
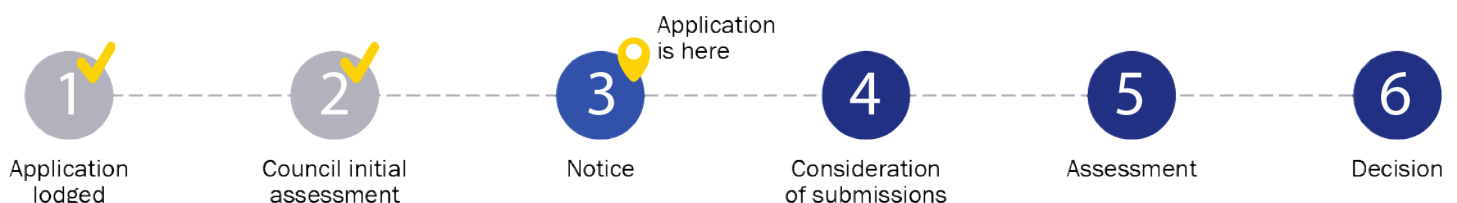


# Notice of Application for a Planning Permit

The land affected by the application is located at:	L1 TP111051 125 McNamara Road, Bunyip VIC 3815
The application is for a permit to:	Use and development of the land for a dwelling and buildings and works to extend an existing shed
A permit is required under the following clauses of the planning scheme:	
35.04-1	Use of the land for a (Dwelling)
35.04-5	Construct a building or construct or carry out works associated with a use in Section 2 (Dwelling)
44.01-2	Construct a building or construct or carry out works
<b>APPLICATION DETAILS</b>	
The applicant for the permit is:	3D Design Group
Application number:	T240617
<p>You may look at the application and any documents that support the application at the office of the Responsible Authority:</p> <p>Cardinia Shire Council, 20 Siding Avenue, Officer 3809.</p> <p>This can be done during office hours and is free of charge.</p> <p>Documents can also be viewed on Council's website at <a href="http://cardinia.vic.gov.au/advertisedplans">cardinia.vic.gov.au/advertisedplans</a> or by scanning the QR code.</p>	
	
<b>HOW CAN I MAKE A SUBMISSION?</b>	
<p>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:</p>	
<b>14 August 2025</b>	
<b>WHAT ARE MY OPTIONS?</b> <p>Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.</p> <p>If you object, the Responsible Authority will notify you of the decision when it is issued.</p>	<p>An objection must:</p> <ul style="list-style-type: none"><li>• be made to the Responsible Authority in writing;</li><li>• include the reasons for the objection; and</li><li>• state how the objector would be affected.</li></ul>
<p>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.</p>	



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## ePlanning

### Application Summary

Portal Reference A42435NT

### Basic Information

Proposed Use	Building and works for the construction of a dwelling and addition to existing shed
Current Use	Existing shedding and gravel driveway
Cost of Works	\$550,000
Site Address	125 McNamara Road Buryip 3815

### 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?

Not Applicable, no such encumbrances apply.

### Contacts

#### Regulation Fee Condition

		Amount	Modifier	Payable
9 - Class 5	More than \$500,000 but not more than \$1,000,000	\$1,535.00	100%	\$1,535.00
		<b>Total</b>		<b>\$1,535.00</b>

### Documents Uploaded

Date	Type	Filename
21-11-2024	A Copy of Title	Title_Combined.pdf
21-11-2024	Site plans	24-014_Keane_P1_Rev D.pdf
21-11-2024	Additional Document	2024.10.28_Cover Letter.pdf



**Civic Centre**  
20 Siding Avenue, Officer, Victoria

**Council's Operations Centre (Depot)**  
Purton Road, Pakenham, Victoria

**Postal Address**  
Cardinia Shire Council  
P.O. Box 7, Pakenham VC, 3810

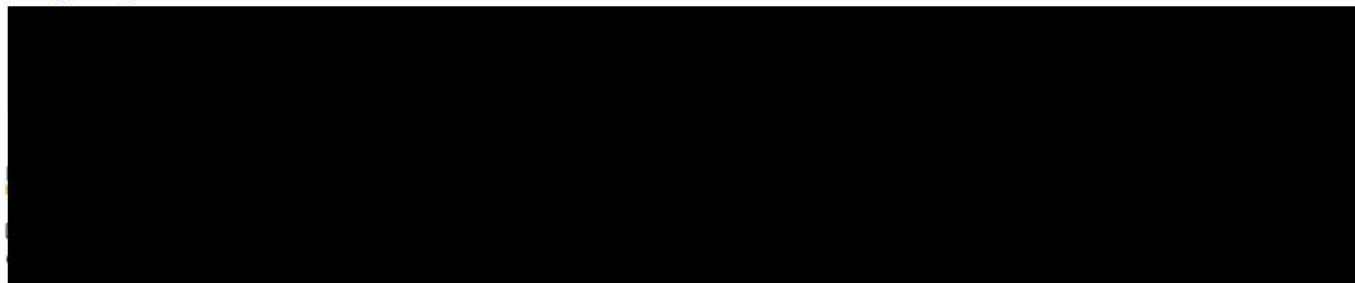
**Email:** mail@cardinia.vic.gov.au

Monday to Friday 8.30am–5pm  
**Phone:** 1300 787 624  
**After Hours:** 1300 787 624  
**Fax:** 03 5941 3784

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

## Lodged By



**Civic Centre**  
20 Siding Avenue, Officer, Victoria

**Council's Operations Centre (Depot)**  
Purton Road, Pakenham, Victoria

**Postal Address**  
Cardinia Shire Council  
P.O. Box 7, Pakenham VIC, 3810

**Email:** [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au)

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**Fax:** 03 5941 3784

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

Page 1 of 1

VOLUME 09428 FOLIO 578

Security no : 124119385729G

Produced 28/10/2024 12:18 PM

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### LAND DESCRIPTION

Lot 1 on Title Plan 111051B (formerly known as part of Crown Allotment 27 Parish of Bunyip).

PARENT TITLE Volume 04474 Folio 774

Created by instrument J421443 14/04/1981

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 TP111051B 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: 125 MCNAMARA ROAD BUNYIP VIC 3815

DOCUMENT END



# Imaged Document Cover Sheet

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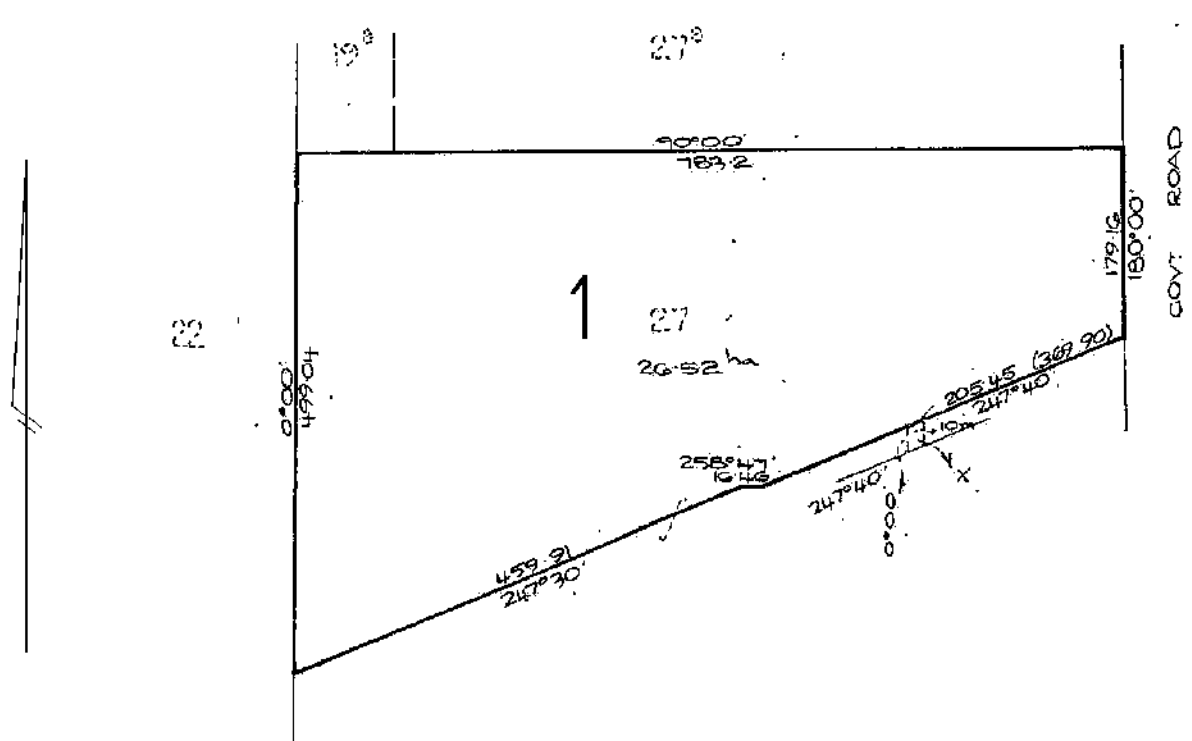
The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	<b>Plan</b>
Document Identification	<b>TP111051B</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>28/10/2024 12:18</b>

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TITLE PLAN		EDITION 1	TP 111051B						
<b>Location of Land</b>  Parish: BUNYIP Township: Section: Crown Allotment: 27 (PT) Crown Portion:  Last Plan Reference: Derived From: VOL 9428 FOL 578 Depth Limitation: NIL		<b>Notations</b>          ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
<b>Description of Land / Easement Information</b>  all that piece of land in the - - - - - Parish of Bunyip County of Mornington being part of Crown Allotment 27 which- land is shown enclosed by continuous lines on the map - TOGETHER WITH an easement of way over the land shown marked X on the - said map - - - - -		<b>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</b>  COMPILED: 13/06/2000 VERIFIED: GB							
<div style="border: 1px solid red; padding: 5px; color: red; text-align: center;">This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</div> 									
<table border="1" style="width: 100%;"><thead><tr><th colspan="2">TABLE OF PARCEL IDENTIFIERS</th></tr></thead><tbody><tr><td colspan="2">WARNING. Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td></tr><tr><td colspan="2">PARCEL 1 = CA 27 (PT)</td></tr></tbody></table>				TABLE OF PARCEL IDENTIFIERS		WARNING. Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = CA 27 (PT)	
TABLE OF PARCEL IDENTIFIERS									
WARNING. Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962									
PARCEL 1 = CA 27 (PT)									
LENGTHS ARE IN METRES		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets						



# Request to amend a current planning permit application

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.:	T240617
Address of the Land:	L1 TP111051, 125 MCNAMARA ROAD, BUNYIP VIC 3815

## APPLICANT DETAILS

Under which section of the Act is this amendment being made? (select one)	
Section 50 – Amendment to application at request of applicant <b>before</b> notice:	<input type="checkbox"/>
Section 50A – Amendment to application at request of responsible authority <b>before</b> notice:	<input checked="" type="checkbox"/>
Section 57A – Amendment to application <b>after</b> notice is given:	<input type="checkbox"/>

## AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input checked="" type="checkbox"/>	Plans / other documents <input type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input type="checkbox"/>	
Describe the changes. If you need more space, please attach a separate page.		
APPLICATION PREAMBLE TO INCLUDE THE USE OF THE LAND FOR THE		
PURPOSE OF A DWELLING		

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<b>Specify the estimated cost of any development for which the permit is required:</b>		
Not applicable <input type="checkbox"/>	Unchanged <input checked="" type="checkbox"/>	New amount \$

## DECLARATION

--

## LODGEMENT

Please submit this form, including all amended plans/documents, to [mail@cardinia.vic.gov.au](mailto: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*.

25<sup>th</sup> March 2025

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Dear Alisha,

Application No: T240617  
Property No: 4570600300  
Address: L1 TP111051, 125 McNamara Road, Bunyip VIC 3815  
Proposal: Development of the land for a dwelling and buildings and works to extend an existing shed

I refer to the above planning permit application, and more specifically your request for further information dated 18<sup>th</sup> December 2024. Please find attached a detailed response to this request.

If you have any further queries regarding this matter, please do not hesitate to call me on [REDACTED]

We thank you for your cooperation on this matter.



Further Information Required:	
Further Information Required	Response
<ol style="list-style-type: none"> <li>1. A written submission (town planning report) outlining: <ol style="list-style-type: none"> <li>a. Details of the existing use of the land, including: <ol style="list-style-type: none"> <li>i. Nature of any agricultural activities (or similar) carried out and/or undertaken on the land;</li> <li>ii. Details of any other land uses occurring (if any); and,</li> <li>iii. Use of all buildings on the subject site</li> </ol> </li> <li>b. Details of the proposed use of the land, including: <ol style="list-style-type: none"> <li>i. Nature of any agricultural activities (or similar) proposed to be carried out and/or undertaken on the land; and,</li> <li>ii. Details of the proposed use of all buildings on the site, following completion of the development.</li> </ol> </li> <li>c. A detailed assessment of the proposal against the relevant Clauses of the Cardinia Planning Scheme, including (but not limited to) Clause 11, 12.03, 13.02, 13.03-1S, 14.01, 15.01, 21.02-1, 21.02-2, 21.03-5, 22.05, 35.04, 42.01 and 51.02.</li> <li>d. The application requirements listed in Clause 22.05 (Western Port Green Wedge Strategy) of the Cardinia Planning Scheme, including: <ol style="list-style-type: none"> <li>i. Demonstration how the proposal responds to the Cardinia Western port Green Wedge vision as detailed in Clause 22.05-1.</li> <li>ii. Demonstration how the proposal responds to the precinct vision and future directions/preferred land uses as detailed in Table 1 of the above policy.</li> <li>iii. How the application is consistent with the State and Local Policy Framework including policies on recreation, economic development, tourism and town development;</li> <li>iv. How the proposal responds to the Cardinia Western Port Green Wedge Management Plan (2017).</li> </ol> </li> <li>e. How the proposed dwelling and extension to the outbuilding support, enhance and/or facilitate the use of the land for agriculture and are <u>required</u> to facilitate productive agricultural use of the land.</li> <li>f. How the proposed dwelling meets the requirements of Clause 35.04-2 including:</li> </ol> </li> </ol>	<ol style="list-style-type: none"> <li>1. Please refer to Planning Submission Report prepared by Nepean Planning Consultants Version 1 – March 2025.</li> </ol>

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<ul style="list-style-type: none"> <li>i. Evidence from relevant authorities (electricity/water) that services are able to be connected;</li> <li>ii. That all wastewater from the dwelling must be treated and retained within the lot in accordance with the requirements of the Environment Protection Regulations under the <i>Environment Protection Act 2017</i> for an on-site wastewater management system; and,</li> <li>iii. Evidence that the access (including McNamara Road) to the dwelling can accommodate emergency vehicles. See the requirements of Clause 53.02.</li> </ul> <p><b>Note:</b> if electricity services and water services cannot be connected, then it must be demonstrated how an alternative potable water supply/alternative energy source will be provided on site. If any of the requirements of Clause 35.04-2 cannot be met, then the use of the land for a dwelling is prohibited pursuant to Clause 35.04-1.</p>	
<p>2. A Land Capability Assessment prepared by a suitably qualified professional, outlining how wastewater can be treated and retained within the lot in accordance with the requirements of the Environment Protection Regulations under the <i>Environment Protection Act 2017</i> for an on-site wastewater management system.</p>	<p>2. Please refer to Land Capability Assessment Report prepared by Soil Test Express, Report No 19774, dated 14<sup>th</sup> March 2025.</p>
<p>3. A Farm Management Plan (or similar document) prepared by a suitably qualified professional detailing how the proposed dwelling responds to/enhances the purpose of the Green Wedge Zone.</p>	<p>3. Please refer to Beef Property Farm Management Plan prepared by James Keane.</p>
<p><u>Information required as part of the Site Plan</u></p> <p>Fully dimensioned plans drawn to a stated scale and preferably A3 in size, clearly showing the following:</p> <ul style="list-style-type: none"> <li>4. Details relating to any proposed wastewater management system (eg trenches, effluent fields, etc.), consistent with any Land Capability Assessment provided.</li> <li>5. Width of existing gravel driveway at multiple points throughout the site.</li> <li>6. Demonstration that access (including McNamara Road) can reasonably accommodate emergency vehicles using the requirements of Clause 53.02.</li> </ul>	<ul style="list-style-type: none"> <li>4. Please refer to Architectural Drawings prepared by 3D Design Group Issue Rev E dated 3.3.2025, Sheets A101 Site Plan 1 to 1250 and A102 Site Plan 1 to 200 .</li> <li>5. Please refer to Architectural Drawings prepared by 3D Design Group Issue Rev E dated 3.3.2025, Sheet A102 Site Plan 1 to 200.</li> <li>6. Please refer to Architectural Drawings prepared by 3D Design Group Issue Rev E dated 3.3.2025, Sheets A103 McNamara Road 1 to 200 and A104 McNamara Road 1 to 200.</li> <li>7. The existing driveway will need to be extended to the front of the proposed Garage of the Dwelling. Please refer to Architectural Drawings prepared by</li> </ul>

<p>7. Any proposed extensions to driveway (including dimensions).</p> <p>8. Setback of proposed dwelling to the trees to the west.</p> <p><u>Information required as part of the Elevation Plans</u></p> <p>Fully dimensioned plans drawn to a stated scale and preferably A3 in size, clearly showing the following:</p> <p>9. Details of the location of and extent of any earthworks and/or retaining walls (if any).</p> <p><i>Note: If no earthworks and/or retaining walls are proposed, please include a notation on the elevation plan stating this.</i></p> <p>10. Maximum height of building from natural ground level to the ridgeline.</p> <p>11. Colour and material schedule (including swatches) detailing all external surfaces.</p>	<p>3D Design Group Issue Rev E dated 3.3.2025, Sheet A102 Site Plan 1 to 200.</p> <p>8. Please refer to Architectural Drawings prepared by 3D Design Group Issue Rev E dated 3.3.2025, Sheet A102 Site Plan 1 to 200.</p> <p>9. There is no proposed site cut / fill proposed, vegetation scrape to building footprint only. Note added to Architectural Drawings prepared by 3D Design Group Issue Rev E dated 3.3.2025, Sheet A200 Floor Plan &amp; Elevations - Dwelling.</p> <p>10. Please refer to Architectural Drawings prepared by 3D Design Group Issue Rev E dated 3.3.2025, Sheet A200 Floor Plan &amp; Elevations - Dwelling.</p> <p>11. Please refer to Architectural Drawings prepared by 3D Design Group Issue Rev E dated 3.3.2025, Sheet A200 Floor Plan &amp; Elevations - Dwelling.</p>
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## Preliminary Assessment Comments

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

### Permit Required for the Use of the Land

Pursuant to Clause 35.01-1 (Green Wedge Zone) of the Cardinia Planning Scheme, a Planning Permit is required to Use land for the purpose of a Dwelling. Council notes that the letter dated 21 November 2024 indicates that a Planning Permit is required for use but Council records show the application has only been made for buildings and works for a dwelling, and subsequently a Class 5 fee paid. As such, the application will require amendment pursuant to Section 50 of the Planning and Environment Act (1987), to seek permission for use of the land for a Dwelling, in addition to permissions already sought. Additional fees are likely to apply, subject to submission of Section 50.

### Relationship of the Proposal to Agriculture

Council has 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 other Clauses listed above. These provisions of the Cardinia Planning Scheme provide strong support for the use of the subject land for productive agricultural purposes, and expressly discourage rural residential style development of large agricultural allotments within the Western Port Green Wedge.

Council notes that more broadly there has been a concerted effort from State Government and Council to protect Green Wedge land from inappropriate development. These efforts have seen outcomes at VCAT which have consistently limited the approval of inappropriate developments (including dwellings) on lots sited within the Green Wedge Zone (see Muley Investments Pty Ltd v Cardinia SC [2023] VCAT 1268, Wood v Mornington Peninsula SC [2024] VCAT 87 and Kenny v Cardinia SC [2024] VCAT 415). There is a very high threshold that is required to be reached to justify the development of a dwelling within the Green Wedge Zone. Currently, the application as submitted contains no information relating to the existing use of the subject site, and no justification as to why a dwelling will enhance the use of the subject land for a use consistent with the purposes of the Zone, or how the proposed dwelling is responsive to the purpose of the zone itself.

### Permit Required for the Use of the Land

Please refer to attached Section 50A 'Request to amend a current planning permit application' form to amend the permit preamble to include the use of the land for the purpose of a dwelling.

### Relationship of the Proposal to Agriculture

As stated in the Planning Submission report and the Farm Management Plan the landowners have farmed the property for 20 years historically for beef steers and seek to pursue / expand their business. Onsite living is a crucial part of the successful and productive management and monitoring of the expanding farm and will be essential to the success of the rural enterprise. Please refer to the supporting reports for further clarification.

### Siting of the Dwelling

The dwelling has been sited in an area that is clear of vegetation and outside of the LSIO area to avoid fragmentation of the land. The siting is deemed the most suitable location taking into account the site's constraints, namely LSIO and supports the environmental objectives of the GWZ by avoiding vegetation removal and provides revegetation opportunities along Tea-Tree Creek watercourse with native and indigenous vegetation. Future plantings within this area will align the GWZ objectives of protecting and supporting the biodiversity of the area and supporting native habitat corridors. Please refer to the supporting reports for further clarification.

### Clause 35.04-2 – Use of the land for a dwelling

As stated in the Planning Submission Report the access to the site for vehicles including emergency services via McNamara Road is available. Road access plans are also provided in the Architectural Drawings prepared by 3D Design Group Issue Rev E dated 3.3.2025.

### Existing Shed

The addition to the shed is required to enable sufficient area to support the productive agricultural purpose of the land and the landowner proposing to expand his cattle business. The proposed increase in shedding is for rural use only (storage of extra equipment and fodder) and is not associated to the proposed dwelling.

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The introduction of a dwelling on Green Wedge Zone land can introduce externalities that ultimately are not consistent with the purpose of the Zone, noting that dwellings can increase land values, exert pressure on existing settlement boundaries and remove agricultural land from productive purposes. Therefore, Council is unlikely to support an application for use and development of the subject land for the purpose of a dwelling, unless it can be appropriately demonstrated the dwelling is required to facilitate productive agricultural use of the land. While not expressly required to be submitted, a 'Farm Management Plan' (prepared by a suitably qualified professional) is often a suitable method for demonstrating the scale of an agricultural activity.

#### Siting of the Dwelling

Noting the above, it is strongly recommended that the dwelling be re-sited towards the southern boundary, closer to the existing shed structure to minimise the impact of the 'domestic envelope' on the subject land. Any effluent field associated with the dwelling must be accommodated inside the domestic envelope.

#### Clause 35.04-2 – Use of the land for a dwelling

Council has serious concerns as to whether the proposal can meet the requirements of Clause 35.04-2. McNamara Road itself does not appear to be in accordance with the requirements of Clause 35.04-2 and Council is unsure how access requirements could be reasonably achieved, noting that the specifies that:

- *Access to the dwelling or small second dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.*

If a dwelling cannot meet the requirements of Clause 35.04-2, then the use of the land for a dwelling is prohibited as per Clause 35.04-1, and the application must be refused. Council urges you to seriously consider as to whether the requirements can be met.

#### Existing Shed

Council notes that the existing shed on the subject site was approved under Planning Permit T090746 which allowed for the development of a rural store. Condition 4 of the Permit states that:

*The building may only be used for the storage of vehicles and goods related to rural activities being carried out on the property. The building must not be used for human*

*habitation or for any business except in accordance with the home occupation provisions of the planning scheme.*

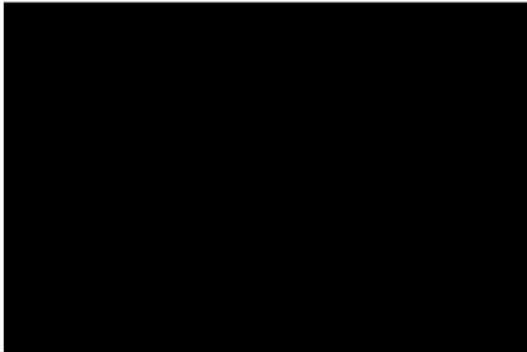
Further clarification is required as to whether the proposed extension to the shed is for the rural use of the land, or whether it is associated with the proposed dwelling. Further information requested above will provide clarity on this matter.

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22<sup>nd</sup> May 2025

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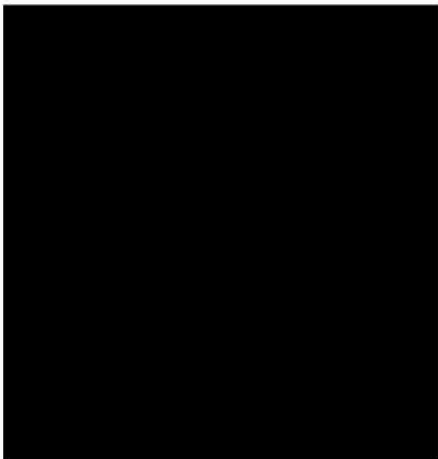
Application No: T240617  
Property No: 4570600300  
Address: L1 TP111051, 125 McNamara Road, Bunyip VIC 3815  
Proposal: Use and development of the land for a dwelling and buildings and works to extend an existing shed

I refer to the above planning permit application, and more specifically your further request for information dated 22<sup>nd</sup> April 2025. Please find attached a detailed response to this request.

If you have any further queries regarding this matter, please do not hesitate to call me



We thank you for your cooperation on this matter.





## Further Information Required:

Further Information Required	Response
<p><u>Information required in relation to the Planning Application</u></p> <p>1. How the proposed dwelling meets the requirements of Clause 35.04-2, including:</p> <ul style="list-style-type: none"> <li>a. Evidence from relevant authorities (electricity / water) that services are able to be connected: OR</li> <li>b. Demonstration that a potable water supply will be provided on site (e.g. additional water tanks on site plan).</li> <li>c. Demonstration that an alternative energy source will be provided on site (e.g. location of solar panels).</li> </ul>	<p>The Site currently has 150,000 litres of potable water, with the intention to have a 2000 litre tank alongside the proposed house – notes have been added to the drawing.</p> <p>The site is self-sufficient for power with solar panels, battery storage and generator back up – notes have been added to the drawings.</p> <p>The solar panels are located on the large shed.</p>
<p><u>Farm Management Plan</u></p> <p>2. An updated farm management plan to include the following information:</p> <ul style="list-style-type: none"> <li>a. Location (and evidence – e.g. lease) of any additional land associated with the agricultural use for grazing animal production and/or crop raising;</li> <li>b. Clarification regarding the current number of livestock and proposed number of livestock on the land (including stocking rate / stocking density); and,</li> <li>c. Clarification whether 120 cattle is the 'carrying capacity' of the land (125 McNamara Road) or is inclusive of the additional leased land.</li> </ul>	<p>Please see the attached additional information from the Owner with regard to the Farm Management Plan.</p>
<p><u>Tree Protection Zones</u></p> <p>3. Provide an amended site plan to include numbered legend identifying all vegetation within 15 metres of the proposed development site (inclusive of effluent field), including:</p> <ul style="list-style-type: none"> <li>d. Identifying number, species and DBH (diameter of trunk at 1.3m above ground level) for each tree.</li> <li>e. Tree Protection Zone.</li> <li>f. Distance of trees from proposed development</li> <li>g. Whether the vegetation is to be retained, pruned or removed.</li> <li>h. Management recommendations for trees with more than 10% encroachment into the TPZ that are proposed for retention.</li> </ul>	<p>The trees have been measured the trees and the tree protection zones calculated – the development has no encroachment.</p> <p>There is no proposal to remove any vegetation – all trees are proposed to be retained as demonstrated on the architectural drawings.</p>

<p>Note: Should the proposed structure encroach on a Tree Protection Zone, the percentage of encroachment (by area) must be shown on the plan. If encroachment exceeds 10% of any given tree, an arborist report must be prepared. Should the vegetation be native, additional application requirements as per Clause 52.17 may apply. Please note that effluent fields are considered encroachment.</p>	
<p>Information required in relation to the Site Plan</p> <ol style="list-style-type: none"> <li>4. Fully dimensioned plans drawn to a stated scale (preferable A3 in size), clearly showing the following: <ol style="list-style-type: none"> <li>i. Clarification relating to location of the effluent field in relation to the submitted Land Capability Assessment; and,</li> <li>j. Tree Protection Zones as per Item 3.</li> </ol> </li> </ol>	<p>The proposed effluent field has been relocated to be 15m away from any existing vegetation. Refer to Architectural Drawings prepared by 3D Design Group Issue Rev F dated 19.05.2025. Also attached is amended Land Capability Assessment Report.</p>

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Planning Consultants

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## Planning Submission

# 125 McNamara Road, Bunyip

Version 1 – March 2025

### Application for Planning Permit:

Use and development of a dwelling and shed addition in association with grazing animal production

**Planning Scheme:** Cardinia

**Zone:** Green Wedge Zone, Schedule 1 (GWZ1)  
*adjoins* Public Use Zone, Schedule 1 (PUZ1)

**Overlays:** Environmental Significance Overlay, Schedule 1 (ESO1)  
*part* Land Subject to inundation Overlay (LSIO)

# 1 EXECUTIVE SUMMARY

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## Introduction

This report has been prepared on behalf of the landowner in support of the proposal at **125 McNamara Road, Bunyip** (the subject site).

## What the permit seeks

Use and development of a dwelling and shed addition in association with grazing animal production

## Project team

<b>Planning</b>	Nepean Planning Consultants
<b>Design</b>	3D Design Group
<b>Agriculture</b>	James Keane

## Planning Permit triggers

### Clause 35.04 Green Wedge Zone – Schedule 2 (GWZ1)

The use of land for a “Dwelling” is a Section 2 ‘permit required’ use and must be the only dwelling on the lot. Buildings associated with a Section 2 use including works (earthworks) also trigger a planning permit.

### Clause 42.01 Environmental Significance Overlay – Schedule 1 (ES01)

A permit required to construct a building or construct or carry out works for variations to the following:

- The height of any dwelling must not exceed 7 metres above natural ground level and the height of all other buildings must not exceed 4 metres above natural ground level.
- If the building is in a Green Wedge or Rural Conservation Zone and is associated with the existing use of the land for the purposes of agriculture, the gross floor area of the building must not exceed 160 square metres.

## Conclusion

This report addresses the key relevant planning considerations and concludes that the proposal will deliver a thoughtful proposal that is site responsive and entirely worthy of Council support.



## Prepared by

Nepean Planning Consultants

Suite 1, Level 1 / 215 Main Street, Merrington VIC 3024

## Version

Version	Date	Details
1	February 2025	Original Version <i>draft</i>

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## 2 THE PROPOSAL

Nepean Planning Consultants have been engaged to assist our client with obtaining a Planning Permit for the use and development of a new dwelling and shed addition in association with grazing animal production at **125 McNamara Road, Bunyip** (the 'Subject Site').

### 2.1 Land Use

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The landowners have farmed the land for 20 years historically for beef steers and seek to pursue running cows and calves and keeping the yearlings to grow to around 400Kgs and selling them as pure Wagyu or F1 Wagyu.

The proposed land use is formally classified within the planning scheme at Clause 73.03 as **Grazing Animal Production** which is a Section 1 use within the Green Wedge Zone, defined as:

*"Land used for animal production where the animals' food is obtained by directly grazing, browsing or foraging plants growing on the land. It includes:*

- *emergency, seasonal and supplementary feeding;*
- *the incidental penning, feeding and housing of animals for weaning or other husbandry purposes.*

*In this definition:*

*Emergency feeding means providing feed to animals when an emergency event such as a flood, bushfire or biosecurity event, restricts or prevents the animals from grazing, browsing or foraging plants growing on the land;*

*Seasonal feeding means providing feed to animals when seasonal conditions, including drought, restrict or prevent the animals from grazing, browsing or foraging plants growing on the land;*

*Supplementary feeding means providing feed to animals to supplement the food the animals obtain by directly grazing, browsing or foraging plants growing on the land."*

The supporting Farm Management Plan (FMP) highlights the proposed growth of the business requires permanent onsite living to maintain a sustainable and profitable beef operation. Whilst it is acknowledged that establishing a new **dwelling** (Section 2 Use within the Green Wedge Zone) requires primary planning permission it is re-iterated that onsite living is a crucial part of the successful and productive management and monitoring of the expanding farm and will be essential to the success of the rural enterprise.

Onsite living is essential to manage stock, check water, land health and undertake all aspects of farming activities plus protecting and enhancing the soil quality, maintain water and vegetation quality, and minimize environmental impact in accordance with the following farm plan:



Figure 1 – Farm plan



To this end, the proposed dwelling ensures land managers can reside permanently on the property which will further support the best practice management of the agricultural land use. Moreover, good farming is about timeliness and monitoring constantly and reacting quickly is incredibly important. Failing to do so costs production and, sometimes, viability. The size of the farm is almost irrelevant, the quality of the farm management is what matters and it's very difficult to achieve that remotely.

The land currently contains a rural shedding with vehicle access directly available to McNamara Road. Tea-Tree creek traverses the site and is lined with coastal scrub. The 26.5ha Green Wedge allotment ensures the proposed dwelling has been sited towards the site's frontage, near the existing shedding to avoid fragmentation of the land.

## 2.2 New Dwelling

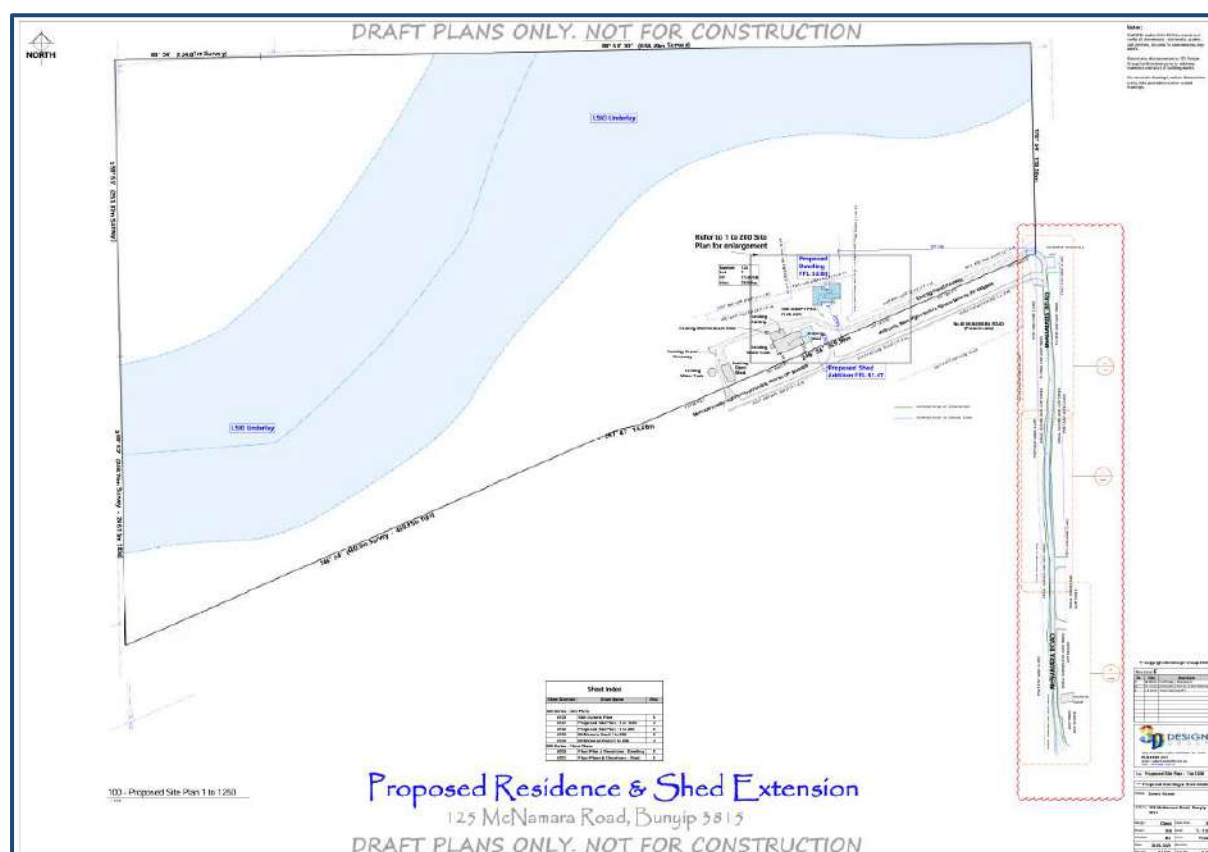
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Table 1 – Summary of Proposed Dwelling Key Design Details

Design Element	Proposed Dwelling
Front Setback	167m from McNamara Road
Minimum side setbacks	South: 28.2m to PUZ1 - Service and Utility North & West: +100m
Setback to dwelling not in same ownership	+100m
Setback to watercourse	+100m to Tea-Tree Creek (LSIO)

Maximum Building Height	6.07m			
Maximum depth earthworks	≤1m			
External Finishes	No.	Description.	Material	Colour
	A)	Roof	Colorbond	Mist Green
	B)	Walls	Weatherboard	Cream/Biege
	C)	Walls	Face Brickwork	Red/Brown Brick
	D)	Windows / Doors	Aluminium	White

Figure 2 – Site Plan

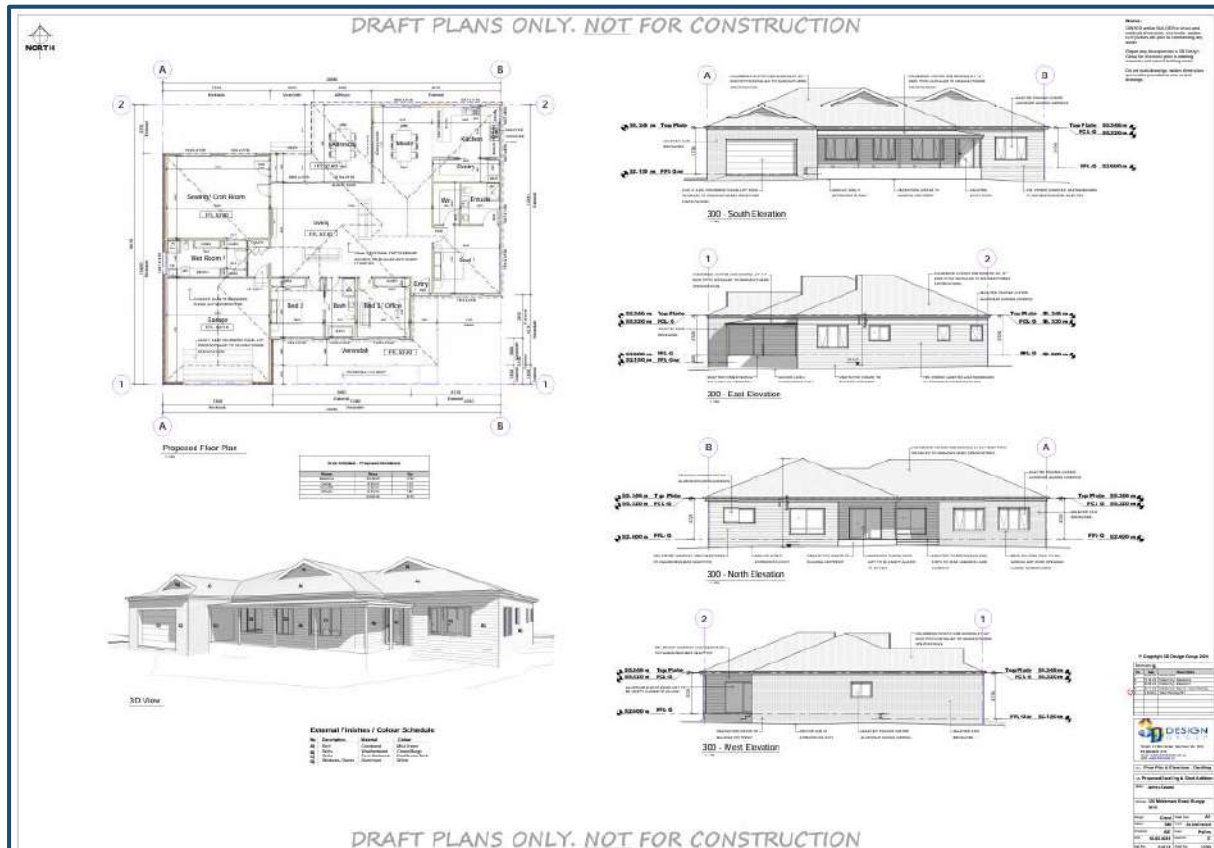


As detailed above, the proposed dwelling is ideally positioned between LSIO (Tea-Tree Creek) and McNamara Road, with convenient access to the existing onsite sheds.

The proposed new dwelling is single storey in design is functional in layout with ample north facing living areas. The design incorporates high quality architectural design in a modest, low-scale form utilising materials such as weatherboard and brickwork with colourbond roofing which will blend harmoniously into the landscape, as shown below:

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Figure 3 – Dwelling Elevations & Floor Plans



## 2.3 Proposed Shed Additions

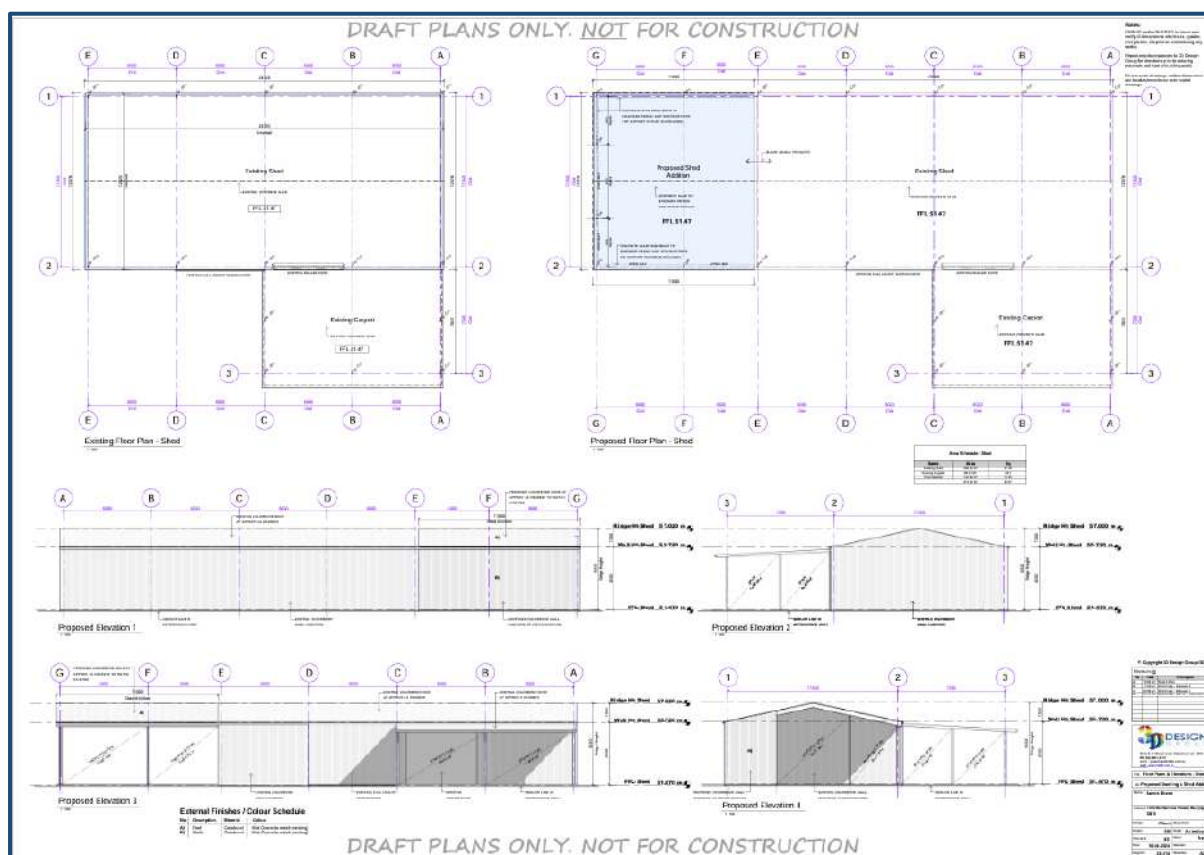
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Table 2 – Summary of Proposed Shed Key Design Details

Design Element	Proposed Shed Addition			
<b>Shed Areas</b>	Existing Shed: 295m <sup>2</sup> Existing Carport 85.52m <sup>2</sup> Proposed Shed addition: 132.86 Total Building Area: 513.42m <sup>2</sup>			
<b>Minimum side setback</b>	South: 7.361m to PUZ1 - Service and Utility			
<b>Setback to dwelling not in same ownership</b>	+100m			
<b>Setback to watercourse</b>	+100m to Tea-Tree Creek (LSIO)			
<b>Maximum Building Height</b>	5.55m			
<b>Maximum depth earthworks</b>	≤1m			
<b>External Finishes</b>	<b>No.</b>	<b>Description.</b>	<b>Material</b>	<b>Colour</b>
	A)	Roof	Colorbond	Mist Green (to match existing)
	B)	Walls	Colorbond	Mist Green (to match existing)



### Figure 4 – Shed Elevations & Floor Plans



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## 2.4 Other Works

Existing site access is proposed to remain unaltered with the driveway proposed to be extended to the new dwelling. No vegetation removal is required to accommodate the proposed use and development.

### 3 PLANNING CONTROLS

Included within the Cardinia Planning Scheme, the site is affected by:

### 3.1 Zone

Green Wedge Zone, Schedule 1 (GWZ1)

*adjoins* Public Use Zone, Schedule 1 (PUZ1)

## 3.2 Overlays

Environmental Significance Overlay, Schedule 1 (ESO1)

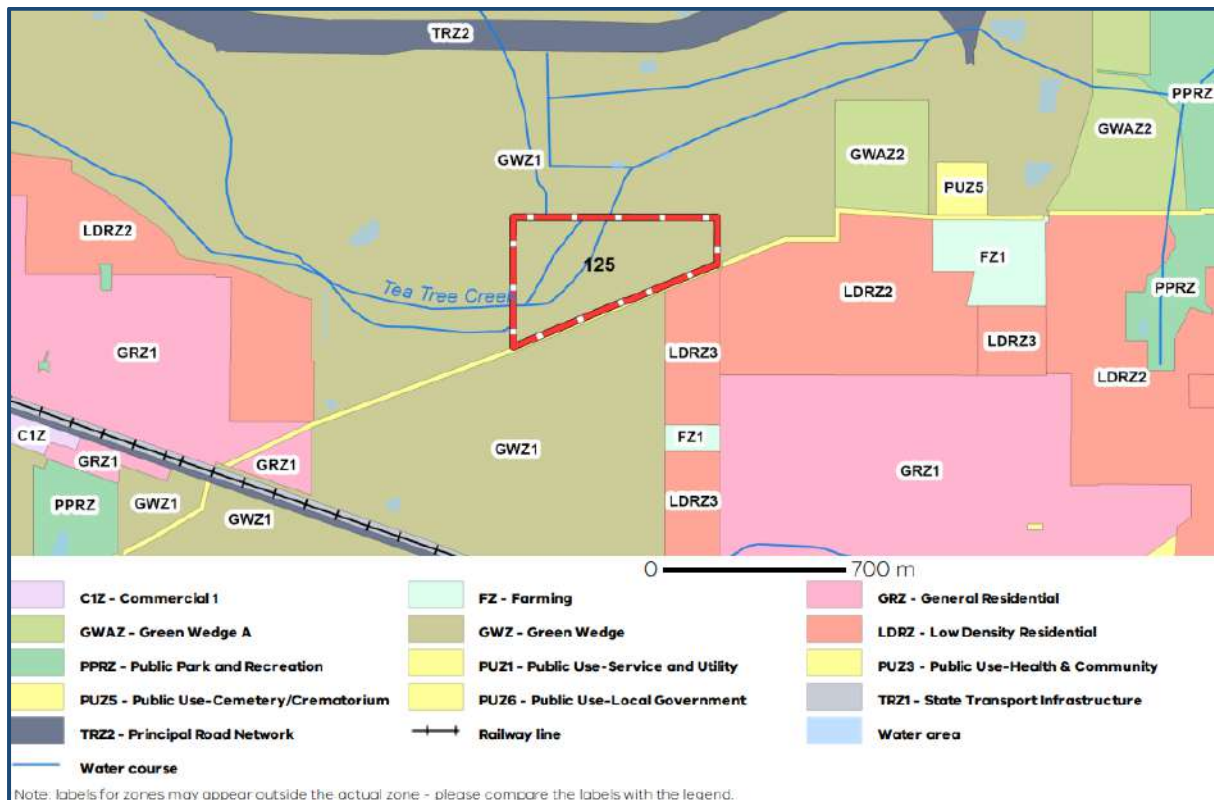
*part* Land Subject to inundation Overlay (LSIO)

## 4 PERMIT TRIGGERS

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### 4.1 Clause 35.04 Green Wedge Zone- Schedule 2 (GWZ1)

Figure 5 – Zone Map



Pursuant to Clause 35.04-1, use of land for a **'Dwelling'** is Section 2 'permit required' and must be the only dwelling on the lot. Further, it must meet the following requirements of Clause 35.04-2:

*A lot used for a dwelling must meet the following requirements:*

- ☒ Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.
- ☒ The dwelling must be connected to a reticulated sewerage system or if not available, the waste water must be treated and retained on-site in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.
- ☒ The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for firefighting purposes.
- ☒ The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.

In addition to the use of the land, earthworks including buildings and works associated with a Section 2 Use require a planning permit and variations are required to any of the following building setback requirements:

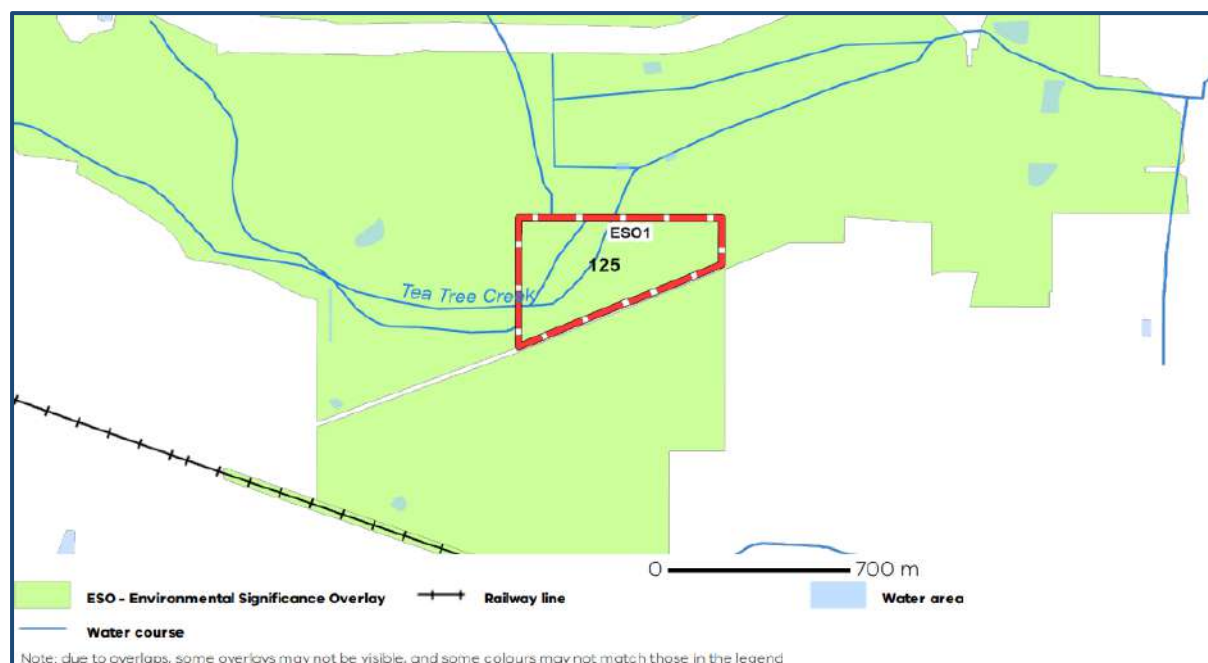
- ☑ 100 metres from a Road Zone Category 1 or land in a Public Acquisition Overlay to be acquired for a road, Category 1.
- ☑ 40 metres from a Road Zone Category 2 or land in a Public Acquisition Overlay to be acquired for a road, Category 2.
- ☑ 20 metres from any other road.
- ☑ 5 metres from any other boundary.
- ☑ 100 metres from a dwelling not in the same ownership.
- ☑ 100 metres from a waterway, wetlands or designated flood plain.

The use of the land for '**Grazing Animal Production**', as discussed in detail later in this report is a 'Section 1 – permit not required' use under the GWZ.

## 4.2 Clause 42.01 – Environmental Significance Overlay

### Schedule 1: (ES01) Northern Hills

Figure 6 – ES01 Map



Pursuant to Clause 42.01, a permit is not required to construct a building or construct or carry out works provided all of the following requirements are met, underlining triggers:

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- ☑ Building materials must be non-reflective or subdued colours which complement the environment to the satisfaction of the responsible authority.
- ☒ **The height of any dwelling must not exceed 7 metres above natural ground level and the height of all other buildings must not exceed 4 metres above natural ground level.**
- ☑ The works must not involve the excavation of land exceeding 1 metre or filling of land exceeding 1 metre and any disturbed area must be stabilised by engineering works or revegetation to prevent erosion.
- ☑ The slope of the land on which the buildings or works are undertaken must not exceed 20%.
- ☑ The buildings and works must not result in the removal or destruction of native vegetation (including trees, shrubs, herbs, sedges and grasses) within an area of botanical or zoological significance as shown on the mapped information provided by the Department of Sustainability and Environment, with the exception of Sweet Pittosporum (*Pittosporum undulatum*).
- ☑ If the building is an extension to an existing dwelling that is less than 50 percent of the floor area of the existing building.
- ☑ If the building is an outbuilding ancillary to a dwelling, the gross floor area of all outbuildings on the land must not exceed 120 square metres.
- ☒ **If the building is in a Green Wedge or Rural Conservation Zone and is associated with the existing use of the land for the purposes of agriculture, the gross floor area of the building must not exceed 160 square metres.**
- ☑ If a building envelope is registered on the plan of subdivision, any building must be located within the building envelope.

## 5 SUBJECT SITE

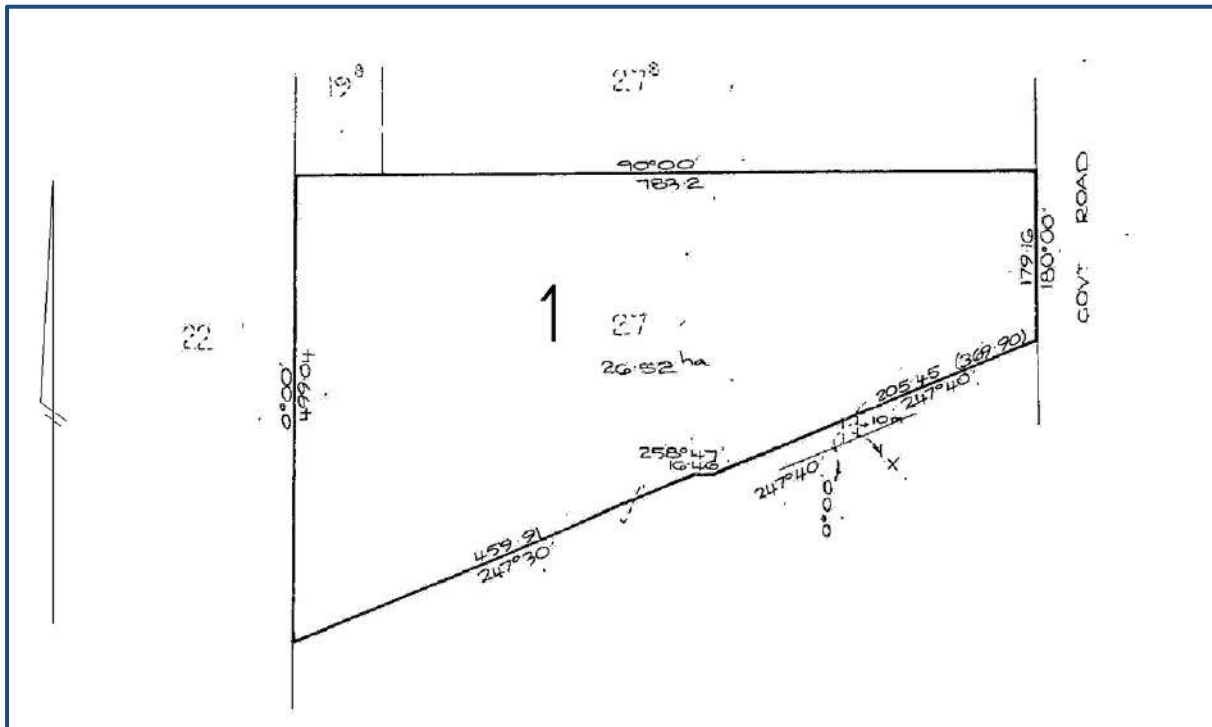
### 5.1 Title details

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The subject site is formally known as Lot 1 TP111051 on Volume 09428 Folio 578.

The land is not affected by any restrictions, covenants or Section 173 Agreements and the following plan of subdivision extract identifies no easements onsite:

Figure 7 – Plan of Subdivision Extract:



## 5.2 The subject land

The 26.5ha property lot is irregular in shape, located at the end of McNamara Road, which is a gravel no-through road with connections to Railway Avenue to the south. The land has maximum dimensions of 658m x 246m and has historically been used for animal husbandry for several years with rural shedding and water supply positioned near the southern boundary. The existing shedding is connected to McNamara Road by an existing gravel driveway.

Tea-Tree creek traverses the site which is tree lined and boundaries predominately feature post and wire or no fencing present. Melbourne Water High Pressure Pipeline is located within the PUZ1 adjoining the site's southern boundary.

The land is relatively level with no significant slope evident and the site does not have access to reticulated sewerage.

The photographs to follow assist to further illustrate the site and immediate surrounds:

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Figure 8 – McNamara Road conditions



Figure 9 – Existing site access driveway



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Figure 10 – Aerial View across the subject site and proposed dwelling location



Figure 11 – Existing onsite shedding

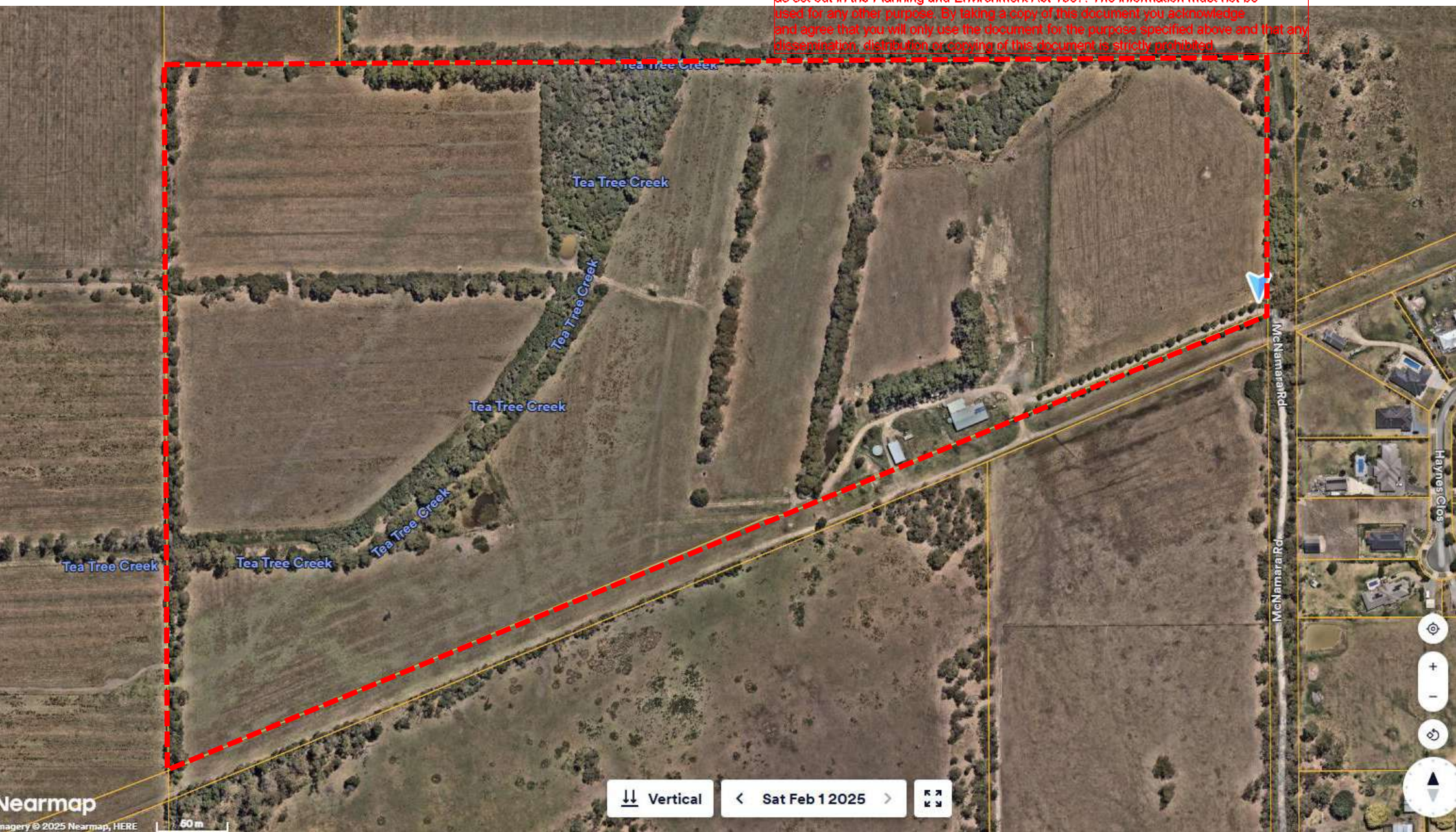


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Figure 12 – Aerial Photo: (Nearmap Feb 2025)

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## 5.3 Adjoining Land

<b>North: 3150 Princes Highway</b>	96ha Green Wedge Land containing an existing dwelling with agricultural sheds, dam and open pasture.
<b>South: 85 McNamara Road</b>	11.09ha property subject to planning Scheme Amendment C276 which re-zoned the land from Farming Zone to Low Density Residential to allow future subdivision of the land for lots of at least 2000m <sup>2</sup> in area .
<b>East: 130 McNamara Road</b>	30ha Green Wedge Land currently vacant and used as open pasture
<b>West: Hillbrick Road Garfield</b>	27ha Green Wedge Land currently vacant and used as open pasture

## 5.4 Surrounding Character

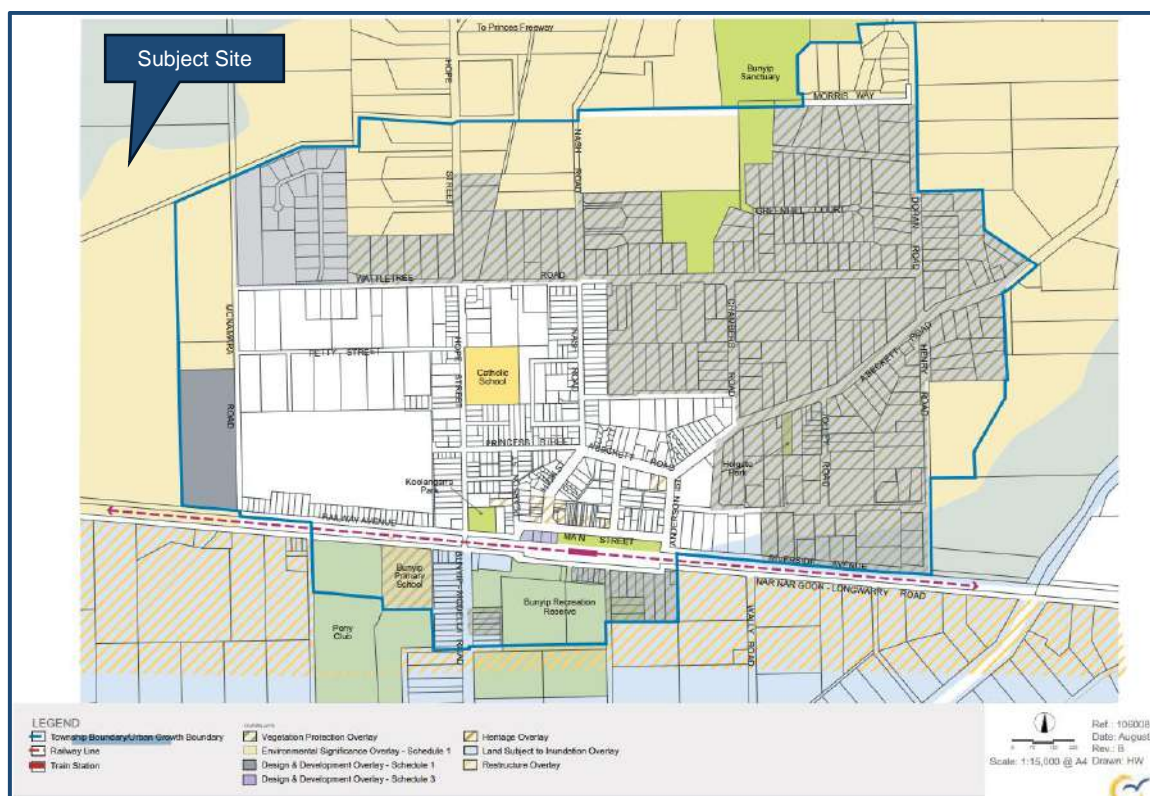
Broadly, the land is identified within **Precinct 3 – Railway** of Western Port Green Edge Policy which describes the precinct as:

*“The railway precinct will provide a sensitive transition from urban townships to green wedge land, assist in protecting land that is of agricultural, landscape, environmental and biodiversity significance and will continue to support the Pakenham Racing Club’s Tynong Racecourse. This precinct will seek to ensure that UGBs are defensible in the long term and that there is a clear edge to metropolitan growth. Any intensification of the development pattern of the townships that exist within the precinct, or expansion of their boundaries must be strategically justified and be proven to not detrimentally impact the surrounding Precinct 1 or the environmentally sensitive environment of the Cardinia Western Port Green Wedge.”*

The vision for Bunyip as outlined within the Bunyip Township Strategy, Sep 2009 is: *“A rural township with extensive recreational opportunities, potential for substantial growth and a commercial and retail centre providing an extensive range of services to the township and nearby residents. The Bunyip Township will contain a range of housing types that respect the rural character of the town and the natural landscape. Open space areas will be diverse, to allow access for active and passive recreation while ensuring the protection of remnant vegetation and wildlife corridors to allow the movement of species throughout the landscape.”*

As detailed to follow, the subject site is located on the edge of the Bunyip township, outside of the urban growth boundary and it is noted that two main watercourses are in close proximity to the Township: the Bunyip River to the east and Tea-Tree Creek to the north. Tea-Tree Creek traverses the subject site which is also controlled by a LSIO.

Figure 13 – Bunyip Township Plan (overlays)



The property lies within a predominantly cleared and modified landscape. The property is adjoined by residential development to the east and agricultural land to the north and west. Tea Tree Creek flows along the northern extent of the township, to the south of the Princes Freeway, while the Melbourne - Sale Railway extends to the south.

## 6 CONSIDERATION

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### 6.1 State Planning Policy Framework (SPPF)

The following relevant State Planning Policy Provisions are applicable to this proposal:

- Clause 11 Settlement
- Clause 12 Environmental and Landscape Values
- Clause 13.02 Bushfire
- Clause 13.03 Floodplains
- Clause 14.01-1R Protection of agricultural land - Metropolitan Melbourne
- Clause 15.01-6S Design for rural areas
- Clause 16.01-3 Rural Residential Development

### 6.2 Local Planning Policy Framework (LPPF)

The following relevant Local Planning Policy Provisions are applicable to this proposal:

- Clause 21.01 Municipal Profile
- Clause 21.02 Environment
- Clause 21.03-4 Rural Townships
- Clause 21.03-5 Rural residential and rural living development
- Clause 21.04-2 Agriculture
- Clause 22.05-1 Western Port Green Wedge Policy

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## 6.3 Other Planning Matters

The following other relevant considerations are applicable to this proposal:

- Cardinia Western Port Green Wedge Management Plan (May 2017)
- Clause 51.02 Metropolitan Green Wedge Land: Core Planning Provisions
- Clause 65 Decision Guidelines
- Clause 71.02-3: Integrated decision making

## 6.4 Policy Response

The key reoccurring objectives of the relevant State Planning policies seek to:

- *To protect the green wedges of Metropolitan Melbourne from inappropriate development.*
- *Protect agricultural land in Metropolitan Melbourne's green wedges and peri-urban areas to avoid the permanent loss of agricultural land in those locations.*
- *To ensure development respects valued areas of rural character.*
- *To identify land suitable for rural residential development*

The key objectives of the relevant Local Planning Policies seek to:

- *protect environmentally significant areas including the northern hills and the Western Port coast.*
- *protection and management of biodiversity.*
- *Maintain and enhancement of existing significant landscapes.*
- *protect life and property in terms of flooding and bushfire.*
- *sustainably develop the Urban Established Areas, Urban Growth Area, and rural townships.*
- *provide appropriate rural residential and rural living development.*
- *provide for the sustainable development of townships in the municipality having regard to environmental and servicing constraints.*
- *maintain and enhance the distinct character and environmental qualities of each of the townships.*
- *create sustainable and functional townships that support a range of commercial, retail, community and recreational facilities and services.*
- *recognise the demand for rural residential and rural living development, and to provide for this development where it is closely integrated with an existing township or urban area.*

- ensure development reflects a high quality of design and does not result in environmental degradation.
- 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 agricultural viability of the area.
- minimise the risk of flooding which impacts on agricultural activities in the Koo Wee Rup Flood Protection District.
- protect the values and assets of green wedge land by preventing further encroachment of 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.
- **Clause 22.05 - Precinct 3: Railway Policy:**
  - o Discourage non-rural uses such as primary, secondary schools and places of worship from locating within the precinct and locate these types of uses within the existing townships and within the green wedge land that adjoins the UGB, subject to strategic justification.
  - o Encourage non-soil based agricultural uses.
  - o Retain the rural character of the precinct.
  - o Retain and protect the existing character and the unique identities of the railway towns.
  - o Allow only limited growth for all Green Wedge settlements, where supported by an adopted township strategy and / or policy.
  - o Any expansion of townships will be carefully considered for reasons related to the protection of built character and subdivision patterns, landscape character, servicing constraints, existing agricultural and intensive animal husbandry activities, flood risk, and environmental values.
  - o Protect the values and assets of the green wedge by preventing further encroachment of urban development into the Western Port Green Wedge.
  - o Ensure that appropriate land use zones are applied at the edge of townships that ensure a low density / rural transition to the surrounding green wedge land.
  - o Encourage and support the use of the precinct for agriculture and biodiversity to ensure that land use is compatible with the adjacent Precinct 1.
  - o Support potential future extractive industry in the area nominated as an extractive industry interest area within Precinct 3.
  - o Ensure that there is a balance between the extraction of natural resources and the intent of the precinct and that any investigation and operation is carefully planned to ensure that it is compatible with local amenity, landscape, flora and fauna and water quality.



## State Planning Policy Response

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The application is submitted to be entirely consistent with the objectives of **Clause 11.01-1R** which seeks to *“protect the green wedges of Metropolitan Melbourne from inappropriate development”* and the proposal has given due regard to the role and value of the Green Wedge as the proposed new dwellings seeks only one dwelling on the lot.

The key objective of **Clause 12.05** – Significant Environments and Landscapes is *‘to protect and conserve environmentally sensitive areas’*. The area has been identified as having environmental significance with ESO1 affecting the land. This overlay’s primarily focuses on the maintenance and enhancement the site’s landscape quality, water quality, and habitat of botanical and zoological significance.

The application at hand appropriately responds to this policy given that the proposed dwelling will not result in any detrimental impacts to the landscape, the environment, existing habitat corridors or recreational values due to responsive siting and built form and no vegetation removal is nominated to accommodate the proposed dwelling. The single storey form of the dwelling will ensure the new dwelling sits into the site rather than unreasonably project above the landscape.

The key objective of **Clause 13.02-1S** Bushfire Planning is *‘To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life’*. A fundamental strategy to achieve the abovementioned objective is to prioritise the protection of human life over all other policy considerations whilst direction population growth and development to low risk locations and ensuring safe access to areas where humans can be better protected from the effects of bushfire. Whilst the site is not located within a Bushfire Management Overlay, it is located within a Bushfire Prone Area and the proposed dwelling will be required to be constructed in accordance with the relevant BAL rating in accordance with the Building Regulations.

The objective of **Clause 14.01-1** Protection of agricultural land is *‘to protect the state’s agricultural base by preserving productive farmland’*. Planning for rural land use should consider land capability and the site is able to accommodate the new dwelling including septic and effluent system whilst occupying only a fraction of the site.

Clause 14.01-1R seeks to protect agricultural land in Metropolitan Melbourne’s green wedges to avoid the permanent loss of agricultural land in those locations. The proposal seeks to construct a new dwelling onsite which is submitted to be essential to support the Section 1 agricultural land use of **Grazing Animal Production**, defined at Clause 73.03:

*“Land used for animal production where the animals’ food is obtained by directly grazing, browsing or foraging plants growing on the land. It includes:*

- *emergency, seasonal and supplementary feeding;*
- *the incidental penning, feeding and housing of animals for weaning or other husbandry purposes.*



In this definition:

Emergency feeding means providing feed to animals when an emergency event such as a flood, bushfire or drought occurs, or when there is a need to provide feed to animals grazing, browsing or foraging plants growing on the land;

Seasonal feeding means providing feed to animals when seasonal conditions, including drought, restrict or prevent the animals from grazing, browsing or foraging plants growing on the land;

Supplementary feeding means providing feed to animals to supplement the food the animals obtain by directly grazing, browsing or foraging plants growing on the land."

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As already detailed, the landowners have historically farmed the land for 20 years for beef steers and through this planning application seek to pursue running cows and calves and keeping the yearlings to grow to around 400Kgs and selling them as pure Wagyu or F1 Wagyu.

The supporting Farm Management Plan (FMP) highlights the proposed growth of the business requires permanent onsite living to maintain a sustainable and profitable beef operation. Whilst it is acknowledged that establishing a new dwelling (Section 2 Use within the Green Wedge Zone) requires primary planning permission it is re-iterated that onsite living is a crucial part of the successful and productive management and monitoring of the expanding farm and will be essential to the success of the rural enterprise.

Onsite living is essential to manage stock, check water, land health and undertake all aspects of farming activities plus protecting and enhancing the soil quality, maintain water and vegetation quality, and minimize environmental impact in accordance with the following farm plan:

Figure 14 – Farm plan



To this end, the proposed dwelling ensures land managers can reside permanently on the property which will further support the best practice management of the agricultural land use. Moreover, good farming is about timeliness and monitoring constantly and reacting quickly is incredibly important. Failing to do so costs production and, sometimes, viability. The size of the farm is almost irrelevant, the quality of the farm management is what matters and it's very difficult to achieve that remotely.

**Clause 15.01-6S** has been met given the modest, single storey form of the proposed dwelling, exemplifies rural character and will not result in an unreasonable level of intrusion or visual bulk and will not unreasonably impact upon existing rural vistas. The overall height of the dwelling (6.07m) ensures that the proposal will not result in visual obstruction or visual bulk, nor will it impact upon any existing rural view or vista afforded to neighbouring properties. The proposal is not deemed to result in any detrimental impacts to the broader landscape, the environment, existing habitat corridors or recreational values of the land given no vegetation removal is proposed and earthworks are minimal.

The key objective of **Clause 16.01-3** Rural Residential Development is *'to identify land suitable for rural living and rural residential development'*. The site is located on the edge of an existing Low Density settlement with many existing dwellings present on neighbouring land demonstrating essential services are available in the broader area to service the proposed dwelling. All waste water will be managed onsite and will be maintained in accordance with the Shire's Waste Water Management Policy.

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### Local Planning Policy Response

As already identified, the subject property is located outside of the UGB and zoned as Green Wedge, Schedule 1 (GWZ1) under the Cardinia Shire Planning Scheme. The land is covered by an Environmental Significance Overlay (ESO1) with residential development (LDRZ) adjoining the property to the south/east with the land directly to the south recently re-zoned to LDRZ under Planning Scheme Amendment C276.

**Clause 21.01-1** broadly identifies that the Cardinia Shire is located on the south east fringe of Melbourne and is one of eight 'interface Councils' which form the perimeter of metropolitan Melbourne, providing a transition between urban and rural areas. The municipality has an area of approximately 1,280 square kilometres, comprising a variety of landforms and landscapes.

The northern part of the Cardinia Shire, where the subject site is located, is set in the foothills of the Dandenong Ranges, and includes the Bunyip State Park and the Cardinia Reservoir. The red volcanic soils around Gembrook have been historically significant for potato production. The area is located within two water catchments being the Yarra Valley and Westernport catchments.

Bunyip is a semi-rural township, with a small central commercial and retail precinct, surrounded by areas of residential development. The surrounding landscape has been highly modified and largely cleared of native vegetation for agricultural land uses. However, patches of remnant vegetation remain within agricultural and large residential properties, small local reserves, and along waterways,

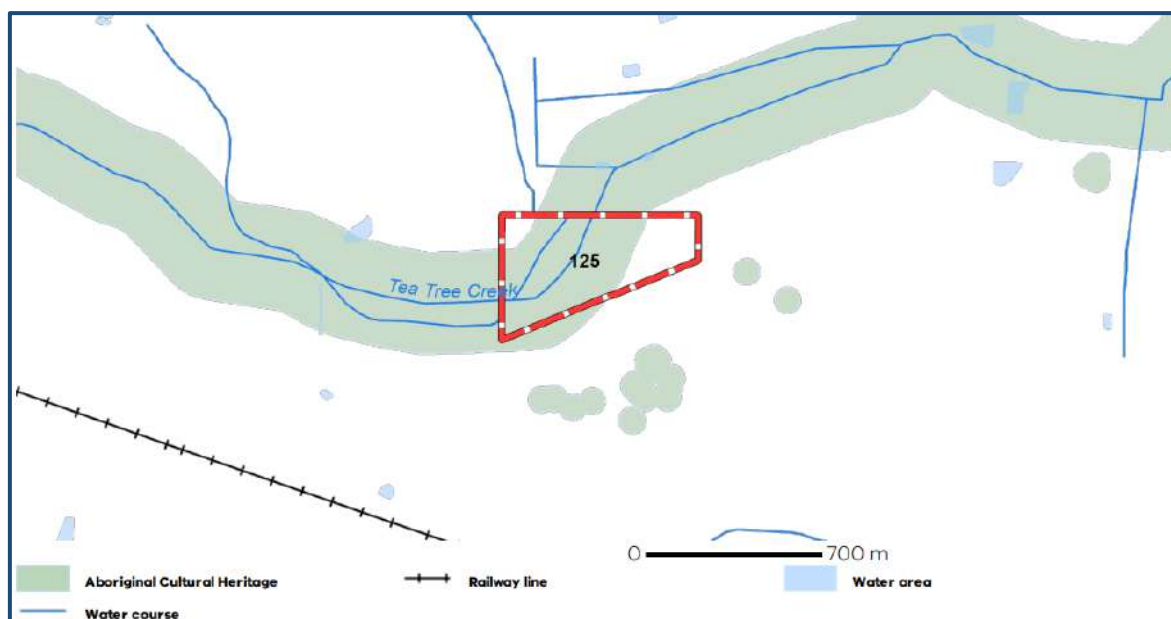
roadside and railway corridors. Residential areas within the township support a mixture of high-density development, under the General Residential Zone (GRZ) and low density development, under the Low Density Residential Zone (LDZ).

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**Clause 21.02 Environment** broadly identifies the diverse landscapes within the Cardinia Shire are one of the municipality's strongest attributes. The proposal responds appropriately to the environmental objectives of this clause given the use of building materials and colours are in context with the surrounding environment in areas of landscape significance and in rural residential and rural living areas. In addition, the sensitive siting of the new dwelling and other structures has proper regard to the protection of prominent ridgelines, significant views and areas of remnant vegetation with no vegetation removal proposed to accommodate the development.

**Clause 21.02-7** applies to land identity as having cultural heritage significance. The following map confirms the land along Tea-Tree Creek is an area of cultural heritage significance however the proposed use and development of one dwelling associated with agriculture is deemed an exempt activity under the Aboriginal Heritage Regulations 2018. There is no requirement to provide a CHMP.

**Figure 15 – Cultural Heritage Sensitivity Map**



**Clause 21.03-4** identifies Bunyip as a Large Rural Township and **Clause 21.03-5 Rural Residential and Rural Living Development** states Rural living is defined as residential development on lots between 2 hectares and 16 hectares. The subject site has an area of 26ha confirming that the development of this land for a dwelling to support the site's agricultural Grazing Animal Production should be deemed entirely appropriate. The scale of the proposed dwelling is responsive to the rural character of the area and will not result in an unreasonable level of intrusion or visual bulk and will not unreasonably impact upon existing rural vistas therefore should be deemed entirely appropriate for Council support.



**Clause 21.04-2** requires the sustainability of agricultural land and the proposal achieves compliance with the relevant strategies of this clause given the use and development taken into consideration land capability. The introduction of on-site living will ensure the sustainability and environmentally sustainable farming practices can continue on the land ensuring:

- suitable sustainable water supply to agricultural areas including the use of recycled water.
- efficient transport access to agricultural areas with particular attention to McNamara Road which is deemed to be suitable for access by emergency vehicles in the event of bushfire.
- that the proposed dwelling in conjunction with agricultural activity is appropriately located in terms of buffer distances of surrounding uses.
- No adverse amenity impacts will occur beyond the land in a manner which minimises the impact on nearby residents and the surrounding environment.
- responsible land management practices to minimise environmental degradation by pest plants and animals.

**Clause 22.05-1** Western Port Green Wedge Policy outlines that the vision for the Cardinia Western Port Green Wedge is:

*“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.*

*Best practice integrated water management will lead to improved water quality and a reduced risk of flooding with improved ecological conditions in Western Port Bay and local biodiversity will be protected, as will habitats for threatened species.*

*The Green Wedge will be home to small, clearly defined settlements that have a strong identity, provide jobs and services for the local community and support the agricultural and horticultural pursuits of the green wedge.*

*The local economy will be driven by its agriculture, horticulture and extractive industry. The Cardinia Western Port Green Wedge provides the opportunity to accommodate a further third airport to serve the long term needs of the South East Melbourne and Gippsland as identified in Plan Melbourne.*

*The Cardinia Western Port Green Wedge will be the permanent edge to Melbourne’s southeast.”*

The application at hand is deemed to respond to this policy and the Precinct Vision for Precinct 3: Railway for the following summarised rationale:

- ✓ The design and appearance of all buildings and works is low-impact, having regard to the surrounding rural environment. The design and appearance of the dwelling is complementary to the character and function of the surrounding rural residential area,

particularly considering the single storey, low scale built form:

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- ✓ The large rural allotment is located on the fringe of Bunyip township and the proposed buildings and works will suitably protect the values and assets of green wedge land by preventing further encroachment of urban development into the Cardinia Western Port Green Wedge.
  - ✓ The site has convenient direct access to an arterial road (Railway Avenue) to minimise traffic impacts on the surrounding rural environment. McNamarra Road is capable of carrying anticipated traffic volumes associated with the site and no changes to existing accessway proposed.
  - ✓ The use of the land for residential living will have no impact the amenity of any nearby dwellings. The siting of the dwelling will avoid being visually intrusive, or detrimentally affect the amenity of nearby residents or the environmental or natural resource values of the area due to the generous boundary setbacks.
  - ✓ The dwelling is able to be integrated into the rural landscape with no vegetation removal required to accommodate the proposed building and works.
  - ✓ The site will have convenient and practicable access to reticulated services (water and power) exclusive of sewerage services however the land is large enough to accommodate onsite waste water retention.
  - ✓ The proposal ensures the site will make a valuable contribution to the identity and prosperity of Cardinia through a high quality architecturally designed home which will support the land agricultural pursuits, without fragmenting the land.

The following environmental and conservation measures, consistent with Green Wedge Zone objectives will be able to be undertaken, to the extent that they are relevant to the site and its environs, where relevant:

- (i) Protection of existing native vegetation along Tea-Tree Creek Lione by appropriate farm fencing;
- (ii) Provision for new native plantings along the boundaries (where possible) for additional screening and improve habitat corridors;
- (iii) Maintenance of appropriate 'open' fencing where required that allows for the natural movement of native wildlife in keeping with the rural context.
- (iv) Regeneration of the vegetated areas of the land with suitable indigenous species;
- (v) Management and eradication of woody weeds and noxious weeds including clearing out weeds such as blackberry, gorse, flat weed and other non indigenous vegetation;



- (vi) Avoidance and management of erosion through maintenance of the existing dam with no planned expansion;
- (vii) Use of the fenced off open areas of the site (paddocks) for Grazing Animal Production to maintain an appropriate balance between rural / residential pursuits; and
- (viii) No polluted waters or any other liquid wastes shall be discharged into the stormwater system or any other watercourse, and all wastewater must be contained onsite to the satisfaction of the Responsible Authority at all times.

Considering the above, the proposal is submitted to be suitably responsive to the landscape values of the area and will not contribute unreasonable visual bulk due as the proposed dwelling will not be highly visible from outside of the subject site. Earthworks are to be contained to surrounding building footprint; ensuring that soil stability will not be greatly affected. No stream quality or drainage patterns are likely to be affected as the site is able to contain all wastewater onsite. WSUD is not required as the property is located within the GWZ2, avoiding consideration of Clause 53.18.

As detailed in the supporting Farm Management Plan, the land use and development is deemed to satisfy all relevant objectives and key strategic directions under relevant Planning Policy Framework and should be entirely appropriate for Council support.

## 6.5 Planning Provisions Response

Planning consideration is required pursuant to:

- Clause 35.04 – Green Wedge Zone – Schedule 2 (GWZ1)
  - Section 2 Use (Dwelling)
  - Buildings and (earth)works associated with a Section 2 use
- Clause 42.01 – Environmental Significance Overlay – Schedule 1 (ESO1)
  - Buildings and works where:
    - The height of any dwelling must not exceed 7 metres above natural ground level and the height of all other buildings must not exceed 4 metres above natural ground level.
    - If the building is in a Green Wedge or Rural Conservation Zone and is associated with the existing use of the land for the purposes of agriculture, the gross floor area of the building must not exceed 160 square metres.

The following demonstrates how the proposed use and development of the land for a dwelling appropriately responds to the relevant planning controls (the permit triggers) and associated decision guidelines.

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## 6.5.1 Clause 35.04 – Green Wedge Zone – Schedule 1 (GWZ1)

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The purpose of the Green Wedge Zone is to:

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

### GWZ Response

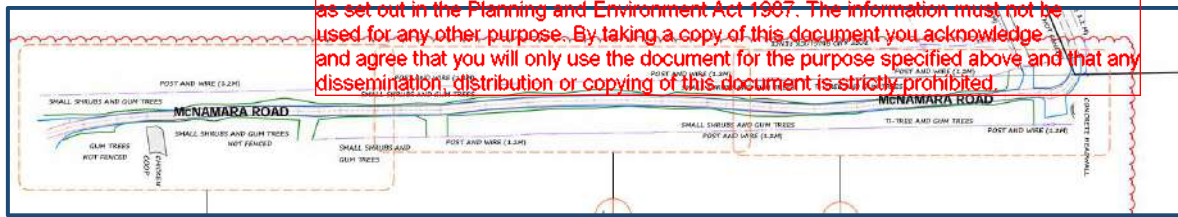
Under the Green Wedge Zone (GWZ) a dwelling is a Section 2 (permit-required) use and must be the only dwelling on the lot. The proposal at hand is for one single dwelling, which satisfies this conditional requirement of the GWZ for the land to contain no more than one dwelling per lot.

The Green Wedge Zone goes onto say that a dwelling must meet the following Clause 35.04-2 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 treated and retained within the lot in accordance with the requirements of the Environment Protection Regulations under 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.

The following plan extract confirms that access to the site for vehicles including emergency services via McNamarra Road is available fulfilling the first point.

Figure 16 – McNamarra Road access plan



With regards to the further few points, it is confirmed that the land is large enough to accommodate onsite wastewater treatment and is able to be connected to reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes as well as connected to a reticulated electricity supply or have an alternative energy source. Furthermore, waste water will be managed on site with a new septic and effluent disposal field system in accordance with the *State Environment Protection Policy (Waters of Victoria)* under the *Environment Protection Act 1970* (and subject to Council approval). Wastewater will therefore be appropriately designed to protect adjoining properties and nearby waterways.

Notwithstanding the above, whilst it is accepted that the proposed 'residential' use is not one which is specifically identified or encouraged by the purposes of the GWZ, this does not necessarily mean that it is a use which is incompatible within the Zone, provided it is consistent with sustainable land management practices. Further, rural living, on lots of various sizes, is a common feature of the Cardinia and contributes to the diversity of land use and development within the Green Wedge.

Rural living is recognised in the Municipal Planning Strategy at Clause 21.03-5. It recognises that rural residential development is defined as the development of single dwellings on lots of between 0.4 hectare and 2.0 hectares. Rural living is defined as residential development on lots between 2 hectares and 16 hectares. Considering the subject site has an area of 26ha it is submitted that the proposal for onsite living is essential to support the sites agricultural pursuits of Animal Grazing Production (Section 1 Use). The proposed dwelling is required to support, enhance and maintain the farming operations onsite which is entirely in keeping with the intent of the Green Wedge Zone. To this end, the farming practices proposed onsite are outlined in the supporting Farm Management Plan which state:

- a. *I have a reticulated water system to troughs in all paddocks and at this time of year it is imperative that I check these troughs numerous times a day. As I have doubled the size of my farming enterprise, checking water with twice as many thirsty cattle checking is more important.*
- b. *Cows calving is a day and night checking job. It is important that I am there to supervise and call the vets if required. This is basic animal husbandry.*
- c. *My new venture into Wagyu cattle is an expensive exercise and losses are to be avoided. I can minimise losses by living on my property.*

- d. *I note that council give strong support for the use of the subject land for productive agricultural purposes, I submit that producing more than 15000Kg per year of high-quality beef is productive agriculture and provides food for people whilst maintaining the land and resources.*
- e. *I am not trying to remove land from agriculture but to enhance the land to more productive agriculture.*
- f. *Fodder crops in excess of 100tons per year is also productive agriculture.*

*I require to live on the said land to facilitate my farming activities as outlined above.*

To summarise the above, the proposed use and development of a dwelling on this site is required to ensure ongoing viability of the proposed intensification of farming activities and for onsite management. Importantly, the land does not currently have a residence therefore the security and management of the property is compromised. The proposed dwelling ensures land managers can reside permanently on the property which will further support the best practice management of the agricultural land use and provide increased safety.

Good farming is about timeliness and monitoring constantly and reacting quickly is incredibly important. Failing to do so costs production and, sometimes, viability. The size of the farm is almost irrelevant, the quality of the farm management is what matters and it's very difficult to achieve that remotely therefore onsite living is deemed to be critical to the success of the proposed Animal Grazing Production.

With respect to buildings & works requirement of the GWZ, it is identified that all the following general requirements are met by the siting of the proposed new dwelling:

- ☒ *100 metres from a Road Zone Category 1 or land in a Public Acquisition Overlay to be acquired for a road, Category 1.*
- ☒ *40 metres from a Road Zone Category 2 or land in a Public Acquisition Overlay to be acquired for a road, Category 2.*
- ☒ *20 metres from any other road.*
- ☒ *5 metres from any other boundary.*
- ☒ *100 metres from a dwelling not in the same ownership.*

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Furthermore, the proposed dwelling has been strategically located between Tea-Tree Creek and McNamara Road frontage, outside of the LSIO area, to avoid fragmentation of the land. The shedding additions are also sited to achieve full compliance with the above setbacks. It is submitted that the primary use of the land for farming activities will be maintained/pursued onsite to increase the site's agricultural viability.

Site photos provided earlier in this submission confirm that vegetation is cleared in the proposed dwelling and outbuilding addition footprints which is deemed the most suitable location taking into



account the site's constraints, namely LSIO, as already mentioned. The proposal therefore supports the environmental objectives of the GWZ, avoiding vegetation removal with revegetation opportunities available along Tea-Tree Creek watercourse with native and indigenous vegetation. Future plantings within this area will align the GWZ objectives of protecting and supporting the biodiversity of the area and supporting native habitat corridors.

Earthworks required for the proposed dwelling and shedding addition are limited given the relatively flat building footprints. Minimal ground disturbance combined with the rural architectural style of the single-storey dwelling with a maximum building height of 6.0m and 5.5m respectively, setback more than 100m from the road frontage, adjoining dwellings not in the same ownership and more than 5m from side boundaries will ensure that the buildings and works will not impact upon the landscape values of the site when taking into account the rural-residential settlement pattern of the immediate surrounds and wider landscape context where the majority of properties are occupied by dwellings.

The buildings are entirely responsive to the rural character with the built form and scale entirely consistent with the development pattern of the area, ensuring the dwelling and shed will sit comfortably within the site and will not unreasonably project above the landscape.

On balance, it is considered that approval of the application as presented will not cause the fragmentation of, or a reduction in agricultural land there are no concerns regarding the loss of productive agricultural land. For these reasons we submit the establishment of a dwelling onsite to support the proposed intensification of the farming activities should receive Council's full support.

## 6.5.2 Clause 42.01 Environmental Significance Overlay – Schedule 1 (ES01)

### Northern Hills

**Statement of Significance** – *The hills to the northern part of the municipality (generally to the north of the Princes Highway) is an area with significant landscape and environmental values. The area is characterised by a geology of Devonian Granitic and Sulrian Sediment origin, moderate to steep slopes, and areas of remnant vegetation. These characteristics contribute to environmental values including landscape quality, water quality, and habitat of botanical and zoological significance. These characteristics are also a significant factor in terms of environmental hazards including erosion and fire risk.*

*The vegetation supports the ecological processes and biodiversity of this area by forming core habitat areas within a complex network of biolink wildlife corridors. Sites containing threatened flora and fauna are defined as being of botanical and zoological significance. Development within and around these sites need to be appropriately managed to ensure the long term protection, enhancement and sustainability of these ecological processes and the maintenance of biodiversity.*

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## ESO1 Environmental objective to be achieved:

- *To protect and enhance the significant environmental and landscape values in the northern hills area including the retention and enhancement of indigenous vegetation.*
- *To ensure that the siting and design of buildings and works does not adversely impact on environmental values including the diverse and interesting landscape, areas of remnant vegetation, hollow bearing trees, habitat of botanical and zoological significance and water quality and quantity.*
- *To ensure that the siting and design of buildings and works addresses environmental hazards including slope, erosion and fire risk, the protection of view lines and maintenance of vegetation as the predominant feature of the landscape.*
- *To protect and enhance biolinks across the landscape and ensure that vegetation is suitable for maintaining the health of species, communities and ecological processes, including the prevention of the incremental loss of vegetation.*

## ESO Response:

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It is accepted that the proposed shed addition with a height of 5.5m and total combined gross floor area of 513m<sup>2</sup> triggers a planning permit pursuant ESO1 for variations to the following:

- *The height of any dwelling must not exceed 7 metres above natural ground level and the height of all other buildings must not exceed 4 metres above natural ground level.*
- *If the building is in a Green Wedge or Rural Conservation Zone and is associated with the existing use of the land for the purposes of agriculture, the gross floor area of the building must not exceed 160 square metres.*

In addition to the decision guidelines in Clause 65, the responsible authority must consider the following, as appropriate:

- *Whether the removal of any vegetation has been avoided and/or minimised.*
- *The Land Capability Study for the Cardinia Shire (February 1997).*
- *The protection and enhancement of the natural environment and character of the area.*
- *The retention, protection and enhancement of remnant vegetation and habitat, and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.*
- *The impact of any buildings and works on areas of remnant vegetation, and habitat of botanical and zoological significance and threatened species.*
- *The impact of proposed buildings and works on the landscape character of the area, including prominent ridgelines and significant views.*
- *Whether the siting, height, scale, materials, colours and form of the proposed buildings and works have been designed to have the least visual impact on the environment and landscape.*

- *The availability of other alternative sites, alternative building designs or alternative construction practices for the proposed buildings and works that minimise cut and fill and would better meet the environmental objectives of this schedule, having regard to the size and topography of the land, retention of vegetation and the form and nature of the proposed buildings and works.*
- *Measures to address environmental hazards or constraints including slope, erosion, drainage, salinity and fire.*
- *The protection of waterways and water quality through the appropriate management of effluent disposal, erosion and sediment pollution.*

Responding to the above relevant decision guidelines, it is submitted that the application has given strong consideration to this overlay given the proposed buildings and works:

- Are located outside of the LSIO mapped area and in a cleared avoid avoiding vegetation removal and consideration against Clause 52.17 (Native Vegetation) is not required.
- Minimise ground disturbance as the works location is relatively flat.
- Will utilise the sites existing accessway which enables convenient vehicle movements including emergency services.
- Ensure waste-water will be managed on site with a new septic and effluent disposal field system in accordance with the *State Environment Protection Policy (Waters of Victoria)* under the *Environment Protection Act 1970* (and subject to Council approval). Wastewater will be appropriately located away from adjoining properties and nearby waterways to protect the environmental values of the site and catchment of Tea-Tree Creek.
- Be sited as far as practical from Tea-Tree Creek and containing the built form within an existing unused area of the land between the existing shed and accessway to avoid fragmentation of the land.
- Will not be highly visible from outside of the site due modest overall building height of 5.5m and rural single storey built form.
- Will not be a prominent feature of the landscape due to use of muted, non-reflective external finishes which exemplify rural-living ensuring that the environmental values of the property will be protected.
- Whilst proposing a total gross area in excess of 160m<sup>2</sup>, an increase in shedding is required to enable sufficient area to support the productive agricultural purposed which includes producing more than 15000Kg per year of high-quality beef providing food for people whilst maintaining the land and resources.

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As discussed in Section 6.4, proposed onsite living is deemed to be critical to support the site's proposed intensification of agricultural activities and the siting of both the new dwelling and shedding addition has been chosen after considering all reasonable constraints to avoid fragmentation of the land. It is our submission that the proposed buildings and works will ensure that long term agricultural and ecological values of the site and surrounding rural properties are maintained through a connection with the intensified agricultural use (animal grazing production) which is 'as of right' in the Green Wedge Zone.

The proposed siting and design of the buildings and works is considered responsive to the rural landscape character and vistas of this area noting the scale of the building footprints and responsive location. It is therefore submitted that the development and associated works is entirely appropriate and will protect, maintain and preserve the key environmental and landscape attributes of the site and surrounding area as required by the overlay. For these reasons we submit the proposal responds to the decision guidelines of ESO1 should receive Council's full support.

## 6.6 Other Matters

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### Clause 51.02 Metropolitan Green Wedge Land: Core Planning Provisions

Purpose:

- *To protect metropolitan green wedge land from uses and development that would diminish its agricultural, environmental, cultural heritage, conservation, landscape natural resource or 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 proposed use and development of a single dwelling meets the following requirements of Table to Clause 51.02-2 ensuring the above purposes are suitably fulfilled:

- ☒ Must be the only dwelling on the lot. This 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.



## 7 EXPECTATIONS

### 7.1 Referrals

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Should Council deem any internal referrals are necessary it is expected that the application will be referred within the preliminary assessment phase of this application (28 days).

### 7.2 Advertising

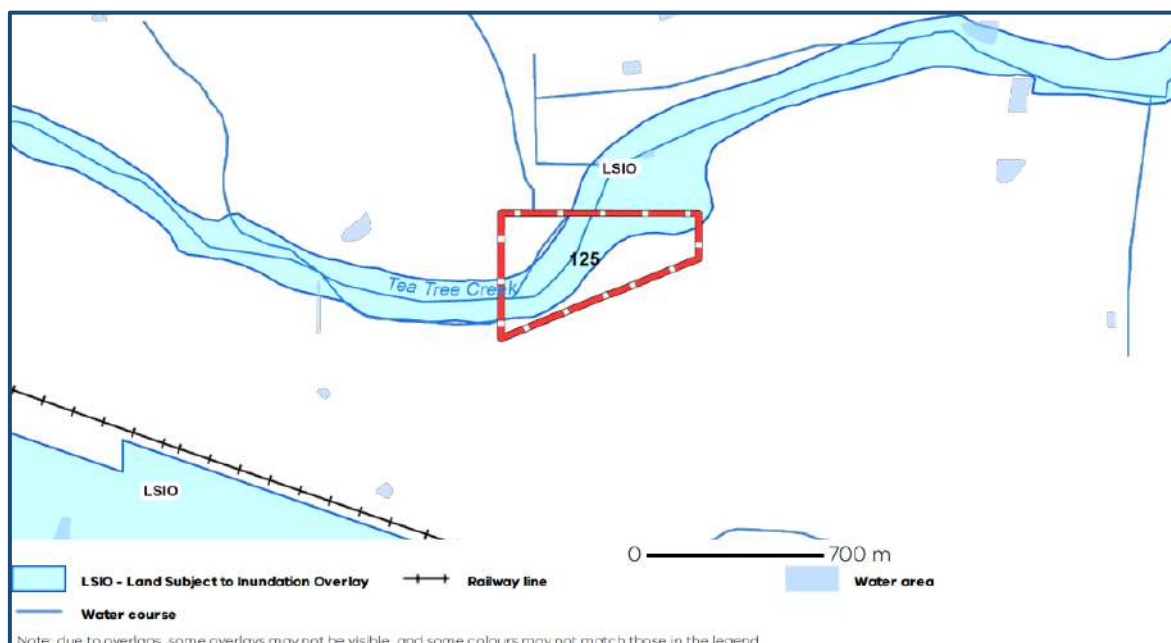
Pursuant to Section 52 of the *Planning and Environment Act 1987*, unless the Responsible Authority determines no person will suffer material detriment as a result of the granting of the permit, the Responsible Authority must give notice.

As the proposal is not exempt from Notice and Review we expect Council will notify adjoining property owners/occupiers. We ask that the file progress to advertising without delay.

### 7.3 Flood Prone Land

As detailed in the following image, the site partially affected by flooding pursuant to Land Subject to Inundation Overlay. All proposed buildings and works are located outside of this area therefore further consideration of this provision is not required.

Figure 17 – LSIO Map



## 7.4 Timing for Decision

Pursuant to *Section 79 of The Act and Regulation 31 (1) of the Planning and Environment Regulations 2005* the prescribed timeframe for a decision is 60 days. It is expected that the decision will be issued within this prescribed timeframe.

## 8 CONCLUSION

As demonstrated within this report, it is our submission that the proposed use and development of a new dwelling results in an orderly planning outcome which is responsive to the objectives of the Cardinia Planning Scheme and is entirely worthy of support as:

- ☑ The development meets the purpose and the objectives of the Green Wedge Zone and the relevant Planning Policies.
- ☑ Living onsite is critical to support the proposed intensification of the farming activities onsite to ensure its long-term viability.
- ☑ The siting, design and style of the buildings and works will ensure that the building is not a dominant component of the landscape and will not detract from the rural values of McNamara Road.
- ☑ The buildings and works are site responsive, modest in nature and is complementary to the rural character of the area ensuring an orderly planning outcome.

On this basis, it is respectfully submitted to the responsible authority that the proposal is considered appropriate for approval, and that a planning permit should be granted accordingly.

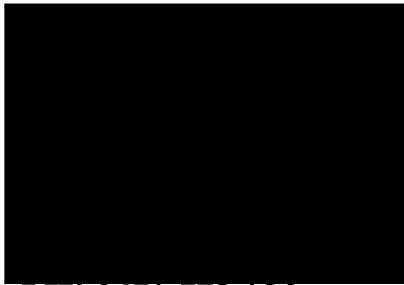
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**ATTACHMENTS:**

- Development Plans
- Farm Management Plan
- Land Capability Assessment

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**I need to live on the property to facilitate proper and timely management of my expensive cattle, to check water, health, and all aspects of farm activities.**

**It is important that I protect my assets from people who believe they can do whatever they want because I do not live on the property.**

**Council by-laws in the past have been required to attend my property to remove domestic dogs from chasing my cows and newborn calves. Police have also attended my farm on numerous occasions as I have had to report several break-ins and stolen property.**

**I have farmed this property for 20 years and have in recent times ventured to manage Wagyu beef cattle. I have changed the structure of my business from farming beef steers to running cows and calves and keeping the yearlings to grow to around 400Kgs and selling them as pure Wagyu or F1 Wagyu.**

**I have doubled the size of the land I farm with a lease of an adjoining property. I am well on track to produce 15000+Kgs of high-quality Wagyu beef this year.**

**This season I have stored 60 ton of hay from the farm and every year have cropped oats or similar as cattle feed. I have set up the farm with new cattle yards, cleaned out dams and provided reticulated water to every paddock. I have continued to fence, provide shelter belts, and improve pastures and infrastructure.**

**I built the farm shed several years ago, however, with the increase in my business, cattle numbers and increased farm equipment I require increased shed size for storage of extra equipment and the fodder required for my cattle.**

**I employ an ag apprentice two days per week to help with the workload.**

**I have never had problems accessing the property, cattle trucks, fertilizer trucks, delivery trucks, material trucks even CFA trucks during the 2019 bushfires had no problems accessing North McNamara Road and turning around safely.**

**I have designed the access roads inside and outside my property to facilitate truck access for my farming activities and agricultural machinery movements for the same.**

**My farm is in the northern part of the Green Wedge or the Railway Precinct 3, and as stated by Cardinia Council they support the use of this land for agriculture and biodiversity.**

**I simply state that I support these principles of agricultural biodiversity and sustainability and my actions over many years are testimony to my hard work and support.**

**I currently have over 15000liters of tank water storage. This will increase to over 200000litres with the house build.**

**I have 5000 Watts of solar power “expandable” and a 14000-Watt diesel generator.**

# Beef Property Farm Management Plan

**Property Name:** Outtrim Station

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**Address:** 125 McNamara Road Bunyip 3815

**Property Size:** Approx 26Ha with easement plus Lease adjoining property of 26Ha Total of 50Ha+]

**ABN:** 84050660987

**Zoning:** the property may fall within zones such as Green Wedge Zone,

**Current Use:** Beef cattle grazing pasture and environmental management.

**Purpose of the Plan:** To optimize beef production, ensure environmental sustainability, and comply with Cardinia Shire Council and the animal tracing requirements.

---

## 2. Farm Goals

My main goal in farming my property in Bunyip is to maintain a sustainable and profitable beef operation. As part of my goals, I plan to protect and enhance my soil quality, maintain water and vegetation quality, and minimize environmental impact.

I also plan to comply with Cardinia Shire Council policies and regulations, comply with NLIS requirements and enhance my farm infrastructure for efficient cattle management. This includes fencing and track management.

---

## 3. Land Use and Paddock Management

As part of my goals to provide a sustainable and profitable beef operation it is imperative that I manage and implement rotational grazing systems to prevent overgrazing. I currently have 20 paddocks with reticulated water.

My fencing aligns with council guidelines to manage herd movements effectively. I have ensured and continue to manage and secure my property boundary fencing, I have double fenced the boundary setting aside land for tree planting for environmental and protection shelter belts. I continue to work with Melbourne Water and Landcare in relation to tree planting and securing Ti Tree Creek.

Any of the area aerial photo show that my ongoing stewardship of this tract of land is great for the biodiversity in the area.

I select pasture species that are suited to local conditions, and I consider recommendations from the Cardinia Western Port Green Wedge Management Plan, conducting regular soil testing to maintain optimal fertility and pH levels.

I use Gippsland Bulk spreaders for fertilizer and utilize their agronomist for advice.

I have developed and implemented a weed management plan to control invasive species, adhering to local regulations and safety requirements for persons, land, flora and fauna and my animals.

---

#### **4. Livestock Management**

I have determined sustainable stocking rates based on land capability assessments, council and meat and livestock Australia recommendations and my many years of farming in the Cardinia region.

I schedule veterinary checks, vaccinations, and parasite control, especially in summer and winter as they are important husbandry requirements. And I have provided and continue to ensure my cattle have access to clean water and adequate shelter in every paddock.

I have implemented selective breeding practices to enhance herd genetics and productivity, and I have in the last few years put in place a comprehensive Wagyu Breeding program. I plan to transition my herd from steer beef production to wagyu cows and calves and F1 cows crossed with wagyu bulls. These wagyu cattle are weaned and then fattened to around 400Kg before sale.

---

#### **5. Water Resource Management**

I have developed and maintain water sources in compliance with regulations, and I have along with Melbourne Water Implemented measures to protect waterways, I have fenced off riparian zones, planted recommended trees and continue to maintain these areas as recommended in the Cardinia Western Port Green Wedge Management Plan.

I continue to work designing and maintain drainage systems to prevent soil degradation, and I monitor and manage water quality to meet environmental standards and animal needs.





---

## 6. Soil Conservation

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As in previous land management section I outlined how I continue to Implement soil conservation practices to prevent erosion and soil degradation following guidelines from the Cardinia Western Port Green Wedge Management Plan. As such I Conduct soil tests every few years to monitor nutrients and PH levels, and I develop plans to adjust the soil profiles with the help of Gippsland bulk spreaders.

---

## 7. Biodiversity and Native Vegetation

Over several years now, I have, with the help of Melbourne Water, Identified and protected areas of native vegetation, following government authorities' guidelines. I have participated in local initiatives that promote biodiversity and sustainable farming practices. Such as Land Care and Farmers for Action on Climate Change.

I have developed a weed management plan in accordance with government regulations to control invasive species and continue to monitor my progress in managing my biodiversity and sustainable practices.

---

## 8. Infrastructure Development

It has been imperative to the safety of my cattle and my neighbours I have ensured my fencing complies with council regulations and is designed to protect local wildlife and secure my property.

To run a successful farming enterprise, it is important that I am able to obtain necessary permits for constructing or upgrading farm infrastructure, adhering to council regulations.

I regularly maintain my farm access road to prevent environmental degradation, and to allow access to all forms of road user Southeast Water, Melbourne Water, Local council, Australian Pipeline Protection, CFA, Garbage trucks all members of public and myself. I follow council guidelines, and I also acknowledge that McNamara Road is a council owned public road.

Movement of agricultural machinery between the house site and the shed is a very important part of my farm activity, I obviously require plenty of space to shift from front paddocks to for example the hay shed. I also have many truck movements to and from my property per year I have attached a recent photo of a semitrailer truck accessing my front gate



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## 9. Environmental Impact Mitigation

I implement nutrient management strategies to prevent runoff into waterways, complying with environmental regulations. And I have developed a waste management plan that aligns with council requirements to handle manure and other farm waste responsibly.

I have provided extensive carbon sequestration through tree planting and other practices such as cropping and soil management.

## 10. Compliance and Reporting

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I continue to ensure that all my farming activities comply with my NLIS, local government and water control authorities, and I maintain detailed records of farm management practices for NLIS and other authorities.

I am aware of and comply with any planning overlays affecting the property, such as bushfire management and environmental protections. Because of my farms proximity to Bunyip Township and taking note of the importance of having a critical buffer on the northern side of my farm I am very aware of the need to ensure that my paddock management plan is adjusted accordingly.

## 11. Timeline for Implementation

I have been working these plans for many years

Activity	Timeline	
Soil testing and pasture reseeding	Every year	
Fencing upgrades	ongoing	Apprentice / Owner
Waterway protection measures	ongoing	Apprentice/owner/Volunteers
Infrastructure development	Current application to council	Property Owner
Review and adjustment of plan	Ongoing	Property owner manager

## 12. Budget and Resources

On a yearly basis I provide detailed information to my accountant in relation to issues such as fencing, water systems, pasture improvement, and other infrastructure developments. Furthermore, I continue to explore Landcare grants, Melbourne Water grants and any subsidies offered by Cardinia Shire Council or the Victorian government for sustainable farming practices.

## 13. Monitoring and Review

I regularly assess pasture condition, livestock health, and environmental impact, and continue to review and update my Farm Management Plan annually to ensure ongoing compliance with council regulations and other agencies.



## 14. Biosecurity

Thru the training programs provided by MLA Integrity Matters I consider myself to be vigilant and up to date with beef cattle biosecurity matters.

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**Owner and manager of this 52Ha farmland grazing beef cattle.**

**I have been farming Beef cattle in Cardinia for over 40 years and consider myself to be an expert on my farm management principles. I am familiar with all aspects of West Gippsland cattle management and have long association with farming groups such as Vets, farm contractors of all types, cattle agents and fertilizer suppliers. I also communicate with Melbourne Water, Southeast Water, Cardinia, NLIS, MLA and Landcare groups.**

# Farm Fire Management Plan

**Property Name:** Outtrim Station

**Location:** Bunyip, Victoria



## 1. Property Assessment

### 1.1 Fire Hazard Identification

- Identify high-risk areas, including dense vegetation, hay storage, fuel tanks, and machinery sheds.
- Assess potential ignition sources such as power lines, machinery, and vehicles.

### 1.2 Access Routes

- Ensure clear access for emergency vehicles (minimum 3.5m width and 4m height clearance).
- Establish and maintain multiple evacuation routes.
- Signpost key areas for easy identification by emergency services.

## 2. Fuel Management

### 2.1 Vegetation Control

- Regularly mow, slash, or graze grass to maintain low fuel levels.
- Remove dead vegetation and fallen branches.
- Maintain a minimum 10m clearance around structures.

### 2.2 Firebreaks (where practicable)

- Establish firebreaks around property boundaries and critical assets.
- Ensure firebreaks are at least 3m wide and free of flammable material.

## 3. Infrastructure Preparation

### 3.1 Building Maintenance

- Use fire-resistant materials where possible.
- Clean gutters and roofs regularly to remove leaves and debris.
- Where practicable, install ember-proofing measures (e.g., fine mesh screens on vents and windows).

### 3.2 Water Supply

- Maintain accessible water sources such as dams, tanks, and firefighting pumps.
- Consider installing fittings compatible with CFA hoses.

- Ensure a minimum of 10,000L of water is available for fire suppression.

## **4. Emergency Planning**

### **4.1 Evacuation Plan**

- Identify safe refuge areas.
- Develop and practice evacuation procedures.
- Establish livestock relocation plans.

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### **4.2 Communication Strategy**

- Subscribe to Vic Emergency alerts.
- Maintain a list of emergency contacts, including CFA, neighbours, and local authorities.
- Establish a communication plan using mobile phones and UHF radios.

## **5. Equipment and Training**

### **5.1 Firefighting Equipment**

- Maintain and regularly test hoses, pumps, and sprinklers.
- Store protective clothing (fire-resistant overalls, gloves, goggles, and boots).

### **5.2 Personal Training**

- Conduct self-education on fire safety annually.
- Familiarize with fire response procedures.

## **6. Compliance with Cardinia Shire Council Requirements**

- Adhere to the Municipal Fire Management Plan.
- Implement recommendations from the Southern Metropolitan Regional Strategic Fire Management Plan.
- Maintain records of fire prevention activities.

### **Plan Review and Updates:**

- This plan is reviewed and updated annually on January 1st.
- Updates should incorporate any changes in property layout, new hazards, and feedback from fire drills.

### **Emergency Contacts:**

- **CFA (Country Fire Authority):** ring 000
- **Vic Emergency Hotline:** 1800 226 226
- **Local Council (Cardinia Shire):** Cardinia
- **Nearest Fire Station:** Bunyip
- **Close person to contact** 0417 124 881

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## Emergency Livestock Relocation Plan – Bunyip, Victoria

This plan is designed for the immediate and safe evacuation of **120 head of cattle** from Bunyip, Victoria, due to an emergency such as:

- **Bushfire threat**
- **Flooding risk**
- **Severe weather event**
- **Structural failure of farm infrastructure**

### 2. Key Priorities

- ✓ **Animal Safety:** Minimise stress and injuries.
- ✓ **Rapid Execution:** Streamline evacuation with pre-arranged transport and relocation sites.
- ✓ **Regulatory Compliance:** Ensure PIC (Property Identification Code) records, NLIS (National Livestock Identification System) updates, and animal welfare compliance.

### 3. Emergency Relocation Process

#### 3.1 Immediate Action (0–2 Hours)

- **Activate Emergency Contact List:**
  - Local authorities (CFA, VIC Emergency, Agriculture Victoria).
  - Transport contractors (pre-arranged livestock carriers).
  - Receiving farm/property contact.
- **Assess Cattle Readiness for Transport:**
  - Prioritise fit and mobile animals.
  - If necessary, leave behind injured animals (contact a vet for later retrieval).
- **Secure Holding Area:**
  - Move cattle to a **safe, accessible yard** for loading.
  - Provide water, but **limit feed** to reduce transport stress.

#### 3.2 Transport & Evacuation (2–6 Hours)

- **Load Cattle on to Trucks:**
  - Use available **semi-trailer**
  - Load in groups by weight and size to prevent injury.



- **Transport to Pre-Arranged Safe Zone:**
  - **Primary Relocation Site:** Adjacent Farms
  - **Alternative Locations (if primary site unavailable):**
    1. [Second farm or agistment option]
    2. [Emergency livestock refuge, e.g., Sale Yards, Showgrounds]
- **Monitor Transport Conditions:**
  - Keep travel time **under 8 hours** if possible.
  - **Avoid extreme heat** and ensure airflow in trucks.

### 3.3 Arrival & Immediate Care (6–24 Hours)

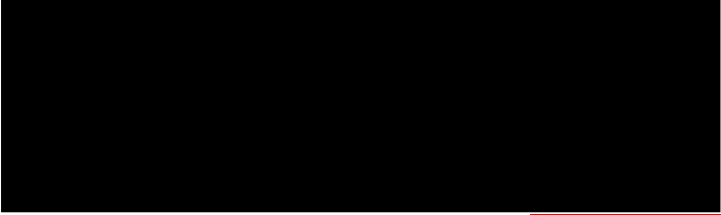
- **Unloading & Inspection:**
  - Check cattle for injuries, dehydration, or stress.
  - Provide clean water immediately.
- **Secure Holding Area:**
  - Keep cattle in **fenced paddocks or holding yards** for 24–48 hours.
- **Record Movement Details:**
  - **Update NLIS database** within **48 hours**.
  - Maintain transport records for compliance.

## 5. Contingency Plan

Scenario	Response
<b>Primary relocation site unavailable</b>	Redirect to secondary site or emergency livestock refuge (e.g., Saleyards, Showgrounds).
<b>Transport unavailable</b>	Contact additional local carriers or utilise farm-based transport options.
<b>Injured or unfit cattle</b>	Separate and consult a veterinarian.
<b>Severe weather en route</b>	Delay transport if safe to do so or adjust route accordingly.

## 6. Preparedness Recommendations

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- ◆ **Pre-arrange transport** with local livestock carriers for rapid deployment.
  - ◆ **Identify & confirm safe relocation sites** in advance.
  - ◆ **Keep NLIS records & movement documents** ready for quick updates.
  - ◆ **Maintain emergency supplies** (feed, water, first-aid kit, portable fencing).
- 

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## **Farm Management Plan – Supplementary comments**

I do not need connection to external services of power or water; therefore, I do not need evidence from the relevant authorities.

### **Water supply.**

I currently have approximately 150,000 litres of water storage capacity connected to the two sheds on my property.

Bunyip has an average rainfall of 900mm, with the shed extension, and the new house I will have a roof area of greater than 800 square meters this translates to 720,000 litres per year of potable water.

More than enough considering I have lived in Cardinia Shire on tank water for more than 20 years and know what is needed.

I will place a smaller header tank at the house on the western side to temporary store any rainwater, 2000 litres will cater for any down pours, this water will then flow to the larger storage tanks located at the sheds.

### **Alternative energy source.**

I currently have on the existing shed 2,500watts of solar panels, and in the shed 800 Ah of battery storage a 5,000watt inverter providing 240v power.

This whole system is expandable and will be when the shed extension is built.

The north-eastern shed roof area will be covered in solar panels and the inverter capacity will be increased along with the battery storage.

I also have a large diesel-powered generator in the shed connected to the current system to back up and provide auxiliary power of up to 15,000watts.

### **Farm Management Plan**

Lot 2 Hillbrick Road Garfield provided a further approx. 70 acres to my existing 70 acres 125 Mc Namara Road Bunyip.

I attach the lease agreement cover as proof of the lease agreement any further information is commercial in confidence.

I run my cattle on this property and use it for cropping.

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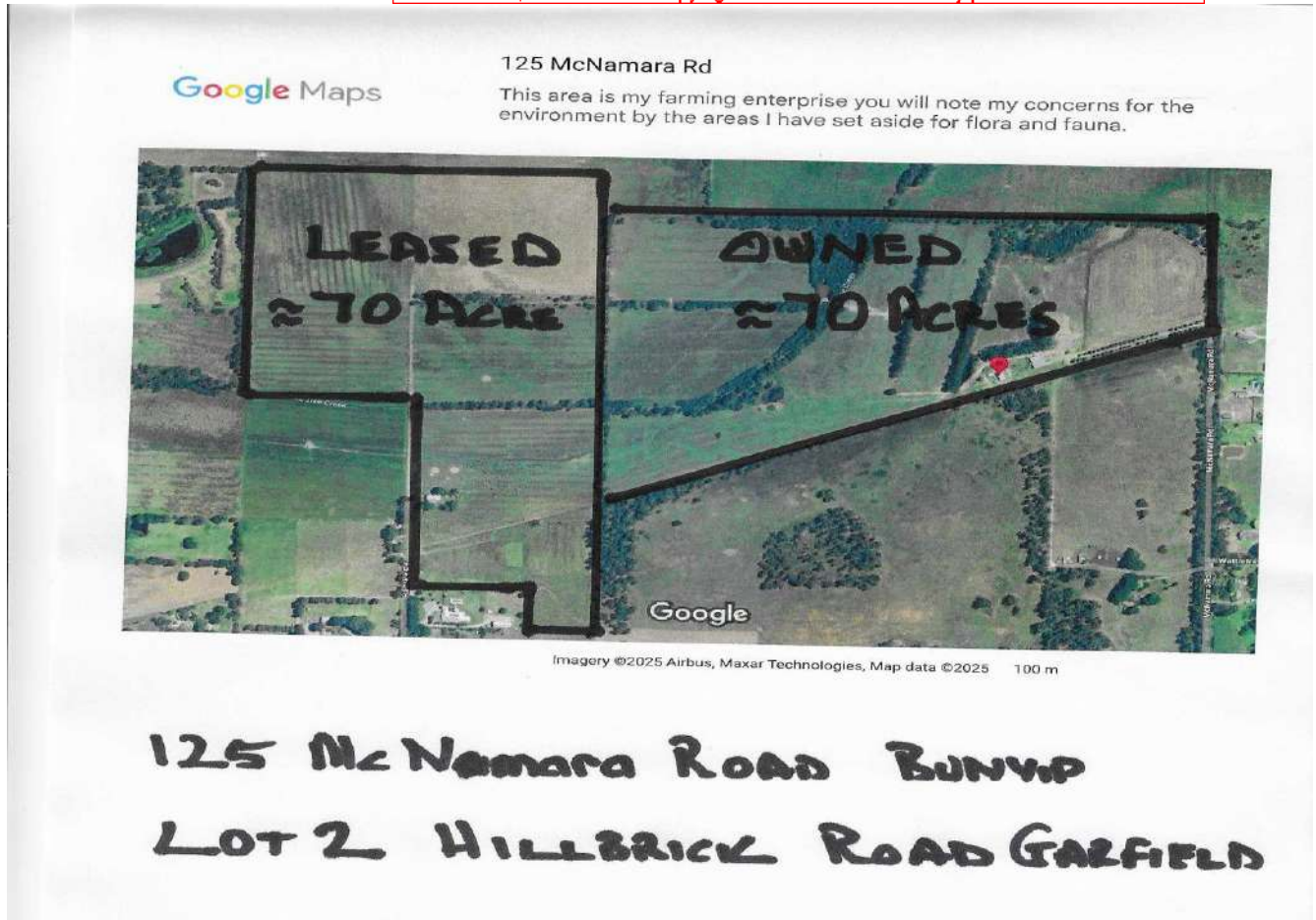
**Premises:** Lot 2, Hillbrick Road, Garfield VIC 3814 (Volume 09835 Folio 204)

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Page 1 of 19

I attach the below aerial view of my property (125 McNamara Road Bunyip) and the adjoining property (Lot 2 Hillbrick Road Garfield) This is quite a sizable parcel of land for farming in Gippsland.





I currently have 120 head of cattle, 40 cows with 40 calves, and 40 yearlings these yearlings are ready for sale.

I consider this to be the carrying capacity of this land. The 40 yearlings are last years calves, and their sale will facilitate the separation of the cows from their calves and those calves will grow to yearlings for next year's sale, so stocking rate varies significantly through the year.

For my farming activities stocking rate and stocking density are not terms that suit my agriculture practice, these terms suit very large station type farms but in times where the elements are against you it doesn't matter what the stocking rate is you must adjust to the conditions.

My many years of running cattle in the Cardinia Shire and the 20 years of farming at my Bunyip farm lets me know how many cattle I can run, depending on the season, my crop growth and the amount of hay in storage.

Even after making assessments of these factors extra purchase of fertilizer, fodder or selling some stock is inevitable in some years.

I have adjusted my herd size for the combined lands. 120 head is inclusive of the carrying capacity of 125 McNamara Road and Lot2 Hillbrick Road the approx. 140 acres in total.

## **Green Wedge Zone**

I have a proven track record of maintaining my farmland and the animals on that land.

I protect the land and the flora and fauna. I have planted and maintained thousands of trees and set aside protected land for these trees.

For me this the very basis of the green wedge zone, which I am committed too.

I have effectively and efficiently in line with the stated Cardinia Shire objectives of using the land wisely for agricultural purposes and I have successfully provided the intersection of farming, green shelter and wildlife preservation.

I provide bushfire protection to the close residential development by my stewardship of the land. All this can be enhanced by my living on my property.

As I farm this land and as I have stated previously, I need to be close to the land for farming and protection of this asset from –

- Robberies - I have had several robberies at my shed (police attended)
- Dog attacks - I have had several dog attacks on my cattle (Cardinia Shire offices attended)
- Malicious dumping - I have had numerous cases of people dumping cattle offal on 125 McNamara Road (Cardinia Shire Officers cleaned up)
- Health & animal welfare – I need to be on the property to be on top of any animal husbandry issues that arise daily.
- Bottle feeding calves
- Caring for sick animals – needs 24 hour presence on site.

The increased size of my farming enterprise has highlighted the urgency of been close to my farming business.

I note the close proximity and the approved of residential land development of approximately 30 house sites to my proposed house site.

These 30 house sites will have a far greater impact on the ethos of the green wedge zone, visually aesthetically and environmentally than my proposed house and shed extension, where I continue to abide by the green wedge ethos of providing agricultural use of the land to this area in line with the Cardinia Shire plans along with environmental protection.

Google Maps

proximity of my proposed house and shed extension to further my agriculture pursuits to residential developments



Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 20 m



# Land Capability Assessment

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**Report No: 19774**

**Location: 125 McNamara Road, BUNYIP**

**Client: 3D Design Group**

**Date: 14/03/2025**





1. **Owner/ Developer:** 3D Design Group
2. **Zoning:** Green Wedge Zone (GWZ1)
3. **Overlays: (ESO)(ESO1)(LSIO)** This property is in a bushfire prone area and has areas of aboriginal cultural heritage sensitivity.
4. **Allotment Size:** 26.56HA
5. **Anticipated Wastewater:** 900 litres/Day
6. **Number of Rooms Usable for Bedrooms:** 3 Bedroom and sewingroom

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## 7. Site Plan:

Note: Plan not to scale

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## 8. Published Soil Information:

The site is situated within a geological area of Quaternary, Mostly Holocene, Fluvial Alluvium. The site investigation confirmed this.

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## 9. Site Key Features:

**Table 1: Site Assessment**

	Feature	Description	Level of Constraint	Mitigation Measures
<b>A</b>	<b>Buffer Distances</b>	Dam/Waterway	Moderate	Yes
<b>B</b>	<b>Climate</b>	Rain evaporation ratio	Moderate	Yes
<b>C</b>	<b>Drainage</b>	Fair	Minor	Nil
<b>D</b>	<b>Erosion &amp; Landslip</b>	Minor	Minor	Nil
<b>E</b>	<b>Exposure &amp; Aspect</b>	Good Exposure	Minor	Nil
<b>F</b>	<b>Flooding</b>	LSIO	Moderate	Yes
<b>G</b>	<b>Groundwater</b>	Not encountered	Minor	Nil
<b>H</b>	<b>Imported Fill</b>	No	Minor	Nil
<b>I</b>	<b>Land Available for LAA</b>	Large Lot	Minor	Nil
<b>J</b>	<b>Landform</b>	Uneven	Minor	Nil
<b>K</b>	<b>Rock Outcrops</b>	Nil	Minor	Nil
<b>L</b>	<b>Feature</b>	Nil	Minor	Nil
<b>M</b>	<b>Run-on &amp; Runoff</b>	Nil	Minor	Nil
<b>N</b>	<b>Slope</b>	≤10%	Minor	Nil
<b>O</b>	<b>Surface Waters</b>	Dam/Waterway	Moderate	Yes
<b>P</b>	<b>Vegetation</b>	Grass	Minor	Nil

**A)O)** Maintain at least 60m setback from marked dams and waterway

**F)** LAA location selected above know flood levels

**B)** Higher rain fall and evaporation in winter months full water balance completed.

## 10. Soil Survey and Analysis:

**Table 2: Soil Assessment**

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	Feature	Assessment	Level of Constraint	Mitigation Measures
A	Electrical Conductivity	.35dSm <sup>-1</sup>	Minor	Nil
B	Emerson Aggregate Class	7	Minor	Nil
C	pH	5.4	Minor	Nil
D	Rock Fragments	<10%	Minor	Nil
E	Soil Test Depth	1.5m	Minor	Nil
F	Soil Permeability & Design Loading Rates	Cat 5	Moderate	Yes
G	Permanent Watertable Depth	<5m not encountered	Minor	Nil

- Bore logs on page 9.

F) Category 5 soil, full water balance has been done and conservative rates applied.



## 11. Water Balance:

**Mean Monthly Rainfall:** 871.2

**Monthly Pan Evaporation:** 1042

**Daily water usage:** 900 litres per day

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### Irrigation area sizing using Nominated Area Water Balance for Zero Storage

Site Address:				125 McNamara Rd Bunyip													
Date:				Assessor:													
INPUT DATA																	
Design Wastewater Flow	Q	900	L/day	Based on maximum potential occupancy and derived from Table 4 in the EPA Code of Practice (2013)													
Design Irrigation Rate	DIR	3.0	mm/day	Based on soil texture class/permeability and derived from Table 9 in the EPA Code of Practice (2013)													
Nominated Land Application Area	L	267	m <sup>2</sup>														
Crop Factor	C	0.6-0.8	unitless	Estimates evapotranspiration as a fraction of pan evaporation; varies with season and crop type <sup>2</sup>													
Rainfall Runoff Factor	RF	0.8	unitless	Proportion of rainfall that remains onsite and infiltrates, allowing for any runoff													
Mean Monthly Rainfall Data	Longwarry 85208			BoM Station and number													
Mean Monthly Pan Evaporation Data	East Sale Airport (085072)			BoM Station and number													
Parameter	Symbol	Formula	Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	
Days in month	D		days	31	28	31	30	31	30	31	31	30	31	30	31	365	
Rainfall	R		mm/month	59.5	50.3	59	68.2	75.3	69.9	71.4	83.2	90.5	87.6	83.9	72.4	871.2	
Evaporation	E		mm/month	151.9	126	102.3	65.1	43.4	36	40.3	55.8	75	99.2	114	133.3	1042.3	
Crop Factor	C		unitless	0.80	0.80	0.70	0.70	0.60	0.60	0.60	0.60	0.70	0.80	0.80	0.80		
OUTPUTS																	
Evapotranspiration	ET	ExC	mm/month	122	101	72	46	26	22	24	33	53	79	91	107	774.5	
Perculation	B	DIRxD	mm/month	93.0	84	93.0	90.0	93.0	90.0	93.0	90.0	93.0	93.0	90.0	93.0	1095.0	
Outputs		ET+B	mm/month	214.5	184.8	164.6	135.6	119.0	111.6	117.2	126.5	142.5	172.4	181.2	199.6	1869.5	
INPUTS																	
Retained Rainfall	RR	RxRF	mm/month	47.6	40.24	47.2	54.56	60.24	55.92	57.12	66.56	72.4	70.08	67.12	57.92	696.96	
Applied Effluent	W	(QxD)/L	mm/month	104.5	94.4	104.5	101.1	104.5	101.1	104.5	104.5	101.1	104.5	101.1	104.5	1230.3	
Inputs		RR+W	mm/month	152.1	134.6	151.7	155.7	164.7	157.0	161.6	171.1	173.5	174.6	168.2	162.4	1927.3	
STORAGE CALCULATION																	
Storage remaining from previous month			mm/month	0.0	0.0	0.0	0.0	20.1	65.8	111.3	155.7	200.3	231.3	233.5	220.5		
Storage for the month	S	(RR+W)-(ET+B)	mm/month	-62.4	-50.2	-12.9	20.1	45.7	45.4	44.4	44.6	31.0	2.2	-13.0	-37.2		
Cumulative Storage	M		mm	0.0	0.0	0.0	20.1	65.8	111.3	155.7	200.3	231.3	233.5	220.5	183.3		
Maximum Storage for Nominated Area	N		mm	233.56													
	V	NxL	L	62344													
LAND AREA REQUIRED FOR ZERO STORAGE				m <sup>2</sup>	167	174	238	333	474	485	465	466	385	273	237	197	
MINIMUM AREA REQUIRED FOR ZERO STORAGE:				m <sup>2</sup>	485.0												

Wick Trench & Bed DLR	Wick Trench & Bed Length	Subsurface DIR	Subsurface Area
5	135m	3	485

### Wick Trench and Bed sizing:

Q = Daily design flow rate L/Day.

W = Width of trench & bed.

DLR = Design load rating in MM/Day from table 9.

F = Factor 1.2

900L/ (DLR x(W/F)

900L/ (5 lm<sup>2</sup> x 1.6/1.2)

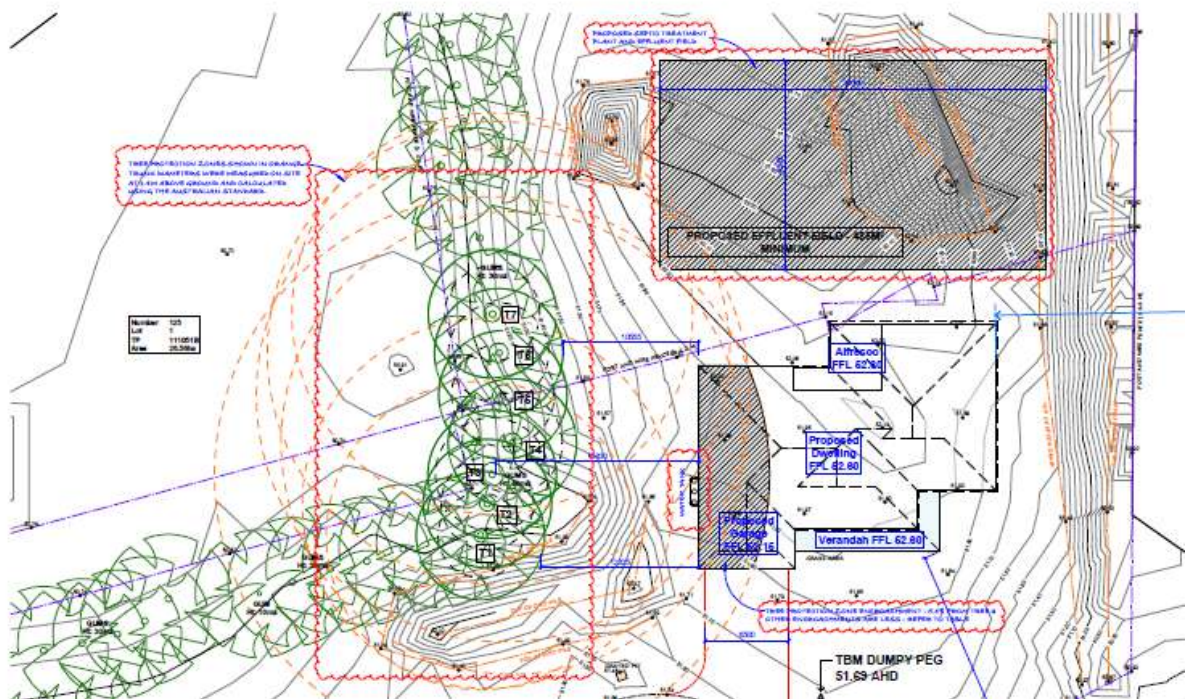
900L/6.66 L/M

135.13m

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## 12. Location and Configuration System:

**Effluent Area:** EPA setbacks must be met.



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### 13. Monitoring Operation and Maintenance:

- Have suitably trained and qualified contractor to service systems at the frequency required by council.
- Recommend use of AAA fixtures and appliances.
- Use cleaning products and toiletries suitable for septic systems.
- Maintain vegetation over effluent area.
- Keep livestock and vehicles off the effluent area to avoid compaction.

### 14. Conclusion:

Soil Test Express can recommend the use of a secondary treated system that uses Subsurface Irrigation or Primary Wick Trench and Bed for treating and maintaining wastewater within the site. Wick trench and bed system should be divided into trench and beds no longer than 20m.

Maintain all EPA setbacks. Maintain set back of 60m from dam/waterway.

Vegetation must be maintaining over and around LAA at all times.

A reserve area of similar size should be set aside if trench system is selected.

The use of low sodium cleaning products recommended.

**Note: Recommendations outlined in this report are subject to council approval.**





(03) 5997 1192



admin@soiltestexpress.com.au



PO Box 233, Koo Wee Rup, VIC 3981

Shop 1/ 23-25 Station St,  
Koo Wee Rup, VIC 3981**GEOTECHNICAL LAND CAPABILITY ASSESSMENT LOGS****Site Location:**125 McNamara Rd,  
BUNYIP**Proposal:**

Residential Septic System

**Report No:**

19774

**Client:**

3D Design Group

**Test Date:**

14/03/2025

**Topography of the land:**

- Uneven Surface ☐  
 Essentially Level ☒  
 Undulating Surface ☐  
 Multiple Hills ☐  
 Slight Slope ☐  
 Moderate Slope ☐  
 Steep Slope ☐  
 Extreme Condition ☐

**Technicians Comments:****Slope Direction:**Trees ☒

type: Various

Size: Large

Water ☐

type:

**Soil Drainage:**

- Good: ☐ Sandy  
 Fair: ☒ to  
 Poor: ☐ Clay

**Existing Structures:****Existing Structure Condition:**Good ☐ Fair ☐ Poor ☐**Existing Structure Description:****Layer Description Borehole 1****Depth**Clayey Silt Fill. Grey.  
Firm. Moist

100mm

Clayey Silt  
Grey  
Firm  
Moist

400mm

Silty Clay  
Grey/Brown  
Stiff to Very Stiff  
Medium to High Plasticity  
Moist

1500mm

**Borehole Terminated at 1.5m**

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**Soil Technician:** K.Thompson**Auger Type:** Mechanical





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OWNER and/or BUILDER to check and verify all dimensions, site levels, grades, roof pitches, etc prior to commencing any works.

Report any discrepancies to 3D Design Group for directions prior to ordering materials and start of building works.

Do not scale drawings, written dimensions are to take precedence over scaled drawings.



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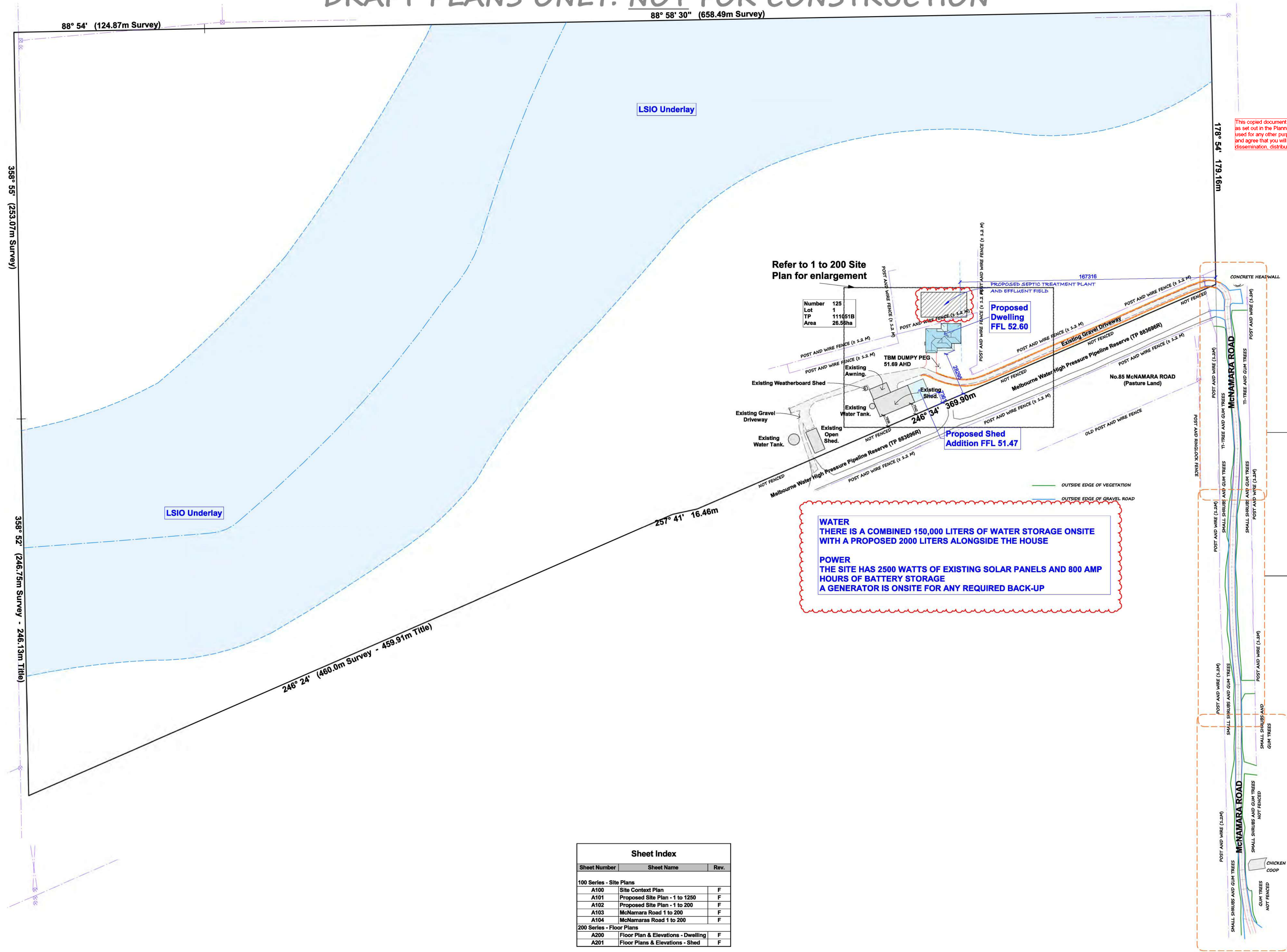




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Sheet Index		
Sheet Number	Sheet Name	Rev.
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A101	Proposed Site Plan - 1 to 1250	F
A102	Proposed Site Plan - 1 to 200	F
A103	McNamara Road 1 to 200	F
A104	McNamara Road 1 to 200	F
200 Series - Floor Plans		
A200	Floor Plan & Elevations - Dwelling	F
A201	Floor Plans & Elevations - Shed	F

100 - Proposed Site Plan 1 to 1250  
1:1250

Proposed Residence & Shed Extension  
125 McNamara Road, Bungip 3815  
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Dwg No: 24-014 Sheet No: A101





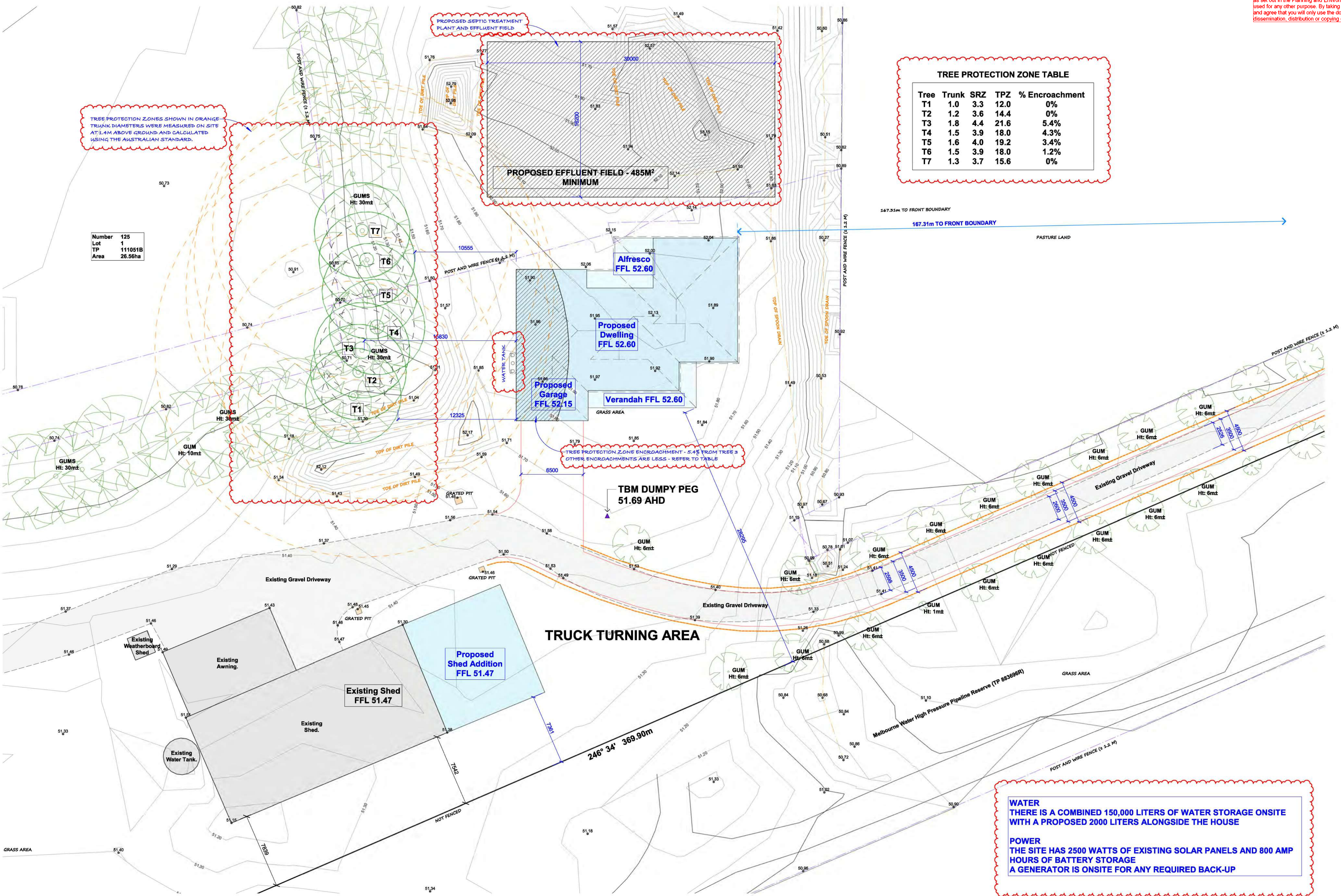
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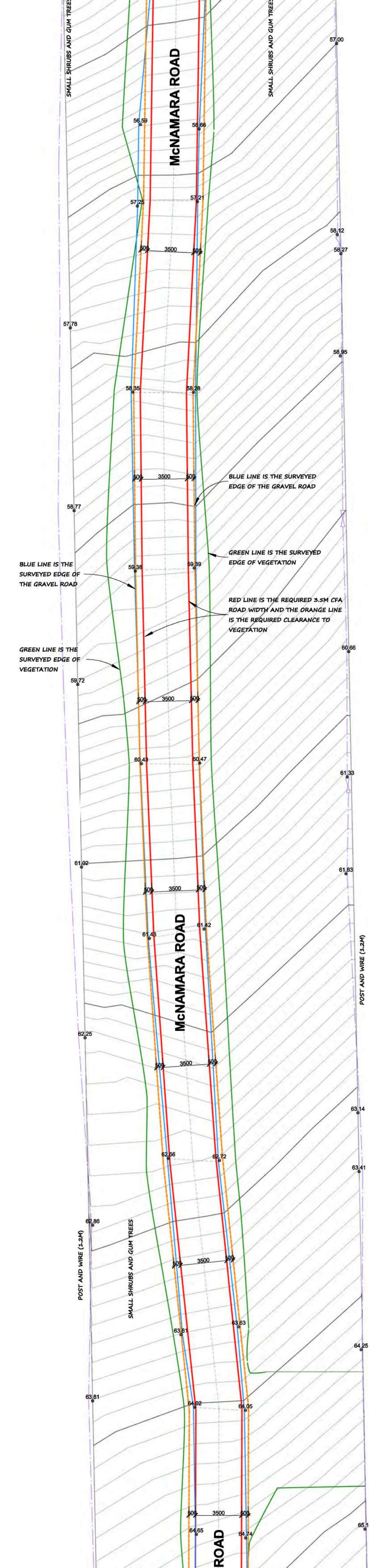
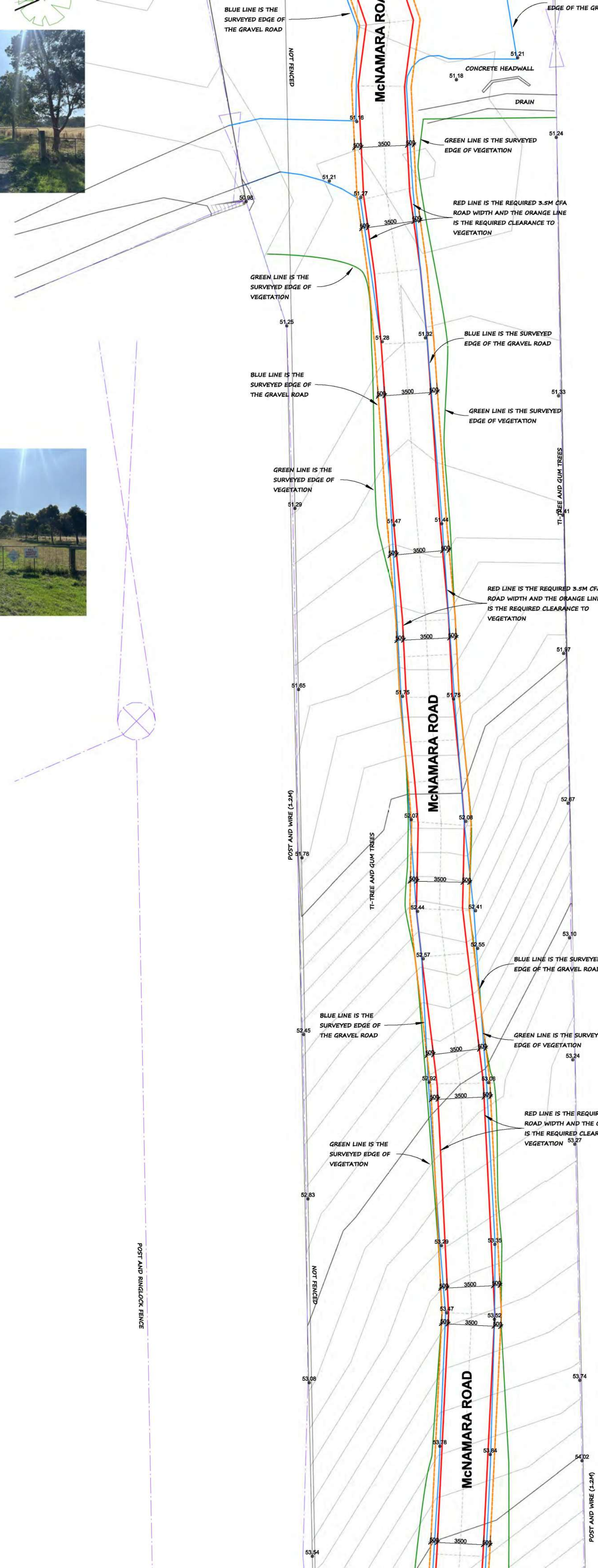


101 - Proposed Site Plan 1 to 200  
1:200

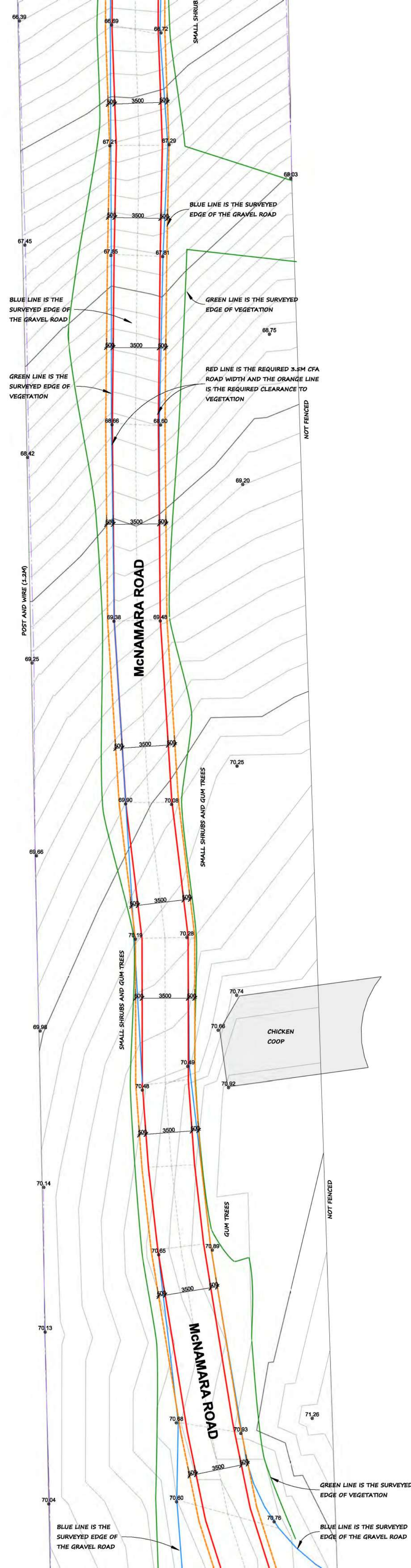
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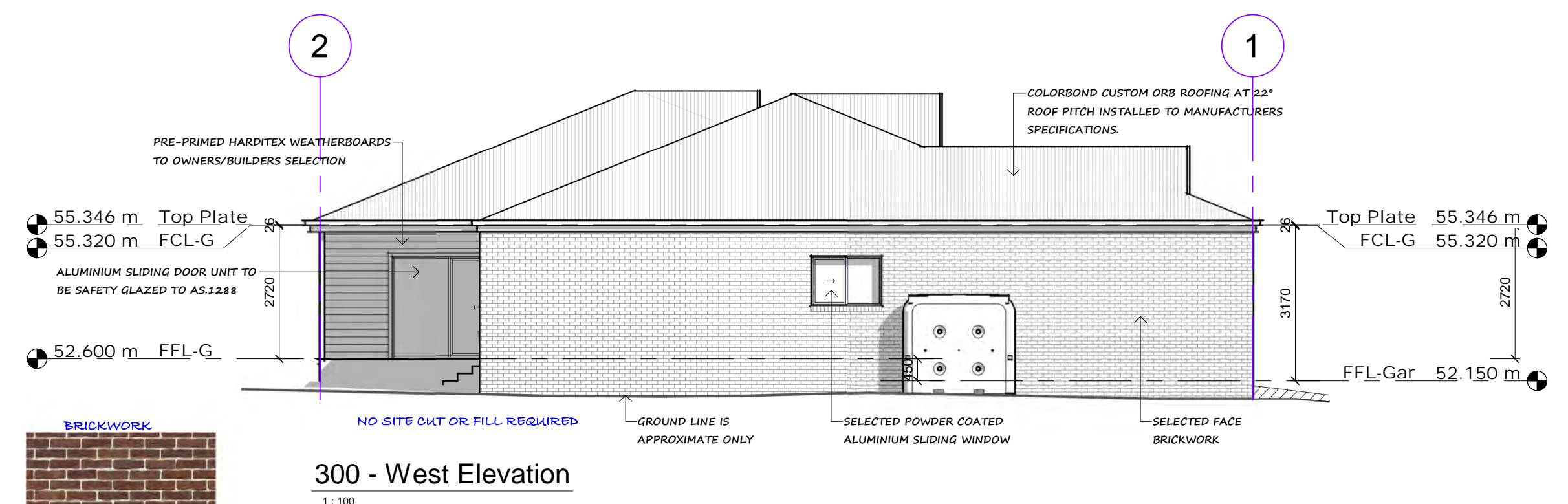
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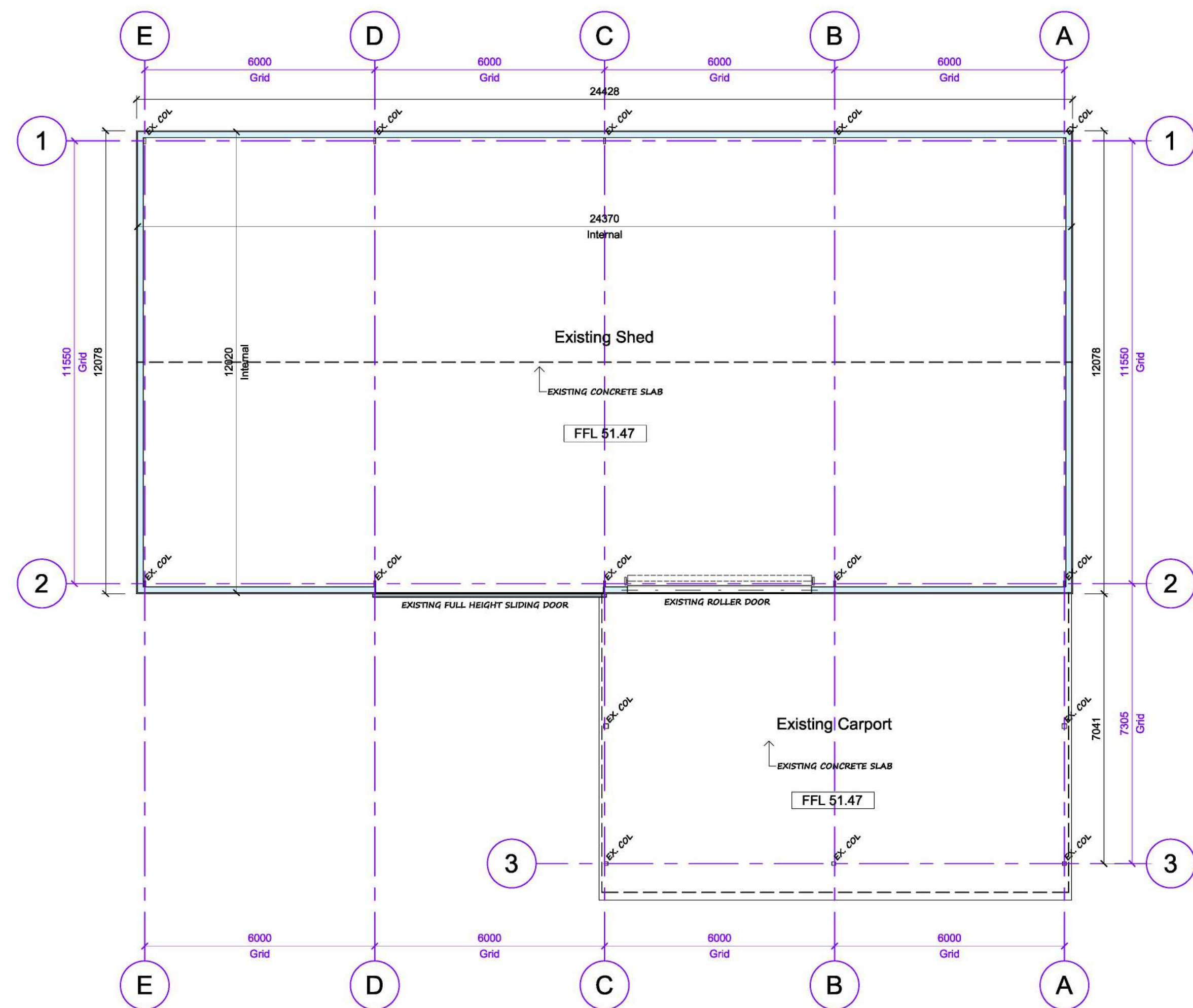
ROOF AND TRIMS:

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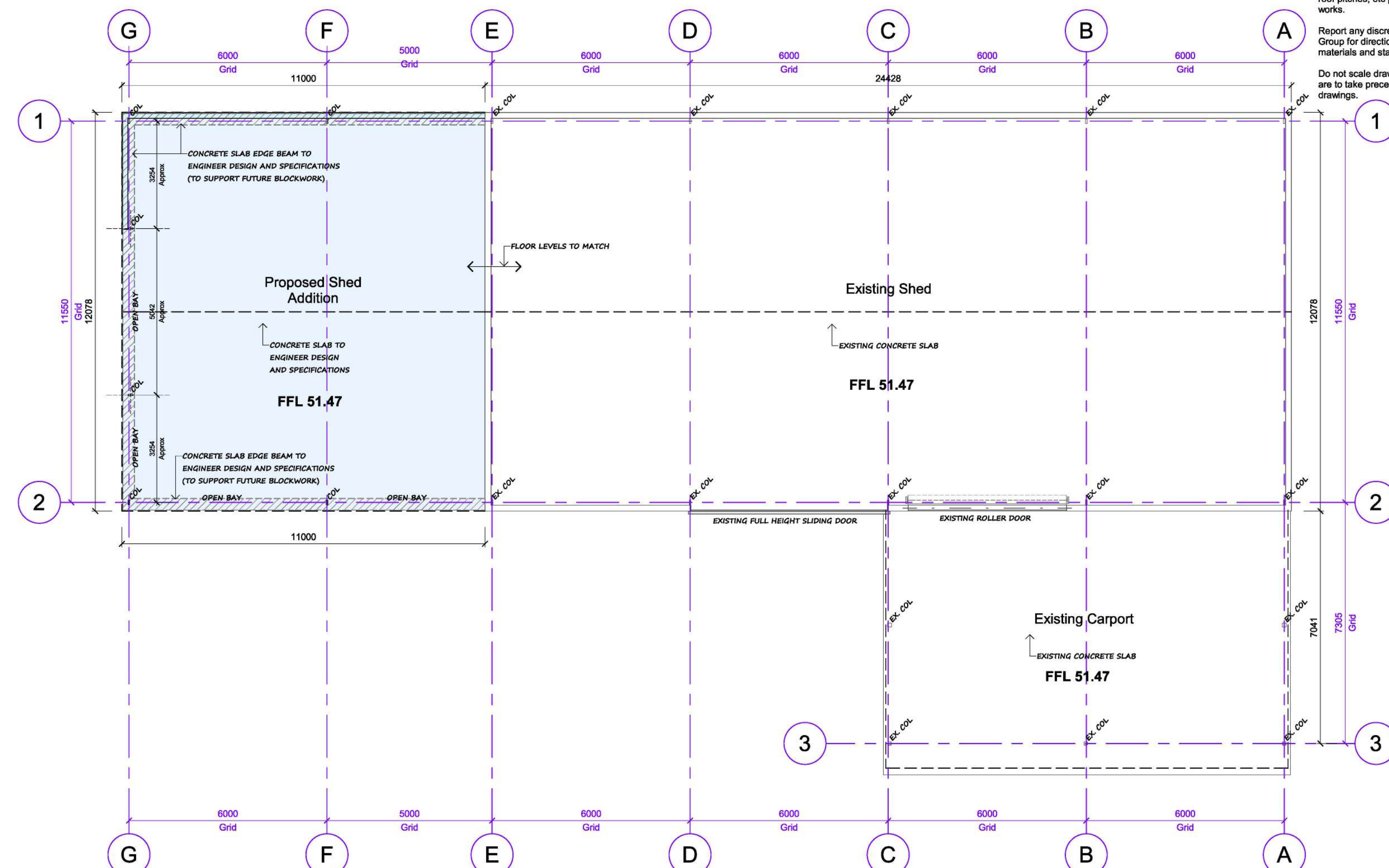
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Existing Floor Plan - Shed  
1:100

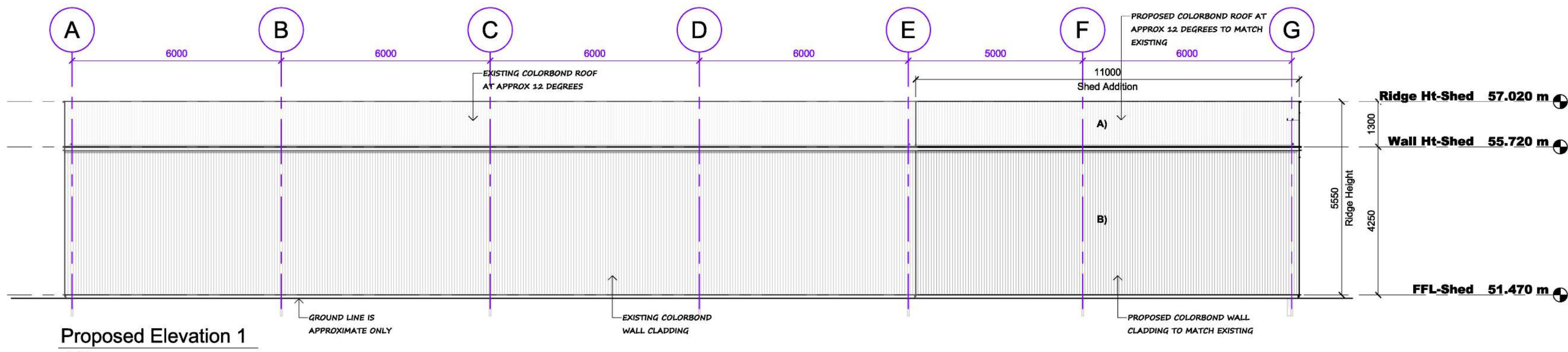


Proposed Floor Plan - Shed  
1:100

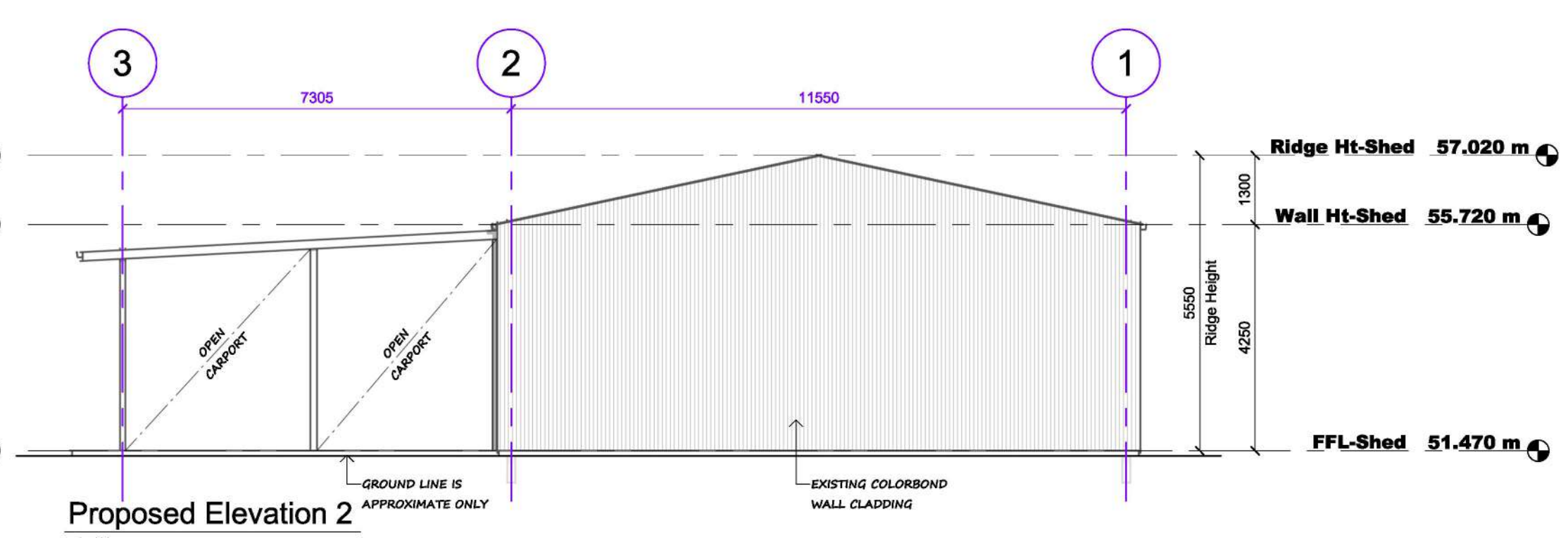
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Area Schedule - Shed		
Name	Area	Sq
Existing Shed	266.04 m <sup>2</sup>	31.76
Existing Carport	85.52 m <sup>2</sup>	9.21
Shed Addition	132.88 m <sup>2</sup>	14.30
	513.42 m <sup>2</sup>	55.27

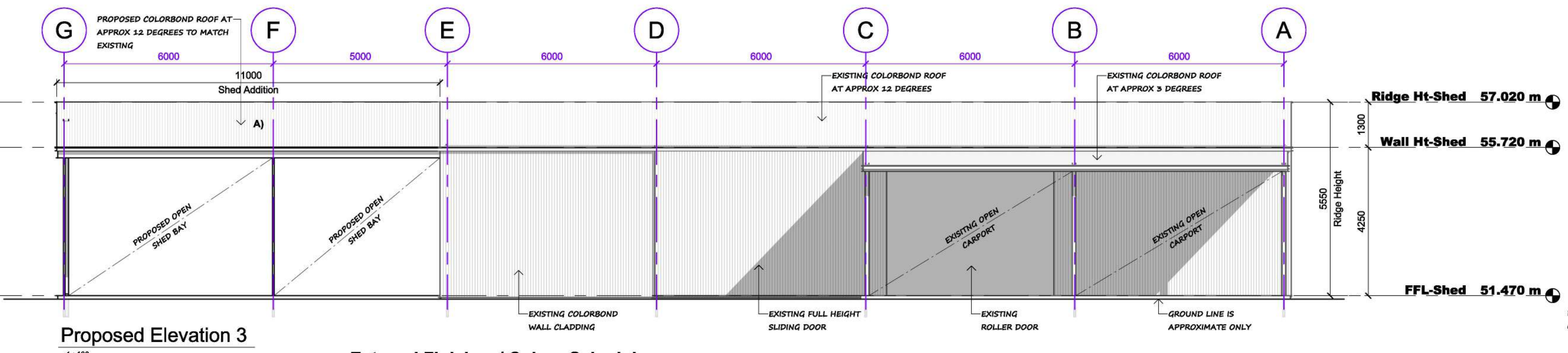
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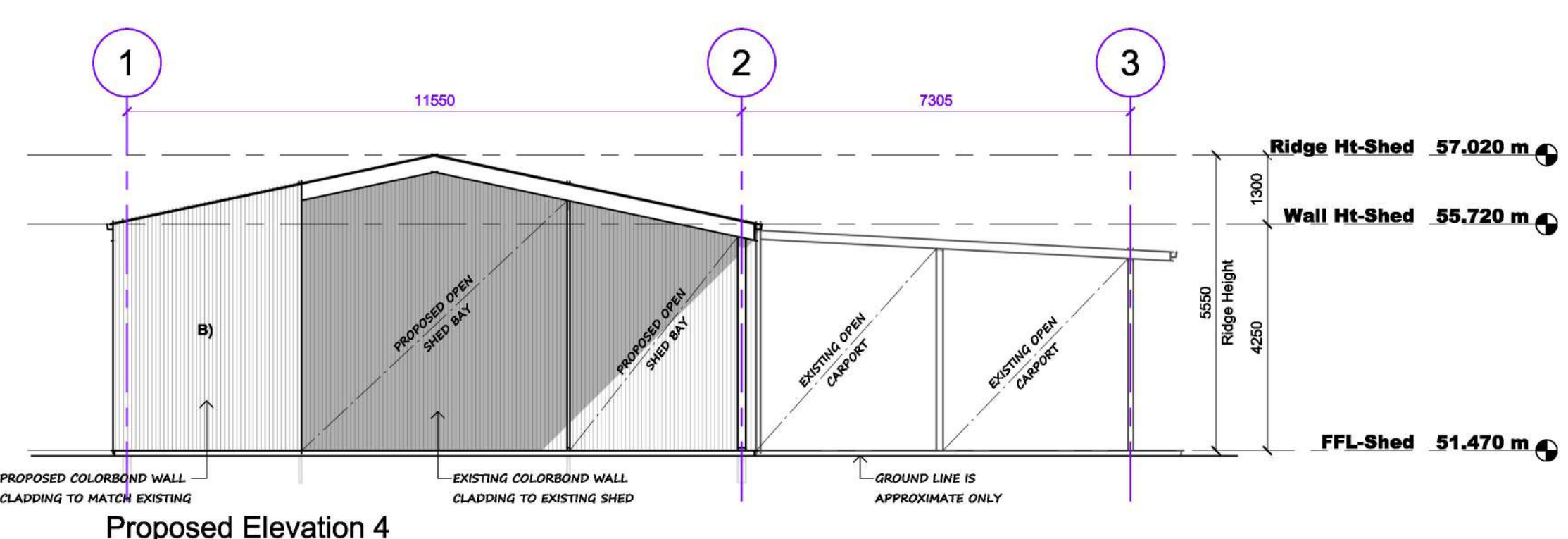
Proposed Elevation 1  
1:100



Proposed Elevation 2  
1:100



Proposed Elevation 3  
1:100



Proposed Elevation 4  
1:100

External Finishes / Colour Schedule			
No.	Description	Material	Colour
A)	Roof	Colorbond	Mist Green (to match existing)
B)	Walls	Colorbond	Mist Green (to match existing)

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