

Date Issued: 16 April 2024

NOTICE OF AN APPLICATION FOR A PLANNING PERMIT

The land affected by the application is located at: **760 McDonalds Road,
Nagambie VIC 3608**

The application is for a Permit for: **Use and development of land
for a dwelling**

The applicant for the Permit is: **Property Owner**

The application Reference Number is: **P2024-017**

You may view the application and any documents that support the application on our website at:

<https://www.strathbogie.vic.gov.au/services/building-and-planning/planning-applications-currently-advertised/>

or at the office of the Responsible Authority during office hours:

Strathbogie Shire Council 109A Binney Street Euroa

Telephone: (03) 5795 0000

Any person who may be affected by the granting of the Permit may object or make other submissions to the Responsible Authority.

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

*The Responsible Authority will not decide on the application before: **06 May 2024***

All objections are placed on the relevant Planning Permit application file, which is publicly available at all times. Objections can therefore be read and used by other parties.

An objection form is available from Strathbogie Shire Council office, by phoning Council on (03) 5795 0000 or at:

<https://www.strathbogie.vic.gov.au/development/statutory-planning/objections>

If you submit an objection, the Responsible Authority will tell you of its final decision.

LAND MANAGEMENT PLAN

760 McDonalds Road

Nagambie, VIC, 3608

WORMANGAL (Volume - 2508 & Folio - 589)

LOT(s) 39A & 40A (Consolidated onto one block)

Included in this Land Management Plan:

- Property/ Business Summary
- Fire Management
- Conclusion
- Photos of staff/generations working on property
- Figure 4 – Site Plan (development area)
- Figure 5 – Floorplan (dwelling & site)
- Figure 6 – Floorplan (dwelling only)
- Overview of farming land
- Table 2 – Key Site Features
- Table 12 – suitable indigenous plants & grasses
- Site plans

PROPERTY/BUSINESS SUMMARY:

The land of 760 McDonalds Road Nagambie has been purchased as our existing farm in within the Strathbogie Shire is needing to expand. We have reached our maximum capacity of thoroughbreds on farm & it continues to grow significantly each year. We are very fortunate to be in this situation & to be able to develop this land.

This plan outlines a sustainable intensification of the agricultural use of the land which demands constant monitoring, long hours of work (including regular night monitoring) and attention for its success. The properties soils, location and bore water availability make it ideally suited to this purpose. The infrastructure present on the property is not adequate for the enterprise as it stands and will restrict the success of the planned expansion if the site is not further developed. Additional machinery sheds, barn, vetting laboratory, storage, and a safe loading areas are required, as well as a dwelling for the growing staff requirements.

Already the farm employs several staff members throughout the year, with increased staff for our breeding & yearling preparation stages. We start the breeding season end of July until start of December. Each year we have continuously grown our numbers, we started with 20 mares in our first

breeding season, which quickly grew to 50 the following year, 77 the year after & in the 2023 breeding season we foaled down 96 mares safely. We work very hard to provide the absolute best care for every horse on our farm. Our projection for the 2024 breeding season is over 110 mares.

Our busy season does not stop there, after working 24 hours a day for five months we then move into yearling preparation. Our yearlings have been born, handled, weaned & now they're hand walked, educated & groomed every day for twelve weeks. We give them the best chance to be sold to well-known trainers, blood stock agents & potential international buyers with hope for a successful racing career. Like our breeding season our yearling preparation numbers are growing each year, this year being our biggest draft of eighteen. Last year we sold ten yearlings at the Melbourne Premier Sale, it was one of the toughest sales that we have experienced in years due to the impact covid-19 had on the industry, with that being said; we still averaged \$128,125 with two of our yearlings selling for \$180,000 each. We are very excited to see what this year's draft is able to achieve.

Once we return from Melbourne, we are straight into weanling our foals, we have spent an extensive amount of time educating these foals. Our vision for the ever-growing business is to be able to wean the foals with the mares going straight to the new farm at 760 McDonalds Road Nagambie. With the farms only being 8 minutes apart this makes for a very easy process. Currently our weaning process is much more time consuming as we don't have enough room on farm to make this process easier.

The McDonalds Road Property will be our reproduction farm, the mares will come when weaned & they will stay to foal down. Once the foals are roughly 4 months old we will continue with the handling process then they will return to the McDonalds Road Property for weaning & the process will continue. We will have our veterinary lab in the barn where we will be conducting all our scanning, fertility testing, etc. We will also walk out all our dry mares from the McDonald's Road property, we have mares that travel as far as the Hunter Valley but mostly we travel to farms such as Yulong, Widden & Rosemont Stud to name a few.

Our quiet time of the year is between April & start of July. Although there is never such thing as quiet time, we also have a farm to maintain. All the farm maintenance, as well as such tasks; disinfecting common animal areas to avoid diseases, infrastructure maintenance, fencing maintenance, soil management, weed management, monitor, and maintain bore for irrigation and maintain stock water as required, monitor conservation areas. Pest plant and animal control.

The lack of a dwelling on the property leaves the site regularly unattended. This leads to very serious risks and difficulties in the management of irrigation and pumps, care of our mares during foaling, reducing the risk of predators & prevention of ill livestock.

There is also the risk of vandalism and theft of valuable machinery and inventory. To attempt to manage our horses without living on the property will lead to breaches of Code of Practice for the Welfare of Horses/Australian Animal Welfare Standards and Guidelines. Everyday tasks are unable to be managed without suitable facilities and conditions for all staff involved with the farm, including the family.

The enterprise is a 24 hour a day, 7 day a week operation that cannot be managed remotely without incurring significant risk of loss to the farming business. A dwelling, additional to the agricultural purpose of the farm, will be required. The proposed dwelling is of modest size for a family. The house garden will include a home orchard and vegetable gardens to contribute to the household food supply.

The dwelling will have the farm manager living on site full time, as we enter the busy times of the year, we hire international staff to stay on farm & assist with daily tasks as well as having three full time staff who live locally that will travel between the two properties. The emphasis for the property, however, is the agricultural business, not the dwelling.

As the consolidation process of lots 39A & 40A have commenced as requested, we now have room for expanding the infrastructure further as required. We have started the infrastructure on 60 acres with the plan to develop into the other 50 acres when required. On the remaining 117 acres we have sown Italian Stallion Rye Grass into the soil as we have cut the grass for premium pasture round bales. We were able to bale 240 round bales which we store in the hay shed at the Property. We are very fortunate to be in the position to grow our own premium hay.

When the consolidation process began, we took into great consideration of our neighbours & neighbouring businesses. We are providing a well-known, well maintained, clean property which is why we hired r from Progressive JCBD Consulting to provide us with a Land Capability Assessment/ Water Waste Management Plan. In this plan we were able to identify the water way that runs through the property as well as considering the locations of the four dams on the property, the recent flooding & the location of the barns/dwelling. When considering the location of the buildings we took into consideration trying to reduce the amount of traffic that will be around the dwelling for the safety of children.

There is an awareness of the property's place in the broader landscape, both from an environmental, economic, and community/social perspective. To ensure that the property meets these objectives, the site is carefully designed to take advantage of its natural assets and managed to address the environmental challenges in a conscientious and respectful way. The priority is building a profitable and sustainable agricultural enterprise contributing to the employment and prosperity of the family, employing other members of the local community, and producing quality horses.

We are very grateful to have three generations that are very involved in the business, we hope this continues as the future is only going to get brighter for

FIRE MANAGEMENT: *In accordance to Planning and Environment Act 1987.*

Bushfire Protection Measures Mandatory Conditions for bushfire protection forms part of this permit, which includes those relating to construction standards, defensible space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis.

We are very grateful that only the back right hand side of the property has a tiny overlay due to the vegetation, we have also made sure that all building(s), including barns, machinery shed & dwelling have been located on the other side of the property away from the bushfire over lay on the property.

We agree to make sure the following points will be maintained to reduce the fire danger risk.

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.

- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building. The canopy of trees must have a clearance of at least 2 metres between the lowest tree branches and ground level.

CONSTRUCTION STANDARD:

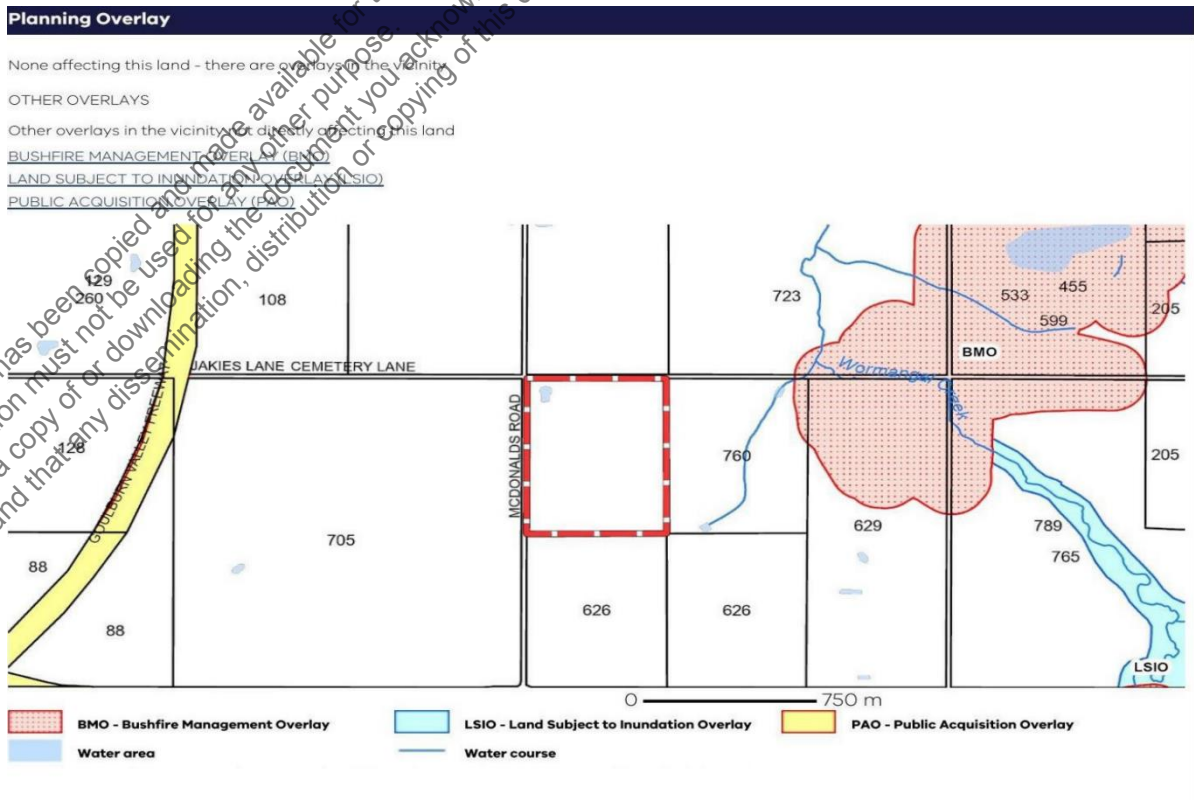
Construction Standard The dwelling must comply to a minimum Bushfire Attack Level of BAL – 12.5

WATER SUPPLY:

The following requirements apply: An effective capacity of 2 x 22,500L & 1 x 50,000L to be stored in an above ground water tanks which will be constructed of concrete or metal. We will have all fixed above ground water pipes and fittings required for firefighting purposes made of poly pipe, which will also include a separate outlet for occupant use. Please refer to our farm plans attached for water tank locations. We also have 5 dams located in various locations throughout the property if needed.

VEHICLE ACCESS: Our driveway has been laser cut, graded, rolled & vibrated to the compacted rock/ recycled concrete. We then added road profiling's on top to give us an all-weather permitting easy access road into the property.

- All-weather construction.
- A load limit of at least 15 tonnes.
- We have provided a driveway of 4m as the minimum trafficable width was 3.5 metres, we have also allowed extra space with 4m either side of the driveway for expansion if needed.
- Curves must have a minimum inner radius of 10 metres – our turning circle has an inner radius of 25m.
- We have created a space for all vehicles to drive straight up to the turning circle which has easy access to loading bays & water tanks if needed as well as an easy space to turn around.



CONCLUSION:

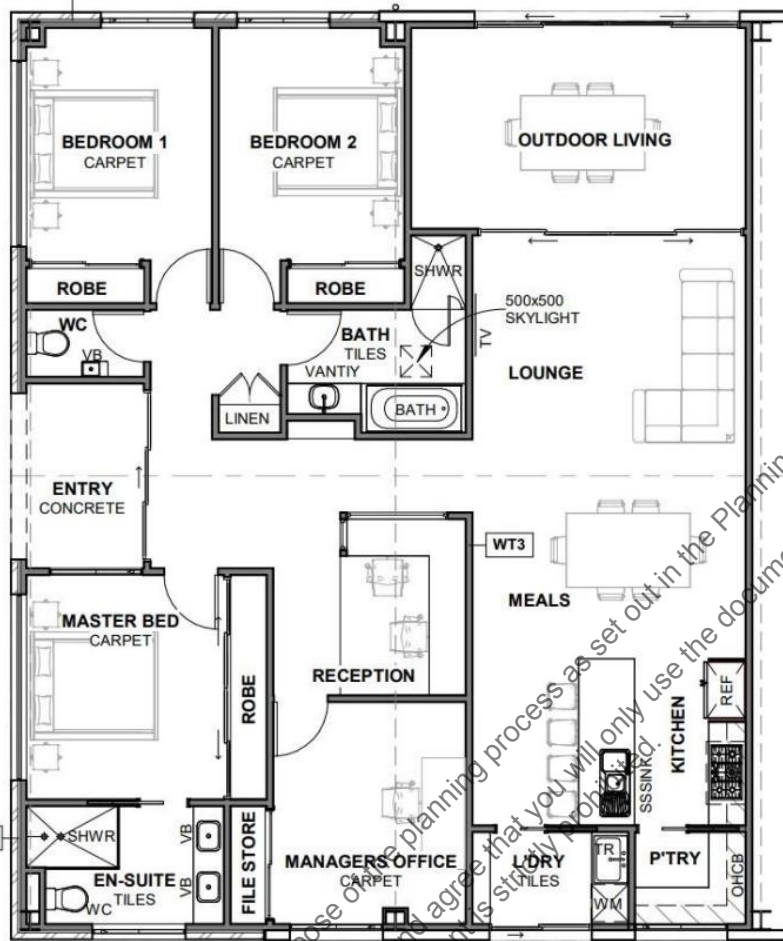
This rural business cannot be successfully managed without a farm manager residing on the property to oversee operations. Even at the existing scale, the family will be stretched to achieve the labour required for good practice, with compromises made regarding night watch for our mares, managing sick animals, pests entering the property & other crucial tasks. Therefore a 24-hour presence on the property is required. To not have a farm manager dwelling on the property risks the success of the enterprise, compromising animal welfare, employee conditions, profitability, land management practice and most certainly precludes any chance of expansion of the business.

*Please see all farm related attachments below.

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Figure 6 – Floorplan (Dwelling only)

30/06/2014



Source: CBA



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Table 2 – Key Site Features

Key Feature ³	Assessment		
Aspect	Northerly		
Climate	Temperate. Area is subject to high temperatures in summer and periodic frosts in winter.		
	Data Type	Station Location	Actual
	Mean annual rainfall	Tabilk	580.1mm
	Mean number of rain days	Mangalore	116
	Average annual pan evaporation	Regional statistic (BOM)	1200-1400mm
Erosion	Low.		
Fill (imported)	No signs of fill.		
Flooding	Not within Land Subject to Inundation Overlay (LSIO).		
Ground Water	Greater than 1.5m. (~5 to 10m VWG).		
Land Suitability	Enough land available for disposal areas and reserve areas. Enough land for trenches or pressure compensating drip irrigation and 20/30 standard systems (or better) or other methods.		
Landform	Plains.		
Rock Outcrops	No.		
Setback Distances ⁴	Buffer distances for conventional septic systems and soil absorption/absorption-transpiration trenches are NOT achievable. Buffer distances for septic systems capable of treating effluent to the 20/30 standard or better are achievable.		
Site Drainage	Imperfectly		
Stormwater Run-on and Runoff	Run-on insignificant. Run-off insignificant.		
Slope	Flat to very gently inclined around 1%.		
Surface Waters	One dam near the development area. One dam in the very north of the allotment.		
Vegetation	Pasture/Crops. One line of trees along driveway.		

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The table below is a list of indigenous plants & grasses suitable for planting around effluent disposal fields. This list is provided courtesy of the City of Greater Bendigo.

Table 12 – Suitable indigenous plants and grasses

BOTANICAL NAME	COMMON NAME
LARGE SHRUBS	
<i>Acacia dealbata</i> *	Silver Wattle
<i>Acacia mearnii</i> *	Late Black Wattle
<i>Acacia melanoxylon</i> *	Blackwood
<i>Acacia retinodes</i>	Wirilda
<i>Callistemon sieberi</i>	River Bottlebrush
<i>Dodonaea viscosa</i>	Sticky Hop Bush
<i>Hymenanthera dentata</i>	Tree Violet
<i>Melaleuca decussata</i>	Totem Poles
<i>Melaleuca lanceolata</i>	Moonah
<i>Melaleuca parvistamina</i> *	Rough-barked Honey-myrtle
<i>Melaleuca uncinata</i>	Broom Honey-myrtle
<i>Melaleuca wilsonii</i>	Violet Honey-myrtle
SMALL SHRUBS	
<i>Indigofera australis</i>	Austral Indigo
<i>Goodenia varia</i>	Sticky Goodenia
GRASSES, SEDGES AND RUSHES	
<i>Carex appressa</i>	Tall Sedge
<i>Carex tereticaulis</i>	Basket Sedge
<i>Dianella longifolia</i>	Smooth Flax-lily
<i>Dianella revoluta</i>	Black-anther Flax-lily
<i>Eleocharis acuta</i>	Common Spike-rush
<i>Juncus pallidus</i>	Pale Rush
<i>Lomandra longifolia</i>	Spiny-headed Mat-rush
<i>Microlaena stipoides</i>	Weeping Grass
<i>Poa labillardierei</i>	Common Tussockgrass
GROUND COVERS	
<i>Artiplex semibaccata</i>	Creeping Saltbush
<i>Brachyscome multifida</i>	Cut-leaf Daisy
<i>Dichondra repens</i>	Kidney Weed
<i>Isotoma fluviatilis</i> ssp. <i>australis</i>	Swamp Isotome
<i>Myoporum parvifolium</i>	Creeping Boobialla
<i>Viola hederacea</i>	Native Violet

*To be used with aerated wastewater treatment systems only.
Not suitable for conventional septic tank systems.

The species in the above table tolerate varying degrees of soil moisture. System flow outputs will vary from household to household, which will influence the performance of some species. Mounding of garden beds is highly recommended to improve drainage around the root zone. This list is provided as a guide only.

Table 13 – Plants not generally suitable

Botanical Names	Common Names
Not within 8m	
<i>Eucalyptus Camaldulensis</i>	River Red Gum
<i>Eucalyptus Citriodora</i>	Lemon Scented Gum
<i>Fraxinus Raywoodi</i>	Claret Ash
<i>Eucalyptus Cladocalyx</i>	Sugar Gum
<i>Platanus – all species</i>	Plan Tree
<i>Populus nigra</i> etc.	Poplar
<i>Salix babylonica</i> etc.	Weeping Willow
Not within 2m	
<i>Acacia longifolia</i>	Sallow Wattle
<i>Callistemon viminalis</i>	Weeping Bottlebrush
<i>Callistemon lilacinus</i>	Lilac Bottlebrush
<i>Eucalyptus preissiana</i>	Bell-fruit Mallee
<i>Viminaria juncea</i>	Native Broom

The plants above should NOT be planted near drains because of the risk of root invasion.

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9.9 Site photos

Figure 20 – Site photos



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PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 07 December 2023 09:03 AM

PROPERTY DETAILS
 Address: MCDONALDS ROAD NAGAMBIE 3608
 Crown Description: Allot. 40A PARISH OF WORMANGAL
 Standard Parcel Identifier (SPI): 40A\PP3900
 Local Government Area (Council): STRATHBOGIE
 Council Property Number: 40002560.0701
 Planning Scheme: Strathbogie
 Directory Reference: Vicroads 46 E6

UTILITIES
 Rural Water Corporation: Goulburn-Murray Water
 Urban Water Corporation: Goulburn Valley Water
 Melbourne Water: Outside drainage boundary
 Power Distributor: AUSNET

STATE ELECTORATES
 Legislative Council: NORTHERN VICTORIA
 Legislative Assembly: EUROA

OTHER
 Registered Aboriginal Party: Taungurung Land and Waters Council Aboriginal Corporation

Planning Zones
 FARMING ZONE (FZ)
 SCHEDULE TO THE FARMING ZONE (FZ)

Planning Overlay
 None affecting this land - there are overlays in the vicinity.
 OTHER OVERLAYS
 Other overlays in the vicinity not directly affecting this land:
 BUSHFIRE MANAGEMENT OVERLAY (BMO)
 LAND SUBJECT TO INUNDATION OVERLAY (LSIO)
 PUBLIC ACQUISITION OVERLAY (PAO)

Designated Bushfire Prone Areas
 This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.
 Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.

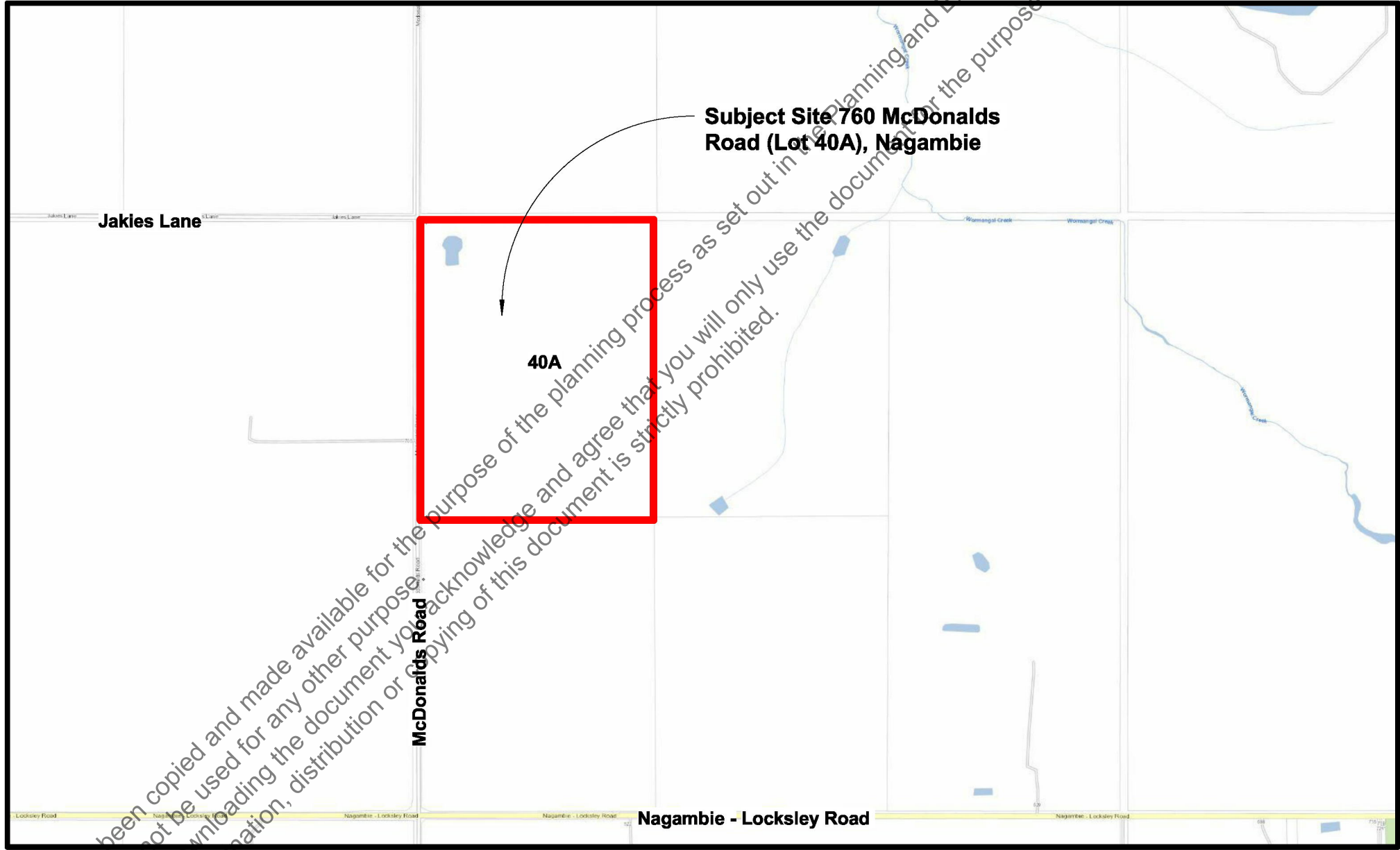
Sheet List

Sheet Number	Sheet Name	Current Revision	Current Revision Date	Current Revision Description	Sheet Issue Date
TP01	Existing Conditions - Site Plan	A	22/02/24	Strathbogie Shire Council RFI - P2024-002	28/02/2024
TP02	Proposed - Site Plan	B	28/02/24	Strathbogie Shire Council RFI (Gates Removed)	28/02/2024
TP03	Proposed - Part Site Plan	B	28/02/24	Strathbogie Shire Council RFI (Gates Removed)	28/02/2024
TP04	Proposed Residence & Shed - Floor Plan	A	22/02/24	Strathbogie Shire Council RFI - P2024-002	28/02/2024
TP05	Proposed Residence & Shed - Elevations	A	22/02/24	Strathbogie Shire Council RFI - P2024-002	28/02/2024
TP06	Proposed Residence & Shed - Elevations	A	22/02/24	Strathbogie Shire Council RFI - P2024-002	28/02/2024
TP07	Proposed Stable - Floor Plan	A	22/02/24	Strathbogie Shire Council RFI - P2024-002	28/02/2024
TP08	Proposed Stable - Elevations	A	22/02/24	Strathbogie Shire Council RFI - P2024-002	28/02/2024
TP09	Farm Management Plan	B	28/02/24	Strathbogie Shire Council RFI (Gates Removed)	28/02/2024
TP10	Perspectives	A	22/02/24	Strathbogie Shire Council RFI - P2024-002	28/02/2024

760 McDonalds Road, Nagambie 3608

Use & development of land into Thoroughbred breeding / management facilities including consolidation of titles, dwelling & stables for

Project: 23-32
28/02/2024 9:21:55 AM



Locality Map

TOWN PLANNING ONLY
NOT TO BE USED FOR CONSTRUCTION

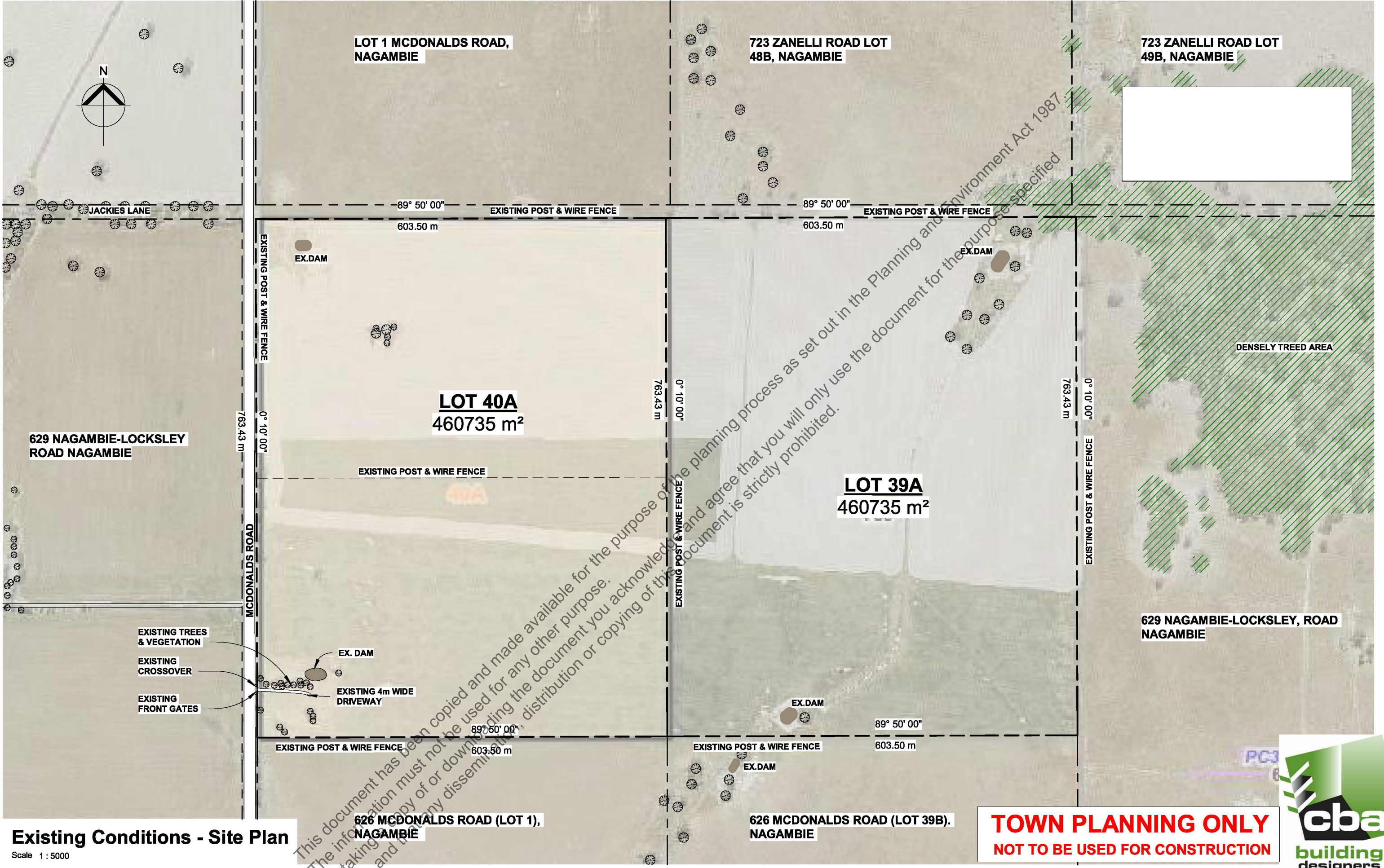


vision thru design



T: 5441 5545
 W: cba.net.au
 E: admin@cba.net.au
 A: PO Box 895,
 Bendigo, VIC, 3552

TP00



Existing Conditions - Site Plan

Scale 1 : 5000

TOWN PLANNING ONLY
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Existing Conditions - Site Plan

Scale @ A3 - 1 : 5000

Town Planning

Use & development of land into Thoroughbred breeding / management facilities including consolidation of titles, dwelling & stables for Shadow Hill Thoroughbreds.

Revision No.	Revision Description	Revision Date
A	Strathbogrie Shire Council RFI - P2024-002	22/02/24

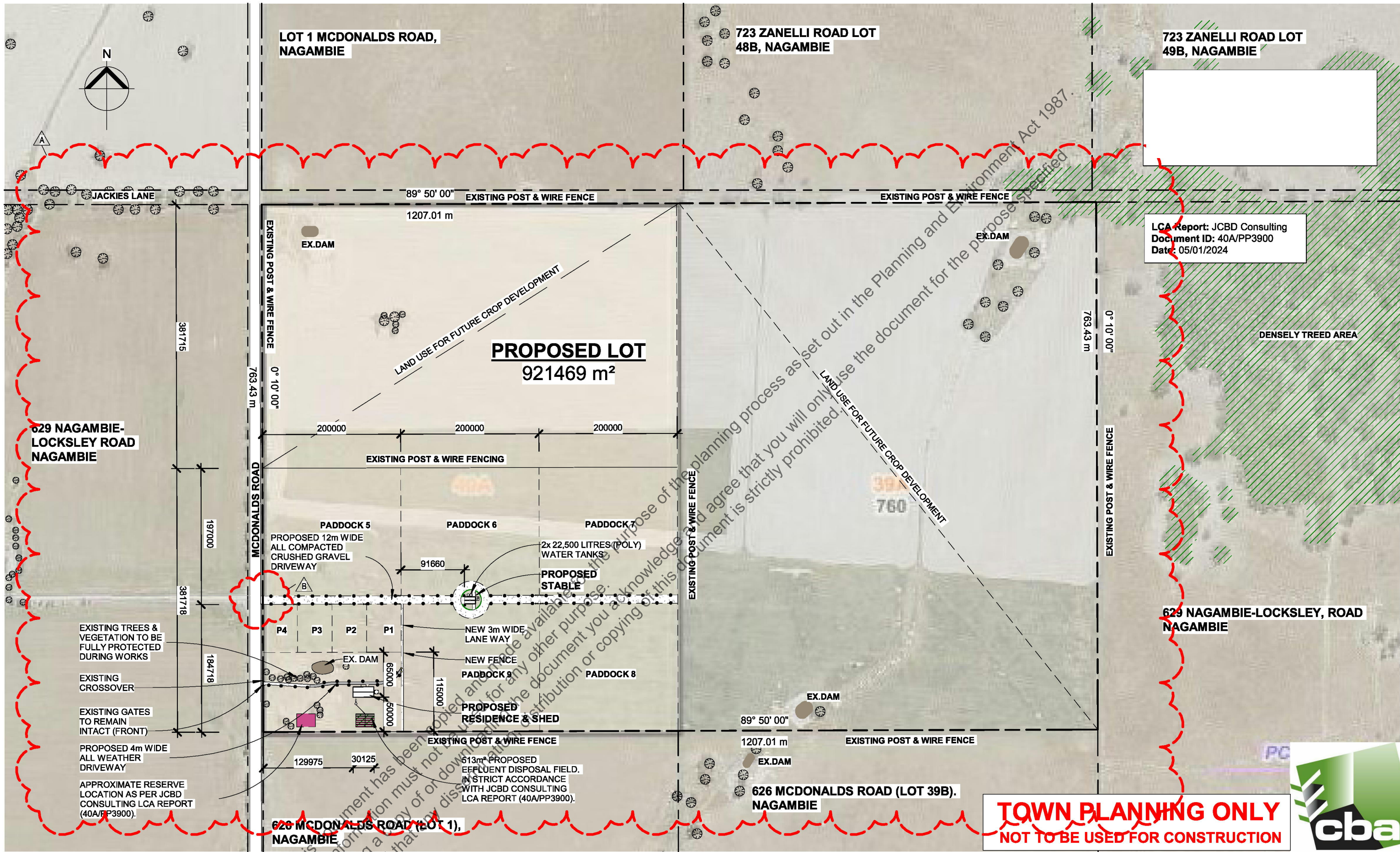
Elberton Farming PTY LTD
Trading as
CBA Building Designers
RBP No. CDP-AD57101

Design Matters Member

Enable, advocate and celebrate good building design

Client:	760 McDonalds Road, Nagambie 3608		Project:	23-32
Site:	760 McDonalds Road, Nagambie 3608	Project:	23-32	
Drawn: PC	Date: 28/02/2024 9:21:57 AM	Sheet No.	TP01	

T: 5441 5545
W: www.cba.net.au
E: admin@cba.net.au
PO Box 895
Bendigo, VIC, 3552



723 ZANELLI ROAD LOT 49B, NAGAMBIE

LCA Report: JCBD Consulting
 Document ID: 40A/PP3900
 Date: 05/01/2024

629 NAGAMBIE-LOCKSLEY, ROAD NAGAMBIE

TOWN PLANNING ONLY
 NOT TO BE USED FOR CONSTRUCTION



Proposed - Site Plan

Scale 1 : 5000

Proposed - Site Plan

Scale @ A3 - 1 : 5000

Town Planning

Use & development of land into Thoroughbred breeding / management facilities including consolidation of titles, dwelling & stables for Shadow Hill Thoroughbreds.

Revision No.	Revision Description	Revision Date
A	Strathbogie Shire Council RFI - P2024-002	22/02/24
B	Strathbogie Shire Council RFI (Gates Removed)	28/02/24

Elberton Farming PTY LTD
 Trading as
 CBA Building Designers
 RBP No. CDP-AD57101



Client:

Site: 760 McDonalds Road, Nagambie 3608

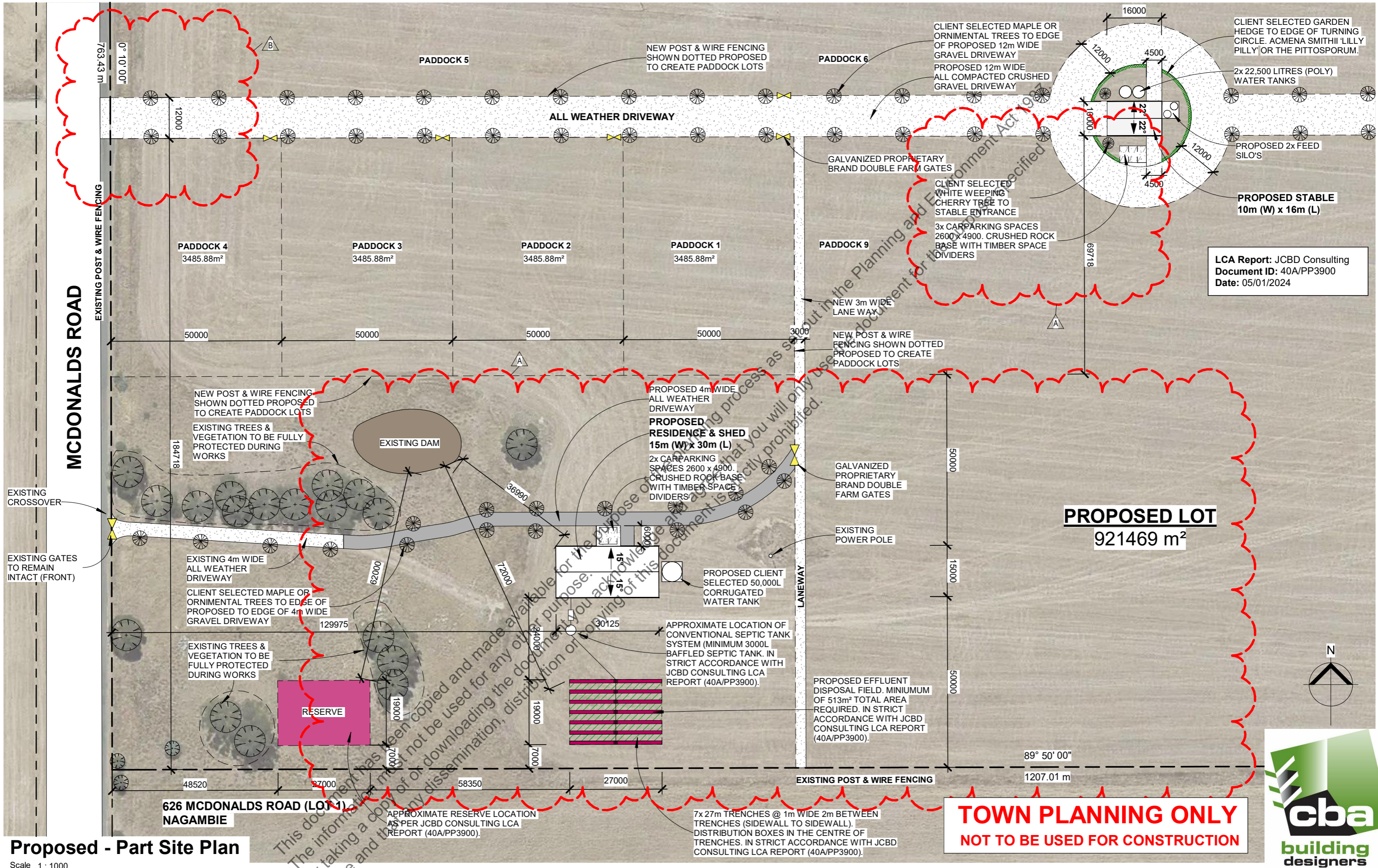
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Project:

23-32

Sheet No. TP02



LCA Report: JCBD Consulting
 Document ID: 40A/PP3900
 Date: 05/01/2024

TOWN PLANNING ONLY
NOT TO BE USED FOR CONSTRUCTION



Proposed - Part Site Plan
 Scale 1:1000

Town Planning
 Use & development of land into Thoroughbred breeding / management facilities including consolidation of titles, dwelling & stables for Shadow Hill Thoroughbreds.

Revision No.	Revision Description	Revision Date
A	Strathogbie Shire Council RFI - P2024-002	22/02/24
B	Strathogbie Shire Council RFI (Gates Removed)	28/02/24

Elberton Farming PTY LTD
 Trading as
 CBA Building Designers
 RBP No. CDP-AD57101

Design Matters Member
 Enable, advocate and celebrate good building design

Client: Shadow Hill Thoroughbreds	Project: 23-32	T: 5441 5545 W: www.cba.net.au E: admin@cba.net.au PO Box 895 Bendigo, VIC, 3552
Site: 760 McDonalds Road, Nagambie 3608	Date: 28/02/2024 9:22:01 AM	Sheet No. TP03
Drawn: PC		