
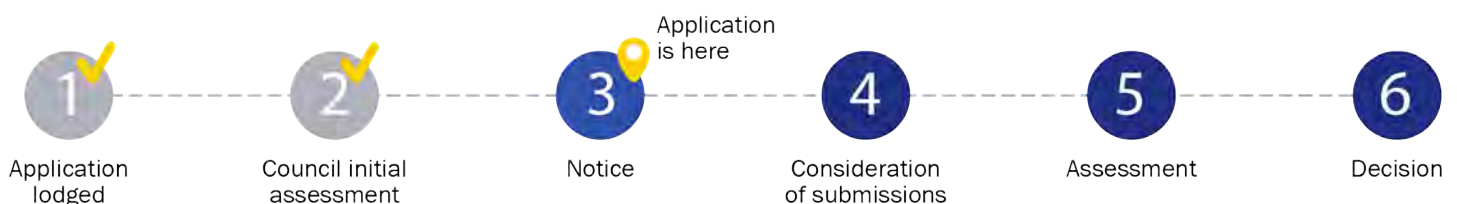


# Notice of Application for a Planning Permit

The land affected by the application is located at:	V11338 F658 CA 116A Parish of Yallock 80 O'Briens Road, Yannathan VIC 3981
The application is for a permit to:	Use and Development of land for Dwelling, Outbuilding and Associated works

APPLICATION DETAILS	
The applicant for the permit is:	Universal Planning
Application number:	T240177
<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: <a href="http://cardinia.vic.gov.au/advertisedplans">cardinia.vic.gov.au/advertisedplans</a> or by scanning the QR code.</p>	

HOW CAN I MAKE A SUBMISSION?		
This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:		26 July 2024
<p><b>WHAT ARE MY OPTIONS?</b></p> <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>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>If you object, the Responsible Authority will notify you of the decision when it is issued.</p>	<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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# Application for a Planning Permit

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

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

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

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

**ℹ** Click for further information.

## The Land i

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

Street Address \*

Unit No.:	St. No.: 30	St. Name: OBRIENS ROAD
Suburb/Locality: YANNATHAN VIC.		Postcode: 3981

Formal Land Description \*

Complete either A or B.

**⚠** This information can be found on the certificate of title.

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

A	Lot No.:	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input type="radio"/> Plan of Subdivision	No.:
OR					
B	Crown Allotment No.:	116A		Section No.:	
Parish/Township Name: Yallock					

## The Proposal

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

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

CONSTRUCTION OF A NEW RESIDENCE (FREESTANDING COLORBOND STEEL), ENTRANCE GATES AND DRIVEWAY AND INSTALLATION OF A SEPTIC SYSTEM.

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

Cost \$ 955,000

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

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

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



## Existing Conditions i

### Describe how the land is used and developed now \*

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

Vacant

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

## Title Information i

### Encumbrances on title \*

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

Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)

No

Not applicable (no such encumbrance applies).

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

## Applicant and Owner Details i

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

### Applicant \*

The person who wants the permit.

Please provide at least one contact phone number \*

**Contact information for applicant OR contact person below**

Business phone:	Email: <b>INFO@UNIVERSALPLANNING.1970</b>
Mobile phone: <b>041847238</b>	Fax:

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

**Contact person's details\*** Same as applicant

Name:

Title:	First Name:	Surname:
--------	-------------	----------

Organisation (if applicable):

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

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

Suburb/Locality:	State:	Postcode:
------------------	--------	-----------

### Owner \*

The person or organisation who owns the land

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

day / month / year

## Declaration i

This form must be signed by the applicant.

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

The information in this application is true and correct to the best of my knowledge and I have been notified of the permit application.

Date: 15/4/2024  
day / month / year

## Need help with

General information about the planning process is available at [planning.vic.gov.au](http://planning.vic.gov.au)

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

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

No

Yes

If 'Yes', with whom?:

Date:

day / month / year

## Checklist i

Have you:

Filled in the form completely?

Paid or included the application fee?

**⚠** Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

Provided all necessary supporting information and documents?

A full, current copy of title information for each individual parcel of land forming the subject site.

A plan of existing conditions.

Plans showing the layout and details of the proposal.

Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.

If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).

If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.

Completed the relevant council planning permit checklist?

Signed the declaration?

## Lodgement i

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

Cardinia Shire Council  
PO Box 7  
Pakenham VIC 3810

In person: 20 Siding Avenue, Officer

**Contact information:**

Telephone: 1300 787 624

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

DX: 81006

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

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# MORE INFORMATION

## The Land

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

### How is land identified?


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

See **Example 1**.

## The Proposal

### Why is it important to describe the proposal correctly?


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

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

### How do planning schemes affect proposals?

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

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

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

See **Example 2**.


### Estimated cost of development

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

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

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

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

 Contact the Council to determine the appropriate fee. Go to [planning.vic.gov.au](http://planning.vic.gov.au) to view a summary of fees in the Planning and Environment (Fees) Regulations.

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

## Existing Conditions

### How should land be described?

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

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

See **Example 3**.

## Title Information

### What is an encumbrance?

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

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

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

### What documents should I check to find encumbrances?

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

### What about caveats and notices?

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

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

### What happens if the proposal contravenes an encumbrance on title?

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

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

Page 1 of 1

VOLUME 11338 FOLIO 658

Security no : 124114148980A  
Produced 13/04/2024 08:20 AM

**LAND DESCRIPTION**

Crown Allotment 116A Parish of Yallock.  
PARENT TITLE Volume 09474 Folio 100  
Created by instrument AJ530570A 05/03/2012

**REGISTERED PROPRIETOR**



**ENCUMBRANCES, CAVEATS AND NOTICES**

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE TP306855W 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: 80 OBRIENS ROAD YANNATHAN VIC 3981

**ADMINISTRATIVE NOTICES**

NIL



DOCUMENT END

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Document Type	<b>Plan</b>
Document Identification	<b>TP306855W</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>13/04/2024 08:20</b>

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<b>TITLE PLAN</b>		<b>EDITION 1</b>	<b>TP 306855W</b>
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<p><b>Location of Land</b></p> <p>Parish: YALLOCK          Township:          Section:          Crown Allotment: 115,116A          Crown Portion:</p> <p>Last Plan Reference:          Derived From: VOL 9474 FOL 100          Depth Limitation: 15.24 m</p>	<p style="text-align: center;"><b>Notations</b></p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
--	--

<p style="text-align: center;"><b>Description of Land / Easement Information</b></p> <div style="border: 1px solid red; padding: 5px; margin: 10px 0;"> <p style="color: red; font-size: small;">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.</p> </div> <div style="text-align: center; margin-top: 20px;"> </div> <p style="text-align: center; margin-top: 20px;"><b>TOTAL AREA = 11.12 ha</b></p>	<p style="font-size: x-small;">THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 04/02/2000          VERIFIED: GB</p>
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LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	
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## 1.0 Introduction and Overview

This planning report is written in support of the application to development the site for a dwelling and outbuilding at 80 OBrien Road, Yannathan, VIC 3981 (formally described as Crown Allotment 116A Parish of Yallock).

The relevant permit triggers are:

Clause 35.04-1	A permit is required to use the land for the purposes of a dwelling.
Clause 35.04-5	A permit is required to construct a building or construct or carry out works associated with a Section 2 Use (dwelling)
Clause 44.04-2	A permit is required to construct a building or construct or carry out works in the LSIO.

Table 1: **Permit triggers** (source: Cardinia Planning Scheme)

## 2.0 Subject Site and Surrounds

The 3.60ha subject site is located on the eastern side of OBrien Road, and has the following interfaces:

North	to #70 OBrien Road	327.40 metres
South	to #100 OBrien Road	234.57 metres
East	to 175 and 205 Hall Road	222.00 metres
West	to OBrien Road	54.30 metres

Table 2: **Lot Interfaces** (source: Crown Allotment 116A Parish of Yallock)

The subject is presently vacant and void of any vegetation. To the north and south at 70 and 100 OBrien, consists each of a dwelling and associated outbuildings, to the east is grazing land and a dwelling (setback approximately 246 metres from the shared fence line) and to the west is a dwelling with a number of associated outbuildings.

A review of the Title indicates no restrictions, Covenants or Section 173 Agreements being recorded over the site with no easements affecting the site.

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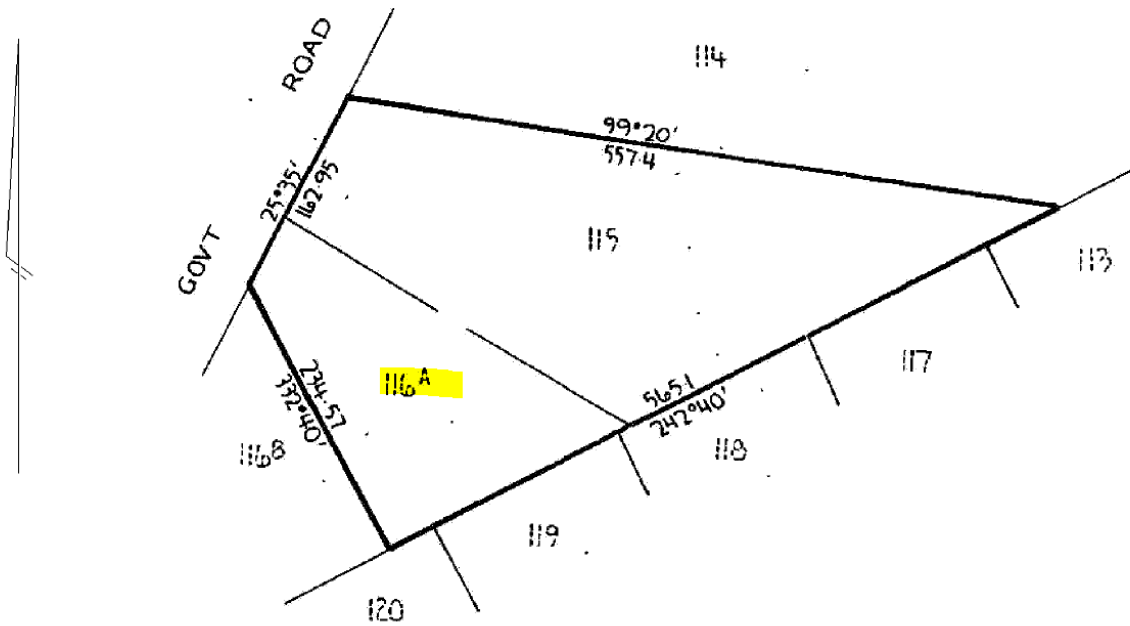


Figure 1: POS (source: Land Data).



Figure 2: Aerial view of the Subject Site (source: Nearmaps image dated 25/02/2024).

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Photo 1: O'Brien Road, view west from the subject site (photo: 11/11/23)



Photo 2: O'Brien Road, view east from the subject site (photo: 11/11/23)

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Photo 3: View towards #70 OBrien Road from the subject site (photo: 11/11/23)



Photo 4: View of the subject site (photo: 11/11/23)

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Photo 5: As above (photo: 11/11/23)



Photo 6: View towards 100 O'Brien Road (photo: 11/11/23)

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Photo 7: View of the subject site from OBrien Road (photo: 11/11/23)



Photo 8: As above (photo: 11/11/23)

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### 3.0 Zoning, Overlays & Particular Provisions

The site is in the Green Wedge Zone – Schedule 1 (GWZ2) under the Cardinia Shire Planning Scheme and is affected by the Land Subject to Inundation Overlay.

#### Green Wedge Zone

The purpose of the Green Wedge Zone is:

- *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.*

There are no relevant variations to the Schedule applicable to the application.

Pursuant to Clause 35.04-1, a permit is required to use land in the GWZ for the purpose of a dwelling. The following conditions apply:

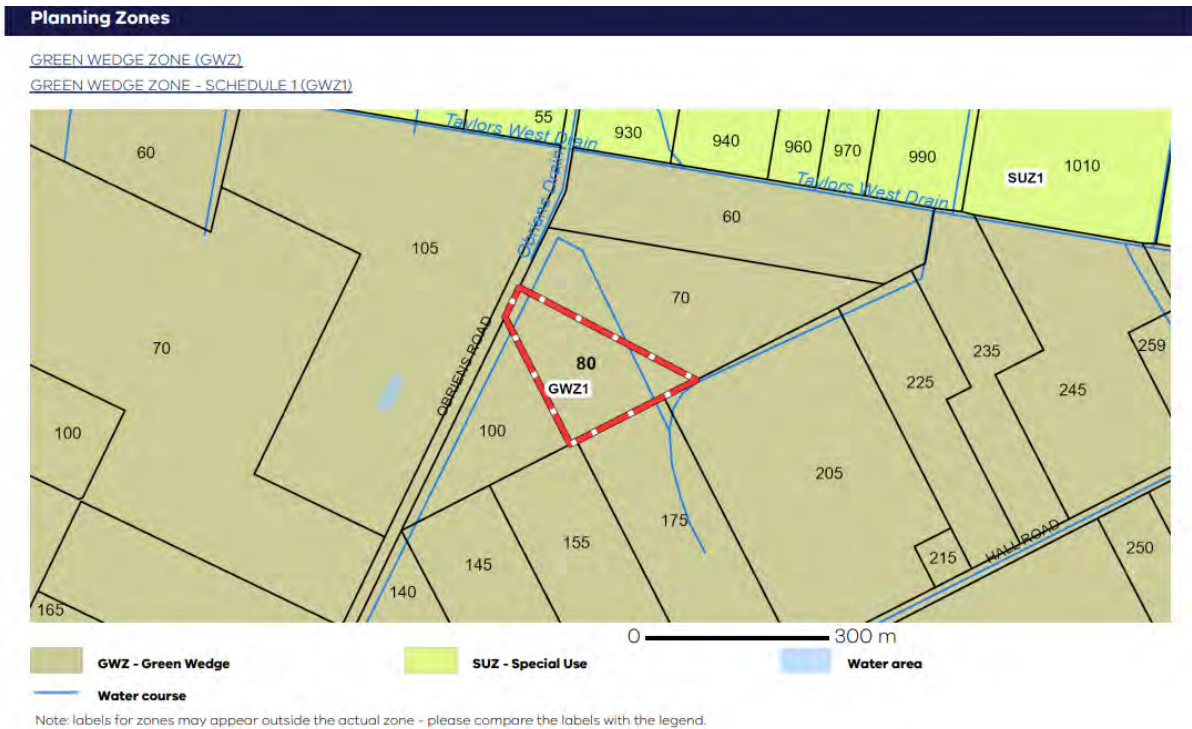
- *Must be the only dwelling on the lot. This does not apply to the replacement of an existing dwelling if the existing dwelling is removed or altered (so it can no longer be used as a dwelling) within one month of the occupation of the replacement dwelling.*
- *Must meet the requirements of Clause 35.04-2.*

A dwelling must meet the requirements outlined in 35.04-2 which specifies the following:

- *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 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 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 must be connected to a reticulated electricity supply or have an alternative energy source.*

A permit is also required under Clause 35.04-5 to construct or carry out a building or works associated with a use in Section 2 (dwelling) of Clause 35.04-1.





**Figure 3:** Zoning of subject site (source: Planning Schemes Online).

## Land Subject to Inundation Overlay - LSIO

The purpose of LSIO is:

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

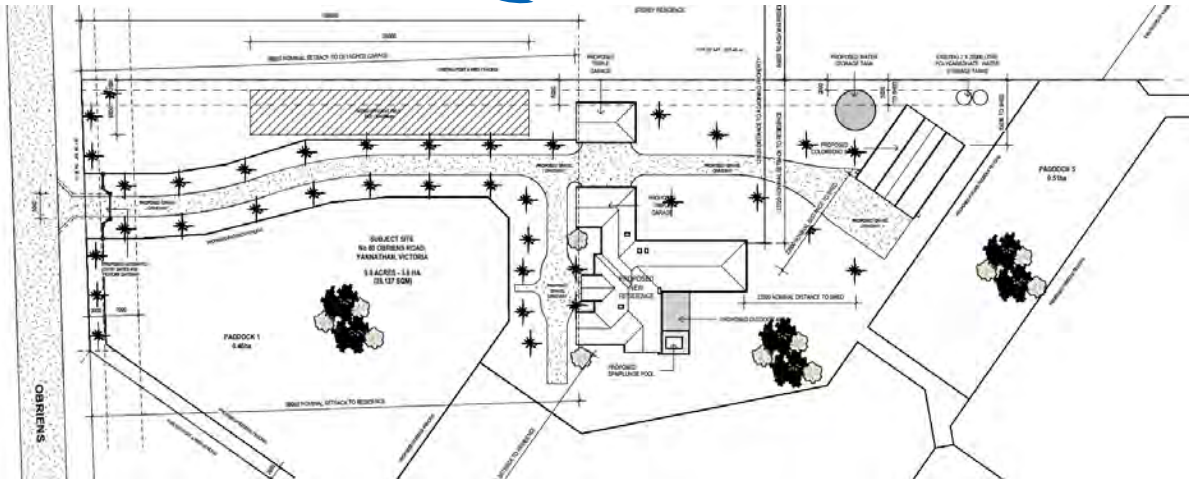
A permit is required under Clause 44.04-2 to construct a building or construct or carry out works in the LSIO.

## 4.0 Overview of Proposal

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The application proposes the construction of a single storey 4 bedroom dwelling, x 2 garage and associated outbuilding located at 80 OBrien Road, Yannathan. The dwelling will be setback from the front boundary by 98 metres and access is via a 5 metre crossover off OBrien Road.





**Figure 4:** Site Plan (source: BB Design and Documentation, Proposed Site Plan).

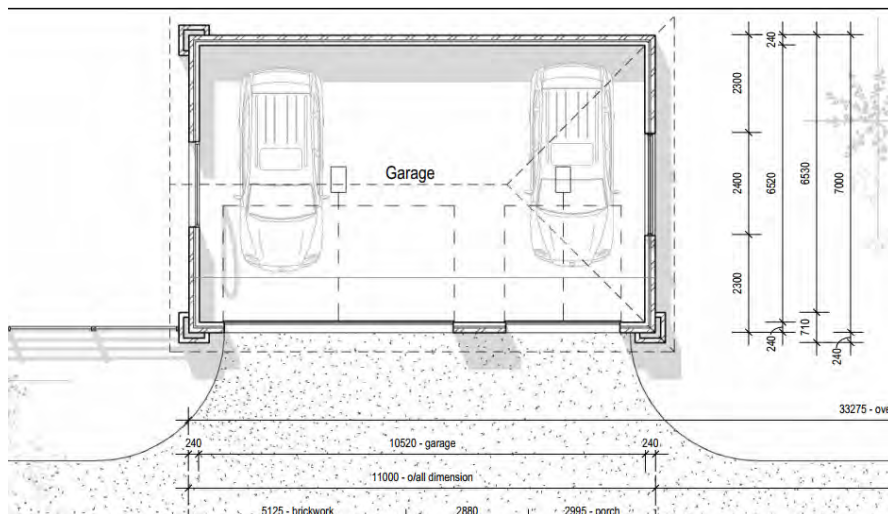
The internal configuration of the dwelling is to comprise of:

- Porch
- Entry hall.
- Lounge.
- Powder room.
- Master Bedroom, ensuite, x2 WIR.
- Dining.
- Family.
- Kitchen and walk in pantry.
- Laundry.
- Utility room.
- Bedroom 2, WIR.
- Linen
- Bathroom (shower and bath).
- Rumpus.
- Bedroom 3, WIR
- Bedroom 4, WIR, ensuite.
- Outdoor porch.
- Alfresco.
- Spa.
- Attached garage.
- Detached garage.
- Machinery shed.

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**Figure 5:** Floor Plan (source: BB Design and Documentation, Proposed Floor Plan).



**Figure 6:** Detached Garage (source: BB Design and Documentation, Proposed Floor Plan).

The floor areas are proposed as:

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<b><u>DWELLING AREAS</u></b>		
LIVING	: 387.80 m <sup>2</sup>	(41.74 sq's)
ALRESCO (COVERED)	: 47.22 m <sup>2</sup>	( 5.10 sq's)
GARAGES	: 155.70 m <sup>2</sup>	(16.76 sq's)
ALFRESCO DECKING	: 50.55 m <sup>2</sup>	( 5.44 sq's)
ENTRY PORCH	: 11.74 m <sup>2</sup>	( 1.26 sq's)
LAUNDRY PORCH	: 11.14 m <sup>2</sup>	( 1.20 sq's)
<b><u>TOTAL AREA</u></b>	<b>: 664.15 m<sup>2</sup></b>	<b>(71.50 sq's)</b>

**Figure 7: Area Analysis** (source: BB Design and Documentation, Proposed Floor Plan).

The dwelling is constructed of a mix of materials, including face brickwork (colour proposed is Cambridge Blend), face stone, colourbond roof with a 30 degree pitch with the shed being of colourbond (monument) and the roofing being a colour of evening haze pitched at 11 and 22 degrees.

The overall heights are proposed:

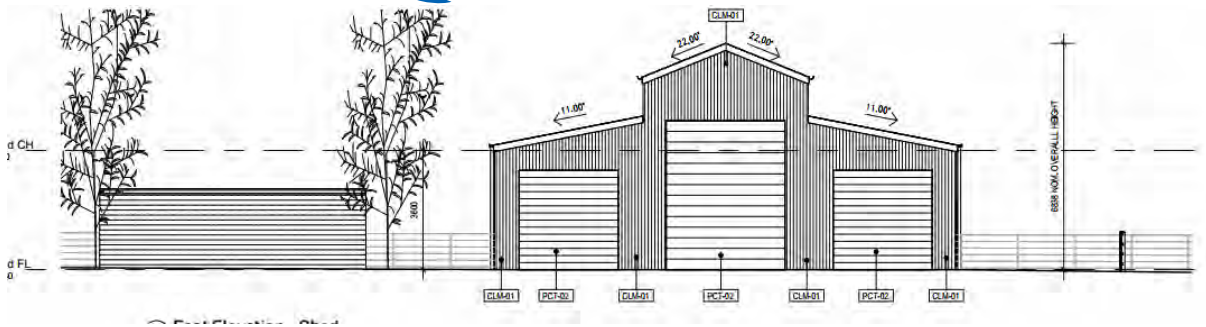
- Dwelling: 6.770 metres
- Machinery Shed: 6.912 metres
- Detached Garage: 5.300 metres.



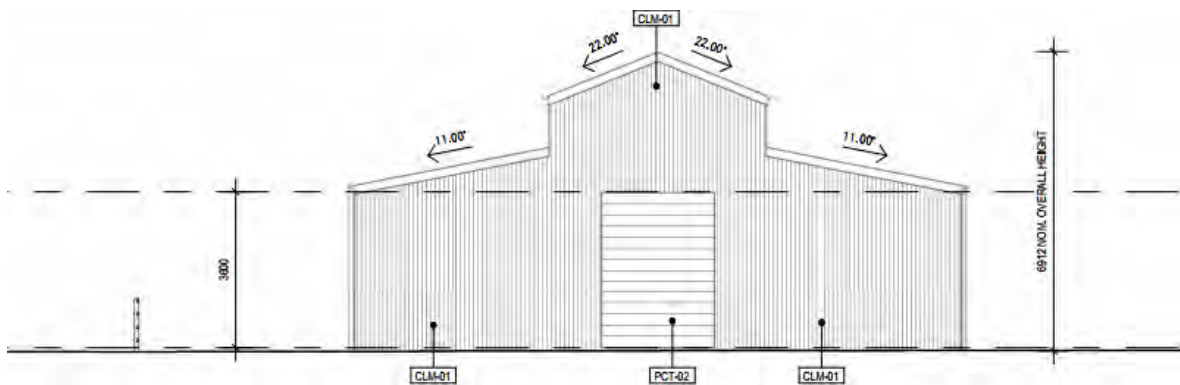
**Figure 8: How the proposed dwelling and detached garage will appear to OBrien Road** (source: BB Design and Documentation, Proposed Elevations).

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**Figure 8: Front elevation of machinery shed** (source: BB Design and Documentation, Proposed Shed Plans).



**Figure 9: Rear elevation of machinery shed as seen from #70 O'Brien Road** (source: BB Design and Documentation, Proposed Shed Plans).



**Figure 9: Various 3-D images as viewed from adjoining properties**

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### 5.0 Planning Controls of Cardinia Shire Planning Scheme

#### Planning Policy Framework

The following provisions of the Planning Policy Framework of the Shire of Cardinia Planning Scheme are relevant to the application:

Clause 11.01-1S for **Settlement** seeks to promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements. The objective is achieved by the following strategies (as relevant):

- *Guide the structure, functioning and character of each settlement taking into account municipal and regional contexts and frameworks.*
- *Limit urban sprawl and direct growth into existing settlements.*
- *Provide for growth in population and development of facilities and services across a regional or sub-regional network.*

Clause 11.01-1R for **Settlement – Metropolitan Melbourne** specifies strategies that are aimed at maintaining a permanent urban growth boundary around Melbourne to create a more consolidated, sustainable city and protect the values of non-urban land.

Clause 11.01-1R **Green wedges – Metropolitan Melbourne** seeks to protect the green wedges of Metropolitan Melbourne from inappropriate development. The objective is achieved by the following strategies (as relevant):

- *Promote and encourage the key features and related values of each green wedge area.*
- *Support development in the green wedge that provides for environmental, economic and social benefits.*
- *Consolidate new residential development in existing settlements and in locations where planned services are available and green wedge values are protected.*
- *Protect important productive agricultural areas such as Werribee South, the Maribyrnong River flats, the Yarra Valley, Westernport and the Mornington Peninsula.*
- *Support existing and potential agribusiness activities, forestry, food production and tourism.*
- *Protect areas of environmental, landscape and scenic value such as biodiversity assets, national and state parks, Ramsar wetlands and coastal areas.*

Clause 11.03-5S for **Distinctive areas and landscapes** seeks to recognise the importance of distinctive areas and landscapes to the people of Victoria and protect and enhance the valued attributes of identified or declared distinctive areas and landscapes.

Clause 12.01-1S **Protection of biodiversity** seeks to protect and enhance Victoria's biodiversity.

Clause 12.01-2S for **Native vegetation management** has the objective *To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.*

Clause 12.05-1S **Environmentally sensitive areas** has the objective *To protect and conserve environmentally sensitive areas.*

Clause 12.05-2S for **Landscapes** seeks to protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments. The relevant strategies to the application that achieve this objective include:

- *Ensure development does not detract from the natural qualities of significant landscape areas.*
- *Recognise the natural landscape for its aesthetic value and as a fully functioning system.*
- *Ensure important natural features are protected and enhanced.*

Clause 13.02-1S for **Bushfire planning** applies to all planning and decision making relating to land subject to a Bushfire Management Overlay. The policy seeks to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life. The strategies relevant to the application include the following:

- *Give priority to the protection of human life by:*
  - *Prioritising the protection of human life over all other policy considerations.*
  - *Directing population growth and development to low risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.*
  - *Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages of the planning process.*
- *Identify bushfire hazard and undertake appropriate risk assessment by:*
  - *Applying the best available science to identify vegetation, topographic and climatic conditions that create a bushfire hazard.*
  - *Considering the best available information about bushfire hazard including the map of designated bushfire prone areas prepared under the Building Act 1993 or regulations made under that Act.*
  - *Applying the Bushfire Management Overlay to areas where the extent of vegetation can create an extreme bushfire hazard.*
  - *Considering and assessing the bushfire hazard on the basis of: – Landscape conditions - meaning conditions in the landscape within 20 kilometres (and potentially up to 75 kilometres) of a site; – Local conditions - meaning conditions in the area within approximately 1 kilometre of a site; – Neighbourhood conditions - meaning conditions in the area within 400 metres of a site; and – The site for the development.*
  - *Ensuring that strategic planning documents, planning scheme amendments, planning permit applications and development plan approvals properly assess bushfire risk and include appropriate bushfire protection measures.*
  - *Not approving development where a landowner or proponent has not satisfactorily demonstrated that the relevant policies have been addressed, performance measures satisfied or bushfire protection measures can be adequately implemented.*
- *For development associated with the use of the land for accommodation purposes, the following should be considered:*
  - *Consider the risk of bushfire to people, property and community infrastructure.*
  - *Require the implementation of appropriate bushfire protection measures to address the identified bushfire risk.*
  - *Ensure new development can implement bushfire protection measures without unacceptable biodiversity impacts.*

Clause 14.01-1S **Protection of agricultural land** seeks to “*To protect the state’s agricultural base by preserving productive farmland.*”

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Clause 14.01-1R **Protection of agricultural land – Metropolitan Melbourne** has the strategy to *Protect agricultural land in Metropolitan Melbourne’s green wedges and peri-urban areas to avoid the permanent loss of agricultural land in those locations.*

Clause 14.01-2S **Sustainable agricultural land use** seeks to *“encourage sustainable agricultural land use.”*

Clause 14.01-2L-02 **Sustainable agriculture** is a local policy that applies to land in the Green Wedge, Rural Conservation and Green Wedge A zones with the objective

*“To provide a secure, long term future for productive and sustainable agriculture that remains adaptable to the evolving needs of agriculture.”*

Clause 15.01-2S for **Building design** seeks to *“achieve building design outcomes that contribute positively to the local context and enhance the public realm”*. The relevant strategies to achieve this objective include:

- *Ensure development responds and contributes to the strategic and cultural context of its location.*
- *Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.*
- *Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.*
- *Ensure development is designed to protect and enhance valued landmarks, views and vistas.*
- *Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.*
- *Ensure development provides landscaping that responds to its site context, enhances the built form and creates safe and attractive spaces.*
- *Encourage development to retain existing vegetation.*

Clause 15.01-5S at **Neighbourhood character** seeks to *“recognise, support and protect neighbourhood character, cultural identity, and a sense of place.”* Some of the strategies to achieve this objective are (as relevant):

- *Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.*

Clause 15.01-6S **Design for rural areas** seeks *“To ensure development respects valued areas of rural character.”*

## LPPF

The LPPF at Clause 21.01 identifies a number of key issues that the Shire needs to address being:

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## Universal Planning

### Environment

- The protection of environmentally significant areas including the northern hills and the Western Port coast.
- The protection and management of biodiversity.
- The protection of the Koo Wee Rup swamp area, which contains important groundwater reserves and horticultural soils in the Western Port basin.
- The maintenance and enhancement of existing significant landscapes.
- The protection of life and property in terms of flooding and bushfire.
- The protection and enhancement of areas and places of heritage significance.
- The reduction in greenhouse gas emissions and potable water usage.
- The provision of a range of open space functions to meet community needs, encourage an active lifestyle and protect the environment.

### Settlement and housing

- The management of urban growth including urban pressures on the rural hinterland and the Western Port Green Wedge.
- The sustainable development of the Urban Established Areas, Urban Growth Area, and rural townships.
- The provision of appropriate rural residential and rural living development.
- The integration of health into planning communities to allow people to choose to be active in an environment that is convenient, safe and pleasant.

At Clause 21.02 **Environment** makes references to the shire's environmental and scenic rural landscapes and characteristics including their rich biodiversity and productive agricultural land. The level of environmental importance is echoed at

Clause 21.03 **Settlement and Housing** identifies the existing dispersed settlement pattern in Cardinia Shire, including small rural towns located in the Green Wedge which creates challenges in meeting community expectations about the range of accessible services and facilities. This includes new developments, subdivisions and land use changes that require management in a way that protects and enhances the primary Green Wedge values of supporting sustainable farming, retaining a healthy biodiversity and protecting valued landscapes.

Clause 21.04-2 **Economic Development – Agriculture**, has the objective to maintain agriculture as a strong and sustainable economic activity within the municipality.

#### *Agricultural use*

- *Discourage non-soil based uses (eg: poultry farms) being located on soils which are of high agricultural quality and, recognising the economic importance of such uses, encourage their location on land with a lesser soil quality.*
- *Encourage the establishment of alternative and innovative agricultural activities such as herb farming or small nurseries, particularly in areas where fragmented lot sizes limit opportunities for broadacre agricultural activities.*

We draw Council to the Farm Management Plan, prepared by Eco Vision as to why small scale Highland Cattle grazing is suited to this land.

Clause 22.05 – **Westernport Green Wedge Policy**, has the following objectives:

- *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.*
- *To provide clear guidance on appropriate tourism industries and their location.*
- *To provide guidance and clear direction for preferred land uses for each of the 3 precincts.*

Clause 51.02 **Metropolitan Green Wedge Land: Core Planning Provisions** has as its 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.*

As per the Farm Management Plan, prepared by Eco Vision (at pages 3 & 4), our emphasis added:

*The proposed building infrastructure (new dwelling and sheds) is located within the middle north east boundary as depicted on the site plan. The balance of the site will predominately be used for small scale Highland Cattle grazing – 5 paddocks ranging in size from 0.46ha to 0.66ha (2.85ha). The balance of the site (0.7ha) will be used for the proposed dwelling and grounds and accessways. Conservation zones including shelter belts as depicted on the site plan (0.15ha). The site contains areas of retained and planted shelterbelts consistent with the principles of natural asset farming.*

*Small scale Highland Cattle grazing will be the primary agricultural business activity for the site with young steers be brought onto the property before being grown and sold at approximately 2 years of age.*

*The location of the proposed development (small acreage site) is consistent with the considerations within the Green Wedge Zone in that it supports a small scale rural enterprise providing a supplementary income in conjunction with biodiversity protection enhancement using shelterbelt planning including the introduction of paddock trees within paddocks one to four. The site provides an opportunity to attain a balance between small scale agricultural enterprise in conjunction with biodiversity enhancement*

The provision describes the key characteristics of the green wedge area within the categories of Productive Agricultural Areas, Rural Landscape Areas and Rural Residential Areas.

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## 6.0 Planning Assessment

The application proposes no vegetation removal and the development of a dwelling and associated outbuilding. The proposal is reflective of the overarching principles and strategies identified within the Planning Policy Framework and aligns with the purpose of the zone and applicable overlays.

### Green Wedge Zone

Planning policy identifies pressures of housing within the Green Wedge Zone in the face of developing existing established urban areas.

The purpose of the GWZ is:

- *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.*

The use and development of the land for a dwelling, in the in conjunction with that of a rural enterprise is should have the support of Council. As per the farm management plan prepared by Eco Vision, it has been demonstrated that the dwelling is required to support a rural enterprise. The decision guidelines of the GWZ (Scheule 1) require:

#### General:

<b>Decision Guideline</b>	<b>Response</b>
The Municipal Planning Strategy and the Planning Policy Framework.	<i>The proposed dwelling is not at odds with the MPS or LPPF policies within Councils planning scheme.</i>
Any Regional Catchment Strategy and associated plan applying to the land.	<i>No Regional Catchment Strategy or associated plan applies to the land.</i>
The capability of the land to accommodate the proposed use or development.	<i>The site can accommodate by the dwelling and the proposed farming activities as outlined in the Farm Management Plan.</i>
How the use or development relates to rural land use, rural diversification, natural resource management, natural or	<i>Refer to Farm Management Plan.</i>



## Universal Planning

cultural heritage management, recreation or tourism.	
Whether the site is suitable for the use or development and the compatibility of the proposal with adjoining land uses.	<i>Adjoining land uses at 60, 70, 100 and 105 OBrien Road are similar to what is being proposed, that is a dwelling, outbuildings and associated agriculture.</i>
Whether the use or development is essential to the health, safety or well-being of the State or area but is not appropriate to locate in an urban area because of the effect it may have on existing or proposed urban areas or the effect that existing or proposed urban areas may have on the proposed use or development.	<i>Not applicable to this assessment.</i>
The need to minimise adverse impacts on the character and appearance of the area or features of architectural, scientific or cultural heritage significance, or of natural scenic beauty.	<i>The area is not one of pristine importance or significance where the scientific or cultural heritage is to be protected.</i>
The potential for accommodation to be adversely affected by vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the <i>Mineral Resources (Sustainable Development) Act 1990</i> .	<i>Not applicable to this assessment.</i>

Table 3: **Decision Guidelines - General** (source: Clause 35.04-6)

### Rural Issues:

<b>Decision Guideline</b>	<b>Response</b>
The maintenance of agricultural production and the impact on the rural economy.	Addressed via the Farm Management Plan
The environmental capacity of the site to sustain the rural enterprise.	Addressed via the Farm Management Plan
The need to prepare an integrated land management plan.	Not required.
The impact on the existing and proposed rural infrastructure.	It is not expected that the use or the proposed agriculture activities will place a significant strain on services such as electricity and the surrounding road network.
The potential for the future expansion of the use or development and the impact of this on adjoining and nearby agriculture and other land uses.	Addressed via the Farm Management Plan.

Table 4: **Decision Guidelines – Rural Issues** (source: Clause 35.04-6)

Design and Siting Issues:

Decision Guideline	Response
<p>The need to minimise any adverse impacts of siting, design, height, bulk, and colours and materials to be used, on landscape features, major roads and vistas.</p>	<p>The proposed dwelling is single storey, and has been designed to blend into the natural setting. Whilst a dwelling is considered ancillary to the farming activities on the site, it is worth noting that it has been designed to accommodate for a family and their needs.</p> <p>The proposed machinery shed is characteristic of other sheds in the area, being of similar scale and height. The colourbond material is respectful to the surrounds as too the Monument colour.</p>
<p>The need to minimise adverse impacts on the character and appearance of the area or features of archaeological, historic or scientific significance or of natural scenic beauty or importance.</p>	<p>The area is not considered to hold significant archaeological, historic or scientific values. Furthermore it is not one of pristine natural scenic beauty that is worthy of protection. That said, the built form proposed on the site is considerate of the setting and the rural landscape setting.</p>
<p>The need to locate and design buildings used for accommodation to avoid or reduce the impact from vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the <i>Mineral Resources (Sustainable Development) Act 1990</i>.</p>	<p>Not applicable to this assessment.</p>

Table 5: **Decision Guidelines – Design and Siting** (source: Clause 35.04-6)

The proposal meets the requirements of Clause 35.04-2 (Use of land for a dwelling) of the Green Wedge Zone:

- All-weather road access to the dwelling is provided from the existing crossover in the north-east corner of the site.
- The dwelling will be connected to onsite wastewater systems in the absence of reticulated sewerage servicing the site. The site is of a size that can easily accommodate the required wastewater systems reflective of the scale of the development, as per the LCA report that accompanies this application.
- The proposal includes the installation of a rainwater tank.
- The subject site will be connected to reticulated electricity.

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## **7.0 Conclusion**

For the reasons stated above in this report, the application is consistent with the Municipal Statement and Planning Policy Framework of the Shire of Cardinia Planning Scheme.

The proposal represents an unlikely impact to the Shire's scenic and bushland environments that are protected by the planning scheme. The proposal represents a considered approach responsive to the surrounding natural landscapes as well as the bushfire hazards that are generally coupled with such extensive vegetated landscapes.

As the site is void of any vegetation, there will be no vegetation loss as a result of this proposal and should Council consider a landscape plan is warranted, this can be a permit condition.

As such, we respectfully believe the proposal is worthy of Council support and that a Planning Permit be issued.

.

**BRTP (1986) MPIA (#83700)**

Universal Planning (ABN 40 353 287 470)  
PO Box 234, Doncaster Heights, VIC 3109  
[www.universalplanning.info](http://www.universalplanning.info)

**April 15, 2024**

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# COOKSEY

## PROPOSED RESIDENCE & COLORBOND SHED

80 O'BRIEN ROAD  
YANNATHAN, VICTORIA 3981  
Job No: 22050



DRAWING SCHEDULE		
DWG NO.	TITLE	REV
TP100	Cover Sheet	
TP101	Existing / Demo Site Plan	
TP201	Proposed Site Plan	
TP202	Proposed Siting Plan	
TP203	Proposed Floor Plan	
TP205	Proposed Shed Plans	
TP901	Proposed Elevations	
TP901	Proposed 3D Views	

TOWN PLANNING ISSUE

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	<p>rev revision description</p>	<p>date</p>		<p>TP100</p>	<p>A</p>



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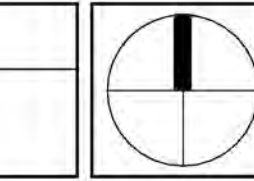
SUBJECT SITE  
No 80 O'BRIENS ROAD,  
YANNATHAN, VICTORIA  
9.0 ACRES - 3.6 HA  
(36,137 SQM)

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REV	REVISION DESCRIPTION	DATE
A	TOWN PLANNING - ISSUE 1	14/07/2023



PROJECT TITLE  
80 O'Brien Road,  
Yannathan, Vic 3981



JOB No: 22050  
DRAWN: BB  
DATE: APRIL 2024  
SCALE: 1:750  
TP101 A

TOWN PLANNING ISSUE





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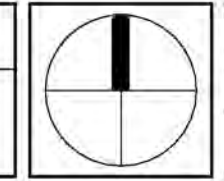
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REV	REVISION DESCRIPTION	DATE
A	TOWN PLANNING - ISSUE 1	06/04/2024



**Proposed Site Plan**

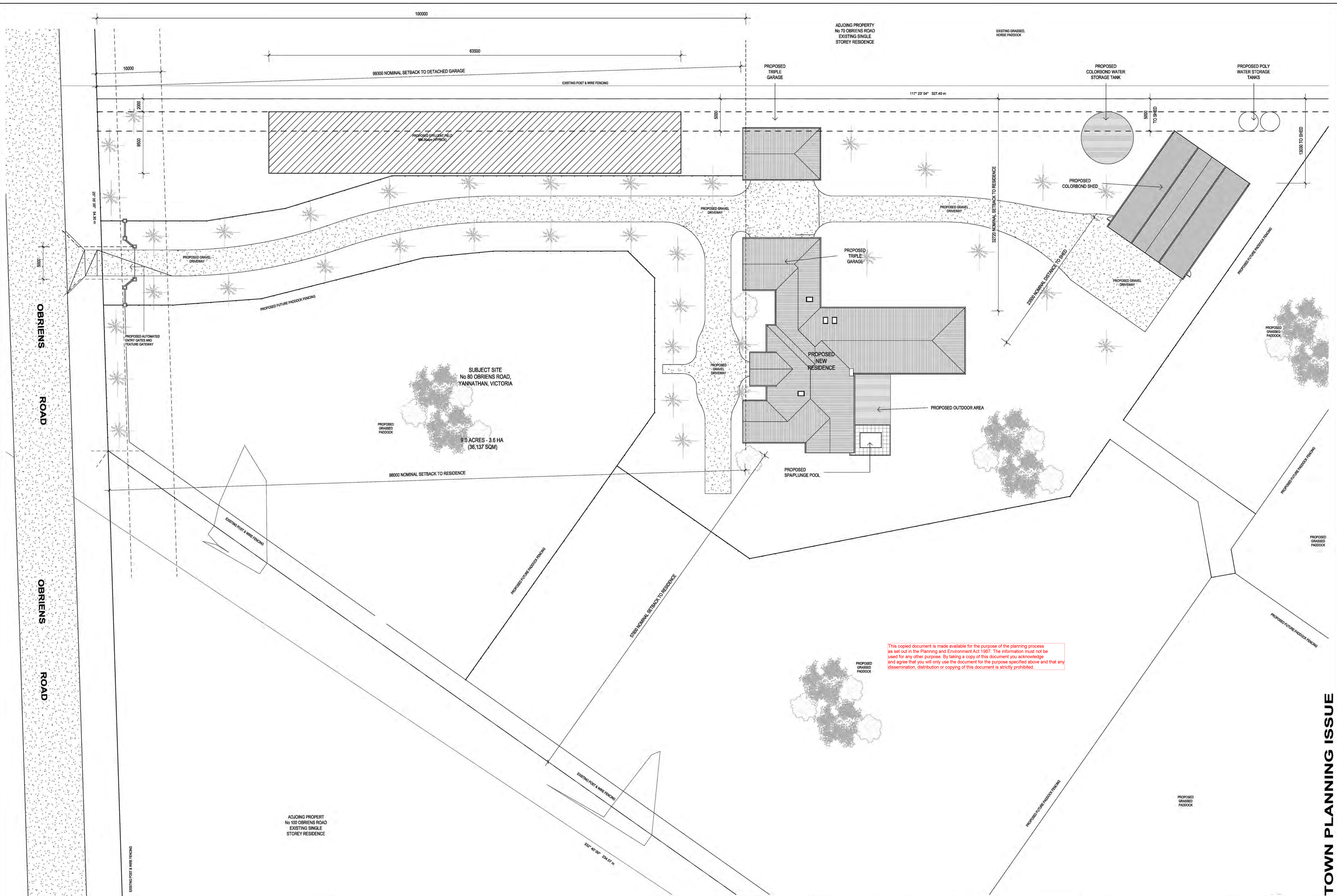
PROJECT TITLE



JOB No:	22050
DRAWN:	BB
DATE:	APRIL 2024
SCALE:	1 : 425
<b>TP201</b>	<b>A</b>

TOWN PLANNING ISSUE





OBIENS ROAD

OBIENS ROAD

SUBJECT SITE  
No 80 OBIENS ROAD,  
YANNATHAN, VICTORIA  
9.0 ACRES - 3.6 HA  
(36,137 SQM)

ADJOINING PROPERTY  
No 70 OBIENS ROAD  
EXISTING SINGLE  
STOREY RESIDENCE

EXISTING GRASSED,  
HORSE PADDOCK

ADJOINING PROPERTY  
No 100 OBIENS ROAD  
EXISTING SINGLE  
STOREY RESIDENCE

EXISTING GRASSED,  
HORSE PADDOCK

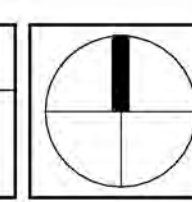
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rev	revision description	date
A	TOWN PLANNING - ISSUE 1	14/07/2023



**Proposed Siting Plan**



JOB No: 22050  
DRAWN: BB  
DATE: APRIL 2024  
SCALE: 1 : 250  
**TP202** A

TOWN PLANNING ISSUE



649 CENTRE ROAD, EAST BENTLEIGH VIC 3165  
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## **FARM MANAGEMENT PLAN**

**80 Obriens Road  
Yannathan Vic**



Prepared for: **BB DESIGN & DOCUMENTATIO** [REDACTED]

Site: **80 Obriens Road  
Yannathan VIC 3981**

Prepared by: [REDACTED] **Eco Vision Australia**

Reference No. **18CO24 FMP / LMP**

Date: **March 27, 2024**

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## TABLE OF CONTENTS

1. Executive Summary
2. Introduction
3. Description of the Development
4. Site Key Features
5. Proposed Site Activity
6. Discussion Land Management Plan
7. Discussion – Farm Management Plan
8. Appendices
  - i. Proposed Site Plan, Geology, Aerial photo, Dam Enhancement Plan & Wildlife Friendly Fencing Example
  - ii. Site EVC Bioregion Benchmark, Biodiversity Score, EVC Map 1750, EVC 2005, Species List EVC 53, Bioregional Conservation Status

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## 1. Executive Summary

The purpose of this statement is to provide a Farm Management Plan / Land Management Plan (FMP) for a 3.69ha property located at 80 Obriens Road, Yannathan.

The site is predominately cleared and grassed. There are some small areas of retained vegetation along the south west and south east boundaries. Towards the south east boundary are two paddocks with water troughs and existing electric fencing. In addition, there are two 22,500 litre providing water for stock. Soil profiles are consistent throughout the site with moderately structured dark grey clay loam soils overlying strongly structured grey light to heavy soils with a gradual textural change through the profile. The underling geology consists of Late Pleistocene (Quaternary) alluvial deposits.

The existing pasture is in good condition with blackberry located along the boundaries which are in the process of being removed and scarcity of any noticeable pest animal species (one fox and two rabbits observed on the site). The site is located within the Monomeith Alluvial plain landform element. a mix of landform element gentle rises and gentle slopes. The site has one designated watercourse / drainage line within the upper south east corner of the site.

The proposed building infrastructure (new dwelling and sheds) is located within the middle north east boundary as depicted on the site plan. The balance of the site will predominately be used for small scale Highland Cattle grazing – 5 paddocks ranging in size from 0.46ha to 0.66ha (2.85ha). The balance of the site (0.7ha) will be used for the proposed dwelling and grounds and accessways. Conservation zones including shelter belts as depicted on the site plan (0.15ha). The site contains areas of retained and planted shelterbelts consistent with the principles of natural asset farming.

Small scale Highland Cattle grazing will be the primary agricultural business activity for the site with young steers be brought onto the property before being grown and sold at approximately 2 years of age.

The DSE stocking rates based on a predominant Land Capability Rating of 1 In conjunction with the ongoing pasture improvement plan, potential supplementary feeding and an effective rotation plan the site property will be able to have between 6 to 8 cattle on the site (9DSE). The aim is to ensure pasture remains in excellent condition by not overstocking the site.

The proposed Cattle paddocks vary in size and can be expanded into larger paddocks if required. Stock rotation numbers in paddocks will vary with between 6 to 8 Highland Cattle being on the site. However, it is anticipated that each individual paddock will be grazed for a week with slightly larger paddocks grazed for a ten-day period. Recovery periods will vary depending upon the season and range between 6 – 12 weeks. It is important to note that pasture may not be the primary feed with supplementary hay if required to minimise and prevent any soil degradation.

Pasture will be managed including a fertilising program to improve both soil pH and soil structure. Supplementary Hay Feed cut from the site may be provided during the cooler months. The owners will seek additional advice in Highland Cattle management and will employ best agricultural practices on the site.

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Economic outcomes of the Highland Cattle grazing cattle will be supplementary income. It is anticipated that the revenue from the cattle (stocking of 8 highland cattle) will be approximately \$2,000 to \$3,000 each (depending upon market sales). This breed is regarded as being boutique beef production providing succulent and tender beef therefore sale prices are only indicative. This will supply a yearly income between \$16,000 to \$24,000. The economic outcome is only indicative, but the property will be well managed in terms of pasture management and thus provides a supplementary revenue base from the agricultural activity. It should be noted that meat prices are rising, and it is highly likely that revenue streams will increase in ongoing years. Highland Cattle are docile, easily managed and hardy. Being smaller in stature than regular cattle this is beneficial for the sites soil.

Water supply will be distributed via two 22,500 Litre tanks (45,000 litres total capacity) to the paddocks via a system of gravity fed water troughs. The site has access to a water bore which will be used to ensure a reliable water supply for stock.

Land Management considerations contribute to the enhancement of the property including the proposed Highland Cattle grazing (Farm Management Plan). A minimum area of 0.7ha (19% of whole site) including an area set aside for revegetation (shelterbelt planting – 3 metre width) on lower portions of the site and conservation on the site. Species selection will consist of species from EVC-53 (Swamp Scrub) including some emergent Eucalypt spp. This EVC is classed as endangered.

The small nature of the site limits conservation zones (sized at 0.7ha ) to shelterbelt planting predominately located along the boundaries of paddocks P1 to P5. This area contains some established trees (Eucalypt spp.) including some understorey species. Blackberry is located within this area and is in the process of being eradicated.

The site provides an opportunity to develop an agricultural activity based on small scale rotational cattle grazing strategy within the Green Wedge Zone. The facility will be well managed on a daily basis requiring an onsite dwelling. Cattle grazing fencing particularly within the shelter belt zones will allow free passage for fauna species.

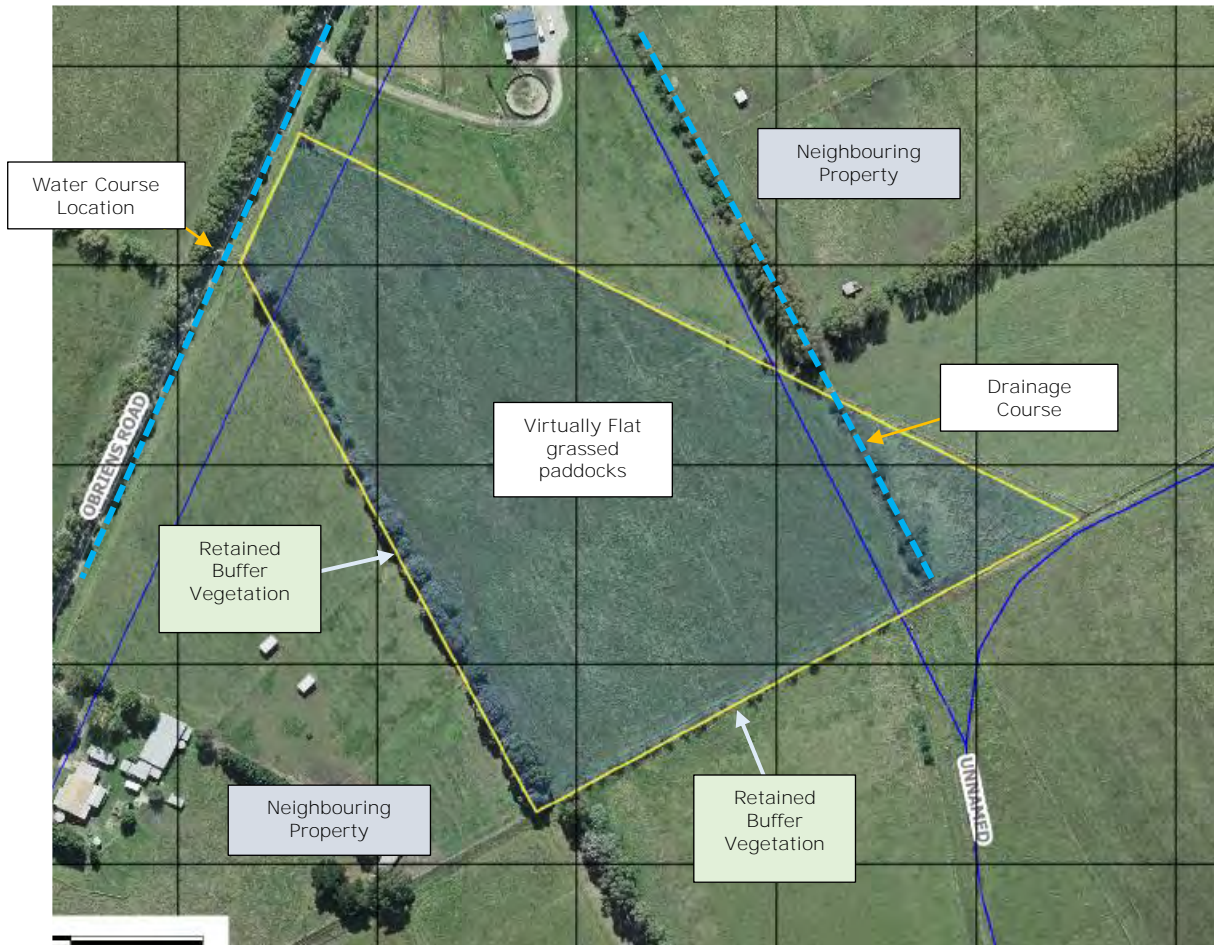
The existing and proposed infrastructure is located towards the middle north east portion of the site and accessed from Obriens Road along the north western boundary. The balance of the property and is a mix of shelterbelt biodiversity conservation zones and cleared grassed paddocks.

The location of the proposed development (small acreage site) is consistent with the considerations within the Green Wedge Zone in that it supports a small scale rural enterprise providing a supplementary income in conjunction with biodiversity protection enhancement using shelterbelt planning including the introduction of paddock trees within paddocks one to four. The site provides an opportunity to attain a balance between small scale agricultural enterprise in conjunction with biodiversity enhancement.

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**Diagram 1 – Site Aerial Photograph**



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## 2. Introduction

Eco Vision Australia has been engaged to undertake a Farm Management Plan /Land Management Plan (FMP/LMP) for a 3.69ha property at 80 Obriens Road, Yannathan. The field investigation and report have been undertaken and prepared by suitably experienced staff. Eco Vision Australia has appropriate professional indemnity insurance for this type of work. Our professional indemnity insurance certificate is available on request.

The report will accompany a planning application submitted to the Cardinia Shire Council. This document provides information about the site in regard to the proposed agricultural activity (small scale cattle grazing) on the site. Biodiversity protection and enhancement predominantly through additional planting within perimeter areas of the site and considered a complementary component of the overall land management strategy.

The approximate 3.69ha site fronts Obriens Road along the north western boundary. The site is a predominately cleared with some perimeter vegetation along the south west and south east boundaries. The site contains existing paddocks with electric fencing using a high capacity Gallagher S200 solar fence energiser. Two water troughs are located within the south east paddocks with two 22,500 litre water tanks providing the stock water supply. Soils within the site are generally non texture contrast Dermosols. The site has no rocks or rock material and suitable for stock grazing.

The site has one watercourse / drainage line on the site located within the south east portion of the site. The proposed dwelling and associated infrastructure is located within the upper north east portion of the site. The site is located within the Monomeith alluvial plain landform element. The site geology consists of Quaternary (Late Pleistocene alluvial sediments) . Surrounding properties are predominately used for mixed grazing including cattle and horses.

The location of the proposed development is consistent with small scale cattle grazing within the Green Wedge Zone. The proposed small scale cattle enterprise (Highland Cattle) will provide a value added supplementary income. The agricultural activity incorporates best practice cattle management including ensuring pasture is maintained and cattle are rotated through paddocks. Highland Cattle are docile and small in stature and provide a minimal impact on the environment particularly in limiting soil compaction.

Methods used to assess the site include the following:

- Desktop analysis and literature review considering existing past and present land use, topographical data and landform data.
- Site walkover and fieldwork including site photographs

Site survey was undertaken by Eco Vision Australia in March 2024.

Rainfall data was obtained from Lang Lang Climate Station 086063.

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### 3. Description of the Development

**Table 1 – Description of the Development**

<b>Site Address:</b>	80 Obriens Road Yannathan 3981
<b>Owner/Developer:</b>	[REDACTED]
<b>Postal Address:</b>	BB Design & Documentation C/O 80 Obriens Road Yannathan VIC 3981
<b>Contact:</b>	BB Design & Documentation – 0407 360 765
<b>Council Area:</b>	Cardinia Shire Council
<b>Zoning:</b>	Planning Zone – Green Wedge Zone – Schedule 1 (GWZ1), Planning Overlay – Land subject to Inundation Overlay Schedule (LSIOS) .
<b>Allotment Size:</b>	3.59ha
<b>Allotment Shape:</b>	Roughly Triangle Shaped
<b>Existing Use and Site of buildings on the land:</b>	See site plan. The site is predominately grassed with some retained a mix of retained vegetation, along the property boundaries. The site contains a number of paddocks (two with concrete water troughs) with those to the south east being electrified via a Gallagher S200 solar powered generator. There are two water tanks along the north east boundary providing water for the two troughs.
<b>Existing Access Arrangements</b>	Access to the site is via a driveway from Obriens Road along the north western boundary.
<b>Existing Vegetation including condition and coverage:</b>	The existing vegetation on-site is predominately a mix of perimeter vegetation including indigenous vegetation. Internal paddocks are grassed.

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## 4. Site Key Features

**Table 2 Site Key Features**

<b>Total Property Area:</b>	3.69ha
<b>Grassed Areas:</b>	3ha grassed
<b>Existing shedding and proposed Infrastructure area:</b>	No infrastructure on site apart from two water tanks located along the north east boundary. The proposed dwelling and sheds will be located midway along the north east boundary.,
<b>Remnant and Regrowth Vegetation:</b>	Areas of remnant and regrowth vegetation is located along south west and south east boundary the boundary perimeter.
<b>Paddock Trees:</b>	None
<b>Dams:</b>	None
<b>Waterways:</b>	One small waterway /drainage line located towards the north east boundary.
<b>Water Supply</b>	Currently two 22,500 Litre – Total capacity 45,000L water tanks provide stock water. This will be either filled on a needs basis via a truck. The site has a bore (number 135866), and it is planned to install a pump to provide water for stock on a permanent basis.
<b>Land Capability Class</b>	Predominately Grazing Land Class 1. Slopes ranging from to 0 -5%, Rainfall Zone Greater than 650mm, Soil profiles greater than 1m, uniformly drained and non-texture contrast soils.
<b>Landform Element:</b>	Monomeith Alluvial Plain throughout the site.
<b>Site Geology:</b>	Quaternary (Late Pleistocene Alluvial Sediments)
<b>Soil Type:</b>	The soil type contained within the property are moderately structured dark grey fine sandy clay loams overlying strongly structured grey light to heavy clays with a gradual textural change. The ASC classification are generally dermosol soils
<b>Soil Analysis –</b>	<b>pH:</b> 5.2 <b>N:</b> Satisfactory <b>P:</b> Deficient <b>K:</b> Satisfactory <b>EC:</b> Not saline <b>Organic matter:</b> Moderate in A horizon <b>Dispersibility:</b> Low to High at deeper soil profiles
<b>Annual Rainfall</b>	860mm (Caniambo Climate Station- No. 086063).
<b>Bioregion</b>	Gippsland Bioregion
<b>Site Remnant Ecological Vegetation Class (EVC)</b>	The site contains small areas of indigenous vegetation (EVC 53 – Riparian Scrubs or Swampy Scrubs and Woodlands) concentrated around the perimeter of the site. The site has been cleared with the past agricultural history being cattle grazing as the site was originally part of a larger property.
<b>Bioregional Conservation Status and pre 1750 EVC</b>	Riparian Scrubs or Swampy Scrubs and Woodlands (EVC – 53) Endangered

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## 5. Proposed Site Activity

### Table 3 Proposed Site Activity

<b>Intended Site Use:</b>	The predominant site activity is to do a undertake a small scale cattle farming enterprise consisting of Highland Cattle with a maximum of eight proposed stock rotated through a series of five paddocks. Shelter belt planting along the perimeter (complementing the existing perimeter vegetation) Paddock trees are proposed for all the paddocks.
<b>Pasture Improvement:</b>	It is proposed to improve the pasture especially a fertiliser application using gypsum / lime. This concentrates on improving soil pH and also increases macro nutrients throughout the paddocks. A comprehensive liming strategy should be undertaken to ensure pasture remains healthy ensuring the site can be carry stock an effective DSE. A complimentary superphosphate program can be undertaken on a needs basis.
<b>Farming Activity Description:</b>	The farming activity is to undertake cattle grazing using Highland Cattle (small cattle) on the site. They will be used for sale at market.
<b>Land management Activity</b>	Land management considerations will focus on enhancing and additional planting along the perimeter of the site. The site is quite small in size but will have small areas of indigenous vegetation providing additional habitat. In addition, the paddocks will have fenced paddock trees to provide additional habitat. Species selection will be derived from EVC 53 – Riparian Scrubs or Swampy Scrubs and Woodlands as depicted on the site FMP. This will provide a wildlife habitat and protect and improve the site biodiversity.
<b>Existing and Proposed Infrastructure:</b>	See FMP 18CO24 Plan.
<b>Power and Services:</b>	Mains Power
<b>Water (Domestic and Fire Fighting):</b>	Tank water is proposed for the house with additional water provided from roof runoff from any sheds. Water for stock will initially be provided by two 22,500L water tanks (45,000L capacity – however it is proposed that the onsite bore be connected to provide water to the two stock water tanks. Firefighting water will be available from the proposed tank infrastructure.
<b>Dams (Additional Water):</b>	No onsite dams
<b>Watercourses:</b>	One small watercourse/drainage line is located within the lower south eastern portion of the site.
<b>Erosion and/or soil damage</b>	The site inspection noted that there is little evidence of erosion throughout the site.
<b>Weeds:</b>	The site has blackberry growing within the existing perimeter vegetation which are in the process of being treated. There are some thistles that require removal. Any further localised weed species should be removed via the appropriate techniques.
<b>Pest animals:</b>	Pest animals were very low on the property. Two rabbits were observed although no rabbit burrows were observed on the site. One fox was observed which requires removal due to impacts on any native fauna.
<b>Vegetation:</b>	The site is located within the Green Wedge Zone; however, the general area has had a past history of grazing with very limited areas of retained vegetation. The onsite indigenous vegetation is limited to pockets along the perimeter. there are significant areas of retained vegetation with the elevated north west corner of the site. Adjoining properties are predominately grazed with a mix of horses and cattle.

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## 6. Discussion – Land Management Considerations

A site plan prepared by Eco Vision depicts the proposed buildings, outbuilding, recreation zone with paddocks, internal fencing including conservation areas.

Land Management considerations contribute to the enhancement of the property including the proposed cattle grazing (Farm Management Plan). The small nature of the site limits conservation areas however, establishment of shelterbelts provide a conservation benefit in a general location that is dominated by grazed farms with very limited areas of indigenous vegetation. A minimum area of 0.15ha (4% of whole site) including an area set aside for revegetation (shelterbelt planting – 3 metre width) on lower portions of the site and conservation on the site. Species selection will consist of species from EVC-53 (Swamp Scrub). This EVC is classed as endangered.

The conservation areas are predominately located within a three metre shelterbelt planting within paddocks P1 to P5 as depicted on the site plan. In addition, paddocks P1 to P5 will have a planting of paddock trees for a gain in biodiversity and stock shelter when mature.

Grazing paddocks are located in an arc from the north west corner to the lower north east portion of the site as depicted on the site plan. Wildlife friendly constructed to the Macedon Ranges Shire Council Wildlife Friendly Fencing guidelines will be provided within internal fencing predominately for the cattle paddocks.

Water supply for domestic purposes will be provided by Water Tanks.

### **Revegetation Strategies**

The zone identified for revegetation purposes (shelter belt) is located within site within paddocks 1 – 5. A 3 metre wide shelterbelt planting is proposed along the boundaries of the paddocks. This will provide an enhanced environment contributing to an increased biodiversity on the site. In addition, Shelter Belt planting will provide wind protection for stock. In addition, paddocks P1 to P4 will have a planting of paddock trees providing an additional biodiversity enhancement.

The shelterbelt zone and paddock tree planting will be planted using locally sources tube stock (will require ordering from a local nurse or Landcare tube stock provider). It is recommended that the tube stock be protected by Tree guards such as core flute with the jute matting below for protection from weeds. The riparian zone will be protected from stock through the installation of wildlife friendly fencing.

Species selection will be a mix of species from EVC-53 – Swamp Scrub (Gippsland Plains bioregion). This is a vegetation community with some Eucalypt upperstorey community. Understorey species is limited to some tall shrubs, medium shrubs, graminoids, and ferns.

#### **i. Density of planting**

The planting density will be variable and noted in the species list table 5, p. 11 below.

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ii. **Location of Planting**

The location for revegetation and revegetation is located along a 3-metre wide zone along the paddocks p1 to P5 with wildlife friendly fencing recommended to be installed. A group of paddock trees to be planted within a central location in paddocks 1 to 5.

iii. **Number of species**

22 different species are available for the site with an indicative species selection noted below. The species selection is based on the original EVC – 53 Swamp Scrub including emergent Eucalypt species covering the site. The understorey planning will include a range of medium shrubs, small shrubs, prostrate shrubs and herbs and forbs. Species variety will be consistent with EVC-61 contained within the Gippsland plain bioregion. Paddock trees to consist of *Eucalypt ovata* (Swamp Gum) and understorey species Indicative Guidelines on the quantity of species is noted below:

iv. **Species List (EVC 53 – Swamp Scrub including emergent Eucalypts – 3 Metre Shelterbelt Planting)\***

Botanical Name	Common Name	Life Form	Planting Density	Quantity	Plant material	Plant source
<i>Eucalyptus ovata</i>	Swamp Gum	Tree	7-15 metres apart	TBA	Tubestock	Indigenous nursery/ Landcare
<i>Melaleuca ericifolia</i>	Swamp paperbark	Tall Shrub	6-10 metres apart	TBA	Tubestock	Indigenous nursery/ Landcare
<i>Leptospermum lanigerum</i>	Wolly Tea-tree	Tall Shrub	6-10metres apart	TBA	Tubestock	Indigenous nursery/ Landcare
<i>Coprosma quadrifida</i>	Prickly Currant-bush	Medium Shrub	2-5 metres apart	TBA	Tubestock	Indigenous nursery/ Landcare
<i>Lycopus australis</i>	Australian Gipsywort	Large Herb	<2m	TBA	Tubestock	Indigenous nursery/ Landcare
<i>Lobelia anceps</i>	Angled aniceps	Medium Herb	<2m	TBA	Tubestock	Indigenous nursery/ Landcare
<i>Juncus procerus</i>	Tall Rush	Large tufted Graminoid	<2m	TBA	Tubestock	Indigenous nursery/ Landcare
<i>Gahnia radula</i>	Thatch Saw-sedge	Large no-tufted graminoid	<2m	TBA	Tubestock	Indigenous nursery/ Landcare
<i>Juncus gregiflorus</i>	Green Rush	Medium tufted Graminoid	<2m	TBA	Tubestock	Indigenous nursery/ Landcare
<i>Blechnum cartilagineum</i>	Gristle Fern	Ground Fern	<2m	TBA	Tubestock	Indigenous nursery/ Landcare

\*Species selection indicative and depends upon stock availability other species available as contained in the appendices.

v. **Time of Planting**

It is recommended that the planting be completed over a four-year period. The timing of the planting is to occur during the cooler months from April to September as there is moisture throughout the soil profile. In addition, this will allow any plantings in previous years to be monitored and also provides an opportunity for infill planting.

vi. **Maintenance Works**

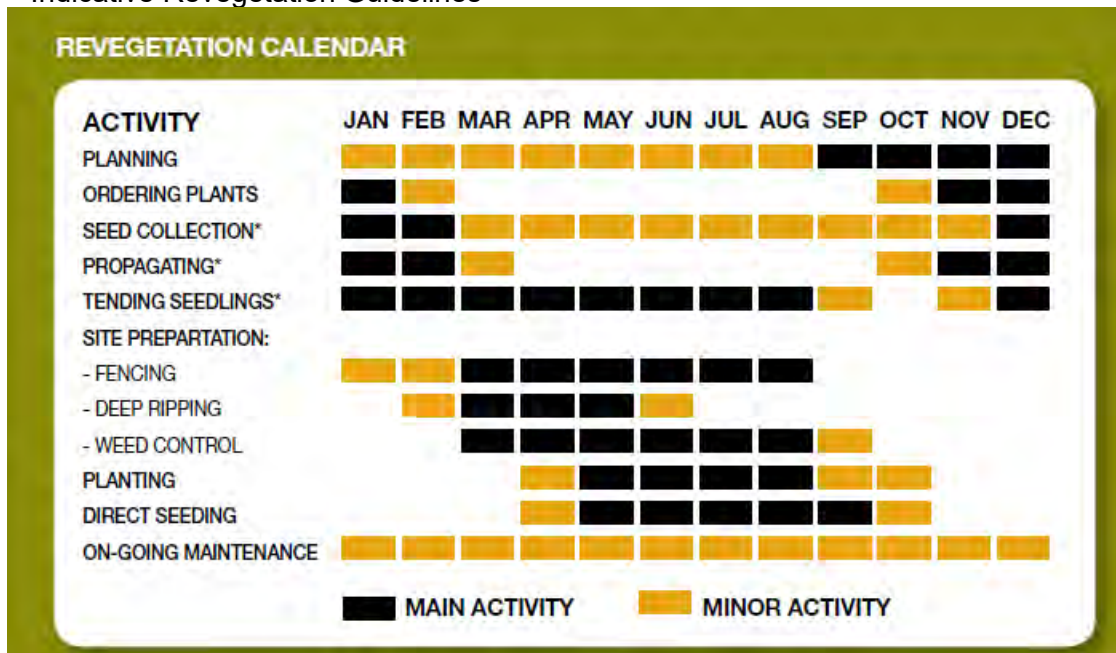
Ongoing maintenance is a requirement to ensure planting is established. Typically, this covers weed control, aligning tree guards, removing tree guards and infill planting if required.

The first years of planting are critical to the ongoing establishment of revegetation works with a property book and photos being used to record the success of planting and any improvements if required.

vii. **Protection of planting**

The revegetation areas will have wildlife friendly fencing along the boundaries of the revegetation zone. Individual plants (tubestock) will be protected by staked tree guards (recommend corflute) and Jute mats to prevent weed competition.

Indicative Revegetation Guidelines



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## 7. Discussion – Farm Management Plan

It is proposed that the predominant agricultural activity of the 3.69 (Maximum 2.85ha available for cattle grazing) site be used for cattle grazing rotated through five paddocks ranging in size from 0.35ha to 0.55ha. This provides opportunity for rotational grazing and potential for hay production if there is sufficient pasture available.

Highland Cattle are docile, easy to manage and a hardy breed of small cattle. They are very suitable for small properties.

All paddocks will be accessed by a series of gates which can be left open to enlarge paddocks if required and provide a range of options for rotational grazing. It is proposed that Highland Cattle steers be purchased directly from farmers. Typical weight gain for young steers is approximately 1kg per day on good pasture.

Calves can be kept entire and as they grow can potentially and if required be separated in the lower paddocks. The calves would grow to approximately 650kg to 800kg by approximately two years of age. The site contains established electric fencing within the south eastern paddocks. The new paddocks will have electric fencing with a Gallagher S200 high capacity energizer suitable for the site. All paddocks will be fenced with wildlife friendly fencing recommended for buffer zone planting including the groups of paddock trees. and will be connected via a series of gates.

Water supply will be distributed via two 22,500 Litre tanks (45,000 litres total capacity) to the paddocks via a system of gravity fed water troughs. The site has access to a water bore which will be used to ensure a reliable water supply for stock.

### **Management of the Property**

The owners of the property will receive additional guidance to establish the small scale cattle grazing operation. They have experience in infrastructure upgrades, trough installation, fencing and access construction and understanding of pasture management that ensures the property will remain in optimum condition.

Supplementary feed (Hay) if required will be provided during the cooler months and peak summer to ensure pasture will remain in optimum condition. Due to the low stocking rates, it is highly likely that the existing pasture will be sufficient to sustain a small herd of Highland Cattle.

### **Rotational Grazing Plan**

The rotational grazing plan for cattle will incorporate best land management practices to ensure that the existing land is not degraded. A key component is ensuring pasture cover is maintained at 90% and not less than 5cm pasture cover. All paddocks will have an ongoing regular management and monitoring program to ensure there is no overgrazing and related soil degradation issues. Supplementary feeding (hay) may be required predominately during dry times.

The five paddocks will have good carrying capacity throughout the year. Paddocks will be monitored throughout the year to ensure optimum stock rotation.

The owners will ensure paddocks remain in optimal condition through a Pasture Improvement Plan.



The proposed Cattle paddocks vary in size and can be expanded into larger paddocks if required. Stock rotation numbers in paddocks will vary with up to 8 Highland Cattle being on the site. However, it is anticipated that each individual paddock will be grazed for a week with slightly larger paddocks grazed for a ten-day period. Recovery periods will vary depending upon the season and range between 6 – 12 weeks. It is important to note that pasture may not be the primary feed with supplementary hay if required to minimise and prevent any soil degradation.

**Soil Pasture Improvement (SPI)**

The overall summary is that a liming program be undertaken to improve the soil pH which will aid in uptake of nutrients by pasture. In addition, it is recommended that the farm should have regular applications of super phosphate or muriate of potash.

**LAND CAPABILITY RATING**

LAND CAPABILITY RATING FOR GRAZING (Rainfall Zone more than 750 mm p.a.)

Grazing cattle (including dairy cattle) and sheep, on largely unimproved pastures which may include volunteer improved grass and clover species, both annuals and perennials\*; occasional topdressing with superphosphate; fending for stock control; control of rabbits by 1080 poisoning.

LAND FEATURES AFFECTING USE	CAPABILITY CLASS				
	1	2	3	4	5
SLOPE	Less than 10%	10% to 20%	20% to 35%	35% to 50%	More than 50%
ASPECT	E, NE	SE, NW, W	N, SW, S	-	-
SOIL GROUP (Northcote ppf)	Gradational soils; Um soils	Duplex soils with A-horizon thickness 15 to 60 cm	Other duplex soils; Uf, Ug, soils; Uc soils with impeding layer within 100 cm	Uc soils with no impeding layer within 100 cm	-
AVERAGE SOIL DEPTH	More than 1.0 m	0.6 m to 1.0 m	0.3 m to 0.6 m	0.1 m to 0.3 m	More than 0.1 m
SITE DRAINAGE	Well drained	Moderately or excessively well drained	Imperfectly or poorly drained	Very poorly drained	-
SURFACE ROCK	Less than 2%	2% to 15%	15% to 25%	25% to 40%	More than 40%

CAPABILITY CLASS	AVERAGE CARRYING CAPACITY DSE/ha	CONSERVATION MANAGEMENT REQUIREMENTS
1	9	No general conservation management
2	7	
3	4½	
4	2½	
5	½	

The DSE for the site has been calculated at 9DSE/ha based on the site being predominantly class 1 grazing. It is proposed that the property carry 6 to 8 small Highland Cattle (to be sold at 2 years of age). It is proposed to bring young steers on a yearly or as needs basis once a routine has been established. The pasture improvement plan will improve soil pH (lime application) and it is recommended that macro nutrients NPK will improve via the application of a fertiliser program.

Pasture improvement in conjunction with a rotational grazing strategy that allows for a mix of paddocks will ensure that pasture will be maintained in optimum condition.

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### **Economic Outcomes of Cattle Grazing**

Economic outcomes of the Highland Cattle grazing cattle will be supplementary income. It is anticipated that the revenue from the cattle (stocking of 8 highland cattle) will be approximately \$2,000 to \$3,000 each (depending upon market sales). This breed is regarded as being boutique beef production providing succulent and tender beef therefore sale prices are only indicative. This will supply a yearly income between \$16,000 to \$24,000. The economic outcome is only indicative, but the property will be well managed in terms of pasture management and thus provides a supplementary revenue base from the agricultural activity. It should be noted that meat prices are rising, and it is highly likely that revenue streams will increase in ongoing years. Highland Cattle are docile, easily managed and hardy. Being smaller in stature than regular cattle this is beneficial for the sites soil.

### **Time Frames**

Once the additional fencing has been completed and water available for stock in each paddock, cattle can commence grazing on the property. A small number of Highland Cattle can be brought onto the site within paddocks 3 and 4 as they have existing water troughs and established electric fencing.

Highland Cattle steers will be brought onto the property requiring daily care.

### **Environmental Outcome of the Proposed Land Use**

The property will be managed in order to that the existing pasture (grass) including a regular fertiliser program will ensure the site remains in optimal condition. The site will not be overgrazed, and potential for supplementary hay production should the season be suitable. The site contains perimeter (shelter belt areas) set aside for conservation. In addition, paddock trees will be established providing future protection.

### **Weed Management Strategies**

The site has areas of blackberry predominately concentrated within perimeter areas. This is a noxious weed and requires removal which is in the process of being completed. There are some minor thistles on the site which also require removal. Any potential weed growth will be controlled using the appropriate weed management techniques. Regular monitoring will be undertaken to control and eradicate and future weed growth.

### **Pest Animal Strategies**

The site has very little pest management issues (site inspection noted little evidence of pest animals). Two rabbits and one fox was observed on the site. Integrated pest management methods will be used if pest animal species become a problem. Monitoring techniques will be used and if pest animals become an issue this will be controlled using pest animal management guidelines. Perpetual management will include ongoing monitoring and if any pest animals become an issue then the appropriate management techniques will be applied. This applies to a range of pest animal species. Regular monitoring will be undertaken to control and eradicate, and any pest management issues.

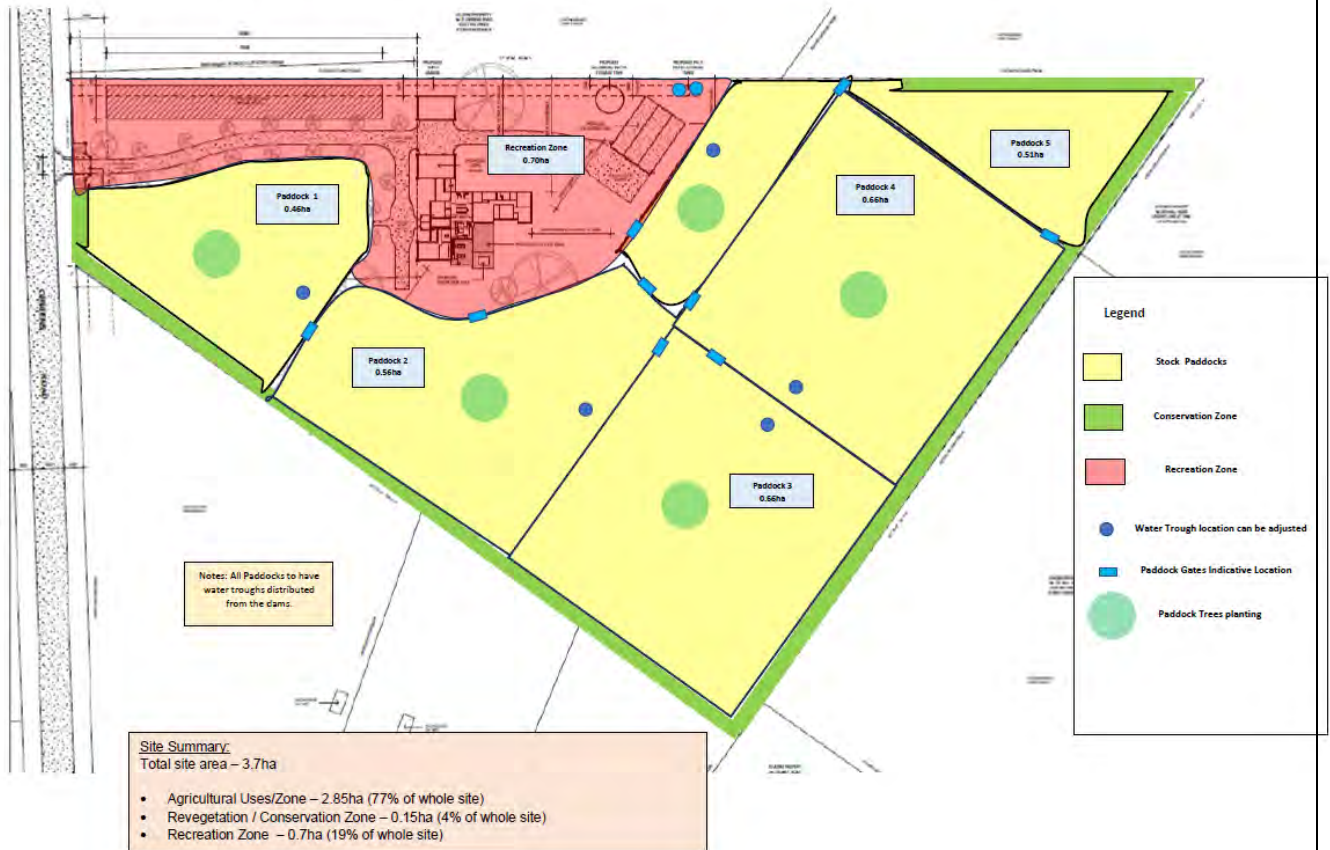
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**Diagram 3 – Farm Management Plan**



**FARM MANAGEMENT PLAN**  
 80 Obriens Road, Yannathan

Drawing no: 18CO24 FMP/LMP  
 Date: 27/03/24  
 Drawn: RHK



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**Site Photographs**



**Plate 1** - View towards the south east depicting the recreation dwelling zone on the left and grazing paddock on the right.



**Plate 2** - View to the west depicting the existing shelter belt planting with some blackberries that will be removed.

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**Plate 3** - View to the east depicting grazing paddocks, recreation zone and water tanks used for stock water supply.



**Plate 4** - View towards the north east depicting the area allocated for the dwelling \ recreation zone.

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**Plate 5** - Photo depicting the two 22,500L water tanks – total capacity 45,000L available for stock filled by water carrier or connected to the water bore.



**Plate 6** - View towards the north west depicting the site entry, paddock 1 and dwelling \ recreation zone.

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**Plate 7** - View towards the south east depicting the existing electric fence between existing paddocks three and four.



**Plate 8** - View to the south east depicting the exiting gate entry to paddock 4.

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**Plate 9** - View depicting the proposed grazing paddock 5.



**Plate 10** - View depicting existing shelter belt planting with blackberries in the process of being removed.

**Land Management Consultant**

Grad Cert. Environmental Management (CSU), Ad. Dip. Land Management (Syd), Cert Hort. Landscape & Nursery (Qld)

## 8. APPENDICES

- i. Proposed Site Plan, Aerial Photo, Site Geology & Wildlife Friendly Fencing Example
- ii. Site EVC Bioregion Benchmark, Biodiversity Score, EVC Map 1750, EVC 2005, Species List EVC 61, Bioregional Conservation Status

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**APPENDIX i**

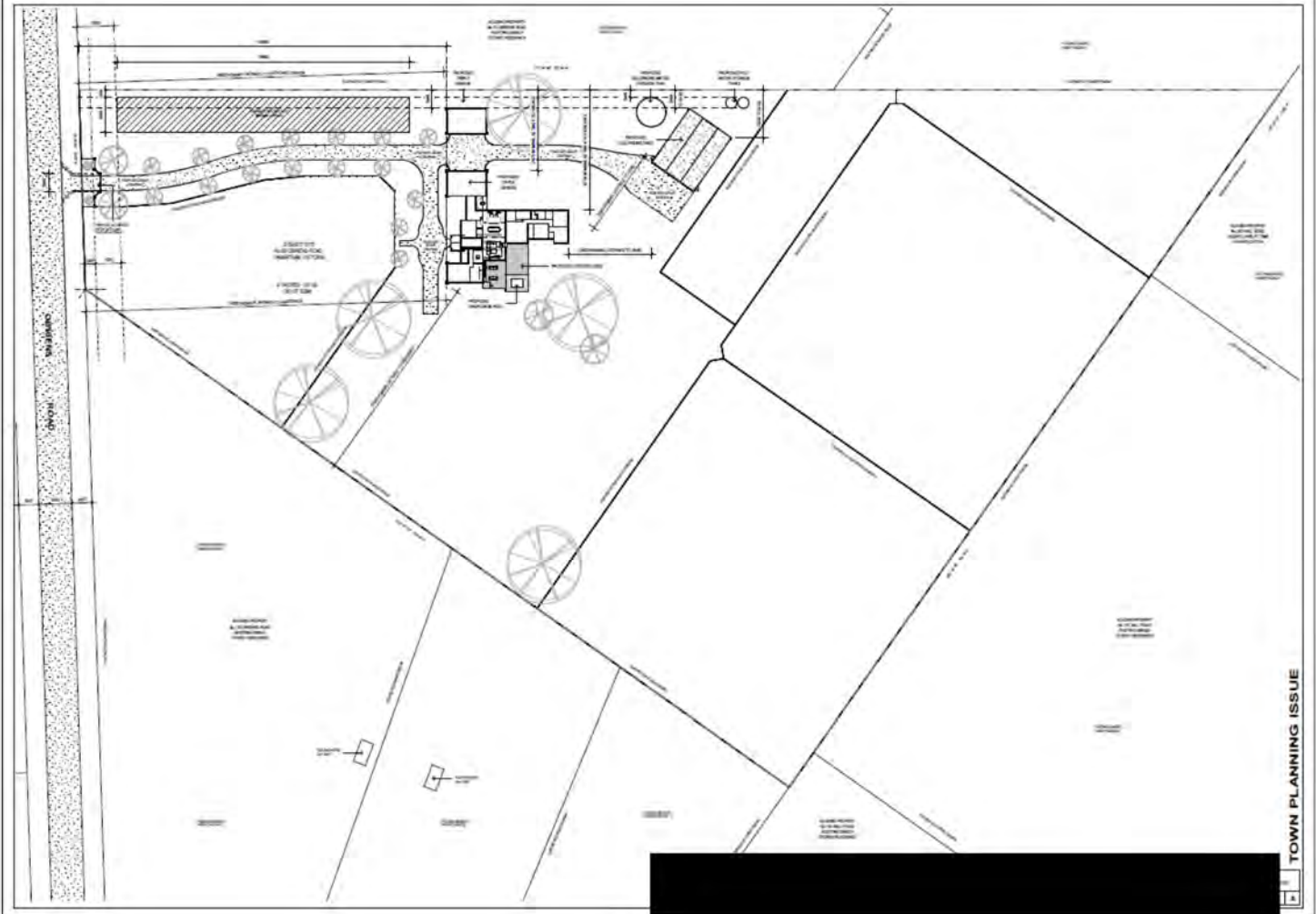
**PROPOSED SITE PLAN,  
GEOVIC & AERIAL PHOTO & WILDLIFE  
FRIENDLY FENCING EXAMPLE**

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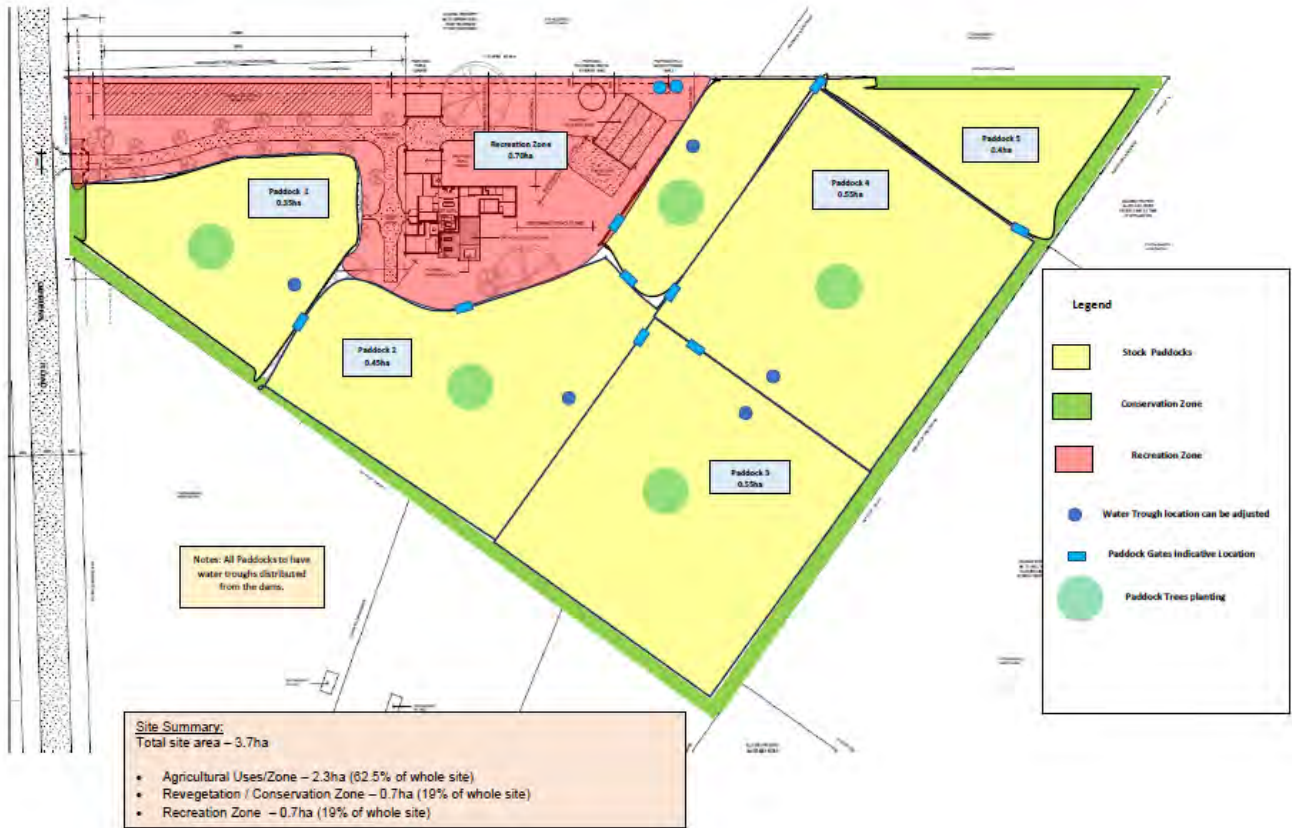


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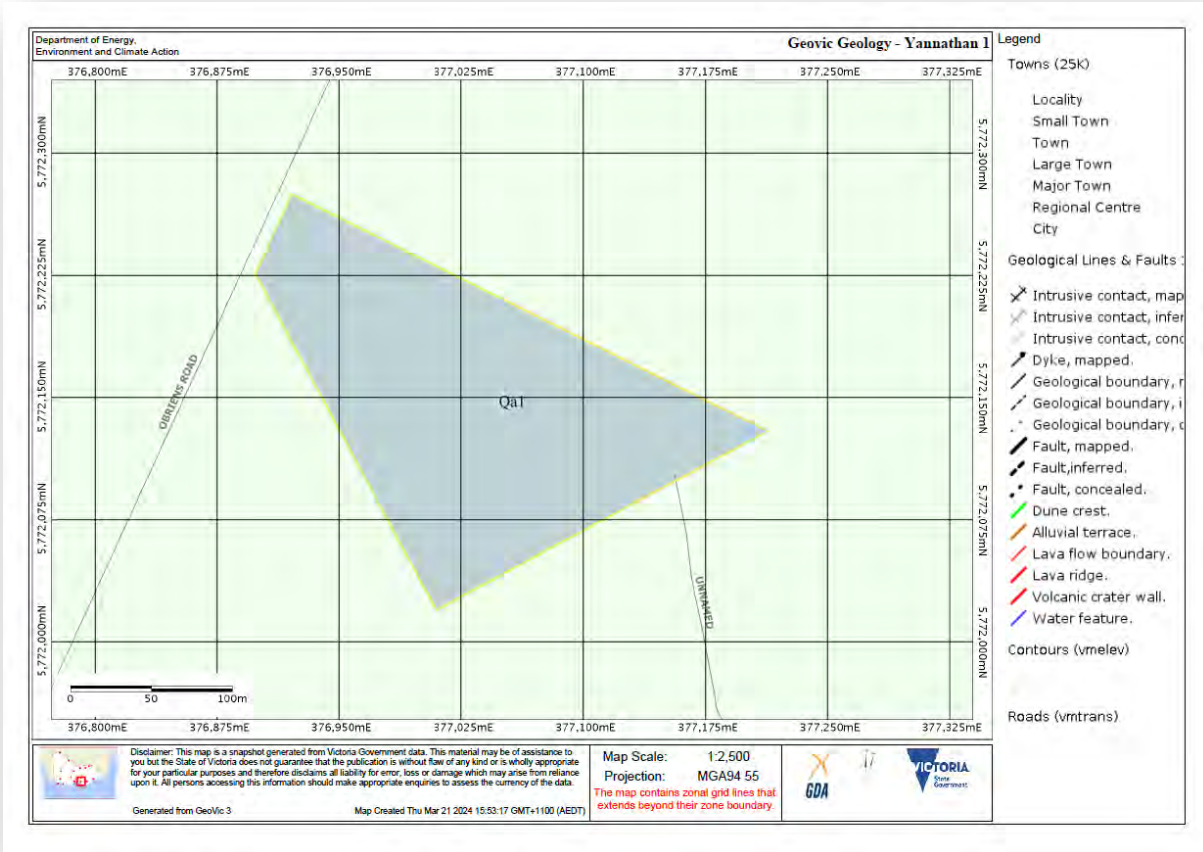
FARM MANAGEMENT PLAN  
 80 Obriens Road, Yannathan

Drawing no: 18CO24 FMP/LMP  
 Date: 27/03/24  
 Drawn: RHK

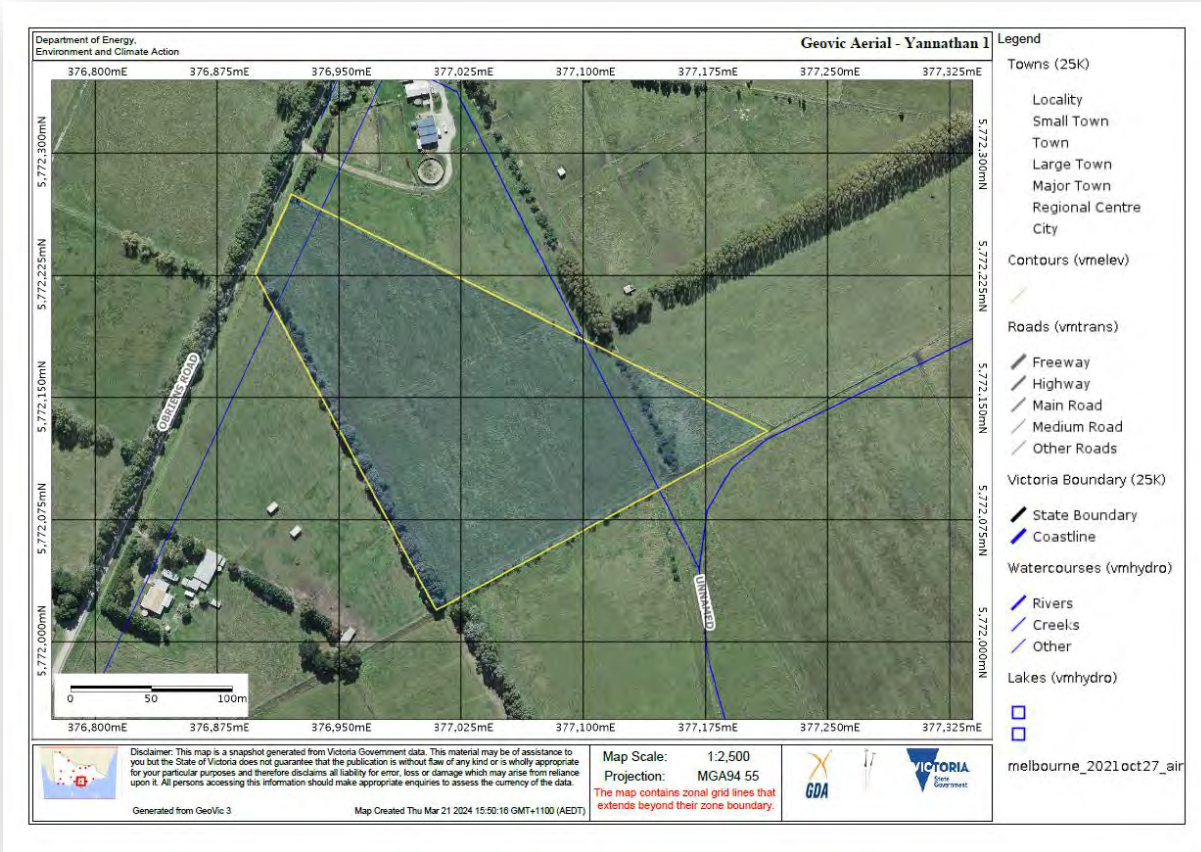


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## Wildlife Friendly Fencing



**More information**

This brochure was designed in partnership with the Macedon Ranges Wildlife Network in response to growing concerns about fencing for wildlife in the Macedon Ranges.

Wildlife Victoria: **1300 094 535**  
 Macedon Ranges Wildlife Network: [mrwn.org.au](http://mrwn.org.au)  
 Macedon Ranges Shire Council: [environment@mrsc.vic.gov.au](mailto:environment@mrsc.vic.gov.au)



Hinged cat-flap door for wombats but prevents rabbits

Gap in fence allows for kangaroos to pass but prevents adult cows

Open passage for all wildlife



Koalas have large home-ranges and are particularly prone to injuries when attempting to climb fences

Check your fences regularly to ensure no wildlife has become entangled. If you find trapped animals, do not attempt to release them yourself.

Retrofitting existing fencing with wildlife gates. Locate gates and openings where wildlife regularly pass through.

Photos by William Terry, Geoff Main and Matt Cosgrove.




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## Help protect our local species

### The problem

Fences are an important part of managing a rural property. Fences ensure domestic stock are contained and identify the legal boundaries to a property.

Fences are also a major hazard for wildlife. Over 70 Australian animal species have been shown to be injured by fences. This includes birds, possums, gliders, bats, koalas, wombats and kangaroos. Reptiles are also at risk due to their backwards facing scales which can get caught on tight gaps in fencing.

Fencing can pose several risks to wildlife. Fencing can lead to animals becoming tangled and seriously injured. Fences can also limit natural dispersal and reduce habitat availability. This can reduce breeding opportunities and can lead to long-term issues such as genetic problems in small populations.

Improving fences for wildlife can have several benefits including reduced maintenance, lower costs of installation, be visually pleasing and provide local wildlife with freedom to move without the risk of injury.



### Barbed wire

Barbed wire presents a serious risk to wildlife and should be avoided. In the Macedon Ranges, gliding possums such as the threatened Greater Glider and the locally common Sugar Glider have been found dead on barbed wire fences. Many animals may be injured by barbed wire fences, escape, but later die as a result of their injuries.

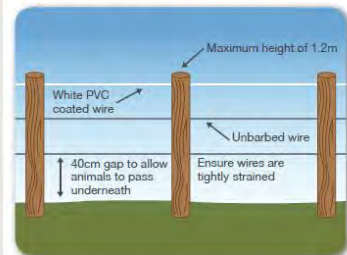
Kangaroos are particularly prone to being injured by fences. Improving the visibility of the top wire makes it easier for animals to jump over fences.



### How can you help?

- Design a fence to **allow for animals to pass underneath**. Leave a minimum of 40cm between the ground and the bottom wire
- Choose a plain **high-tensile fencing wire**. If this is tensioned correctly, this fencing material can contain most stock
- If barbed wire has to be used, **avoid placing the wire on the top two or three strands** of the fence or on the bottom wire. This will reduce the risks but not eliminate them
- **Keep the fence low** with a maximum height of 1.2m. This will allow larger animals such as Kangaroos to easily pass over the top

- In high-risk areas such as high quality vegetation and near water, **use plain wire or place the barbed wire inside split pipe** to protect animals from the barbs
- Consider **retrofitting your existing fence with reflective materials** such as CDs and aluminium plant tags. Alternatively, add a white wire to the top. Place these items on the top wire to make it easier for wildlife to see
- **Consider if you really need a fence** or if you could define your property using vegetation. Internal fences could also potentially be removed to improve wildlife movement
- **Electric fencing can be used with caution**. Remember to keep the hot wire above 40cm to allow for small animals to pass under with ease
- **Avoid the use of ringlock** fencing as Kangaroos can get their legs caught.



Wildlife friendly fencing example

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**APPENDIX ii**

**SITE EVC BIOREGION BENCHMARK,  
BIODIVERSITY SCORE, EVC MAP 1750, EVC 2005, SPECIES LIST 61,  
BIOREGIONAL CONSERVATION STATUS**

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**Description:**

Closed scrub to 8 m tall at low elevations on alluvial deposits along streams or on poorly drained sites with higher nutrient availability. The EVC is dominated by Swamp Paperbark *Melaleuca ericifolia* (or sometimes Woolly Tea-tree *Leptospermum lanigerum*) which often forms a dense thicket, out-competing other species. Occasional emergent eucalypts may be present. Where light penetrates to ground level, a moss/lichen/liverwort or herbaceous ground cover is often present. Dry variants have a grassy/herbaceous ground layer.

**Canopy Cover:**

%cover	Character Species	Common Name
50%	<i>Leptospermum lanigerum</i>	Woolly Tea-tree
	<i>Melaleuca ericifolia</i>	Swamp Paperbark

**Understorey:**

Life form	#Spp	%Cover	LF code
Medium Shrub	2	10%	MS
Small Shrub	2	1%	SS
Large Herb	2	5%	LH
Medium Herb	3	15%	MH
Small or Prostrate Herb	2	5%	SH
Large Tufted Graminoid	2	10%	LTG
Large Non-tufted Graminoid	3	10%	LNG
Medium to Small Tufted Graminoid	2	5%	MTG
Medium to Tiny Non-tufted Graminoid	2	15%	MNG
Ground Fern	1	5%	GF
Scrambler or Climber	1	1%	SC
Bryophytes/Lichens	na	20%	BL

LF Code	Species typical of at least part of EVC range	Common Name
MS	<i>Coprosma quadrifida</i>	Prickly Currant-bush
MS	<i>Leptospermum continentale</i>	Prickly Tea-tree
LH	<i>Lycopus australis</i>	Australian Gipsywort
LH	<i>Lythrum salicaria</i>	Purple Loosestrife
LH	<i>Persicaria praetermissa</i>	Spotted Knotweed
MH	<i>Hydrocotyle pterocarpa</i>	Wing Pennywort
MH	<i>Stellaria angustifolia</i>	Swamp Starwort
MH	<i>Lobelia anceps</i>	Angled Lobelia
SH	<i>Crassula helmsii</i>	Swamp Crassula
LTG	<i>Juncus procerus</i>	Tall Rush
LTG	<i>Poa labillardierei</i>	Common Tussock-grass
LNG	<i>Gahnia radula</i>	Thatch Saw-sedge
LNG	<i>Phragmites australis</i>	Common Reed
LNG	<i>Baumea rubiginosa</i> s.l.	Soft Twig-rush
MTG	<i>Triglochin procerum</i> s.l.	Water Ribbons
MTG	<i>Juncus greggii</i>	Green Rush
MNG	<i>Eleocharis acuta</i>	Common Spike-sedge
GF	<i>Blechnum cartilagineum</i>	Gristle Fern
SC	<i>Calystegia sepium</i>	Large Bindweed

Ecological Vegetation Class bioregion benchmark





## EVC 53: Swamp Scrub – Gippsland Plain bioregion

**Recruitment:**  
 Continuous

**Organic Litter:**  
 40 % cover

**Weediness:**

LF Code	Typical Weed Species	Common Name	Invasive	Impact
MH	<i>Hypochoeris radicata</i>	Cat's Ear	high	low
LNG	<i>Holcus lanatus</i>	Yorkshire Fog	high	high

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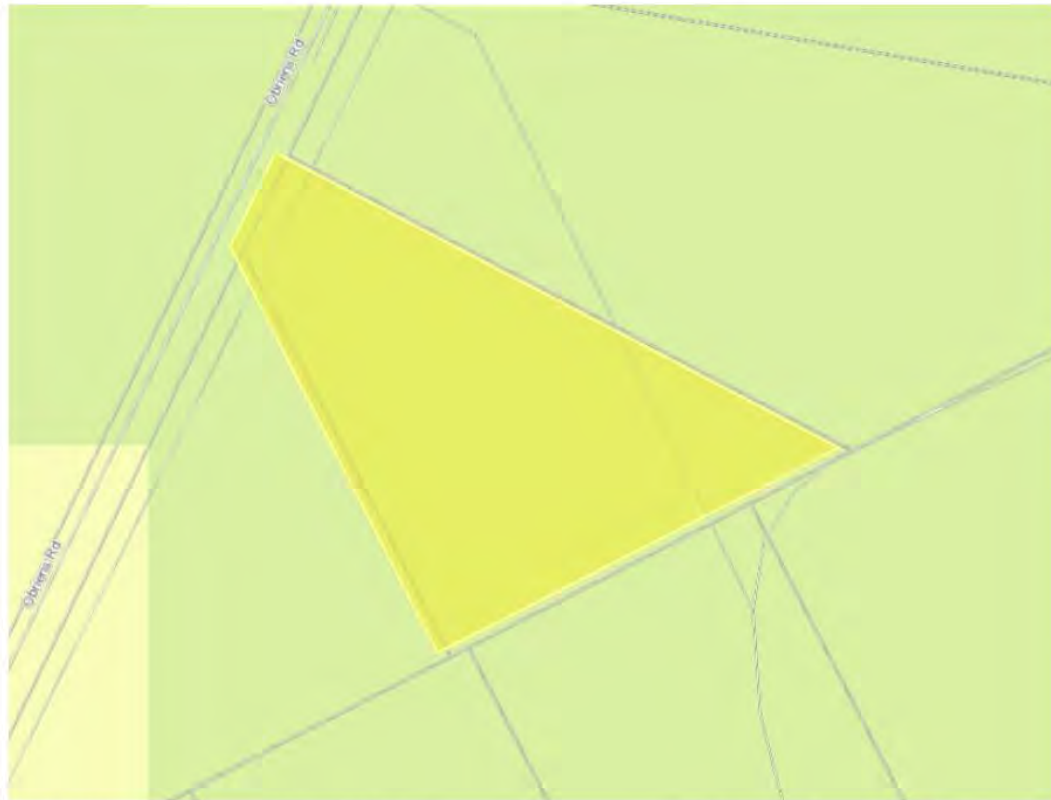
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[www.dse.vic.gov.au](http://www.dse.vic.gov.au)

### Strategic Biodiversity Yannathan



- Legend**
- Strategic Biodiversity Values**
- >90 - 100
  - >80 - 90
  - >65 - 80
  - >50 - 65
  - >40 - 50
  - >25 - 40
  - >15 - 25
  - 1 - 15

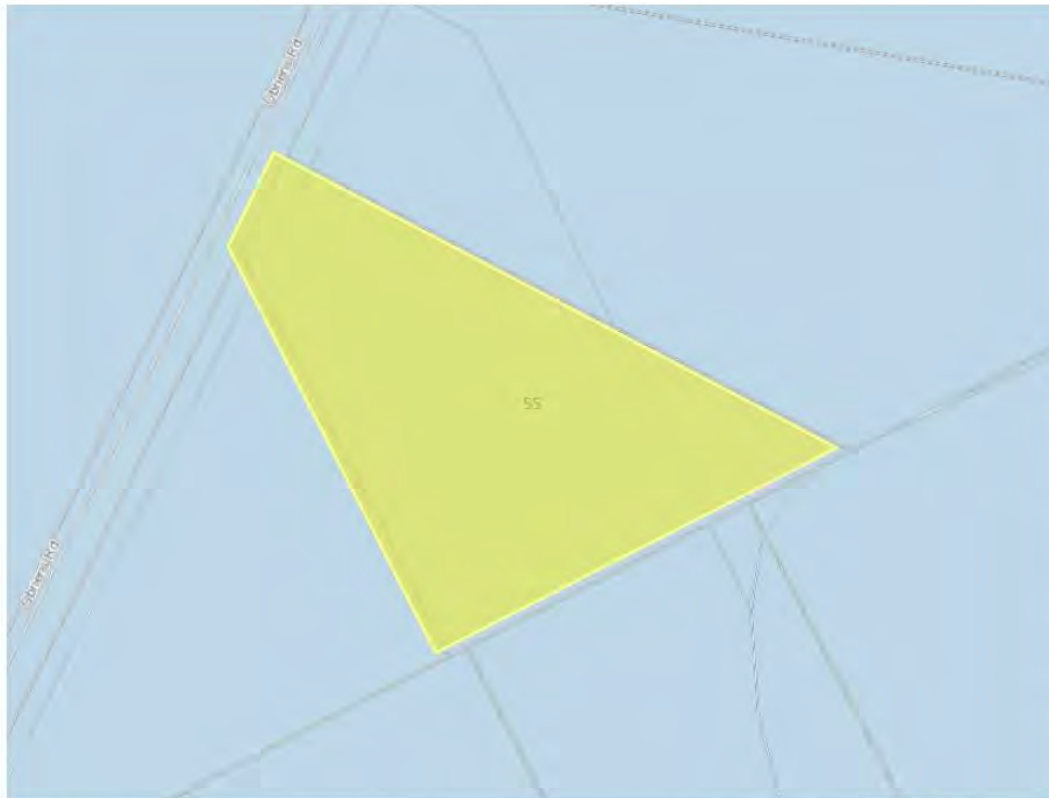
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1750 EVC - Yannathan 1



Legend

- 1750 EVCs Outlines
- 1750 EVCs by Subgroup
  - Lowland Forests
  - Dry Forests (exposed/lower altitude)
  - Dry Forests (sheltered/higher altitude)
  - Damp Forests
  - Wet Forests
  - Montane Woodlands
  - Montane Shrub/Grasslands
  - Sub-alpine Woodlands
  - Sub-alpine Shrub/Grasslands
  - Herb-rich Woodlands (damp sands)
  - Herb-rich Woodlands(alluvial terraces/creeklines)
  - Mallee (siliceous sands)
  - Mallee (calcareous dunefields)
  - Mallee (clay plains)
  - Mallee (sandstone ridges and rises)
  - Riparian Scrubs or Swampy Scrubs and Woodlands
  - Riparian Forests or Woodlands
  - Coastal Scrubs, Gras and Woodlands
  - Riverine Grassy Woodlands/Forests (cr swampy)
  - Riverine Grassy Woodlands/Forests (br plain)
  - Wetlands (fresh water)
  - Wetlands (brackish/estuarine)

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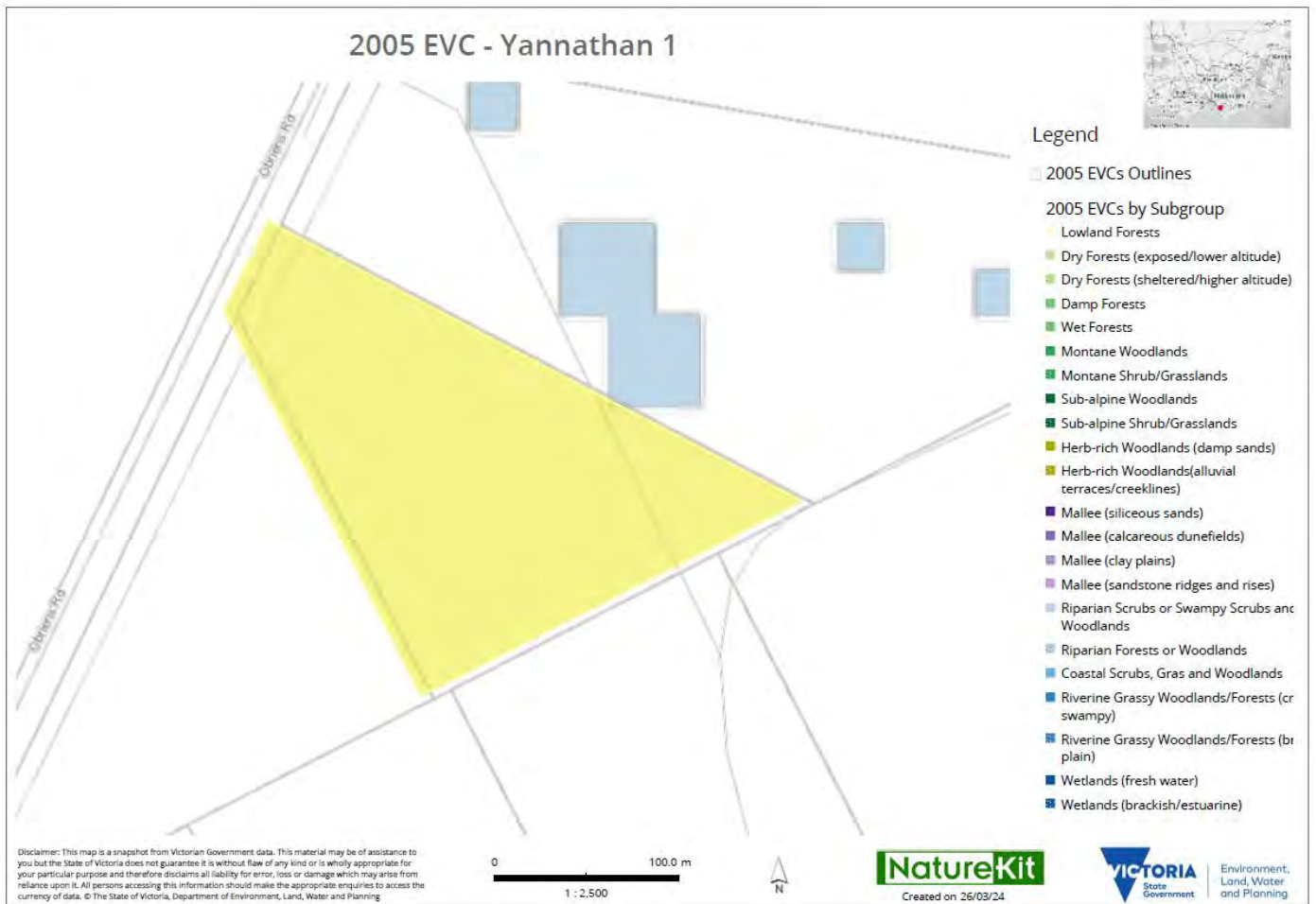


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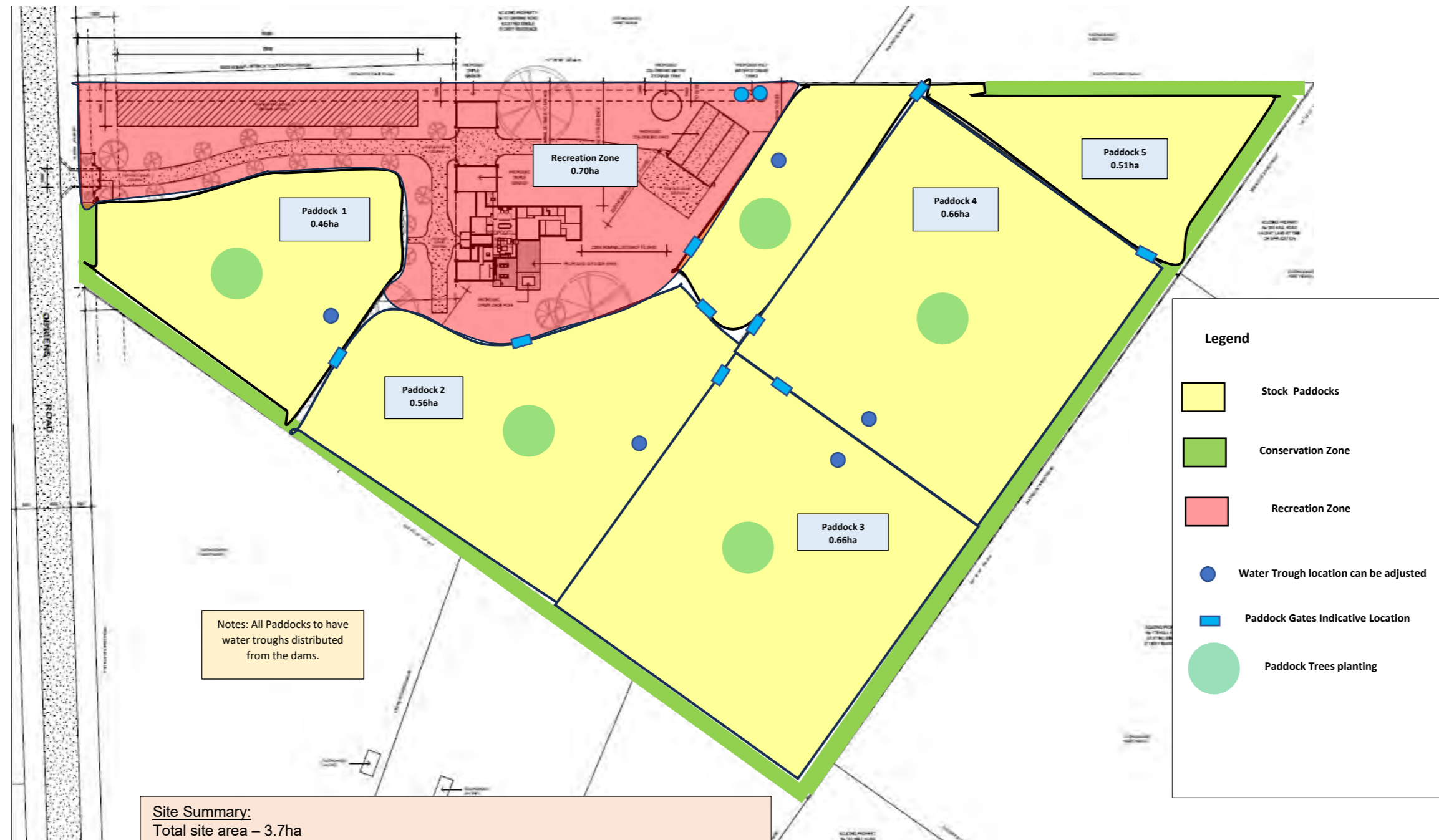


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Bioregion	EVC No.	EVC Name	BCS
East Gippsland Uplands	41	Montane Riparian Thicket	Least Concern
East Gippsland Uplands	42	Sub-alpine Shrubland	Rare
East Gippsland Uplands	43	Sub-alpine Woodland	Least Concern
East Gippsland Uplands	44	Sub-alpine Treeless Vegetation	Rare
East Gippsland Uplands	45	Shrubby Foothill Forest	Least Concern
East Gippsland Uplands	47	Valley Grassy Forest	Depleted
East Gippsland Uplands	82	Riverine Escarpment Scrub	Least Concern
East Gippsland Uplands	83	Swampy Riparian Woodland	Endangered
East Gippsland Uplands	127	Valley Heathy Forest	Vulnerable
East Gippsland Uplands	133	Limestone Pomaderris Shrubland	Endangered
East Gippsland Uplands	135	Gallery Rainforest	Endangered
East Gippsland Uplands	169	Dry Valley Forest	Vulnerable
East Gippsland Uplands	175	Grassy Woodland	Depleted
East Gippsland Uplands	177	Valley Slopes Dry Forest	Rare
East Gippsland Uplands	201	Shrubby Wet Forest	Least Concern
East Gippsland Uplands	206	Sub-alpine Grassland	Rare
East Gippsland Uplands	316	Shrubby Damp Forest	Least Concern
East Gippsland Uplands	318	Montane Swamp	Endangered
East Gippsland Uplands	319	Montane Herb-rich Woodland	Least Concern
East Gippsland Uplands	877	Lowland Herb-rich Forest	Least Concern
Gippsland Plain	2	Coast Banksia Woodland	Vulnerable
Gippsland Plain	3	Damp Sands Herb-rich Woodland	Vulnerable
Gippsland Plain	6	Sand Heathland	Rare
Gippsland Plain	7	Clay Heathland	Depleted
Gippsland Plain	8	Wet Heathland	Depleted
Gippsland Plain	9	Coastal Saltmarsh	Least Concern
Gippsland Plain	10	Estuarine Wetland	Least Concern
Gippsland Plain	11	Coastal Lagoon Wetland	Vulnerable
Gippsland Plain	12	Wet Swale Herbland	Vulnerable
Gippsland Plain	14	Banksia Woodland	Least Concern
Gippsland Plain	15	Limestone Box Forest	Vulnerable
Gippsland Plain	16	Lowland Forest	Vulnerable
Gippsland Plain	18	Riparian Forest	Vulnerable
Gippsland Plain	19	Riparian Shrubland	Endangered
Gippsland Plain	21	Shrubby Dry Forest	Least Concern
Gippsland Plain	22	Grassy Dry Forest	Least Concern
Gippsland Plain	23	Herb-rich Foothill Forest	Vulnerable
Gippsland Plain	29	Damp Forest	Endangered
Gippsland Plain	30	Wet Forest	Depleted
Gippsland Plain	32	Warm Temperate Rainforest	Endangered
Gippsland Plain	34	Dry Rainforest	Endangered
Gippsland Plain	45	Shrubby Foothill Forest	Endangered
Gippsland Plain	47	Valley Grassy Forest	Vulnerable
Gippsland Plain	48	Heathy Woodland	Least Concern
Gippsland Plain	53	Swamp Scrub	Endangered
Gippsland Plain	55	Plains Grassy Woodland	Endangered
Gippsland Plain	56	Floodplain Riparian Woodland	Endangered
Gippsland Plain	59	Riparian Thicket	Vulnerable





Notes: All Paddocks to have water troughs distributed from the dams.

**Site Summary:**  
 Total site area – 3.7ha

- Agricultural Uses/Zone – 2.85ha (77% of whole site)
- Revegetation / Conservation Zone – 0.15ha (4% of whole site)
- Recreation Zone – 0.7ha (19% of whole site)

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June 6, 2024

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[REDACTED]  
Senior Planner  
Shire of Cardinia  
PO Box 7  
Pakenham VIC 3810

Dear [REDACTED]

**Response to RFI Planning Application T240177PA  
80 O'Briens Road, Yannathan VIC 3981**

Thank you for your RFI of May 13, 2024, our response is below, however should issues remain outstanding or have not adequately responded to the issues, then we request an additional 30 days from the lapse date to provide a further response.

1. Outstanding Fee

Our client has sent you multiple emails in relation this and to no response from Council. Please confirm receipt of those emails and confirmation that the transfer of funds from the previous application to this application (as agreed) has been actioned.

2. Cost Estimate

As per above. The fee of the previous application has been transferred to this current application as agreed with the previous assessing planner.

3. Revised Plans

Please see the revised plans addressing Councils concerns.

Please do not hesitate to contact the undersigned should further or better particulars be required.

[REDACTED]



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LEGEND	
	top of bank
	open drain
	underground pipe
	edge of gravel road
	centre-line of gravel road
	overhead powerline
	post and wire fence



- This is not a Title survey.  
 - See Certificate of Title for Easement details.  
 - Only significant trees are shown on this plan.  
 - While every effort has been made to locate all features within the surveyed area, SK Spokal will not be held responsible for features hidden, obscured or under construction at the time of survey.  
 - No underground features have been located unless specifically shown.  
 - All data shown on this plan is an accurate representation of the subject site at the time of survey.  
 - Data on this plan may only be manipulated with permission from SK Spokal Pty Ltd.

Sheet 1 of 1.

### Levels & Features Plan with Aerial Image

Parish of Yallock  
 Crown Allotment: 116A  
 CA116A on TP306855W  
 Parcel: MGA2020 5 277 020 N 5772 450

Cardinia Shire Council  
 Drawn : 09/10/2023, Scott Charles Kimm L.S.

Notations  
 This is not a Title survey.  
 See Certificate of Title for Easement details.

Levels are to AHD (Australian Height Datum) vide YALLOCK PM 3 - RL 14.604  
 Contour interval: 0.1m

Plan No. 232387 LFA-1  
 Scale 1:500 - A1  
 1:1000 - A3

Lengths are in metres





MGA2020 ZONE 59

N

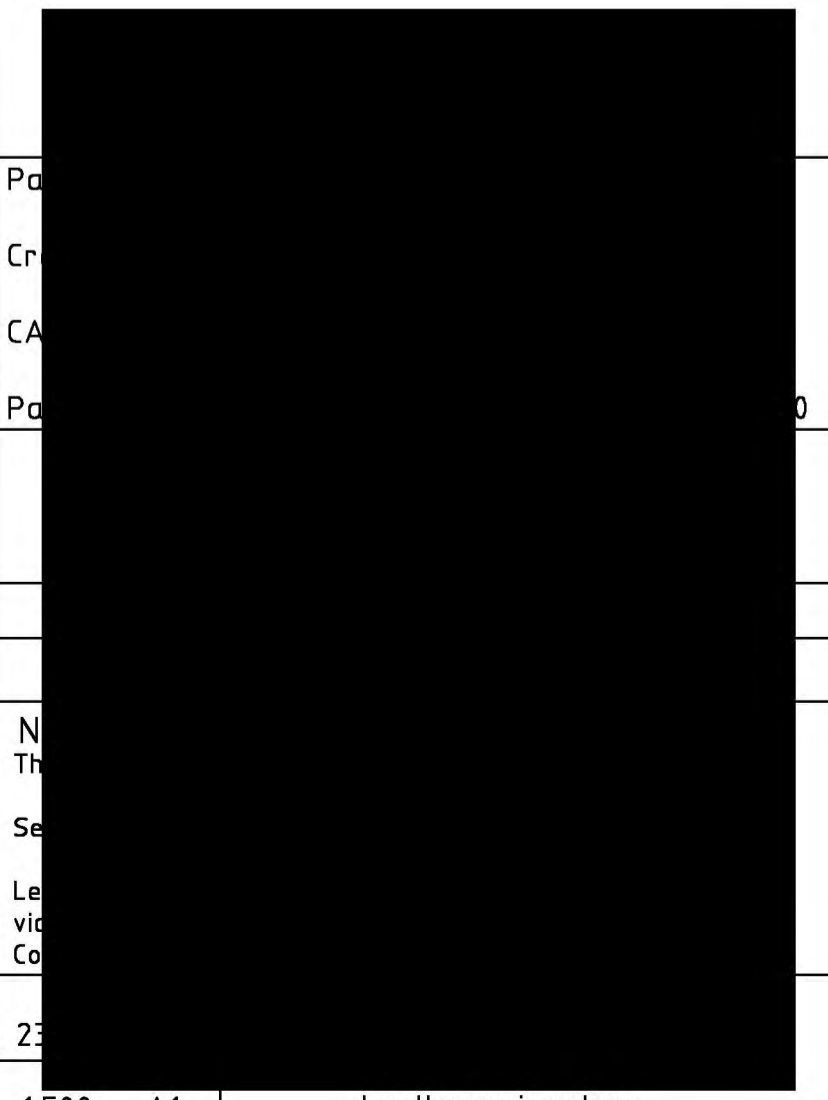
**LEGEND**

- top of bank
- open drain
- underground pipe
- edge of gravel road
- centre-line of gravel road
- overhead powerline
- post and wire fence

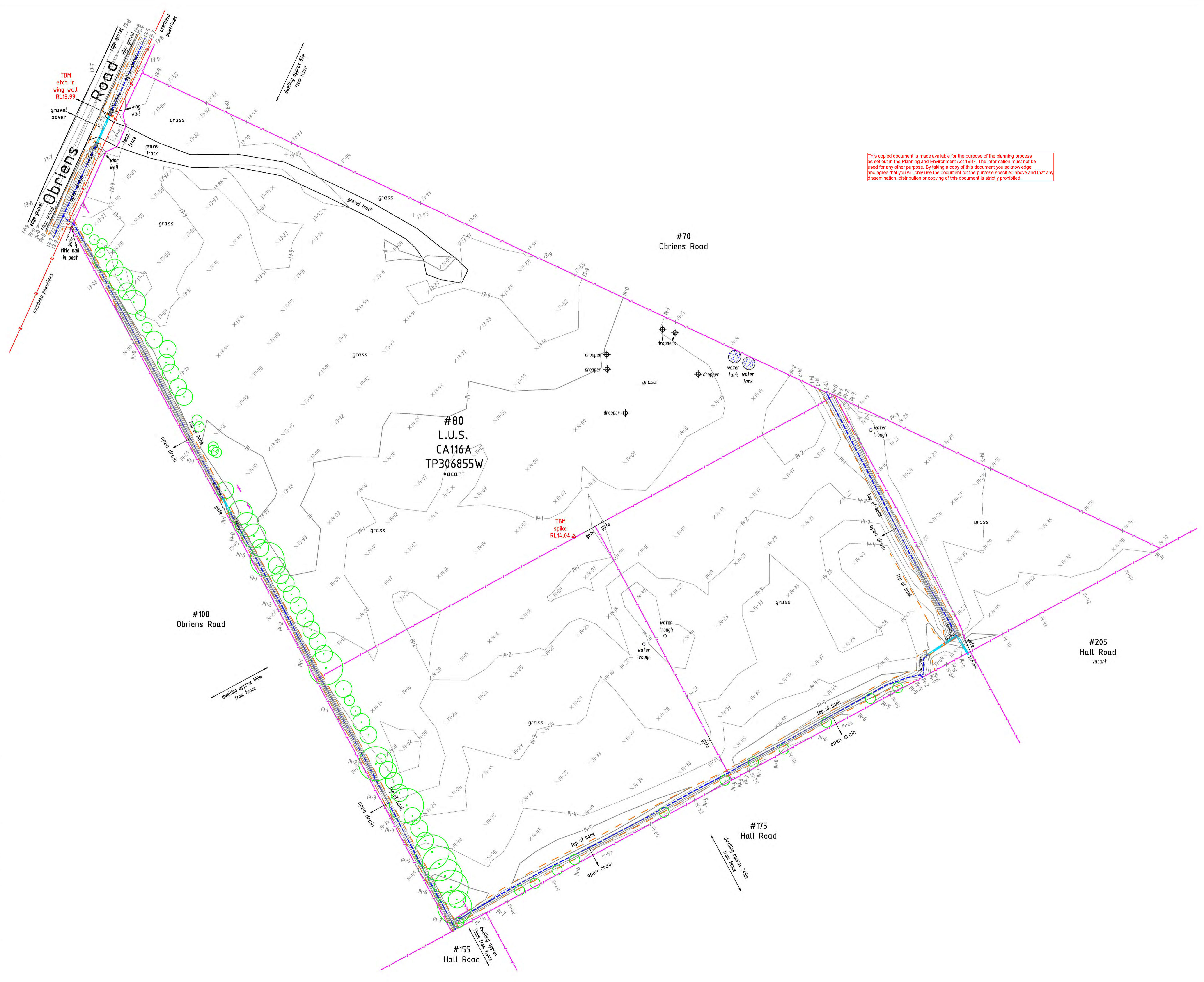


- This is not a Title survey.  
 - See Certificate of Title for Easement details.  
 - Only significant trees are shown on this plan.  
 - While every effort has been made to locate all features details within the surveyed area SK Spatial will not be held responsible for features hidden, obscured or under construction at the time of survey.  
 - No underground features have been located unless specifically shown.  
 - All data shown on this plan is an accurate representation of the subject site at the time of survey.  
 - Data on this plan may only be manipulated with permission from SK Spatial Pty Ltd.

Sheet 1 of 1.



1:500 - A1  
 1:1000 - A3  
 Lengths are in metres



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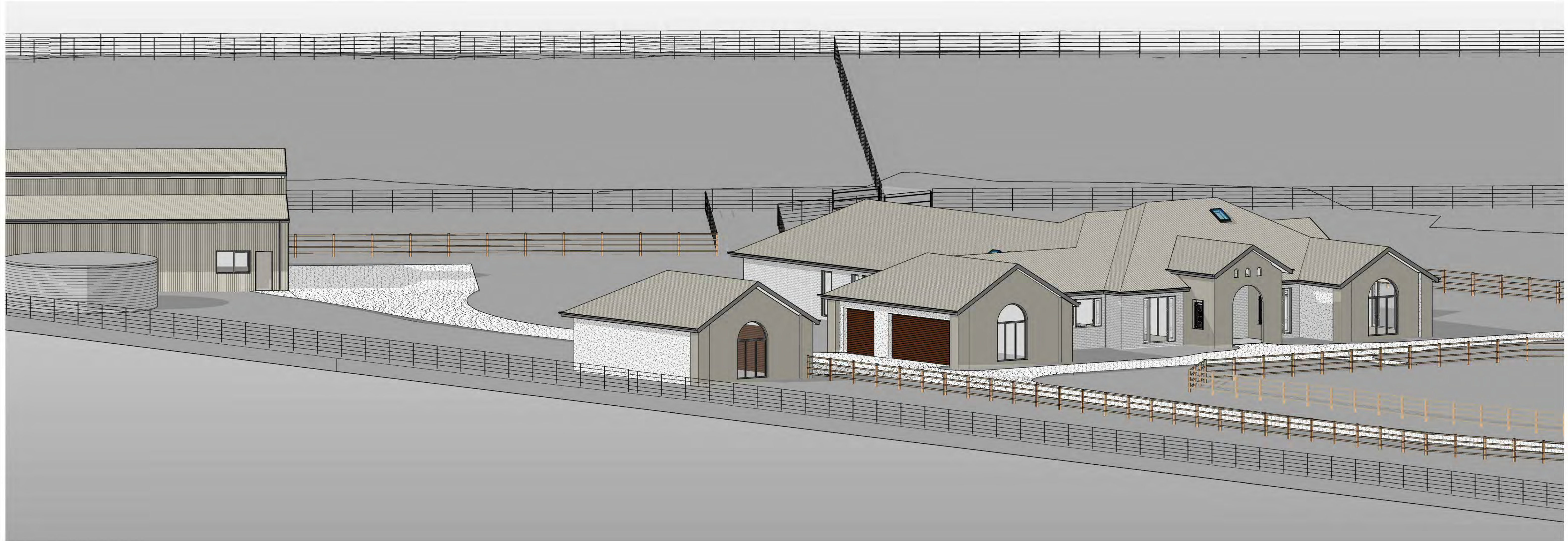


# COOKSEY

## PROPOSED RESIDENCE & COLORBOND SHED

80 O'BRIEN ROAD  
YANNATHAN, VICTORIA 3981  
Job No: 22050

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DRAWING SCHEDULE		
DWG NO.	TITLE	REV
TP100	Cover Sheet	B
TP101	Existing / Demo Site Plan	B
TP201	Proposed Site Plan	B
TP202	Proposed Siting Plan	B
TP203	Proposed Floor Plan	B
TP205	Proposed Shed Plans	B
TP901	Proposed Elevations	B
TP901	Proposed 3D Views	B

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Contractors must verify all dimensions and levels on site prior to commencement of any works or shop drawings.

rev	revision description	date
A	TOWN PLANNING - ISSUE 1	07/03/2024
B	TOWN PLANNING - Council RFI - Survey Details	22/05/2024



JOB No: 22050  
DRAWN: BB  
DATE: APRIL 2024  
SCALE:  
TP100 B

TOWN PLANNING RFI





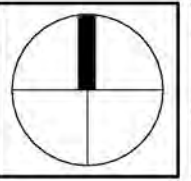




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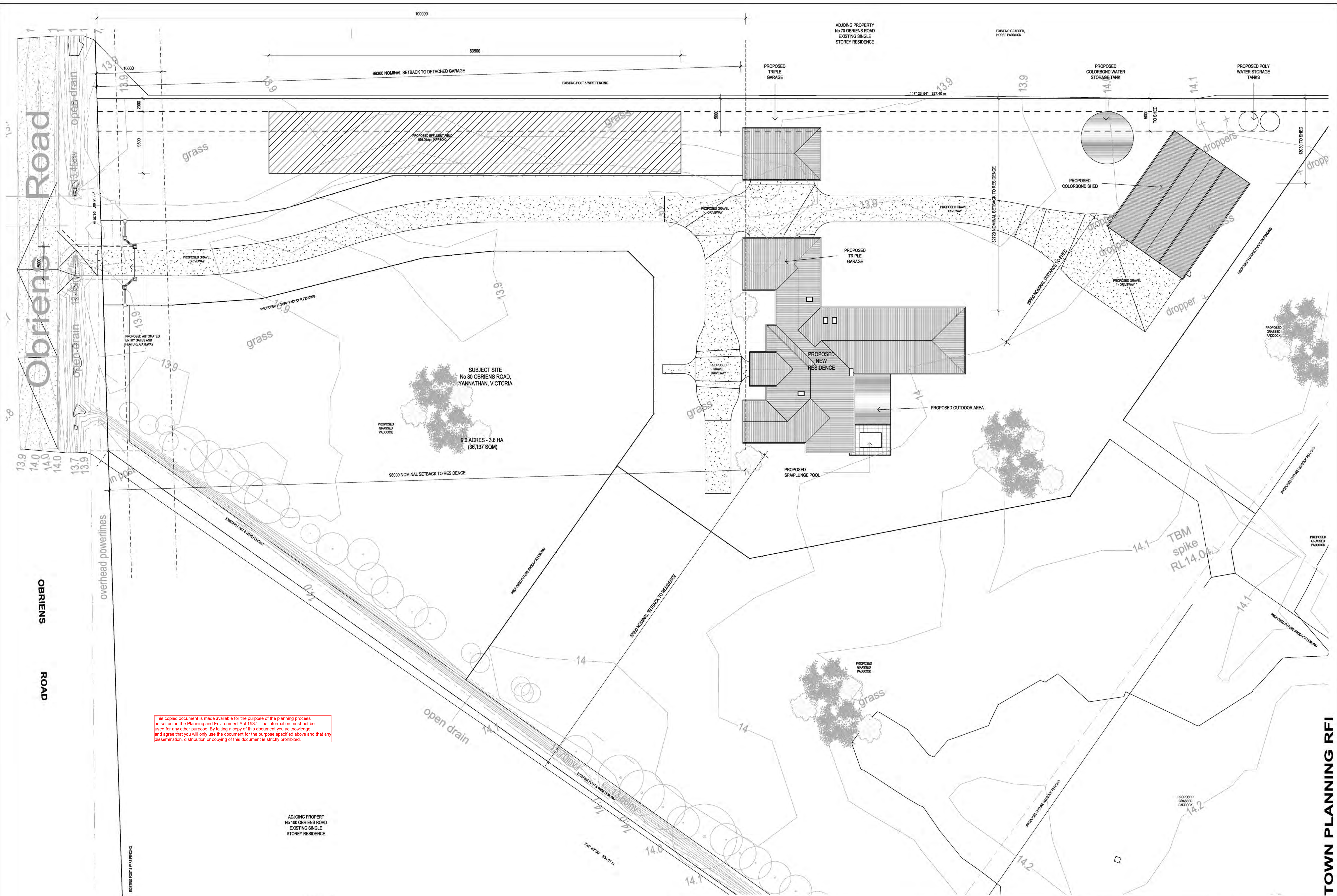
A	TOWN PLANNING - ISSUE 1	07/03/2024
B	TOWN PLANNING - Council RFI - Survey Details	22/02/2024
rev	revision description	date



JOB No: 22050  
 DRAWN: BB  
 DATE: APRIL 2024  
 SCALE: 1:425  
 TP201 B

TOWN PLANNING RFI





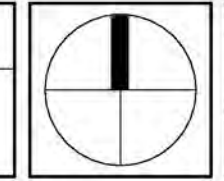
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A	TOWN PLANNING - ISSUE 1	07/03/2024
B	TOWN PLANNING - Council RFI - Survey Details	22/02/2024
rev	revision description	dcte



PROJECT TITLE	
DATE	
SCALE	



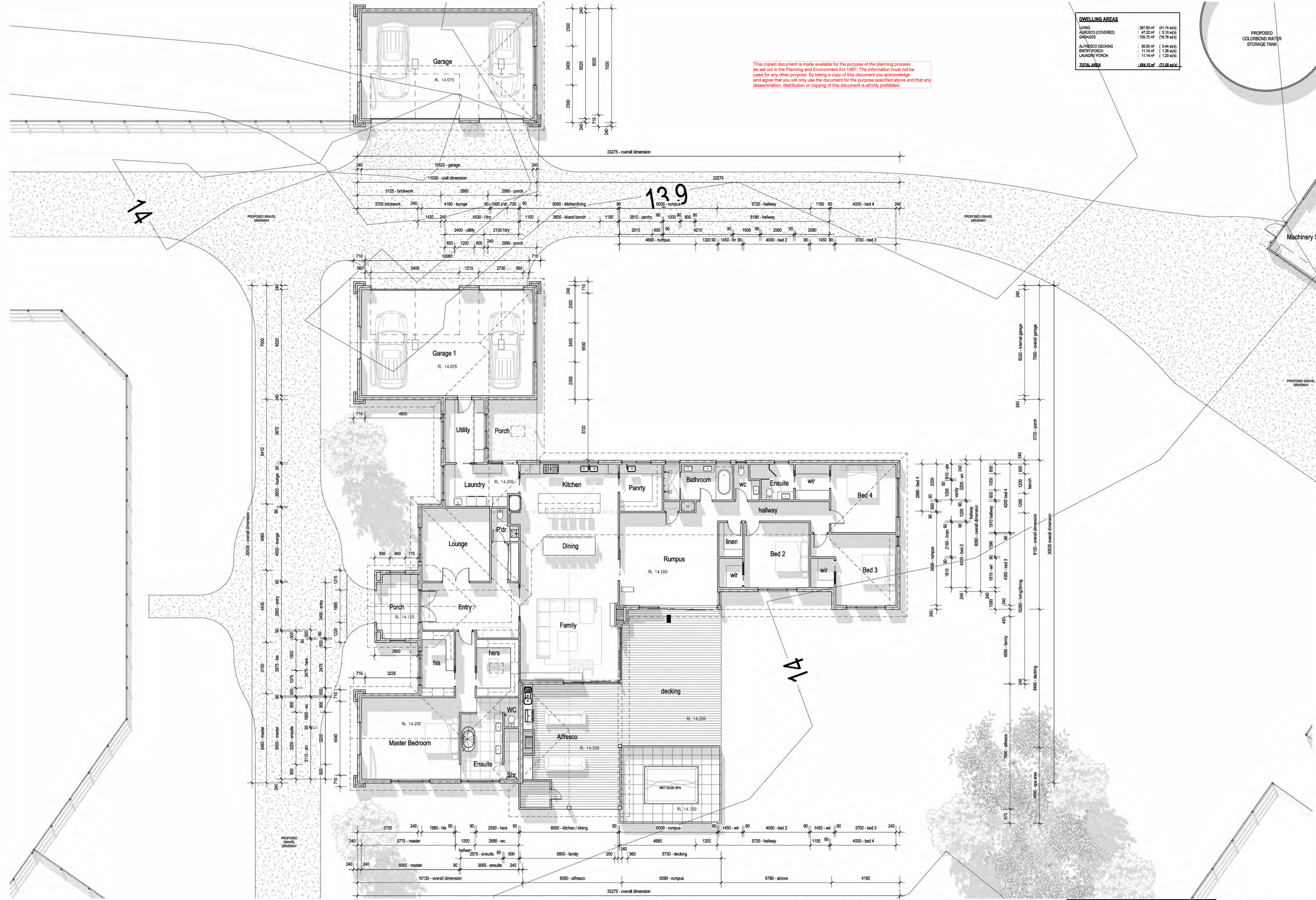
JOB No:	22050
DRAWN:	BB
DATE:	APRIL 2024
SCALE:	1:250
TP202	B

TOWN PLANNING RFI



DWELLING AREAS	
LIVING	: 387.80 m <sup>2</sup> (41.74 sqm)
ALFRESCO (COVERED)	: 47.22 m <sup>2</sup> (5.10 sqm)
GARAGES	: 155.70 m <sup>2</sup> (16.70 sqm)
ALFRESCO DECKING	: 50.55 m <sup>2</sup> (5.44 sqm)
ENTRY PORCH	: 11.74 m <sup>2</sup> (1.26 sqm)
LAUNDRY PORCH	: 11.14 m <sup>2</sup> (1.20 sqm)
<b>TOTAL AREA</b>	<b>: 664.15 m<sup>2</sup> (71.50 sqm)</b>

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rev	revision description	dcte
A	TOWN PLANNING - ISSUE 1	07/03/2024
B	TOWN PLANNING - Council RFI - Survey Details	22/05/2024

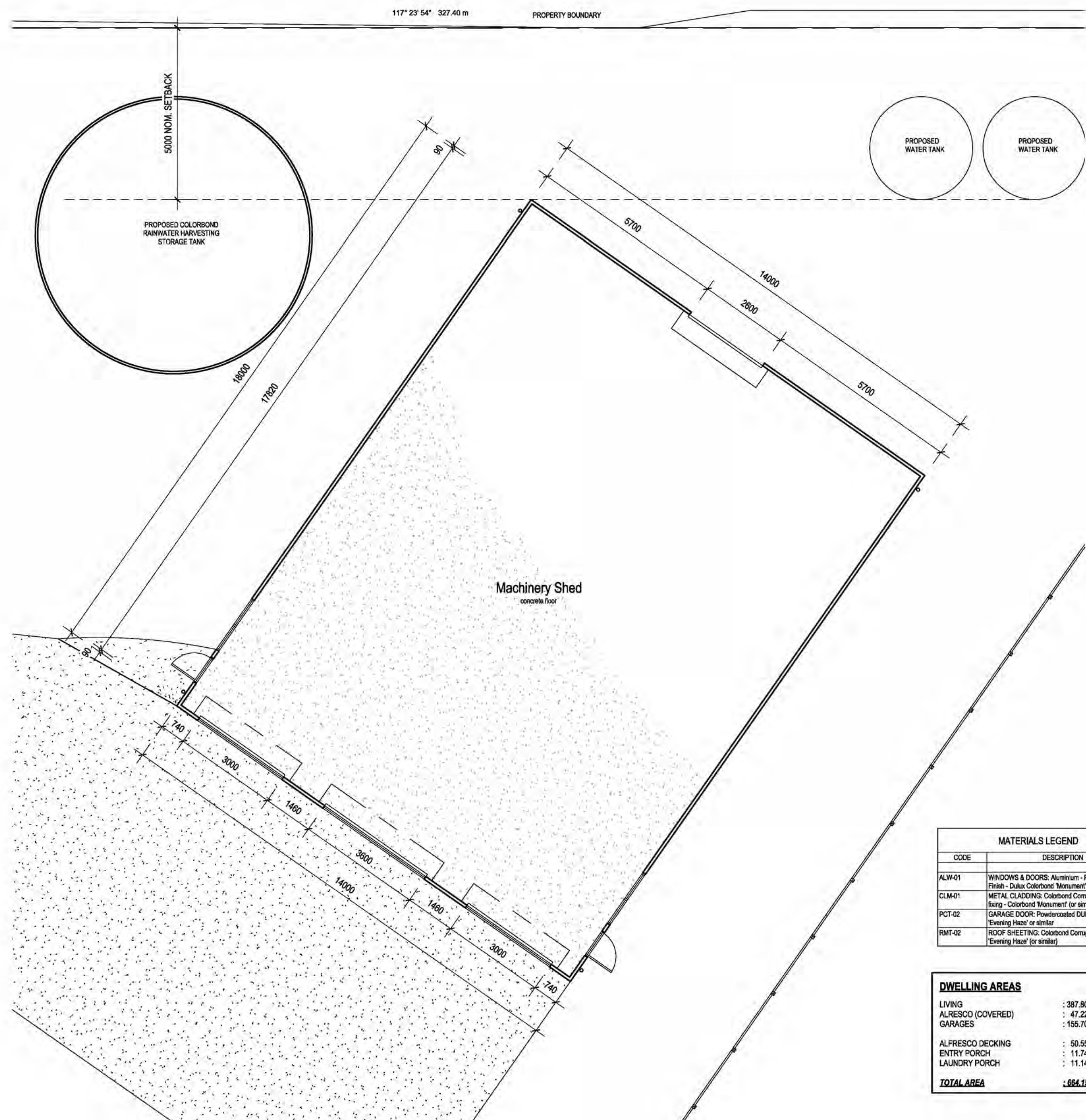


JOB No:	22050
DRAWN:	BB
DATE:	APRIL 2024
SCALE:	As indicated
<b>TP203</b>	<b>B</b>

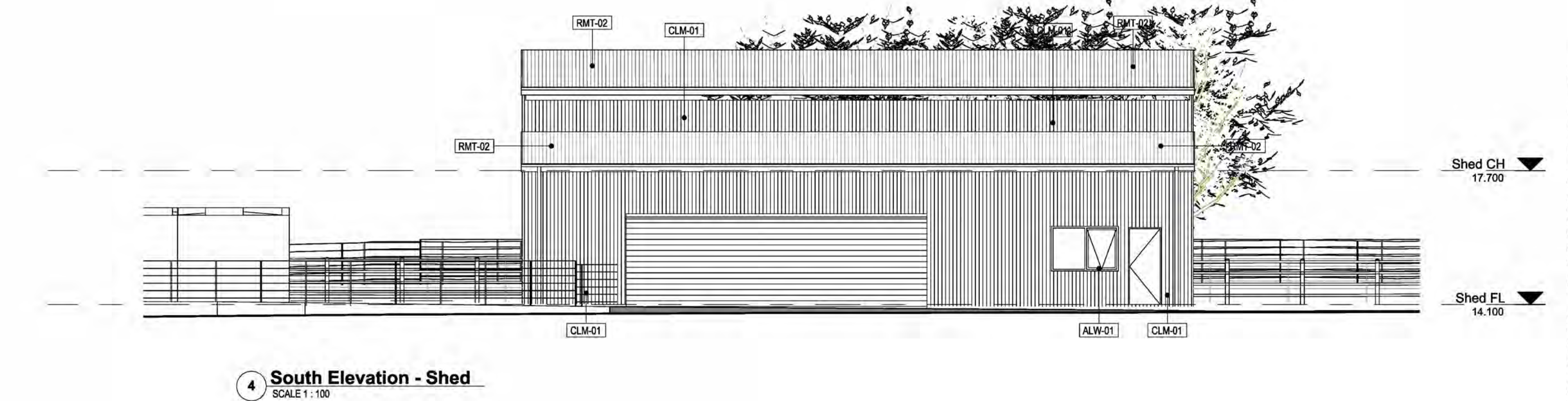
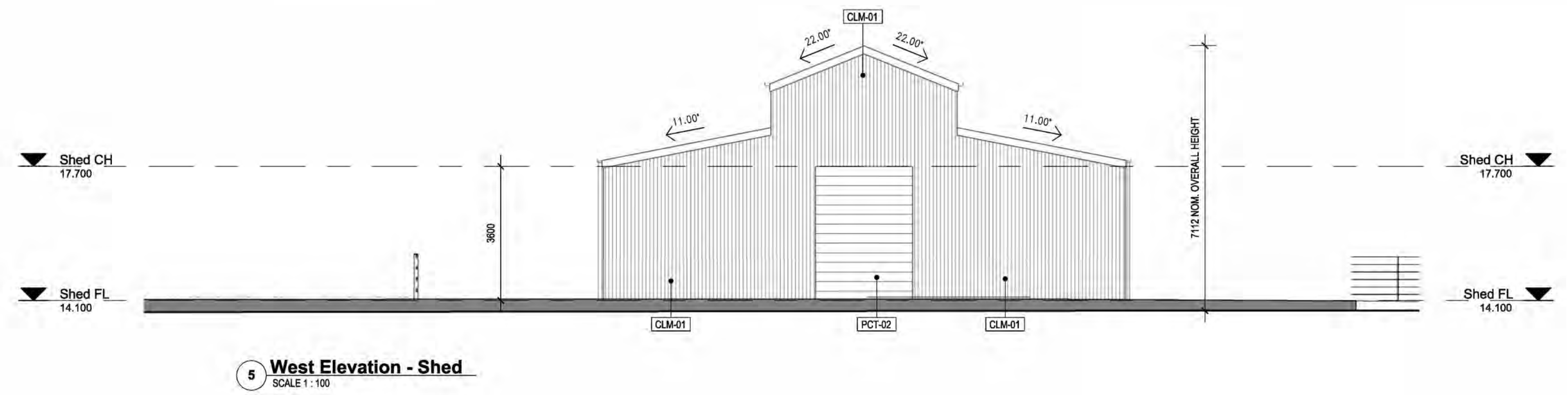
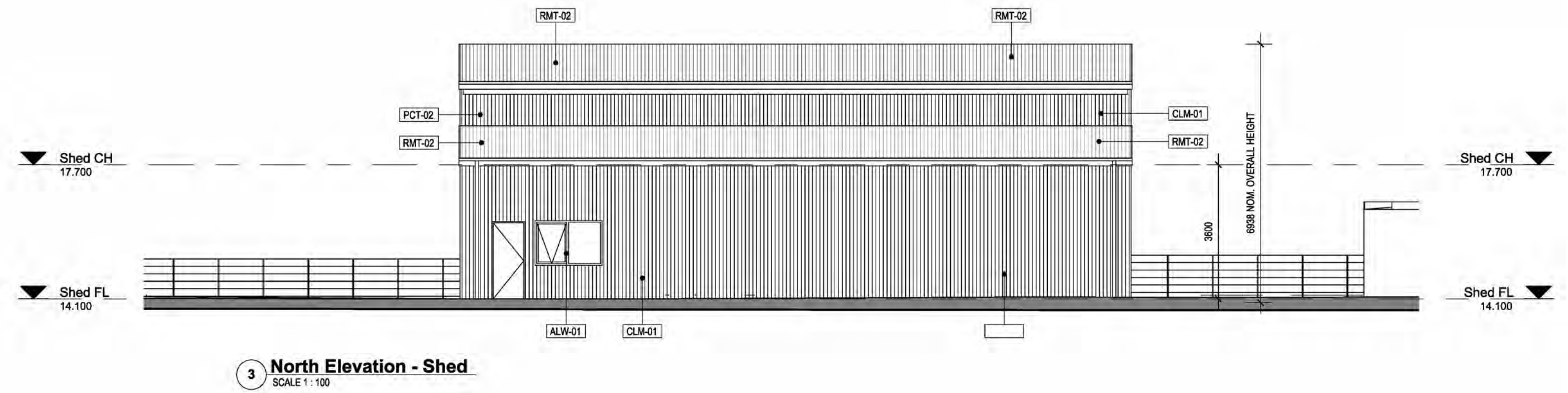
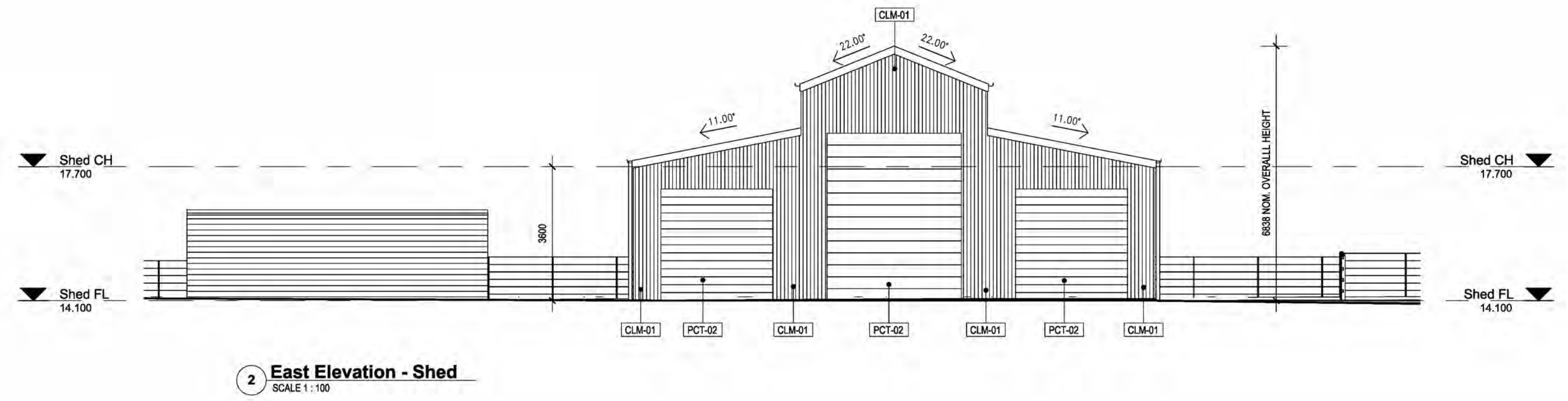
TOWN PLANNING RFI



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1 Proposed Floor Plan - Shed  
SCALE 1:100



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REV	REVISION DESCRIPTION	DATE
A	TOWN PLANNING - ISSUE 1	07/03/2024
B	TOWN PLANNING - Council RFI - Survey Details	22/02/2024



**Proposed Shed Plans**

PROJECT TITLE: [REDACTED]

60 O'Brien Road,  
Yannathan, Vic 3981

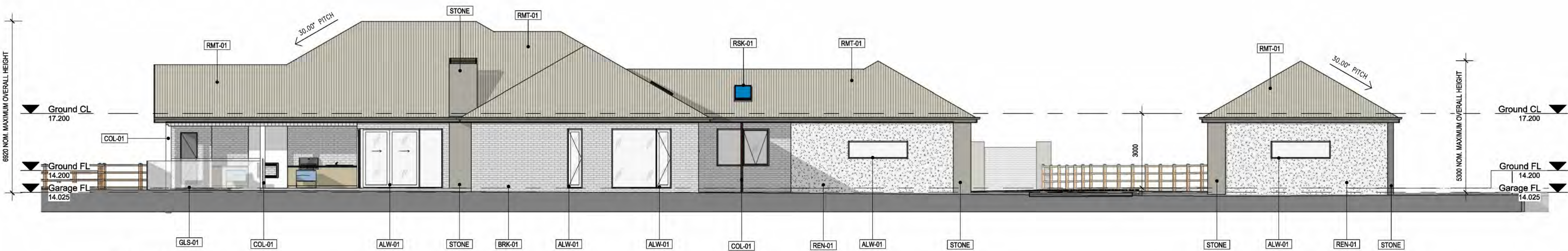
JOB No:	22050
DRAWN:	BB
DATE:	APRIL 2024
SCALE:	As indicated
<b>TP205</b>	<b>B</b>

TOWN PLANNING RFI

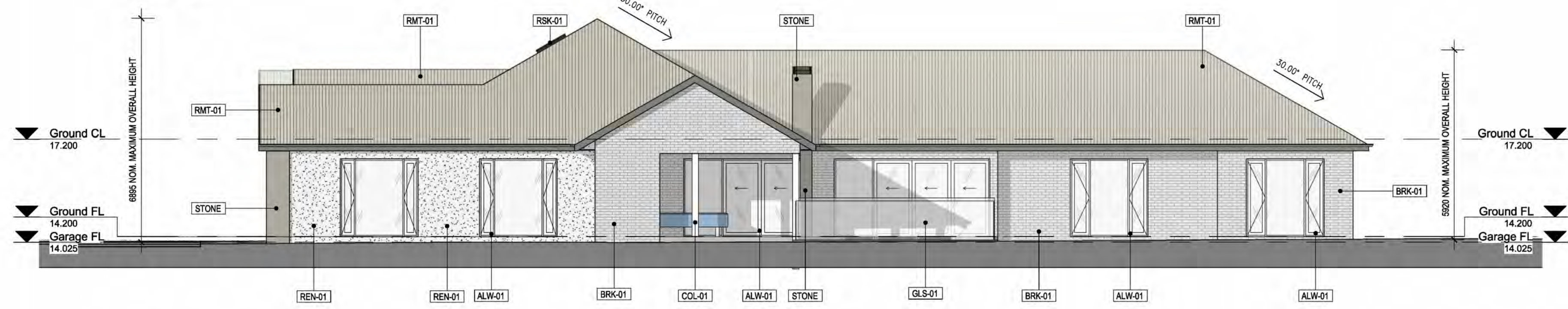




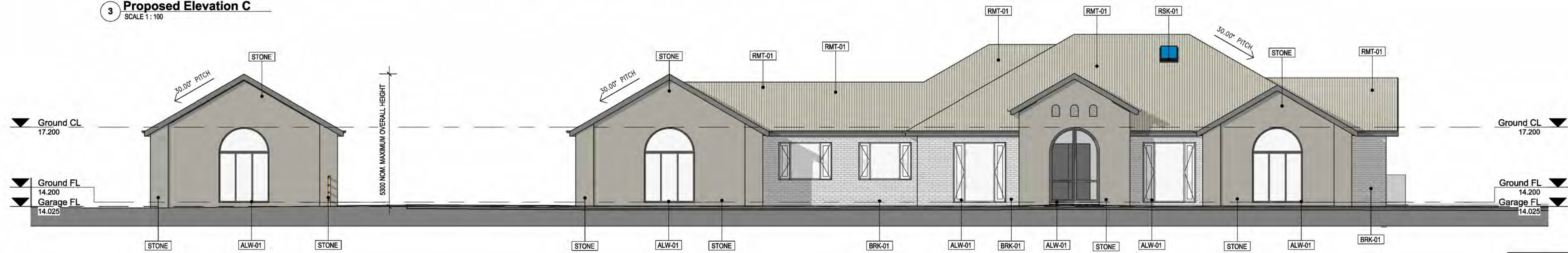
1 Proposed Elevation A  
SCALE 1:100



2 Proposed Elevation B  
SCALE 1:100



3 Proposed Elevation C  
SCALE 1:100



4 Proposed Elevation D  
SCALE 1:100



**LEGEND**  
 FG- FIXED GLAZING  
 OS- OPENABLE SASH  
 AS- AWNING SASH  
 DH- DOUBLE HUNG  
 OB- OSCURE GLAZING  
 SL- SLIDING  
 L- OPENABLE LOUVRES  
 ALL WINDOWS TO BE POWDERCOATED ALUMINIUM FRAMING UNLESS OTHERWISE NOTED.

**GENERAL NOTES**  
 ALL GROUND LINES & LEVELS ARE TO BE VERIFIED ON SITE BY BUILDER.  
 400mm CLEARANCE TO UNDERSIDE OF BEAMER IN ACCORDANCE WITH AS-3601 FENESTRATION MANAGEMENT.  
 EAVES TO BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL WHERE WITHIN 900mm OF THE BOUNDARY.  
**ENERGY EFFICIENCY NOTES**  
 DRAWINGS TO BE READ IN CONJUNCTION WITH ANY RELEVANT ENERGY RATING REPORT.

**NEW CONSTRUCTION:**  
 Refer to the relevant energy rating report by Itrax dated 26/05/2024 where the minimum requirements are:  
 - GROUND FLOOR R2.25 ADDED THERMAL INSULATION  
 - WALLS R2.0 ADDED THERMAL INSULATION PLUS SIGILLATION  
 - CEILING MINIMUM R1.1 ADDED THERMAL INSULATION PLUS SIGILLATION  
 - DOOR SEALS BRUSH SEALS TO UTILITY ROOM DOORS. SILL SEALS TO EXTERNAL HINGED DOORS.  
 - DRAFT EXCLUSION WEATHER SEAL WITH TYPED HORIZONTAL AND VERTICAL JOINTS. SEALED GAPS AROUND WINDOWS AND EXTERNAL DOORS.  
 - EXHAUST FANS DRAFT PREVENTION

**NOTE:**  
 WINDOW CONFIGURATION AND DIMENSIONS TO BE CONFIRMED BETWEEN CLIENT AND THE MANUFACTURER PRIOR TO THE COMMENCEMENT OF WORKS.

**MATERIALS AND FINISHES**

BRK-01	FACE BRICKWORK, DANIEL ROBERTSON ARCHITECTURAL BRICK COLOUR: CAMBRIDGE BLEND
REN-01	RENDERED FINISH OVER BRICKWORK COLOUR: SPANISH OCRE
EAVE	PAINTED EAVES AND SOFFIT LININGS COLOUR: DULUX "FAIR BIANCA"
STONE	NATURAL STONE COLOUR: FINAL SELECTION TO BE CONFIRMED
ALW-01	ALL WINDOWS TO BE POWDERCOATED ALUMINIUM COLOUR: COLORBOND "WALLABY"
BRK-01	GARAGE DOORS TO BE TIMBER CLAD COLOUR: MERBAU (OR SIMILAR) - CLEAR FINISH
RMT-01	MAIN HOUSE ROOF & GUTTERS COLOUR: COLORBOND "WALLABY"
COL-01	STEEL COLUMNS COLOUR: COLORBOND "WALLABY"
RMT-01	SHED ROOF & GUTTERS COLOUR: COLORBOND "EVENING HAZE"
RSK-01	SHED EXTERNAL WALLS AND ROLLER DOORS COLOUR: COLORBOND "WALLABY"

**MATERIALS LEGEND**

CODE	DESCRIPTION
ALW-01	WINDOWS & DOORS - Powdercoated Finish - Dulux Colorbond "Merbau" (or similar)
BRK-01	BRICKWORK: DANIEL ROBERTSON ARCHITECTURAL BRICK - CAMBRIDGE BLEND
COL-01	COLUMNS: Timber - Merbau or Silvertop Ash (Rafter to 3rd Storey) - Colour finish: TBC
GLS-01	Glass Balustrade - Channel fixed - 10 - 12mm (Tempered or similar)
PCT-01	GARAGE DOOR: Powdercoated DULUX Colorbond "Shine Grey" or similar
REN-01	RENDER: Sawdust finish over Brickwork - "Spanish Ocre" - or similar
RMT-01	ROOF SHEETING: Colorbond Corrugated - Colorbond "Merbau" (or similar)
RSK-01	Roof - Skylights
STONE	Face stone cladding as selected, fixed fixed to masonry walls

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1 Image 1  
SCALE

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2 Image 2  
SCALE



3 Image 3  
SCALE

TOWN PLANNING RFI

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0	TOWN PLANNING - Council RFI - Survey Details	22/05/2024
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PROJECT TITLE  
[Redacted]  
Yarraman, VIC 3581

JOB No: 22050  
DRAWN: BB  
DATE: APRIL 2024  
SCALE:  
TP901 B