VCAT Victorian Civil & Administrative Tribunal

PLANNING AND ENVIRONMENT - NOTICE OF AN APPLICATION TO VCAT

An application has been made to VCAT about this land. If you wish to contest this application or be heard in relation to this application, you must file a statement of grounds with VCAT and serve a copy on the Applicant and the responsible authority by no later than the dates specified below. Use the statement of grounds form available on VCAT's website: visit vcat.vic.gov.au

If the application concerns a permit application, the permit application, plans and other supporting documents can be inspected at the office of the responsibility authority.

Case details

Date that Statement of Grounds must be received by VCAT	26 September 2024
VCAT Reference Number	P907/2024
Site address	5 Grandview Road PAYNESVILLE 3880
Type of Proceeding	Review refusal to grant a permit under SS 77

Application details

Name of Applicant	TLC Unlimited Pty Ltd
Contact details for Applicant	M: 0476 574 032 E: nick.sutton@nortonrosefulbright.com
Name of contact person and telephone or mobile number	Nick Sutton of Norton Rose Fulbright Australia
Name of Responsible Authority	East Gippsland Shire Council
Permit Application Number	5.2023.449.1
Alternatively Permit to be Cancelled or Amended	
Brief description of proposal that is the subject of this application	Three Lot Subdivision (Boundary Realignment), Removal and Creation of an Easement and Creation of Access

Hearing details

Hearing type	Date	Time
Practice Day Hearing		
Compulsory Conference	16 October 2024 (online platform)	10am - 1pm
Hearing (if the case is not fully settled beforehand by consent or at any compulsory conference)	12 & 13 December 2024 (online platform)	10am - 4.30pm

DEVELOPMENT SOLUTIONS VICTORIA
PLAN | CONNECT | FACILITATE

Our Ref: 23108

3rd November 2023

Robert Pringle
East Gippsland Shire Council
Statutory Planning Coordinator
PO Box 1618
Bairnsdale Vic 3875

Dear Robert,

Re: Application for a Planning Permit
5 Grandview Road, Paynesville
Three Lot Subdivision (Boundary Realignment), Removal and Creation of an Easement and Creation of Access

Please find attached an application for planning permit with the following:

- Application for Planning Permit Form
- Planning Submission
- Proposed Development Plans
- Current Copy of Title

Should you require any further information, please do not hesitate to contact our office on 03 5152 4858.

Regards

Campbell

Courtney Campbell
Development Solutions Victoria

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

VOLUME 02166 FOLIO 012

Security no : 124110147305W
Produced 30/10/2023 04:29 PM

LAND DESCRIPTION

Lots 1 and 2 on Title Plan 842185A (formerly known as part of Crown Allotment 137, part of Crown Allotment 140B Parish of Bairnsdale).
PARENT TITLE Volume 02110 Folio 901
Created by instrument 0255347 01/07/1889

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 1 of a total of 3 equal undivided shares
Sole Proprietor
ALBERT ROBERT LAURENCE AH YEE of 25 WATERVIEW ROAD EAGLE POINT VIC 3878
As to 1 of a total of 3 equal undivided shares
Sole Proprietor
FREDERICK GEORGE AH YEE of 7 MONMOUTH AVENUE EAST KILLARA NSW 2071
As to 1 of a total of 3 equal undivided shares
Sole Proprietor
CHRISTOPHER JOHN AH YEE of 20 BAYLEY STREET HAMILTON VIC 3300
AD093916Y 06/09/2004

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP842185A FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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	**TP842185A**
Number of Pages (excluding this cover sheet)	**1**
Document Assembled	**30/10/2023 16:31**

TITLE PLAN

EDITION 1

TP 842185A

Notations

LOCATION OF LAND

Parish: BAIRNSDALE
Township: -
Section: -
Crown Allotment: 137 (PT) & 140B (PT)
Crown Portion: -

Last Plan Reference:-
Derived From: VOL. 2166 FOL. 012

Depth Limitation: NIL

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land/Easement Information

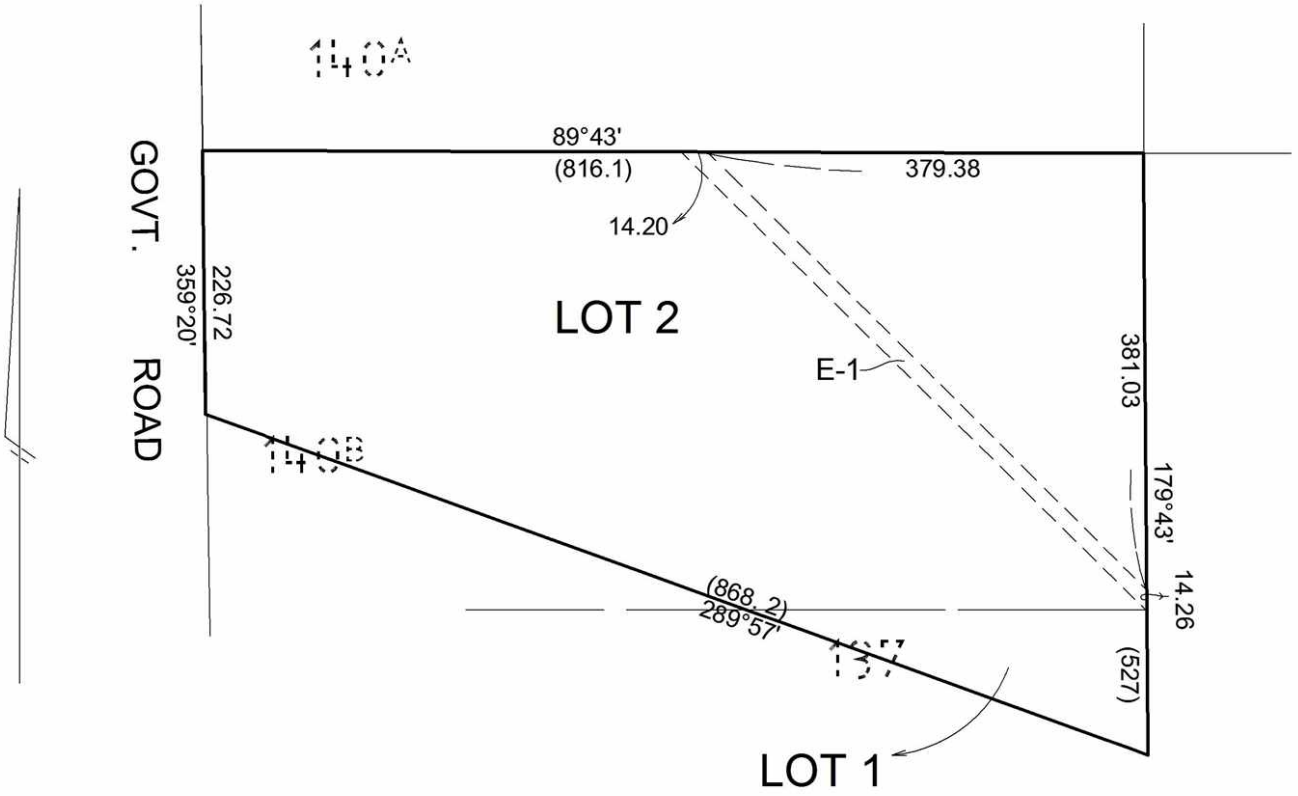
ENCUMBRANCES

AS TO THE LAND MARKED E-1
THE EASEMENT TO THE S.E.C. OF VIC.
CREATED BY INSTRUMENT 1834489

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

COMPILED: Date: 25/06/2009

VERIFIED: A. DALLAS
Assistant Registar of Titles



TOTAL AREA = 30.72 ha

TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
LOT 1 = CROWN ALLOT 137 (PT) LOT 2 = CROWN ALLOT 140B (PT)

LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 Sheets

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

VOLUME 02685 FOLIO 879

Security no : 124110147308T
Produced 30/10/2023 04:29 PM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 140A Parish of Bairnsdale.

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 1 of a total of 3 equal undivided shares
Sole Proprietor
ALBERT ROBERT LAURENCE AH YEE of 25 WATERVIEW ROAD EAGLE POINT VIC 3878
As to 1 of a total of 3 equal undivided shares
Sole Proprietor
FREDERICK GEORGE AH YEE of 7 MONMOUTH AVENUE EAST KILLARA NSW 2071
As to 1 of a total of 3 equal undivided shares
Sole Proprietor
CHRISTOPHER JOHN AH YEE of 20 BAYLEY STREET HAMILTON VIC 3300
AD093916Y 06/09/2004

ENCUMBRANCES, CAVEATS AND NOTICES

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP842186X 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: 5 GRANDVIEW ROAD PAYNESVILLE VIC 3880

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	**TP842186X**
Number of Pages (excluding this cover sheet)	**2**
Document Assembled	**30/10/2023 16:31**

TITLE PLAN

EDITION 1

TP 842186X

Location of Land

Parish : BAIRNSDALE
Township: -
Section: -
Crown Allotment: 140A
Crown Portion: -

Last Plan Reference : -
Derived From : VOL. 2685 FOL. 879

Depth Limitation : 50 FEET BELOW THE SURFACE

Notations

SUBJECT TO THE RESERVATIONS EXCEPTIONS, CONDITIONS AND POWERS IN CROWN GRANT VOL. 2685 FOL. 879 AND NOTED ON SHEET 2 OF THIS PLAN

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land/ Easement Information

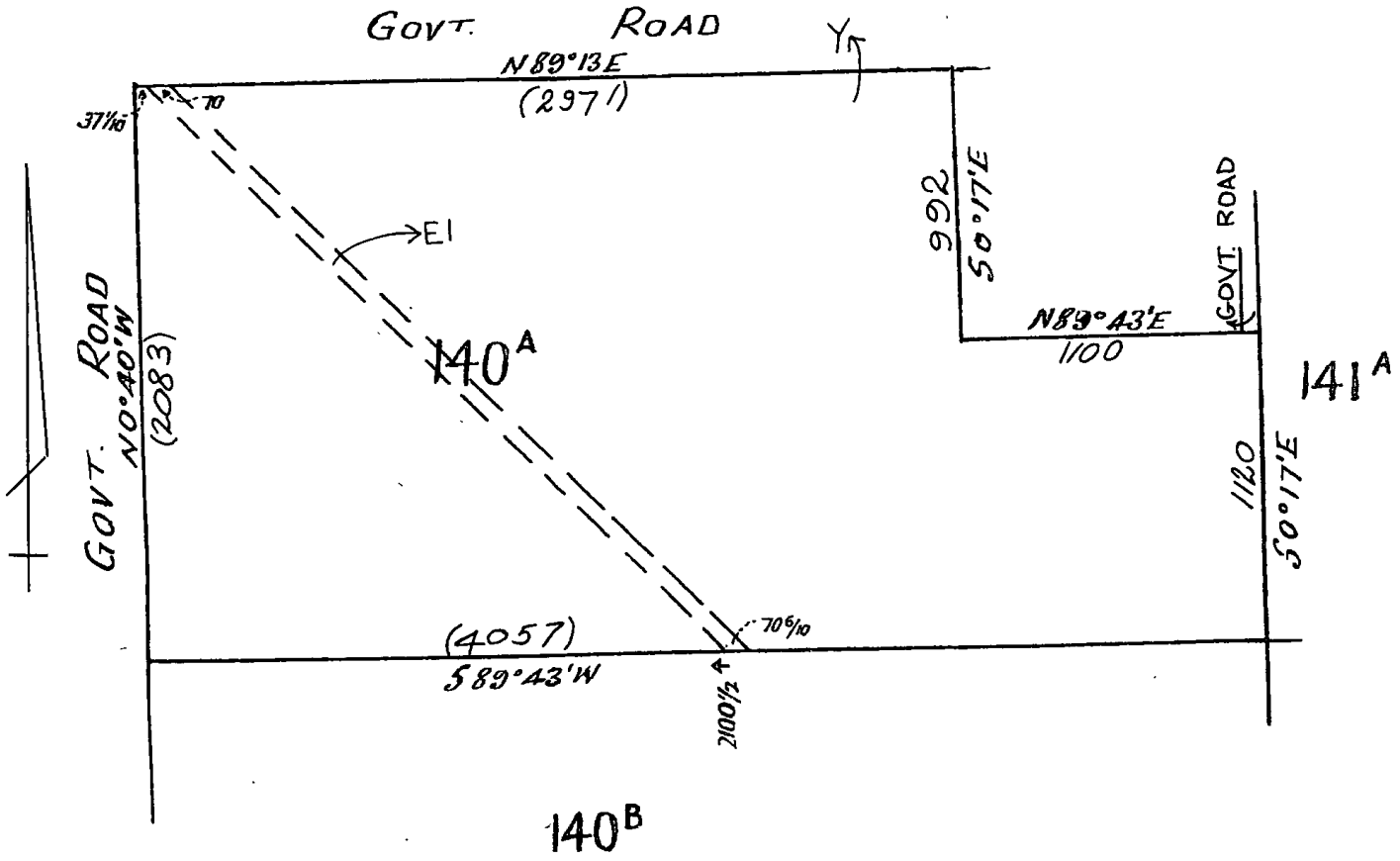
ENCUMBRANCES
AS TO THE LAND MARKED E-1
THE EASEMENT TO THE S.E.C
CREATED BY INSTRUMENT
NO. 1827589

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

COMPILED: Date 5/12/07

VERIFIED: A. DALLAS
Assistant Registrar of Titles

COLOUR CODE
E-1 & Y = YELLOW



LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 2 Sheets

TITLE PLAN

TP 842186X

LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS
CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

All that piece of Land in the said Colony containing Seventy four acres one rood and thirty one perches more or less being Allotment One hundred and forty four in the Parish of Stawndale County of Tanjil

delineated with the measurements and abuttals thereof in the map drawn in the margin of these presents and therein coloured yellow PROVIDED however that the grantee shall be entitled to sink wells for water and to the use and enjoyment of any spring or springs of water upon or within the boundaries of the said land for any and for all purposes as though he held the land without limitation as to depth EXCEPTING however unto us our heirs and successors all gold and silver and auriferous and argentiferous earth or stone and all mines containing gold silver copper tin antimony coal and other metals and minerals and mineral ores whatsoever and all mines seams lodes and deposits containing gold silver copper tin antimony coal and other metals and minerals and mineral ores in upon and under and within the boundaries of the land hereby granted AND ALSO reserving to us our heirs and successors free liberty and authority for us our heirs and successors and our and their agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver copper tin antimony coal and all other metals and minerals and mineral ores and to extract and remove therefrom any gold silver and any auriferous and argentiferous earth or stone copper tin antimony coal and other metals and minerals and mineral ores and to search for and work dispose of and carry away the gold silver copper tin antimony coal metals minerals and their ores and the mines metals and minerals in the land lying in upon and under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver copper tin antimony coal and other metals and minerals and mineral ores and the working of all mines seams lodes and deposits containing gold silver copper tin antimony coal and other metals and minerals and mineral ores in upon or under the land hereby granted To hold unto the said GRANTEE

PROVIDED ALWAYS that the said land is and shall be subject to be resumed for mining purposes under section 68 of the *Land Act* 1890 AND PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a licence to search for metals or minerals or of a mining or mineral lease to enter therein and to mine for gold silver copper tin antimony coal and other metals and mineral ores and to erect and to occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those to which the holder of a miner's right or of a mining or mineral lease had at the time of the passing of the *Land Act* 1890 the right to mine for gold and silver in and upon Crown lands PROVIDED THAT compensation shall be paid to the said GRANTEE

his/hers heirs executors administrators assigns and transferees by such person for surface damage to be done to such lands by reason of mining thereon such compensation to be determined as provided by the 121st section of the said Act and the payment thereof to be a condition precedent to such right of entry.

LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 2 of 2 Sheets

NOV
20
23

APPLICATION FOR PLANNING PERMIT

THREE LOT SUBDIVISION (BOUNDARY REALIGNMENT), REMOVAL AND CREATION OF AN EASEMENT AND CREATION OF ACCESS

5 GRANDVIEW ROAD, PAYNESVILLE
TLC UNLIMITED PTY LTD

CONTENTS

APPENDIX

DOCUMENT REVISION

1	Draft Report	DAC	02/11/2023
2	Final Report	CMC	02/11/2023

1. INTRODUCTION

Development Solutions Victoria Pty Ltd act on behalf of TLC Unlimited Pty Ltd, the applicant for the planning permit application for the three lot subdivision (boundary realignment), removal and creation of an easement and creation of access at 5 Grandview Road, Paynesville.

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 subdivision seeks to realign boundaries to correspond with future rezoning of the land and to facilitate future development in accordance with the Paynesville Growth Area Structure Plan. The proposal will create flexibility and provide financial security for the owners.

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

For the purposes of this report 'subject site' will refer to all three allotments.

Address	5 Grandview Road, Paynesville
Site Description	Crown Allotment 140A Parish of Bairnsdale Lots 1 and 2 on Title Plan 824185A
Title Particulars	Vol 02685 Fol 879 Vol 02166 Fol 012
Site Area	60.86 hectares
Proposal	Three Lot Subdivision (Boundary Realignment), Removal and Creation of an Easement and Creation of Access
Planning Scheme	East Gippsland Planning Scheme
Zone	Farming Zone – Schedule 1
Overlays	Erosion Management Overlay
Aboriginal Cultural Heritage	Identified as an area of Cultural Heritage Sensitivity
Permit Triggers	Clause 35.07-3 Farming Zone - Subdivision Clause 44.01-5 Erosion Management Overlay – Subdivision Clause 52.02 Easements, Restrictions and Reserves Clause 52.29-2 Land Adjacent to the Principal Road Network – Permit Requirement
Notice	Exempt from notice at Clause 44.01-7 and Clause 52.29-5
Referrals	DOT and SP Ausnet
Work Authority Licence	Not Applicable
Planning Scheme requirements	Municipal Planning Strategy – Clause 02 Settlement - Growth area towns – Clause 02.03-1 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 Farming Zone – Clause 35.07 Erosion Management Overlay – Clause 44.01 Easements, Restrictions and Reserves – Clause 52.02 Land Adjacent to the Principal Road Network – Clause 52.29 Decision guidelines – Clause 65.01 Decision guidelines – Clause 65.02

2. SITE CONTEXT

Site

The subject site is located at 5 Grandview Road, Paynesville. A copy of the Title and Title Plan is contained in ***Appendix A.*** The titles are not affected by any restrictive covenants or agreements. There is an existing electricity easement that extends from the northwest corner to the southeast corner of the subject site.

The site is irregular in shape with a total area of approximately 60.86 hectares containing an existing dam centrally located on the subject site. The dam will be located on proposed Lot 3. The site is currently used for grazing cattle and sheep.

The site is gently undulating in nature and contains minimal vegetation throughout. The site is currently vacant farming land. Details of the site are depicted in the photographs provided below.

Access to the subject site is existing via an informal access point directly to Grandview Road, one access point along the eastern boundary directly to Ashley Street and one access point in the southern portion of the eastern boundary directly to King Street as per the proposed plan of subdivision contained in ***Appendix B.***

Grandview Road and Paynesville Road are both sealed bitumen roads, with grassed shoulders and swale drains.

Ashley Street is a sealed bitumen road with roll over kerb and channel. The subject site in relation to Paynesville as well as the surrounding land, is shown in the locality plans in ***Figure 1*** and ***Figure 2***.

Figure 1 – *Locality Plan – 5 Grandview Road, Paynesville (source: mapshare.vic.gov.au)*

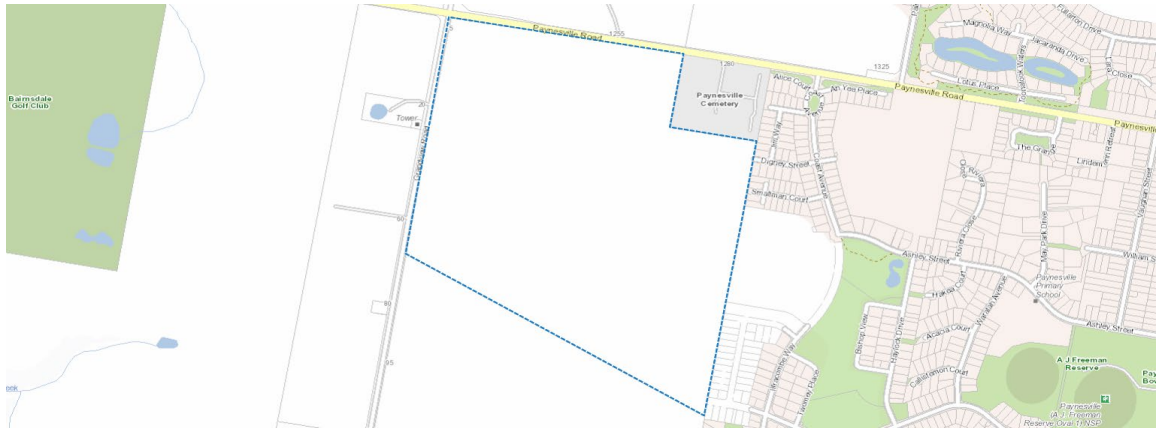


Figure 2 – *Locality Plan – 5 Grandview Road, Paynesville (source: mapshare.vic.gov.au)*

Surrounds

The land surrounding the site comprises of a combination of farming and residential land.

Adjoining the northern boundary of the subject site is Paynesville Road, vacant farming land and the Paynesville Cemetery, adjoining the eastern boundary is existing residential development, adjoining the southern boundary is vacant farming land and adjoining the western boundary is Grandview Road and further vacant farming land.

The subject site is located on the western fringe of Paynesville identified in the Paynesville Growth Area Structure Plan as the future residential development.

Paynesville is a tourism town located on the Gippsland Lakes southeast of Bairnsdale. Paynesville is a boating village with a significant focus on tourism and water sports. The township has a suitable level of community and commercial services and facilities to support the existing and future residential component.

The subject site in relation to Paynesville is shown in the aerial photograph below.

Photograph 1 *– Aerial Photograph of the subject site and surrounding land – 5 Grandview Road, Paynesville (source: dpi.vic.gov.au)*

Photograph 2 – *Subject site at 5 Grandview Road, Paynesville.*

Photograph 4 – *Proposed lot 1 facing southwest.*

Photograph 6 – *Proposed lot 2 facing south.*

Photograph 3 – *Proposed lot 1 facing south along the eastern boundary of the subject site.*

Photograph 5 – *Proposed lot 1 facing east along the western boundary of the subject site.*

Photograph 7 – *Proposed lot 2 facing southwest.*

Photograph 8 – *Proposed lot 1 facing east in the northwestern corner.*

Photograph 10 – *Proposed lot 3 facing south.*

Photograph 12 – *Neighbouring property adjoining the eastern boundary at 1280 Paynesville Road, Paynesville being the Paynesville Cemetery.*

Photograph 9 – *Proposed lot 3 facing east along the western boundary.*

Photograph 11 – *Proposed lot 3 facing northwest.*

Photograph 13 – *Property directly opposite subject site to the north at 1255 Paynesville Road, Paynesville.*

Photograph 14 – *Property directly opposite subject site to the west at 60 Grandview Road, Paynesville.*

Photograph 16 – *Grandview Road facing south.*

Photograph 18 – *Paynesville Road facing west.*

Photograph 15 – *Grandview Road facing north.*

Photograph 17 – *Paynesville Road facing east.*

3. THE PROPOSAL

This application seeks approval for the subdivision (boundary realignment) of land into three lots, removal and creation of an easement and creation of access to a Transport Zone. A proposed plan of subdivision is contained in ***Appendix B.***

Lot 1

The proposed Lot 1 will be rectangular in shape and will be approximately 5.85 hectares in area. This lot will comprise the northeastern portion of the site and will be vacant land. A new access will be required directly to Paynesville Road along the northern boundary and will be in accordance with the requirements of the Infrastructure Design Manual and the Department of Transport. Paynesville Road is identified as a Transport Zone.

Lot 2

The proposed Lot 2 will be irregular in shape and will be approximately 7 hectares in area. This lot will comprise part of the eastern portion of the site and will be vacant land. This lot will gain access to Ashley Street via a carriageway easement as indicated on the proposed plan of subdivision.

Lot 3

The proposed Lot 3 will be irregular in shape and will be approximately 48.01 hectares. This lot will comprise the majority of the subject site. Access to this allotment is via an existing access point directly to Grandview Road. Access is also existing for this allotment directly from King Street in the southern portion of the eastern boundary through the newly created residential development.

Services

The subject site has access to an appropriate level of services including reticulated water, sewerage, electricity, telecommunications, drainage and a good quality road network.

Easements

There is an existing electricity easement that extends from the northwest corner to the southeast corner that is proposed to be removed. The owners have preliminary approval from SP Ausnet for the removal of the easement. It is noted there is no existing infrastructure within the easement.

A new carriageway easement is required to facilitate access from the proposed Lot 2 to Ashley Street.

The subject site does not require the removal of any vegetation to facilitate the proposed subdivision and no earthworks are required.

A copy of the proposed plan of subdivision is provided to the right and in ***Appendix B.***

Figure 3 *– Proposed Subdivision Plan – One Plan*

4. ZONES AND OVERLAYS

Farming Zone – Schedule 1

The purpose of the Farming Zone is:

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

An extract of the Farming Zone Map is provided to the right in ***Figure 4.***

Clause 35.07-3 of the Farming Zone provides a permit is required to subdivide land and as such the relevant decision guidelines are addressed below in Section 5.

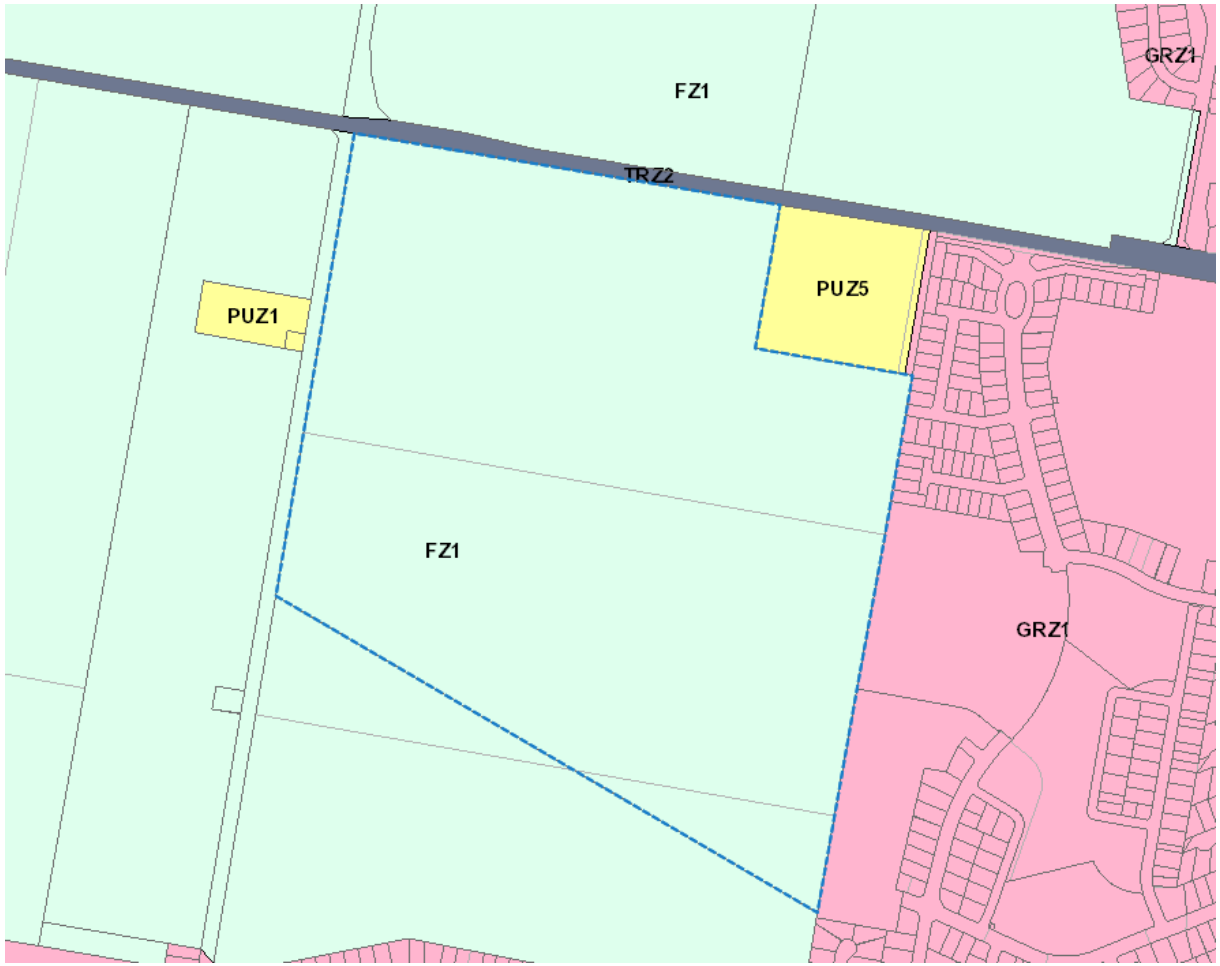


Figure 4 – *Zoning Map – (source - mapshare.vic.gov.au)*

Erosion Management Overlay

The purpose of the Erosion Management Overlay is:

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

An extract of the Erosion Management Overlay Map is provided to the right in ***Figure 5.***

Clause 44.01-5 provides a permit is required for the subdivision of land. As such the relevant decision guidelines are addressed in Section 5.

A Geotechnical Risk Assessment Waiver is not required as the number of Lots will not be increasing and the proposal is not supporting any development at this time.

It is acknowledged that extensive works are occurring on and around this site, however, are not part of this application.

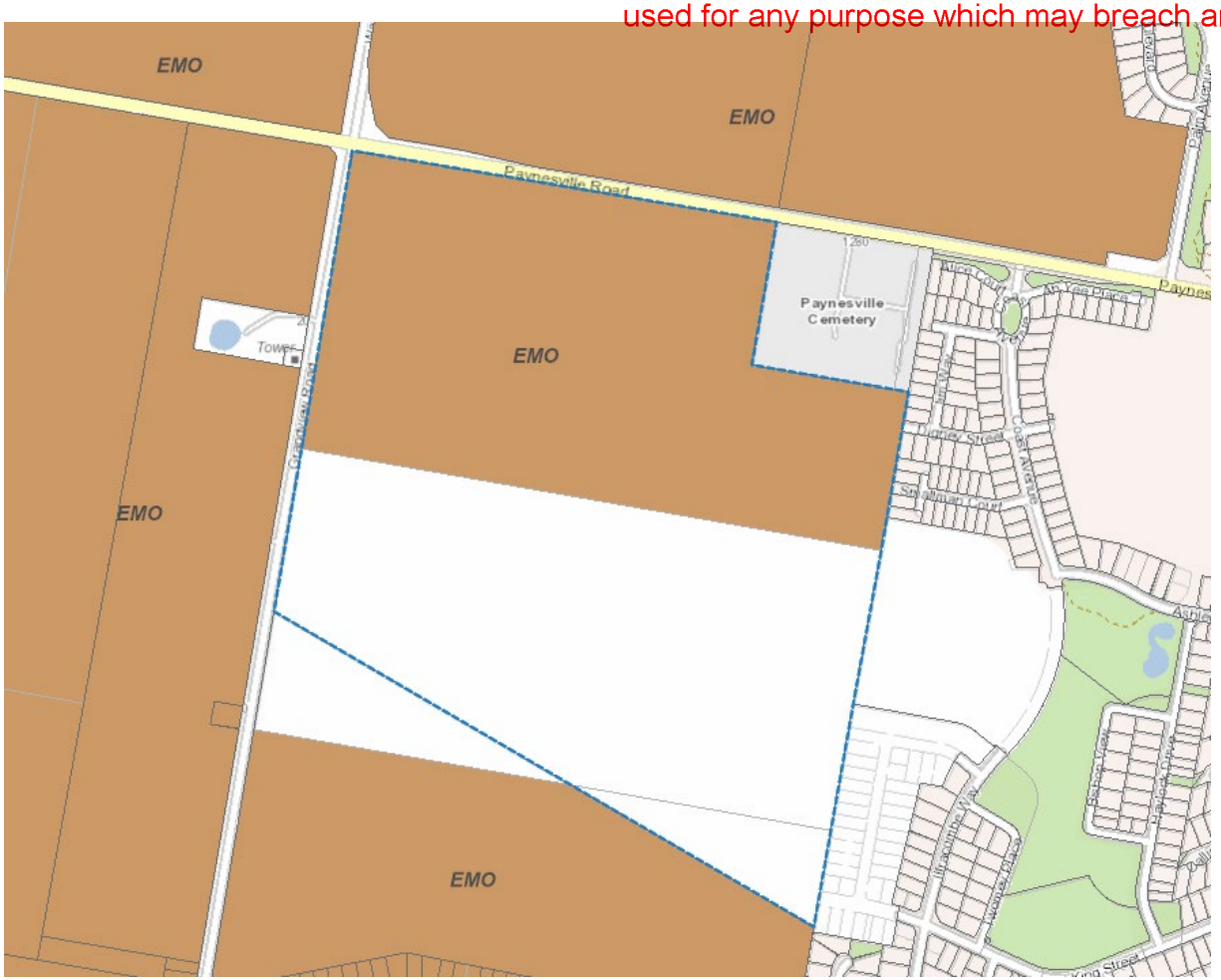


Figure 5 *– Erosion Management Overlay – (source - mapshare.vic.gov.au)*

Aboriginal Cultural Heritage

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

The subdivision of land into three lots to realign boundaries does not trigger the need for a Cultural Heritage Management Plan.

An extract of the Aboriginal Cultural Heritage Map is provided to the right in ***Figure 6.***

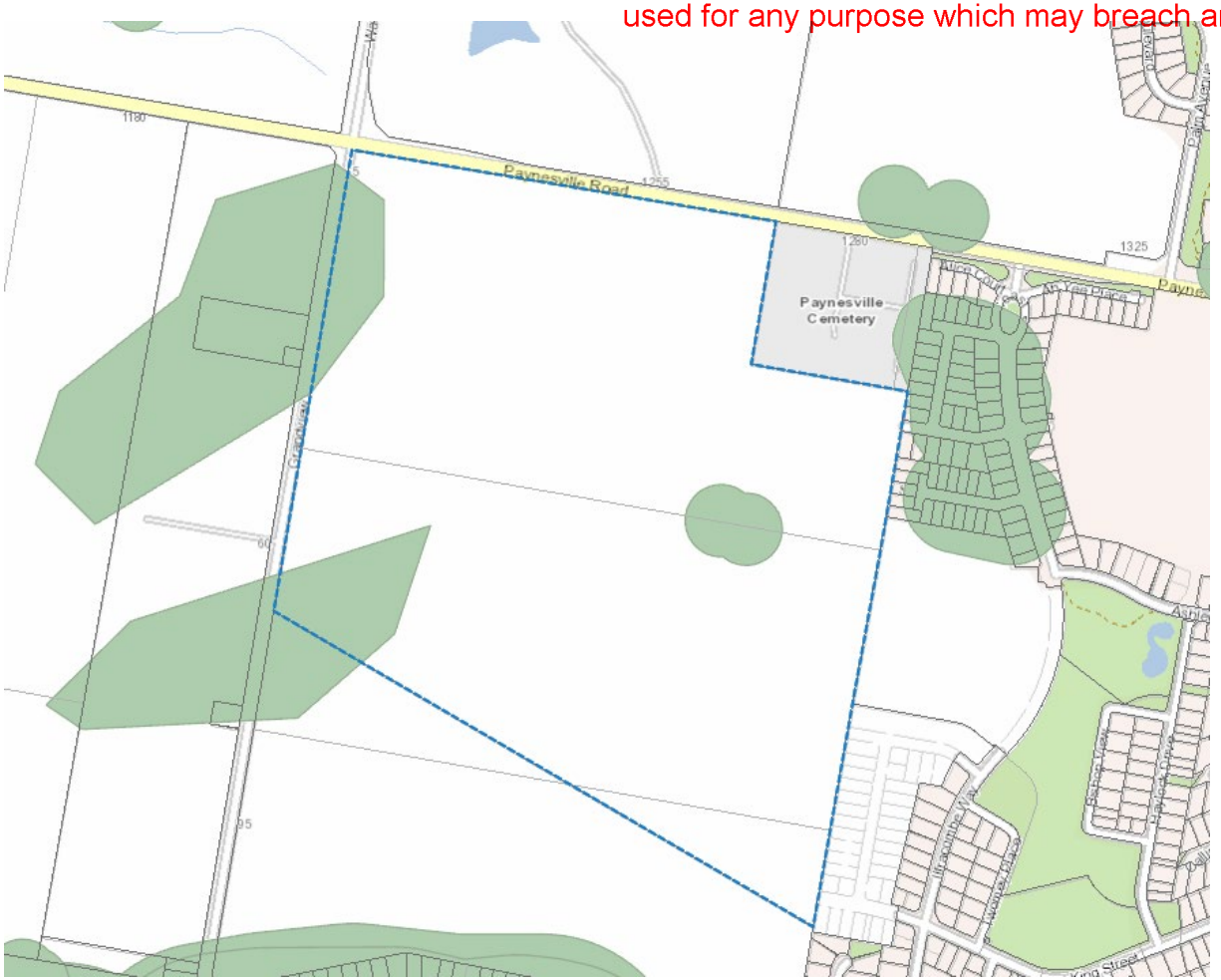


Figure 6 – *Aboriginal Cultural Heritage Map – (source - mapshare.vic.gov.au)*

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 subdivision, removal and creation of an easement and creation of access 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** by providing for a three lot subdivision (boundary realignment) that will realign 3 existing allotments, all of which will continue to be vacant farming land, however, will assist in facilitating the longer term redevelopment in accordance with the Paynesville Growth Area Structure Plan.
- The proposed subdivision (boundary realignment) has been designed to respond to future rezoning of the land and land holdings that can facilitate the timely development and infrastructure provision. The site contains scattered vegetation however no vegetation removal is required, 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 Paynesville as a growth area town and encourages development on fully serviced residential land. The proposed subdivision will result in the allotments that will be vacant land and will be developed for residential following the rezoning of the land.
- The subject site has access to services and the proposed vacant lots will be connected to all available services and infrastructure including reticulated water, sewerage, electricity, telecommunications and a good quality road network following the rezoning to residential.
- **Clause 13.04-2S** requires consideration of erosion and landslip. The subject site is within an area identified as being susceptible to erosion. Whilst there are works being undertaken on the site in conjunction with the development adjoining to the east, all earthworks are less than 1 metre in depth and therefore approval is not required. All works are being undertaken in accordance with standard engineering practices to ensure no erosion or landslip occurs.
- The economic importance of agricultural production is recognised in **Clause 14,** which also seeks to ensure agricultural land is managed sustainably. Whilst the land is currently being utilised for agricultural purposes, it has been identified as being future residential.
- The proposed Lot 1 will be located in the north eastern portion of the subject site and will be vacant land. Proposed Lot 2 will be located in the eastern portion of the site and be vacant land and proposed Lot 3 will be the balance of the site and will be vacant farming land.
- The decision guidelines of the Farming Zone at **Clause 35.07-6** seek to protect and enhance viable agricultural land.
- The subject site is currently vacant farming land however has been identified as being suitable for rezoning to residential and mixed use zone. The rezoning process is currently being undertaken.
- The proposed subdivision (boundary realignment) will result in three allotments that can respond to the future rezoning of the land. The proposed subdivision will also provide financial security for the owners and will facilitate the future development of the land in a coordinated manner to ensure timely provision of infrastructure and services.
- The subject site is connected to services including reticulated water and a good quality road network. Other services are available in the immediate vicinity, including electricity and sewerage. These

services are not required until the completion of the rezoning process.

- Access to proposed Lot 1 will be provided directly to Paynesville Road along the northern boundary and will be in accordance with the requirements of the Infrastructure Design Manual and the Department of Transport. Access to proposed Lot 2 will be provided via a carriage way easement connecting to Ashley Street along the eastern boundary. Access to proposed Lot 3 is existing along the western boundary directly to Grandview Road and along the southern portion of the eastern boundary directly to King Street.
- The proposed subdivision (boundary realignment) does not permanently remove any high quality productive agricultural land rather reconfigures the existing lot structure to correspond with the future development and activities following the rezoning. The proposed subdivision will facilitate the timely provision of infrastructure. The land will continue to be used for agricultural activities until the completion of the rezoning.
- The proposal is consistent with the decision guidelines of the Erosion Management Overlay at **Clause 44.01-8** which seeks to protect areas prone to erosion, landslip, other land degradation.
- No earthworks are required to facilitate the proposed subdivision.
- All existing access points will be utilised for proposed Lots 2 and 3. Proposed Lot 1 will require a new access point and is proposed directly from Paynesville Road along the northern boundary. It is noted Paynesville Road is a Transport Zone.
- The subject site does contain scattered vegetation however no vegetation is required to be removed to facilitate the proposed subdivision.
- The proposal is consistent with the requirements of **Clause 52.02** and is seeking to remove an existing easement under section 24A of the *Subdivision Act 1988*. The existing electricity easement does not contain any infrastructure. The owners of the subject site have approval for the removal of the easement from SP Ausnet. The removal is unlikely to impact adjoining landowners particularly given there is no infrastructure within the easement.
- The proposal also seeks to create a carriageway easement to facilitate access to the proposed Lot 2 to Ashley Street, until the road is continued through in accordance with the Paynesville Growth Area Structure Plan.
- The proposal requires consideration of **Clause 52.29** being Land Adjacent to the Principal Road Network as the proposed Lot 1 will require a new access point directly to Paynesville Road. Paynesville Road is identified as a Transport Zone. The proposed access point will be located along the northern boundary and will be in accordance with the requirements of the Infrastructure Design Manual and the Department of Transport. The access will only be temporary until the future rezoning and development occurs and will not be for any use other than the existing agricultural activities. It is not expected that this access will be used, rather the existing access points will continue to be utilised however it is recognised that this parcel requires formal access to the road network.
- This submission has addressed the decision guidelines of **Clause 65.01** and the proposed subdivision (boundary realignment), removal and creation of an easement and creation of access supports orderly planning of the area and has taken into consideration the potential effect on the environment, human health and the amenity of the area.
- The proposed subdivision does not require the removal of any native vegetation and

there will not be any negative impact on the existing road network.

- The proposed subdivision will not result in a detrimental impact to any surrounding agricultural activities.
- There are no factors of this proposal that are likely to cause or contribute to land degradation, salinity or reduce water quality.
- This submission has addressed the decision guidelines of **Clause 65.02** and it is concluded the proposed subdivision (boundary realignment) is suitable in this location and will result in an appropriate lot layout.

6. CONCLUSION

This submission is in support of a planning permit application for the three lot subdivision (boundary realignment), removal and creation of an easement and creation of access at 5 Grandview Road, Paynesville.

The relevant provisions of the East Gippsland Planning Scheme have been addressed and it has been ascertained that the proposed subdivision 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 proposed three lot subdivision (boundary realignment) is generally consistent with the objectives of the Farming Zone and the Erosion Management Overlay.
- The proposed lot layout is site responsive and will not increase the number of existing lots.

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

Development Solutions Victoria

DSV Ref: 23108

MGA2020 ZONE 55

N

Paynesville Road

303·67

597·7

proposed access

telstra pit

294

sewer pit

199·55

1
5·85ha

199·56

292·26

gate

telstra pillars

Gov't Road (unmade)

(221·28)

Digney St

645·9

Road

Grandview

waters edge

dam / swamp

3
4·80ha

231

carriageway easement in favour of Lot 2

Ashley Street (future)

114·05

12·9

58·27

25

20

83·05

26

9·16

2
7ha

310·7

188

752·3

Vol 10662 Fol 443
Lot 1 on TP810124C
3·70ha
(NOT IN SUBDIVISION)

196·23

133·53

(868·4)

333·3

Vol 10662 Fol 444
Lot 2 on TP810124C
20·98ha
(NOT IN SUBDIVISION)

stockpile

junction pit

King St (future)

Wilson Street

Horton Parade

Millice St

Sheet 1 of 1

OnePlan
LAND DEVELOPMENT GROUP
LICENSED LAND SURVEYORS

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GIPPSLAND - MELBOURNE

40 0 40 80 120 160
Lengths are in metres

Proposed Plan of Subdivision
(with Levels & Features)

Notations
See Certificate of Title for Easement details.
(existing easements are not shown)
Total site area: 85.54ha
(60.86ha in Subd / 24.68ha Not in Subd)
Dimensions and areas are approximate only and subject to survey

DEVELOPMENT SOLUTIONS VICTORIA

5 & 95 Grandview Road, Paynesville, 3880

East Gippsland Shire

Plan No.	Scale	Drawn
211837 PR-3b	1:4000 - A3	18/10/2023

Parish of Bairnsdale
Crown Allotments: 137 (PT), 140A & 140B (PT)

Lots 1 & 2 on TP810124C, Lots 1 & 2 on TP842185A & Land in TP842186X

Paracentroid (MGA2020) : E 561 660 N 5803 930

DEVELOPMENT SOLUTIONS VICTORIA
PLAN | CONNECT | FACILITATE

Our Ref: 23108

15th May 2024

Emine Mestan
Senior Statutory Planner
East Gippsland Shire Council
PO Box 1618
Bairnsdale Vic 3875

Dear Emine,

Re: Application for Planning Permit No: 5.2023.449.1
5 Grandview Road, Paynesville
Three Lot Subdivision (Boundary Realignment) Removal and Creation of Access

We act on behalf of Tom Camp the owner of the land at 5 Grandview Road, Paynesville.

In response to your correspondence dated 7th December 2023, requesting further information in relation to the above application please find attached:

- Revised Proposed Plan of Subdivision
- Proposed Plan of Subdivision overlayed the Draft Paynesville Growth Area Structure Plan
- A Farm Management Plan

The primary aim of this subdivision is to effectively manage the land through the transition from Farming to Residential zoning, which will enhance land management and the financial viability of the land.

We are in the process of preparing a Development Plan which will support the proposed subdivision and future residential zone transition. The Development Plan will be prepared in conjunction with the rezoning and Planning Scheme Amendment process in consultation with the Strategic Planning Officers of Council. I can confirm that the proposed subdivision seeks to ensure that the future development will be in accordance with the Development Plan and has been designed to enable both Farming activities to occur and to allow development to occur in a structured manner following the rezoning. The proposed lot layout results in Lot 1 supporting a future small activity centre in addition to the proposed access to Paynesville Road and a portion of residential development. This will ensure ability to stage development with suitable access, the ability to create residential development to support a small activity centre. This will ensure timing of development and infrastructure is appropriate.

The proposed Lot 2 will support the future expansion of the retirement village. This expansion has intentionally included the extension of Ashley Street and a strip of residential. Again, this is to ensure that the expansion of the retirement village can occur with the delivery of the necessary infrastructure.

The proposed Lot 3 is the balance of the land, which it is anticipated will be further subdivided upon completion of the rezoning to support staging of the residential development in the future.

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Please see attached a proposed plan of subdivision that has been overlayed with the draft Paynesville Growth Area Structure Plan which provides a visual indication of the rationale for the proposed subdivision as provided above.

A Farm Management Plan is attached, outlining strategies for land management, encompassing various options for new farm operations. The Farm Management Plan provides a detailed description of the site and groundcover in its current state with various management recommendations proposed.

The Farm Management Plan, addresses the intention of the owner to improve the conditions of the site, sustain a viable farming operation until the rezoning has been completed and the residential development commences. It is imperative that the balance of the land is managed to protect the adjoining residential development.

The subdivision does not compromise the future development of the land in accordance with the Paynesville Growth Area Structure Plan, however provides for a more appropriate lot layout than currently exists, which will provide for additional financial investment into both the agricultural improvements on the land and the future residential development.

We trust that this information is sufficient to enable the application to proceed and a permit to be granted.

Should you require any further information or wish to discuss any element of the above further, please do not hesitate to contact our office on 03 5152 4858.

Regards

Campbell

Courtney Campbell
Development Solutions Victoria

Re:Con
REGIONAL CONSULTING SERVICES

Farm Management Plan

Cereal Fodder Production

5 Grandview Road

Paynesville

May 2024

Report Prepared By

Trevor Caithness

Jen Smith

Ken White

Contents

Introduction

This Farm Management Plan for the property at 5 Grandview Road, Paynesville, owned by Tom Camp, is a comprehensive assessment aimed at optimising agricultural productivity and sustainability. Currently, the primary focus of operations on the property is centred around wool production and agistment.

As part of the forward-looking strategy outlined in this plan, there is a concerted effort to identify opportunities for diversification and improvement. One key aspect involves enhancing soil health and agricultural yield through targeted management practices, including the implementation of a soil amendment program, and adoption of an annual cropping program to manage weeds improve soil structure and fertility as well as increase financial returns from agricultural activities.

By diversifying agricultural activities, the owner can spread risk, optimise land use, and potentially increase financial returns. The cropping program could involve the cultivation of suitable crops such as grains, oilseeds, or legumes, depending on, climate conditions, and market demand.

By considering these opportunities for improvement and diversification, the owner can strengthen the resilience and profitability of their farming enterprise while also promoting environmental sustainability and land stewardship on their property.

Property Details

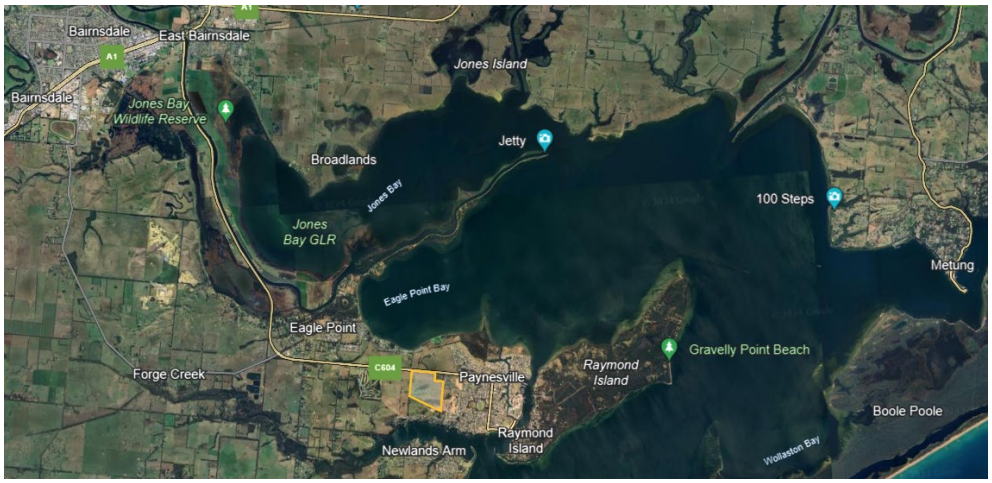
Proponent: Tom Camp
Property Descriptions: Lots 1 & 2 on TP810124C, Lots 1& 2 on TP842185A & Land in TP842186X
Property Size; 60 hectares (148 acres)
Local Authority: East Gippsland Shire
Zoning / Overlays; Farming Zone
Current Use: Grazing Animal Production (wool production)

Farm Overview

This property currently presents as a degraded wool production farming operation. The pastures are of little quality with a high infestation of regionally controlled and other weeds. This property has the potential to be developed with a more sustainable and responsible management regime that provides and increased financial return and improve soil and pasture quality for the overall farm.

Site Location and Property Map

Regional Location



Property Boundary

Site Topography:

The topography at 5 Grandview Road is a gentle east facing slope with both gentle undulations and steep slopes in parts of the property. The property is comprised of light sand and loamy soils.

Climate

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Temperature													
Mean Max (°C)	25.9	25.5	24	20.8	17.6	15	14.7	15.7	17.9	19.9	21.8	23.8	20.2
Mean Min (°C)	13.2	12.9	11.4	8.8	6.7	4.7	4	4.5	5.8	7.6	9.7	11.4	8.4
Rainfall													
Mean Rain (mm)	50.7	44.4	47.6	56.5	44.3	62.7	45.9	37.3	50.2	62.6	80.2	62.5	645.8

Water Supply:

The farm relies on water supplied from two sources – 1. Town water supply (in limited locations); and 2. Three shallow dams. This presents a potential challenge in providing reliable water for livestock year-round. Shallow dams are susceptible to fluctuations in water levels due to rainfall variability, evaporation, and seepage, making them less dependable as a consistent water source. During dry periods or droughts, the water levels in these dams may decline significantly, leading to inadequate water supply for livestock. To address this issue, alternative enterprises not reliant on stock water have been considered for this farm management plan.

Weed and Pest Management:

This Farm Management Plan addresses the challenges posed by the current presence of African lovegrass and Couch grass, two invasive species that threaten agricultural productivity, pasture quality, and ecosystem integrity. These aggressive grasses have the potential to outcompete native vegetation, reduce forage quality, and disrupt the ecological balance of the farm if left unchecked. Therefore, the plan focuses on implementing effective weed management strategies, with an emphasis on annual cropping as a key component of integrated weed control efforts.

African Lovegrass (Eragrostis curvula) is a fast-spreading perennial grass that can quickly colonise open spaces and degrade pastures. Its dense growth habit and allelopathic properties can suppress native plant species and reduce the overall biodiversity of the ecosystem. Couch grass (Elytrigia repens), is a persistent perennial weed with little nutritional value for livestock that spreads through rhizomes and can quickly form dense patches, smothering desirable vegetation and competing for resources. It is also important to note the significant social risks for neighbouring properties and communities for uncontrolled African Lovegrass. Its rapid spread can lead to conflicts with neighbouring landowners, reduce biodiversity, and increase the risk of grass fires, endangering lives and property. Addressing these social risks requires collaborative efforts to implement effective weed management strategies and promote sustainable land stewardship practices.

To address the threat posed by African lovegrass and Couchgrass, the Farm Management Plan advocates for the implementation of an annual cropping program. Annual cropping involves the cultivation of crops such as cereals, legumes, or oilseeds on a rotational basis to suppress weed growth, improve soil health, and diversify farm income streams. By incorporating annual crops into the rotation, farmers can disrupt the life cycles of invasive grasses, reduce seed banks, and create opportunities for targeted weed control measures.

Annual cropping offers several advantages for weed management on the farm at 5 Grandview Road, Paynesville. Firstly, the cultivation of competitive crops can outcompete African Lovegrass and Couch grass for resources such as water, nutrients, and sunlight, reducing their vigour and spread. Additionally, the mechanical disturbance associated with annual cropping, such as ploughing or cultivation, can help disrupt the growth of perennial weeds and facilitate their control. Furthermore, the incorporation of leguminous cover crops into the rotation can improve soil fertility, suppress weed growth, and provide additional forage for livestock. Legumes such as clover or vetch can fix atmospheric nitrogen, reducing the need for synthetic fertilisers and promoting sustainable agricultural practices.

In conclusion, the Farm Management Plan for the property at 5 Grandview Road, Paynesville, advocates for the use of annual cropping as a proactive approach to managing African lovegrass and Couch grass. By integrating annual crops into the rotation, we can effectively suppress weed growth, improve soil health, and mitigate the social, economic, and environmental risks associated with invasive grass species.

Soils:

Four soil tests were conducted to establish a foundational understanding of soil fertility on the farm. Each test revealed consistence characteristics of a sand loam soil across the entire farm.

The soil tests have shown significant opportunities for improving productivity, with pH levels below the ideal range and very low levels of phosphorus, sulphur and other major elements, as indicated in the table. Addressing these deficiencies through targeted soil amendments and fertility management practices holds the key to unlocking the full potential of the soil and maximising agricultural productivity on the farm.

Soil Analyte	Cemetery Paddock	Far East Paddock	South Swap Paddock	North Swamp Paddock
Texture	Loamy Sand	Loamy Sand	Loamy Sand	Loamy Sand
Phosphorus (Olsen)	Very Low 8.2 mg/kg	Very Low 9.2 mg/kg	Very Low 8.2 mg/kg	Very Low 9.1 mg/kg
Phosphorus (Colwell)	Very Low 15 mg/kg	Very Low 16 mg/kg	Very Low 19 mg/kg	Low 14 mg/kg
Soil PH	Acidic 4.83 (CaCi2)	Acidic 4.27 (CaCi2)	Acidic 5.73 (CaCi2)	Acidic 4.49 (CaCi2)
Potassium	Very Low 66 mg/kg	Low 110 mg/kg	Low 140 mg/kg	Acceptable 150 mg/kg
Organic Carbon	Very High 2.32 %	Very High 2.86 %	Very High 3.01 %	Very High 2.75 %
Salinity	Not affected	Not affected	Not affected	Not affected
Trace Elements				
Boron	Low 0.25 mg/kg	Low 0.28 mg/kg	Low 0.28 mg/kg	Low 0.23 mg/kg
Iron	Very High 190 mg/kg	Very High 220 mg/kg	Excessive 340 mg/kg	Excessive 210 mg/kg
Manganese	Very High 27 mg/kg	Very High 22 mg/kg	Very High 25 mg/kg	Very High 18 mg/kg
Copper	Low 0.36 mg/kg	Low 0.29 mg/kg	Very Low 0.11 mg/kg	Very Low 0.46 mg/kg
Zinc	Very Low 14 mg/kg	Very Low 15 mg/kg	Very Low 12 mg/kg	Very Low 25 mg/kg

Recommendations

The soil on the property exhibits a sandy loam texture, indicating moderate water retention and drainage capabilities. Thanks to minimal grazing pressure, there's been a significant accumulation of organic matter on the soil surface. This organic matter is a valuable asset that can greatly enhance soil health and structure. Potential farming activities could include implementing rotational grazing, which can facilitate organic matter decomposition and soil nutrient cycling while minimising compaction and erosion. Additionally, introducing an annual cropping program alongside rotational grazing will complement soil improvement efforts by adding crop residues to enrich the soil with nutrients and foster microbial activity.

Soil amendment strategies involve utilising accumulated organic matter through mulching or cultivation, leveraging its natural nutrient content to promote soil fertility and create an optimal environment for crop growth. Over time, the breakdown of organic matter will lead to humus formation, further enhancing soil aggregation, water infiltration, and nutrient availability for long-term soil health and productivity gains. These practices not only improve soil fertility but also contribute to sustainable land management, striking a balance between agricultural productivity and environmental stewardship for the property's long-term viability.

In summary, the combination of depleted soils and a significant build-up of organic matter presents an opportunity to implement holistic soil management strategies. By harnessing the benefits of organic matter and integrating rotational grazing with an annual cropping program, the property can undergo a transformative process towards improved soil health and productivity. Through careful stewardship and ongoing monitoring, the property can sustainably support agricultural endeavours while preserving its natural resources for future generations.

Pasture Assessment

The pasture's current condition indicates a notable absence of grazing pressure, evident in the unchecked proliferation of grasses, particularly couch grass and kikuyu. This overgrowth has suppressed desirable pasture species and fostered the dominance of opportunistic weeds. The presence of these weeds, including African Lovegrass and Couch grass underscores the pasture's compromised health and management challenges. Sparse vegetation cover and stunted growth further suggest the impacts of low fertility, contributing to patchy forage distribution across the pasture.

In conclusion, the site visit highlights the challenges faced by the pasture, stemming from the lack of grazing pressure, weed infestation, and low fertility. By adopting a holistic approach encompassing, weed control, fertility enhancement, and pasture renovation, the pasture's health and productivity can be revitalised. Continuous monitoring and adaptive management will be imperative to sustainably restore the pasture's vigour, ensuring its long-term viability and contribution to a healthy agricultural landscape.

Adjacent Land Assessment

The farm property is bordered by roads on the northern and western sides, which presents no challenges for farm management. Adjacent to the southern boundary is grazing land, prompting considerations for livestock interaction and disease control. On the eastern side, the property is bounded by a cemetery and residential housing, necessitating environmental stewardship and noise management efforts. Understanding neighbouring land uses is crucial for optimising farm operations and fostering positive relationships with adjacent stakeholders.

Infrastructure

The farm currently boasts 3300 metres of robust boundary fencing, ensuring perimeter security. However, the internal fencing, spanning 2800 metres, is in dire need of substantial repairs to enable the implementation of a rotational grazing regime aimed at enhancing productivity. To achieve this, it is imperative to undertake repairs on the existing internal fencing and install 1600 metres of new fencing, which will incorporate a laneway essential for facilitating efficient rotational grazing practices.

Despite these fencing improvements, one significant challenge remains unaddressed. The property currently relies primarily on three dams for stock water provision, with only limited supply of town water in place in a couple of locations. Therefore without significant water infrastructure in place, this a significant limitation to the property being suitable for sustaining high stocking rates year-round. Without adequate provisions for stock water, the farm's capacity for grazing management and livestock productivity is hindered.

Environmental Considerations

The environmental considerations for the site are paramount in the management plan, with a focus on preserving and enhancing natural resources. Although significant vegetation assets are absent, the presence of large native paddock trees is valued for their role in providing stock shelter and shade.

Erosion and compaction risks are low due to factors such as good vegetation cover and soil composition. Water erosion is mitigated by small collection areas and gentle slopes, while soil compaction risks are addressed through careful management of traffic areas. Confining heavy vehicle traffic to constructed tracks, particularly during wet seasons, minimises potential damage to soil structure.

Groundwater quality is safeguarded with minimal risk of contamination from surface nutrients due to the depth of the water table which is estimated to be 50 metres throughout this region. Maintaining ground cover and retained stubble in the cropping program will further reduce nutrient leaching and associated risks. Drainage management relies on natural overland flows and soil infiltration, ensuring existing water flows remain unimpeded.

Animal Welfare and Biosecurity

In today's agricultural landscape, ensuring traceability, crop and animal health, productivity and compliance for all activities is essential in safeguarding against the threat of diseases and pests, which can significantly impact yields and profitability. These following recommendations outline proactive measures aimed at preventing, detecting, and managing potential risks, thereby promoting the overall health, compliance and productivity farming operations. By adhering to these recommended procedures, farmers can effectively minimise the risk of contamination and spread of diseases and pests, while also maintaining the integrity of their farming operations.

Recommended Procedures for Cereal Cropping Biosecurity:

- Ensure that all seeds, and equipment brought onto the farm are sourced from reputable suppliers with known health statuses.
- Implement thorough inspection protocols for all incoming seeds, and equipment to detect any signs of disease or pests.
- Regularly monitor crops for signs of disease, pests, or other abnormalities, and take appropriate action immediately upon detection.
- Minimise the risk of contamination and spread of diseases and pests by controlling the movement of people, vehicles, and equipment onto and within the farm.
- Maintain records of all movements of people, vehicles, and equipment to facilitate traceability and control measures.
- Establish protocols for promptly reporting any unusual disease outbreaks, pest infestations, or crop abnormalities to relevant agricultural authorities or experts.
- Implement measures to prevent wildlife and other animals from accessing and potentially contaminating crops.

These procedures are essential for safeguarding cereal crops and ensuring the overall health and productivity of the farming operation.

Recommended considerations for a livestock biosecurity plan:

A livestock biosecurity plan is crucial for safeguarding the health and well-being of animals on a farm. The following considerations are recommended for a formal biosecurity plan for this farm.

Preventative Measures:

- Implement controlled access to the farm premises to minimise the risk of introducing diseases.
- Require all incoming livestock to have health certificates and/or be quarantined upon arrival.
- Maintain strict hygiene practices, including handwashing stations and boot disinfection areas at entry points.
- Develop protocols for sourcing feed, water, and bedding to prevent contamination.

Animal Health Monitoring:

- Conduct regular health checks and observations of all livestock, including monitoring for signs of illness, injury, or abnormal behaviour.
- Establish a record-keeping system to track health observations, treatments administered, and any disease outbreaks.

Vaccination and Disease Prevention:

- Develop a vaccination schedule based on regional disease risks and consult with a veterinarian for recommendations.
- Maintain accurate vaccination records and ensure all animals are up to date on their vaccinations.
- Implement vector control measures to reduce the risk of disease transmission by insects and pests.

Biosecurity Training and Education:

- Provide training to farm personnel on biosecurity protocols, including proper animal handling techniques and disease recognition.
- Educate staff and visitors about the importance of biosecurity and their role in preventing disease spread.
- Emergency Response Plan:
  - Develop a comprehensive emergency response plan outlining procedures for managing disease outbreaks, natural disasters, and other emergencies.
  - Establish communication channels with local veterinary authorities and emergency responders.

Visitor Management:

- Restrict access to farm facilities and livestock areas to essential personnel only.
- Require visitors to adhere to biosecurity protocols, including wearing protective clothing and disinfecting footwear.
- Continual Evaluation and Improvement:
  - Regularly review and update the biosecurity plan based on changes in farm operations, disease risks, and industry best practices.
  - Conduct post-mortem examinations and disease investigations to identify areas for improvement and prevent future occurrences.

By implementing these measures, farm operators can minimise the risk of disease introduction and transmission, protect the health of their livestock, and ensure the long-term sustainability of their operations.

A nationally credible livestock Biosecurity plan template can be found at:

- https://www.mla.com.au/globalassets/mla-corporate/meat-safety-and-traceability/documents/livestock-production-assurance/record-keeping/22921-lpa-biosecurity-plan-template_web.pdf

Current Operations

The current Merino weather operation spans across the entire 60 hectares, focusing on wool production alongside strategic management of the weathers and agistment of dairy heifers.

Wool Production:

With a flock of 200 Merino sheep, wool production remains a core component of the operation. Gross returns from wool sales amount to $10,000, calculated at 200 sheep producing an average of 5 kilograms each, at a price of $1,000 per clean kilograms less direct costs: shearing, lice and worm control, vaccinations, and wool marketing costs @ $15.00 per head. This operation yields a nett profit of $7,000.00 per annum.

Wethers Cull and Replacement Program:

Wethers are strategically managed within the operation, serving as both culls and replacements. The current approach involves selling 50 wethers at $100 each, resulting in revenue of $5,000. To replenish the flock, 50 replacement wethers are purchased at $50 each, totalling $2,500. This operation yields a nett profit of $2,500 per annum.

Agistment of Dairy Heifers:

As part of diversification efforts, the operation engages in agistment of 50 dairy heifers for a period of 6 months, at a rate of $9 per head per week. The total revenue generated from this agistment arrangement amounts to $11,700 per annum.

In summary, the current Merino wether operation on 60 hectares demonstrates a balanced approach to wool production, weathers management, and diversification through agistment retuning a total of $21,200. Despite fluctuations in input costs and market prices, strategic decision-making contributes to the overall profitability and sustainability of the operation.

Potential New Farm Operations

Option 1 - Lease the current property

Farm lease arrangements present a dynamic opportunity for both landowners and lessees, offering a pathway to agricultural access and prosperity. In such agreements, a landowner leases their property to a farmer for a specified period, providing the lessee with the opportunity to cultivate crops or raise livestock without the upfront investment required for land ownership.

Farm leases offer both lessees and landowners numerous benefits. For lessees, they provide financial flexibility, enabling access to productive land without significant capital investment. This allows them to allocate resources towards enhancing productivity and profitability. Additionally, leases reduce financial risks associated with ownership, such as property depreciation and market fluctuations. On the other hand, landowners benefit from generating income from underutilised land while retaining ownership. The leasing price for this particular farm property is set at $120.00 per hectare for the 60-hectares of land. This option would like return to the owner a nett profit of $ 19,200.

Option 2 – Standing Crop Sale Arrangement

In a standing crop sale arrangement, ownership and rights to the cereal crop are transferred while it is still growing in the field. This is typically facilitated through a standing crop lease agreement between the landowner and the buyer. The buyer commits to purchasing the crop at a predetermined price per unit of production, such as per hectare or per tonne, before harvest. Upon finalisation of the sale, the buyer assumes responsibility for the crop, covering associated risks and costs of harvest and transport. This arrangement offers financial certainty for both parties: the landowner receives upfront payment for the crop, while the buyer secures a guaranteed supply of cereal grain at a known price.

For this farm, the standing crop sale arrangement presents a viable option, requiring no capital investment in infrastructure or machinery. The proposed program involves paddock renovation and the sowing of an annual cereal crop. Estimated expenses for crop establishment include weed control, lime application, cultivation, seeding, sowing fertiliser, and in-crop fertiliser and weed control, totalling $800.00 per hectare. Anticipated income is based on an expected yield of 8 tonnes of cereal hay per hectare, valued at $200 per tonne, resulting in an income of $1600.00 per hectare.

This option necessitates contractor management, time supervision, and guidance from a professional agronomist to ensure target yields are achieved. While seasonal risks are inherent, the standing crop sale arrangement offers the potential for a net profit of $48,000 for the owner. Careful planning and oversight are essential to mitigate risks and maximise returns under this arrangement.

We believe this option to be the most suitable short to medium term option for this farming property. The property has a significant weed burden which needs to be addressed and has infrastructure that requires improvement before being suitable for a rotational grazing livestock operation. Despite those challenges, the property does have an opportunity in the short to medium term to utilise the large amount of organic matter on site to support a cropping operation which is more profitable than the current grazing operation, and can compete out the weed bank and allow the owner to prepare the property towards a medium to long term re-introduction of livestock or some other agricultural pursuit on this land. A cropping operation would also be beneficial to the areas around the subject property by removing an incubation area for weeds that could move from this property to neighbouring properties.

Recommendations

Based on the Farm Management Plan and the potential new farm operations outlined, here are eight recommendations:

1. **Soil Health Improvement:** Prioritise soil health improvement through a targeted liming and soil amendment program and fertility management practices aligned with an annual cropping program to address deficiencies identified in soil tests.
2. **Weed Management:** Develop a comprehensive weed management strategy to control invasive species such as African Lovegrass and Couch Grass. Incorporate annual cropping into the rotation to suppress weed growth, disrupt life cycles, and diversify income streams.
3. **Implementing an annual cropping program:** facilitate organic matter decomposition, nutrient cycling, soil structure enhancement and increased financial returns for the farming operations.
4. **Diversification Opportunities:** Consider diversifying farm operations through lease arrangements or standing crop sale agreements. Evaluate the potential financial returns and benefits of each option in relation to the current Merino wether operation.
5. **Environmental Stewardship:** Prioritise environmental stewardship by preserving and enhancing natural resources on the property. Maintain vegetation assets such as native paddock trees, manage erosion and compaction risks, and safeguard groundwater quality through responsible land management practices.
6. **Biosecurity Measures:** Develop and implement robust biosecurity plans for both cereal cropping and livestock operations to prevent, detect, and manage potential risks associated with diseases and pests. Establish protocols for farm personnel, visitors, and equipment to minimise disease transmission risks.
7. **Continuous Monitoring and Adaptation:** Implement a system for continuous monitoring and adaptation to assess the effectiveness of management practices and make adjustments as needed. Regularly review soil health, pasture condition, water supply, and biosecurity measures to ensure optimal farm performance and sustainability.

By following these recommendations, the owner can optimise agricultural productivity, enhance sustainability, and strengthen the resilience and profitability of their farming enterprise at 5 Grandview Road, Paynesville.

Appendices

Site Images

Site Image 1. Grazed pastures – significant stands of couch grass which is drowning out better quality grasses.

Site Image 2. Same stand of grass as Image 1 with significant amounts of African Lovegrass and tussock in the background.

Site Image 3. High levels of organic matter which with cultivation and cropping would be useful to help rebuild soil profile.

Site Image 4. Large stands of Tussock and African Lovegrass suggest low nutrient soils and passive management have allowed for invasive weeds to take hold.

Site Image 5. Whilst quality of pastures is poor, there is significant organic matter on site due to low carrying numbers which makes the property well placed for a cropping program to utilise this organic matter and cultivate to compete with existing weed bank.

eurofins | APAL

SOIL ANALYSIS

Agent:	Caithness Pastoral	Report Date:	17/04/2024
Agent Address:	Centre Goon Nure Road, Forge Creek, VIC, 3875	Sampling Date:	NA
Client:	Client	Date Received:	05/04/2024
Test Set or Quotation:	SP1	Sample Name:	Cemetery Paddock
Barcode:	110995613	Crop:	Pasture
Batch Number:	37754	Sample Depth:	0-10
Submission ID:	120857	GPS Start:	NA
		GPS End:	NA

	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	2.64		
	Organic Carbon (W&B) [1]	% (40°C)	0.50-1.00	2.32		
	pH 1:5 water	pH units	6.50-7.50	5.83		
	pH CaCl2 (following 4A1)	pH units	5.50-6.50	4.83		
Extractable N-P-K/S	Nitrate - N (2M KCl)	mg/kg	20-50	5.7		
	Ammonium - N (2M KCl)	mg/kg	2.0-10	16		
	Olsen Phosphorus	mg/kg	15-25	8.2		
	Colwell Phosphorus	mg/kg	43-59	15		
	PBI + Col P		35-70	267		
	Colwell Potassium	mg/kg	120-170	66		
	KCl Sulfur (S)	mg/kg	8.0-20	9.7		
Exchangeable cations	Calcium (Ca) - AmmAc	mg/kg	350-1000	328	1.64	
	Magnesium (Mg) - AmmAc	mg/kg	100-150	81	0.667	
	Potassium (K) - AmmAc	mg/kg	120-170	49	0.125	
	Sodium (Na) - AmmAc	mg/kg	15.0-70.0	22.2	0.097	
	Exchangeable aluminium	cmol/kg	0.10-0.35	<0.02		
	Exchangeable hydrogen	cmol/kg	0.10-0.35	0.09		
Trace Elements	Boron	mg/kg	0.50-2.0	0.25		
	Iron (Fe)	mg/kg	10-70	150		
	Manganese (Mn)	mg/kg	1.0-10	27		
	Copper (Cu)	mg/kg	0.50-1.0	0.36		
	Zinc (Zn)	mg/kg	0.50-1.0	14		
Salt	Salinity EC 1:5	dS/m	0.025-0.15	0.070		
	Ece	dS/m	0.10-1.5	1.6		
Physical	MIR - Clay	%		4.2		
	MIR - Sand (+20 micron)	%		82.5		
	MIR - Silt (2-20 micron)	%		13.3		
Ratio	Ca:Mg Ratio		2.0-8.0	2.5		
	K:Mg Ratio		0.10-0.50	0.19		
	GTR1		0.02-0.07	0.05		

	Analyte	Unit	Desired Level	Level Found
Exchangeable %	Calcium	%	60.0-80.0	62.1
	Magnesium	%	10.0-20.0	25.3
	Potassium	%	3.0-8.0	4.7
	Sodium	%	0.5-6.0	3.7
	Aluminium	%	0.5-10	0.7
	Hydrogen	%	0.3-5.0	3.5

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Burleigh Heads 07 5568 8700 Unit 1, 60 Junction Rd, Burleigh Heads QLD PO Box 2594 Burleigh MDC QLD 4220 reception@apal.com.au

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SOIL ANALYSIS

Agent:	Cal'thness Pastoral	Report Date:	17/04/2024
Agent Address:	Centre Goon Nure Road, Forge Creek, VIC, 3875	Sampling Date:	NA
Client:	Client	Date Received:	05/04/2024
Test Set or Quotation:	SP1	Sample Name:	Far East
Barcode:	1108990258	Crop:	Pasture
Batch Number:	37754	Sample Depth:	0-10
Submission ID:	120857	BPS Start:	NA
		BPS End:	NA

	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	9.22		
	Organic Carbon (Walk) [1]	% (40°C)	0.50-1.00	2.86		
	pH 1:5 water	pH units	6.50-7.50	5.19		
	pH CaCl2 (following 4A1)	pH units	5.50-6.50	4.27		
Extractable P-K-S	Nitrate - N (2M KCl)	mg/kg	20-50	5.1		
	Ammonium - N (2M KCl)	mg/kg	2.0-10	19		
	Olsen Phosphorus	mg/kg	15-25	9.2		
	Colwell Phosphorus	mg/kg	27-89	38		
	PBI + Col P		35-70	51		
	Colwell Potassium	mg/kg	120-170	110		
	KCl Sulfur (S)	mg/kg	8.0-20	7.9		
Exchangeable cations	Calcium (Ca) - AmmAc	mg/kg	950-1000	374	1.87	
	Magnesium (Mg) - AmmAc	mg/kg	100-150	87	0.712	
	Potassium (K) - AmmAc	mg/kg	120-170	91	0.234	
	Sodium (Na) - AmmAc	mg/kg	15.0-70.0	34.1	0.148	
	Exchangeable aluminium	cmol/kg	0.10-0.35	0.33		
	Exchangeable hydrogen	cmol/kg	0.10-0.35	0.17		
Trace Elements	Boron	mg/kg	0.50-2.0	0.28		
	Iron (Fe)	mg/kg	10-70	220		
	Manganese (Mn)	mg/kg	1.0-10	22		
	Copper (Cu)	mg/kg	0.50-1.0	0.29		
	Zinc (Zn)	mg/kg	0.50-1.0	15		
Salt	Salinity EC 1:5	dS/m	0.025-0.15	0.082		
	Ece	dS/m	0.10-1.5	1.9		
Physical	MIR - Clay	%		4.0		
	MIR - Sand (+20 micron)	%		81.8		
	MIR - Silt (2-20 micron)	%		14.2		
Ratios	Ca:Mg Ratio		2.0-8.0	2.6		
	K:Mg Ratio		0.10-0.50	0.33		
	GTR1		0.02-0.07	0.09		

	Analyte	Unit	Desired Level	Level Found
Exchangeable %	Calcium	%	60.0-80.0	57.9
	Magnesium	%	10.0-20.0	22.1
	Potassium	%	3.0-6.0	7.3
	Sodium	%	0.5-6.0	4.6
	Aluminium	%	0.5-10	3.0
	Hydrogen	%	0.5-5.0	5.2

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SOIL ANALYSIS

Agent:	Caithness Pastoral	Report Date:	17/04/2024
Agent Address:	Centre Open Nunn Road, Forge Creek, VIC, 3875	Sampling Date:	NA
Client:	Client	Date Received:	05/04/2024
Test Set or Quotation:	SP1	Sample Name:	Sth Swamp
Barcode:	110898255	Crop:	Pasture
Batch Number:	37754	Sample Depth:	0-10
Submission ID:	120857	GPS Start:	NA
		GPS End:	NA

	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	3.81		
	Organic Carbon (WB2) [1]	% (40°C)	0.50-1.00	3.01		
	pH 1:5 water	pH units	6.50-7.50	5.73		
	pH CaCl2 (following 4A1)	pH units	5.50-6.50	4.96		
Extractable (PBI) &	Nitrate - N (2M KCl)	mg/kg	20-50	5.4		
	Ammonium - N (2M KCl)	mg/kg	2.0-10	9.4		
	Olsen Phosphorus	mg/kg	15-25	8.2		
	Colwell Phosphorus	mg/kg	25-40	19		
	PBI + Col P		55-70	46		
	Colwell Potassium	mg/kg	120-170	140		
	KCl Sulfur (S)	mg/kg	8.0-20	8.1		
Exchangeable cations	Calcium (Ca) - AmmAc	mg/kg	350-1000	426	2.13	
	Magnesium (Mg) - AmmAc	mg/kg	100-150	119	0.981	
	Potassium (K) - AmmAc	mg/kg	120-170	113	0.293	
	Sodium (Na) - AmmAc	mg/kg	15.0-70.0	29.9	0.304	
	Exchangeable aluminium	cmol/kg	0.10-0.35	<0.02		
	Exchangeable hydrogen	cmol/kg	0.10-0.35	0.09		
Trace Elements	Boron	mg/kg	0.50-2.0	0.28		
	Iron (Fe)	mg/kg	10-70	340		
	Manganese (Mn)	mg/kg	1.0-10	25		
	Copper (Cu)	mg/kg	0.50-1.0	0.11		
	Zinc (Zn)	mg/kg	0.50-1.0	12		
Salt	Salinity EC 1:5	dS/m	0.025-0.15	0.083		
	Ece	dS/m	0.10-1.5	1.9		
Physical	MIR - Clay	%		4.4		
	MIR - Sand (+20 micron)	%		82.8		
	MIR - Silt (2-20 micron)	%		12.8		
Ratios	Ca:Mg Ratio		2.0-8.0	2.2		
	K:Mg Ratio		0.10-0.50	0.30		
	GTR1		0.02-0.07	0.09		

	Analyte	Unit	Desired Level	Level Found
Exchangeable %	Calcium	%	60.0-80.0	58.9
	Magnesium	%	10.0-20.0	27.2
	Potassium	%	3.0-8.0	8.0
	Sodium	%	0.5-6.0	2.9
	Aluminium	%	0.5-10	0.5
	Hydrogen	%	0.5-5.0	2.5

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MGA2020 ZONE 55

N

Paynesville Road

proposed access

303·67

597·7

294

199·55

199·56

5·85ha

292·26

(221·28)

Gov't Road (unmade)

GRANDVIEW RD

Grandview Road

645·9

Digney St

175

194

97·7

112

3
46·56ha

Ashley Street
(future)

2
8·45ha

310·7

244

752·3

Vol 10662 Fol 443
Lot 1 on TP810124C
3·70ha
(NOT IN SUBDIVISION)

(868·4)

133·53

196·23

333·3

Vol 10662 Fol 444
Lot 2 on TP810124C
20·98ha
(NOT IN SUBDIVISION)

King St
(future)

Wilson Street

Horton Parade

Millicent St

NEWLANDS

Sheet 1 of 1

OnePlan
LAND DEVELOPMENT GROUP
LICENSED LAND SURVEYORS

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GIPPSLAND - MELBOURNE

40 0 40 80 120 160
Lengths are in metres

Proposed Plan of Subdivision

(with Paynesville Growth Area Plan - March 2024)

Notations

See Certificate of Title for Easement details.
(existing easements are not shown)
Total site area: 85.54ha
(60.86ha in Subd / 24.68ha Not in Subd)
Dimensions and areas are approximate only and subject to survey

DEVELOPMENT SOLUTIONS VICTORIA

5 & 95 Grandview Road, Paynesville, 3880

East Gippsland Shire

Plan No.	Scale	Drawn
211837 PR-4c	1:4000 - A3	10/05/2024

Parish of Bairnsdale
Crown Allotments: 137 (PT), 140A & 140B (PT)

Lots 1 & 2 on TP810124C, Lots 1 & 2 on TP842185A & Land in TP842186X

Paracentroid (MGA2020) : E 561 660 N 5803 930

N

MGA2020 ZONE 55

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Sheet 1 of 1

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LICENSED LAND SURVEYORS

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