

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

Page 1 of 1

VOLUME 10231 FOLIO 576

Security no : 124091761165G
Produced 11/08/2021 12:10 PM

LAND DESCRIPTION

Lot 1 on Title Plan 080112A.
PARENT TITLE Volume 10169 Folio 765
Created by instrument T421293M 18/11/1994

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

[REDACTED]
AT482421V 03/08/2020

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP080112A 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: MAIN SOUTH ROAD HALLORA VIC 3818

ADMINISTRATIVE NOTICES

NIL

eCT Control 18030P DUFFY & SIMON
Effective from 03/08/2020

DOCUMENT END

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Document Type	Plan
Document Identification	TP080112A
Number of Pages (excluding this cover sheet)	1
Document Assembled	11/08/2021 12:17

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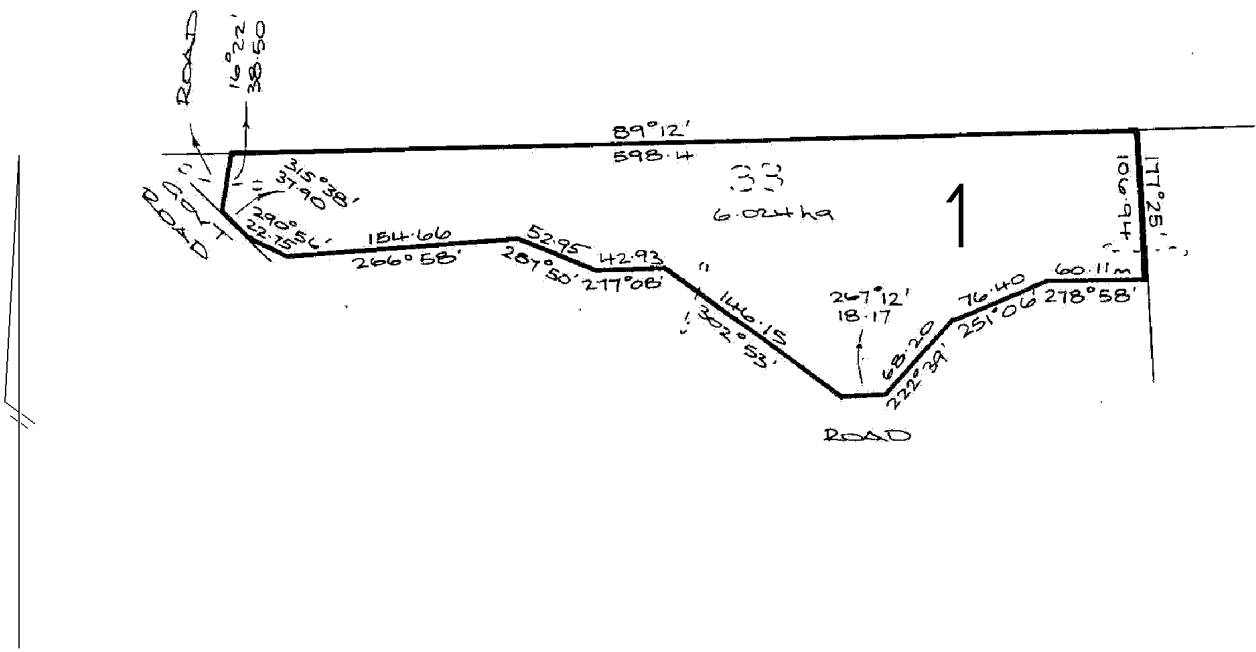
Page 2 of 33

Advertised

TITLE PLAN	EDITION 1	TP 80112A
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<p>Location of Land</p> <p>Parish: POOWONG Township: Section: Crown Allotment: 33 (PT) Crown Portion:</p> <p>Last Plan Reference: Derived From: VOL 10231 FOL 576 Depth Limitation: NIL</p>	<p>Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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<p>Description of Land / Easement Information</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: 12/06/2000 VERIFIED: GB</p>
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TABLE OF PARCEL IDENTIFIERS	
WARNING: Where multiple parcels are referred to on this plan, this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962	
PARCEL 1 = CA 33 (PT)	

<p>LENGTHS ARE IN METRES</p>	<p>Metres = 0.3048 x Feet Metres = 0.201168 x Links</p>		<p>Sheet 1 of 1 sheets</p>
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TOWN PLANNING REQUIRED

DRAINAGE NOTES:

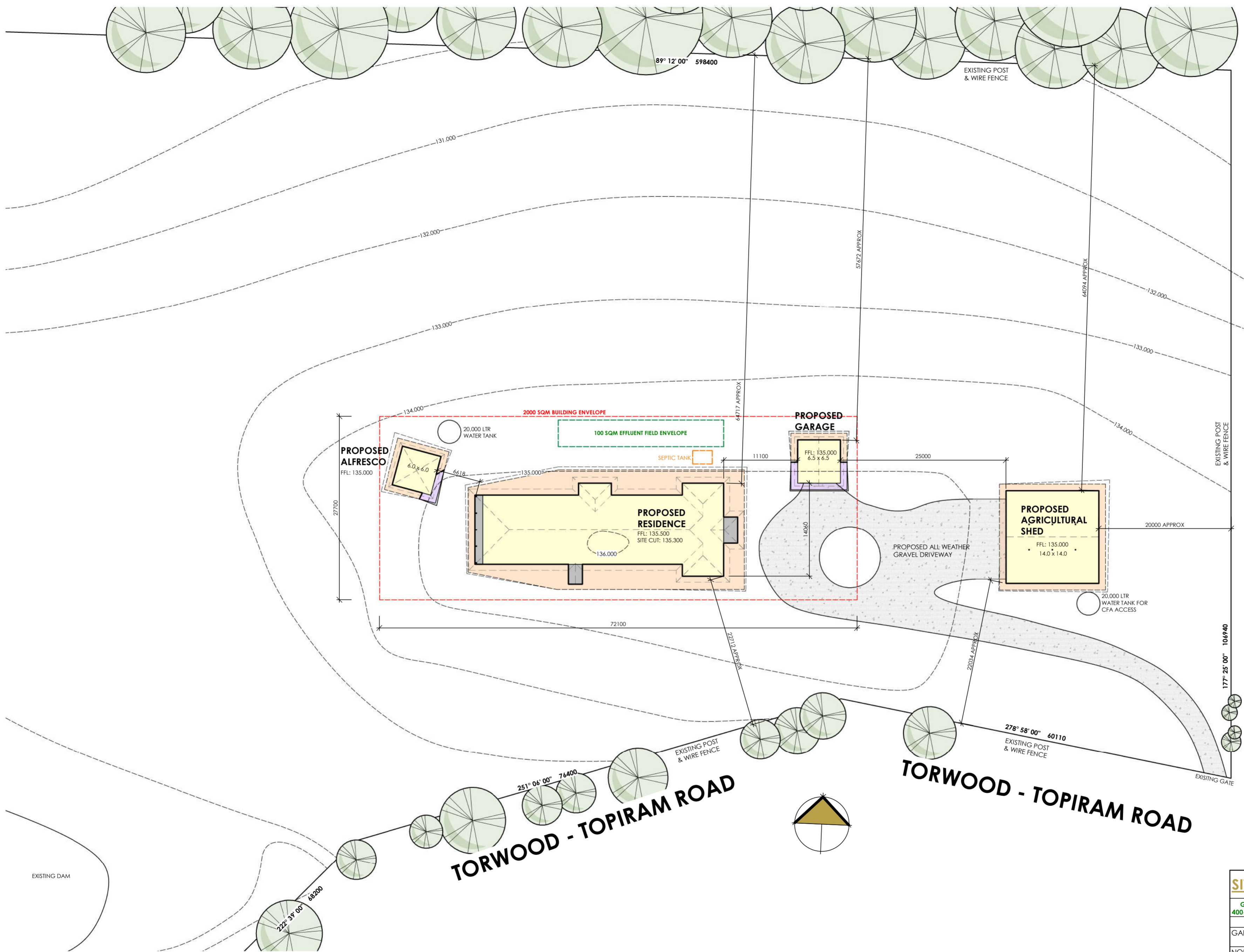
- SITE DRAINAGE SHALL COMPLY WITH NCC 3.1.3 'DRAINAGE' AND AS3500 NATIONAL PLUMBING DRAINAGE CODE.
 - BASE OF CUT GRADED TO SLOPE AT 1:100 MIN. DRAINS SHALL BE PROTECTED BY GRAVEL FILTERS.
 - TEMPORARY DOWNPIPES CONNECTED TO THE STORM WATER SYSTEM TO BE INSTALLED AS SOON AS ROOF COVER IS COMPLETED.
 - STORMWATER DRAINS ARE INDICATIVE ONLY. DRAINER TO CONNECT TO LEGAL POINT OF DISCHARGE AT THEIR DISCRETION.
- ▲ GRADE SURFACE AWAY FROM HOUSE FOOTING/SWIMMING TALL 1:50
 - GRAB INLET PIT CONNECTED TO STORMWATER SYSTEM DIRECTED TO LEGAL POINT OF DISCHARGE.
 - PROVIDE AG DRAIN AT BASE OF CUT GRADED TO SLOPE AT 1:100 MIN.
 - S&P PIT CONNECTED TO AG DRAIN & DIRECTED TO LEGAL POINT OF DISCHARGE VIA STORMWATER SYSTEM.

SITE CUT/FILL LEGEND & NOTES

- DENOTES AREA OF SITE CUT
- DENOTES AREA OF SITE FILL

SITE CUT & FILL NOTE

PROVIDE SITE CUT OF 150mm & FILL 600mm OVER BUILDING AREA & PROVIDE AN ADDITION SCRAPE TO GARAGE TO ACCOMMODATE A 86 mm STEPDOWN NOTE: 45° BATTER ANGLE



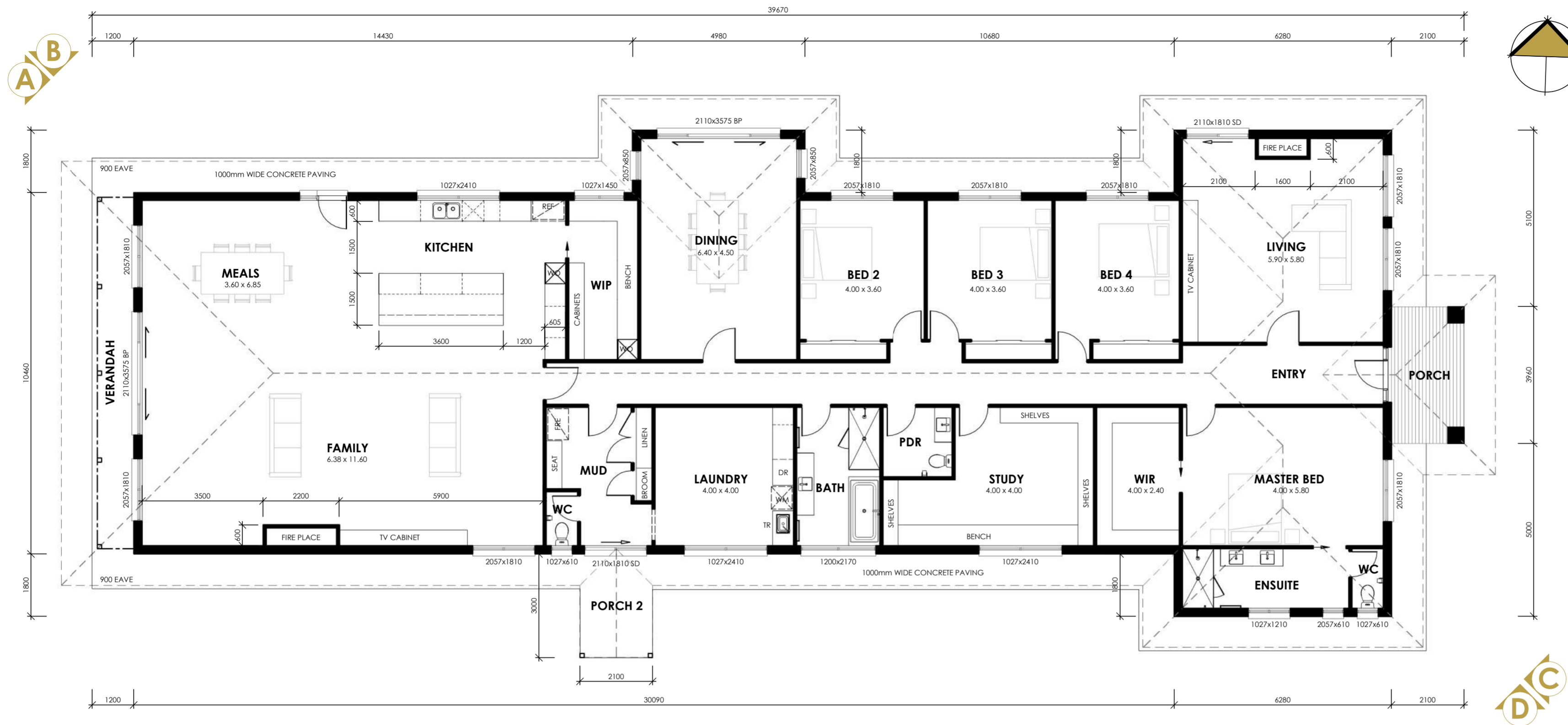
BUILDING ENVELOPE :	2000.00 SQM
SITE COVER :	807.39 SQM
EFFLUENT FEILD :	100.00 SQM
REMAINING AREA :	1092.61 SQM

SITE ANALYSIS

GARDEN AREA REQ. FOR GRZ & NON-ZONED	400-500m2 = 25% 501-650m2 = 30% 650m2+ = 35%		
GARDEN AREA	59424.01 m ²	98.66%	1.34%
NON-COMPLIANT GARDEN AREA	0.00 m ²	0.00%	0.00%
TOTAL PERMEABLE SPACE	59424.01 m ²	98.66%	1.34%
SITE COVER	807.39 m ²	1.34%	0.00%
PAVED AREA	0.00 m ²	0.00%	0.00%
DRIVEWAY AREA	0.00 m ²	0.00%	0.00%
TOTAL HARD COVER	807.39 m ²	1.34%	0.00%
SITE AREA	80231.40 m ²	100.00%	

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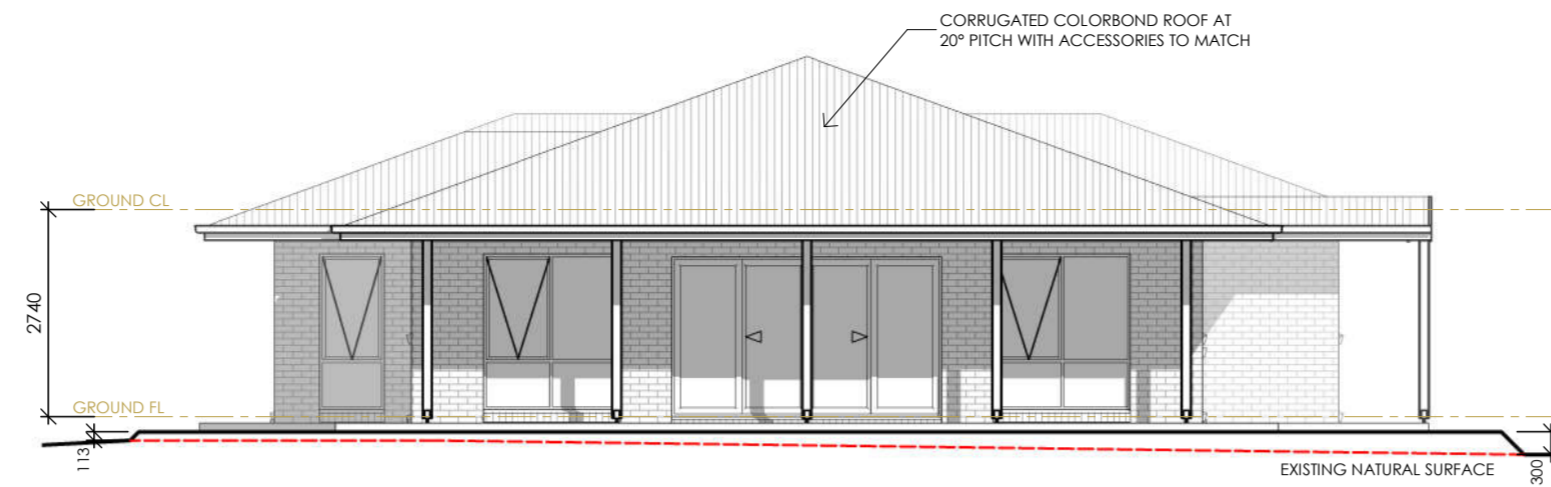


AREAS TABLE		
AREAS	(m ²)	(SQ)
DWELLING	412.00 m ²	44.35
SUB TOTAL:	412.00 m ²	44.35
VERANDAH	12.56 m ²	1.35
PORCH	8.32 m ²	0.90
PORCH 2	6.30 m ²	0.68
GARAGE	42.25 m ²	4.55
SHED	196.00 m ²	21.10
ALFRESCO	36.00 m ²	3.88
TOTAL OTHER	301.42 m ²	32.45
GRAND TOTAL	713.42 m ²	76.79

- GENERAL NOTES:**
- WITHIN DIMENSIONS ALWAYS TAKE PREFERENCE OVER SCALE
 - BUILDER MAY ADJUST GARAGE DOOR HEIGHT ON SITE AS REQUIRED
 - UNLESS OTHERWISE INDICATED ALL WALL DIMENSIONS ARE:
 - EXTERNAL 240mm x 110 BRICK 40 CAVITY 90 SLUD
 - INTERNAL 90mm (S&B)
 - ALL INTERNAL DOORS TO BE 2040H (2300H NOTED WITH ASTERISK - 650")
 - PROVIDE REMOVABLE FINISHES TO HINGED WC & POWDER
 - ROOM DOORS WHERE INDICATED (LH) [LH]
 - PROVIDE HEARER STRIPS TO FRONT ENTRY DOOR [LH]
 - 600/600 CEILING ACCESS MANHOLE LOCATION [LH]
 - SMOKE DETECTOR WIRING CONNECTED WITH BATTERY BACKUP
 - ENGINEER DESIGNED BEAM - (EDB)
 - DOUBLE GLAZING - (DG)
 - BRICKWORK ARTICULATION JOINT
 - EXTERNAL PLUMBING POINTS TO PLUMBER'S DISCRETION
 - SAFETY GLASS WHERE WINDOW IS WITHIN 2m OF SHOWER/BATH BASE
 - 88 TAP RECYCLED TAP
 - GAS METER - 1m CLEARANCE TO OPENINGS & KITCHEN SOURCES
 - HWS WATER SERVICE TO BE 500mm CLEAR OF BLDG OPENINGS



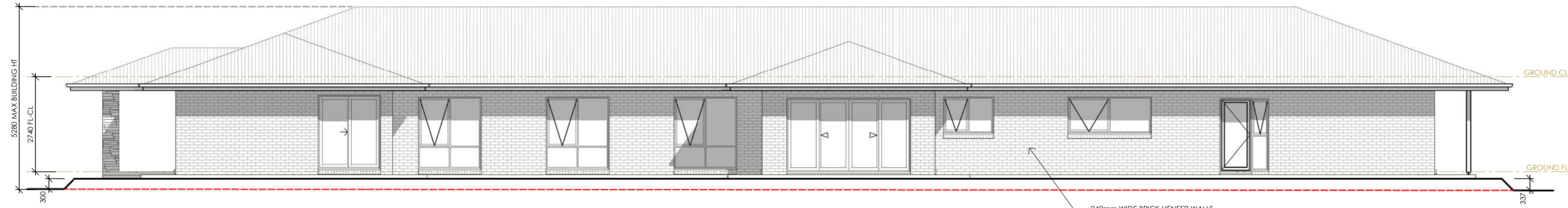
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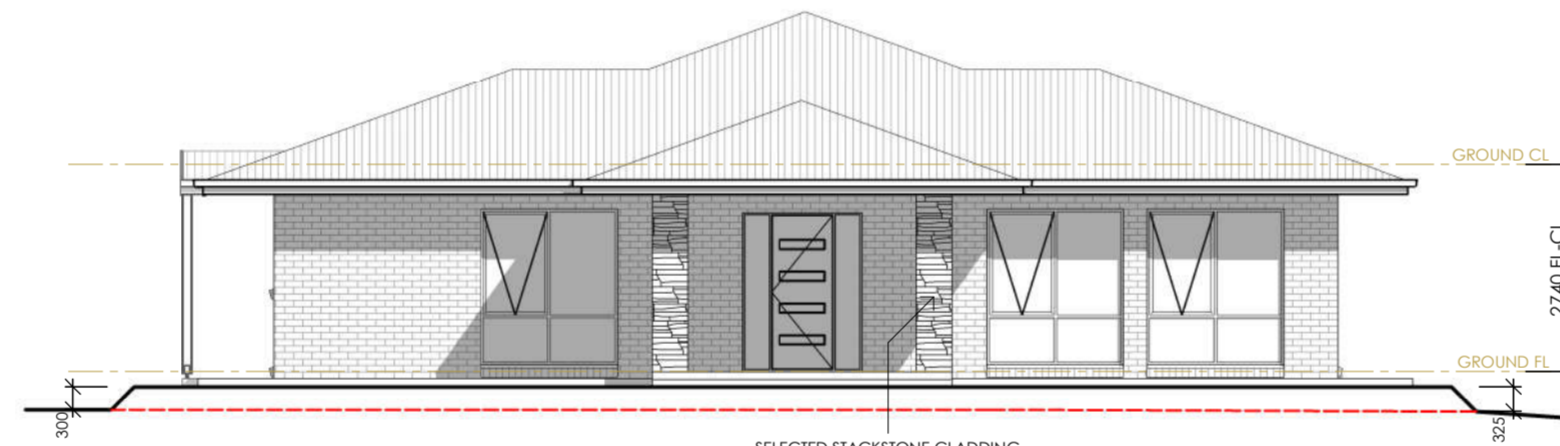
ELEVATION A - (WEST)

MATERIAL/COLOUR SCHEDULE

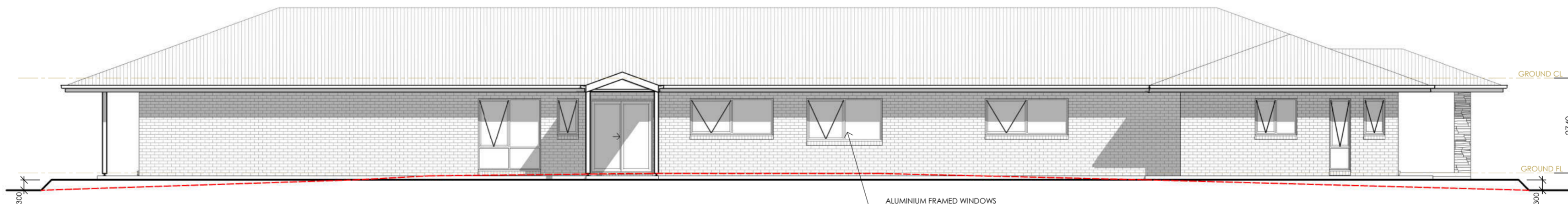
ROOFING FASCIA/GUTTER DOWN PIPES COLOUR : JASPER OR SIMILAR	BRICKS COLOUR : RED OR SIMILAR



ELEVATION B - (NORTH)



ELEVATION C - (EAST)



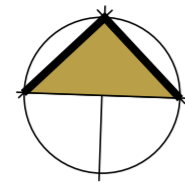
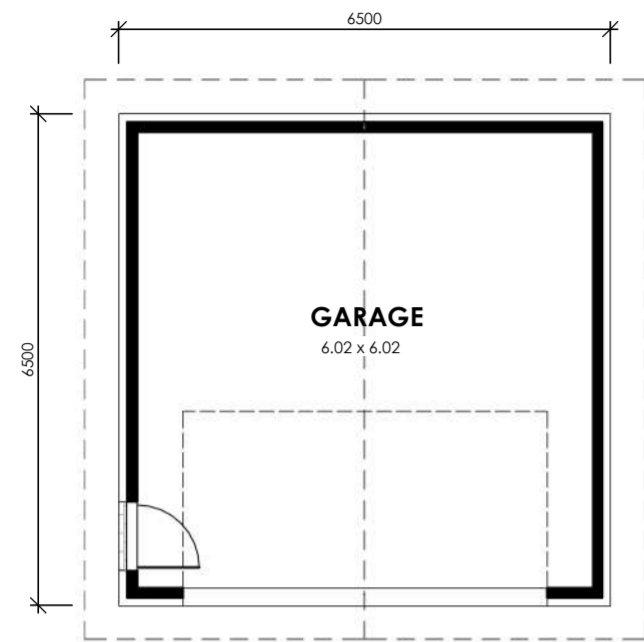
ELEVATION D - (SOUTH)

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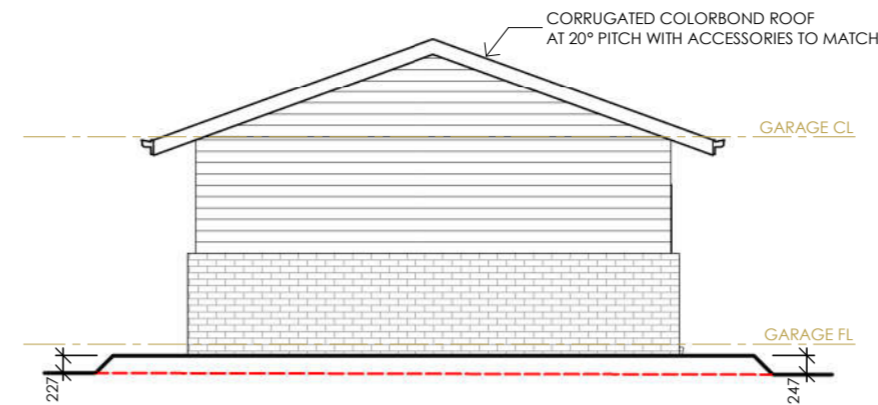
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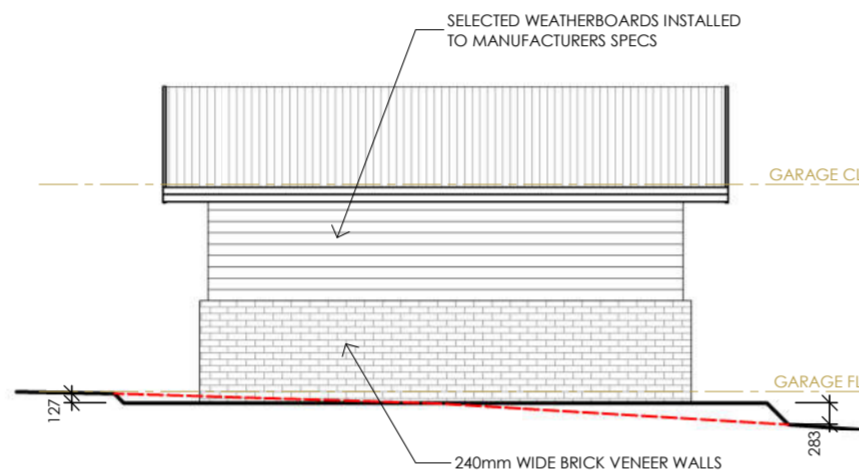
A/B



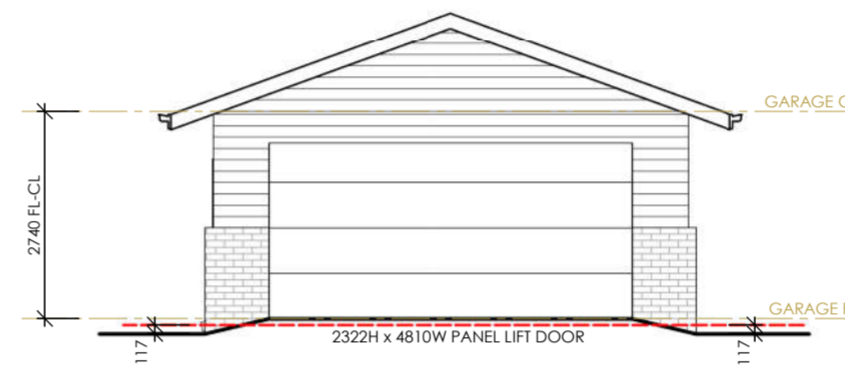
GARAGE ELEVATION A - (WEST)



GARAGE ELEVATION B - (NORTH)



GARAGE ELEVATION C - (EAST)



GARAGE ELEVATION D - (SOUTH)

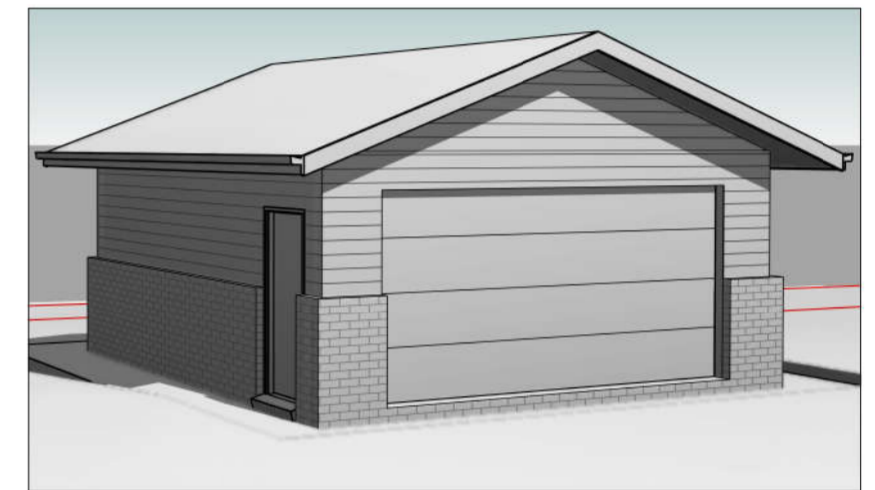
GARAGE MATERIAL/COLOUR SCHEDULE

ROOFING
FASCIA/GUTTER
DOWN PIPES
COLOUR : JASPER OR SIMILAR

BRICKS
COLOUR : RED OR SIMILAR

PANEL LIFT DOOR
COLOUR : COVE OR SIMILAR

WEATHERBOARDS
COLOUR : PALE EUCALYPT OR SIMILAR

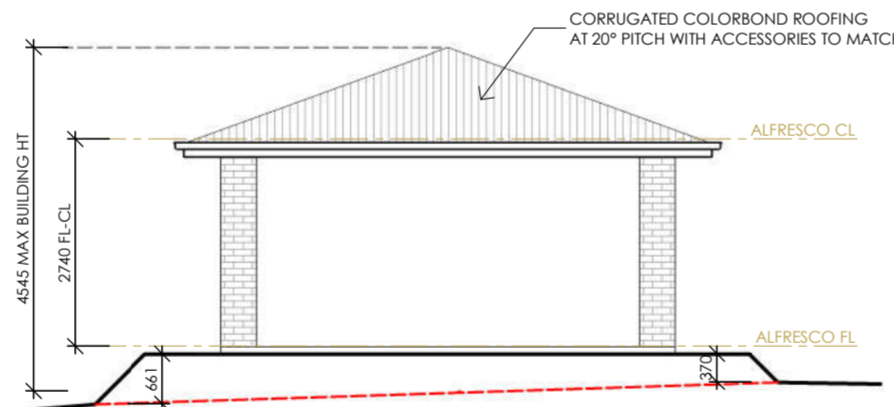
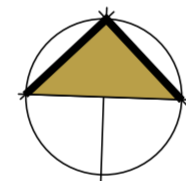
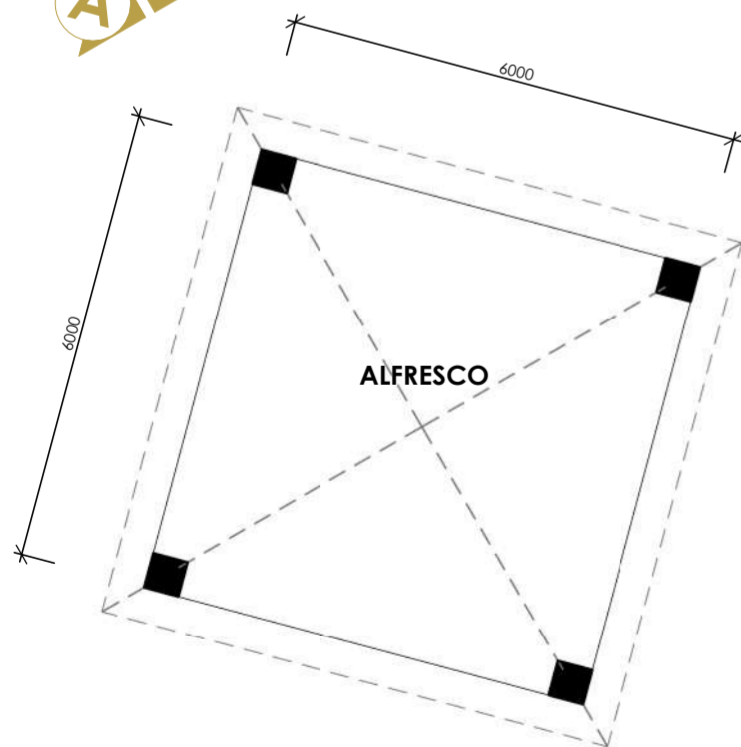


AREAS TABLE

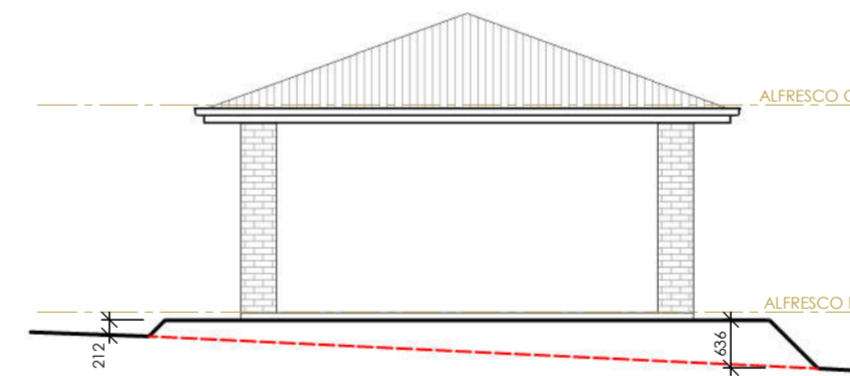
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D/C

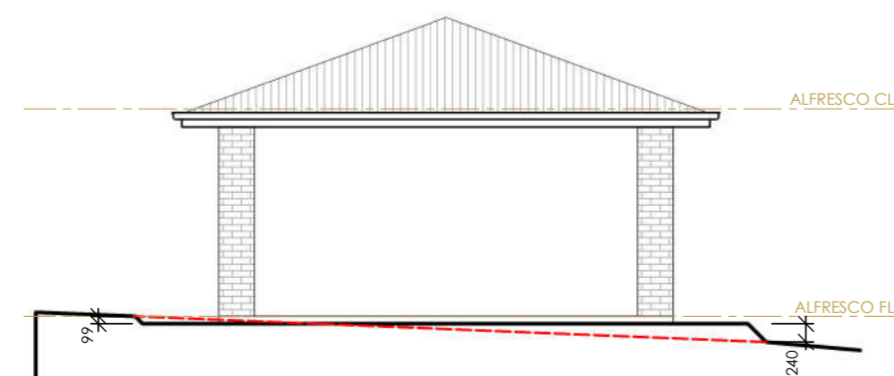
A/B



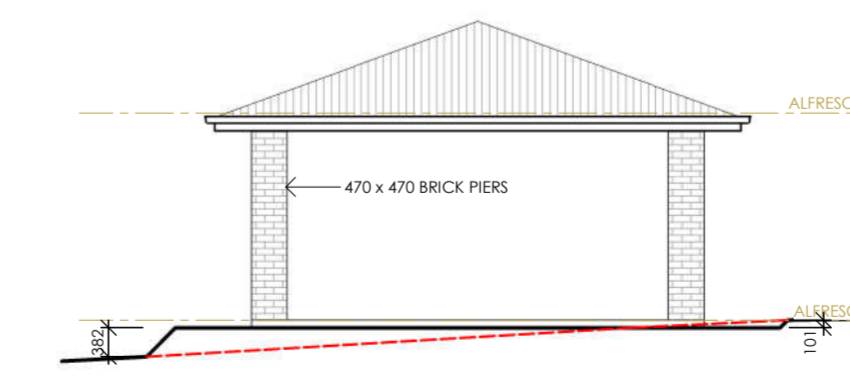
ALFRESCO ELEVATION A - (WEST)



ALFRESCO ELEVATION B - (NORTH)



ALFRESCO ELEVATION C - (EAST)

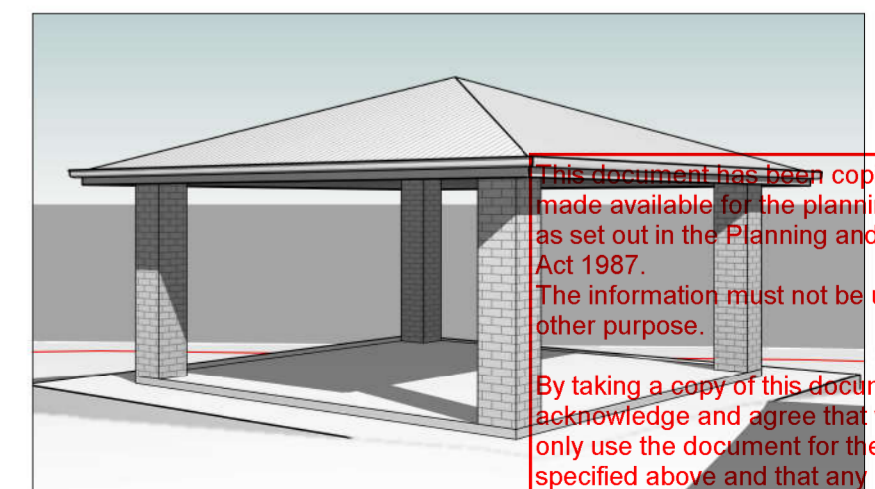


ALFRESCO ELEVATION D - (SOUTH)

ALFRESCO MATERIAL/COLOUR SCHEDULE

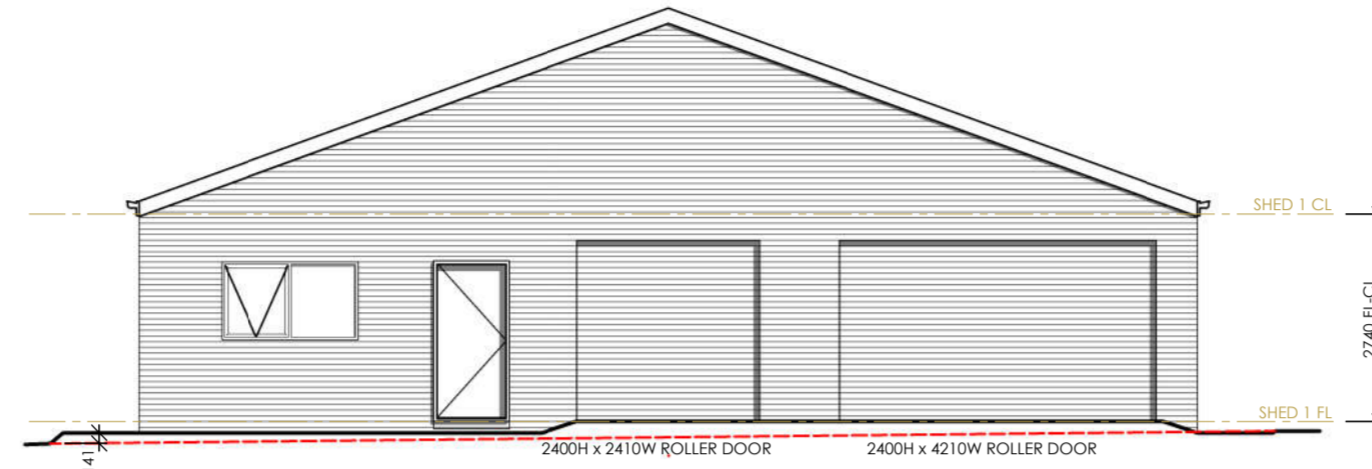
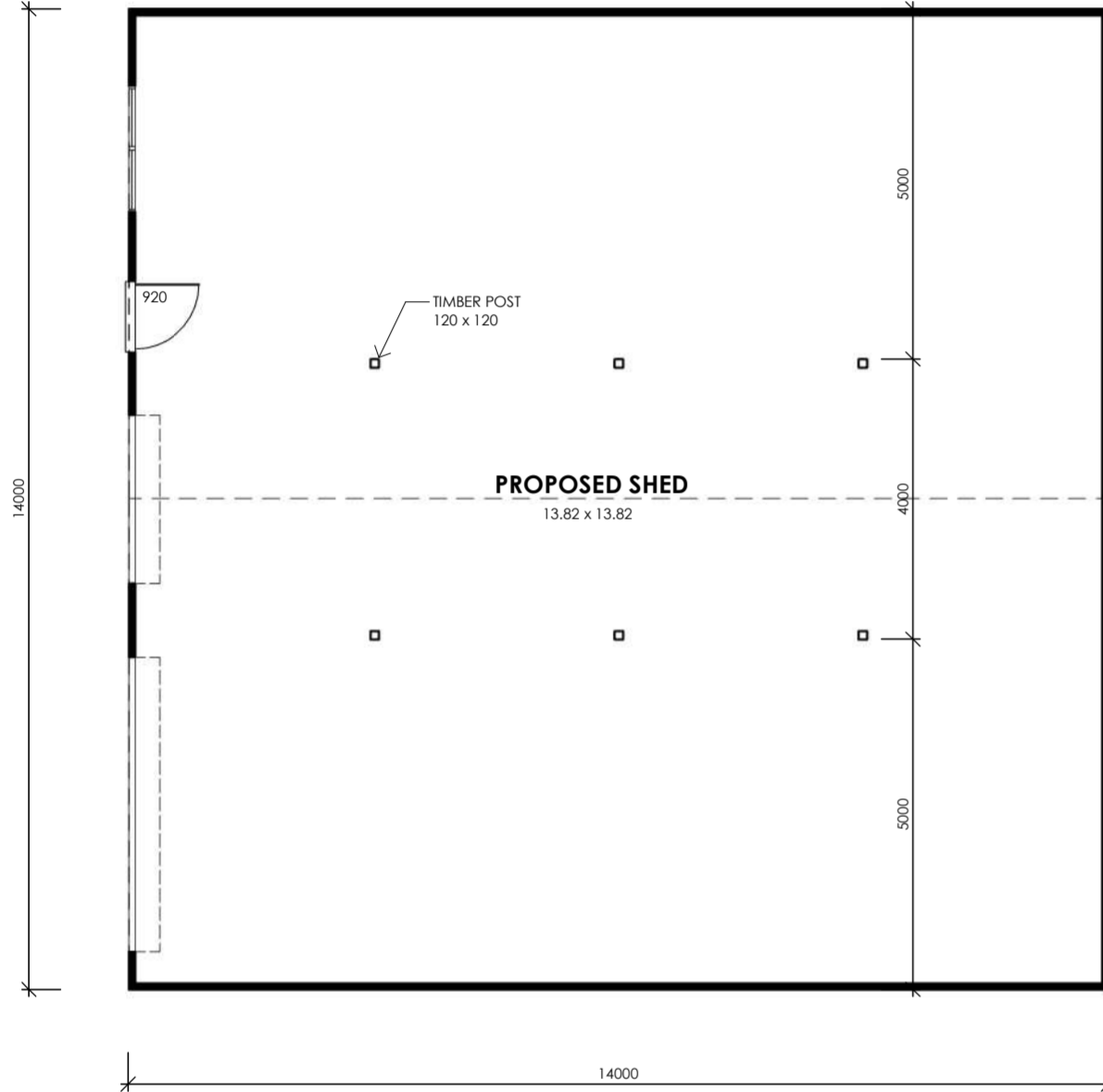
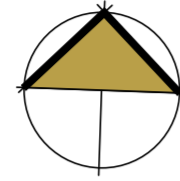
ROOFING
FASCIA/GUTTER
DOWN PIPES
COLOUR : JASPER OR SIMILAR

BRICKS
COLOUR : RED OR SIMILAR

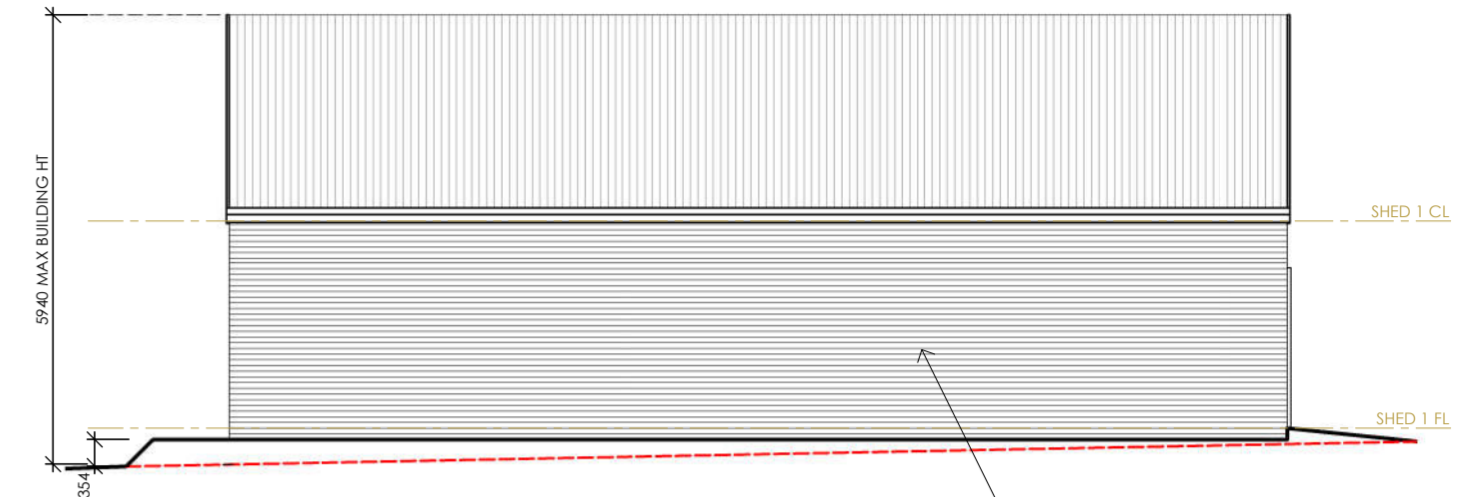


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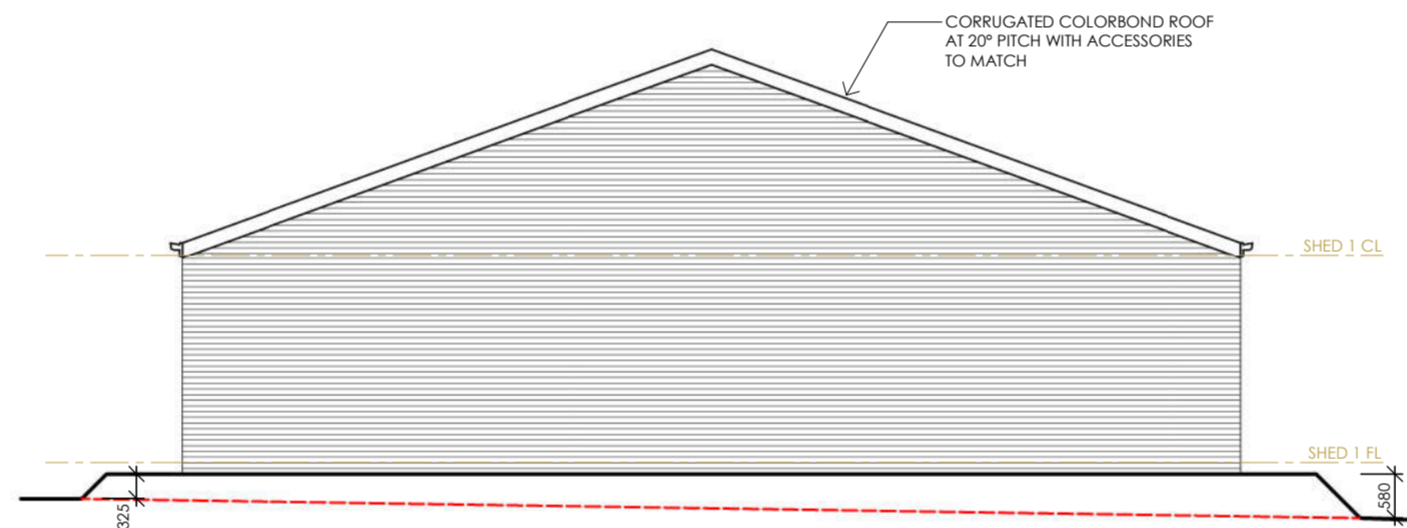
A/B



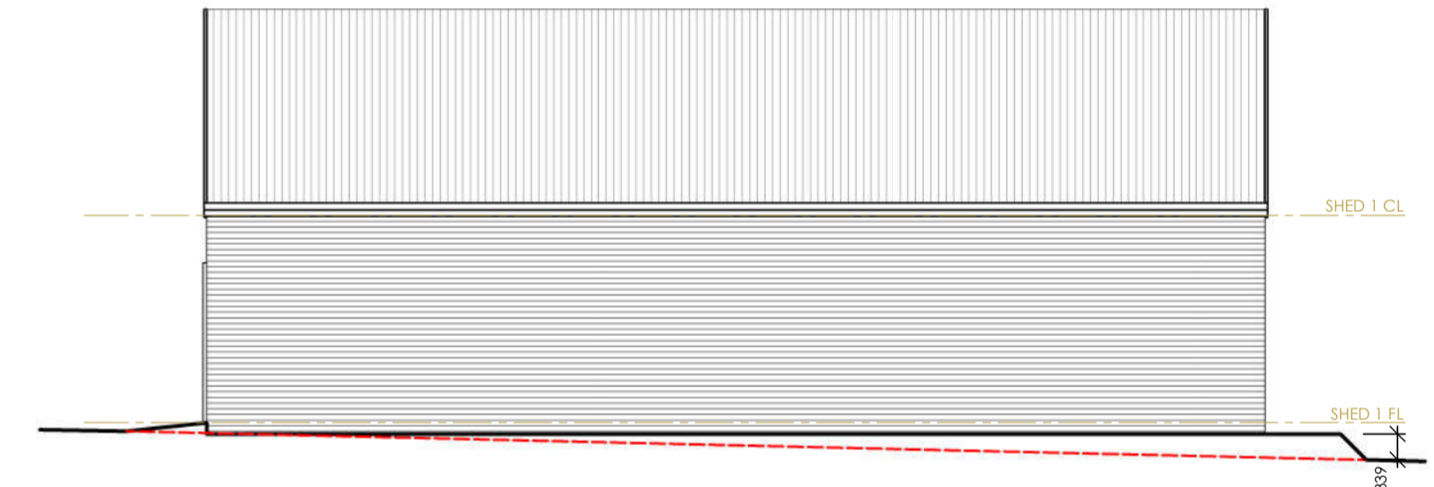
SHED ELEVATION A - (WEST)



SHED ELEVATION B - (NORTH)



SHED ELEVATION C - (EAST)



SHED ELEVATION D - (SOUTH)

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D/C

SHED MATERIAL/COLOUR SCHEDULE

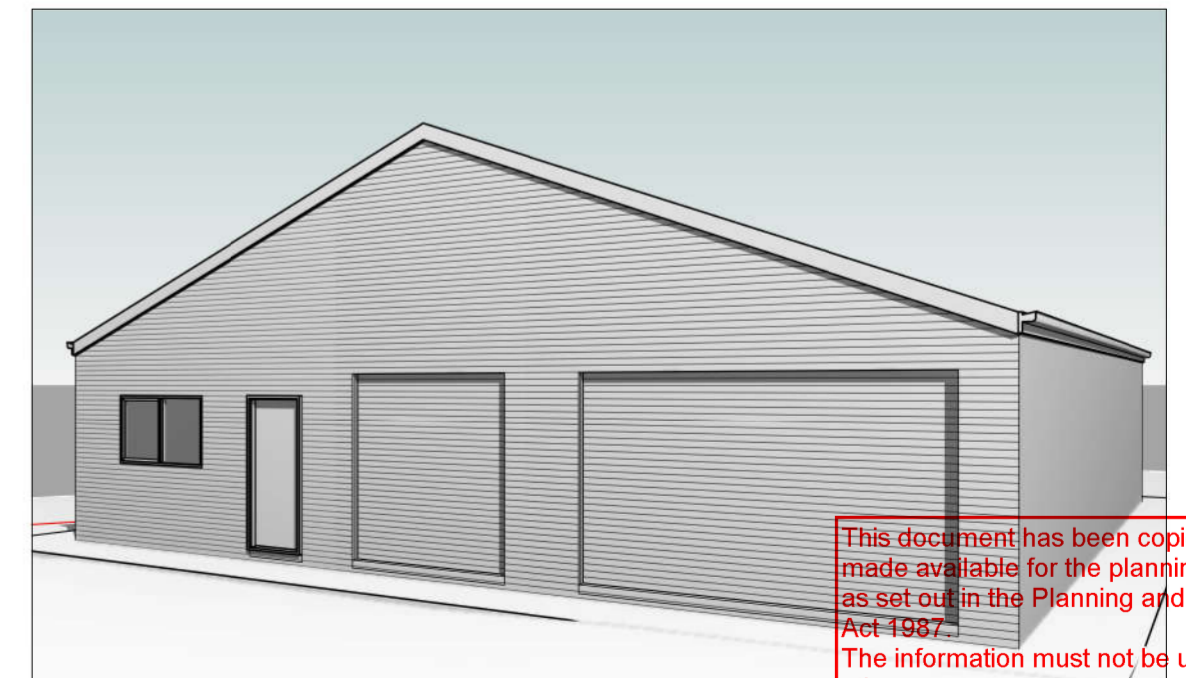
CORRUGATED COLOURBOND WALLS
COLOUR : MANOR RED OR SIMILAR



ROOFING
FASCIA/GUTTER
DOWN PIPES
COLOUR : JASPER OR SIMILAR



ROLLER DOORS
COLOUR : PAPERBARK OR SIMILAR



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FARM PLAN

Fig 1 Eastern paddock with stock.

1. INTRODUCTION:

FOR: 1705 Main South Rd Hallora Vic 3818

Lot Plan 1 Plan No 80112A formally known as part of Crown Allotment 33 Parish of Poowong.

The property location is known as Lot 1 Main South Rd HALLORA VIC 3818.

The Certificate Title references are : Volume 10231 and Folio 576 being the only title applicable.

For: Building Design as attached to application. **Dated 21 Oct 2021**

Contact : [REDACTED]

Continuation of Use: Dairy and Mixed use.

Future Required Use: Addition of a New Farm Dwelling, Garage and Agricultural Farm Shedding.

Estimated costs of \$320,000.00

As this is a proposal for a dwelling in a Farming Zone it is integral for a "Farm Plan" to support the application.

2. LAND:

1. Area: The land of Lot 1 is 15 acre's OR 6.024 Hectares in area. It is separate to other farms and is in separate Parish to that of the north bounded farm and therefore another farm. Crown land abuts the Northern edge of the property.

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2. History: In the past it has been used to grow hay and or silage and has carried some dairy stock.

3. Water Resources: It has a well sized and established dam with permanent water. It has two permanent and reticulated troughs for cattle spaced over the farm and are used by the stock as well as the dam.



Fig 2 Property dam for cattle use as well are supported by two large reticulated troughs at the western end of the property.

4. Terrain: To the East the land has a flat area proposed for the dwelling and agricultural shedding and has a saddle that traverses most of the land, with gentle slope to the North. A line of Crown land has 30 to 40 m trees which provide excellent shade to animals. To the West is gentle to steep sloped land that has absolutely no erosion present and is rarely tree vegetated. The land is gated to the next Northern property and cows access the property from this entrance. The soil on all sections

of the property is not compacted and is soft and friable in most areas of the property.

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5. Protection of the animals on the land: The land has wind protection on all sides and is elevated above the Lang Lang River. The trees are Hawthorn – {Crataegus monogyna} hedging and Eucalypt globulus.

The Hawthorn hedging provides additional cattle containment on the fence line as has been its uses in the Western district. The Hawthorn is not a spreading or invasive plant on this property. The Blue Gums {Eucalyptus globules} on the Northern edges are the original bushland trees which are spaced, healthy and tall. They are mature and can fall regularly in heavy winds ; as has happened in severe storms four times this year .

There are two large established Tasmanian oak wattles on the dam wall {Acacia melanoxylon }

6. The land envelope is fully fenced with 5 rows of barbed wire. The posts are in reasonably good condition. The frontage is on the West road being known as Lot 1 TP 80112 Main South Rd HALLORA VIC 3818 and it has an all weather access gate at the rear of the Southern side. Side fencing also has an electric fencing wire installed.

7. Electrical Power is available from three possible sides. It has two paddock zones. NBN phone is underground alongside our long boundary.

8. It has a series of “winter rain” springs or soaks that do not run all year. The land is 95 % grass and appears to be green and graze able all year; as does this Dairy Farming region. The trees provide permanent shade for animals. The land is flat over 60% and gently sloped to steep over the remainder.

9. The rainfall is apparently highly consistent all year and due to the 300 ADH level and proximity to the Bass Strait it has a high rainfall of 900 to 1400 mm a year and is part of the Strzelecki range. The dams in the area are regularly full due to this type of rainfall level. This year has been one of the highest rainfalls on record.

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Fig 3 Grazing and shade at western property paddock.

3. GEOLOGY, SOIL REPORT and LAND CAPABILITY:

1. The soil is about 1 to 1.5 m deep white to yellow and grey sandy soil. It has resulted from uplift from Westernport Bay and is therefore a sandy loam. It is not a chocolate basalt soil as it is 1 Km North and to Noojee. It dries fairly hard in summer but does not crack. The dam rear shows a clear rock free soil profile. The East end has a very flat centre and drops away to the Lang Lang River over the West end roadway. The soil is fertile but considerably degraded. It has not been fertilized before our purchase.
2. The soil type is a Cretaceous to Tertiary Acidic Yellow to White Dermisol
3. It has a PH value of between 5.5 to 7.5.
4. It is a deep friable soil bound by manure buried by dung beetle. It has low available Phosphorus level of 6-10 pp million due to the lack of regular bushfires to the area. The Potassium levels are between 140 and 180 ppm.
5. The soil is clod free but lacking in deep underlying humus.
6. When the underlying soil is dried it is crusty.
7. It is classified as having a Land Capability Rating of 1 due to its following characters:
 - a. Strong soil structure
 - b. It has a flooding regularity of only 20 years plus which is excellent.
 - c. It is well drained due to its sandy nature.
 - d. Plant rooting can be found to 5 to 40mm

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- e. It has less than 4% gravel and stones and is well suited to fine roots.
- f. It has 0.01 % boulders unlike say the western district farms.
- g. It has a slight ability to erode and there NO actual evidence of erosion on any part of the property.
- h. To enhance enrichment “**Green**” cropping is recommended for this soil.
- i. **Gypsum** is deemed detrimental to the soil type.
- j. **Lime** is recommended as it will increase the PH to a less acidic level and will therefore enhance to soil to better production. **This type of soil is very reactive to lime and enhances growth immediately.**
- k. **Dung beetles** are found throughout the property and increase the aeration of the soil as well as bury the dung from the Dairy cattle. Burial is usually about 1 to 2 weeks to crumb stage. This reduces the presence of large dung mounds where long grass develops and reduces the ability for stock to graze effectively.
- l. There is an **Earthworm overlay** adjacent to the dam and this has been stocked but most could be on the southern side of the roadway outside the property and as yet we have not sited any evidence. If evidence is found they will be fed.
- m. Weeds on the block are almost nonexistent. Several tiny blackberry canes have been found and removed; with some blackberry plants on the roadside and are eaten by the cattle through the fence. No canes are present on our inside fence. A once a year spot spray of these will be undertaken. Council has offered to supply the chemical when we need to begin working the acreage properly. Grass type weeds are also managed by contractor spraying from the next farm when necessary.

Soil Test Lot 1Main South Road Hallora.

Completed on 21/09/21

Samples tested by “Full Circle Nutrition “

Lab Job No M1579

The test was completed on “Fescue and clover” Pasture grass and soils on the A horizon.

The Agricultural Analysis Report is extensive and is summarized below:

1.	Soluble Calcium	mg/kg	1871	Good average value.
2.	Soluble Magnesium	mg/kg	360	Average levels.
3.	Soluble Potassium	mg/kg	275	Good Average levels.
4.	Soluble Phosphorus	mg/kg	23	High than expected.
5.	Phosphorus Levels	mg/kg P	156	Average levels.
6.	Nitrate Nitrogen	mg/kg N	11	Normal
7.	Sulphur	mg/kg S	25	Low to Medium level.
8.	pH level		6.71	Neutral

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9.	Organic Matter	% OM	10.2	Needs improvement.
10.	Exchangeable Sodium	kg/ha	173	Active level.
11.	Calcium	%	70	Average
12.	Magnesium	%	19.3	Good to average
13.	Potassium	%	5.5	Average
14.	Sodium	ESP %	1.5	Active
15.	Aluminium	%	0.0	Absent
16.	Calcium/ Magnesium	%	3.6	Lower value.
17.	Trace elements	Zinc	Low	
		Manganese	Very high	
		Iron	Average	
		Copper	Average	
		Boron	Good level	
18.	Total Carbon	%	5.85	Needs to be higher
19.	Total Nitrogen	%	0.52	Good
20.	Soil Texture	Clay Loam		
21.	Soil Colour	White to Brownish		
22.	Total Lead	Low		
23.	Total Cobalt	mg/kg	8.5	High
24.	Total Boron	mg/kg	4.5	Average
25.	Total Calcium	mg/kg	5188	Low

Comments:

8. *pH Neutral -Recommend to build lime carefully to increase soil for better growth.*
9. *Soil Salinity Average conductivity but not saline*
10. *Calcium/Mag Ratio is average 3.6 and would benefit adding lime to obtain better soil structure over future years.*
11. *Organic Matter OM is 10.2 appropriate good organic level.*
12. *Boron level 4.5 is very good but leachable over time.*
13. *Soil is clay loam white to brownish with a good –medium texture.*
14. *Rainfall is high and can leach out sever active minerals.*
15. *Grasses are strong growth but soil is still cold and sluggish growth is occurring.*

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Fig 4. Pasture cover in Oct 2021 ready for grazing.

16. The soil has currently been gently fertilized in January. At the time of our purchase we had it grazed with pregnant dairy cattle and young heifers and was heavily grazed through the winter and spring. This spring has been very wet with continuous rainfall and extreme winds. The grass continued to grow and when destocked at the end of spring, the grasses grew rapidly and were thick and generally weed free. In mid January we put cutters onto the property as the cows would have tangled the grass. The area was then left and grew as thick Strawberry Clover {*Trifolium fragiferum*} coverage ready for more dairy cattle or cutting. Pugging had occurred on the soaks after winter and hay was needed to be supplied for the cattle to remain free of hgas. After cutting and restocking most of the dried pugging had disappeared.
17. Carrying Capacity varies with the farm conditions and rotation is at the discretion of the next door farm. We are at a distinct disadvantage as we are not able to view the condition of the property week to week. Dairy cattle are best rotated on an irregular and periodical basis to capture the grass correctly. Cattle can be intensive for a period, and hay needs to be spread or available in barricades depending on the conditions. The hay is required to temper the richness of the grass.

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4. MANAGEMENT AND FARMING QUALIFICATIONS:

Managing the development of buildings in any farming zone is important to both protect and assist agricultural activities.

“Farmers need to live on their land. We need more flexibility for farmers to live where they are working, not forcing them to commute from a town.” This statement was issued by the Minister of Planning in Victoria Mr Matthew Guy and applies to all sizes of Farm Zone properties.(It is inclusive of 40 Hectare and less properties)

“We need to encourage people to live in rural areas to maintain vibrant communities.”

The current Minister of Planning and Agriculture has also last month released similar support to the rural communities.

Under the new rules, the 40-hectare minimum will remain as the default size, but councils will be encouraged to vary it to match individual conditions such as climate, topography and land settlement patterns.

As this property is 6.5 hectares or 15 acres the economic planning for this agricultural enterprise the size of the commercial enterprise must be tied exclusively to that size. It is not a 60 hectare sized property and must therefore be treated as the size that it is.

This proposed dwelling is essential to the management and expertise of this smaller allotment.

Dwellings on smaller allotments are required for the conduct of the agricultural activities proposed especially the expertise needed to manage the site and prevent its loss of viability and to ensure it is a viable enterprise into its future. You cannot openly have adjoining farmers to run their own farm and this acreage without supervision. Management on this site will not impact farming practices both on this site and nearby properties.

Protecting our farm acreage from non related activities is our underlying goal.

Liability and Property insurance is a key factor in having an occupied dwelling on the allotment.

The dwelling and shedding on the property is essential for the safety and functional maintenance of the property. The storage of equipment and supplies for the proposed enterprises is essential.

Activities and actions that need to address land management issues, proposed time lines can only be fully understood by living with the land.

- Pugging -Visual observations and cattle removal from zones as required.
- Weeds- This is a very low risk site for weeds. Regular inspections and spraying yearly is essential.

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- Fallen trees- Visual on site observation so that fences can immediately be remedied with equipment on site. There needs to be cleanup when trees fall . (NB **Violent** winds have occurred 4 times this year to date.
- Vermin such as rabbits and foxes need to be observed at night. Poisons or trapping can occur once patterns emerge.
- Re-pasturing or Green fertilizing and liming will need to be managed by both farms at the appropriate times. **Exceptional rain** in the last two years has affected planning for the work. There is visual and observation of the conditions that can only be done by on site accommodation otherwise damage to the soils and soil structure will be ensured.
- Equipment needs to be stored and maintained on the site.



Fig 5. View to the eastern boundary across the saddle paddock.

Farming Management Skills and Qualifications.

My Grandparents and Parents owned and farmed a Western District farm that had dairy cows, crop and seed pastures, sheep production for wool and meat, poultry, hay and silage.

I was educated in Agriculture Science at secondary school at Daylesford as well as first hand **expertise from our farm.**

I was educated in Science and Education at Monash University specializing in zoology, geology, entomology, chemistry and animal physiology.

My wife and I have Business Management skills from Holmsglen and Chisholm TAFE's

I have worked in Senior Management positions in all areas of the Ministry of Education.

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As a result my skills are diverse and compliment the development of farming on this property. My wife is fully skilled as well in all areas as well and has business management and accrument skills to suit.

Skills we both have are as follows :

Time management accrument and decision making skills.

Knowledge of all types of farming

Construction of dwellings and agricultural shedding

Mechanical expertise for farming machinery equipment and vehicles.

Soil and Geological skills

Full business management, contractor management, staff management and IT skills.

Professional sensitivity to the changing economic and climatic conditions.

Our enterprise is to companion farm with our next door farm and to undertake the enterprises which we have been doing successfully and to undertake the skills that are outlined in Section 5. It is also desired that we have a dwelling taking up only 3.2% of that farming enterprise so that we can successfully manage the property enterprises on a day to day basis.

5. PROPOSED AGRICULTURAL ENTERPRISE AND MANAGEMENT OF THE LAND:

The agricultural shedding is an integral part of the listed enterprises. Most local properties have an abundance of rural outbuildings. This is intended to have farm maintenance equipment consistently on site and will include fencing materials bee management, tractor and associated equipment, carpentry , poultry food and supplies ,vehicle lift, tools, timber equipment, moving and grass control equipment and wood storage.

Usage due to rainfall, past usage, agreement and soil type confirms that the following can be supported on this property.

a. Dairy cows as dairy preferred.

This farm allotment has always had milking cows grazing the land part of the year.

In May 2020 the farm next door on the Northern boundary of 300 acres approx was repurchased by a new family and is called "Newen Farm" for the purpose of dairy farming. This farm has all the facilities for grazing and has a large working dairy with at least two to three milk truck pickups a day and also has refrigeration facilities included. The farm has been restructured for better farming access roadways. The paddocks have been nourished and fertilised and external local

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contractors have also been engaged to ensure the farm is producing better quality and a larger volume of milk that is currently being sold exclusively to “Bulla”milk.

Bulla is Australian owned and delivering fresh daily products. A range of ice cream, yogurts, cream, frozen yogurt and flavoured *milk*. It also exports a quantity of products internationally. It is recognised as a top quality product and has been in production for over 100 years. It is located in Dandenong South as a local production hub.

The dairy herd that grazes each farm consist of over 100 cows being “**Holstein Friesian and Jersey**” herds. The cows are milked twice daily and are serviced by up to 6 bulls. Jersey cows are renowned for their excellent nature and provide a large amount of milk which is rich in crème or butter fat. The Friesian cows are renowned for a large quantity of milk but have lower crème content. Up to 40 cows are sent to graze the grass when allocated to the property on a daily basis.

We have permitted the grazing of cattle on Lot 1 as the paddock needs grazing on a regular basis. Month by month the grazing is variable and **although the Agriculture department recommends the following:**

A dairy cow currently on an assumed pasture of 10 to 12 DSE per Hectare on our property of essentially NON native grass including clover on reasonably unimproved or poor soil would require 1.3 Hectares to maintain a single cow year round. or {3.2 acres per cow.}

A dairy cow on improved pasture currently covering half of our property of a 20 or greater DSE/Hectare improved with clover, friable soil, and a fertiliser program using limes and some trace elements would halve the area required .

Improvement by adding “Green” fertilizer as noted above with the current program could increase the DSE/ha to possibly 40. As a result it may require 0.7 ha per cow to support all year around grazing. This is a halving of the number of cows per Hectare ; meaning a doubling of carrying capacity.

From the time prior to purchase see Fig 5.

With more detailed management greatly improved pasture can be seen in Fig 4 and Fig 7.

This will then be more intensive and require careful management of the pastures.

Logging and recording of activity will be of great assistance to the farming process. As well a logging of weather, rainfall would be of great assistance as the only rainfall available is for Warrigal which is on completely different topography to Hallora.

In normal farming circumstances animals are always rotated in and out of farm paddocks to avoid overgrazing, damage to soil such as water logging, rainfall amounts (there is rarely a rainfall pattern that exists), milk volumes , heat /cold , herd pregnancy, disease and pasture exhaustion (dung build-up)

This transpires into varied rates of stocking. Grass consistently grows quickly to 20 cm and is green all year round. Summer rarely affects the grass and irrigation is not a concern due to the high annual rainfall at Hallora.

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Over the last twelve months we have allowed there to be 35 pregnant cows in sequester then allowed grass to grow, 12 cows for two months and then seven bulls for two more months and then a month of growth during the rest of winter.

Manure pods or dung are fluently produced on rich grass by dairy herds. "Dung" beetles usually bury the drier pods immediately but wet one take a little longer. The beetle also act as "Green" fertilizer buy placing seed free cow dung in the "A" zone of the soil profile. The beetles are very active and this prevents the pods building up so that a "fly" population develops. (Horse pods always produce blowflies and dung beetles always dislike horse pods))

Fencing can be used but currently it is better to have **no** electric fencing for better coverage of the acreage. Cows therefore can come and go to milking twice a day if producing. As the dairy is very close cow generally attend the dairy on their own. Non productive cows remain to eat and new calves have been removed from our property to a calf paddock for feeding and rearing separately.

The adjoining farmer always is prepared to utilize our pasture but I believe the residence is essential to allowing that to continue. Insurance also dictates that you are best covered by having a permanent dwelling on a property for public liability, theft and animal husbandry. Fence upkeep is critical around these pastures and as a result of the heavy winds the problem of trees breaching the fences has been constant all year.

Currently there is a Commercial agreement for the Cattle Agistment and our Companion Farming which assures the property is enriched and cultivated for better pastures. Pastures are currently being cultivated but the rainfall this year has been significant. The agreement is not included due to Commercial sensitivity.

Both a dwelling and agricultural shedding are a necessary part of the enterprise and companion farming.

b. Beef cattle as less preferred but is a projected enterprise.

Beef cattle or young steers generally eat less by up to 30% but at the moment we do not have a yard to allow processing to the abattoir. The abattoir is locally in Warrigal or **Drouin East**.

We would need to undertake this enterprise on our own. It would require our hay to supplement the animals diet.

A Dwelling together with agricultural shedding and machinery would be essential.

Cattle yards would be installed for this enterprise as required. Security is essential for beef cattle to protect against rural theft and road wandering.

c. Sheep are not supported as foxes are sure to be a problem. If the Italian protective dogs are used you need to feed the dogs. Fencing needs to be upgraded to ensure lambs do not escape onto the roads. Control of foxes is difficult as there are **several cattle dogs that use the surrounding properties.**

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d. Silage and grass hay with fertilizer support.

This has always been undertaken on this property over the earlier years, but is low yield due to the type of grass already planted. It is commonly used by vacant farmers. Contractors would be engaged to process our grass. Currently grass contractors are quick and able to trim the grass to prevent tall "winter" grasses from being established. They are able to trim or cut most of the acreage.

e. Orchard trees: depending on birds and possum populations.

Fast growing trees such as walnuts are a probable and profitable enterprise for this acreage. Orchard trees however would need to be fenced and covered to prevent possums and birds eating the soft flesh. Those trees would need to be close to the dwelling to provide protection and production.

The development requires the agricultural shedding and dwelling as jams and fruit will be produced. Power is required for production.

We need to undertake this on our own.

f. Honey and bee production: Is of utmost importance to the farm..

Bees have a huge prospect for farming this block. We intend to introduce hives near the Eucalypt trees and process the honey in the shed. Hawthorn hedge and fruit trees of the roadside edge will enhance production due to the fruit. Possums rarely ruin that part of production. Honey is a heavily sought after and expensive "jam" and production is hopefully able to be processed in the agricultural shed. Eucalypts provide flowers most of the year but fruit trees only when they come out of hibernation. Bees are now very easy to farm and process and their essential ingredient is water. There are numerous dams close to the bee boxes .

We need to undertake this process on our own. To be profitable there will need to be a minimum of 10 hives in production with consistent supervision ; especially due to frost and sun conditions.

The dwelling and agricultural shedding together with water, and shade are crucial for the production.

g. Timber slab production.

This year a dozen 40 m trees have been ripped out of the ground. On site milling is easy to undertake and with the forests constantly being locked up we believe that fallen timber can be economically milled. A timber of cross section 200x 50mm with blood lines can fetch un-kilned for \$5 to \$10 a lineal meter. These trees are old growth and tall with minimal rooting. The winds this year have been severe. Furniture making consistently requires this timber for production.

We estimate that 100 m³ of timber may be currently on the ground fallen in the last 12 months. (More has fallen in the last month)

Milling machines for onsite use are quite inexpensive, quick and accurate for slab production. The wood is easy to load and process.

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Firewood is also extensive and needs to have us process the material all year round. Fallen waste is extensive and needs to be burnt.

The development requires the agricultural shedding and dwelling for support for timber to be produced successfully on site as the site area is extremely large and safety and security is paramount.

h. Calf rearing production.

There is good location for calf rearing on the front paddock from 1 month to 6 months ready for sale. Dairy milk or powdered milk protein and grass is ideal for this undertaking. Lardner Park and other locations readily sell calves for \$50 and these can be sold for up to \$1000 at the 6 month mark for tracked animals .

The dwelling and agricultural shedding grass together with water, and shade are crucial for production. The dairy can also provide milk as required. The dwelling and agricultural shedding is crucial. Power is crucial for production.



Fig 6. Freshly fallen tree with tree top northern boundary fence line.

h. Chickens for eggs:

We intend to use part of the large shed to raise layer chickens. We have always bred our own poultry for eggs. There is to be no wide scale poultry farming. Chickens can be left to graze the paddocks or gardens. All farmers have chickens for domestic food.

The dwelling and agricultural shedding is crucial.

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Due to the range of enterprises that are proposed, so that the acreage is productive, profitable enhanced and has an environmentally sustainable program with continued changing conditions, we propose that the dwelling and agricultural buildings are approved in this planning permit.

This would guarantee that productive land is retained in the Shire.

6. PLANNING PROVISIONS:

1. The land is classified as Farming Zone shown as "FZ" on the subdivision.
2. Council classify the property as AVPCC 525 Livestock production- Dairy Cattle.
3. Farming is under "Victorian Planning Provisions " 35.07 [Date 1987]
4. The purpose of this zoning is to:
 - To implement the Baw Baw Shire planning strategy and Policy framework.
 - To provide for the use of land for agriculture.
 - To ensure the continued retention of productive use of the land for Agriculture.
 - To provide for the use and development of land based on comprehensive and sustainable or economically viable for the specific purposes identified in the schedule identified to this FZ zone.
 - To ensure that non agricultural uses, including dwellings do not adversely affect the use of the land for agriculture.
 - To actively encourage the retention of employment and population to support all rural communities.
 - To encourage use and development of land based on comprehensive and sustainable land management practices.
 - To ensure that local infrastructure improvements that have been made in the area and must be utilized such as: NBN, Digital 5G data and phone, Rural power [SWER line], Rural water infrastructure, Rural road infrastructure, and
5. Under section 35.07-1, a permit is not required for:
 - Agriculture:
 - Dwellings of one lot only above 40 Hectares and ancillary accommodation up to 10 persons
 - Grazing animal production.
6. Under section 35.07-2, the use of land for a dwelling needs to meet the following:
 - Access to the dwelling requires all weather driveway Adm. 107. CFA and farming equipment. CFA accessibility is not required unless it is in a Fire overlay.
 - A waste water septic system treated on site to EPA guidelines as administered by Baw Baw Shire.

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- A reticulated or alternative water supply from on site storage with fire fighting access, potable and garden uses.
 - An electrical SWER single wire power supply or alternative supply.
7. Section 35.07-3 is not applicable.
 8. Section 35.07-4 is relevant to this application as provided in the attached plans and siting documents . The dwelling is beyond the 50 m setback from Road Category 1 (known as Drouin South Rd Hallora. 3818. And any specified setbacks to property boundaries are shown. The nearest waterway is beyond 100m and is the Lang Lang River to the West. Fixed or seasonable feeding infrastructure is not applied on this property. **Earthworks are only minor for the concrete slabs; with no fill required. The buildings will all have engineered concrete slabs and support buildings directly to the concrete.**

7. PLANNING AND THE PROPOSED DWELLING AND AGRICULTURAL SHEDDING:

The proposed dwelling is to be supported with a large shed for agriculture use.

The proposed dwelling on a 40 Hectare or less property, has been justified in the farm report.

The dwelling has been planned carefully to blend into the local area and the site has been chosen and sited as shown in the attached plans of 6 pages.

Clause 22.01- Rural Dwellings and Subdivision for Farm Zone FZ allotments less than 40 Hectares require a maximum **2000 m2 building envelope** for buildings and on site waste water systems to be contained in that building area to preserve the maximum farming area.

The building envelope is designed and complies with FZ guidelines.

The agricultural shedding is regarded as outside the building envelope and is for agricultural uses.

The total area of the land without Crown Land inclusion is :

Total area of land	Area dwelling envelope	Area of land less envelope	Percentage of offset due to dwelling
m2	m2	m2	%
60,240	2000	58240	3.3

The dwelling envelope is viable and does not impinge on the agricultural activities and the Crown land historical use negates this loss of area if any. (1 Hectare of land is 10,000 m2)

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“INCREASED PRODUCTION WILL NEGATE ANY LOSS OF LAND DUE TO THE DWELLING ENVELOPE BEING IMPOSED.”

The Plan drawings on Sheet 1 and 2 show the “Site Plan” and the “Satellite Aerial View” of all the local properties and the dwelling site.

The Plan drawings of Sheet 3 to 6 detail the dwelling and ancillary buildings as well as the agricultural shed.

Proposed Agricultural Shed, Proposed Garage, Proposed Residence, Proposed Alfresco and the maximum 100 m² Effluent Field in the envelope. 3.3% of the area it does not encroach on the available farmland.

As the building envelope for the property cover is minor in size it leaves most of the lands space for farming agriculturally.

THE ENVELOPE TAKES ACCOUNT OF THE NEIGHBOURHOOD CHARACTER IN THE FZ AND HAS A MINIMAL AFFECT ON THE AVAILABLE PRODUCTIVITY.

The Building cover is calculated as 807.39 m² for all buildings. This includes the agricultural shed area. The rest of the area is yard and garden and lawn area.

The Effluent field cover is shown as 100.00 m² with a projected area of 60m² to be actually required.

The Total remaining area is 1092.61 m²

The Building Envelope is 2000.00m²

The drawn envelope is on page 2 of the plans is 2000m².

The agricultural shed of 196m² is not required to be included inside the envelope.

The proposed residence and agricultural shedding is located on flat ground and is 135m above sea level. Excavation is at the minimum for concrete slabs and driveways.

South East Water has determined that there is no threat of flooding to the whole block.

Dwelling and agricultural shedding are designed to have a minimum impact on the surrounding farms and the colours chosen are Colorbond and muted colours as shown on the plans and elevations. All buildings are single storey and on the same proposed level of about 135.0 ADH.

Entrance to the proposed property is closest to the sealed roadway and will enter through an existing gate and abutment to the property with clear access and departure views from the property.

A Land Capability Assessment for waste water has been compared to similar soils and profiles and will need to have a septic tank, sand filter and effluent field of about 60m² placed on the north side of the proposed home. A report and detailed assessment is yet to be undertaken.

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The Building Envelope clearly complies with the requirements and is not restrictive to the client's original plans and layouts. It has garden, contained yards and available land to complement living. It also allows for an effluent field being separated from the proposed residence with a setback of at least 3 m. The field is also on the gentle slope side and will allow the effluent to flow away from the home underground. The distance to the Crown Land and trees is sufficient to protect Native vegetation from the effluent.

The envelope does not in any way affect adjoining farms or farmsteads due to the distance and setbacks from the boundaries. Existing trees extensively screen the land from other farms. See the Plans page 1 showing a land sat labelled image of the complete allotment.

Drainage and permeability of paving and driveways not contained in the building envelope are addressed with regard to the proposed agricultural shedding and Dwelling. This area will allow for vegetation to uptake water. Trees will be planted strategically to uptake water. All water will facilitate infiltration. Dwelling and agricultural shedding roofing will have the water stored in water tanks and will be used for drinking and garden water.

Variable roofing heights can create interest and provide character to a home but we have ensured that the building height has a maximum height of about 6m.

The building envelope allows for the slope of the effluent zone.

The Proposed dwelling is cited for **solar access** to north and west facing windows. There is no setback, overshadowing daylight issues with sun to the western windows having a small veranda. Deciduous trees will be planted to provide summer shading of the west end.

Roadway setback is achieved.

The Garage has been separated from the dwelling to provide fire protection and has been bricked to 1.0m to better comply with BAL 12.5 protection. The Garage is placed to provide easy access from the driveway and also to not obstruct views of the shedding and surrounding vista.

A Small Veranda on the side of the Mud room allows for access from the farm in poor weather.

The proposed Alfresco has been separated from the dwelling to provide better fire protection and outdoor cooking.

8. DECISION GUIDELINES AND RESPONSES: to Section 35.07-6 "Decision Guidelines": for a dwelling.

1 .Location of the Dwelling, Shedding and Services:

1. It is intended that the proposed agricultural shed and dwelling will be access from the level sealed roadway of Torwood –Topiary Rd at the existing gateway entry.
2. This external road supports large dairy tankers and agricultural machinery. It is sealed and provides easy access to the level site.

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Contractor machinery to the acreage accesses the eastern edge boundary into the extensive paddocks.

3. It is secure from roadway water inundation especially to all sides of the proposed home and agricultural shedding. It has level access from this roadway with clear views in either direction.
4. Easy access by farm machinery for farm working implements. Provision is made for farm machinery to enter the acreage across the rear of the large shed into the paddock.
5. The home site and machinery shedding is proposed on a level site for safe access and working conditions.
6. There is close access to major roadway between Drouin and West Gippsland
7. There is close access to country trains and freeways at Drouin and Warrigal.
8. The proposed dwelling construction has the **required infrastructure** as follows:

- i. Underground NBN phone infrastructure.
- ii. Above ground SWER line one swing to home site from the Southern farm using an easement.
- iii. Down slope for septic wastewater system, on the North side close to the home location and within the dwellings 2000 m² building envelope. About 65m² is required for the irrigation beds but 100m² is set aside in the envelope.
- iv. There is ample wood supply for home heating.
- v. An expansive view covers most of the property for farming management.
- vi. There is high grade mobile phone reception. It includes 5G
- vii. A full postal delivery at the gate on a daily basis.
- viii. There is a close by rubbish transfer station depot at Lardner. Rubbish collection is assumed at the front gate for the dwelling.

b. Nearby land uses:

- i. The site is **connected** to and between adjoining Dairy farms on the south east corner AND the northern centre of the property.
- ii. This property provides **water** from the soaks and slopes away from the new home to both nearby Dairy Farm dam systems. These are large dams and these are fully stored on both Northern and Southern side.
- iii. The dwelling area is **not adversely affected** by any noise as the only vehicles nearby are milk, contractor and residential farm movements.
- iv. There is **never any dust** affecting the dwelling from any farm especially Northern, Eastern and Southern nearby

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paddocks as they are currently cropping and feed crops. The dairy cattle rarely make any noise if close by. When re-cropped the rainfall is regular and crops are re-established quickly.

- v. Nearby farms pose **no odour** problems to the proposed dwelling as the north and southern side as the farm buildings are well looked after and too distant to be a problem. Stocking occurs distant from the south boundary.

c. Agricultural issues:

- i. The development will support the local dairy production by providing:
 1. Herds to be grazed especially on clover pasture.
 2. Dryer pasture in winter.
 3. Possible production of silage and hay throughout the year.
 4. Supervision of animals.
 5. Shade and wind protection is provided by the “Blue Gum” trees for over 1 kilometre.
 6. Removal of fallen branches and trees onto boundary fences after storms.
 7. Reticulate dam water to 2 sites on property. Dam water if required.
 8. Improvement of birdlife populations to keep down insect levels.[boundaries]
 9. *Animals can be kept dry and elevated on property close to the milking dairy shed of the northern property as required.*
- ii. The development will not adversely affect soil quality and will compliment the local dairy farms by adding land that is grazing. The land has always been farmed but not enhanced. There will be no erosion or waterway degradation.
- iii. The “Earthworm” overlay is very marginal and this is not the expected to affect the position for earthworms as it well above the waterways.
- iv. It definitely does not limit any operation and expansion of the Dairy Farms.
- v. The soil is deep sandy grey loam with minimal clay and is underlain by white sandstone. The dam provides good water access and agricultural infrastructure is imperative. milk tankers, grass cutters. There are reticulated large troughs on the property.
- vi. The property has always been a farm with previous owners. The site has always been grazed or farmed for

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- hay. Fences are generally well maintained but their upkeep will need to be supervised.
- vii. Trees provide shade on the edges. The land is 90% clear of tree vegetation is weed free and wind protected by hedges on the south side. **Salinity is not problematic as there are no indications that it exists.**
 - viii. On site effluent (septic) will have minimal nutrient load to the farm.
 - ix. Home and agricultural shedding will not adversely affect the local area as it is all single level construction. It will be brick or metal cladding with colours to match the environment. Distant visual impact is negated due to well maintained Hawthorn hedges. (Crataegus monogyna) Blue gums and hilly terrain. Fire proofed treed garden will be constructed around the house and shedding. Trees will be deciduous and non burnable types . As per results of the recent bushfire observations.
 - x. There are no future traffic management issues
 - xi. All fauna and flora issues are as currently now apply.
 - xii. Earthworm overlay issues are as follows:
 1. A small area is on the south zone beside the dam and southern owner's paddock.
 2. At 195 Torwood-Topiary Rd Hallora a detailed "Earthworm Research Project "was undertaken n 2019 and despite an overlay and research on ground especially in wet stream edges the research did not locate any evidence of earthworms. Attached.
 3. As our location of the patch is elevated and dryer, examination has shown no evidence of "Earthworm activity ".

9. DWELLINGS AS AN ASSET and REQUIREMENT FOR THE FARMING ENTERPRISE.

1. The proposed dwelling and land is on the highly productive South side of the Shire. It was chosen for that reason.

2. The proposed dwelling is not surrounded by State forest and is of minimal bushfire risk due to its 12 month growing season. It is not in a Fire Zone Overlay.

3. The land is on an existing lot within the "Strzelecki Range" ; on the South side of the Shire. It has excellent all weather road access. It is in reach of populated towns such as Grampy, Warrigal and Kurrumburra and Poowong .

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4. The capability of the land is exceptional for use and development. The economic development that will and has been already been conducted since mid 2020 will not deplete this natural resource.

5. Enterprises outline the requirements for the dwelling and agricultural shedding requirements in Item 5 on page 10 to page 14. The importance of having a dwelling and shedding on this property are crucial to the support, safety of workers and owners (OH AND S), shelter, machinery storage and electrical power.

Currently and into the future, property access is subject to COVID rules that require owner supervision on site with owner compliance being assured.

The dwelling and agricultural shedding is an integral and ancillary part of the farming enterprises that are current and proposed.

10. REFERENCES:

1. Managing Soils
2. Pasture carrying capacity "Mornington Peninsula Shire"
3. Meat and Livestock Australia – "various published items."
4. Soil Testing Samples tested by "Full Circle Nutrition " Lab Job No M1579
5. Managing Soil Under Intensive Cropping in West Gippsland, Lardner trials
National Soil Conservation Department Agriculture Leongatha.

11. SPECIAL PERMITS:

- SECTION 2 Are NOT required under Section 2
- SECTION 3 There are NO prohibited uses for Section 3.
- Farming zone FZ is to be observed as per various Acts.
- Building Permits are required.
- Soil Testing is required
- BAL Assessment is required and is assumed as BAL 12.5 at this stage. BMO is outside the allotment.
- Septic System permit is required.
- Power easements are required from SP Ausnet.
- Development Contributions Levy DCPO is payable.
- Environmental Significance ES04 is to be maintained.
- Erosion Management overlay EMO is to be maintained.
- The land is Unencumbered and has no intrusive Covenants.

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- Floodway Overlay FO is outside the allotment.
- No Company owns the allotment.



Fig 7. Excellent clover and grasscover in Autumn (2021) this year prior to another grazing period.

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