

REVISED FARM & LAND MANAGEMENT PLAN

Parcel Elevations



Land Features & Surrounding Properties

Breeding horses on a property with slopes leads to stronger, more athletic horses, with better balance due to the varied terrain, encouraging natural conditioning. It also provides environmental benefits like natural water drainage and improved soil health from manure. See *Appendix* for a detailed explanation.

Property includes one dam, located bottom far left corner and 4 SPAusNet Poles.

Natural areas of beauty :



The Grotto : Is a deep cool circular shaped hole, heavily shaded by old tall Burgan, that form a dome overhead. Here the water from the Watershed Areas 1&2 above, flow out of the ground as a seasonal spring. Which is the beginning of an ungazetted fern filled mini-canyon style creek, that flows under the bridge at Lot 1 of Malaraway Road.



TeaTree Gardens : Directly above The Grotto to the east, is the first of the TeaTree Gardens, where the tall white twisted trunks of old Burgan 'White Teatree', contrast against thick ground covering moss. The middle of the steep easterly slope, is home to the second TeaTree Garden, where tall old teatrees shade a cool, darkened little valley, full of moss and intermittent ferns. During rain, water bubbles in and out of mini underground tunnels, as the water flows its way down towards The Grotto.

Proposed development will have no impact on adjoining neighbours:

- Lot 1 West lives a horse farrier and trainer by trade and his young family. Lot 1 East adjoining the northern boundary of Lot 3 East, remains uncleared, where he hopes to one day create more rotational paddocks for his horses.
- Lot 2, alongside Lot 3 West north fence line, also has horses.
- The neighbour adjoining the *Rear Fence*, is the back fence of a 68-acre property with cattle. Our properties both meet at the top of the ridge, where they are separated from my development area by an access track to SPAusNet Pole 63 and approximately 300m of bushland.
- Lot 4 East is owned by a divorced retired man, whose son visits most weekends. Due to the fast onset of a medical condition, the father is currently in medical care, however his son continues to maintain the home.

Agricultural Land Capability Assessment

MELBOURNE GEOLOGICAL CONSULTANTS

(ABN : 19 076 673 231)

RE: SOIL SAMPLE FOR NUTRIENT ANALYSIS - GLENBURN

Ph - 4.5 – 5.0

Your soil is slightly acidic, having a Ph of 4.5 - 5.0 (Neutral soil has a Ph of 7.0)

Unless the Ph is balanced (Neutral), plants may not draw nutrients properly or respond to fertilizers.

PHOSPHOROUS - 20ppm

20ppm is considered low, the addition of a superphosphate fertilizer is recommended.

Phosphorous is not easily leached from the soil, so one application of Super phosphate is required per annum with your normal fertilizer regime.

POTASSIUM - 50ppm

A level of 150ppm is considered slightly low. Add Sulphate of potash to raise the level when adding fertilizer

SALTS - 150ppm

Less than 800 ppm is considered acceptable.

RECOMMENDATIONS

LIME

You need to add Lime to raise the Ph , then add Fertilizer 2 months later. Lime will need to be added annually, I suggest a handful of dolomite around the base of each plant so it can be released slowly, or it can be added with drippers . Alternatively, 1 Bag per acre is recommended. Add during autumn. Rain will wash it in to the ground. This should raise the Ph to approx. 6.5 - 7.0.

FERTILISER (N:P:K)

Add Pivot 400 at the rate of 1 bag per acre. Do this no sooner than 3 weeks after the last application of lime. A general N:P:K ratio of 9:4:5 is recommended.

NOTE : Lime must be added every year to maintain a suitable Ph .

Water Management & Erosion Prevention



Dam

The dam (lower SW corner) was constructed on the side of a hill, not within a valley, so it has never received enough water to overflow out the outlet (foreground in below image). A small amount of water has flowed in from the top, which cuts *across* the hill. Therefore, very little erosion has occurred.



The dam will have a proper inlet created. A small cutin drain above the dam, will be done to redirect water from the top, to the new inlet. Large saplings and regrowth on the dam's retainment wall, will be removed to stop the leaking. The water flowing from the outlet, will travel along the fence line through thick vegetation, so erosion will be minimal.

Main Entry

The drive will be approximately 3.5m wide, including a rock lined drain on the high side, to prevent erosion and direct clean water from the slope above to feed the dam.

Scar



Pictured is a long rocky outcrop where a portion of the subsoil rock is exposed, here minimal erosion occurs.

Trees and Tea Tree will be left around the scar to hide it from view.

Valley

The tea tree will be removed from the gently sloped valley to the south of The Grotto as far as the Defendable Space allows and re-instating the fire access track. This area will be covered with grass for the majority of the year, as it receives a small amount of direct sunlight, due to the immediate westerly slope. The beautiful towering Silver Wattles overhead, will be left to assist with shade and erosion prevention.

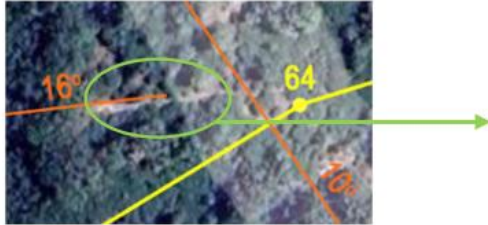
The subsoil here is so porous, it rarely allows water to flow above ground to cause erosion. The water flowing from *Watershed Area 1*, are joined by waters from *Watershed Area 2*. These two water tributaries, find their way mostly underground to an approximate distance of 5m below the surface, north-west to The Grotto, where the water finally flows out *after rains* as a seasonal spring.

Ridge

North, West and South Western area, downward slopes to the east-west & Malaraway frontage: This area has sufficient biodegraded top soil to sustain grass growth for native wildlife and stock.

Southern area & downward slopes to the east and west:

The soil consists of brown gravel like soil. Erosion in this area over the 30 years since first subdivided in 1996, has been very low, as shown in the example below. Pictured is the original access track to SPAusNet Pole 64.



This is an indication that erosion in this area will continue to be minimal, because of the type of soil. Due to the expected low grass growth from poor soil in this area, an increased amount of tea tree and eucalyptus trees will be left to help the low-erosion trend to continue; In line with Defendable Space requirements.



Ongoing Land Management (3d)

Lot 3 East is divided into two distinct management areas: the first ridgeline, referred to as the **development area**, and the **rear back hill**.

The development area, which will function as the primary farm portion, will be managed and maintained in accordance with the 'Farm Management and Activity Schedule' on page 8.

The rear portion of the property includes areas known as The Grotto, TeaTree Gardens 1 and 2, and the back hill. These sections represent older remnants of the land where the ground has not been significantly disturbed. While Burgan is present in these areas, the trees are mostly older, well established, and far less dense than those found in the previously cleared and disturbed soils. As a result, the steep back hill has naturally settled into a form of self-management and requires minimal human intervention. The terrain in the rear section is well suited to fitness, strength, stamina, and endurance training for horses and their riders. However, it is too steep to be suitable for paddock development, therefore, the boundary fences along both the northern and southern borders, will require little to no ongoing maintenance. The condition and land use of the neighbouring properties on both sides are similar in nature.

Environmental Outcomes of Proposed Vegetation Removal & Land Use (3e)

Fire Protection:

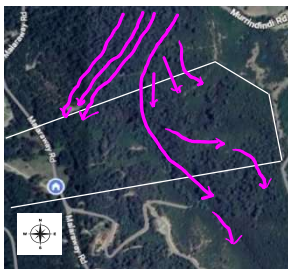
The provision of fire protection for future Lot 3 East residence, stock, native wildlife, including existing natural areas of beauty and my neighbours, has always been the highest priority. Extensive, strategically placed fuel reduction, is paramount from within the NE upper rear corner to SSW fire attack arc.

With the new centralised Dwelling location, corrected Defendable Space at 98m and the northern boundary firebreaks requested in the separate document 'CFA Approved FIREBREAKS Request', will bring the protection to the extent I've always asked for. During the original subdivision, significant fire protection measures were installed. A 40m wide firebreak of complete vegetation removal along the upper 300m, and a 200m clearance requirement by the CFA, along both sides of Malaraway Road. The 200m fuel reduction, which included a smaller width over the Creek, covered from Malaraway to just past the central N-S fire access track on Lot 3 East (The Grotto & TeaTree Gardens 1 untouched). Both these requirements proves that the extent of clearing in my initial request, is not "excessive" as you've described, but a necessity.

The Dwelling Pad has been moved 30m along the same bearing from it's original planned location, to take full advantage of the Defendable Space and Firebreaks. This required the Bushfire Management Plan and Report to be rewritten to reflect the new centralised position. Upon closer inspection of the previous reports, an error was found where the incorrect downslope category was used. Originally the reports used the Downslope >10-15 Degrees category, however the downslope falls into the >15-20 Degrees category. Therefore, I requested a detailed review of the complicated topography of Lot 3 East and subsequent recalculation of the Defendable Space. As a result, a 98m Space was defined, which better reflects the complex terrain of the 'area as a whole'. The Dwelling specifications within this document and application, will, and should remain at BAL19.

The 98m Defendable Space, plus the approved CFA Firebreaks, covers all essential fuel reductions within the NE-SSW fire attack arc. The forrest beyond the Defendable Space from the S-NE arc, will be left untouched. Therefore a permit for native vegetation removal is not required and an Offset does not need to be paid.

Following, is a summarised account of the 'CFA Approved FIREBREAKS Request' document.



Pictured is a snippet of Wind Behaviour – Diagram 2 (See also, Appendix), demonstrating Lot 3 East PRIMARY fire threat.

The strong northerly winds indicated by  hits the top of the ridgeline just past the northern boundary and continues through the tree *canopy* along the western slope below the Dwelling location, as it works its way up the valley. Currently the trees are tall and close together, forming a fire bridge, with a *thick* understory of Burgan.

The entire northern boundary of Lot 3 East is only 507m. As seen in the full version of Diagram 2, Lot 1 East has Murrindindi Road as a firebreak. The CFA approved firebreaks and Defendable Space, will help to reduce the threat for both Lot 3 & 4 East, as shown in Diagram 2. If the fire continues along the eastern side of the rear N-S ridgeline, it is likely to continue in this heading towards the SE. Fire fronts from the east are unlikely to burn into Lot 3 & 4 East, as it would need to cross the SP AusNet track along the sharp ridgeline and fight *against* any upward suction draft from the 25° slope below on the western side.

The SECONDARY fire threat is from the W-SSW, where a fire with potentially a short front, is blown past Lot 3 East by a northerly, turning into a long fire front from a south-westerly change. This threat is already reduced due to clear paddocks less than a kilometer to the west, and maintained Lots 1, 2 & 3 West in between.

With the large 98m Defendable Space circumnavigating outward from the Dwelling and Shed location, and the Firebreaks, allows for a significant defendable area within the NE-SSW arc, including Malaraway Rd and the top half of Lot 3 West.

NE-N: 100m, N-NW arc : 100-120m, NW-W arc : 150-190m, W-SSW arc : 150-200m defendable area.

Increased Biodiversity:



Since the original subdivision, Burgan (*Kunzea ericoides*), commonly known as White Teatree, has spread extensively across the site and continues as an aggressive environmental weed within the originally cleared zones. It has rapidly colonised disturbed areas, outcompeting other native vegetation and significantly reducing biodiversity by shading out ground-layer plant species. The resulting dense thickets of White Teatree now provide near 100% coverage, and their accumulation of fine, highly flammable oil-filled biomass, has created a significant high-intensity fire risk.

However, the removal of Burgan represents only part of the solution. The existing eucalyptus species Messmate and Peppermint, have extensive surface 'sugar' root systems that draw a significant proportion of nutrients from the soil. This severely limits the availability of nutrients for other plants and inhibits the growth of grasses and ground-layer vegetation. Over more than 20 years on Lot 3 West, I have attempted to establish a variety of plant species beneath these two eucalyptus, yet none other than Burgan, have proven capable of growing successfully in these conditions.



Large 40cm + eucalyptus trees will be left untouched to offer shady areas and potential hollow habitats. The remaining trees being cleared are not conducive to hollows. As they are tall, straight and small in diameter, with little to no *lower* branches that would eventually grow large enough to form future hollows. So, their trunks are mostly branchless until the small diameter branches towards the crown.

In the Council's response letter, it states that clearing one-third of the property is considered "*excessive*". In *reality*, the combined presence of Burgan and the Messmate–Peppermint eucalyptus species, has effectively displaced biodiversity across the entirety of Lot 3 East. Along the first ridgeline, there is virtually little to no understory grass, plant life, or birdlife, and there is an absence of residential native animals. The lack of grassland and ground-layer vegetation on the first hill, also has a cascading effect on the

biodiversity of the back hill, as it removes a key source of food habitat.

Approximately two years ago, there was a resident wombat with a burrow located just above the dam. It would frequently risk its life crossing the road to access food on my side; however, it has since died. On my side of the road, there is less than two acres of cleared land that supports grazing grass, which naturally dies off during the summer months. This limited area currently supports an overpopulation of four wombats, as well as an occasional female Swamp Wallaby. The wallaby relies on my cleared areas, along with that of my western neighbours, who also maintain cleared areas for native and stock grazing. By restoring biodiversity on Lot 3 East, I hope to encourage some of the wombats to return to that area. This would help rebalance the ratio of available food resources to native animals across both Lot 3 East and Lot 3 West.

To restore biodiversity across the entirety of Lot 3 East, not only along the first ridgeline, it is essential that all Burgan within the development area are removed. This will allow sunlight to reach the ground layer and create conditions suitable for the re-establishment of grasses and other vegetation. In addition, the removal of eucalyptus trees under 40 cm in diameter within the development area, are also necessary, as their extensive surface root systems deplete soil nutrients and inhibit the growth of ground-layer plants.

Land Use Benefits:

The introduction of horses will contribute to soil improvement and maintenance, through the ongoing deposition of manure, which will naturally fertilise the land and support the establishment of nutritious pasture for both stock and native animals. Increased pasture availability will also encourage insects and grubs, thereby providing an important food source for birdlife. Furthermore, the presence of farmers residing on-site, will enable the ongoing management and control of the rapid regeneration of Burgan.

Proposed Agricultural Activity (3b)

The proposed use of the land is for the keeping, breeding, developmental training, and sale of horses. This activity requires farmers to reside on-site in order to provide the comprehensive, daily care that equine husbandry demands, ensuring the animals' health, nutrition, housing, hygiene, and medical needs are properly managed.

Agriculture Victoria state:

"Check your horse at least daily, ensuring it is not injured or ill and has adequate feed and water."

Animal Welfare Victoria – *Code of Practice for the Welfare of Horses (Revision 1)* states:

- **Minimum Standard S3.3:** *"Horses confined in stables, stalls and yards must be inspected daily to ensure that their needs are met."*
- **Guideline G3.2:** *"Horses kept under intensive management in stables and yards should be inspected, fed and watered at least twice a day."*

Regular and immediate monitoring is particularly important for horses, due to both welfare and economic considerations. Injuries that are not treated promptly can result in permanent scarring, which may significantly reduce the value of a horse. During the foaling season, monitoring requirements increase substantially, particularly during foal-down periods when around-the-clock supervision is necessary. The financial stakes are also considerable, as the average value of a foal is approximately \$20,000 or more, often five or more times in comparison, to the value of a calf.

Enterprise Timeframe (3f)

To prepare Lot 3 East and attract the equine market, I hope to complete and fund the following works for sale: Clearing (completed for free by external tea tree & firewood enterprises), earthworks (see *Presale Funded Earthworks* page 11), north-south boundary fencing repaired, soil conditioning-seeding, front mortice post&rail fencing and main entry gate installed.

With approved planning for a Dwelling, will place the new owner's enterprise months, and potentially years, ahead of the typical establishment timeline. This will enable the purchaser to commence operations more quickly, construct their dwelling, and relocate to the site sooner to ensure the proper upkeep, care, and protection of their livestock. It will also support the ongoing management of the land, particularly the control of the rapid regeneration of cleared Burgan, a noxious native weed.

Proposed Timeline

- **Purchase of Lot 3 East:** Finalise the purchase following the sale of the owner's current home and secure temporary alternative accommodation.
- **Site Preparation:** Install temporary hotwire fencing along the eastern boundary of the development and construction area.
- **Relocation of Stock:** Move livestock onto the property.
- **Planning Adjustments:** As a dwelling is already approved, lodge an Alteration Application if required. For example: Object 1 Dwelling – Swapping East and West walls of Bays 1, 2, 4 & 7.
- **Construction Phase:** Commence construction of the dwelling on the existing Dwelling Pad, alongside the installation of permanent fencing.
- **Relocation to Site:** Move into the completed home to further establish the enterprise.
- **Ongoing Operations:** Reside on-site to provide proper daily care to stock and sustainable land management practices.

Farm Management & Activity Schedule

There is enough space for 8-9 paddocks (plus a small Turnout paddock for injured horses), ranging from roughly half an acre to an acre. A Stocking Rate example could be 4-6 horses, where some paddocks have 2 horses and then rotate as required, for grazing management and grass growth.

Daily Tasks

- Check all horses for health, injuries, and condition.
- Feed and water horses as per nutrition plan.
- Inspect and clean stables, shelters, and water troughs.
- Monitor weather conditions and adjust feed or paddock use accordingly.

Weekly Tasks

- Rotate grazing paddocks to maintain pasture health.
- Inspect and repair fences, gates, and water systems.
- Remove manure from high-use areas and add to composting system.
- Check dam levels, water tanks, and pumps for functionality.
- Mow or slash high-traffic areas around facilities and laneways.

Monthly Tasks

- Conduct pasture condition assessments (ground cover, weed growth).
- Manage weeds and control pest species (eg rabbits, foxes).
- Maintain Firebreaks and check fuel loads around infrastructure.
- Inspect erosion control structures, drains, and wash bay filtration.
- Review feed inventory and hay storage.

Annual Tasks

- Soil testing and pasture improvement (resowing, fertilising, aeration).
- Tree planting and revegetation in riparian or degraded areas.
- Dam maintenance and sediment removal as needed.
- Update and review the Land Management Plan and operational records.
- Service equipment, vehicles, and water systems.
- Review fire preparedness and update emergency plans.

Approved Planning For Dwelling Justification (3g)

Attaining Planning Approval for a Dwelling as part of this application, will substantially increase the attractiveness of Lot 3 East to the agricultural market, rather than primarily appealing to the tree-change or lifestyle market.

- **Planning Certainty for Agricultural Buyers:** Since the *Black Saturday* bushfires, regulations surrounding vacant land and the approval process for constructing dwellings have changed significantly. Real estate agencies now commonly advise prospective buyers of vacant land, to confirm that a planning permit for a dwelling can be obtained before making an offer. As outlined in 'Proposed Agricultural Activity', horse management requires *at least one daily inspection* to meet proper equine care standards. The ability to reside on-site is therefore essential. If potential buyers are required to independently investigate whether a dwelling is permissible, may discourage genuine horse farmers from buying, who often have limited time between purchase and establishment. In contrast, vacant land without planning approval for a dwelling, is more likely to attract tree-change or lifestyle buyers, who typically have greater flexibility to purchase, plan, and build over a longer timeframe.
- **Financing considerations:** It is more likely that prospective buyers will need to sell their existing home to finance the purchase of Lot 3 East, as they are unable to service a loan in addition to an existing mortgage. Bridging Loans are only structured to support the transition between two residential properties, where a dwelling already physically exists on the purchased property. Having Planning already approved, will lessen the timeframe buyers would need alternative living arrangements during the construction period of a pre-approved dwelling.
- **Supporting agricultural development:** From an agricultural perspective, the most likely purchasers will be those seeking to expand an existing operation and relocate with their livestock. With the lengthy planning process for a dwelling already completed and approved, the new owners would be able to commence construction immediately, allowing them to establish their agricultural enterprise more efficiently and without unnecessary delays.

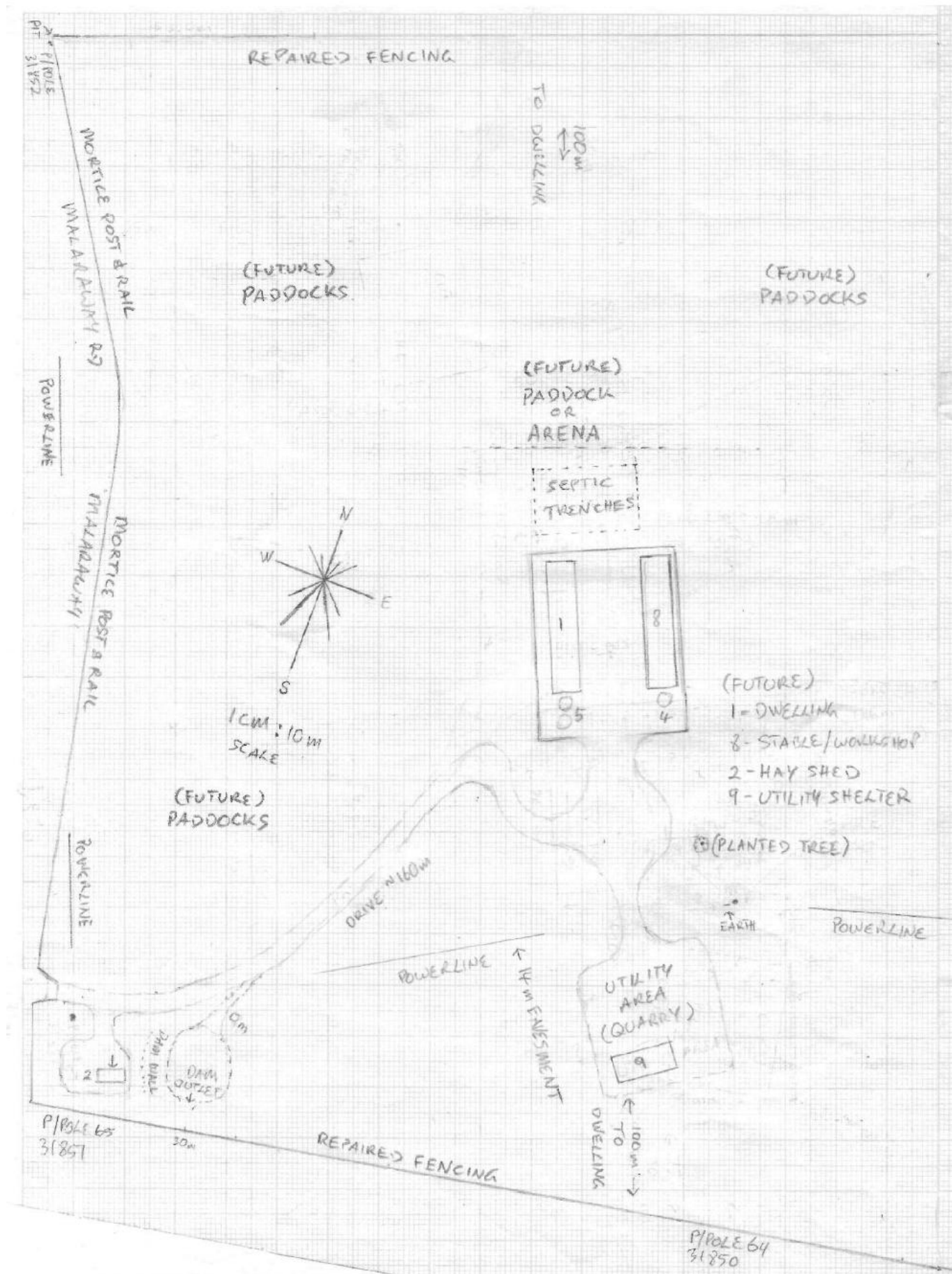
Viable Economic Outcome (3c)

Located along the north-western boundary of Black Range State Park and Toolangi State Forest, this extensive area comprises of small, irregularly shaped land parcels, situated between forest outcrops and larger *prime* farming properties of 40 hectares or more. Within these pokey smaller Farming Zone areas, are very limited *physical* availability for large, self-sustaining properties suitable for *prime production* agriculture.

In my local area, including Malaraway, Old Murrindindi, Murrindindi, Steuarts, Myles, Myles Bend, Banbury, Wilemena Falls, and Marginal Roads, property sizes range from 6 to 80 acres. Many of these lots are 25 acres; nevertheless, the majority are still actively used for agriculture, including cattle, horses, tree nursery and fruit-based farming operations. While these smaller enterprises are generally not self-sustaining due to their limited size, they still remain viable operations.

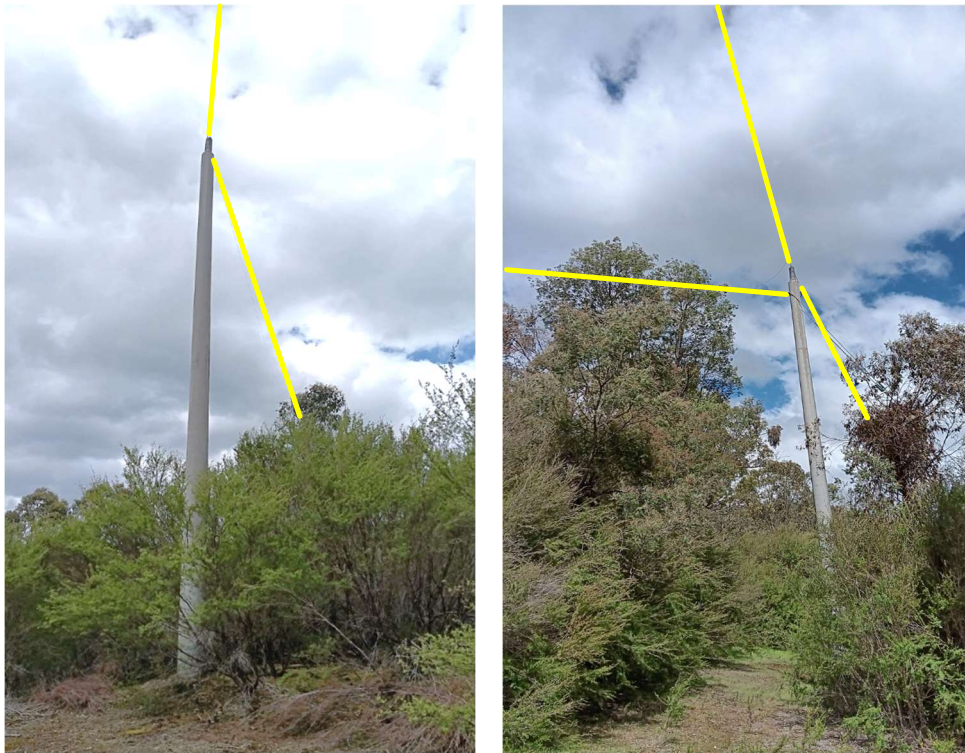
Similarly, the new owners of Lot 3 East would benefit from the property's proximity to key regional centres – approximately 40 minutes from outer Melbourne, 25 minutes from Yea, and 50 minutes from Seymour. Enabling them to secure supplementary income to support their existing enterprise until it is fully established, expanded, or until a new venture becomes viable.

Site Plan & Analysis



Power Poles

An application will be lodged to SPAusNet to have Pole 64 asset altered to have a 3-Phase Converter installed to supply power approximately 40m from the Dwelling – Stable & Workshop Pad.



Pole 64 – (Left Image) Quarry/Utility Area to the right, Dwelling Pad to the left.
Top line down to Pole 65, bottom line up to REAR FENCE on top ridgeline.

Pole 65 – (Right Image) Standing on Main Entry looking south, Malaraway Rd to the right, Dam to the left.
Top line above Frontage to north corner Pole 65E.
Bottom right line to corner of Lot 4&5.
Left line to Pole 64.

I would like to leave a small amount of Teatree at the base of each pole to hide it a little from view. Burgan is low growing in these areas and will not impede the line 9m above.

Presale Funded Earthworks

- Clearing: Stump removal. Tree top refuse & stumps burned.
- Smoothing: Filling stump holes & smoothing/distribution of topsoil over future paddock areas.
- Frontage: Clean up collapsing roadside cut&fill wall (up to 100m) if funding permits.
- Drainage: Culvert pipes for Main Entry Driveway where necessary.
- Gravel Rds: Road Crossover, Main Entrance to Dwelling & Stable-Workshop pad : ~160m x 3.5mW
Dwelling pad to Utility Area: ~40m x 3m, 5-10° incline (Incl. CFA Tanker roundabout)
Road to Hay Shed pad: ~10m x 3m.
- Pads: Shed Dwelling & Stable-Workshop: ~30m x 36m.
Utility Area – Quarry: Exact size is unknown, dependent on amount needed.
Hay Shed: 10m x 13m.
(Arena or Stud Stable Block Pad: If funding permits)

Shed Pad:

The proposed location of the dwelling and farm shed pad, is the safest (regarding extensive Defendable Space), most practical, economical and biodiverse friendly position possible, for the following reasons.



- To protect biodiversity, it is recommended to have all living, stable-workshop structures in the one area. The ridgeline is the **only** area that has enough room for pads to accommodate all structures in the one location.
- The site consists of gravel soil (pictured) and not precious topsoil for grass growth for native wildlife and farm stock alike.
- The pads (Dwelling & Utility) both have easy access and distance to an existing power pole, where a converter will be installed. Making the locality practical and economical, with minimal distance to run the power.
- The Dwelling Pad locality significantly reduces the bushfire risk, because it is central to the property and takes full advantage of the large defendable area listed on page 5. Any fire threat will most likely come from the **north** (Up to 5° upslope) and to the **southwest** (16°-20° upslope) – See 'Malaraway Valley Wind Behaviours' in the Appendix.
- It has been proposed to bring the dwelling closer to the road so that occupants are not driving through bush to escape a fire. However, this will not be the case, as the drive travels within combined areas of the Defendable Space and the cleared frontage along the road. As per regulations, the large trees that remain will be isolated from each other and are less likely to form any treetop bridges. Leaving the way clear to escape to my lake, a refuge area from fire threat, if they need to.
- It has been suggested to place the dwelling in the clearing close to Malaraway Road. This is discounted because the clearing is an Eavesment. Even in the unlikely event that permission was attained to build *under* the powerline, there still would not be enough room to position all living and farm structures in the one location. Also, building in this area removes a significant amount of prime grazing land for native wildlife and stock.
- Moving the pad location to the east, northeast, west or southwest above the road eavesment, will mean building on a 16° slope. Building on a slope is uneconomical, significantly increasing construction costs and timelines due to complex engineering, extensive excavation, and the need for retaining walls. Other negatives include challenging site access, complex drainage requirements to prevent water damage, potential soil erosion, and limited, steep driveway options inhibiting fire tankers.
- Moving the pad location to the south and southeast, on the other side of the powerline and easement, will bring the dwelling and farm structures too close to the southern property boundary.
- Moving the pad to the north and northwest, will reduce the defendable fire buffer and remove topsoil areas essential to grazing land for native wildlife and stock.



The 16-hectare portion of my property Lot 3 East, is optimal for horse keeping, breeding and training.

The first ridgeline of the 16-hectare parcel is the development area, conducive to farming horses; in harmony with native wildlife.

The development area encourages the benefits of breeding horses, penned in paddocks on slopes of up to 16°.

The rear slope 20-25° up to the top ridgeline on the back hill, is excellent for strength and endurance or cross-country style training.

TeaTree Gardens Full *Future* Equine Potential





White Lines: Fencing.

Blue Lines: Water Pipes & Valves.

Pink Line: Power.

Orange Line: LPG Gas Pipeline.

Green: Septic & Perculation Lines.

Yellow Lines: Water Management.



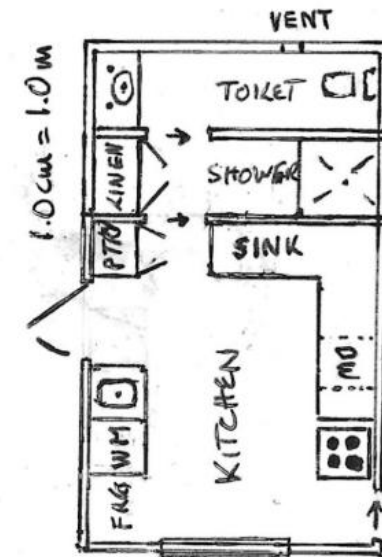
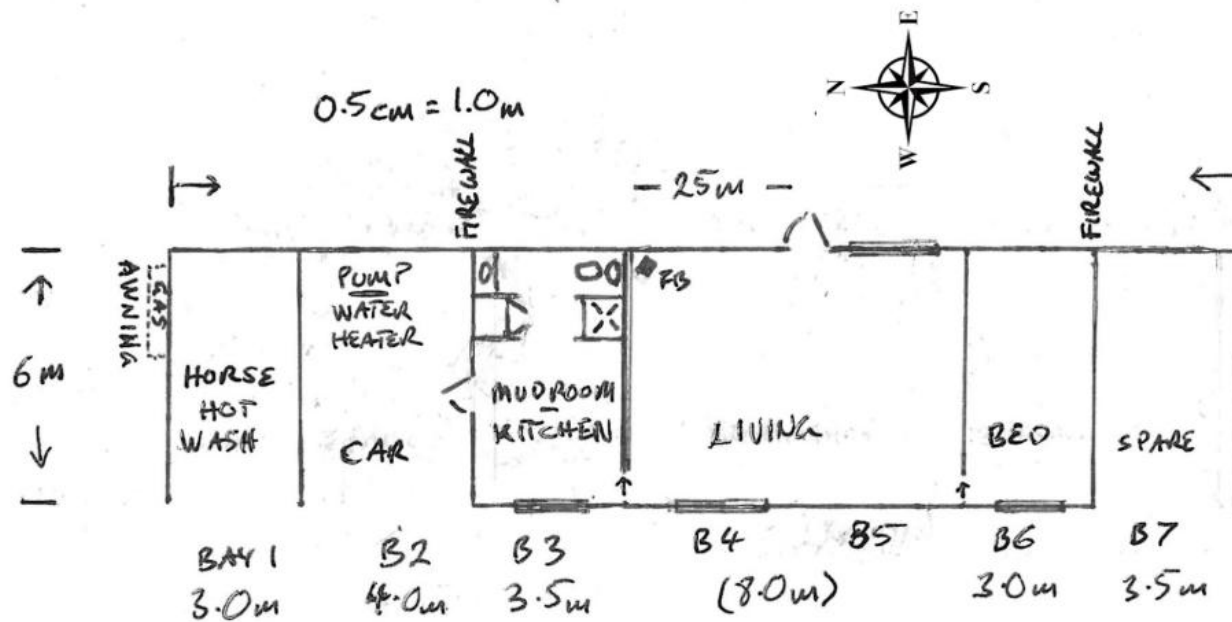
Proposed Infrastructure (3a)

Object 1 : Dwelling

25mL x 6mD x 3mH, Gable roof 10° pitch, **BAL19** (Bays 1, 2 & 7 Class 10a, Concreted Bays 3-6 Class 1a, 14.5 x 6 area). ColorBond colour Deep Ocean for walls & pipes to House Tank, Night Sky for gutters, flashing/capping & Bluegum roof. Window sizes for dwelling are 10% of floor area with ½ openable. Class M Soil.

Livable Shed Dwelling:

Rinnai Infinity 12L Gas Water Heater, Grundfos CMBasic 5-46 Pressure Pump, Stand Alone Wood/Gas Log Heater.
Kitchen Bench-Sink, Cupboards-Pantry, Gas Stove, Electric Oven, Laundry Trough-Bench.
Shower-Closet, Tastic Heater-Fan & Toilet-Vanity.



Bay 1 – **Horse Hot Wash** 3mx6m.

Nth: Full wall, Est: Full wall, Sth: Full Wall, Wst: Open.

Bay 2 – **Utilities-Carport** 4mx6m.

N: Full wall, E: Full wall with sml Water Heater & Pump, S: Part wall with 820mm door, W: Open.

Bay 3 – **Kitchen-Bath** 3.5mx6m.

N: Part wall & door, E: Full wall & Air Vent, S: Part wall & 720mm Cavity door, W: Full wall & Window (900Wx1200H).
Sealed Concrete floor (Kitchen-Laundry, Shower-Closet & Toilet-Vanity, 2 x 720mm Cavity door).

Bay 4-5 – **Living Area** 8mx6m.

N: Part wall & door E: Full wall 820mm door & Window (2040Wx1200H), S: Part wall & 720mm Cavity door,
W: Full wall & Window (2040Wx1200H).

Open Plan: 7mx6m & Wood/Gas Log Heater (FB) on N wall.

Sealed Concrete floor with Carpet Tiles.

Bay 6 – **Master Bed** 3mx6m.

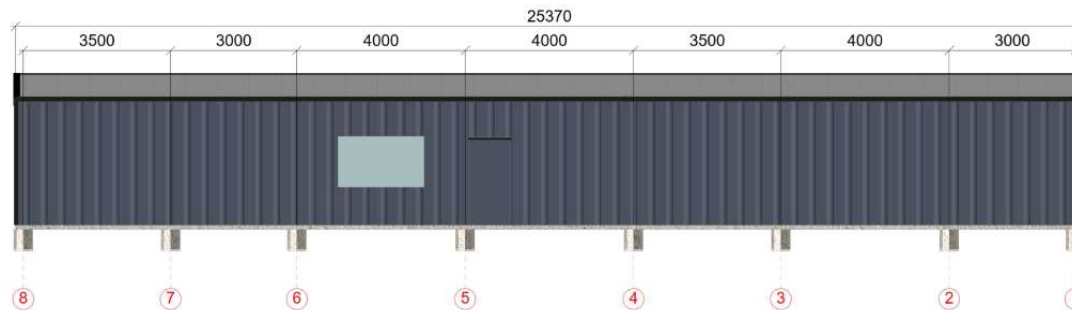
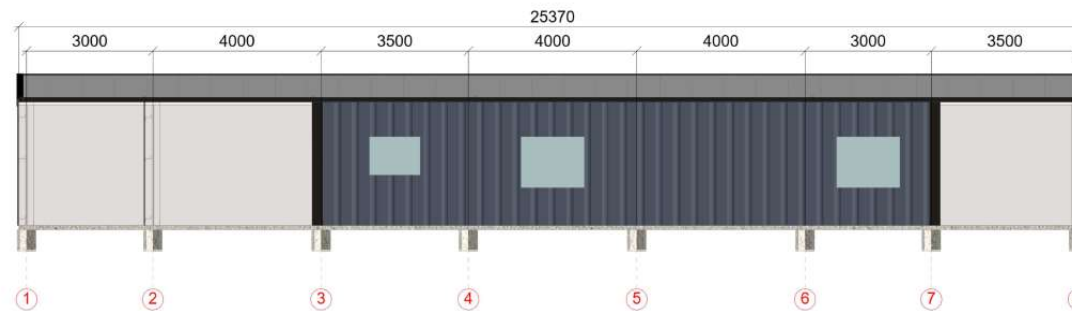
N: Part wall & door, E: Full wall, S: Full wall, W: Full wall & Window (1500Wx1200H).

Sealed Concrete floor with Carpet Tiles.

Bay 7 – **Spare** 3.5mx6m.

N: Full wall, E: Full wall, S: Full wall, W: Open

External S wall – Awning to shelter 2 x 45lt Gas Cylinders.



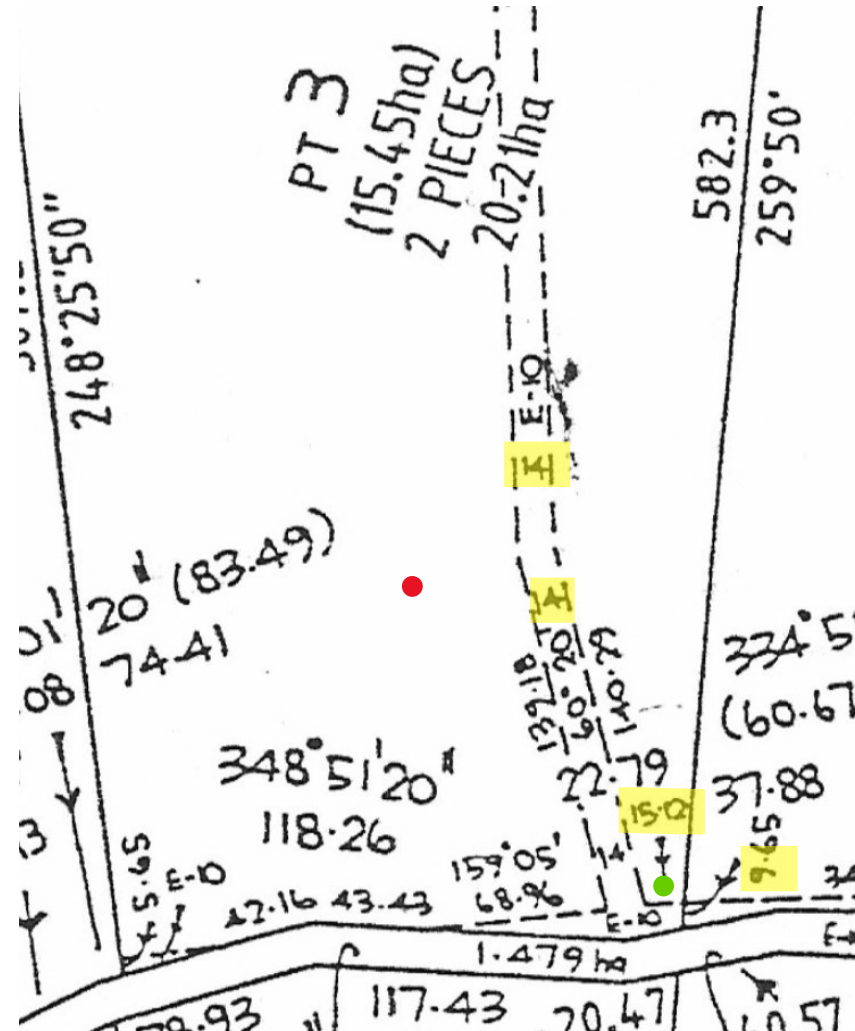


Walls : 5Rib 0.47 TCT Bluescope
Roof : Corrugated 0.47 TCT Bluescope

Reason for location: Hidden from Malaraway by tea tree and close proximity to the gate for hay deliveries, as deliverers do not venture too far into properties.

Roof : Corrugated 0.42 XRW

- Approximate location of development's *Livable Shed Dwelling*.
- Approximate location of development's *Hay Shed*.
- *Eavesment* measurements.



Object 3: Pump House – Rivergum colour (small)

Object 4: CFA-Water Trough-Garden Tank – 20,000L



1 x 20,000 Steel Round Tank with CFA fitting

3500 d x 2170 h.

Standard fittings - 1 x inlet with strainer, 1 x 25mm outlet with ball valve, 1 x overflow.

Standard colour – Basalt.

Non- Standard Fittings

1 x CFA fire Fitting.

1 x Additional 25mm fitting with ball valve inserted @ 10,000 litre mark from bottom of tank.

Object 5: House Water Tanks – 2 x 25,000L



2 x 25000 steel round tank

3500 d x 2630 h.

Standard fittings each tank - 1 x inlet with strainer, 1 x 25mm outlet with ball valve, 1 x overflow.

Standard colour – Basalt.

Non- Standard Fittings

2 x Additional 50mm outlet to join tanks low – each tank.

1 x 50mm ball valve.

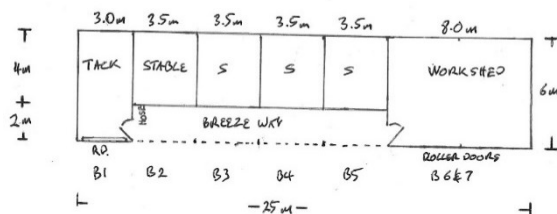
Object 6: Sludge Septic Tank, Header Tank with Sump Pump & Perculation Lines (180m).

Centre segments of agi-pipe protected by a PVC sleeve to prevent crushing under pathway.

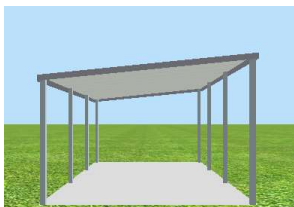
Object 7: SPAusNet Pole 64, 4731850 31850 – 3-Phase Converter to be installed by SPAusNet.

Object 8: Stables & Workshop 25mL x 6mD x 3mH, Gable roof 10° pitch, BAL19

Objects 1&8 12m apart, Colorbond Deep Ocean walls & downpipes to CFA Tank, Night Sky gutters & Bluegum roof. **Garden Water Pump** (Non-Pressure) **Davey**, with power-on warning light for garden taps.



Object 9: Utility Shelter 9mL x 6mD x 3.8mH (Rear), 3m Bays, Gravel floor, skillion roof 5° Pitch. Deep Ocean downpipes, gutter & roof. (Horse Float, Medium Caravan or Farm Items)



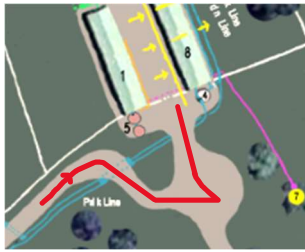
Object 10-13: Horse Shelters – Double Paddock Shelters (Sheds 10-12), 4m x 4m x 2.7m x2, Shed 13 Sngl



Gravel floor, skillion roof 5° pitch (not pictured), Deep Ocean walls, Bluegum roof, midway fencing.

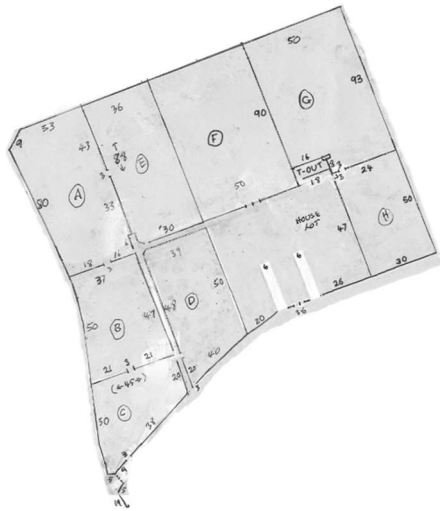
Some horse owners prefer no shelters, as horses tend to not use them, but opt for blankets instead.

CFA Access:



CFA Tankers or vehicles, are more likely to Draft fill from the Dam next to the Drive at the Entry Gate. However, a dedicated CFA Tank (Object 4), will be located on the end wall of Object 8. The tanks two water sources are one, pumped from the dam and two, roof runoff. Example: Tankers can use the round turning space at the entrance of the Dwelling pad, to nose up and reverse in so as the rear (passenger side) intake is directly alongside the tank.

Paddock Layout:



Paddock A: 33+80+37+88m

Paddock B: 37+50+45+50m

Paddock C: 45+50+55+20m

Paddock D: 39+70+40+50m

Paddock E: 36+88+36+90m

Paddock F: 50+90+50+90m

Paddock G: 50+76+~50+93m

Turnout Paddock

Paddock H: 30x47x30x50m House Paddock

Future paddock layout is the most efficient use of space, in accordance with the lay of the land, *availability of top soil* and paddock accessibility on slopes with machinery.

Paddock conditioning (lime & fertiliser) and seeding to be done when the season is conducive to do so. It is evident from LOT 3 WEST cleared areas, that seeded and local grass, will grow and flourish.

Following inventory is based on Pdk F above as an Arena, G above becomes F and G is the Turnout.

 : 3 x **Water Troughs** 1170x710x460mm Rectangular Water Troughs – Pdks A/E, B/C & G/F.



 : 6 x **Stable Drinkers** 45Lt (with float valves & brackets) – Pdk D, H & 4 Stables.



 : 12 x **Fence Supplement Feeders** 32Lt – 8 Pdks & 4 Stables.



 : 5 x **Hay Feeder Racks** (No picture) – Pdk G & 4 Stables.

Fence Works & Gates:

These works allow for previous Paddock F to be a full-sized arena for horse Backing and Training.

Fencing : **Optional Arena Frontage: Mortice H/W Post & Rail, Black, 2 Rails, 2.4m spans = ~44m.**

Section Lengths : 22+22 (Each side of Arena entry gate).

Fencing : **Post & Rail, 2 Rails, Cypress Pine Round Posts, 2.4m spans, Black = 302m.**

Arena: 50+80+~44+80m.

Pdk G: 16 (1500mm Gate)+18+14 (Turnout).

Indent rails flush with face of posts.

Install posts with concrete, Arena fence at an outward angle to protect riders legs.

MINUS *Optional* Arena Frontage = 258m.

Fencing : **Cypress Pine Round Posts (Black) & Wire x 3 (White Nylon top line) = ~974m.**

Subsoil is gravel & 16° slope where specified.

Pdk A 33+18+16, **A/E** 36+43+33+3(2.5)+6 (Slope).

Pdk B 21+21+47.

Pdk C 9+38+20.

Pdk D 39+48+20+40+50 (Slope).

Pdk E 36+6+30+10 (Slope).

Pdk F 50+3+24+93 (Slope).

Pdk H 47x30x50m – House Paddock (Slope).

House Lot 26 (Back Garden Gate)+4 (House Lot Entry Gate) +4+20.

(Turnout Pdk possibly moved closer to shedding)



Frontage Fence – Mortice Post & Rail, Hardwood, 3 Rails, Bitumen Black Fence Protect x 2 coats.

Section Lengths : Nth 9+180+5 (Entry Gate)+5+19.5m = **218m**



Custom Made Timber Gate – Main Entry

Dimensions: 3.6m opening, 1.2m height

Finish: Black - Fence Protect x 2 coats.

Further details: F17 KD DAR Mixed Species Hardwood

Assembled with contrasting galvanised bolts, hidden straps & 2x200mm sq posts.

(140m x Low Voltage 2.9 Twin Core Cable for future automation)

Design:



Wooden Rail Dress Gates : Bitumen Black Fence Protect x 2 coats.

2 x 1500mm **Arena Entry Gates**, Dbl 2x1500mm, Fixtures & 2 Posts.
Positioned to open flat against the fence.



1 x 1100mm **Individual Entry Gate**, (~1200mm opening)
If required (Eg: Turnout Pdk).

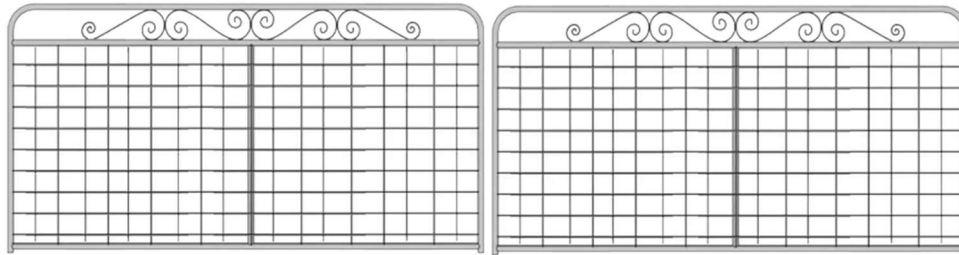


Gates – Metal Gates with rounded corners, horse weldmesh for safety & powder coated black.

1 x 1170mm Sgl Scroll Top **Back Garden Gate** (~1200mm opening) – *Optional* cheaper version for **Turnout Paddock**.



2/4x1775mm Dbl Scroll Top **House Lot Entry Gate** (~3600mm opening - Sliding). *Optional* cheaper version for **Arena Entry**.



7 x 2400mm **Weldmesh Horse Gates** – Hinges positioned to open the paddock & block off the Horse Lane of 2500mm wide for ATV.

7 x 3000mm **Paddock Access Weldmesh Horse Gates** – Positioned to open flat against the fence.

Water Pipeline Works :

Dam Line: **Blue** Line Poly PN12.5, 2" metric : 120m, 20m rise (Topup Object 4 : CFA-Garden Tank).

Pdk Lines : **Green** Line metric 1½" – Gravity fed horse troughs, up to 16° decline with 20m drop.
Pdks B-D : ~100m. Pdks A/E : Min 180m. Pdks F-H : ~50m (Extension from Arena T) = ~330m.

Garden Line : Black Rural metric 1" : Min 100m.

Valves : Indicated by a small white/black dash on blue line of site map.

Dam Line – 1 x 2" Lever Ball Valves & Pipe Adapters.

Pdk Lines – 4 x 1½" Lever Ball Valves & Pipe Adapters.

Fittings : Foot Valve, Float Rigging, Float & 2" Adapters.

Dam pump suction & outlet.

Garden Pump suction & outlet.

? x Joiners for each line type.

4 x Garden Taps.

8 x T's (4x1½" Pdk Line, 2x1" Garden Line & 2x1" for Garden Line shed taps).

13 x 90° Elbows (8x1" for tap stands (base & top) & 5x1½" for Troughs if needed).

Driveway : 3 x Stormflo PE Pipe Sn8 225mm X 5.95mtr PVC pipe
(Provides access for Pdk Line poly pipes under driveway).

Optional Arena Works :

Total fenced area 80m x 50m, gently sloped from middle towards west & towards east for drainage.

Compacted Road Base : 150 – 200mm (If required).

Geotextile Membrane : 80m x 50m.

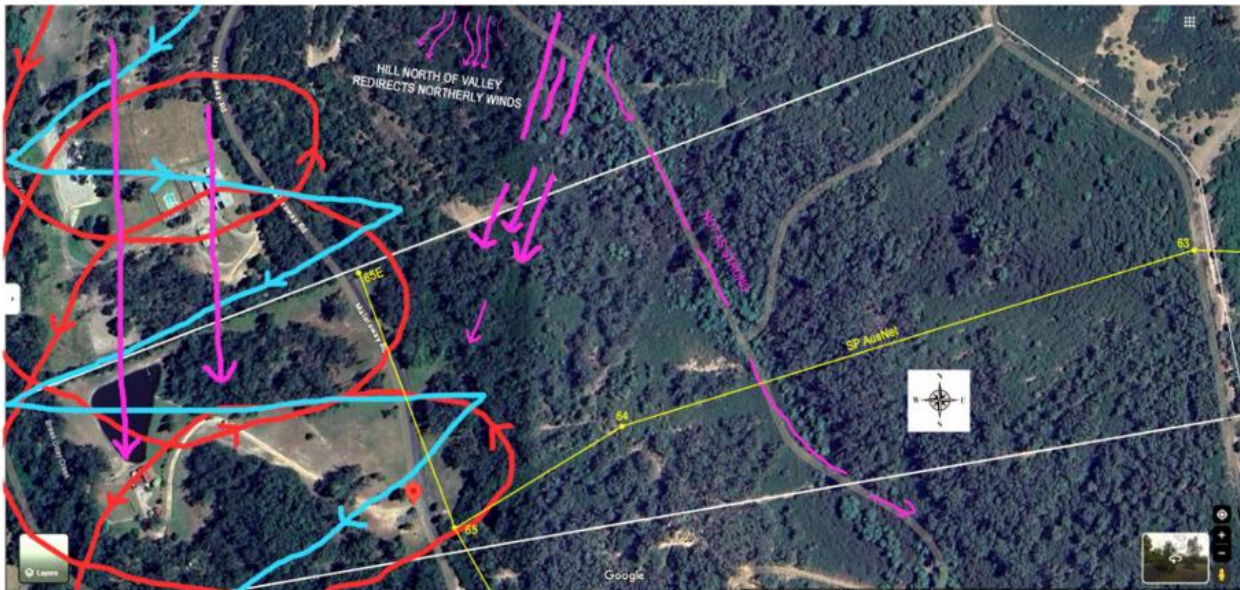
Washed Sand : 100 – 150mm.

APPENDIX

Malaraway Valley Wind Behaviours

The Malaraway valley travels north-south, with a N-S ridge to the west of the 4-hectare parcel (my side) and an NNW-SSE first ridgeline within the development area.

Wind Behaviour – Diagram 1



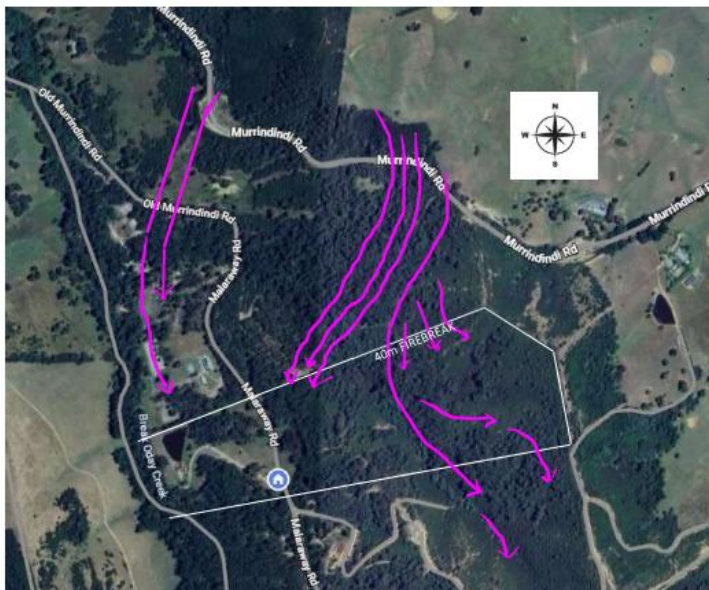
In the 20 years of living in the valley, the northerly strong spring and softer summer winds, enter the valley and behave in three commonly occurring ways.

Red – Winds swirl through the valley hitting the front faces of both hills.

Blue – Winds bounce from side to side; the sound can be easily followed.

Pink – Winds flow straight through and can be very strong during spring, particularly hitting at the point of the 3 arrows. See Diagram 2 below for further detail.

Wind Behaviour – Diagram 2



Sloped Property Benefits – Horse Ranch

Breeding Benefits

Breeding horses on a property with slopes leads to stronger, more athletic horses with better balance due to the varied terrain encouraging natural conditioning. It also provides environmental benefits like natural water drainage and improved soil health from manure distribution with a dragged smudger.

Benefits for Horses:

- Improved musculature.
Walking uphill works the hindquarters, back, and neck muscles more, while going downhill strengthens the pectoral and shoulder muscles.
- Increased athleticism.
The varied terrain builds general strength, balance, and better body awareness, making horses more athletic overall.
- Better joint health.
Working both up and downhill can improve stifle stability, which is especially beneficial for young horses or those with weak hindlimb muscle tone.
- Reduced tendon strain.
Uphill work reduces the vertical force, which can lower the risk of tendon damage during faster work.
- Natural conditioning.
Horses are naturally adapted to grazing on varied terrain, and a hilly pasture provides excellent, species-appropriate exercise that can prevent boredom and behavioural issues associated with being confined.

Benefits for the Property:

- Natural drainage.
Gentle slopes can be used to create natural water flow systems.
- Soil and water protection.
Proper pasture management on slopes, even with some erosion control measures, can protect the soil from erosion and prevent nutrient runoff into waterways.
Soil is naturally fertilised from horse manure.
- Aesthetics.
A well-managed, grassy, and sloped property can be a more beautiful and valuable asset.

Training Benefits

Training horses on slopes builds strength, improves cardiovascular fitness, and enhances balance and proprioception. This type of exercise engages the horse's hindquarters and topline more effectively than flat work, strengthens core and back muscles, and improves coordination. It also builds confidence and provides a change of scenery.

Physical Benefits:

- Builds muscle.
Uphill work engages the hindquarters and propulsive muscles, while downhill work activates different muscle groups to control the descent, leading to overall muscle development.
- Improves cardiovascular health.
Hill work increases the horse's heart rate and respiratory efficiency, leading to better stamina and endurance.
- Increases joint stability.
Strengthening muscles and improving coordination helps support joints and can reduce the risk of injury.
- Enhances coordination and balance.
Navigating varying terrain helps horses become more sure-footed and aware of their body in space.
- Promotes proper biomechanics.
Working on slopes encourages the horse to engage its hindquarters, lift through the withers, and move more freely.

Mental and Performance Benefits:

- Boosts confidence.
For younger or less experienced horses, walking on slopes on the lead can help build confidence and balance without the added stress of a rider.
- Improves communication.
Riders learn to maintain their own balance and use their core to support the horse, which translates to better communication and responsiveness in the arena and on the trail.
- Provides variety.
Introducing varied terrain provides a change of scenery, which can help motivate lazy horses or provide a way for hot-headed horses to "blow off steam".
- Increases engagement.
The incline makes the horse work harder, which can lead to greater forward momentum and engagement.