6 March 2023

Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	**895 Mount Lookout Road MOUNT TAYLOR Lot 2 LP 145608, CA 13D Sec C**
The application is for a permit to:	**Use, buildings and works for a second dwelling on the land**
The applicant for the permit is:	**Crowther & Sadler Pty Ltd**
The application reference number is:	**475/2022/P**
You may look at the application and any documents that support the application on the website of the responsible authority.	**(Intentionally blank)**

This can be done anytime by visiting the following website:
https://www.eastgippsland.vic.gov.au/building-and-development/advertised-planning-permit-applications

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

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

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

Please note submissions received will be made available for inspection and may be made available to other parties in accordance with the Planning & Environment Act 1987. If you have concerns about this, please contact the East Gippsland Shire Council's Planning Office.

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

VOLUME 09556 FOLIO 991

Security no : 124101738040B
Produced 10/11/2022 04:15 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 145608.
PARENT TITLE Volume 06906 Folio 119
Created by instrument LP145608 12/06/1984

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
LYNETTE JOAN NEWMAN
JAMES WILLIAM BARDSLEY NEWMAN
VIC 3875
AT744127N 04/11/2020

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 LP145608 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: 895 MOUNT LOOKOUT ROAD MOUNT TAYLOR VIC 3875

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END

145C08

LP145608N
EDITION 1
APPROVED 23/5/84

PLAN OF SUBDIVISION OF:
CROWN ALLOTMENT 16
SECTION C

PARISH: WY YUNG
COUNTY: DARGO

400 200 0 500 1000
LENGTHS ARE IN METRES

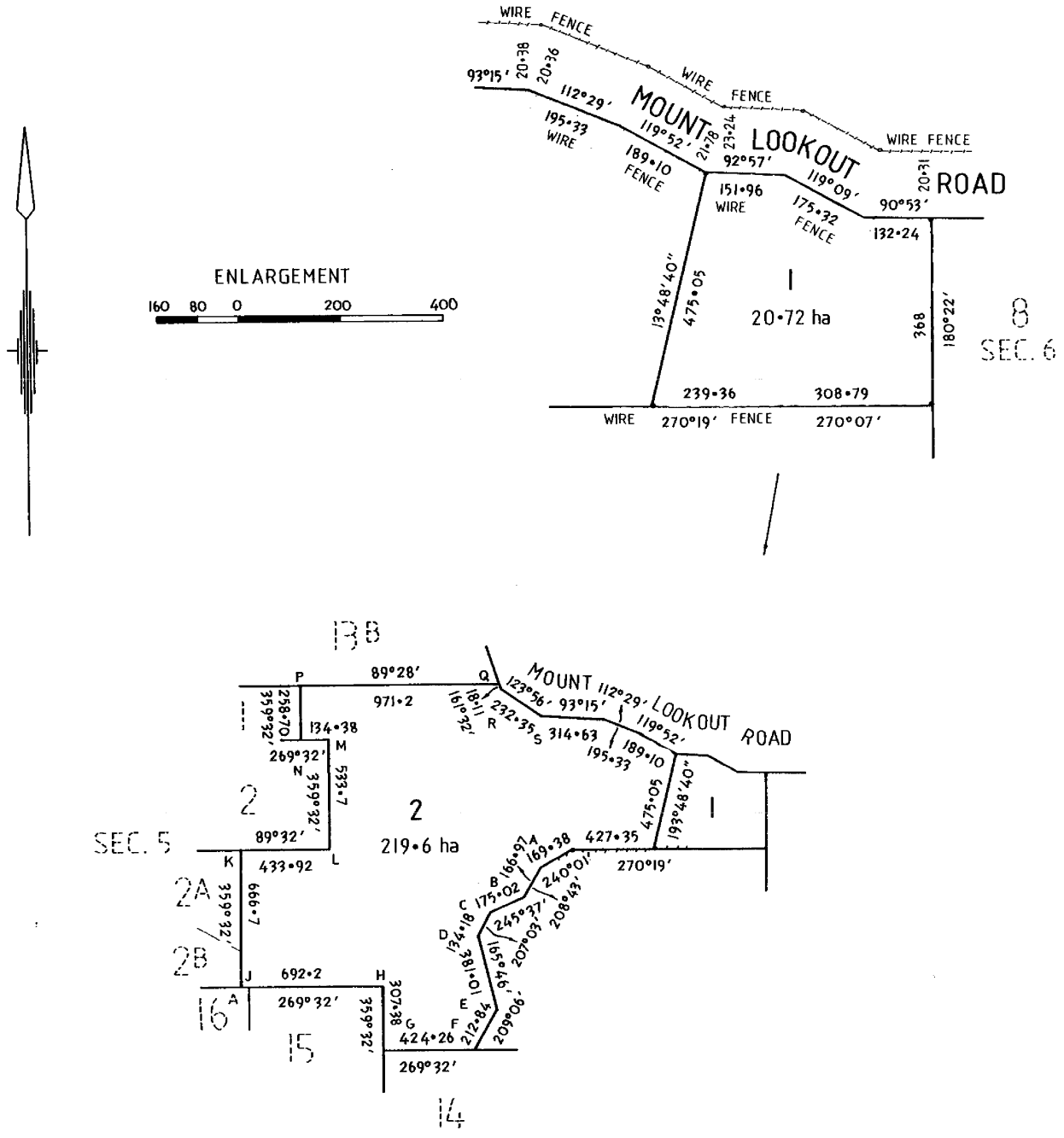
APPROPRIATIONS

ENCUMBRANCES & OTHER NOTATIONS

THE AREA OF LOT 2 IS BY DEDUCTION.
FOR REFERENCE MARKS SEE COPY OF FIELDNOTES.
ROADWIDTHS DRAWN NOT TO SCALE.
POINTS A, B, C, D, E, F, G, H, J, K, L, M, N, P, Q, R AND S ARE NOT THE SUBJECT OF THIS SURVEY.

DEPTH LIMITATION: 15·24m

Vol. 6906 Fol. 119
LITHO SH. ONE



Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
A.B.N. 24 006 331 184
152 Macrossan St
PO Box 722,
Bairnsdale, VIC 3875
P: 5152 5011
F: 5152 5705
E: contact@crowthersadler.com.au

Planning Report

Use and Development of a Second Dwelling
895 Mount Lookout Road, Mount Taylor

Reference – 19371

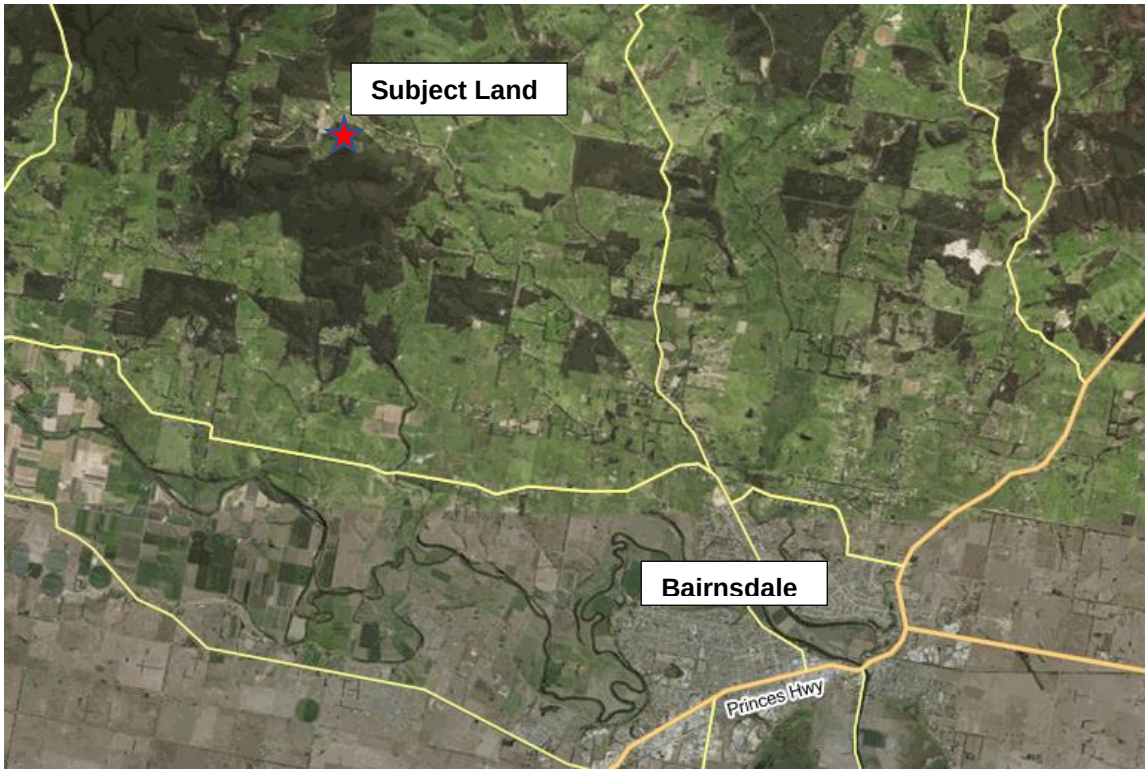
November 2022

Contents

Note: Applicable Planning Application fee is $1,437.30

1. Introduction

This planning report is prepared in support of proposed use and development of a second dwelling at 895 Mount Lookout Road, Mount Taylor. The report addresses the provisions of the Farming Zone, Bushfire Management Overlay, Environmental Significance Overlay 1-36, Erosion Management Overlay and Vegetation Protection Overlay as contained within the East Gippsland Planning Scheme.



Aerial Image of the Subject Land and Immediate Surrounds (Source: Google Earth)

2. Subject Land & Surrounding Context

The subject land at 895 Mount Lookout Road, Mount Taylor is formally described as Lot 2 LP145608, Mount Taylor and has an area of approximately 219.6 hectares.

The subject land is a long established grazing property developed by a single storey dwelling and has been improved with fencing, a number of stock dams, numerous agricultural outbuildings, stockyards and internal farm tracks. Access to the property is obtained from Mount Lookout Road at the north-east of the property.

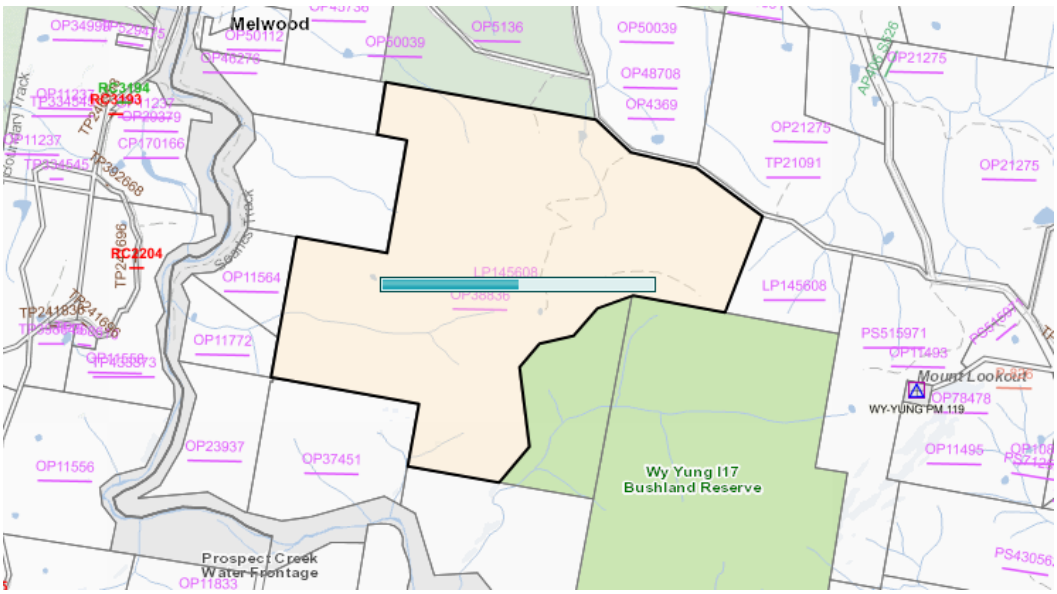
The property is undulating and consists large areas pasture grasses and also substantial areas of remnant of native vegetation. Native vegetation remains on the steeper norther slopes that meander through the centre of the property and in the south east of the property.

Mount Lookout Road is a gravel rural style road that is well maintained.

East of the subject land fronting Mount Lookout Road is a rural property that is grazed and is developed by a dwelling, south-east is the Wy Yung Bushland Reserve. South and west of the subject land are rural properties generally developed with dwellings and used for the purposes of grazing livestock. To the north of the subject land is Mount Alfred State Forest.

The wider area generally to the east, south and west is within the Bairnsdale hinterland district where most properties operate agricultural enterprises, and many are developed with dwellings.

The surrounding area to the north is generally undulating Crown land that is heavily vegetated.



Locational Plan:Subject Land and Surrounding Land Parcels (Source: LAASI SPEAR)

3. The Application & Proposal

The subject Application triggers approval at the following Clauses of the East Gippsland Planning Scheme:

- **Clause 35.07-1 Farming Zone – use of the land for the purposes of a second dwelling.**
- **Clause 35.07-4 Farming Zone – buildings and works to a Section 2 use.**
- **Clause 42.01-2 Environmental Significance Overlay – buildings and works.**
- **Clause 44.01-2 Erosion Management Overlay – buildings and works.**
- **Clause 44.06-2 Bushfire Management Overlay – buildings and works associated with an accommodation use.**

The existing dwelling is currently occupied by the brother of the owner who also managers the agricultural enterprise undertaken on the property. The owner of the land proposes to develop a second dwelling as their residence.

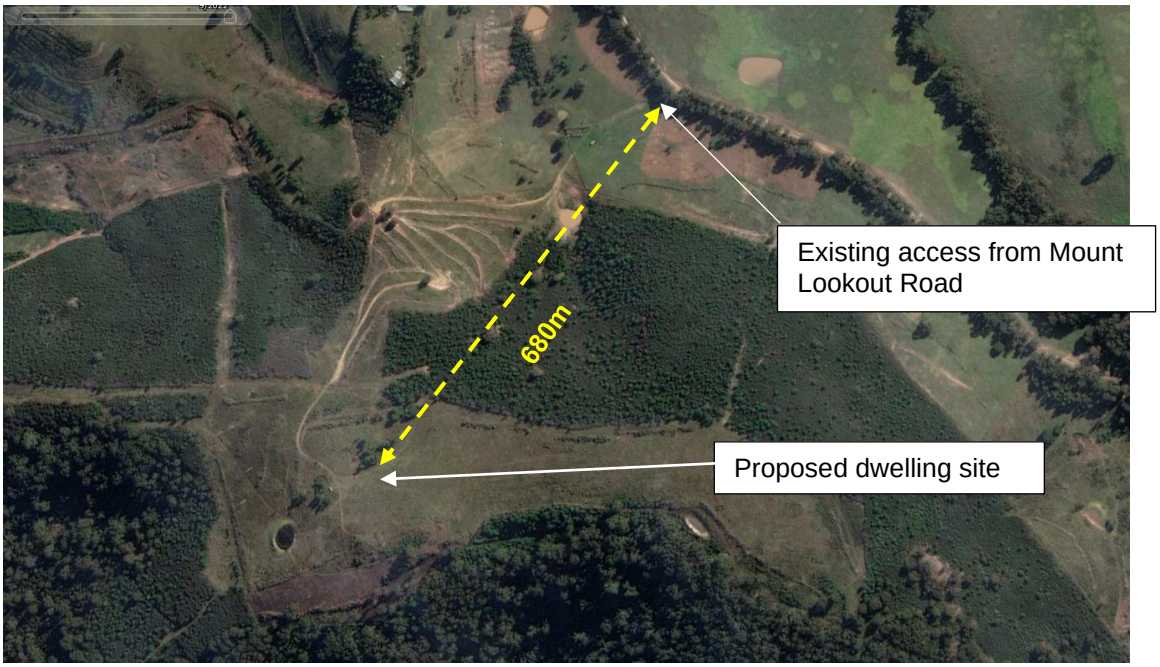
It is proposed to develop a second dwelling on the subject land on an elevated terrace in the central eastern portion of the property. The site for the dwelling is relatively flat. The elevated location offers expansive views of the wider landscape. Access to the site exists using the established track. The site for the dwelling is well setback from areas of remnant vegetation.

View east to Mount Taylor from proposed dwelling site

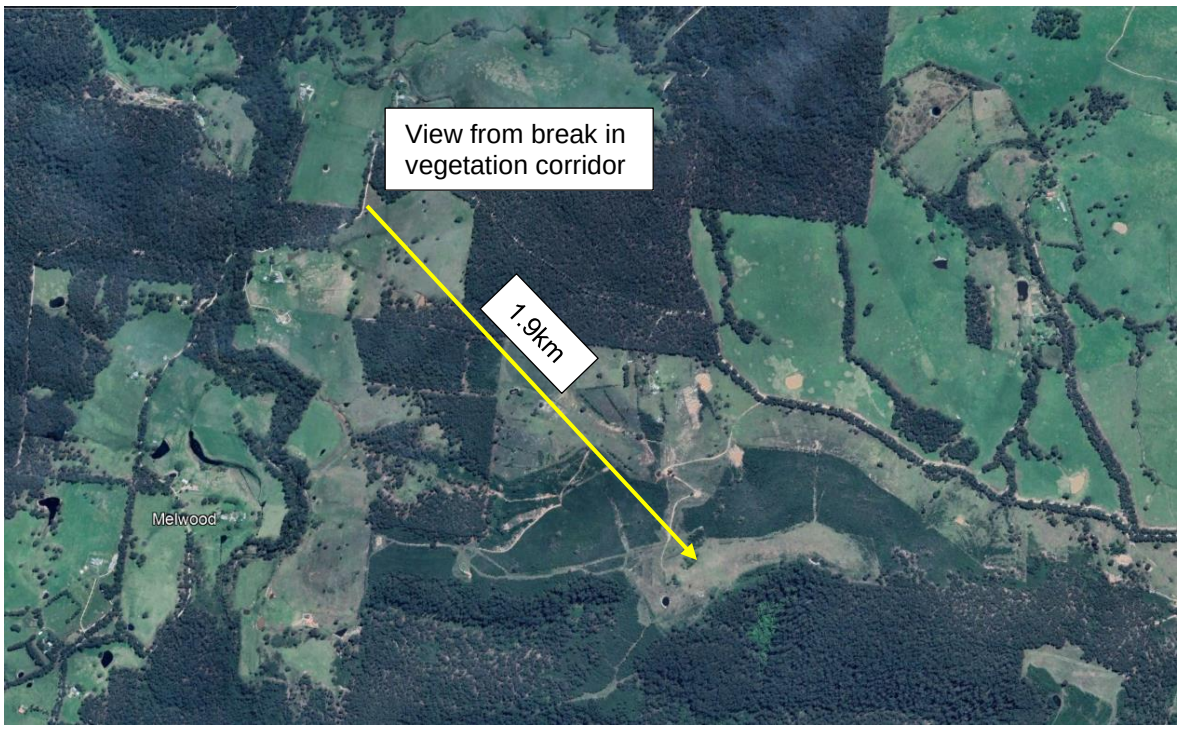
View south from proposed dwelling site

View south from proposed dwelling site

While the selected site is an elevated position views of the location are limited from nearby roads and other distant dwellings. Vegetation corridors along Mount Lookout Road and Boggy Creek Road substantially restrict views of the proposed dwelling site.



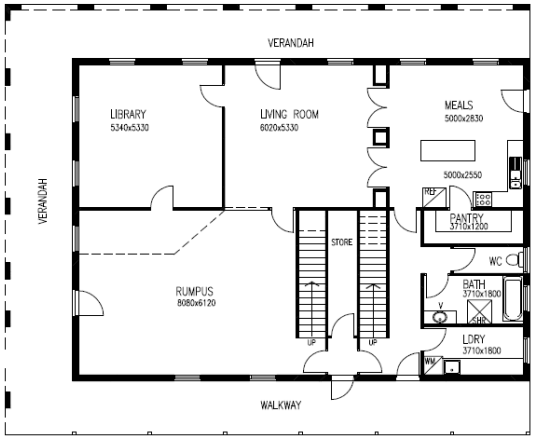
View inside subject land from Mount Lookout Road



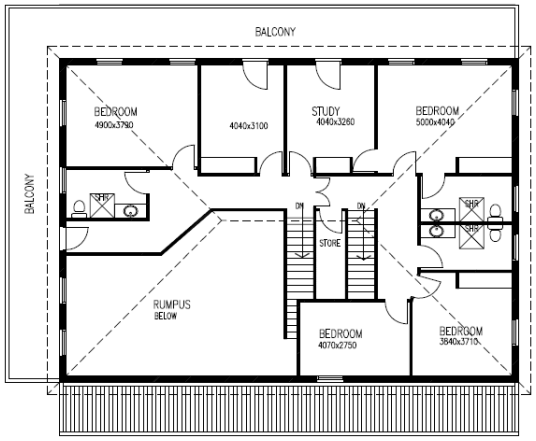
View toward subject land and dwelling site from Boggy Creek Road

The proposed double storey dwelling will consist of living rooms, library, kitchen/meals and service rooms on the ground floor with bedrooms, study, second rumpus room and three bathrooms on the first floor level. Verandahs surround the north, south and west sides of the dwelling with balconies on the first floor level on the west and north sides.

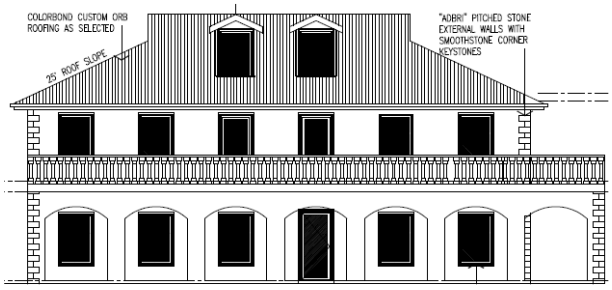
The proposed dwelling has a footprint of 312m² with an internal floor area of 204m² on each level. Each level has a ceiling height of 3.0m while the overall height of the dwelling is approximately 8.7m.



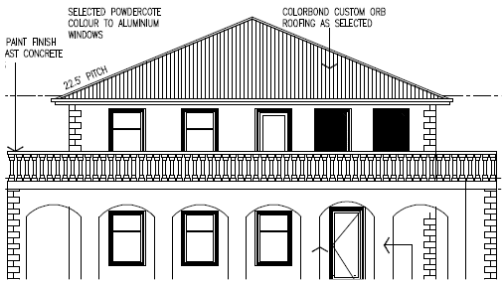
Ground Floor Plan



First Floor Plan



North Elevation



West Elevation

The external wall are proposed to be constructed from *Adbri* bricks with a rough textured finish with smooth corner keystones. The pitched roof will be finished with Colorbond corrugated steel cladding.

Image of Abri brick and smooth corner keystone finish

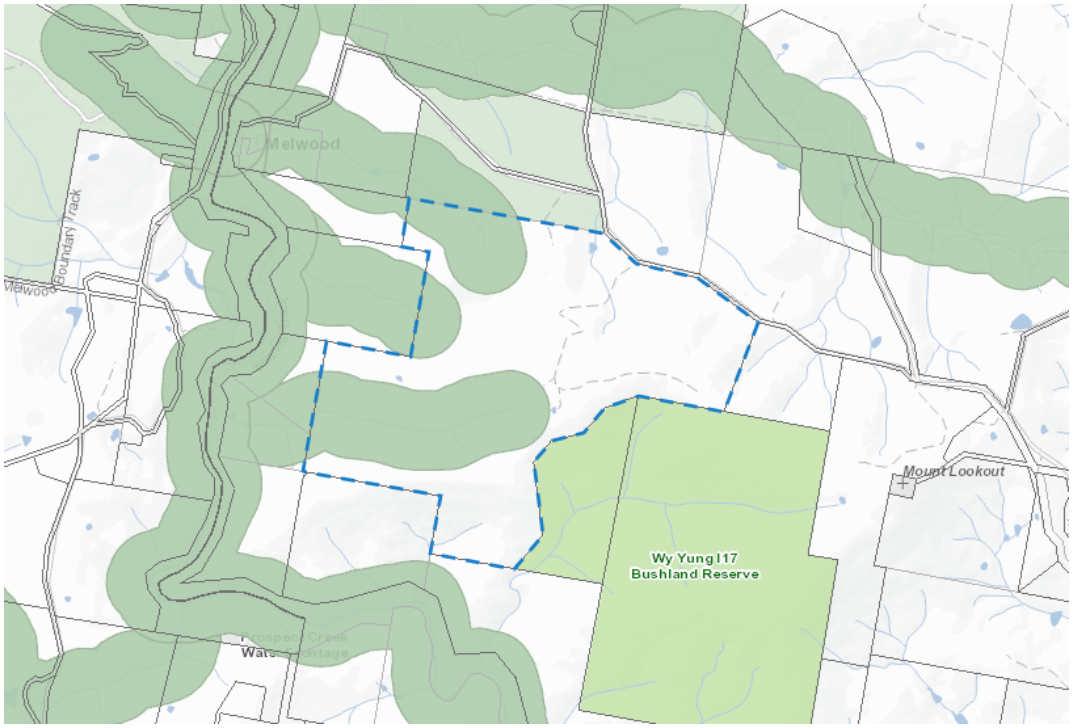
4. Cultural Heritage

The proposal does not trigger any mandatory requirements to provide a Cultural Heritage Management Plan (CHMP) under the *Aboriginal Heritage Act 2006.*

Pursuant to Regulation 7 of the *Aboriginal Heritage Regulations 2018,* a CHMP is required for an activity if:

(a) *all or part of the activity area for the activity is in an area of cultural heritage sensitivity; and*

(b) all or part of the activity is a high impact activity



Cultural Heritage Sensitivity Mapping (Source: VicPlan)

The subject land is partly mapped as being cultural heritage sensitive. However, the construction of one or two dwellings on a lot is an exempt activity in accordance with Regulation 9 and therefore does not require a CHMP.

5. Planning Policy

5.1 Planning Policy Framework

With the subject land situated within the Environmental Significance Overlay 1-36 the landowner is aware of the importance of the biodiversity associated with the property. Consistent with Clause 12.01-1S areas currently not grazed or used in association with the agricultural enterprise fenced to exclude livestock and are proposed to remain.

The proposed second dwelling will be located on the higher parts of the subject land and thereby avoids any impacts to the mapped waterways on the land as sought by Clause 12.03-1S River Corridors, Waterways, Lakes and Wetlands.

Clause 12.05-2S Landscapes seeks to protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.

The location of the proposed second dwelling has been carefully determined to minimise the impacts on the landscape. Views from Mount Lookout Road will not provide the opportunity to see the proposed second dwelling due to the topography of the landform with view lines being elevated above the dwelling. Only minimal distant views of the proposed dwelling would be available from public roads and neighbouring dwellings again due to topography and vegetation.

Clause 13.02-1S Bushfire Planning has been considered given the subject land is located within the Bushfire Management Overlay. A Bushfire Hazard Site Assessment and Bushfire Management Plan is provided with the application and demonstrates that the bushfire risk can be mitigated to an acceptable level.

Erosion and Landslip is identified as an environmental risk at Clause 13.04-2S. An assessment of the erosion Hazard has been undertaken by a suitably qualified and experienced geotechnical consultant and it has been determined the need for a geotechnical risk assessment be waived.

Clause 14.01-1S Protection of Agricultural Land objective is to protect the state's agricultural base by preserving productive farmland.

The purpose of the second dwelling is to ensure a productive and successful agricultural enterprise can operate from the property. The land is owned by two brothers and the topography, property size and needs of the herd requiring daily inspections for ticks requires active management on the lower and higher reaches of the property. The proposed second dwelling will allow for this management to take place in an efficient and effective manner. The property management plan accompanying this application demonstrates a genuine intent and investment to maintain the productivity of the subject land.

The changing climate and the advent of the cattle disease Theileria into eastern Australia, which is spread by ticks, requires daily inspection of the herd. Unfortunately, the herd has suffered significant losses to this disease due to the inability to carry out daily herd inspections. It is considered that the second dwelling providing for effective management is consistent with Clause 14.01-2S Sustainable Agricultural Land Use.

The objective of Clause 15.01-2S Building Design is to achieve building design outcomes that contribute positively to the local context and enhance the public realm and Clause 15.01-6S Design for Rural Areas, is to ensure development respects valued areas of rural character.

The proposed second dwelling will be suitably located to ensure the height and scale of the proposal is not overwhelming and sympathetic to the context of the area. The positioning of the dwelling will avoid the structure having a negative impact on the landscape character. It will not be visible from local roads as view lines are obstructed and elevated above the dwelling by the topography of the land. It is not proposed to remove any native vegetation in order to develop the dwelling.

5.2 Local Planning Policy

The landowner is very aware of the natural environment and biodiversity values contained on the subject land. The landowner has taken positive actions to protect biodiversity by fencing stock out of areas of existing native vegetation consistent with Clause 21.04-1 Biodiversity.

Clause 21.04-2 Landscape seeks to enhance the aesthetic quality of the built environment and ensure that the integrity and character of localities and the quality of the natural environment are recognised and protected.

The surrounding landscape is a combination of rural vistas of farm enterprises and forested hills. The proposed second dwelling is suitably positioned so that the building does not impose itself on the landscape and surrounds.

The topography and landscape results in the proposed building not being highly visible from local roads or other dwellings. View corridors are restricted by the alignment of the roads limiting direct views of the property and the elevation dwelling site. Only limited distant views of the proposed dwelling will be from some existing dwellings in the wider landscape, with view lines interrupted by vegetation and topography.

Environmental risks identified in Clause 21.05 are erosion and bushfire. A an assessment of the level of risk posed by the erosion hazard has been undertaken and determined to be low.

A bushfire hazard assessment has been prepared that identifies that the risk from bushfire can be reduced to an acceptable level through appropriate mitigation measures.

Clause 21.06-1 Protection of Agricultural Land includes the objective *to ensure that rural land is used and developed in a way that will support efficient agricultural production.*

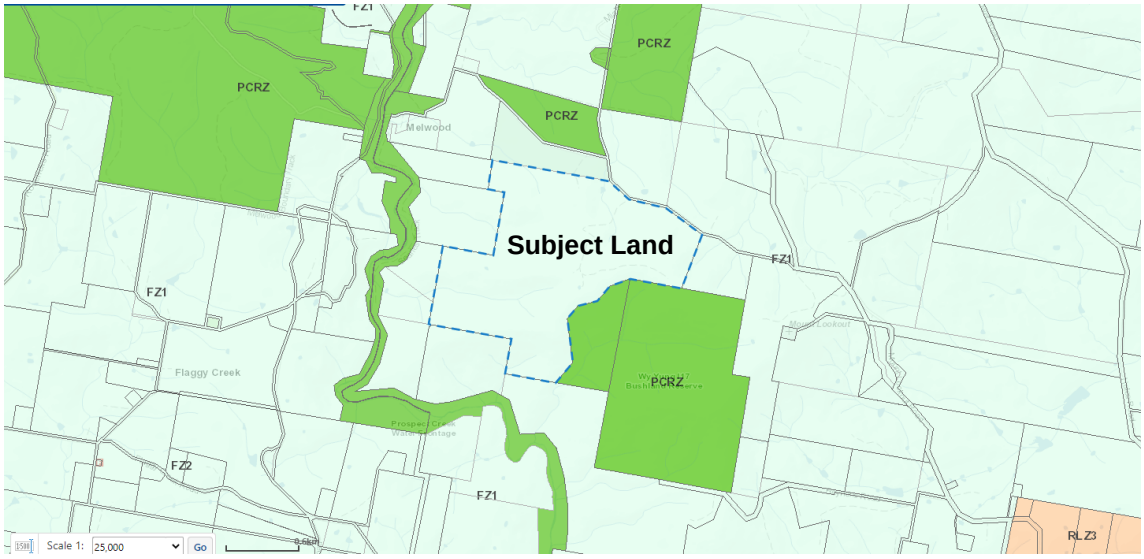
The subject land is not located within mapped prime or high quality agricultural land and the application is not seeking to subdivide the property. The second dwelling will provide the opportunity for the farming enterprise to be enhanced and increase the productivity of the agricultural enterprise. The current cattle grazing enterprise requires daily inspection of the herd to ensure cattle are not impacted by Theileria a deadly disease and one which has impacted the herd significantly. Establishment of the second dwelling will provide accommodation for the owner who is actively engaged in the agricultural enterprise undertaken on the property.

As sought under Clause 21.08 Housing Rural Dwellings the application is supported by a Land Capability Assessment that informs wastewater can be managed appropriately on the land, the second dwelling has had regard for buffers from Crown land, the farm management plan identifies that the second dwelling is required to support the agricultural enterprise and the relatively short distance to Bairnsdale will ensure that the dwelling will not place unreasonable demands on local services.

6. Planning Elements

6.1 Farming Zone

The subject land is located wholly within the Farming Zone and a planning permit is required to use and develop a second dwelling on the land in accordance with 35.07-1 and 35.07-4.



Extract of the East Gippsland Zone Mapping Identifying the Subject Land Zoned Farming (Source: Vic Plan).

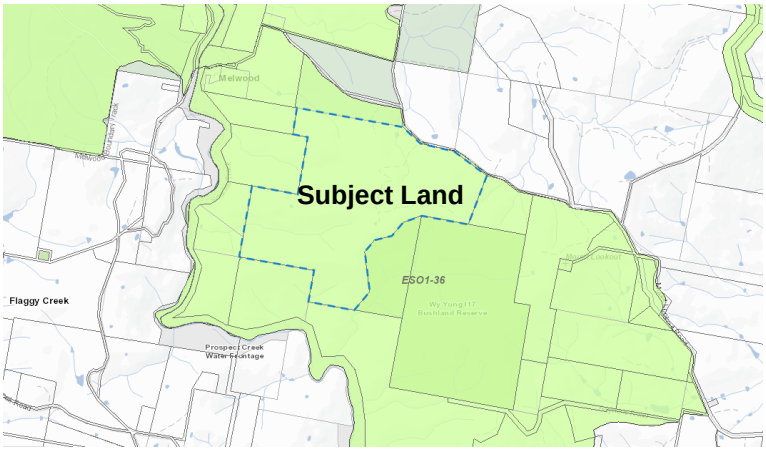
In accordance with Clause 35.07-5 the proposed second dwelling responds well to the Decision Guidelines at Clause 35.07-6 of the East Gippsland Planning Scheme:

- The application demonstrates consistency with the Municipal Planning Strategy and Planning Policy Framework.
- A land capability assessment accompanying the application advises that the land is able to accommodate the second dwelling without causing detrimental outcomes from disposal of effluent.
- The proposed second dwelling will support and enhance agricultural production by allowing the topographically challenging property to be better managed and will allow current herd numbers to increase.
- The proposed dwelling is located centrally on the land distant from boundaries of neighbouring agricultural enterprises and therefore will not limit the operation or expansion of these agricultural uses.
- Agricultural use of the land can be sustained and the opportunity for increased productivity.
- Agricultural qualities of the land will not be detrimentally impacted and indeed the second dwelling increasing agricultural production will allow for further investment into farm infrastructure and pasture.
- Loss of productive agricultural land will be minimal (under the footprint of the dwelling and immediate surrounds).
- The proposal will not lead to a concentration or proliferation of dwellings in the area.
- The location of the dwelling will not result in the removal of native vegetation.
- No waterways will be impacted by the proposed development.
- It is considered that the siting of the proposed second dwelling will minimise adverse impacts on the landscape. View lines from Mount Lookout Road will be disrupted by the topography of the site and the view lines will be elevated above the dwelling.
- No proposed larger infrastructure will be impacted by the proposal.
- No traffic management measures will be required as the dwelling will utilise an existing crossover from Mount Lookout Road.

As a further demonstration of the owners genuine intentions to continue maintain the agricultural productivity of the property, the owner is also accepting of a condition to enter into a an agreement under Section 173 of the *Planning and Environment Act 1987* to restrict further subdivision of the property for the purpose of excising an dwelling.

6.2 Environmental Significance Overlay 1-36

The whole of the subject land is located in the Environmental Significance Overlay 1-36. A planning permit is required pursuant to Clause 42.01-2 to construct a building and carry out works.



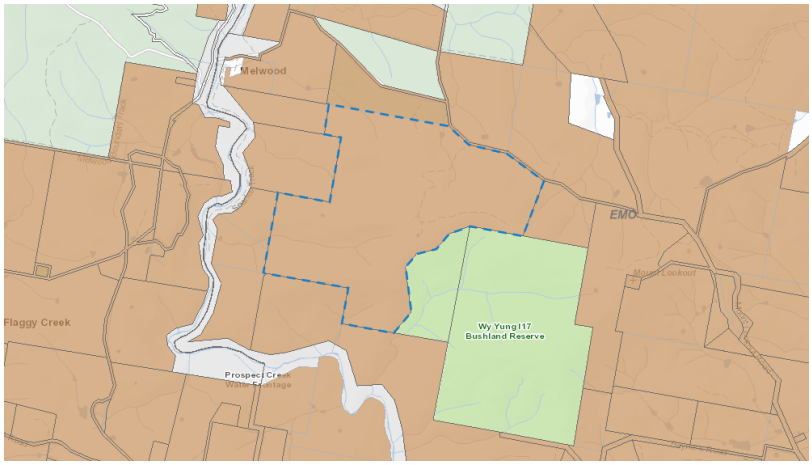
Extract of Environmental Significance Overlay mapping(Source: Vic Plan).

The Schedule to the Environmental Significance Overlay advises that the site name is Mt Lookout and the statement of environmental significance includes streaked rock orchid, Coast Grey Box, Red Ironbark Forest and Warm Temperate Rainforest. Management Practices are to exclude stock from vegetation, undertake weed control and encourage firewood collection from less sensitive areas.

Land management by the owner include the exclusion stock from good quality vegetation through fencing and weed control

6.3 Erosion Management Overlay

An Erosion Management Overlay encompasses the whole of the land, where a planning permit is required to construct a building under Clause 44.01-2.



Extract of Erosion Management Overlay mapping(Source: Vic Plan).

The schedule to the Erosion Management Overlay does not exempt a planning permit to be obtained for a second dwelling.

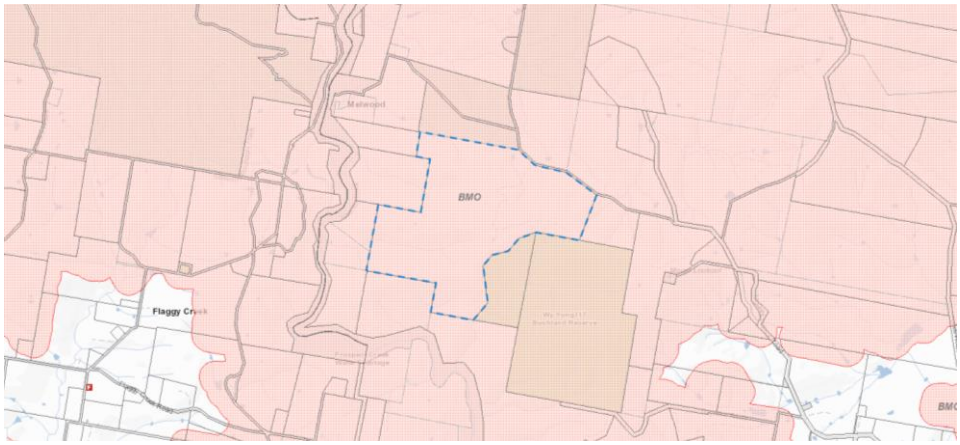
Clause 4.0 of the schedule advises that a Geotechnical Risk Assessment needs to be submitted with an application unless:

> *If a suitably qualified and experienced geotechnical practitioner demonstrates to the satisfaction of the responsible authority that a geotechnical risk assessment is not relevant to the assessment of an application, the responsible authority may reduce or waive the requirement for a geotechnical risk assessment*

The application is supported by a geotechnical risk assessment waiver prepared by *C.D Watts & Associates*. It is considered the proposed dwelling will not have a significant impact on the land.

6.4 Bushfire Management Overlay

A Bushfire Management Overlay is located on the subject land and a planning permit is required to construct a building associated with an accommodation use in accordance with Clause 44.06-2 of the planning scheme.



Extract of Bushfire Management Overlay (Source: Vic Plan).

The application is supported by a Bushfire Hazard Site Assessment, Bushfire Management Plan, Bushfire Management Statement and Bushfire Landscape Site Assessment.

The characteristics of the proposed dwelling site and immediate surrounds to a radial distance of 150m comprise of only modest downslopes in the range of >0-5 degrees to the south and >5-10 degrees to the north and west, with flat/upslope to the east. Vegetation within the assessment area is limited with Grassland and a small area of Scrub. It is noted steeper forested slopes exist outside the assessment area.

Defendable space with a radius of 35 metres can be achieved surrounding the dwelling site and within the property boundaries in response to the presence of Scrub vegetation within 150 metres of the proposed dwelling site.

The site for the proposed dwelling is considered to provide appropriate separation from the bushfire hazard however the wider landscape contains more hazardous conditions (Landscape Type 3) with the potential for long uncontrolled fire runs from the north and north-west. As a consequence, additional mitigation measures are proposed which include providing maximum defendable space as prescribed by Column A under Table 2 to Clause 53.02-5. The dwelling is otherwise to be constructed to BAL-29. Additional vegetation management is also proposed adjacent to the driveway (Grassland Zone) to ensure native vegetation does regenerate.

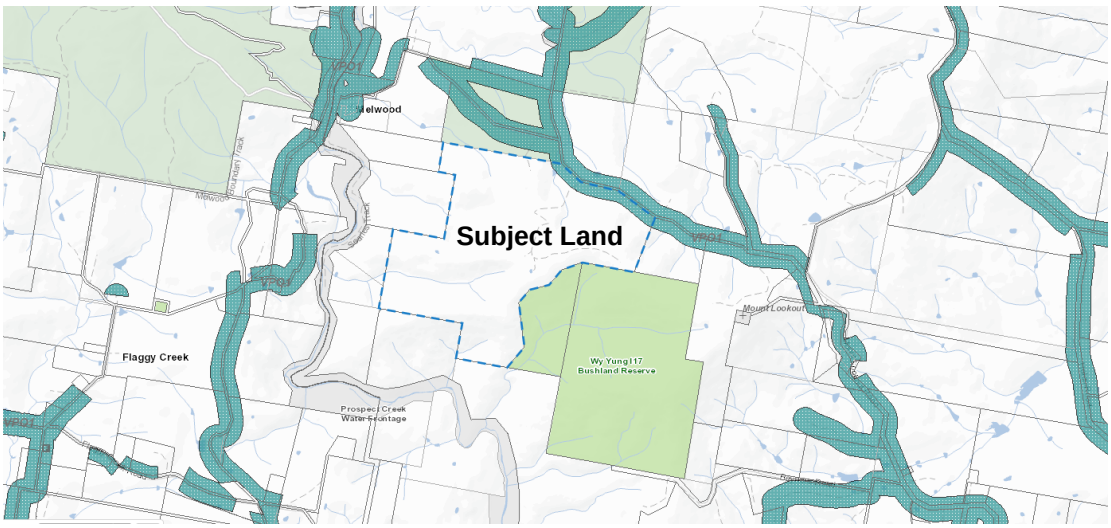
While The dwelling site is some distance from Mount Lookout Road, the egress route is not compromised by a bushfire hazard. The elevated location will offer good surveillance of the wider landscape for bushfire. Mouth Lookout Road also offers an appropriate egress route from the property to a safe place of resort

The development includes appropriate bushfire protection measures, with the chosen location for the proposed dwelling considered appropriate and capable of reducing the risk to life and property from bushfire to an acceptable level.

6.5 Vegetation Protection Overlay

Parts of the subject adjacent to Mount Lookout Road is within the Vegetation Protection Overlay. A planning permit is required to remove vegetation with the mapped areas in accordance with Clause 42.02-1.

Access to the existing and proposed dwelling exist and no vegetation will need to be removed.



Extract of Vegetation Protection Overlay mapping (Source: Vic Plan).

6.6 Clause 53.02 Bushfire Planning

The following Bushfire Management Statement describes how the proposed development responds to the requirement of Clause 44.06-3 and Clause 53.02: Bushfire Planning.

CLAUSE 53.02-4.1 LANDSCAPE, SITING & DESIGN OBJECTIVES

Objective

Development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.

Development is sited to minimise the risk from bushfire.

Development is sited to provide safe access for vehicles, including emergency vehicles.

Building design minimises vulnerability to bushfire attack.

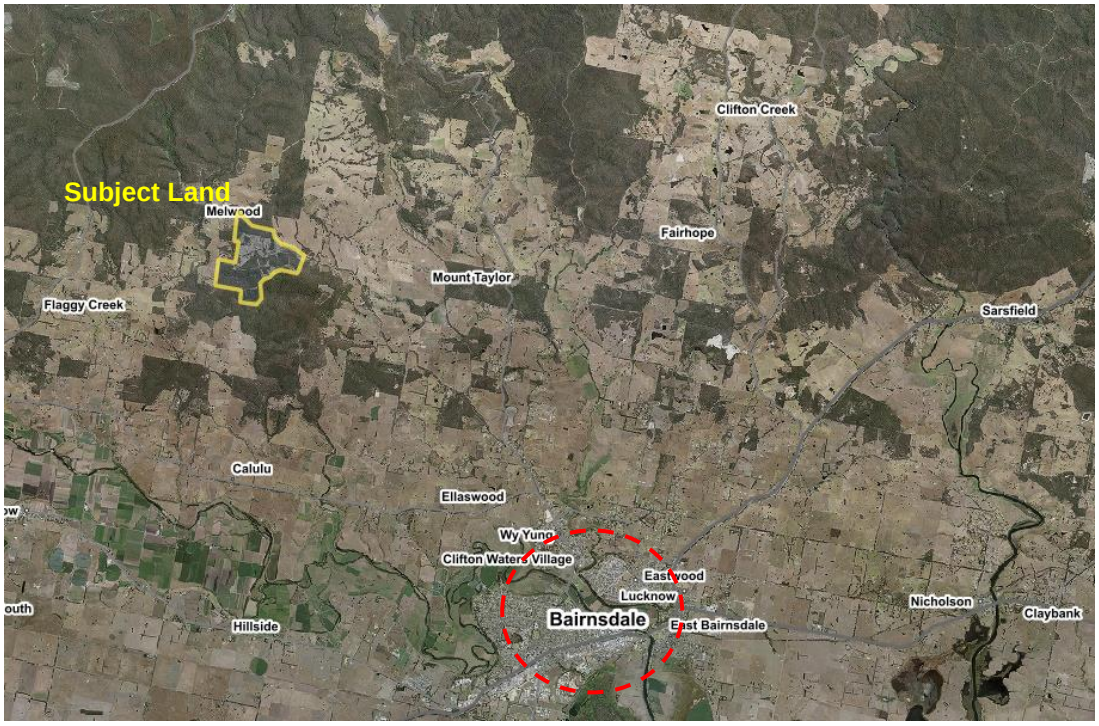
Approved Measures

AM 2.1

The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.

Response:

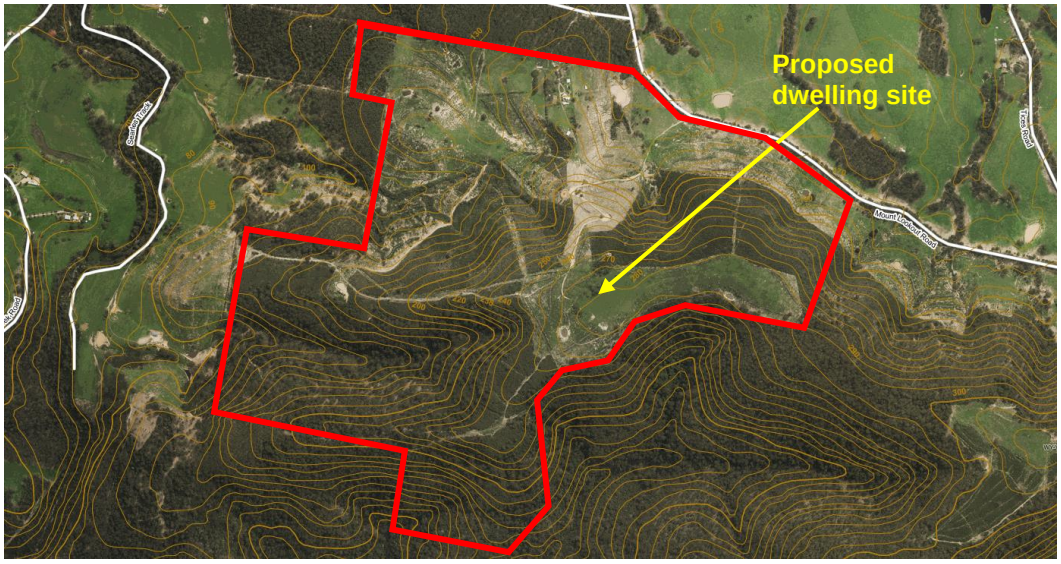
The property is located on the south-west side of Mount Lookout Road approximately 22km north-west of Bairnsdale. The subject land is an irregular shaped allotment having an area of approximately 247ha. Access to the property is available from Mount Lookout Road which adjoins the north-east boundaries of the property. Mount Lookout Road is an all-weather gravel road.



The property contains substantial areas pasture and also some areas of dense native vegetation. Neighbouring properties immediately surrounding the subject land are also substantially cleared of vegetation. Areas of Crown Land also adjoining the northern and southern side of the property and are densely vegetated. A vegetation corridor extends along Mount Lookout Road.

From Mount Lookout Road the land rises approximately 110m to the proposed dwelling site with vegetated slopes typically at a grade of 1:3 (18 degrees). Some shorter steeper slopes are present with in the draw of the hillside. A short ridgeline extends east to west through the eastern side of property.

The immediate surrounds comprise of pastoral land set amongst the hills and valleys of the Mount Taylor district. Adjoining land immediately north and south is substantially vegetated. The wider landscape includes forested mountain ranges extending to the north and north-west. The wider landscape east and west is substantially cleared undulating grazing land.



AM 2.2

A building is sited to ensure the site best achieves the following:

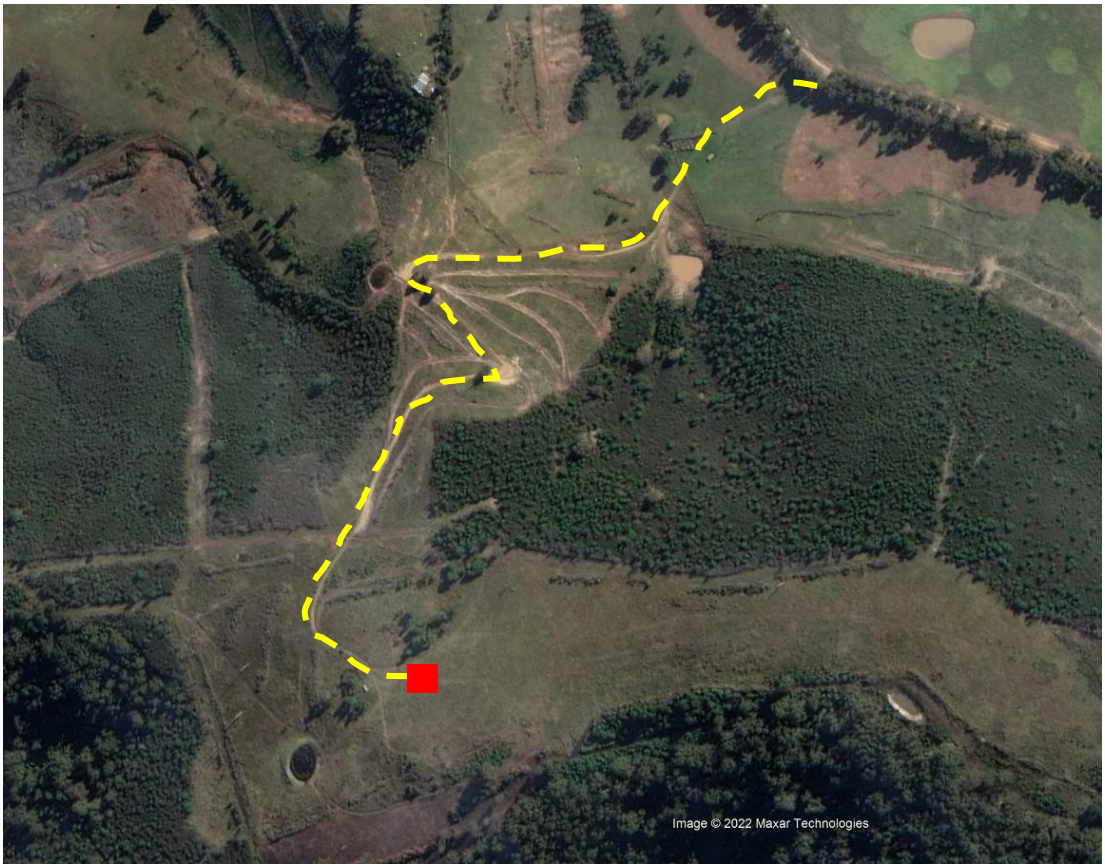
- The maximum separation distance between the building and the bushfire hazard.
- The building is in close proximity to a public road.
- Access can be provided to the building for emergency service vehicles.

AM 2.2

Response:

The location of the dwelling is considered to achieve maximum separation distances from bushfire attack. The dwelling location is more than 150 metres from forested/wooded slopes.

The dwelling location is not located close to the road however this is not considered safe access and egress can be achieved and therefore will satisfy the objective. The distance of travel between the property entry and the dwelling site is surrounded by open pasture (Grassland) and will not encounter more hazardous vegetation.



The driveway, although long, can provide safe access at grades compliant with the requirements of Table 5 and include passing bays. Establishing Grassland Zone to 20 metres either side of the driveway will offer added protection.

AM 2.3

A building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building.

Response:

The location of the dwelling on the hilltop will be situated a substantial distance from forested land and therefore would not be exposed to high levels of radiant heat in the event of a bushfire in the wider landscape.

The elevated location for the dwelling could result in the dwelling being exposed to significant ember attack from a fire in the wider landscape. The dwelling incorporates a relatively simple roof form with a single ridgeline and hipped ends and regular shaped footprint to avoid the accumulation of debris and entry points for embers.

CLAUSE 53.02-4.2 DEFENDABLE SPACE & CONSTRUCTION OBJECTIVES

Objective

Defendable space and building construction mitigate the effect of flame contact, radiant heat and embers on buildings.

Approved Measures

AM 3.1

A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office or retail premises is provided with defendable space in accordance with:

- Table 2 Columns A, B or C and Table 6 to Clause 53.02-5 wholly within the title boundaries of the land; or
- If there are significant siting constraints, Table 2 Column D and Table 6 to Clause 53.02-5.

The building is constructed to the bushfire attack level that corresponds to the defendable space provided in accordance with Table 2 to Clause 53.02-5.

AM 3.1

Response:

The generous size of the property means defendable space can be achieved and maintained in accordance with the requirements of Column A in Table 2 to Clause 53.02-5.

Defendable space for a radial distance of 35 metres can be achieved surrounding the dwelling site without the need to remove any vegetation. Defendable space to 35m is responsive to the presence of Scrub within the assessment area (north-west aspect). It is noted Forest vegetation exists on steep slopes immediately south of the assessment area, however the forest vegetation is more than 150m from the dwelling side. The separation distance from Forest ensures the exposure of the dwelling to radiant heat is minimised.

While defendable space compliant with the requirements of BAL-12.5 can be achieved the wider landscape and length of egress to Mount Lookout Road is considered to warrant a more resilient building, particularly as a dwelling would be likely to offer immediate refuge for inhabitants. Construction of the dwelling to BAL-29 is considered appropriate to maintain the integrity of the building together with increased defendable space surrounding the dwelling.

The design of the dwelling is considered to offer appropriate resilience to the bushfire hazard. The dwelling will be constructed on a concrete slap with non-combustible materials selected for the external walls and roof. Windows have raised sills heights and the pitch roof with centre ridgeline and hipped ends.

The vegetation management requirement at Table 6 will be implemented.

CLAUSE 53.02-4.3 WATER SUPPLY & ACCESS OBJECTIVES

Clause 53.02-4.3 Objective

A static water supply is provided to assist in protecting property.

Vehicle access is designed and constructed to enhance safety in the event of a bushfire

Approved Measures

AM 4.1

A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office or retail premises is provided with:

- A static water supply for fire fighting and property protection purposes specified in Table 4 to Clause 53.02-5.
- Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5.

The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for fire fighting water supplies.

AM 4.1

Response:

Provision for a static water supply of 10,000 litres can be provided in accordance with the requirements contained within Table 4.

While the dwelling location is a long distance from the adjoining road, the internal driveway is consistent with the requirements of Table 5. A driveway together with passing bays at 200m intervals can be established without the removal of vegetation. Due to the length of the driveway it is considered a Grassland Zone also be established for a width of 20m either side of the driveway.

7. Conclusion

The establishment of a second dwelling at 895 Mount Lookout Road, Mount Taylor is considered to accord with all relevant provisions of the Faming Zone, Environmental Significance Overlay, Erosion Management Overlay and Bushfire Management Overlay under the *East Gippsland Planning Scheme.* The proposal is consistent with Planning Policy Framework and Local Policy and has been designed to complement the adjoining properties.

For these reasons we respectfully request that Council consider the merits of the Application favourably and resolve to issue a Planning Permit.

C D Watts & Associates

BUILT AND NATURAL ENVIRONMENT CONSULTANTS

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McSweeney and Associates
PO Box 656
Bairnsdale 3875

8th May 2019.
Ref: 190508

RE: Geotechnical Risk Assessment 895 Mt Lookout Road
Mount Taylor

We understand that the intention is to construct a two storey dwelling on the allotment. The allotment is a large rural allotment with an approximate area of 250 hectares and is partially cleared, with some regrowth and some remnant native vegetation. The proposed building site has a slight fall to the South West and is well grassed with no significant remnant vegetation.

The proposed dwelling is to consist of a slab on ground footing system in conjunction with isolated pad footings, brick veneer walls and timber trussed roof. Construction of the dwelling will involve the preparation of a concrete slab and some trenching for servicing. No excavation greater than 600mm will be required for the construction of the dwelling.

Access to the site is via and existing gravel road. The road will need to be extended to the building site but as the site has no significant fall at this location, the driveway will mostly follow natural ground and involve minimal excavation.

In our opinion, due to the limited amount of site cut/disturbance there is a low probability of erosion occurring on this site. With proper management controls in place during the building and construction stage the risks will be minimal.

In summary, from the perspective of the geotechnical site assessment we consider the proposed development to be satisfactory. There is a very low probability of land slide and a low potential for soil erosion. The site has a typical foundation classification for the area – Class 'M' with no special requirements. Under the existing Erosion Management Overlay adequate controls will be in place to identify erosion management requirements.

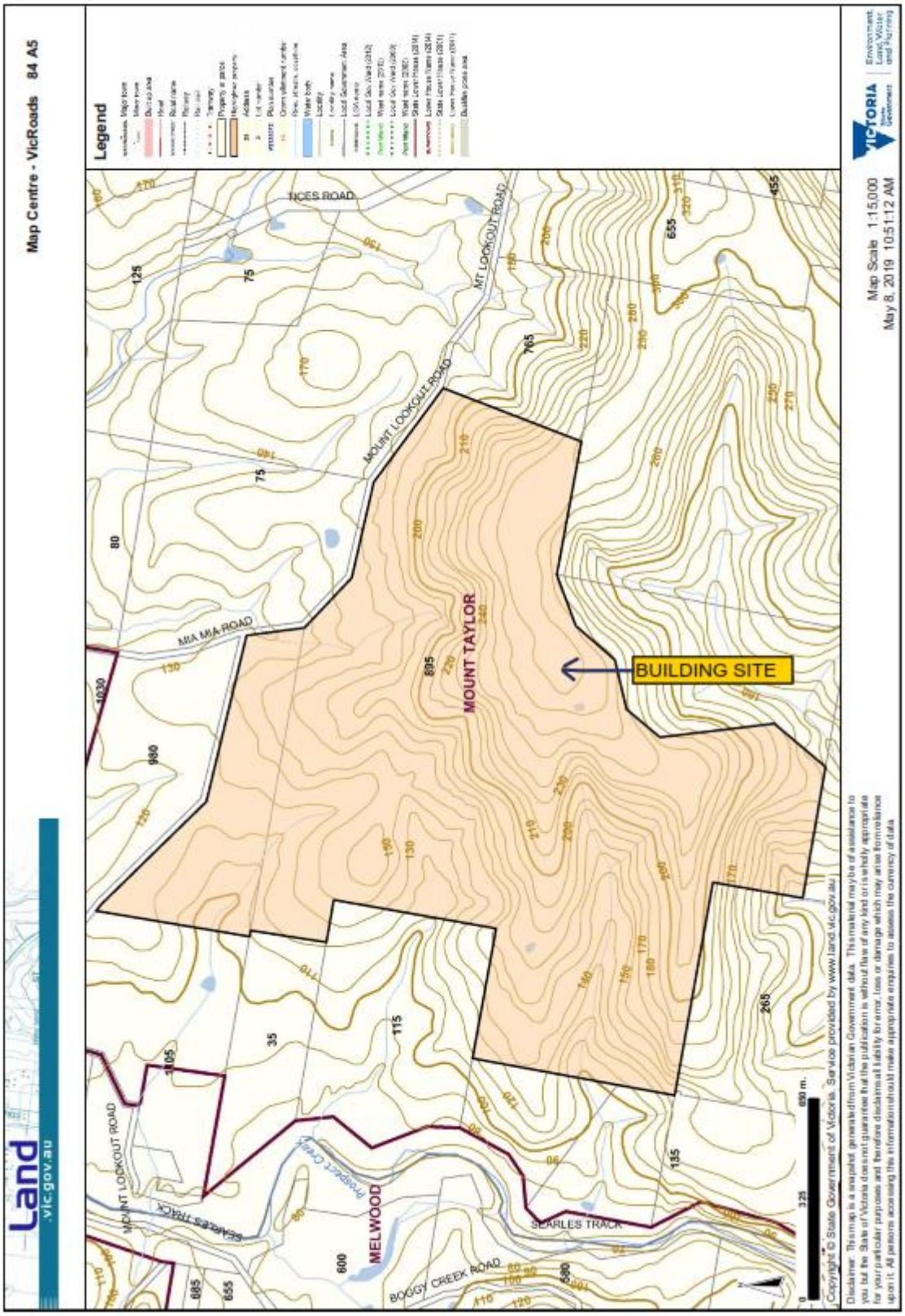
As the site risk is rated at low we consider that a Geotechnical risk analysis is not required.

Should you require further information or clarification of any item please do not hesitate to contact us on (03) 515 60 515.

Attached site plan.

Chris Watts M.I.E (Aust.) BE Civil. NPER 147467

BUILDING SITE LOOKING NORTH



LAND CAPABILTY ASSESSMENT FOR DISPOSAL OF DOMESTIC WASTEWATER ONSITE

Ref: EPA Publication 746.1 March 2003

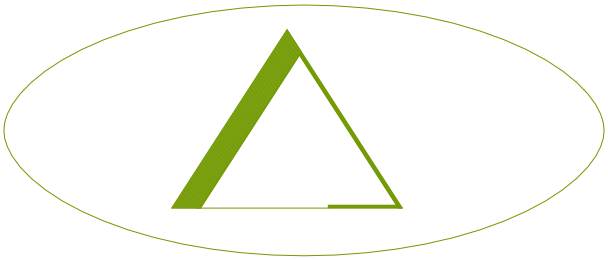
SITE: 895 Mt Lookout Road
Mount Taylor

CONTRACT No. :

CLIENT: **McSweeney and Associates**
Po Box 656
Bairnsdale 3875

REFERENCE: 190508

Prepared by: C D Watts (M.I.E Aust.)
Chartered Professional Engineer.
ph (03) 515 60 515 Fax (03) 515 60 516
Mobile 0412 5 60 515



This report has been prepared to assess the suitability of the site for the disposal of domestic wastewater on site and to determine the most suitable method of disposal.

Description of the Property

The site is situated on the Southern side of the Mount Lookout Road approximately 9km North West of Bairnsdale. The intention is to construct a new two storey dwelling. The proposed new dwelling is to have six bedrooms.

The allotment is approximately 250 hectares in area and is partially cleared with some regrowth and some remnant vegetation. The proposed building site is on a cleared area perched on top of a hill. Refer to the attached site plan. The proposed Land Application areas have a slight to moderate fall to the South west and North West. There is a small dam approximately 90m directly south of the building site and another dam approximately 180m to the South West.

Natural soil conditions on the site consist of approximately 250mm of brown silt overlying light fawn/brown sandy silty changing to dark yellow/grey silty clay at approximately 700mm below the existing surface. Soils beyond 1200mm generally become yellow/orange/grey clayey sand. In some locations around the site there is some out cropping rock.

Site Drainage/Flood Potential.

The site has adequate drainage and would be considered to be slow in terms of the land capability assessment. The site is not likely to generate significant storm water runoff.

Site slope / Landslip potential.

The tested site generally has a slight to moderate fall to the South West and North West. The potential for landslip is considered to be minimal.

Seasonal water table.

The water table is in this area would be more than 20m below existing ground level. The potential for a seasonal perched water table is considered to be low given the soil profile.

Rainfall and evaporation.

Records kept by the East Sale Bureau of Meteorology indicate an annual rainfall for the area of 690 mm/yr (Bairnsdale) and a pan evaporation of 1350mm/yr (Sale). Both figures are considered to be satisfactory in terms of site assessment parameters.

Soil Characteristics

Natural soil conditions on the site consist of approximately 250mm of brown silt overlying light fawn/brown sandy silty changing to dark yellow/grey silty clay at approximately 700mm below the existing surface. Refer Bore log profiles attached.

In terms of the Land Capability Assessment (LCA) parameters the proposed wastewater absorption field site rates as very good other than the exposed rock in some locations. The final sitting of the absorption trenches will need to be located in a location where there is no out cropping rock. If this found not to be possible then the option of using a sand filter inconjunction with onsite disposal via sub surface drip irrigation should be considered.

SOIL ANALYSIS RESULTS

A2/A3 SOIL HORIZON :	Brown/Fawn sandy silt	DLR 10 mm/d
B1 SOIL HORIZON :	Yellow silty/sandy clay	DLR 6 mm/d

SITE ANALYSIS

Residence Wastewater yield for proposed dwelling:

6 Bedroom dwelling 7 persons @ 180 Lt/day = 1260 L/Day.

Non-Reticulated water with standard water conserving features including dual flushing toilets 11/5.5, shower flow restrictors, aerator faucets and water conserving automatic washing machines. Ref 2.

Due to the size of the dwelling and the proposed number of bedrooms we would consider the installation of two systems on this site. With wastewater shared equally to each system.

Design flow per system: 620l/day

SYSTEM DESIGN

1. Water Balance

Based on the hydraulic loading to the site of 620 l/day and a design hydraulic loading rate of the soil of 10mm/day the water balance yields a requirement of 82 lin.m of trench to an area of at least 90m^2. Adopt three 500mm wide trenches by 30m long spaced at 3.6m centers. On this basis the land application area would consist of 326m^2 -10.2 x 32m. The area available for nutrient disposal is 13.2 x 35 =462m^2 (which includes offets).

2. Nutrient Balance

1. Nitrogen. N concentration: 30 mg/l
N loading rate: 250 kg/ha/yr

Irrigation area required (N): (30E-6 x 0.8$^+$ x 0.8$^+$ x 620 x 365)/250 = .0215 ha (215m^2)

\+ Allowance for losses due to leaching and soil processes (denitrification).

2. Phosphorus 50 year design life.
P concentration: range 5 – 25mg/l
Use 10mg/l = 2.25 kg/yr (112kg)
P sorption: 4500 kg/ha (Based on clay soil 1000mm depth)

P uptake: 50 kg/ha/yr (2500 kg/ha)

Land application area required (P): 112 / (2500 + 4500) = 0.0161 ha (161m^2)
Design life 50 years

Summary Irrigation area required:

Hydraulic load: 82m^2 Requires LAA of 326m^2 (10.2m x 32m).
Nitrogen load: 215m^2 < 462 m^2
Phosphorus load: 161m^2 < 462 m^2

Provide two systems each with:

LAA area - 326m² Based on the most limiting balance result.
Require 3 No. 500mm wide trenches x 30m @ 4100 spacing
LAA 10.2 x 32m.

Alternative with Sand Filter.

Wastewater Absorption field area – 250m²

250 lin.m of drip line at 600mm cts

RECOMMENDATIONS

Based on the land capability assessment it is in our opinion that the site is of sufficient size and the soil is of adequate quality to cater for disposal of wastewater on site, by the use of conventional septic tank systems. We would recommend this site has two standard septic tanks with separate onsite disposal via conventional ground absorption trenches. For improved performance and flexibility in disposal area a sand filter and onsite disposal via subsurface drip irrigation could be considered. The final design and layout prepared by the Plumber must confirm the site layout with particular reference to minimum offsets as specified in the Septic Tank Specification.

In our opinion this site is suitable for on site wastewater disposal utilizing absorption trenches constructed in accordance with the requirements of the Septic Tanks Code of Practice. The minimum absorption field for each tank is to consist of 326m^2. This area in our opinion is best utilized by having three parallel absorption trenches, 500mm in width and a minimum length of 30m or as determined by the Health Inspector. We consider that the triple trench arrangement is best suited to this site.

When planning the proposed absorption field it should be noted that no shrub or tree should be located within approximately 1.5 times the mature height of the tree or 4m minimum of the proposed trench, the trenches need to run parallel with the natural ground contours. Vehicles must be prevented from driving on or near the absorption field. On sloping sites a surface cutoff drain and possibly a subsoil drain may be required to ensure runoff water is redirected around the absorption field and not permitted to flow throughout the absorption field. The need for such a system should be assessed at the time of absorption trench installation and may vary depending on the season. The Plumber should advice the owner that such drainage maybe required at the time of installation or some time in the future if the need arises. If there is any doubt then the Health Surveyor or this office should be consulted for further advice. Erosion must be carefully monitored and rectified if occurring.

Absorption fields should be sown with a mix of strawberry or white clover and perennial rye grass soon after completion, these grasses aid in the transpiration of wastewater and help control erosion.
The installation of the effluent absorption trenches is to be in strict accordance with this report, The Septic tank specification supplied by the Health department and the Code of Practice - Septic Tanks E.P.A Publication 451.

Chris Watts. C. P. Eng. 47467.

Appendix

Bore log profiles.

Test Site location plan.

Land Capability Assessment Table.

Water balance.

Ref 1. "CODE OF PRACTICE ONSITE WASTEWATER MANAGEMENT."
EPA Publication 891.3 – MAR 2013.

Ref 2. “ON SITE DOMESTIC WATEWATER MANAGEMENT”
AS 1547:2012.

Ref 3. “LAND CAPABILITY ASESSMENT FOR ONSITE DOMESTIC WATEWATER MANAGEMENT”. EPA Publication No. 746 2001

Ref 4. “LAND CAPABILITY ASESSMENT FOR ONSITE DOMESTIC WATEWATER MANAGEMENT”. EPA Publication No. 746.1 2003

Ref 5. "SEPTIC TANKS CODE OF PRACTICE."
EPA Publication 891 – 2003.

Ref 6. "CERTIFICATE OF APPROVAL: Soil absorption/Transpiration systems.”
EPA Publication CA 1.2/03 – 2003.

BORE LOG.

CLIENT: McSWEENEY AND ASSOCIATES
PROJECT: 895 Mt LOOKOUT RD MOUNTTAYLOR

REFERENCE No. 190508
DATE: MAY 19

SOIL CLASS	SOIL DESCRIPTION	DEPTH	CLASSIFICATION	MOISTURE	DENSITY		DESIGN IRRIGATION RATE DLR mm/day
	BORE No. ONE						
2	SILT. brown some organic material						
3b	SILT fawn/brown - sandy low plasticity		SC	dry	medium		10
5a	CLAY. dark yellow/grey - silty medium plasticity - becoming more sandy with depth	1.0	CL	dry	very stiff		6
	END OF BORE REFUSAL	2.0					
	BORE No. TWO						
2	SILT. brown some organic material						
3b	SILT fawn / brown - sandy low plasticity		SC	dry	medium		10
5a	CLAY. dark yellow/grey - silty medium plasticity - becoming more sandy and denser with depth	1.0	CL	dry	very stiff		6
	END OF BORE REFUSAL	2.0					

SITE DESCRIPTION Site falls are slight to moderate to the South West and North West.
No areas of environmental significance within 100m.

GROUND WATER / SITE DRAINAGE No ground water within 2.5m. Good site drainage.

SITE CLASSIFICATION Soil Class 'M' AS 2870 2011. Soil classification 3b.

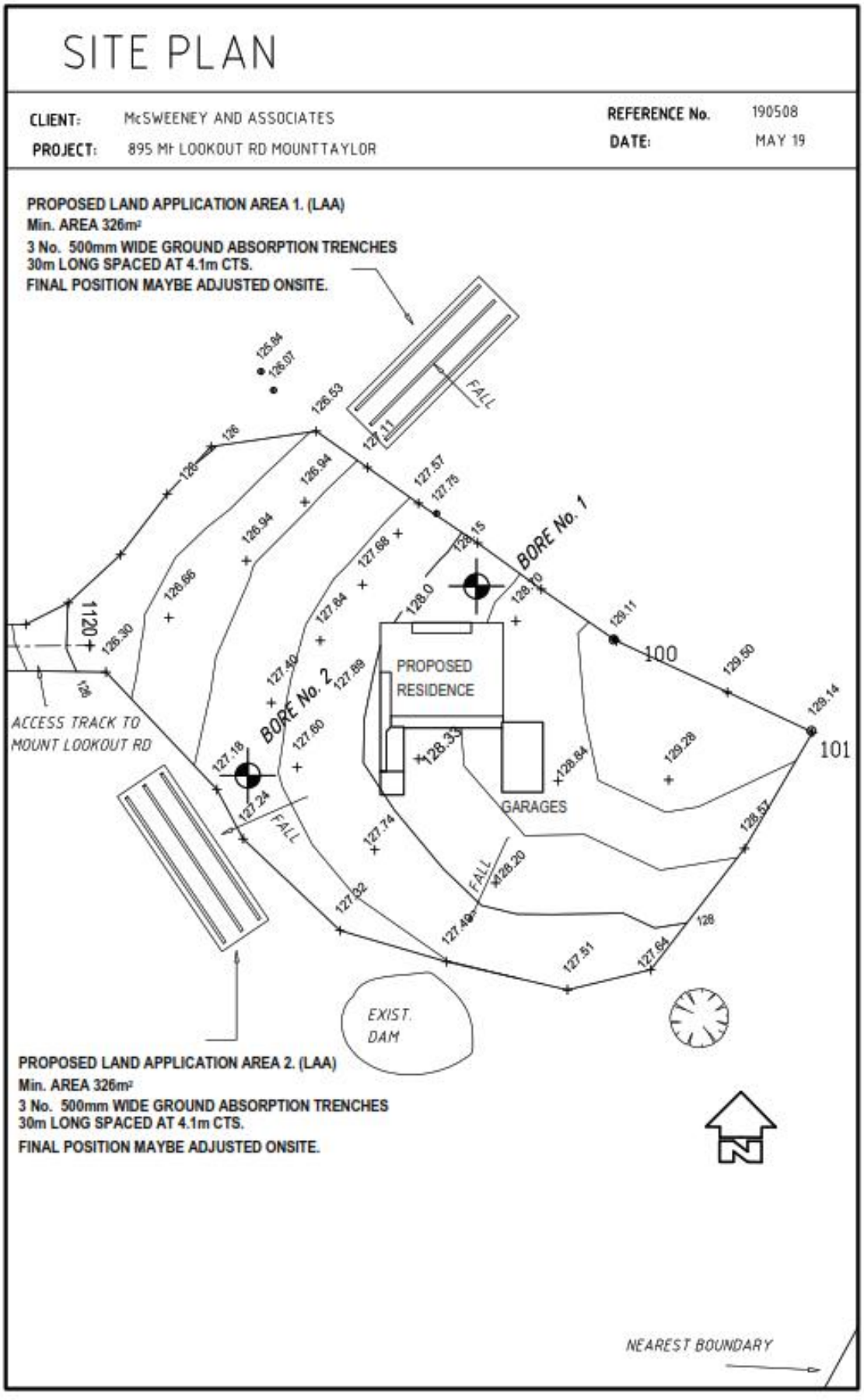
TEST BY: C WATTS

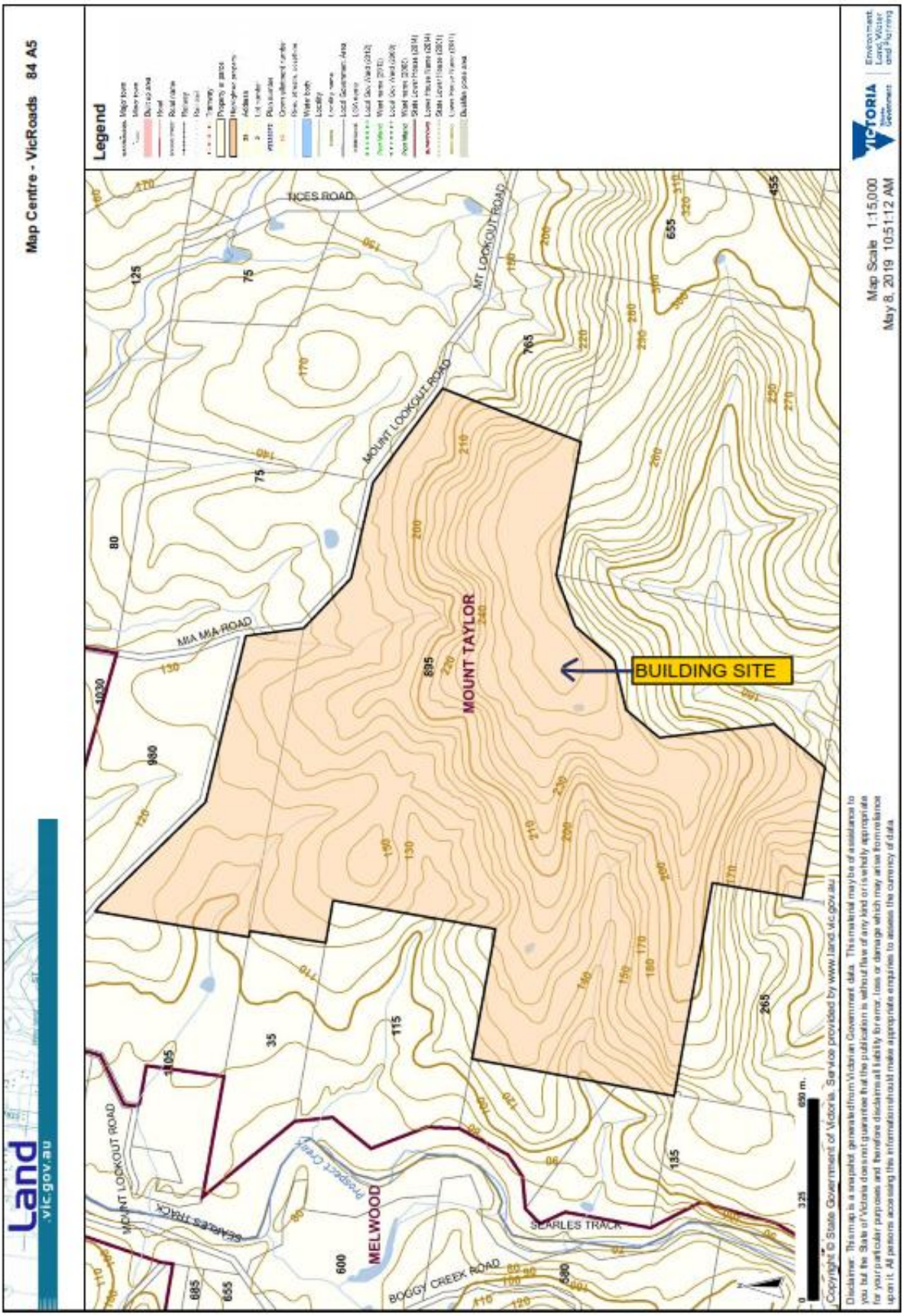
C D WATTS & ASSOCIATES
CHARTERED PROFESSIONAL ENGINEERS
EC - 1402

AUSTEC CONSULTING ENGINEERS AUSTRALIA

SITE PLAN

CLIENT: McSWEENEY AND ASSOCIATES
PROJECT: 895 Mt LOOKOUT RD MOUNT TAYLOR
REFERENCE No. 190508
DATE: MAY 19





895 Mt Lookout Road Mount Taylor Evap.data **BAIRNSDALE**

Mean monthly rainfall — average Pan evaporation

Source: AS1547-1994 - Table G1 (Prepared by R.A. Patterson, Lanfax Labs. Armidale updated April 2006)

Void space in drainfield = 30%

1			2	3	4	5	6	7	8	9
Month	Days	daily pan	Pan Eo	Et	Rainfall	Retained	LTAR*N	Disposal	Effluent	Size of
	per	Eo		+Cf*Eo	P	Rainfall		rate/month	applied	area
	month	(B.Met)				Re=(1-r)P	10	(Et-Re)+	per month	(5)/(7)
								LTAR*N	630	
		mm	mm	mm	mm	mm	mm	mm	L	m2
Jan	31	5.3	164.3	140	56.2	36.5	310	413.1	19530	47
Feb	28	4.6	134.4	114	45.4	29.5	280	364.7	17640	48
Mar	31	4.0	124.0	105	46.6	30.3	310	385.1	19530	51
Apr	30	2.7	81.0	41	53.5	34.8	300	305.7	18900	62
May	31	2.2	68.2	34	49.4	32.1	310	312.0	19530	63
Jun	30	1.4	42.0	21	56.3	37.9	300	283.1	18900	67
Jul	31	1.5	46.5	23	52.1	33.9	310	299.4	19530	65
Aug	31	1.8	55.8	28	35.4	23.0	310	314.9	19530	62
Sep	30	2.5	75.0	38	62.4	40.6	300	296.9	18900	64
Oct	31	4.3	133.3	113	65.4	42.5	310	380.8	19530	51
Nov	30	5.3	159.0	135	85.2	55.4	300	379.6	18900	50
Dec	31	5.4	167.4	142	63	41.0	310	411.3	19530	47
		Totals	1250.9	934	672.9	437.4				

TABLE G2 - Depth of stored effluent First trial - choose from col.9 table above

1	2	3	4	5	6	7	8	9	10	11
month	first trial	application	Disposal	(3)-(4)	Increase	Starting	increase	computed	reset if	equivalent
	area	rate	rate		depth of	depth	depth	depth	Et deficit	storage
	(m2)	(5)*/(2)	per month		stored	effluent	effluent	effluent	<0	10 x area
			(above)'		effluent	for		(X)		
		(mm)	(mm)	(mm)	(5)/0.3	month	+(6)	(mm)	(mm)	(L)
Dec								0.0	0	
Jan	90	217	413	-196	-654	0	-654	-654	0	0
Feb		196	365	-169	-562	0	-562	-562	0	0
Mar		217	385	-168	-560	0	-560	-560	0	0
Apr		210	306	-96	-319	0	-319	-319	0	0
May		217	312	-95	-317	0	-317	-317	0	0
Jun		210	283	-73	-244	0	-244	-244	0	0
Jul		217	299	-82	-275	0	-275	-275	0	0
Aug		217	315	-98	-326	0	-326	-326	0	0
Sep		210	297	-87	-290	0	-290	-290	0	0
Oct		217	381	-164	-546	0	-546	-546	0	0
Nov		210	380	-170	-566	0	-566	-566	0	0
Dec		217	411	-194	-646	0	-646	-646	0	0
Jan		217	413	-196	-654	0	-654	-654	0	0
Feb		196	365	-169	-562	0	-562	-562	0	0
Mar		217	385	-168	-560	0	-560	-560	0	0
Apr		210	306	-96	-319	0	-319	-319	0	0
May		217	312	-95	-317	0	-317	-317	0	0

From calculations in tables above for optimised drainfield area, using Appendix G AS1547-1994

Variables Table

Runoff Coeff =	0.35	percentage runoff
Summer Crop Factor =	0.85	crop transpiration rate Oct-Mar
Winter Crop Factor	0.5	crop transpiration rate -Apr-Sep
LTAR =	10	L/m2/day
FLOWS=	630	L/day

Change as required

Estimated area of effluent drainfield = 90 square metres
Maximum depth of stored effluent = 0 mm depth

Trench dimensions (mm) width = 500 mm depth = 400 mm
Length of trench required = 82 metres

NOTES:
As a model, the best results are only ESTIMATES of performance.
A model is used to assess SENSITIVITY to changes in the variables and the effect upon application area
Table 2 is run for 16 months to ensure system returns to ZERO at some stage

TABLE 1. LAND CAPABILITY ASSESSMENT TABLE

895 MT LOOKOUT RD MOUNT TAYLOR		LAND CAPABILTY CLASS RATING				
LAND FEATURES		VERY GOOD (1)	GOOD (2)	FAIR (3)	POOR (4)	VERY POOR (5)
SITE DRAINAGE		SLOW				
SITE AREA RESTRAINTS	PHYSICAL	UNLIMITED				
	ENVIRONMENTAL	UNLIMITED				
FLOOD/INUNDATION POTENTIAL		NOT SUBJECT TO FLOODING				
DISTANCE TO ENVIRONMENTALLY SENSITIVE AREA.			>200m			
SLOPE (%)		5-10%				
LANDSLIP		LOW POTENTIAL				
SEASONAL WATER TABLE DEPTH		> 30m				
RAINFALL (mm/yr) BAIRNSDALE				690 mm		
PAN EVAPORATION (mm/yr) SALE			1350mm			
SOIL PROFILE	STRUCTURE		MODERATE			
	PROFILE DEPTH		>2m			
	SODICITY esp%			6-8		
	SHRINKAGE		MODERATE			
	DESIGN LOADING RATE mm/d			A2: 10 B1: 6		
	SOIL PERCOLATION RATE mm/day			A2: 75 B1: 20		
	STONINESS (%)	0 - 5%				SOME OUT CROPPING ROCK
	EMERSON TEST			B1 : 7		
	SALINITY (dS/m)	0.13				
	pH	6.5				

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Farm Management Plan

895 Mount Lookout Road, Mount Taylor

Reference – 19371

November 2022

Principal: Michael J. Sadler, L.S., Dip Surv, M.I.S., MAICD

Contents

1. Surrounding Context

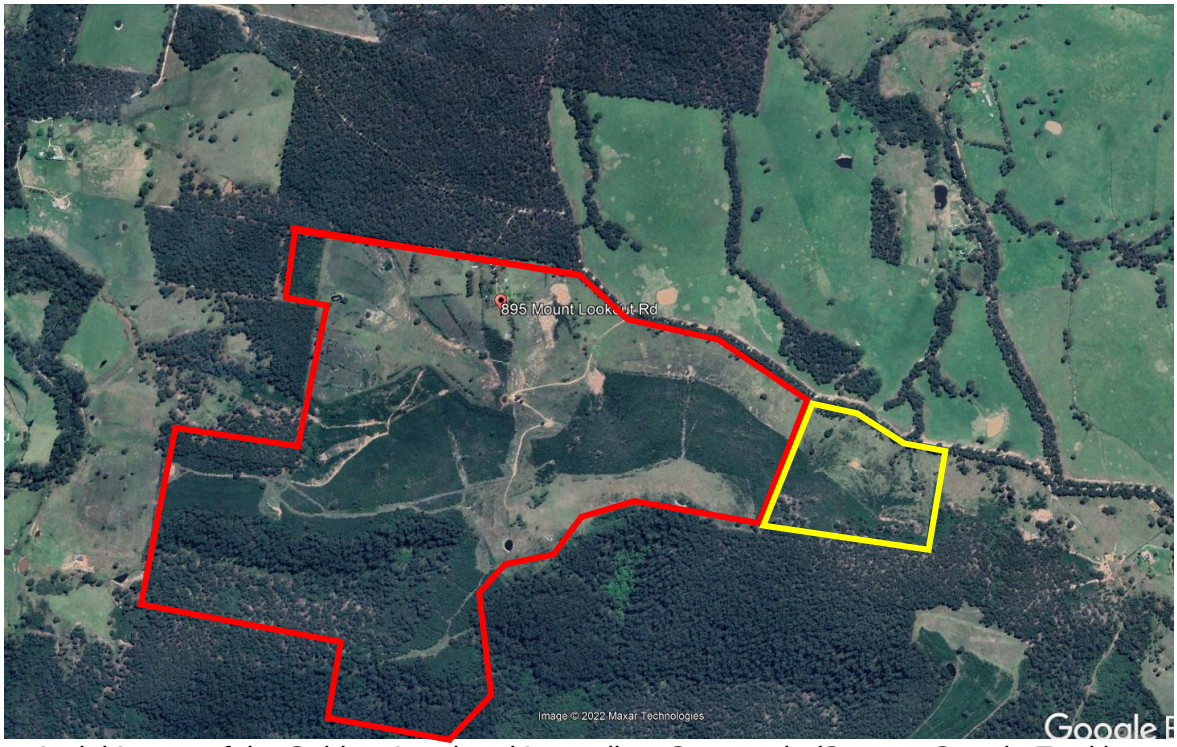
The subject land is located at 765 and 895 Mount Lookout Road, Mount Taylor within the Bairnsdale rural hinterland. The property comprises two allotments formally described as Lot1 and 2 on LP14560 and has an area of approximately 268.4 hectares. The property consists of pastoral land and areas of remnant native vegetation.

The property is a long-held family property that has been an active agricultural enterprise for several decades.

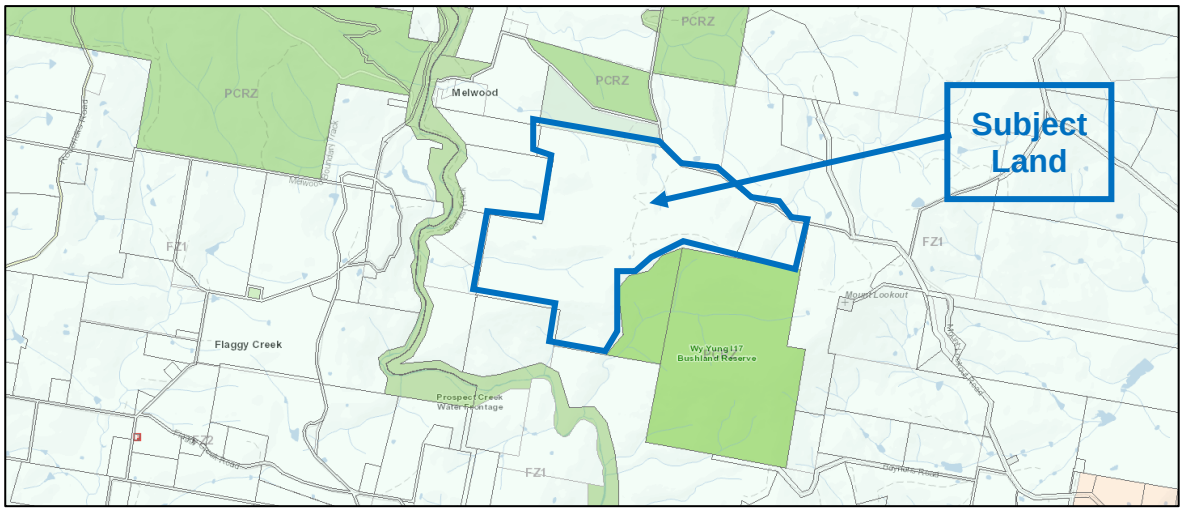
Improvements to the land have included pest fencing, livestock fencing, a number of dams, agricultural buildings, stockyards and internal farm tracks and also contains an existing dwelling.

Access to the property is obtained from Mount Lookout Road. Mount Lookout Road is an all-weather gravel road that is well maintained by East Gippsland Shire Council.

The land is contained within the Farming Zone Schedule 1 under the East Gippsland Planning Scheme



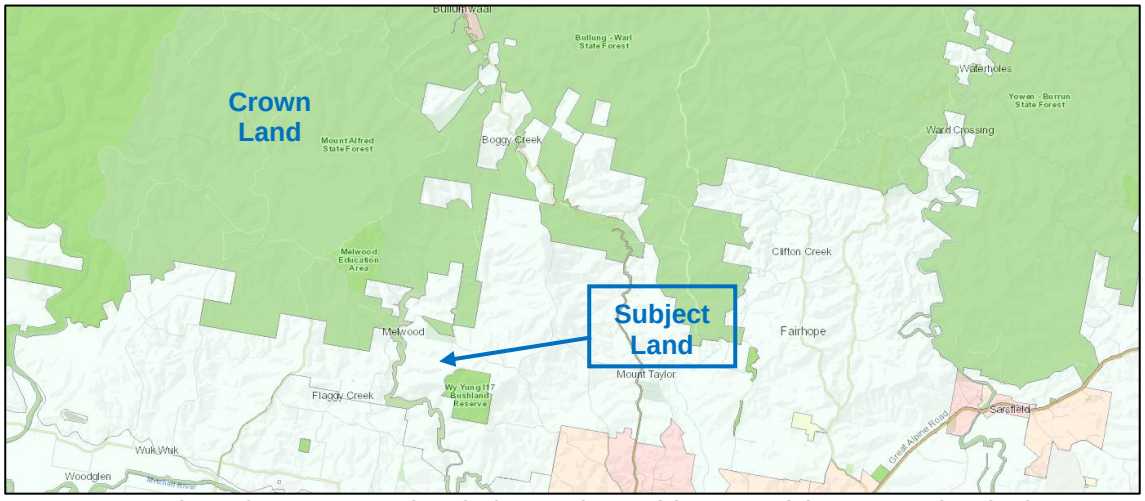
Aerial Image of the Subject Land and Immediate Surrounds (Source: Google Earth)



Locational Plan Identifying the Subject Land (blue boundaries) and Neighbouring Land Parcels (Source: Vic Plan)

The surrounding area generally to the east, south and west is within the Bairnsdale hinterland district where most properties operate agricultural enterprises, and many are developed with dwellings.

East of the subject land fronting Mount Lookout Road is a rural property that is grazed and is developed with a dwelling, south-east is the Wy Yung Bushland Reserve, south and west of the subject land are rural properties generally developed with dwellings and used for the purposes of grazing livestock and north of the subject land is Mount Alfred State Forest.



Location of Crown Land Relative to the Subject Land (Source: Vic Plan)

2. The Land & Attributes

The subject land is approximately 268.4 hectares and contains areas of grazing land and areas of native vegetation.

Varying topography throughout the subject land warrants different land management responses. Moderate stopes provide cleared grazing land while steeper slopes retain remnant native vegetation.

The property is identified in the *Assessment of Agricultural Quality of Land in Gippsland, Department of Agriculture Victoria 1984 prepared by Swan & Volum* as Class 3 Agricultural Quality.

Class 3 is described as:

Class 3 land generally is of limited versatility but is very good dairying and grazing land. It is sometimes suitable for orchards and extensive area cropping but not suitable for intensive uses such as vegetable growing.

Typical pasture species are located on the land and recent pasture improvement has been undertaken with liming techniques utilised. However without regular management, the land is susceptible to blackberry and bracken, as well as natural vegetation regeneration within pasture areas. Management of weeds and pest plants is labour intensive and requires almost daily action to maintain sustainable pasture for livestock.

Due to high numbers of kangaroos and deer, pest fencing has been constructed to prevent pasture losses. Livestock on the lower slopes are excluded from areas of native vegetation and further fencing of the elevated northern parts of the land will be undertaken to exclude livestock from remnant native vegetation if not regularly managed.

Water storage is harvested by a number of existing dams of which two have been recently extended and desilted. The East Sale Bureau of Meteorology records indicate that the yearly rainfall average for Bairnsdale is 690mm per year.

The topography of the land is susceptible to erosion taking place and must be carefully managed. At present erosion is minimal due to good pasture cover and native vegetation. Erosion is taking place on steeper parts of the access tracks and will need to be managed into the future.

The land is connected to reticulated electricity (overhead powerlines) but dwellings will be reliant on water harvesting and on-site disposal of wastewater.

3. Agricultural Activities

The agricultural business is cattle grazing (Black Angus). The current herd has progressively been increased from 25 head to 50 head.

The owners are of the view that a sustained herd of 100 to 120 head can be comfortably run on the property (as it did previously) with appropriate land management, continued pasture improvement, pest and weed species management, and control of native vegetation regeneration and regrowth to maintain optimal pasture volume and condition.

Although not being currently undertaken on the land, with future internal paddock fencing to exclude stock, it is a desire of the owner to also produce fodder on the property to future proof the herd's numbers and eliminate any need for offsite fodder purchasing.

At present it is not the intention of the owner to undertake cattle breeding on the land however, it may become an important element into the future.

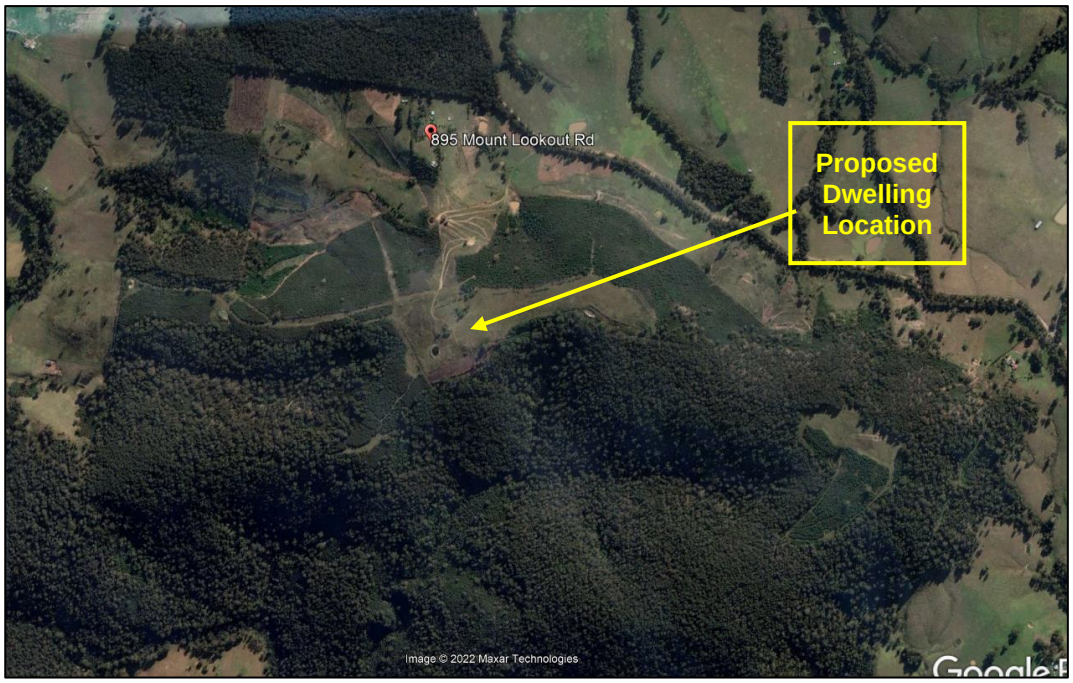
4. Current and Future Management of the Property

Currently the land is being managed by the landowner and an on-site farm manager and this is intended to remain as part of the management regime.

Establishment of a second dwelling will not affect in any way the agricultural productivity of the property. Development of a separate dwelling for the landowner will provide benefits for more efficient and effective land and livestock management on a daily basis.

The size of the herd has been restricted on the property due to three significant management constraints:

- Ability to undertake weekly inspection and repair of the pest fencing.
- Impacts of invasive weed species mainly blackberry and bracken and controlling native vegetation regrowth.
- Ability to undertake daily inspection of the herd with the advent of the cattle disease Theileria into Eastern Australia, which is spread by ticks.



Proposed dwelling location on the property (Source: Google Earth)

The advent of the cattle disease Theileria into Eastern Australia, which is caused by a protozoan parasite spread by ticks, requires daily inspection of the herd. Unfortunately, the herd has suffered significant losses to this disease due to the inability to carry out daily herd inspections.

This disease acts quickly and can end up in a beast's mortality within 48 hours. This requires constant inspection of the herd at least once a day and if possible, twice a day. Given there is no vaccine for the disease *Meat & Livestock Australia* recommends using acaricides to minimise tick burden within the herd which, adds to herd management requirements.

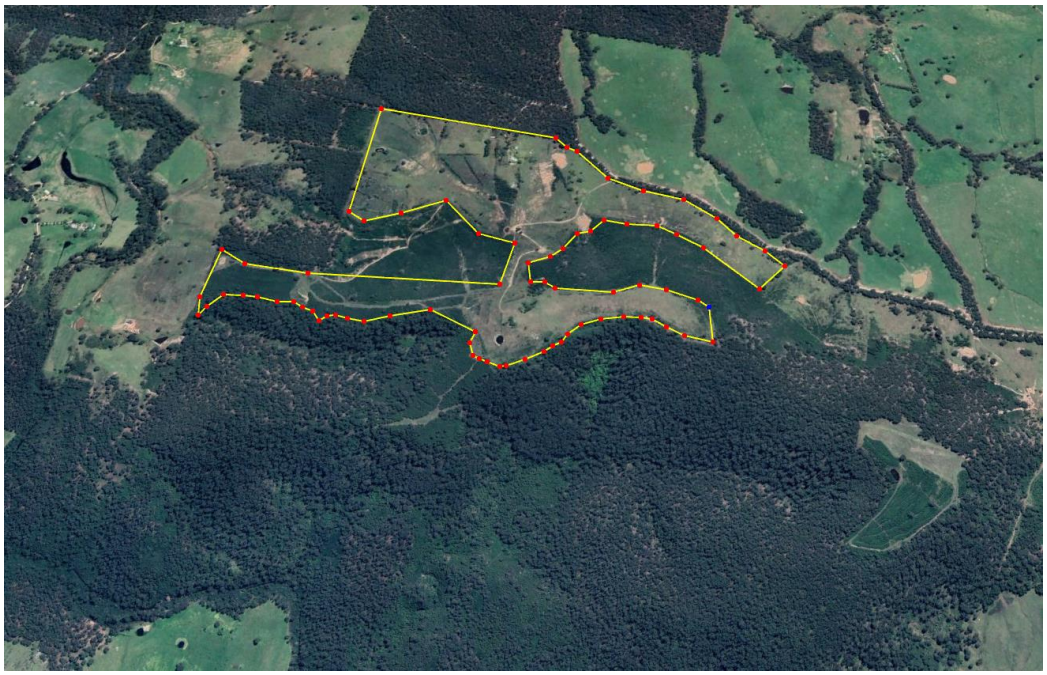
Establishment of a second dwelling for the owner will allow for daily inspections of an increased herd given the risk of Theileria in addition to other property management demands. It will also allow the southern part of the subject land and herd to be more actively managed, allows for herd numbers to be split across the property, allows parts of the land to be rested and ensure maximum production to be achieved from the property.

Pest proof fencing is established adjacent to remnant native vegetation to minimise pasture losses and herd disruption from feral deer and kangaroos. The need for regular fence inspections is required to be undertaken to ensure fencing remains effective.

Blackberry, regrowth bracken and Manuka is required to be actively managed to prevent pasture losses and maintain the significance of large areas of native vegetation. Over recent years the landowners have undertaken blackberry eradication however, due to the invasive nature of this weed species constant retreatment and eradication needs to take place on an ongoing basis.

Pasture areas particularly to the western and northern areas of the property are subject to native vegetation regrowth if not regularly managed. The regrowth of native vegetation requires regular management to reduce the loss of productive pasture areas.

Management of weeds and invasive plants is critical in order to minimise the risk of Theileria. Ticks that carry the protozoan parasite live in the foliage of plants. When cattle brush up against plant foliage ticks and the protozoan parasite are transferred to animals. On going management of vegetation within paddocks is critical to avoid the transfer protozoan parasites to livestock



Highlighted Area of the Property Subject to Native Vegetation Regrowth Management (Source: Google Earth)

These significant management challenges in addition to usual farm management requirements are considered to warrant the establishment of a second dwelling on the property.

5. Proposed Improvements & Timeframes

There is no requirement contained within the planning scheme that states that an agricultural activity must be profitable. The relevant purposes of the Farm Zone and related planning policy seek to use land for agriculture, retain productive agricultural land, ensure non-agricultural uses do not adversely affect the use of land for agriculture and encourage comprehensive and sustainable land management practices.

One of the purposes of a farm management plan is to assist the landowners to identify improvements, costs, and timeframes for implementation. Clearly the economic cost and associated timeframes must allow for some flexibility for implementation.

Return on investment associated with agricultural activities can be difficult to ascertain at times and often realised in future years. Also return on investment is not necessarily purely economic it can be time savings, environmental outcomes and health and wellbeing of land managers and livestock.

It is also relevant to identify and respect farm improvements that have taken place by landowners.

Stage 1 – Recent Improvements

Action	Timeframe
Pest proof fencing	2017 – 2022
Blackberry control	2017 - 2022
Regrowth native vegetation management	2017 - 2022
Herd establishment	2019
Pasture Improvements	2020
Rehabilitation of dams and irrigation	2020

Stage 2 – Proposed Improvements

Action	Timeframe
Pasture Improvements	2022
Continued herd development	2022 - 2025
Development of a second dwelling	2022 - 2024
Extend dam to the north of the subject land	2025
Construct new dams in the north west of the subject land	2026
Stockyard Improvements	2027
Continued regrowth native vegetation removal	2022

Stage 3 - Ongoing

Action	Timeframe
Pasture Improvement	Ongoing
Maintaining stock fencing	Ongoing
Weed control	Ongoing
Herd Development	Ongoing
Regrowth native vegetation management	Ongoing
Active pest control	2026

Stage 4 – Possible Long-Term Practices

Action	Timeframe
Hay paddock fencing	2027
Herd breeding	2032

6. Environmental Outcomes

Large areas of native vegetation are present on the land, in particular, the steeper slopes in the southwest and east.

There is no intention to clear the established remnant native vegetation on the subject land. Currently livestock are excluded from the established native vegetation. Continuing to exclude livestock from areas of remnant vegetation will protect the waterways and biodiversity values.

No intensive farming activities like cattle feedlots, piggeries or the like are proposed and therefore, associated environmental impacts such as odour, noise, waste impacts and the like will be avoided.

Weed and pest plants control management programs have been undertaken and will continue to be undertaken. Continues management will reduce the risk of weeds and pest plants invading areas of significant remnant native vegetation

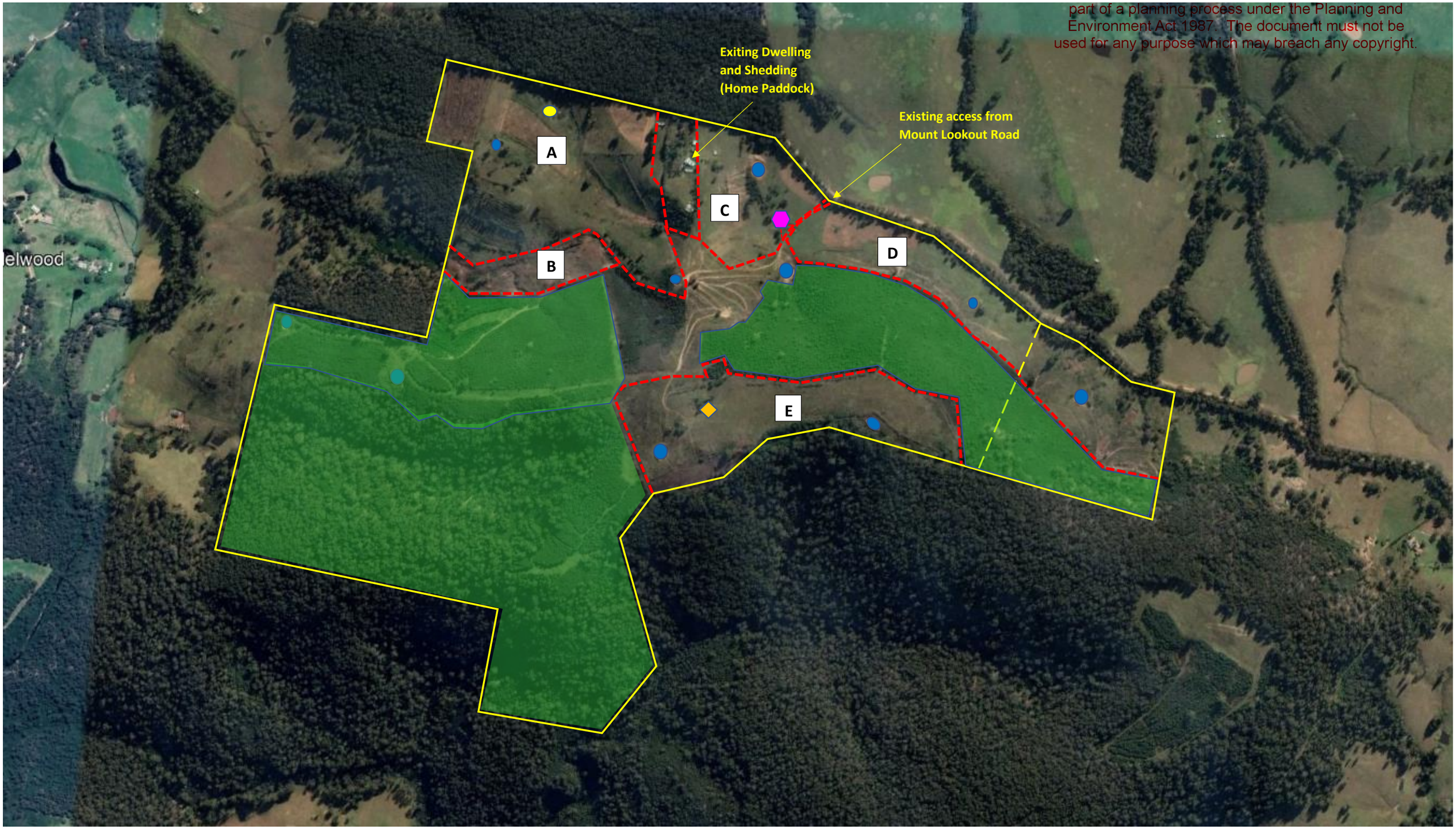
The proposed dwelling is located within an area clear of native vegetation and waterways. Development of the dwelling and associated defendable space for bushfire protection will not impact areas of remnant native vegetation.

7. Conclusion

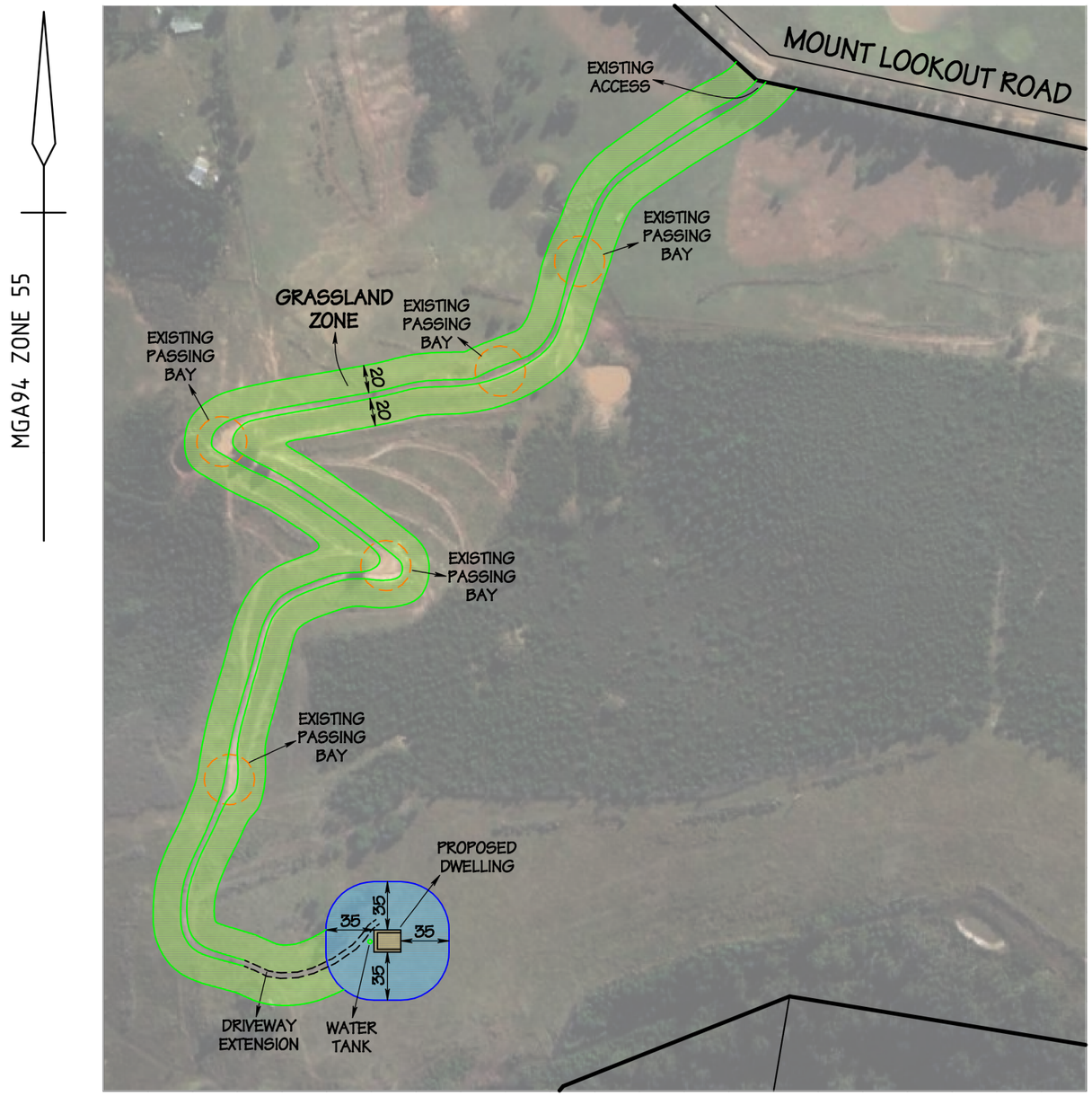
The Farm Management Plan will provide ongoing improvement to the agricultural productivity of the property with significant investment to ensure agricultural production is maximised.

The need of the second dwelling on this substantial land holding is clearly demonstrated as necessary to ensure farm management practices can be undertaken effectively and efficiently for appropriate land stewardship of the property to take place.

FARM LAYOUT PLAN: 895 Mount Lookout Road, Mount Taylor



Existing Dam
Internal fence
Property Boundary
Proposed Second Dwelling Site
Stockyards
Native Vegetation:
A Livestock Grazing
Future dam



MANAGEMENT OF VEGETATION WITHIN THE AREA OF DEFENDABLE SPACE - SHOWN

VEGETATION (AND OTHER FLAMMABLE MATERIALS) WILL BE MODIFIED AND MANAGED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS;

- GRASS MUST BE SHORT CROPPED AND MAINTAINED DURING THE DECLARED FIRE DANGER PERIOD.
- ALL LEAVES AND VEGETATION DEBRIS MUST BE REMOVED AT REGULAR INTERVALS DURING THE DECLARED FIRE DANGER PERIOD.
- WITHIN 10m OF A BUILDING, FLAMMABLE OBJECTS MUST NOT BE LOCATED CLOSE TO THE VULNERABLE PARTS OF THE BUILDING.
- PLANTS GREATER THAN 10 CENTIMETRES IN HEIGHT MUST NOT BE PLACED WITHIN 3m OF A WINDOW OR GLASS FEATURE OF THE BUILDING.
- SHRUBS MUST NOT BE LOCATED UNDER THE CANOPY OF TREES.
- INDIVIDUAL AND CLUMPS OF SHRUBS MUST NOT EXCEED 5m² IN AREA AND MUST BE SEPARATED BY AT LEAST 5m.
- TREES MUST NOT OVERHANG OR TOUCH ANY ELEMENTS OF THE BUILDING.
- THE CANOPY OF TREES MUST BE SEPARATED BY AT LEAST 5m.
- THERE MUST BE A CLEARANCE OF AT LEAST 2m BETWEEN THE LOWEST TREE BRANCHES AND GROUND LEVEL.

VEHICLE ACCESS

VEHICLE ACCESS TO THE DWELLING MUST BE PROVIDED FOR FIRE FIGHTING PURPOSES WHICH MEETS THE FOLLOWING REQUIREMENTS;

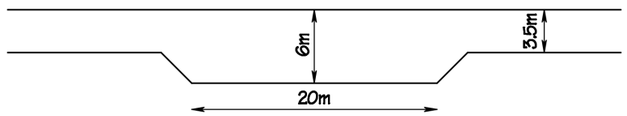
- MUST BE CONSTRUCTED SO THAT THEY ARE ACCESSIBLE IN ALL WEATHER CONDITIONS AND CAPABLE OF ACCOMMODATING A VEHICLE OF 15 TONNES FOR THE TRAFFICABLE WIDTH.
- HAVE A MINIMUM TRAFFICABLE WIDTH OF 3.5 METRES OF ALL-WEATHER CONSTRUCTION.
- CURVES MUST HAVE A MINIMUM INNER RADIUS OF 10m.
- THE AVERAGE GRADE MUST BE NO MORE THAN 1 IN 7 (14.4%) (8.1°) WITH A MAXIMUM OF NO MORE THAN 1 IN 5 (20%) (11.3°) FOR NO MORE THAN 50m.
- BE CLEAR OF ENCROACHMENTS FOR AT LEAST 0.5m ON EACH SIDE AND 4m ABOVE THE ACCESSWAY.
- DIPS MUST HAVE NO MORE THAN A 1 IN 8 (12.5%) (7.1°) ENTRY AND EXIT ANGLE.
- INCORPORATE A TURNING AREA FOR FIRE FIGHTING VEHICLES CLOSE TO THE BUILDING
- INCORPORATE PASSING BAYS AT LEAST EVERY 200m WHICH MUST BE AT LEAST 20m LONG AND HAVE A MINIMUM TRAFFICABLE WIDTH OF 6m.

GRASSLAND ZONE

THIS ZONE MUST BE MAINTAINED AS A 'GRASSLAND' AS DESCRIBED BY SECTION 2 OF AS 3959-2009 CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

PASSING BAY DIAGRAM

SCALE 1:500



WATER SUPPLY

PRIOR TO OCCUPANCY OF A DWELLING, INSTALL 10,000 LITRES OF EFFECTIVE WATER SUPPLY FOR FIRE FIGHTING PURPOSES THAT MUST COMPLY WITH THE FOLLOWING REQUIREMENTS MUST;

- BE STORED IN AN ABOVE GROUND WATER TANK CONSTRUCTED OF CONCRETE OR METAL.
- ALL FIXED ABOVE-GROUND WATER PIPES AND FITTINGS REQUIRED FOR FIRE FIGHTING PURPOSES MUST BE MADE OF CORROSIVE RESISTANT METAL.
- INCLUDE A SEPARATE OUTLET FOR OCCUPANT USE.
- INCORPORATE A SEPARATE BALL OR GATE VALVE (BRITISH STANDARD PIPE (BSP) 65mm) AND COUPLING (64 mm CFA 3 THREAD PER INCH MALE FITTING).
- BE LOCATED WITHIN 60m OF THE OUTER EDGE OF THE APPROVED BUILDING.
- THE OUTLET/S OF THE WATER TANK MUST BE WITHIN 4m OF THE ACCESSWAY AND BE UNOBSTRUCTED.
- BE READILY IDENTIFIABLE FROM THE BUILDING OR APPROPRIATE IDENTIFICATION SIGNAGE TO THE SATISFACTION OF CFA MUST BE PROVIDED.
- ANY PIPEWORK AND FITTINGS MUST BE A MINIMUM OF 65 mm (EXCLUDING THE CFA COUPLING).

CONSTRUCTION

THE CONSTRUCTION OF A DWELLING MUST BE DESIGNED & CONSTRUCTED TO A MINIMUM BUSHFIRE ATTACK LEVEL BAL-29 IN ACCORDANCE WITH AS 3959-2018

JAMES NEWMAN

895 MOUNT LOOKOUT ROAD, MOUNT TAYLOR

Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
P. (03) 5152 5011 E. contact@crowthersadler.com.au

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BUSHFIRE MANAGEMENT PLAN

PARISH OF WY YUNG
SECTION C
CROWN ALLOTMENT 16 (PART)

LOT 2 ON LP145608

PLAN REF.

19371-BMP

VERSION 1 - DRAWN 19/08/2022

SCALE (SHEET SIZE A3)

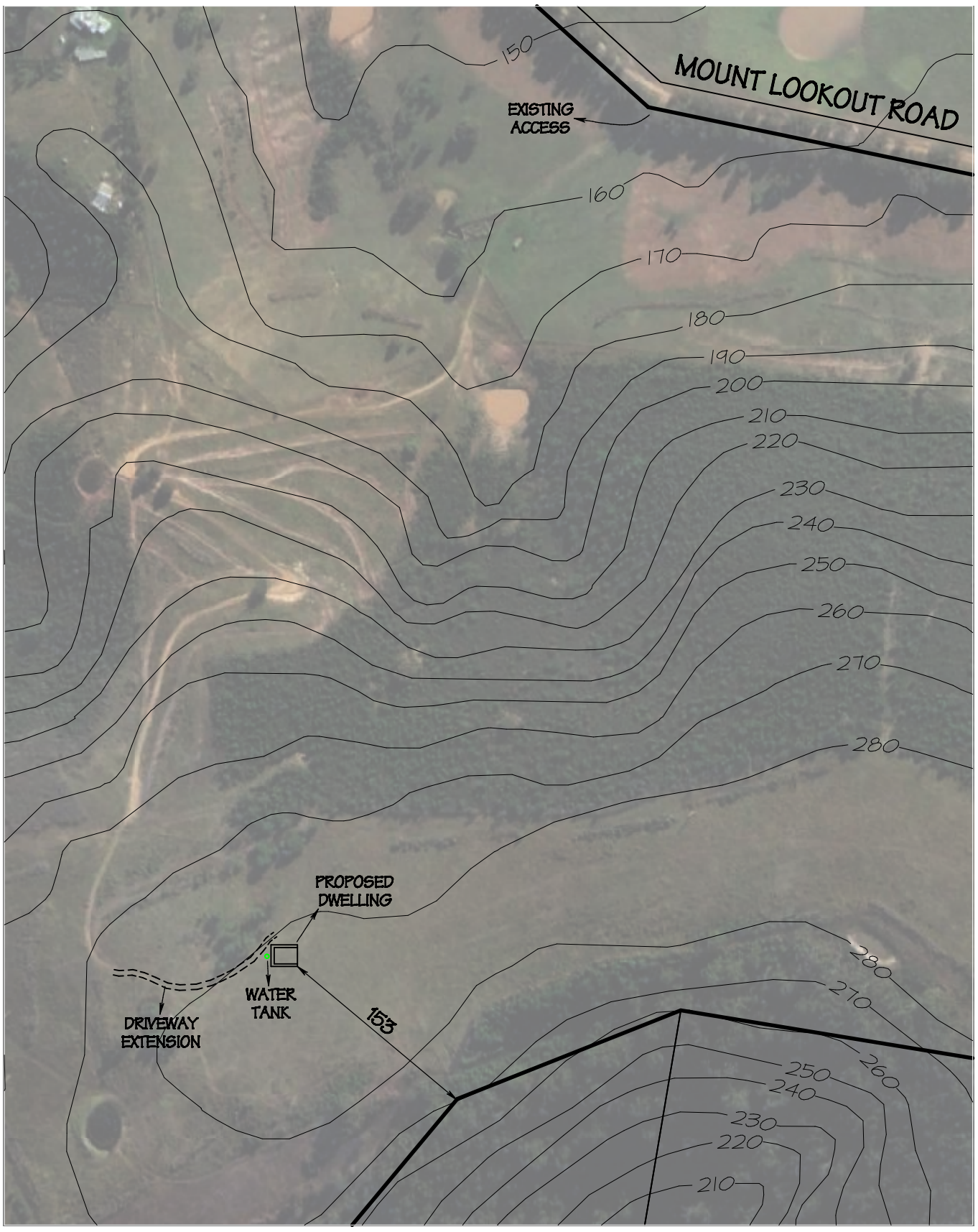
1 : 4000

SITE PLAN

PARISH OF WY YUNG
SECTION C
CROWN ALLOTMENT 16 (PART)

LOT 2 ON LP145608

MGA94 ZONE 55



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FILENAME: Y:\19000-19999\19300-19399\19371 Newman\19371 Site Plan V1.pro

JAMES NEWMAN
895 MOUNT LOOKOUT ROAD, MOUNT TAYLOR

SCALE (SHEET SIZE A3)	SURVEYORS REF.
1 : 4000	19371

VERSION 1 - DRAWN 10/11/2022

123°56'
232.35

MOUNT LOOKOUT ROAD

RL 0.00

NARROW GATE?

CH00 RUNNING CHAINAGE

93°15'
314.63

EDGE OF FORMATION

HT OF CONTOUR

CONTOUR INTERVAL 0.50m

<-1.888% GRADE

<-4.415%

<-4.432%

<-7.258%

5.106%->

8.068%->

<-18.935%

<-14.669%

<-15.649%

<-12.879%

<-14.783%

<-14.342%

<-14.958%

<-13.130%

<-12.619%

<-14.753%

<-15.748%

<-17.633%

<-6.340%

<-10.086%

<-10.107%

<-8.510%

<-11.434%

<-11.434%

<-18.927%

<-12.652%

<-11.691%

<-12.967%

<-12.006%

<-8.463%

NARROW GATE 3.40

PASSING AREA

PASSING AREA

PASSING AREA

PASSING AREA

PASSING BAY

10m RADIUS CIRCLE

10m RADIUS CIRCLEs

ACCESS TRACK TO BUILDING SITE

PROPOSED RESIDENCE

work shop

COURT YARD

GARAGES

ver

169.38
240°01'

166.97
208°43'

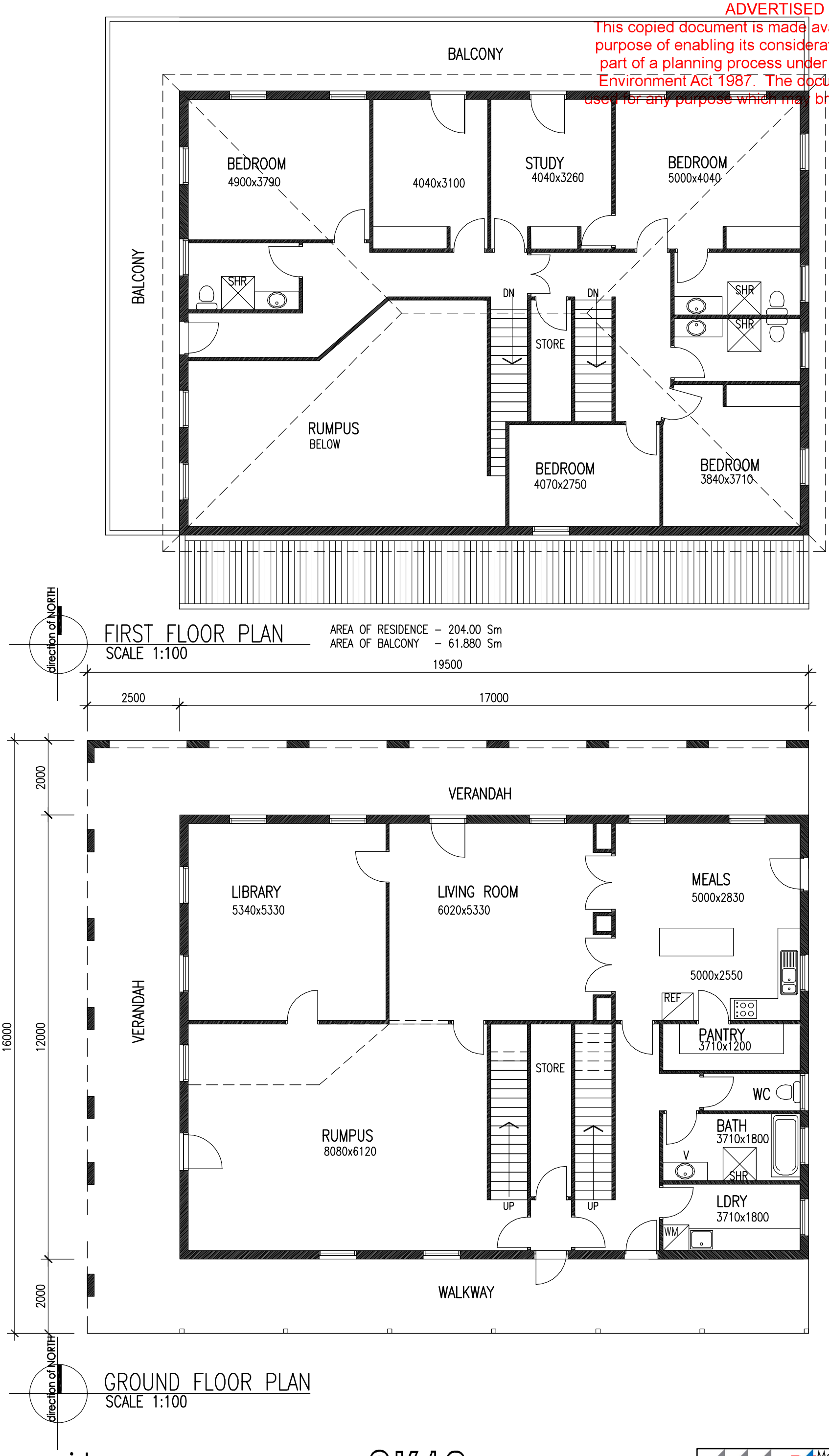
direction of NORTH

SITE PLAN
SCALE 1:1000

newman residence 895 mt looklout road mt taylor ...SK1...31st jan 2019

MEMBER bdav Building Designers Association Victoria

McSWEENEY +ASSOCIATES
BUILDING DESIGN
7 NICHOLSON ST,
PO BOX 656 BAIRNSDALE 3875
P 03 51523163
M 0418 516 255
E jim@mcsweeneydesign.net



newman residence
no.895 mt lookout road mt taylor ...SK12.. 13 th july 2021

McSWEENEY
PO BOX 656 BAIRNSDALE 3875
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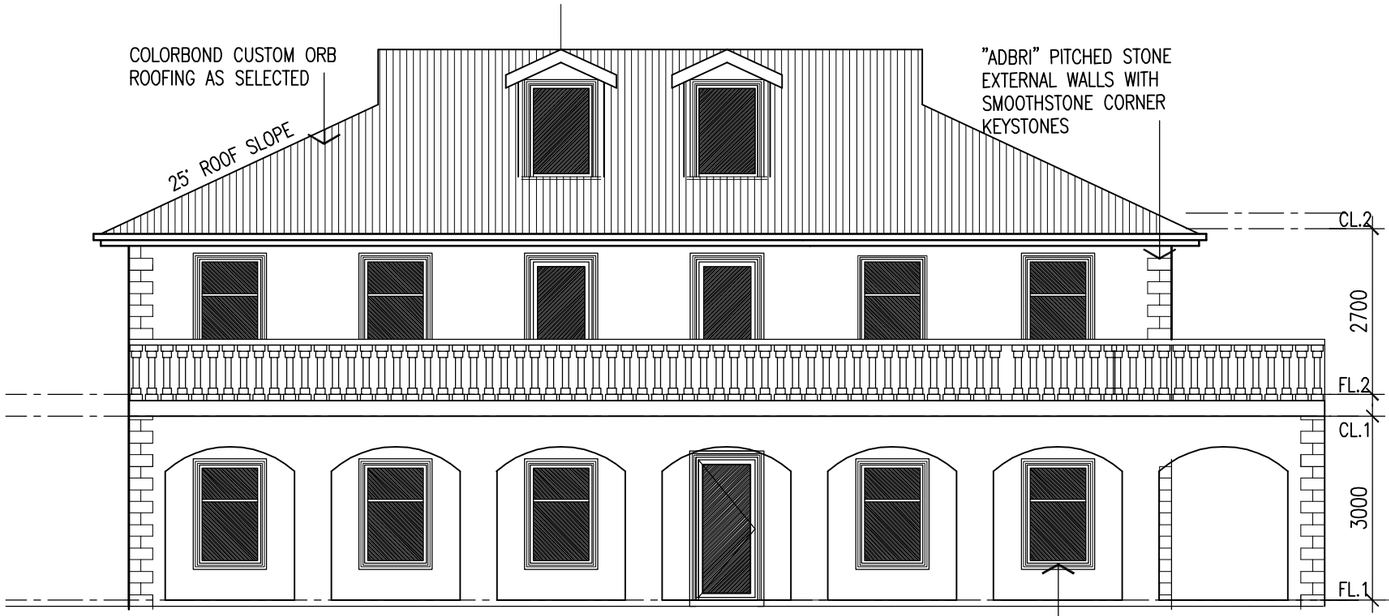
E jim@mcsweeneydesign.net
BUILDING DESIGN



NORTH ELEVATION
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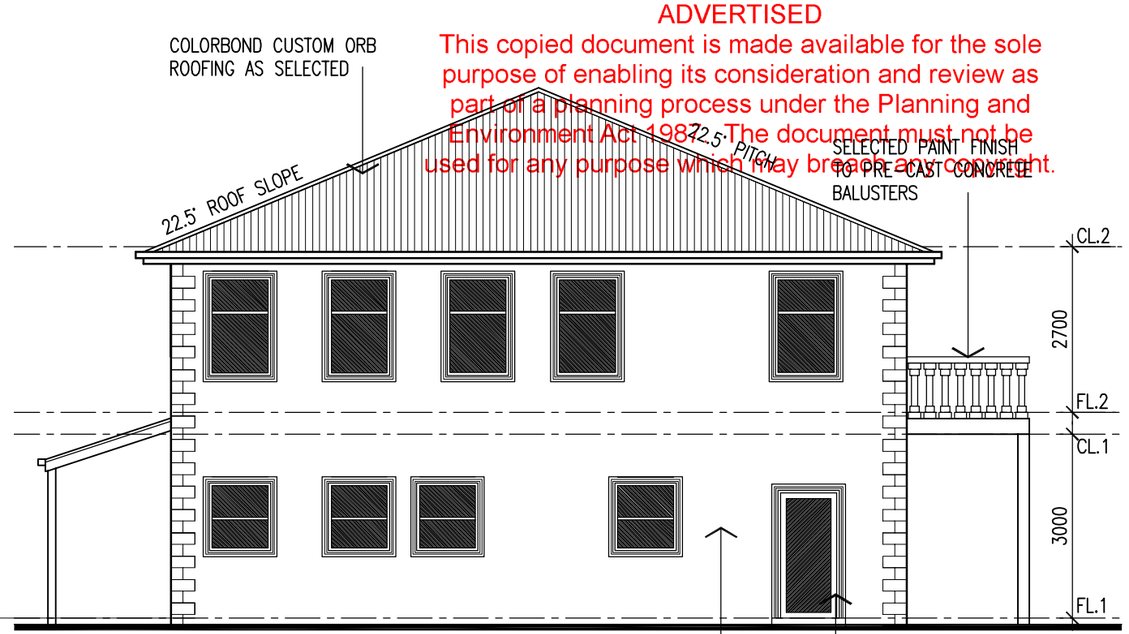
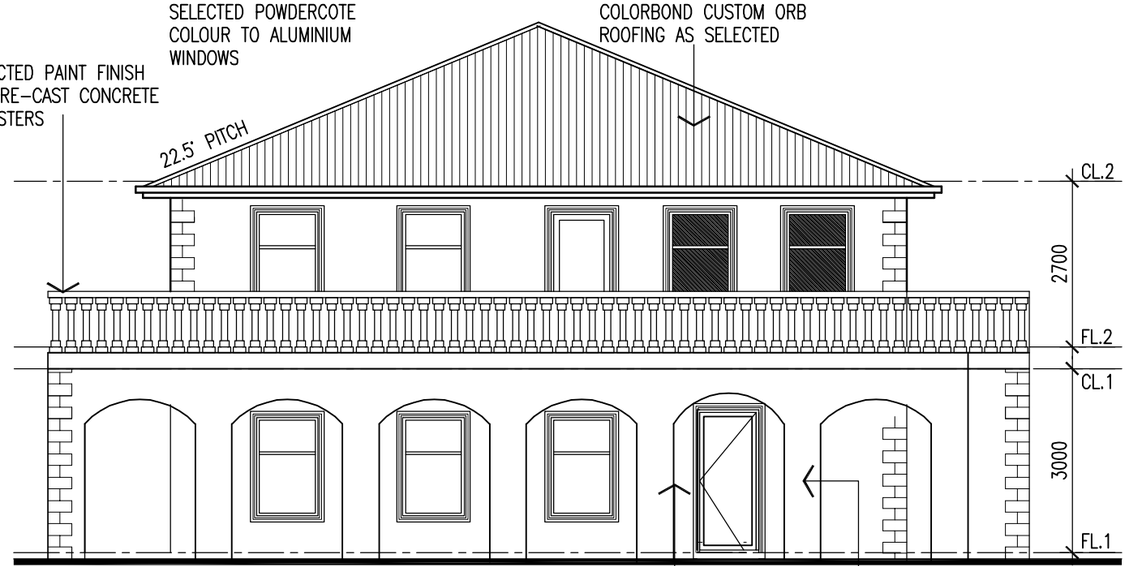


EAST ELEVATION
SCALE 1:100

SOUTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100

newman residence
no.895 mt lookout road mt taylor ...SK12.. 13TH july 2021

McSWEENEY + ASSOCIATES
BUILDING DESIGN
7 NICHOLSON ST,
M 0418 516 255