

Option A - Farm Management Plan

Plans required prior to commencement of the approved use and development

1. Prior to the commencement of any use and development approved by this permit, plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Plans will be endorsed and will then form part of the permit. The Plans must be drawn to scale with dimensions and three copies must be provided. The Plans must include:
 - A. Revised details relevant to the particular application:
 - B. A plan that shows an area not exceeding 2,000 square metres, to be shown as a 'domestic dwelling building envelope', allocated to accommodate all buildings and works, excluding driveways, to be used in conjunction with the use of the land for the purpose of a dwelling. Note: all buildings and works not explicitly approved by this permit may require further planning approval.
 - C. A Water Management Plan to include the following:
 - i. Provision for water supply of at least 10,000 litres stored for fire fighting purposes, with such supply annotated on the Plans to have Country Fire Authority approved connections and fittings.
 - ii. The proposed source of supply and expected utilization of water on the property.
 - D. A **Farm Management Plan** and implementation program prepared by a suitably qualified professional which specifically provides for sustainable and productive agricultural use of the land in accordance with Green Wedge Objectives, which includes but is not limited to:
 - i. A written statement examining the agricultural capability of the land and explaining how the proposed use and development will support and enhance sustainable agricultural production on the land.
 - ii. Any proposed staging in the establishment of farm infrastructure, including the buildings and works to be established prior to occupation of the dwelling on the land.
 - iii. Fencing off of all livestock and farm animals from identified bushland areas, with the fenced areas of vegetation to include further planting for the purpose of regeneration;
 - iv. Management and eradication of woody weeds and noxious weeds;
 - v. Best Practice erosion control; and
 - vi. Fences must be stockproof but should be built to allow for the natural movement of native wildlife.

- E. A Landscape Plan prepared by a suitably qualified landscape professional, which must show:
 - i. The location and type of all proposed plantings,
 - ii. A schedule of all proposed plantings, including the species and size at maturity of all planting, including their botanical names.
 - iii. That more than 80% of all proposed plantings consist of species indigenous to the locality.

Layout not to be altered without consent

- 2 The layout of the approved use and development on the land, including the size and type of the proposed buildings and works, and the materials of construction, as shown on the Endorsed Plan must not be altered or modified without the consent of the Responsible Authority.

Wastewater Disposal

- 3 No polluted waters or any other liquid wastes shall be discharged into the stormwater system or any other watercourse, and all wastewater must be contained onsite in accordance with Council's Wastewater Management Plan, to the satisfaction of the Responsible Authority at all times.
- 4 The dwelling must be connected to an approved waste water treatment and disposal system to the satisfaction of the Responsible Authority prior to occupation.
- 5 Works associated with the proposed dwelling must not commence until a permit to install a septic system is issued by Council's Environmental Health Department.

Materials and Colours

- 6 The materials and colour of the exterior finish of the buildings must be in accordance with the Endorsed Plans unless with the further permission of the Responsible Authority.

Vehicular Crossing

- 7 Prior to the occupation of the dwelling, the driveway must be constructed and thereafter maintained and drained to the satisfaction of the Responsible Authority.

Revegetation and Stabilisation

- 8 All disturbed surfaces on the land resulting from the development must be revegetated, battered and stabilised to the satisfaction of the Responsible Authority.

Implementation of the Farm Management Plan

- 9 Prior to the initial occupation of the dwelling (or other such time as approved in writing by the Responsible Authority), the land owner/occupier must demonstrate commencement of the farm management plan as approved (or as varied by the written consent of the Responsible Authority) to the satisfaction of the Responsible Authority. Any damaged or ineffective stock fencing must be replaced as soon as possible. The areas set aside for bushland regeneration must be used for no other purpose.

Implementation of the landscaping plan

- 10 Within six months of the occupation of the dwelling hereby approved (or other such time as approved in writing by the Responsible Authority), replacement planting as shown on the Endorsed Plans must be completed and then maintained in a healthy condition, to the satisfaction of the Responsible Authority. Any dead or diseased trees or shrubs must be replaced as soon as possible. The area set aside for landscaping must be used for no other purpose.

Section 173 Agreement

- 11 Prior to the occupation of the dwelling and the commencement of the dwelling use, the owner must enter into an Agreement with the Responsible Authority pursuant to Section 173 of the Planning and Environment Act 1987. The Agreement must be prepared and registered on the title to the land to the satisfaction of the Responsible Authority. The Agreement must require the owner or occupier to undertake the following to the satisfaction of the Responsible Authority:
 - A. Implement and maintain in perpetuity, the endorsed **Farm Management Plan**, or other approved plan to the satisfaction of the Responsible Authority.
 - B. Continuously protect and enhance the indigenous native vegetation and fauna habitat on the land.
 - C. Construct fencing or freestanding walls that have a rural character and allow for the free passage of native indigenous animals.
 - D. Not plant any new hedges (with existing hedges to be managed) to ensure scenic views across the site are not obscured.
 - E. Not construct any bund wall or similar earthworks or artificial barriers that obstruct view lines.
 - F. Livestock must not be permitted in conservation areas at any time.
 - G. The permit holder indicates that they are fully aware of the potential emissions (visual, noise and odour) associated with agricultural activities in the locality and proceed with the use and development of their dwelling in full knowledge that one of the objectives of the Green Wedge is to accommodate productive agricultural use and that this

activity should be expected and that they are aware of their obligations in relation to proper land management.

- H. All dogs and cats must be responsibly managed to prevent attacks on livestock and native fauna.
- I. All costs associated with the drafting and registration of this Agreement on title, are to be borne by the permit holder.
- J. The permit holder shall responsibly manage farming practices including spray drift so as not to impact on neighbouring properties farming practices.
- K. This Agreement must be registered by the Applicant on title, prior to the commencement of the use of the dwelling, pursuant to Section 181 of the *Planning and Environment Act 1987*.

Expiry of the permit

12 This permit will expire if either one of the following applies:

- a. The development is not completed within two years of the date of this permit.
- b. The use is not commenced within two and a half years of the date of this permit.

The Responsible Authority may extend the above periods if a request is made in writing before the permit expires or within three months of the expiry date.

Option B - Farm Management & Land Rehabilitation Plan

Plans required prior to commencement of the approved use and development

1. Prior to the commencement of any use and development approved by this permit, plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Plans will be endorsed and will then form part of the permit. The Plans must be drawn to scale with dimensions and three copies must be provided. The Plans must include:
 - A. Revised details relevant to the particular application:
 - B. A plan that shows an area not exceeding 2,000 square metres, to be shown as a 'domestic dwelling building envelope', allocated to accommodate all buildings and works, excluding driveways, to be used in conjunction with the use of the land for the purpose of a dwelling. Note: all buildings and works not explicitly approved by this permit may require further planning approval.
 - C. A Water Management Plan to include the following:
 - i. Provision for water supply of at least 10,000 litres stored for fire fighting purposes, with such supply annotated on the Plans to have Country Fire Authority approved connections and fittings.
 - ii. The proposed source of supply and expected utilization of water on the property.
 - D. A **Farm Management and Land Rehabilitation Plan** and Program prepared by a suitably qualified professional which specifically provides for environmental and conservation practices in accordance with Green Wedge Objectives, which includes but is not limited to:
 - i. A written statement examining the agricultural capability of the land and explaining how the proposed use and development will support and enhance sustainable agricultural production on the land.
 - ii. Any proposed staging in the establishment of farm infrastructure, including the buildings and works to be established prior to occupation of the dwelling on the land.
 - iii. Any proposed staging of land restoration works, including those works proposed to be commenced prior to occupation of the dwelling.
 - iv. Fencing off of all livestock and farm animals from identified bushland areas, with the fenced areas of vegetation to include further planting for the purpose of regeneration;
 - v. Regeneration of the vegetated areas of the land with suitable indigenous species;

- vi. Preserving and enhancing the biodiversity of flora and fauna on the land;
 - vii. Management and eradication of woody weeds and noxious weeds;
 - viii. Stockpiling of soil outside areas of native vegetation to minimize disturbance;
 - ix. Best Practice erosion control; and
 - x. Fences must be stockproof but should be built to allow for the natural movement of native wildlife.
- E. A Landscape Plan prepared by a suitably qualified landscape professional, which must show:
- i. The location and type of all proposed plantings,
 - ii. A schedule of all proposed plantings, including the species and size at maturity of all planting, including their botanical names.
 - iii. That more than 80% of all proposed plantings consist of species indigenous to the locality.

Layout not to be altered without consent

- 2 The layout of the approved use and development on the land, including the size and type of the proposed buildings and works, and the materials of construction, as shown on the Endorsed Plan must not be altered or modified without the consent of the Responsible Authority.

Wastewater Disposal

- 3 No polluted waters or any other liquid wastes shall be discharged into the stormwater system or any other watercourse, and all wastewater must be contained onsite in accordance with Council's Wastewater Management Plan, to the satisfaction of the Responsible Authority at all times.
- 4 The dwelling must be connected to an approved waste water treatment and disposal system to the satisfaction of the Responsible Authority prior to occupation.
- 5 Works associated with the proposed dwelling must not commence until a permit to install a septic system is issued by Council's Environmental Health Department.

Materials and Colours

- 6 The materials and colour of the exterior finish of the buildings must be in accordance with the Endorsed Plans unless with the further permission of the Responsible Authority.

Vehicular Crossing

- 7 Prior to the occupation of the dwelling, the driveway must be constructed and thereafter maintained and drained to the satisfaction of the Responsible Authority.

Revegetation and Stabilisation

- 8 All disturbed surfaces on the land resulting from the development must be revegetated, battered and stabilised to the satisfaction of the Responsible Authority.

Implementation of the Farm Management and Land Rehabilitation Plan

- 9 Prior to the initial occupation of the dwelling (or other such time as approved in writing by the Responsible Authority), the land owner/occupier must commence the Farm Management and Land Rehabilitation Plan as approved (or as varied by the written consent of the Responsible Authority) to the satisfaction of the Responsible Authority. Any damaged or ineffective stock fencing must be replaced as soon as possible. The areas set aside for bushland regeneration must be used for no other purpose.

Implementation of the landscaping plan

- 10 Within six months of the occupation of the dwelling hereby approved (or other such time as approved in writing by the Responsible Authority), replacement planting as shown on the Endorsed Plans must be completed and then maintained in a healthy condition, to the satisfaction of the Responsible Authority. Any dead or diseased trees or shrubs must be replaced as soon as possible. The area set aside for landscaping must be used for no other purpose.

Section 173 Agreement

- 11 Prior to the occupation of the dwelling and the commencement of the dwelling use, the owner must enter into an Agreement with the Responsible Authority pursuant to Section 173 of the Planning and Environment Act 1987. The Agreement must be prepared and registered on the title to the land to the satisfaction of the Responsible Authority. The Agreement must require the owner or occupier to undertake the following to the satisfaction of the Responsible Authority:
 - A. Implement and maintain in perpetuity, the endorsed Farm Management & Land Rehabilitation Plan, or other approved plan to the satisfaction of the Responsible Authority.

- A. Continuously protect and enhance the indigenous native vegetation and fauna habitat on the land.
- B. Construct fencing or freestanding walls that have a rural character and allow for the free passage of native indigenous animals.
- C. Not plant any new hedges (with existing hedges to be managed) to ensure scenic views across the site are not obscured.
- D. Not construct any bund wall or similar earthworks or artificial barriers that obstruct view lines.
- E. Livestock must not be permitted in conservation areas at any time.
- F. The permit holder indicates that they are fully aware of the potential emissions (visual, noise and odour) associated with agricultural activities in the locality and proceed with the use and development of their dwelling in full knowledge that one of the objectives of the Green Wedge is to accommodate productive agricultural use and that this activity should be expected and that they are aware of their obligations in relation to proper land management.
- G. All dogs and cats must be responsibly managed to prevent attacks on livestock and native fauna.
- H. All costs associated with the drafting and registration of this Agreement on title, are to be borne by the permit holder.
- I. The permit holder shall responsibly manage farming practices including spray drift so as not to impact on neighbouring properties farming practices.
- J. This Agreement must be registered by the Applicant on title, prior to the commencement of the use of the dwelling, pursuant to Section 181 of the *Planning and Environment Act 1987*.

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Option C - Land Rehabilitation Plan

Plans required prior to commencement of the approved use and development

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 - A. Revised details relevant to the particular application:
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 - C. A Water Management Plan to include the following:
 - i. Provision for water supply of at least 10,000 litres stored for fire fighting purposes, with such supply annotated on the Plans to have Country Fire Authority approved connections and fittings.
 - ii. The proposed source of supply and expected utilization of water on the property.
 - D. A **Land Conservation and Rehabilitation Plan** and Program prepared by a suitably qualified professional which specifically provides for environmental and conservation practices in accordance with Green Wedge Objectives, which includes but is not limited to:
 - iii. Fencing off of all livestock and farm animals from identified bushland areas, with the fenced areas of vegetation to include further planting for the purpose of regeneration;
 - iv. Regeneration of the vegetated areas of the land with suitable indigenous species;
 - v. Preserving and enhancing the biodiversity of flora and fauna on the land;
 - vi. Management and eradication of woody weeds and noxious weeds;
 - vii. Stockpiling of soil outside areas of native vegetation to minimize disturbance;
 - viii. Best Practice erosion control; and
 - ix. Fences must be stockproof but should be built to allow for the natural movement of native wildlife.

- E. A Landscape Plan prepared by a suitably qualified landscape professional, which must show:
 - i. The location and type of all proposed plantings,
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Wastewater Disposal

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- 4 The dwelling must be connected to an approved waste water treatment and disposal system to the satisfaction of the Responsible Authority prior to occupation.
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Materials and Colours

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Vehicular Crossing

- 7 Prior to the occupation of the dwelling, the driveway must be constructed and thereafter maintained and drained to the satisfaction of the Responsible Authority.

Revegetation and Stabilisation

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Implementation of the Land Conservation and Rehabilitation Plan

- 9 Prior to the initial occupation of the dwelling (or other such time as approved in writing by the Responsible Authority), the land owner/occupier must commence the Land Conservation and Rehabilitation Plan as approved (or as varied by the written consent of the Responsible Authority) to the satisfaction of the Responsible Authority. Any damaged or ineffective stock fencing must be replaced as soon as possible. The areas set aside for bushland regeneration must be used for no other purpose.

Implementation of the landscaping plan

- 10 Within six months of the occupation of the dwelling hereby approved (or other such time as approved in writing by the Responsible Authority), replacement planting as shown on the Endorsed Plans must be completed and then maintained in a healthy condition, to the satisfaction of the Responsible Authority. Any dead or diseased trees or shrubs must be replaced as soon as possible. The area set aside for landscaping must be used for no other purpose.

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 - A. Implement and maintain in perpetuity, the endorsed **Land Conservation and Rehabilitation Plan**, or other approved plan to the satisfaction of the Responsible Authority.
 - B. Continuously protect and enhance the indigenous native vegetation and fauna habitat on the land.
 - C. Construct fencing or freestanding walls that have a rural character and allow for the free passage of native indigenous animals.
 - D. Not plant any new hedges (with existing hedges to be managed) to ensure scenic views across the site are not obscured.
 - E. Not construct any bund wall or similar earthworks or artificial barriers that obstruct view lines.
 - F. Livestock must not be permitted in conservation areas at any time.
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- I. All costs associated with the drafting and registration of this Agreement on title, are to be borne by the permit holder.
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