

Form 2

## NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	205 Buchanans Road HILLSIDE 3875 CA: 28 Sec: B
The application is for a permit to:	Use and Development of a Dwelling
The applicant for the permit is:	Development Solutions Victoria Pty Ltd
The application reference number is:	5.2024.111.1

You may look at the application and any documents that support the application free of charge at: <https://www.eastgippsland.vic.gov.au/building-and-development/advertised-planning-permit-applications>

You may also call 5153 9500 to arrange a time to look at the application and any documents that support the application at the office of the responsible authority, East Gippsland Shire. This can be done during office hours and is free of charge.

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

**An objection must**

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

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

<b>The Responsible Authority will not decide on the application before:</b>	<b>Subject to applicant giving notice</b>
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If you object, the Responsible Authority will tell you its decision.



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**REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958** Page 1 of 3

VOLUME 10666 FOLIO 954

Security no : 124113621277Q  
Produced 22/03/2024 09:58 AM

**LAND DESCRIPTION**

Crown Allotment 28 Section B Parish of Moormurung.  
PARENT TITLE Volume 08274 Folio 628  
Created by instrument PS418866E 06/08/2002

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
MICHELLE LISA BALDOCK  
  
AT874085A 16/12/2020

**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 TP802374X 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: 205 BUCHANANS ROAD HILLSIDE (BAIRNSDALE) VIC 3875

DOCUMENT END



# Imaged Document Cover Sheet

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Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>22/03/2024 09:58</b>

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<b>TITLE PLAN</b>		<b>EDITION 1</b>	<b>TP802374X</b>
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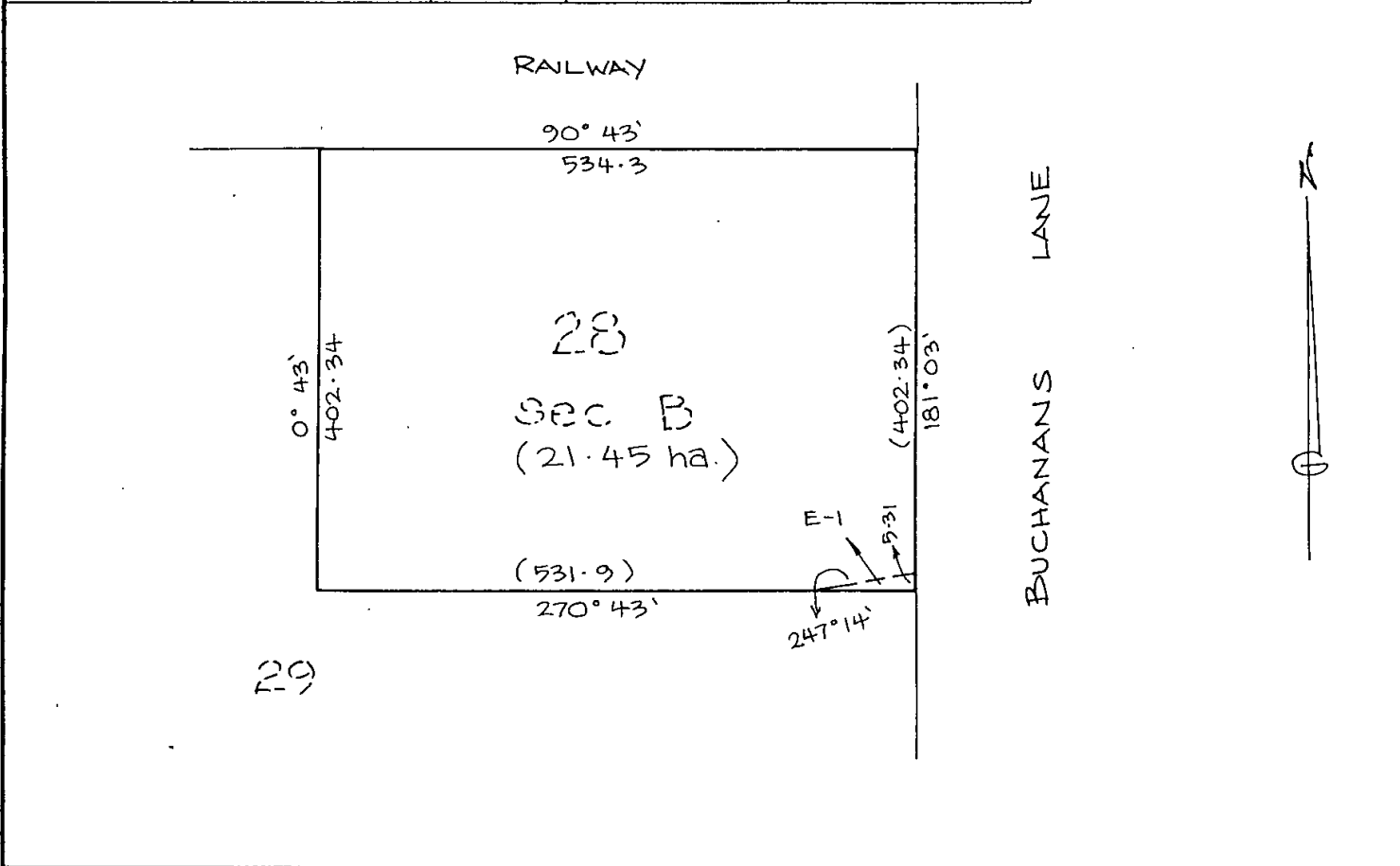
<p align="center"><b>Location of Land</b></p> <p>Parish: MOORMURNG                  Township:                  Section: B                  Crown Allotment: 28                  Crown Portion:</p> <p>LTO Base Record: DCMB                  Last Plan Reference:                  Title References: Vol.8274 Fol.628                  Depth Limitation: 15.24 metres</p>	<p align="center"><b>Notations</b></p>
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Easement Information				
Easement Reference	Purpose / Authority	Width (Metres)	Origin	Land benefited / In favour of
E-1	Condition in Crown Grant V.8274 F.628	See Diagram	Crown Grant Vol.8274 Fol.628	State Electricity Commission of Victoria

THIS PLAN HAS BEEN PREPARED FOR LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES

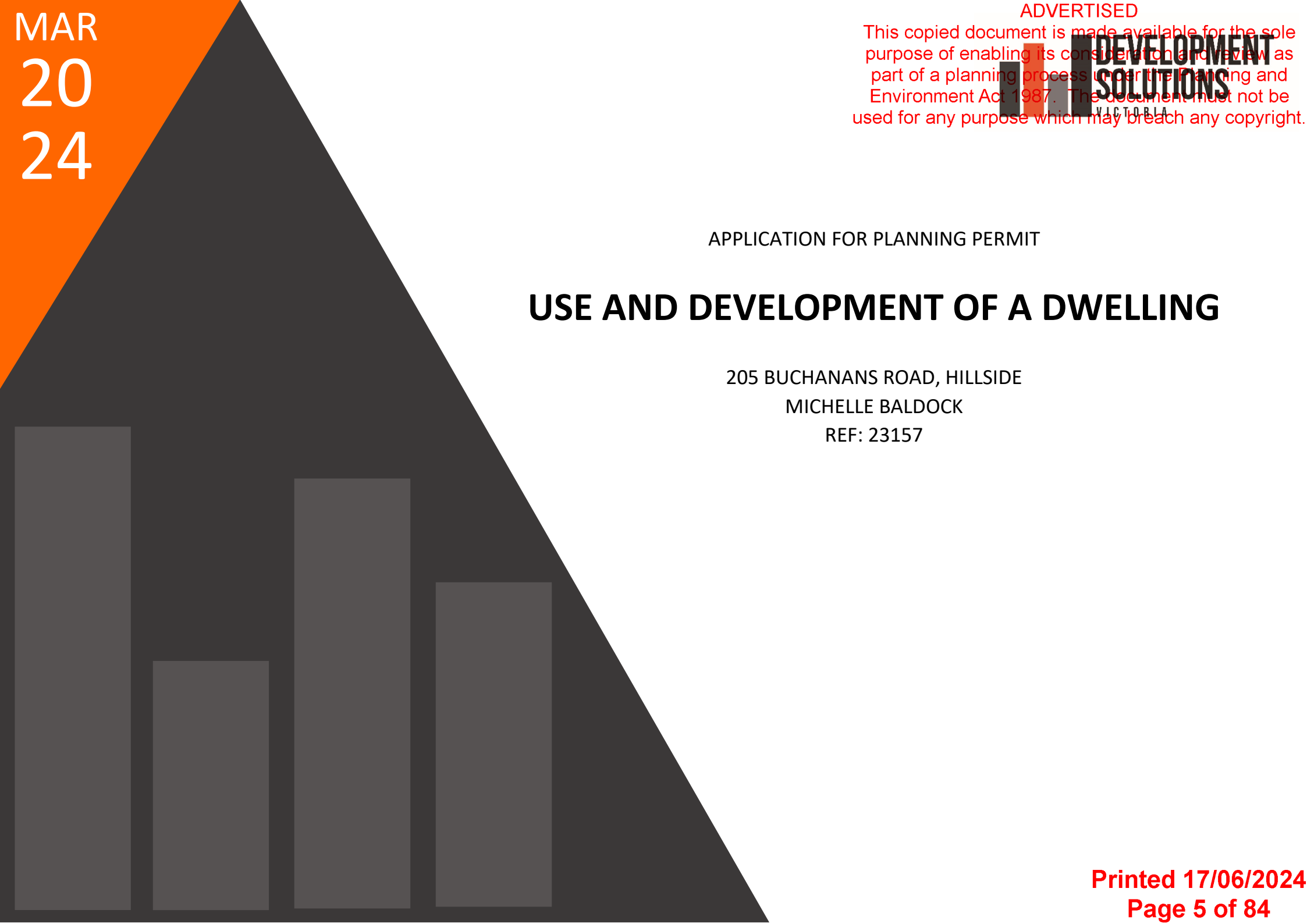
Checked by

Date 5/4/02.  
 Assistant Registrar of Titles



LENGTHS ARE IN METRES	SCALE	SHEET SIZE A3	FILE NO: PS418866E
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APPLICATION FOR PLANNING PERMIT

# USE AND DEVELOPMENT OF A DWELLING

205 BUCHANANS ROAD, HILLSIDE  
MICHELLE BALDOCK  
REF: 23157

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## APPENDIX

A	Copy of Title and Plan of Subdivision
B	Proposed Development Plans
C	Land Capability Assessment
D	Farm Management Plan

## DOCUMENT REVISION

1	Draft Report	DAC	27/03/2024
2	Final Report	CMC	01/04/2024

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## 1. INTRODUCTION

Development Solutions Victoria Pty Ltd act on behalf of Michelle Baldock, the owner of land and the applicant for the planning permit application for the use and development of a dwelling at 205 Buchanans Road, Hillside.

This submission and supporting documentation provide details of the subject site, relevant planning controls and policies and delivers an assessment against the provisions of the East Gippsland Planning Scheme.

The proposal is consistent with the objectives of the East Gippsland Planning Scheme, is an appropriate development in this location and will result in a positive planning outcome.

<b>Address</b>	<b>205 Buchanans Road, Hillside</b>
<b>Site Description</b>	Crown Allotment 28 Section B Parish of Moormurg
<b>Title Particulars</b>	Vol 10666 Fol 954
<b>Site Area</b>	21.45 hectares
<b>Proposal</b>	Use and Development of a Dwelling
<b>Planning Scheme</b>	East Gippsland Planning Scheme
<b>Zone</b>	Farming Zone – Schedule 1
<b>Overlays</b>	Environmental Significance Overlay – Schedule 1-35 and 1-48
<b>Aboriginal Cultural Heritage</b>	Not identified as an area of Cultural Heritage Sensitivity
<b>Permit Triggers</b>	Clause 35.07-1 Farming Zone – Use Clause 35.07-4 Farming Zone – Buildings and Works Clause 42.01-2 Environmental Significance Overlay – Permit Requirement
<b>Notice</b>	No Exemptions Available
<b>Referrals</b>	No referrals required
<b>Work Authority Licence</b>	Not Applicable
<b>Planning Scheme requirements</b>	Municipal Planning Strategy – Clause 02 Settlement – Clause 02.03-1 Environmental and landscape values – Clause 02.03-2 Environmental risks and amenity – Clause 02.03-3 Built environment and heritage – Clause 02.03-5 Planning Policy Framework – Clause 10 Settlement – Clause 11 Environmental and landscape values – Clause 12 Environmental risks and amenity – Clause 13 Natural Resource Management – Clause 14 Built environment and heritage – Clause 15 Housing – Clause 16 Farming Zone – Clause 35.07 Environmental Significance Overlay – Clause 42.01 Decision guidelines – Clause 65



## 2. SITE CONTEXT

### Site

The subject site is located at 205 Buchanans Road, Hillside. A copy of the Title and Title Plan is contained in **Appendix A**. The title is not affected by any covenants or agreements. There is an electricity easement located in the southeast corner of the site.

The site is rectangular in shape with a total area of approximately 21.45 hectares and is vacant land.

The site is gently undulating and contains a dam in the northwest corner and a dam along the southern boundary. The subject site does not contain any vegetation. Details of the site are depicted in the photographs provided below.

There is currently no formal vehicular access to the site, however there is an existing gate along the eastern boundary providing informal access directly to Buchanans Road. Buchanans Road is a bitumen sealed road with grassed shoulders, traversing in a north to south direction.

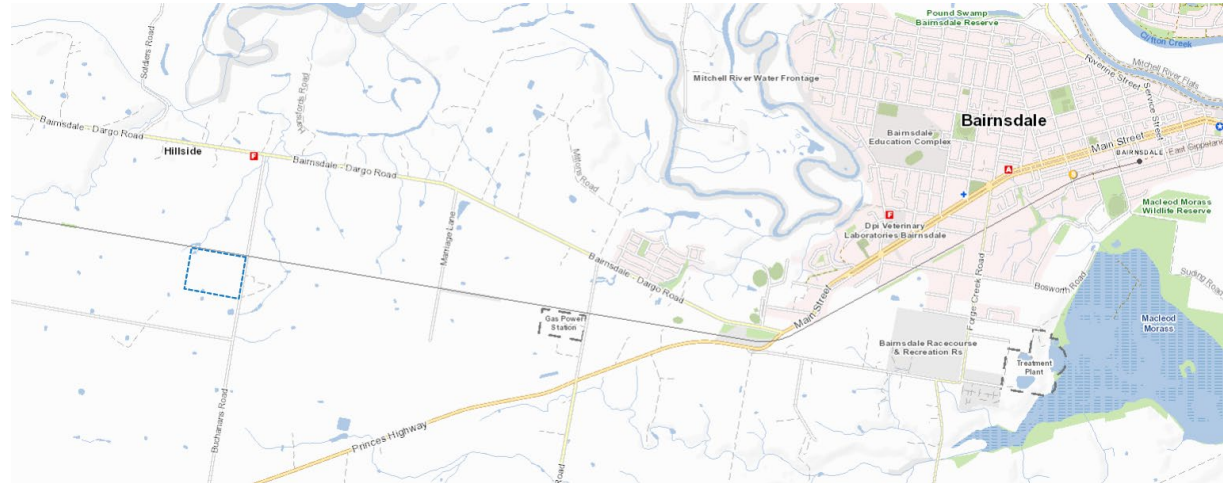


Figure 1 – Locality Plan – 205 Buchanans Road, Hillside (source: mapshare.vic.gov.au)



Figure 2 – Locality Plan – 205 Buchanans Road, Hillside (source: mapshare.vic.gov.au)

## Surrounds

The land in this locality is predominantly farming land with some lots containing residential development.

Adjoining the northern boundary of the subject site is a rail reserve and further farming land. Adjoining the eastern boundary comprises Buchanans Road and farming land containing an existing dwelling and associated facilities. Adjoining the southern and western boundary is farming land containing an existing dwelling and associated facilities.

Hillside is located approximately 7.7 kilometres northeast of Bairnsdale. Hillside is a farming locality on the western side of Bairnsdale. There are no community or commercial facilities and services, however a full suite of services is available in Bairnsdale being only a short vehicle distance from the site.

The subject site in relation to Bairnsdale and surrounding areas is shown in the aerial photograph below.



Photograph 1 – Aerial Photograph of the subject site and surrounding land  
– 205 Buchanans Road, Hillside (source: dpi.vic.gov.au)  
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**Photograph 2** – Subject site at 205 Buchanans Road, Hillside.



**Photograph 4** – Subject site facing north along the eastern boundary.



**Photograph 6** – Subject site facing southwest showing proposed dwelling location.



**Photograph 3** – Existing access to subject site.



**Photograph 5** – Subject site facing east.



**Photograph 7** – Subject site facing south showing proposed dwelling location.



**Photograph 8** – Subject site facing southeast showing proposed dwelling location.



**Photograph 10** – Subject site facing east along the western boundary.



**Photograph 12** – Neighbouring property adjoining the northern boundary at 555 Buchanans Road, Hillside.



**Photograph 9** – Subject site facing north.



**Photograph 11** – Subject site facing north along western boundary.



**Photograph 13** – Neighbouring property adjoining the southern boundary at 165 Buchanans Road, Hillside.



**Photograph 14** – Property directly opposite the subject site at 220 Buchanans Road, Hillside.



**Photograph 16** – Buchanans Road facing south.



**Photograph 15** – Buchanans Road facing north.

### 3. THE PROPOSAL

This application seeks approval for the use and development of a dwelling. The proposed development plans are contained in **Appendix B**.

The proposed dwelling will be located in the southeastern corner of the site with a setback of approximately 51.18 metres to the eastern boundary being Buchanans Road and 76.35 metres to the southern boundary.

The proposed dwelling will have a total building footprint of approximately 326.40.13m<sup>2</sup> and will be a single dwelling finished with face brickwork and Colorbond roofing. The proposed external colours have not yet been finalised. The overall proposed height of the dwelling is 5.02 metres.

An extract of the proposed floor plan and northeast elevation is provided to the right and in **Appendix B**.

Access is proposed via gravel crossover and driveway that will extend from the eastern boundary directly from Buchanans Road to the proposed dwelling.

The proposed dwelling will connect to all available services including electricity and the existing road network.

Water will be provided via water tanks as indicated on the proposed development plans.

Wastewater will be treated and retained within the allotment boundaries via a subsurface irrigation secondary treatment septic system as recommended within the Land Capability Assessment contained in **Appendix C**.

No vegetation is required to be removed to facilitate the proposed dwelling. No earthworks beyond a simple site scrape is required to facilitate the proposed dwelling.

A Farm Management Plan is contained in **Appendix D** that provides details of the proposed agricultural use of the site.

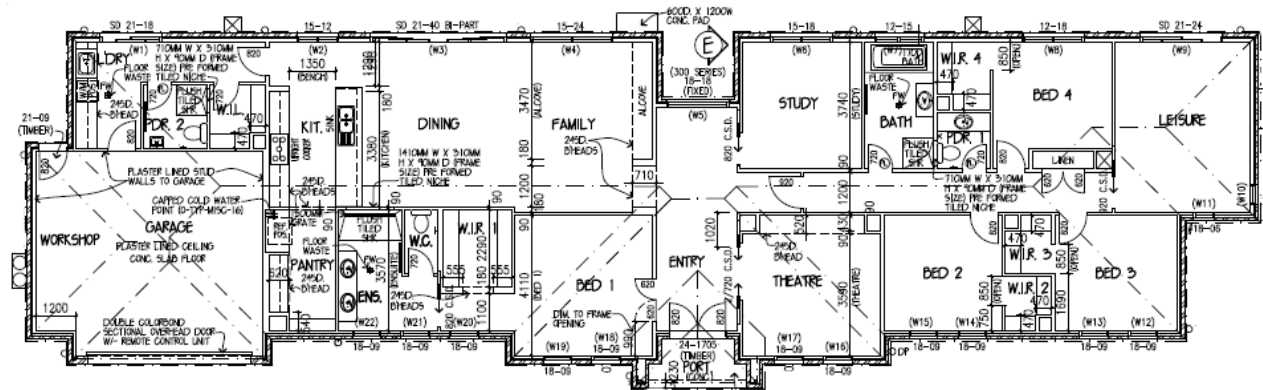


Figure 3 – Floor plan – Metricon

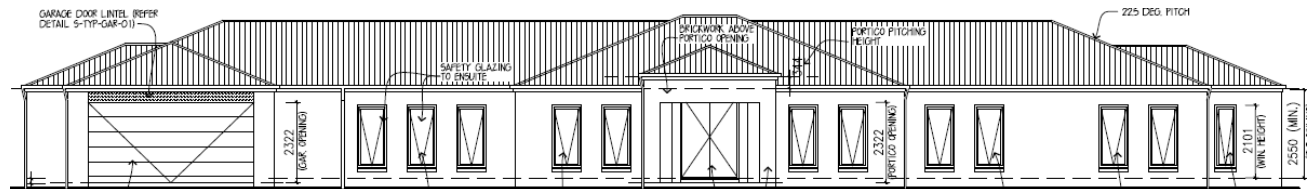


Figure 4 – Northeast Elevation – Metricon

**4. ZONES AND OVERLAYS**

**Farming Zone - Schedule 1**

The purpose of the Farming Zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for the use of land for agriculture.*
- *To encourage the retention of productive agricultural land.*
- *To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.*
- *To encourage the retention of employment and population to support rural communities.*
- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*
- *To provide for the use and development of land for the specific purposes identified in a schedule to this zone.*

An extract of the Farming Zone Map is provided to the right in **Figure 5**.

Clause 35.07-1 provides a dwelling on an allotment that is less than 40 hectares is a Section 2 use - permit required.

Clause 35.07-4 provides a permit is required to construct a building or construct or carry out works associated with a Section 2 use.

As such a permit is required under the provisions of the Farming Zone for the use and development of a dwelling. The relevant decision guidelines are addressed below in Section 5.

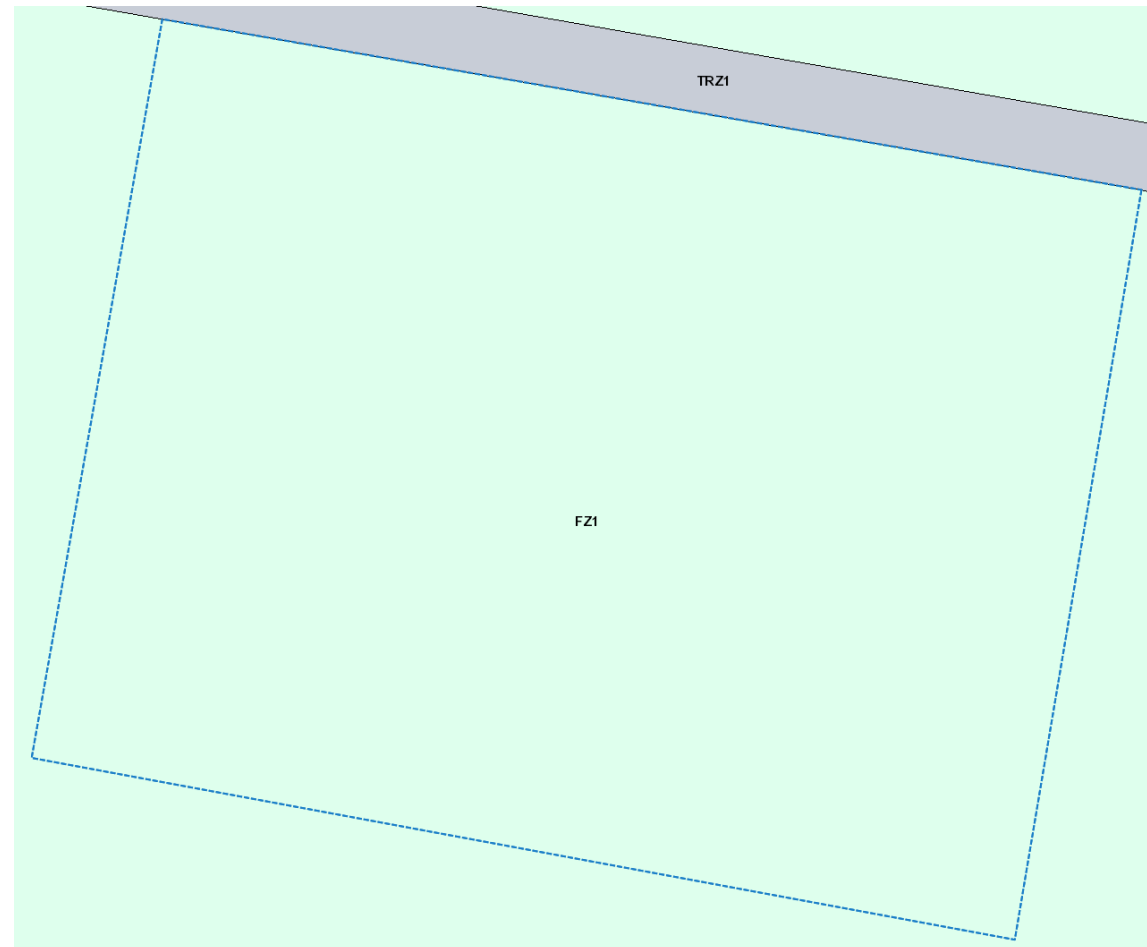


Figure 5 – Farming Zone – (source - mapshare.vic.gov.au)



**Environmental Significance Overlay – Schedule 1-35 and 1-48**

The purpose of the Environmental Significance Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas where the development of land may be affected by environmental constraints.
- To ensure that development is compatible with identified environmental values.

An extract of the Environmental Significance Overlay Map is provided to the right in **Figure 6**.

Schedule 1 of the Environmental Significance Overlay provides the following statement of environmental significance.

*“The overlay areas comprise Sites of Biological Significance containing specific values as listed in Table 1 below and representing either: rare or threatened species; restricted, rare or threatened vegetation communities; vegetation which is important as a corridor; high species richness; or other unusual biological features. The sites include suitable habitat for either the local population or the local occurrence of a species or community.”*

The environmental objective to be achieved is:

*“To ensure that development occurs so as not to adversely impact upon the environmental values of the site or any other value that may be identified within the overlay area. To conserve and enhance the environmental sustainability and ecological integrity of these values.”*

Clause 42.01-2 provides a permit is required to construct a building or construct or carry out works. The Schedule does not provide any exemptions and as such a permit is required under the provisions of the Environmental Significance Overlay. The relevant decision guidelines are addressed below in Section 5.

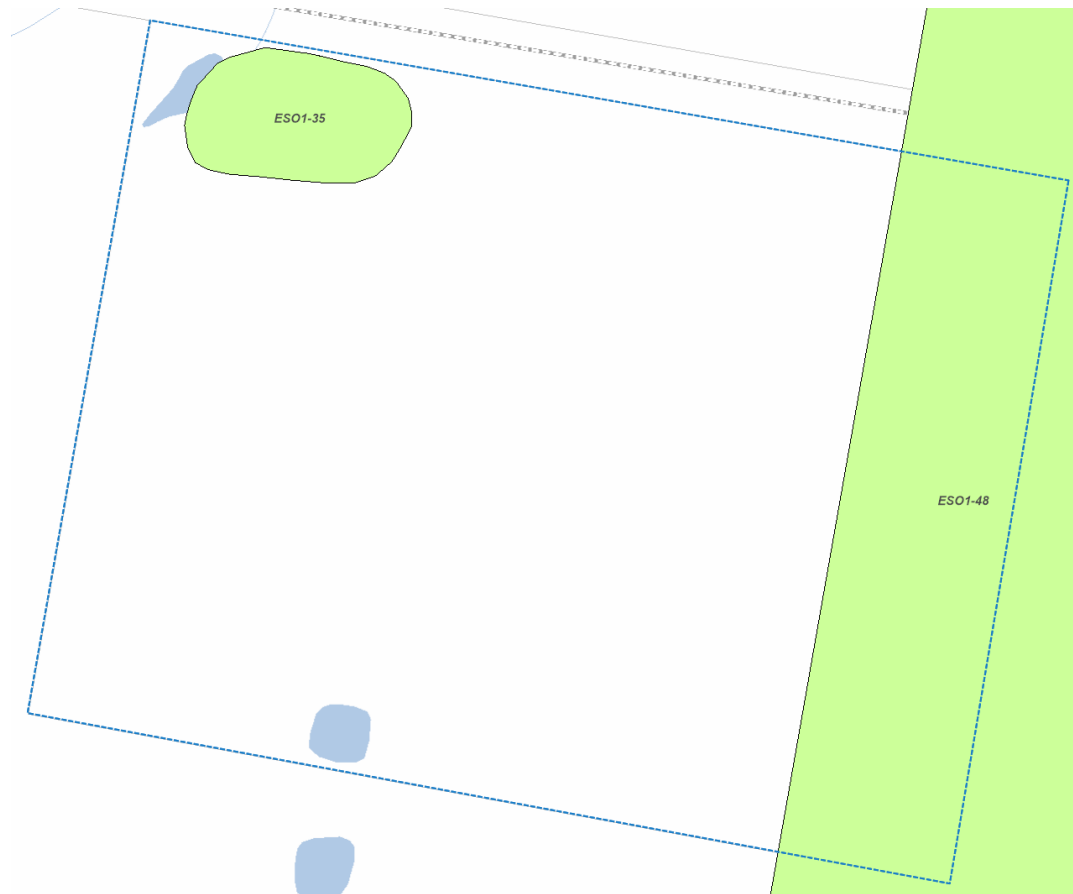


Figure 6 – Environmental Significance Overlay – (source - mapshare.vic.gov.au)

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## Aboriginal Cultural Heritage

Under the provisions of the *Aboriginal Heritage Act 2006* the subject site is not recognised as being within an area of Aboriginal Cultural Heritage Sensitivity.

As such a Cultural Heritage Management Plan is not required for the use and development of a dwelling.

## 5. PLANNING ASSESSMENT

This proposal has been assessed against the objectives and standards of applicable clauses of the East Gippsland Planning Scheme and it is considered that the proposed use and development is appropriate for the following reasons:

- The proposal meets the objectives of the Municipal Planning Strategy at **Clause 02** and the Planning Policy Framework at **Clause 10** providing for an appropriate dwelling that can be respectful of the existing surrounding development and the environment whilst supporting agricultural activities on the land.
- The proposal will contribute to a high standard of environmental sustainability, design and amenity by designing the proposed dwelling to meet the constraints of the land reducing any potential negative environmental implications as sought to achieve by the relevant clauses including **Clause 02.03** and **Clause 11**.
- The proposed dwelling will connect to all available services and infrastructure including electricity and a good quality road network. Water will be provided via a proposed water tank and wastewater will be treated and retained within the

allotment boundaries via a secondary treatment septic system.

- The economic importance of agricultural production is recognised in **Clause 14**, which also seeks to ensure agricultural land is managed sustainably. The owner has prepared a Farm Management Plan, contained in **Appendix D**. The plan sets out the proposed use and ongoing management of the subject site for an equine breeding and training facility. Breeding and training horses requires 24/7 care, and as such it is crucial for the owner to live on site, particularly given there is a limited window of opportunity to assist in the delivering of foals or to provide immediate health care to horses if the need arises. There are several other equine breeding and training facilities throughout the East Gippsland Shire specialising in specific breeds, these uses are on lots of various sizes and contribute to the local economy and broader equine community. Equine breeding and training are a viable and sustainable agricultural business when managed appropriately which can meet the objectives of **Clauses 14** and **17** simultaneously.
- The decision guidelines of the Farming Zone at **Clause 35.07-6** seek to protect and enhance viable agricultural land.

- The subject site is currently vacant agricultural land. The proposed dwelling will be located in the southeast corner of the site and will have appropriate setbacks.
- The subject site has access to a suitable level of services and infrastructure including electricity, telecommunications and a good quality road network.
- Water will be provided via a proposed water tank as indicated on the proposed development plans and wastewater will be treated and retained within the allotment boundaries via a secondary septic treatment system as recommended within the Land Capability Assessment contained in **Appendix C**.
- Access to the subject site is proposed along the eastern boundary directly from Buchanans Road and will be extended to the proposed dwelling.
- The proposed dwelling will be used for residential purposes whilst supporting the proposed agricultural business being an equine breeding and training facility.
- A Farm Management Plan is provided in **Appendix D** which outlines details of the proposed equine breeding and training facility including Land Management practices to be undertaken over a 10-year period.

- The proposal is consistent with the decision guidelines of the Environmental Significance Overlay at **Clause 42.01-5** which seeks to identify areas where the development of land may be affected by environmental constraints.
- The statement of environmental significance and the environmental objective is contained in Section 4 of this submission.
- The subject site does not contain any vegetation and as such no vegetation is required to be removed to facilitate the proposed use and development of a dwelling.
- Revegetation in some areas is proposed as part of the Farm Management Plan and will be approximately 5550m<sup>2</sup> in area. The revegetation areas will be planted with local indigenous trees and shrubs which will be fenced to exclude stock to ensure health and continued growth.
- This submission has addressed the decision guidelines of **Clause 65**, and the proposed use and development supports orderly planning of the area whilst taking into consideration the potential effect on the environment, human health and the amenity of the area.
- Access to the site is proposed along the eastern boundary directly from Buchanans

Road and will be extended to the proposed dwelling as indicated on the proposed development plans, there will be no negative impact on the existing road network. The increased traffic as a result of the proposal is unlikely to generate any negative impact on the existing road network.

- The proposed development of a dwelling in this location will not be out of character for the area, particularly given the dwellings immediately opposite the subject site to the east.
- The dwelling will support an increased agricultural outcome on the land and will result in the management of weeds and pests to the benefit of the entire locality.
- The proposal will not detrimentally impact any surrounding agricultural uses and will not permanently remove any agricultural land from the ability to be utilised for agricultural purposes.
- Given the existing surrounding land uses and development it is considered unlikely that approval of a dwelling in this location will result in a proliferation of dwellings and will not set a precedent for additional applications to be made. The majority of smaller lots similar to the subject site already have dwellings.

There are no factors of this proposal that are likely to cause or contribute to land degradation, salinity or reduce water quality.

## 6. CONCLUSION

This submission is in support of a planning permit application for the use and development of a dwelling at 205 Buchanans Road, Hillside.

The relevant provisions of the East Gippsland Planning Scheme have been addressed and it has been ascertained that the proposed development is appropriate in this location. It is requested that the proposal be supported for the following reasons:

- The proposal is consistent with the objectives and strategies outlined in the Municipal Planning Strategy and the Planning Policy Framework.
- The proposal is generally consistent with the objectives of the Farming Zone and the Environmental Significance Overlay and will support increased agricultural activity.
- The design of the building is complementary to the existing surrounding development and is consistent with the character of the area.

It is requested that a planning permit be granted for this development.

**Development Solutions Victoria**

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# Site Assessment for Wastewater Disposal for a new residence at 205 Buchanans Road - Hillside

## INTRODUCTION

The property owner intends to build on her existing farming (FZ) zoned property, which is located at 205 Buchanans Road at the locality of Hillside. Reticulated Sewerage is not available to the land, so on-site wastewater disposal will be required for the proposed building works.

## THE LAND

The small farm property is located on the west side of Buchanans Road, about 1.1 kilometres south of the Bairnsdale Dargo Road. The land is described as CA 28 (Section B) – Parish of Moormurng. The property is cleared farmland that is being used for stock grazing, and is currently fenced into several smaller paddocks. The Bairnsdale – Sale railway line abuts the north boundary of the property.

The landowner has started fencing off the area that will contain the new residence and a garage. The site is slightly elevated above the surrounds to offer views across open farmland towards the hills to the north. The proposed building site is located towards the south east corner of the lot, and is on an almost indiscernible ridge with a slight slope to the south east.

## SITE CONDITIONS

The construction of a new residence is currently being planned, and a building site has been marked out with timber pegs by the proponent. The residence will be set back 50 metres from the road frontage and about 80 metres from the south boundary. Overhead electricity wires extend along the adjacent road reserve, from which a domestic electricity supply has been connected to a switchboard and to a water supply bore situated just to the north west of the building site. A gate currently provides vehicular access past small timber stockyards, but a new formed and gravelled driveway will be constructed from Buchanans Road directly to the building site.

## DRAINAGE

The proposed building site is just slightly graded but is currently adequately drained towards the south east. The site is within the catchment of an un-named drainage line that makes its way to the Mitchell River, but is well clear of several farm dams within the adjacent properties to the north and east. The average annual rainfall for the site is 710 mm.

## SITE INVESTIGATION

The proposed building site has been investigated with regard to its suitability for on-site wastewater disposal. Brown gravelly topsoil and tan fine gravel to a depth of up to 350 mm, overlaying dense orange gravelly clays were encountered across the proposed building site. The paddock has a dense cover of pasture grasses and is clear of vegetation.

Just a minor site scrape will be needed to form a level site for the proposed new residence to be built on a concrete slab on ground. The envisaged site works are considered to be a negligible erosion risk, because the site can be adequately drained and the disturbed areas can be easily topsoiled and re-grassed.

## SITE ASSESSMENT

Soil testing has been carried out within the area to assess its suitability for wastewater disposal. Hand-augured boreholes have been excavated to determine the soil profile and to assist in the soil classification. The soils excavated were moist throughout, and the depth to the water table was not determined but will be greater than 1.5 metres.

The installation of a septic tank and subsoil absorption/transpiration trenches has been considered for wastewater disposal at this site. However, the limited depth of topsoil and silt above the relatively impermeable and weakly structured clays encountered at the site are not well suited for the installation of wastewater trenches. The clayey soil profile clearly necessitates that wastewater must be disposed of using a secondary treatment system, being an Aerated Wastewater Treatment Plant or an approved sand filter. The EPA code requires that a sub-surface irrigation system must be used for the disposal of secondary treated wastewater.

A wastewater irrigation area located to the south of the proposed building site has been further investigated; this being because this area can be fenced to exclude livestock grazing, and is sufficiently clear of the water supply bore. The Design Loading Rate for sub-surface irrigation has been determined, based on the soil sampling and reference to Table 4.2A4 of AS1547. The underlying soils encountered have been classified as Category 6 Medium Clays, weakly structured but very poorly drained; with  $K_{sat}$  (indicative permeability) of 0.06 - 0.5 m/day. A Design Irrigation Rate (DIR) of 15 mm/week has been adopted for the site.

The assessment is based on a design wastewater volume of 150 litres/person/day, in accordance with Table 4.1 - EPA Code 891.4 (Household with standard water saving fixtures – reliable rain water tank supply). A design wastewater loading of 750 litres/day is appropriate for the proposed four bedroom residence and for a maximum of five occupants.

A Water Budget has been prepared to demonstrate that a minimum of 530 square metres of sub-surface irrigation is required to safely dispose of treated wastewater from an Aerated Wastewater Treatment Plant or from an approved sand filter system.

**Significant environmental features of the site.**

Feature	Description
Annual rainfall	710 mm based on Bureau of Meteorology - Bairnsdale Climate Station (084080)
Annual Pan Evaporation	1310 mm based on Bairnsdale Waterboard data station (084100)
Exposure	The site faces the north east and has full exposure to the sun and wind.
Landform	linear planar
Slope	The slopes are relatively uniform across the site. Maximum slope measured within the proposed LAA was 0.6% towards the south east
Fill	All soil profiles at the site were considered natural with no fill. The area would have been cropped or cultivated to establish grazing pasture. The surrounding farmland is currently being used for livestock grazing
Rocks	No naturally occurring rock outcrops are present on the site. Rock was not encountered nor anticipated within the underlying silty/clayey soils
Surface Water	A defined watercourse exists well to the south east, from which proposed building site and LAA are well clear. The LAA is also well clear of farm dams and drainage features
Flood Potential	Not subject to flooding. No part of the site is within a 1 in 100 year flood zone.
Groundwater	No groundwater was found on site within the 1.2 m depth of augured soil holes, ground water is not expected to come within 3 m of the soil surface.
Stormwater run-on and upslope seepage	There is currently negligible risk of stormwater run-on from surrounding land due to the site topography. Stormwater runoff from the new driveway and paved areas, and overflow from future rainwater tanks can be directed well away from the Land Application Area. The installation of a shallow catch drain or soil berm above the LAA will eliminate run-on.
Site drainage & subsurface drainage	The soil permeability has been estimated to be poor. The shallow silty subsoil and underlying silty/sandy clays are poorly drained.
Recommended setback distances	All setback distances recommended by EPA Publication 891.4 Onsite Wastewater Management - Code of Practice have been taken into account and have been complied with.

**LAND CAPABILITY ASSESSMENT**

A Land Capability Assessment has been carried out for the proposed residence in accordance with Appendix 1 of EPA Publication 746 - Land Capability Assessment for On-site Domestic Wastewater Management, and the results are summarised below.



Land Features	Land Capability Class Rating	Comments
Site drainage/runoff	3 (fair)	Disposal field is slightly graded but well drained, and has negligible runoff from higher land
Flood/inundation potential	1 (very good)	Land is not subject to inundation
Slope (%)	2 (good)	Land slopes of about 0.4% at the wastewater disposal site, increasing to 1.0% further to the east
Landslip	1 (very good)	No landslip present
Seasonal Water Table	2 (good)	Perched water table not present, and not likely
Rainfall (mm/year)	3 (fair)	Approximately 710 mm/year Not critical for sub-soil absorption, and accounted for in the Water Budget calculations
Pan Evaporation (mm/year)	3 (fair)	Not critical for sub-soil absorption; accounted for in the Water Budget calculations
Soil Profile Characteristics	Land Capability Class Rating	Comments
Soil structure	4 (poor)	underlying silty/gravelly clays are weakly structured
Soil profile depth	4 (poor)	Topsoil, silt and gravel is of insufficient depth to allow for the installation of subsoil absorption trenches
Sodicity; Shrinkage; Emerson Test (dispersion)		Not dispersive
Percolation (mm/hour)	4 (poor)	15 mm/hour soil percolation rate (estimated) 0.06 m/day soil permeability
Stoniness (%)	2 (good)	No large rocks were encountered within the soil samples
Salinity	2 (good)	EC1:5 (measured) – 60 $\mu$ S/cm ECe – <80 mS/m (non-saline) No visual signs of salinity

The issues of climate (rainfall & evaporation) have ranked in the 3 (fair) category, while soil structure, soil profile depth, and percolation rate have all ranked 4 (poor) in accordance with the LCA assessment table, and require further consideration as shown below.

Climatic Factors (refer AS 1547 - Table 4.2 B1)

- Rainfall is generally well-distributed throughout the year
- The wastewater disposal site faces the east and is not shaded by trees or buildings, and is exposed to prevailing winds.

Site Soil factors (refer AS 1547 - Table 4.2 B2)

- Adverse soil factors (shallow profile, poor permeability of underlying clays) can be overcome by installing a suitably sized subsurface irrigation field to dispose of secondary treated wastewater
- The available disposal areas are adequately grassed, not subject to erosion, and sufficiently set back from drainage lines
- Install a soil berm to eliminate runoff from higher ground to the north west reaching the wastewater disposal field
- Carry out thorough topsoiling and revegetation of disturbed areas, especially the building site works

## RECOMMENDATIONS

Site analysis and the Land Capability Assessment have indicated that the site is suitable for effluent disposal only by subsurface irrigation of secondary treated domestic wastewater. The property contains sufficient area for installation of the required area of irrigation. The proponent will be able to choose the final location of the wastewater irrigation field, due to the consistent soil profile across the site.

## MANAGEMENT PROGRAM

The relevant site constraints indicate that on-site wastewater disposal will generally be suitable using subsurface irrigation of secondary treated wastewater, but subject to controls. Accordingly the Wastewater Management Program requires careful planning, adherence to specifications and adequate supervision.

The relevant Standard Performance measures are as follows: -

- System design shall be in accordance with EPA Publication 891.4 – On-Site Wastewater Management 2017
- Setback distances to be at least those specified in EPA Publication 891.4 - Table 4.2
- Dispose of stormwater from buildings, paving, driveways and impervious surfaces well away from the wastewater irrigation field
- Carry out thorough topsoiling and revegetation of disturbed soils
- Protect the disposal field from grazing by horses and cattle
- Retain good grass cover, and retain exposure to wind and sun

The construction of the Sand Filter (if used) must be carried out in accordance with EPA Certificate of Approval CA 1.3/03. The layout and levels of the wastewater plumbing pipes, septic tank with sand filter (or an AWTS), and sub-surface irrigation pipes should be planned by the plumber prior to the commencement of any site works.

If an aerobic wastewater treatment plant is used, then it must be installed and maintained in accordance with the EPA Code of Practice-Small Wastewater Treatment Plants 1997 and manufactured in accordance with the Australian Standard AS 1546.3:2001 - Onsite Domestic Wastewater Treatment Units (AWTS). The plant must have a minimum capacity of 1000 litres/day for the new residence.

The plumber will need to choose the location of the required septic tank and sand filter, or the AWTS (if used) so that it will command the wastewater fixtures to be installed within the proposed residence. The minor site preparation works that may be needed for the residence will need to be taken into account.

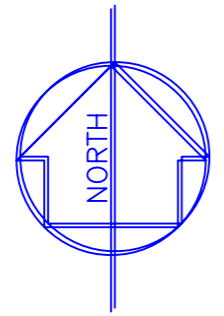
The installation of the irrigation system must be carried out in accordance with a system design to be prepared by the manufacturer and in accordance with EPA Guidelines for Wastewater Irrigation. The establishment of a dedicated area for the irrigation of treated wastewater is required. It is recommended that the wastewater irrigation area be cultivated and treated with an application of Gypsum at the rate of up to 1 kg/m<sup>2</sup> prior to the installation of sub-surface irrigation lines, as this will assist in breaking down the underlying clay soils.

The wastewater disposal field should be suitably marked or fenced off to ensure that it is not driven over by vehicles or used for the storage of materials or equipment. Stormwater flows from the proposed dwelling and any future shed, and any overflow from the rainwater tanks must continue to be discharged at a point well clear of the treated wastewater disposal site. Runoff from driveways and paths must also be directed away from the disposal site.

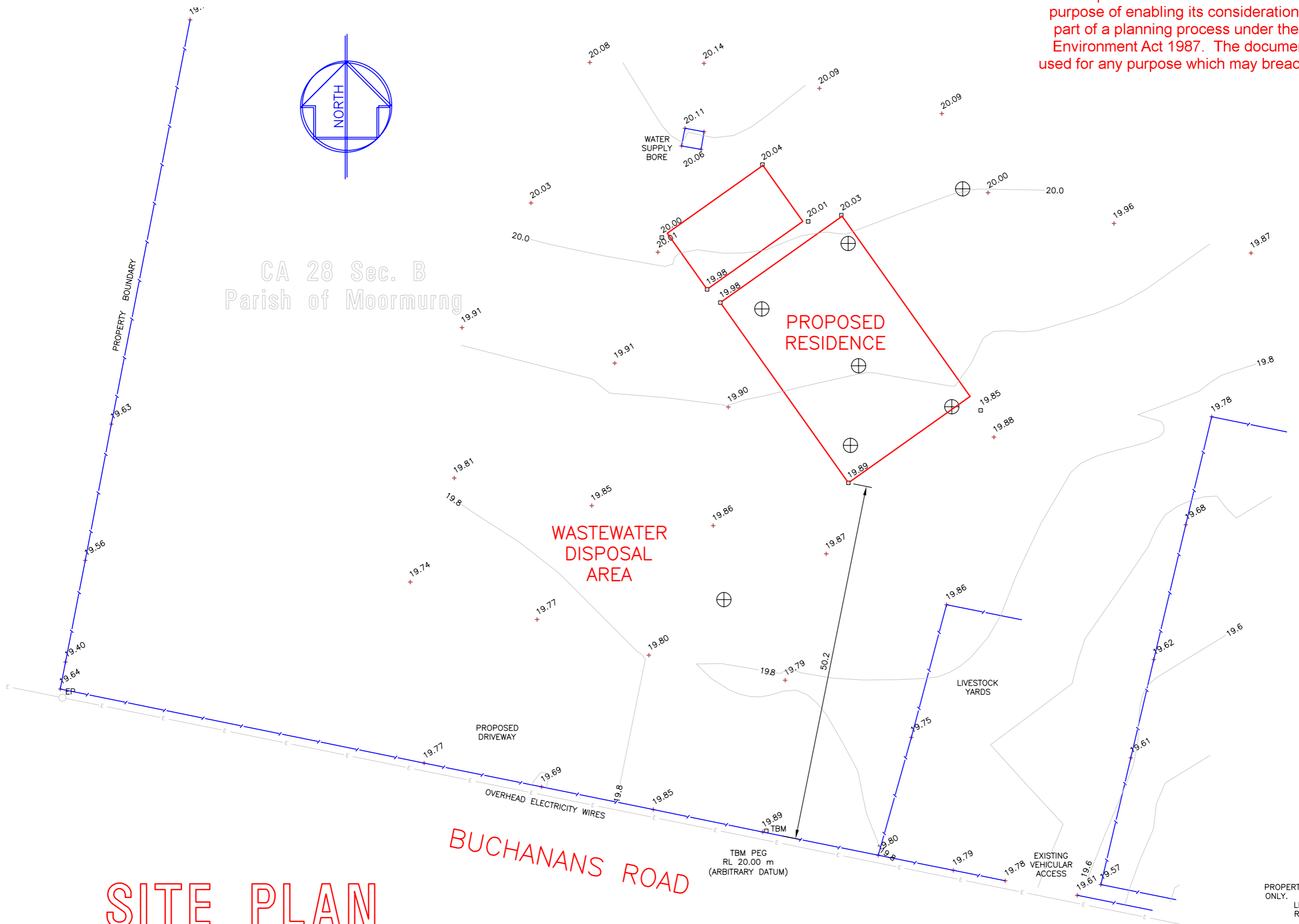
### REFERENCES

Australian Standard AS 1547 - On-Site Domestic Wastewater Management  
EPA Publication 891.4 – Code of Practice – Onsite Wastewater Management, 2017  
EPA Certificate of Approval CA 1.1/03 (septic tanks)  
EPA Certificate of Approval CA 1.3/03 (sand filters)

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CA 28 Sec. B  
Parish of Moormung



# SITE PLAN

SCALE 1:500  
NO. 205 BUCHANANS ROAD

BUCHANANS ROAD

PROPERTY BOUNDARIES ARE APPROXIMATE ONLY. FOR EXACT LOCATION CONSULT A LICENSED SURVEYOR FOR A RE-ESTABLISHMENT SURVEY


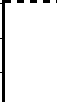
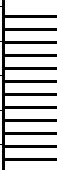

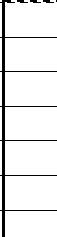

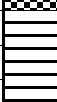


<b>STREETER</b> Civil Engineering Services Pty Ltd	OFFICE LOCATION 81-101 BROOKS ROAD BRUTHEN	DESIGNED N STREETER	DESIGN FILENAME CIVILCAD V5.7 236908	PROJECT <b>SITE INVESTIGATION NO. 205 BUCHANANS ROAD - HILLSIDE</b>	DRAWING SCALES 1:500
	P.O. BOX 126 BRUTHEN VIC 3885	DRAWN N STREETER	PLOT FILENAME AUTOCAD 2000 236908.dwg	CLIENT MICHELLE BALDOCK RESIDENT	DATE DEC. 2023
	PHONE (03) 5157 5362 MOBILE 0409 575362	CHECKED N STREETER			REVISION O
		APPROVED			

**ON SITE WASTEWATER DISPOSAL SYSTEM**

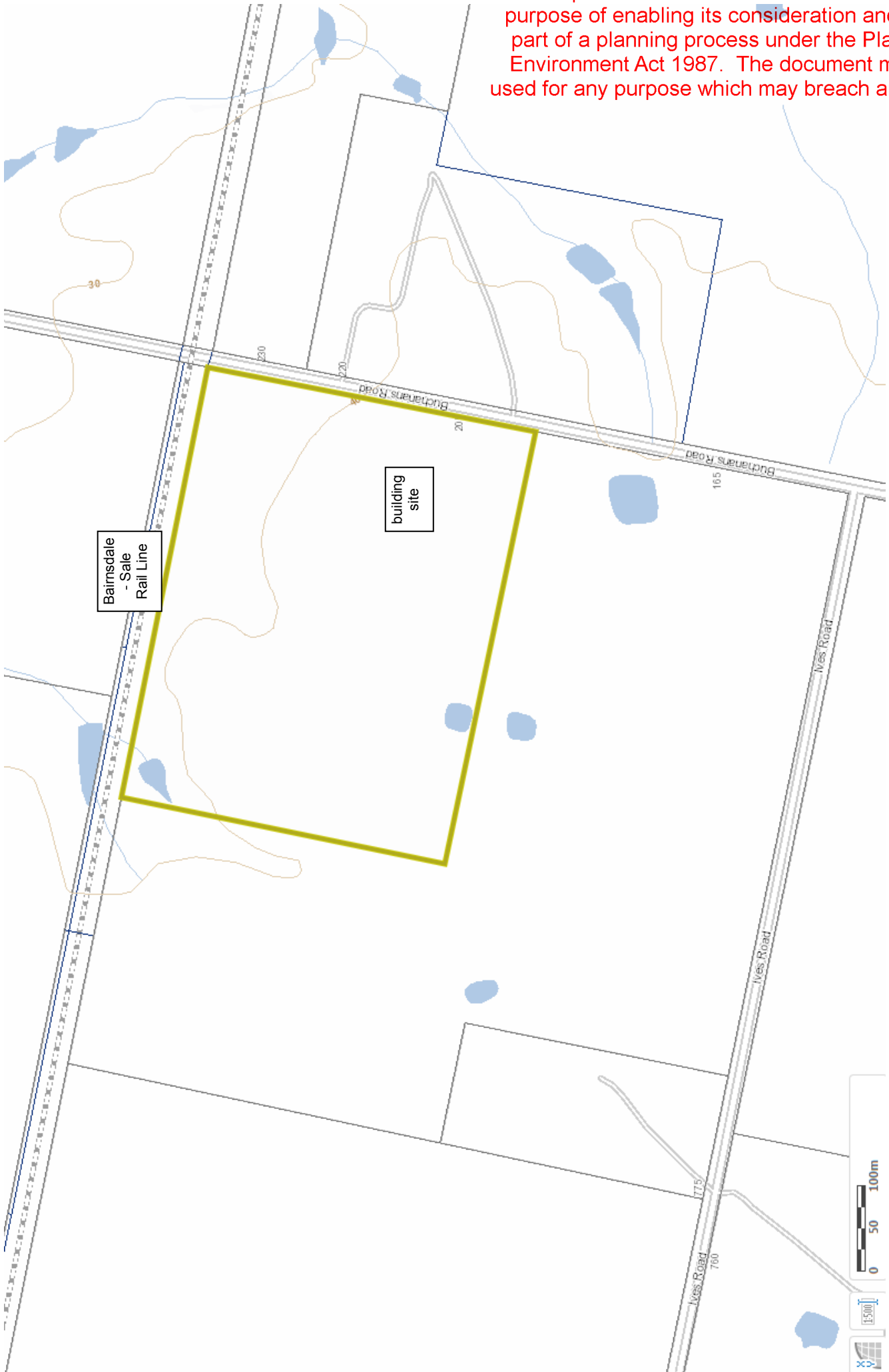
		WATER BUDGET - 205 Buchananans Road, Hillside												YEAR		
		(four bedroom residence)														
Design Wastewater Flow	Q	750														
Design DIR	DIR	15														
Daily DIR	P	2.1	Table 4.2A4 - Category 6 soils (underlying medium clays - weakly structured)													
Land Application Area	A	530														
Crop Coefficient	C	0.7	varies													
Retained Rainfall	Rf	0.7	sandy loam topsoil, evenly graded													
Rainfall Data	Bairnsdale		(site 084080 Bairnsdale Post Office)													
Evaporation Data	Bairnsdale		(site 084100 Bairnsdale Waterboard)													
Parameter	Symbol	Formula	Units	January	February	March	April	May	June	July	August	September	October	November	December	YEAR
Days in Month	D		days	31	28	31	30	31	30	31	31	30	31	30	31	365
Rainfall	R		mm/month	56	42	54	63	66	62	55	50	59	63	71	71	710.6
Evaporation	E <sub>d</sub>		mm/day	6.4	5.9	4.4	2.8	1.7	1.4	1.5	2.1	3.0	3.0	5.0	6.0	
Evaporation	E		mm/month	198	165	136	84	53	42	47	65	90	93	150	186	1309.3
Crop Coefficient	C			0.7	0.7	0.7	0.6	0.5	0.45	0.4	0.45	0.55	0.65	0.7	0.7	
grass		100%		0.7	0.7	0.7	0.6	0.5	0.45	0.4	0.45	0.55	0.65	0.7	0.7	
trees and shrubs		0%		0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	
<b>OUTPUTS</b>																
Evaporation/Transpiration	ET	E*C	mm/month	139	116	95	50	26	19	19	29	50	60	105	130	839
Percolation	B	P*D	mm/month	66	60	66	64	66	64	66	66	64	66	64	66	782
Total Outputs	T <sub>o</sub>	ET + B	mm/month	205	176	162	115	93	83	85	96	114	127	169	197	1621
<b>INPUTS</b>																
Retained Rainfall	R <sub>r</sub>	R*Rf	mm/month	36	27	35	41	43	40	36	33	38	41	46	46	462
Wastewater Application	W	Q*D/A	mm/month	44	40	44	42	44	42	44	44	42	44	42	44	517
Total Inputs	T <sub>i</sub>	R <sub>r</sub> + W	mm/month	80	67	79	83	87	83	80	77	81	85	89	90	978
<b>WASTEWATER STORAGE</b>																
Carryover				0	0	0	0	0	0	0	0	0	0	0	0	
Storage for month	S	T <sub>i</sub> - T <sub>o</sub>	mm/month	-125	-109	-83	-31	-6	0	-5	-19	-33	-42	-81	-107	-642
Cumulative Storage	M		mm	0	0	0	0	0	0	0	0	0	0	0	0	
Maximum Storage	N		mm	0												
Total Storage Volume		N*A	litres	0												
Area required for no storage		Q*D/(T <sub>o</sub> -R <sub>r</sub> )	m <sup>2</sup>	138	141	183	305	464	524	471	369	299	271	183	154	

STREETER CIVIL ENGINEERING SERVICES Pty Ltd			
Consulting Civil Engineer			
( A.C.N. 072 946 760 )			
81-101 Brooks Road Bruthen Victoria. 3885		Correspondence : P.O.Box 126, Bruthen Vic 3885	
email: streetercivil@bigpond.com		Tel : (03) 5157 5362	
<b>Client:</b>	Michelle Baldock	<b>Job No:</b>	236908
<b>Job:</b>	proposed residence	<b>Date:</b>	4-Dec-23
	205 Buchanans Road	<b>Design:</b>	Neil Streeter
	Hillside	<b>Checked:</b>	Neil Streeter

**LOG OF HAND AUGER BORES**

BORE No.	DEPTH		DESCRIPTION	REMARKS
S1	0		dark brown gravelly topsoil; moist	difficult to dig with a hand auger
	150		tan/yellow fine gravel, containing stones to 20 mm size; moist; dense	
	350		orange/grey gravelly clay; damp; dense	
	700		orange clay; weakly structured; moist and sticky; stiff	
	900		end of bore	
S2	0		dark brown gravelly topsoil; moist	
S3	100		orange/tan gravelly clay; damp; dense	
	250		orange clay; weakly structured; moist and sticky; stiff	
	700		end of bore	

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LOCALITY PLAN

## **Whole Farm Plan**

**205 Buchanans Road**

**Hillside**

**VIC 3878**

**Prepared by Michelle Baldock**

**3<sup>rd</sup> November, 2024**

**Revised 23<sup>rd</sup> April, 2024**

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**M: 0409 164 435**



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## Property Summary

### Description of Intent

Michelle Baldock has recently acquired the 50 acre property at 205 Buchanans Road, Hillside with the intention of establishing a small horse breeding and training facility focusing on breeding clydesdales crosses, some agistment and a small number of pleasure horses.

Michelle is a highly experienced professional in horse breeding, training and management. She has been involved with horses since she was 11 years old, going through pony club and working for establishments such as a Pretty Sally Trail Rides and for Olympic dressage rider, Maree Tomkinson at Hidden Valley. She has previously bred horses and has completed a Certificate in Horse Breeding at Kangan TAFE.

Growing up on her parent's 550 acre Angus cattle property, Michelle is familiar with the responsibilities and challenges of land management. Although having no formal education in agriculture, her father is a graduate of Dookie Agricultural College with many years of experience in farming and land management, which has been an invaluable support to Michelle's knowledge and experience in this area.

Michelle is looking to establish the property as a horse agistment, breeding and training enterprise to capitalise on her years of experience with horses in a range of disciplines. She already has a strong relationships within the equine industry. To ensure that the capacity of the property is increased to meet these ambitions, the Michelle is planning a comprehensive agricultural development of the site, including a dwelling, gardens, horse barn with central yarding and training facilities, paddocks for rotational grazing, pasture management, soil improvement and revegetation program. The property has not received investment in these assets for many years with currently no shedding, limited fencing and low quality pastures present on the property.

Other self-sufficiency / food production interests proposed for the site include the keeping of poultry for home use and a vegetable garden.

Water is provided on the site through tanks on the dwelling, stables and hay shed. There is also a bore able to be accessed for stock water requirements. There is a small catchment dam to the north west of the property, adjacent to railway line. This will be fenced out and revegetated to enhance biodiversity value and protect water quality.

The proposed dwelling is a tasteful, Metricon four-bedroom home which is in keeping with both the local environment and the general neighbourhood feel. This will be surrounded by an easy care garden with a mix of native and exotic plants which will be safe for both children and dogs. This area will also include the chicken enclosure and kitchen garden.

Substantial locally indigenous plantings will be used throughout the property (see Farm Map, Appendix One). They will be strategically placed to both enhance the biodiversity value of the property as well as to provide screening and privacy to the residence and shelter to stock. These will be protected by fencing out and enhancing by shelter belts and dispersed copse plantings throughout the property. These plantings and remnant protection works will also increase biolinkages across the property, and neighbouring properties. Double fencing around part of the perimeter of the property will not only protect vegetation, but offer best practice biosecurity protection to the animals residing on the property.

There is a chance of erosion in the northwest corner of the property. This area appears largely inactive, however, stock access needs to be restricted to ensure it remains stable in the long term. This will also be fenced out from stock access and revegetated.

This is all to be achieved with good environmental conscience, striving for best practice in soil conservation, biodiversity and vegetation management. There is also an awareness of the property's place in the broader landscape, both from an environmental and community/social perspective.

Michelle has shown a commitment to environmentally sound management of the property and has teamed with Development Solutions to assist in the planning of their property to ensure they meet the ongoing requirements.

### Property Description

The property is located on the western side of Bairnsdale, approximately 8.9kms southeast of Lindenow and 2.1kms off the Princes Highway and It is 7.7kms from the Bairnsdale township. It is centrally located to these towns with easy access to the Princes Hwy, and to the Bairnsdale railway stations. It has excellent transport links for an Equine breeding based business, particularly considering the close proximity of the training facilities in the area for example the high country and beaches. The property is also well serviced by local specialist equine veterinary support services, with both Eastwood Veterinary Clinic and Maffra Equine Veterinary Clinic within easy travel time from the proposed facility.

This lot forms part of a rural neighbourhood with similar sized adjoining lots with vistas of the surrounding rolling landscape quintessential to the area to be capitalized on through the design and orientation of the residence and outbuildings.

The nominated building site for the property is sensitive to the biodiversity assets on the property, which will be substantially improved as a part of the farm development. It is located in the Farming Zone. The property is partially affected by the Environmental Significance Overlay. These affected areas are on the portion of the property adjacent to the road. The proposed building site is only just within this effected area (See Appendix Three).

The property is flat to undulating, Cleared and currently consisting of predominantly low value pastures. The property was previously used for grazing and has largely been run down with little infrastructure of value. Existing fencing has been upgraded, including double fencing to part of the boundary. No improvement in pastures or addition of lime or fertiliser appears to have taken place for some time. Good ground cover has been maintained with a lighter stocking rate.

The soil has good productivity potential for horses if well managed and is well suited to the use proposed in this Whole Farm Plan.

At the time of inspection, the property did have weed issues – again indicative of a lack of management and care for the property over some years. There is some significant Capeweed (*Arctotheca calendula*) infestations. This is a Weed that can cause issues in the Equine industry and as such, must be controlled as a priority. African Love Grass (*Eragrostis curvula*) was observed, as was a small amount of Fleabane (*Erigeron annuus*). The African love grass will be controlled through spraying, as horses are not inclined to browse on African love grass, although this will need to be monitored. The small amount of Fleabane will be able to be hand weeded, grazed by a few cattle,

although diligence will be required to ensure it does not become a larger issue on the property. Small amounts of thistles were also observed. These will be managed through the pasture management, rotational grazing and the soil amendment program.

Native fauna species expected on the property are kangaroos, wedge tailed eagles, echidnas, a variety of possums, reptiles and a wide array of birds.

### Description of neighbouring landholdings.

#### Note:

**Please go to [Google Earth 205 Buchanans Road Hillside, Vic 3875](#) for interactive topographical and aerial mapping of the property and surrounds.**

This lot forms part of a rural neighbourhood with similar sized adjoining lots. Lifestyle farming, commercial livestock farming (beef and sheep) and vegetable production and common local agricultural pursuits.

*North East* – Residence 198m from the proposed development site.

*South* – Residence 288m from proposed development site.

### Property details

<b>Size of Property:</b>	20.88 Ha
<b>Catchment:</b>	Gippsland Basin
<b>Water Courses:</b>	0
<b>Water Supply:</b>	2 small catchment dam, tanks, bore.
<b>Services:</b>	To the property
<b>Planning Zone:</b>	Farming Zone
<b>Planning Overlays:</b>	Environmental Significance Overlay (ESO)
<b>Bioregion:</b>	Gippsland Plain
<b>Land Degradation Hazard Region:</b>	Southern Plains and Hills.
<b>Soil Type:</b>	Briagolong (Symbol: Br)

**Geology:** Pleistocene alluvial sediments

**Mean Annual Rainfall:** 643.6 mm

**Climatic information:**

Statistics provided by the Victorian Resources Online for Bairnsdale

Temperature Bairnsdale Airport														
<a href="#">Mean maximum temperature (°C)</a>	25.8	25.4	23.8	20.7	17.5	15.1	14.5	15.7	17.6	19.7	21.6	23.5		1943 2010
<a href="#">Mean minimum temperature (°C)</a>	12.7	12.8	11.0	8.5	6.7	4.8	3.9	4.5	5.8	7.4	9.5	11.1		1943 2010
Rainfall Bairnsdale Airport														
<a href="#">Mean rainfall (mm)</a>	49.9	49.7	40.3	56.3	46.8	58.4	51.0	35.6	54.7	59.1	82.0	59.1	643.6	1943 2010
<a href="#">Decile 5 (median) rainfall (mm)</a>	42.4	39.5	40.8	42.0	36.1	31.1	38.6	35.4	49.8	47.8	63.0	54.6	660.9	1943 2010

[https://vro.agriculture.vic.gov.au/dpi/vro/egregn.nsf/pages/eg\\_soil\\_bairnsdale\\_dargo](https://vro.agriculture.vic.gov.au/dpi/vro/egregn.nsf/pages/eg_soil_bairnsdale_dargo)

**Improvements:** Boundary and some internal fencing

Dams (2)

**Pest Plants:** Capeweed (*Arctotheca calendula*)

African Love Grass (*Eragrostis curvula*)

Fleabane (*Erigeron annuus*)

**Pest Animals:** Rabbits

Hare

Fox

## Action Plan

### Key Issues

- Pest Plant Management
  - For annual weeds such as cape weed, an ongoing rotational grazing management program will be implemented, including enhancing the rotational grazing capacity of the property through fencing and gradual pasture improvement and soil fertility improvement. Soil testing will be conducted to facilitate this work.
  - Fleabane will be removed by hand, grazed, sprayed and monitored. It will also be managed through an improved grazing regime.
  - African Love Grass located within grazing areas will be sprayed and monitored to gauge the animal grazing impact and continued spraying if it continues to be a problem.
  
- Pest Animal Management
  - Minimal infestation observed. Ongoing management plan including ripping of rabbit burrows, shooting and trapping as required. Calicivirus has recently impacted the rabbits in the area.
  
- Environmental Significance Overlay (ESO)
  - Increase revegetation in key locations to increase connectivity of local biodiversity assets, to increase shelter protection to stock and reduce wind e and top soil loss.
  - Double fencing of the property boundary to protect remnant and recruiting vegetation.
  - Revegetation using locally indigenous species according to EVC and species list (see Table below)
  - Rotational grazing program to maintain ground cover at all times.

## Key projects

The initial priority will be to get the house, barn, round yard and arena established. After this time, the improvement of the balance of the property will be staged over the next 10 years. The key projects are listed below:

- Business Development.
  - Michelle will move horses to the property as soon as the initial infrastructure and internal fencing is in place. The business will then be developed over time, with stock numbers increased as the internal fencing is developed, and they can be housed safely and managed for grazing impact.
  - The property will be a breeding stud farm with 1-2 stallions and up to 10 breeding mares. This is estimated to allow for approximately 4-6 foals per year.
  - The property will have the main focus of breeding horses, however, will also include an Olympic size arena which will be private use or one on one training. This will allow for significant personal and professional development.
- Ongoing fencing improvements.
  - The house yard and internal horse complex will be completed alongside the dwelling and barn construction within 12 months.
  - Boundary fences will be refurbished as required to ensure stock containment. Double fencing of the boundary will be completed within the first two years.
  - The rotational paddocks will be established in stages over subsequent the 12 – 36 months. Paddocks will be fenced according to land classes (see Appendix One).
  - Fencing will be horse safe, permanent and stock proof. Barbed wire will not be used. All fence lines will be electrified.
- Comprehensive revegetation for stock shelter, erosion and salinity management, and biodiversity.
  - A biolinked approach has been taken to the revegetation plan. It will screen around the residence, barn and sheds.
  - Shelter will be of a mixed indigenous trees and shrubs suited to the respective EVC's to create stock shelter and to reduce wind speeds and associated soil erosion across the property.
- Pasture restoration and soil improvement.
  - The pastures are mixed species with lower nutritional value. Although this is a disadvantage for cattle and sheep, horses do well on lower quality grasses. Therefore, this plan does not propose a complete pasture renovation on the property, but rather an improvement in grazing management and a soil health approach to increase the volume of biodiverse pasture available. This will be done through soil testing and amendments as required, and supported by the rotational grazing system.
  - Ongoing pasture management to maintain constant groundcover through appropriate stocking rates for the property and a central yarding and stock containment system to protect the property when the soils and pastures are fragile, such as during extended dry or wet periods.
  - Estimated stocking rates for the property is 10 Dry Sheep Equivalent (DSE)

per hectare. Less the development areas (0.5Ha), grazing hectares are estimated at 17.9Ha. This allows 179 DSE carrying capacity. Allowing for the variation of horse types and applicable DSE, an average of 12 DSE will be taken, giving a maximum stocking rate of 25 horses grazing the property. Note: This does not include horses managed in stables or yardings. Grazing pressure shall be adjusted according to seasonal conditions.

- Additional horses may be housed in stables and yards off the pasture. This will be no more than 10 additional horses to those kept in pasture and will be subject appropriate secure housing being provided.
- Water Security
  - The existing dam to the North west of the property will be fenced off and revegetated as a wetland area and biodiversity asset, as well as water storage asset. The same goes for the dam centre south of the property.
  - Tanks and bore will be centrally connected with the ability to pump water reserves to tanks. The water will then be fed to reticulated stock, fire protection and garden water supplies.
  - All water resources will be integrated through the reticulation system linking Bore and tanks through pumping systems designed to ensure that stores can act as backups when another element of the system fails, ensuring the ongoing water security of the property.
- Fire Management
  - All laneways will be kept slashed / well grazed to act as firebreaks in case of bushfire.
  - The boundary of the property will be slashed or grazed every year to create a buffer.
  - Earthen fire breaks will not be created due to annual weed infestation risk.
- Revegetation
  - The area set aside for revegetation is approximately 5550m<sup>2</sup>. This is strategically placed to enhance biolinkages, buffer existing vegetation, protect areas vulnerable to erosion and provide stock shelter.
    - Note – this revegetation area does not include the buffer zone permanently double fenced.
  - Revegetation will be conducted according to the industry standard of 500 plants per hectare with species selected according to the Ecological Vegetation Classes (Coast Banksia Woodland ).
  - Due to the degraded nature of the revegetation areas from a native vegetation perspective, species selection for the first 10 years will concentrate on upper and mid storey species. Once established, ground cover and lower storey herbs can be considered.
  - 10 year survival targets are 80% of initial plantings.
  - Plantings will be monitored and dead plants replaced if the mortality falls below the survival targets outlined in the previous point.
  - Species are to be selected from the tables below according to the EVC of the planting location.
  - All tubestock are to be staked and guarded on planting and protected from stock by permanent, electrified fencing.
  - Tubestock are to be sourced from local nurseries respecting species provenance.



- Planting is to be conducted in August each year to provide adequate soil moisture for establishment.
- Ground preparation must be conducted through spraying out or close grazing and deep ripping where appropriate.

The land management program is described below. Stock husbandry is not included in the timeline, but is completed on an ongoing basis as necessary.

Business operation and dwelling construction details are not included in this plan.

LAND MANAGEMENT DEVELOPMENT PLAN. YEAR	OBJECTIVE	WORK PROGRAM
2024	Property establishment	<ul style="list-style-type: none"> <li>• <b>Infrastructure</b> - Commence work on dwelling, shedding, horse barn and equine training complex (see plan in Appendix One).</li> <li>• <b>Fencing</b> – Boundary fencing refurbishment completed.</li> <li>• <b>Earthworks</b> – Roads and tracks complete.</li> <li>• <b>Soil testing</b> – Sampled according to land classes. Baseline.</li> <li>• <b>Weed control</b> – Initial spray of African Love Grass.</li> <li>• <b>Pest animal control</b> - Monitor.</li> <li>• <b>Groundcover</b> – Monitor / rotate grazing.</li> <li>• <b>Water</b> – Initial tanks and troughs installed. Bore Installed already.</li> <li>• <b>Revegetation</b> – Commence work on shelterbelt and copse plantings, including associated fencing.</li> </ul>
2025	Property establishment Infrastructure establishment Weed and erosion rehabilitation	<ul style="list-style-type: none"> <li>• <b>Infrastructure</b> - Finalise work on dwelling, Continue shedding, horse barn and equine training complex.</li> <li>• <b>Fencing</b> – Commence work on internal fencing – focus on central areas close to infrastructure and house yard.</li> <li>• <b>Weed control</b> –Continue spraying of Cape weed.</li> <li>• <b>Pest animal control</b> -</li> </ul>

		<p>Monitor.</p> <ul style="list-style-type: none"> <li>• <b>Groundcover</b> – Monitor / rotate grazing.</li> <li>• <b>Water</b> - tanks and troughs for stock water.</li> <li>• <b>Soil Amendments</b> - Consider fertiliser choices according to soil test results.</li> <li>• <b>Revegetation</b> – Continue work on Planting and copse plantings, including associated fencing.</li> </ul>
2026		<ul style="list-style-type: none"> <li>• <b>Infrastructure</b> – Complete any further work on infrastructure as required.</li> <li>• <b>Fencing</b> – Continue work on internal fencing.</li> <li>• <b>Weed control</b> – Follow up spray of LoveGrass (Late Spring – early Autumn). Monitoring Cape weed.</li> <li>• <b>Pest animal control</b> - Monitor.</li> <li>• <b>Groundcover</b> – Monitor / rotate grazing.</li> <li>• <b>Water</b> – Complete integrated watering system.</li> <li>• <b>Soil Amendments</b> – Consider fertiliser choices according to soil test results.</li> <li>• <b>Revegetation</b> – Continue work on shelterbelt and copse plantings, including associated fencing.</li> </ul>
2027		<ul style="list-style-type: none"> <li>• <b>Infrastructure</b> – Completed. Maintenance.</li> <li>• <b>Fencing</b> – Continue work on internal fencing.</li> <li>• <b>Weed control</b> – Monitor for re-emergence of woody weeds.</li> </ul>

		<ul style="list-style-type: none"> <li>• <b>Pest animal control</b> - Monitor.</li> <li>• <b>Groundcover</b> – Monitor / rotate grazing.</li> <li>• <b>Water</b> – Complete.</li> <li>• <b>Soil Amendments</b> – Fertilise front paddocks.</li> <li>• <b>Revegetation</b> – Continue work on shelterbelt plantings, including associated fencing. Plan larger revegetation project to west of property, including erosion gully.</li> </ul>
2028		<ul style="list-style-type: none"> <li>• <b>Infrastructure</b> – Maintenance as required.</li> <li>• <b>Fencing</b> – Finalise work on internal fencing.</li> <li>• <b>Weed control</b> – Monitor for re-emergence of woody weeds.</li> <li>• <b>Pest animal control</b> - Monitor.</li> <li>• <b>Groundcover</b> – Monitor / rotate grazing.</li> <li>• <b>Water</b> – Maintenance as required.</li> <li>• <b>Soil Amendments</b> – Fertilise back paddocks.</li> <li>• <b>Revegetation</b> – Complete work on shelterbelt and copse plantings, including associated fencing. Commence work on western reveg area, including associated fencing.</li> </ul>
2029		<ul style="list-style-type: none"> <li>• <b>Infrastructure</b> – Maintenance as required.</li> <li>• <b>Fencing</b> – Maintenance as required.</li> <li>• <b>Weed control</b> – Monitor for re-emergence of woody weeds.</li> <li>• <b>Pest animal control</b> -</li> </ul>

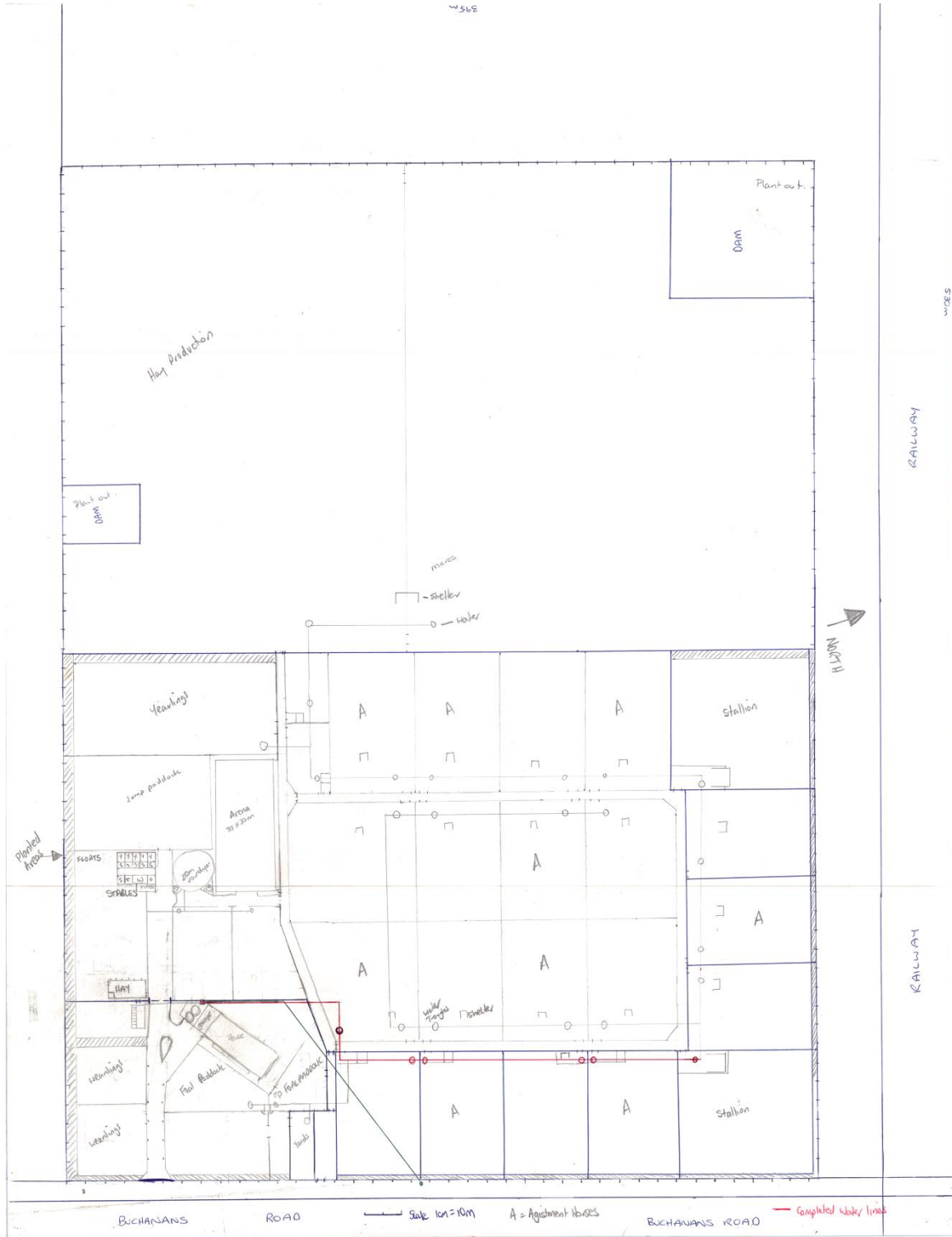
		<p>Monitor.</p> <ul style="list-style-type: none"> <li>• <b>Groundcover</b> – Monitor / rotate grazing.</li> <li>• <b>Water</b> – Maintenance as required.</li> <li>• <b>Soil Amendments</b> – Monitor pasture response and make decisions about pasture renovation or soil management options. Conduct soil testing to inform decisions for next year. Compare to baseline to assess progress.</li> <li>• <b>Revegetation</b> – Continue work on western reveg area, including associated fencing.</li> </ul>
2030		<ul style="list-style-type: none"> <li>• <b>Infrastructure</b> – Maintenance as required.</li> <li>• <b>Fencing</b> – Maintenance as required.</li> <li>• <b>Weed control</b> – Monitor for re-emergence of woody weeds.</li> <li>• <b>Pest animal control</b> - Monitor.</li> <li>• <b>Groundcover</b> – Monitor / rotate grazing.</li> <li>• <b>Water</b> – Maintenance as required.</li> <li>• <b>Soil Amendments</b> – Continue soil management program as indicated by pasture response to initial soil amendment program and soil test results.</li> <li>• <b>Revegetation</b> – Continue work on western reveg area, including associated fencing.</li> </ul>
2031		<ul style="list-style-type: none"> <li>• <b>Infrastructure</b> – Maintenance as required.</li> <li>• <b>Fencing</b> – Maintenance</li> </ul>

		<p>as required.</p> <ul style="list-style-type: none"> <li>• <b>Weed control</b> –Monitor for re-emergence of woody weeds.</li> <li>• <b>Pest animal control</b> - Monitor.</li> <li>• <b>Groundcover</b> – Monitor / rotate grazing.</li> <li>• <b>Water</b> – Maintenance as required.</li> <li>• <b>Soil Amendments</b> – Continue soil management as indicated by pasture response to soil amendment program and soil test results.</li> <li>• <b>Revegetation</b> – Continue work on western reveg area, including associated fencing.</li> </ul>
2032		<ul style="list-style-type: none"> <li>• <b>Infrastructure</b> – Maintenance as required.</li> <li>• <b>Fencing</b> – Maintenance as required.</li> <li>• <b>Weed control</b> –Monitor for re-emergence of woody weeds.</li> <li>• <b>Pest animal control</b> - Monitor.</li> <li>• <b>Groundcover</b> – Monitor / rotate grazing.</li> <li>• <b>Water</b> – Maintenance as required.</li> <li>• <b>Soil Amendments</b> – Continue soil management as indicated by pasture response to initial soil amendment program and soil test results.</li> <li>• <b>Revegetation</b> – Continue work on western reveg area, including associated fencing.</li> </ul>
2033		<ul style="list-style-type: none"> <li>• <b>Infrastructure</b> – Maintenance as required.</li> </ul>

		<ul style="list-style-type: none"> <li>• <b>Fencing</b> – Maintenance as required.</li> <li>• <b>Weed control</b> – Monitor for re-emergence of woody weeds.</li> <li>• <b>Pest animal control</b> - Monitor.</li> <li>• <b>Groundcover</b> – Monitor / rotate grazing.</li> <li>• <b>Water</b> – Maintenance as required.</li> <li>• <b>Soil Amendments</b> – Continue soil management as indicated by pasture response to initial soil amendment program and soil test results.</li> <li>• <b>Revegetation</b> – Monitor revegetation and replace mortalities as required.</li> </ul>
2034		<ul style="list-style-type: none"> <li>• <b>Infrastructure</b> – Maintenance as required.</li> <li>• <b>Fencing</b> – Maintenance as required.</li> <li>• <b>Weed control</b> – Monitor for re-emergence of woody weeds.</li> <li>• <b>Pest animal control</b> - Monitor.</li> <li>• <b>Groundcover</b> – Monitor / rotate grazing.</li> <li>• <b>Water</b> – Maintenance as required.</li> <li>• <b>Soil Amendments</b> – Continue soil management as indicated by pasture response to initial soil amendment program and soil test results.</li> <li>• <b>Revegetation</b> – Monitor revegetation and replace mortalities as required.</li> </ul>

Appendices

Appendix One - Farm plan





## Appendix Two: Ecological Vegetation Classes (EVC)

Ecological Vegetation Classes, Bioregional Conservation Status and Benchmarks

Ecological Vegetation Classes (EVC) are the standard unit for classifying vegetation types in Victoria. EVCs are described through a combination of floristics, lifeforms and ecological characteristics, and through an inferred fidelity to particular environmental attributes. Each EVC includes a collection of floristic communities (i.e. lower level in the classification) that occur across a biogeographic range, and although differing in species, have similar habitat and ecological processes operating.

To view the distribution of EVCs across the state see [NatureKit](#)

Ecological Vegetation Class (EVC) benchmarks relate to a single EVC within one bioregion. They have been developed to assess the vegetation quality of EVCs at the site scale in comparison to a 'benchmark' condition. These benchmarks have been developed to assess native vegetation using the method for [Vegetation Quality Assessment \(VQA\)](#).

The EVC mapping includes units called mosaics, complexes and aggregates and generic wetland mapping units. These are mapping units only, and should not be used to assess a site using the VQA. As such, there are no benchmarks available for these units. In these cases, the site should be assessed using the component EVC that is dominant on-site.

EVC 'variants' and those EVCs that are known to exhibit structural variation across their range will also need to utilise on-site information to determine the appropriate benchmark to apply.

The EVC benchmarks contain a subset of "typical" but not comprehensive lists of species for each EVC in a bioregion. It should also be noted that not all species listed in the benchmark will be appropriate to all sites across the range of an EVC in a bioregion nor readily available through local nurseries.

The table below provides information for mapped wetland areas that have not yet been assigned a wetland EVC type or are known to comprise an aggregate of wetland EVCs due to their temporal nature. Please keep in mind your purpose for assessing a wetland area and make sure you use the appropriate benchmark.

### [Generic wetland EVC - lookup table \(Excel, 46.5 KB\)](#)

The combination of EVC and bioregion is used to determine the bioregional conservation status (BCS) of an EVC. This is a measure of the current extent and quality for each EVC, when compared to its original (pre-1750) extent and condition. On this basis a BioEVC will have a BCS of endangered, vulnerable, depleted, least concern or rare. Download the MS Word or PDF document below for Bioregional Conservation Status for each BioEVC.

### [Bioregional Conservation Status for each BioEVC \(PDF, 1009.4 KB\)](#)

### [Bioregional Conservation Status for each BioEVC \(Accessible\) \(DOCX, 502.7 KB\)](#)

**Contact us:** For further information, email [Biodiversity.info@delwp.vic.gov.au](mailto:Biodiversity.info@delwp.vic.gov.au)

## Criteria for Bioregional Conservation Status of Ecological Vegetation Classes (EVC)

## Presumed Extinct

Status code: X

Probably no longer present in the bioregion (the accuracy of this resumption is limited by the use of remotely - sensed 1:100 000 scale woody vegetation cover mapping to determine depletion - grassland, open woodland and wetland types are particularly affected).

## Endangered

Status code: E

Contracted to less than 10% of former range; OR

Less than 10% pre-European extent remains; OR

Combination of depletion, degradation, current threats and rarity is comparable overall to the above;

- 10 to 30% pre-European extent remains and severely degraded over a majority of this area; or
- naturally restricted EVC reduced to 30% or less of former range and moderately degraded over a majority of this area; or
- rare EVC cleared and/or moderately degraded over a majority of former area.

## Vulnerable

Status code: V

10 to 30% pre-European extent remains; OR Combination of depletion, degradation, current threats and rarity is comparable overall to the above;

- greater than 30% and up to 50% pre-European extent remains and moderately degraded over a majority of this area; or
- greater than 50% pre-European extent remains and severely degraded over a majority of this area; or
- naturally restricted EVC where greater than 30% pre-European extent remains and moderately degraded over a majority of this area; or
- rare EVC cleared and/or moderately degraded over a minority of former area.

## Depleted

Status code: D

Greater than 30% and up to 50% pre-European extent remains; OR

Combination of depletion, degradation and current threats is comparable overall to the above and;

- greater than 50% pre-European extent remains
- and moderately degraded over a majority of this area.

Rare

Status code: R

Rare EVC (as defined by geographic occurrence) but neither depleted, degraded nor currently threatened to an extent that would qualify as Endangered, Vulnerable or Depleted.

Least Concern

Status code: LC

Greater than 50% pre-European extent remains and subject to little to no degradation over a majority of this area.

Page last updated: 02/10/23

- DEECA general enquiries: **136 186**
- VicEmergency Hotline: **1800 226 226**

<https://www.environment.vic.gov.au/biodiversity/bioregions-and-evc-benchmarks>

## Appendix Three – Planning Overlays

### Environmental Significance Overlay (ESO)

#### Planning Overlays

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)  
ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1-35 (ESO1-35)  
ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1-48 (ESO1-48)



## Appendix Four: Farm Zone



## Appendix Five: Bioregion – Gippsland Plain Bioregion

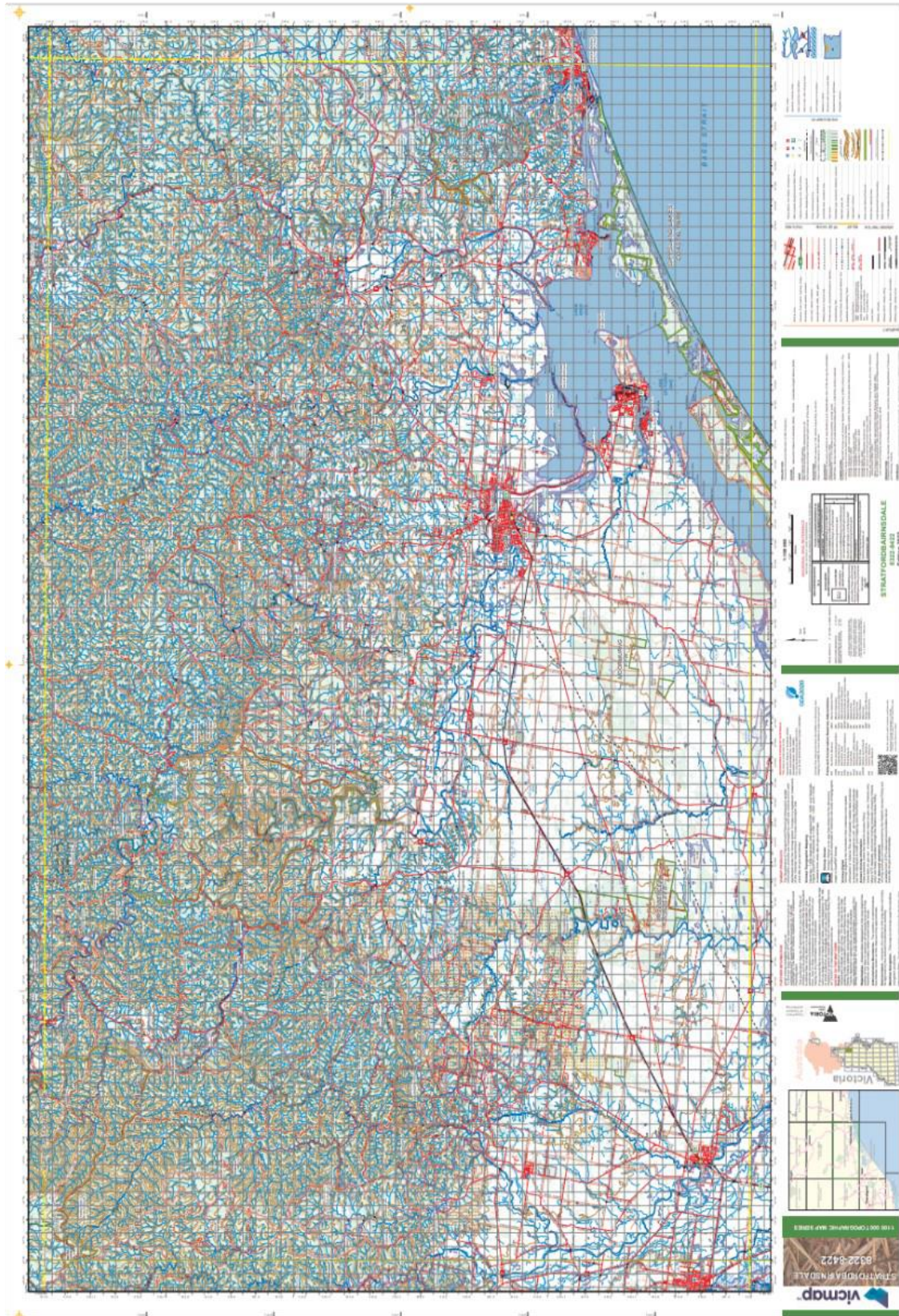
Gippsland Plain, located in the south east of Victoria, includes flat low lying coastal and alluvial plains with a gently undulating terrain dominated by barrier dunes and floodplains and swampy flats. The soils associated with the upper terrain are both texture contrast soils (Chromosols, Sodosols) and gradational texture soils (Dermosols), and typically support the Lowland Forest ecosystem.

The dunes are predominantly sandy soils (Podosols and Tenosols) supporting Heathy Woodland and Damp Sands Herb-rich Woodland ecosystems. The fertile floodplains and swamps are earths and pale yellow and grey texture contrast soils (Hydrosols) and support Swamp Scrub, Plains Grassy Woodland, Plains Grassy Forest, Plains Grassland and Gilgai Wetland ecosystems.

The bioregion is generally below 200 m above sea level while the coastline includes sandy beaches backed by dunes and cliffs, and shallow inlets with extensive mud and sand flats. The bioregion has a temperate climate, averaging between 500 to 1100mm a year. The majority of rain falls in winter, and the Strzelecki Ranges create a rain-shadow to the east. A number of rivers drain the bioregion including the Avon, Bass, Latrobe, Macalister, Mitchell, Tambo, Tarwin, Thompson and Yarra.

[https://www.environment.vic.gov.au/data/assets/pdf\\_file/0033/48696/GipP\\_EVCs\\_combined.pdf](https://www.environment.vic.gov.au/data/assets/pdf_file/0033/48696/GipP_EVCs_combined.pdf)

### Appendix Six: Bioregion – Topographical



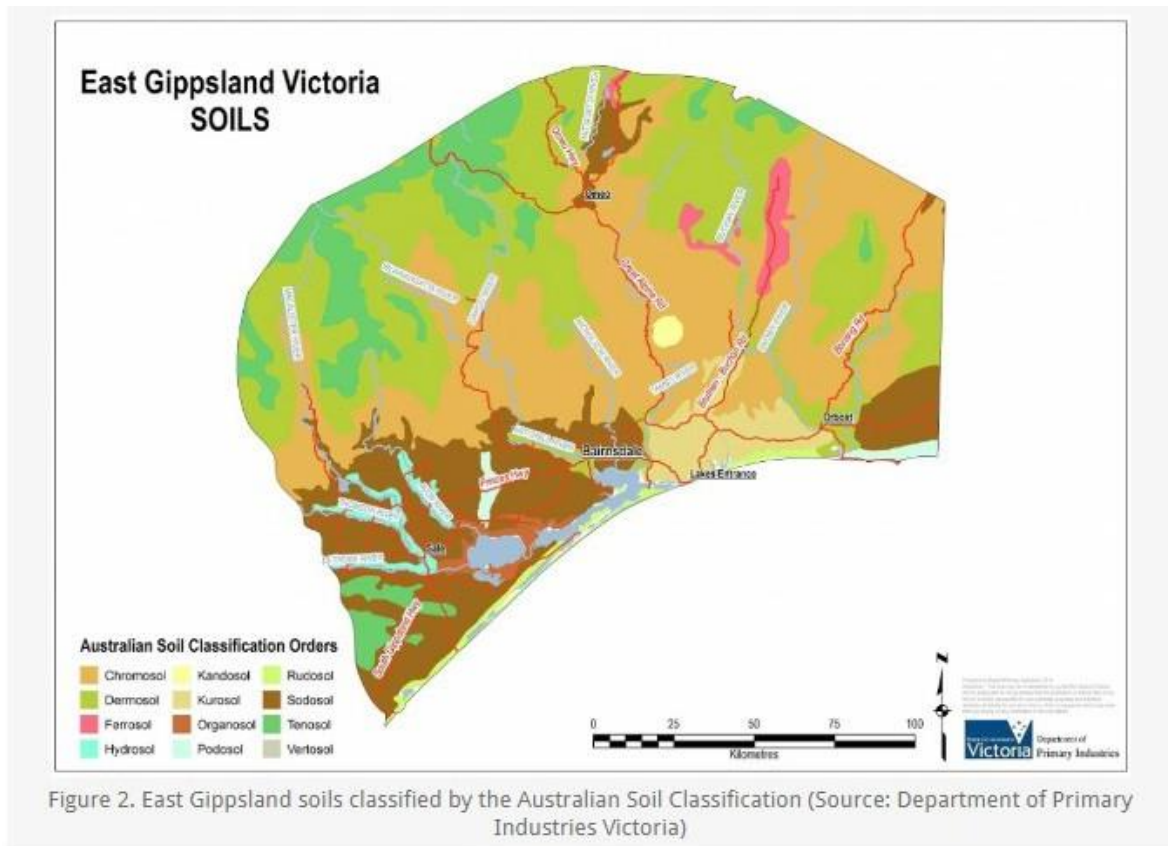
Appendix Seven: Full Property Aerial





## Appendix Eight: Regional Soil Map

<https://www.evergraze.com.au/library-content/east-gippsland-environment/index.html>



## Appendix Nine: EVC Revegetation Species Planting List

### REVEGETATION SPECIES GUIDE

This guide provides an indicative species list for assistance with revegetation works on rural roadsides in various geographical regions across the EGS. The indigenous plants present on or near the site should ultimately guide selection of species. However, use the guide where plant identification is not possible or the indigenous species identified on site are not commercially available.

Species shown on the list are generally available from local nurseries.

Refer to the EGSC Urban Tree Management Plan for species suitable for urban areas.

#### Region/Locality:

1	Gippsland Plains heavy/clay soils	5	Coastal Areas								
2	Gippsland Plains sandy soils/Foothills	6	Mallacoota								
3	Tambo Valley	7	Orbost/Cann River Foothills								
4	Riparian (streamside)	8	Montane (high altitude)								
Common Name		Scientific Name		Region/Locality							
				1	2	3	4	5	6	7	8
<b>Trees</b>											
Silver Wattle	<i>Acacia dealbata</i>			*	*					*	*
Lightwood	<i>Acacia implexa</i>	*	*	*				*	*		
Blackwood	<i>Acacia melanoxylon</i>	*	*	*	*	*	*	*	*	*	*
Black Sheoke	<i>Allocasuarina littoralis</i>	*	*			*	*				
Drooping Sheoke	<i>Allocasuarina verticillata</i>			*							
Rough-barked Angophora	<i>Angophora floribunda</i>							*			
Coast Banksia	<i>Banksia integrifolia</i>					*					
Silver Banksia	<i>Banksia marginata</i>		*			*	*	*	*	*	*
Saw Banksia	<i>Banksia serrata</i>					*	*	*			
White Box	<i>Eucalyptus albens</i>			*							
Coast Grey Box	<i>Eucalyptus bosistoana</i>	*				*	*	*			
Southern Mahogany	<i>Eucalyptus botryoides</i>					*	*	*			
Mountain Swamp Gum	<i>Eucalyptus camphora</i>									*	*
Gippsland Peppermint	<i>Eucalyptus croajingolensis</i>									*	
Mountain Gum	<i>Eucalyptus dalrympleana</i>										*
Red Bloodwood	<i>Eucalyptus gummifera</i>							*			
Yellow Box	<i>Eucalyptus melliodora</i>			*						*	
Swamp Gum	<i>Eucalyptus ovata</i>					*	*	*			
Red Box	<i>Eucalyptus polyanthemos</i>		*	*							
Narrow-leaved Peppermint	<i>Eucalyptus radiata</i>										*
Red Ironbark	<i>Eucalyptus sideroxylon</i>	*	*								
Black Sallee	<i>Eucalyptus stellulata</i>										*
Forest Red Gum	<i>Eucalyptus tereticornis</i>	*									

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1	Gippsland Plains heavy/clay soils	5	Coastal Areas								
2	Gippsland Plains sandy soils/Foothills	6	Mallacoota								
3	Tambo Valley	7	Orbost/Cann River Foothills								
4	Riparian (streamside)	8	Montane (high altitude)								
Common Name		Scientific Name		Region/Locality							
				1	2	3	4	5	6	7	8
<b>Shrubs</b>											
Pale Hickory Wattle	<i>Acacia falciformis</i>			*				*	*	*	
White Sallow Wattle	<i>Acacia floribunda</i>				*						
Spreading Wattle	<i>Acacia genistifolia</i>		*					*	*	*	
Narrow-leaf Wattle	<i>Acacia mucronata</i>							*	*	*	
Spike Wattle	<i>Acacia oxycedrus</i>							*	*	*	
Golden Wattle	<i>Acacia pycnantha</i>	*		*							
Sweet Wattle	<i>Acacia suaveolens</i>		*						*	*	
Sunshine Wattle	<i>Acacia terminalis</i>		*	*	*	*	*	*	*	*	
Varnish Wattle	<i>Acacia verniciflua</i>			*	*	*				*	
Crimson Bottlebrush	<i>Callistemon citrinus</i>	*						*	*		
River Bottlebrush	<i>Callistemon paludosus</i>				*						
Hop Bitter-pea	<i>Daviesia latifolia</i>								*	*	*
Sticky Hop-bush	<i>Dodonaea viscosa</i>	*	*	*					*	*	
Bushy Hakea	<i>Hakea sericea</i>							*	*	*	
Tree Violet	<i>Hymenathera dentata</i>	*		*					*		*
Slender Tea-tree	<i>Leptospermum brevipes</i>				*						
Prickly Tea-tree	<i>Leptospermum continentale</i>		*					*	*	*	
Mountain Tea-tree	<i>Leptospermum grandifolium</i>										*
Coast Tea-tree	<i>Leptospermum laevigatum</i>							*	*		
Heath Tea-tree	<i>Leptospermum myrsinoides</i>		*					*			
River Lomatia	<i>Lomatia myricoides</i>		*	*	*					*	*
Rough Paperbark	<i>Melaleuca parvistaminea</i>	*			*						
Common Boobialla	<i>Myoporum insulare</i>							*			

Ground Cover											
Wallaby Grasses	<i>Austrodanthonia spp.</i>	*	*	*	*	*	*	*	*	*	*
Spear Grasses	<i>Austrostipa spp.</i>	*	*	*	*	*	*	*	*	*	*
Common Everlasting	<i>Chrysocephalum apiculatum</i>	*	*					*			
Common Correa	<i>Correa reflexa</i>		*	*				*	*	*	
Black-anther Flax-lily	<i>Dianella revoluta</i>		*	*				*	*	*	*
Purple Coral Pea	<i>Hardenbergia violacea</i>	*	*	*				*	*	*	*
Running Postman	<i>Kennedia prostrata</i>							*	*	*	
Spiny-headed Mat-rush	<i>Lomandra longifolia</i>	*	*	*	*	*	*	*	*	*	*
Weeping Grass	<i>Microlaena stipoides</i>	*	*	*	*	*	*	*	*	*	*
Tussock Grasses	<i>Poa spp.</i>	*	*	*	*	*	*	*	*	*	*
Seaberry Saltbush	<i>Rhagodia candolleana</i>	*	*					*	*		

## Appendix Ten: EVC Management Guidelines

# Planting management standards

### Introduction

A landowner can commit to undertake supplementary planting in woody vegetation or to undertake revegetation where there is limited or no native vegetation present and when all high threats can be controlled.

Supplementary planting and revegetation at an offset site must comply with the *Native Vegetation Gain Scoring Manual Version 2 (2017)* Appendix 1 Minimum standard for revegetation and supplementary planting. Experienced landowners can use the optional higher standard for species diversity.

### Site assessment

It is best to discuss supplementary planting and revegetation proposals with an assessor or the relevant statutory body so that advice can be tailored to the conditions at the offset site.

When a management plan is prepared by an assessor it will include:

- lists of species to be used for each life form category (canopy trees, medium shrubs or small shrubs)
- species diversity targets (the number of different species required)
- yearly management actions to prepare plants, prepare the site, conduct planting and manage the site after planting
- ten-year survival targets (the number of plants in each life form that must survive after 10 years).

### How to plant

An assessor will advise which method is best or if a combination of planting types should be used. Two options are available:

#### Direct seeding

Can be cheaper and less labour intensive for larger areas. Success is less likely as the method depends on environmental conditions. Species selection may be limited, and it may not be possible to prevent disturbance to existing native vegetation.

#### Tubestock (seedling) planting

Is more effective for small areas and planting within remnant native vegetation as it causes less disturbance and it is easier to achieve the desired species densities.

Tubestock is planted in holes of a suitable depth and width to allow root penetration of the loosened soil.



Plant tubestock at a nursery

Credit: Penny Croucamp

### Supplementary planting

Supplementary planting of indigenous (local native) species in remnant native vegetation can help restore the structure and species diversity of the vegetation. It is generally only recommended for woody vegetation.

Supplementary planting may be recommended by an assessor when:

- it is unlikely that natural recruitment will occur
- life forms or native plant species have been lost from a site
- there are significant gaps in the vegetation outside the canopy tree drip line
- site conditions mean it is likely to be successful
- it is likely to improve the biodiversity of the site.

Successful supplementary planting requires good quality planting stock, good site preparation and follow up management including fencing, weed control and pest animal control.

### Revegetation

Revegetation is the planting of indigenous (local native) plant species in a formerly cleared site. It can create habitat for native plants and animals, assist wildlife movement and reduce soil erosion.

Revegetation offers the greatest biodiversity benefit when sites are large, wide and connected to existing native vegetation. Refer to section 9.1.5 of the *Guidelines for the removal, destruction or lopping of*

*native vegetation* (DELWP, 2017) for eligibility criteria.

An assessor will identify suitable revegetation locations, planting options and likely success at a site.

Successful revegetation is difficult to achieve and requires good quality planting stock, careful site preparation and ongoing management, including fencing, weed and pest animal control, and may require watering until plants are well established.

Revegetation may be appropriate for an offset site when:

- the vegetation type to be revegetated is woody, for example heathlands, forests and woodlands
- the site conditions mean that plants could survive
- there will be an improvement for biodiversity.

Revegetation requires planting of larger woody plants and large tufted graminoids (grasses, sedges and rushes) because smaller plants usually die.

Local species are used because they:

- are normally better suited to local environmental conditions
- are usually easier to establish and maintain
- recruit better and develop self-sustaining populations without becoming weedy
- provide more suitable habitat for native fauna
- contribute to local landscape character.

*Revegetation of grasslands is rarely approved as an offset site because it is difficult to achieve the required survival targets.*

### The planting management standards below apply to supplementary planting and revegetation.

Table 4 at the end of this section provides a typical revegetation or supplementary planting schedule of actions that will be set out in the management plan.

#### Species selection and plant numbers

An assessor will recommend a range of suitable indigenous plant species for each life form and determine survival targets in discussion with the landowner. The agreed species and survival targets will be specified in the management plan.

A range of species will be specified for each life form. Aim to establish the greatest diversity of indigenous species possible, but plant at least one

overstorey species and six understorey species (understorey trees, shrubs or large graminoids).

Species will be chosen based on:

- the diversity and structure of the vegetation type
- local environmental conditions
- ease of propagation
- what grows locally
- availability from local nurseries
- area available for planting.

#### Seed collection and sourcing plant stock

An assessor can provide guidance on the most appropriate way to collect seeds or the best place(s) to purchase plants. Landowners can collect their own seeds and grow their own plants or buy them from a nursery or seed bank provided there is evidence that the plants are from a local, indigenous source.

- Source seeds and plants well in advance (up to a year) depending on the species and quantities needed.
- Source all tubestock or seed from species indigenous to the site.
- Source seeds or plant material as locally as possible and from the same soil and vegetation type (permissions or permits will be required for collection on public land).
- Keep accurate records for annual reporting, including collection date, location and information on the vegetation type, position in landscape (creek, valley, hilltop), soils, rainfall and aspect.

#### Site preparation

- Fertiliser must not be used when preparing the soil.
- Treat weeds in the planting areas at least twice prior to planting or direct seeding. Treatment should take place well in advance (a year before planting, in the weed growing season) with follow up a month before planting to improve success. Refer to the weed management standard.
- Control pest animals like rabbits and hares. Refer to the pest animal control standard.
- Prepare the soil as required for the site, ensuring all standing trees (dead or alive) are retained.
  - For supplementary planting, ripping is not acceptable and soil disturbance must be kept to

a minimum. No soil disturbance is allowed within the tree canopy dripline.

- For revegetation sites soil preparation may be required well in advance of planting, particularly on sites with clay or compacted soil. Ripping is acceptable but must not occur within an area twice the diameter of the canopy of existing trees on site.
- Soil disturbance outside the tree canopy dripline but within an area twice the diameter of the canopy of existing trees must be to the minimum extent necessary. Any preparation works for tubestock planting in this area must be done by hand.

### Planting design

An assessor will identify areas that are suitable for revegetation or supplementary planting. This will generally be in areas with low or no coverage of native species and outside the tree canopy dripline.

- Avoid impacting any native vegetation, including native ground cover and grasses.
- Plant only in gaps (natural or created by weed removal) in the existing native vegetation and outside of the tree canopy drip-line.
- Aim for a result with a natural appearance by avoiding planting or direct seeding in straight lines.
- Plant shrubs and grasses in clumps of at least four metres by four metres. This usually results in better survival rates than planting isolated individuals.
- Dense shrub planting may be needed in weedy areas to gain a competitive advantage over the weeds.
- Staged planting is encouraged at revegetation sites as this results in more than one age class on the site.
- Revegetation must be at least ten metres wide along riparian areas.

### Post planting management

Management will be required after planting to ensure success.

- Control weeds around the new plants.
- Control grazing and browsing by introduced and native herbivores including deer, rabbits, kangaroos and wallabies (ensure necessary approvals are obtained).
- Water plants if conditions require it.

- Plant more plants or thin plants to ensure neither too few nor too many plants survive, and survival targets are met.

### Protection of planted vegetation

- Guards or exclusion fencing may be required to meet survival targets where plants need to be protected from grazing by rabbits, hares and other animals.
- Guards provide a microhabitat for young plants and may increase the chance of survival.
- Remove guards once they have served their purpose because they are unsightly and can foul watercourses and the environment.
- Exclusion fencing will be required when there is a threat of over-herbivory. Refer to fencing management standard.

### Survival targets

Ten-year survival targets are the minimum plant numbers that must survive for each life form at the end of ten years. Indigenous plants that recruit naturally on site may count towards survival targets.

Landowners may choose to plant more plants than the number stated in the 10-year survival targets to allow for the death of plants (note if they all survive you may need to thin them out). Alternatively, they may plant several times over the length of the security agreement, replacing dead plants where necessary, to ensure the survival target is reached.

### Reporting planting success

Count how many plants and which species have survived in each life form and include this in annual reports.

### More information

For more information on revegetation and supplementary planting see:

- minimum standards for revegetation and supplementary planting in Appendix 1 of the *Native vegetation gain scoring manual Version 2 (2017)*
- FloraBank [www.florabank.org.au](http://www.florabank.org.au).

You can also contact your local Landcare Coordinator, Catchment Management Authority or Local Council.

Remember where there is a conflict between this standard and other information, this standard must be used for offset sites.

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

### Health and safety

Landowners are responsible for ensuring all works required to implement the management actions are conducted safely and comply with the lawful requirements of any authority, and with all acts,

regulations and other laws which may be applicable to the security agreement.

Call 1100 — “Dial before you dig” — to determine whether there are any underground pipes or cables on your property. This is a free referral service from anywhere in Australia.

**Table 4: Potential schedule of actions, timing is indicative only and will vary dependent on local conditions and weeds present**

schedule of actions	year 1	year 2	in perpetuity
collect or source seed and tubestock	as soon as possible	if required	as necessary if required for additional plantings
fence site (if required)	within 3 months of signing security agreement		maintain to standard
on-grow or propagate plants (if required)	autumn – on-going	if required	as necessary if required for additional plantings
plant outsites (guard plants) or direct seed		after autumn break or as suitable for environmental conditions	supplementary plant into site as required to meet survival targets
weed control	ongoing	ongoing	ongoing
rabbit/hare/grazing control	ongoing	ongoing	ongoing as required
monitoring	ongoing	ongoing	count and record annually how many plants and which species are surviving for each lifeform.



An area that has been planted, some trees are well established, and understory planting is now occurring

Credit: Penny Croucamp

# Scattered trees management standards

## Introduction

When scattered trees are protected at an offset site the landowner must commit to plant at least five recruits around each tree if these do not naturally regenerate within two years of protecting them.

A scattered tree is a native canopy tree (dead or alive) that does not form part of a patch of native vegetation.

## Site assessment

It is best to discuss how to protect scattered trees with an assessor or the relevant statutory body so that advice can be tailored to the conditions at the offset site.

When a management plan is prepared by an assessor it will:

- include survival targets and number of recruits required based on the number of scattered trees protected
- list the species that can be considered canopy trees
- include actions to fence the management area if threats to scattered trees exist
- require monitoring to determine if recruitment targets have been met naturally within two years.

## Scattered tree management standards

A scattered tree must have a diameter at breast height (DBH) of at least 75 percent of the large tree DBH benchmark for the relevant bioregional Ecological Vegetation Class (EVC).

Refer to section 9.1.4 of the *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP, 2017) for eligibility criteria.

### Facilitate natural regeneration

The following management actions are required to facilitate natural regeneration:

- exclude stock
- control weeds and rabbits
- retain logs, fallen timber and leaf litter.

### Plant canopy trees to supplement natural regeneration

Canopy trees must be planted when natural regeneration does not result in five new recruits per scattered tree within two years of protection.

- Propagate or purchase tubestock plants from seed sourced as locally as possible and from the same bioregional EVC and soil type.
- Plant outside the drip-line of all trees.
- Avoid impacts on native vegetation, including native grasses.

### Protection area for scattered trees

Each scattered tree must have an area of land protected around it to provide space for recruitment or planting.

The area protected around each scattered tree must be a circle with a diameter of at least 30 metres, with the tree in the centre of the circle. For site assessed native vegetation credit sites, the area protected must be the greater of twice the canopy diameter or the 30 metre circle as shown in Figure 3.

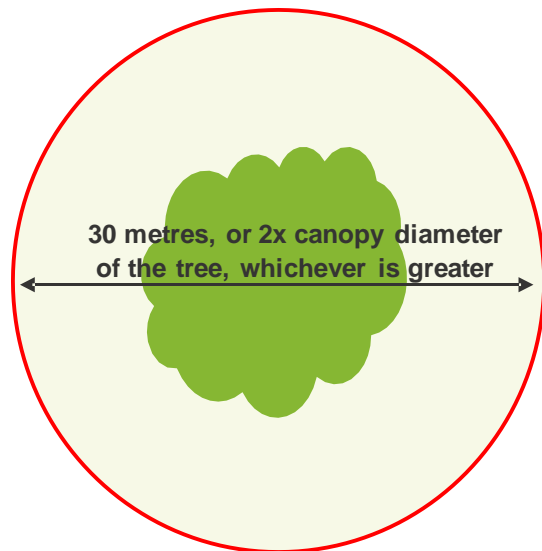


Figure 3: Protection area for a scattered tree



## Fencing for stock or other threat exclusion

- Landowners can fence individual trees, groups of trees growing close together or the whole site provided the fence includes the area to be protected around each tree (see Figures 3 and 4), and the fence ensures that stock and other threats are excluded.

Construct stock exclusion fencing to the fencing management standard within three months of signing the security agreement.

## More information

For more information on scattered tree management see:

- minimum standards for revegetation and supplementary planting in Appendix 1 of the *Native vegetation gain scoring manual Version 2 (2017)*
- FloraBank [www.florabank.org.au](http://www.florabank.org.au).

You can also contact your local Landcare Coordinator, Catchment Management Authority or Local Council.

Remember where there is a conflict between this standard and other information, this standard must be used for offset sites.

## Health and safety

Landowners are responsible for ensuring all works required to implement the management actions are conducted safely and comply with the lawful requirements of any authority, and with all acts, regulations and other laws which may be applicable to the security agreement.

Call 1100 — “Dial before you dig” — to determine whether there are any underground pipes or cables on your property. This is a free referral service from anywhere in Australia.

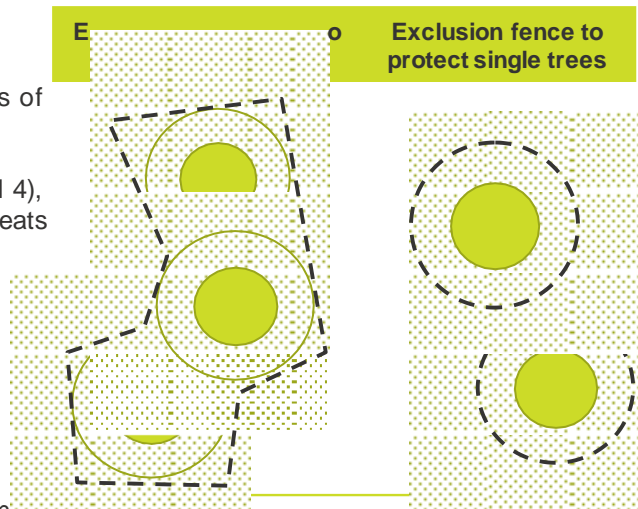


Figure 4: Options for threat exclusion fences for scattered trees

## Appendix Eleven: Weed Management Guidelines

# Weed management standards

### Introduction

Landowners must comply with requirements to control or eradicate weeds listed under the *Catchment and Land Protection Act 1994*.

Landowners have an obligation to:

- eradicate regionally prohibited weeds
- prevent the growth and spread of regionally controlled weeds
- eradicate or prevent the growth and spread of weeds and other plants listed in the management plan.

Landowners must also commit to ensure that weed cover does not increase beyond the current level and to monitor for new and emerging high threat weeds and eliminate them if found. It is advisable to monitor for any new and emerging weeds and to remove them to ensure they cannot pose a threat to native vegetation condition.

Weeds can out-compete indigenous (native to the local area) plants and reduce habitat quality for native animals. They are plants that do not belong in the area.

Managing weeds protects and improves biodiversity and can significantly enhance the results of revegetation projects. It may be necessary to hire suitably qualified and experienced contractors to help manage weeds, especially when special licences or permits are required for herbicide purchase and use. This may also be applicable in sensitive environments or when managing difficult weeds.

### Site assessment

It is best to discuss weed management requirements and options with an assessor or the relevant statutory body so that advice can be tailored to the specific threats at the offset site.

When a management plan is prepared by an assessor it will include:

- estimates of the total cover of weeds (woody and herbaceous) when the initial site assessment was done (*this is the reference point for commitments to ensure weeds do not increase beyond current levels*)
- details of woody weeds to be eliminated
- details of herbaceous weeds that must be eliminated or controlled

- details of the management method and timing for weed management
- a requirement to monitor and eliminate any new and emerging woody weed or high threat herbaceous and grassy weed.

In some limited cases the management plan may describe high threat herbaceous and grassy weeds that must be eliminated. Elimination of these weeds is very difficult and requires ongoing and dedicated management.

### Terminology

#### Eliminate

Eliminate means to reduce weed cover to less than one per cent with no mature individuals present. This means that by the time stated in the management plan the presence of the weed or weeds is negligible. The presence of occasional scattered seedlings still constitutes negligible cover.

#### New and emerging weeds

A new and emerging weed is any weed not detailed in the management plan tables.

#### High threat weeds

High threat weeds include any introduced species (including non-indigenous natives) with the ability to outcompete and substantially reduce one or more indigenous life forms in the longer term. At offset sites, high threat weeds include:

- all perennial weeds (including all woody weeds)
- any weed listed as high impact on the bioregional Ecological Vegetation Class (EVC) benchmarks
- all weeds listed under the *Catchment and Land Protection Act 1994* (Remember no gains apply for these weeds)
- any annual species that an assessor may identify during the site assessment.

### Management standards

Appropriate weed management techniques are determined by the site conditions and weed species. Weeds can be managed using chemical, manual or mechanical methods (or a mixture of these). Tables 2 and 3 describe some of the common management actions that appear in management plans.

In limited cases, with specialist help, and within high rainfall grasslands and grassy woodlands these

standard methods may be used in conjunction with burning and/or grazing.

#### Landowners must:

- Control weeds before seeds are set.
- Prevent or minimise disturbance to native vegetation and soil especially in remnant patches.
- Focus management activities on the control or eradication of high threat weeds specified in the management plan.
- Stagger weed removal (especially woody shrubs like Boxthorn) that provides otherwise absent habitat for native animals. Discuss the planting of indigenous shrubs prior to removing the weeds with the statutory body or an assessor.
- Undertake follow-up monitoring and treatments (in the case of woody plants for at least 24 months) until indigenous plants are well established.
- Monitor the site at least every season to detect new and emerging high threat weeds.

#### When using herbicides:

- Comply with current legislation.
- Remember that an Agricultural Chemical Users Permit (ACUP) is required for the use of specified 'restricted use' chemicals.
- Apply herbicide according to the label instructions.
- Ensure that the herbicide is registered for the particular use and situation.
- Apply herbicide when weeds are actively growing, not when they are dormant, or drought stressed.
- Do not spray weeds when they are in full flower or when bees are active.
- Use aquatic-friendly herbicides and wetting agents when working in creek-line areas.
- Avoid off-target damage to native species.
- Apply appropriate mitigation measures for direct or in-direct impacts to threatened flora and fauna, including appropriate buffers when applying herbicide application including taking account of weather, application method and herbicide characteristics .

Threatened species are described or listed under the Commonwealth *Environment Protection and Biodiversity Conservation Act (1999)* and *Flora and Fauna Guarantee Act (1988)*.

#### More information

For more information on weed management see:

- the Agriculture Victoria website at <http://agriculture.vic.gov.au>
- *DELWP Output delivery standards for the delivery of environmental activities (2015)*.

Remember where there is a conflict between this standard and other information, this standard must be used for offset sites.

#### Health and safety

Landowners are responsible for ensuring all works required to implement the management actions are conducted safely and comply with the lawful requirements of any authority, and with all acts, regulations and other laws which may be applicable to the security agreement.

Specialist help from someone with an ACUP may be needed.

Call 1100 — “Dial before you dig” — to determine whether there are any underground pipes or cables on your property. This is a free referral service from anywhere in Australia.



**Blackberry**

Credit: Richard Boon



**Spear thistle**

Credit: Richard Boon

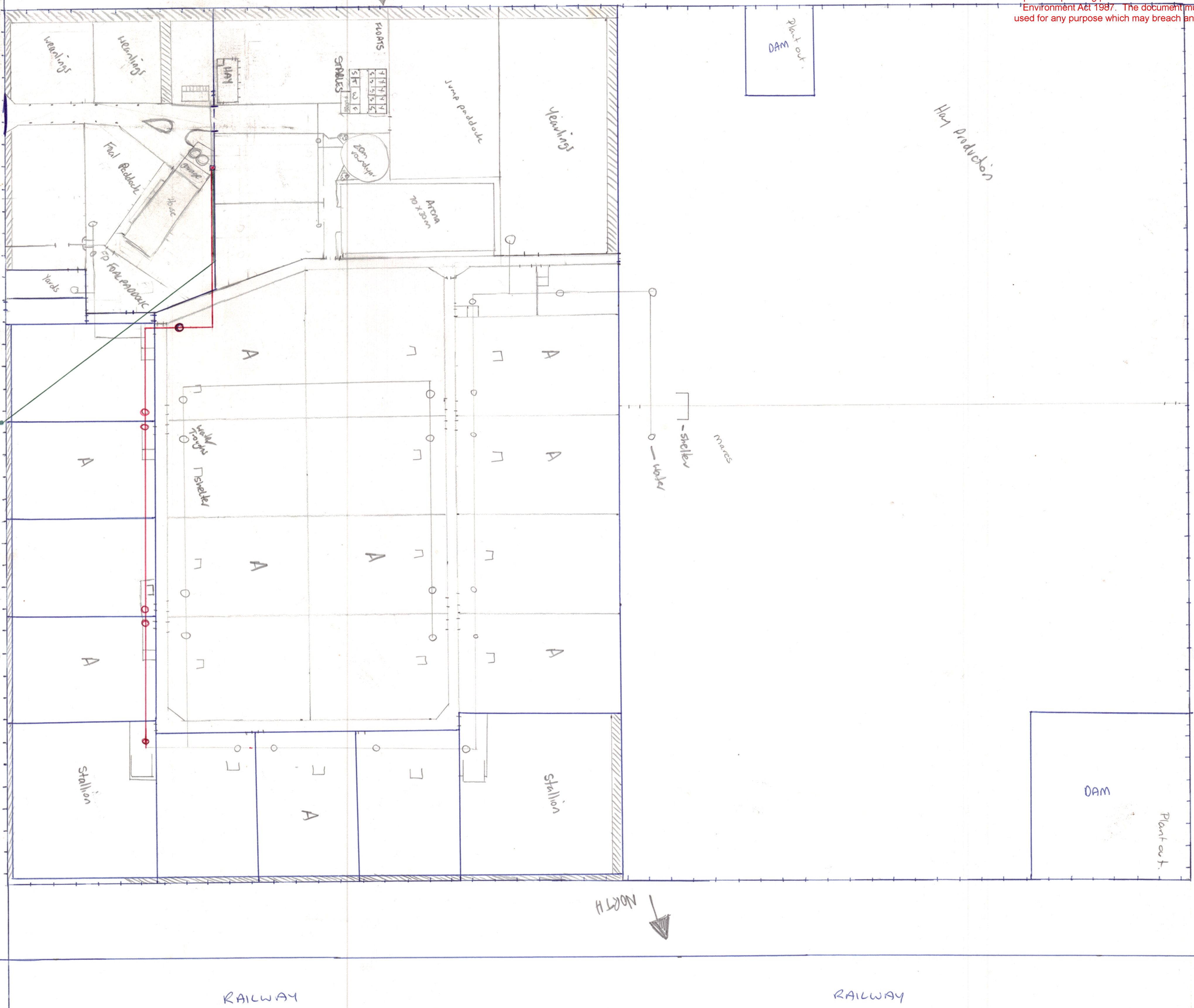
**Table 2: Some management actions to control woody weeds**

Method	Suitability
Felling or ringbarking	Use on trees and large shrubs that won't resprout, for example pines.
Cut and paint with suitable herbicide	Use on trees, shrubs, scramblers and climbers that are likely to resprout from cut stumps. Cut stem and paint cut stump within 20 seconds with systemic herbicide. Add brightly coloured dye to the solution to mark treated stumps. For large trees, treat only the rim of the stump to target the cambium layer below the bark. The solution should be applied immediately after bruising the trunk circumference with the back of an axe.
Drill or frill and fill with suitable herbicide	Use on trees, shrubs and very large climbers that are likely to resprout. Drill several holes or make cuts at an angle of 45 degrees into the sapwood (moist wood below bark) and immediately fill the hole with systemic herbicide. As these methods kill woody weeds where they stand, they should be used where weeds can be left to die in place or where they can be felled later. Dead weeds may provide native animal habitat and stabilise soil.

**Table 3: Some management actions for the control of herbaceous and grass weeds**

Method	Suitability
Spot-spraying and wick-wiping	Due care is required to minimise impacts on non-target species from overspray when spot spraying or wick-wiping selected weeds with appropriate herbicide. Spray to the point of runoff; all leaf cover should be wet but not dripping. Dye additives should be used to ensure all necessary areas have been treated. This technique should be limited or avoided where there is potential for adverse impacts, for example close to waterways and native vegetation. Consider using a drift guard to target spray and reduce negative impacts.
Hand weeding and chipping	Removing selected plants by hand or chipping using a hoe is useful where populations are small or where herbicide use is not desirable. This method does not prevent growth of new seedlings, so soil disturbance must be minimised.
Slashing and mowing	May be used to stop seed set and to allow for easier herbicide application. Use only when there is a dense weed infestation and when detailed in the management plan.
Grazing and burning	May be appropriate in limited cases and only with appropriate ecological advice and assistance.

BUCHANANS ROAD  
Scale 1cm = 10m  
A = Assignment houses  
Completed water lines



WCE/S

## STANDARD NOTES:

AS PER NCC 2022

### GENERAL

- REFER TO ALL ASSOCIATED ENGINEERING DRAWINGS FOR DESIGN AND CONSTRUCTION REQUIREMENTS OF STRUCTURAL, SLAB & HYDRAULIC ELEMENTS (where applicable).
- WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE.
- FLOOR PLAN DIMENSIONS ARE TO FRAME SIZE ONLY.
- INTERNAL ELEVATION DIMENSIONS ARE TO PLASTER.
- ALL DIMENSIONS ARE SUBJECT TO SITE MEASURE.

### FRAMING

- ALL STRUCTURAL TIMBER FRAMING SIZES TO BE IN ACCORDANCE WITH AS 1684-2021.2 NATIONAL TIMBER FRAMING CODE & OR ENGINEERS STRUCTURAL COMPUTATIONS.
- PREFABRICATED ROOF TRUSSES TO MANUFACTURERS SPECIFICATIONS & LAYOUTS.
- WALL BRACING, FIXING, TIE DOWNS, DURABILITY NOTES & ANY ADDITIONAL ENGINEERING REQ. TO BE AS PER ENGINEERS DETAIL
- SPECIFIED EAVE WIDTH, MEASURED FROM FACE OF BRICK (UNO).
- PROVIDE 2No. JAMB STUDS TO ALL INTERNAL DOOR OPENINGS AND ALL SLIDING ROBE DOOR OPENINGS AS PER DETAIL S-TYP-DOOR-01.
- ENSURE RETURN AIR GRILLE & AC VOIDS ARE CLEAR OF TRUSS &/OR FRAMING CONSTRUCTION.

### CEILING/WALL - GENERAL

- PROVIDE PLASTER LINED CEILINGS TO ALL AREAS (UNO).
- SOFFITS 4.5mm FC SHEET (UNO).
- ALL PARAPET WALLS TO BE PROVIDED WITH COLORBOND METAL CAPPING/FLASHING (50mm MIN' LAP TO ALL JOINS WITH CONTINUOUS SILICON SEAL BETWEEN & 50mm MIN' VERTICAL OVERHANG.)
- PROVIDE CAVITY FLASHING & WEEPHOLES AS PER NCC 2022 H1D5 HOUSING PROVISIONS 5.7.5
- WATERPROOFING FOR EXTERNAL ABOVE GROUND USE TO COMPLY WITH AS 4654.1-2012 & AS 4654.2-2012.

### STEPS/STAIRS & BALUSTRADES

- ALL STEPS MUST COMPLY WITH NCC 2022 H5D2 HOUSING PROVISIONS 11.2.2
- BARRIERS & HANDRAILS MUST COMPLY WITH NCC 2022 H5D3 HOUSING PROVISIONS 11.3
- BALUSTRADE IN ACCORDANCE WITH NCC 2022 H5D3 HOUSING PROVISIONS 11.3.3 TO BE INSTALLED WHERE VOIDS, OR INTERNAL & EXTERNAL LANDINGS EXCEED 1000mm ABOVE FINISHED GROUND/FLOOR LEVEL.
- PROVIDE SLIP RESISTANCE IN ACCORDANCE WITH NCC 2022 H5D2 HOUSING PROVISIONS 11.2.4 & AS 4586-2013.
- STAIRS ARE INDICATIVE ONLY. REFER TO DETAILS, SPECIFICATIONS & SELECTION DOCUMENTS.

### WET AREAS

- WATERPROOFING OF WET AREAS TO COMPLY WITH NCC 2022 H4D2 HOUSING PROVISIONS 10.2
- WALL LINING TO WET AREAS TO BE APPROVED WET AREA BOARD (UNO).
- ALL INWARD SWING HINGED WATER CLOSET DOORS TO BE REMOVABLE IN ACCORDANCE WITH NCC 2022 H4D5 HOUSING PROVISIONS 10.4.2

### WINDOWS & DOORS

- CENTRE ALL WINDOWS & DOORS INTERNALLY TO ROOM (UNO).
- SIZES NOMINATED AS A GENERIC CODE (UNO). FIRST 2 NUMBERS REFER TO HEIGHT & SECOND 2 RELATE TO WIDTH.
- EXTERNAL WINDOWS & DOORS TO COMPLY WITH NCC 2022 H6D1 HOUSING PROVISIONS 13.4.4.
- WINDOWS TO COMPLY WITH NCC 2022 H5D3 HOUSING PROVISIONS 11.3.7 & NCC 2022 H1D8 HOUSING PROVISIONS 8.4.6.
- ALL GLAZING TO COMPLY WITH AS 1288-2021 & AS 2047-2014, & WITH AS 4055-2021 FOR WIND LOADING (UNO).
- WINDOWS SHALL BE PROTECTED IN ACCORDANCE WITH NCC 2022 H5D3 HOUSING PROVISIONS 11.3.7 & 11.3.8
- WINDOW SUPPLIER TO SUPPLY COVER BOARDS TO ALL CORNER WINDOWS (UNO).
- PROVIDE LIGHTWEIGHT CLADDING ABOVE ALL CORNER WINDOWS & CORNER DOORS (UNO).
- SAFETY GLAZING IN HUMAN IMPACT AREAS INCLUDING ADJACENT TO BATHS OR SHOWERS TO BE IN ACCORDANCE WITH NCC 2022 H1D8 HOUSING PROVISIONS 8.4.6

### ENERGY EFFICIENCY NOTES

NOTE: DESIGN MODIFICATIONS MAY BE NECESSARY TO ACHIEVE REQUIRED ENERGY RATING, BASED ON SPECIFIC SITING. REFER TO SPECIFICATION & CONTRACT DOCUMENTATION.

- PROVIDE BULK CEILING INSULATION & EXTERNAL WALL INSULATION AS PER STD SPECIFICATIONS (UNO).
- PROVIDE WEATHER STRIPPING TO WINDOWS & ALL EXTERNAL HINGED DOORS.
- PROVIDE DRAFT PREVENTION TO EXHAUST FANS, AS PER RELEVANT BUILDING CODES.
- SEALED GAPS AROUND WINDOWS & EXTERNAL DOORS TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 H1D7 HOUSING PROVISIONS 7.5.6 & AS/NZS 2904-1995.
- INSULATION OF SERVICES AS PER NCC 2022 H6D2 HOUSING PROVISIONS 13.7.2
- HEATING AND COOLING DUCTWORK AS PER NCC 2022 HOUSING PROVISIONS H6D2 13.7.4 & SEALING PER AS 4254-2021.
- ARTIFICIAL LIGHTING AS PER NCC 2022 H6D2 HOUSING PROVISIONS 13.7.6
- WHERE APPLICABLE, PROVIDE SUB-FLOOR VENTILATION IN ACCORDANCE WITH NCC 2022 H2D5 HOUSING PROVISIONS 6.2.1 TO SUSPENDED TIMBER FLOORS.

### MISCELLANEOUS

- PROVIDE CAVITY FLASHING & WEEPHOLES AS PER NCC 2022 H1D5 HOUSING PROVISIONS 5.7.5.
- PLIABLE BUILDING MEMBRANES TO COMPLY WITH NCC 2022 H4D9 HOUSING PROVISIONS 10.8.1 & AS 4200.1-2017 & BE INSTALLED IN ACCORDANCE WITH AS 4200.2-2017.
- ALL PLUMBING, DRAINAGE & ASSOCIATED WORKS TO COMPLY WITH THE PLUMBING CODE OF AUSTRALIA, NCC 2022 & AS/NZS 3500.3-2021.
- PROVIDE MINIMUM 115mm SLOTTED GUTTERS WITH APPROVED OVERFLOW PROVISIONS AS REQUIRED.
- ALL EXHAUST FANS TO COMPLY WITH NCC 2022 H4D9 HOUSING PROVISIONS 10.8.2
- WHERE REQUIRED, BATHROOM AND SANITARY COMPARTMENT EXHAUST FANS TO ACHIEVE A MINIMUM FLOW RATE OF 25 L/s, & 40 L/s FOR A KITCHEN OR LAUNDRY.
- PROVIDE TERMITE MGT. SYSTEM AS PER AS 3660.1-2014.
- ALL SMOKE ALARMS TO COMPLY WITH AS 3786-2014, CONNECTED TO MAINS POWER, AND INTERCONNECTED WHERE APPLICABLE. INSTALLATION TO BE IN ACCORDANCE WITH NCC 2022 H3D6 HOUSING PROVISIONS 9.5.4
- LOCATIONS OF ELECTRICAL COMPONENTS & VENTS SHOWN ARE INDICATIVE ONLY, AND MUST BE INSTALLED TO REQUIRED DISTANCES FROM WALL & CEILING JUNCTIONS.
- BUILDINGS IN BUSHFIRE PRONE AREAS TO COMPLY WITH AS 3959-2018.
- DWELLINGS WITHIN 1km OF A BAY/10km OF A SURF COAST MUST HAVE ALL STEEL & MORTAR IN ACCORDANCE WITH SECTION 5 OF AS 3700-2018.
- TEMPORARY DOWNPIPES TO BE INSTALLED DURING CONSTRUCTION TO PREVENT WATER PONDING NEAR THE FOOTINGS.

### STEEL FRAMING REQUIREMENTS (WHERE APPLICABLE):

- STEEL FRAME & TRUSSES REQUIRING THE ISSUE OF A SIGNED COMPLIANCE CERTIFICATE FOR THE BUILDING DESIGN - FORM 15 UPON COMPLETION AND PRIOR TO FINAL CERTIFICATION
- STEEL FRAMES AND TRUSSES TO COMPLY WITH:
  - AS/NZS 1170.0-2002 STRUCTURAL DESIGN ACTIONS: PART 0: GENERAL PRINCIPLES
  - AS/NZS 1170.1-2002 STRUCTURAL DESIGN ACTIONS: PART 1: PERMANENT, IMPOSED AND OTHER ACTIONS
  - AS/NZS 4600-2018 COLD-FORMED STEEL STRUCTURES
  - AS 4055-2021 WIND LOADS FOR HOUSING
  - AS 4100-2020 STEEL STRUCTURES CODE
  - AS 3623-1993 DOMESTIC METAL FRAMING
  - AS 3566.1-2002 SELF DRILLING SCREWS
  - NASH STANDARDS
- STEEL FRAMING SUPPLIER TO PROVIDE DESIGN, CONNECTORS AND FIXING HARDWARE FOR ALL STEEL TO STRUCTURAL TIMBER MEMBERS (UNO BY ENGINEER)

DESIGN: **DAVENPORT 34**

FAÇADE: **ASPIRE** CEILING: **25, L**

GARAGE: **DOUBLE** LOCATION: **H**

## GENERAL NOTES

VF5DAV34APR51

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**FREEDOM** | **m**  
metricon

BY METRICON

501 Blackburn Rd. Mount Waverley VIC 3149,  
P.O. Box 857, Mount Waverley VIC 3149  
Tel: 03 9915 5555 Fax: 03 9222 5144  
Building Practitioner Reg. No. CDB-U52967 A.C.N. 005108752  
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OWNER: **MS M. BALDOCK**  
**LOT CA 28 SEC B. NO 25 BUCHANANS ROAD**  
**HILLSIDE**

JOB NO: **746285** DATE: **01/12/2023**

F.C.DATE: MST VER: **P 20/03/2015**

PERMIT No:

DRAWN: **K T 4** CHKD: **J B 1** SHEET: **0** of **9**

**CUT/ FILL AREAS:**  
NOTE: AREAS ARE TAKEN FROM THE CUT LINE TO THE OUTER EDGE OF THE CUT BATTER AND FILL APRON.  
CUT: 265 SQM  
FILL: 230 SQM

**GARDEN AND SITING REQUIREMENTS**  
>650M2 - 35% OF THE ALLOTMENT  
214138 M2 > 75075 M2 COMPLIES

**TOWN PLANNING**  
TOWN PLANNING APPROVAL REQUIRED

**CONSTRUCTION DRAWINGS ...19-Mar-24**  
The Owner acknowledges that these are the final plans as varied, and supersede any prior plans signed. No further variations permitted  
Signed.....  
Date.....

**CUSTOMER SUPPLIED TANKS**  
WHERE THE CUSTOMER SUPPLIES WATER TANK(S) METRICON TAKE NO RESPONSIBILITY AND RECOMMEND THE TANK INLET IS 300MM LOWER THAN THE FASCIA HEIGHT

**ACCESS TRACK**  
CUSTOMER TO SUPPLY AND MAINTAIN A 4M WIDE WITH 4 HIGH CLEARANCE ACCESS TRACK WITH A MIN 100MM THICK 60MM NOM BALLAST ROCK BASE TOP DRESSED WITH 50MM OF CRUSHED ROCK - SUITABLE FOR 20 TONNE TRUCK. TO HAVE TURNING AREA AT DWELLING AND TO BE MAINTAINED AS PER SITE SUPERVISORS INSTRUCTIONS

**BUSHFIRE PROTECTION (BAL 12.5):**  
PROPOSED DWELLING TO BE CONSTRUCTED IN ACCORDANCE WITH BUSHFIRE REQUIREMENTS (BAL 12.5) A.S.3959  
PROVISION OF ANTI PONDING DEVICE/BOARD AS PER NCC 2022 PART 3.5.2.5 WHERE APPLICABLE

**SLAB STEP DOWNS:**  
THE FOLLOWING STEP DOWNS ARE TAKEN FROM F.F.L. OF HOUSE SLAB:-  
GARAGE: 135MM  
PORTICO: 135MM

**GENERAL NOTE:**  
COMPLIANCE WITH NCC 2022  
COMPLIANCE WITH NCC 2022 CLAUSE 10.8.1  
COMPLIANCE WITH NCC 2022 CLAUSE 10.8.2  
COMPLIANCE WITH NCC 2022 CLAUSE 13.4.4

**ROOF DRAINAGE**  
GUTTERS AND DOWNPIPES TO BE IN ACCORDANCE WITH A.S 3500

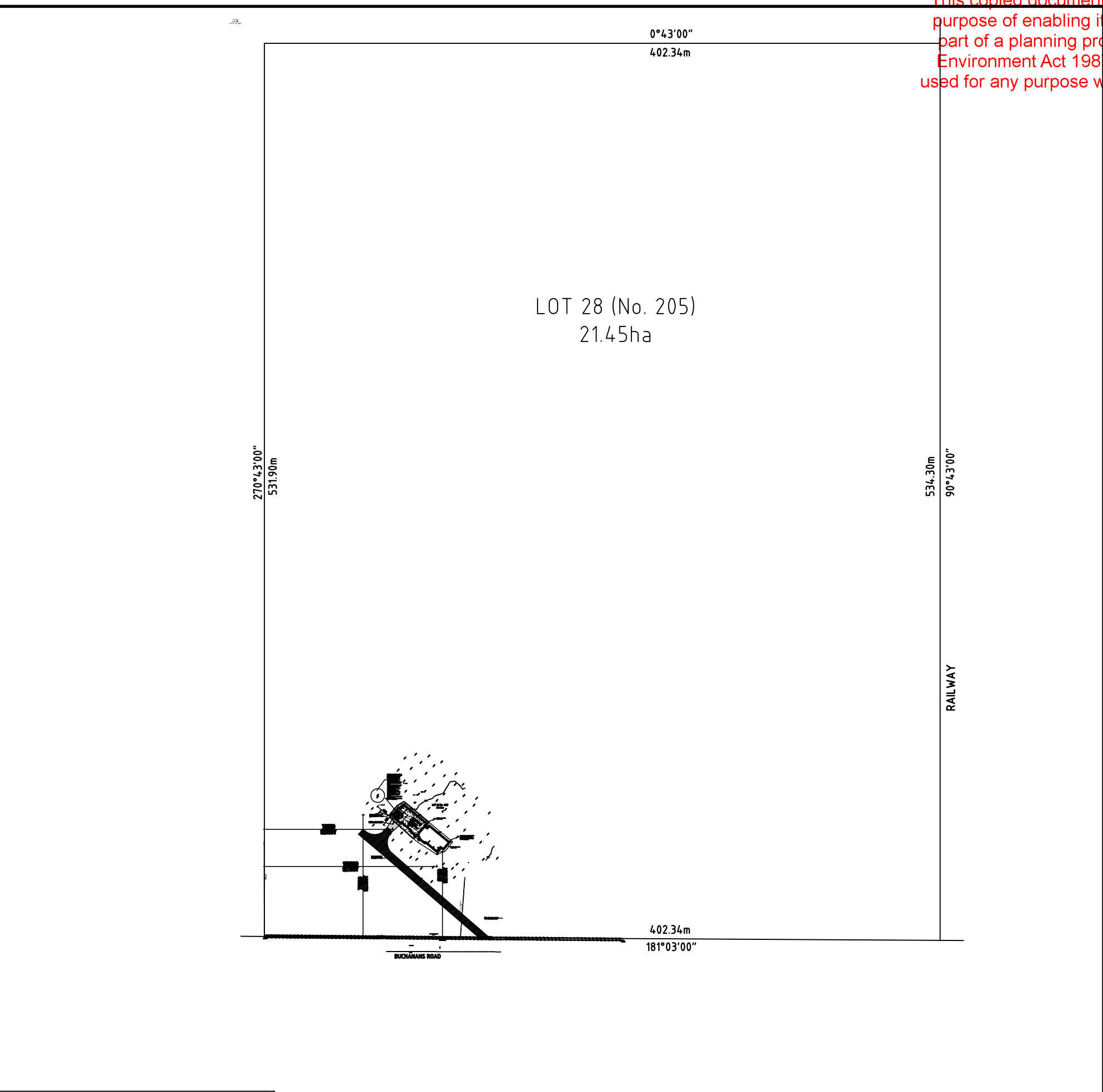
**TEMPORARY DOWNPIPES**  
TEMPORARY DOWNPIPE SOCKS TO BE USED DURING CONSTRUCTION UNTIL DOWNPIPES ARE CONNECTED TO PREVENT PONDING NEXT TO THE SLAB

**TEMPORARY FENCING:**  
BUILDER TO PROVIDE FENCING TO ANY UNFENCED BOUNDARIES (LOCAL AUTH. BYLAW)

**TERMITE PROTECTION:**  
PROVIDE TERMITE PROTECTION IN ACCORDANCE WITH A.S.3660.1

**6 STAR ENERGY RATING:**  
DWELLING TO COMPLY W/- THE REQUIREMENTS OF 6 STAR ENERGY RATING.

**RESCODE NOTES:**  
SITING WILL BE SUBJECT TO FULL RESCODE GUIDELINES FOR BUILDING APPROVAL AND CONSEQUENTLY, SITINGS MAY DIFFER FROM OWNERS ORIGINAL REQUEST TO ACCOMMODATE RESCODE REQUIREMENTS.  
OWNER TO PROVIDE 1.8M H SCREENING PRIOR TO CERTIFICATE OF OCCUPANCY TO COMPLY WITH REG. 84 (C OF O' MAY BE ISSUED CONDITIONAL)



<b>SITE AREA:</b> 214500 SQM
<b>BUILDING AREA:</b> 321 SQM
<b>SITE COVERAGE:</b> 1 %
<b>PERMEABILITY:</b> 99 %
<b>WIND SPEED:</b> 40 M/S

**SCRAPE NOTES:**  
SCRAPE AND SPREAD FILL OVER BUILDING AREA TO LEVEL.

EXCAVATION R.L. 98.75

**IMPORTANT NOTE:**  
SITE CUTS ARE SUBJECT TO PERMIT APPROVAL & NOT TO BE USED BY ANY OTHER CONTRACTORS OTHER THAN METRICON HOMES P/L

**STORMWATER DESIGN AND PLACEMENT**  
AS PER ENGINEERS DESIGN.  
REFER INTRAX JOB NO:  
163032  
FOR FURTHER INFORMATION  
SOIL CLASS: M

<b>LEGEND:</b>	○ DOWN PIPE LOC.
EXCAVATION HATCH	● SEALED DOWN PIPE
BATTER HATCH	▽ METER BOX LOC.
ACCESS CUT HATCH	⊠ GAS METER (PROVIDE BOLLARDS IF REQUIRED)
BUILDING ENVELOPE HATCH	⊙ SEWER TIE
	○ TREES TO BE REMOVED
	— STORMWATER DRAIN
	— SEWER DRAIN

INTRAX SURVEY DATE: 10/11/23  
CONTOUR INTERVALS: 200 MM  
LEVELS TO: ARBITRARY DATUM

**SITE PLAN**

**metricon**

501 Blackburn Road, Mount Waverley Vic 3149  
P.O. Box 857, Mount Waverley Vic 3149  
Telephone 03 9915 5555 Fax 03 9222 5144

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**OWNER:**  
MS. M BALDOCK  
LOT. CA 28 SEC B, NO 25 BUCHANANS ROAD  
HILLSIDE

JOB: 746285	DRAWN: PDR
DATE: 18/12/23	CHECKED: SC
SCALE: 1:2500	SHEET: 1A OF 9
VIC ROADS: 84 AT	Printed 17/06/2024

**LPG NOTE:**  
RUN ALL GAS PIPES TO TERMINATION POINT ON EXTERNAL WALL OF RESIDENCE FOR CONNECTION TO LPG SUPPLY BY CUSTOMER. SITE MANAGER TO CONFIRM WITH CUSTOMER THE LOCATION OF LPG BOTTLES PRIOR TO COMMENCEMENT OF WORKS

**GENERATOR**  
IF POWER IS NOT AVAILABLE ON SITE THE BUILD WILL COMMENCE WITH A GENERATOR AT THE CUSTOMERS EXPENSE OR THE CUSTOMER CAN PROVIDE A 9KVA GENERATOR TILL POWER IS CONNECTED.

**SEPTIC**  
SEPTIC TANK SYSTEM TO BE PROVIDED & INSTALLED BY OWNER IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.

**TEMPORARY WATER SUPPLY**  
THE OWNER IS TO SUPPLY AND MAINTAIN A MINIMUM OF 1000 LITRES OF DRINKABLE WATER WITH POWERED PRESSURE PUMP WHERE THE HOUSE SUPPLY WILL BE BY TANKS.

Printed 17/06/2024

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**CUT/ FILL AREAS:**  
NOTE: AREAS ARE TAKEN FROM THE CUT LINE TO THE OUTER EDGE OF THE CUT BATTER AND FILL APRON.  
CUT: 265 SQM  
FILL: 230 SQM

**GARDEN AND SITING REQUIREMENTS**  
>650M2 - 35% OF THE ALLOTMENT  
214138 M2 > 75075 M2 COMPLIES

**TOWN PLANNING**  
TOWN PLANNING APPROVAL REQUIRED

CONSTRUCTION DRAWINGS ...19-Mar-24

The Owner acknowledges that these are the final plans as varied, and supersede any prior plans signed. No further variations permitted

Signed.....  
Date.....

**CUSTOMER SUPPLIED TANKS**  
WHERE THE CUSTOMER SUPPLIES WATER TANK(S) METRICON TAKE NO RESPONSIBILITY AND RECOMMEND THE TANK INLET IS 300MM LOWER THAN THE FASCIA HEIGHT

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**BUSHFIRE PROTECTION (BAL12.5):**  
PROPOSED DWELLING TO BE CONSTRUCTED IN ACCORDANCE WITH BUSHFIRE REQUIREMENTS (BAL 12.5) A.S.3959  
PROVISION OF ANTI PONDING DEVICE/BOARD AS PER NCC 2022 PART 3.5.2.5 WHERE APPLICABLE

**SLAB STEP DOWNS:**  
THE FOLLOWING STEP DOWNS ARE TAKEN FROM F.F.L. OF HOUSE SLAB:-  
GARAGE: 135MM  
PORTICO: 135MM

**GENERAL NOTE:**  
COMPLIANCE WITH NCC 2022  
COMPLIANCE WITH NCC 2022 CLAUSE 10.8.1  
COMPLIANCE WITH NCC 2022 CLAUSE 10.8.2  
COMPLIANCE WITH NCC 2022 CLAUSE 13.4.4

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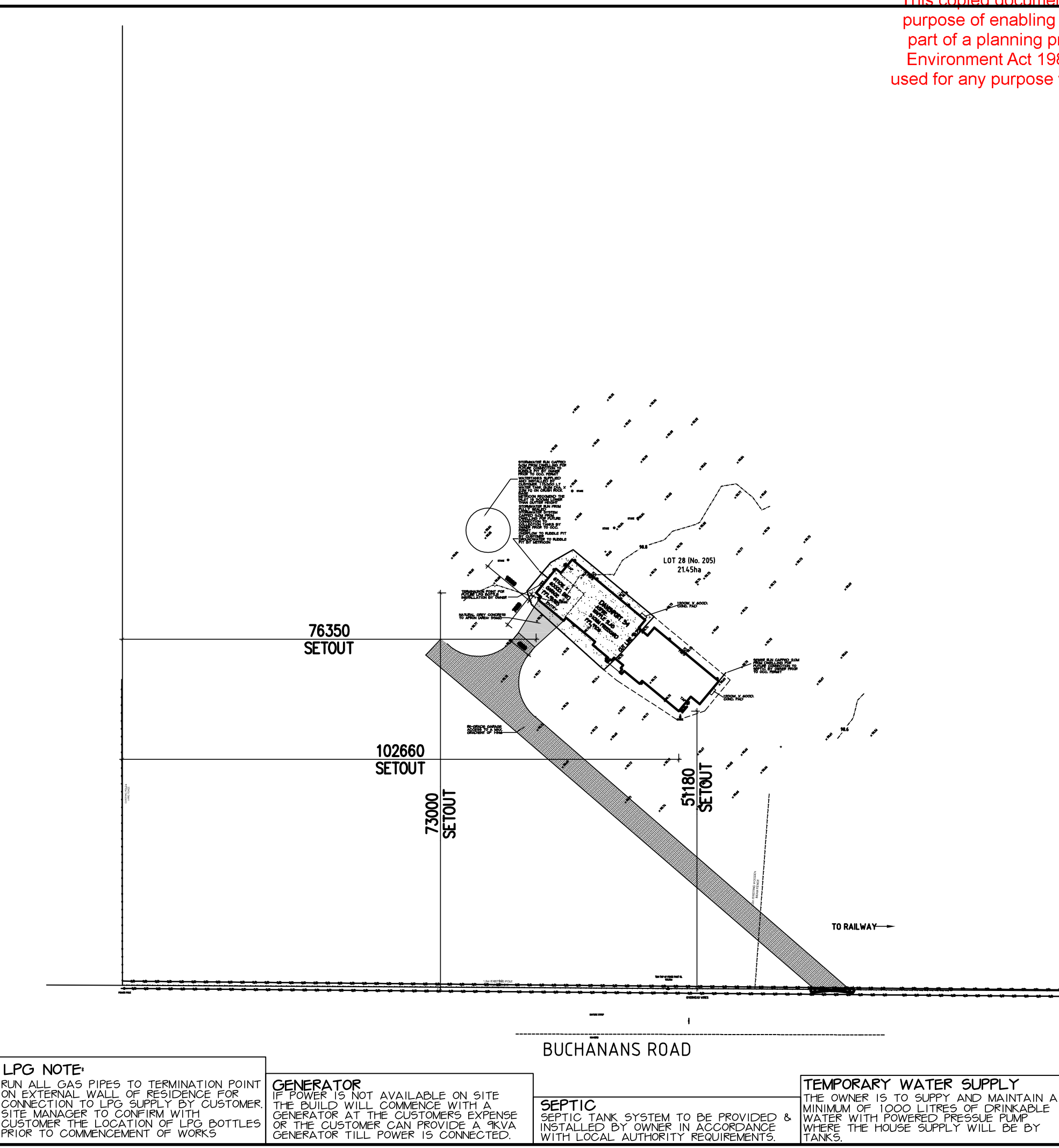
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<p>INTRAX SURVEY DATE: 10/11/23 CONTOUR INTERVALS: 200 MM LEVELS TO: ARBITRARY DATUM</p>									
<p><b>SITE PLAN</b></p> <h1 style="margin: 0;">metricon</h1> <p style="font-size: small;">501 Blackburn Road, Mount Waverley Vic 3149 P.O. Box 857, Mount Waverley Vic 3149 Telephone 03 9915 5555 Fax 03 9222 5144</p> <p>© COPYRIGHT 2003 REPRODUCTION FORBIDDEN</p>									
<p><b>OWNER:</b> MS. M BALDOCK LOT. CA 28 SEC B, NO 25 BUCHANANS ROAD HILLSIDE</p>									
<p><b>JOB:</b> 746285 <b>DATE:</b> 18/12/23 <b>SCALE:</b> 1:750 <b>VIC ROADS:</b> 84 AT</p>	<p><b>DRAWN:</b> PDR <b>CHECKED:</b> SC <b>SHEET:</b> 1B OF 9 <b>DATE:</b> 18/12/23</p>								

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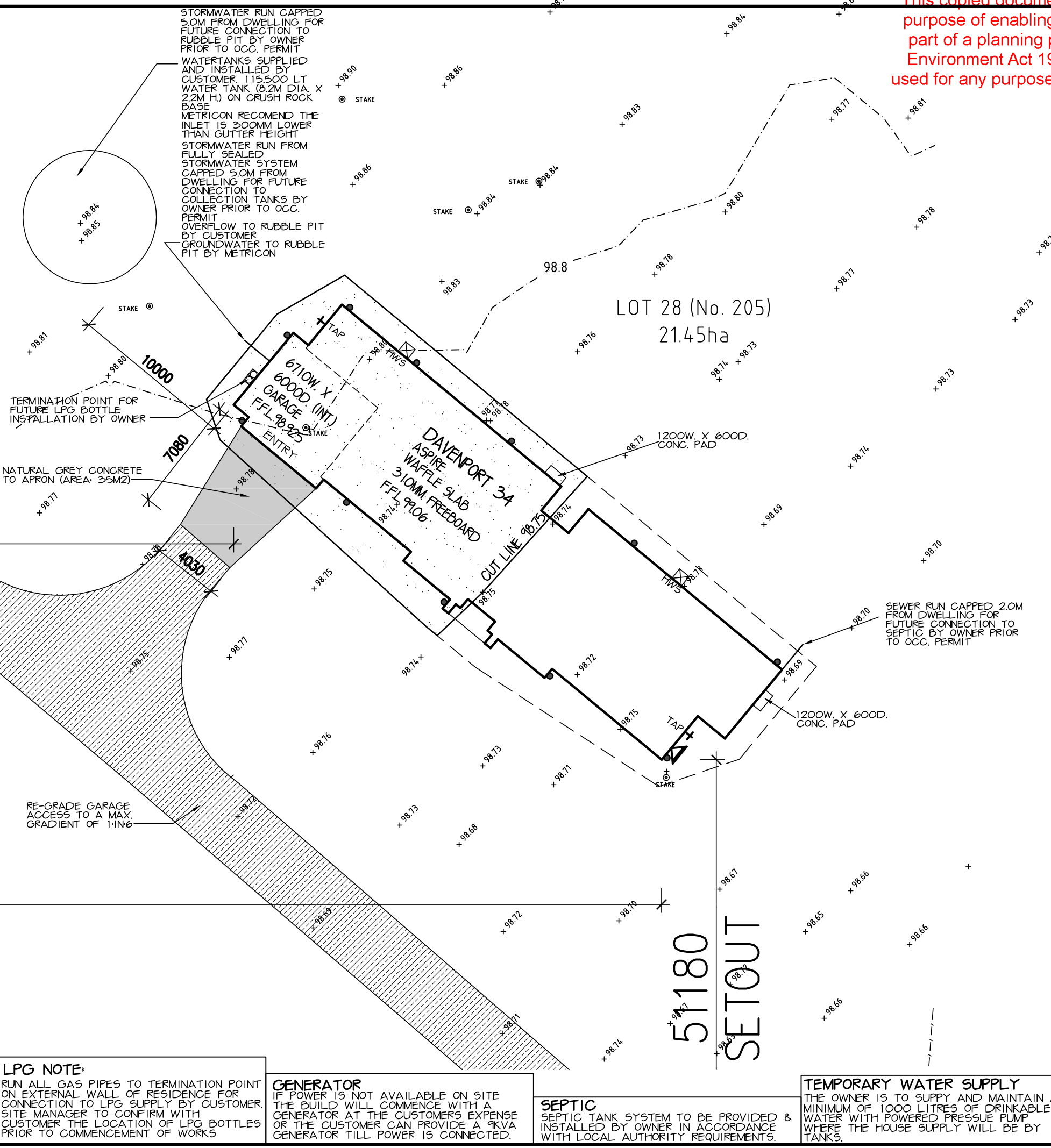
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REFER INTRAX JOB NO:  
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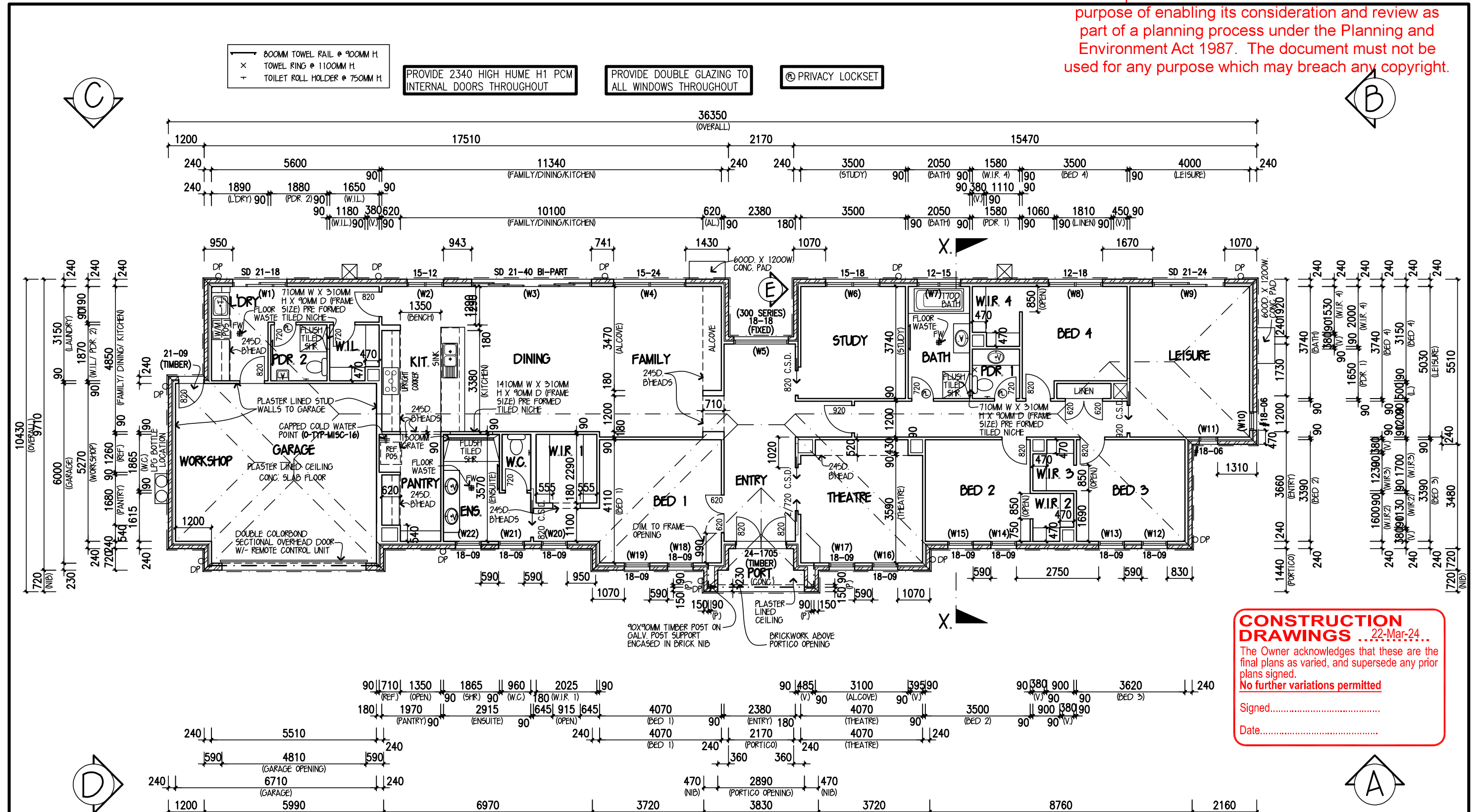
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501 Blackburn Road, Mount Waverley Vic 3149  
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**OWNER:**  
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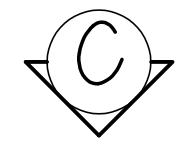
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<b>SCALE:</b> 1:250	<b>SHEET:</b> 1C OF 9
<b>VIC ROADS:</b> 84 AT	<b>PRINTED:</b> 17/06/2024



FLOOR PLAN 1:125

**CONSTRUCTION DRAWINGS ...22-Mar-24...**  
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 Signed.....  
 Date.....

<p><b>NOTES:</b>                  * WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. FLOOR PLAN DIMENSIONS ARE TO FRAME SIZE ONLY.                  * WINDOW SIZES SHOWN ARE SUPPLIERS FRAME SIZES.                  * ALL GLAZING TO COMPLY WITH A.S. 1288-2021 GLASS IN BUILDINGS, A.S. 2047-2014 WINDOWS IN BUILDINGS &amp; A.S. 4055-2021 FOR WINDLOADING.                  * ALL INWARD SWING HINGED WATER CLOSET DOORS TO BE REMOVABLE IN ACCORDANCE WITH NCC 2022 H4D5 HOUSING PROVISIONS 10.4.2                  * PROVIDE CAVITY FLASHING &amp; WEEPHOLES AS PER NCC 2022 H1D5 HOUSING PROVISIONS 5.7.5                  * PLIABLE BUILDING MEMBRANES TO COMPLY &amp; BE INSTALLED IN ACCORDANCE TO NCC 2022 H4D9 HOUSING PROVISIONS 10.8.1 &amp; AS 4200.1-2017 &amp; 4200.2-2017                  * ALL EXHAUST FANS TO COMPLY WITH NCC 2022 H4D9 HOUSING PROVISIONS 10.8.2</p>	<p><b>AREAS:</b></p> <table border="1"> <tr> <td>GRD FLR:</td> <td>279.18 SQM</td> <td>GARAGE:</td> <td>42.90 SQM</td> </tr> <tr> <td></td> <td></td> <td>PORTICO:</td> <td>4.32 SQM</td> </tr> <tr> <td>SUBTOTAL:</td> <td>279.18 SQM</td> <td>TOTAL:</td> <td>326.40 SQM</td> </tr> <tr> <td></td> <td>30.05 SQM</td> <td></td> <td>35.13 SQM</td> </tr> </table>	GRD FLR:	279.18 SQM	GARAGE:	42.90 SQM			PORTICO:	4.32 SQM	SUBTOTAL:	279.18 SQM	TOTAL:	326.40 SQM		30.05 SQM		35.13 SQM	<p>DESIGN: <b>DAVENPORT 34</b>                  FACADE: <b>ASPIRE</b> CEILING: <b>25. L</b>                  GARAGE: <b>DOUBLE</b> LOCATION: <b>H</b></p> <p><b>FLOOR PLAN</b>  <b>VF5DAV34APRS1</b></p> <p>METRICON HOMES OWNS COPYRIGHT IN THIS DRAWING. UNAUTHORISED USE, REPRODUCTION OR ADAPTION IS FORBIDDEN AND WILL BE PROSECUTED.</p>	<p><b>FREEDOM</b>   <b>m</b> metricon</p> <p>BY METRICON</p> <p>501 Blackburn Rd. Mount Waverley VIC 3149, P.O. Box 857, Mount Waverley VIC 3149                  Tel: 03 9915 5555 Fax: 03 9222 5144                  Building Practitioner Reg. No. CDB-U52967 A.C.N. 005108752                  © COPYRIGHT 2009 REPRODUCTION FORBIDDEN                  Unauthorised use, reproduction or adaptation is forbidden and will be prosecuted.</p>	<p>OWNER: <b>MS M. BALDOCK</b>                  LOT CA 28 SEC B. NO 25 BUCHANANS ROAD  <b>HILLSIDE</b></p> <p>JOB NO: <b>746285</b> DATE: <b>01/12/2023</b>                  F.C.DATE: MST VER: <b>P 20/03/2015</b>                  PERMIT No:                  DRAWN: <b>K T 4</b> CHKED: <b>J B</b> SHEET: <b>2 of 9</b></p>
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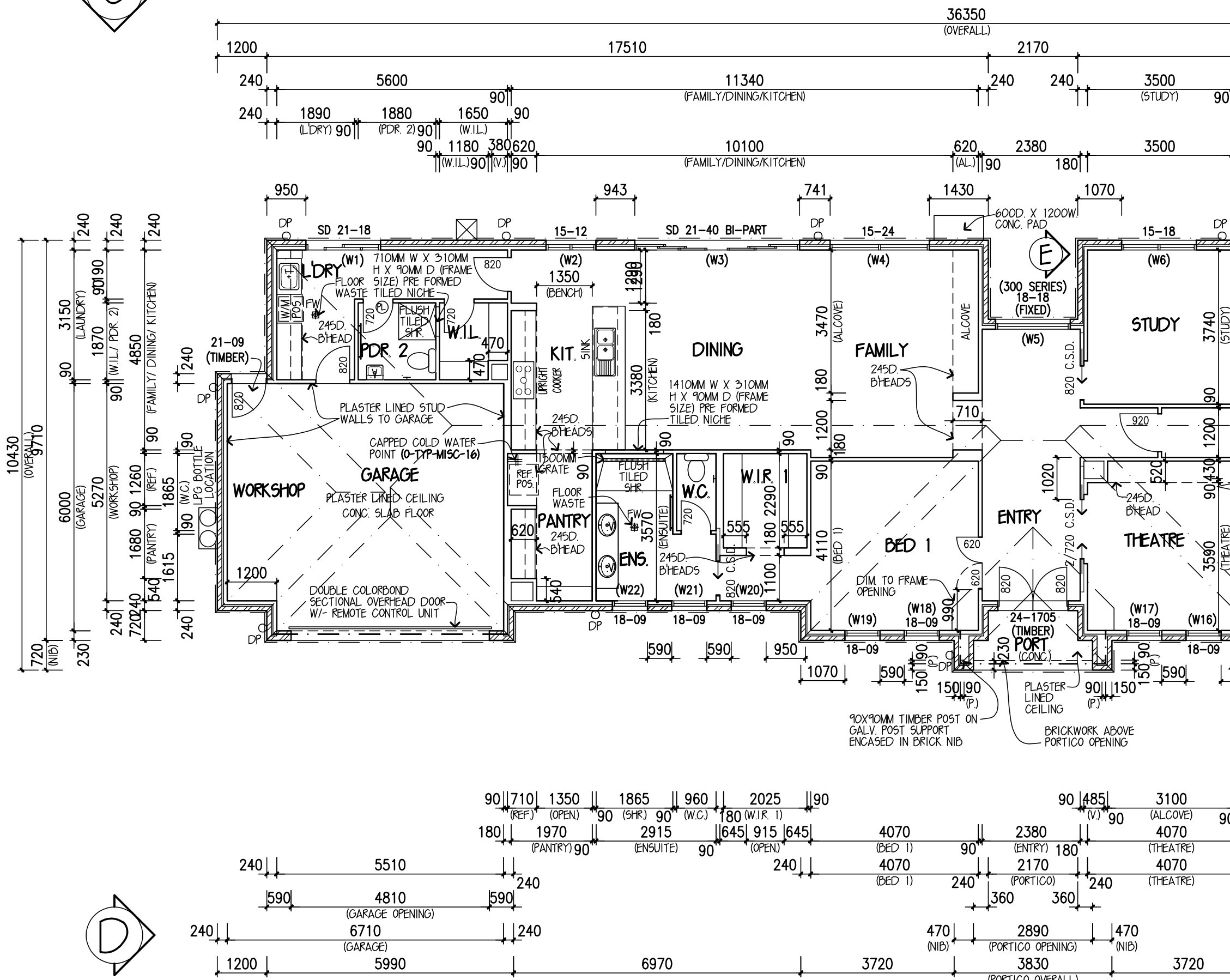


- 800MM TOWEL RAIL @ 900MM H
- × TOWEL RING @ 1100MM H
- ⊕ TOILET ROLL HOLDER @ 750MM H

PROVIDE 2340 HIGH HUME H1 PCM INTERNAL DOORS THROUGHOUT

PROVIDE DOUBLE GLAZING TO ALL WINDOWS THROUGHOUT

© PRIVACY NOTICE



- NOTES:**
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  - \* PLIABLE BUILDING MEMBRANES TO COMPLY & BE INSTALLED IN ACCORDANCE TO NCC 2022 H4D9 HOUSING PROVISIONS 10.8.1 & AS 4200.1-2017 & 4200.2-2017
  - \* ALL EXHAUST FANS TO COMPLY WITH NCC 2022 H4D9 HOUSING PROVISIONS 10.8.2

- FRAMING NOTES:**
- \* CENTRE ALL WINDOWS & DOORS INTERNALLY TO ROOM (UNLESS OTHERWISE NOTED)
  - \* PROVIDE 2NO. 90X45 JAMB STUDS TO ALL INTERNAL DOOR OPENINGS AND ALL SLIDING ROBE DOOR OPENINGS AS PER DETAIL S-TYP-DOOR-01
  - \* ENSURE RETURN AIR GRILLE & VOID IS CLEAR OF TRUSS &/OR FRAMING CONSTRUCTION.

- LEGEND:**
- ▬ LOAD BEARING WALL
  - ▬ WALL UNDER STAIR TO BE BUILT AFTER STAIR
  - ▬ 70MM STUD WALL
  - ▬ 12MM PLY BOARD FIXED TO STUD W/PLASTER OVER
  - # INCREASE WIND RATING AS PER AS2047 TO NOMINATED GLAZING PANELS

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 Date.....

DESIGN: **DAVENPORT 34**  
 FACADE: **ASPIRE** CEILING: **25, L**  
 GARAGE: **DOUBLE** LOCATION: **H**  
**FLOOR PLAN**  
**VF5DAV34APRS1**

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BY METRICON  
 501 Blackburn Rd. Mount Waverley VIC 3149,  
 P.O. Box 857, Mount Waverley VIC 3149  
 Tel: 03 9915 5555 Fax: 03 9222 5144  
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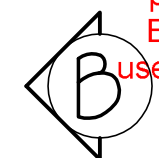
OWNER: **MS M. BALDOCK**  
**LOT CA 28 SEC B. NO 25 BUCHANANS ROAD**  
**HILLSIDE**

JOB NO: **746285** DATE: **01/12/2023**  
 F.C.DATE: MST VER: **P 20/03/2015**  
 PERMIT No:  
 DRAWN: **K T 4** CHKD: **J B 1** SHEET: **24** of **9**

FLOOR PLAN 1:100

PROVIDE DOUBLE GLAZING TO ALL WINDOWS THROUGHOUT

PRIVACY LOCKSET



NOTES:

- \* WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. FLOOR PLAN DIMENSIONS ARE TO FRAME SIZE UNLESS NOTED OTHERWISE.
- \* WINDOW SIZES SHOWN ARE SUPPLIERS FRAME SIZES.
- \* ALL GLAZING TO COMPLY WITH AS/NZS 1288:2006 CLASS IN BUILDINGS, AS 2047-2014 WINDOWS IN BUILDINGS & AS 4200.1 & AS 4200.2 FOR WINDOWING.
- \* GARAGE ROOF TO BE TIED DOWN MIN. 1200 INTO BRICKWORK WITH HOOP IRON STRAPS.
- \* ALL WATER CLOSET DOORS TO BE REMOVABLE IN ACCORDANCE WITH NCC 3.8.3
- \* EXTERNAL PLIABLE MEMBRANES TO COMPLY WITH & BE INSTALLED IN ACCORDANCE WITH NCC 3.8.7.2 & AS/NZS 4200.1 & AS 4200.2
- \* ALL EXHAUST FANS TO COMPLY W/-NCC 3.8.7.3

FRAMING NOTES:

- \* CENTRE ALL WINDOWS & DOORS INTERNALLY TO ROOM (UNLESS OTHERWISE NOTED)
- \* PROVIDE 2NO. 90X45 JAMB STUDS TO ALL INTERNAL DOOR OPENINGS AND ALL SLIDING ROBE DOOR OPENINGS AS PER DETAIL S-TYP-DOOR-01
- \* ENSURE RETURN AIR GRILLE & VOID IS CLEAR OF TRUSS &/OR FRAMING CONSTRUCTION.

LEGEND:

- LOAD BEARING WALL
- WALL UNDER STAIR TO BE BUILT AFTER STAIR
- 70MM STUD WALL
- 12MM PLY BOARD FIXED TO STUD W/PLASTER OVER
- # INCREASE WIND RATING AS PER AS2047 TO NOMINATED GLAZING PANELS

**CONSTRUCTION DRAWINGS** ...15-Mar-24...

The Owner acknowledges that these are the final plans as varied, and supersede any prior plans signed.

No further variations permitted

Signed.....

Date.....

DESIGN: DAVENPORT 34

FACADE: ASPIRE CEILING: 25, L

GARAGE: DOUBLE LOCATION: H

FLOOR PLAN  
VF5DAV34APRS1

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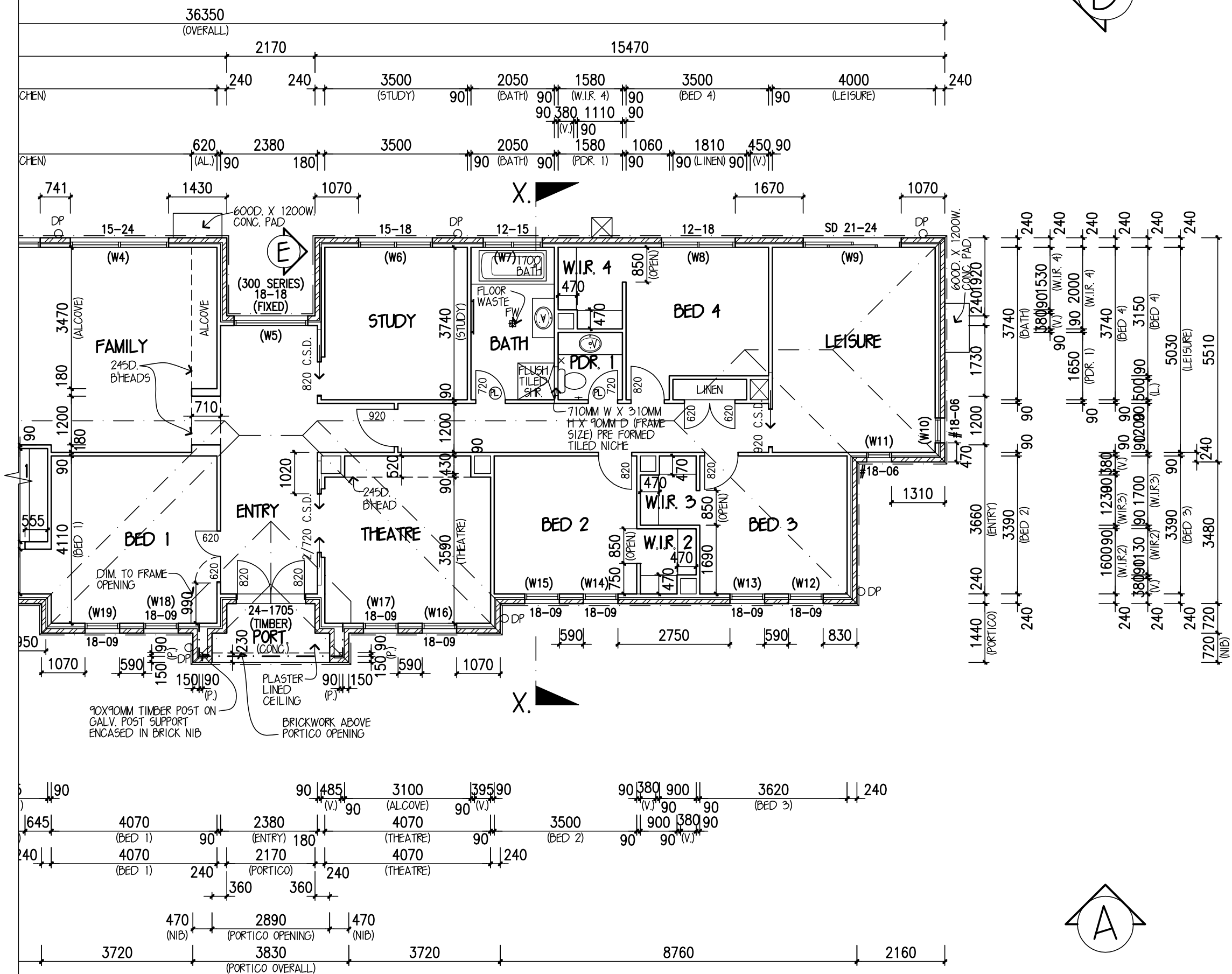
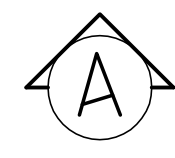
OWNER: MS M. BALDOCK  
 LOT CA 28 SEC B. NO 25 BUCHANANS ROAD  
**HILLSIDE**

JOB NO: 746285 DATE: 01/12/2023

F.C.DATE: MST VER: P 20/03/2015

PERMIT No:

DRAWN: K T 4 CHKED: J B 1 SHEET: 28 of 9



FLOOR PLAN 1:100

**IMPORTANT NOTE:**  
REFER TO FACADE DETAIL REF. NO. **S-TYP-ASPI-04**

**IMPORTANT NOTE:**  
REFER TO COLOUR SCHEDULE DOCUMENT FOR ALL MANUFACTURER DETAILS AND COLOUR FINISHES.

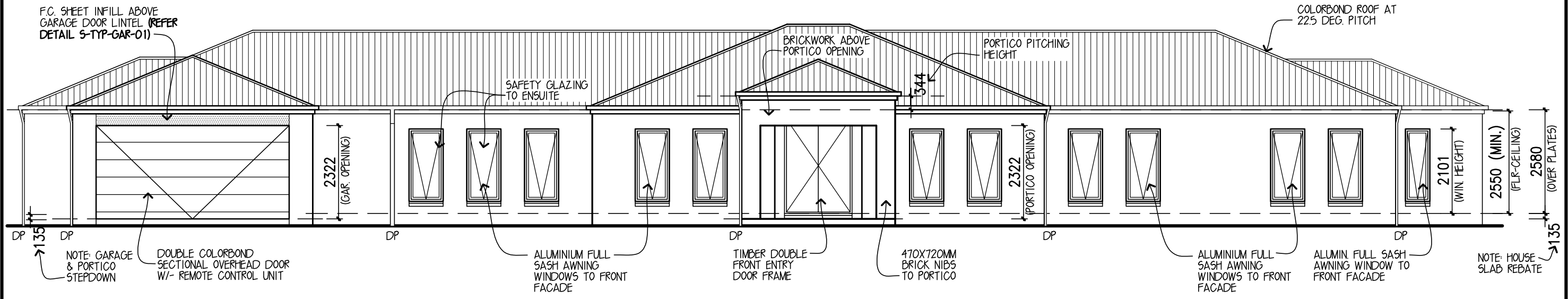
**IMPORTANT NOTE:**  
PROVIDE ALUM. MESH INSECT SCREENS TO ALL STANDARD OPENABLE WINDOWS & SLIDING DOORS

PROVIDE BRICKWORK ABOVE FRONT ELEVATION WINDOWS AND ABOVE FRONT ENTRY DOOR FRAME  
PROVIDE F.C. INFILL ABOVE GARAGE OPENING UNLESS NOTED OTHERWISE.

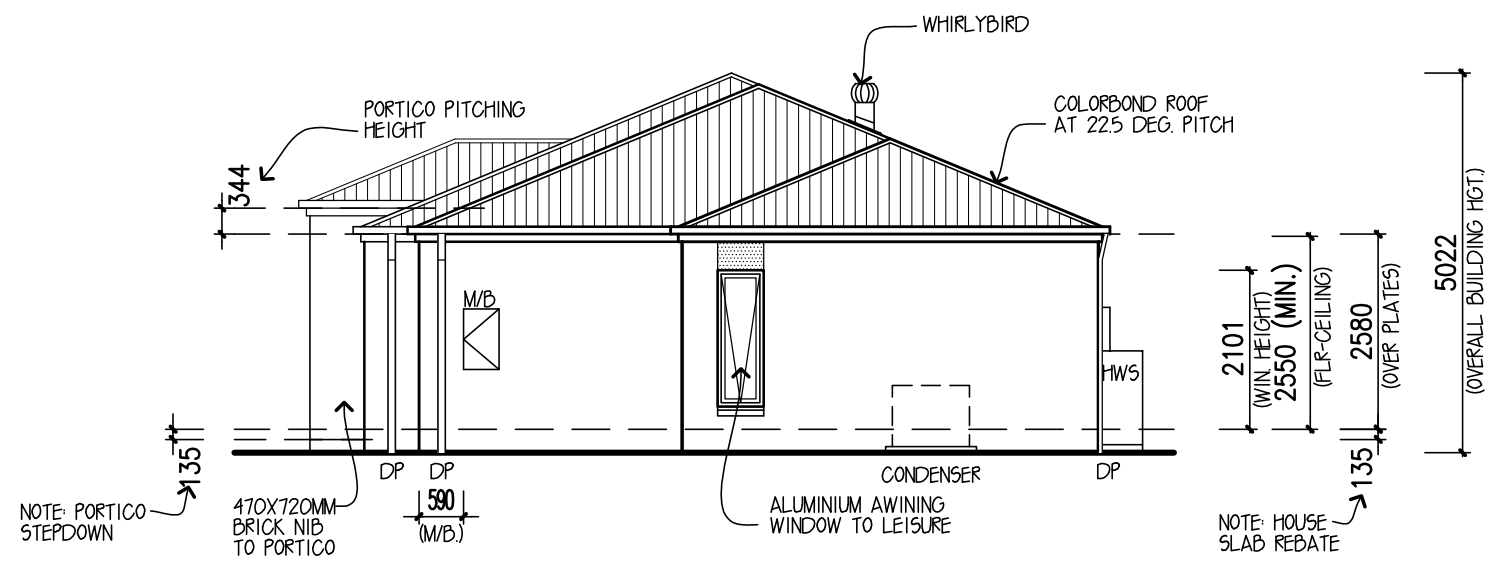
**IMPORTANT NOTE:**  
REFER TO SOIL ENGINEERS PLANS FOR ARTICULATION JOINT LOCATIONS

PROVIDE DOUBLE GLAZING TO ALL WINDOWS THROUGHOUT

PROVIDE F.C INFILL ABOVE ALL SIDE AND REAR ELEVATION WINDOWS & DOORS UNLESS NOTED OTHERWISE.



ELEVATION A.



ELEVATION B.

ELEVATIONS 1:100

**NOTES:**  
\*WINDOW SUPPLIER TO SUPPLY COVER BOARDS TO ALL CORNER WINDOWS U.N.O.  
\*WINDOWS TO COMPLY WITH NCC 2022 H5D3 HOUSING PROVISIONS 11.3.7 & NCC 2022 H1D8 HOUSING PROVISIONS 8.4.6.  
\*ALL GLAZING TO COMPLY WITH A.S. 1288-2021 & A.S. 2047-2014 & WITH A.S. 4055-2021 FOR WINDLOADING. U.N.O.  
\*WINDOWS SHALL BE PROTECTED IN ACCORDANCE WITH NCC 2022 H5D3 HOUSING PROVISIONS 11.3.7 & 11.3.8  
\*WINDOW HEAD HEIGHT DIMENSIONS TO BE TAKEN TO THE NEAREST CORRESPONDING BRICK COURSE.  
\*GUTTER AND DRAINAGE SYSTEM TO COMPLY WITH A.S. 3500  
\*IF EXTERNAL RENDER IS SUPPLIED BY METRICON, THE RENDER PROCESS IS TO BE APPLIED OVER THE CAULKED ARTICULATION JOINTS AS PER METRICON STANDARD PRACTICES

**CONSTRUCTION DRAWINGS ..22-Mar-24..**  
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Signed.....  
Date.....

VARIATIONS(V), RE-PREPS(R), AMENDMENTS(A):					
No:	Date:	Drawn:	Chkd:	No:	Date:
VO1	01/12/23	KT4	--	-	
COL	21/12/23	M9G	--	-	
FC	24/01/24	KT4		-	
FC	15/03/24	KT4		-	

DESIGN: **DAVENPORT 34**  
FACADE: **ASPIRE** CEILING: **25. L**  
GARAGE: **DOUBLE** LOCATION: **H**  
**ELEVATIONS**  
**VF5DAV34APRS1**  
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OWNER: **MS M. BALDOCK**  
**LOT CA 28 SEC B. NO 25 BUCHANANS ROAD HILLSIDE**  
JOB NO: **746285** DATE: **01/12/2023**  
F.C. DATE: MST VER: **P 20/03/2015**  
PERMIT No:  
DRAWN: **KT4** CHKD: **JR1** SHEET: **3 of 9**

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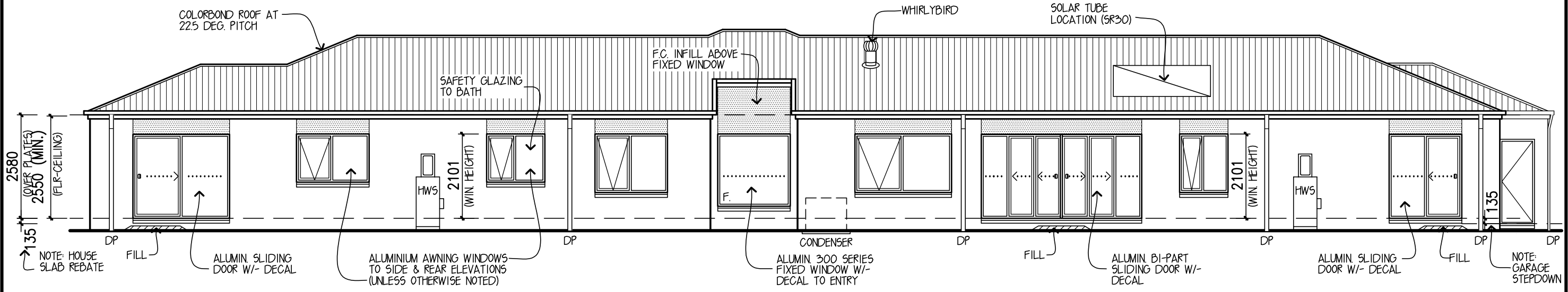
IMPORTANT NOTE:  
REFER TO COLOUR SCHEDULE DOCUMENT FOR ALL MANUFACTURER DETAILS AND COLOUR FINISHES.

IMPORTANT NOTE:  
PROVIDE ALUM. MESH INSECT SCREENS TO ALL STANDARD OPENABLE WINDOWS & SLIDING DOORS

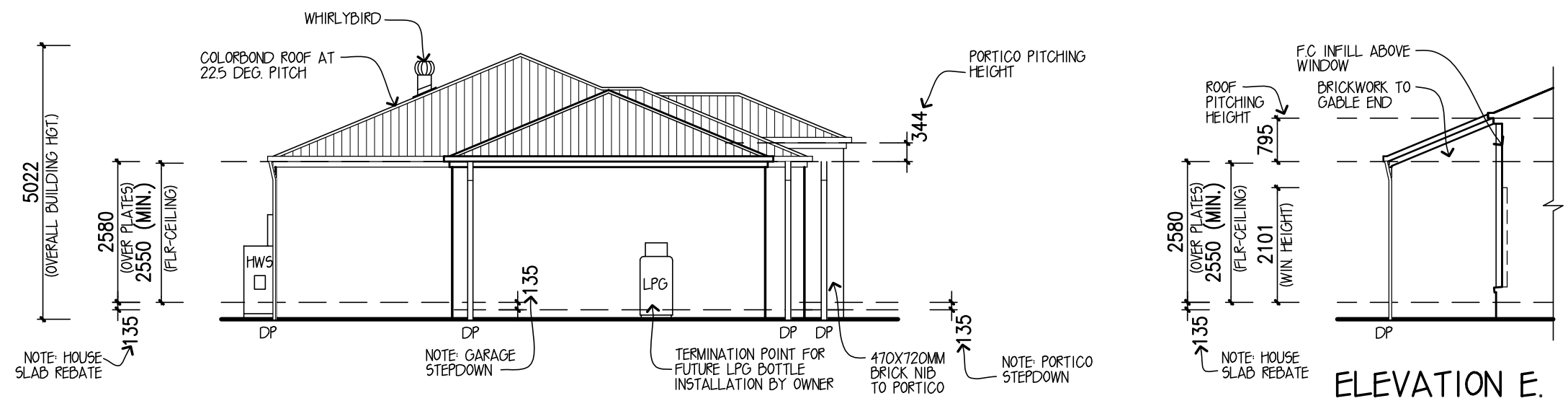
IMPORTANT NOTE:  
REFER TO SOIL ENGINEERS PLANS FOR ARTICULATION JOINT LOCATIONS

PROVIDE DOUBLE GLAZING TO ALL WINDOWS THROUGHOUT

PROVIDE F.C INFILL ABOVE ALL SIDE AND REAR ELEVATION WINDOWS & DOORS UNLESS NOTED OTHERWISE.



ELEVATION C.



ELEVATION D.

ELEVATION E.

ELEVATIONS 1:100

- NOTES:
- \*WINDOW SUPPLIER TO SUPPLY COVER BOARDS TO ALL CORNER WINDOWS U.N.O.
  - \*WINDOWS TO COMPLY WITH NCC 2022 H5D3 HOUSING PROVISIONS 11.3.7 & NCC 2022 H1D8 HOUSING PROVISIONS 8.4.6.
  - \*ALL GLAZING TO COMPLY WITH A.S. 1288-2021 & A.S. 2047-2014 & WITH A.S. 4055-2021 FOR WINDLOADING. U.N.O.
  - \*WINDOWS SHALL BE PROTECTED IN ACCORDANCE WITH NCC 2022 H5D3 HOUSING PROVISIONS 11.3.7 & 11.3.8
  - \*WINDOW HEAD HEIGHT DIMENSIONS TO BE TAKEN TO THE NEAREST CORRESPONDING BRICK COURSE.
  - \*GUTTER AND DRAINAGE SYSTEM TO COMPLY WITH A.S. 3500
  - \*IF EXTERNAL RENDER IS SUPPLIED BY METRICON, THE RENDER PROCESS IS TO BE APPLIED OVER THE CAULKED ARTICULATION JOINTS AS PER METRICON STANDARD PRACTICES

**CONSTRUCTION DRAWINGS ..22-Mar-24..**

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**No further variations permitted**

Signed.....

Date.....

DESIGN: <b>DAVENPORT 34</b>		OWNER: <b>MS M. BALDOCK</b>
FACADE: <b>ASPIRE</b> CEILING: <b>25. L</b>		LOT <b>CA 28 SEC B. NO 25 BUCHANANS ROAD HILLSIDE</b>
GARAGE: <b>DOUBLE</b> LOCATION: <b>H</b>	BY METRICON	JOB NO: <b>746285</b> DATE: <b>01/12/2023</b>
<b>ELEVATIONS</b> <b>VF5DAV34APRS1</b>	501 Blackburn Rd. Mount Waverley VIC 3149, P.O. Box 857, Mount Waverley VIC 3149 Tel: 03 9915 5555 Fax: 03 9222 5144 Building Practitioner Reg. No. CDB-U52967 A.C.N. 005108752 © COPYRIGHT 2009 REPRODUCTION FORBIDDEN Unauthorised use, reproduction or adaptation is forbidden and will be prosecuted.	F.C.DATE:    MST VER: <b>P 20/03/2015</b>
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**BUSHFIRE REQUIREMENTS  
BAL-125**

**WALLS**

- 4.5MM THICK (NOM) FIBRE CEMENT SHEET INFILLS ABOVE SIDE AND REAR ELEVATION WINDOWS AND DOORS.
- ALL LIGHTWEIGHT CLAD AREAS (WHERE INCLUDED) TO BE MINIMUM 4.5MM THICK FIBRE CEMENT BASED PRODUCT.
- STANDARD WEATHERWRAP TO WALLS TO REMAIN.

**VENTS & WEEPHOLES**

- PROVIDE WEEPA HIGH PERFORMANCE BUSHFIRE WEEPHOLE WITH STAINLESS STEEL GUARDS.
- ALL JOINTS IN THE EXTERNAL SURFACE MATERIAL OF WALLS SHALL BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTT-JOINTED TO PREVENT GAPS GREATER THAN 2MM.

**WINDOWS**

- PROVIDE A MINIMUM OF 4MM TOUGHENED GLASS TO WINDOWS AND SIDELIGHTS WITHIN 400MM OF A HORIZONTAL SURFACE. NOTE: EXTERNAL PANE OF DOUBLE GLAZED WINDOWS TO BE A MINIMUM OF 4MM TOUGHENED.
- PROVIDE ALUMINIUM FRAMED SCREENS WITH ALUMINIUM MESH TO ALL OPENABLE WINDOWS (OPENABLE SECTION ONLY). NOTE: THIS ITEM INCLUDES ALUMINIUM FRAMED SCREENS TO OPENABLE TIMBER WINDOWS (WHERE APPLICABLE).
- ALL STANDARD WINDOW AND DOOR HARDWARE COMPLIES
- STANDARD MERANTI TIMBER FRAMED WINDOWS COMPLY

**EXTERNAL DOORS**

- PROVIDE A MINIMUM OF 4MM TOUGHENED GLASS TO GLAZED BI-FOLD DOORS AND SLIDING DOORS. NOTE: LAMINATED GLASS DOES NOT COMPLY.
- WEATHERSTRIPS TO THE BOTTOM OF EXTERNAL HINGED DOORS (THIS ONLY APPLIES TO DOORS THAT DO NOT HAVE A FULLY SEALED FRAME).
- GARAGE DOORS
- PROVIDE EMBER SEALS TO COLORBOND SECTIONAL DOORS AND ROLLER DOORS (WHERE INCLUDED). NOTE: TIMBER GARAGE DOORS AND/OR WINDOW PANELS DO NOT COMPLY.
- STANDARD GARAGE EXTERNAL HINGE DOOR TO BE UPGRADED.
- EXTERNAL DOORS 35MM SOLID TIMBER OR NON-COMBUSTIBLE KICK PLATE OUTSIDE TO 400MM ABOVE THRESHOLD.
- PROVIDE FLYSCREEN TO LAUNDRY TIMBER HINGE DOOR IF APPLICABLE
- STANDARD MERANTI TIMBER SLIDING & BI-FOLD DOORS COMPLY
- STANDARD MERANTI TIMBER FRAMED DOORS COMPLY

**WATER & GAS SUPPLY PIPES ABOVE GROUND**

- METAL DRAINAGE VENT PIPES WITH METAL MESH TO OPENINGS.

**MISCELLANEOUS**

- SPOTTED GUM PLINTHS TO POSTS WHERE APPLICABLE.
- EXTERNAL STAIRS AND DECKING TO BE BLACK BUTT TIMBER.
- 75MM BETWEEN F.F.L. AND BOTTOM OF TIMBER POSTS.

**ROOFING**

- PROVIDE ROOF SARKING TO ENTIRE ROOF AREA INCLUDING THE RIDGE AND EXTEND INTO GUTTERS AND VALLEYS.
- PROVIDE COLORBOND WHIRLY BIRD WITH EMBER GUARDS TO ROOF.
- PROVIDE ANTI-PONDING BOARDS TO PERIMETRE IF TILED ROOFS.
- PROVIDE STORM SEAL TO ROOF VALLEYS. NOTE: THIS ITEM APPLIES TO TILED ROOFS ONLY.
- VERANDAHs SEPARATED FROM THE MAIN ROOF SPACE (WHERE INCLUDED) BY AN EXTERNAL WALL MUST HAVE A METAL ROOF.
- THE ROOF/WALL JUNCTION SHALL BESEALED, TO PREVENT OPENINGS GREATER THAN 2MM.

**ROOF PENETRATIONS**

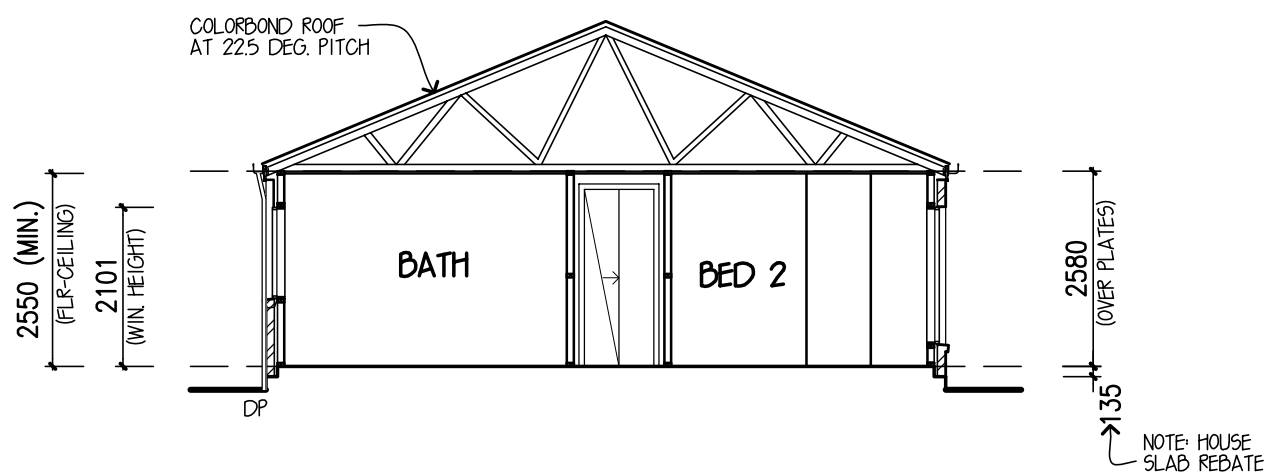
- ROOF PENETRATIONS, INCLUDING ROOF LIGHTS, ROOF VENTILATORS, ROOF MOUNTED EVAPORATIVE COOLING UNITS, AERIALS, VENT PIPES AND SUPPORTS FOR SOLAR COLLECTORS, SHALL BE ADEQUATELY SEALED AT THE ROOF TO PREVENT GAPS GREATER THAN 2MM. THE MATERIAL USED TO SEAL THE PENETRATION SHALL BE NON COMBUSTIBLE.
- OPENINGS IN VENTED ROOF LIGHTS, ROOF VENTILATORS OR VENT PIPES SHALL BE FITTED WITH EMBER GUARDS MADE FROM A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2MM, MADE FROM CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM.
- EVAPORATIVE COOLING UNITS SHALL BE FITTED WITH BUTTERFLY CLOSERS AT OR NEAR THE CEILING LEVEL OR THE UNIT SHALL BE FITTED WITH NON-COMBUSTIBLE COVERS WITH A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE SIZE OF 2MM MADE OF CORROSION RESISTANT METAL BRONZE OR ALUMINIUM.
- PROVIDE UPGRADE TO STANDARD CHROMAGEN SOLAR HOT WATER UNIT (GAS OR ELECTRICAL) TO COMPLY WITH BUSHFIRE REQUIREMENTS (BAL 12.5, BAL 19 AND BAL 29) INCLUDING:
  - UV AND TEMPERATURE RESISTANT SOLAR DEKTITE (SOLADEK) IN LIEU OF STANDARD DEKTITE.
  - SOLAR ARMAFLEX IN LIEU OF STANDARD ARMAFLEX.
  - IF A GAS BOOSTER HAS BEEN PROVIDED, REPLACE THE FLEXIBLE CONNECTOR BETWEEN THE TANK AND THE BOOSTER WITH HALF-INCH COPPER LINE.
  - PROTECTIVE HOUSING TO THE PUMP AND CONTROLLER.
  - SOLAR COLLECTORS TO BE SEALED AT THE ROOF TO PREVENT GAPS GREATER THAN 2MM.
  - ALL WATER AND GAS CONNECTIONS TO BE METAL.

**EAVES, LININGS, FACIAS & GABLES**

- EAVES, LININGS, FACIAS & GABLES TO HAVE A GAP NO GREATER THAN 2MM.
- STANDARD PVC STRIPS TO EAVES TO REMAIN (WHERE INCLUDED).
- GABLES TO BE LINED WITH A MINIMUM 4.5MM THICK (NOM) FIBRE CEMENT SHEET.

ENERGY EFFICIENCY
NOTE: DESIGN MODIFICATIONS MAY BE NECESSARY TO ACHIEVE REQUIRED ENERGY RATING, DEPENDING ON SITING.
PROVIDED IN THE PLANS: any purpose which may breach any copyright.
DOOR SEALS - Draft protection to sill & compressible strip to other edges to external hinged doors, incl. garage internal access door provided in accordance with NCC 3.12.3.3
WINDOWS - Shall be weather stripped
DRAFT EXCLUSION - Reflective isolation weather wrap with taped horizontal and vertical joints. Sealed gaps around windows and external doors to be installed in accordance with NCC 3.5.4.6 & AS/NZS 2904.
EXHAUST FANS - Draft prevention to exhaust fans, to relevant building codes.
CEILING INSULATION - R4.0 w/- R2.5 Batts to external perimeter excludes, Outdoor Room, Verandah, Portico and Garage.
WALL INSULATION - R2.0 Batts to all external walls incl. house/garage walls and house/roof space walls, No insulation to Garage walls.
FIRST FLOOR INSULATION - R4.0 Batts to floor area above Garage, Portico, Verandah and Outdoor room.
DOWNLIGHTS - All downlights to be sealed.

GENERAL NOTES:
*ALL STEPS & STAIRS TO HAVE A 240mm MIN. & 355mm MAX. TREAD WIDTH & 150mm MIN. & 190mm MAX. RISER HEIGHT & MUST COMPLY WITH N.C.C. 3.9.1.
*BALUSTRADE IN ACCORDANCE WITH N.C.C. 3.9.2. TO BE INSTALLED WHERE INTERNAL & EXTERNAL LANDINGS EXCEED 1000mm ABOVE FINISHED GROUND LEVEL.
*PROVIDE CAVITY FLASHING & WEEP HOLES ABOVE LOWER STOREY OPENINGS.
*WATERPROOFING OF WET AREAS TO COMPLY WITH A.S. 3740 &/OR N.C.C. 3.8.1.2
*SUB-FLOOR VENTILATION IN ACCORDANCE WITH N.C.C. 3.4.1. TO BE PROVIDED TO SUSPENDED TIMBER FLOOR.
*ALL GLAZING TO COMPLY WITH A.S. 1288-2006 GLASS IN BUILDINGS, & WITH A.S. 4055-2012 FOR WINDLOADING.
*FRAMING NOTES: TIMBER ROOF TRUSSES TO MANUFACTURERS COMPUTATIONS AND LAYOUTS.
*ALL STRUCTURAL TIMBER FRAMING SIZES TO BE IN ACCORDANCE WITH A.S. 1684.2-2010 NATIONAL TIMBER FRAMING CODE & OR ENGINEERS STRUCTURAL COMPUTATIONS.
*ALUMINIUM WINDOW AND DOOR FRAMES BY 'SOUTHERN STAR ALUMINIUM WINDOWS AND DOORS'. TIMBER WINDOWS AND DOOR FRAMES BY 'CANTERBURY TIMBER WINDOWS AND DOORS'.



NOTE: REFER ENGINEER'S FOOTING DESIGN.

**SECTION X-X**

SITE CLASSIFICATION M  
(REFER SOIL REPORT NO. 163032)

**SECTION 1:100**

**CONSTRUCTION DRAWINGS ...15-Mar-24..**  
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Signed.....  
Date.....

DESIGN: **DAVENPORT 34**  
FACADE: **ASPIRE** CEILING: **25, L**  
GARAGE: **DOUBLE** LOCATION: **M**

**SECTION**  
**VF5DAV34APRS1**

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**FREEDOM** | **m**  
metricon

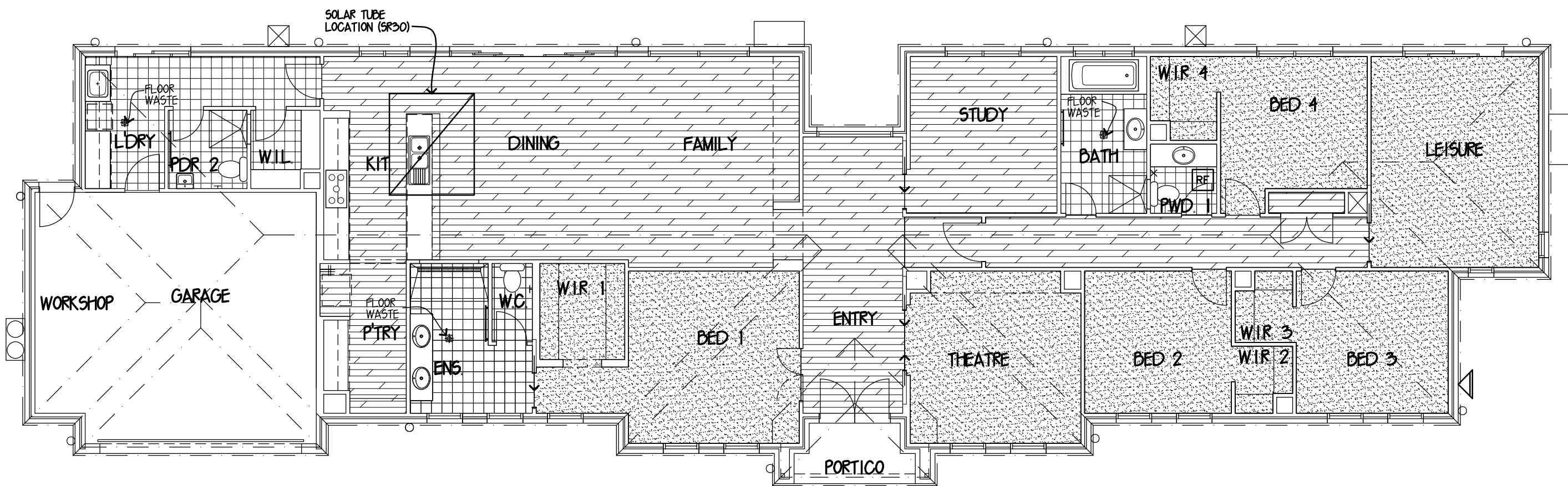
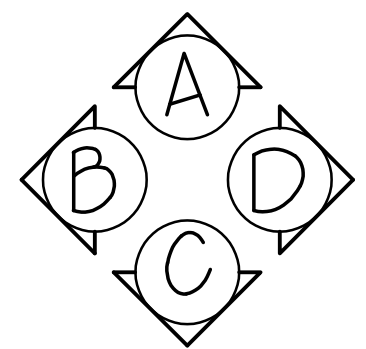
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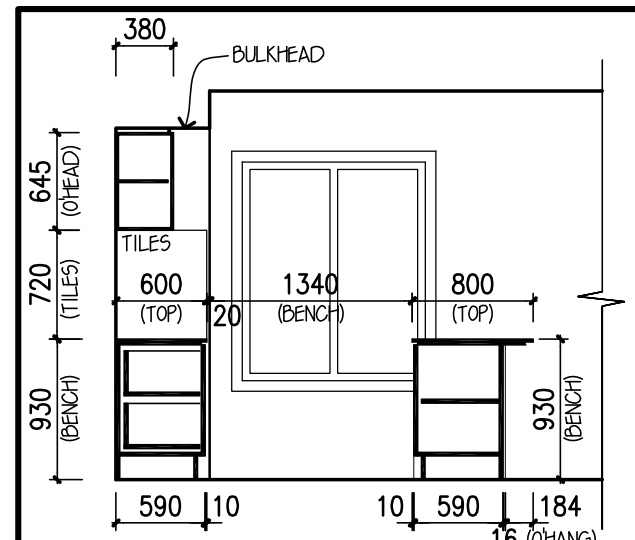
FLOOR COVERINGS PLAN 1:100

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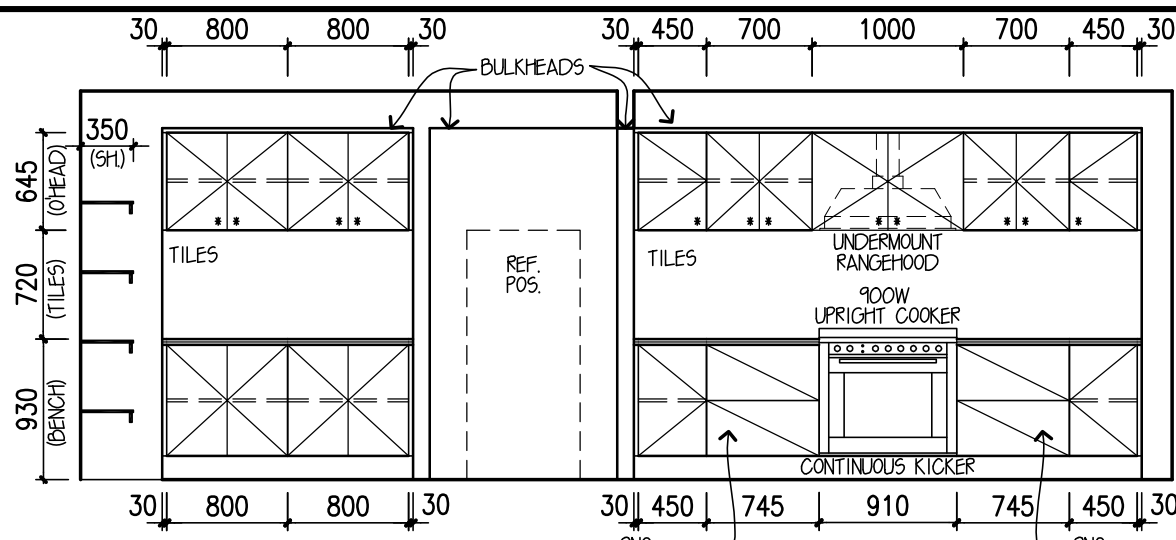
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FACADE: ASPIRE    CEILING: 25, R		LOT CA 28 SEC B. NO 25 BUCHANANS ROAD	
GARAGE: DOUBLE    LOCATION: H		HILLSIDE	
FLOOR COVERINGS PLAN	BY METRICON	JOB NO: 746285	DATE: 01/12/2023
VF5DAV34APRS1	501 Blackburn Rd. Mount Waverley VIC 3149. P.O. Box 857, Mount Waverley VIC 3149 Tel: 03 9915 5555 Fax: 03 9222 5144 Building Practitioner Reg. No. CDB-U52967 A.C.N. 005108752 © COPYRIGHT 2009 REPRODUCTION FORBIDDEN Unauthorised use, reproduction or adaptation is forbidden and will be prosecuted.	F.C.DATE:	MST VER: P 20/03/2015
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		DRAWN:K.T.4	CHKD: SHEET 17 OF 17



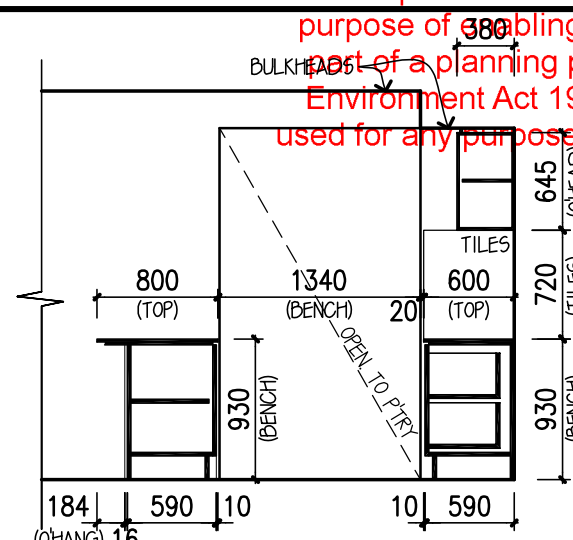
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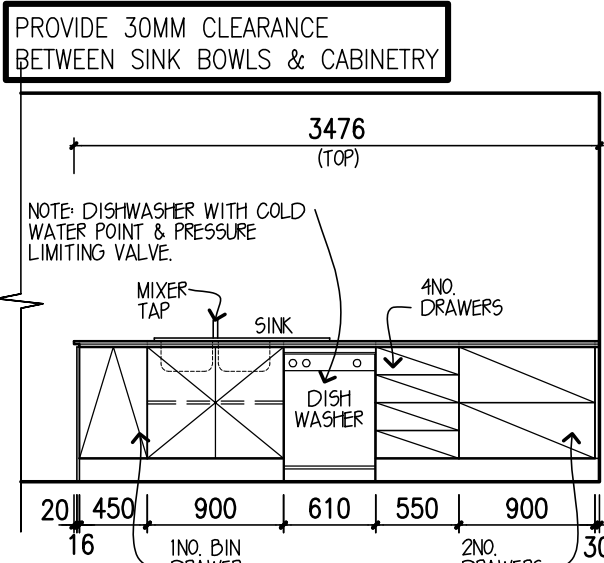
ELEVATION A KITCHEN



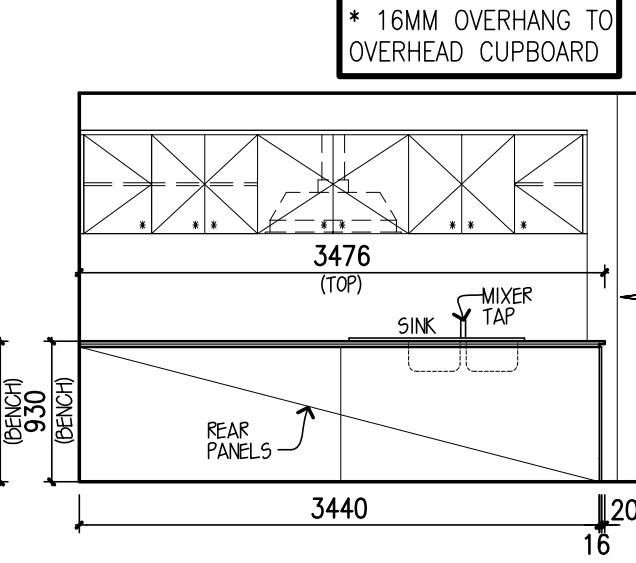
ELEVATION B KITCHEN/ PANTRY



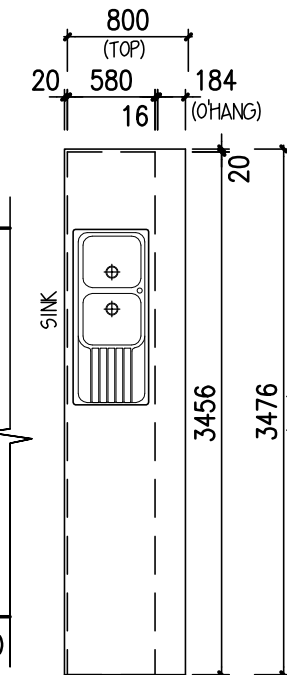
ELEVATION C



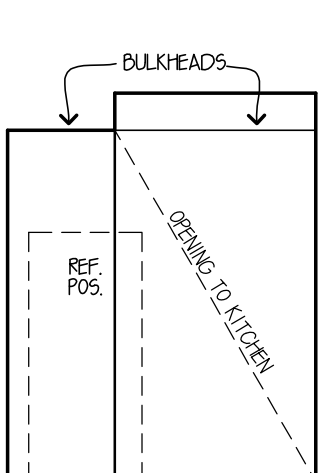
ELEVATION D KITCHEN



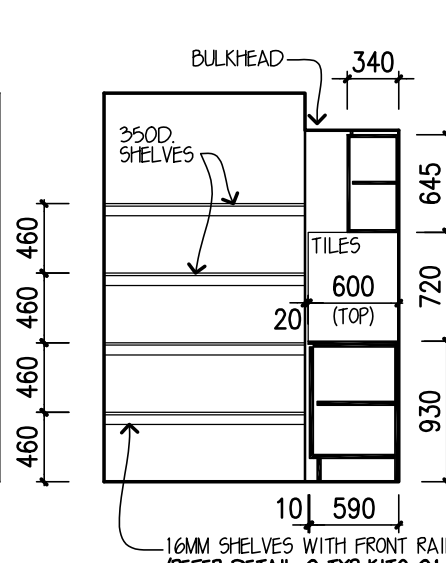
ELEVATION B (REAR OF ISLAND BENCH)



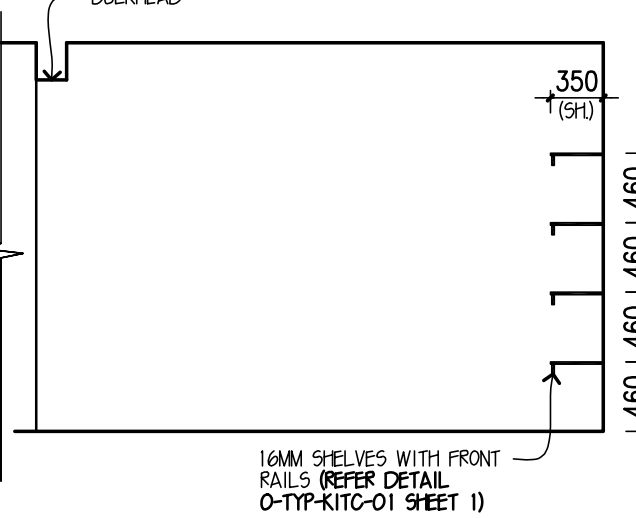
KITCHEN ISLAND BENCH TOP DETAIL



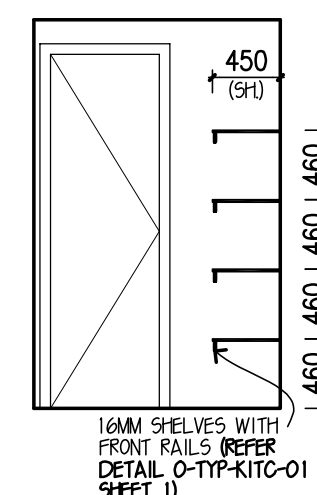
ELEVATION A PANTRY



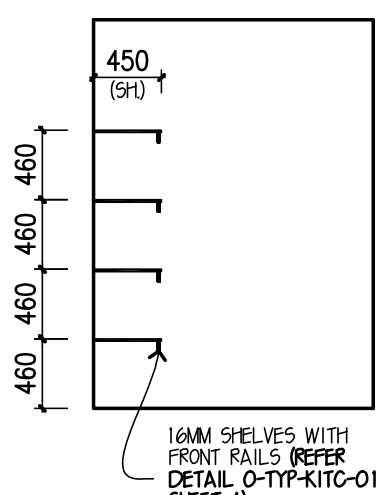
ELEVATION C



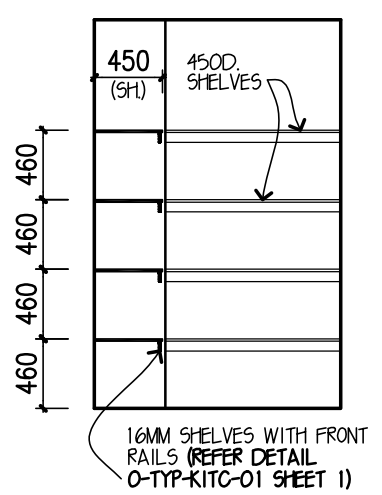
ELEVATION D PANTRY



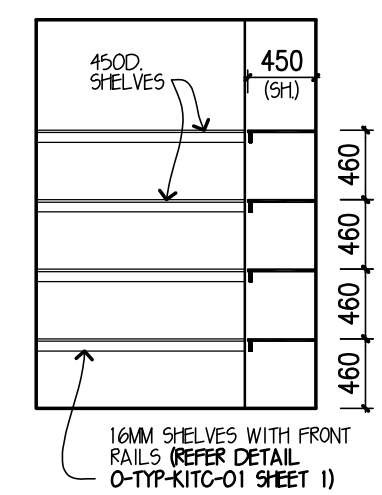
ELEVATION A W.I.L.



ELEVATION B



ELEVATION C



ELEVATION D

**CONSTRUCTION DRAWINGS** ...15-Mar-24...  
The Owner acknowledges that these are the final plans as varied, and supersede any prior plans signed.  
No further variations permitted  
Signed.....  
Date.....

DESIGN: **DAVENPORT 34**  
FACADE: **ASPIRE** CEILING: **25, L**  
GARAGE: **DOUBLE** LOCATION: **H**  
**INTERNAL ELEVATIONS**  
**VF5DAV34APR51**  
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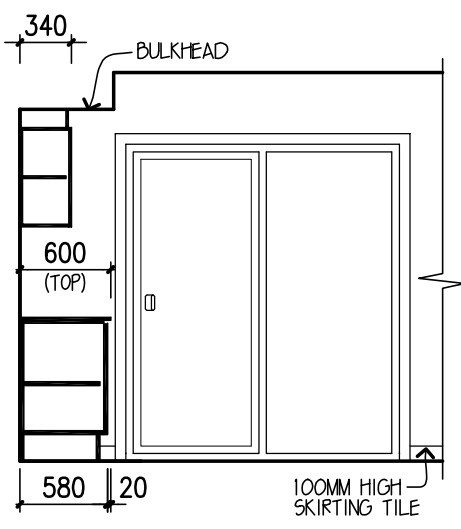
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P.O. Box 857, Mount Waverley VIC 3149  
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OWNER: **MS M. BALDOCK**  
**LOT CA 28 SEC B. NO 25 BUCHANANS ROAD**  
**HILLSIDE**

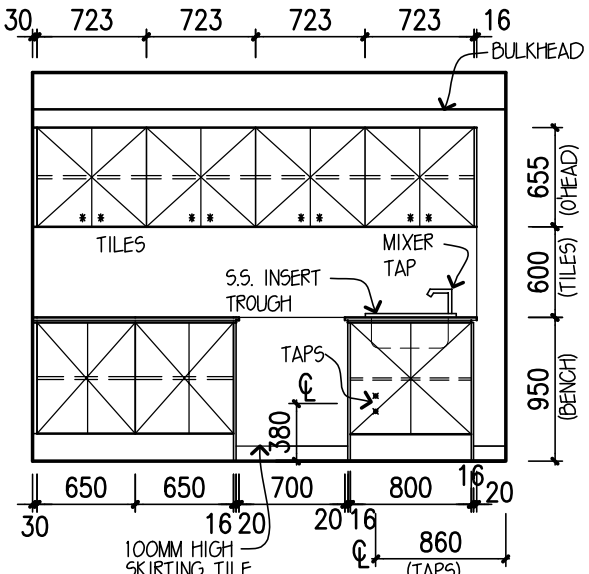
JOB NO: **746285** DATE: **01/12/2023**  
F.C.DATE: MST VER: **P 20/03/2015**  
PERMIT No:  
DRAWN: **K T 4** CHKD: **J B** SHEET: **7 of 9**

INTERNALS 1:50

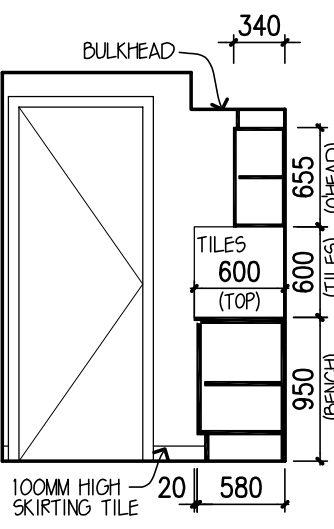
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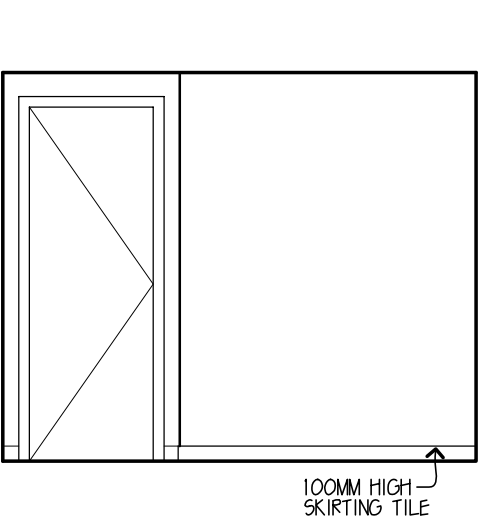
ELEVATION A  
LAUNDRY



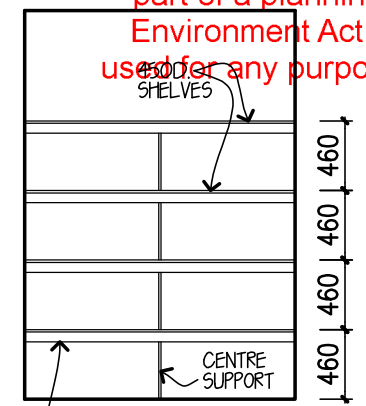
ELEVATION B



ELEVATION C

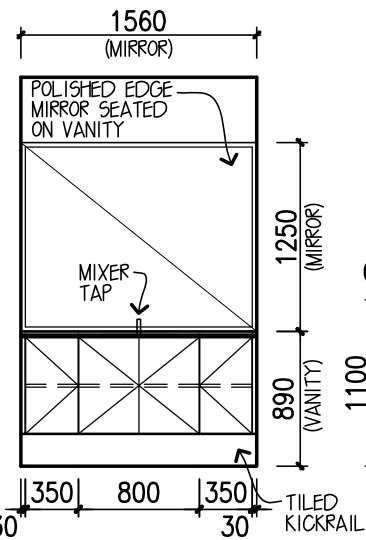


ELEVATION D

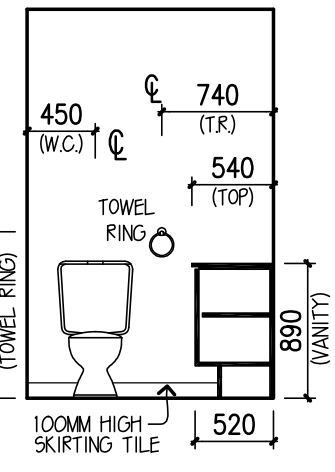


ELEVATION A  
LINEN

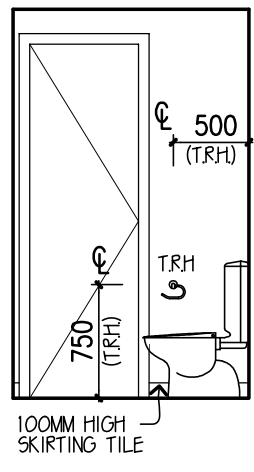
\* 16MM OVERHANG TO OVERHEAD CUPBOARD



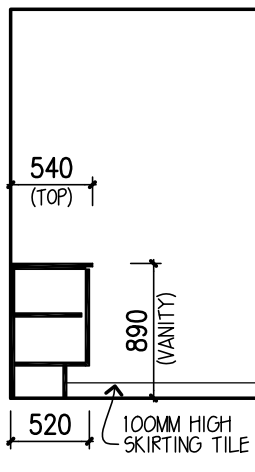
ELEVATION A  
PDR. 1



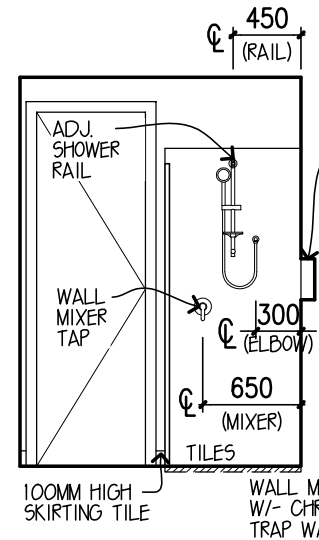
ELEVATION B



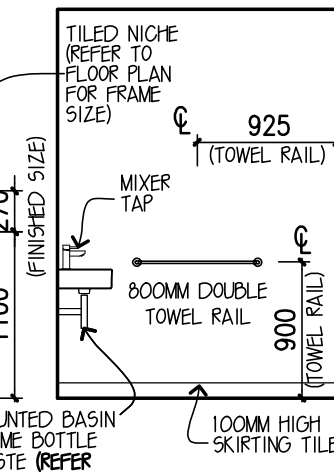
ELEVATION C



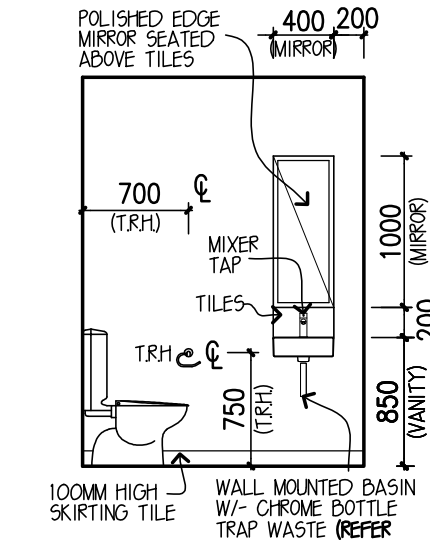
ELEVATION D



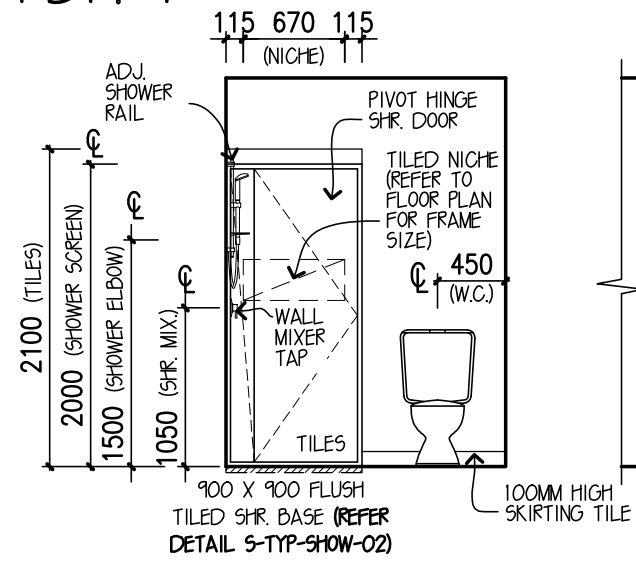
ELEVATION A  
PDR. 2



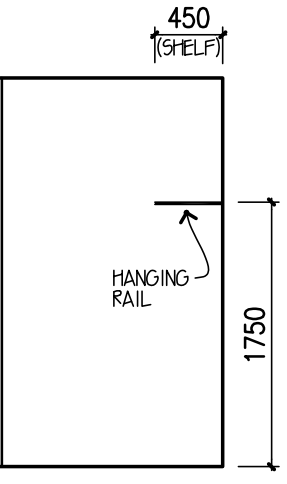
ELEVATION B



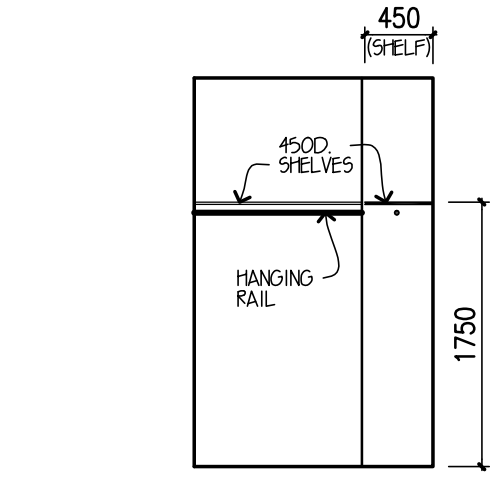
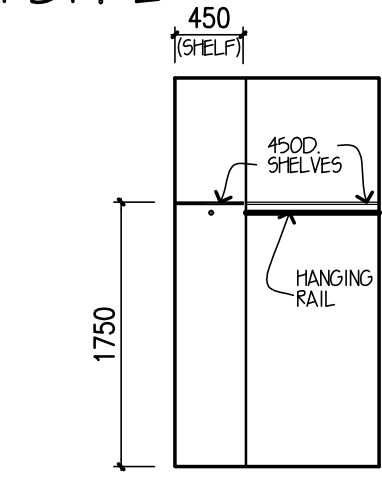
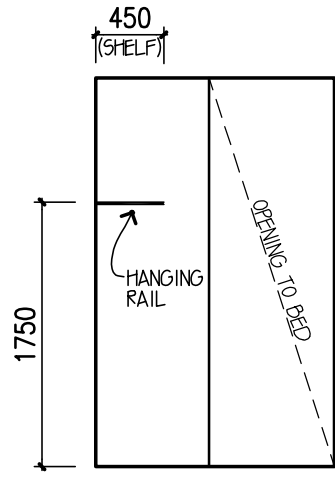
ELEVATION C



ELEVATION D  
PDR. 2



ELEVATIONS (GENERIC, AS THE W.I.R. HAS MULTIPLE ORIENTATION CONFIGURATIONS).  
W.I.R. 2, 3 & 4 (TYPICAL)



**CONSTRUCTION DRAWINGS** ...15-Mar-24...  
The Owner acknowledges that these are the final plans as varied, and supersede any prior plans signed.  
No further variations permitted  
Signed.....  
Date.....

DESIGN: **DAVENPORT 34**  
FACADE: **ASPIRE** CEILING: **25, L**  
GARAGE: **DOUBLE** LOCATION: **M**  
**INTERNAL ELEVATIONS**  
**VF5DAV34APR51**

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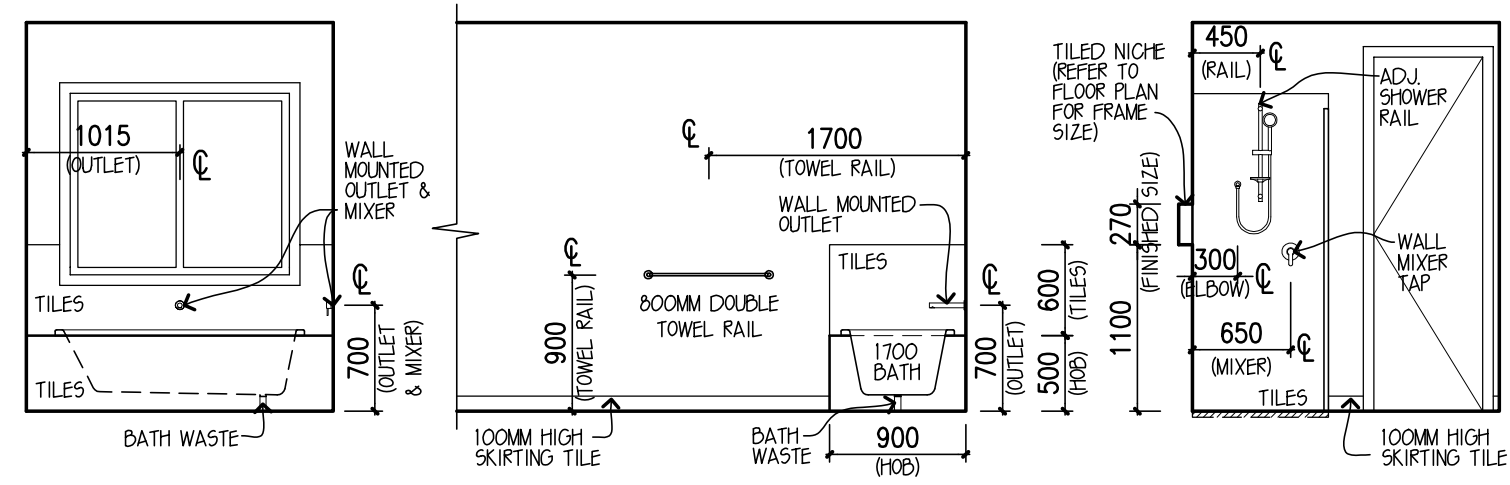
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OWNER: **MS M. BALDOCK**  
**LOT CA 28 SEC B. NO 25 BUCHANANS ROAD**  
**HILLSIDE**

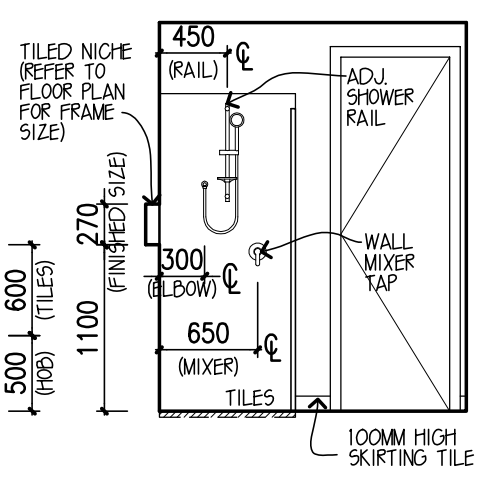
JOB NO: **746285** DATE: **01/12/2023**  
F.C.DATE: MST VER: **P 20/03/2015**  
PERMIT No:  
DRAWN: **K T 4** CHKED: **J B** SHEET: **8** of **9**

INTERNALS 1:50

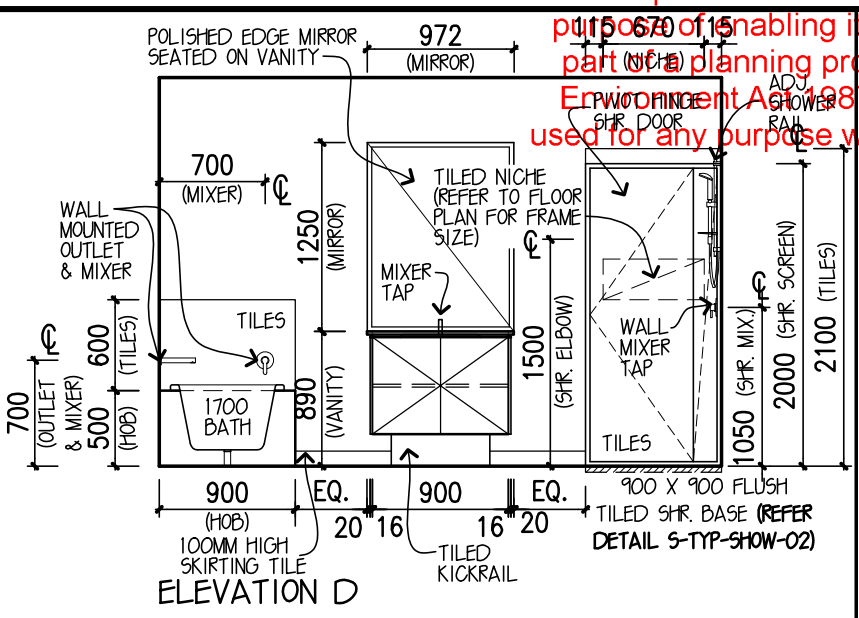
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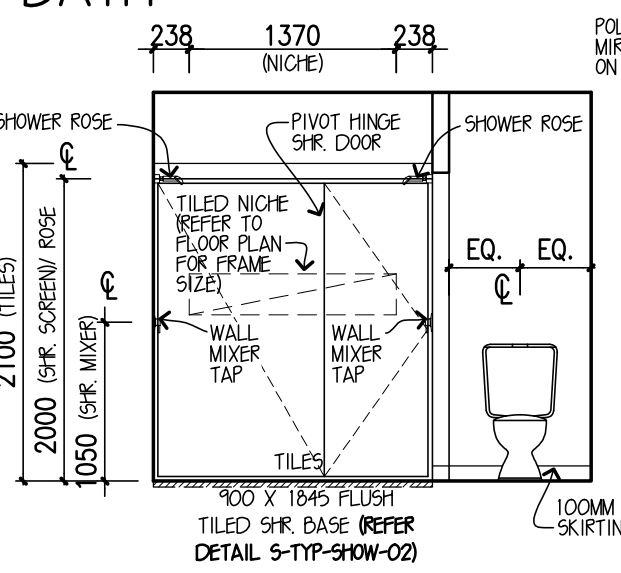
ELEVATION A BATH  
ELEVATION B



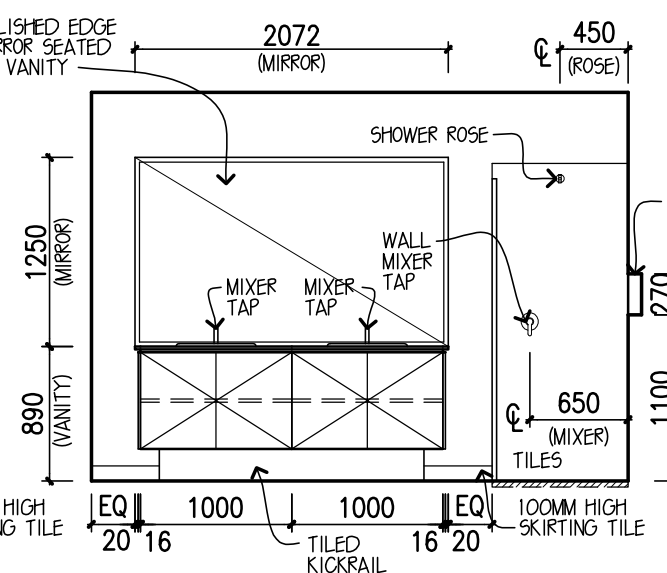
ELEVATION C



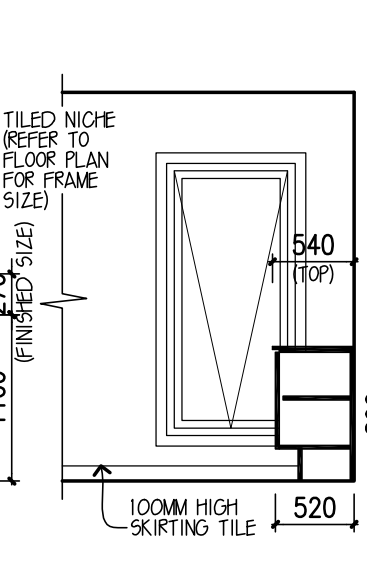
ELEVATION D



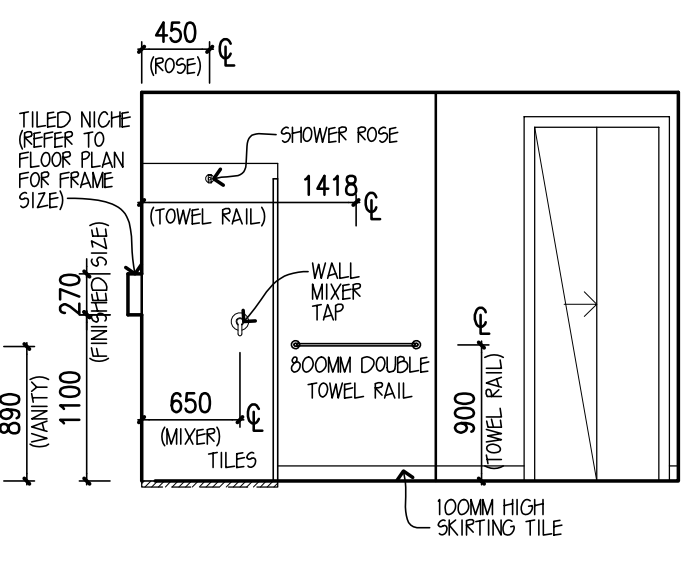
ELEVATION A W.C. / ENSUITE



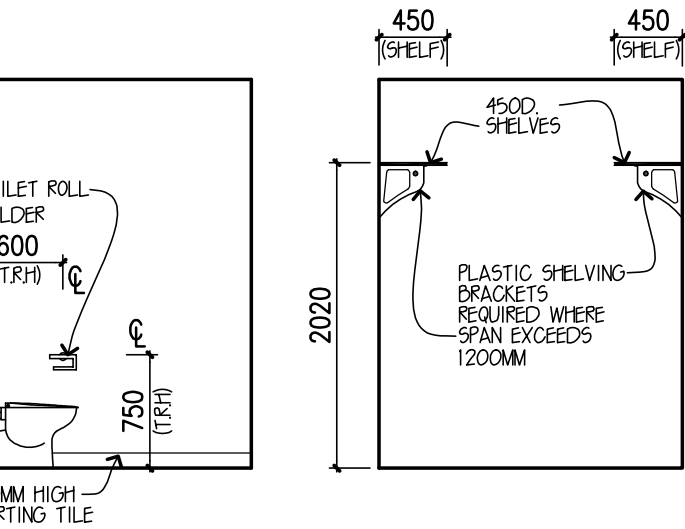
ELEVATION B



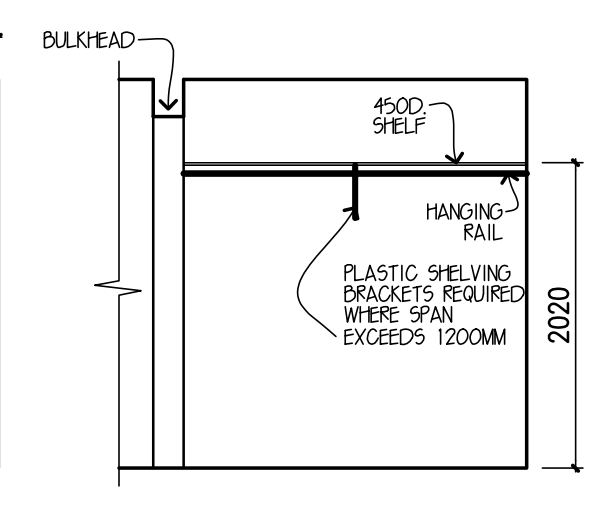
ELEVATION C



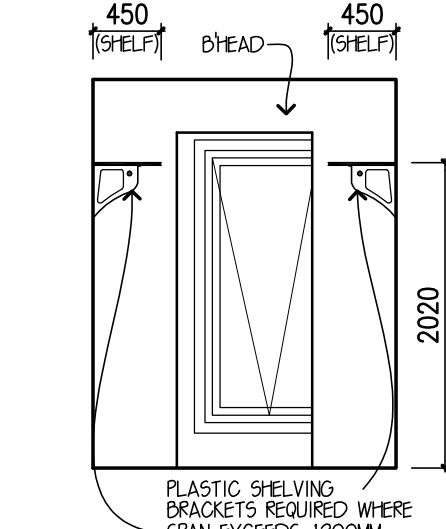
ELEVATION D



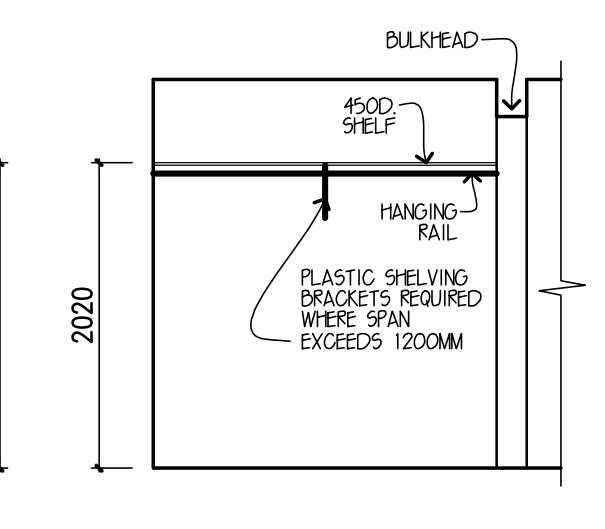
ELEVATION D W.C.  
ELEVATION A W.I.R. 1



ELEVATION B



ELEVATION C



ELEVATION D

\* TILE & CUPBOARD DIMENSIONS ARE APPROXIMATE ONLY & MAY BE ALTERED TO SUIT MODULAR SIZES  
\* INTERNAL DIMENSIONS INDICATED ARE TAKEN FROM FINISHED SLAB LEVEL, FLOOR COVERINGS ARE NOT ACCOUNTED FOR.  
\* ALL DIMENSIONS ARE SUBJECT TO SITE MEASURE  
\* SHOWER SCREEN HEIGHTS ARE INDICATIVE ONLY AND WILL ALTER DEPENDING ON SHOWER BASE CONSTRUCTION METHODS  
\* BENCHTOPS MAY HAVE A JOIN DEPENDANT ON LENGTH & CONFIGURATION, POSITIONED AT THE MANUFACTURERS DISCRETION.  
\* ISLAND BENCH BACK PANELS WILL HAVE A JOIN POSITIONED AT THE MANUFACTURERS DISCRETION

**CONSTRUCTION DRAWINGS** ...15-Mar-24...  
The Owner acknowledges that these are the final plans as varied, and supersede any prior plans signed.  
**No further variations permitted**  
Signed.....  
Date.....

DESIGN: **DAVENPORT 34**  
FACADE: **ASPIRE** CEILING: **25, L**  
GARAGE: **DOUBLE** LOCATION: **H**  
**INTERNAL ELEVATIONS**  
**VF5DAV34APR51**

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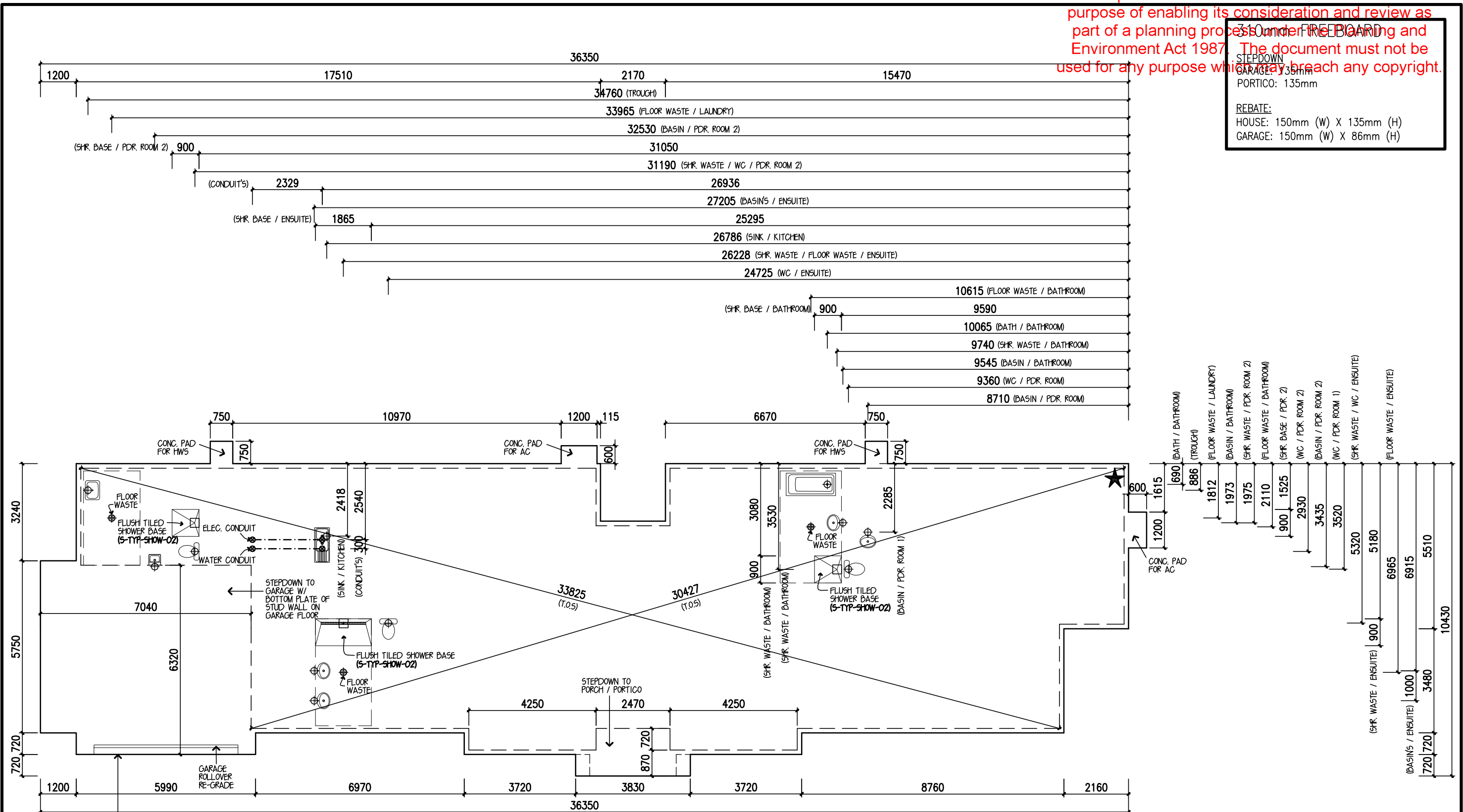


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OWNER: **MS M. BALDOCK**  
**LOT CA 28 SEC B. NO 25 BUCHANANS ROAD HILLSIDE**

JOB NO: **746285** DATE: **01/12/2023**  
F.C.DATE: MST VER: **P 20/03/2015**  
PERMIT No:  
DRAWN: **K.T.4** CHKED: **J.B.** SHEET: **9 of 9**

INTERNALS 1:50



710mm FIRE BOARD  
 STEPDOWN GARAGE: 35mm  
 PORTICO: 135mm  
 REBATE:  
 HOUSE: 150mm (W) X 135mm (H)  
 GARAGE: 150mm (W) X 86mm (H)

322MM MIN EDGE DEAM WITH 172MM REBATE TO GARAGE FRONT. (REFER DETAIL 5-TYP-GAR-01)

FOR CONSTRUCTION PURPOSES ONLY

SLAB LAYOUT PLAN 1:125

<p>★ START POINT FOR ALL EXTERNAL DIMENSIONS (IDEAL START POINT TO BE TAKEN FROM REAR CORNER OF THE LONGEST RUN OF WALL)</p> <p>⊕ INDICATES WASTE LOCATION (DIMENSION FOR EXACT LOCATIONS)</p> <p>300X300MM BOXING TO CENTRE REAR OF SHOWER</p> <p>⊗ INDICATES PLUMBING &amp; ELECTRICAL CONDUIT FOR ISLAND BENCH (DIMENSION FOR EXACT LOCATIONS)</p>	<p>DESIGN: DAVENPORT 34</p> <p>FACADE: ASPIRE    CEILING: 25, L</p> <p>GARAGE: DOUBLE    LOCATION: H</p>	<p><b>FREEDOM</b>   <b>m</b> metricon</p>	<p>OWNER: MS M. BALDOCK</p> <p>LOT CA 28 SEC B. NO 25 BUCHANANS ROAD</p> <p><b>HILLSIDE</b></p>
	<p>SLAB LAYOUT PLAN</p> <p>VF5DAV34APRS1</p> <p>METRICON HOMES OWNS COPYRIGHT IN THIS DRAWING. UNAUTHORISED USE, REPRODUCTION OR ADAPTION IS FORBIDDEN AND WILL BE PROSECUTED.</p>		<p>BY METRICON</p> <p>501 Blackburn Rd. Mount Waverley VIC 3149, P.O. Box 857, Mount Waverley VIC 3149                  Tel: 03 9915 5555 Fax: 03 9222 5144                  Building Practitioner Reg. No. CDB-U52967 A.C.N. 005108752                  © COPYRIGHT 2009 REPRODUCTION FORBIDDEN                  Unauthorised use, reproduction or adaptation is forbidden and will be prosecuted.</p>