

1.2 INTRODUCTION & BRIEF INTERPRETATION

The proposed development of the clients' property is designed to meet with the highest environment standards. Contiguous is the decision contract Australia Felix to compile this *EMP* so that the client is better equipped not only to achieve these standards, but to exceed them.

The thrust behind the development is to create a sustainable self-reliant system, producing short and long-term income on what is part of former sheep grazing property. The development blends in with the natural environment, makes sustainable use of the land resources, and have an aesthetic outlook in this very picturesque region. Added to this is the need to maintain privacy around the house envelope particularly, whilst not restricting solar access and the views of surrounding landscapes.

The clients' will need to proceed slowly with the development, as the costs involved are not inconsiderable, which will require continuous monitoring to assess the viability and success of each phase. The use of Permaculture-based design principles provides the best opportunity to extract production from so many more dimensions and disciplines, which proves to be a more sustainable and integrated way of managing a property.

Another important part of the property's development could be in creating educational opportunities for all manner of visitors over time. Quite a few Australia Felix clients are now at the stage of their development where they can showcase their properties through field days, workshops etc. This not only is income positive, but also assists in developing all-important networks for clients and those of like-minds within a region, where before they may not have had the opportunity. It is also useful in terms of information exchange, with cross-linking of ideas, management skills and experiences.

This development is one of only a few of its type in the region. Therefore the clients' is somewhat of a pioneer. The establishment of the recommended systems will act to kick-start the adoption of the more sustainable practices throughout the area. All tree and dam establishment is recommended to be developed along Keyline principles, which whilst some historic use in the area, has only been holistically integrated into a couple of Australia Felix designed broadacre permaculture-based systems in the Emu Creek Valley areas.

Many of the forestry species, whilst known to grow in the area, are in their infancy in highly managed farm forestry systems in the region. Indeed the multiple-species layouts are highly unlikely to have been contemplated, let alone tried in what is a very monocultural forestry area. (all except on Australia Felix designed and developed properties)

The success of the clients' proposed development is only going to occur with continuously ongoing planning. The Australia Felix Management Guidelines provided with this report will, together with the client's own applied management, provide some of the more useful tools for enabling this success becoming a reality. We at Australia Felix look forward to being a part of the ongoing development and management of the project, and trust that this report and plan set the foundation for the success of the project.

2.0 REQUIREMENTS OF THE PLANNING SCHEME

The proposed development of the client's property is designed to comply with the requirements of the *RU2 (Rural Residential)* of the City of Greater Bendigo Planning Scheme. In relation to this development planning permits are required for:

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|---|---|---|
| <input checked="" type="checkbox"/> house | <input checked="" type="checkbox"/> sheds | <input checked="" type="checkbox"/> dams (>1MI) |
| <input type="checkbox"/> dams (<1MI) | <input type="checkbox"/> forestry | <input type="checkbox"/> other |

