



iPlanning



Pyrenees Planning Scheme Planning Report for Use and Development of a Dwelling

Address: Lot 4, 165 Smiths Lane,
Trawalla

Reference: P-01186

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1. Introduction

iPlanning Services Pty. Ltd. has been engaged by Ms Donna Jacob to respond to a further information request to Planning Application PA24028 for the use and development of a dwelling located at Lot 4, 165 Smiths Lane, Trawalla.

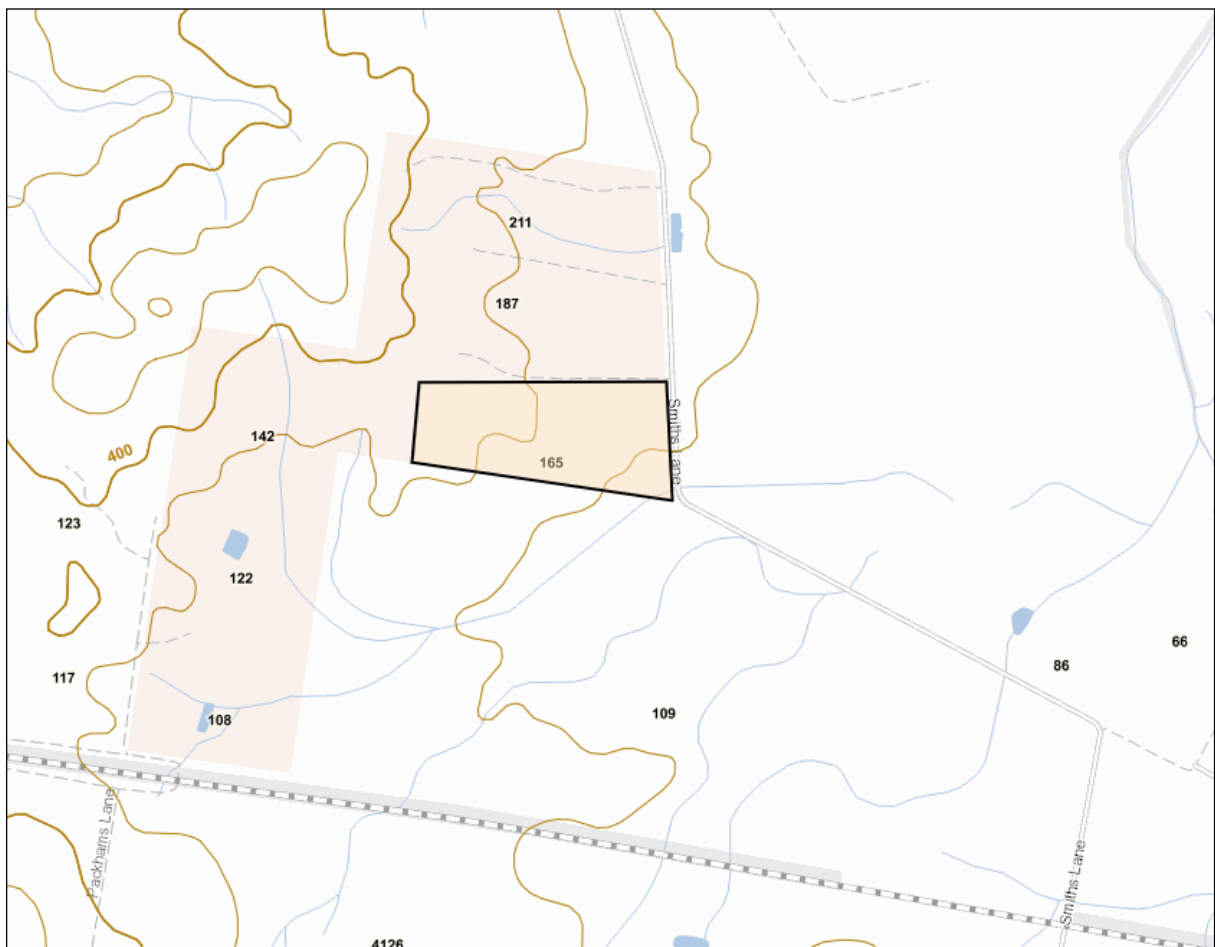
2. Permit Trigger/s

A Planning Permit is required for the above proposal under the following provisions of the Planning Scheme:

▪ Farming Zone	Clause 35.07-1	Use of land
	Clause 35.07-4	Buildings and works
▪ Bushfire Management Overlay	Clause 44.06-1	Buildings and works
▪ Restructure Overlay	Clause 45.05-2	Dwellings and other buildings

3. Subject Site and Site Context

The subject site is located on the west side of Smiths Lane. The site consists of one Title and it is described as Vol. 10014 Fol. 726 Lot 4 on Plan of Subdivision No. 302241U. The site is regular in shape with a frontage of approximately 219.58 metres to Smiths Lane, a northern boundary of approximately 454.73 metres, a western boundary of approximately 147.87 metres and a southern boundary of approximately 412.0 metres with a total land area of approximately 8.565 hectares.



The site currently contains an existing outbuilding that is located in the northwest corner of the site. There is a scattering of existing native trees in the western section of the site and a small dam located on the southern boundary. The land has a slight fall from the north to the south.



The surrounding development includes a tree plantation to the south and an existing dwelling to the north on a similar sized lot. To the east is farming land.

The subject site and the surrounding land is located within the Farming Zone. The land and the surrounding land is also included within the Bushfire Management Overlay and the Restructure Overlay.

Smiths Lane is an all-weather gravel road with open drains on both side and grassed naturestrip on both sides. There is existing tress located on the eastern side of the road reserve. Smiths Lane is controlled and maintained by the Pyrenees Shire Council.



4. Proposal

The proposal is to construct a dwelling on the site which will comprise two (2) bedrooms, bathroom, kitchen, dining and living room. A front verandah will run along the front elevation. The floor area of the dwelling will be approximately 78.0m², which include an attached carport.

The dwelling will be clad in weatherboard with the roof being an iron material. The dwelling will be setback approximately 61.5 metres from the Smiths Lane frontage and approximately 130 metres to the southern boundary. A 10.0 metre separation will be between the dwelling and the existing outbuilding.

A septic system will be installed to treat and dispose of wastewater in accordance with the Council's septic code. The effluent field will be approximately 270m² with a reserve field next to the proposed field which will also be 270m². A water tank of at least 10,000 litres will be required for fire-fighting purposes. The water will be captured on the roof of the dwelling and directed into the tank.

A new driveway will be located along the northern boundary of the site. There is no vegetation to be removed from the site to allow for the development.

5. Planning Controls

5.1 Zoning

The subject site is situated within the **Farming Zone (FZ)**.



Clause 35.07 of the Planning Scheme refers to the Farming Zone and the purpose of the Zone is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To provide for the use of land for agriculture.
- To encourage the retention of productive agricultural land.
- To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.
- To encourage the retention of employment and population to support rural communities.
- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

5.2 Use

Clause 73.03 of the Planning Scheme refers to 'Land Use' definitions and the proposed use is defined as a "Dwelling". The definition of dwelling is:

- A building used as a self-contained residence which must include:
 - a) a kitchen sink;
 - b) food preparation facilities;
 - c) a bath or shower; and

- d) a closet pan and wash basin. It includes out-buildings and works normal to a dwelling

Response:

The proposed use is defined as a 'dwelling' and under the table of uses to the Farming Zone a dwelling is a Section 2 'Permit required' use on a site of less than 40 hectares.

Clause 35.07-2 'Use of the land as a Dwelling' sets out the following requirements:

Requirement	Comment
Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.	Smiths Lane is a single lane all weather gravel road which services a number of existing dwellings and has the capabilities of accommodating emergency vehicles.
The dwelling must be connected to a reticulated sewerage system or if not available, the waste water must be treated and retained on-site in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.	The dwelling will be connected to a septic system capable of treating and retaining all waste water within property boundaries.
The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for firefighting purposes.	The dwelling will have rainwater tanks which will ensure potable water is available for domestic and firefighting purposes.
The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.	The dwelling will be connected to reticulated power.

5.3 Buildings and Works

Under **Clause 35.07-4** of the Planning Scheme, a Planning Permit is required for a building or works associated with a use in Section 2 of **Clause 35.07-1**.

- A building which is within any of the following setbacks:
 - The setback from a Road Zone Category 1 or land in a Public Acquisition Overlay to be acquired for a road, Category 1 specified in a schedule to this zone or, if no setback is specified, 50 metres.
 - The setback from any other road or boundary specified in a schedule to this zone.
 - The setback from a dwelling not in the same ownership specified in a schedule to this zone.
 - 100 metres from a waterway, wetlands or designated flood plain.

Response:

The proposed dwelling is on a lot less than 40 hectares and therefore the application becomes a Section 2 Use and a planning permit is required.

5.4 Application requirements for Dwellings

A requirement of **Clause 35.07-5** states that an application to use a lot for a dwelling must be accompanied by a written statement which explains how the proposed dwelling responds to the decision guidelines for dwellings in the zone.

Response:

The use does not currently exist and therefore a response is provided below.

5.5 Decision Guidelines

Decision guidelines pursuant to **Clause 35.07-6** and before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General issues	Comment
The Municipal Planning Strategy and the Planning Policy Framework.	The proposed use and development complies with the MPS and PPF of the Pyrenees Planning Scheme.
Any Regional Catchment Strategy and associated plan applying to the land.	There is no regional catchment strategy applying to this land.
The capability of the land to accommodate the proposed use or development, including the disposal of effluent.	The proposed dwelling will be connected to an approved septic tank. The new dwelling will also be able to connect to a septic tank. Wastewater can comfortably be treated and retained on the subject land without compromising the health of any waterway or native vegetation.
How the use or development relates to sustainable land management.	It is intended that the proposed dwelling will allow owner to reside on the property and continue to maintain the site.
Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.	The proposed dwelling is compatible with the adjoining and nearby land uses as the majority of the uses are rural residential lifestyle properties that comprise a dwelling and outbuildings. An additional dwelling in this area will have no impact on the existing land uses.
How the use and development makes use of existing infrastructure and services.	The proposed dwelling will utilise the existing power or alternatively use solar and batteries. Access to an all-weather road (Smiths Lane) provides appropriate access. Water will be contained in proposed water tanks that are connected to the roof and effluent will be disposed of in an approved septic system.

Agricultural issues and the impacts from non-agricultural uses	Comments
Whether the use or development will support and enhance agricultural production.	The site is currently too small for broad acre agriculture, however, it may be suited for a small intensive agricultural use. With a dwelling on the site, it would provide opportunity for improvements to the site, including removal of weeds, protecting the existing vegetation, reduce the potential of bushfires and to enjoy the rural lifestyle this area has to offer.

Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.	The site is not currently being used for an agricultural use. The location of the dwelling at the northern most end of the site will provide land able to be used for a small intensive agricultural use. The proposed dwelling will also result in continuing land management opportunities that will provide a local benefit extending beyond the property boundaries.
The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.	The proposed dwelling will not affect adjoining land from being able to continue agricultural pursuits. The properties to the north of the site contain dwellings on similar sized lots with the land to east and south used for more broad acre agriculture. The majority of the properties are considered to be rural residential lifestyle properties.
The capacity of the site to sustain the agricultural use.	The land has not been used for any agricultural use in the past.
The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.	The land is not used for an agricultural use.
Any integrated land management plan prepared for the site.	Refer to the land management plans. A Farm Management Plan is also attached prepared by the owner of the land.
Whether Rural worker accommodation is necessary having regard to: <ul style="list-style-type: none"> ▪ The nature and scale of the agricultural use. ▪ The accessibility to residential areas and existing accommodation, and the remoteness of the location. 	Not applicable.
The duration of the use of the land for Rural worker accommodation.	Not applicable.

Accommodation issues	Comments
Whether the dwelling will result in the loss or fragmentation of productive agricultural land.	There will be no loss or fragmentation of agricultural land as the land has not been used for an agricultural use in the past.
Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.	The location of the dwelling will not adversely affect agricultural uses adjacent to or nearby land. The proposed dwelling will not affect the operation or expansion of adjoining and nearby agricultural uses.
Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.	The proposed dwelling will have no negative impact to local farming enterprises.
The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.	The area is characterised by dwellings on smaller lots including the farming zone land.
The potential for accommodation to be adversely affected by noise and shadow flicker impacts if it is located within one kilometre from the nearest title boundary of land subject to: <ul style="list-style-type: none"> ▪ A permit for a wind energy facility; or ▪ An application for a permit for a wind energy facility; or 	Not applicable.

<ul style="list-style-type: none"> ▪ An incorporated document approving a wind energy facility; or ▪ A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the Environment Effects Act 1978. 	
<p>The potential for accommodation to be adversely affected by vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990./</p>	<p>Not applicable.</p>

Environmental issues	Comments
<p>The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.</p>	<p>The proposal will allow the management of the land to include the ongoing weed and vermin control and management of natural regeneration of indigenous flora will result in positive benefits to the natural features and resources of the property.</p>
<p>The impact of the use or development on the flora and fauna on the site and its surrounds.</p>	<p>The proposed dwelling will have no impact on the flora and fauna on the site or the surrounds.</p>
<p>The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.</p>	<p>The construction of a proposed dwelling combined with the ongoing land management for conservation purposes will result in positive benefits to the natural features of the property.</p>
<p>The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.</p>	<p>An effluent disposal area associated with the proposed building envelope will be suitably located in accordance with relevant EPA requirements and will not result in unacceptable nutrient loads to local waterways (providing the effluent treatment systems and installed and managed correctly).</p>

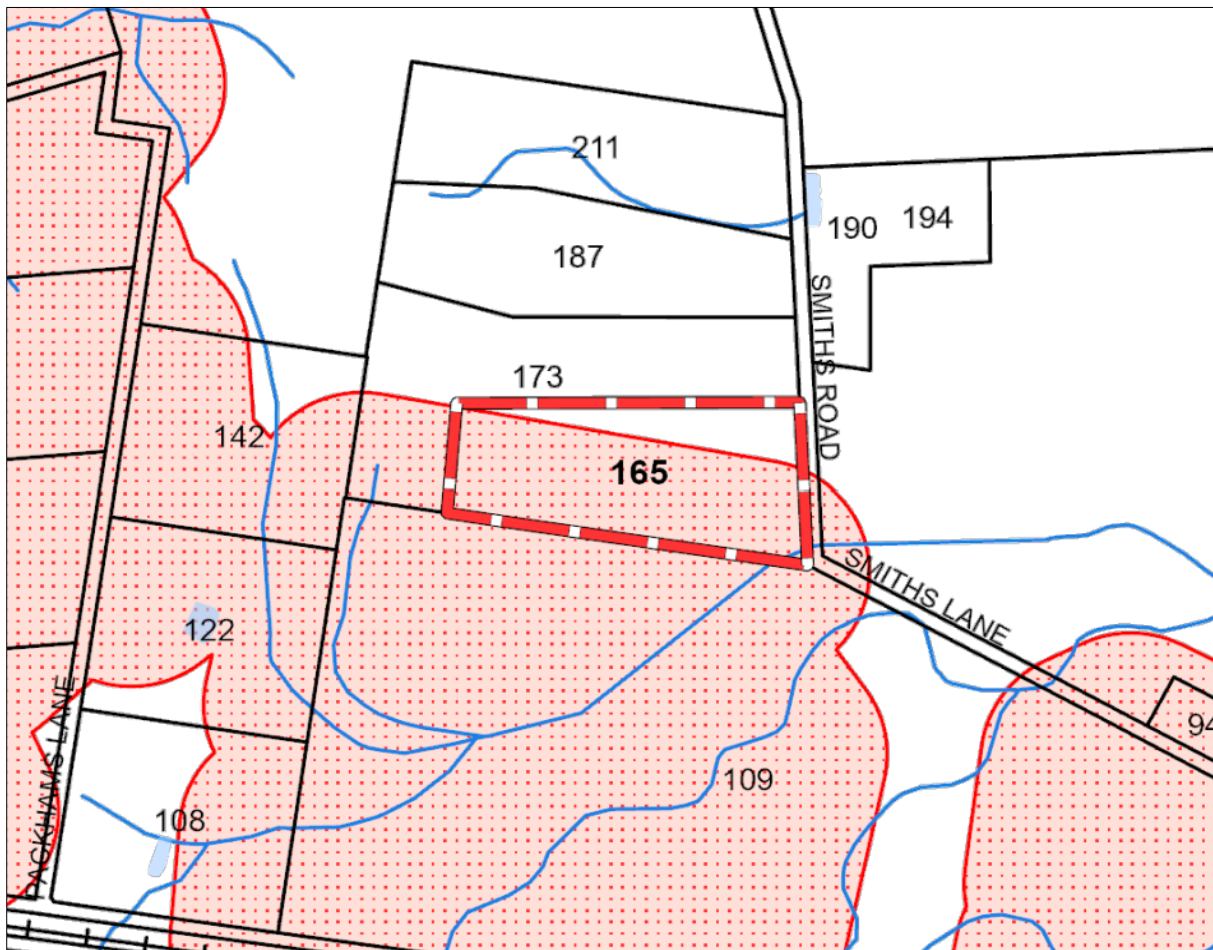
Design and siting issues	Comments
<p>The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land.</p>	<p>The location has been appropriately sited to minimise views of the dwelling from surrounding roads and adjoining houses.</p>
<p>The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.</p>	<p>The proposed dwelling is considered to be an appropriate scale with a design and use of materials that will blend with the surrounding building fabric, therefore not having any adverse impact on the natural environment, vista, water features etc...</p>
<p>The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.</p>	<p>The proposed dwelling's materials, form, design and siting will not be a significant feature of the landscape from adjoining road reserves or adjoining properties. The Planning Scheme has not identified this site as having any architectural, historic or scientific significance, or of natural scenic beauty or importance.</p>

<p>The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.</p>	<p>The proposed dwelling will be connected to mains power supply. Potable water will continue to be captured in rainwater tanks and wastewater effluent will be contained in an approved septic tank.</p>
<p>Whether the use and development will require traffic management measures.</p>	<p>There will be no measurable change in traffic movements or detrimental impacts on the road network as a result of the proposed dwelling.</p>
<p>The need to locate and design buildings used for accommodation to avoid or reduce noise and shadow flicker impacts from the operation of a wind energy facility if it is located within one kilometre from the nearest title boundary of land subject to:</p> <ul style="list-style-type: none"> ▪ A permit for a wind energy facility; or ▪ An application for a permit for a wind energy facility; or ▪ An incorporated document approving a wind energy facility; or ▪ A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the Environment Effects Act 1978. 	<p>Not applicable.</p>
<p>The need to locate and design buildings used for accommodation to avoid or reduce the impact from vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990.</p>	<p>Not applicable.</p>

6. Overlays

6.1 Bushfire Management Overlay

The subject site is also included within **Bushfire Management Overlay (BMO)**.



Clause 44.06 of the Planning Scheme refers to the Bushfire Management Overlay and the purpose of the Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.
- To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

Clause 44.06-1 Permit Requirement states that a Permit is required for development and subdivision.

This does not apply to any of the following:

- If a schedule to this overlay specifically states that a permit is not required.
- A building or works consistent with an agreement under Section 173 of the Act prepared in accordance with a condition of permit issued under the requirements of Clause 44.06-5.
- An alteration or extension to an existing building used for a dwelling or a dependent person's unit that is less than 50 percent of the gross floor area of the existing building.
- An alteration or extension to an existing building (excluding a dwelling and a dependent person's unit) that is less than 10 percent of the gross floor area of the existing building.
- A building or works with a floor area of less than 100 square metres not used for accommodation and ancillary to a dwelling.

- A building or works associated with Timber production provided the buildings or works are not within 150 metres of Accommodation or land zoned for residential or rural residential purposes.

Response:

The proposed subdivision requires a planning permit under the Bushfire Management Overlay.

Clause 44.06-3, an application must be accompanied by:

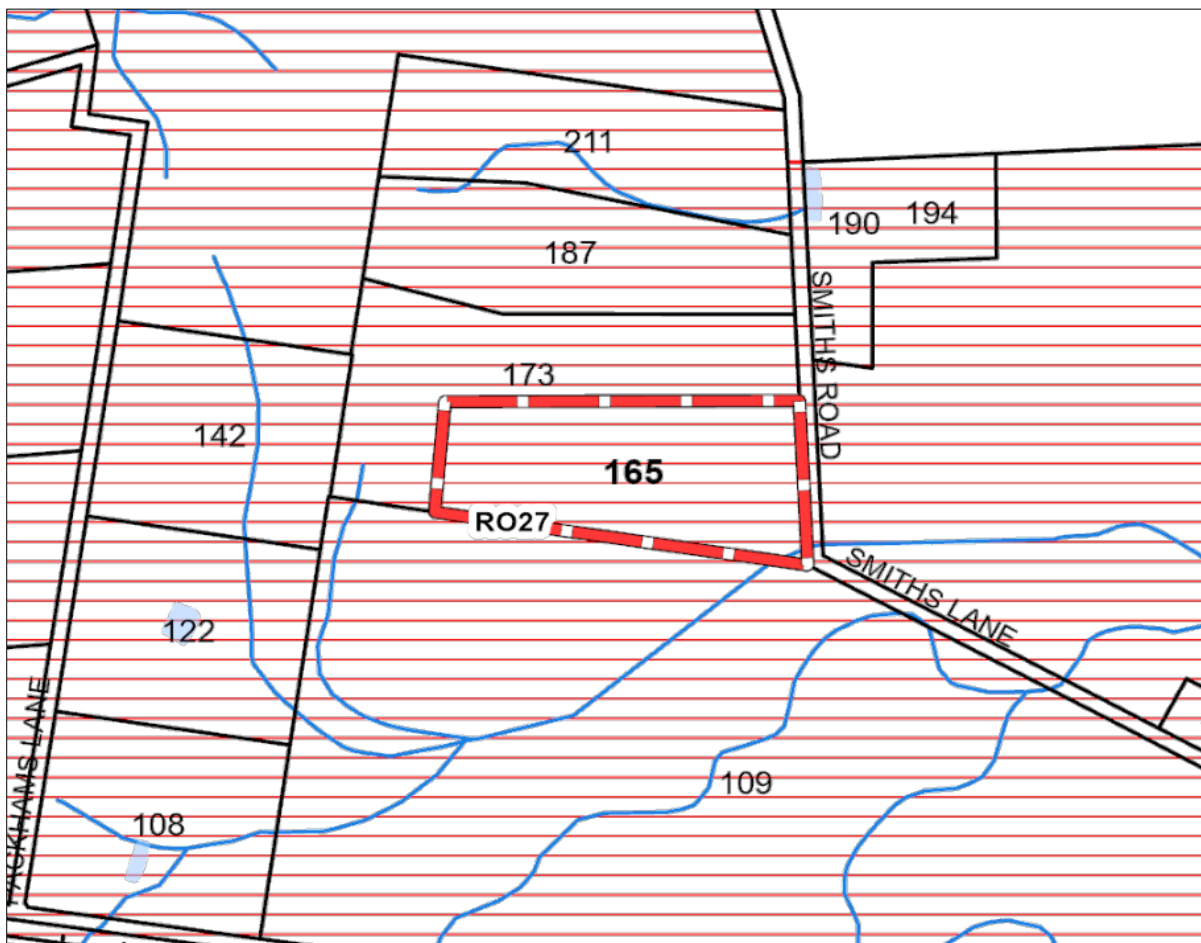
- A **bushfire hazard site assessment** including a plan that describes the bushfire hazard within 150 metres of the proposed development.
- A **bushfire hazard landscape assessment** including a plan that describes the bushfire hazard of the general locality more than 150 metres from the site.
- A **bushfire management statement** describing how the proposed development responds to the requirements in this clause and Clause 44.06.

Response:

A Bushfire Management Statement (BMS) has been prepared by Elevate Planning.

6.2 Restructure Overlay

The subject site is also included within **Restructure Overlay (RO27)**.



Clause 45.05 of the Planning Scheme refers to the Restructure Overlay and the purpose of the Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify old and inappropriate subdivisions which are to be restructured.
- To preserve and enhance the amenity of the area and reduce the environmental impacts of dwellings and other development.

Clause 45.05-2 refers to Dwellings and other building and a permit

- Is required to construct or extend a dwelling or other building.
- must be in accordance with a restructure plan for the land listed in a schedule to this overlay. This does not apply if:
 - No restructure plan is listed in the schedule and the permit is required to extend an existing dwelling or other building.
 - The land is a lot for which a permit has been granted under Clause 45.05-1.

Response:

A planning permit is required for the proposed dwelling and is in accordance with Restructure Plan No. 27.

Schedule 27 to the Overlay refers to the Beaufort Environs and the objectives of the restructure overlay is:

- To give maximum practical effect to the provisions of the Beaufort Environs Restructure Plan.
- To achieve the basic strategic planning objectives for Areas of Inappropriate Subdivision as stated in Clause 21.05-01.4 of the Planning Scheme.
- To encourage the subdivisional restructuring of multiple-lot landholdings.
- To discourage inappropriate small lot rural residential development.
- To prevent inappropriate development on environmentally hazardous land in the Palaeozoic II Land System.
- To limit development on land which is subject to flooding or inundation.

Requirements for development of land:

- Not more than one dwelling may be constructed on or caused to exist on each Restructure Parcel except in the following circumstances:
 - on larger Restructure Parcels provided that the number of dwellings complies with the following formulae:

For Restructure Parcels in the Farming Zone to the north of the Western Highway with an area of more than 20 hectares:

$N = A/20$ where: $N =$ number of dwellings (corrected to nearest whole number)

$A =$ area in hectares of the Restructure Parcel

For Restructure Parcels in the Farming Zone to the south of the Western Highway with an area of more than 40 hectares:

$N = A/40$ where $N =$ number of dwellings (corrected to nearest whole number)

$A =$ area in hectares of the Restructure Parcel

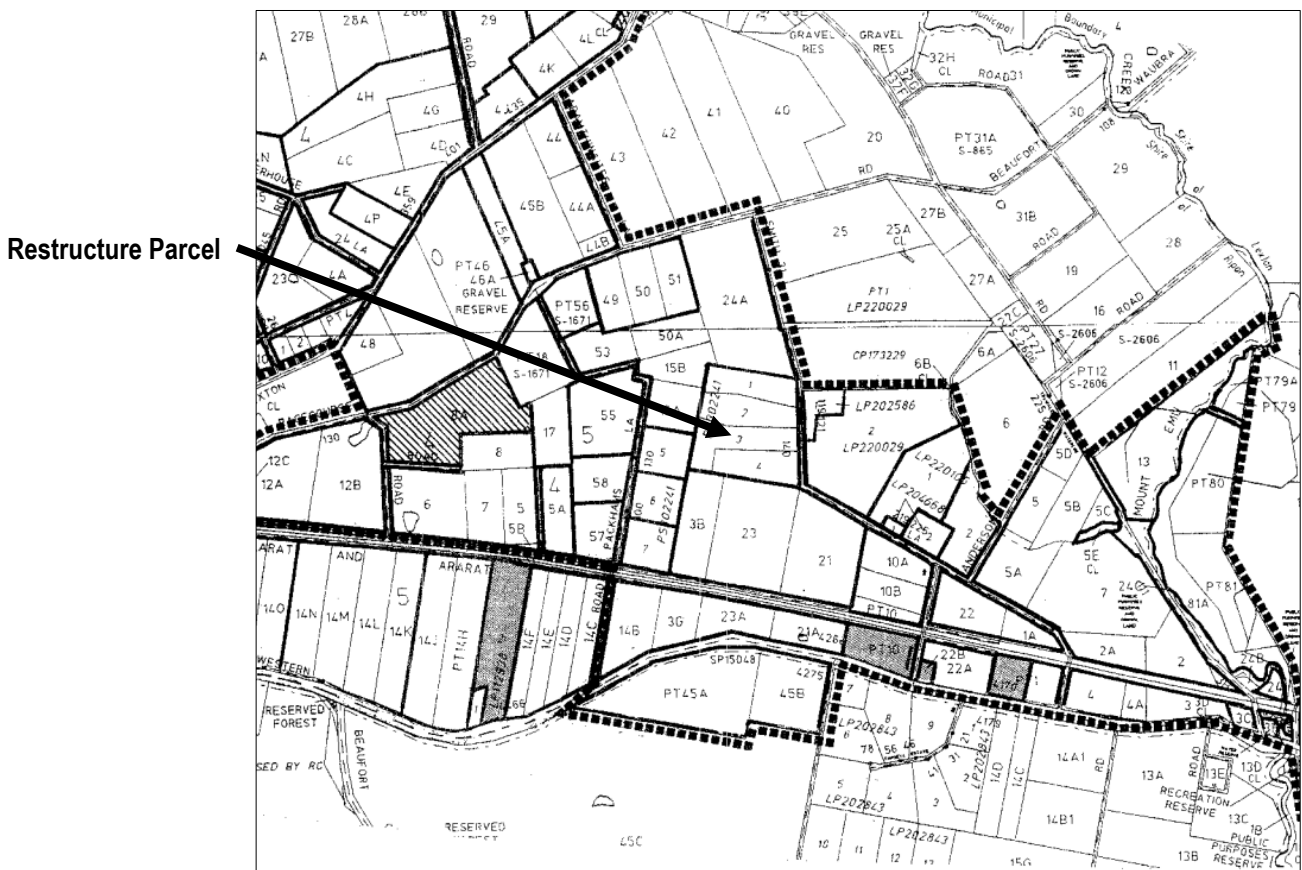
For Restructure Parcels in the Rural Conservation Zone with an area of more than 60 hectares:

$N = A/60$ where $N =$ number of dwellings (corrected to nearest whole number)

$A =$ area in hectares of the Restructure Parcel

- where lots within the Restructure Parcel have been created by virtue of these restructure provisions
- where lots within the Restructure Parcel were created by virtue of a planning permit issued after the date of commencement of the Planning and Environment Act 1987 (16 February 1988)

- If a Restructure Parcel has an area of less than 8 hectares and is comprised as two or more lots created prior to 16 February 1988, no dwelling may be constructed until all lots in the Parcel are consolidated onto a single Title;
- Not more than one dwelling is to be constructed on any lot.
- If the number of lots in a Restructure Parcel exceed the number of dwellings which may be constructed (including existing dwellings) then before any new dwelling is constructed one of the following actions must be taken:
 - lots which have no dwelling entitlement must be consolidated with another lot or lots for which a dwelling entitlement exists; or
 - an agreement is entered into under Section 173 of the Act which stipulates that such land may not have a dwelling;
- The Responsible Authority may Permit a dwelling or dwellings to be constructed on land falling within two or more Restructure Parcels (either wholly or as to part) provided that:
 - the land does not form part of a site required to authorise the construction of any existing or approved dwelling
 - the total number of dwellings authorised for the Restructure Parcels concerned is not increased;
 - the site for the dwelling is comprised as a separate Title; and
 - the land is restructured either by consolidation or resubdivision so that every lot is capable of having a dwelling constructed on it.



Response:

The site is located within a restructure parcel that contains four (4) lots. Under the calculations of the above requirements the number of dwellings that are permitted is 2. However, there are three (3) existing dwellings already built in the restructured parcel. Permission has been granted to allow for this application to proceed due to confirmation from Council's Legals that an application can be made.

7. Particular Provisions

7.1 Native Vegetation

Clause 52.17 of the Planning Scheme refers to Native Vegetation requirements and the purpose of the Clause is:

- To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017) (the Guidelines):
 - Avoid the removal, destruction or lopping of native vegetation.
 - Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
 - Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.
- To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.

Clause 52.17-1 Permit Requirement states that a permit is required to remove, destroy or lop native vegetation, including dead native vegetation. This does not apply:

- If the table to **Clause 52.17-7** specifically states that a permit is not required.
- If a native vegetation precinct plan corresponding to the land is incorporated into this scheme and listed in the schedule to **Clause 52.16**.
- To the removal, destruction or lopping of native vegetation specified in the schedule to this clause.

Response:

No native vegetation is to be removed as part of the application.

7.2 Bushfire Planning

Clause 53.02 refers to Bushfire Planning and the purpose of the Clause is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To ensure that the location, design and construction of development appropriately responds to the bushfire hazard.
- To ensure development is only permitted where the risk to life, property and community infrastructure from bushfire can be reduced to an acceptable level.
- To specify location, design and construction measures for a single dwelling that reduces the bushfire risk to life and property to an acceptable level.

Clause 53.02-4 Bushfire protection objectives

Clause 53.02-4.1 Landscape, siting and design objectives

- Development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.
- Development is sited to minimise the risk from bushfire.
- Development is sited to provide safe access for vehicles, including emergency vehicles.
- Building design minimises vulnerability to bushfire attack.

Approved measures

Measure	Requirement	Response
<p>AM 2.1</p>	<p>The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.</p>	<p>The risk can be mitigated to an acceptable level by implementing approved bushfire protection levels that comply with the BMO requirements including BAL construction, additional defendable space (50 metres in all directions) water supply provision and good site access. The site provides good access to Smiths Lane which has multiple outlet routes leading to adjoining townships to the east and west. Smiths Lane is a gravel road which traverse farming properties and rural living allotments providing safe passage in the event of a bushfire.</p>
<p>AM 2.2</p>	<p>A building is sited to ensure the site best achieves the following:</p> <ul style="list-style-type: none"> ▪ The maximum separation distance between the building and the bushfire hazard. ▪ The building is in close proximity to a public road. ▪ Access can be provided to the building for emergency service vehicles. 	<p>The proposed dwelling is in a suitable location to attain the maximum separation between the building and bushfire hazard. The proposed dwelling is located with good access to Smiths Lane with the centre of Beaufort being easily accessed via the existing road network to the north and south of the site. Access for emergency vehicles are provided from Smiths Lane along the eastern boundary. The proposed dwelling will be access via 60 metres driveway accessed from the eastern boundary.</p> <p>It is noted that portions of the site are outside the area of the land affected by the Bushfire Management Overlay. Siting the dwelling towards the areas outside the BMO presets risks in the form of recued areas of defendable space with short distances to the northern boundary. The siting benefits from enacting additional defendable</p>

		space in order to ensure maximum mitigation of risk of fire hazards within the surrounding area.
AM 2.3	A building is designed to reduce the accumulation of debris and entry of embers.	The proposed dwelling will be designed to minimise entry by embers and therefore minimise ember attack.

Clause 53.02-4.2 Defendable space and construction objective

Defendable space and building construction mitigate the effect of flame contact, radiant heat and embers on buildings.

Approved measure

Measure	Requirement	Response
AM 3.1	<p>A building used for a dwelling (including an extension or alteration to a dwelling), a dependent person's unit, industry, office or retail premises is provided with defendable space in accordance with:</p> <ul style="list-style-type: none"> Table 2 Columns A, B or C and Table 6 to Clause 53.02-5 wholly within the title boundaries of the land; or If there are significant siting constraints, Table 2 Column D and Table 6 to Clause 53.02-5. <p>The building is constructed to the bushfire attack level that corresponds to the defendable space provided in accordance with Table 2 to Clause 53.02-5.</p>	<p>The defendable space requirements for the proposed dwelling have been adopted from Table 2 to Clause 53.02-5. Additional defendable space is proposed given the nature of the allotment. Defendable space distances are based on a mix of classifiable vegetation (grassland and low threat). The building will be constructed to the bushfire attack level that corresponds to the defendable space in accordance with Table 2 to Clause 53.02-5.</p>

Clause 53.02-4.3 Water supply and access objectives

- A static water supply is provided to assist in protecting property.
- Vehicle access is designed and constructed to enhance safety in the event of a bushfire.

Approved measure

Measure	Requirement	Response
AM 4.1	<p>A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office or retail premises is provided with:</p> <ul style="list-style-type: none"> A static water supply for fire-fighting and property protection purposes 	<p>A static water supply (10,000L) for fire-fighting purposes is provide for the property as specified in Table 4 to Clause 53.02-5. It is located within the vicinity of the proposed dwelling. Vehicle access is to be made available by an all-weather driveway extending from the existing access to the site. It will be compliant to Table 5</p>

	<p>specified in Table 4 to Clause 53.02-5.</p> <ul style="list-style-type: none"> Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5. <p>The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for fire-fighting water supplies.</p>	<p>regulations for driveways less than 200 metres. Emergency vehicles can access the dwelling from Smiths Lane along the eastern boundary.</p>
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8. General Provisions

8.1 Decision Guidelines

Under the provisions of **Clause 65.01**, before deciding on an application or approval of a plan, the responsible authority must also consider, as appropriate:

Clause 65.01- Application or approval of a plan	Comments
The Municipal Planning Strategy and the Planning Policy Framework.	The proposed development complies with the MPS and PPF.
The purpose of the zone, overlay or other provision	The development and subdivision complies with the Farming Zone, and the Restructure Overlay.
Any matter required to be considered in the zone, overlay or other provision	Not applicable.
The orderly planning of the area	This proposal represents an orderly, sensible and practical response to land that is situated within a rural living/farming context.
The effect on the amenity of the area	There will be no measurable effect or impacts on the amenity of the area. Appropriate offsets distances exist between the proposed dwellings and adjoining properties.
The proximity of the land to any public land	The land is not in close proximity to any public land.
Factors likely to cause or contribute to land degradation, salinity or reduce water quality	Not applicable.
Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site	Any storm or surface water runoff will be discharged to the current legal point of discharge. The proposal will not increase stormwater runoff.
The extent and character of native vegetation and the likelihood of its destruction	Not applicable.
Whether native vegetation is to be or can be protected, planted or allowed to regenerate	Not applicable
The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard	Not applicable.
The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.	Vehicles can enter and leave in safe and efficient manner from Smiths Lane.

9. Policy Context

It is considered the proposal is consistent with the Municipal Planning Strategy and the Planning Policy Framework as outlined below:

9.1 Municipal Planning Strategy

Clause 02-03-2 – Bushfire – aims to:

- Ensuring strategic and settlement planning decisions prioritise the protection of human life and minimise the risk to property.
- Ensuring that fire risks are carefully considered throughout the planning and development process.

Response:

The proposed dwelling will be constructed to a BAL 12.5 in accordance with the requirements of the Bushfire Management Statement and Plan.

Clause 02-03-2 – Agriculture – aims to:

- Protecting agricultural land from fragmentation.
- Encouraging sustainable and diverse agriculture.
- Consolidating inappropriately subdivided rural land.
- Discouraging rural-residential development where it impacts on agricultural land.

Response:

The land has not been used for agricultural use for more than 30 years. Allowing the proposed dwelling on the site, it will allow for sustainable management of the site to help with the agricultural use, reducing weed infestation, maintaining the land to reduce potential bushfire hazard and provide further population retention for the area of Beaufort.

9.2 Planning Policy Framework

Clause 12.01-1L – Biodiversity – contains strategies such as:

- Protect significant and sensitive areas, including wetlands, from the negative effects of vegetation clearance and modification.
- Retain areas of remnant understorey vegetation.
- Encourage the planting of native vegetation in winery developments, within lots that are not required for the growing of grapes.

Response:

No native vegetation is to be removed from the site.

Clause 13.02-1S – Bushfire Planning – This policy aims to assist to strengthen community resilience to bushfire.

Response:

The proposed dwelling will require to meet BAL 12.5 construction methods.

Clause 14.01 – Agriculture – Contains policies relating to the protection of agricultural land, sustainable agricultural land use and forestry and timber production.

Clause 14.01-1L - Agriculture in Pyrenees Shire – The strategies are to:

- Limit small-lot rural excisions.
- Encourage the effective restructuring of inappropriate subdivisions.
- Designate 'restructure' parcels of sufficient size and configuration to construct a dwelling on each parcel without prejudicing the environmental capacity and landscape qualities of the area.

Response:

The proposal is to construct a dwelling on the site. The surrounding area is characterised by small lots (compared to farming sized lots) which comprise dwellings and are not used for any agricultural purposes. The west side of Smiths Lane are lots of similar size that are within the Farming Zone, contain a dwelling and are not used for agriculture. The proposal will be in keeping with the area.

Clause 14.01-2L – Sustainable Agriculture in Pyrenees Shire – contains strategies such as:

- Facilitate the preparation and implementation of land and water management plans at a farm and regional scale.
- Encourage the development of vineyards and wineries.
- Facilitate the development of supporting infrastructure (e.g. shedding, transport loading facilities and processing facilities) required in association with vineyard development.
- Limit land use and development in grape-growing areas that may be incompatible with viticulture.

Response:

Allowing the proposed dwelling on the site, it will allow for sustainable management of the site to help with the maintaining the small intensive agricultural use while reducing weed infestation, maintaining vegetation to reduce potential bushfire hazard.

Clause 19.03-3S – Integrated Water Management – This policy aims to plan for the provision of water supply, sewerage and drainage services that efficiently and effectively meet State and community needs and protect the environment.

Response:

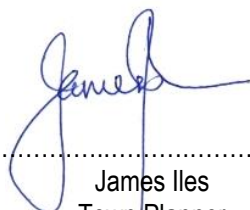
All services are to be provided to the dwelling including electricity and telecommunications. Potable water will be collected in appropriate rainwater tanks and wastewater will be treated and disposed of in accordance with an approved septic tank system.

10. Conclusion

In summary, it is respectfully submitted that this proposed development is consistent with the objectives and strategies of both the Municipal Planning Strategy and the Planning Policy Framework of the Pyrenees Planning Scheme. In conclusion, it is considered that the proposed subdivision is appropriate to the site and its surrounds given the following:

- The proposal is consistent with the purpose of the Farming Zone.
- The proposal is consistent with the Bushfire Management Overlay.
- The proposal responds positively to the decision guidelines of Clause 65.01.

For all of the reasons outlined above, which have been expanded upon throughout this report, it is respectfully requested that the Pyrenees Shire Council support the application and issue a planning permit to allow for the use and development of a dwelling located at Lot 4, 165 Smiths Lane, Trawalla.



.....
James Iles
Town Planner

11. Photos of the site and surrounds



Existing entrance into the site from Smiths Lane.



Looking west from Smiths Lane.



Looking west from Smiths Lane.



Looking west from the site.



Looking west from the site.



Looking southwest from the site.



Looking southwest from the site.



Looking northwest from the site.



Looking north from the site.



Looking east from the site.



Existing driveway entrance to the property to the north of the site.



Entrance to the property on the eastern side of Smiths Lane opposite the site.
















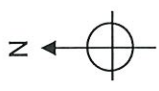
Looking north along Smiths Lane.



Looking south along Smiths Lane.

LEGEND

-  Existing Shed
-  Existing Trees
-  Proposed Fencing
-  Proposed entry
-  Proposed Dwelling
-  Proposed Trufferie
-  Proposed water tank
-  New Native Trees
-  Existing dam
-  Water irrigation line
-  Effluent Field
-  Proposed driveway
-  Defendable space



Date: September 2024

Drawn: JI

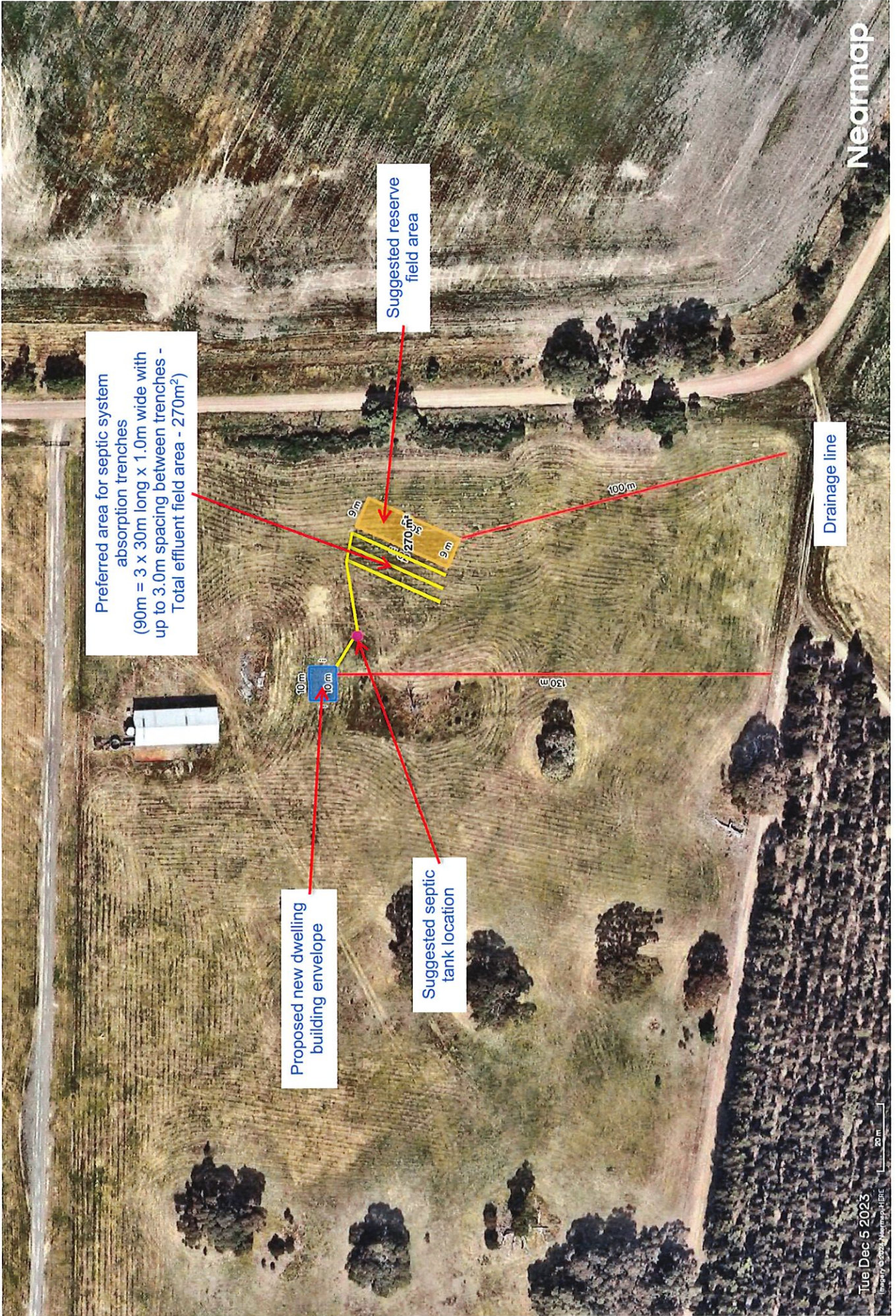
Prepared for: iPlanning Services

Note: All dimensions/areas are approximate only and should be confirmed on site.



Integrated Land Management Plan

Lot 4, 165 Smiths Lane, Trawalla



Preferred area for septic system absorption trenches
(90m = 3 x 30m long x 1.0m wide with up to 3.0m spacing between trenches - Total effluent field area - 270m²)

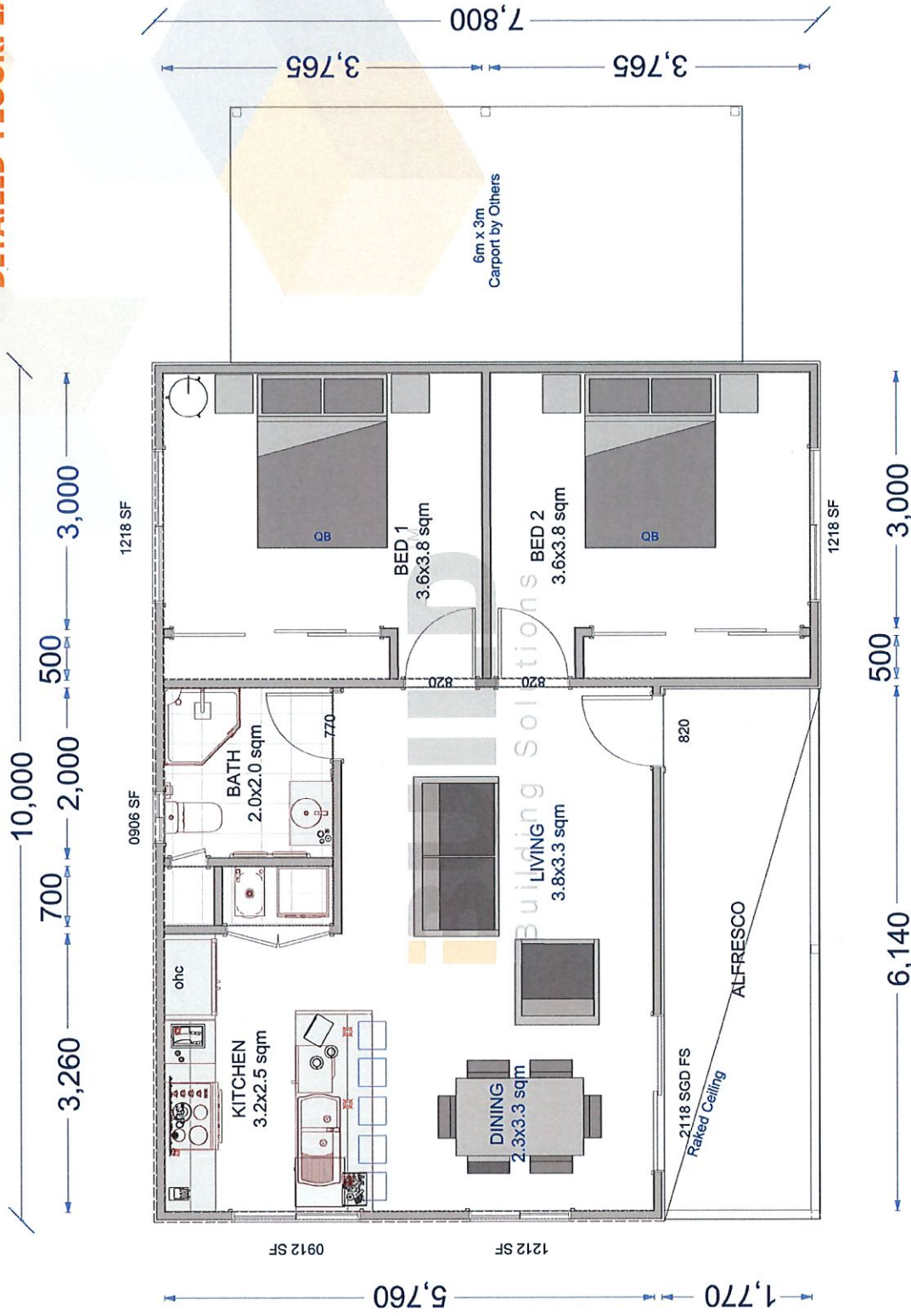
Suggested reserve field area

Proposed new dwelling building envelope

Suggested septic tank location

Drainage line

Nearmap





LAND CAPABILITY ASSESSMENT

Ballarat Soil Testing

*Specialising in building site soil classification
& land capability assessments*

ABN 24 586 140 741

SUMMARY:	
Primary treatment device	Septic tank with 3000 - 3500 L capacity
Land application system	Conventional trench and bed system of 90 <i>lineal metres</i> <ul style="list-style-type: none">• Length of each trench - 30 metres• Width of each trench - 1.0 metre• Spacing between trenches - up to 3.0 metres• Total effluent field area - 270m²
Loading rate	450L/day
Soil category (AS/NZ 1547:2012)	5a - strongly structured light clay
Design loading rate (DLR)	5 mm/day

JOB:	
Reference No	DJ130824
Date	August 14, 2024

SITE:	
Proposed development	New dwelling with on-site effluent treatment
Property address	Lot 4 Smiths Lane, Trawalla
Shire council	Pyrenees Shire Council

PREPARED FOR:	
Client name	Donna Jacobs
Address	6 Corr Grove, Melton VIC 3337

PREPARED BY:	
Geologist	S. O'Loughlin
Address	313 Scott Street, Buninyong
Telephone	0419 536 910
Email	ballaratsoiltesting@gmail.com

REVIEW:	DATE:	DETAILS:
A	August 14, 2024	Initial draft for submission
B		
C		
D		
E		
F		

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1 Commission

When a property developer, potential buyer or land holder considers subdividing land or building one or more premises, they must first determine whether wastewater can be sustainably managed and absorbed by the land within the property boundaries without negatively impacting the beneficial uses of surface waters and groundwater.

It is the responsibility of the property owner to prove to Council that the proposed onsite wastewater treatment and recycling system will operate sustainably on the property without adverse impacts on public health or the environment.

The objective of this investigation is to conduct a Land Capability Assessment (LCA) and propose a suitable type of onsite wastewater management system for the proposed residential development at the above address.

This document provides a detailed LCA for the allotment, information about the site and soil conditions along with monitoring and management recommendations.

This report has been written to comply with all relevant and current Victorian legislation, guidelines, codes and standards, including:

- Guideline for onsite wastewater management, EPA Victoria, May 2024;
- Guideline for onsite wastewater effluent dispersal and recycling systems, EPA Victoria, May 2024;
- AS/NZS 1547:2012, Onsite domestic wastewater management;
- AS/NZS 1547:2012, Onsite domestic wastewater management;
- AS/NZS 1547:1994, Onsite domestic wastewater management;
- Code of Practice Onsite Wastewater Management, Publication No. 891.4, July 2016, Environmental Protection Authority;
- Land Capability Assessment for Onsite Domestic Wastewater Management, Publication 746.1, March 2003, EPA Victoria;
- Victorian Land Capability Assessment Framework, January 2014, Municipal Association of Victoria.

Exclusion of liability:

- Please be advised, it is the property owner's responsibility when applying for a Planning Permit or Septic Tank Permit, or a consultant might lodge an LCA if they are acting on behalf of the property owner to obtain a Planning or Septic Tank Permit should the property owner direct the consultant to do so.
- It is the responsibility of the property owner to prove to Council that the proposed onsite wastewater treatment and recycling system will operate sustainably on the property without adverse impacts on public health or the environment.
- This LCA document does not substitute a Planning Permit or Septic Tank Permit nor does it provide guidance or recommend the suitability of an allotment for purchase. That is the responsibility of the client. Ballarat Soil Testing assumes no responsibility for the decision of the client to purchase an allotment.

2 Locality and site description

2.1 The site

	Site shape, dimensions, size, gradient and drainage
The site has a total area of:	7.756 ha
The ground surface is:	Lightly undulating in proposed effluent field area.
The gradient of the site is:	Slight slope falling to southeast.
The drainage on site is:	Good

	Existing use and development on the site
The current use of the site is:	Vacant
The buildings or works located on the site are:	Large shed to north of proposed dwelling.

	Existing access arrangements
The main vehicle access to the site is provided from:	Gate access from Smiths Lane.
The space available for vehicle maneuverability can be considered:	Excellent
The site is located:	Please refer to Attachment 1.

	Existing vegetation
Describe the vegetation on the site, including the type, location, extent and any other relevant information:	Pasture grasses across site.

2.2 The locality and surrounding land

	Existing use and development on adjacent sites
Describe the land and existing land uses around the subject land:	Rural residential and farming. FZ - Farming Zone.

3 Proposed development

3.1 Construction

	Building
The proposed building on site is:	New dwelling with on-site effluent treatment.
The number of bedrooms/study is proposed to be:	2 x bedrooms.
The maximum occupancy is proposed to be:	3 x people.

3.2 Wastewater

	Wastewater system
Target effluent quality:	<p>Primary treatment systems, such as septic tanks, use physical methods such as screening, flocculation, sedimentation, flotation and composting to remove the gross solids from the wastewater, plus biological anaerobic and aerobic microbial digestion to treat the wastewater and the biosolids.</p> <p>Unlike secondary standard effluent, primary treated effluent does not have a specific water quality standard. Consequently, primary treated effluent can only be dispersed to land via below-ground applications.</p>
Anticipated wastewater load:	<p>Daily household wastewater generation is estimated by multiplying the potential occupancy, which is based on the number of bedrooms (plus one person), by the Minimum Wastewater Flow Rates.</p> <p>Assessments should include any additional room(s) shown on the house plan such as a study, library or sunroom that could be closed off with a door, as a bedroom for the purposes of the following calculations.</p> <p>Assuming construction of a 2 x bedroom dwelling with water-saving fixtures, 3 x people maximum occupancy and wastewater generation of 150L/day/person.</p> <p>Therefore:</p> <ul style="list-style-type: none"> Total Design Load = 450L/day.

3.3 Intended water supply and sewer source

	Services
Domestic water supply	Reticulated water supply is likely to be provided.
Availability of sewer	No town sewerage system is available.

4 Site and soil assessment

4.1 Work undertaken

Assessment	
Assessor:	Stephen O'Loughlin
Date:	August 13, 2024

4.2 Site assessment

Feature	Description	Level of constraint	Mitigation measures
Aspect (affects solar radiation received)	North	Nil	NN
Climate (difference between annual rainfall and pan evaporation)	Rainfall approximates to evaporation	Moderate	Conventional absorption trench system with 1.0 metre wide trenches to be installed.
Erosion (or potential for erosion)	Nil or minor	Nil	NN
Exposure to sun and wind	Full sun	Nil	NN
Fill (imported)	No fill	Nil	NN
Flood frequency (ARI)	Less than 1 in 100 years	Nil	NN
Groundwater bores	No bores onsite or on neighbouring properties	Nil	There is no groundwater bore on this allotment.
Land area available for LAA	Exceeds LAA and duplicate LAA and buffer distance requirements	Nil	NN
Landslip (or landslip potential)	Nil	Nil	NN
Rock outcrops (% of surface)	<10%	Nil	NN
Slope Form (affects water shedding ability)	Straight side-slopes	Moderate	NN

Slope gradient (%) for absorption trenches and beds	<6%	Nil	NN
Soil Drainage (qualitative)	No visible signs or likelihood of dampness, even in wet season	Nil	NN
Stormwater run-on	Low likelihood of stormwater run-on	Nil	NN
Surface waters - setback distance (m)	Setback distance complies with requirements in Guideline for onsite wastewater management, EPA Victoria, May 2024	Nil	NN
Vegetation coverage over the site	Plentiful vegetation with healthy growth and good potential for nutrient uptake	Nil	NN
Soil Drainage (Field Handbook definitions)	Well drained. Water removed from the soil readily, excess flows downward. Some horizons may remain wet for several days after addition	Minor	Conventional absorption trench system with 1.0 metre wide trenches to be installed.

*NN: not needed

4.3 Soil key features

The site's soils have been assessed for their suitability for onsite wastewater management by a combination of soil survey and desktop review of published soil survey information as outlined below.

4.4 Geology

Geological mapping	
Geological Survey Code:	-Cab
Description:	Marine turbiditic interbedded siltstone and mudstone and minor sandstone: unfossiliferous; mudstone is black to blue, thin bedded, pyritic, and is rich in carbonaceous matter; pale yellow sandstone and siltstone beds are mostly thin and upward-fining.
Reference:	CAYLEY, R.A., 1995. Beaufort 1:100,000 geological map. Geological Survey of Victoria.

4.5 Local Mine Hazards

DPI Search for Mine Hazard results	
Department of Primary Industries records:	"indicate that there may have been mining activity on this site and that there may be evidence of that activity remaining on this site. This evidence may include mine openings."

4.6 Soil

	Soil conditions
The predominant soil profile on site is:	Sandy loam and sandy clay loam overlying sandy clay at depths of 300 - 600mm.

4.7 Soil profile determination

	Assessment
Field work:	2 x boreholes were established and excavated in the area of the proposed effluent field area.
Method of drilling or excavation:	Trailer-mounted soil sampling machine.
Method of classification:	The soil was classified according to AS/NZS 1547-1994/2012 while considering Trawalla's temperate climate.
Site and test plan:	Please refer to Attachment 2.
Reporting:	Please refer to Attachment 4 for sample hole results.

4.8 Soil assessment

Feature	Assessment	Level of Constraint	Mitigation Measures
Soil category (AS/NZ 1547:2012)	4a - moderately structured clay loam overlying 5a - strongly structured light clay.		
Soil depth	Topsoil: 300 - 600mm	Minor	Conventional absorption trench system with 1.0 metre wide trenches to be installed.
Soil Permeability & Design Loading Rates	Topsoil: 4a - moderately structured clay loam: 0.5 - 1.5 m/day saturated conductivity (K_{sat}); 10 mm/day Design Loading Rate (DLR) for irrigation system and 3.5 mm/day Design Loading Rate (DIR) for irrigation system.	Minor	NN
	Subsoil: 5a - strongly structured light clay: 0.12 - 0.5 m/day saturated conductivity (K_{sat}) (AS/NZS1547:2012); 5 mm/day Design Loading Rate (DLR) for irrigation system and 3 mm/day Design Irrigation Rate (DIR) for irrigation system (Guideline for onsite wastewater management, EPA Victoria, May 2024).	Moderate	Adopt DLR = 5mm/day.

Gleying	Nil	Nil	NN
Mottling	Very well to well-drained soils generally have uniform brownish or reddish colour	Nil	NN
pH	5.5 - 8 is the optimum range for a wide range of plants	Nil	NN
Rock Fragments	0 - 10%	Nil	NN
Soil Depth to Rock or other impermeable layer	>1.5 m	Nil	NN
Soil Structure (pedality)	Highly to moderately-structured	Nil	NN
Soil Texture, Indicative Permeability	5a	Moderate	Adopt DLR = 5mm/day.
Watertable Depth (m) below the base of the LAA	>2m	Nil	NN

*NN: not needed

4.9 Groundwater Assessment

Visualising Victoria's Groundwater Data Search	
VVG records:	Groundwater depth: 5 - 10m Groundwater salinity: 1000 - 3500mg/L

4.10 Victorian Planning Provision – Overlays

Overlay	Assessment
Planning Zone:	FZ - Farming Zone
Planning Overlay:	BMO - Bushfire Management Overlay RO27 - Restructure Overlay
Declared Special Water Supply Catchment Area:	None.

4.11 Overall assessment results and land capability rating

Based on the most constraining site features and soil assessment, the overall land capability of the proposed effluent management area is not constrained:

- The site is not in a Declared Special Water Supply Catchment Area.
- The site is larger than $8000m^2$, it is characterized by light clays with adequate topsoils to depths of 300 - 600mm and is not subject to flooding.

The proposed effluent management area is located above the 1:100 flood level and by using primary treatment and conventional absorption trench and beds, there will be ample protection of surface waters and groundwater.

5 Wastewater management system

5.1 Overview

This report provides recommendations for treatment and land application systems that are appropriate to the land capability. The following sections provide an overview of a suitable system, with sizing and design considerations and justification for its selection. Detailed design for the system is beyond the scope of this study, but should be undertaken at the time of building application and submitted to Council.

5.2 Treatment system

Septic tank

This site requires a 3000 - 3500 L septic tank that will provide primary treatment of domestic wastewater, including separation of suspended material.

In this system, household wastewater first flows into a primary septic tank where solids settle to bottom of the tank to form a sludge layer, and grease and fat float to the surface to form a scum layer. Clarified effluent then flows (or is pumped via a pump well) to the absorption trench or bed for treatment and disposal.

5.3 Type of land application system

Absorption trenches and beds

Conventional absorption trenches and beds for primary treated effluent are applicable for this site.

The depth and overall basal area depend on soil type and anticipated wastewater volume, climate and site features.

It is recommended that the trenches on this site be excavated to a maximum width of 1000mm and a depth of 400mm. Each trench is to be a maximum of 30 metres in length with 3 metre spacings between trenches.

In a conventional septic tank and absorption system, wastewater is gravity-fed or pumped from the septic tank to the absorption area. Trenches or beds are usually built below ground and can be media-filled or consist of a durable self-supporting arch resting on gravel (or occasionally coarse sand).

Effluent is typically distributed along the length of the trench or bed through slotted or drilled 100 millimetre distribution pipes, and then filtered through the gravel and sand to the underlying soil. A clogging layer or biomat develops along the bottom and sides of the trench and acts as a further filter.

This filtering process helps remove pathogens, toxins and other pollutants. Nutrients in the effluent are taken up by vegetation (normally grass) planted across the absorption trench area, incorporated in the biomat, and, in the case of phosphorus, adsorbed onto clay particles in the soil.

5.4 Sizing the absorption trenches and beds system

To determine the necessary size of the absorption trenches and beds system, water balance modelling has been undertaken using the method and water balance tool developed for the Victorian Land Capability Assessment Framework (2014). The calculations are summarised below, with full details provided in Attachment 5.

	Data used in the water balance
Average daily effluent load:	450L/day
Design loading rate (DLR):	5 mm/day
Selected trench or bed width:	1.0 metre
Spacing between each trench or bed:	Up to 3.0 metres
Total effluent field area:	270m ²

Size

As a result of these calculations, a proposed 2 x bedroom dwelling on this site requires at least 90 lineal metres of conventional absorption trenches and beds.

Number of habitable rooms	Number of occupants	Total daily household wastewater	Length of trench
1	2	300	60 m
2	3	450	90 m
3	4	600	120 m

5.5 Siting and configuration of the irrigation system

Description

It is preferable to keep the irrigation area as high on the property and a maximum distance from the drainage line to the south as possible.

The preferred area is to the southeast of the proposed dwelling building envelope.

Attachment 4 shows an envelope of land that is suitable for effluent management. Final placement and configuration of the irrigation system will be determined by the client and/or system installer, provided it remains within this envelope.

Whilst there is ample area for application of the effluent, it is important that appropriate buffer distances to any waterways be maintained. It is important to note that buffers are measured as the overland flow path for run-off water from the effluent irrigation area.

It is recommended that the owner consult an irrigation expert familiar with effluent irrigation equipment to design the system, and an appropriately registered plumbing/drainage practitioner to install the system. The irrigation plan must ensure even application of effluent throughout the entire irrigation area.

5.6 Site photo

View to southeast across proposed effluent field area from proposed dwelling building envelope



5.7 Buffer distances

Description

Setback buffer distances from effluent land application areas and treatment systems are required to help prevent human contact, maintain public amenity and protect sensitive environments. The relevant buffer distances for this site, taken from the Guideline for onsite wastewater management, EPA Victoria, May 2024 are:

- 300 metres from a dam, lake or reservoir (potable water supply);
- 100 metres from waterways (potable water supply);
- 60 metres from waterways, wetlands (continuous or ephemeral, non-potable); estuaries, ocean beach at high-tide mark; dams, lakes or reservoirs (stock and domestic, non-potable);
- 20 metres from groundwater bores in Category 2b to 6 soils; and
- 6 metres if area up-gradient and 3 metres if area down-gradient of property boundaries, swimming pools and buildings (conservative values for primary effluent).

All buffer distances are achievable.

The site plan in Attachment 4 shows the location of the proposed wastewater management system components and other relevant features.

5.8 Installation of the irrigation system

Description

Installation of the irrigation system must be carried out by a suitably qualified, licensed plumber or drainer experienced with effluent irrigation systems.

To ensure even distribution of effluent, it is essential that the pump capacity is adequate for the size and configuration of the irrigation system, taking into account head and friction losses due to changes in elevation, pipes, valves, fittings etc. An additional, optional measure to achieve even coverage is to divide the irrigation area into two or more separate sub-zones; dosed alternately using an automatic indexing or sequencing valve.

The irrigation area and surrounding area must be vegetated or revegetated immediately following installation of the system, preferably with turf. The area should be fenced or otherwise isolated (such as by landscaping), to prevent vehicle and stock access; and signs should be erected to inform householders and visitors of the extent of the effluent irrigation area and to limit their access and impact on the area.

Stormwater run-on is not expected to be a concern for the proposed irrigation area, due to the landform of the site and its relatively gentle slopes. However, upslope diversion berms or drains may be constructed if this is deemed to be necessary during installation of the system, or in the future. Stormwater from roofs and other impervious surfaces must not be disposed of into the wastewater treatment system or onto the effluent management system.

5.9 Monitoring, operation and maintenance

Description

Maintenance is to be carried out in accordance with the EPA Certificate of Approval of the selected secondary treatment system and Council's permit conditions. The treatment system will only function adequately if appropriately and regularly maintained.

To ensure the treatment system functions adequately, residents must:

- Have a suitably qualified maintenance contractor service the treatment system at the frequency required by Council under the permit to use;
- Use household cleaning products that are suitable for septic tanks;
- Keep as much fat and oil out of the system as possible; and
- Conserve water (AAA rated fixtures and appliances are recommended).

To ensure the land application system functions adequately, residents must:

- Regularly harvest (mow) vegetation within the LAA and remove this to maximise uptake of water and nutrients;
- Monitor and maintain the irrigation system following the manufacturer's recommendations, including flushing the irrigation lines;
- Regularly clean in-line filters;
- Not erect any structures and paths over the LAA;
- Avoid vehicle and livestock access to the LAA, to prevent compaction and damage; and
- Ensure that the LAA is kept level by filling any depressions with good quality topsoil (not clay).

6 Conclusions

As a result of our investigations we conclude that sustainable onsite wastewater management is feasible with appropriate mitigation measures, as outlined, for the proposed 2 x bedroom dwelling at Lot 4 Smiths Lane, Trawalla.

Based on the most constraining site features and soil assessment, the overall land capability of the proposed effluent management area is not constrained:

- The site is not in a Declared Special Water Supply Catchment Area.
- The site is larger than $8000m^2$, it is characterized by light clays with adequate topsoils to depths of 300 - 600mm and is not subject to flooding.

The proposed effluent management area is located above the 1:100 flood level and by using primary treatment and conventional absorption trench and beds, there will be ample protection of surface waters and groundwater.

Specifically, we recommend the following:

- Primary treatment of wastewater by an EPA-accredited septic tank.
- Land application of wastewater in a 90 *lineal metres* (minimum) conventional trench and bed system.
 - Length of each trench - 30 metres
 - Width of each trench - 1.0 metre
 - Spacing between trenches - up to 3.0 metres
 - Total effluent field area - $270m^2$
 - Location of Land Application Area to the southeast of the proposed dwelling building envelope.
- Installation of water saving devices in the new residence to reduce the effluent load for onsite disposal.
- Use of low phosphorus and low sodium (liquid) detergents to improve effluent quality and maintain soil properties.
- Operation and management of the treatment and disposal system in accordance with manufacturer's recommendations, the EPA Certificate of Approval, the Guideline for onsite wastewater management, EPA Victoria, May 2024 and the recommendations made in this report.

If there are any queries regarding the content of this report, please contact this office.



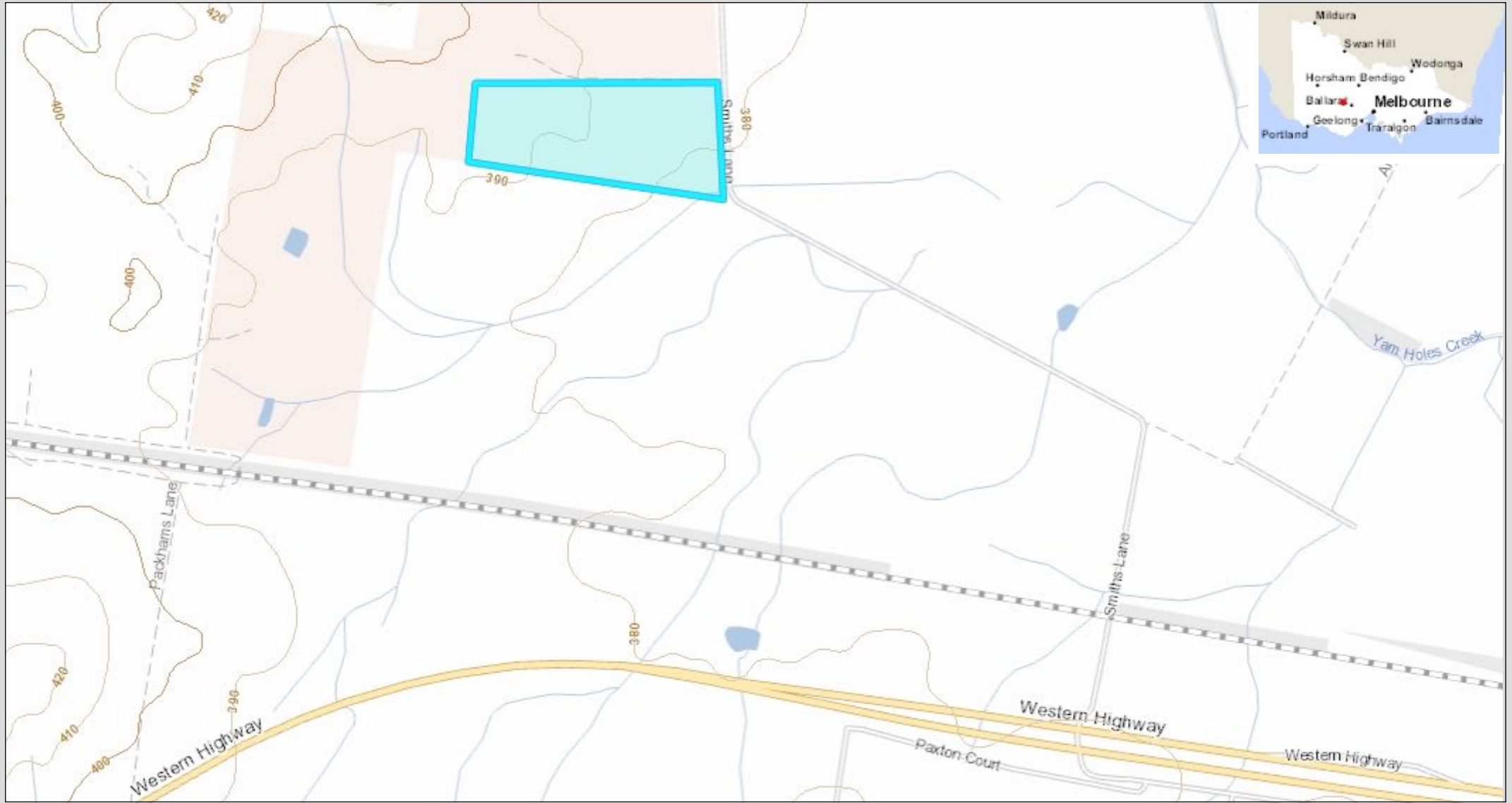
STEPHEN O'LOUGHLIN
Geologist

Attachment 1 – Locality plan

Plan included on next page.

Locality plan

Lot 4 Smiths Lane, Trawalla



508 0 254 508 Meters

GDA2020_Vicgrid
© The State of Victoria, Department of Energy, Environment and Climate Action 2024



Disclaimer: This map is a snapshot generated from Victorian Government data. This material may be of assistance to you but the State of Victoria does not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for error, loss or damage which may arise from reliance upon it. All persons accessing this information should make appropriate enquiries to assess the currency of the data.

Map Created on 14-Aug-2024

Scale 1:10,000

Attachment 2 – Soil testing program plan

Plan included on next page.



Tue Dec 5 2023

Imagery © 2024 Nearmap, HERE



Nearmap

Attachment 3 – Sample hole results

Sample Hole BH01

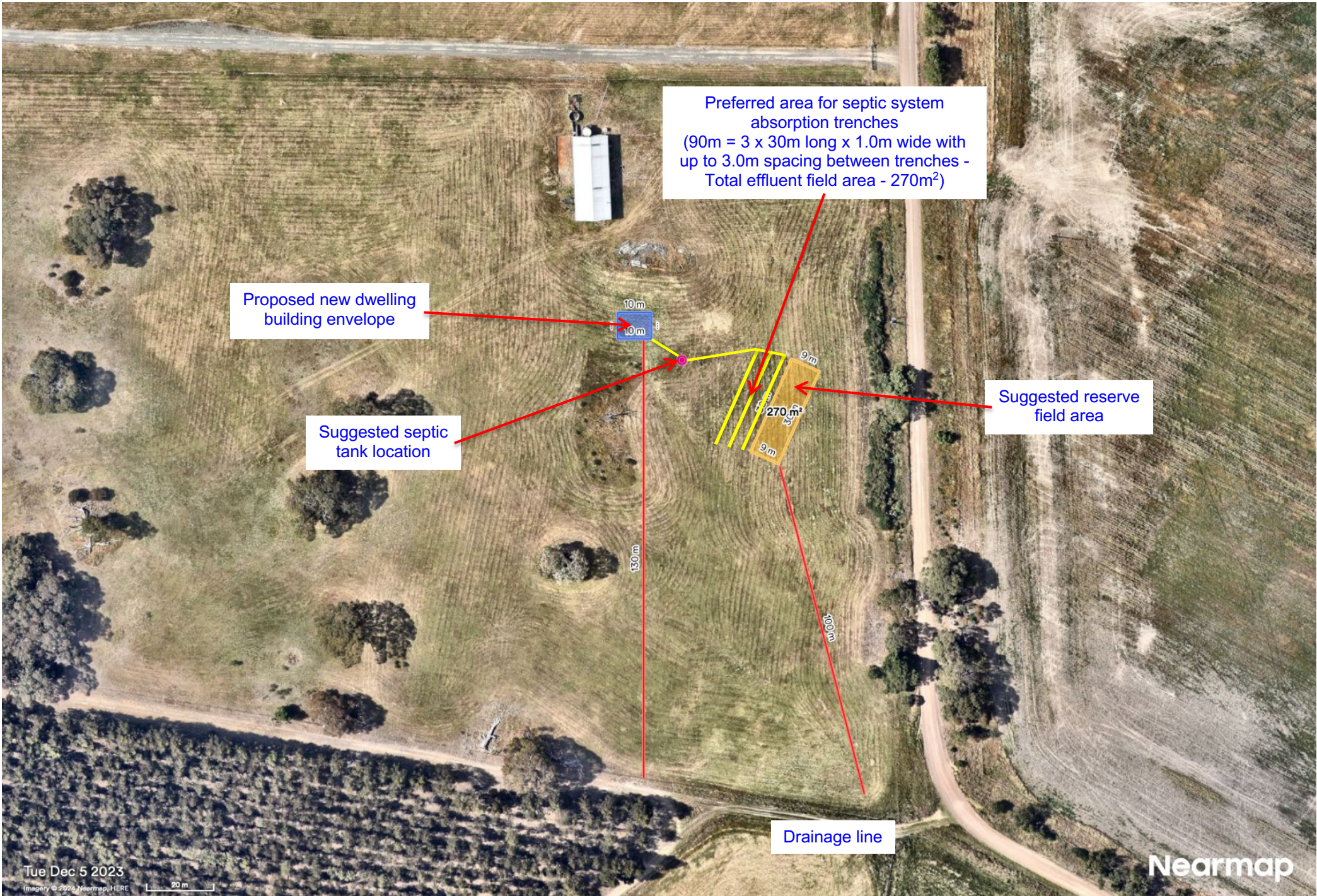
Depth (mm)	Description	Fill	Moisture	Consistency	DLR (mm/day)	DIR (mm/day)
100	Sandy LOAM; dark brown	–	Slightly moist	Soft	15	5
200	Sandy clay LOAM; light grey	–	Moist	Firm	6	3.5
300						
400						
500	Sandy clay LOAM; light grey; minor gravel	–	Slightly moist	Firm	6	3.5
600						
700	Sandy CLAY; brown/red	–	Slightly moist	Stiff	5	3
800						
900						
1000						
1100						
1200						
1300						
1400						
1500	END OF HOLE					

Sample Hole BH02

Depth (mm)	Description	Fill	Moisture	Consistency	DLR (mm/day)	DIR (mm/day)
100	Sandy LOAM; dark brown	–	Slightly moist	Soft	15	5
200						
300	Sandy clay LOAM; light grey	–	Slightly moist	Firm	6	3.5
400	Sandy CLAY; brown/red	–	Slightly moist	Stiff	5	3
500						
600						
700						
800						
900						
1000						
1100						
1200						
1300						
1400						
1500	END OF HOLE					

Attachment 4 – Proposed wastewater treatment plan

Plan included on next page.



Preferred area for septic system absorption trenches
(90m = 3 x 30m long x 1.0m wide with up to 3.0m spacing between trenches - Total effluent field area - 270m²)

Proposed new dwelling building envelope

Suggested septic tank location

Suggested reserve field area

Drainage line

Attachment 5 – Trench bed sizing calculations

Spreadsheet included on next page.

Victorian Land Capability Assessment Framework

Trench & Bed Sizing

FORMULA FOR TRENCH AND BED SIZING

L = Q/DLR x W			From AS/NZS 1547:2012
Where:	Units		
L = Trench or bed length	m		Total trench or bed length required
Q = Design Wastewater Flow	L/day		Based on maximum potential occupancy and derived from Table 4 in the EPA Code of Practice (2013)
DLR = Design Loading Rate	mm/day		Based on soil texture class/permeability and derived from Table 9 in the EPA Code of Practice (2013)
W = Trench or bed width	m		As selected by designer/installer




INPUT DATA

Design Wastewater Flow	Q	450	L/day	Based on maximum potential occupancy and derived from Table 4 in the EPA Code of Practice (2013)
Design Loading Rate	DLR	5.0	mm/day	Based on soil texture class/permeability and derived from Table 9 in the EPA Code of Practice (2013)
Trench basal area required	B	90.0	m ²	
Selected trench or bed width	W	1.0	m	As selected by designer/installer

OUTPUT

Required trench or bed length	L	90.0	m
-------------------------------	---	------	---

CELLS

	Please enter data in blue cells
	Red cells are automatically populated by the spreadsheet
	Data in yellow cells is calculated by the spreadsheet, DO NOT ALTER THESE CELLS

**Attachment 6 – Code of Practice Onsite Wastewater Management –
Appendix D: Septic Tanks**

Table included on next page.

Appendix D: Septic Tanks

Commissioning

After installation or desludging, and before use, a septic tank must be two-thirds filled with clean water to:

- provide ballast in the tank to prevent groundwater lifting the tank out of the ground
- reduce odours
- enable any subsequent secondary treatment plant to be switched on, commissioned and used immediately.

When domestic wastewater from the dwelling flows into the septic tank it contains sufficient microbiological organisms to start and continue the treatment process. There is no need to 'feed' or dose a new or desludged septic tank with starter material or micro-organisms. If odour occurs after the commissioning of a system, a cup of garden lime can be flushed down the toilet each day until the odour disappears. If the odour persists, the property should seek professional advice from a plumber.

Sludge and scum

As organic matter from the wastewater and inert material, such as sand, settle to the bottom of the tank a layer of sludge forms. This layer contains an active ecosystem of mainly anaerobic micro-organisms which digest the organic matter and reduce the volume of sludge. Scum forms as a mixture of fats, oils, grease and other light material floats on top of the clarified liquid that has separated from the solids. When the clarified liquid flows out of the septic tank it is called 'primary treated effluent'.

It is not necessary or recommended that householders pour commercial products that are reputed to dissolve sludge build-up, down the toilet or sink. A teaspoon of granulated yeast flushed down the toilet once a fortnight may assist with microbial activity, though such a procedure is not an alternative to regular sludge and scum pump-out (Lord 1989).

Desludging septic tanks

Over time, the sludge and scum layers build up and need to be removed for the tank to function properly. The level of solids accumulation in the tank cannot be accurately predicted, and will depend on the waste load to the tank. Therefore, the sludge and scum depth should be checked annually by a contractor. If a septic tank is under a maintenance contract, regular assessment (every 1 to 3 years) of the sludge and scum layers must be part of the maintenance agreement.

The sludge and scum need to be pumped-out with a vacuum suction system when their combined thickness equals 50% of the operational depth of the tank. The frequency of pump-out depends on:

- whether the tank is an adequate size for the daily wastewater flow
- the composition of the household and personal care products
- the amount of organic matter, fat, oil and grease washed down the sinks
- the use of harsh chemicals such as degreasers
- overuse of disinfectants and bleaches
- the use of antibiotics and other drugs, especially dialysis and chemotherapy drugs
- whether any plastic or other non-organic items are flushed into the tank.

A well-functioning septic tank – one that is not overloaded with liquid, organic matter or synthetic material – typically only needs to be desludged once every 3 to 8 years (depending on the size of the tank). A septic tank connected to a home with a frequently used dishwasher will need to be pumped out more frequently (typically every 3 to 4 years) than a home with no dishwasher connected (typically every 5 to 6 years). A holiday home will need to be pumped out less frequently. Large (6,000 L) domestic septic tanks which are common in New Zealand and the USA and have started to be installed in Victoria, have been proven to require desludging only once every 10 to 15 years (Bounds, 1994).

After pump-out, tanks must not be washed out or disinfected. They should be refilled with water to reduce odours and ensure stability of plumbing fixtures. A small residue of sludge will always remain and will assist in the immediate re-establishment of bacterial action in the tank.

Householders should keep a record of their septic tank pump-outs and notify the local Council that a pump-out was undertaken in accordance with the Council Permit.

Septic tank failure

It is critical that a septic tank is not used as a rubbish receptacle. Septic tanks are designed solely for the treatment of water and organic materials. Items such as sanitary napkins, tampons, disposable nappies, cotton buds, condoms, plastic bags, stockings, clothing and plastic bottles will cause the septic tank to fail and require costly removal of these items. If a tank is contaminated or poisoned by household materials it should be pumped out immediately to enable the microbiological ecosystem to re-start.

Code of Practice Onsite Wastewater Management

Without the removal of the scum and sludge, sewage biosolids will increasingly be discharged into the soil absorption trenches and will eventually cause them to fail. This can force untreated sewage onto the ground surface and cause:

- noxious odours
 - a boggy backyard
 - a health hazard to the family, pets, visitors and neighbours from the pathogens in the sewage
 - environmental degradation of the property, surrounding area and waterways from the nutrients, organic matter and other pollutants in the discoloured water
- and
- a public health risk to drinking water supplies in potable water supply catchments.

Positive actions a property owner can take to help a septic tank function well:

- Use soapy water (made from natural unscented soap), vinegar and water or bi-carbonate of soda and water to clean toilets and other water fixtures and fittings.
- Read labels to learn which bathroom and laundry products are suitable for septic tanks. Generally plain, non-coloured, unscented and unbleached products will contribute to a well-functioning septic tank.
- Use detergents with low levels of salts (e.g. liquid detergents), sodium absorption ratio, phosphorus and chlorine (see www.lanfaxlabs.com.au).
- Wipe oils and fats off plates and saucepans with a paper towel and dispose of in the kitchen compost bin.
- Use a sink strainer to restrict food scraps entering the septic system.
- Ensure no structures such as pavements, driveways, patios, sheds or playgrounds are constructed over the tank or absorption trench area.
- Ensure the absorption trench area is not disturbed by vehicles or machinery.
- Engage a service technician to check the sludge and scum levels, pumps and alarms annually.
- Keep a record of the location of the tank and the trenches and all maintenance reports (including the dates of tank pump-outs, tank inspections and access openings) and ensure the service technician sends a copy of the maintenance report to the local Council
- Have the tank desludged when the combined depth of the scum and sludge is equal to the depth of the middle clarified layer.

Indications of failing septic tanks and soil absorption trenches

- Seepage along effluent absorption trench lines in the soil
- Lush green growth down-slope of the soil absorption trench lines
- Lush green growth down-slope of the septic tank
- Inspection pits and/or the soil absorption trenches consistently exhibiting high water levels
- Soil absorption trench lines become waterlogged after storms
- General waterlogging around the land disposal area
- Presence of dead and dying vegetation (often native vegetation) around and down-slope of the land disposal areas
- A noxious odour near the tank and the land disposal area
- Blocked water fixtures inside the house, with sewage overflowing from the relief point
- High sludge levels within the primary tank (within about 150 mm of inlet pipe)
- Flow obstructed and not able to pass the baffle in the tank
- The scum layer blocking the effluent outflow.

Decommissioning treatment systems

Septic tanks

When a septic tank is no longer required it may be removed, rendered unusable or reused to store stormwater. The contents of the tank must first be pumped out by a sewage sludge contractor. The contractor must also hose down all inside surfaces of the tank and extract the resultant wastewater. Where the tank will no longer be used but will remain in the ground, the contractor must first disinfect the tank by spreading (broadcasting) hydrated lime over all internal surfaces in accordance with the WorkSafe safety precautions associated with using lime (i.e. wearing gloves, safety goggles and not using lime on a windy day).

Code of Practice Onsite Wastewater Management

Under no circumstances should anyone enter the tank to spread the lime or for any other reason, as vapours in confined spaces can be toxic.

A licensed plumbing practitioner must disconnect the tank from the premises and from the absorption trench system. The inlet and outlet pipes on the tank must be permanently sealed or plugged. To demolish a tank, the bottom of the tank is broken and then the lid and those parts of the walls that are above ground are collapsed into the tank. The tank is then filled with clean earth or sand.

Before a tank may be used to store stormwater a licensed plumbing practitioner must disconnect it from the premises and the trench system and connect an overflow pipe from the tank to the stormwater legal point of discharge. Before disinfecting the tank, it must be pumped out, the inside walls hosed down and then pumped out again. The tank is to be filled with fresh water and disinfected, generally with 100 mg/L of pool chlorine (calcium hypochlorite or sodium hypochlorite) to provide a resultant minimum 5 mg/L of free residual chlorine after a contact time of 30 minutes. However, advice should be obtained from a chemical supplier about safety precautions, dosage and concentrations to provide adequate disinfection for any tank. The chlorine is not to be neutralised, but be allowed to dissipate naturally for at least 1 week, during which time the water must not be used. Pumps may be installed to connect the tank to the irrigation system. The contents of the tank must not be used for any internal household purposes or to top-up a swimming pool. The water may only be used for garden irrigation. The tank and associated irrigation system must be labelled to indicate the water is unfit for human consumption in accordance with AS/NZS 3500: Plumbing and Drainage (Blue Mountains City Council 2008).

Secondary treatment systems

All treatment systems must be decommissioned by a licensed plumbing practitioner.

Attachment 7 – VicPlan planning property report

Report included on next page.

From www.planning.vic.gov.au at 14 August 2024 09:53 AM

PROPERTY DETAILS

Lot and Plan Number: **Lot 4 PS302241**
 Address: **165 SMITHS LANE TRAWALLA 3373**
 Standard Parcel Identifier (SPI): **4\PS302241**
 Local Government Area (Council): **PYRENEES**
 Council Property Number: **501052403**
 Planning Scheme: **Pyrenees**
 Directory Reference: **Vicroads 57 H8**

www.pyrenees.vic.gov.au

[Planning Scheme - Pyrenees](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Urban Water Corporation: **Central Highlands Water**
 Melbourne Water: **Outside drainage boundary**
 Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**
 Legislative Assembly: **RIPON**

OTHER

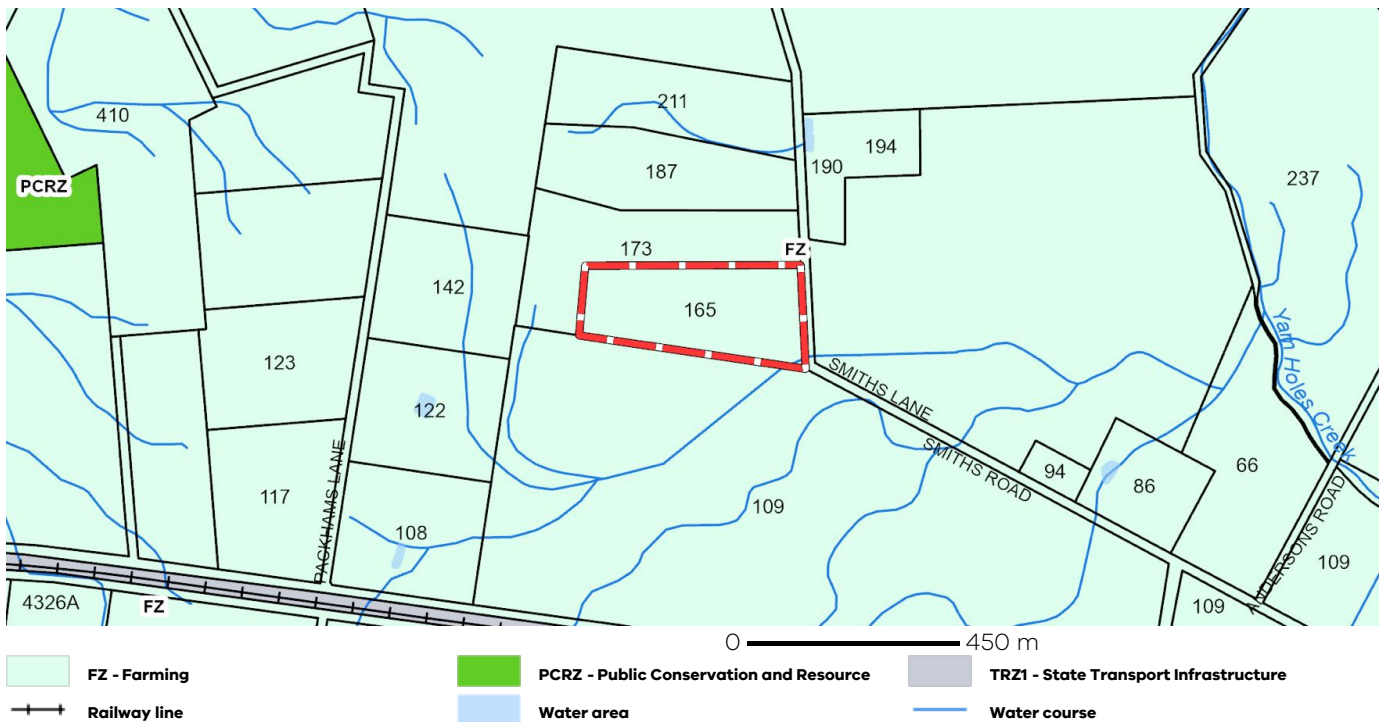
Registered Aboriginal Party: **Wadawurrung Traditional Owners
Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[FARMING ZONE \(FZ\)](#)

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

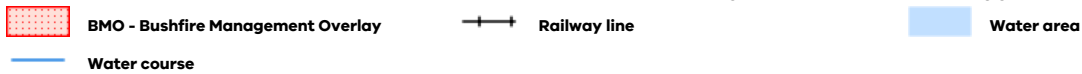
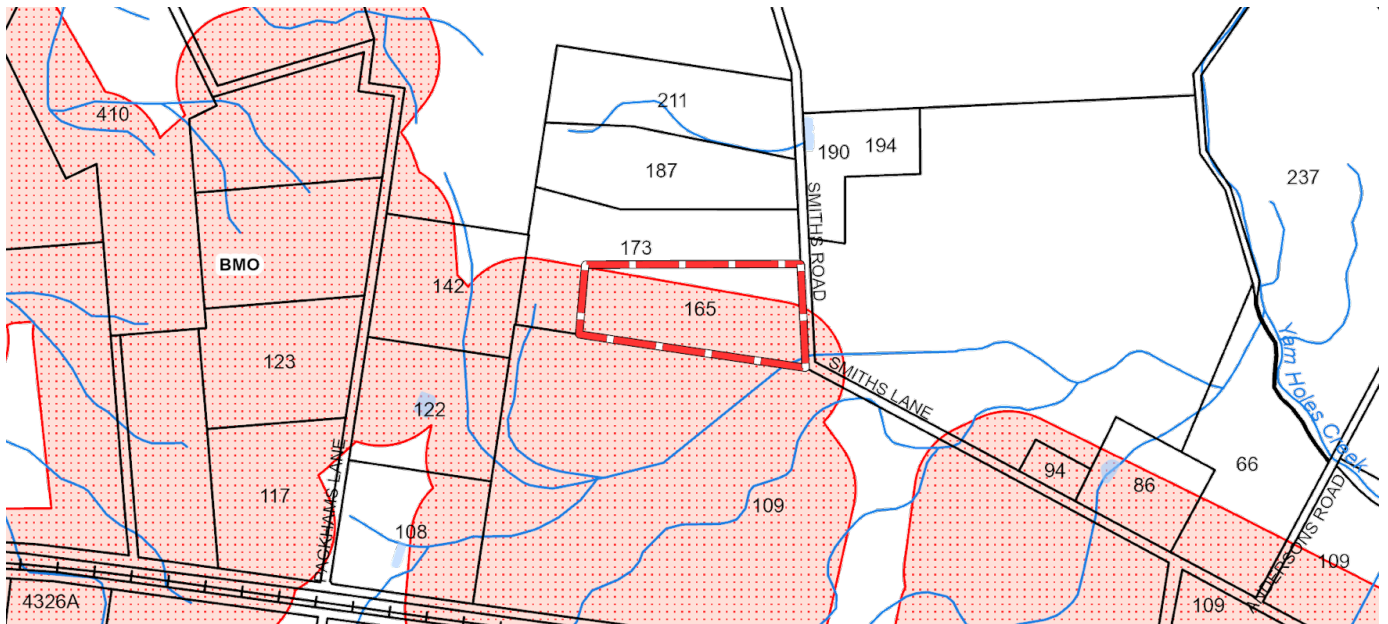
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 Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Planning Overlays

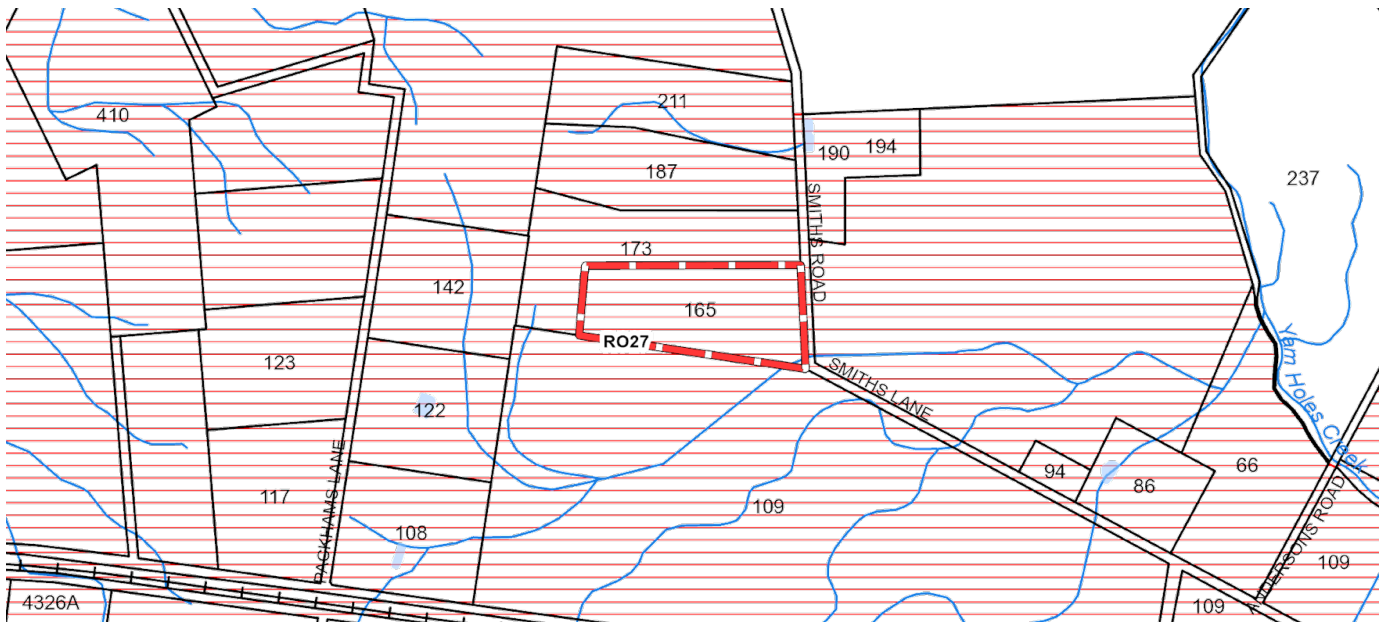
BUSHFIRE MANAGEMENT OVERLAY (BMO)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

RESTRUCTURE OVERLAY (RO)

RESTRUCTURE OVERLAY - SCHEDULE 27 (R027)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Planning Overlays

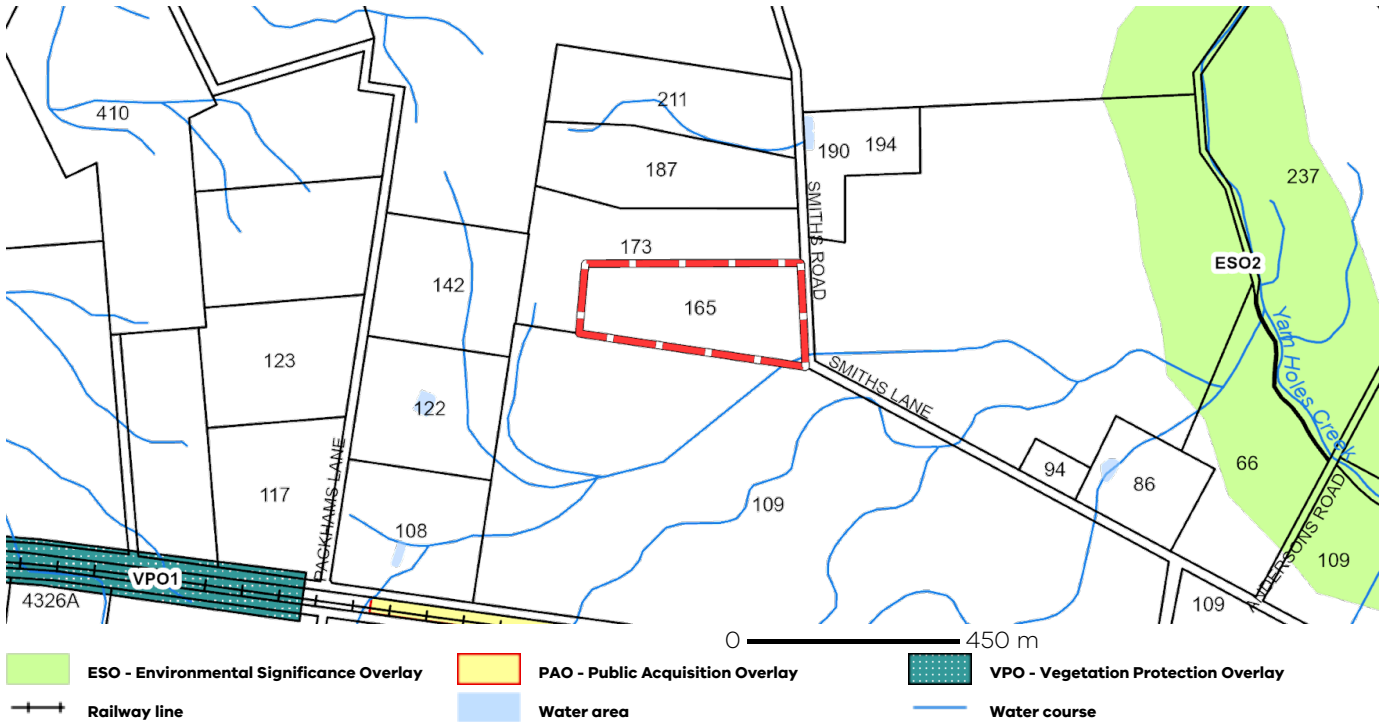
OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)

[PUBLIC ACQUISITION OVERLAY \(PAO\)](#)

[VEGETATION PROTECTION OVERLAY \(VPO\)](#)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Further Planning Information

Planning scheme data last updated on 9 August 2024.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

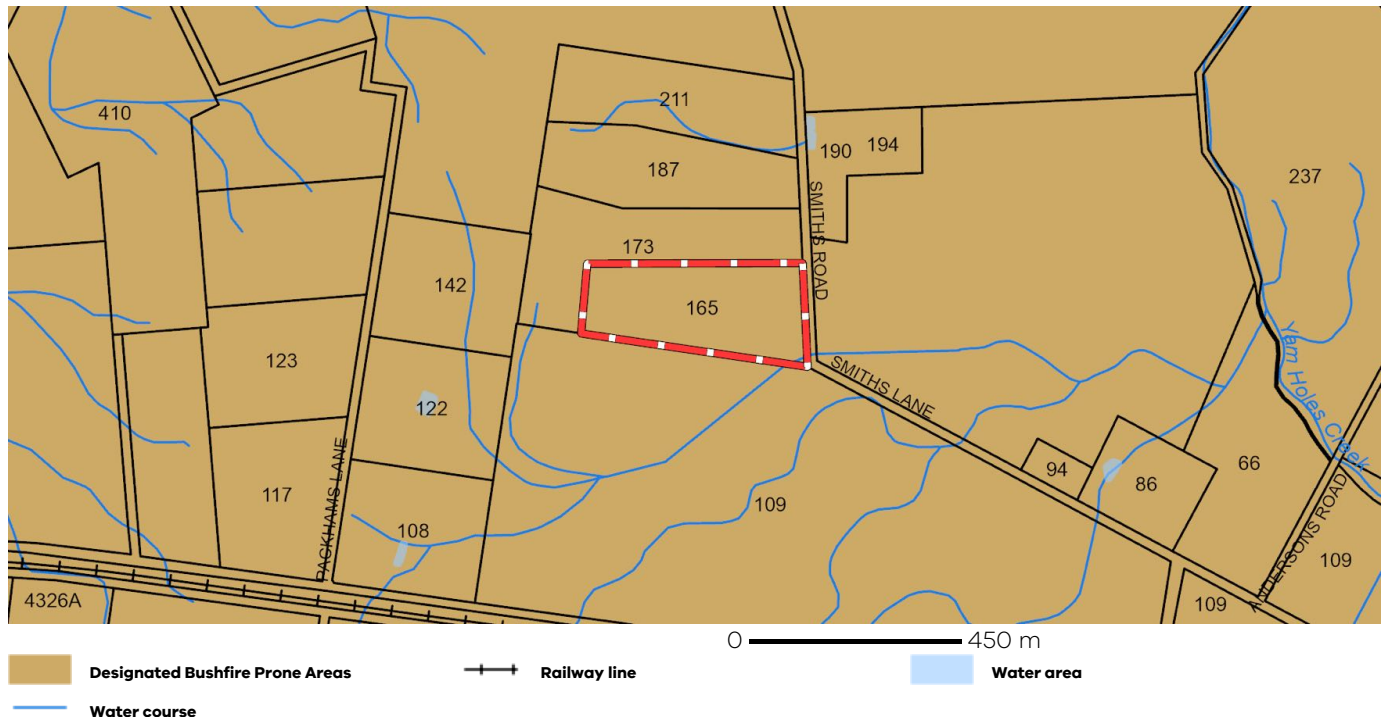
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

This parcel 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.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#).

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)

Attachment 8 – Reducing Wastewater

In accordance with the principles of the waste hierarchy, the following steps are recommended to limit the amount of wastewater generated and beneficially use the resultant water resource onsite:

	Suggestions
1. Avoid generating excess wastewater by:	<ul style="list-style-type: none"> a) constructing a house with fewer bedrooms b) installing a dry composting toilet c) not installing a spa d) not installing a bath (low flow rate shower only) e) not installing a kitchen food waste grinder.
2. Reduce the volume of wastewater generated by installing:	<p>High 'Water Efficiency Labelling Scheme' (WELS)-rated water-efficient fittings (minimum '3 Stars' for appliances and minimum '4 Stars' for all fittings and fixtures):</p> <ul style="list-style-type: none"> a) water-efficient clothes washing machines (front or top loading) b) dual-flush (6.5/3.5L or less) toilets c) water-efficient shower roses d) water-efficient dishwashers e) aerated taps f) hot and cold water mixer taps (especially for the shower) g) flow restrictors h) hot water system fitted with a 'cold water diverter' which recirculates the initial flow of cold water until it is hot enough for a shower.
3. Reuse (another use without any treatment) wastewater by:	<ul style="list-style-type: none"> a) washing fruit and vegetables in tap water in a container and reusing the water for another purpose in the house such as watering pot plants b) collecting the initial cold water from showers in buckets and using it for another purpose such as soaking feet, hand washing clothes or washing the car on the lawn.
4. Recycle wastewater after treatment by using it to:	<ul style="list-style-type: none"> a) water gardens and lawn areas b) flush toilets with effluent from an EPA-approved 10/10/10 greywater system c) supply effluent to the cold water tap of the washing machine from an EPA-approved 10/10/10 greywater treatment system



Legend

Defendable space (Defendable space of 50 metres or property boundary to the north of the site)

Construction Requirements

The dwelling will be designed and constructed a minimum Bushfire Attack Level of (BAL) 12.5

Access

The following design and construction requirements apply:

The following design and construction requirements apply:

- All-weather construction.
- A load limit of at least 15 tonnes.
- Provide a minimum trafficable width of 3.5 metres.
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
- Curves must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.
- A turning area for fire fighting vehicles must be provided close to the building by one of the following:
 - A turning circle with a minimum radius of eight metres.
 - A driveway encircling the dwelling.
 - The provision of other vehicle turning heads – such as a T or Y head – which meet the specification of Austroad Design for an 8.8 metre Service Vehicle.



Defendable Space Management

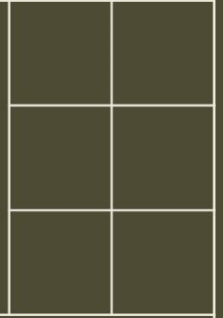
- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10m of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10cm 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 5m² in area and must be separated by at least 5m.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5m.
- There must be a clearance of at least 2m between the lowest tree branches and ground level.

Water Supply

- 10,000 litres of effective water supply for firefighting purposes which meets the following requirements:
- Is stored in an above ground water tank constructed of concrete or metal.
 - All fixed above-ground water pipes and fittings required for firefighting purposes must be made of corrosive resistant metal.
 - Include a separate outlet for occupant use.
 - Incorporate a ball or gate valve (British Standard Pipe (BSP) 65mm) and coupling (64 mm CFA 3 thread per inch male fitting).
 - Be located within 60 metres of the outer edge of the approved building.
 - The outlet/s of the water tank must be within 4m of the access way and be unobstructed.
 - Be readily identifiable from the building or appropriate identification signage to the satisfaction of CFA must be provided.
 - Any pipework and fittings must be a minimum of 65 mm (excluding the CFA coupling).

- Represents siting of water tank.

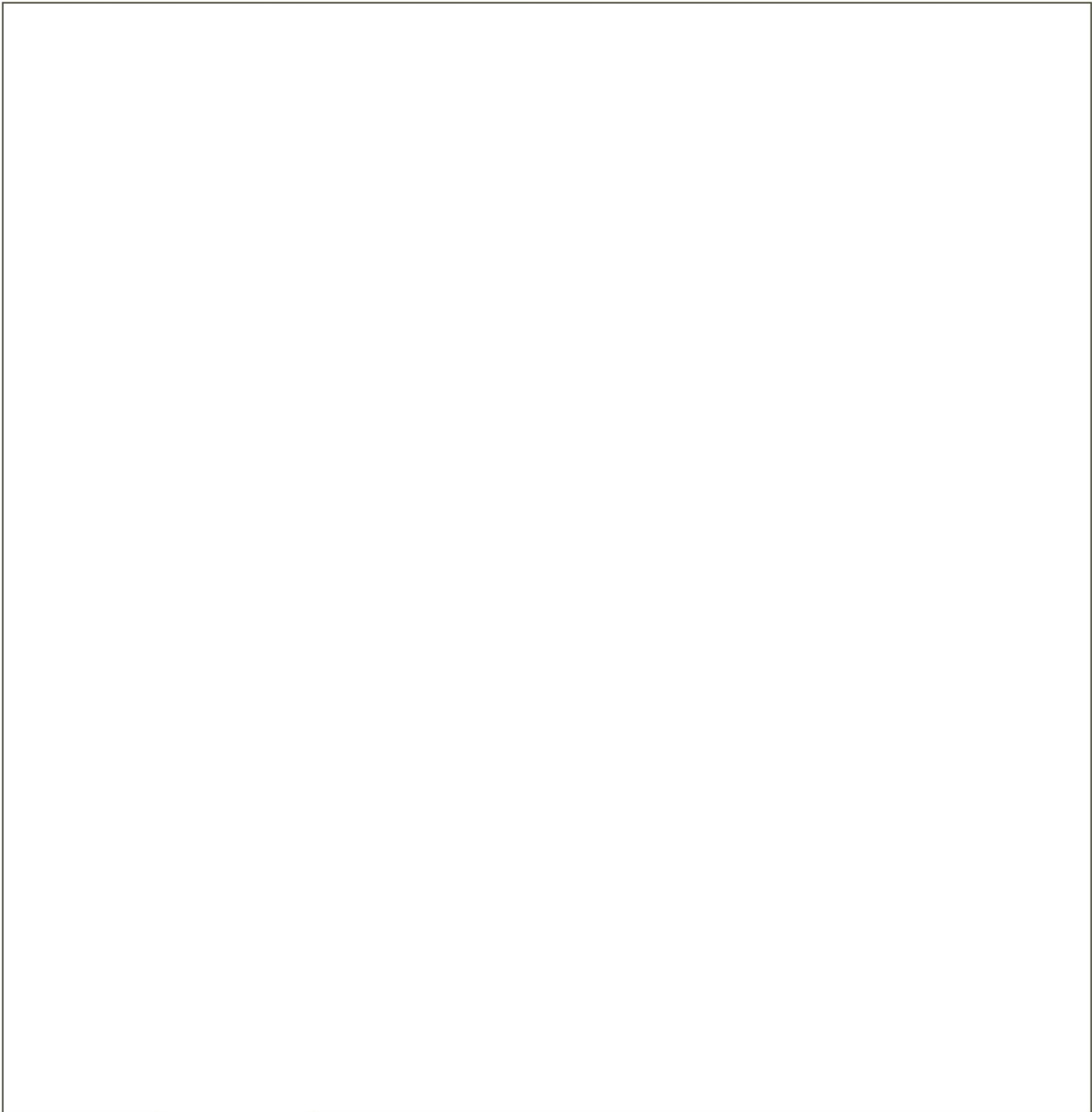
ELEVATE



PLANNING

Bushfire
Management
Statement

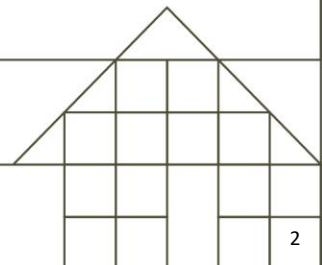
165 Smiths Lane, Trawalla



REV	DATE	DETAILS
1	07.10.24	VERSION 1
2		
3		

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DISCLAIMER Elevate Planning does not accept any liability for an error, omission or loss or other consequence that may arise from relying on this report.

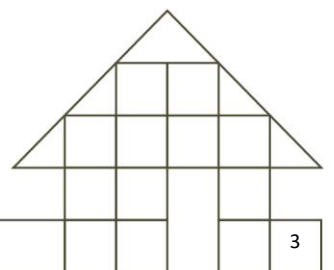


1. Outline

Elevate Planning have been commissioned by the client to prepare a Bushfire Management Statement (BMS) located at 165 Smiths Lane in Trawalla in accordance with Clause 44.06, Clause 53.02 and Clause 13.02 of the Pyrenees Planning Scheme.

The proposal seeks the development of a dwelling located centrally onsite. The surrounding landscape corresponds to Broader Landscape Type 2 as assessed in accordance with Planning Permit Applications – Bushfire Management Overlay Technical Guide (DELWP, 2017). Any future dwelling needs to be constructed to a BAL 12.5 and comply with the defensible space, access and other requirements of the bushfire management plan provided at the end of this report.

The site which consists of one title is formally described as Lot 1 on Plan of Subdivision 203456P.

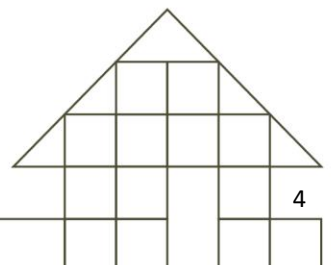


2. Proposed Development

The dwelling is to be sited 130 metres from the southern boundary of the property and 70 metres from the eastern roadside boundary of the site. existing crossover access is present from Smiths Lane leading to the site of the shearing shed, the access will be upgraded and serve the proposed dwelling in addition to the shearing shed. The site is largely devoid of vegetation save for scattered single trees.



Figure 1 Site plan extract from soil test - Ballarat Soil Testing



3. Setting



Figure 2 Site overview

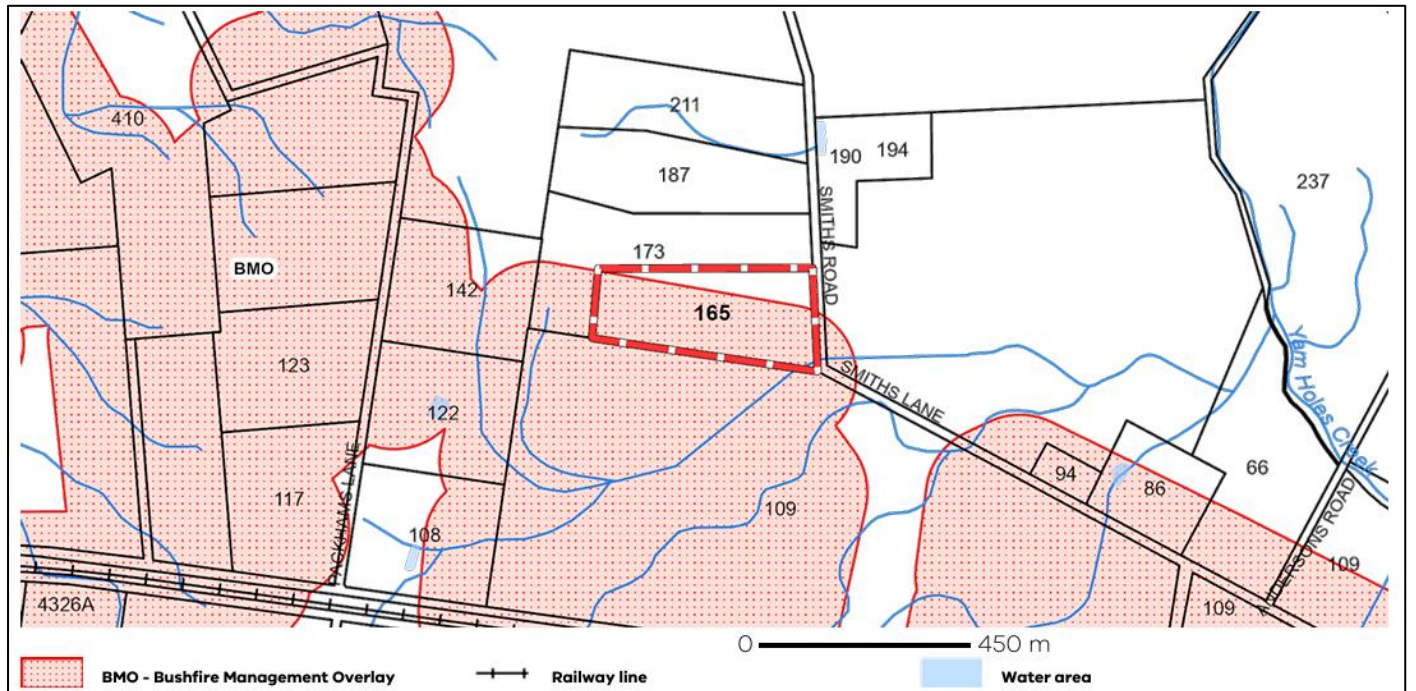
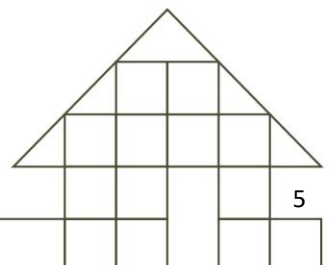


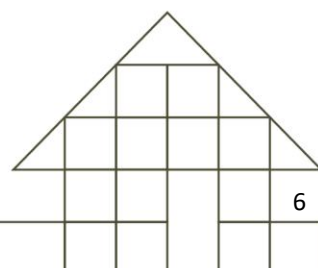
Figure 3 Bushfire Management Overlay



Street Address:	165 Smiths Lane Trawalla
Title Details:	Lot 4 Plan of Subdivision 302241
Restrictions/Covenants:	Nil
Land Size:	8.5 hectares
Zone:	Farming Zone
Overlays:	Bushfire Management Overlay Restructure Overlay Schedule 27
Other Regulatory Constraints:	Nil
Site features:	<p>The subject site is located on the western side of Smiths Lane in Trawalla. The site is located approximately 1.4 kilometres northeast of the intersection with the Western Highway. The site has a gentle slope towards the sites eastern roadside boundary.</p> <p>The site is devoid of buildings and works throughout, save for a shearing shed and yards and has a frontage of approximately 180 metres to Smiths Lane and a depth of approximately 480 metres along its northern boundary.</p> <p>The site has a dam along tis southern property boundary and large single eucalyptus within an otherwise low cut pasture setting.</p>

Surrounding Context

North:	Rural living style allotments developed with dwellings.
South:	pine plantations and open farmland
East:	Open farmland and rural living style allotments
West:	Open farmland



4. Site access

Existing crossover access is provided along the northeastern corner of the Smith Lane boundary to the subject site where a rural steel gate provides entree to the site. Formal crossover construction will be required as part of the development. The site of the proposed crossover leads to Smiths Lane, an all-weather gravel road with grassed road reserves on each side. Smith's Lane leads to the TRZ2 Western Highway to the south which provides access to neighbouring Townships of Beaufort to the west and the city of Ballarat to the east. North of the site Smiths Lane intersects with Racecourse Road.



Figure 4 Smiths Lane Trawalla (facing north looking towards existing site entrance)

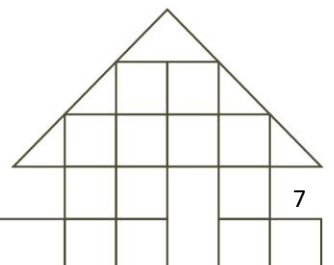
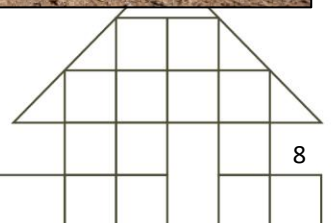




Figure 5 Smiths Lane Trawalla (facing north looking south from existing site entrance)



Figure 6 Existing crossover and site entrance



5. Bushfire Hazard Characteristics and Bushfire Planning

Australia has a long history of bushfires going back more than 150 years. There are a number of key factors that are involved in major bushfires, including the presence of fuel, oxygen and an ignition source. More specifically, fire intensity and the speed at which a bushfire spreads will depend on ambient temperature, fuel load, fuel moisture, wind speed and slope angle.

Understanding how bushfire behaves and destroys houses is important when planning and designing a dwelling and selecting suitable plants for a garden. There are three major factors that influence bushfire behaviour: topography, weather conditions and vegetation.

Bushfire Attack Methods

There are a number of ways in which bushfires attack vegetation and structures, including:

- Direct flame contact
- Ember attack
- Radiant heat

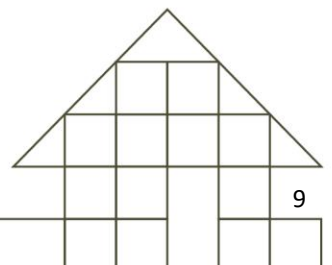
Mechanisms of bushfire attack

The mechanisms of bushfire attack on a building can be a combination of sparks and embers and or direct flame contact and or radiant heat. Strong winds may also cause structural damage to a building and increase the chances of ignition by embers, radiant heat or flame. These mechanisms and their possible implications for the subject site area are briefly discussed in this section.

Direct Flame Contact and radiant heat

Radiant heat is the heat generated by burning materials. It can cause combustible surfaces to ignite without direct flame or ember contact, crack and break windows and dry out materials ahead of an advancing bushfire, making them more readily combustible.

It is flame contact or radiant heat that poses the greatest threat to human survival. These mechanisms can result in rapid involvement of the entire building and cause the building to ignite during the passage of the fire front when in most cases there is no option for people present, other than to shelter within the building. Radiant heat is the most common cause of death in bushfires.



Ember Attack

Ember attack is the most common cause of house loss during bushfires. Ember attack occurs when small burning twigs, leaves and bark are carried by the wind, and land on and around the building. If they land on combustible surfaces, they can cause an ignition that can spread to the whole building. Embers can enter gaps as small as 1.8mm¹.

Typically, ember attack can be expected to commence well before a fire front arrives, peak with the passage of the fire front and then continue for a number of hours after the fire front has passed, as nearby trees continue to smoulder and shed burning bark. Many buildings are lost to ember attack in the period after the fire front has passed.

Where there are rough and loose barked, stringybark eucalypts in the woodland and forest vegetation on and around a site, severe ember attack is possible, especially in a large, landscape scale bushfire. Eucalypt species can also generate burning materials and firebrands that can be lofted hundreds of meters and at times many km in advance of the fire. Under unpredictable and variable bushfire wind conditions, such ember attack may be possible from all directions. One of the purposes of the AS 3959-2018 BAL construction standards is to provide sufficient protection from embers.



Wind

Wind has the potential to increase a building's vulnerability to other mechanisms of bushfire attack. Severe winds can accompany severe bushfires and cause failure of the building structure, allowing ember entry onto combustible surfaces. It can also cause trees and branches to fall, breaking windows, and other damage to the structure.

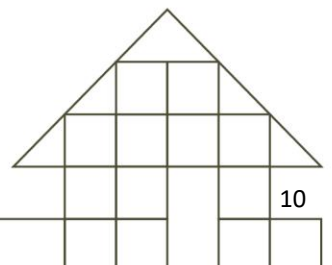
The winds associated with Black Saturday Bushfires on 7 February 2009 at times exceeded more than 100 km per hour combined with temperatures exceeding 46 degrees C. During the Ash Wednesday Bushfires of 1983 winds exceeding 110 km per hour were recorded.

Vegetation Elements

This section outlines the vegetation within and adjacent to a site area and classifies it pursuant to AS 3959- 2018 Construction of buildings in bushfire prone area², vegetation classification scheme. The bushfire attack level (BAL) site assessment requires the identification of classified vegetation within 150m radius of the site due to the bushfire risk of a site and surrounding vegetation. The bushfire hazard site assessment documents the bushfire hazard on or near the site.

¹ CFA Vegetation Classes Victorian Bushfire Management Overlay

² Australian Standard Construction of building in bushfire prone areas AS3959-2009

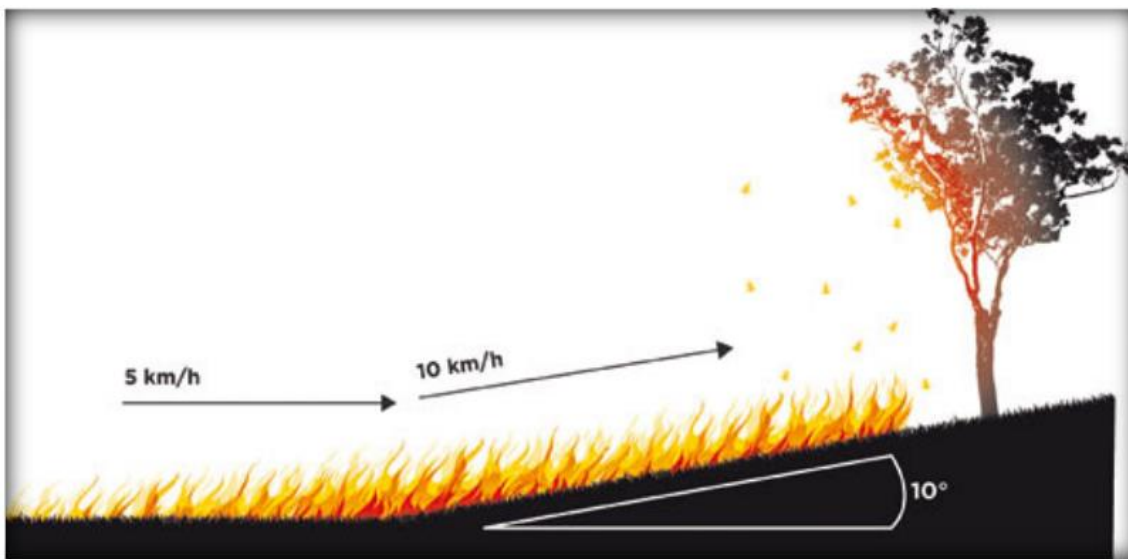


The assessment provides factual information, on the bushfire hazard (vegetation type and slope), informs defensible space, bushfire attack level and building construction requirements, which is informed by the methodology contained in AS3959:2018.

The BAL relies on a generalised description of vegetation based on the AUSLIG (Australian Natural Resources Atlas: - Native Vegetation) classification system. If more than one vegetation type is present, the 'worst case scenario' is applied.

Topography

Topography can significantly influence the rate of spread and intensity of a bushfire. Fire burns faster uphill – as the slope increases so does the speed of the fire and its intensity. For every 10° slope, the fire will double its speed. Fires move more slowly down-hill because the flames reach less fuel, and less radiant heat preheats the vegetation in front of the fire. For every 10° of downhill slope, the fire will halve its speed³. When winds are light the slope will be the dominant influence on the direction of fire spread.



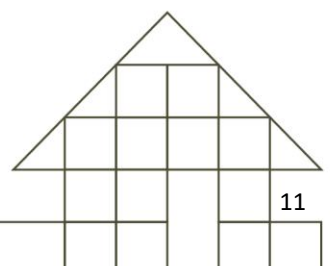
Fire Weather

Hot, dry and windy days provide ideal conditions for a bushfire. In summer, these are common weather conditions that increase the flammability of vegetation. Low humidity and high temperatures, which are fuelled by hot winds, dry out vegetation, allowing it to readily ignite.

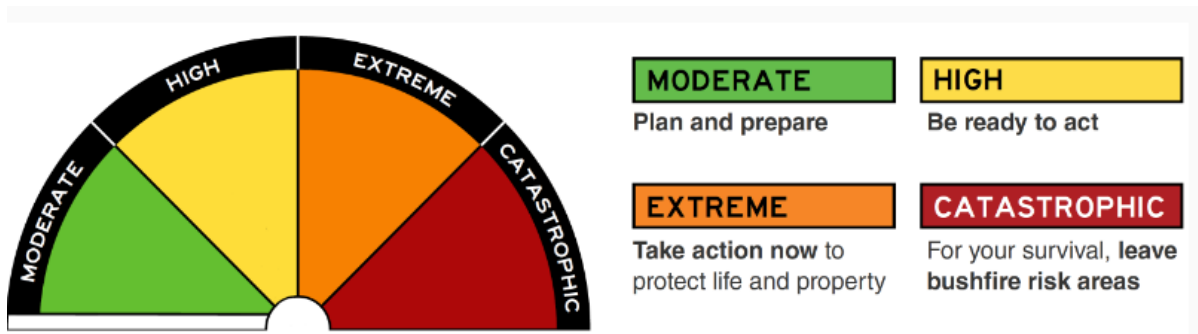
Fire weather is a significant part of bushfire hazard. Vegetation types, fuel loads, effective slope and a range of other factors can be assessed, fire weather can vary greatly across days and seasons, and can have a significant impact on the potential for bushfire threat and bushfire behaviour and intensity.

The Fire Danger Index (FDI) was developed in the 1960's by Scientist A. G. McArthur to measure the degree of danger of fire in Australian forests. The index combines a record of dryness, based on rainfall and evaporation, with meteorological variables for wind speed, temperature and humidity. The FDI is a key component for calculating the Bushfire Attack Level (BAL) combined with vegetation type, distance to classified vegetation and slope.

³ Advisory Note 46 | Bushfire Management Overlay Mapping Methodology and Criteria



The FDI is the primary method used to communicate the level of fire danger at a point in time and the likely ability of fire suppression agencies being able to suppress a fire.



Bushfire Management Overlay (BMO)

The BMO currently covers the subject site.

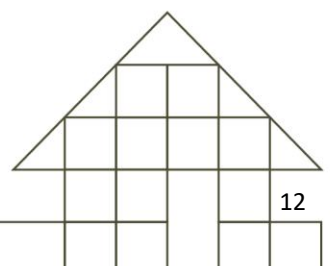
The BMO is a planning scheme provision used to guide the development of land in areas of high bushfire hazard. The location, design and construction of any development and the implementation of bushfire protection measures must be considered under a BMO⁴.

The BMO applies to areas where there is potential for extreme bushfire behaviour, such as a crown fire and extreme ember attack and radiant heat.

The BMO deals with bushfire hazard and risk in the following ways:

1. The BMO is applied to areas based on the bushfire hazard following the methodology and criteria outlined in advisory note 46.
2. When a planning permit application is required under the BMO a site-based assessment of the bushfire hazard is undertaken and submitted as part of the application. This localised assessment considers vegetation types and slope to give an accurate picture of the bushfire hazard as it relates to a specific site.
3. A risk assessment of a proposal is undertaken as part of a planning permit application. This involves considering a proposal against the objectives, standards and decision guidelines of the BMO and Clause 53.02 and 44.06 of the planning scheme.

⁴ Advisory Note 46 | Bushfire Management Overlay Mapping Methodology and Criteria



6. Application Requirements

The BMS has been prepared as there is no exemption for the development of a dwelling in the Bushfire Management Overlay. The BMS responds to the requirements of Clause 44.06 Bushfire Management Overlay and Clause 53.02 Planning for Bushfire of the Hindmarsh Planning Scheme.

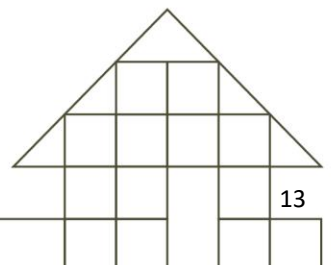
With regards to this application, there are three application requirements set out in Clause 44.06, these are:

A **bushfire hazard landscape assessment** including a plan that describes the bushfire hazard of the general locality more than 150 metres from the site. Photographs or other techniques may be used to assist in describing the bushfire hazard. This requirement does not apply to a dwelling that includes all of the approved measures specified in Clause 53.02-3.

A **bushfire hazard site assessment** including a plan that describes the bushfire hazard within 150 metres of the proposed development. The description of the hazard must be prepared in accordance with Sections 2.2.3 to 2.2.5 of AS3959:2009 Construction of buildings in bushfire prone areas (Standards Australia) excluding paragraph (a) of section 2.2.3.2. Photographs or other techniques may be used to assist in describing the bushfire hazard.

A **bushfire management statement** describing how the proposed development responds to the requirements in this clause and Clause 53.02. If the application proposes an alternative measure, the bushfire management statement must explain how the alternative measure meets the relevant objective.

An application must also meet the requirements of **Clause 53.02** and **Clause 13.02**.



7. Bushfire Hazard Landscape Assessment

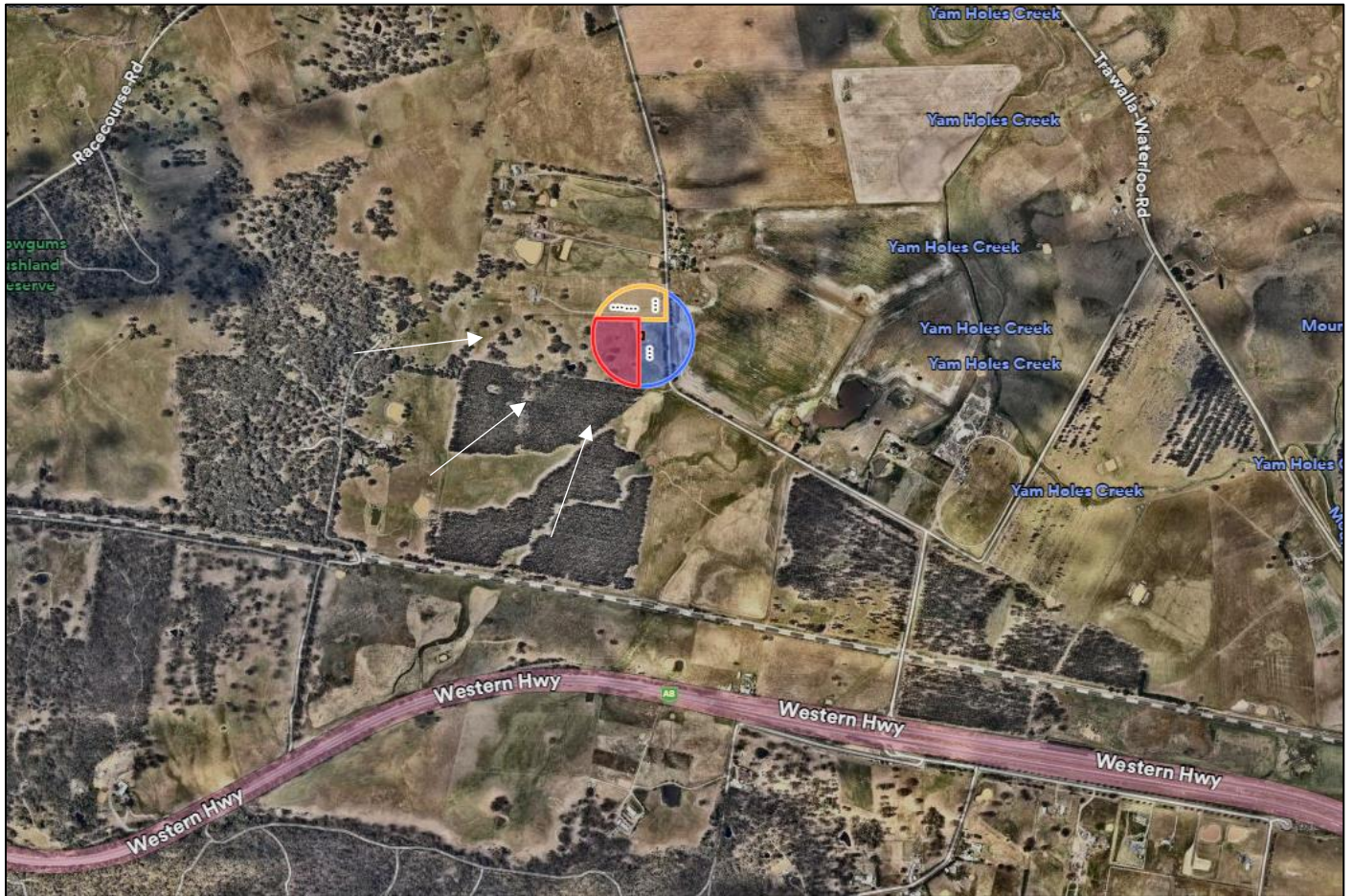


Figure 7 Vegetation within 2km of the site

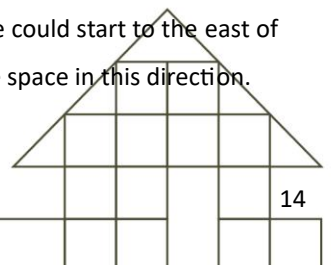
→ Direction of possible bushfire front

The site is located in the centre of the rural district of Trawalla. The surrounding landscape corresponds to Broader Landscape Type 2 as assessed in accordance with Planning Permit Applications – Bushfire Management Overlay Technical Guide (DELWP, 2017).

The terrain is gently undulating (less than 100m elevation) with large areas of woodland to the southwest of the site, and grassland present in all other directions. On a broad landscape assessment, the one major fire risk to the site as on high fire danger will be from the southwest where the dominant fuel and woodland vegetation class is located as can be seen in figure 7 above. Additionally, there is the potential for long runs of fire (more than 10 kilometres) from the east of the site through farming grassland (low risk).

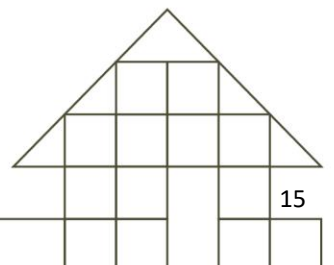
Long runs of fire and the plantation fuel loads present to the south of the site are likely to cause massive ember attack which is the main cause of house loss in a fire.

The areas of grassland and managed areas to the north and west are less likely to form part of a long rapidly moving bushfire as beyond the site grassland provides the predominant fuel source to support these fire runs. A spot fire could start to the east of the site and burn slowly towards the site, so it is important to also establish and maintain defensible space in this direction.



Areas to the north of the site are low risk given these areas are managed as rural residential properties and unlikely to result in a fire front which threatens the proposed build. However given these areas are zoned farming they have the potential to be in use as farmed areas and remain unkept as such the areas have been identified as being grassland for the assessment.

It is noted that portions of the site are outside the area of the land affected by the Bushfire Management Overlay. Siting the dwelling towards the areas outside the BMO presents risks in the form of reduced areas of defensible space with short distances to the northern boundary. The siting benefits from enacting additional defensible space in order to ensure maximum mitigation of risk of fire hazards within the surrounding area.



8. Bushfire Hazard Site Assessment

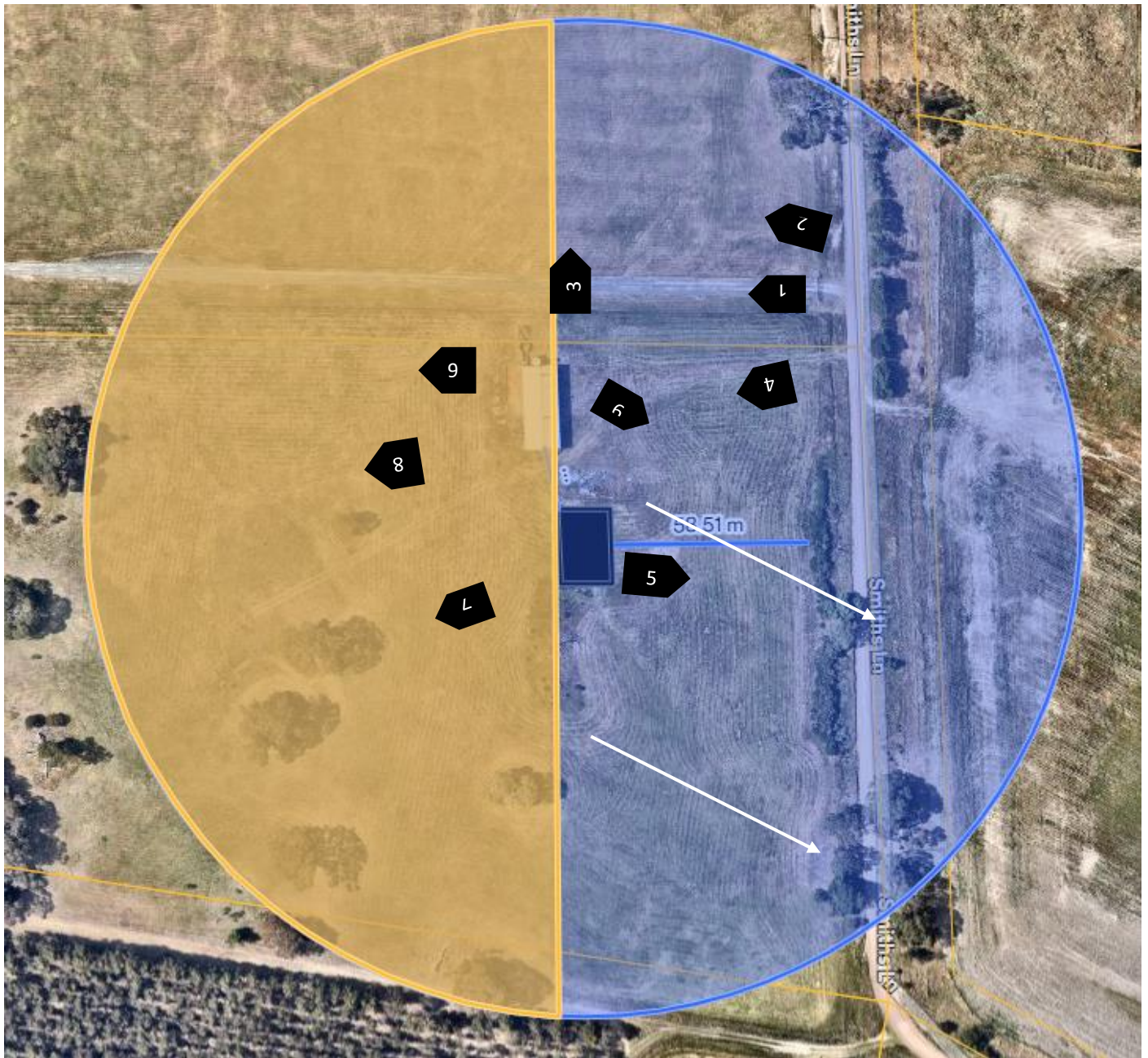






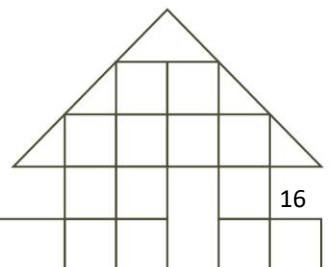


Figure 9: Classified vegetation within 150m of the subject site.

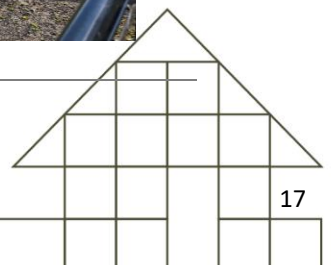
Legend

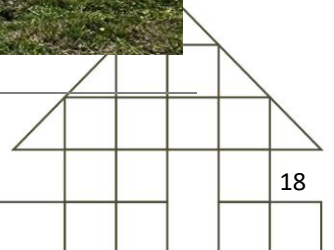
-  150m radius
-  Dwelling site
-  Photo number
-  Direction of 0-5 degree slope
-  Plot 1
-  Plot 2



All vegetation within 150m of the site was classified in accordance with Clause 2.2.3 of AS3959-2018. Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level is described in more detail below.

PLOT 1
Vegetation classification
(G) Grassland
Slope
0-5 degree down slope
Distance from build
Abutting
Description:
All forms (except tussock moorlands), including situations with shrubs and trees, if the overstorey foliage cover is less than 10%. Includes pasture and cropland.





PLOT 2

Vegetation classification

(G) Grassland

Slope

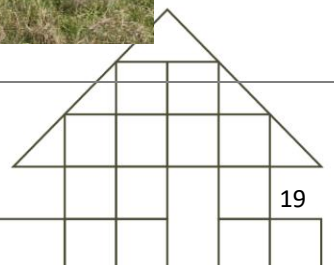
Up - slope

Distance from build

Abutting

Description:

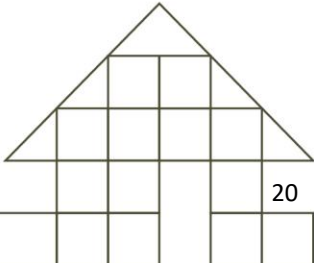
All forms (except tussock moorlands), including situations with shrubs and trees, if the overstorey foliage cover is less than 10%. Includes pasture and cropland.



9. Bushfire Attack Level for Proposed Dwelling

The siting constraints for the proposed dwelling will have limited direct flame contact from a fire.

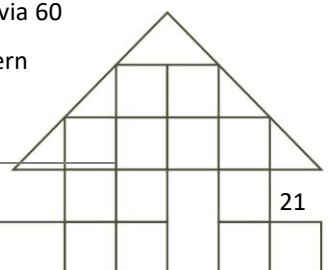
Plot	Vegetation	Slope	BAL	Defendable Space
1	Grassland	0-5 degrees	12.5	50 metres
2	Grassland	Upslope	12.5	50 metres



10. Bushfire Management Statement

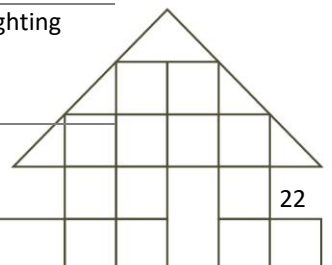
Clause 53.02 applies to an application under Clause 44.06 - Bushfire Management Overlay, unless the application meets all of the requirements specified in a schedule to Clause 44.06.

Clause	Applicable	Reason
Clause 53.02-3 Dwellings in existing settlements		
AM 1.1, 1.2, 1.3	N/A	
Clause 53.02-4 Bushfire Protection Objectives		
AM 2.1 Broader Landscape	Yes	<p>The risk can be mitigated to an acceptable level by implementing approved bushfire protection levels that comply with the BMO requirements including BAL construction, additional defendable space (50 metres in all directions), water supply provision and good site access.</p> <p>The site provides good access to Smiths Lane which has multiple outlet routes leading to adjoining townships to the east and west</p> <p>Smiths Lane is a gravel road which traverse farming properties and rural living allotments providing safe passage in the event of a bushfire.</p>
AM 2.2 Effective Siting	Yes	<p>The proposed dwelling is in a suitable location to attain the maximum separation between the building and bushfire hazard.</p> <p>The proposed dwelling is located with good access to Smiths Lane with the centre of Beaufort being easily accessed via the existing road network to the north and south of the site.</p> <p>Access for emergency vehicles is provided from Smiths Lane along the eastern boundary.</p> <p>The proposed dwelling will be accessed via 60 metre driveway accessed from the eastern boundary.</p>



It is noted that portions of the site are outside the area of the land affected by the Bushfire Management Overlay. Siting the dwelling towards the areas outside the BMO presents risks in the form of reduced areas of defendable space with short distances to the northern boundary. The siting benefits from enacting additional defendable space in order to ensure maximum mitigation of risk of fire hazards within the surrounding area.

AM 2.3 Building Design	Yes	The proposed dwelling will be designed to minimise entry by embers and therefore minimise ember attack.
AM 3.1 Defendable Space (Dwelling)	Yes	<p>The defendable space requirements for the proposed dwelling have been adopted from Table 2 to Clause 53.02-5. Additional defendable space is proposed given the nature of the allotment.</p> <p>Defendable space distances are based on a mix of classifiable vegetation (grassland and low threat).</p> <p>The building will be constructed to the bushfire attack level that corresponds to the defendable space in accordance with Table 2 to Clause 53.02-5.</p>
AM3.2 Defendable Space (Other)	N/A	Construction of a dwelling proposed
Alt 3.3 Defendable Space (Adjoining Land)	N/A	Not required
Alt 3.4 Defendable Space (Method 2)	N/A	Not proposed
Alt 3.5 Defendable Space (BAL FZ)	N/A	BAL 12.5
Alt 3.6 Defendable Space (Other)	N/A	
AM4.1 Water Supply and Access (Dwelling)	Yes	A static water supply (10,000L) for firefighting purposes is provided for the property as

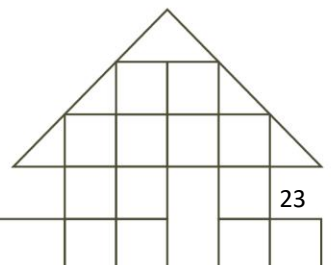


specified in Table 4 to 53.02-5. It is located within the vicinity of the proposed dwelling.

Vehicle Access is to be made available by an all-weather driveway extending from the existing access to the site. It will be compliant to Table 5 regulations for driveways less than 200m.

Emergency vehicles can access the dwelling from Smiths Lane along the eastern boundary.

AM4.2 Water Supply and Access (Other)	N/A	Construction of a dwelling proposed
AM 5.1 Subdivision (Other than 5.2)	N/A	No subdivision proposed
AM5.2 Subdivision	N/A	No subdivision proposed
AM5.3 Subdivision (Perimeter Road)	N/A	No subdivision proposed
AM5.4 Subdivision (Manage Risk)	N/A	No subdivision proposed
Alt5.5 Subdivision (10+ Lots)	N/A	No subdivision proposed



11. Clause 13.02 Assessment

The policy from Clause 13.02 of the Pyrenees Planning Scheme must be applied to all planning and decision making relating to land that is subject to a Bushfire Prone Area.

Response:

This proposal has been prepared having regard to this all-embracing policy at Clause 13.02 of the Planning Scheme.

The bushfire hazard landscape and site assessment, and bushfire management statement submitted with the application meets the objectives of Clause 53.02 and subsequently Clause 13.02 and Clause 44.06.

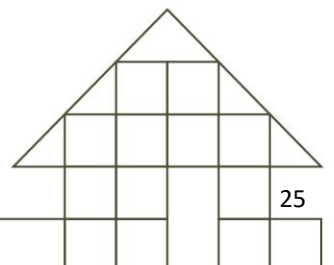
Land surrounding the site is a mix of managed farmland, grassland, and low threat vegetation. The establishment and maintenance of defensible space on site will reduce the overall bushfire risk along with construction standards to BAL 12.5.

The proposed measures can be practically implemented and maintained in conjunction with the ongoing use of the land for residential purposes.

12. Conclusion

The site is cleared of buildings and works and suitable for the development of the dwelling to a **BAL 12.5**.

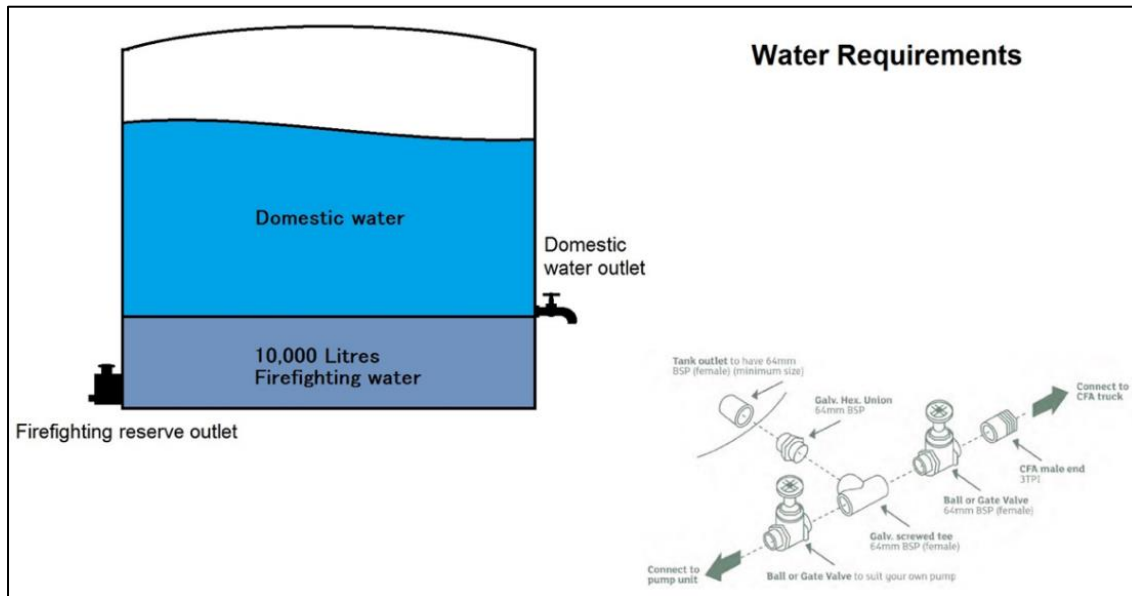
Defendable space of 50 metres or property boundary to the north of the site as is the requirement for low threat vegetation classification. No vegetation onsite will be impacted by the enactment of the defendable space requirements.



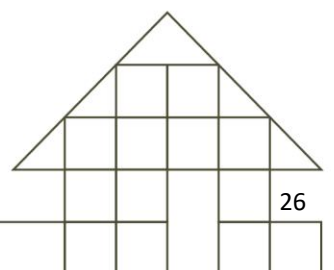
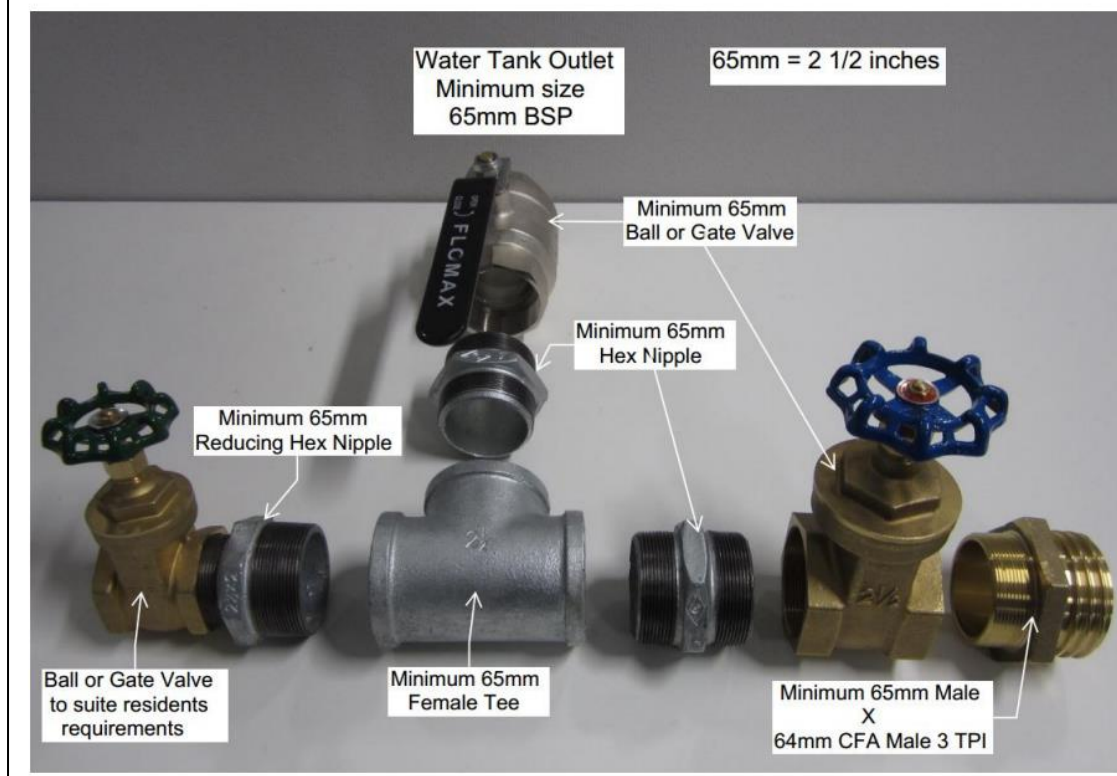
13. Bushfire Management Requirements – Owner Obligations

Static Water Supply Fittings/Requirements & Access Requirements

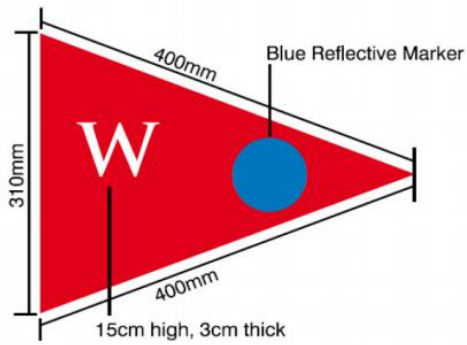
Water Supply Requirements



CFA 65mm to 64mm male 3 TPI outlet



Water supply signage is required as set out below

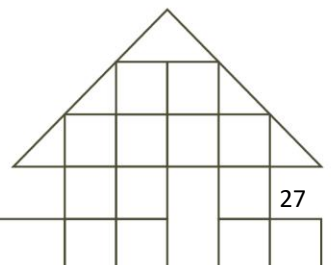


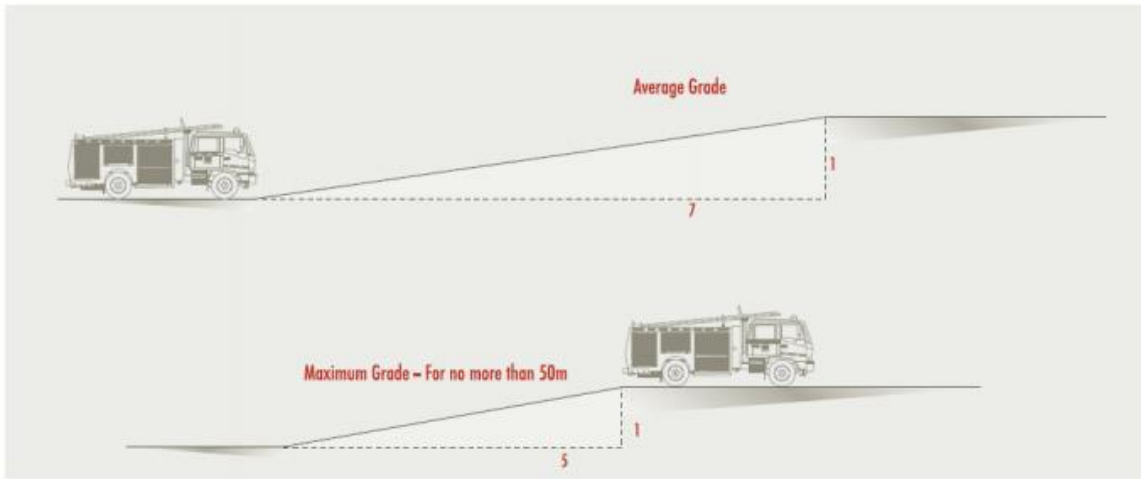
Access Requirements – Curves in Accessway, Widths and Clearances, Construction, Turning Circles and Passing Bays

Curves in the accessway - a minimum inner radius of 10m.

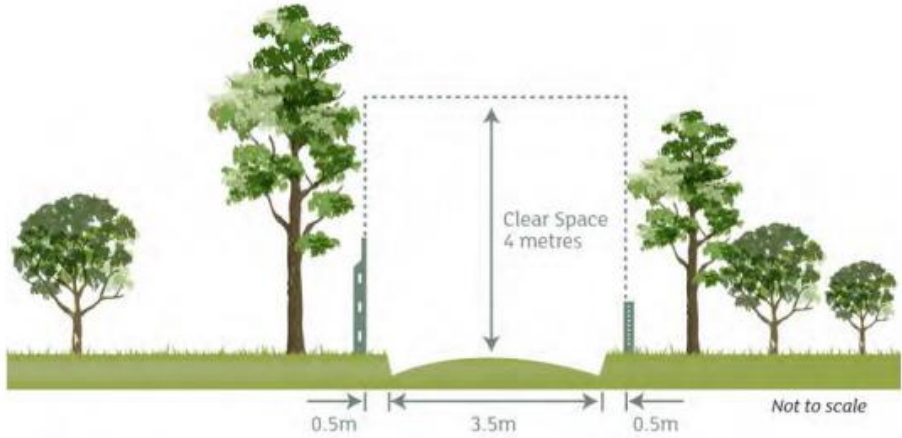
Dips in the accessway - no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.

Average grade - no more than 1 in 7 (14.4 per cent) (8.1 degrees)



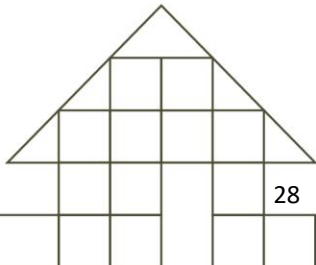


Widths and clearances around the accessway - minimum trafficable width of 3.5m and be substantially clear of encroachments for at least 0.5m on each side and clear of encroachments at least 4m vertically.

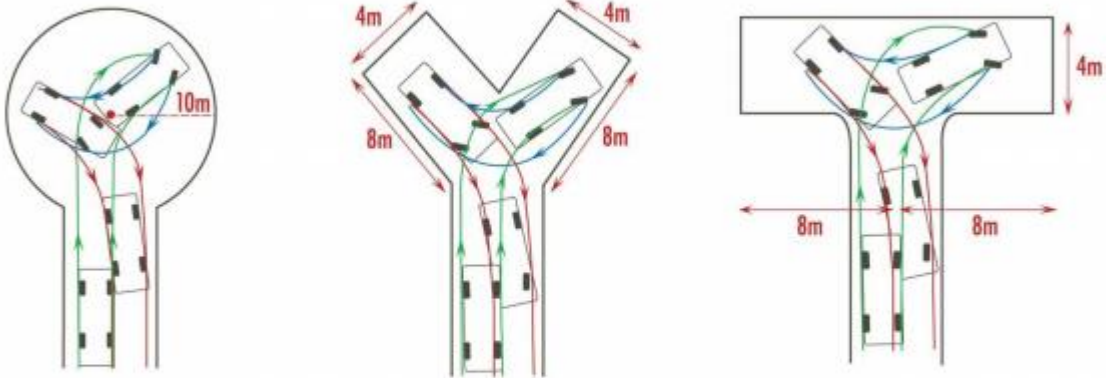


Construction of an all-weather surface

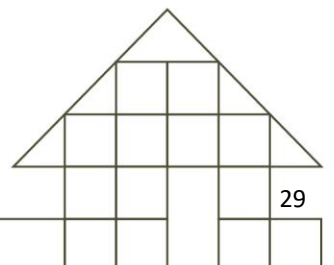
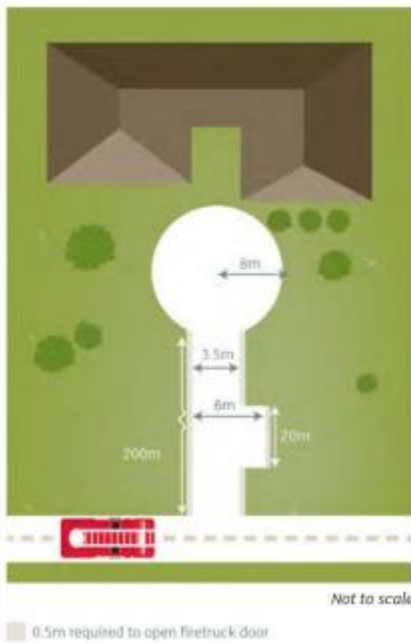
Accessway should be constructed of an all-weather surface (e.g. 150mm depth concrete).



Turning circles – required where accessway is in excess of 100m



Passing bays – required where an access way is in excess of 200m





Office Use Only

VicSmart: **No**
Specify class of VicSmart application:
Application No: **REFPA20240037**
Date Lodged: **8/04/2024**

Application for Planning Permit

If you need help to complete this form, read [How to complete the Application for Planning Permit form](#).


 Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.

 **Questions marked with an asterisk (*) are mandatory and must be completed.**

 **If the space provided on the form is insufficient, attach a separate sheet.**

Application type

Is this a VicSmart Application?*

No
If yes, please specify which VicSmart class or classes:
 If the application falls into one of the classes listed under Clause 92 or the schedule to Clause 94, it is a VicSmart application

Pre-application meeting

Has there been a pre-application meeting with a Council planning officer?

False
 day / month / year

The Land


Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address*

Unit No:	St. No: Lot 4	St. Name: SMITHS LANE
Suburb/Locality: TRAWALLA		Postcode: 3373

Formal Land Description*

Complete either A or B

 This information can be found on the certificate of title.


A Lodged Plan Title Plan Plan of Subdivision

OR

B


If this application relates to more than one address, please attach details.

The Proposal

 You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.


① For what use, development or other matter do you require a permit?*

Development of a single-story dwelling

 Provide additional information on the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

① Estimated cost of development for which the permit is required*

Cost **\$400,000.00**

 You may be required to verify this estimate
Insert '0' if no development is proposed


Insert '0' if no development is proposed (eg. change of use, subdivision, removal of covenant, liquor licence)

Existing Conditions

Describe how the land is used and developed now*

Eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Vacant land with shearing shed and dam, 2 sides fenced so no grazing.

 Provide a plan of the existing conditions. Photos are also helpful.


Title Information

Encumbrances on title*

If you need help about the title, read: [How to complete the Application for Planning Permit form](#)

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- Yes. (if 'yes' contact Council for advice on how to proceed before continuing with this application.)
- No
- Not applicable (no such encumbrance applies).

 Provide a full, current copy of the title for each individual parcel of land forming the subject site. (The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments' eg restrictive covenants.)

Applicant and Owner Details

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit

Name:

Title:

First Name: **Donna**

Surname: **Jacobs**

Organisation (if applicable):

Postal Address

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Information Requirements

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist.

Is the required information provided?

- Yes
 No

Declaration ⓘ

This form must be signed by the applicant*

⚠ Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit

I declare that I am the applicant; and that all the information in this application is true and correct and the owner (if not myself) has been notified of the permit application.



Signature:

Date: 8 April 2024

day / month / year

Checklist

Have you:

<input type="checkbox"/>	Filled in the form completely?	 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.
<input type="checkbox"/>	Paid or included the application fee?	
	Provided all necessary supporting information and document?	
<input type="checkbox"/>	A full and current copy of the information for each individual parcel of land forming the subject site.	
<input type="checkbox"/>	A plan of existing conditions.	
<input type="checkbox"/>	Plans showing the layout and details of the proposal.	
<input type="checkbox"/>	Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.	
<input type="checkbox"/>	If required, a description of the likely effect of the proposal (eg traffic, noise, environmental impacts).	

Lodgement

Lodge the completed and signed form and all documents with:

Pyrenees Shire Council
5 Lawrence Street BEAUFORT Vic 3373

Telephone: (03) 5349 1100

Contact information:

Telephone: (03) 5349 1100

Email: pyrenees@pyrenees.vic.gov.au



Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	PS302241U
Number of Pages (excluding this cover sheet)	3
Document Assembled	30/04/2024 11:53

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	PLAN OF SUBDIVISION	STAGE NO. —	LTO use only EDITION 2	Plan Number PS 302241U
Location of Land Parish: BEAUFORT Township: Section: 5 Crown Allotment: 14, 14 ^A AND 15 Crown Portion: LTO Base Record: PARISH. Title Reference: VOL. 8280 FOL.172 AND C/G.S VOL.1218 FOL.495 & VOL.2494 FOL.723 Last Plan Reference: Postal Address: SMITHS LANE BEAUFORT (at time of subdivision) AMG Co-ordinates E 714 700 Zone: 54 (of approx. centre of land N 5855 300 in plan)		Council Certificate and Endorsement Council Name: SHIRE OF RIPON Ref: 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / / 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage..... Council delegate Council seal Date / / Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date / /		
Vesting of Roads and/or Reserves				
Identifier	Council/Body/Person			
R 1	SHIRE OF RIPON	Notations		
		Staging This is /is not a staged subdivision Planning Permit No. 3A / 90 Depth Limitation NO MENTION OF DEPTH ON 3 TITLES		
		Survey This plan is to not based on survey This survey has been connected to permanent marks no(s) In Proclaimed Survey Area No.		

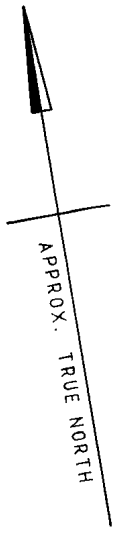
Easement Information					LTO use only
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					Statement of Compliance/ Exemption Statement
	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	Received <input checked="" type="checkbox"/> Date 24 / 4 / 91
R 1	ROAD		THIS PLAN	SHIRE OF RIPON	LTO use only PLAN REGISTERED TIME DATE 30 / 4 / 91 <i>cliff</i> Assistant Registrar of Titles Sheet 1 of 2 Sheets
E-1	POWERLINE AS DEFINED IN COLUMN 2 IN THE 7th. SCHEDULE OF THE S.E.C. ACT.	12	THIS PLAN	S.E.C. OF VIC.	
E-2	ELECTRICITY SUPPLY PURPOSES	10	THIS PLAN	LOT 4	
				LICENSED SURVEYOR (PRINT) BASIL J. MARSHALL	DATE 9 / 11 / 90
				SIGNATURE..... DATE / /	COUNCIL DELEGATE SIGNATURE
				REF 32-89 VERSION	Original sheet size A3

PLAN OF SUBDIVISION

Stage No.

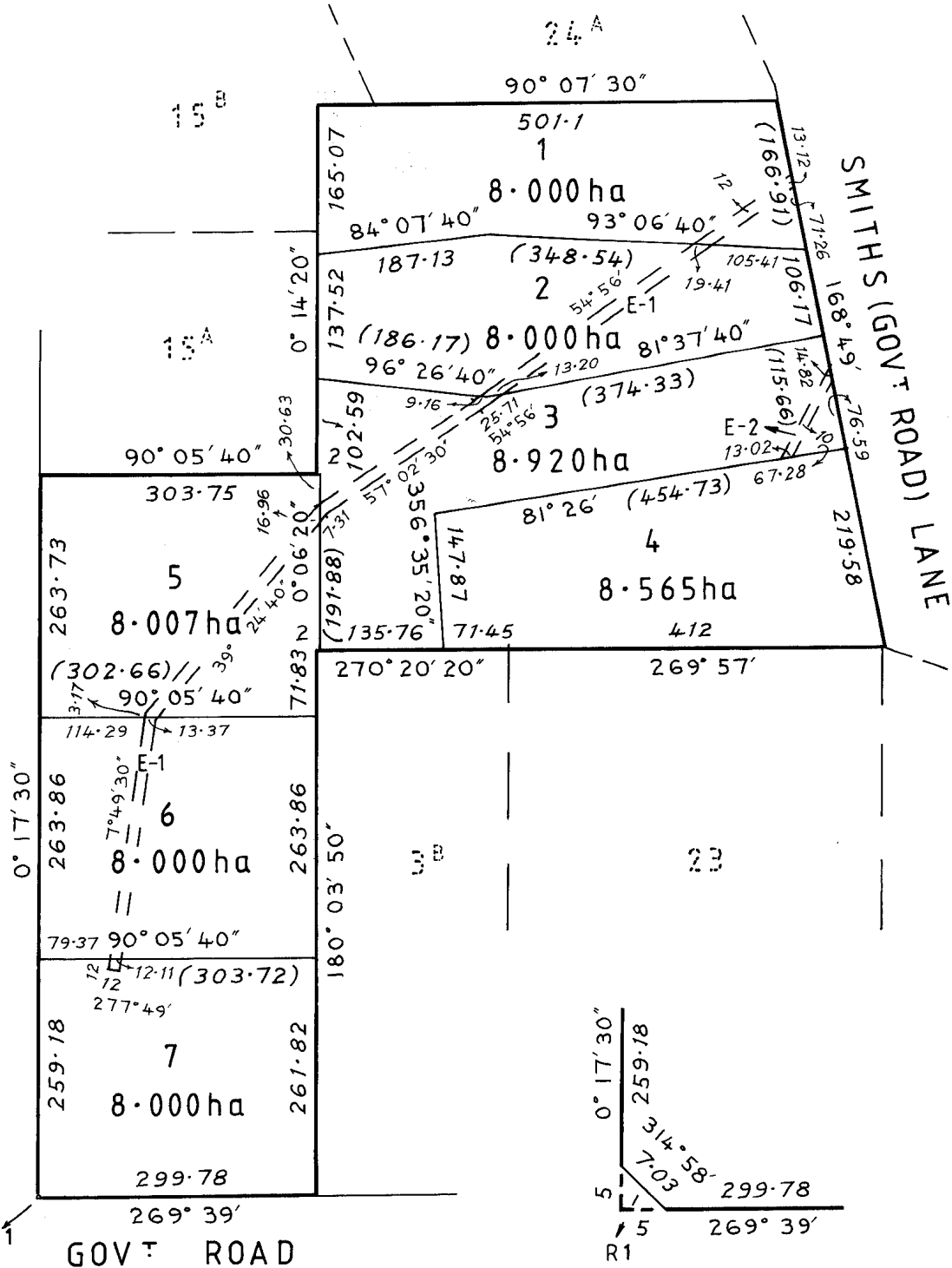
Plan Number

PS 302241U



PACKHAMS LANE

P2294
1991
GAZ 31

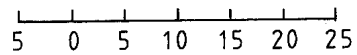


R1

GOVT ROAD

SEE ENLARGEMENT

SCALE OF ENLARGEMENT



ORIGINAL SCALE	1: 5000
SHEET SIZE	A3
SCALE 50 0 100 200 LENGTHS ARE IN METRES	

LICENSED SURVEYOR (PRINT) **BASIL J. MARSHALL**
 SIGNATURE..... DATE / /
 REF **32-89** VERSION

Sheet 2 of 2 sheets
DATE / /
COUNCIL DELEGATE SIGNATURE
Original sheet size A3

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

Page 1 of 1

VOLUME 10014 FOLIO 726

Security no : 124114555133E
Produced 30/04/2024 11:37 AM

LAND DESCRIPTION

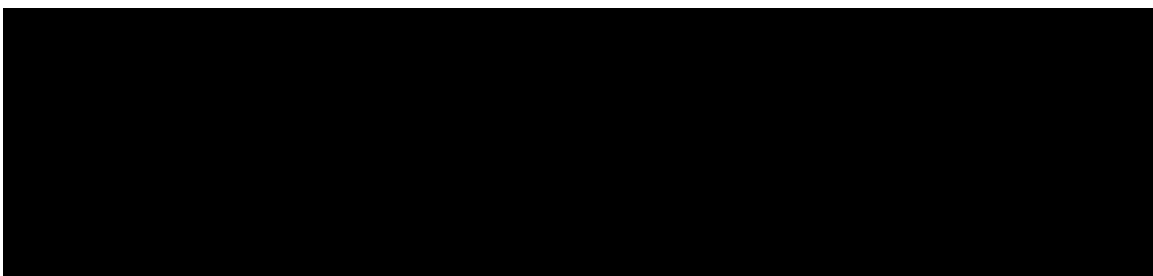
Lot 4 on Plan of Subdivision 302241U.

PARENT TITLES :

Volume 08280 Folio 172

Volume 09451 Folio 295 to Volume 09451 Folio 296

REGISTERED PROPRIETOR



ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE PS302241U FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: SMITHS LANE TRAWALLA VIC 3373

DOCUMENT END