Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	**45 Baines Road MOSSIFACE VIC 3885 Lot: 2 LP: 127267**
The application is for a permit to:	**Use and Development of a Dwelling within 100 metres of a designated watercourse and Earthworks**
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	**Matter for which a permit is required**
35.07-1 (FZ)	Use of the land for a Dwelling.
35.07-4 (FZ)	Construct or carry out a building or works for use of a Dwelling.
44.01-2 (EMO)	Construct a building or construct or carry out works.
The applicant for the permit is:	**Development Solutions Victoria Pty Ltd**
The application reference number is:	**5.2025.278.1**

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.

The Responsible Authority will not decide on the application before:	**Subject to the applicant giving notice**

If you object, the Responsible Authority will tell you its decision.

April McDonald

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Friday, 15 August 2025 4:25 PM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: APPENDIX A Copy of Title.PDF; APPENDIX A Copy of Plan.pdf; APPENDIX B Development Plans.pdf; 23007 Planning Submission.pdf; APPENDIX C Geotechnical Risk Assessment.pdf; APPENDIX D Land Capability Assessment.pdf; APPENDIX E Buisness Development Plan.pdf; APPENDIX F Farm Management Plan Report.pdf; APPENDIX F Farm Management Plan.pdf; APPENDIX F FMP Cashflow Forcast.pdf; Letter To Council.pdf; Planning_Permit_Application_2025-08-15T16-24-17_27207523_0.pdf

Planning Permit Application

A "Planning Permit Application" has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

Business trading name: Development Solutions Victoria Pty Ltd

Email address: admin@devsolvic.com.au

Postal address : 48 Bailey Street, Bairnsdale Vic 3875

Preferred phone number: 0351524858

Owner's name:

Owner's postal address:

Street number: 45

Street name: Baines Road

Town: Mossiface

Post code: 3885

Lot number: 2

Plan number: PS127267

Other Legal Description: Vol 06065 Fol 812

Is there any encumbrance on the Title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?: No

Will the proposal result in a breach of a registered covenant restriction or agreement?: No

Existing conditions : Currently Vacant Farming Land

Description of proposal : Use and Development of a Dwelling within 100 Meters of a Designated Watercourse and Earthworks

Estimated cost of development: 420000

Has there been a pre-application meeting: No

Your reference number: 23007

Full copy of Title: APPENDIX A Copy of Title.PDF, APPENDIX A Copy of Plan.pdf

Plans: APPENDIX B Development Plans.pdf

Planning report: 23007 Planning Submission.pdf

ExtraFile: 7

1. Supporting information/reports: APPENDIX C Geotechnical Risk Assessment.pdf

2. Supporting information/reports: APPENDIX D Land Capability Assessment.pdf

4. Supporting information/reports: APPENDIX E Buisness Development Plan.pdf

3. Supporting information/reports: APPENDIX F Farm Management Plan Report.pdf

5. Supporting information/reports: APPENDIX F Farm Management Plan.pdf

Invoice Payer: Development Solutions Victoria Pty Ltd

Address for Invoice: 48 Bailey Street, Bairnsdale Vic 3875

Invoice Email: admin@devsolvic.com.au

Primary Phone Invoice: 0351524858

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

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

VOLUME 06065 FOLIO 812

Security no : 124127192883U
Produced 15/08/2025 04:01 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 127267.
PARENT TITLES :
Volume 01398 Folio 585 Volume 02233 Folio 424
Created by instrument 1622541 21/08/1936

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP127267 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: 45 BAINES ROAD MOSSIFACE VIC 3885

See MI304172S for WATER FRONTAGE LICENCE details

ADMINISTRATIVE NOTICES

NIL

eCT Control 20726L HIBBERT & HODGES LAWYERS
Effective from 07/11/2024

DOCUMENT END

Imaged Document Cover Sheet

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

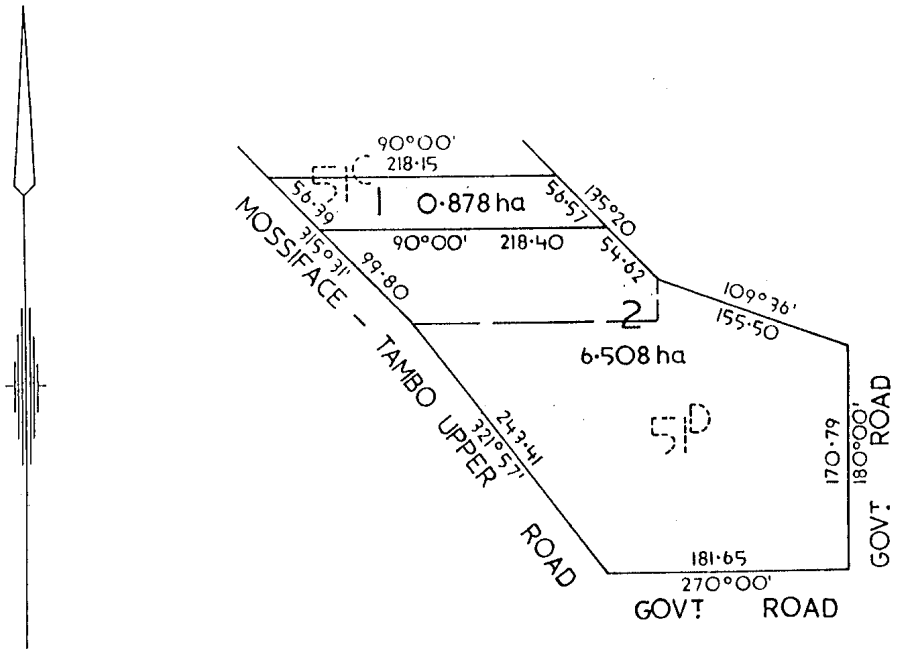
Document Type	**Plan**
Document Identification	**LP127267**
Number of Pages (excluding this cover sheet)	**1**
Document Assembled	**11/07/2025 14:41**

LP 127267
EDITION 1
APPROVED 26/7/78

J

PLAN OF SUBDIVISION OF:	APPROPRIATIONS
CROWN ALLOTMENT 51D AND PART OF CROWN ALLOTMENT 51C PARISH: TAMBO COUNTY: DARGO 40 0 50 100 150 200 LENGTHS ARE IN METRES	**NOTATIONS** WATERWAY NOTATION: LAND IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE

APPROVED 26·7·78. LITHO SHEET 3.
VOL. 6065 FOL. 812



CONSENT OF COUNCIL S-238	SURVEYORS CERTIFICATION
16 M. May 78 Rell C Fairbairn A W Sparkyn N J Mahon	I certify that this plan has been made by me, and agrees with title and is mathematically correct. lot 2 miscloses. Licensed Surveyor J R Cowlishaw 21/2/78.

STREETER CIVIL ENGINEERING SERVICES Pty. Ltd.
Consulting Civil Engineer
(A.C.N. 072 946 760)
81 – 101 Brooks Road Bruthen
P O Box 126 Bruthen VIC 3885
e-mail: streetercivil@bigpond.com
Tel. 5157 5362

GEOTECHNICAL RISK ASSESSMENT AND REPORT
PROPOSED RESIDENCE
45 BAINES ROAD, MOSSIFACE
JOB NUMBER- 257021 **DATE: 28 JULY 2025**

GEOTECHNICAL HAZARD ASSESSMENT

The property owners intend to construct a new residence on their property, which is located at 45 Baines Road in the Mossiface locality. The small Farming Zone (FZ) allotment is located on the east side of Baines Road about 400 metres south of the Swan Reach Bruthen Road. The lot is irregular in shape and has an area of about 6.5 hectares with an abuttal to the road of 340 metres, as well as frontage to the Tambo River (old course) along the north side. The subject lot is described as Lot 2 LP127267, being part of CA 51D & 51C Parish of Tambo.

The lot is predominately cleared farmland that slopes generally to the east towards the Tambo River floodplain. A small escarpment containing some scrubby vegetation exists at the north east corner, while the rest of the lot is sufficiently elevated to offer expansive views across the river floodplain towards the Bruthen Township and the forested hills to the north.

The building site under consideration is included within an Erosion Management Overlay of the East Gippsland Planning Scheme, which triggers a requirement for a Geotechnical Hazard Assessment. The geotechnical risk associated with the proposed works will need to be well managed, so a short-form geotechnical hazard assessment has been carried out for the area affected by the proposed residence.

This report has been prepared by Neil Streeter, who is a suitably experienced geotechnical practitioner, to demonstrate to the satisfaction of the responsible authority that the geotechnical risk associated with the proposed works will be adequately managed. Further, it is requested that the responsible authority consider this report, and reduce the requirement for a detailed geotechnical risk assessment for the situation under consideration.

Plans showing the proposed site works are attached, which demonstrate the measures to be implemented to manage the geotechnical risk level associated with the proposed works. The architectural plans of the proposed residence have been provided by the proponent.

GENERAL

This Soil Investigation, consisting of the excavation of a test pit, together with drilling of 3 boreholes using a hand auger, has been carried out at the proposed building site. Disturbed soil samples collected have been subjected to visual examination and classification.

SITE DESCRIPTION

The preliminary plans show the site of the proposed building works. The nominated building site is located near the high point within the north east part of the lot, about 170 metres back from the Baines Road fence line, with a setback of 15 metres from the north boundary that abuts the water frontage reserve. A farm track from near the north west corner currently provides vehicular access to the building site, which will need to be upgraded allow for access for construction as well as for emergency vehicles (fire truck etc).

The actual building site is graded at about 8% to the south east, while the north part is steeply graded down to a backwater of the Tambo River. The entire area has an even cover of pasture grass and kikuyu that is currently being grazed by cattle. Earthworks will be required to partly level the building site. The soils encountered consist of black/dark brown sandy loam topsoil and grey fine silty sand up to 900 mm in depth, overlying brown silty sand with light tan/yellow clayey sand at greater depth.

DRAINAGE

The proposed building site is located near the highest point and is adequately drained due to the underlying silty sands. The site is not directly drained towards the Tambo River, and has a setback of about 90 metres from the Old Course of the river to the north. The average annual rainfall for the site is 700 mm. The proposed site works will marginally alter the natural site drainage, since the building will be built within an excavated area using a concrete slab on ground.

The excavated building site will be adequately drained with a catch drain and subsurface drainage to be installed at the toe of the site excavation. The installation of a soil berm will also be carried out to redirect surface runoff from higher ground around the excavation.

GEOLOGY
The Bairnsdale Geological Map SJ 55-7 describes the area as Quaternary Pleistocene age fluvial deposits of gravel, sand and silt. The sandy soils encountered confirm this description.

EARTHWORKS
The proposed residence will be constructed using a concrete slab formed up on the excavated site. The fill batters needed along the south and east side of the residence will be graded to 1 in 4 (max) slope, re-topsoiled and grassed to minimise the erosion risk. Similarly, the cut batters to the west will be trimmed to a 1 in 3 slope and immediately topsoiled.

The driveway will be constructed at an early stage of the project. The new road will be adequately drained, and will be resheeted with a fine crushed rock or gravel surface and grassed table drains and verges.

The topsoil that is stripped from the building site must be stockpiled in locations that allow for easy access for re-spreading over the excavated cut and fill batters. A topsoil berm, followed by a silt fence will be installed along the north edge of the site to eliminate the movement of silt and sediments from the site.

The site earthworks have been designed to balance out, in that all excavated material will be utilised to form the fill batters and verges along the south east side of the site.

Utility services (electricity and water) will be generated on-site, so minimal trenching works will be needed to carry out the connections.

EROSION RISK
The land to the south of the proposed building site is undulating, evenly graded and not susceptible to land slip, subsidence or tunnel erosion.
The steeply graded slope towards the Tambo River backwater to the north is susceptible to wind erosion, and will need to be managed:-

- soil from the site excavations must not be disposed of by dumping or spreading over the slope to the north
- the existing grass cover must be retained (where possible), and all disturbed areas must be re-topsoiled and reinstated with kikuyu
- fencing must be installed to exclude livestock and wombats from the site works area

SITE DRAINAGE
Stormwater runoff from roofed areas (being the residence and carport), and also runoff from impervious areas of the site (driveway and paving) must be directed to a drainage system and finally to a soak pit located well to the south east.

PRECAUTIONS
It is considered that there is low risk of soil erosion from the proposed building works, providing that precautions are in place during construction, such as provision for drainage of site excavations (footings, service trenches), and upgrading of the driveway to ensure that mud or silt from the building site is not "tracked" onto the existing road by vehicles entering and leaving the site.

OVERSIGHT
All works associated with the construction of the residence will be in accordance with the Building Code of Australia, Australian Standards, a Building Permit, and Planning Permit conditions.

The site preparation works will be carried out in compliance with the relevant sections of the EPA Publication No. 1834.1, Civil construction, building and demolition guide, including soil disturbance, noise and vibration, waste minimisation, emergency procedures, temporary works, and inspections, monitoring and environmental audits.

Signed

Neil A Streeter (BE Civil)
Streeter Civil Engineering Services Pty Ltd

NORTH

TAMBO RIVER (OLD COURSE)
WATER FRONTAGE

PROPERTY BOUNDARY 155.50 108°36'

15.0 SETBACK

BUILDING SITE

CUT BATTER
1:3 (MAX) SLOPE

FILL BATTER
1:4 (MAX) SLOPE

169.9 m SETBACK FROM BAINES ROAD

EXISTING FARM TRACK

FENCED AREA

TBM

TBM NAIL IN POST
RL 20.00 m
(ARBITRARY DATUM)

LOT BOUNDARY (NOT FENCED)

ROAD RESERVE
(UN-USED)

LOT 2
LP 127267

30.0 40.0 45.0 50.0 57.0 65.5 74.0 80.0 90.0

SITE PLAN

SCALE 1:500

NO. 45 BAINES ROAD

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

STREETER
Civil Engineering
Services Pty Ltd

OFFICE LOCATION
81-101 BROOKS ROAD
BRUTHEN

P.O.BOX 126
BRUTHEN VIC 3885

PHONE (03) 5157 5362
MOBILE 0409 575362

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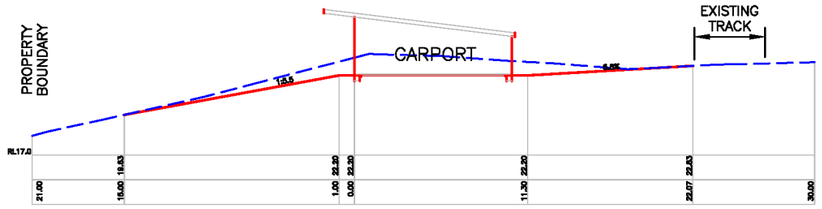
DRAWN	N STREETER
CHECKED	N STREETER
APPROVED	
DESIGN FILENAME	CIVILCAD V5.7 257021
PLOT FILENAME	AUTOCAD 2000 257021.dwg
PROJECT	SITE INVESTIGATION NO. 45 BAINES ROAD – MOSSIFACE
DRAWING SCALES	1:500
DATE	MAY 2025
REVISION	A
DRAWING No.	25 300



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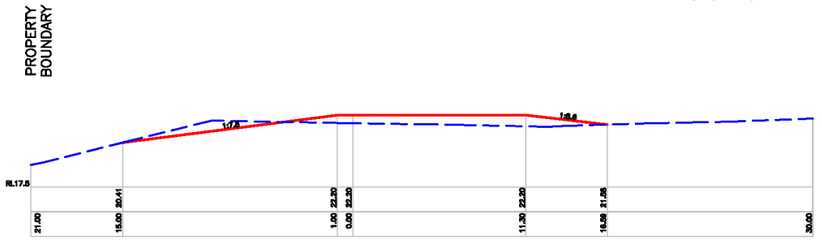

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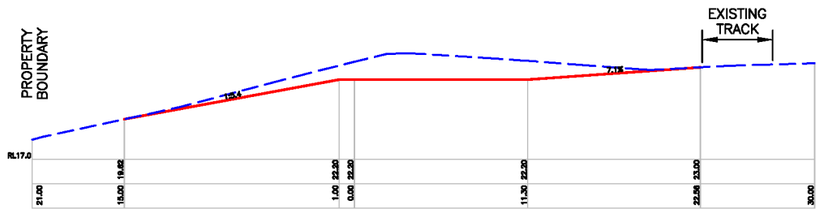

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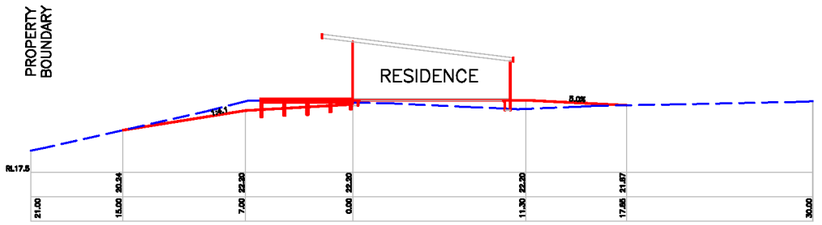

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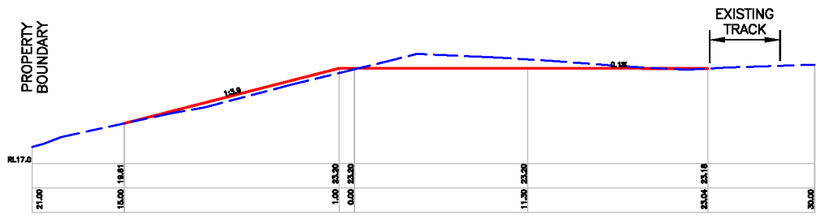

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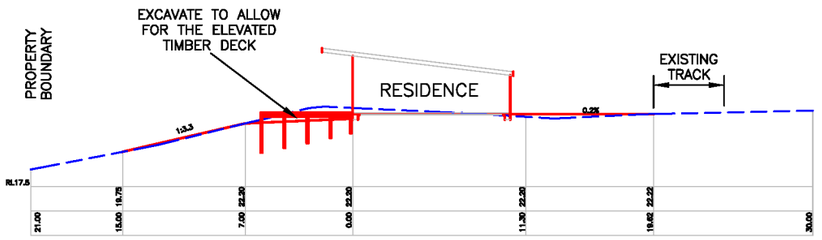

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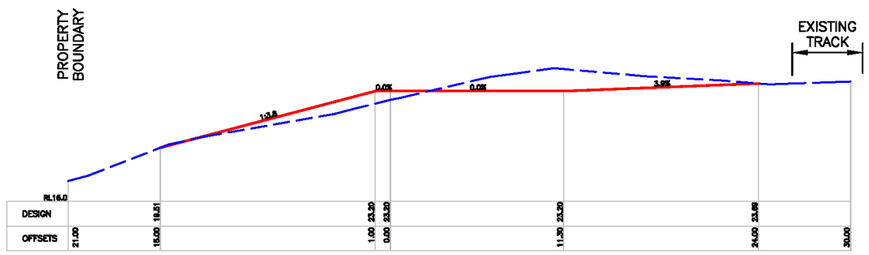

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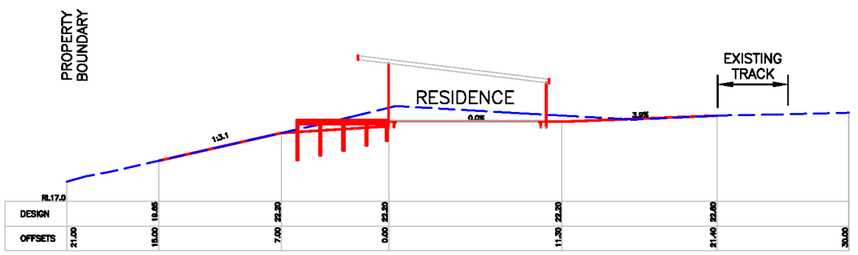

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SCALE 1:400

STREETER Civil Engineering Services Pty Ltd OFFICE LOCATION 81--101 BROOKS ROAD BRUTHEN P.O.BOX 128 BRUTHEN VIC 3885 PHONE (03) 5157 5362 MOBILE 0409 575362	DESIGNED N STREETER DRAWN N STREETER CHECKED N STREETER APPROVED	DESIGN FILENAME CIVILCAD V5.7 257021 PLOT FILENAME AUTOCAD 2000 257021.dwg	PROJECT SITE INVESTIGATION NO. 45 BAINES ROAD – MOSSIFACE CLIENT	DRAWING SCALES 1:400 DATE MAY 2025 REVISION A DRAWING No. 25702

LOCALITY PLAN

Land Capability Assessment for Wastewater Disposal
for a new residence at
45 Baines Road - Mossiface

INTRODUCTION

The property owners intend to construct a new residence on their property, which is located at 45 Baines Road in the Mossiface locality. Reticulated Sewerage is not available to this allotment so the on-site disposal of wastewater is required for the new dwelling. The property is suitable for wastewater disposal by a septic tank with sub-soil absorption trenches, subject to site constraints.

SITE CONDITIONS

The small Farming Zone (FZ) allotment is located on the east side of Baines Road about 400 metres south of the Swan Reach Bruthen Road. The lot is irregular in shape and has an area of about 6.5 hectares with an abuttal to the road of 340 metres, as well as frontage to the Tambo River (old course) along the north side. The subject lot is described as Lot 2 LP127267, being part of CA 51D & 51C Parish of Tambo.

The lot is predominately cleared farmland that slopes generally to the east towards the Tambo River floodplain. A small escarpment containing some scrubby vegetation exists at the north east corner, while the rest of the lot is sufficiently elevated to offer expansive views across the Tambo River floodplain towards the Bruthen Township and forested hills to the north.

Preliminary plans have been provided by the proponent, which detail the proposed building works. The nominated building site is located near the high point within the north east part of the lot, about 170 metres back from the Baines Road fence line, with a setback of 15 metres from the north boundary that abuts the water frontage reserve. A farm track from near the north west corner currently provides vehicular access to the building site, which may need to be upgraded allow for access for emergency vehicles.

The actual building site is graded at about 8% to the south east, while the north part is steeply graded down to a backwater of the Tambo River. The entire area has an even cover of pasture grass and kikuyu that is currently being grazed by cattle. Earthworks will be required to partly level the building site.

A suitable wastewater disposal area located to the south east the building site has been further investigated, as this area is down slope from the house, and is clear of the steeply sloping water frontage reserve. The soils encountered consist of black/dark brown sandy loam topsoil and grey fine silty sand up to 900 mm in depth, overlying brown silty sand with light tan/yellow clayey sand at greater depth.

DRAINAGE

The proposed wastewater disposal site is located on a uniform slope that is “linear planar” in shape, and is adequately drained due to the underlying silty sands. The disposal site is graded away from the water reserve, and not within the immediate catchment of the Tambo River (old course), which is about 90 metres to the north at its closest point. The average annual rainfall for the site is 750 mm.

SITE ASSESSMENT

A site specific Land Capability Assessment has been carried out for the proposed new residence. Several hand augured boreholes have been excavated at the specific site to determine the soil profile and to confirm the soil classification. The visual assessment of the soil profile indicates that subsoil absorption trenches can be used for disposal of primary treated wastewater. The Design Loading Rate for trenches has been determined, based on reference to Table 4.2A1 of AS1547. The soils encountered have been classified as Category 2b Sandy Loams, massive but well drained; with an indicative permeability K_{sat} of 1.4 - 3.0 m/day. A Design Loading Rate (DLR) of 15 mm/day 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 water supply). A design flow of 600 litres/day is appropriate for the proposed two-bedroom residence and for a maximum of four occupants. The total length of 700 mm wide absorption trench required is 57 metres.

CONCLUSION

The Site analysis has indicated that the site is suitable for disposal of primary treated domestic wastewater by subsoil absorption trenches. The property contains sufficient area for installation of the required length of disposal trenches. The soils encountered to the south east from the building site are of a similar uniform type, so the property owners may nominate an alternative wastewater disposal field that can be readily fenced off to exclude livestock.

CONSTRUCTION DETAILS

The Septic Tank must be installed and maintained in accordance with EPA Certificate of Approval CA 1.1/03 and manufactured in accordance with the Australian Standard AS 1546-Small Septic Tanks, and must have a minimum capacity of 3000 litres. The exact location of the septic tank must be determined by the plumber, depending on the final building location and floor level, and the layout of the pipe work to connect the plumbing fixtures within the house.

Construction of Absorption Trenches must be carried out in accordance with EPA Certificate of Approval CA 1.2/03. The subsoil trenches should be suitably marked or fenced off to ensure that they are not driven over by vehicles or used for the storage of materials or equipment. It is anticipated that some excavation works will be carried out at the site to partly level the area for the new residence. The excavated soil must not be disposed of by spreading over the wastewater disposal field.

Stormwater flows from the proposed residence, and any rainwater tanks (if used) must be discharged at a point well clear of the wastewater disposal site. Runoff from the driveway and gravel surfaced areas must also be directed away from the disposal field. The wastewater disposal area must not be grazed by horses of cattle.

NORTH

TAMBO RIVER (OLD COURSE)
WATER FRONTAGE

15.0 SETBACK

103°36' 155.50 PROPERTY BOUNDARY

BUILDING SITE

WASTEWATER DISPOSAL AREA

FENCED AREA

EXISTING FARM TRACK

169.9 m SETBACK FROM BAINES ROAD

TBM

TBM NAIL IN POST
RL 20.00 m
(ARBITRARY DATUM)

LOT BOUNDARY (NOT FENCED)

ROAD RESERVE
(UN-USED)

LOT 2
LP 127267

S1 S2 S3 S4

SITE PLAN
SCALE 1:500
NO. 45 BAINES ROAD

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

STREETER
Civil Engineering
Services Pty Ltd
OFFICE LOCATION
81-101 BROOKS ROAD
BRUTHEN
P.O.BOX 128
BRUTHEN VIC 3885
PHONE (03) 5157 5382
MOBILE 0409 575362

DESIGNED	N STREETER
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CHECKED	N STREETER
APPROVED	
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DRAWING SCALES	1:500
DATE	MAY 2025
REVISION	O
DRAWING No.	257021

SITE ASSESSMENT RESULTS

Client:

Date: **22-May-25**

Property Address: **45 Baines Road, Mossiface**

Soil percolation testing has not been carried out. A Design Soil Percolation Rate has been estimated, based on a visual assessment of the loamy soils, and reference to Table 4.2A1 of AS1547. The soil has been classified as Category 2b Sandy Loams, massively structured but well drained; indicitive permeability (Ksat) of 1.4 - 3.0 m/day; A Design Loading Rate of 15 mm/day has been adopted for subsoil absorption disposal trenches

SEPTIC TANK AND SUB-SOIL ABSORPTION

Preliminary plans show that the residence to be constructed will contain 2 bedrooms, kitchen, living area, laundry, two bathrooms and toilets. Allow for a maximum of four persons.
Adopt 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 rainwater tank supply)
Adopt a Design Wastewater Loading of 600 litres/day

Design Soil Percolation Rate	**160**	mm/hour	estimated values, based on similar soils
Long-Term Absorption Rate	**12.0**	l/m^2/day	
Design Loading Rate	**15.0**	mm/day	
Design Daily Flow	**600**	litres/day	

Trench Width	**Length of absorption trench required for design daily flow**
300	133
500	80
700	**57**
1000	40

SEPTIC TANK DESIGN

Minimum Tank Capacity C = (S x P x Y) + (P x DF) = **1560** (litres)

where C = effective capacity in litres

S = sludge/scum rate per person	80	From Table 3.1
P = number of people using system	4	
Frequency of use	100%	365 days/year
Y = desludging frequency in years	3	
DF = daily inflow (litres per person per day)	150	

ADOPT A SEPTIC TANK OF 3000 Litres CAPACITY

STREETER CIVIL ENGINEERING SERVICES Pty. Ltd.
Consulting Civil Engineer
(A.C.N. 072 946 760)
81 – 101 Brooks Road Bruthen
P O Box 126 Bruthen VIC 3885
e-mail: streetercivil@bigpond.com
Tel. 5157 5362

SITE CLASSIFICATION REPORT – PROPOSED RESIDENCE
45 BAINES ROAD, MOSSIFACE
JOB NUMBER- 257021 DATE: 22 MAY 2025

GENERAL
This Soil Investigation consists of the drilling of 2 boreholes on the proposed site area using a hand auger. Disturbed soil samples collected have been subjected to visual examination and classification. The Borelogs, showing soil profiles are recorded on page SR2 as attached and forming part of this report. Bore locations are shown on site plan page SR3.

SITE DESCRIPTION
The property owners intend to construct a new residence on their property, which is located at 45 Baines Road in the Mossiface locality. The small Farming Zone (FZ) allotment is located on the east side of Baines Road about 400 metres south of the Swan Reach Bruthen Road. The lot is irregular in shape and has an area of about 6.5 hectares with an abuttal to the road of 340 metres, as well as frontage to the Tambo River (old course) along the north side. The subject lot is described as Lot 2 LP127267, being part of CA 51D & 51C Parish of Tambo.

The lot is predominately cleared farmland that slopes generally to the east towards the Tambo River floodplain. A small escarpment containing some scrubby vegetation exists at the north east corner, while the rest of the lot is sufficiently elevated to offer expansive views across the river floodplain towards the Bruthen Township and the forested hills to the north.

Preliminary plans have been provided by the proponent, which detail the proposed building works. The nominated building site is located near the high point within the north east part of the lot, about 170 metres back from the Baines Road fence line, with a setback of 15 metres from the north boundary that abuts the water frontage reserve. A farm track from near the north west corner currently provides vehicular access to the building site, which may need to be upgraded allow for access for emergency vehicles.

The actual building site is graded at about 8% to the south east, while the north part is steeply graded down to a backwater of the Tambo River. The entire area has an even cover of pasture grass and kikuyu that is currently being grazed by cattle. Earthworks will be required to partly level the building site. The soils encountered consist of black/dark brown sandy loam topsoil and grey fine silty sand up to 900 mm in depth, overlying brown silty sand with light tan/yellow clayey sand at greater depth.

DRAINAGE
The proposed building site is located near the highest point and is adequately drained due to the underlying silty sands. The site is not drained towards the Tambo River, and has a setback of about 90 metres from the Old Course of the river to the north. The average annual rainfall for the site is 700 mm.

The proposed works will marginally alter the natural site drainage, since the building site will be built within a partly excavated area using an elevated timber floor on concrete stumps. It is recommended that a shallow catch drain and subsoil drainage pipes be installed along the west side of the residence to intercept surface runoff and seepage.

GEOLOGY
The Bairnsdale Geological Map SJ 55-7 describes the area as Quaternary Pleistocene age fluvial deposits of gravel, sand and silt.

SITE CLASSIFICATION
Samples from bores show that the classification of the site to be **SLIGHTLY REACTIVE (S)** in accordance with AS 2870.1 -2011 **"RESIDENTIAL SLABS AND FOOTINGS". NOTE:** These classifications are based on limited bores and should conditions vary after site excavation, then the classification should be reassessed.

RECOMMENDATIONS **SLIGHTLY REACTIVE (M) SITES**
It is recommended that basic footing details be in accordance with Section 3 of AS 2870.1 -2011 for soil Class S and that pad footings and concrete stumps be in accordance with AS 1684 – Residential Timber Framing Construction Manuals.

FOUNDING DEPTHS FOR FOOTINGS

STRIP FOOTINGS 600 mm
EDGE BEAMS 200 mm
PADS 600 mm

(it is recommended that pad footings be deepened to contact the firmer sand encountered at 600 mm depth below the existing natural surface.

BEARING CAPACITIES

Generally the natural soil under the foundations will have a minimum Bearing Capacity of 100 kPa at a depth of 600 mm below the natural surface.

WIND TERRAIN

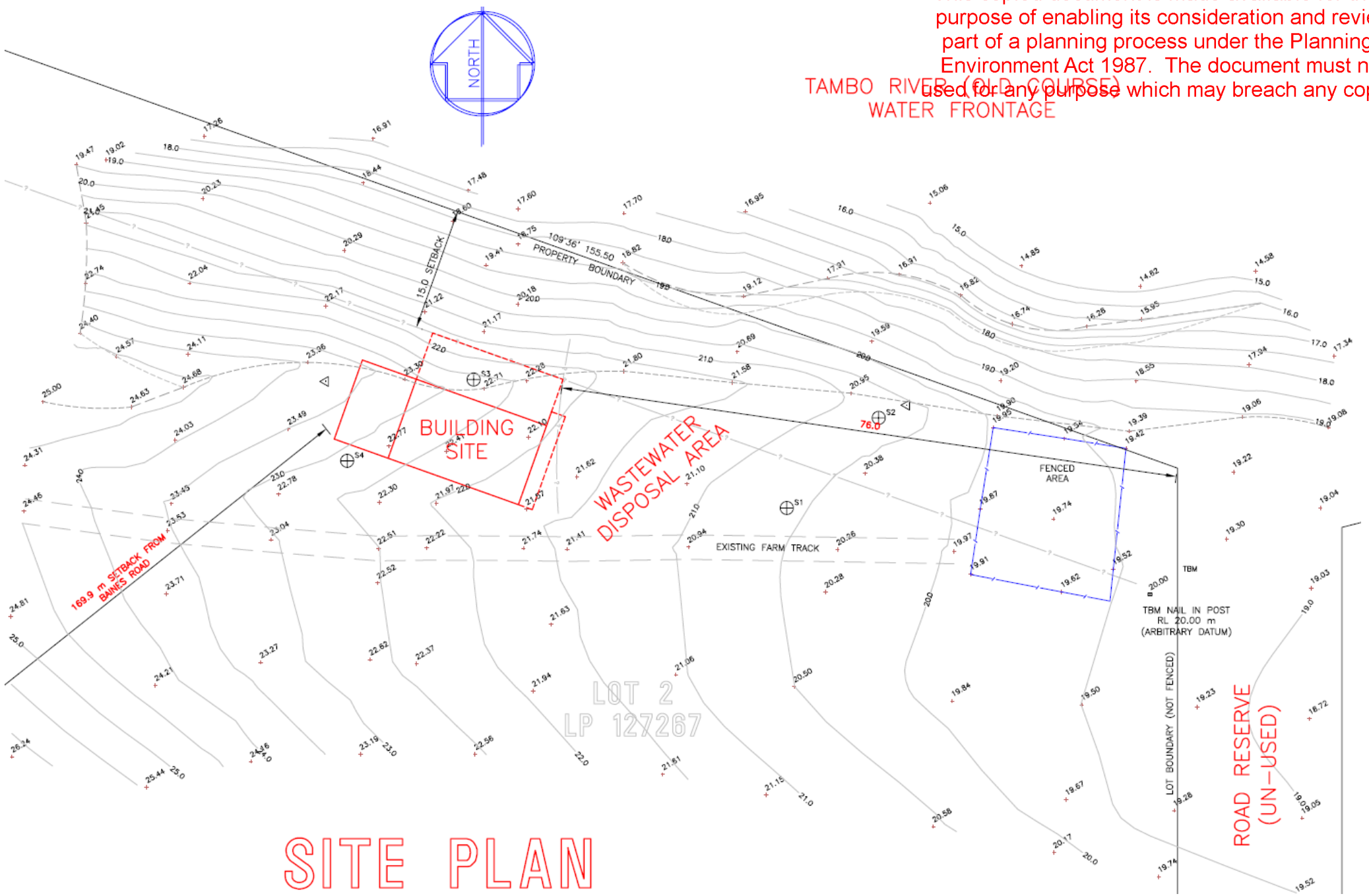
Classification in accordance with AS 4055-2012
Region A, Table 2.2 p10 **N3 = W41**
Based on the following criteria
Terrain Category – Cl 2.3 (d) **TC2.0**
Topographic Class – Table 2.3 p13 **T3**
Shielding Class – Cl 2.5 (c) **NS**

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
e-mail: streetercivil@bigpond.com Tel : (03) 5157 5362

Client:		**Job No:**	257021
Job:	new residence	**Date:**	22-May-25
45 Baines Road		**Design:**	Neil Streeter
Mossiface		**Checked:**	Neil Streeter

LOG OF HAND AUGER BORES

BORE No.	DEPTH	DESCRIPTION	REMARKS
S3	0	black/dark brown sandy loam topsoil;	
S2		damp	
	300	grey fine silty sand; dry; loose and becoming firm with depth	
		becoming lighter in colour with depth	
	900	light grey fine silty sand; damp; firm	
	1200	tan/brown fine silty sand; damp; firm	
	1500	end of bore	
S1	0	black/grey sandy loam topsoil; damp	
S4			
	250	grey fine silty sand; dry; loose	
	400	dark brown fine silty sand; damp; firm	
	900	light tan/yellow fine sand; damp; firm	
	1400	end of bore	



SITE PLAN

LOCALITY PLAN

STREETER CIVIL ENGINEERING SERVICES Pty. Ltd.-
Consulting Civil Engineer
(A.C.N. 072 946 760)
81 – 101 Brooks Road Bruthen P O Box 126 Bruthen VIC 3885
e-mail: streetercivil@bigpond.com Tel. 5157 5362

Important Notes

1. The previous conclusions are based on limited bores and should conditions on site vary from the bore descriptions variation in footing sizes and depths may be necessary. It is recommended any variations be reported to the engineer.
2. Clays expand and contract because of moisture changes and even relatively stable clays will move appreciably if subject to extreme moisture conditions on the site. The builder is to make the owner aware of the following:
    - Leaking plumbing or blocked drains should be repaired promptly. Garden watering, especially by sprinklers should be controlled to avoid saturation of foundations. Proper garden maintenance should produce year round uniform moisture conditions.
    - Trees and shrubs can cause substantial drying of the soil and associated shrinkage of the clay. This effect is most likely to result in damage when added to the drying from a drought or long dry spell. This problem can be avoided by plating trees at substantial distances from the house. For complete protection against damage, trees should be avoided on reactive clay sites.
3. Some minor cracking, whilst undesirable, will occur in a significant proportion of houses on reactive clays. It is impossible to design a footing system that will completely protect a house under all circumstances.
4. Various construction and architectural details can be adopted to reduce the effect of movement.
    - articulation of brickwork
    - Flexible plumbing connection
    - Surface drainage of allotments to avoid water ponding against or near footings.
    - Subsoil drainage (refer to site plan page SR-3 and specification sheet page SR-1)
5. Any excavations required parallel to the footings should be kept at a suitable distance from the footings to prevent undermining. Service trenches should be filled with natural site clay in order to prevent rapid movement of soil moisture into the backfill.
6. All foundations and site works should be inspected by a competent person to ensure that subsurface conditions and site preparation procedures are in accordance with those outlined in the report. If any doubt exists then this office should be contacted immediately for further advice. We take no responsibility for any consequences arising from footing excavations either shallower or deepened beyond our recommended founding depths without our prior approval.
7. The use of standard footings as presented in AS2870-2011 is only applicable to building works with a loading and a construction style similar that of a residential dwelling as described in section 3.1 of AS2870-2011.

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APPLICATION FOR PLANNING PERMIT

USE AND DEVELOPMENT OF A DWELLING WITHIN 100 METRES OF A DESIGNATED WATERCOURSE AND EARTHWORKS

45 BAINES ROAD, MOSSIFACE

REF: 23007

CONTENTS

APPENDIX

DOCUMENT REVISION

1	Draft Report	DAC	13/08/2025
2	Final Report	CMC	15/08/2025

1. INTRODUCTION

Development Solutions Victoria Pty Ltd act on behalf of the owners of the land and the applicants for this planning permit application for the use and development of a dwelling within 100 metres of a watercourse and earthworks at 45 Baines Road, Mossiface.

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.

This application seeks approval for the use and development of a dwelling under the provisions of the Farming Zone and the Erosion Management Overlay.

The proposed dwelling will be used for residential purposes and will support the future farming enterprise being Kramme Equine, an ethical equine breeding, training, and therapy business focused on nurturing both horses and humans.

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.

Address	45 Baines Road, Mossiface
Site Description	Lot 2 on Plan of Subdivision 127267
Title Particulars	Vol 06065 Fol 812
Site Area	6.508 hectares
Proposal	Use and development of a dwelling within 100 metres of a designated watercourse and earthworks exceeding 1 metre
Planning Scheme	East Gippsland Planning Scheme
Zone	Farming Zone – Schedule 1 (FZ1)
Overlays	Bushfire Management Overlay (BMO) Erosion Management Overlay (EMO) Vegetation Protection Overlay – Schedule 1 (VPO1)
Aboriginal Cultural Heritage	Partly identified as an area of Cultural Heritage Sensitivity
Permit Triggers	Clause 35.07-1 Farming Zone – Use Clause 35.07-4 Farming Zone – Buildings and works Clause 44.01-2 Erosion Management Overlay – Buildings and works
Notice	Exemption available at Clause 44.01-7
Referrals	County Fire Authority
Work Authority Licence	Not Applicable
Planning Scheme requirements	Municipal Planning Strategy – Clause 02 Settlement – Rural settlements – 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 Erosion Management Overlay – Clause 44.01 Decision guidelines – Clause 65

2. SITE CONTEXT

Site

The subject site is located at 45 Baines Road, Mossiface. A copy of the Title and Plan of Subdivision is contained in ***Appendix A.*** The title is not affected by any restrictive covenants or agreements.

The site is irregular in shape with a total area of approximately 6.508 hectares and is currently vacant land.

The subject site is undulating in nature, with a steep downslope towards the northeastern boundary that adjoins the Tambo River (Old Course) and contains scattered vegetation throughout.

Access is existing via an informal grass crossover in the northern portion of the western boundary connecting directly to Baines Road. Baines Road is a bitumen sealed road with grassed shoulders, traversing in a northwest to southeast direction.

The subject site in relation to Mossiface as well as the surrounding land, is shown in the locality plans in ***Figure 1*** and ***Figure 2***. Details of the site are depicted in the photographs provided below.

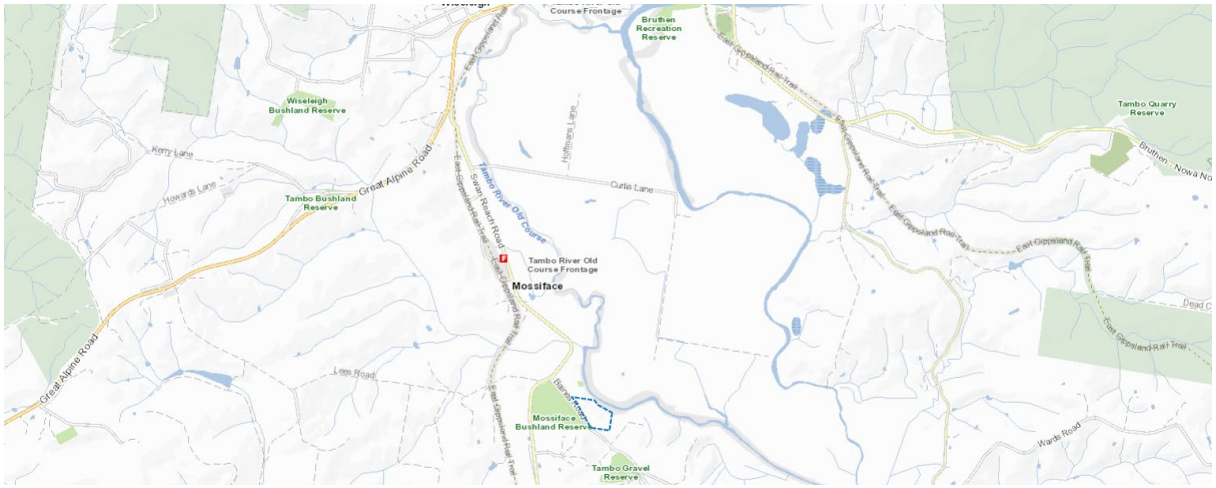


Figure 1 *– Locality Plan – 45 Baines Road, Mossiface (source: mapshare.vic.gov.au)*

Figure 2 *– Locality Plan – 45 Baines Road, Mossiface (source: mapshare.vic.gov.au)*

Surrounds

The land in this locality is a combination of public and farming land with a range of lot sizes with some containing rural residential development.

Adjoining the northern boundary is a small farming lot containing an existing dwelling and associated facilities. Adjoining the northeastern boundary is the Tambo River (old course). Adjoining the eastern and southern and boundary is an unconstructed road reserve and further is farming land containing an existing dwelling and associated facilities. Adjoining the southwestern boundary is Baines Road and Mossiface Bushland Reserve.

Mossiface is a small rural locality located between Wiseleigh and Tambo Upper approximately 20 kilometres northeast of Bairnsdale and approximately 3.5 kilometres southwest of Bruthen.

Mossiface comprises minimal community facilities being a public hall and Mossiface – Tambo Country Fire Authority Station. There are no commercial or retail services however, Mossiface is only a short vehicle distance from Bruthen and further to Bairnsdale. Bruthen offers a basic level of commercial and community services, whilst Bairnsdale offers a full range of commercial and community services.

The subject site in relation to Mossiface is shown in the aerial photograph below at ***Photograph 1.***

Photograph 1 *– Aerial Photograph of the subject site and surrounding land – 45 Baines Road, Mossiface (source: dpi.vic.gov.au)*

Photograph 2 – *Existing access to subject site at 45 Baines Road.*

Photograph 4 – *Subject site facing northwest showing proposed dwelling location.*

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

Photograph 3 – *Subject site facing south showing proposed dwelling location*

Photograph 5 – *Subject site facing northwest showing proposed dwelling location.*

Photograph 7 – *Southern corner of subject site facing north.*

Photograph 8 – *Subject site along western boundary facing north.*

Photograph 10 – *Neighbouring property opposite subject site at 66 Baines Road.*

Photograph 12 – *Baines Road facing southeast at the southern portion of the subject site.*

Photograph 9 – *Neighbouring property adjoining eastern and southern boundary at 87 Baines Road.*

Photograph 11 – *Neighbouring property adjoining northern boundary at 23 Baines Road.*

Photograph 13 – *Baines Road facing northwest at the southern portion of the subject site.*

Photograph 14 – *Baines Road facing southeast to the northern portion of the subject site.*

Photograph 15 – *Baines Road facing northwest to the northern portion of the subject site.*

3. THE PROPOSAL

This application seeks approval for the use and development of a dwelling under the provisions of the Farming Zone and the Erosion Management Overlay. The proposed development plans are contained in ***Appendix B.***

The proposed dwelling will be located in the eastern portion of the site with a setback of approximately 15 metres to the northeastern boundary, 76 metres to the southeastern boundary and 169 metres to the western boundary adjoining Baines Road. The proposed dwelling will have a setback of 48 metres to the Tambo River (old course).

The proposed dwelling will have a total building footprint of approximately 368.57m^2 including the carport and decked areas. The proposed dwelling will be a single storey dwelling with an overall proposed height of approximately 4.8 metres.

The proposed dwelling will be finished with Colorbond standing seam metal sheets for the walls and Colorbond metal sheeting for the roof, with the walls, roof, gutters, and fascia all finished in the colour "Night Sky". An extract from the development plans showing the northern and eastern elevation is contained in ***Figures 3*** *and* ***4***.

Vehicle access to the site is proposed via a gravel crossover and driveway in the northern portion of the western boundary directly from Baines Road. The proposed driveway will extend across the subject site to the location of the proposed dwelling as indicated on the proposed development plans.

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

Water will be provided via 3 x 22,500 litre water tanks located to the south of the proposed dwelling.

Wastewater will be treated and retained within the allotment boundaries via a primary treatment septic system with 57 metres of 700mm wide subsoil absorption trenches or an equivalent as recommended within the Land Capability Assessment contained in ***Appendix D.***

Drainage from the proposed dwelling will be directed to the proposed water tanks in the first instance with overflow directed to the legal point of discharge to the satisfaction of the responsible authority.

The proposal does not require the removal of any vegetation.

Earthworks will be required to create a level building surface and will exceed 1 metre in depth. Batters will be a maximum of 1 in 3. A Geotechnical Risk Assessment waiver is contained in ***Appendix C*** that concludes the risks associated erosion are low.

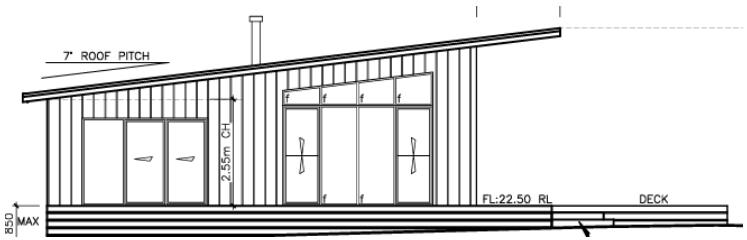


Figure 4 – *Eastern Elevation – Damian Anderson Drafting and Design*

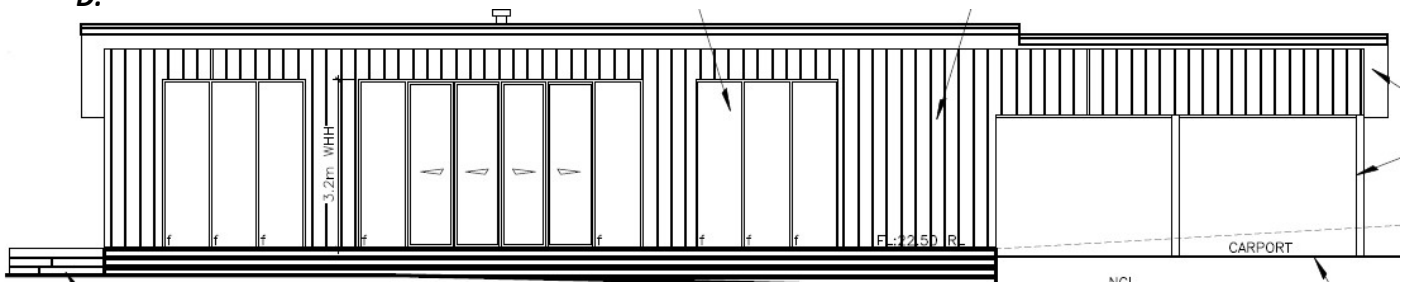


Figure 3 – *North Elevation– Damian Anderson Drafting and Design*

Use and Dwelling justification

The proposed use of the dwelling will be for residential purposes associated with the proposed agricultural enterprise. A dwelling on the subject site is justified with the following reasons:

- The proposed dwelling will facilitate management of a year round equine breeding, training, agistment and NDIS focused therapy business.
- The proposed dwelling is essential for animal welfare and proposed agricultural operations. An onsite presence is critical for 24-hour care of breeding mares, foaling supervision and urgent veterinary response. Horses in training or rehabilitation require close monitoring outside standard business hours.
- The dwelling will be located in proximity to other proposed infrastructure and will be within an area that does not contain high quality soils avoiding fragmentation or removal of productive pasture.
- On site management improves operational efficiency, pasture rotation, and infrastructure use, contributing to animal health, soil management, and long-term agricultural productivity.
- The proposed future farming enterprise meets the objectives of the Farming Zone by providing a sustainable and profitable equine business.
- The proposed agricultural enterprise will generate local employment opportunities and contribute to the local economy through service provision, tourism and agricultural outputs.
- The proposed dwelling will not impede any adjoining agricultural uses, will not be visually obtrusive, particularly given the existing and surrounding vegetation and topography of the site.
- A Business Development Plan is contained in ***Appendix E*** which provides details of the proposed business, including a costing breakdown of projected profits and investment requirements.
- A Farm Management Plan is contained in ***Appendix F*** which outlines the operational, environmental and financial framework for establishing and managing a sustainable, multi-stream equine enterprise on the subject site. It details land use, infrastructure development, animal welfare practices, environmental management strategies and financial projections to demonstrate the viability of the business and the need for an associated dwelling.

An extract from the proposed development plans showing the proposed dwelling and layout of agricultural infrastructure is contained below in ***Figure 5***.

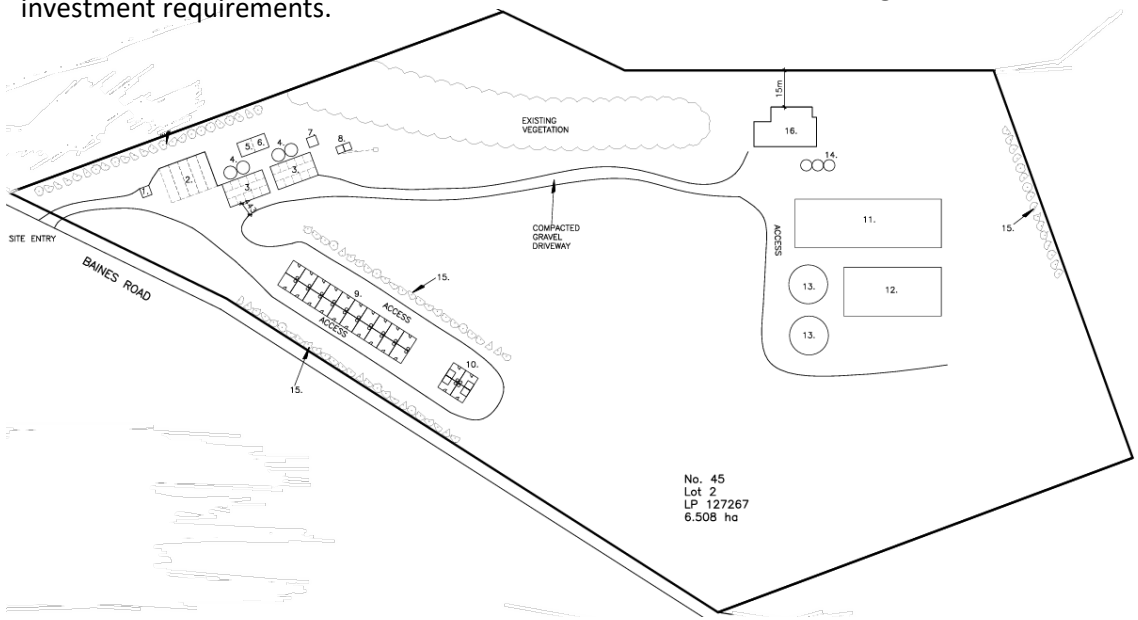


Figure 5– *Farm Management Site Plan – Damian Anderson Drafting and Design*

4. ZONES AND OVERLAYS

Farming Zone – Schedule 1

The purpose of 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 in ***Figure 6.***

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 for a use in Section 2 and for a building that is within 100 metres of a watercourse.

The relevant decision guidelines of the Farming Zone at Clause 35.07-8 are addressed below in Section 5

***Figure 6** – Farming Zone– (source - mapshare.vic.gov.au)*

Bushfire Management Overlay

The purpose of Bushfire Management Overlay is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.*
- *To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.*
- *To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.*

An extract of the Bushfire Management Overlay Map is provided in ***Figure 7.***

The proposed dwelling will not be located within the area impacted by the Bushfire Management Overlay and as such a permit is not required, this is not addressed further.

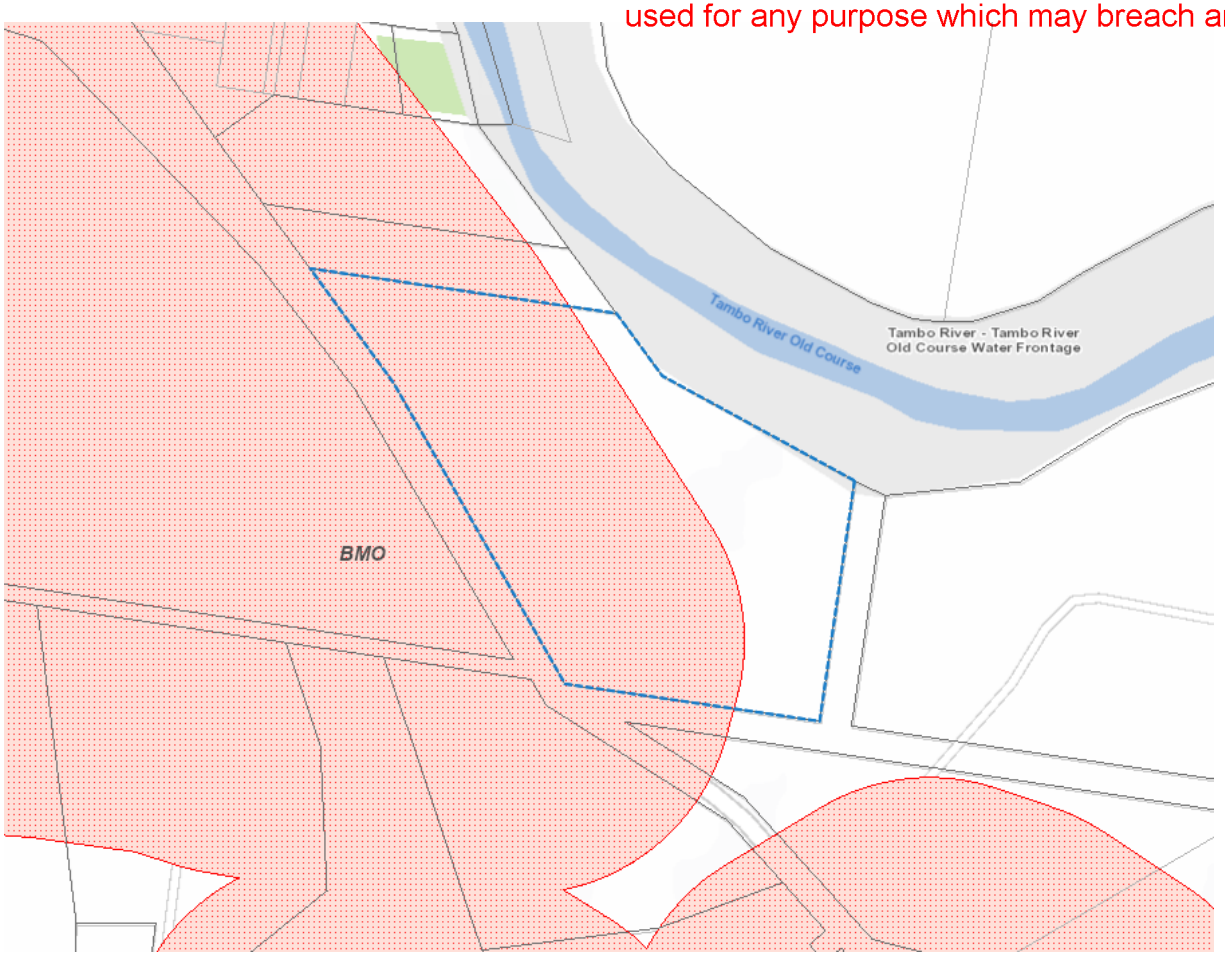


Figure 7 – *Bushfire Management Overlay – (source - mapshare.vic.gov.au)*

Erosion Management Overlay

The purpose of Erosion Management Overlay is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To protect areas prone to erosion, landslip, other land degradation or coastal processes by minimising land disturbance and inappropriate development.*

An extract of the Erosion Management Overlay Map is provided in ***Figure 8.***

Clause 44.01-2 of the Erosion Management Overlay provides a permit is required to construct a building. The schedule provides a permit is not required for a dwelling however is required for earthworks exceeding 1 metre in depth.

The proposed earthworks will exceed 1 metre in depth and as such a permit is required under the provisions of Clause 44.01. The relevant decision guidelines are addressed below in Section 5.

A Geotechnical Risk Assessment waiver is contained in ***Appendix C.***

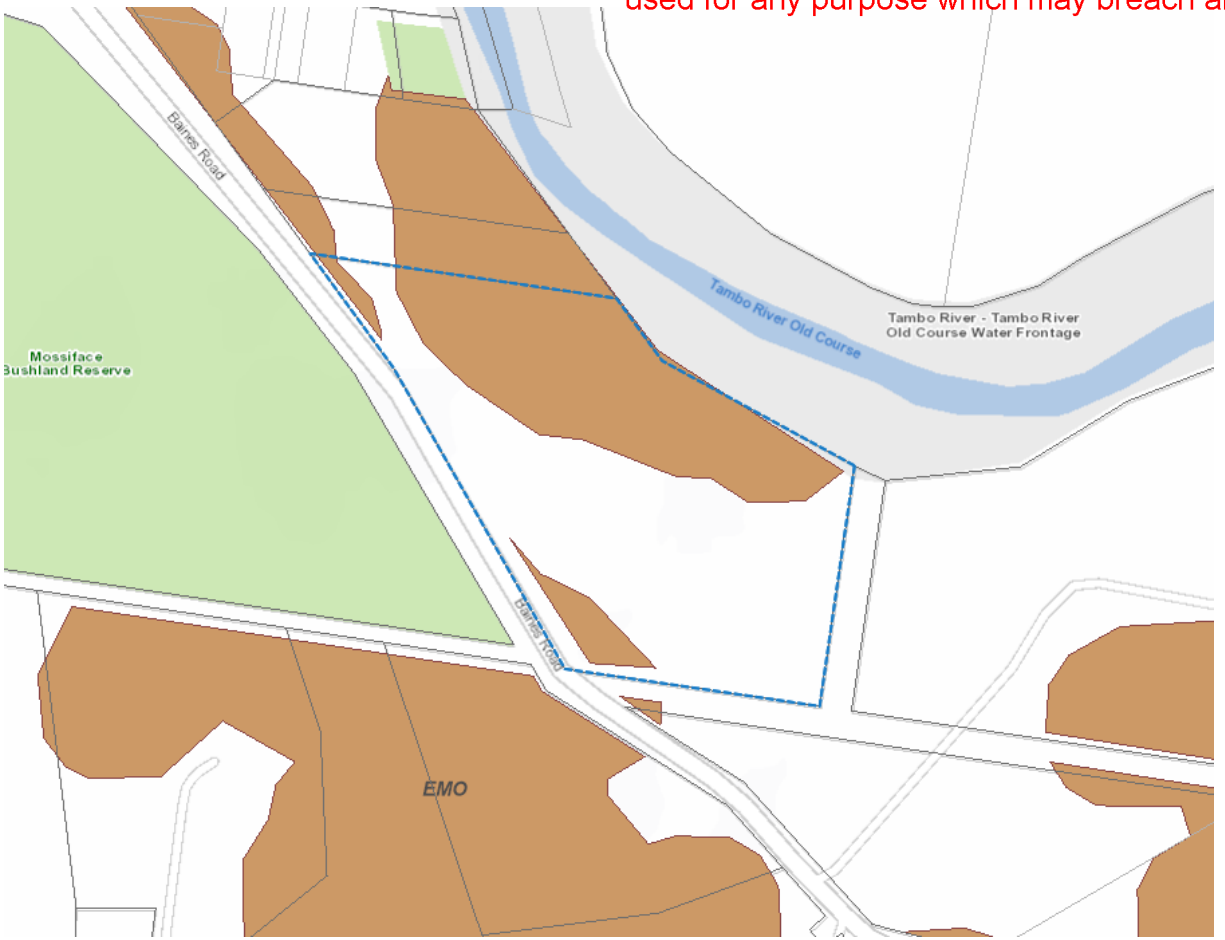


Figure 8 *– Erosion Management Overlay – (source - mapshare.vic.gov.au)*

Vegetation Protection Overlay – Schedule 1

The purpose of Vegetation Protection Overlay is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To protect areas of significant vegetation.*
- *To ensure that development minimises loss of vegetation.*
- *To preserve existing trees and other vegetation.*
- *To recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance.*
- *To maintain and enhance habitat and habitat corridors for indigenous fauna.*
- *To encourage the regeneration of native vegetation.*

An extract of the Vegetation Protection Overlay Map is provided in ***Figure 9.***

No vegetation is required to be removed to facilitate the proposed use and development of a dwelling. As such a permit is not required, this is not addressed further.

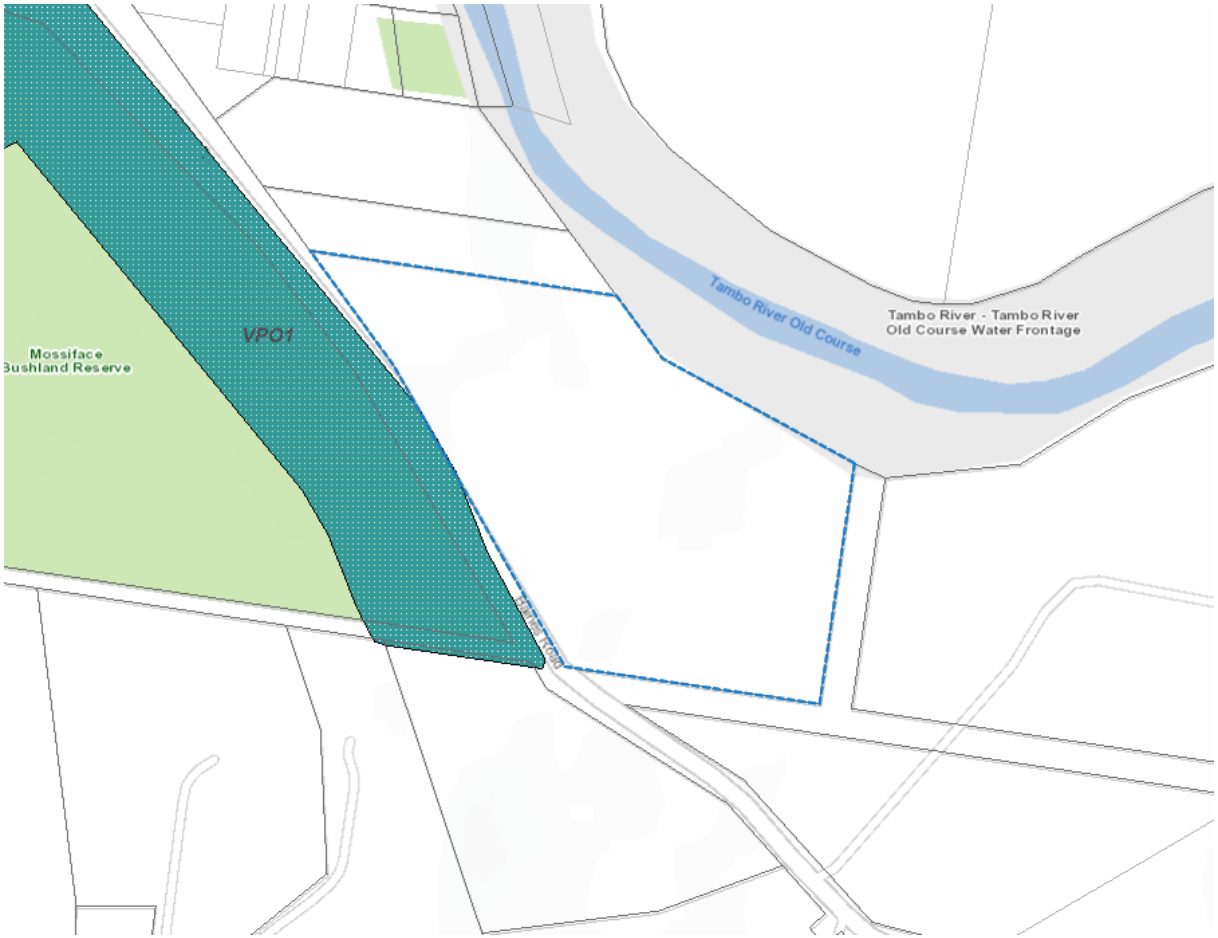


Figure 9 – *Vegetation Protection Overlay – (source - mapshare.vic.gov.au)*

Aboriginal Cultural Heritage

Under the provisions of the *Aboriginal Heritage Act 2006* the subject site is recognised as being within an area of Aboriginal Cultural Heritage Sensitivity.

The location of the proposed dwelling will be within the sensitivity area. The use and development of a dwelling is an exempt activity, and as such a Cultural Heritage Management Plan is not required. This is not addressed further.

An extract of the Aboriginal Cultural Heritage Map is provided in ***Figure 10.***

Figure 10 *– Aboriginal Cultural Heritage – (source - mapshare.vic.gov.au)*

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 any existing surrounding development and the environment.
- The proposal will contribute to a high standard of environmental sustainability and will support the proposed agricultural use of the land by designing the 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**.
- **Clause 02.03-1** identifies Mossiface as a small rural settlement near Bruthen and contains a range of facilities including the Mossiface Hop kilns. The proposed dwelling will connect to all available services and infrastructure including electricity, telecommunications and a good quality road network. Water will be provided via three proposed rainwater tanks that will be located on the southern side of the proposed dwelling. Wastewater will be treated and retained on site, within the allotment boundaries via a standard primary septic system and subsoil absorption trenches as recommended in the Land Capability Assessment contained in ***Appendix D.*** The proposed use and development of a dwelling will support the growth and sustainability of the proposed agricultural enterprise being for Kramme Equine. The economic importance of agriculture is recognised in **Clause 14,** which also seeks to ensure agricultural land is managed sustainably. The dwelling will be occupied by the landowner, ensuring effective on-site management of farming operations.
- The proposal meets the objectives of **Clause 16** by providing an additional dwelling within an existing farming area with a suitable level of services, that will in turn support the agricultural use of the land**.**
- The proposal is consistent with the decision guidelines of the Farming Zone at **Clause 35.07-6** which seeks to protect and enhance agricultural land.
- The proposed use and development of a dwelling will enhance and support the proposed agricultural use of the site as detailed in the Business Development Plan contained in ***Appendix E*** and the Farm Management Plan contained in ***Appendix F***. Further dwelling justification is provided in Section 3 of this submission and in addition this type of small scale agricultural use is common throughout East Gippsland and is deemed appropriate in this location given the mixed uses surrounding including rural residential style and farming.
- The subject site is currently used for the grazing of cattle.
- The dwelling will be connected to all available services as previously detailed.
- The proposed dwelling will be located in the eastern portion of the site, within 100 metres of a designated watercourse identified as Tambo River (old course). The proposed dwelling is unlikely to impact the existing watercourse and will direct all drainage to the proposed water tanks with overflow directed to the legal point of discharge to the satisfaction of the responsible authority. The dwelling is likely to be visible from the watercourse however has been designed to be visually pleasing and blend with the environment. The proposed dwelling will not be visually

obtrusive and will not be out of character for the location.

- Access to the dwelling will be via a newly constructed gravel driveway in the northern portion of the western boundary directly from Baines Road as indicated on the proposed development plans.
- The proposal is consistent with the decision guidelines of the Erosion Management Overlay at **Clause 44.01** which seeks to protect areas prone to erosion, landslip, other land degradation.
- The proposed dwelling requires earthworks that will exceed 1 metre in depth. Disturbed ground will be appropriately battered with a maximum batter of 1 in 3 as indicated on the proposed development plans and within the Geotechnical Risk Assessment waiver contained in ***Appendix C.***
- A Geotechnical Risk Assessment waiver is contained in ***Appendix C*** that concludes the proposal is unlikely to contribute or cause additional erosion hazards. Standard erosion prevention measures will be implemented and cut or fill batters will be sown with grass.
- This submission has addressed the decision guidelines of **Clause 65,** and the proposal 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 addressed above and 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.
- 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 within 100 metres of a designated watercourse and associated earthworks at 45 Baines Road, Mossiface.

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 consistent with the objectives of the Farming Zone and the Erosion Management Overlay.
- The risks associated with erosion can be reduced to an acceptable level.
- The proposal will provide for a functional and attractive new dwelling that will support the proposed agricultural activities to be undertaken on the land.

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

Development Solutions Victoria

Kramme Equine
Business Development Plan

Location: 45 Baines Road, Mossiface VIC 3875

Structure: Partnership

Executive Summary

Kramme Equine is a multi-stream, family-owned equine business located in Mossiface, Victoria. Built upon five generations of horse knowledge, the business combines breeding, training, accommodation, and NDIS-accredited therapy services. With a mission to nurture both horses and humans, Kramme Equine delivers high-quality, ethical services to recreational riders, breeders, individuals with disability, and local families.

At its core, Kramme Equine is defined by its commitment to doing things the right way—breeding, training, and housing horses with care and expertise. Its strength lies in personalisation and education, guiding clients to build confident, lifelong relationships with their horses.

In Year 1, priorities include; rapid capital works program building a client base, launching a professional website, capturing testimonials, and strengthening systems to scale. With a strong market position, committed team, and community-based values, Kramme Equine is poised to become a leading equine enterprise in regional Victoria.

1. Vision and Mission

Vision:

To be a nationally respected and locally trusted equine service provider delivering ethical, high-quality breeding, training, accommodation, and equine therapy, grounded in five generations of horse knowledge and land stewardship.

Mission:

To build a profitable legacy business that nurtures horses and humans alike, serving recreational riders, breeders, NDIS participants, and families with excellence and compassion.

Business History & Legacy

Kramme Equine is built on a long-standing family tradition of horse training and stewardship. For decades, the Kramme family has been breaking, training, and caring for horses across East Gippsland, passing on knowledge through five generations. The current operations at Baines Road, Mossiface represent the culmination of that heritage, now structured to scale into a modern multi-stream equine enterprise. The business reflects a strong desire to grow responsibly while honouring the traditional values of horsemanship, land care, and ethical treatment.

Core Values

Kramme Equine Values:

1. Breeding the right way – with care, ethics, and purpose.
2. Training the right way – with patience, consistency, and understanding.
3. Accommodating horses the right way – prioritising health, comfort, and wellbeing.

Values Shared by Our Clients:

1. Connection – developing genuine relationships with their horses.
2. Confidence – riding and managing horses with trust and skill.
3. Responsibility – caring for horses in a safe and respectful way.

2. Core Service Streams

A. Horse Breeding and Training Services

- Break-in and foundation training (up to 40 horses/year)
- Groundwork, float loading, saddle work
- Re-education of problem horses
- Personalised updates and optional follow-up agistment

B. Equine Therapy - NDIS – "HorseSense"

- Tailored 1:1 equine interaction for children and adults with disability
- NDIS line item: Social & Community Participation

- Delivered by trained, trauma-informed horse professionals
- Session price: $80/hr (plan and self-managed clients)
- Capacity: 40 clients/year

C. Clinics and Children's Programs

- School holiday and weekend riding clinics
- Young horse handler workshops
- Introduction to horsemanship for young riders

D. Agistment and Horse Accommodation

- Short-term and long-term boarding (20 stabled, 10 paddocked)
- Emergency or holiday accommodation
- Exercise, medication, float training services

3. Capital Investment and Expected Payback

To establish Kramme Equine as a premier equine facility, a substantial upfront capital investment is required. This infrastructure is not only essential to deliver high-quality care and services but also to position the business as a trusted and attractive destination for clients across multiple income streams—including breeding, training, agistment, and therapeutic programs.

5. Development Strategy

Year 1 Priorities

- Build local client base via referrals, social media, and equestrian networks
- Establish solid documentation systems (contracts, training records, intake forms)
- Capture testimonials and case studies for marketing
- Maintain a high standard of care, safety, and horse welfare
- Construct a professional website to improve visibility and client access

Marketing Tactics

- Instagram and Facebook with daily/weekly training updates
- Flyers at produce stores, feed merchants, and local saddleries
- Partnership with local breeders and coaches
- "Refer a friend" discount system
- Branded merchandise and photo updates for owners

Future Development

- Expand to include assistant trainer or casual help
- Explore clinics or school holiday programs
- Build covered round yard or improve infrastructure
- Offer online training or virtual horse updates for clients

6. Competitor Overview

Business	Location	Services	Competitive Advantage
Gippsland Horse Training & Sales	Myrtlebank	Horse training, sales, lessons	Focus on Standardbred retraining and school horses.
Gippsland Equine	Fish Creek	Equine-assisted therapy and retreats	Strong in non-riding therapeutic programs.
Mindful Horse	Metung	Equine Assisted Learning	Emotional health and self-awareness focus.
Equusential Therapies	Bairnsdale	Equine massage, saddle & bit fitting	Specialised in horse bodywork and fitting.
Becky's Equine Training & Lessons	Latrobe Valley	Horse breaking, education, lessons	Over 20 years of experience and private coaching.
Snowy Range Horse Riding Tours	Licola	Trail riding in High Country	Adventure tourism focus, seasonal.
Lancaster Horse Rides	East Gippsland	Trail rides	Scenic local rides for all skill levels.

Competitive Positioning

Kramme Equine is uniquely positioned to offer a comprehensive suite of services in one location, combining:

- Professional training, breaking, and agistment.
- NDIS-accredited equine therapy programs.
- Short-term horse accommodation and agistment.
- Farm stays and on-site learning experiences.
- A family-led, legacy-based approach with deep regional roots.

Unlike competitors who focus on specific streams (e.g., therapy, riding lessons, or tourism), Kramme Equine will serve as a central hub for holistic equine experiences — creating multiple income streams while supporting community wellbeing, personal development, and animal care excellence.

Conclusion

Kramme Equine represents more than just a business—it is a living legacy, shaped by generations of horsemanship, deep community ties, and a commitment to ethical, high-quality care for both horses and humans. With its unique combination of services, values-led leadership, and strong market positioning, the business is well-placed to meet the growing demand for personalised equine experiences, therapeutic programs, and professional training services in regional Victoria.

Backed by a clear financial strategy, strong projected returns, and a capital investment plan that lays the foundation for long-term growth, Kramme Equine is on track to become a regional leader in the equine industry. Its diversified income streams and emphasis on quality, safety, and trust ensure financial resilience, while its heart-led mission fosters connection, confidence, and care—for clients, animals, and the land alike.

With Year 1 focused on infrastructure, systems, client engagement, and service excellence, Kramme Equine is poised not only for success but for meaningful impact in the lives of those it serves. This business plan marks the beginning of an exciting journey—one that blends tradition with innovation, passion with purpose, and vision with action.

Kramme Equine is ready to take the reins—and ride confidently into the future.

Kramme Equine
Farm Management Plan

1. Land and Property Information

- Address: 45 and 87 Baines Road, Mossiface VIC 3875
- Title Reference: [Insert Title Reference]
- Lot Size: 87 Baines Road 100 acers and 45 Baines Road 16 acers (46.9 Ha)
- Planning Zone: Farming Zone (FZ)
- Overlays: Bushfire Management Overlay BMO, Erosion Management Overlay EMO
- Associated Lots: All land utilised in this farming operation is owned by the partners of the business
- Zoning and overlay maps attached in Appendix A

2. Property Description

The property at Baines Road, Mossiface, is a site primarily cleared for pasture.

It includes:

- Existing infrastructure on connecting title - Existing Dwelling, horse yards, fencing, machinery shed
- Proposed infrastructure: accommodation, stable block, event and training arena, horse float parking area
- Dams: 2 existing, rain-fed
- Native vegetation: small patches along boundaries
- Nearest town: Bruthen (Bairnsdale 22 km)
- Access to services: Electricity and telecommunications connected, potable water via tanks

Property Profile –, Mossiface, East Gippsland

Located in the highly regarded agricultural district of Mossiface in East Gippsland, this property offers a well-positioned, highly versatile landholding suitable for horse production and associated pasture and infrastructure development. The block features gently undulating topography and is perched securely above the floodplain of the Tambo River Old Course, offering both security from inundation and erosion risks.

The soil type across the property is a sandy loam, known for its favourable drainage characteristics, moderate nutrient-holding capacity, and workability. These soils are highly compatible with both temperate and subtropical pasture systems and respond well to inputs when managed appropriately. Kikuyu (Pennisetum clandestinum) forms the current base of the feed system, providing a robust, summer-active perennial pasture suited to the site's variable rainfall pattern. Kikuyu's ground-covering nature, tolerance to grazing pressure, and ability to recover quickly after dry periods offer resilience for equine use and broader grazing purposes.

Rainfall in this district is characteristically summer-dominant, ranging from 300 mm in drier years to up to 1000 mm in exceptional seasons, with a long-term average of approximately 650 mm per annum. This variability highlights the importance of species selection and rotational grazing to maximise feed utilisation and minimise the risk of soil degradation. The property's elevated positioning ensures reliable access and usability year-round, with no historical record of flood encroachment. This distinguishes the site from other nearby low-lying properties around Bruthen and the Tambo River flats that are more exposed to seasonal flooding.

Importantly, the area designated for pasture production, agricultural activities and fencing sits well clear of flood-affected land and does not carry any erosion management overlay or surface runoff constraints. From a landscape function perspective, the block exhibits strong inherent stability, allowing for a range of productive uses with minimal environmental risk. There is ample scope for further development of pasture systems, including the introduction of winter-active species to extend the growing season and support year-round feed availability for horses.

In terms of infrastructure planning, the property's soil and landform lend themselves well to subdivisional fencing, laneway systems, and the construction of water points or shelters for equine comfort. Given the moderate drainage profile of the sandy loam soil, areas allocated for high-traffic zones such as yards, stables, or feeding areas can be managed effectively with well-designed surface treatments or gravel bases.

Overall, this Mossiface property presents a rare and attractive combination of productive soils, elevated positioning above flood risk, and existing kikuyu ground cover, making it an ideal site for a scalable and sustainable equine enterprise. With rotational grazing management, targeted soil fertility inputs, and thoughtful infrastructure development, this property holds strong potential to support a high-performing, resilient pasture-based horse operation well into the future.

3. Farm Enterprise

Kramme Equine is a multi-stream equine business that will operate under a 4 way partnership and see the succession of an existing family equine business expand in scale and diversity to reach a scale to support both generations. The enterprise will centre around the breeding, training, and agistment of horses, with complementary services including equine therapy programs (targeting NDIS clients), short-term horse accommodation, and eventual boutique value-adding experiences such as farm visits or horse-based educational programs. The business aims to contribute to East Gippsland's rural economy by operating as a sustainable, small-to-medium-scale agricultural enterprise that utilises the region's temperate climate, strong equine interest, and accessibility.

Current and Proposed Land Use

- **Current Use:** The land is predominantly undeveloped pasture with a kikuyu-based feed system on sandy loam soils and the farm is currently used for small scale horse and cattle agistment and horse breeding.
- **Proposed Expansion:**

- Develop a partnership with the current and next generation to facilitate the injection of capital and infrastructure to scale operations
- 36.9 ha allocated for rotational grazing, breeding, and agistment of horses
- 5 ha set aside for infrastructure development (accommodation, yards, stables, laneways, water points, shelters).
- 5 ha reserved for future value-adding activities and revegetation buffers.

Proposed Business Activities & Value Adding

- **Equine breeding program:** Focused on performance and therapy-suitable breeds.
- **Breaking, training, and rehabilitation:** Services for local and regional horse owners.
- **Agistment and horse accommodation:** Catering to both long-term and short-term stays (e.g event-based, transport layovers).
- **NDIS-aligned therapy programs:** In partnership with registered therapists, utilising horses in sensory and trauma-informed therapy models.
- **Value adding:** Potential for farm gate experiences, horse-focused clinics, and immersive rural tourism in the long term.

Business Goals

- Operate as a family run commercially viable and sustainable equine facility with a strong foundation in land stewardship.
- Deliver quality services to both the recreational and therapeutic equine markets.
- Provide employment and skill-building opportunities within the region.
- Establish the business as a legacy farm, capable of intergenerational continuity and contribution to the regional economy.

Livestock Numbers

- **Breeding:** 40 breeding mares, 2 stallions, 30 Agistment horses
- **Agistment Capacity:** Up to 20 stabled and 10 Paddocked horses concurrently with appropriate paddock rotation and infrastructure

Investment and Infrastructure Plans

- Construction of stables, foaling yards, and laneways
- Round yard and arena development
- Secure fencing and internal subdivision
- Water infrastructure including troughs and tank storage
- Shelter planting for windbreaks and shade
- Future machinery investment (slasher, quad bike, float)

Sustainable Land Management Initiatives

- Soil testing and targeted improvement (organic matter, pH balance)
- Kikuyu and complementary pasture improvement with rotational grazing

- Revegetation and shelterbelt establishment
- Weed and pest management plan
- Minimal erosion risk due to the site's elevation and soil profile
- No overlays relating to flood or erosion identified

Labour and Management

- Owner-operators:
  - Candice Wigney and Wayne Kramme (full-time, with horse breeding, breaking, and agistment expertise)
  - Daniel Wigney and Lynn Kramme (part-time, focusing on infrastructure and admin)
- Casual and contract support for training, agronomy, veterinary care, fencing, and seasonal works
- Therapy program to employ a qualified practitioner on a sessional basis from Year 2

Viability and Long-Term Sustainability
While niche in nature, equine-based businesses are well-supported within East Gippsland's farming diversity. The Kramme Equine model leverages personal expertise, existing networks, and increasing demand in both therapy and agistment markets. A conservative 5-year business plan has been developed (available upon request), estimating:

The Kramme Equine enterprise aligns with the East Gippsland Rural Land Use Strategy by:

- Retaining land for primary production
- Preventing rural land fragmentation
- Supporting a scalable, sustainable farm business
- Encouraging rural innovation and value-adding activities
- Maintaining rural amenity and separation from sensitive residential uses

Response to Policy Requirements

The Kramme Equine proposal enhances agricultural use of the land by utilising the full 46.9 hectares for grazing, breeding, training, and horse care. All paddocks will be managed under a rotational grazing system with pasture maintenance and weed control. An additional dwelling is essential for overnight monitoring of foaling mares and caring for horses under treatment. The enterprise avoids any loss or fragmentation of productive land, as the proposed dwelling will be co-located with other infrastructure on a non-productive portion of the land.

The property and proposed agricultural expansion dose not impede neighboring properties including bushland reserves and land identified as Farmland of Strategic Significance. Neighbouring properties are primarily grazing and lifestyle blocks. The proposed development will not impede surrounding

agricultural uses and will enhance agricultural productivity through year-round operation, infrastructure improvements, and on-site management.

The proposed dwelling is necessary for the day-to-day and night-time management of horses, especially mares in foal, and to oversee horse health and security. The business requires early morning and late-night care, including for NDIS participants and horses with special needs. The dwelling will not impact nearby agricultural operations. The property is not located in proximity to any existing or proposed renewable energy or extractive industry. One nearby property houses cattle, but is well-buffered with tree lines, a watercourse and pasture breaks. No offsite impacts are expected.

All development and horse management activities will adhere to best-practice environmental management:

- Effluent from stables and yards will be managed via composting and used for paddock fertilisation
- Horses are excluded from natural drainage lines, and vegetative buffers will be maintained
- Nutrient application will follow an annual soil testing program

The accommodation and associated infrastructure will be sited together near the central driveway to minimise loss of agricultural land. This location avoids prominent ridgelines and does not impact on natural features or remnant vegetation. The property has access to a formed gravel road suitable for emergency vehicles and will be serviced by power and telecommunications. Water will be supplied via tanks and existing dams for farm operations.

This investment demonstrates long-term commitment and enhances the agricultural productivity of the land.

6. Conclusion

Kramme Equine will succeed the current generation to become a showpiece Equine Farm a genuine, multi-stream agricultural enterprise. The proposed accommodation is essential for managing the full-time, diversified operations involving horse breeding, training, and NDIS-accredited therapy. The operation is aligned with state and local policy objectives to protect and enhance agricultural land use.

With significant private investment, animal welfare obligations, and year-round operational demands, the application meets the policy thresholds for an essential rural dwelling. The business supports the rural economy, offers employment, and is well-positioned to scale as a high-quality horse enterprise that benefits the region.

Appendix

Agronomist Recommendation – 87 Baines Road, Mossiface VIC

Client: Kramme Equine
Feed base: - Kikuyu pasture (actively growing)
Date of Inspection: 23 October 2024
Soil Test Report Date: 23 October 2024
Current Use: Kikuyu pasture for equine grazing

Summary of Observations & Soil Test Findings

- Soil Texture: Loamy sand, low ECEC (4.11 cmol/kg), low nutrient holding capacity.
- Organic Carbon: High (2.97%) positive for soil structure.
- pH: Moderately acidic (5.27 in water; 4.21 in CaCl2), limiting nutrient uptake.
- Phosphorus: Low levels (Olsen P 11 mg/kg; Colwell P 20 mg/kg).
- Potassium: Adequate at 131 mg/kg.
- Salinity: ECe elevated at 1.8 dS/m monitor regularly.
- Soil compaction and bare ground observed in high traffic areas.

Recommendations

1. Apply agricultural lime at 2.53 t/ha to correct soil pH.
2. Apply 250 kg/ha of Single Superphosphate to address phosphorus deficiency.
3. Use slow-release nitrogen (e.g., urea) at 5080 kg N/ha.
4. Aerate high-traffic areas in autumn and spring.
5. Create designated horse laneways and rest paddocks to reduce compaction.
6. Overseed bare patches with Kikuyu runners or hardy perennials.
7. Spot spray broadleaf weeds using horse-safe herbicides.
8. Re-test soil in 12-18 months to monitor progress.
9. Monitor runoff and implement contour fencing or swales if erosion persists.

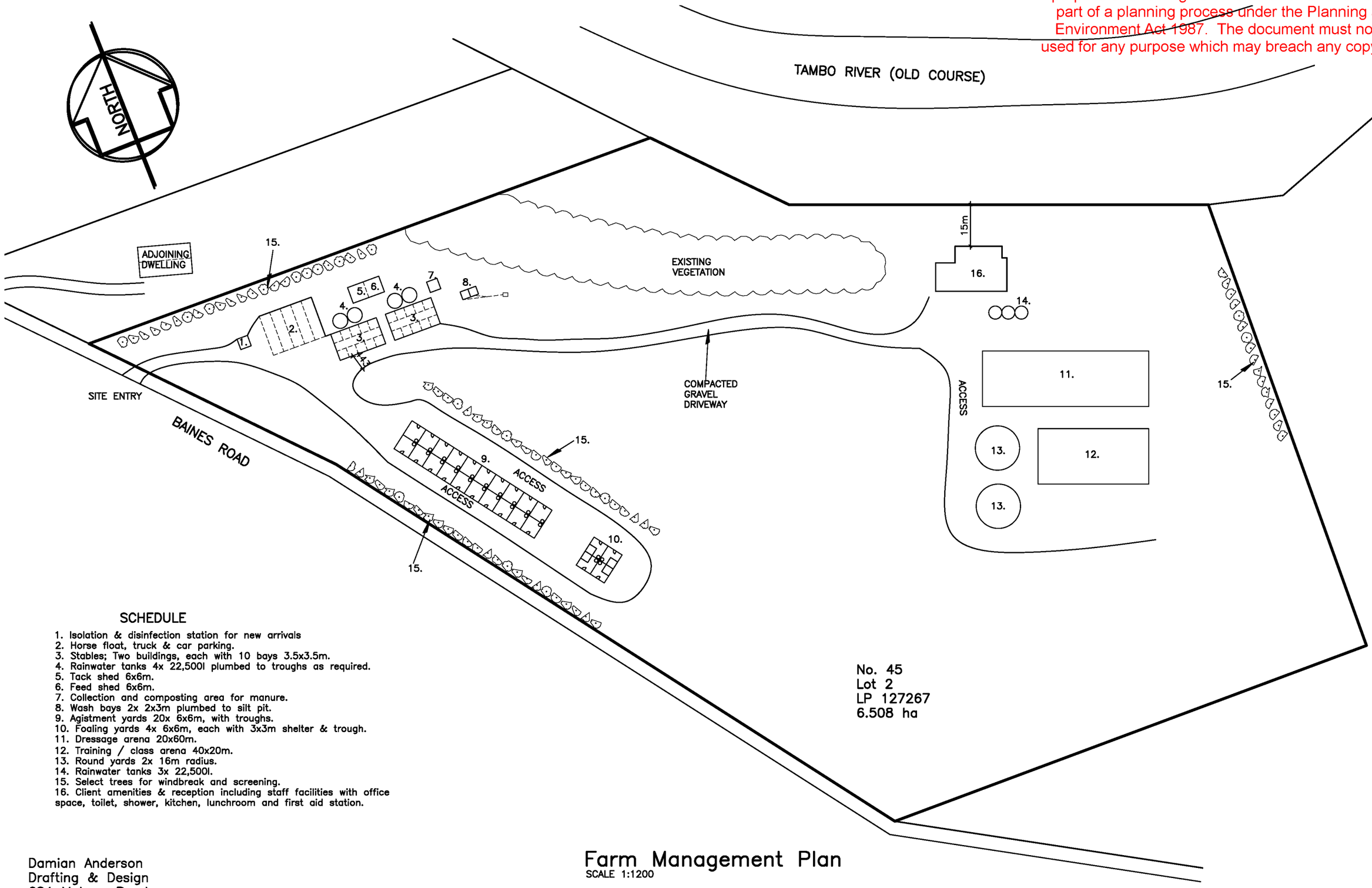
Conclusion

With targeted pH correction, nutrient supplementation, and grazing management, the pasture will become more resilient, nutrient-rich, and suitable for horses while reducing soil compaction, erosion, and weed pressure. To successfully manage Kikuyu grass for horses, it's essential to balance vigorous growth with grazing pressure. Kikuyu can become dominant and invasive, but with rotational grazing and careful rest periods, you can maintain its palatability and nutritional value. Avoid overgrazing, as this can cause bare patches and increase the risk of erosion. Horses should not graze Kikuyu that has been overly stressed or is in drought conditions, as this can occasionally lead to nitrate accumulation or mycotoxin issues. Maintain good soil nutrition and pH to encourage strong root systems and reduce susceptibility to weed invasion. During periods of rapid growth in spring and early summer, regular mowing or topping may be required to manage excessive bulk and maintain a leafy sward. Finally, monitor horse health regularly and ensure supplementary hay is available when Kikuyu growth slows in cooler months, as it can become low in digestible energy during dormancy.

Soil Analysis Results

	Analyte	Unit	Desired Level	Level Found	c.mol/kg	Very Low / Low / Acceptable / High / Excessive
	MIR - Aus Soil Texture			Loamy sand		
	ECEC	cmol/kg	5.00-25.0	4.11		
	Organic Carbon (W&B) [2]	% (40°C)	0.50-1.00	2.97		
	pH 1:5 water	pH units	6.50-7.50	5.27		
	pH CaCl2 (following 4A1)	pH units	5.50-6.50	4.21		
Extractable N-P-K-S	Nitrate - N (2M KCl)	mg/kg	20-50	15		
	Ammonium - N (2M KCl)	mg/kg	2.0-10	8.2		
	Olsen Phosphorus	mg/kg	15-25	11		
	Colwell Phosphorus	mg/kg	25-37	20		
	PBI + Col P		35-70	16		
	Colwell Potassium	mg/kg	120-170	120		
	KCl Sulfur (S)	mg/kg	8.0-20	18		
Exchangeable cations	Calcium (Ca) - AmmAc	mg/kg	350-1000	484	2.42	
	Magnesium (Mg) - AmmAc	mg/kg	45-150	144	1.18	
	Potassium (K) - AmmAc	mg/kg	120-170	131	0.335	
	Sodium (Na) - AmmAc	mg/kg	15.0-70.0	9.9	0.043	
	Exchangeable aluminium	cmol/kg	0.10-0.35	<0.02		
	Exchangeable hydrogen	cmol/kg	0.10-0.35	0.12		
Trace Elements	Boron	mg/kg	0.50-2.0	0.31		
	Iron (Fe)	mg/kg	10-70	150		
	Manganese (Mn)	mg/kg	1.0-10	23		
	Copper (Cu)	mg/kg	0.50-1.0	0.44		
	Zinc (Zn)	mg/kg	0.50-1.0	2.9		
Salt	Salinity EC 1:5	dS/m	0.025-0.15	0.079		
	Ece	dS/m	0.10-1.5	1.8		
Physical	MIR - Clay	% w/w		4.7		
	MIR - Sand (+20 micron)	% w/w		75.2		
	MIR - Silt (2-20 micron)	% w/w		20.1		
Ratios	Ca:Mg Ratio		2.0-8.0	2.0		
	K:Mg Ratio		0.10-0.50	0.28		
	GTRI		0.02-0.07	0.09		

		Unit	Desired Level	Level Found
Exch. cation % of ECEC	Calcium	%	60.0-80.0	58.8
	Magnesium	%	10.0-20.0	28.8
	Potassium	%	3.0-8.0	8.2
	Sodium	%	0.5-6.0	1.0
	Aluminium	%	0.5-10	0.3
	Hydrogen	%	0.3-5.0	3.0



SCHEDULE

1. Isolation & disinfection station for new arrivals
2. Horse float, truck & car parking.
3. Stables; Two buildings, each with 10 bays 3.5x3.5m.
4. Rainwater tanks 4x 22,500l plumbed to troughs as required.
5. Tack shed 6x6m.
6. Feed shed 6x6m.
7. Collection and composting area for manure.
8. Wash bays 2x 2x3m plumbed to silt pit.
9. Agistment yards 20x 6x6m, with troughs.
10. Foaling yards 4x 6x6m, each with 3x3m shelter & trough.
11. Dressage arena 20x60m.
12. Training / class arena 40x20m.
13. Round yards 2x 16m radius.
14. Rainwater tanks 3x 22,500l.
15. Select trees for windbreak and screening.
16. Client amenities & reception including staff facilities with office space, toilet, shower, kitchen, lunchroom and first aid station.

No. 45
Lot 2
LP 127267
6.508 ha

Farm Management Plan

SCALE 1:1200

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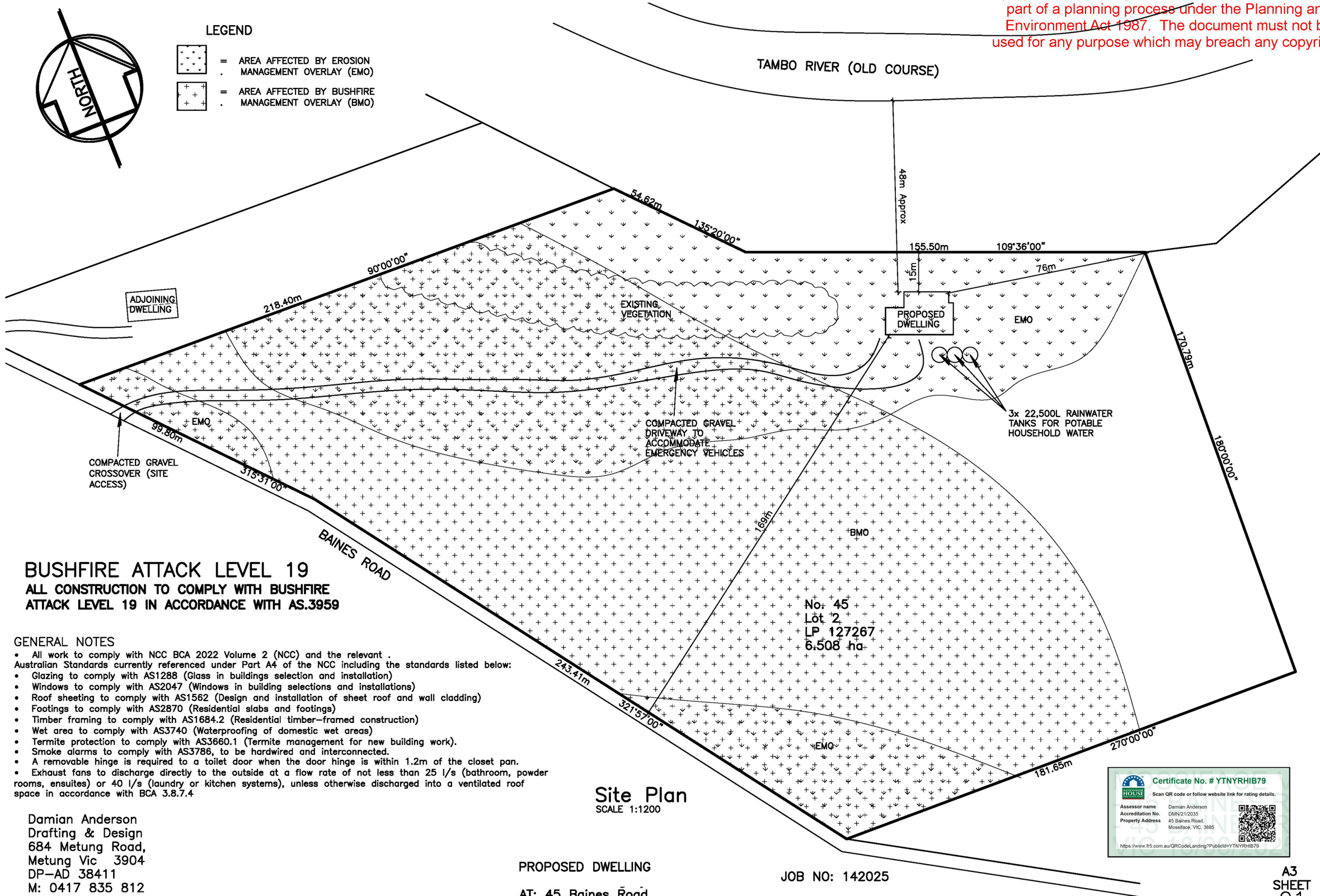
PROPOSED DWELLING

AT: 45 Baines Road,
Mossiface 3885

JOB NO: 142025

DATE: 28/05/2025

A3
SHEET
00



BUSHFIRE ATTACK LEVEL 19

ALL CONSTRUCTION TO COMPLY WITH BUSHFIRE ATTACK LEVEL 19 IN ACCORDANCE WITH AS.3959

GENERAL NOTES

- All work to comply with NCC BCA 2022 Volume 2 (NCC) and the relevant .

Australian Standards currently referenced under Part A4 of the NCC including the standards listed below:

- Glazing to comply with AS1288 (Glass in buildings selection and installation)
- Windows to comply with AS2047 (Windows in building selections and installations)
- Roof sheeting to comply with AS1562 (Design and installation of sheet roof and wall cladding)
- Footings to comply with AS2870 (Residential slabs and footings)
- Timber framing to comply with AS1684.2 (Residential timber–framed construction)
- Wet area to comply with AS3740 (Waterproofing of domestic wet areas)
- Termite protection to comply with AS3660.1 (Termite management for new building work).
- Smoke alarms to comply with AS3786, to be hardwired and interconnected.
- A removable hinge is required to a toilet door when the door hinge is within 1.2m of the closet pan.
- Exhaust fans to discharge directly to the outside at a flow rate of not less than 25 l/s (bathroom, powder rooms, ensuites) or 40 l/s (laundry or kitchen systems), unless otherwise discharged into a ventilated roof space in accordance with BCA 3.8.7.4

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Site Plan
SCALE 1:1200

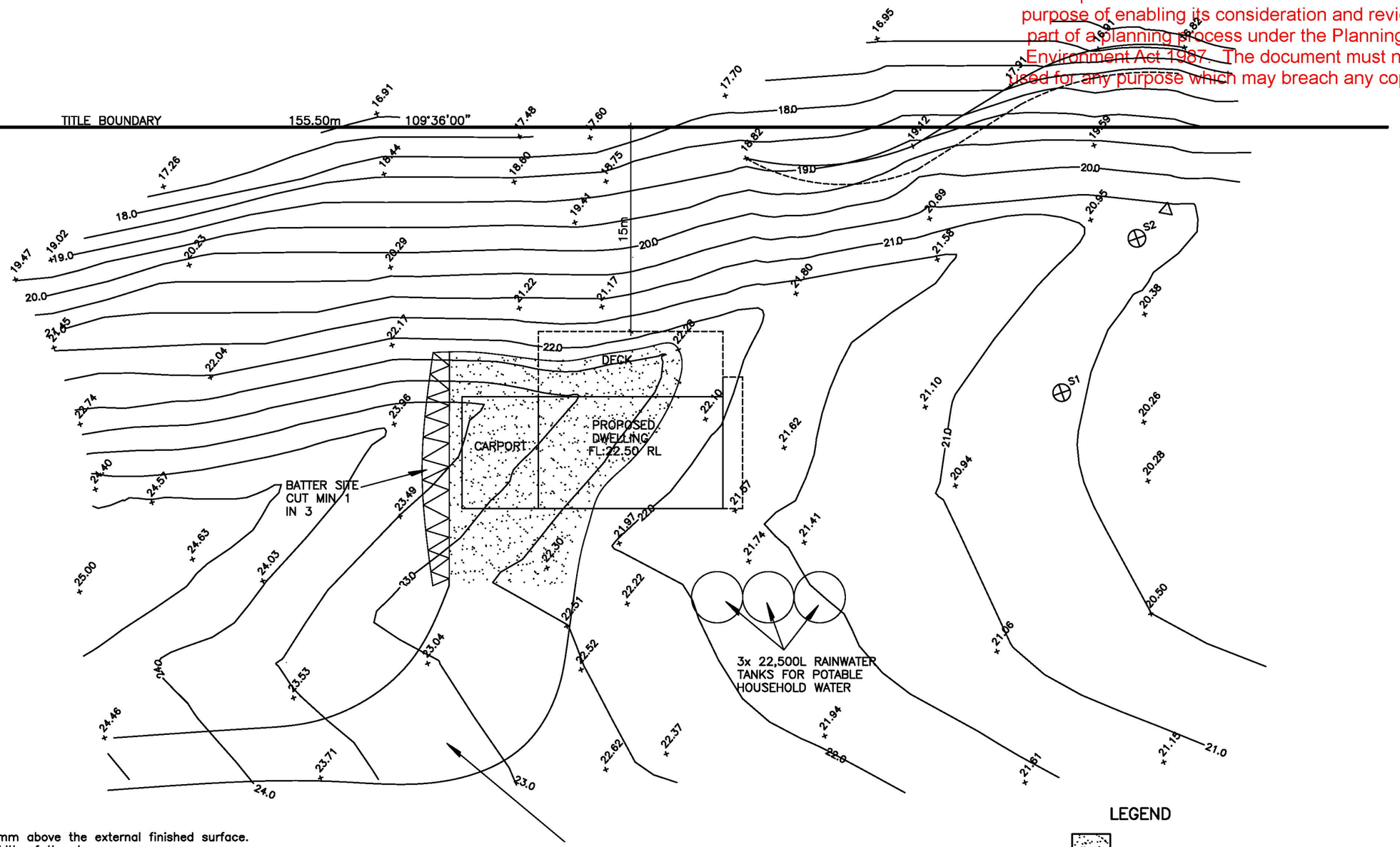
PROPOSED DWELLING

AT: 45 Baines Road,
Mossiface 3885

JOB NO: 142025

DATE: 05/06/2025

A3
SHEET
01



STAIRS AND BARRIER

- Risers to be maximum 190mm
- Goings to be minimum 240mm
- Maximum 125mm gaps between risers.
- The maximum doorway threshold is 230mm above the external finished surface.
- A landing must extent across the full width of the doorway.
- Stair treads to have a surface with a slip resistance classification not less than P3 or R10 (internal) or P4 or R11 (external) or nosing strips trip with a slip resistance classification not less than P3 (internal) or P4 (external).
- A landing must be provided when the difference between the internal floor level and the finished ground level is greater than 570mm (3 risers).

FRAMING

A wind classification of N3 applies to the site.

- Provide a minimum 150mm subfloor clearance to the underside of the bearer or minimum 400mm in a declared termite area.
- Subfloor ventilation to be provided with minimum aggregate openings of 6000mm2 per metre of wall.
- Timber members for the deck and/or verandah must be suitable for external use and have a certain level of durability. For in–ground contact, the timber must be preservative–treated to H5. For above–ground use, the timber must be preservative–treated to H3.

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LEGEND

= SCRAPE/FILL SITE TO 22.35 RL MAX SITE CUT 1150 DEEP.

NOTE:

- CONNECT DOWNPIPES TO RAIN WATER TANK VIA 90mm PVC PIPE, MIN 1 IN 100 FALL & 250mm COVER TO NON VEHICULAR TRAFFIC AREAS.
- RAINWATER TANK OVERFLOW TO CONNECT TO SOAK PIT VIA 90mm UPVC PIPE.
- DRAINAGE PIT TO BE LOCATED MIN 6m FROM ANY STRUCTURE.
- ROOF DRAINAGE (SOAK) PIT CONNECTED TO RAIN WATER TANK OVERFLOW TO COMPLY WITH A.S.3500.3.

Site Plan

SCALE 1:400

BUSHFIRE ATTACK LEVEL 19

ALL CONSTRUCTION TO COMPLY WITH BUSHFIRE ATTACK LEVEL 19 IN ACCORDANCE WITH AS.3959

PROPOSED DWELLING

AT: 45 Baines Road,
Mossiface 3885

JOB NO: 142025

DATE: 05/06/2025

A3
SHEET
02

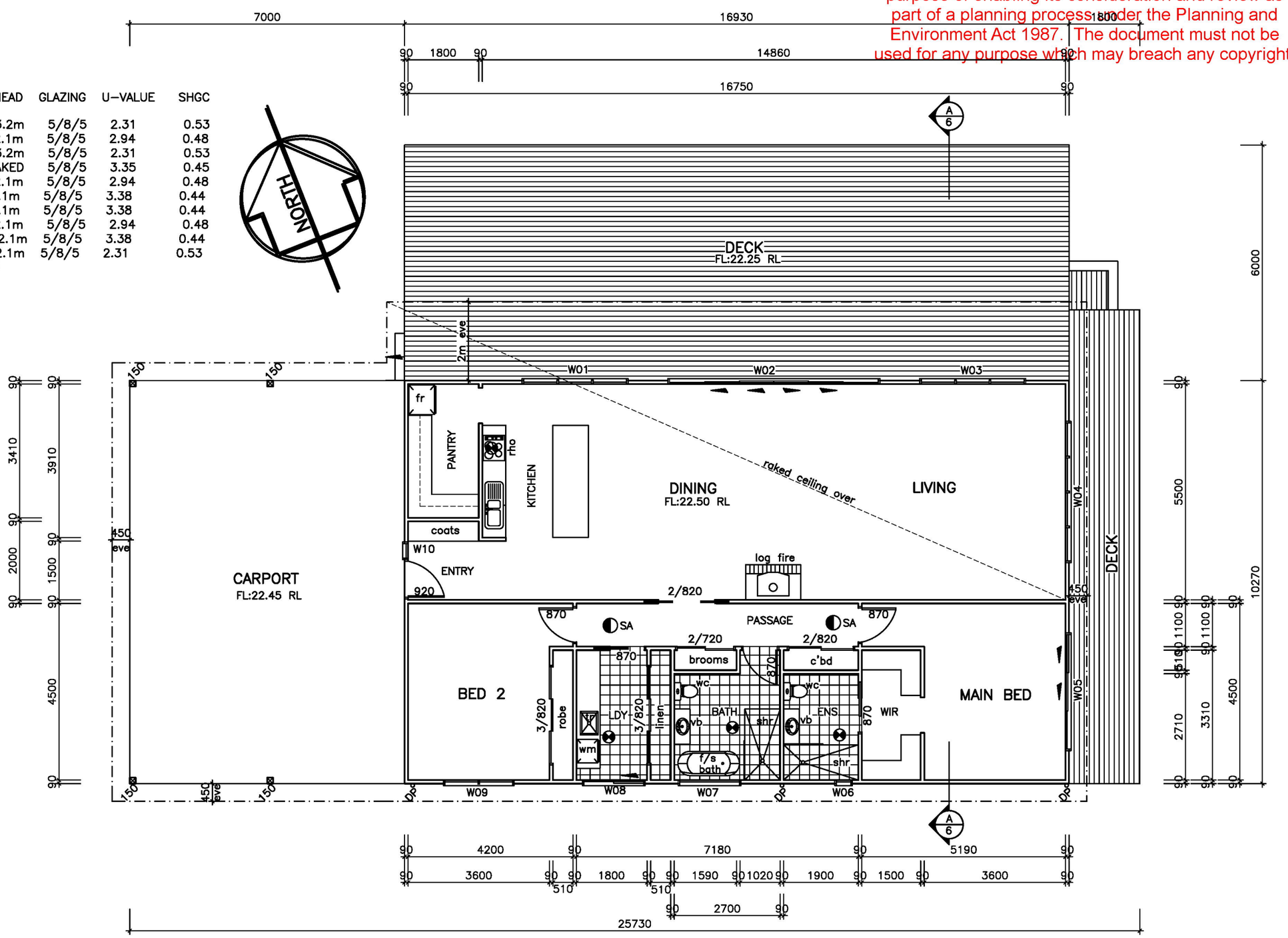
WINDOW SCHEDULE:

No	H	W	FRAME	OPENING	HEAD	GLAZING	U–VALUE	SHGC
W01	3200	x 2700	ALUMINIUM	FIXED	3.2m	5/8/5	2.31	0.53
W02	3200	x 5400	ALUMINIUM	SD	2.1m	5/8/5	2.94	0.48
W03	3200	x 2700	ALUMINIUM	FIXED	3.2m	5/8/5	2.31	0.53
W04	3200	x 3600	ALUMINIUM	D/H	RAKED	5/8/5	3.35	0.45
W05	2100	x 3000	ALUMINIUM	SD	2.1m	5/8/5	2.94	0.48
W06	1500	x 450	ALUMINIUM	AWNING	2.1m	5/8/5	3.38	0.44
W07	900	x 1600	ALUMINIUM	AWNING	2.1m	5/8/5	3.38	0.44
W08	2100	x 1600	ALUMINIUM	SD	2.1m	5/8/5	2.94	0.48
W09	2100	x 1800	ALUMINIUM	AWNING	2.1m	5/8/5	3.38	0.44
W10	2100	x 450	ALUMINIUM	FIXED	2.1m	5/8/5	2.31	0.53
D01	2100	x 920	HARDWOOD	ENTRY DOOR				

LEGEND:
- EXHAUST FAN
- SMOKE ALARM — SA
- DOWNPIPE — DP
- POSTS — 150
- RELATIVE LEVEL — RL 10.0 / 10.0

INSITU SHOWERS:
GLASS PANELS WITH DOOR:
- 1 IN 60 TO 1 IN 80 FALL TO FLOOR WASTE.
- MIN 25MM STEP DOWN INTO SHOWER ENCLOSURE. OR
- PROVIDE HUB TO EXTERNAL SIDE OF SCREEN TO STOP WATER SEEPAGE
- WATERSTOP AT EXTREMITY OF ENCLOSED FRAMELESS SHOWER SCREEN
- ENTIRE SHOWER ENCLOSURE TO 1800 HIGH TILED
- ACCREDITED WATERPROOF MEMBRANE TO ENTIRE SHOWER ENCLOSURE

GLASS PANELS WITHOUT DOOR:
- ENTIRE WET AREA FLOOR FOR TIMBER FLOORS TO BE INSTALLED WITH AN ACCREDITED WATERPROOF MEMBRANE,
- WATERSTOP TO PERIMETRE OPENINGS AND JOINERY
- PROVIDE HUB TO EXTERNAL SIDE OF SCREEN TO STOP WATER SEEPAGE OR
- FLOOR TO DRAIN TO ADDITIONAL FLOOR WASTE WHERE SHOWN IN ROOM.
- PROVIDE WATERSTOP AT 1500 RADIUS FOR CONCRETE FLOORS
- WALLS TILED TO 1800 HIGH FOR AT LEAST 1500 FLOOR RADIUS FROM SHOWER ROSE.
- 1 IN 60 TO 1 IN 80 FALL TO FLOOR WASTE WITHIN 1500 FLOOR RADIUS.



Floor Plan
SCALE 1:100

AREAS:

DWELLING	173.38 sqm
DECKS	123.30 sqm
CARPORT	71.89 sqm

PROPOSED DWELLING

AT: 45 Baines Road,
Mossiface 3885

JOB NO: 142025

DATE: 05/06/2025

Damian Anderson
Drafting & Design
684 Metung Road,
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Certificate No. # YTNYRHIB79
Scan QR code or follow website link for rating details.
Assessor name Damian Anderson
Accreditation No. DMN/21/2035
Property Address 45 Baines Road, Mossiface, VIC, 3885
https://www.fr5.com.au/QRCodeLanding?PublicId=YTNYRHIB79

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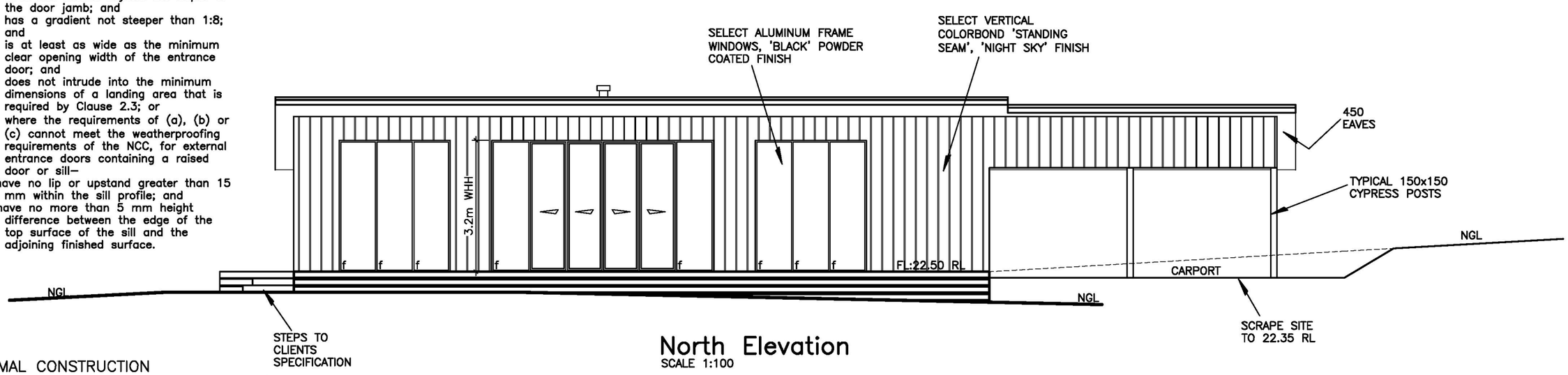
Clause 2.2, Threshhold
The threshold of an entrance door that is subject to Clause 2.1 must;

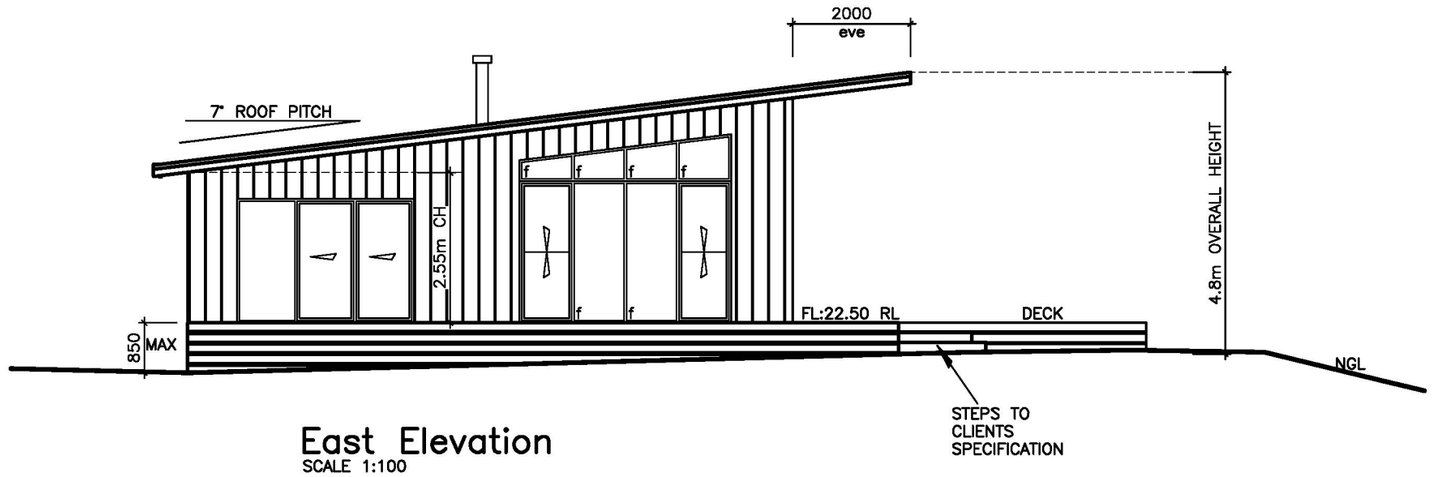
a. be level; or
b. have a sill height not more than 5 mm if the lip is rounded or bevelled; or
c. have a ramped threshold that;
1. does not extend beyond the depth of the door jamb; and
2. has a gradient not steeper than 1:8; and
3. is at least as wide as the minimum clear opening width of the entrance door; and
4. does not intrude into the minimum dimensions of a landing area that is required by Clause 2.3; or
d. where the requirements of (a), (b) or (c) cannot meet the weatherproofing requirements of the NCC, for external entrance doors containing a raised door or sill—
1. have no lip or upstand greater than 15 mm within the sill profile; and
2. have no more than 5 mm height difference between the edge of the top surface of the sill and the adjoining finished surface.



North Elevation
SCALE 1:100

THERMAL CONSTRUCTION

(a) Where required, insulation must comply with AS/NZS 4859.1 and be installed so that it;
(i) abuts or overlaps adjoining insulation other than at supporting members such as studs, noggings, joists, furring channels and the like where the insulation must be against the member; and
(ii) forms a continuous barrier with ceilings, walls, bulkheads, floors or the like that inherently contribute to the thermal barrier; and
(iii) does not affect the safe or effective operation of a service or fitting.
(b) Where required, reflective insulation must be installed with
(i) the necessary airspace to achieve the required R—Value between a reflective side of the reflective insulation and a building lining or cladding; and;
(ii) the reflective insulation closely fitted against any penetration, door or window opening; and
(iii) the reflective insulation adequately supported by framing members; and
(iv) each adjoining sheet of roll membrane being;
(A) overlapped not less than 50 mm; or
(B) taped together.
(c) Where required, bulk insulation must be installed so that,
(i) it maintains its position and thickness, other than where it is compressed between cladding and supporting members, water pipes, electrical cabling or the like; and
(ii) in a ceiling, where there is no bulk insulation or reflective insulation in the wall beneath, it overlaps the wall by not less than 50 mm.
(d) Roof, ceiling, wall and floor materials, and associated surfaces are deemed to have the therma properties listed in Specification J1.2.
(e) The required Total R—Value and Total System U—Value for common area, including allowance for thermal bridging, must be determined in accordance with Specification J1.5a for wall—glazing construction



East Elevation
SCALE 1:100

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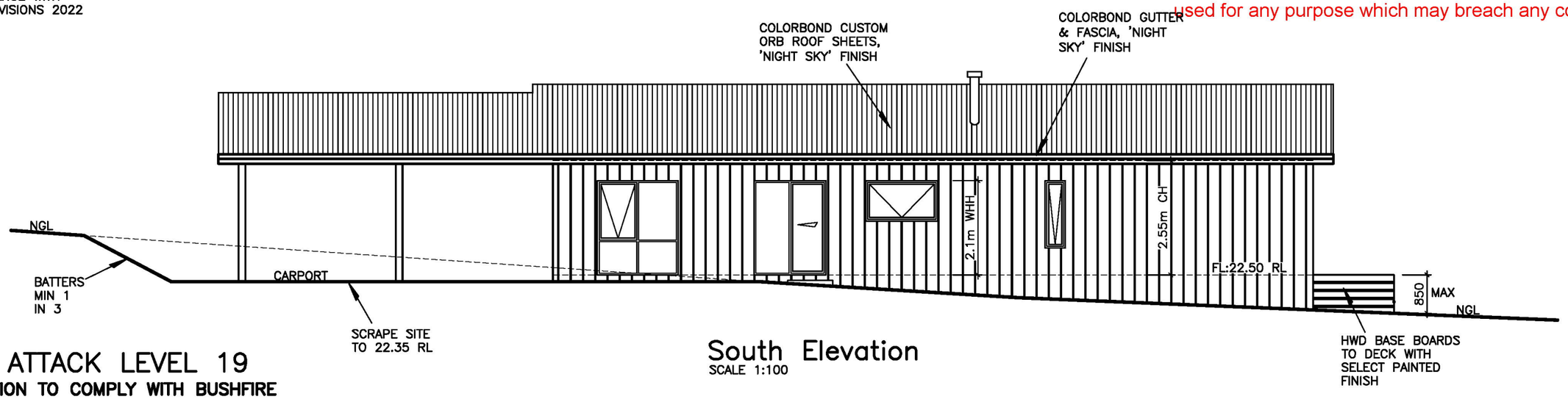
NOTE:
PROVIDE VENTILATION TO ROOF SPACES IN ACCORDANCE WITH ABCB HOUSING PROVISIONS 2022 PART 10.8.3.



South Elevation
SCALE 1:100

BUSHFIRE ATTACK LEVEL 19

ALL CONSTRUCTION TO COMPLY WITH BUSHFIRE ATTACK LEVEL 19 IN ACCORDANCE WITH AS.3959

6.2 – SUB FLOOR SUPPORTS
NO SPECIAL CONSTRUCTION REQUIREMENTS.

6.3 – FLOORS
NO SPECIAL CONSTRUCTION REQUIREMENTS.

6.4 – EXTERNAL WALLS
ALL WALLS ABOVE GROUND TO COMPLY WITH:
(i) NON–COMBUSTIBLE MATERIAL OR BUSHFIRE RESISTANT/NATURAL FIRE RESISTANT TIMBERS.
(ii) ENSURE ALL GAPS/JOINTS NOT TO EXCEED 3mm.
(iii) ALL WEEPHOLES AND VENTS TO BE PROTECTED WITH SPARK GUARDS MADE OF CORROSION–RESISTANT STEEL MESH, 'BRONZE' OR 'ALUMINIUM' WITH A MAX. APERTURE SIZE OF 2mm.

6.5 – EXTERNAL WINDOWS
WINDOWS TO BE EITHER BUSHFIRE RESISTANT TIMBER, OR ALUMINIUM, OR METAL PVC–U FITTED WITH EITHER:
(i) 5mm TOUGHENED GLASS OR
(ii) GLASS BLOCK. OR
(ii) COMPLETELY EXTERNALLY SCREENED WITH STEEL, BRONZE OR ALUMINIUM MESH WITH A MAX. APPERTURE SIZE OF 2mm

THE OPENABLE PORTION OF TOUGHENED GLASS WINDOWS SHALL BE FITTED WITH FLY WIRE SCREENS OF EITHER BRONZE, STAINLESS STEEL OR ALUMINIUM MESH WITH 2mm MAX APPERTURE SIZE.

6.5 – EXTERNAL DOORS
DOORS TO BE TIGHT FITTING WITH WEATHER STRIPS OR DRAUGHT EXCLUDERS TO THE BASE OF DOORS AND BE EITHER OF THE FOLLOWING:
(i) NON COMBUSTIBLE – ALUMINIUM OR
(ii) 35mm SOLID TIMBER CORE DOOR FOR BOTTOM 400mm OR
(iii) SCREENED WITH STEEL, BRONZE OR ALUMINIUM MESH WITH A 2mm MAX APPERTURE SIZE.

DOORS WITH GLAZED INFILLS TO HAVE 5mm TOUGHENED GLASS.

GARAGE DOORS TO CONSIST OF NON–COMBUSTIBLE MATERIALS OR FIRE RESISTANT TIMBERS. PANEL LIFT, TILT AND SIDE HUNG DOORS TO BE FITTED WITH WEATHER STRIPS OR DRAUGHT EXCLUDERS MAX. 3mm GAP. ROLLER DOORS MUST HAVE GUIDE TRACK WITH MAX. 3mm GAP AND NYLON BRUSH IN CONTACT WITH DOOR.

6.6 – ROOFS
ROOF TO BE NON–COMBUSTIBLE AND FULLY SARKED WITH ALL JUNCTIONS SEALED. SARKING UNDER ROOF TILES TO HAVE FLAMMABILITY INDEX NOT MORE THAN 5.

ROOF PENETRATIONS TO BE SEALED WITH NON–COMBUSTIBLE MATERIALS AND ANY OPENINGS TO BE FITTED WITH STEEL MESH OR PERFORATED SHEET.

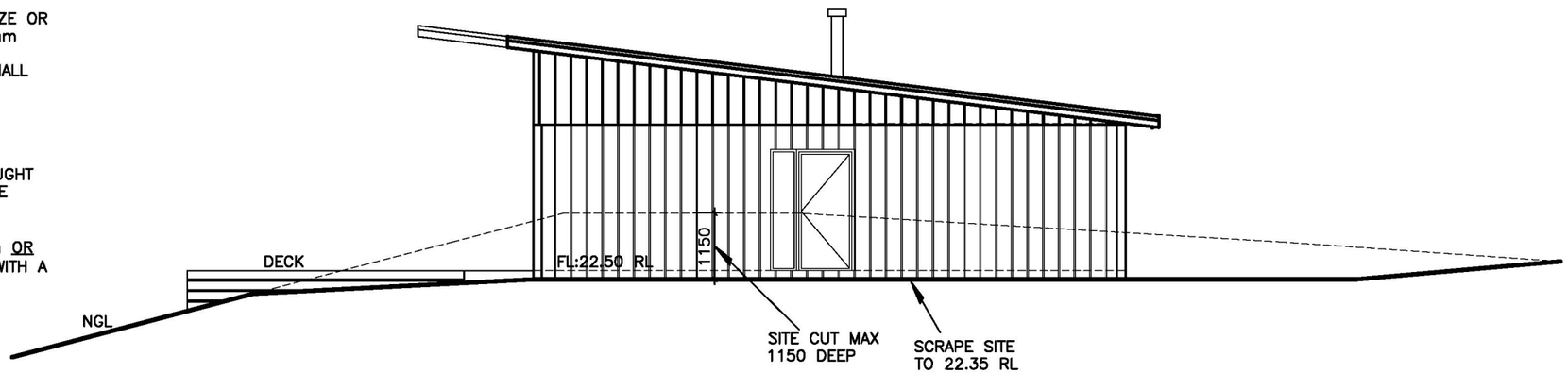
6.7 – VERANDAHS, DECKS ETC
A VERANDAH, CARPORT OR AWNING ROOFS FORMING PART OF THE MAIN ROOF TO COMPLY WITH THE REQUIREMENTS FOR THE MAIN ROOF.

ROOFS SEPERATED FROM THE MAIN ROOF BY AN EXTERNAL WALL COMPLYING WITH CLAUSE 6.4. SHALL HAVE NON COMBUSTIBLE ROOF COVERING.

MATERIALS USED TO ENCLOSED DECK SUB–FLOOR SPACE MUST BE OF NON–COMBUSTIBLE MATERIAL OR BUSHFIRE RESISTANT TIMBER.

DECKING TO BE NON–COMBUSTIBLE OR BUSHFIRE RESISTANT WITHIN 300mm HORIZONTALLY AND 400mm VERTICALLY FROM GLAZED ELEMENTS.

FIRE RESISTANT TIMBERS
FIRE RESISTANT TIMBERS MUST BE MIN. 18mm THICK TO BE EFFECTIVE AND ARE AS FOLLOWS:
CYPRESS PINE, SILVER–TOP ASH, BLACK BUTT, RIVER RED GUM, SPOTTED GUM, RED IRON BARK, KWILA (MERBAU), TERPENTINE



West Elevation
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