



Application to Amend Advertised a Planning Permit S72

This form is only for an application under Section 72 of the Planning and Environment Act 1987

Section 1: PERMIT DETAILS

Planning Application No:	PLA0098/20.
Address:	519 COPELANDS ROAD LILICO VIC 3820

Section 2: PERMIT APPLICANT

Name:
Business:
Postal Address:
Telephone No. (H)
Email Address:

Section 3: OWNER DETAILS

Name(s):
Postal Address:
Telephone No. (H)
Email Address:

Section 4: LAND DETAILS (Please complete either A or B – this information can be found on the Certificate of Title)

Option A:

Lot No:	
Type of Plan: Please tick ✓	Lodge Plan <input type="checkbox"/> Title Plan <input checked="" type="checkbox"/> Plan of Subdivision <input type="checkbox"/>
Plan Number:	400409W

Option B:

Crown Allotment Number:	
Section Number:	
Parish/Township Name:	

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Section 5: AMENDMENT DETAILS

You must give full details of the amendment to the permit. If you do not, your application will delay your application. Please indicate the type of changes proposed to the permit and list the details of the proposed changes.

By taking a copy of this document, you are obliged to disclose it to the public and to use it only for the purposes specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

This application seeks to amend:

What the permit allows <input type="checkbox"/>	Plans endorsed under the permit <input checked="" type="checkbox"/>
-------------------------------------------------	---------------------------------------------------------------------

Current conditions of the permit <input type="checkbox"/>	Other documents endorsed under the permit <input checked="" type="checkbox"/>
Does the amendment proposal breach, in anyway, a registered covenant, Section 173 agreement or restriction on Title?	
Advertised	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Applicable (no such covenant, section 173 agreement or restriction applies)	
If yes, you should contact Council for advice as to how to proceed with the application.	

Please provide details of the amendment: Provide plans clearly identifying all proposed changes to the endorsed plans, together with; any information required by the planning scheme, requested by Council or outlined in a Council checklist; and if required, include a description of the likely effect of the proposal.

To amend Planning Permit PLA0098/20 to include the development of an agricultural outbuilding (shed) associated with the existing farm operations, and to amend the endorsed Farm Management Plan and paddock layout to reflect the current farm infrastructure and circulation pattern

Section 6: DEVELOPMENT COST

State the estimated total cost of the proposed development, including amendment.	Unchanged from initial application <input type="checkbox"/> Or Additional costs proposed through this amendment \$ 0.00
Does the amendment proposal introduce any additional Permit Triggers? (eg: creation of easement, parking reduction) If yes, an additional application fee may be required.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Section 7: EXISTING CONDITIONS Provide a plan of the existing conditions if the conditions have changed since the time of the original permit application. Photos are also helpful.

Have the conditions of the land changed since the time of the original permit application?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, please provide details of the existing conditions:	

Section 8: DECLARATION This form must be signed. ****PLEASE COMPLETE EITHER box A or B**

A. I declare that I am the Applicant and Owner of this land and that all information given is true and correct.	Owner/ Applicant signature:	Date: 1/10/25
B. I/We the Applicant declare that I/We have notified the owner about this application and that all information given is true and correct.	Applicant Signature:	Date:

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CHECK LIST Please ensure you have included the following items with your application form. *Failure to provide all the information may result in a delay in the processing of the application.*

- A fully completed and **signed** copy of this form.
- Most applications require a fee to be paid. *Please make payment at time of lodgement if submitting at Councils Customer Service Centre or submitting through our on-line portal. If emailing your application, a payment link will be sent to your nominated email once registered on the system.*
Contact Council to determine the appropriate fee.
- All necessary supporting information and documents - Including Endorsed Plans if applicable
- Full and current copy of title (no older than 60 days) for each individual parcel of land forming the subject site.

PLEASE FORWARD THIS APPLICATION TO

E-mail:	planning@bawbawshire.vic.gov.au	Mail:	Planning Department, Baw Baw Shire Council PO Box 304 Warragul VIC 3820
Phone:	5624 2411		

The personal information requested on this form is being collected to enable council to consider the permit application. Council will use this information for this purpose or one closely related and may disclose this information to third parties for the purpose of their consideration and review of the application.

These third parties generally include, but are not limited to:

- Transport Infrastructure Agencies such as VicRoads and VLine
- Energy/Utilities Providers
- Catchment Management Authorities and Water Corporations

The specific referral bodies will be dependent on factors such as the proposed activities and the location of the applicable property. Applicants are encouraged to familiarise themselves with potential referral bodies.

Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review of the application as part of a planning process specified in the Planning and Environment Act 1987.

All information collected and held by Council is managed in accordance with Councils Privacy Policy which is available on our website. If you choose not to supply the requested information it may impair the ability of Council to consider your application or prevent the Council from communicating with you in relation to your application.

If you have any concerns or require access to the information held by Council, please contact us on 5624 2411.

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The Council must not be used for any other purpose.

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Application to Amend Advertised a Planning Application S50/S57A

Section 1: PERMIT DETAILS

Planning Application No:	AMD0048/25
Address:	519 COPELANDS ROAD LILICO VIC 3820

Section 2: PERMIT APPLICANT

Name:
Business:
Postal Address:
Telephone No. (H)
Email Address:

Section 3: OWNER DETAIL

Name(s):
Postal Address:
Telephone No. (H)
Email Address:

Section 4: AMENDMENT CATEGORY Please tick ✓

Section 50 – Amendment to the application at request of the applicant before notice	<input checked="" type="checkbox"/>
Section 57A – Amendment to the application after notice of application is given (please note, this will incur a fee)	<input type="checkbox"/>

AMENDMENT DETAILS List the changes being applied for and highlight changes on corresponding plans if applicable. A copy of the plans must be submitted with this application. If you need more space, please attach these details separately.

external storage area (store)	

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Yes No

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Section 5: DEVELOPMENT COST

State the estimated total cost of the proposed development, including amendment.	<input checked="" type="checkbox"/> Unchanged from initial application	
	Or total cost \$	
Does the amendment proposal introduce any additional Permit Triggers? (eg. creation of easement, parking reduction) If yes, an additional application fee may be required.		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Section 6: DECLARATION This form must be signed. ****PLEASE COMPLETE EITHER box A or B**

<p>A. I declare that I am the Applicant and Owner of this land and that all information given is true and correct.</p>	<p>Owner's Signature:</p>	<p>Date: 5/3/26</p>
<p>B. I/We the Applicant declare that I/We have notified the owner about this application and that all information given is true and correct.</p>	<p>Applicant Signature:</p>	<p>Date:</p>

Advertised

PLEASE FORWARD THIS APPLICATION TO

<p>E-mail: planning@bawbawshire.vic.gov.au</p> <p>Phone: 5624 2411</p> <p>In Person: Customer Service Centre: 33 Young Street Drouin</p>	<p>Mail: Planning Department, Baw Baw Shire Council PO Box 304 Warragul VIC 3820</p>
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**REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958**

Page 1 of 1

VOLUME 03249 FOLIO 724

Security no : 124128868911A
Produced 10/10/2025 11:40 AM

LAND DESCRIPTION

Lot 1 on Title Plan 400409W.
PARENT TITLE Volume 02664 Folio 712
Created by instrument 0564151 22/01/1908

REGISTERED PROPRIETOR

Estate Fee Simple

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.

AGREEMENT Section 173 Planning and Environment Act 1987
AU737710M 26/08/2021

DIAGRAM LOCATION

SEE TP400409W 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: 519 COPELANDS ROAD LILLICO VIC 3820

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 28/10/2021

DOCUMENT END

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Document Type	Plan
Document Identification	TP400409W
Number of Pages (excluding this cover sheet)	1
Document Assembled	10/10/2025 11:40

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TITLE PLAN		EDITION 1	TP 400409W
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<p>Location of Land</p> <p>Parish: DROUIN EAST Township: Section: Crown Allotment: 68(PT) Crown Portion:</p> <p>Last Plan Reference: Derived From: VOL 3249 FOL 724 Depth Limitation: NIL</p>	<p>Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------

<p>Description of Land / Easement Information</p> <p>E-1 = EASEMENT TO SEC CREATED BY C/E 2122688</p>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 13/04/2000 VERIFIED: P.J.</p>
--------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

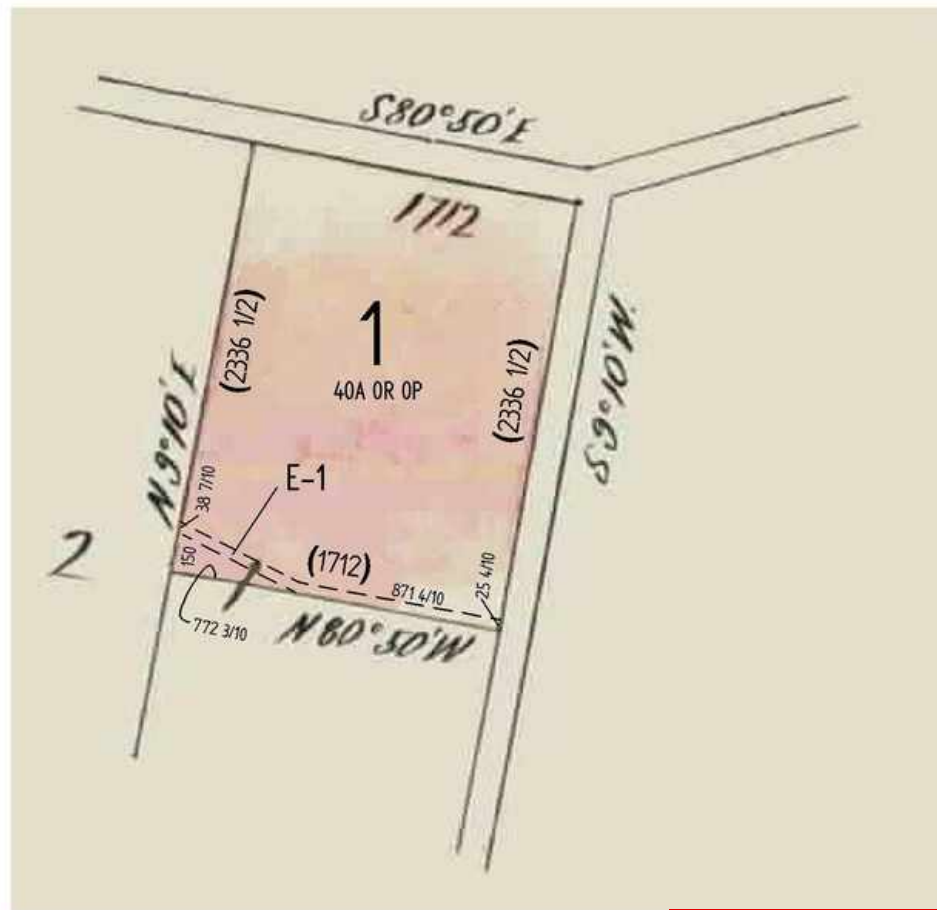


TABLE OF PARCEL IDENTIFIERS	
WARNING: Where multiple parcels are referred to or shown on this plan, it does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1992	
PARCEL 1 = CA 68 (PT)	

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Department of Environment, Land, Water & Planning

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

Produced 10/10/2025 11:40:23 AM

Status	Registered	Dealing Number	AU498976Y
Date and Time Lodged	25/06/2021 12:46:04 PM		

Lodger Details

Lodger Code	19510T
Name	
Address	
Lodger Box	
Phone	
Email	
Reference	

TRANSFER

Jurisdiction VICTORIA

Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Land Title Reference

3249/724

Transferor(s)

Name	
ACN	

Estate and/or Interest being transferred

Fee Simple

Consideration

Transferee(s)

Tenancy (inc. share)

Given Name(s)	
Family Name	
Address	
Street Number	
Street Name	
Street Type	

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Department of Environment, Land, Water & Planning

Advertised

Electronic Instrument Statement

Locality WARRAGUL
 State VIC
 Postcode 3820

Tenancy (inc. share)

Given Name(s)
 Family Name
 Address
 Street Number
 Street Name
 Street Type
 Locality
 State
 Postcode

Duty Transaction ID
 5145604

The transferor transfers to the transferee their estate and/or interest in the land specified for the consideration, subject to any restrictive covenant set out or referred to in this transfer.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of

Signer Name
 Signer Organisation
 Signer Role
 Execution Date 25 JUNE 2021

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of
 Signer Name
 Signer Organisation
 Signer Role
 Execution Date

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24 JUNE 2021

VICTORIA
 State Government

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File Notes:



Department of Environment, Land, Water & Planning

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Department of Environment, Land, Water & Planning

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Produced 10/10/2025 11:40:23 AM

Status	Registered	Dealing Number	AU737710M
Date and Time Lodged	26/08/2021 01:48:38 PM		

Lodger Details

Lodger Code	19510T
Name	
Address	
Lodger Box	
Phone	
Email	
Reference	Baw Baw Shire - Allc

APPLICATION TO RECORD AN INSTRUMENT

Jurisdiction	VICTORIA
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Estate and/or Interest

FEE SIMPLE

Land Title Reference

3249/724

Instrument and/or legislation

RECORD - AGREEMENT - SECTION 173
Planning & Environment Act - section 173

Applicant(s)

Name	BAW BAW SHIRE COUNCIL
Address	
Street Number	1
Street Name	CIVIC
Street Type	PLACE
Locality	WARRAGUL
State	VIC
Postcode	3820

Additional Details

Reference :Baw Baw Shire - Allc
Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
Locked bag 20005, Melbourne 3001, DX 210189
ABN 86 627 986 396

AU737710M Page 1 of 2

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Department of Environment, Land, Water & Planning

Advertised

Electronic Instrument Statement

Refer Image Instrument

The applicant requests the recording of this Instrument in the Register.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the applicant or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of	BAW BAW SHIRE COUNCIL
Signer Name	
Signer Organisation	
Signer Role	
Execution Date	26 AUGUST 2021

File Notes:

NIL

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Statement End.

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Document Identification	AU737710M
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PLANNING AND ENVIRONMENT ACT 1987

SECTION 173 AGREEMENT

Between

BAW BAW SHIRE COUNCIL

and

in relation to

Land at 511 COPELANDS ROAD, LILLICO VIC 3820

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THIS AGREEMENT is made the 20th day of August 2021

BETWEEN

1. **BAW BAW SHIRE COUNCIL** of Civic Place, Warragul VIC 3820 (hereinafter called "the Responsible Authority") and
2. _____ of 11 Eve Road, Warragul VIC 3820 (hereinafter called "the Owner"):

WHEREAS:

- A. The Owner is the owner and registered by the Registrar of Titles as the proprietor of an estate in fee simple in the land at 511 Copelands Road, Lillico VIC 3820 being Lot 1 on Title Plan 400409W and more particularly described in Certificate of Title Volume 03249 Folio 724 (hereinafter called "the subject land").
- B. The Responsible Authority is responsible for the administration and enforcement of the Baw Baw Planning Scheme (hereinafter called "the Planning Scheme") pursuant to the provisions of the Planning and Environment Act 1987 (hereinafter called "the Act").
- C. On 28th June 2021 the Responsible Authority issued Planning Permit Number PLA0098/20 allowing the use and development of a dwelling associated with agriculture (hereinafter called "the Planning Permit").
- D. Condition 17 of the Planning Permit requires the Owner to enter into this Agreement to provide for the matters set out in that Condition.
- E. The Responsible Authority and the Owner have agreed that, without restricting or limiting their respective powers to enter into this Agreement, the information contained herein shall not be used for any other purpose. be so treated, this Agreement is an agreement entered into pursuant to Section 173 of the Act.

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- F. The Responsible Authority and the Owner have entered into this Agreement in order to achieve or advance the objectives of planning in Victoria or the objectives of the Planning Scheme.

IT IS AGREED AS FOLLOWS:

Definitions

1. In this Agreement unless inconsistent with the context or subject matter:
- 1.1 "Act" means the Planning and Environment Act 1987;
- 1.2 "Agreement" means this Agreement and any agreement executed by the parties varying or expressed to be supplemental to this Agreement;
- 1.3 "Subject land" means the land described in Recital A;
- 1.4 "Owner" means the owner for the time being of the land and the person or persons entitled from time to time to be registered by the Registrar of Titles as the proprietor of an estate in fee simple in the land or any part thereof, and includes a Mortgagee in possession;
- 1.5 "Planning Permit" mean the planning permit referred to in Recital C, including any plans endorsed under the planning permit;
- 1.6 "Planning Scheme" means the Baw Baw Planning Scheme and any successor instrument or other planning scheme which applies to the subject land;
- 1.7 "Responsible Authority" means Baw Baw Shire Council or its successor as the authority responsible for administering and enforcing the Planning Scheme and includes its agents, officers, employees, servants, workers and contractors; and
- 1.8 "Tribunal" means the Victorian Civil and Administrative Tribunal or any

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Interpretation

2. In this Agreement unless inconsistent with the context or subject matter:
 - 2.1 The singular includes the plural and the plural includes the singular;
 - 2.2 A reference to a gender includes a reference to each other gender;
 - 2.3 A reference to a person includes a reference to a firm, corporation, association or other entity and their successors in law;
 - 2.4 If a party consists of more than one person this Agreement binds them jointly and each of them severally;
 - 2.5 A reference to a statute includes any statute amending, consolidating or replacing that statute and includes any subordinate instruments made under that statute;
 - 2.6 The Recitals to this Agreement are and will be deemed to form part of this Agreement including any terms defined within the Recitals.

Specific Obligations of the Owner

3. The Owner covenants with the Responsible Authority that:
 - 3.1 No more than one dwelling shall be developed on the land.
 - 3.2 The land shall not be subdivided to create an additional lot.
 - 3.3 The dwelling on the land must be occupied by the person(s) operating and managing the agricultural enterprise being conducted on the land.
 - 3.4 The agriculture enterprise conducted on the land must be in accordance with the endorsed Farm Management Plan (FMP) endorsed under condition 2 of the planning permit. If the agricultural enterprise on the land as described in the endorsed FBP ceases, the dwelling must continue to be utilised in association with a bone fide commercial agricultural land use. In this case, a revised FBP must be submitted to and approved in

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writing by the Responsible Authority in accordance with condition 2 of the planning permit.

- 3.5 The owner acknowledges and accepts the possibility of nuisance from adjoining agricultural operations including animal production, spray drift, agricultural machinery use, pumps and associated hours of operation necessary for agricultural production.

Further Obligations of the Owner

4. The Owner further covenants that:

4.1 The Owner will not sell, transfer, dispose of, assign, mortgage or otherwise part with possession of the subject land or any part of it without first disclosing to its successors the existence and nature of this Agreement.

4.2 The Owner will do all that is necessary to enable the Responsible Authority to make an application to the Registrar of Titles to make a recording of this Agreement on the Certificate of Title to the subject land in accordance with Section 181 of the Act, including the signing of any further agreement, acknowledgment or other document.

4.3 The Owner shall immediately on demand pay the reasonable legal costs and fees incurred and incidental to the preparation and execution of this Agreement and the registration hereof pursuant to Section 181 of the Act, together with all costs of enforcing this Agreement if deemed necessary by the Responsible Authority. The Owner hereby agrees that any such costs are and remain a charge on the subject land until paid, and consents to the Responsible Authority registering a caveat on the Certificate of Title to the subject land in respect of any such costs and acknowledges that any such costs shall be capable of being recovered by the Responsible Authority in any court of competent jurisdiction as a civil debt recoverable.

4.4 That until such time as this Agreement is registered on the title to the subject land, the Owner shall ensure that successors in title will give effect to this Agreement, and do all acts and sign all documents which will

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require those successors to give effect to this Agreement, including executing a deed agreeing to be bound by the terms of this Agreement.

- 4.5 The Owner agrees to indemnify and keep indemnified the Responsible Authority from and against all costs, expenses, losses or damages that it may sustain, incur, suffer or be or become liable for or in respect of any suit, action, proceeding, judgment or claim brought by any person arising from or referable to this Agreement and/or any non-compliance with this Agreement.
- 4.6 The Owner agrees to allow the Responsible Authority to enter the subject land at any reasonable time to assess compliance with this Agreement.

Owner's Warranties and Acknowledgements

5. The Owner warrants that:
 - 5.1 It is the registered proprietor (or entitled to be so) of the subject land;
 - 5.2 There are no mortgages, liens, charges or other encumbrances affecting the subject land which are not disclosed by the usual searches;
 - 5.3 If the subject land is affected by a mortgage, the Mortgagee of the subject land consents to the Owner entering into this Agreement and the Agreement being registered on the title to the subject land.
6. The Owner acknowledges that any obligations imposed on the Owner under this Agreement take effect as separate and several covenants which are annexed to the subject land and run at law and in equity with the land and every part thereof and bind the Owner, its successors, assigns and transferees, and the registered proprietor for the time being of the whole or any part of the subject land.

Further assurance

7. The parties to this Agreement must do or cause to be done all things that are reasonably necessary to give effect to this Agreement.

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Default

8. If the Owner defaults or fails to perform any of its obligations under this Agreement the Responsible Authority may, without prejudice to any other remedies, rectify and remedy such default and the cost of doing so shall be borne by the Owner. The Owner hereby consents to the Responsible Authority registering a caveat on the Certificate of Title to the subject land in respect of any such costs, and acknowledges that any such costs shall be capable of being recovered by the Responsible Authority in any court of competent jurisdiction as a civil debt recoverable.

No waiver

9. Any time or other indulgence granted by the Responsible Authority to the Owner or any variation of the terms and conditions of this Agreement or any judgment or order obtained by the Responsible Authority against the Owner will not in any way amount to a waiver of any of the rights or remedies of the Responsible Authority in relation to the terms of this Agreement.

No Fettering of Powers of Responsible Authority

10. The Owner expressly acknowledges and agrees that nothing in this Agreement nor the performance by the Owner of any of its obligations under this Agreement does or will restrain, limit or otherwise fetter the exercise by the Responsible Authority of the powers, duties and discretions that the Responsible Authority has or may have (as planning authority, responsible authority or otherwise) under the Act or under the Planning Scheme to consider, approve, amend or to make any decision or impose any requirements or conditions in connection with the granting of any planning approval or certification relating to any use or development, or in relation to the commencement or initiation of any enforcement action or proceeding whatsoever.

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Entire Agreement

11. This Agreement constitutes the entire agreement between the parties in connection with its subject matter and supercedes all previous Agreements or understandings between the parties in connection with its subject matter.

Severability

12. If a court, arbitrator, tribunal or other competent authority determines that a word, phrase, sentence, paragraph or clause of this Agreement is unenforceable, illegal or void then it shall be severed and the other provisions of this Agreement shall remain operative and be of full force and effect.

Disputes

13. If there is a dispute between the parties concerning the interpretation or implementation of this Agreement, that dispute must be referred to the Tribunal for resolution to the extent permitted by the Act.
14. If there is a dispute concerning any matter which is not referable to the Tribunal under the Act, that dispute must be referred for arbitration by an Arbitrator agreed upon in writing by the parties, or, in the absence of such agreement the Chair of the Victorian Chapter of the Institute of Arbitrators Australia or his or her nominee, for arbitration.
15. The parties shall each be entitled to legal representation for the purposes of any proceedings or arbitration referred to clause 13 or 14 of this Agreement unless the Tribunal or arbitrator otherwise directs, and each party must bear its own costs.

Commencement of Agreement

16. Unless otherwise provided in this Agreement, this Agreement shall commence on the date of this Agreement.

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EXECUTED by the parties on the date set out at the commencement of this Agreement:

SIGNED, SEALED AND DELIVERED by and on behalf of Baw Baw Shire Council by [redacted] Director Planning and Development, pursuant to the Instrument of Delegation dated 26 August 2020 in the presence of:

Witness: _____

Witness Name _____

SIGN in the

Signature _____

Signature

Print name of witness _____

SIGNED in the presence of

Signature _____

Signature

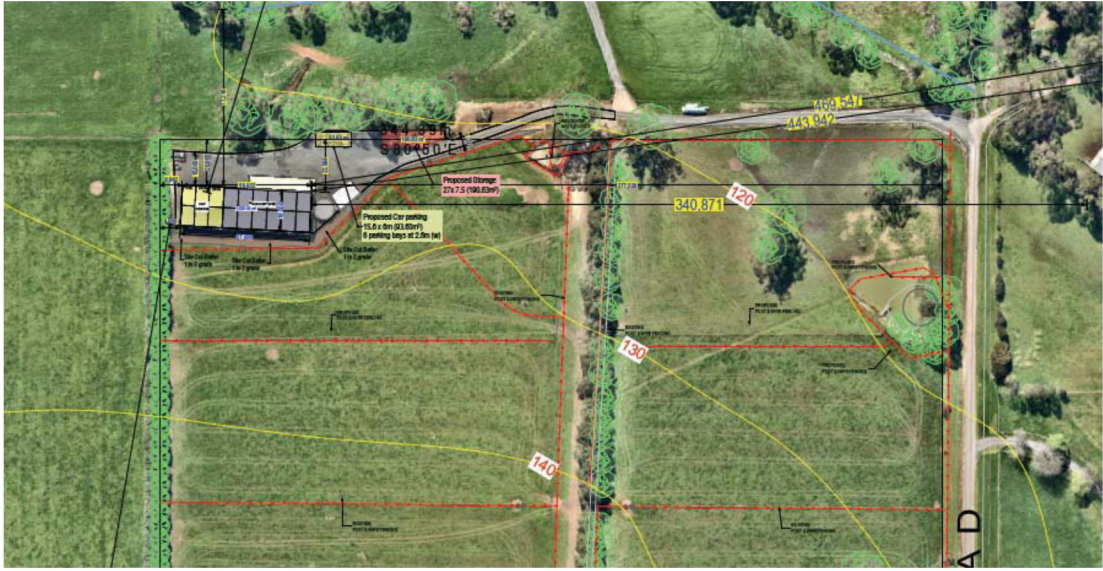
Print name of witness _____

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Amendment to Planning Permit PLA0098/20
 Use of land for a Store (storage yard) and buildings and works associated
 with an agricultural outbuilding (shed), together with an amendment to the
 endorsed Farm Management Plan

519 Copelands Road, Lillico 3820
 V 3249 F 724 Lot1 TP 400409W Drouin East Parish



© Copyright

The report has been prepared by MASS Construction & Consulting for an Amendment to Planning Permit PLA0098/20 Use of land for a Store (storage yard) and buildings and works associated with an agricultural outbuilding (shed), together with an amendment to the endorsed Farm Management Plan situated at Copelands Road, Lillico. Mass cc and its associates and representatives have taken all necessary precautions to the authenticity of this report based on supplied information and the current overlays. Mass CC will not be held accountable for any misinformation supplied to the company or its representatives at the time of completing the quotation application or plans. Furthermore the intellectual property contained within the associated documents remains the property of MASS Construction & Consulting.

Date: 26th February 2025
 Project No: N202401105/24

Revision	Revision Description	Date
1	Town Planning DRAFT	26/2/25
2	Town Planning RFI	12/3/26

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Planning Policy Summary

Address	Copelands Road, Lillico 3820 V 3249 F 724 Lot1 TP 400409W Drouin East Parish
Zoning	Farming Zone (FZ)
Overlays	Development Contributions Plan Overlay - Schedule 1 (DCPO1)
Proposal	To amend Planning Permit PLA0098/20 to include the development of an agricultural outbuilding (shed) associated with the existing farm operations, the use of land for a storage area (store), and to amend the endorsed Farm Management Plan and paddock layout to reflect the current farm infrastructure and circulation pattern.
Total Lot Area	40 ha

1. Overview

A review of the Baw Baw Planning Scheme provisions and a detailed inspection of the site and surrounding area have been conducted in order to prepare the following report. In this instance the proposal to construct an agricultural outbuilding will not cause a loss in farming and will be an integral part of the farm.

This planning assessment demonstrates that:

- The proposal responds positively to the objectives and strategies of the State and Local Planning Policy Framework within the Baw Baw Planning Scheme; and
- The proposal satisfies the purpose and decision guidelines of the Farming Zone (Clause 35.07) and the general decision guidelines of Clause 65.

The proposal represents an appropriate response to the opportunities and constraints of the site and supports the ongoing agricultural use of the land. On this basis, it is considered that the proposal should be supported.

2. Site and Surrounds

2.1. Subject site and Surrounds

The subject site is located approximately 2.2 klms from the Warragul Town centre on the West side of Copelands Road, 519 Copelands Road, Lillico 3820. It is comprised of one farming allotment of 40 Acres (16.9 ha) with a frontage of 470 metres.

The associated farm adjoins Urban Growth Zone, other farming allotments and the Warragul Equestrian Centre.

The farm site is currently developed by agricultural machinery shed, hay shed, dwelling and associated infrastructure and is used for farming and a 1000m² of storage yard to the rear including shipping container and other site storage for temporary site sheds on 190.83 m² area as marked out on northern boundary only.

The site is located within FZ farming

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Figure 1: Aerial photograph of the subject site



3. Proposal

This application seeks an amendment to a permit for an agricultural outbuilding (shed), amend a farm plan and a storage area (Yard) at Copelands Road, Lilloo.

The proposed agricultural outbuilding (shed) 57 long x 18 wide x 5.6m high is an open sided 3 bay and the remaining closed to the northern facing side, with all three remaining side closed.

Stormwater / Runoff Management

Roof runoff from the agricultural shed will be directed to on-site rainwater storage tanks.

Overflow from the tanks will discharge to existing drainage lines on the property located well away from the adjacent waterway. This ensures stormwater is appropriately managed and does not impact the nearby watercourse.

The storage yard is used for portable buildings and containers there are no permanent structures used in this area. The storage area sits to the northern side of the shed and is approximately 27m x 7.5 m long (190.83 m²) with an all weather entrance and exit.

Due to the nature of the current use within the agricultural outbuilding we recommend a condition if this application is granted; once the store area has ceased in use the outbuilding will return to an agricultural use only.

- The total area of the proposed agricultural outbuilding (shed) is 1026m².
- The total area of the storage yard is approx 190.83 m²
- No staff onsite , storage only owner occupied on farm
- The proposed hours are 24 hrs -7 days a week farm shed and storage only
- The off loading of shipping containers is done onsite to the permanent storage area 190.83 m². Directly.
- No food facilities are required. Items for rubbish will be disposed of privately
- No garbage waste is proposed for the use

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- All noise, dust and mud along the dirt road leading to Bloomfield Road area is within the farming zone and has existing milking trucks, trucks and vehicle access within the area, no further disturbance will be caused by the use of the farm. Existing use.
- **Amenities measures:**
 - Inspections: A visual inspection of the site is to be undertaken daily. The visual condition within, and immediately surrounding will be maintained and monitored.
 - If housekeeping or other visual amenity matters are sighted during the daily inspection, these matters will be addressed within reason time frames.
 - Complaints regarding visual, dust, noise or mud matters will be address as per the responsible authority and onsite suppression control to mitigate any nuisance to the surrounding area.
- Drainage is not required for the storage of shipping containers as the containers don't form part of permanent structure/buildings
- Use of outbuilding, storage until new factory is built, Storage of trailers and tools, hey and equipment that will be used predominantly for the farm use.
- Existing access way from rear of property.

Amend the Farm Management Plan to incorporate the agricultural outbuilding and external storage area and reflect the removal of the apple trees

A copy of the overall site plan and floorplans forms attachment 2.

4. Planning Policy Framework:

This application is consistent with the State Planning Policy Framework and the Local Planning Policy Framework.

The Local Planning policy, Municipal Strategic Statement (MSS)

The Municipal Strategic Statement (MSS) is a concise statement of the key strategic planning, land use and development objectives for the municipality and the strategies and actions for achieving the objectives. It furthers the objectives of planning in Victoria to the extent that the State Planning Policy Framework is applicable to the municipality and local issues. It provides the strategic basis for the application of the zones, overlays and particular provisions in the planning scheme and decision making by the responsible authority.

Introduction Municipal

The Baw Baw Shire natural environment contains pristine areas of high habitat value, supports high quality water catchments, is endowed with excellent scenery and extensive areas for ecologically sustainable timber production. These natural environments, whether as contiguous catchments, roadside vegetation or remnants on public and other land, are an intrinsic good in themselves. They also provide spiritual, cultural and health benefits to residents and visitors.

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the Shire's environments have been extensively modified for urban and agricultural development but also comprise highly valued landscapes. When these features and qualities are combined with the assets and facilities of the towns they provide a substantial quality of life.

The location and resources of the region provide a significant range of employment opportunities within the Shire in agriculture, horticulture, service industries, administration, and the region's education and health facilities

The proposed use of an existing farm provides a service type required across the municipality, which increases, diversity and the farm use.

Transport & Infrastructure

The Shire is well positioned to regional transport and infrastructure links with population and employment centres in the form of accessible telecommunication linkups, a high quality highway system, efficient railway links and direct access to Melbourne's ports. These transport links are focused along the main east-west Princes Freeway transport corridor with a need to provide public transport and other inter town links for communities in the north and south of the Shire.

The site is within farming zone and has existing use for a farm, the agricultural outbuilding and storage area has existing access and will not create further traffic for the area no public access is required or transport.

The State Planning policy framework (SPPF)

The purpose of State policy in planning schemes is to inform planning authorities and responsible authorities of those aspects of State planning policy, which they are to take into account and give effect to in planning and administering their respective areas. The State Planning Policy Framework provides a context for spatial planning and decision making by planning and responsible authorities.

11 SETTLEMENT

Planning is to anticipate and respond to the needs of existing and future communities

through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.

Planning is to recognise the need for, and as far as practicable contribute towards:

- ✓ Health and safety.
- ✓ Diversity of choice.
- ✓ Adaptation in response to changing technology.
- ✓ Economic viability.

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- ✓ A high standard design and amenity.
- ✓ Energy efficiency.
- ✓ Prevention of pollution to land, water and air.
- ✓ Protection of environmentally sensitive areas and natural resources.
- ✓ Accessibility.
- ✓ Land use and transport integration.

Planning is to prevent environmental problems created by sitting incompatible land uses close together.

Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns, and investment in transport and communication, water and sewerage and social facilities.

The Lillico , Warragul area has a spaciousness of the area within the farming zone, created by the generous setbacks, uninstructed views. The design of the outbuilding and storage area does not create further pollution of land , water and air and is not within a environmentally sensitive area, The proposed area does not use natural resources and forms part of the existing use of the farm . The access is accessible through an existing rear entrance, is well off the main road.

The proposed use for storage and a farming shed is unlikely to add any pressure on the local amenities, services or infrastructure of the local area. Furthermore, it will contribute to the diversity of the farm without impacting on the surrounding neighbourhood with a high standard of design and integrated build. The use blends in well with the surrounding area within appropriate sitting and layout. The lillico area has the ability to sustain suitable use within and existing Farm area and as such, the proposal is in line with the state planning policy framework.

5 Zoning Controls – Farming Zone

The subject site is located in the Farming Zone; a zoning map is shown below.



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A planning permit is required for the proposed agricultural outbuilding and storage yard as the development is located within 100 metres of a waterway.

The proposed agricultural outbuilding is considered appropriate within the Farming Zone and forms part of the existing farming operation on the land.

The storage yard is a **Section 2 use** within the Farming Zone and therefore requires a planning permit.

5.1 35.07-4 Buildings and works

Clause 35.07-4 Building and Works under the Scheme, a building that is within 100 metres of a waterway requires a planning permit.

- 100 metres from a waterway, wetlands or designated flood plain or, the distance specified in the schedule to this zone. Any distance specified must be less than 100 metres.

The proposed outbuilding and storage area sits within 77metres from a waterway.

5.2 Store (Storage yard)

Land used to store goods, machinery or vehicles. Pursuant to Clause 35.07-1, the use of land for a Store is a Section 2 use in the Farming Zone and therefore requires a planning permit.

5.3 Earthworks

Minor earthworks associated with the construction of the agricultural shed have already been completed on site. These works formed part of the preparation of the building platform and access area for the shed.

The amended plans submitted with this response reflect the current finished levels and the existing site cut associated with the building platform.

No additional earthworks or retaining walls are proposed as part of this amendment application.

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6 Overlay Controls

6.1 Development Contributions Overlay

This overlays have been considered, however, it does not trigger a planning permit.



7 Particular Provisions

52.06 Car parking

Purpose

To ensure that car parking is provided in accordance with the State Planning Policy Framework and Local Planning Policy Framework.

To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality. To support sustainable transport alternatives to the motor car.

To promote the efficient use of car parking spaces through the consolidation of car parking facilities.

To ensure that car parking does not adversely affect the amenity of the locality.

To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

Pursuant to Clause 52.06-5 a Store land use (other than specially listed within the table), requires 10 percent of the site area to be available for car parking. This 10 percent is to be of the area of the land used for the Store, and provided within the Store area and not used for the storage or parking of the heavy vehicles or shipping containers.

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- ✓ The proposed development & use complies to the car parking clause.
- ✓ 190.83m² area for store land requires 10 percent of area this equates to 19.08 m² for car parking supplied is 93.60m² (6 car spaces)

Design standard 1 – Access ways

Access ways must:

- ✓ Be at least 3 metres wide.
- ✓ Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide.
- ✓ Allow vehicles parked in the last space of a dead-end access way in public car parks to exit in a forward direction with one maneuver.
- ✓ Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres.
- ✓ If the accessway serves four or more car spaces or connects to a road in a Road Zone, the accessway must be designed so that cars can exit the site in a forward direction.

Design standard 2 – Car parking spaces

- ✓ Car parking spaces and accessways must have the minimum dimensions as outlined in Table 2:

Angle of car parking Spaces to access way	Accessway width	Car space width	Car space length
Parallel	3.6m	2.3m	6.7m
45°	3.5m	2.6m	4.9m
60°	4.9m	2.6m	4.9m
90°	6.4m	2.8m	4.9m
	5.8m	3.0m	4.9m
	5.2m	3.2m	4.9m
	4.8m		4.9m

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Clause 35.07-6 is relevant to this application as the information requirements and decision guidelines are listed under this clause.

Decision Guidelines	Comment
General	
The Municipal Planning Strategy and the Planning Policy Framework.	The proposal is consistent with the objectives of the Municipal Planning Strategy and Planning Policy Framework.
Any Regional Catchment Strategy and associated plan applying to the land.	No Regional Catchment Strategy or associated plan applies to the land.
The capability of the land to accommodate the proposed use or development, including the disposal of effluent.	The land is capable of accommodating the proposed development. The agricultural outbuilding and storage area are located within an established farm area of the property and do not require any effluent disposal systems. The proposal will not impact the ongoing agricultural use or capacity of the land.
How the use or development relates to sustainable land management.	The proposed agricultural outbuilding and storage area support sustainable land management by providing secure storage for farm machinery, equipment and materials associated with the farming operation. The development improves the efficiency of the farm by consolidating infrastructure within the existing farm area while maintaining the majority of the land for agricultural production..
Whether the site is suitable for the use and development and whether the proposal is compatible with adjoining and nearby land uses.	The site is suitable for the proposed development as it forms part of an established farming property within the Farming Zone. The agricultural outbuilding and storage area are located within the existing farm area and are compatible with surrounding agricultural land uses. The proposal will not adversely impact adjoining properties or the rural character of the locality.
How the use and development makes use of existing infrastructure and services.	The proposal makes use of the existing farm infrastructure and access arrangements already established on the property. The agricultural outbuilding and storage area utilise the existing access tracks and farm circles. The proposal does not require additional infrastructure or services to support the development.
Agricultural issues	
Whether the use or development will support and enhance agricultural production.	The proposed agricultural outbuilding supports the ongoing farming operation by

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	<p>providing storage for machinery, equipment, hay and materials associated with the farm. This infrastructure improves the efficiency and management of the agricultural activities undertaken on the land and supports the continued productivity of the property.</p>
<p>Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.</p>	<p>The proposed development will not adversely affect soil quality or permanently remove land from agricultural production. The agricultural outbuilding and storage area occupy a small portion of the overall farm holding and the remainder of the land will continue to be used for agricultural purposes.</p>
<p>The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.</p>	<p>The proposed agricultural outbuilding and storage area are located within the existing farm area of the property and will not limit the operation or expansion of adjoining agricultural activities. The development is consistent with the surrounding Farming Zone land uses.</p>
<p>The capacity of the site to sustain the agricultural use.</p>	<p>The site has an established agricultural use and is capable of sustaining the proposed development. The outbuilding and storage area support the ongoing management and operation of the farm.</p>
<p>The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.</p>	<p>The agricultural qualities of the land, including soil capability, access to water and existing rural infrastructure, remain unchanged. The proposal does not affect these characteristics and the land will continue to be used for agricultural purposes.</p>
<p>Any integrated land management plan prepared for the site.</p>	<p>The endorsed Farm Management Plan for the property is being amended as part of this application to reflect the current farm infrastructure, including the agricultural outbuilding and storage area.</p>
<p>whether Rural worker accommodation is necessary having regard to:</p> <p>The nature and scale of the agricultural use.</p> <p>The accessibility to residential areas and existing accommodation, and the remoteness of the location.</p>	<p>Not applicable. The proposal does not involve rural worker accommodation.</p>

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The duration of the use of the land for Rural worker accommodation.	Not applicable
Accommodation issues	
Whether the dwelling will result in the loss or fragmentation of productive agricultural land.	Not Applicable
Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.	Not Applicable
Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.	Not Applicable
The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.	Not Applicable
The potential for accommodation to be adversely affected by noise and shadow flicker impacts if it is located within one kilometre from the nearest title boundary of land subject to: A permit for a wind energy facility; or An application for a permit for a wind energy facility; or An incorporated document approving a wind energy facility; or A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the <i>Environment Effects Act 1978</i> .	Not Applicable
The potential for accommodation to be adversely affected by vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the <i>Mineral Resources (Sustainable Development) Act 1990</i> .	Not Applicable
Environmental issues	
The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality	The proposed agricultural outbuilding and storage area will not adversely impact on the development or water quality.

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	located within the existing farm area and will not affect the broader environmental characteristics of the site.
The impact of the use or development on the flora, fauna and landscape features of the locality.	The proposal will not impact local flora, fauna or landscape features as it is located within an existing developed area of the farm.
The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.	No native vegetation removal or biodiversity impacts are associated with the proposal.
The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.	No effluent disposal systems are required for the agricultural outbuilding or storage area.
Design and siting issues	
The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land.	The outbuilding and storage area are located within an existing farm infrastructure area, consolidating development and ensuring the majority of the land remains available for agricultural production.
The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.	The proposed shed is consistent with typical agricultural outbuildings within the rural landscape and will not adversely impact the character or visual amenity of the area.
The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.	The proposal will not impact the rural character or any architectural, historic or scenic features of the locality.
The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.	The development utilises existing farm access and infrastructure and does not require significant additional services.
Whether the use or development will require traffic management measures.	The proposal will not generate significant additional traffic and therefore no traffic management measures are required.
The need to locate and design buildings used for accommodation to avoid or reduce noise and shadow flicker impacts from the operation of a wind energy facility if it is located within one kilometre from the nearest title boundary of land subject to: A permit for a wind energy facility; or An application for a permit for a wind	Not Applicable

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<p>energy facility; or</p> <p>An incorporated document approving a wind energy facility; or</p> <p>A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the <i>Environment Effects Act 1978</i>.</p>	
<p>The need to locate and design buildings used for accommodation to avoid or reduce the impact from vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the <i>Mineral Resources (Sustainable Development) Act 1990</i>.</p>	<p>Not Applicable</p>

Having considered all the matters outlined in the table it is considered that the application for a agricultural outbuilding (shed) and storage area (Yard) is appropriate and has been designed in a manner that is sympathetic to its environs.

8 Conclusion

The proposed amendment to Planning Permit PLA0098/20 seeks approval for buildings and works associated with an agricultural outbuilding (shed) and the use of land for a storage area (store), together with the amendment to the endorsed farm management plan at Copelands Road, Lillico.

The development forms part of the existing farming operation and is consistent with the purpose and decision guidelines of the Farming Zone and the objectives of the State and Local Planning Policy Framework.

The proposal will not adversely impact surrounding agricultural land uses, infrastructure or environmental features and represents an appropriate planning outcome for the site.

It is therefore respectfully requested that Baw Baw Shire Council support the amendment to Planning Permit PLA0098/20 and approve the proposed buildings and works and the use of land for a storage area (store).

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ATTACHMENT 1: Title

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ATTACHMENT 2: Site Plan and Elevations

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Farm Management Plan

Angus Cattle
Breeding and
Rearing

511 Copelands Road
Lillico

Report Prepared by

Enprove Pty Ltd

Revision Date:
12th March 2025

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Plan Objective:

This Farm Management Plan is a revision of the original Farm Management Plan drawn on the 15th June 2021 to provide an assessment of current agricultural activities, identify future improvements that will benefit the property's agricultural production and land management values, and identify the benefits of the proposed dwelling at 511 Copelands Road, Lilloo.

This plan is for beef farming, including cattle grazing and the breeding, rearing and grow-out of Angus calves for market and after three years to self-process the meat for supply.

Property Details:

Property Address:	511 Copelands Road, Lilloo
Property Description(s):	Lot 1 TP400409
Property Size:	16.3 hectares
Local Authority:	Baw Baw
Zoning / Overlay(s):	Farming Zone Schedule to Farming Zone Development Contributions Plan Overlay Designated Bushfire Prone Area
Current Use:	Grazing Animal Production

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Proposal Overview:

This property has been a single title farm since the day it was subdivided in the early 1900s; it was a dairy farm and had a house, a dairy shed, but no doubt was forced out by deregulation, and like so many old dairies, it hasn't found a dedicated use since. The proponent wants to give it a dedicated purpose, breeding and producing Angus beef cattle on a sustainable, ecologically sensitive farm. He will get help; his father has a business that specialises in soil fertility management and spraying.

The proposal land is 16.3 hectares and will have an effective grazing area of about 15.0 hectares. Beef has seen a significant value increase (300 % live-weight price) in the last five years, making smaller grazing lots more viable and attractive.

Initially, a small number of cows will be held, and female offspring will be retained for breeding. Bull calves (steers) will be reared for market. This plan involves rotational grazing, which results in significant improvements to pasture quality, growth rate and utilisation. It's more work-intensive and well-suited to smaller farms to increase production capacity.

The Meat and Livestock Association Stocking Rate Calculator indicates a productive capacity of 20 lactating cows and calves as the property capacity. Fully utilised and with the proposed improvements, the farm will have greater than that capacity, although that will be reassessed in a couple of years. This appears to be a conservative value and will allow fodder production in springtime for feedout in summer and winter when grass production slows.

Currently, the property has a limited agricultural return being used by a neighbour for cattle grow-out production. The property demonstrates a good fertiliser history. A notional agricultural production value of \$20,000 per annum (based on 16 Hectares) could be assigned to the current production value. After the initial development period, the agricultural return from the cattle has been over \$40,000.

Siting a dwelling on the property means that the property can be confidently improved, knowing that those improvements can be effectively utilised to increase productive value. A resident also means that animals can be monitored for health.

This enterprise is a great example of a small, beef production farm within the Farming Zone, demonstrating a well-planned growth strategy with a sustainable soil management approach.

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The justifications for a dwelling on a small lot farm are the same justifications for any farm. The management times and tasks can be similar:

- **Biosecurity:** New nationally mandated biosecurity requirements mean all visitors, vehicles and new plant stock to the property need to be screened and, if necessary, disinfected. This will need to be monitored constantly.
- **Monitor Animal welfare:** listen and watch the stock for illness and lameness, identify downed stock and cause, check for broken legs or injuries (calves are boisterous, and this happens often), birthing complications (any time of the day or night), milk fever or grass tetany (needs quick treatment or death will result), staggers, scours (scours in calves spreads in hours if the animal is not isolated and treated or culled), animals trapped in fences, gates, feeders, and bullying.
- **Birthing:** Dystocia or breech are common enough; if undetected, the mother and calf will die within 24 hours. On this farm, a \$6,000 loss. It's cruel to see a mother die with an unborn calf inside.
- **Elevated soil potassium** makes lactating cows prone to milk fever (and other metabolic disorders); these cows need to be monitored each day, and a milk fever pack should be used if required.
- **Road safety:** stock escape; young stock are particularly good at this. Monitoring stock and identifying and relocating potential rogues will prevent this and may save a passing motorist's life.
- **Do the work:** Plants need to be constantly pruned, thinned and headed, pests controlled, weeds controlled, grasses mowed, and fruit picked.
- **Security and prevention of Theft:** Thousands of cows and sheep are being stolen as they are now valuable and can be disposed of readily interstate due to tag issues. The site is isolated, and cattle are valuable. At any one time, between \$60 – 100 000 worth of stock will be on site. More recently, orchards are being stripped of their ripe crops.
- **Daily Farm management routine:** check water, check fences, feed stock, check pasture availability (10 hours a week for a resident without the corrective works).
- **Pastoral use maximisation:** Paddocks can be monitored for growth rates, fertiliser requirement, pest attacks, growth rates, and animals relocated as required.
- It puts a young farmer on the land in a region where the average beef farmer age is nearing 60.

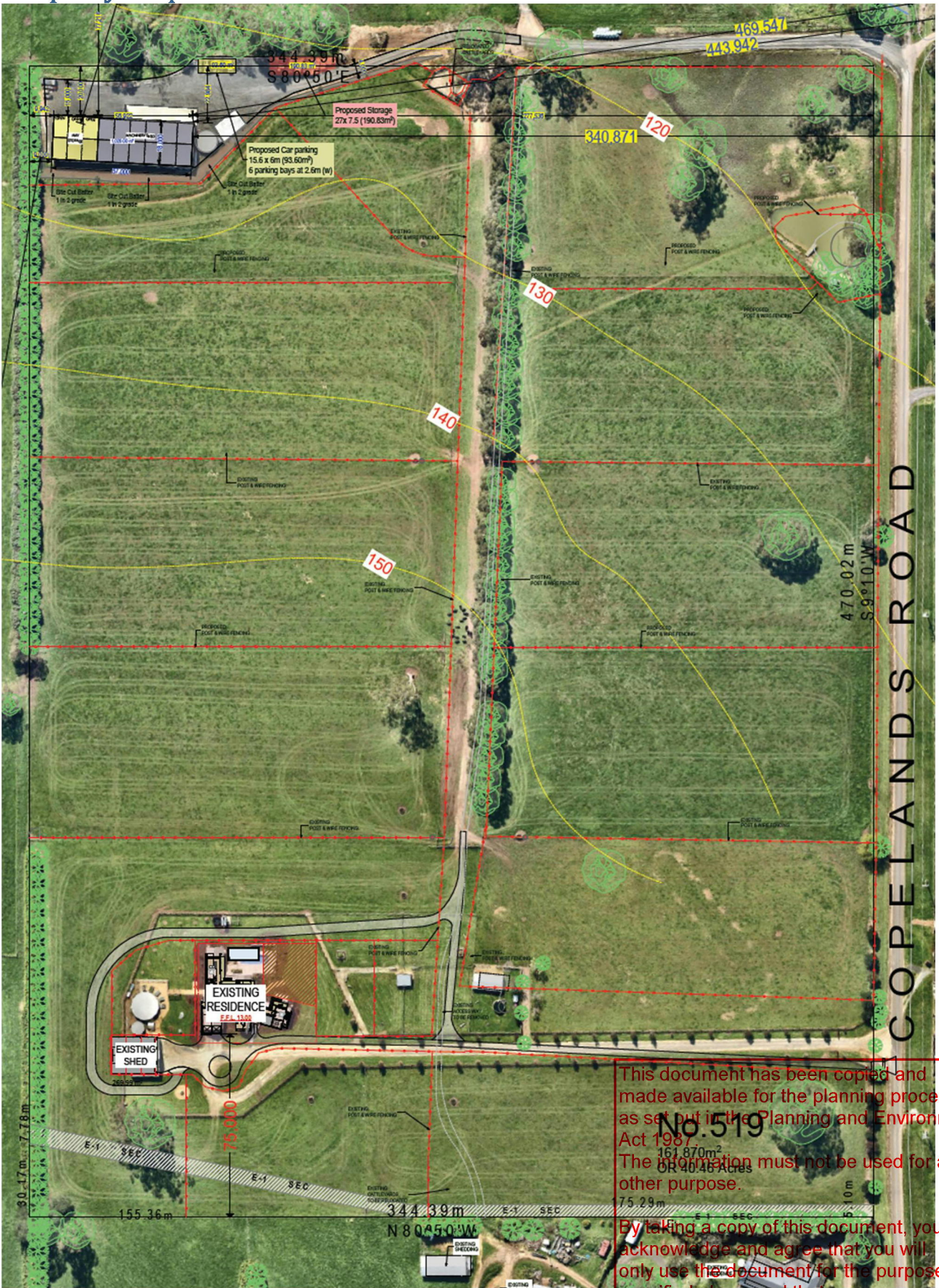
A dwelling on a farm is a lot more than a place where people reside. It has an essential and ancillary purpose as a farm office, administrative centre, meeting room, first aid shed, animal pharmacy, security and biosecurity checkpoint, tea room, toilet block and monitoring post for a 24-hour-a-day, 365 days a year business.

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Property Map:



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Farming Factors:

Site Topography:

The topography at Copelands Road would be described as a moderate slope with a fall from the south to the north. There is a total elevation change of about 40 metres or an average slope of 8 per cent. There are no marked topographical features on the site.

Lillico climate statistics:

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Mean Max (°C)	26.6	26.2	23.4	20.2	16.2	13.7	13.2	14.2	16.3	19.1	21.5	24.2	19.6
Mean Min (°C)	13.0	13.2	11.5	9.5	7.4	5.1	4.7	4.9	6.2	7.8	9.8	11.5	13.0
Mean Rain (mm)	64.3	49.6	61.1	71.7	92.0	83.6	88.0	103.2	106.9	104.1	94.5	80.7	1031.9
Mean Rain Days	5.9	5.3	6.2	6.9	8.3	8.8	10.2	10.6	10.5	10.3	8.3	7.2	98.5

Data: BOM 85283 Willow Grove, Rainfall BOM 85179 Buln Buln

The climate is the typical Mediterranean type of warm, drier summers and cool, wet winters and cool to cold days in June, July, and August will limit plant growth in those seasons.

Water Supply:

The property has an existing spring supplied dam of about 250,000 litres and an installed water pump for a pressurised stock water supply. New water tanks (total 250,000 litres) will be installed on all buildings, which will be adequate for the enterprise.

There is an existing stock water network that would be expanded to reach the new paddocks. The dwelling will rely on harvested rainwater for domestic use.

The property is entitled to a domestic and stock bore, and this could be constructed if required. Groundwater is at 20-50 metres depth, and water quality is excellent (<500 ppm salinity).

Weed and Pest Management:

The property is not subject to any major weed and pest issues.

Minor outbreaks of blackberries are being controlled with woody weed herbicide and will need continued management. The roadside reserve on Copelands Road has establishing blackberry plants, and these will also be controlled as part of the farm management.

The property will be subject to common pastoral weed issues. Standard farm management methods, such as sprays or physical removal, will control environmental and agricultural pests and weeds.

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Fire Management:

The land use is not seen to contribute any fire risk to the area. The rear of the land is in a Bushfire Overlay, although not of any higher risk than normal farmland. Fire management plans should be drawn up for the property. Firewater supply will be available from tanks to be attached to the house and shed roofs, and a minimum water supply will be held as per recommended conditions.

Soils (tests next page):

The property land class is typical of the region, productive, well-structured loams over heavy clay classed as duplex soil. The soils will be prone to waterlogging during wet periods and drying and cracking during dry periods. Soil testing should be conducted regularly to ensure that soil chemical parameters are maintained in the optimum range for production values.

Soil Analyte	Top Paddock	Spring Paddock
Texture	Loamy Sand	Loamy Sand
Phosphorus	Good (Olsen P 22.15 mg/Kg)	Good (Olsen P 24.7 mg/Kg)
Soil pH	Acidic pH 4.9 (CaCl ₂)	Acidic pH 4.8 (CaCl ₂)
Potassium	Good (Colwell K 150 mg/Kg)	High (Colwell K 423 mg/Kg)
Sulphate Sulphur (seasonally variable)	Good (13.6 mg/Kg)	Good (15.0 mg/Kg)
Organic Carbon	Good (3.6 %)	Good (3.3 %)
Trace Elements	Boron, copper and manganese are fair, zinc is low, and iron is good.	Boron, copper, manganese and zinc are fair; iron is good.
Cations / Soil Structure	Good cation exchange capacity with good cation balance, indicating soil structure is good.	Good cation exchange capacity with good cation balance, indicating soil structure is good. Exchangeable aluminium is elevated.
Aluminium	Slightly elevated	Slightly elevated
Salinity / Sodicity	Good electrical conductivity / low sodicity in cations indicates no salinity impact.	Good electrical conductivity / low sodicity in cations indicates no salinity impact.
Nitrogen (seasonally variable)	Very good nitrogen levels at the time of the test.	Very good nitrogen at the time of the test.

Recommendations:

The soil quality and fertility are generally good. The soil acidity is slightly below the optimum range; this is causing an elevation in aluminium, which will cause some productivity loss. Aluminium is toxic to plants (and soil biology) and creates poor rooting; an application of agricultural lime of 1 tonne per acre will correct this. The spring paddock has an elevated potassium level, and this can lead to a deficiency of calcium and magnesium in the pasture during spring. This can lead to metabolic issues for lactating cows, particularly during spring. Cows may need to be held off this area during spring, and never use potassium-bearing fertiliser.

The soils are rated loamy sand, which is prone to nutrient leaching; smaller doses of fertiliser are often best for production and minimising environmental risk (except phosphorus, which does not leach).

Locally produced Basix fertiliser and trace elements are to be used, and trace element management is a key part of the Basix program.

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Soil Test Results:

Farmer:			Sample Date:	16/12/2020
Sample Name		Top Paddock	Spring Paddock	
Lab Sample No.		NBS21145	NBS21146	
Test Depth (cm)		0-10	0-10	
Soil Colour		Brown Grey	Brown Yellow	
Gravel %		0	0	
	Unit	Level Found	Level Found	Good Range
Soil Condition				
pH Level (H ₂ O)	pH	5.7	5.6	5.6 - 6.4
Aluminium (CaCl ₂)	mg/Kg	2.50	2.40	< 2.0
Conductivity	dS/m	0.160	0.150	< 0.4
Organic Carbon	%	3.6	3.3	3 - 6
Fertility				
Phosphorus Olsen	mg/Kg	22.1	5.8	10 - 18
Potassium Colwell	mg/Kg	150	423	140 - 250
Sulphur	mg/Kg	13.6	15	10 - 20
Ammonium Nitrogen	mg/Kg	24	13	
Nitrate Nitrogen	mg/Kg	36	23	
Trace Elements				
DTPA Copper	mg/Kg	1.50	2.30	> 1.5
DTPA Iron	mg/Kg	220	337	100 - 400
DTPA Manganese	mg/Kg	16	44	> 20
DTPA Zinc	mg/Kg	1.4	3.5	> 5
Boron (Hot CaCl ₂)	mg/Kg	1.2	1.2	> 1.5
Cations	Unit	Level Found	Level Found	Good Range
Cation Exchange Capacity	meq/100g	15.11	12.55	10 - 20
Exchangeable Calcium	meq/100g	11.80	8.90	
	BSP %	78.09	70.92	70 - 85
Exchangeable Magnesium	meq/100g	2.57	2.14	
	BSP %	17.01	17.05	10 - 20
Exchangeable Potassium	meq/100g	0.34	0.98	
	BSP %	2.25	7.81	3 - 8
Exchangeable Sodium	meq/100g	0.21	0.14	
	BSP %	1.39	1.12	< 5
Exchangeable Aluminium	meq/100g	0.19	0.39	
	BSP %	1.26	3.11	< 2.0
Laboratory Analysis CSBP Labs, Bibra Lake, WA				

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Paddock Layout:

The farm will be re-subdivided, creating 12 grazing paddocks and three calf/maternity paddocks near the house. This will allow the introduction of cell grazing, which allows stock to be moved more regularly. Cell grazing movements are organised around the plant growth cycles and aim to optimise pasture utilisation. Cell grazing is similar to rotational grazing but is more intensive and involves more paddocks or 'cells'. Paddock moves are determined by plant growth - the faster the growth, the more moves and vice versa.

The main benefits of the cell grazing system are the focus on the plant growth phase. Grasses reach the best growth rate at about 30 days after grazing. Higher yields are achieved by allowing paddocks to be ungrazed for more than 30 days. More paddocks mean an increased recovery period is possible in paddocks between grazing. Cell grazing is typically 50 per cent more productive than set stocking.

Pastoral Improvement:

The pastoral coverage is well established and of fair quality. Higher-yielding pasture grasses will be sown to increase carrying capacity. It has a higher than average number of agricultural weeds that will need to be managed (weeds account for about 20 % of plant coverage). The estimation is that the property currently produces 3 tonnes of dry matter per hectare (6 wet tonnes) per annum. Following the soil program and pastoral program should allow this level to be increased to a conservative 5 tonnes of dry matter.

For beef grazing, a mixture of grass species is often the best way forwards. A selection of species that have activity at different times of the year can allow for the constant grazing required. It should also contain a high ryegrass content to allow for the production of hay in springtime. A mixture of about 55% perennial ryegrass (e.g., Vic rye and AR150), 15% tall fescue, 15% palatable phalaris and 15% clover is ideal.

For hay production, the best strategy would be the control of undesirable plants, the ability to lock away a production area, and 100 kilograms of natural nitrogen fertiliser (e.g. sulphate of ammonia (SOA)) applied during growth. 30-50 tonnes (wet weight) of hay is the target for the production of fodder.

Improving pasture production is important as it will allow for stock to grow quickly and allow fodder production to feed out in the drier months.

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Infrastructure and Business Management:

Required Infrastructure:

There is limited suitable infrastructure on the property for the proposed operation. The external fencing is good, and there is an existing hay shed. The property layout is to be reconfigured and renovated. All the fences will be replaced and new paddocks configured. There is one hay shed on the property; all other buildings will need to be constructed, a new equipment shed will be constructed, upgraded stockyards will be constructed, and the new dwelling will be constructed. A new access track will be constructed, replacing the current access through the adjoining property.

The water network is in good condition, and additional troughs will need to be installed in new paddocks.

Livestock:

The main livestock will be Angus beef cattle with very strong marketability and will consistently attract the best price at market. They have an excellent growth rate, good feed to growth conversion rate, quiet temperament, mostly good calving and mothering. Angus continually attracts the highest price for meat processing and breeding stock.

The intent is to build a breeding herd by acquiring Angus cows in calf, breeding those cows, and retaining the female offspring to add to the herd. The male offspring will be reared and sold to the market when they reach size. The proponents have access to a lease bull, which will be used, but they may purchase a bull. A mob of grow-out dairy cross cattle will also be brought onto the property each year and resold when they reach size. In the current market, there will be any available breeds.

Staffing:

The management of the farm calls for one person to manage the farm (in this case, the presence of a resident and property owner). As with any stock rearing, the requirement for someone to be nearby to monitor audible and visual signs of animal distress for animal health and welfare is very important.

These types of enterprises contribute to the local economy by utilising local contractors for construction work, farm maintenance, transport industries, and agricultural support industries.

Allowance for possible future expansion:

There is limited scope for any major increase in beef production beyond the proposed productivity changes. The apple orchard could be extended significantly within the bounds of the property when and if the orchard shows success. This opportunity would rely on securing additional water to ensure the crop can get through a dry summer.

Opportunity Cost / Diversification:

The property is best assessed alone as it is hemmed in by similarly sized farm lots and unlikely to be joined to another property. Lifestyle living and grazing animals are the principal agricultural activities of the area, and the property is well suited to grazing, and this plan is about maximising that activity.

A property like this is unlikely to be integrated into another farming property due to land size, property value and disconnect. Breeding cattle is a higher-returning livestock activity per land unit, and the presented farming has a very good return per area used.

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Agriculture is dynamic. Markets change and evolve, climate change impacts agricultural suitability, and farm circumstances alter. As with any business, the farming method and type should be constantly evaluated and, if required, adjusted to meet new circumstances.

The property's design doesn't preclude conversion to another type of higher-returning farming, like horticulture, in the future, but there is no adequate water supply available for that activity as yet.

Environmental Factors:

Natural Resource Management:

There are no major natural assets (including vegetation and waterways) on the property. The area is not subject to any environmental planning overlays.

The property has some fair quality paddock trees, and this is recognised and will be managed. The proponents are very interested in protecting these trees for the future and believe they are an important part of the character of the property and shelter for stock.

Erosion and Compaction:

The property has a low risk of erosion due to landform, soil type and no high-energy flow waterlines. Compaction of soils in the paddocks could occur in areas where the animals camp or traffic areas such as gateways, troughs, fencelines and shelter. Heavy vehicle traffic should be confined to constructed tracks during wetter seasons.

Groundwater:

Groundwater is at a depth of 20-50 metres and is at low risk of exposure from the land use and nutrients infiltrating from the surface. Maintaining sound plant coverage will assist in keeping soil nutrient levels lower to minimise any risk further.

Drainage:

The property has no constructed drainage, relying on overland flow to the waterway and soil infiltration for water clearance. There are no run-on waters from neighbouring properties.

Adverse impacts on adjacent land:

There is not expected to be any change to the amenity on the adjacent properties from the increase in agricultural production. Some animal odour or noise may be generated from time to time, but the same as any agricultural enterprise. The use of sprayed chemicals would be rare.

Adverse impacts from adjacent land:

The properties within a 500-metre radius from the proposed dwelling are utilised to produce fodder, grazing animals or lifestyle properties. The activity of the area is pasture production, cattle and horse grazing and lifestyle living, which generates minimal dust, odour, noise and chemical spray activity, there are not expected to be issues.

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Animal Welfare and Biosecurity:

Animal welfare, in this instance, is expected to be very good. The practice of cattle breeding and rearing is almost entirely about animal welfare in that animals are specifically cared for, and so it is generally a very good life for animals.

A list of best practice animal welfare guidelines is available from <http://animalwelfarestandards.net.au/>. This is a comprehensive and generally common-sense approach to caring for farm animals driven largely by the buyer's expectations.

Biosecurity is about preventing and containing any disease and negative issues that could generally impact both the farm and agriculture.

Recommended (not compulsory) Procedures for Biosecurity

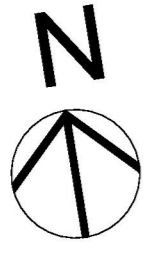
- The farm should have a documented Farm Biosecurity Plan
- All livestock movements onto the farm have a known health status (e.g. Livestock Health Statement/Declaration or equivalent)
- All introduced livestock are inspected for signs of ill health or disease on arrival at the property and kept in isolation for a period
- Livestock are inspected regularly for ill health and disease, and appropriate action is undertaken where necessary
- The risk of livestock straying onto or from the property is minimised
- There are systems in place to notify a veterinary practitioner, or animal health officer, if unusual disease, illness or mortality is observed.
- Apple trees are monitored regularly for several notifiable pests and diseases.
- Woody plant material is retained onsite or treated before removal.
- Where reasonable and practical, the movement of people, vehicles and equipment entering the property is controlled and, where possible, movements are recorded
- Any other procedures or practices that contribute to minimising the risk or spread of disease

The property holds a Property Identification Code (PIC) from Agriculture Victoria for stock trading.

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EXISTING SHEDDING
EXISTING SHEDDING

EXISTING RESIDENCE

EXISTING SHEDDING

EXISTING SHEDDING

Proposed Storage
27x 7.5 (199.83m²)

Proposed Car parking
15.6 x 6m (93.60m²)
6 parking bays at 2.6m (w)

No. 519
161,870m²
OR 40.46 Acres

SP SITE PLAN
1:1200.00

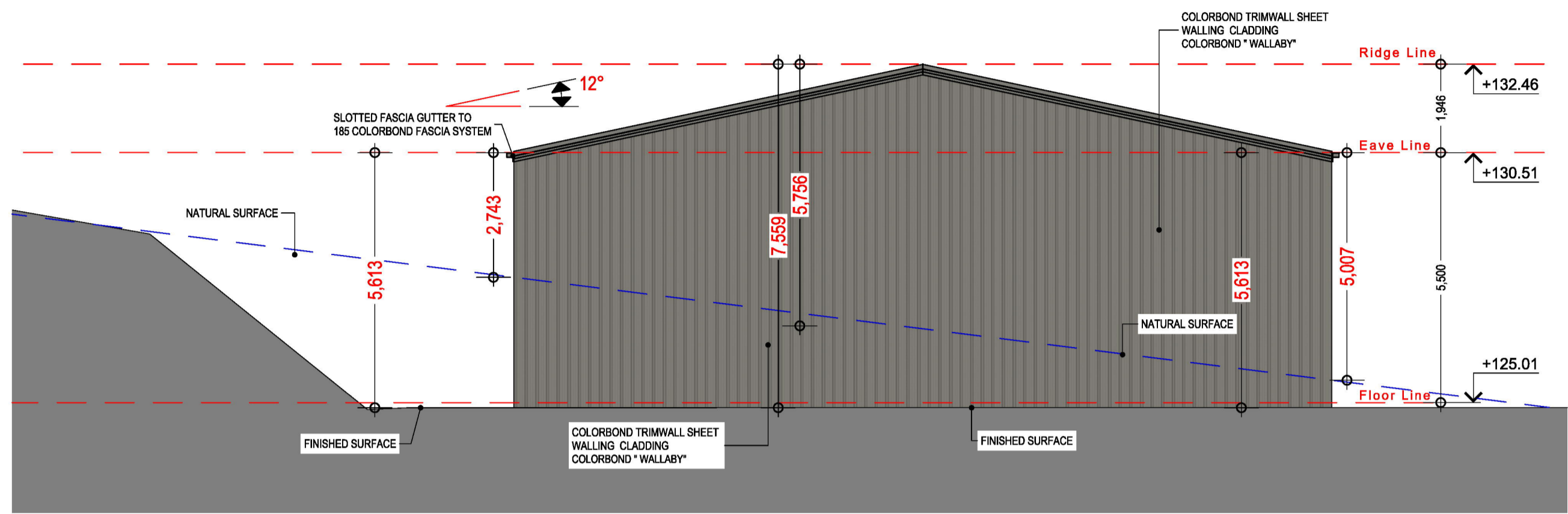
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Allchin
Builders

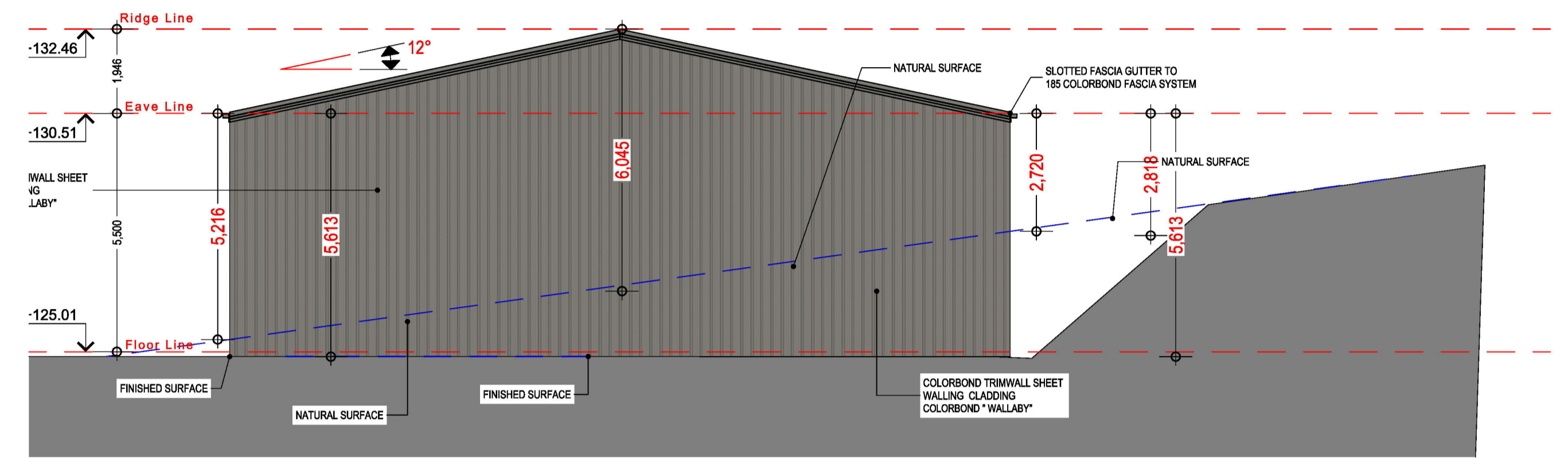
sdm
DESIGN & DRAFTING

PROJECT: ALLCHIN BUILDERS - AGRICULTURAL SHEED
CLIENT: AGRICULTURAL SHEED
519 COPELANDS ROAD, LUDLOW VIC 3620
DRAWN BY: JAMES WILSON
DATE: 15/08/2013
SCALE: AS SHOWN
DRAWING NUMBER: L220213
PROJECT NUMBER: 23225
REVISION NUMBER: AT
PAGE 53 OF 55

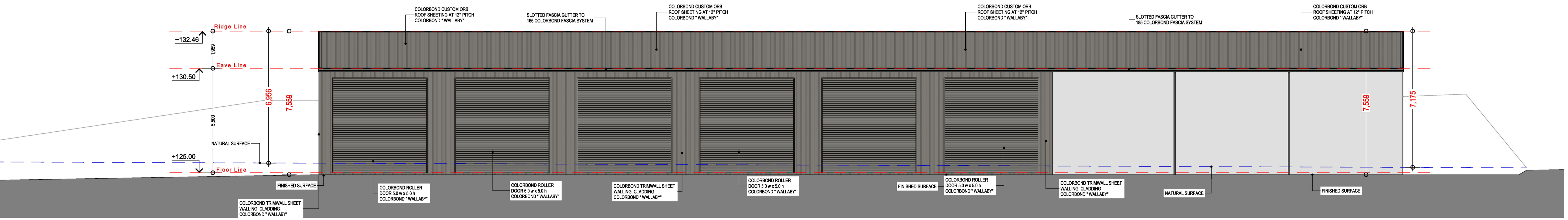
- COLORBOND TRIMDEK PROFILE ROOF
COLORBOND "WALLABY"
- COLORBOND GUTTERS, FLASHINGS & FASCIA
COLORBOND "BASALT"
- COLORBOND TRIMWALL PROFILE WAL CLADDING
COLORBOND "WALLABY"
- ROLLER DOORS & WINDOW FRAMES
COLORBOND "WALLABY"



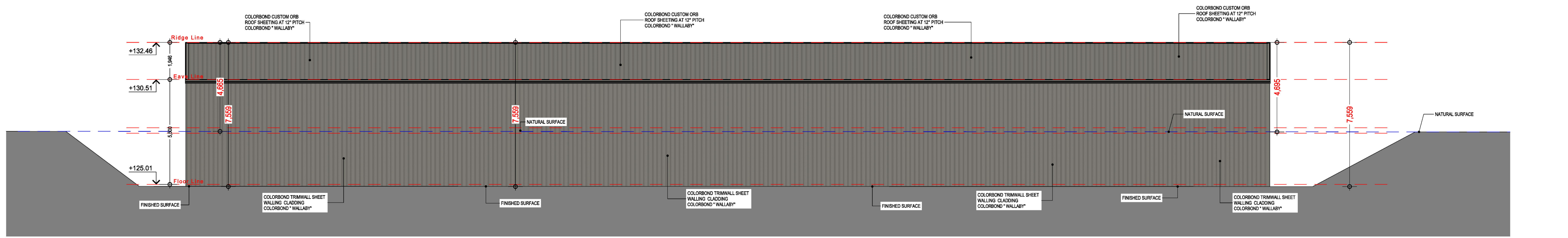
E2 FARM SHED EAST ELEVATION
Scale 1:100



W2 FARM SHED WEST ELEVATION
Scale 1:100



N2 FARM SHED NORTH ELEVATION
Scale 1:100



S2 FARM SHED SOUTH ELEVATION
Scale 1:100

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Allchin Builders

sbm DESIGN & DRAFTING

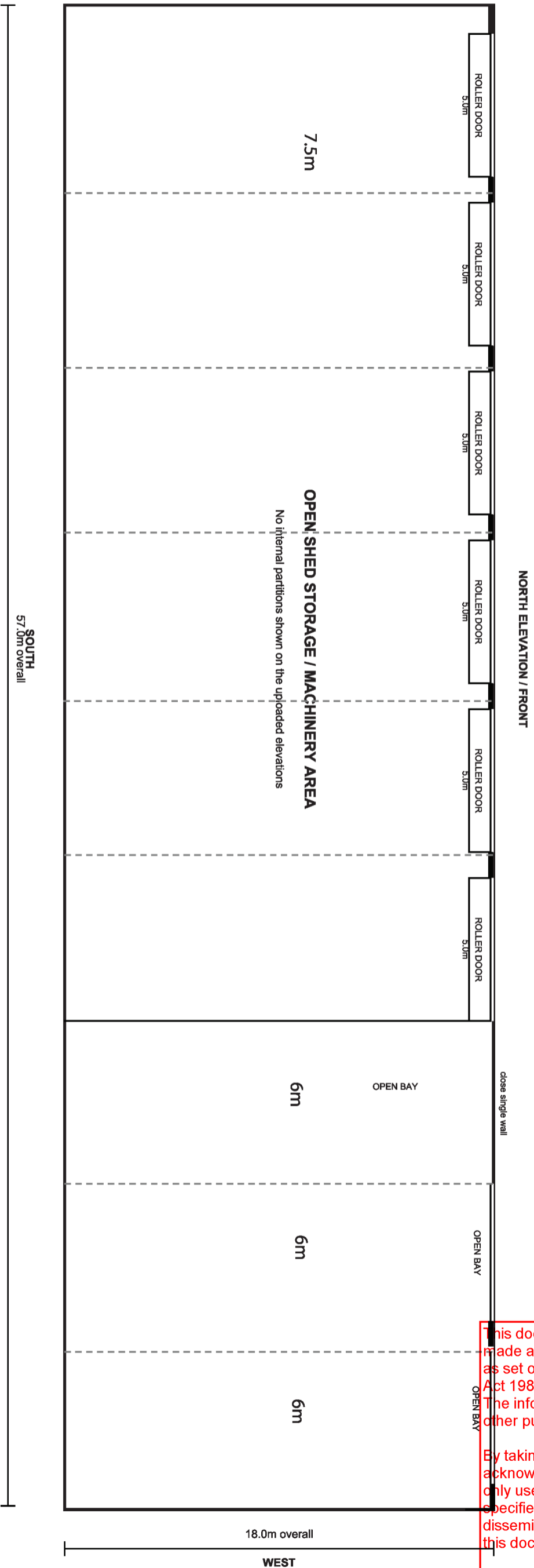
PROJECT: ALLCHIN BUILDERS - AGRICULTURAL SHED
 CLIENT: AGRICULTURAL SHED
 519 DOBELANDS ROAD, LILLOOY, WA 6050
 FROM: 10/01/2013 TO: 10/01/2013
 DRAWN BY: [Name]
 DATE: 28/08/2013
 SCALE: AS SHOWN

OFFICE: 407/ROY STREET, TRARALGON
 PORTAL: P.O. BOX 1011 TRARALGON 3844
 PHONE: 03 514 1000
 MOB: 0422 841 084

PROJECT NUMBER: L202013
 DRAWING NUMBER: AS

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1

Agricultural Shed



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			1 of 1
			DRAWING TITLE
			Floor Plan