and should be spread over the LAA area and then should be worked into the soil by a rotary hoe or some other mechanical means and relevelled prior to the laying of the pressure compensating sub surface irrigation. This will allow the soils to become more permeable.

The area that has been determined to be the most appropriate for the system on the site is shown on the previous site plan. This system also allows for the subsurface irrigation to be set up on the site in an area to ensure that as minimal surface runoff as possible will enter the site by the use of a cutoff drain along the higher sides of the LAA.

As the site has moderate rainfall and a heavy clay soil profile it is recommended that a cutoff drain is installed along the high side of the LAA. This is to ensure that no overland water enters the LAA. This cutoff drain should be located 1m from the edge of the LAA and be approximately 150mm wide and at least up to 600mm deep, **to a depth 100mm into the CLAY soil**. This drain should have a geotextile placed in it and be backfilled with a socked aggie pipe and covered with screenings or scoria. This will ensure that the LAA only has to cope with the hydraulic loads that have been calculated (i.e. irrigation and incident rainfall). This cut off drain should continue for at least two metres past the lower side of the LAA and then be diverted away from the LAA. For this site the cutoff drain should run across the north and east edges of the LAA, as shown on the attached site plan.

There are a set of minimum setback distances that are contained in the EPA code of practice. These need to be followed along with all local council requirements. Where secondary treatment is used these distances can be reduced by 50%. All of these have been met with the location of the LAA.

6. Cut – Off Drain Cross Section

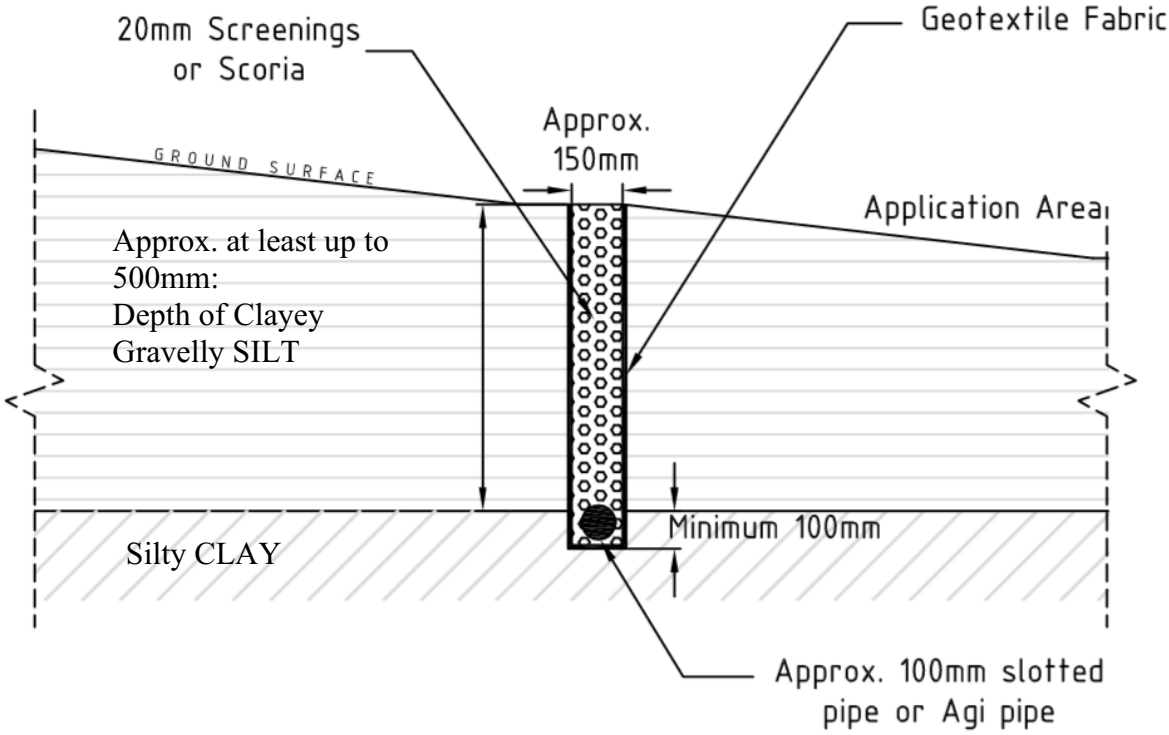


Figure 5: Typical Cut-off drain design socked 100mm into the CLAY soil.
NOTE: Drawing is not to scale.

Cut-off drain is to be completed along the high sides of the LAA and completed across the site. This will give the drain somewhere to flow to as shown on the site plan of the site. The drain is to be constructed by a licensed and registered plumber and needs to be graded away from the LAA. Depending on the slope of the site and the soil profile this may require a pit and pump to be installed.

7. Monitoring, Operation and Maintenance

In order for the system to operate effectively the resident must ensure that the following requirements for the treatment system are followed.

- Water usage at the site should be kept to a minimum. AAA rated water fixtures and appliances are required. This will reduce the effluent load on the system.

- To reduce the amount of fats and oils that enter the system

- Use cleaning products that are suitable for sand filters

- Have the system regularly inspected by a suitable qualified contractor to ensure that the system is treating the effluent to at least 20/30.

In order for the system to operate effectively the resident must ensure that the following requirements for the irrigation system are followed.

- Regularly mow the irrigation area to encourage further growth. This will encourage the uptake of nutrients from the system
- You are required to harvest the grass (i.e. cut and cart)

In order for the system to work effectively and to maintain the reduced risk at the site it is recommended that the mandatory testing and reporting as described in the Code of Practice – Onsite Wastewater Management, EPA Publication 891.4, include an annual (post spring) and post periods of heavy and/or prolonged rainfall, report on the functioning and integrity of the distribution system and on the functioning and integrity of the cut-off drains, outfall areas and soil media. The effluent areas should be regularly inspected for excessively wet areas and vegetation integrity.

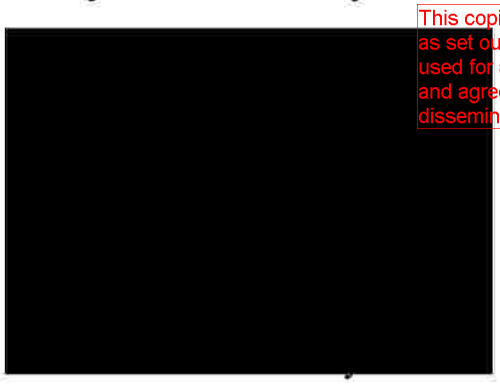
8. Conclusions

After the site has been visited and all of the information has been processed, our assessment has shown that at least one sustainable and suitable on-site effluent disposal method is appropriate for the site. It is recommended that a secondary treatment facility can be used at the site to handle the effluent for the site.

It is recommended that subsurface irrigation is used at the site and that the effluent is distributed over an area calculated by the water balance to be 400 square meters, depending on the number of bedrooms the final house designs adopt. Drawn on the previous site plan are the recommended LAA options showing an LAA of 420 square metres, 30m x 14m.

A cut off drain around the high side of the irrigation area will be required to limit any surface water that may flow on to the area and impede the permeability of the soils and to remove the risk of a perched water table ingress during the wetter months of the year. The cut-off drain is to be completed along the high sides of the LAA and completed across the site. This will give the drain somewhere to flow to as shown on the site plan of the site. The drain is to be constructed by a licensed and registered plumber and needs to be graded away from the LAA. Depending on the slope of the site and the soil profile this may require a pit and pump to be installed.

All water saving appliances are required in the construction of the new residence and that all water saving practices are used by the occupiers. It is recommended that all maintenance requirements for the system as provided by the supplier are met in order that the system runs efficiently and according to design.



9. Other Information

The following table contains a list of plants, grasses and trees that will help with the transpiration in the effluent site.

Plants and grasses

Botanical Names	Common Names
Lolium / Trifolium	Rye / Clover
Phragmites australis	
Canna x Generalis	Canna Lily
	Calla Lily
	Ginger Lily
Acacia howittii	Sticky Wattle
Callistemon citrinus	Crimson Bottlebrush
Callistemon macropunctatus	Scarlet Bottlebrush
Leptospermum lanigerum	Wooley Tea-Tree
Malaeleuca decussata	Cross Honey Murtle
Malaeleuca ericifolia	Swamp Paperback
Malaeleuca halmaturorum	Salt Paperback
Tamarix juniperina	Flowering Tamarisk
Eleocharis acuta	Cannas
	Common Spike-Rush
	Buffalo / kikuyu
	Geranium
	Hydrangeas
	Tall wheat grass
	Strawberry Clover
	White Clover
	Perennial Rye
	Bougainvillea

Trees

Eucalyptus Camaldulensis	River Red Gum
Eucalyotus Citriodora	Lemon Scented Gum
Fraxinus Raywoodi	Claret Ash
Eucalyptus Cladocalyx	Sugar Gum
Platanus – all species	Plan Tree
Populus nigra etc	Poplar
Salix banylonica	Weeping Willow
Acacia longiflora	Swallow Wattle
Callistemon viminalis	Weeping Bottlebrush
Callistemon lilacinus	Lilac Bottlebrush
Eucalyptus pressiana	Bell-fruit Mallee
Viminaria juncea	Native Broom

10. Sources of Information

The information contained in this report was gathered from a variety of sources as listed below.

1) "*Guideline for onsite wastewater management", Environmental Protection Agency, May 2024.*

2) *"Guideline for onsite wastewater effluent dispersal and recycling systems", Environmental Protection Agency, May 2024.*

3) *"Disposal systems for effluent from domestic premises", Australian Standard AS/NZS 1547 – 2012*

4) *Model Land Capability Assessment Report, MAV and DSE, February 2014*

11. Site Photos

BOREHOLE-1













BOREHOLE-2











Appendix A - Water/Nitrogen Balance

Hardcore Geotech Pty Ltd — HARDCORE 01

WATER/NITROGEN BALANCE (20/30 irrigation): With no wet month storage.

Rainfall Data: Koo Wee Rup - Station No: 086314 / Evaporation Data: Tooradin - Station No: 086116

Location: No. 705 Boundary Drain Road, BAYLES
Date: 19th September 2024
Client: Elizabeth Kors-Jones

ITEM		#	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YEAR
Days in month:		D	31	28	31	30	31	30	31	31	30	31	30	31	365
Evaporation (Mean)	mm	A	167	129	115	75	47	33	31	47	60	81	108	140	1031
Rainfall (mean)	mm	B1	46	46	48	64	74	64	70	78	80	76	67	63	785
Effective rainfall	mm	B2	41	41	43	58	67	58	63	70	72	68	60	57	698
Peak seepage Loss[1]	mm	B3	124	112	124	120	124	120	124	124	120	124	120	124	1460
Evapotranspiration(IXA)	mm	C1	117	90	80	45	23	15	12	21	33	52	76	98	663
Waste Loading(C1+B3-B2)	mm	C2	200	161	161	107	81	77	73	75	81	108	135	165	1424
Net evaporation from lagoons (10(0.8A-B1xlagoon area(ha)))	L	NL	0	0	0	0	0	0	0	0	0	0	0	0	0
Volume of Wastewater	L	E	23250	21000	23250	22500	23250	22500	23250	23250	22500	23250	22500	23250	273750
Total Irrigation Water(E-NL)/G	mm	F	58	53	58	56	58	56	58	58	56	58	56	58	684
Irrigation Area(E/C2)annual.	m^2	G													**400**
Surcharge	mm	H	-142	-108	-103	-51	-23	-21	-15	-17	-25	-50	-79	-107	0
Actual seepage loss	mm	J	-18	4	21	69	101	99	109	107	95	74	41	17	720
Direct Crop Coefficient:		I	0.7	0.7	0.7	0.6	0.5	0.45	0.4	0.45	0.55	0.65	0.7	0.7	Pasture:

Rainfall Retained:	90	%	K
Lagoon Area:	0	ha	L
Wastewater(Irrigation):	750	L	M
Seepage Loss (Peak):	4	mm	N
Irrig'n Area(No storage):	**400**	m^2	P2
Application Rate:	**1.9**	mm	Q
Nitrogen in Effluent:	30	mg/L	R
Denitrification Rate:	20	%	S
Plant Uptake:	220	kg/ha/y	T
Average daily seepage:	2.0	mm	U
Annual N load:	6.57	kg/yr	V
Area for N uptake:	**299**	m^2	W
Application Rate:	2.5	mm	X

1. Seepage loss (peak) equals deep seepage plus lateral flow : 5mm (<12% ksat)

CROP FACTOR

M	0.7	0.7	0.7	0.6	0.5	0.45	0.4	0.45	0.55	0.65	0.7	0.7	Pasture:
N	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	Shade:
P2	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	Buffalo:
Q	1	1	1	1	1	1	1	1	1	1	1	1	Woodlot

NITROGEN UPTAKE:

Species:	Kg/ha.yr	pH	Species:	Kg/ha.yr	pH	Species:	Kg/ha.yr	pH
Ryegrass	200	5.6-8.5	Bent grass	170	5.6-6.9	Grapes	200	6.1-7.9
Eucalyptus	90	5.6-6.9	Couch grass	280	6.1-6.9	Lemons	90	6.1-6.9
Lucerne	220	6.1-7.9	Clover	180	6.1-6.9	C cunn'a	220	6.1-7.9
Tall fescue	150-320	6.1-6.9	Buffalo (soft)	150-320	5.5-7.5	P radiata	150	5.6-6.9
Rye/clover	220		Sorghum	90	5.6-6.9	Poplars	115	5.6-8.5

Figure 1: Water/nitrogen balance for a four (4) -bedroom dwelling suitable for a maximum occupancy of up to five (5) people.

Appendix B - Land Capability Assessment

The following table is a Land Capability Assessment that can be used for assessing a site for onsite domestic wastewater management.

APPENDIX B

LAND CAPABILITY ASSESSMENT TABLE

Site Address: No. 705 Boundary Drain Road,BAYLES. Job No: 210423

LAND FEATURE	LAND CAPABILITY RISK RATING				COMMENTS
	LOW	MEDIUM	HIGH	LIMITING	
Available land for LAA	Exceeds LAA and duplicate LAA requirements	Meets LAA and duplicate LAA requirements	Meets LAA and partial duplicate LAA requirements	Insufficient LAA area	Plenty of land available for use, and future expansion if required
Aspect	North, north east and north west	East, west, south-east, south-west	South	South, full shade	North-west facing
Exposure	Full sun and/or high wind or minimal shading	Dappled light (partial shade	Limited light, little wind to heavily shaded all day	perpetual shade	Site has high sun and wind exposure
Site Drainage (runoff/run-on)	Very slow to slow	Moderate	Rapid	Very rapid or depressed	Site is relatively flat
Slope gradient (%)	0-2	2-15	15-25	25+ or locally depressed	Slope is approximately 1%
Slope form	Convex or divergent side slopes	straight sided slopes	Concave or convergent side slopes	Locally depressed	Gentle rolling plains
Trenches and beds	<5%	5% to 10%	10% to 15%	>15%	Not recommended for the soil conditions
Subsurface irrigation	<10%	10% to 30%	30% to 40%	>40%	
Landslip	Potential	Potential	Potential	Existing	No signs of landslip at the site
Erosion potential	Low	Moderate	High	No practical amelioration	Non-dispersive soils, no signs of erosion on site
Flood/ Innundation	Never		<1% AEP	>5% AEP	Site is located in the lower areas of Bayles located in a flood prone area. Cut off drains along the high sides have been directed to prevent overland flow entering the LAA
Distance to non-potable surface waters (m)	Buffer distance complies with code requirements (>30m)		Buffer distance does not comply with code requirements	Reduced buffer distance not acceptable	LAA meets requirements
Distance to potable surface waters (m)	Buffer distance complies with code requirements (>100m for waterways, >300m for reservioirs)		Buffer distance does not comply with code requirements	Reduced buffer distance not acceptable	LAA meets requirements
Distance to groundwater bores (m)	No bores on site or within significant distance (<50m)	Buffer distance complies with code	Buffer distance does not comply with code requirements	No suitable treatment methods	One (1) bore located approx 200mt from the front fence. The LAA will be based 80mt from the back of the bore,based on plans provided.
Vegetation	Plentiful / healthy vegetation	Moderate vegetation	Sparse or no vegetaion	Propogation not possible	Cover of grass pasture, healthy trees
Trafficking	None to low	Moderate	High	Excessive	Provide fencing to stop any live stock access
Depth to water table (potentiometric) (m)	>2	2 to 1.5	<1.5	surface	Cut off drain around the high sides of the LAA will prevent overland flow entering the LAA
Depth to water table (seasonal perched) (m)	>1.5	0.5 to 1.5	<0.5	surface	Cut off drain around the high sides of the LAA will prevent overland flow entering the LAA
Rainfal (9th Decile)	<500	500-750	750-1000	>1000	Koo Wee Rup - Station No. 086314
Pan Evaporation (mean) (mm)	>1250	1000-1250	750-1000	<750	Tooradin - Station No. 086116
SOIL PROFILE CHARACTERISTICS					
Structure	High or moderately structured	Weakly Structured	Structureless, massive or hardpan		
Fill materials	Nil or mapped good quality topsoil	Mapped variable depth and quality materials	Variable quality and/or uncontrolled filling	Uncontrolled poor quality/unsuitable filling	No fill
Thickness: (m)					
Trenches and beds	>1.4		<1.4	<1.2	Not recommended for the soil conditions
Subsurface irrigation	1.5+	1.0 to 1.5	0.75	<0.75	
Permiability (limiting Horizon) (m/day)	0.15-0.30	0.03-0.15, 0.3-0.6	0.01-0.03, 0.6-3.0	>3.0, <0.03	
Permiability (buffer evaluation) (m/day)	<0.3	0.3-3	6 to 5	>5	
Stoniness	<10	10 to 20	>20		0-5% rock fragments
Emerson number	4, 5, 6, 8	7	2, 3	1,0	Not dispersive
Dispersion Index	0	1 to 8	8 to 15	>15	Not dispersive
Reaction Trend (pH)	5.5-8	4.5-5.5	<4.5, >8		pH measured as 4.9 - acid soils - suitable for growth of many plants
E.C. (dS/m)	<.8	0.8-2	>2	>2	Measured between 0.33-0.81 - moderate saline, many crops effected
Sodicity (ESP) (%)	<6	6 to 8	>8	>14	Not measured however due to the pH will not be a problem
Cation Exchange Capacity (cmol/kg)	>15	5 to 15	<5		Heavy Clay 20-30 as per published values
Free Swell	<30	30 to 80	80 to 120	>120	FS 50 at 500mm of BH1

Farm Management Plan

Calf rearing and weaning, conservation and a dwelling

Boundary Drain and Osborn Roads, Bayles

Report Prepared by
Dean Suckling
Enprove Pty Ltd

Report Revision Date:
23rd May 2025

EnProve
AG & ENVIRONMENT

Contents

Plan Objective:

This Farm Management Plan is drawn to provide an assessment of current agricultural issues and identify future improvements that will benefit the agricultural production values of the property and identify the benefits of the proposed dwelling at Boundary Drain Road, Bayles.

This plan is for the rearing and weaning of calves by contract or for sale. The proponents own the property, and the further agricultural improvements proposed will be completed contingent on the issuing of a planning permit for the construction of a dwelling.

This farm plan has been drawn after consultation with the owners about how they want to run their farm business and what they plan to achieve. The farm layout and agricultural activities are as described by the proponents, and Enprove has assessed the site to provide agronomic and environmental management advice included within the report. Land and conditions can change seasonally, and management variation can and should be expected. This report relies on external data and information that is assumed to be accurate.

Site Details:

Address:	Boundary Drain Road, Bayles 3981
Property Description:	Lot 1 PS727435
Property Size:	3.0 Hectares Lease Area: 0.3 Hectare
Local Authority:	Cardinia
Zones / Overlays:	Green Wedge Zone Green Wedge Zone – Schedule 1 Land Subject to Inundation Land Subject to Inundation Schedule
Current Use:	Vacant

Proposal Overview:

This Green Wedge Zone proposal calls for the introduction of a hand-rearing bobby calf farm with a substantial area set aside for revegetation and conservation improvement. The proposal is socially and environmentally responsible and proposes a small farming operation in keeping with the agricultural activities of the surrounding area.

The proponents are passionate about farming their small acreage, protecting their local environment, and contributing to their community.

The agricultural and land management highlights include:

- The development of a calf-rearing facility producing 60 hand-reared bobby calves for sale each year.
- The improvement of soil and pasture for increased production.
- The construction of new infrastructure to improve agricultural productivity.
- Planting of 1000 local provenance native trees and plants.
- The provision of 6000 square metres of Biolink 30 & 37 aligned area for increased biodiversity and bandicoot habitat.
- A sustainable financial model for production from a small rural property.

The main farming activity will be the hand rearing of bobby calves bought from a dairy farm, which, after weaning, will be available to other farms for grow out as beef cows. Calf rearing and weaning are the jobs nobody wants to do, so quality rearers are always in hot demand. It can be time-consuming while calves are small, and most farmers prefer to avoid it.

Bobby calf management is a major animal welfare issue for the dairy industry; calves are removed from the mothers at three days of age, and the girl calves are retained to grow out to milkers. Boy calves are often sold for veal or euthanised. Supporting farms like this is incredibly valuable to improving the welfare issue, especially as the market demands a higher animal welfare standard.

Three cohorts of 21 bobby calves will be reared each year; each cohort will be on the site for up to three months. Calf rearing is most viable in smaller enterprises; larger operations often experience animal health and environmental issues. The Scours disease is particularly catastrophic and can spread through the entire herd in hours.

The proponents have invested heavily in improving the environmental values of the site, with over 500 endemic native trees already planted and maintained to improve the ecological and biodiversity values of the site. Further tree and shrub plantings are planned using seedlings from local native nurseries.

This proposal calls for the investment in calf rearing infrastructure and new paddocks, a soil and pastoral improvement program of over $50,000 and the investment in a dwelling on the site. After the initial development period, the agricultural return from the calves reared on the property is expected to be $75,000 a year, and there is good scope to increase the return over time.

Siting a dwelling on the property means that the property can be confidently improved, knowing that those improvements can be effectively utilised to increase productive value. A resident also means that young, vulnerable calves can be continuously monitored for health and welfare.

Requirement for a dwelling:

The requirement for a dwelling on a small lot farm is the same reason why all farmers need to live on their property. Smaller farms are less mechanised, require higher manual work times, and often require greater management time to be successful.

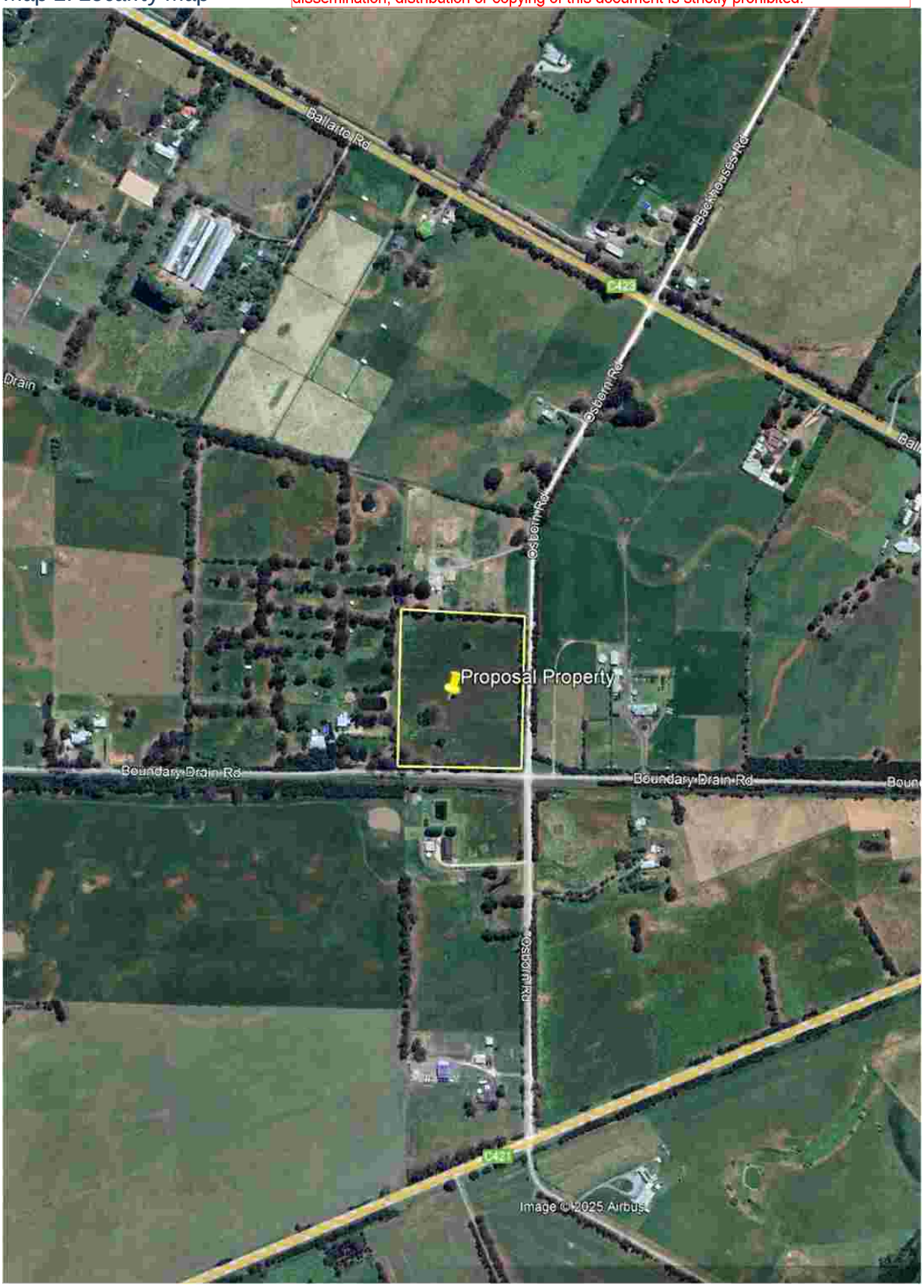
- Calves are totally vulnerable for the first 3-4 weeks of their lives; they cannot feed themselves, defend themselves, and all liquid feeds need to be freshly made up and bottle fed 2-3 times each day. They need to be monitored continually and often need the comforting and reassurance of their carers.
- Biosecurity: Biosecurity requirements mean all visitors, vehicles and new stock to the property should be screened and, if necessary, disinfected. This needs to be monitored constantly.
- Feeding calves: Milk substitutes need to be made up fresh for each feeding, and feeders need to be washed in hot water and dried thoroughly between uses.
- Monitor Animal welfare: (typical daily routine) listen and watch the stock for illness and lameness, identify downed stock and identify issues, check for broken legs or injuries (calves are boisterous, and this happens often), grass tetany (needs quick treatment or death will result), staggers, scours (scours in calves spreads in hours if the animal is not isolated and treated or culled), animals trapped in fences, gates, feeders bullying.
- Monitor for foxes and dogs: Feral or roaming domestic dogs can attack calves.
- Road safety: stock escape; young stock is particularly good at this. Monitoring stock and identifying and relocating potential rogues will prevent this and save a passing motorist's life.
- Daily Farm management routine: check water, check fences, feed stock, check feed and pasture availability, and fix things (~21 - 28 hours per week).
- Agricultural Improvement: Remotely operated farms are always understocked and undermanaged, as the above tasks cannot be completed promptly. This activity level is nearly impossible to manage remotely; in winter, when it's dark for more than 12 hours, monitoring cannot occur for over half the time.
- Pastoral use maximisation: Paddocks can be constantly monitored for growth rates, fertiliser requirements, pest attacks, growth rates, and animals relocated as required.
- Bushfire prevention and management of stock in the event of fire.
- Justifies the investment in infrastructure and services to improve agricultural production into the future. This includes power supply, water harvesting and distribution, improved soil quality, safe access, handling, buildings and shedding.
- Provides a dedicated agricultural reason to guide and plan for ongoing improvement in agricultural production and use, and improved land management and environmental performance.
- Saves farmer wasted time (out the door, do the work).
- Saves fuel and Greenhouse gases in travel and saves travel cost; the tax department rates a kilometre as a cost of 75 cents, money better invested in the farm: e.g. 20 kms a day = $5475 a year, 2 trips a day $10,950 wasted.
- Allows farmers to insure their property, equipment, stock and crops (insurance companies will either not insure or the premium will be unviable for untenanted farms).
- Creates motivation and drive to improve the farm beyond minimal or basic maintenance. Human behaviour, tasks seen get attended to, and tasks out of sight get forgotten.

- Creates peace of mind; farmers worry about crops and animals. Many will sleep in sheds, caravans or cars on the site during critical farming periods.
- Allows nighttime monitoring of the property. Farm monitoring is as much about hearing issues as seeing issues.
- Improves farm viability by allowing critical issues to be addressed in a timely fashion and creating more farm time to complete more tasks.
- Encourages greater time and financial investment into the property; there is no cost-sharing with another property.
- Statistically reduces animal mortality rates by 10 -18 per cent over remote paddocks.
- Reduces farm theft from both the farm and the neighbouring community.
- Improves environmental performance; a larger number of trees and plants are established when a dwelling is present.
- Weed and pest controls are improved, and the elimination/control effort is more sustained. This is beneficial to farming generally to reduce this risk.

A dwelling on a farm is a lot more than a place where people reside; it is the ancillary centre of an agricultural business. It is the administrative centre, office, meeting room, first aid shed, pharmacy, security and biosecurity checkpoint, tea room, and monitoring post for a 24-hour-a-day, 365-day-a-year business.

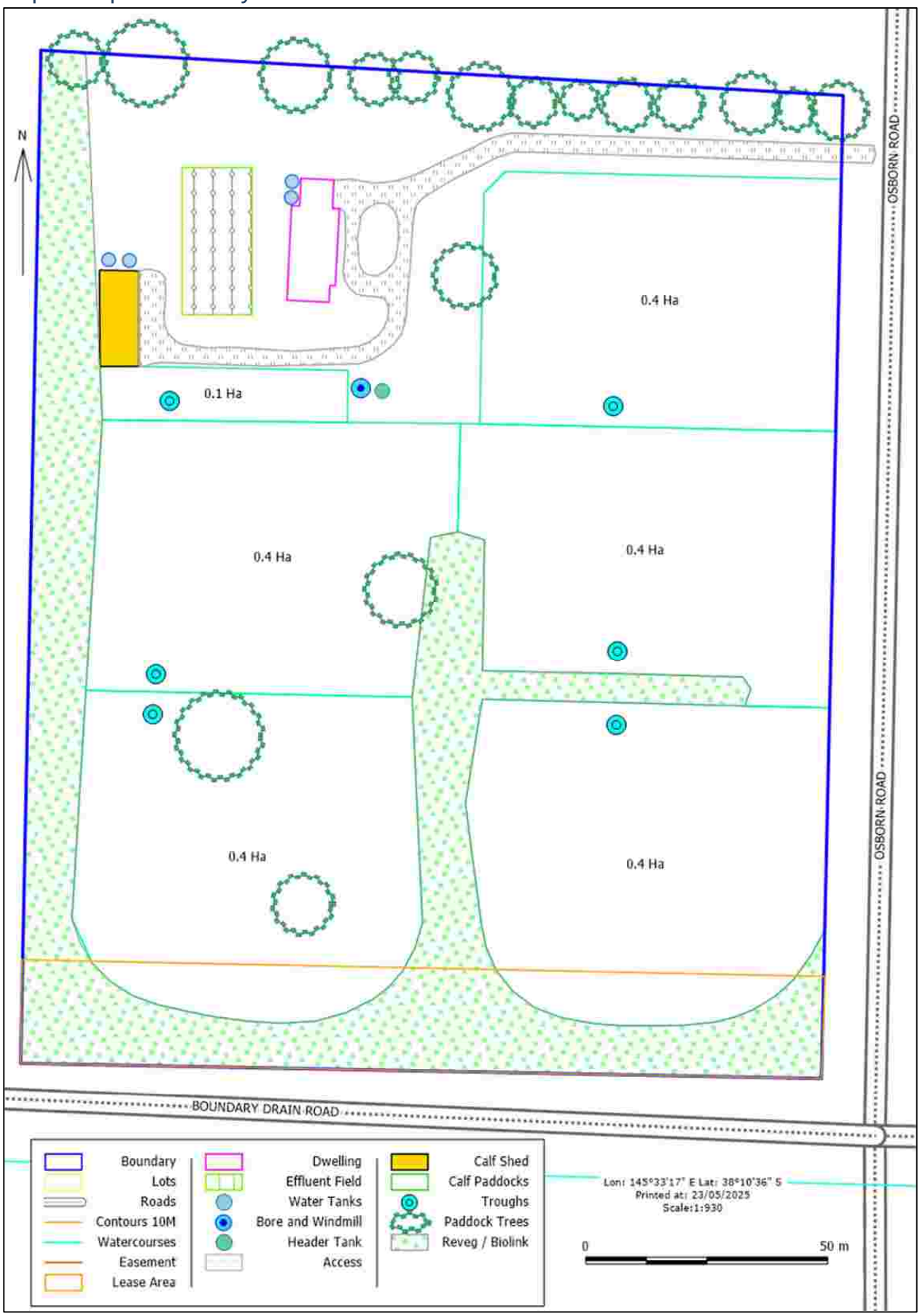
Property Maps:

Map 1: Locality Map

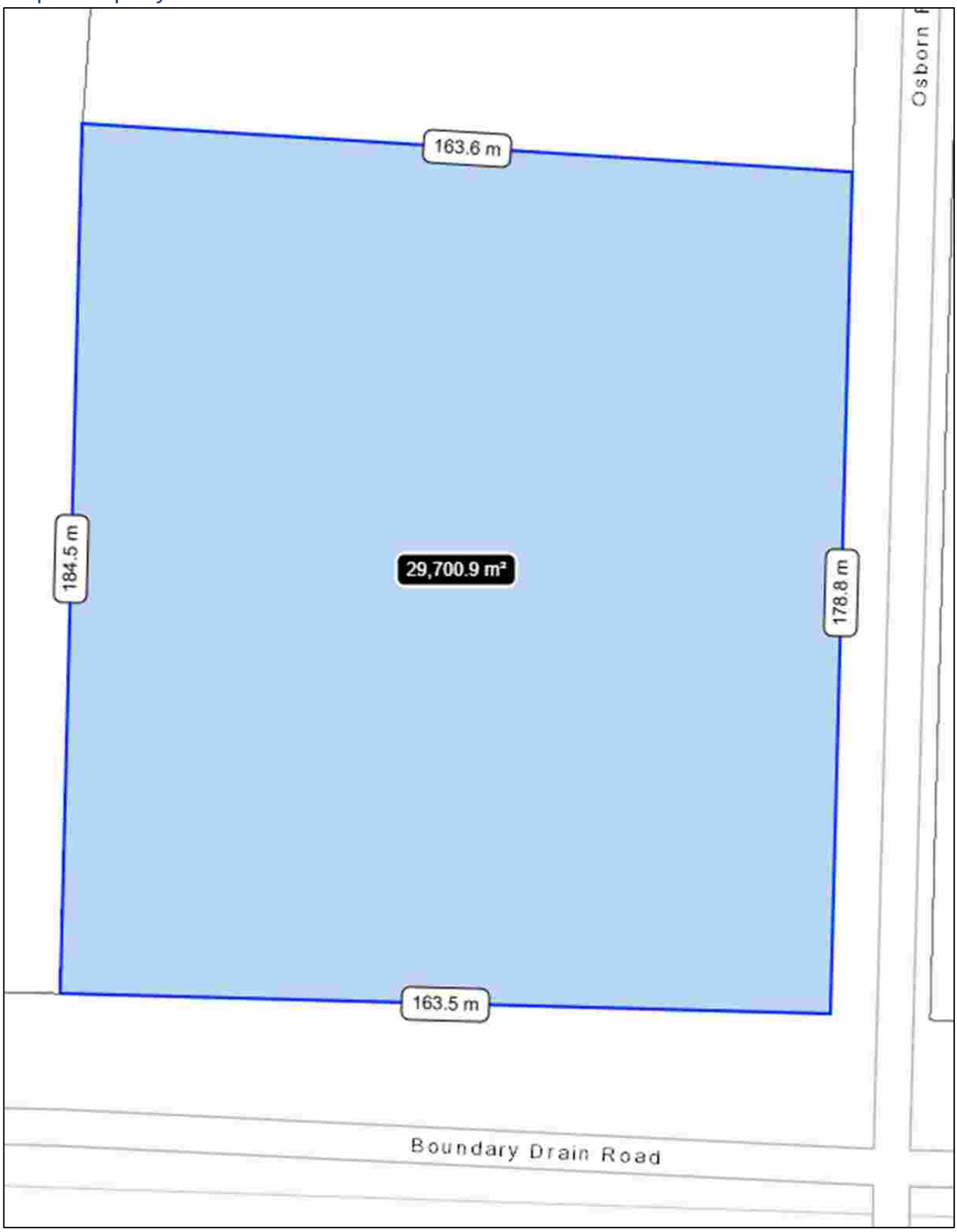


Map 2: Proposed Site Map

Map 3: Proposed Site Layout



Map 4: Property Dimensions



mapshare.vic.gov.au

Farming Factors:

Site Topography:

This property is rated near level with a minor fall from north to south of perhaps 2 metres. There are no topographical features of note on the site, including waterways and outcrops.

Bayles climate statistics:

	Jan	Feb	Mar	Apr	May	**Jun**	Jul	Aug	Sep	Oct	Nov	Dec	Ann
Mean Max (°C)	26.6	26.2	24.3	20.5	16.2	14.0	13.3	14.3	16.3	19.3	20.8	23.5	19.6
Mean Min (°C)	12.8	13.4	11.7	9.9	7.6	5.6	5.3	6.1	7.2	8.5	9.5	11.0	9.0
Mean Rain (mm)	47.0	44.3	47.8	65.8	72.6	63.5	69.8	77.5	79.6	75.3	66.7	63.0	785.1
Mean Rain Days	5.9	4.9	6.4	8.3	11.2	10.9	12.0	12.6	11.1	9.5	8.5	7.5	108.8

The climate is the typical Mediterranean type of warm, dry summers and cool, wet winters. The climate is good for the chosen agricultural activity, although there is potential for wet periods, which need to be managed.

Water Supply:

The property is well set for water with an existing water bore and windmill, and there will also be 100,000 litres held in water tanks attached to the new dwelling and shed.
A new header tank will be installed, and a distribution network will be constructed to supply water to each calf paddock and the shed. A new header tank near the windmill will provide supply pressure.

Weed and Pest Management:

The property does have environmental weed issues with a number of blackberry plants around the site and many small blackberry plants occurring in the paddock, which will require persistent and ongoing controls. These outbreaks will be controlled by hand or using woody weed herbicide, which will need continued management to ensure elimination.

The property is also subject to common pastoral weed issues such as flatweed, capeweed and bracken. Any environmental and agricultural weeds will be controlled by standard farm management methods, such as sprays and/or physical removal.

There are signs of rabbit scratchings, but no major warrens found; this will be subject to ongoing monitoring. Foxes can be expected to be in the area, and monitoring will need to be ongoing to ensure calves are not susceptible; fox attacks on calves are usually fatal and gory.

Soils:

A representative agricultural soil test was collected from across the property. The property land class is typical of the region, with productive, well-structured clay loam soil. The soils in the lower areas may be prone to waterlogging during wet periods and drying and cracking during dry periods but will generally retain productivity.

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

Soil observations (soil tests next page):

- The soil is rated as clay loam.
- Good phosphorus levels (Olsen P 33.9 mg/Kg).
- Slightly low pH $CaCl_2$ (4.8) indicates soil acidity.
- Elevated potassium levels (467 mg/Kg)
- Good sulphur levels (18.6 mg/Kg). Sulphur levels can drop when soils are very wet and cold but can elevate when soils dry.
- Good Organic Carbon (5.3%).
- Trace elements: low copper and zinc levels (important for calf weaning and growth). Low manganese and good iron levels, fair boron.
- Cation levels (indicating soil structure) are poor balance, with low exchangeable calcium and elevated exchangeable magnesium levels.
- Low conductivity and low exchangeable sodium indicate no salinity or sodicity issues.
- Elevated exchangeable aluminium (and aluminium) due to the low acidity.

Recommendations:

The soils are generally good; fertility is excellent. Calcium levels are low, causing the acidity issue and should be corrected. Poor calcium can also create soil structure issues, and correcting this will offer resistance to pugging and compaction as well. Acidity in soils releases aluminium toxic to most agricultural grasses and encourages weeds. An application of agricultural lime will correct this issue at a rate of 5 tonnes per hectare and potentially the same again in 2-3 years.

For calf grazing areas, improving copper and zinc levels in the soil will improve animal health and animal growth rates (although these can be delivered in feed or with animal health supplements).

Nitrogen fertiliser applied seasonally would also boost production levels; this can occur during the cold of winter and in the springtime when soil nitrogen is deficient.

Pastoral Improvement:

The pastoral coverage is well-established and of fair quality. It has a higher than average number of agricultural weeds that will need to be managed (weeds account for about 20 % of plant coverage). The weeds will be managed by grazing and slashing. The estimation is that the property currently produces 3 tonnes of dry matter per hectare (6 wet tonnes) per annum. Following the soil and pastoral programs should increase this level to a conservative 5 tonnes of dry matter.

For hay production, the hay production area will be destocked in spring, and 100 kilograms of nitrogen fertiliser (e.g. sulphate of ammonia or urea) applied during growth. 30-50 tonnes (wet weight) of hay is the target for fodder production.

Laboratory Soil Results:

Sample Name:	**Paddock**	**Lab. No.:**	9ES21082

Test Depth (cm):	0-10	**Soil Colour:**	Dark Grey
Gravel:	0%	**Assessed Texture:**	Clay Loam

	Unit	**Level Found**	**Good Range**
Phosphorus Olsen	mg/Kg	33.9	14 - 25
Phosphorus Colwell	mg/Kg	130	30 - 63
Potassium Colwell	mg/Kg	467	140 - 250
Sulphur	mg/Kg	18.6	10 - 20
Organic Carbon	%	5.3	3 - 6
Ammonium Nitrogen	mg/Kg	23	
Nitrate Nitrogen	mg/Kg	13	
Conductivity	dS/m	0.16	< 4.0
pH Level (H_2O)	pH	5.8	5.6 - 6.4
pH Level ($CaCl_2$)	pH	4.8	5.0 - 6.0
Aluminium ($CaCl_2$)	mg/Kg	2.1	< 5.0
DTPA Copper	mg/Kg	0.54	> 1.5
DTPA Iron	mg/Kg	470	100 - 400
DTPA Manganese	mg/Kg	4	> 20
DTPA Zinc	mg/Kg	2.6	> 5
Boron (Hot $CaCl_2$)	mg/Kg	1.0	> 1.5

Cations	**Unit**	**Level Found**	**Good Range**
Cation Exchange Capacity	meq/100g	14.55	10 - 20
Exchangeable Calcium	meq/100g	8.74	
	BSP %	60.07	70 - 85
Exchangeable Magnesium	meq/100g	4.07	
	BSP %	27.97	10 - 20
Exchangeable Potassium	meq/100g	1.02	
	BSP %	7.01	3 - 8
Exchangeable Sodium	meq/100g	0.32	
	BSP %	2.20	< 5
Exchangeable Aluminium	meq/100g	0.40	
	BSP %	2.75	< 2.0

MIR Particle Sizing	**Unit**	**Level Found**
Sand	%	36.21
Silt	%	25.71
Clay	%	38.08
Classification		Clay Loam

Laboratory Analysis CSBP Labs, Bibra Lake, WA

Regenerative / Carbon Farming:

A naturalistic approach will be adopted to managing the property generally; manufactured chemicals will be avoided as best as practical. The property will adopt techniques to increase soil and vegetation carbon and ultimately be positioned to take advantage of any potential future credits.

A regenerative approach to soil management has been adopted to improve agricultural soil quality. This will focus on improving soil structure and quality with imported hay feeds, stock manures and retaining ground cover. All by-products of the farming and vegetation management will be used back into the soil as a compost material. This will stimulate soil biology, improve soil water holding capacity, increase topsoil depth and improve plant rooting and nutrient cycling. Soil working will be minimised to retain soil structure and biology, mycorrhizal fungi, and reduce soil and nutrient loss.

Calves:

The proponents will get calves from a family dairy farm. The intent is to rear 60-70 bobby (boy) calves in 3 cohorts each year, which will be suitable for grow out to beef cattle. If the beef market improves, additional bobby calves may also be reared for sale to others.

The calves are delivered at three days of age and reared until they are weaned (typically three months). These are usually Holstein Friesians, but crossbred dairy /beef calves have become common in the current market.

Calf Rearing Facility Design, Construction and Management:

The calf facilities have been designed in response to the requirements and experience of the proponent. The calf shed will hold the young calves, where they will be hand-fed milk replacers two to three times each day while also having access to solid calf pellets, allowing the rumen to develop and learn to eat solids.

As they reach a suitable age and development (4-6 weeks of age), they will be transferred to small weaning paddocks, where they will continue to be hand-fed calf pellets while learning to graze. When they are fully capable of grazing (6-10 weeks of age), they will be moved to a pastured paddock until they are about three

months old and sold to others. Some calves may be weaned earlier or later depending on factors like the calf's health, feed availability, and the cow's condition.

The young calves will be kept in the shed and bedded on wood chips, sawdust, or shavings, and this can be periodically cleaned out and spread onto paddocks as a soil conditioner. This ensures that the fertility in this area does not build up and low risk of nutrient loss. Water will not be used for manure management, so liquid effluents will not be generated. If washdown is required, any washdown water will go into the adjoining paddock.

Calves will be contained in relocatable pens of 7, allowing each pen to be adequately sized while being able to control illness or behavioural issues. Each calf will be allowed a minimum of 2 square metres in the rearing pen. Pens are separated from each other by a spacing of 2 metres to reduce the risk of spreading scours. The shed will have an open front to allow good airflow to ensure adequate ventilation. Heating will also be provided for calves being reared in the cooler seasons.

Nutrition management is imperative in the successful rearing of calves. The greater part of their early diet will be imported commercial feeds, hand-fed to each calf as per their dietary requirements. This continues until they can be weaned onto pasture grass.

All equipment for feeding calves (such as individual or shared teat feeders) will be cleaned and sterilised in hot water and peroxide between uses. A new hot water service and cleaning trough will be installed in the calf shed.

Fencing should be suitable for the containment of calves and constructed of materials that contain no toxic materials, as calves have a propensity to chew fencing.

Paddock Layout:

Six paddocks will be constructed, consisting of a young calf holding paddock and 5 one-acre weaning and early grazing paddocks. The younger calves will be provided with shelters to protect them from the weather; the grazing paddocks won't require shelters. All paddocks will be grassed, although only the larger paddocks will have much grazing occur.

Infrastructure and Business Management:

Required Infrastructure:

There is limited infrastructure on the property for the proposed facility. The boundary fencing is in good condition and suitable for calves, there is a constructed water bore with a windmill and a power pit is installed. The site is currently fenced into 3 paddocks. The new paddocks, access and shedding for calf rearing will be constructed.

All the required infrastructure would need to be constructed before any operations. This investment rests on the approval of a dwelling. A resident in a dwelling is considered necessary to monitor calf well-being.

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

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

Staffing:

The property will be managed by the proponents, who have many years of land management and stock management experience.

Allowance for possible future expansion:

The proponents are not looking at growth beyond the proposed improvements, but there is good scope to increase the calf rearing operations should they choose, but they are not seeking to become major operators in this field.

Opportunity Cost / Diversification:

The property has most recently been used for fodder production, which is a low-return seasonal farming activity, and the proposed enterprise moves the property into high-value, rear round grazing animal production.

Agriculture is dynamic, and markets change and evolve; climate change is impacting agricultural suitability, and farm circumstances alter. As with any business, the farming method and type should be constantly evaluated and, if required, adjusted to meet new circumstances.

Financial Projections:

The proposal calls for an agricultural investment of over $40,000 and the investment in a dwelling and shedding over $500,000.

Income/Cost Item	Year 1	Year 2	Year 3	Year 4+
Weaned Calf Sales (~$ 1200 per calf)	$0	$37,800	$75,600	$75,600
Calf Purchases ($100 per calf)	$0	-$3,000	-$6,100	-$6,100
Stock Health (Vet, vaccinations etc.)		-$2,000	-$4,000	-$4,000
Feed Costs (milk substitutes) $		-$4,000	-$8,000	-$8,000
Feed Costs (calf pellets)	$0	-$3,000	-$6,000	-$6,000
Pasture Costs (Seed and Soil)	-$1,500	-$150	-$150	-$150
Variable Costs (8%)	$0	-$3,024	-$6,048	-$6,048
Infrastructure Investment/ Maintenance	-$35,000	-$2,000	-$2,000	-$2,000
Net Return	**-$36,500**	**$20,626**	**$43,302**	**$43,302**

Indicative Calf Revenue (excluding dwelling, shedding and machinery costs and not adjusted for CPI):

NB: Uses current market value, which is extremely variable at the time.
Not CPI/ Inflation adjusted.
Property Agricultural revenues/expenses only.

Environmental Factors:

Natural Resource Management:

The property has been mostly cleared for agriculture, and four significant paddock trees remain on the site; and these are valued and have been fenced for protection. The north, east and southern boundaries have well-established revegetation trees, and the western boundary has recently been replanted. There are no permanent waterways and rocky outcrops on the property.

The property coincides with the junction of the council-planned Biolinks 30 and 37. The proponents are conservation-minded and have completed many plantings on the site already, and will take this opportunity to improve the management of these corridors by fencing out a larger vegetation area at the south and planting additional native vegetation.

To ensure that the most suitable vegetation with local provenance is planted, trees are sourced from Vegetation is sourced from Pakenham Nursery, Blackwood Forest Plant Farm or Barb Martin Bushbank Native Plant Nursery, which ensures local provenance of the planting.

Erosion and Compaction:

The property is not seen as erosion prone with no high-energy water flows, no run-on waters, gentle gradient, and the site's ability to maintain vegetation cover all year round.

Compaction of soils in the paddocks could occur in areas where the animals camp or traffic areas such as gateways, troughs, fence lines and shelter. Heavy vehicle traffic should be confined to constructed tracks during wetter seasons.

Groundwater:

VVG.org.au reports groundwater is at a depth of 5-10 metres with a low risk of nutrient infiltration. Maintaining plant coverage will assist in keeping soil nutrient levels lower to minimise any risk further.

Fire Management:

The land is in a designated bushfire zone but is not seen to be of greater risk than any normal, cleared farmland. The land use does not contribute to fire risk, and the pastured areas could be expected to act as firebreaks. The usual fire precautions will apply: no petrol-powered vehicles in long grass, limited mechanical activity on high-risk fire days, reduced fire load before summer, and adequate firefighting water in tanks. A firewater supply will be available from the house and shed tanks as required.

Drainage:

The property has no constructed drainage, relying on overland flow and soil infiltration for water clearance, and there are no identified run-on or runoff water flows.

Adverse impacts on adjacent land:

There is not expected to be any major change to the amenity of the adjacent land from the agricultural enterprise. The calf rearing will produce some animal odour, or noise may be generated from time to time, but the same as any agricultural grazing enterprise.

Adverse impacts from adjacent land:

The nearby land uses are grazing, lifestyle, a bus depot, and the highway. None of these activities are expected to create issues for the calf rearing activities.

Animal Welfare and Biosecurity:

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

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

Recommended Procedures for Biosecurity

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

The property will need a Property Identification Code (PIC) from Agriculture Victoria.

Site Photos:

Image 1: Looking northwest over the site from Boundary Drain and Osborn Roads (approximate boundary and house site shown)

Image 2: The proposed dwelling site.

Image 3: Looking southwest over the site from Osborn Road.

Image 4: Existing access from Osborn Road.

Image 5: Looking east over the site

Image 6: Existing bore and windmill.

Image 7: Looking south over the site.

Image 8: Established boundary shelterbelts provide stock shelter and biodiversity habitat.

Image 9: Rabbit diggings are common, and a control program will be implemented.

Image 10: Weeds are generally well contained, although small blackberry plants are common and will need ongoing controls to eliminate.

Image 11: Recently established vegetation along the boundary will need ongoing maintenance during establishment to ensure that weeds and animals are excluded.

Image 12: The existing paddock trees are valued and fenced out.

Appendix 1: Bayles Vegetation List

Genus and Species	**Common Name**	**Height**	**Tolerates**	**Definition / Stock Tables**
Lobelia anceps	**Angled lobelia**	Groundcover	Adaptable	Groundcover
Bulbine bulbosa	**Bulbine Lily / Native Leek**	40 cm	Adaptable	Herb
Hardenbergia violacea	**Purple Coral Pea**	Climber	Dry	Climber
Pandorea pandorana	**Wonga Vine**	Climber	Dry	Climber
Pomaderris aspera	**Hazel Pomaderris**	4 - 6 m	Dry	Large Shrub/ Small Tree
Correa reflexa	**Native Fuchsia**	1 m	Dry	Shrub
Goodia lotifolia	**Golden Tip**	2 m	Dry	Shrub
Pultenaea gunnii	**Golden Bush Pea**	1 m	Dry	Shrub
Pultenaea scabra	**Rough Bush Pea**	1-2 m	Dry	Shrub
Solanum laciniatum	**Large Kangaroo Apple**	2 - 3 m	Adaptable	Shrub
Prostanthera lasianthos	**Victorian Christmas Bush**	4 - 8 m	Dry	Large Shrub/ Small Tree
Indigofera australis	**Austral Indigo**	2 - 3 m	Dry	Shrub
Pomaderris intermedia	**Lemon Dogwood**	3 m	Dry	Shrub
Spyridium parvifolium	**Australian Dusty Miller**	1 - 2 m	Dry	Shrub
Tetratheca ciliata	**Pink Bells**	.5 - 2 m	Dry	Shrub
Eucalyptus cephalocarpa	**Silver Leaf Stringy Bark**	8 - 20 m	Dry	Tree
Microseris lanceolata	**Yam Daisy**	30 cm	Adaptable	Herb
Banksia marginata	**Silver Banksia**	2 - 10 m	Dry	Large Shrub/ Small Tree
Bursaria spinosa	**Sweet Bursaria**	3 - 5 m	Dry	Large Shrub/ Small Tree
Kunzea ericoides	**Burgan**	3 - 4 m	Adaptable	Large Shrub/ Small Tree
Acacia genistifolia	**Spreading Wattle**	1 - 3 m	Dry	Shrub
Acacia oxycedrus	**Spike Wattle**	1 - 2 m	Dry	Shrub
Acacia stricta	**Hop Wattle**	2 - 5m	Dry	Shrub
Cassinia aculeata	**Dogwood**	2 - 4 m	Dry	Shrub
Daviesia latifolia	**Hop Bitter Pea**	2 - 3 m	Dry	Shrub
Dillwynia glaberrima	**Smooth Parrot Pea**	1 m	Dry	Shrub
Acacia mearnsii	**Black Wattle**	> 15 m	Dry	Tree
Allocasuarina littoralis	**Black Sheoke**	> 8 m	Dry	Tree
Allocasuarina verticillata	**Drooping She Oak**	3 m	Dry	Tree

Banksia integrifolia	**Coastal Banksia**	2 - 10 m	Dry	Tree
Eucalyptus fulgens	**Scent Bark**	8 - 20 m	Dry	Tree
Eucalyptus pauciflora	**Snow Gum**	8 - 25 m	Dry	Tree
Poa sieberiana	**Grey Tussock Grass**	80 cm	Dry	Grasses, sedges and rushes
Wahlenbergia stricta	**Tall Bluebell**	50 cm	Dry	Groundcover
Chrysocephalum apiculatum	**Common Everlasting**	30 cm	Dry	Herb
Correa alba	**White Correa**	1 m	Dry	Shrub
Leptospermum lanigerum	**Woolly Teatree**	2 - 6 m	Wet	Large Shrub/ Small Tree
Melaleuca ericifolia	**Swamp Paperbark**	3 - 5 m	Wet	Large Shrub/ Small Tree
Myoporum insulare	**Boobialla**	4-5 m	Adaptable	Large Shrub/ Small Tree
Viminaria juncea	**Golden Spray**	2 - 4 m	Wet	Large Shrub/ Small Tree
Allocasuarina paludosa	**Swamp Sheoke**	2 m	Adaptable	Shrub
Leptospermum continentale	**Prickly Teatree**	2 - 4 m	Adaptable	Shrub
Ozothamnus ferrugineus	**Tree Everlasting**	2 - 4 m	Wet	Shrub
Acacia melanoxylon	**Blackwood Wattle**	> 15 m	Adaptable	Tree
Carex tereticaulis	**Common Sedge**	.5 - 1 m	Wet	Grasses, sedges and rushes
Ficinia nodosa	**Knobby Club rush**	.3 - .5	Adaptable	Grasses, sedges and rushes
Gahnia filum	**Chaffy Saw-sedge**	.5 - 1 m	Saltmarsh	Grasses, sedges and rushes
Juncus pallidus	**Pale Rush**	70 - 135 cm	Wet	Grasses, sedges and rushes
Craspedia paludicola	**Lowland Billy Buttons**	30 cm	Wet	Herb

NOTE:
NO RETAINING WALLS AS PART OF PROPOSED WORKS

AREAS:		
SITE TOTAL:	2.97Ha	
DWELLING:	174m²	
PORCH:	5m²	
GARAGE:	37m²	
SHED:	180m²	
SITE COVERAGE:	396m²	1.5%
PERMEABLE COVERAGE	m²	%

DAM
No. 705
BOUNDARY DRAIN ROAD
12m WIDE EASEMENT
EXISTING 1.2m HIGH POST & WIRE
184.52 180°18'
TROUGH
1200
9.2
NO TREES WITHIN 15m OF PROPOSED SHED
PROPOSED SHED
51600
43500
120200
129000
180000 TO ADJACENT DWELLING
SOUTHERN BOUNDARY DRAIN
EXISTING 1.2m HIGH POST & WIRE
MIN 4m WIDE GRAVEL DRIVEL DRIVEWAY
TANKS
PROPOSED DWELLING
GAR
23500
ADJACENT SHED
207500 APPROX
65000 APPROX
ADJACENT DWELLING
EGANS DRAIN
134000
143000
270°18'
163.52
EX 1.2m HIGH POST & WIRE
EXISTING 1.2m HIGH POST & WIRE
142000 APPROX
101500 APPROX
PROPOSED DRIVEWAY
EXISTING 1.2m HIGH POST & WIRE
163.62 92°19'
180000 APPROX
HORSE SHELTER
No. 85
OSBORN ROAD
HORSE SHELTER
HORSE SHELTER
4000
MIN 4m WIDE GRAVEL DRIVEL DRIVEWAY
3.0m FROM CROSSOVER TO TREE
TPZ 4.0m
5% ENCROACHMENT
TPZ 8.0m
NO ENCROACHMENT
3000
GATE
EX 1.2m HIGH POST & WIRE
178.76 180°18'
EX 1.2m HIGH POST & WIRE
3500
GRAVEL
PROPOSED CROSSOVER
TBM SPIKE
RL:9.60m
BOUNDARY DRAIN ROAD
OSBORN ROAD

SITE PLAN
1:1000

N

AJs DRAFTING SERVICE
Design Matters Member
ANDREW BERRY DP-AD 43292
P.O BOX 373, PAKENHAM VIC 3810 0424 589 793
www.ajsdrafting.com.au andrew@ajsdrafting.com.au

PROPOSED DWELLING

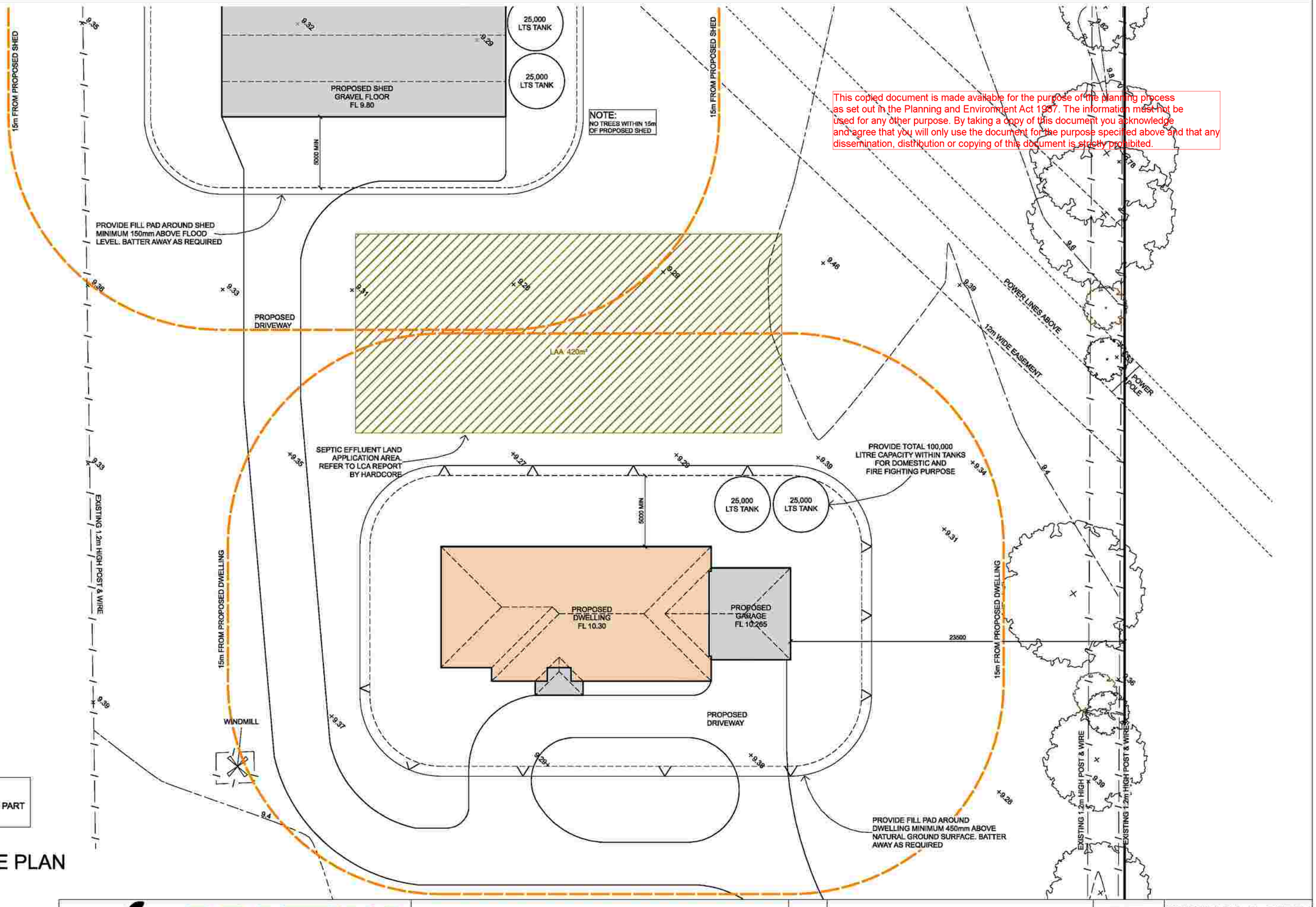
[redacted]

LOT 1 BOUNDARY DRAIN ROAD, BAYLES VIC 3981

REV.	DESCRIPTION	DATE
A.	COUNCIL RFI CHANGES & DESIGN CHANGE	02/04/2025
B.	COUNCIL RFI CHANGES (SHED ADDED)	22/05/2025

NOTE: OWNER TO ENSURE A BUILDING PERMIT IS IN PLACE (IF REQUIRED) PRIOR TO ANY WORK COMMENCING ON SITE

DRAWN BY: A. BERRY
SCALE: AS SHOWN
DATE: 31/10/2024
SHEET: 1 OF 7
SHEET SIZE: A3
DWG No: 24078



NOTE:
NO RETAINING WALLS AS PART OF PROPOSED WORKS

PARTIAL SITE PLAN
1:250

N

AJ's DRAFTING SERVICE
Design Matters Member
ANDREW BERRY DP-AD 43292
P.O BOX 373, PAKENHAM VIC 3810 0424 589 793
www.ajsdrafting.com.au andrew@ajsdrafting.com.au

PROPOSED DWELLING

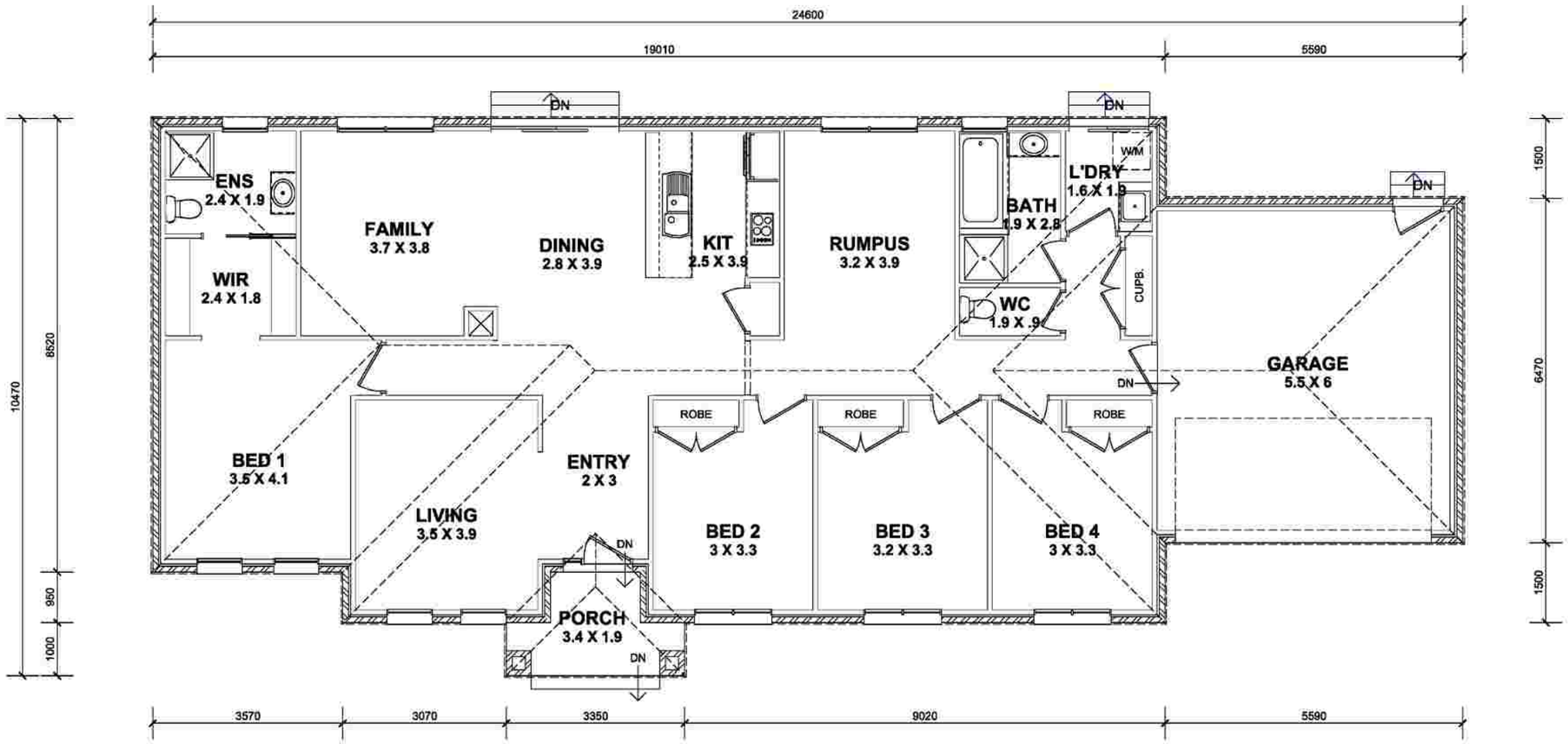
[redacted]

LOT 1 BOUNDARY DRAIN ROAD, BAYLES VIC 3981

REV.	DESCRIPTION	DATE
A.	COUNCIL RFI CHANGES & DESIGN CHANGE	02/04/2025
B.	COUNCIL RFI CHANGES (SHED ADDED)	22/05/2025

NOTE: OWNER TO ENSURE A BUILDING PERMIT IS IN PLACE (IF REQUIRED) PRIOR TO ANY WORK COMMENCING ON SITE

DRAWN BY: A. BERRY
SCALE: AS SHOWN
DATE: 31/10/2024
SHEET: 2 OF 7
SHEET SIZE: A3
DWG No: 24078



DWELLING FLOOR PLAN

1:100

N

AJs DRAFTING SERVICE
Design Matters Member
ANDREW BERRY DP-AD 43292
P.O BOX 373, PAKENHAM VIC 3810 0424 589 793
www.ajsdrafting.com.au andrew@ajsdrafting.com.au

PROPOSED DWELLING

[redacted]

LOT 1 BOUNDARY DRAIN ROAD, BAYLES VIC 3981

REV.	DESCRIPTION	DATE
A.	COUNCIL RFI CHANGES & DESIGN CHANGE	02/04/2025
B.	COUNCIL RFI CHANGES (SHED ADDED)	22/05/2025

NOTE: OWNER TO ENSURE A BUILDING PERMIT IS IN PLACE (IF REQUIRED) PRIOR TO ANY WORK COMMENCING ON SITE

DRAWN BY: A. BERRY
SCALE: AS SHOWN
DATE: 31/10/2024
SHEET: 3 OF 7
SHEET SIZE: A3
DWG No: 24078

MATERIAL/COLOUR SCHEDULE:

BRICKWORK:	BROWN
ROOF:	COLORBOND DARK GREY
WINDOWS:	OFF WHITE/BEIGE
GUTTERS:	DARK GREY
TRIMS:	OFF WHITE/BEIGE

NORTH ELEVATION
1:100

EAST ELEVATION
1:100

AJ's DRAFTING SERVICE
Design Matters Member
ANDREW BERRY DP-AD 43292
P.O BOX 373, PAKENHAM VIC 3810 0424 589 793
www.ajsdrafting.com.au andrew@ajsdrafting.com.au

PROPOSED DWELLING

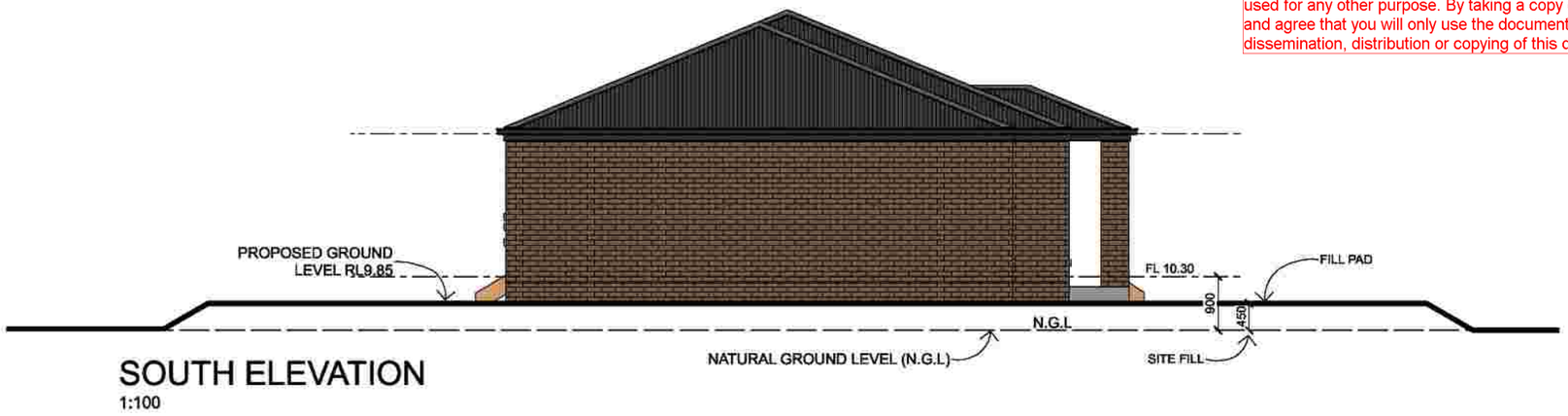
[redacted]

LOT 1 BOUNDARY DRAIN ROAD, BAYLES VIC 3981

REV.	DESCRIPTION	DATE
A.	COUNCIL RFI CHANGES & DESIGN CHANGE	02/04/2025
B.	COUNCIL RFI CHANGES (SHED ADDED)	22/05/2025

NOTE: OWNER TO ENSURE A BUILDING PERMIT IS IN PLACE (IF REQUIRED) PRIOR TO ANY WORK COMMENCING ON SITE

DRAWN BY: A. BERRY
SCALE: AS SHOWN
DATE: 31/10/2024
SHEET: 4 OF 7
SHEET SIZE: A3
DWG No: 24078



SOUTH ELEVATION
1:100

WEST ELEVATION
1:100

AJ's DRAFTING SERVICE
Design Matters Member
ANDREW BERRY DP-AD 43292
P.O BOX 373, PAKENHAM VIC 3810 0424 589 793
www.ajsdrafting.com.au andrew@ajsdrafting.com.au

PROPOSED DWELLING

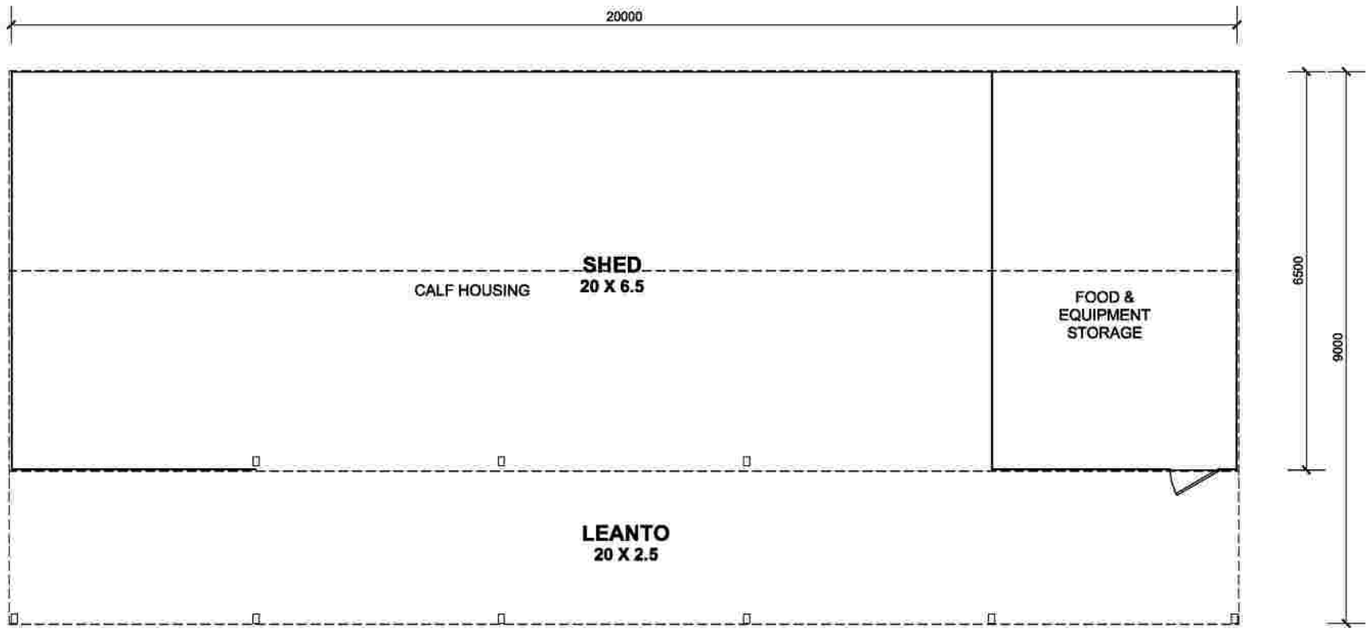
[redacted]

LOT 1 BOUNDARY DRAIN ROAD, BAYLES VIC 3981

REV.	DESCRIPTION	DATE
A.	COUNCIL RFI CHANGES & DESIGN CHANGE	02/04/2025
B.	COUNCIL RFI CHANGES (SHED ADDED)	22/05/2025

NOTE: OWNER TO ENSURE A BUILDING PERMIT IS IN PLACE (IF REQUIRED) PRIOR TO ANY WORK COMMENCING ON SITE

DRAWN BY: A. BERRY
SCALE: AS SHOWN
DATE: 31/10/2024
SHEET: 5 OF 7
SHEET SIZE: A3
DWG No: 24078



SHED FLOOR PLAN
1:100

AJ's DRAFTING SERVICE
Design Matters Member
ANDREW BERRY DP-AD 43292
P.O BOX 373, PAKENHAM VIC 3810 0424 589 793
www.ajsdrafting.com.au andrew@ajsdrafting.com.au

PROPOSED DWELLING

[redacted]

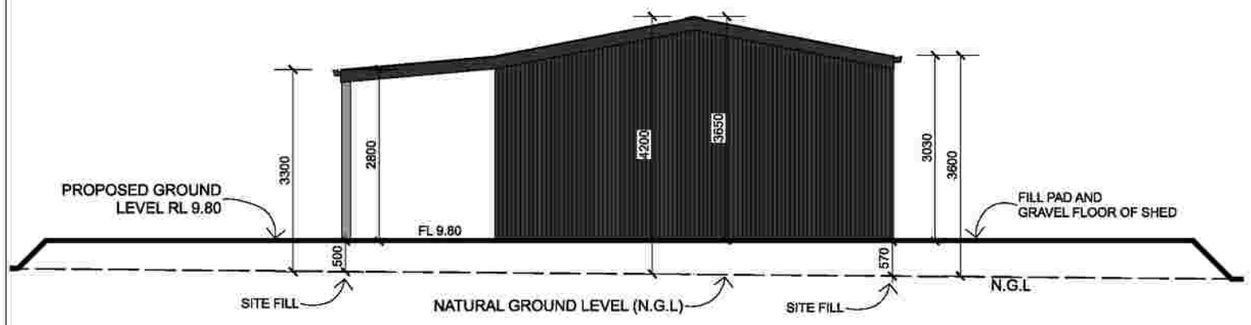
LOT 1 BOUNDARY DRAIN ROAD, BAYLES VIC 3981

REV.	DESCRIPTION	DATE
A.	COUNCIL RFI CHANGES & DESIGN CHANGE	02/04/2025
B.	COUNCIL RFI CHANGES (SHED ADDED)	22/05/2025

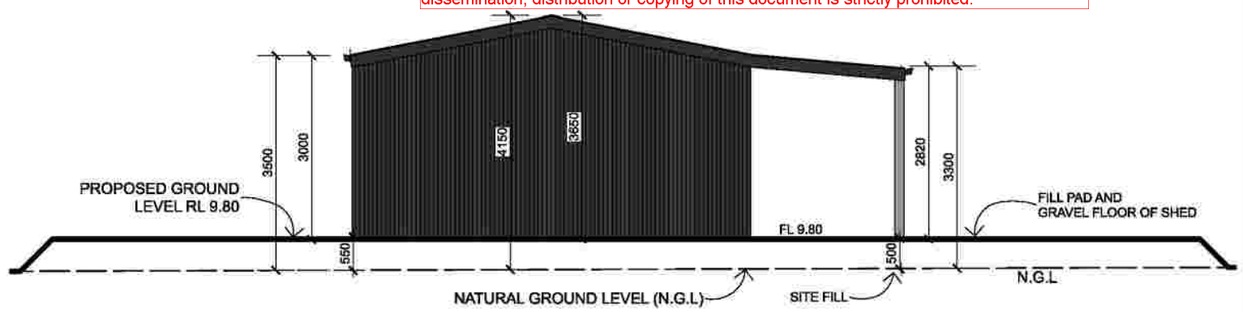
NOTE: OWNER TO ENSURE A BUILDING PERMIT IS IN PLACE (IF REQUIRED) PRIOR TO ANY WORK COMMENCING ON SITE

DRAWN BY: A. BERRY
SCALE: AS SHOWN
DATE: 31/10/2024
SHEET: 6 OF 7
SHEET SIZE: A3
DWG No: 24078

SHED ELEVATIONS



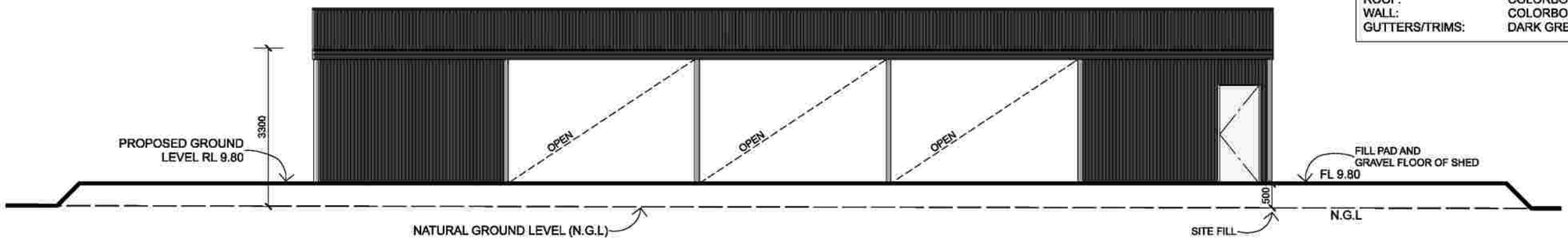
NORTH ELEVATION
1:100



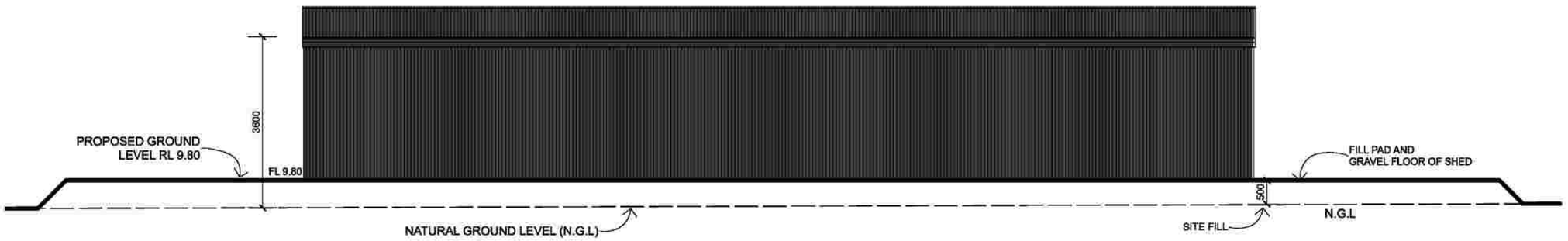
SOUTH ELEVATION
1:100

MATERIAL/COLOUR SCHEDULE:

ROOF:	COLORBOND DARK GREY
WALL:	COLORBOND DARK GREY
GUTTERS/TRIMS:	DARK GREY



EAST ELEVATION
1:100



WEST ELEVATION
1:100

AJs DRAFTING SERVICE
Design Matters Member
ANDREW BERRY DP-AD 43292
P.O BOX 373, PAKENHAM VIC 3810 0424 589 793
www.ajsdrafting.com.au andrew@ajsdrafting.com.au

PROPOSED DWELLING

[redacted]

LOT 1 BOUNDARY DRAIN ROAD, BAYLES VIC 3981

REV.	DESCRIPTION	DATE
A.	COUNCIL RFI CHANGES & DESIGN CHANGE	02/04/2025
B.	COUNCIL RFI CHANGES (SHED ADDED)	22/05/2025

DRAWN BY: A. BERRY
SCALE: AS SHOWN
DATE: 31/10/2024
SHEET: 7 OF 7
SHEET SIZE: A3
DWG No: 24078

NOTE: OWNER TO ENSURE A BUILDING PERMIT IS IN PLACE (IF REQUIRED) PRIOR TO ANY WORK COMMENCING ON SITE