

5 Ordinary Business

5.1 T210321 PA - Use and development of the land for a dwelling and animal husbandry

Responsible GM: Lilli Rosic
Author: Mary Rush

Recommendation:

It is recommended that a Refusal to Grant Planning Permit T210321 be issued for the use and development of the land for a dwelling and animal husbandry at L1 TP248324 V5206 F037, 145 Carse Road, Iona on the following grounds:

- The proposal is contrary to the strategic directions of state and local policy, including Clauses 14.01-1S - Protection of agricultural land, 21.04-2 - Agriculture and 22.05 - Western Port Green Wedge Policy
- The proposal is inconsistent with relevant purposes and decision guidelines of the Special Use Zone - Schedule 1
- The proposal is inconsistent with the relevant provisions of Clause 51.02 - Metropolitan Green Wedge Land: Core Planning Provisions.

Attachments

1. CONFIDENTIAL - T 210321 PA - Copies of Objections [5.1.1 - 4 pages]
2. T 210321 PA - Documents for Assessment - Redacted [5.1.2 - 44 pages]
3. T 210321 PA - Locality Map [5.1.3 - 1 page]

Executive Summary

This application was initially listed for consideration by the Town Planning Committee at its meeting held on 2 May 2022.

At that meeting it was resolved:

That this application be deferred for further consideration at the Town Planning Committee meeting to be held on 6 June to allow further discussion and provision of additional information for consideration by the planners and council.

This application was not submitted to the June Town Planning Committee as no contact had been made by the applicants and no additional information had been provided, this is still the situation.

The application is now resubmitted to the Committee to resolve on the application.

Application no.:	T210321
Applicant:	MASS Construction & Consulting
Land:	145 Carses Road, Iona
Proposal:	Use and development of the land for a dwelling and animal husbandry
Planning controls:	Special Use Zone Schedule 1 Land Subject to Inundation Overlay
Notification & objections:	Pursuant to Section 52 of the <i>Planning and Environment Act 1987</i> , the application was advertised by the placing of one (1) sign on site and notices in the mail to 8 property owners within the vicinity potentially affected by the proposal. Two objections have been received.
Key planning considerations:	Appropriateness of land use Protection of agricultural land
Recommendation:	Refusal

Background

The land has been used for a combination of cattle grazing and hay production since being purchased by the current owners in 2018. For approximately 30 years prior to this the land was used for potato production.

A planning permit (T190433) for the development of the land for a shed to be used in conjunction with the agricultural use of the land was issued on 11 November 2019.

Subject Site



The subject allotment is an 18.3 hectare square-shaped site located in the north western junction of Mynard Road and Carses Road.

The topography is flat and devoid of vegetation (trees) apart from some scattered specimens parallel to the Mynard Road boundary. There are no easements registered on the land, or in the vicinity.

The land is currently vacant of built form, with the exception of a hay shed and stockyard in the south-east corner. The land is used for agriculture.

The main characteristics of the surrounding area are:

<ul style="list-style-type: none"> ■ North 	<ul style="list-style-type: none"> ■ Abuts a 20 hectare similarly zoned allotment, which is undeveloped.
<ul style="list-style-type: none"> ■ East 	<ul style="list-style-type: none"> ■ Adjacent to Cares Road and Sidebottoms Rd Drain. Further east is No. 375 Cares road, a similarly sized and zoned allotment.
<ul style="list-style-type: none"> ■ South 	<ul style="list-style-type: none"> ■ Adjacent to Number Seven Yallock Drain. Further south is no. 95 Cares road, a 23 hectare similarly zoned allotment, featuring a dwelling.
<ul style="list-style-type: none"> ■ West 	<ul style="list-style-type: none"> ■ Abuts No. 170 Pitt Road, a 19 hectare similarly zoned allotment, which is undeveloped.

Relevance to Council Plan

5.1 We practise responsible leadership

5.1.1 Build trust through meaningful community engagement and transparent decision making

Proposal

An application has been received for the use and development of the land for a dwelling and animal husbandry.

The proposed dwelling measures 25.8 metres by 17 metres and has a gable 'Colourbond' roof with a maximum height of 5 metres. The dwelling includes 4 bedrooms, study, kitchen, family room with the usual amenities.

The dwelling will be clad in weatherboard with external covered verandahs surrounding the dwelling.

The dwelling will be located 145 metres from the front boundary (Cares Road), 120 metres from the southern boundary and greater distances from all other boundaries.

The proposed building associated with agriculture measures 20 metres by 12 metres with a gable roof with a maximum height of 5.4 metres. The building will be located 150 metres from Cares Rd, 85 metres from the southern boundary and greater distances to all other boundaries.

The land is also proposed to be used for animal husbandry (combination of cattle breeding/grazing and the keeping, and breeding of racehorses).

An indicative layout of the property indicates that approximately half of the property is to be used for grazing and the other half is to be fenced into individual yards for keeping of racehorses with individual shelters.

The applicant has indicated that the site has a bore which can easily supply 500,000 litres of water.



Planning Scheme Provisions

Planning Policy Framework

The relevant clauses of the PPF are:

- 11.01-1R Green wedges - Metropolitan Melbourne
- 13.03-1S Floodplain management
- 14.01-1S Protection of agricultural land
- 14.01-1R Protection of agricultural land – Metropolitan Melbourne
- 16.01-3S Rural residential development

Local Planning Policy Framework (LPPF)

The relevant clauses of the MPS are:

- 21.01-3 Key issues
- 21.01-4 Strategic vision
- 21.03-5 Rural residential and rural living development
- 21.04-2 Agriculture
- 22.05 Western Port Green Wedge Policy

Relevant Particular/ General Provisions and relevant incorporated or reference documents

The relevant provisions/ documents are:

- Clause 51.02 Metropolitan Green Wedge Land: Core Planning Provisions
- Clause 65 Decision Guidelines
- Clause 66 Referral and Notice Provisions
- Cardinia Western Port Green Wedge. Management Plan

Planning Permit Triggers

- Pursuant to Clause 37.01-1 (Special Use Zone – Schedule 1), a planning permit is required to use the land for a dwelling and animal husbandry.
- Pursuant to Clause 37.01-4 (Special Use Zone – Schedule 1), a planning permit is required to construct a building or construct or carry out works.
- Pursuant to Clause 44.04-2 (Land Subject to Inundation Overlay), a planning permit is required to construct a building or to construct or carry out works.

Public Notification

The application has been advertised pursuant to Section 52 of the *Planning and Environment Act 1987*, by:

- Sending notices to the owners and occupiers of adjoining and nearby land; and
- Placing a sign on site.
- A total of nine (9) nearby owners/occupants received notice of the application by mail.

The notification has been carried out correctly, and Council has received two (2) objections.

The grounds of objection include:

1. The proposal is inconsistent with the intent, purposes and decision guidelines of the SUZ1.
2. Inadequate notification of the application;
3. Inadequate farm management plan

Referrals

The application was referred to Melbourne Water who raised no objections subject to permit conditions.

Discussion

Clause 37.01 (Special Use Zone – Schedule 1)

The Site is within the Special Use Zone – Schedule 1. The zone was specifically established within an area of the Koo Wee Rup Swamp that contains soil recognised as being of high quality, making it agricultural land of state significance.

This highly productive agricultural and horticultural area plays a vital role in providing food for Victoria's population and food security. As such, the purposes of the Special Use Zone – Schedule 1 are:

- To preserve land of high agricultural quality for horticulture and other farming activities.
- To discourage non-agricultural and non-soil based uses establishing on soil of high agricultural value.
- To protect the area from the encroachment of urban and rural residential type development.
- To minimise the potential for conflict between residents and normal farming practices that are related to the conduct of agricultural activities.
- To encourage sustainable farming activities based on whole farm and catchment planning principles on an individual and community basis.

The following decision guidelines of the Special Use Zone – Schedule 1 have been considered:

- Whether the dwelling is reasonably required for the operation of the rural activity being conducted on the land.
- Whether the use, building, works or subdivision will be detrimental to the horticultural significance of the area.
- Whether the use utilises the high quality soils for horticultural or agricultural pursuits.
- The impact of the use, building, works or subdivision on the character and appearance of the area.
- Whether the site is suitable for the use, building, works or subdivision and the compatibility of the proposal with adjoining and nearby farming and other land uses.
- The Land Capability Study for the Cardinia Shire (February 1997).
- Whether the land is liable to flooding and any advice received from Melbourne Water.

An assessment against the decision guidelines of the SUZ1 as to whether it is appropriate to locate a dwelling within this zone is required.

Whether the dwelling is reasonably required for the operation of the rural activity being conducted on the land.

An application to use and develop the land for a dwelling in the Special Use Zone – Schedule 1 must establish that the dwelling is reasonably required to operate a rural activity on the land itself. This burden is placed on applicants to prevent the incremental loss of agricultural land by the encroachment of rural residential development and other incompatible uses.

The use of the land for animal husbandry does not justify a dwelling to be constructed on the land. There are many VCAT cases which find that this type of use does not justify a dwelling.

See, e.g., Noonan v Mount Alexander SC [2017] VCAT 412 (22 March 2017), *Milan v Macedon Ranges SC* [2014] VCAT 717 (16 June 2014), *Mischkulnig v Moyne SC* [2013] VCAT 2110 (17 December 2013), *Zobec v Campaspe SC* [2013] VCAT 1830 (29 October 2013), *Andrews v Hepburn SC & Anor* [2013] VCAT 408 (5 April 2013), *Strachan v LaTrobe CC* [2012] VCAT 414 (12 April 2012), *Panter & Ors v Mt Alexander SC* [2012] VCAT 248 (6 March 2012), *Rehn v Mitchell SC* [2011] VCAT 229 (18 February 2011), *Nicholas v South Gippsland SC* [2009] VCAT 1470 (30 July 2009), *Stone v Colac Otway SC* [2009] VCAT 2251 (23 October 2009), *Gippsland Coastal Board v South Gippsland SC & Ors (No 2)* (Red Dot) [2008] VCAT 1545 (29 July 2008), *Awty v Greater Bendigo CC* [2008] VCAT 14 (16 January 2008), *Pratt v Greater Geelong CC* [2006] VCAT 2654 (20 December 2006).

Whilst it could be argued that a dwelling is required on the land to supervise valuable racehorses, it is Council's opinion that this type of animal husbandry should not be allowed to establish on land with high quality soils which policy says should be used for soil-based agriculture i.e. growing crops in the ground.

The keeping and breeding of racehorses/performance horses can be established on much poorer soils as the majority of the animal's food source comes from supplementary feeding, not from grazing.

Whether the use, building, works or subdivision will be detrimental to the horticultural significance of the area.

The use of the land for non-soil based agriculture will be detrimental to the horticultural significance of the area for several reasons.

The use and development of land for a dwelling is a section 2 use (permit required). The dwelling is proposed to be located toward the centre of the site which wastes land for access to the dwelling and reduces the available land for agricultural use.

The presence of dwellings can impact the viability of farming on adjoining land due to offsite amenity impacts associated with agriculture such as noise, and drifting of agricultural sprays and fertilisers. The presence of a dwelling on adjoining land can limit suitable times for spraying and fertilising due to the impacts of wind causing drifts onto adjoining land which can impact residents of the dwelling.

The applicant proposes to use the land for cattle grazing and breeding/keeping of horses. Both uses fall within the definition of animal husbandry and are a section 2 permit required use.

The definition of animal husbandry is:

- Land used to keep, breed, board, or train animals, including birds.

The current application proposes to use approximately half of the land for cattle grazing and half for horse keeping/breeding.

The use of the land for animal husbandry does not utilise the high-quality soils to their highest capacity i.e. growing crops in the ground. Both of these uses proposed can be carried out on much poorer soils.

The immediate result will be a loss of agricultural production and a corresponding reduction in the horticultural significance of the area.

If no dwelling is permitted on the land, there is a high likelihood that the land would continue to be used for soil-based agriculture. This would have a direct flow on effect in the value of the land as the ability to build a dwelling has the immediate effect of increasing the value of the land. If no dwelling is possible, it is likely that the land value will drop and enable existing farmers to increase their landholdings. This would assist with the maintenance of soil-based agricultural production in the future, with a positive impact on the horticultural significance of the area and rural economy.

On the contrary, supporting a dwelling on the land will reduce the productivity of the land given that it is associated with a non-soil based agriculture and only half of the land is proposed to be used for cattle grazing, with the use of the land for breeding/keeping of racehorses not adding to food production.

Both the use and development of the land for a dwelling and animal husbandry will result in the loss of agricultural productivity with no soil-based agriculture being proposed.

Whether the use utilises the high quality soils for horticultural or agricultural pursuits. The impact of the use, building, works or subdivision on the character and appearance of the area.

The subject site has good quality soils which can sustain intensive agricultural production. Prior to the current owners, the land was used for potato production for approximately 30 years.

The proposed use i.e. animal husbandry (racehorses and cattle) does not constitute soil based agriculture. Racehorses do not add to agricultural productivity in terms of food production and cattle grazing underutilises the high-quality soils which can be better used for food production.

As discussed earlier the dwelling is located towards the centre of the property which wastes agricultural land creating a long accessway to the dwelling.

Whether the site is suitable for the use, building, works or subdivision and the compatibility of the proposal with adjoining and nearby farming and other land uses.

The use of the land for the keeping/breeding of racehorses is an intensive use that is likely to result in soil degradation and contaminated runoff from the land into the adjacent Number 7 Yallock Drain.

Horses produce nutrient-rich waste that can cause problems if chemicals and microorganisms leach into the soil and groundwater or run off into water courses. Inappropriate siting and inadequate management practices of horse keepers may pose a significant threat to land and water resource quality and the environment. The submitted farm management plan does not propose any cut off drains or any other methods to stop contaminated runoff entering the adjoining drain.

There are agricultural producers within the vicinity of the subject site that have water licences from Number 7 Drain. The proposed use has the potential to contaminate the drain water that can directly impact food production.

As raised previously, the presence of a dwelling can impact the ability of adjoining farmers to carry out their normal practices due to weather conditions which are unpredictable.

The Land Capability Study for the Cardinia Shire (February 1997).

As identified above, the proposal has an immediate impact on the agricultural productivity of the land with a domestic area associated with the dwelling being removed from production. There is also no effective method of ensuring that the land will continue to be used for agriculture and there is a great risk that it will not be used for its maximum agricultural potential. Full time farmers are aware and understand appropriate management practices as they have a direct link to productivity.

The application proposes to fence approximately 20 yards with an area of around 1300m², 3 of 2500m² and 9 of 3400m² which constitutes approximately half of the site.

These yards will likely be overgrazed given the small area allocated to each yard. Soil compaction and overgrazing are likely to result in erosion of topsoil by wind and rain.

Overgrazing of small paddock is very common on horse properties as horses graze continuously.

It is considered that the current proposal is not consistent with this study and will contribute towards land degradation in an area of agricultural importance. Further discussion regarding agriculturally significant land is below.

Whether the land is liable to flooding and any advice received from Melbourne Water.

The land is subject to the Land Subject to Inundation Overlay. Melbourne Water did not object to the proposal, subject to conditions which primarily related to the LSIO. It is noted that there are no third-party notice or appeal rights under the LSIO as it applies here.

Consideration of objections

1. The proposal is inconsistent with the intent, purposes, and decision guidelines of the SUZ1

Both objections raise concerns over the application being inconsistent with the Special Use Zone. Considering the discussion above, Council officers concurs with this ground of objection.

2. Inadequate notification of the application

The application was advertised in accordance with the requirements of the *Planning and Environment Act 1987* and relevant privacy laws. Private information has been redacted from the advertising documents online as required by privacy laws, and the applicant was advised that they could view full application documents in person at Council's offices.

3. Inadequate farm management plan

An objector has raised concern regarding the content of the submitted farm management plan.

The plan is sufficient for Council to assess the extent of the proposed animal husbandry uses proposed on the land.

Protection of agricultural land: state and local policies

Development pressure from Melbourne's expanding population has increasingly threatened agricultural land in the Shire. In response, the State Government and Council have adopted and strengthened policies relating to the preservation of agricultural land.

Clauses 14.01-1S (Protection of agricultural land) and 14.01-1R (Protection of agricultural land – Metropolitan Melbourne)

Clauses 14.01-1S (Protection of agricultural land) and 14.01-1R (Protection of agricultural land – Metropolitan Melbourne) have objectives and strategies that seek to protect and support areas of agricultural production.

The objective of Clause 14.01-1S (Protection of agricultural land) is to protect the state's agricultural base by preserving productive farmland. Key strategies in this policy are:

- Limit new housing development in rural areas by:
 - Directing housing growth into existing settlements,

- Discouraging development of isolated small lots in the rural zones from use for dwellings or other incompatible uses, and
 - Encouraging consolidation of existing isolated small lots in rural zones.
- Give priority to the re-structure of inappropriate subdivisions where they exist on productive agricultural land.
- Protect strategically important agricultural and primary production land from incompatible uses.
- Protect productive agricultural land from unplanned loss due to permanent changes in land use.

Additionally, Clause 14.01-1R aims to protect agricultural land in Metropolitan Melbourne's green wedges and peri-urban areas to avoid the permanent loss of agricultural land in those locations.

The proposal is contrary to policies related to agriculture as it seeks to establish two uses, of a dwelling and animal husbandry, which do not need or utilise the high quality soils.

Clauses 21.01-3 and 21.03-4 (Key Issues and Strategic Vision)

Clause 21.01 Cardinia Shire key issues and strategic vision identifies Western Port as a major landscape feature and that a key influence within the Shire is urban growth, including urban pressures on the rural hinterland and management of green wedge areas. The following relevant key issues are identified:

- The protection of the Koo Wee Rup swamp area which contains important groundwater reserves and horticultural soils in the Western Port basin.
- The management of urban growth, including urban pressures on the rural hinterland.
- The protection and sustainable use of agricultural land.

The proposed use and development raise conflict with these key issues because it will result in the degradation and loss of agricultural land in the Koo Wee Rup Swamp area.

Clause 21.04-2 (Agriculture)

Clause 21.04-2 (Agriculture) provides local content to support Clause 14.01 of the Planning Policy Framework. The objective of Clause 21.04-2 is to maintain agriculture as a strong and sustainable economic activity within the municipality.

Several strategies give effect to the policy's objective:

- Protect agricultural land, particularly areas of high quality soils, from the intrusion of urban uses, inappropriate development and fragmentation which would lead to a reduction in agricultural viability, the erosion of the right of farmers to farm land, and ultimately the loss of land from agricultural production.
- Recognise the growing demand for food, both domestically and internationally, and capitalise on opportunities to export fresh produce and processed food products.
- Provide for the restructuring of lots in agricultural areas to reduce the impact of old and inappropriate subdivisions on the agricultural viability of the area.
- Ensure the use or development, including subdivision, of agricultural land takes into consideration land capability.

The proposed use and development are unconnected to any soil based agricultural activity on the site and will further fragment crucial agricultural land, which will lead to a reduction in

agricultural viability on the subject site and within the surrounding vicinity. Establishing a residential use will remove this land from the Shire's agricultural base.

Development pressure from Melbourne's expanding population has increasingly threatened agricultural land in the Shire. In response, amendments to Clause 21.04-2 and the introduction of Clause 22.05 recognise that protecting key agricultural land is more vital than ever to ensure Victoria's food security.

Clause 22.05 - Western Port Green Wedge Policy and Westernport Green Wedge Management Plan

The proposal is inconsistent with Clause 22.05 (Western Port Green Wedge Policy). Amendment C215 introduced this policy on 10 August 2017 to provide guidance in relation to the protection and management of the Western Port Green Wedge. A key vision contained in Clause 22.05 provides:

The Cardinia Western Port Green Wedge will be a permanent green and rural area. It will remain an internationally significant biodiversity habitat, while also strengthening its agricultural and horticultural role to become a truly innovative and productive farming district. Agriculture, horticulture and soil based food production for the long-term food security of Victoria is at the heart of this vision.

The relevant objectives of this Clause are:

- To give effect to Council's vision for the Cardinia Western Port Green Wedge.
- To ensure that land uses are carefully located and managed to be consistent with the vision for the Cardinia Western Port Green Wedge.

Further, relevant policies include that all use and development within the green wedge should:

- 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.

To provide further guidance, Clause 22.05 introduced the Cardinia Western Port Green Wedge Management Plan (the 'Plan') as a reference document. The Plan provides a strategic planning framework that enables Council to take advantage of opportunities and proactively attend to challenges occurring in the Cardinia Western Port Green Wedge over the next 20 years. It recognises Western Port's key attributes, including its environment, established agriculture industry and, rich agricultural soils.

The Plan divides Western Port into three precincts, with the subject site being within Precinct 1 – Agriculture, horticulture and soil based food production. The vision for Precinct 1 is for to be a hub of agriculture, horticulture and soil-based food production that takes advantage of its highly versatile soils, vegetable production (in particular asparagus), dairy and beef farming, other agricultural pursuits, potential access to Class A recycled water and the important role this precinct plays in food security. As stated in the Plan, the area contained within the Special Use Zone – Schedule 1 now produces nearly 90 percent of Australia's asparagus crop. Dairy farming occurs within the area due to the high quality soil and the ability to grow fodder all year round.

The proposed use and development are inconsistent with Clause 22.05. The proposed uses will reduce the agricultural productivity of the land by removing at 18 hectares from productive soil based agriculture. The uses are considered to be inconsistent with agricultural and soil based food production, and are therefore considered to be detrimental to the horticultural significance of the area.

Other relevant considerations

Clause 13.03-1S (Floodplain management)

The objective of Clause 13.03-1S is to assist the protection of (1) life, property and community infrastructure from flood hazard, (2) the natural flood carrying capacity of rivers, streams and floodways, (3) the flood storage function of floodplains and waterways, and (4) floodplain areas of environmental significance or of importance to river health. A key strategy is to avoid intensifying the impact of flooding through inappropriately located use and development.

The property is located within the Koo Wee Rup Flood Protection District and is subject to flooding. In accordance with the Land Subject to Inundation Overlay, the susceptibility of the development to flooding and flood damage has been considered. With adequate construction measures implemented, the proposed development can appropriately address these concerns.

Clause 44.04 (Land Subject to Inundation Overlay)

The proposal is consistent with the provisions of the Land Subject to Inundation Overlay. This overlay identifies land in a flood storage or flood fringe area affected by the 1 in 100 year flood or any other area determined by the floodplain management authority, and seeks to that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.

A permit is required for buildings and works on land affected by the Land Subject to Inundation Overlay, and the relevant decision guidelines include:

- Any comments from the relevant floodplain management authority;
- The existing use and development of the land;
- Whether the proposed use or development could be located on flood-free land or land with a lesser flood hazard outside this overlay; and
- The susceptibility of the development to flooding and flood damage.

The Application was referred to Melbourne Water, which had no objection subject to the following conditions:

- The dwelling must be constructed with finished floor levels set no lower than 900mm above the natural ground level, which is 600mm above the applicable flood level being 300mm above natural ground level.
- The garage must be constructed with finished floor levels set no lower than 600mm above the applicable flood level, being 300mm above natural ground level.
- The buildings must be constructed on a fill pad that extends a minimum of 5 metres from the building and minimum 150mm above the applicable flood level, which is 300mm above the natural ground level.

With the conditions above satisfied, appropriate measures to manage and mitigate flood risk can be implemented during the construction stage of the development.

Clause 51.02 (Metropolitan Green Wedge Land: Core Planning Provisions)

The proposal is contrary to the purposes of Clause 51.02 (Metropolitan Green Wedge Land: Core Planning Provisions). The relevant purposes within this particular provision are: (1) 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, and (2) To protect productive agricultural land from incompatible uses and development.

As discussed above, the proposed uses would result in loss of agricultural land in a horticulturally significant area. Both the dwelling and racehorse/breeding training are incompatible with agriculture because the developments would not only result in this loss, but it would also introduce myriad amenity conflicts with nearby farming enterprises. Therefore, the Application is inconsistent with Clause 51.02.

Conclusion

The proposed use and developments are considered to be inconsistent with the provisions of the Cardinia Planning Scheme and should not be supported on the following grounds:

- The proposal is contrary to the strategic directions of Clauses 14.01-1S - Protection of agricultural land, 21.04-2 - Agriculture and 22.05 - Western Port Green Wedge Policy
- The proposal is inconsistent with relevant purposes and decision guidelines of the Special Use Zone - Schedule 1
- The proposal is inconsistent with the relevant provisions of Clause 51.02 - Metropolitan Green Wedge Land: Core Planning Provisions

**PLANNING APPLICATION:
CONSTRUCTION OF AN SINGLE DWELLING AND A
OUTBUILDING IN A SUZ SECTIN 2 USE
145 Cases Road, Iona 3815**

This report assesses the proposed application for a permit for the construction of a single dwelling and a an outbuilding (shed) S2 USE within SUZ.

Planning Policy Summary

Address	145 Cares Road Iona 3815
Zoning	Special use Zone (SUZ1)
Overlays	LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIO)
Proposal	Construction of single dwelling and an outbuilding (Shed) & Section 2 USE Animal Husbandry
Total Lot Area	18.34 ha

1. Overview

A review of the Cardinia Planning Scheme provisions and a detailed inspection of the site and surrounding area have been conducted in order to prepare the following report. In this instance the proposal to construct a dwelling and outbuilding (Shed) will not cause a loss in farming land., and will be a integral part of the farm.

Our written assessment demonstrates that:

- The proposal meets the objectives of the State and Local Planning Policy including the Municipal Strategic Statement; and
- The proposal meets the purpose and decision guidelines for the SUZ and Clause 65.

It is submitted that the proposal appropriately responds to the constraints and opportunities of the site and on this basis should be supported.

2. Site and Surrounds**2.1. Subject site and Surrounds**

The subject site is located on Cares Road in Iona.

The allotment is used for farming.

This area of Iona is Special Use Zone – Schedule 1 and is located 9 kms to the south of Bunyip’s town centre. The subject site is located within an special use zone. Located to the East and surrounding areas are farming zone

Figure 1: Aerial photograph of the subject site



Figure 2: Zoning plan and location map from DELWP Mapping



3. Proposal

This application seeks a permit to construct a single dwelling and a an outbuilding (shed) towards the South Eastern end of the allotment.

Outbuilding

- The shed will be 20m x 12m with a total of 240m².
- The proposed height of the shed is 4.2 metres high.
- The proposed shed meets the schemes setbacks
- No vegetation is proposed to be removed from the subject site to make way for the outbuilding/shed.
- The floor will be earthen and will be above 300 to NGL

Single Dwelling

- Dwelling 220.67m²
- Verandah 156.66m²
- Total over all 337.34m²
- 4 Bedroom, one study
- No Vegetation is required to be removed from the subject site
- 2000 Sqm of Domestic use area only

A copy of the overall site plan and elevations forms attachment 2. A compressive farm Plan forms Attachment 3.

Section 2 USE of Land for Animal Husbandry

This proposal calls for diverse use of the land. Racehorse agistment will be offered, performance horses will be held, bred and offered for sale, and beef cattle will be bred and sold to market.

The proponents, have extensive farming experience and already live on a small farm.

Their animals are spread on small leased landholdings. This property will allow them to expand and consolidate their farming ambitions onto a single property although they will retain other lands for hay and dry cows.

The property will be fully improved. There will be new fences and paddocks, new pastures, new vegetation areas, the soil will be improved, and all new infrastructure required to manage a farm.

The property is to feature a sand arena, horse stables, 20 racehorse agistment paddocks and will retain 9 hectares for beef cattle.

The site is near the Pakenham Racecourse where many trainers are based, and they look to spell horses, when not in training, at a safe, professional facility. has already secured in-principle agreements through connections of his work with several well-known racing stables. A major trainer in Tasmania is keen to use the facility as a transit holding location.

The proposal calls for the investment in infrastructure of \$50,000, shedding and stables of \$100,000 and the investment of \$300,000 in a residential dwelling.

After the initial development period, the agricultural return from the enterprise is anticipated to exceed (a very conservative) \$200,000 a year in agricultural revenues.

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

The property has good soil and fertility, has limited and open plant coverage and a single shed, the external fencing is mostly good. A notional agricultural production value of \$10,000 per annum could be assigned to the current agricultural value.

Starting a farm requires significant time, effort and money, and the proponents intend to reinvest back into the property as sales checks become available and grow their business and improve their land.

This activity is a very good example of high value, high return pastoral grazing with a well-planned growth strategy and complies with 22.05 for the preferred precinct vision for Cardinia Western Port Green Wedge.

There is no vagueness to this application; this is the type of activity fully suited to smaller lots in special use zone.

Planning Policy Framework:

This application is consistent with the State Planning Policy Framework and the Local Planning Policy Framework.

4. Zoning Controls – SUZ

The subject site is located in the Low Density Residential Zone; a zoning map is shown below.



Dwelling (other than Bed and breakfast and Must be the only dwelling on the lot. Caretaker's house)

- The lot must be at least 10 hectares.
- This does not apply to lots which were created under the provisions of a planning scheme.
- 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 Must meet the requirements of Clause 2 of this schedule.

Use of land A lot may be used for one dwelling (excluding a caretaker's house and dependent person's unit) provided the following requirements are met:

- Access must be provided via an all-weather road to the satisfaction of the responsible authority.

Access will be provided by an all weather road to the satisfaction of the responsible authority

The dwelling must be connected to reticulated sewerage 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 will be connected to a waste water system in accordance with the state environment protection policy.

The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use.

The dwelling will be connected to reticulated potable water supply by runoff tanks with adequate storage for domestic use.

The dwelling must be connected to a reticulated electricity supply or have an alternative energy source to the satisfaction of the responsible authority.

The dwelling will be connected to reticulated electricity supply to the satisfaction of the responsible authority.

If the use is a caretaker's house or dependent person's unit, an agreement must be entered into under Section 173 of the Act requiring the house or unit to be removed or demolished if the use ceases.

Not applicable.

A permit is not required to construct and carry out works of an outbuilding within a suz schedule 1 if meets the requirements of building and works under schedule 1.

A permit is required for a dwelling section 2 use including a floor area exceeding 500 sqr metres.

Buildings and works

A permit is not required to construct a building or construct or carry out works except for any of the following:

A building or works associated with a use in Section 2 of Clause 1 of this schedule.

A building which is within any of the following setbacks:

- 100 metres from a Road Zone Category 1.
- 20 metres from any other boundary.
- 100 metres from a waterway.

Setbacks comply with the proposed works.

A building with a gross floor area which exceeds 200 square metres.
The proposed dwelling has a floor area of 377.34m² and triggers a permit.

A building which exceeds 7 metres in height.
The building does not exceed 7 metres in height.

Excavation or land fill works which are in excess of 1 metre in depth or height
No excavations or land fill is required in excess of 1 metre.

5. Overlay Controls



5.1. Land subject to inundation overlay (LSIO)

The sole trigger for the planning application of buildings and works to construct a shed in excess of 120sqm is the DDO1.

The proposed outbuilding (shed) equates to 180sqm.

A permit is required for referral to Melbourne water under the LSIO as the floor level is an slab floor for the agricultural outbuilding and stumps for the proposed

single dwelling and is required to be above the NGL for the mitigation levels of AHD.

6. Particular Provision

6.1. Clause 22.05-1 Greenwedge policy is relevant to this application as the information requirements and decision guidelines are listed under this clause.

Table 1: Vision and future directions / preferred land uses by precinct

The area of Iona sits within precinct 1 zone

The activity within this report and proposal is a very good example of high value, high return pastoral grazing with a well-planned growth strategy and complies with 22.05 for the preferred precinct vision for Cardinia Western Port Green Wedge.

7. Conclusion

The proposed application for a single storey dwelling and outbuilding (Shed) and section 2 Use Animal Husbandry located at 145 Carse Road, Iona is considered appropriate within the SUZ.

The proposal has planning merit and it is therefore requested that Cardinia Shire Council consider a planning permit for construction of a dwelling and associated outbuilding (shed).

ATTACHMENT 1: Title

ATTACHMENT 2: Site Plan and Elevations

Farm Management Plan

Proposed:
Horse Keeping, Beef
Cattle and Dwelling
145 Carses Road Iona

Report Prepared by
Dean Suckling
Enprove Pty Ltd

Revision Date:
5th February 2021



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Plan Objective:

This Farm Management Plan is drawn to provide an assessment of current agricultural activities and identify future improvements that will benefit the agricultural production values of the property and identify the benefits of the proposed dwelling at 145 Corses Road, Iona.

own the property, and they will run their racehorse agistment, eventing horse breeding and training, farrier services and Angus beef cattle breeding and grow-out business at the property.

Property Details:

Site Details:	
Proponents:	
Address:	145 Corses Road Iona 3815
Property Description:	Lot 1 TP248324
Property Size:	18.3 Hectares
Local Authority:	Cardinia
Zones / Overlays	Special Use Zone Special Use Zone – Schedule 1 Land Subject to Inundation Overlay Land Subject to Inundation Overlay Schedule 1 Designated Bushfire Prone Area
Current Use:	Unused (Adhoc fodder production)

Proposal Overview:

This proposal calls for diverse use of the land. Racehorse agistment will be offered, performance horses will be held, bred and offered for sale, and beef cattle will be bred and sold to market.

The proponents, , have extensive farming experience and already live on a small farm.

Their animals are spread on small leased landholdings. This property will allow them to expand and consolidate their farming ambitions onto a single property although they will retain other lands for hay and dry cows.

The property will be fully improved. There will be new fences and paddocks, new pastures, new vegetation areas, the soil will be improved, and all new infrastructure required to manage a farm. The property is to feature a sand arena, horse stables, 20 racehorse agistment paddocks and will retain 9 hectares for beef cattle.

The site is near the Pakenham Racecourse where many trainers are based, and they look to spell horses, when not in training, at a safe, professional facility. has already secured in-principle agreements through connections of his work with several well-known racing stables. A major trainer in Tasmania is keen to use the facility as a transit holding location.

The proposal calls for the investment in infrastructure of \$50,000, shedding and stables of \$100,000 and the investment of \$300,000 in a residential dwelling.

After the initial development period, the agricultural return from the enterprise is anticipated to exceed (a very conservative) \$200,000 a year in agricultural revenues.

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

The property has good soil and fertility, has limited and open plant coverage and a single shed, the external fencing is mostly good. A notional agricultural production value of \$10,000 per annum could be assigned to the current agricultural value

Starting a farm like requires significant time, effort and money, and the proponents intend to reinvest back into the property as sales checks become available and grow their business and improve their property. This activity is a very good example of high value, high return pastoral grazing with a well-planned growth strategy.

There is no vagueness to this application; this is the type of activity fully suited to smaller lots in special use zone. Council could even consider an "equine precinct" to attract more of these businesses.

Justifications for a dwelling:

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

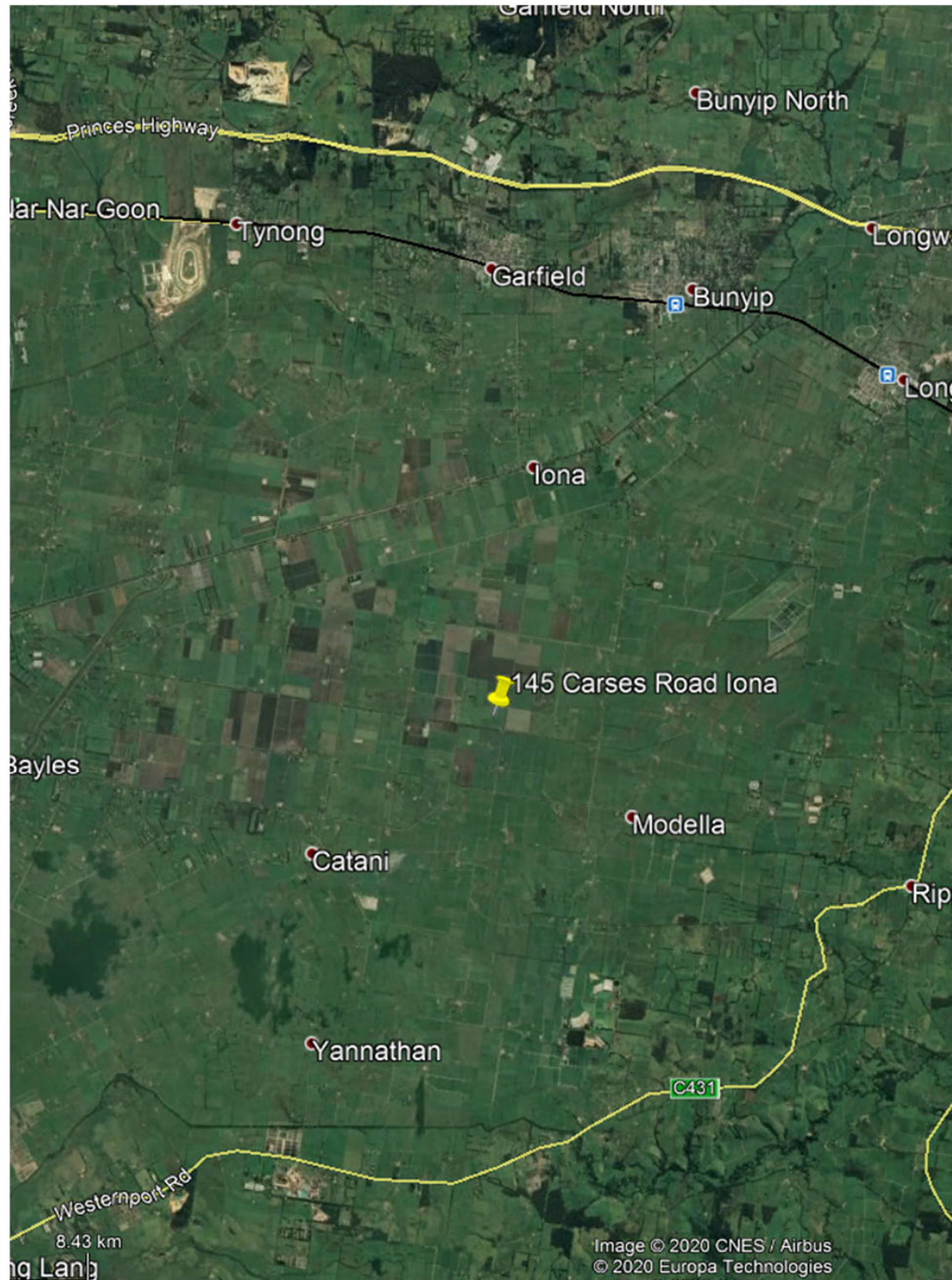
- Biosecurity: New nationally mandated bio-security requirements mean all visitors, vehicles and new animals to the property need to be screened and, if necessary, disinfected. Biosecurity needs to be monitored constantly.
- Horse security: Some of the horses held on the property are incredibly valuable. On occasions, the horse owners prefer that the presence of their horse is not generally known.
- Animal welfare: (typical daily routine) listen and watch the stock for illness and lameness, identify downed stock and identify an issue, check for broken limbs or injuries (young horses are boisterous and this happens often), birthing complications (any time of the day or night), staggers, animals trapped in fences, gates, feeders and bullying.
- Security and prevention of theft of equipment and stock
- Road safety: stock escape, young stock are particularly good at this. Monitoring stock and identifying and relocating potential rogues will prevent this and may save a passing motorists life.
- Daily Farm management routine: check water, check fences, feed stock, check feed and pasture availability, fix things (14 hours a week for a resident without the corrective works).
- Agricultural Improvement: Remotely operated farms are always understocked and undermanaged as the above tasks cannot be completed promptly. This level of activity is near impossible to manage remotely, in winter when it's dark more than 12 hours a day, that means this monitoring will not occur for most of the time.
- Pastoral use maximisation: Paddocks can be continually monitored for growth rates, fertiliser requirement, pest attacks, growth rates, and animals relocated as required.
- Wildfire risk prevention and response: In the advent of wildfire, a resident in dwelling will be more responsive, animals can be monitored and relocated if required, fire mitigation procedures implemented and maybe even fires fought.

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.

A house on a farm is a lot more than a place where people reside. It is the administrative centre, office, meeting room, first aid shed, pharmacy, security and biosecurity checkpoint, tea room and monitoring post for a 24 hour a day, 365 days a year business.

Site Location and Property Maps:

Property Location:



EnProve Ag & Environment

PO Box 817 Warrnambool Victoria 3280

www.enprove.com.au

phone: 0448 866 205

Proposed Property Map:

Proposed Property Layout:

Property Dimensions:

Source: [mapshare/maps.vic.gov.au](https://mapshare.maps.vic.gov.au)

Farming Factors:

Site Description and Topography:

The site is regular in shape and essentially square. The site is considered flat with less than 2 metres fall from east to west. There are no major topographical features on the site although the property adjoins the Yallock No seven drain to the south. The property has been used for adhoc pastoral grazing and fodder production but is currently unused.

Climate:

Iona climate statistics:

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Mean Max (°C)	25.6	25.7	23.6	20.0	16.5	14.0	13.4	14.5	16.6	19.1	21.2	23.7	19.5
Mean Min (°C)	13.6	14.0	12.5	10.3	8.5	6.7	6.2	6.4	7.7	8.8	10.4	11.9	9.8
Mean Rain (mm)	59.7	50.8	59.8	68.1	74.0	71.4	72.4	81.5	91.0	88.4	83.8	75.5	896.5
Median Rain (mm)	57.7	39.9	52.8	68.0	78.1	66.2	66.3	74.4	85.8	82.6	82.2	69.1	887.6
Mean Rain Days	6.4	5.4	6.7	8.4	10.8	11.6	13.0	13.2	12.5	10.4	9.0	7.4	114.8

Data: BOM 086375 Cranbourne, Rainfall BOM 85208 Longwarry (Gooneparoo)

The climate is the typical Mediterranean type of warm drier summers and cool, wet winters, rainfall is remarkably consistent across the seasons. The climate is excellent for the chosen agricultural activity.

Water Supply:

The property has a high yielding bore with windmill providing good quality water for the animal keeping. There is a 25,000-litre water storage tank adjoining the bore, and the proposed dwelling will have 2 X 25,000-litre water tanks connected. The estimated requirement for the dwelling, stock water and the stables is 500,000 litres, and this volume of water is readily available.

A stock water distribution network will need to be constructed with troughs and drinking facilities in each paddock.

Weed and Pest Management:

The property is generally well maintained but does have some creeping noxious weed issues along the road and drain line. Many smaller blackberry plants are establishing at the fencelines, but no established thickets. There are also minor establishments of Pattersons Curse in some paddock areas. Paddock management routines will eliminate most of these plants, but paddocks or individual plants could be sprayed with a woody weed herbicide like Garlon or Brush-off.

The property will be subject to agricultural weeds like thistles, rushes (paddock reeds), flatweed and capeweed, and these will be managed as part of the farming routines.

There are no noted pest animals on the site, but rabbits do occur in the area.

Soils:

The property land class is typical of the region, productive well-structured topsoil over heavy clay classed as a duplex soil. The soils may be prone to waterlogging during prolonged wet periods, particularly the lower areas. The topsoil depth is about 650 mm before clay is encountered.

A soil test was collected and analysed by others, and the results are presented below.

Top Soil observations (soil tests at rear):

- pH 4.4 (calcium chloride) is indicating some soil acidity and will need to be corrected
- Very high phosphorus levels (Olsen P 54.9 mg/Kg)
- Elevated potassium levels (Colwell K 362 mg/Kg)
- Good sulphur levels (17.1 mg/Kg)
- Very good Organic Carbon levels (5.1 %)
- Trace elements are generally low excepting iron.
- Cation levels appear to be of very poor balance with deficient exchangeable calcium level and very high exchangeable aluminium levels.
- Exchangeable sodium and electrical conductivity are good, indicating no salinity or sodicity issues.

Recommendations:

The major issue here is the very low calcium levels in soils. This is causing the soil acidity issue and should be corrected. Low calcium also creates soil structure issues; correcting this will offer resistance to soil damage as well. Acidity in soils releases aluminium which is toxic to most agricultural grasses and encourages weeds. Low calcium in soils reduces the calcium in plants and indirectly in stock, which reduces growth and animal health.

Agricultural lime (which contains calcium) will be very important here. The general fertility is very good and no fertiliser will be required.

An application of boron will improve pasture quality (1-kilogram elemental boron per hectare will assist). Copper and zinc will be beneficial for general animal health, although these trace elements can be supplementary fed. Manganese is an important part of animal fertility and can be corrected in soils or provided with supplementary feed.

Pastoral Improvement:

The existing pastoral coverage is fair, although low yielding, with a well-established mix of perennial ryegrass, native pasture and some clover. It has a higher than average number of agricultural weeds that will need to be managed (weeds account for about 50 % of plant coverage).

The estimation is that the property is currently producing below two tonnes of dry matter per hectare per annum. Following the soil and pastoral improvement program should allow this level to be increased to a conservative 3.5 tonnes of dry matter per hectare per annum.

For small lot grazing, a mixture of grass species is often the best way forwards. A selection of species which have activity at different times of the year can allow for the constant grazing required. It should also contain a high ryegrass content to allow for the production of hay at springtime. A mixture of 70% perennial ryegrass (e.g. Vic rye and AR150), 15% fescue (or similar) and 15% clover is ideal.

For hay production, the best strategy would be the control of undesirable plants, the ability to lock away a production area and 100 kilograms of nitrogen fertiliser (or fodder boosters) applied during growth.

Rotational Grazing System;

Rotational grazing involves moving livestock through a series of paddocks so when they have finished grazing the last paddock in the series, the first paddock has recovered to allow the rotation to recommence. Rotations are often organised around the plant growth cycles and aim to optimise pasture utilisation. Cell grazing and time control grazing are similar to rotational grazing, but are more intensive and involve more paddocks or 'cells'. In time control grazing, paddock moves are determined by plant growth - the faster the growth, the more moves and vice versa. Younger, smaller stock are moved less often than older, heavier stock

The main benefits of rotational grazing system are the focus on the plant growth phase. Grasses reach best growth rate about 35 days after grazing and higher yields are achieved by allowing paddocks to be ungrazed more than 35 days. More paddocks mean a more extended, ungrazed period is possible in each paddock. Typically rotational grazing can produce 50-100% more grass from the same grazing area.

Nutrient Management:

Nutrient build-up is expected to be very low. The stocking rate of the property is held low for animal comfort and welfare issues.

Manures in the stables will be managed by physical collection will be undertaken using hand tools and collection sleds. Collected manure will either be composted or disposed to a commercial manure collection service. Harrows may also be used in the horse paddocks. This aids in reducing hotspots within the paddocks and aids the breakdown of any manure not collected by the sled or remaining after dung beetle activity.

Nutrient Management Considerations

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

Fire Management:

The land use is not seen to contribute any fire risk to the area. The land is in a designated bushfire prone area although not of any greater risk than normal farmland. Fire management plans should be drawn for the property. Firewater supply is available from tanks attached to the house with the minimum required water supply held as per recommended conditions. Excessively high grass will be managed down by mowing and slashing and fodder production.

Adverse impacts on adjacent land:

There is not expected to be any significant change to the amenity of the neighbouring areas from the enterprise. It may be from time to time that some animal odour or noise may be generated but the same as any similar agricultural enterprise. Truck transport would need to access the property from time to time, but this would be 25-3 times per week.

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

Adverse impacts from adjacent land:

The properties within a 500-metre radius from the proposed dwelling are utilised for the production of fodder, grazing animals and horticultural production. These activities are not expected to have any adverse impacts on the activity.

Infrastructure and Management:

Infrastructure Investment:

There is limited infrastructure on the property for the proposed facility. The paddocks, access and shedding will need to be constructed. The external fencing is in good condition, and additional fences for the paddocks will need to be constructed. There are no buildings suitable for the enterprise, and the water network will all need to be constructed.

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

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

Livestock:

Generally, there will be about 10-30 horses on-site at any time. Many of these animals will be very high-value racehorses from prominent racing stables. The enterprise currently owns nine F1 cross heifers for breeding but these will be upgraded to ten full blood Angus heifers as finance permits. The enterprise holds a full Angus bull for breeding and he will be leased to other farms for service 8-9 months of the year.

Development Timeline:

As is the case in these types of substantial agricultural enterprises, the developments and improvements will be completed as revenues are earned and reinvested. The overall timeline is about five years for all of the mapped works to be completed.

Required Resources (Human and Economic):

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

Opportunity Cost:

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

Allowance for possible future expansion:

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

Financial Projections:

The proposal calls for the investment in property infrastructure of \$100,000, the investment in horse stables and the investment of a dwelling over \$300,000.

After the initial development period, the enterprise return is expected to be over \$200,000 a year in services and sales.

Indicative Agricultural Returns (excluding dwelling, equipment and land costs, not CPI-adjusted):

Income/Cost Item	Year 1	Year 2	Year 3	Year 4	Year 5+
Agistment (\$22 per day)	\$64,680	\$64,680	\$97,020	\$129,360	\$129,360
Racehorse Foal Sales (Ave 1.5 Foals per year)	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
Performance Horse Sales (2 Per year)	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Beef Cattle Sales	\$27,000	\$27,000	\$27,000	\$27,000	\$27,000
Angus Bull Leasing (8 months pa)	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200
Total Revenues	\$149,880	\$149,880	\$182,220	\$214,560	\$214,560
Horse Care (Vet, medications etc.)	-\$10,000	-\$10,000	-\$10,000	-\$10,000	-\$10,000
Feed Costs	-\$10,000	-\$10,000	-\$10,000	-\$10,000	-\$10,000
Rates, Insurances, Utilities \$	-\$10,000	-\$10,000	-\$10,000	-\$10,000	-\$10,000
Maintenance / Pasture/ Repairs	\$0	-\$5,000	-\$5,000	-\$5,000	-\$5,000
Operating Costs (Transport, Contractors Incidental).	-\$10,000	-\$10,000	-\$10,000	-\$10,000	-\$10,000
Net Return	\$109,880	\$104,880	\$137,220	\$169,560	\$169,560

Notes:

Black positive income, red costs

Assumes the current property only

This list is by no means comprehensive and additional costs incurred and revenues generated and can be strongly influenced by management style and even weather.

Environmental Factors:

Natural Resource Management:

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

The proponents are proposing to construct shelterbelts from endemic trees, and this will at least provide some biodiversity habitat.

The channelised waterway at the south is similarly degraded.

Erosion and Compaction:

The property has a low risk of erosion due to level ground, sound vegetation and excellent growing conditions for that vegetation. Water erosion is unlikely due to the relatively small collection areas, the flat landscape, and there are no high-velocity waters.

Compaction of soils in the paddocks may occur during wetter periods and paddocks should be avoided during these periods. Heavy vehicle traffic should be confined to constructed tracks, particularly during wetter seasons.

Groundwater:

VVG.org.au reports that groundwater is at a depth of fewer than 5 metres and is some risk of exposure to nutrients infiltrating from the surface if good nutrient management practices are not followed. Fertiliser management should be carefully controlled to minimise the nutrient build up in the soil, and nitrogen fertiliser applied sparingly, particularly during wetter periods. Maintaining plant coverage will assist in keeping soil nutrient levels lower to minimise any risk.

Drainage:

The property has had significant investment in subsurface drainage and remains usable and firm all year round. There are no formal overland drains, and there are no apparent run-on or run-off waters.

Animal Welfare and Biosecurity:

Animal welfare, in this instance, will be excellent. The practice of horse and cattle keeping is entirely about animal welfare in that it closely monitors animals and provides constant and ongoing care.

A list of best practice animal welfare guidelines is available from <http://animalwelfarestandards.net.au/>.

This is a comprehensive and generally common-sense approach to caring for farm animals primarily driven by social and legal standards and the control and prevention of contagious disease.

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

Recommended Procedures for Biosecurity (not compulsory)

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

The property has the required Property Identification Code (PIC). Racehorse trainers are required to track the movement and location of all horses for biosecurity reasons.

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



Agricultural and Environmental Consultant

Site Images:

Image 1: Looking northwest over the property from existing Cares Road access.



Image 2: Existing Cares Road access and stock yards



Image 3: Looking west along the Southern boundary and No 7 Yallock drain frontage



Image 4: Weeds along the No 7 Yallock drain frontage to be managed as part of the farm routines.



Image 4: Looking south over the property



Image 5: Existing bore, windmill and water storage tank at centre of the property



Image 6: Looking east along the Southern boundary and No 7 Yallock drain frontage



Image 8: Produced hay is held in the open due to no sheeding



Image 9: Proposed major access to the enterprise



Image 10: Cares Road frontage. Weeds also to be managed as part of the farm routines



Soil Test Results

Customer:		
Sample Date:	5/10/2020	
Paddock Name:	Carses Block	
Lab. No.	95568	
Test Type:	Soil Analysis Horse Grazing - Comprehensive	

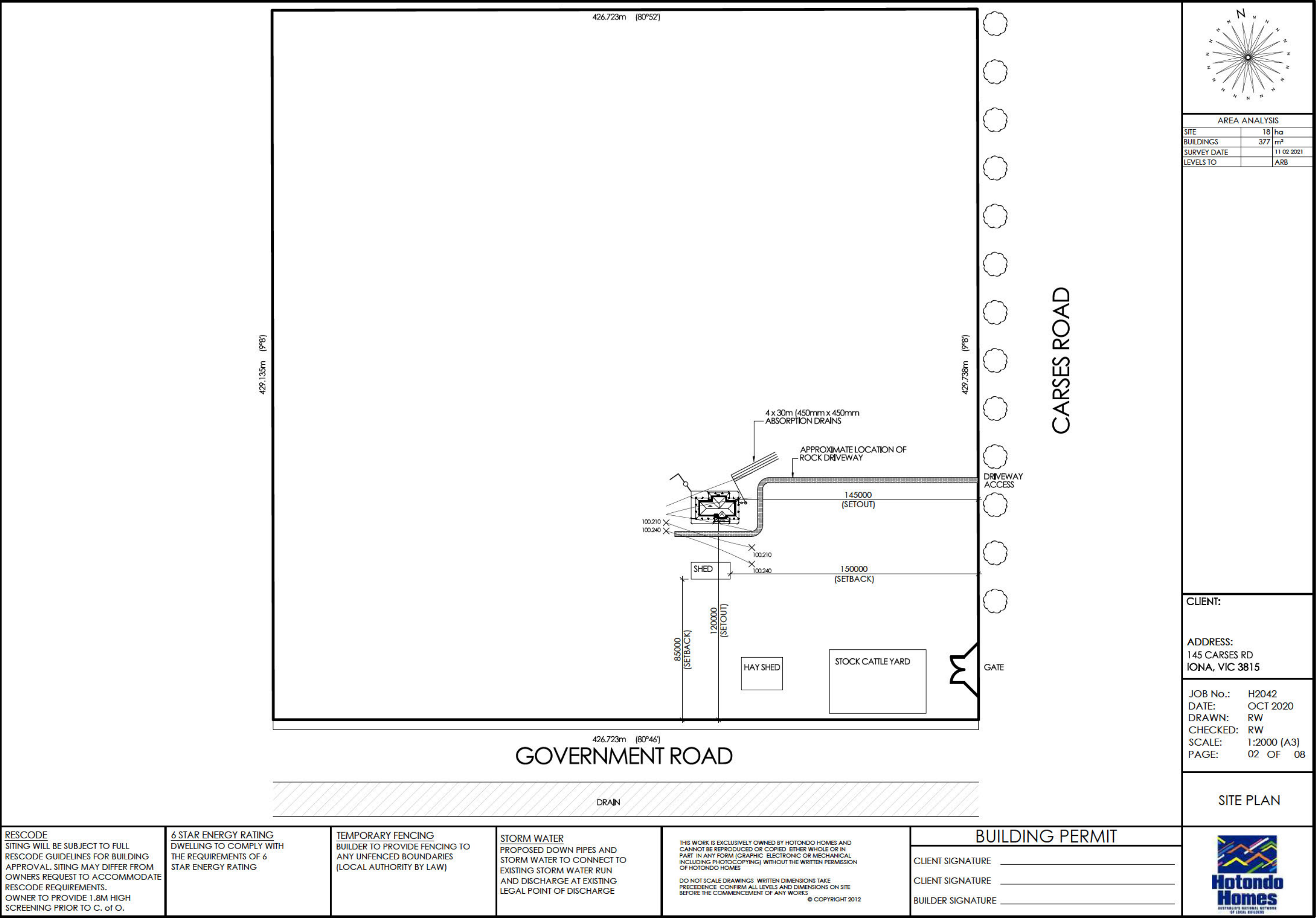


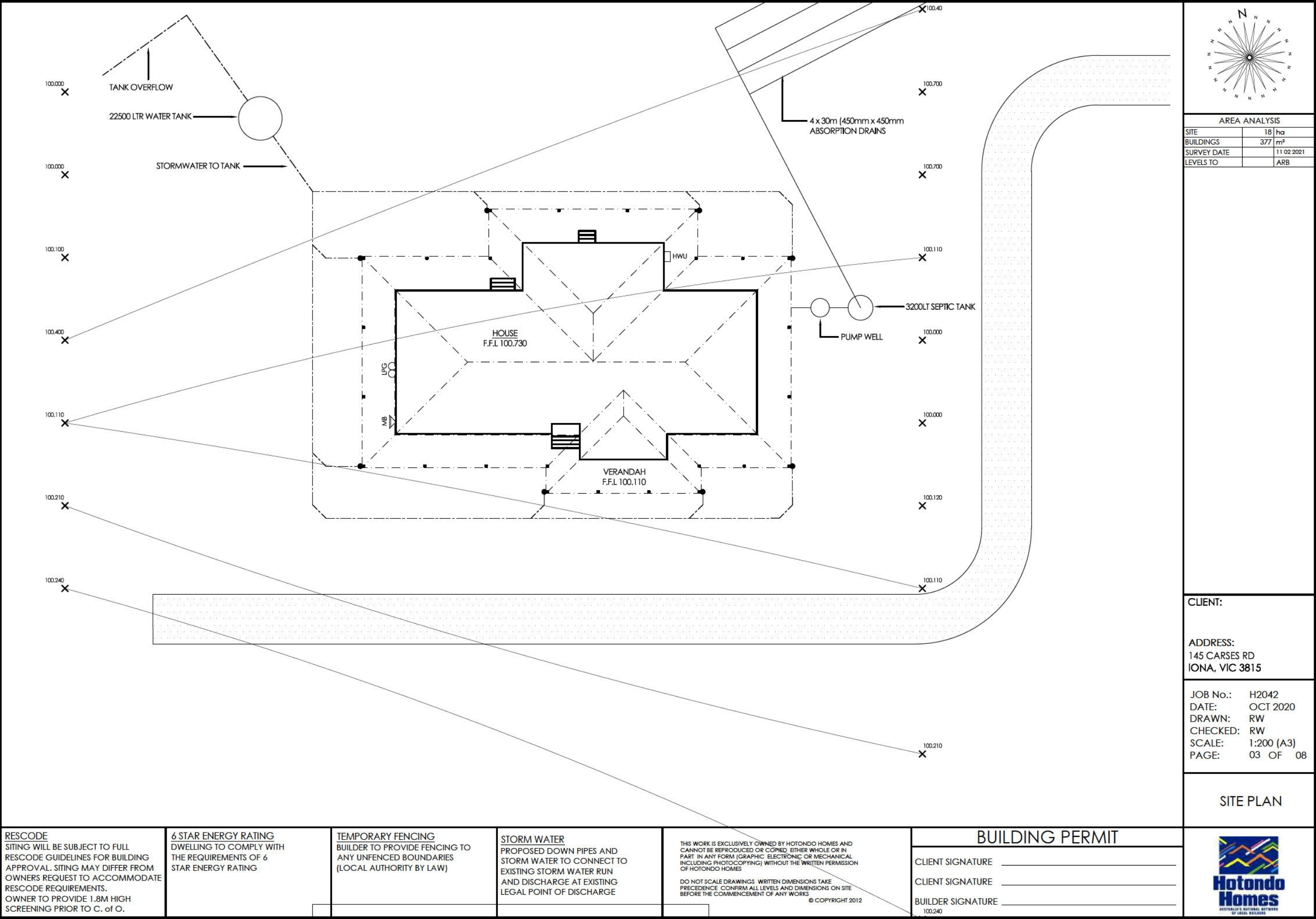
Test Depth (centimetres)	0-10
Soil Colour	Dark Grey
Gravel Content (%)	0
Texture	Loam

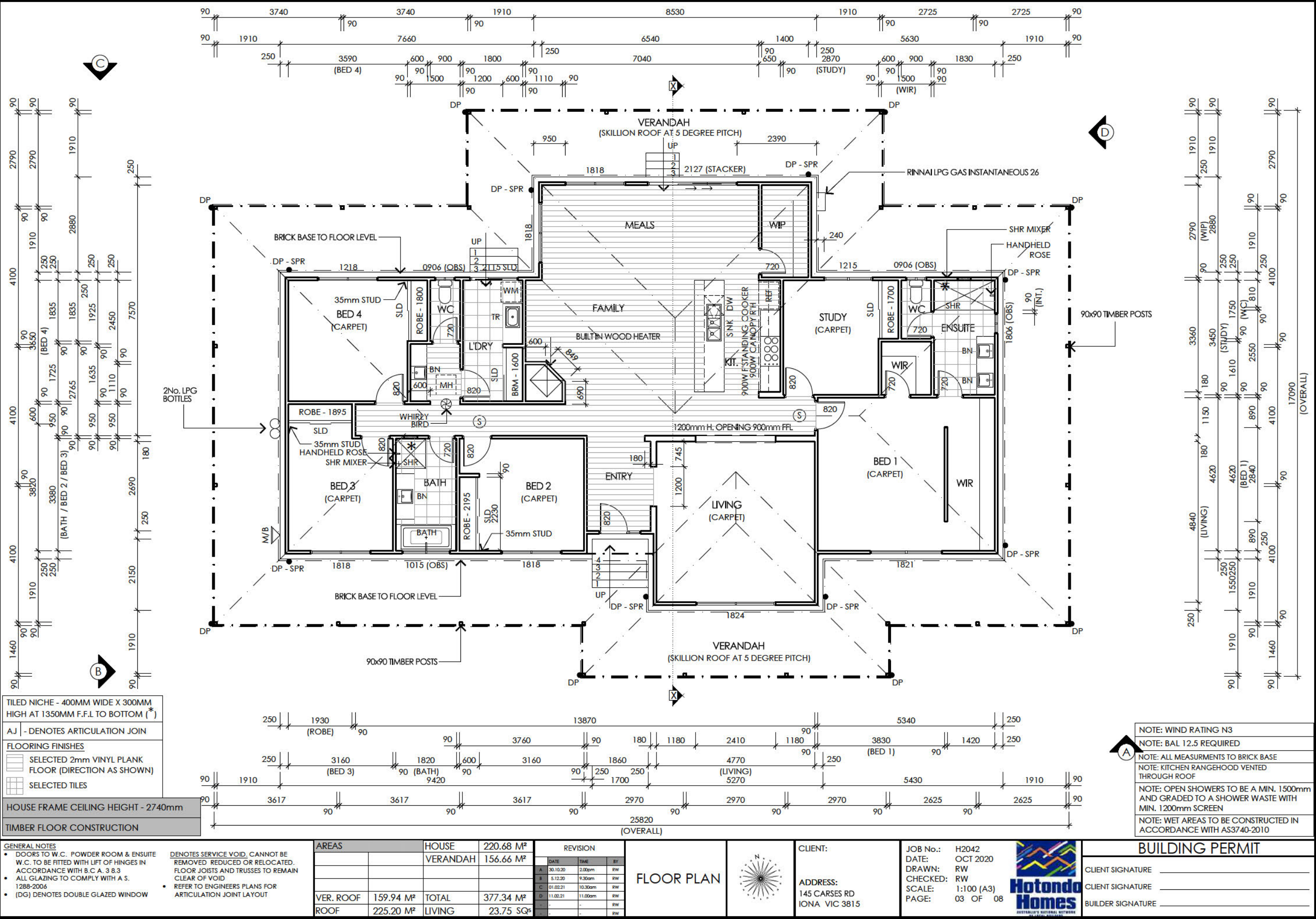
	Unit	Level Found	Desired Range
Phosphorus Olsen	mg/Kg	54.9	14 - 25
Phosphorus Colwell	mg/Kg	130 (Calc)	40 - 63
Potassium Colwell	mg/Kg	362	120 - 250
Sulphur	mg/Kg	17.1	10 - 20
Organic Carbon	%	5.1	3.0 - 6.0
Ammonium Nitrogen	mg/Kg	NT	
Nitrate Nitrogen	mg/Kg	1	
Conductivity	dS/m	0.10	< 2.0
pH Level (H ₂ O)	pH	5.4	5.6 - 6.5
pH Level (CaCl ₂)	pH	4.4	5.0 - 6.0
Aluminium (CaCl ₂)	mg/Kg	NT	< 2.0
DTPA Copper	mg/Kg	0.2	> 2.0
DTPA Iron	mg/Kg	184	100 - 400
DTPA Manganese	mg/Kg	1	> 20
DTPA Zinc	mg/Kg	0.6	> 5.0
Boron Hot CaCl ₂	mg/Kg	0.9	> 1.5

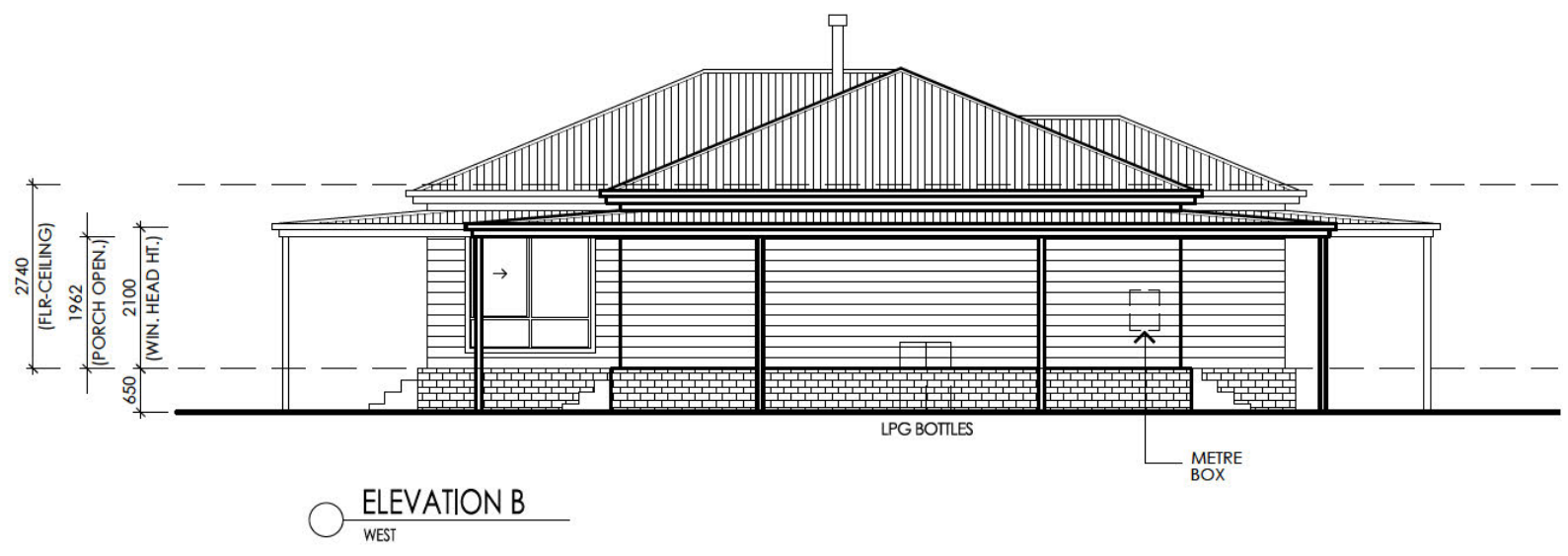
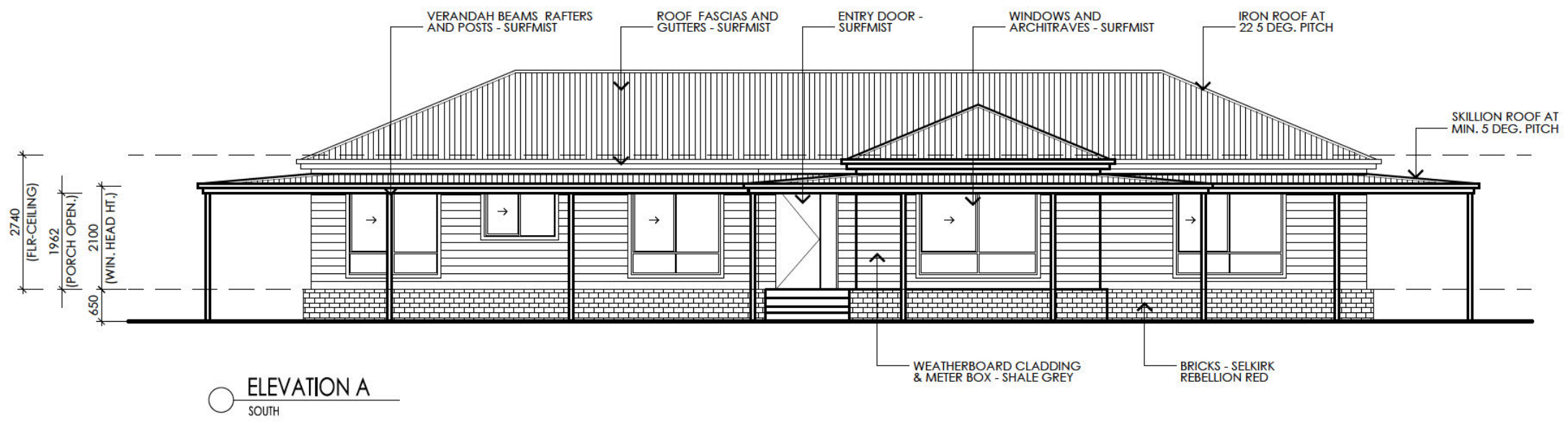
Cations	Unit	Level Found	Desired Levels
Cation Exchange Capacity	meq/100g	14.4	10 - 20
Exchangeable Calcium	meq/100g	7.0	
	BSP %	48.6	70 - 85
Exchangeable Magnesium	meq/100g	3.26	
	BSP %	22.6	10 - 20
Exchangeable Potassium	meq/100g	0.91	
	BSP %	6.3	3 - 8
Exchangeable Sodium	meq/100g	0.49	
	BSP %	3.4	< 5
Exchangeable Aluminium	meq/100g	2.75	
	BSP %	19.08	< 1

Enprove Ag & Environment	0448 866 205
www.enprove.com.au	
soil testing	agronomy
dung beetles	consulting
	effluent management
	farm mapping
All tests are conducted in a laboratory with ASPAC accreditation.	









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IONA VIC 3815

JOB No.: H2042
DATE: OCT 2020
DRAWN: RW
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SCALE: 1:100 (A3)
PAGE: 04 OF 08

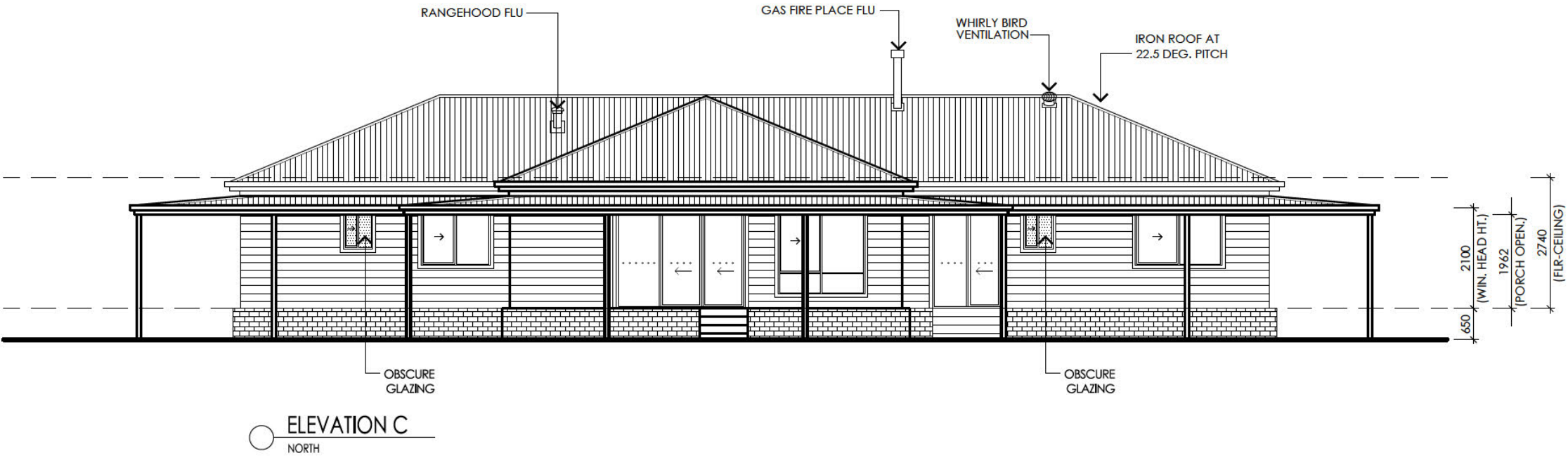


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ELEVATION C
NORTH



ELEVATION D
EAST

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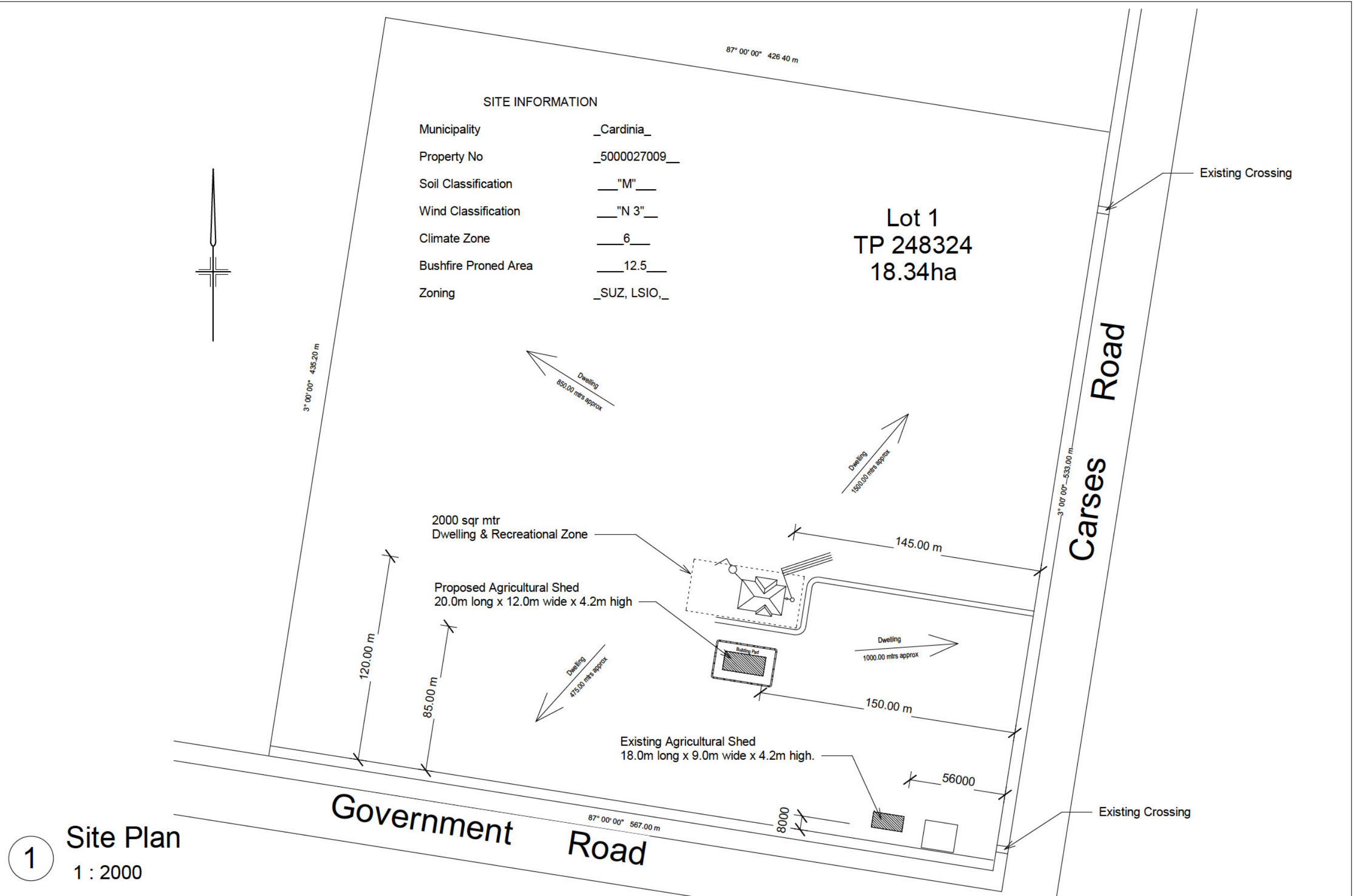
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JOB No.: H2042
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MOB 041 6201980
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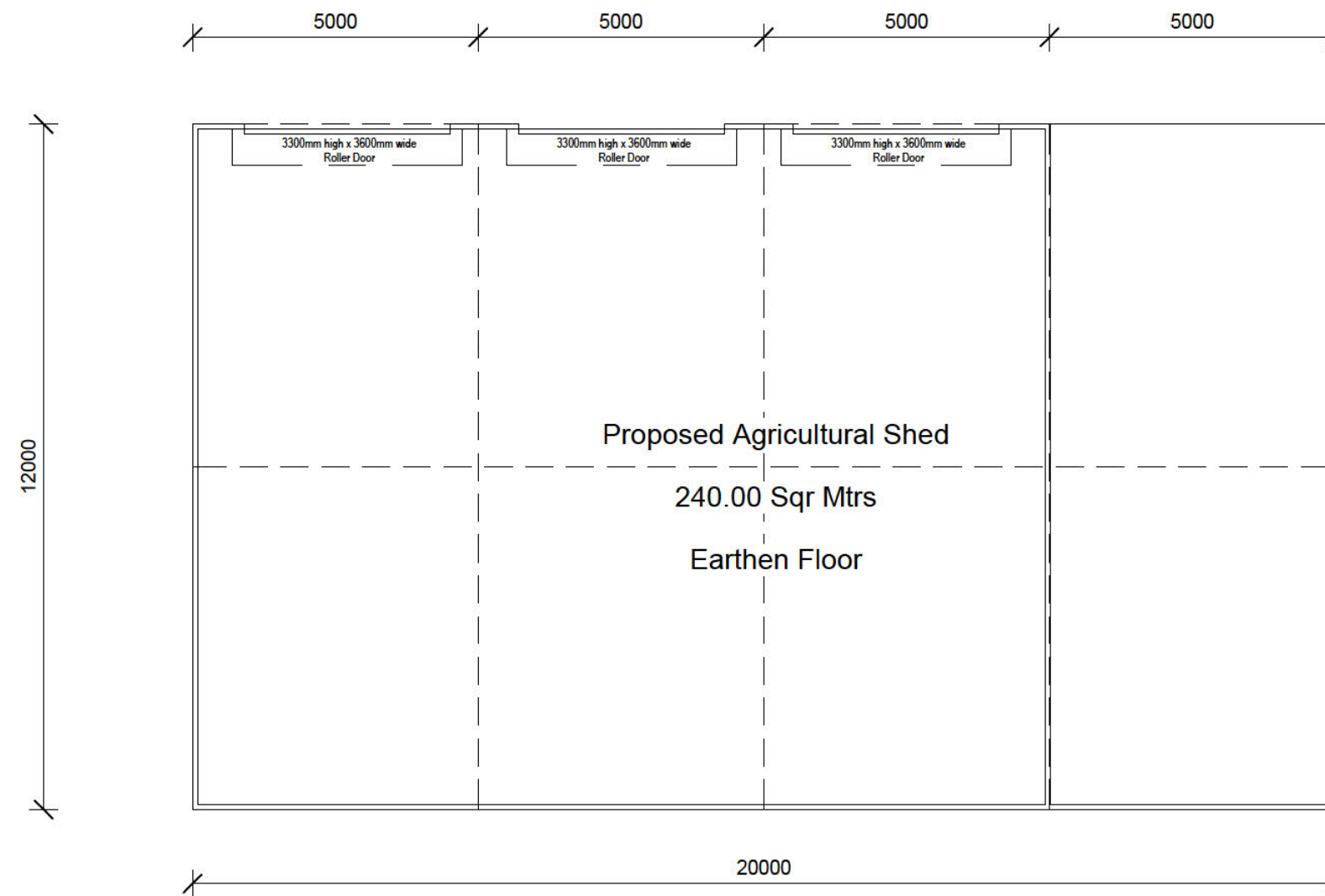
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SHEET 1 OF 4

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PLANNING



1 Floor Plan
1 : 100

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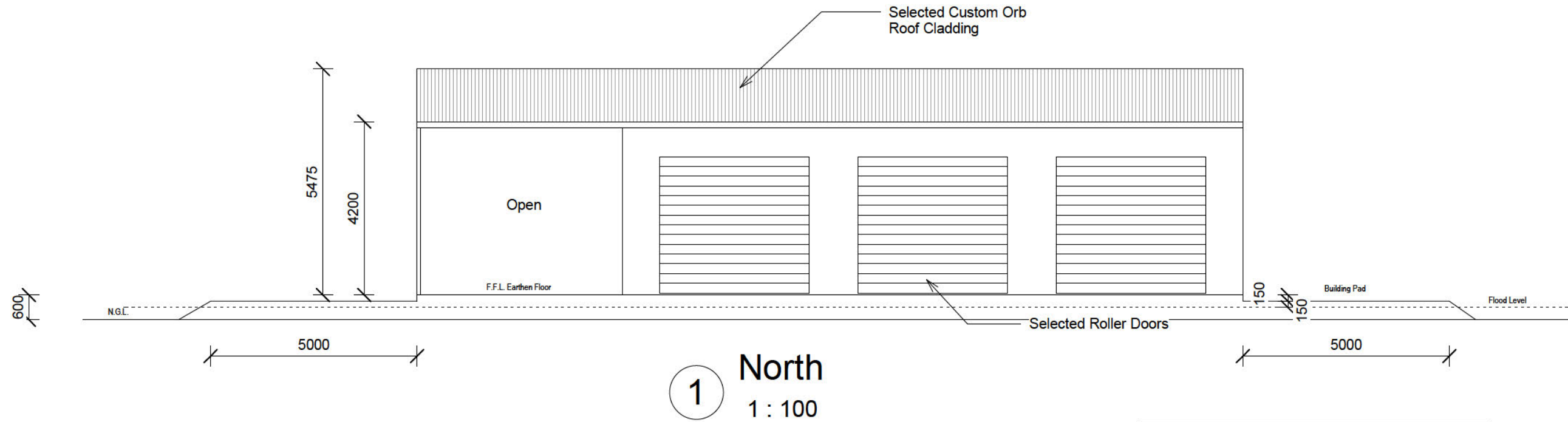
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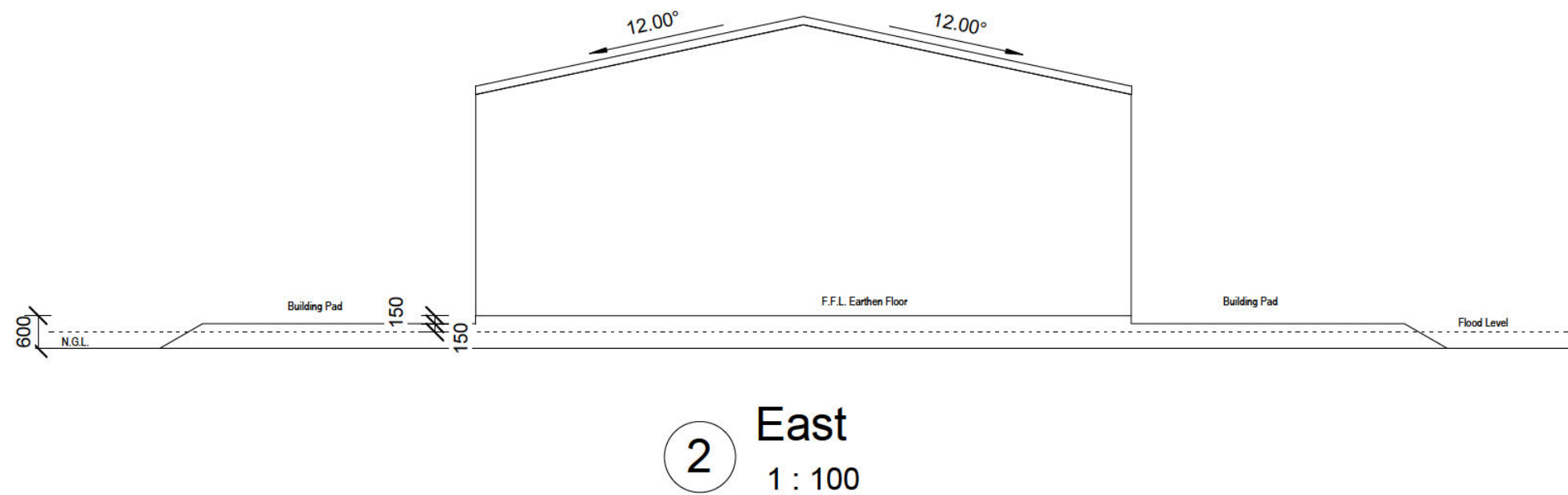
DRAWING TITLE

PLANNING



Colour & Materials Schedule

Element	Material	Colour
Walls	Metal	Woodland Grey
Roof	Metal	Woodland Grey
Trims	Metal	Woodland Grey



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PH 56235478
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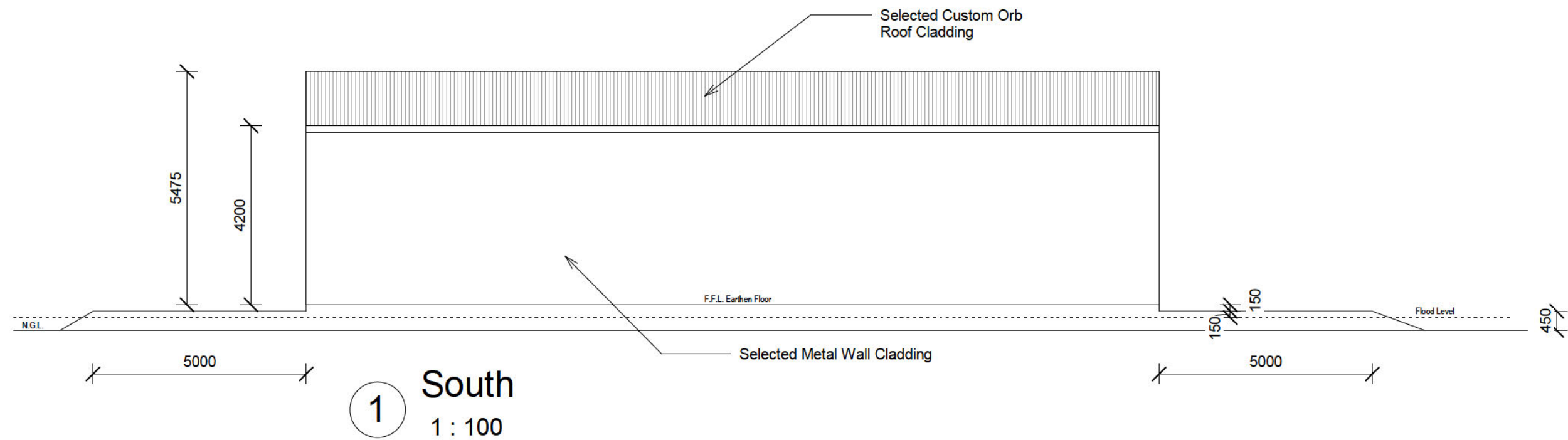
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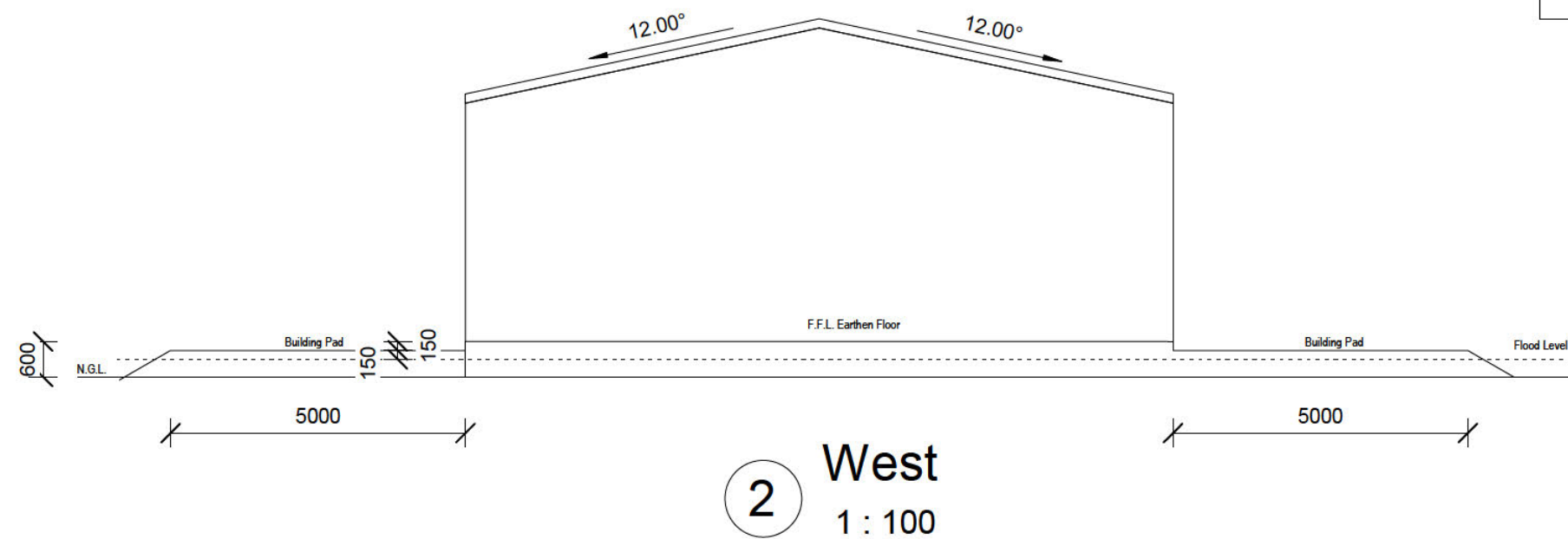
3 OF 4

PLANNING



Colour & Materials Schedule

Element	Material	Colour
Walls	Metal	Woodland Grey
Roof	Metal	Woodland Grey
Trims	Metal	Woodland Grey



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4 OF 4

PLANNING



860.8 0 430.40 860.8 Meters

1-Apr-2022

Notes

1: 16,945

Data Source: State & Local Government. © CARDINIA SHIRE COUNCIL

