



**Office Use Only**

VicSmart: **No**  
Specify class of VicSmart application:  
Application No: **REFPA20240138**  
Date Lodged: **30/11/2024**

# 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

If 'yes', with whom?:

Date:

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: <b>89</b>	St. Name: <b>SURFACE HILL LANE</b>
Suburb/Locality: <b>RAGLAN</b>		Postcode: <b>3373</b>

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.


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## 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?\***

Use and development of a dwelling and shed

 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 **①**

**Describe how the land is used and developed now\***

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

Farm shed

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


## Title Information **①**

**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 **①**

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

**Applicant \***

The person who wants the permit

Name:		
Title:	First Name: <b>Luke</b>	Surname: <b>Gavin</b>
Organisation (if applicable): <b>Elevate Planning</b>		
Postal Address		If it is a PO Box, enter the details here:
Unit No:	St. No:	St. Name: <b>Merri Street</b>
Suburb/Locality: <b>Warrnambool</b>		State: <b>VIC</b>
		Postcode: <b>3280</b>

**Owner \***

The person or organisation who owns the land

Name:		
Title: <b>█</b>	First Name: <b>█</b>	Surname: <b>█</b>
Organisation (if applicable):		

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

Postal Address		If it is a PO Box, enter the details here:	
Unit No.:	St. No. ■	St. Nam ■	
Suburb/Locality ■		State: ■	Postcod ■
Owner's Signature (optional):		Date:	
		day / month / year	

## 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: 30 November 2024

day / month / year

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## 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](mailto:pyrenees@pyrenees.vic.gov.au)

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# LAND CAPABILITY ASSESSMENT

89 SURFACE HILL LANE, RAGLAN

Prepared For



Issued:  
28.11.24

Reference:  
I2002

PRIMARY

Min. Treatment Standard

LOW

Constraint Risk

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## 1 Introduction

### 1.1 THE CONSULTANT

Geocentral Engineering has been engaged to undertake a Land Capability Assessment (LCA) for a proposed residence. The field investigation and report was undertaken by Mr Darren Kosh who has appropriate professional indemnity insurance for this type of work.

### 1.2 REPORT SUMMARY

This report will accompany an application for a Septic Tank Permit to Install for an onsite wastewater management system for a residence. This document provides information about the site and soil conditions. It also provides a detailed LCA for the allotment and includes a conceptual design for a suitable onsite wastewater management system, including recommendations for monitoring and management requirements.

**Either** Primary or secondary treatment is considered appropriate for the allotment.



Ready for installation?  
Contact us for a no obligation quote

Contact:  
Phone: 0438 050 539  
Email: [info@geocentral.com.au](mailto:info@geocentral.com.au)

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### 1.3 SITE OVERVIEW

The 8ha allotment overlies a alluvial backslope.

The allotment has good grass cover and scattered trees, as illustrated in Figure 1.

No hydrophytic vegetation was observed within the Land Application Area (LAA).

Non-Potable watercourses cross the lot 147-316m within northern frontage, and thru the southern portion of the lot.

Non-Potable dam is present SW of the proposed works.

No groundwater boreholes were identified on the allotment.

The site is elevated approximately 380m AHD, above 1: 100-year flood levels.

The proposed construction and land application areas, have a mild ~5% fall towards the west; offering fair surface drainage.

Access at the time of inspection was available via the northern frontage.

There is adequate available land available for sustainable onsite effluent management that maintains the required buffers to protect surface waters and the floodways.

At the time of our inspection in October 2024, the land was firm & dry underfoot.



## 2 Description of the Development

**Site Address:** 89 SURFACE HILL LANE, RAGLAN  
(Allotment B31, PP3439)

**Owner/Developer:** [REDACTED]

**Council Area:** Pyrenees Shire Council

**Zoning:** FZ – Farm Zone.

**Overlays:**

- Environmental Significance Overlay (ESO1)
- Restructure Overlay (RO21)

**Allotment Size:** 8 ha.

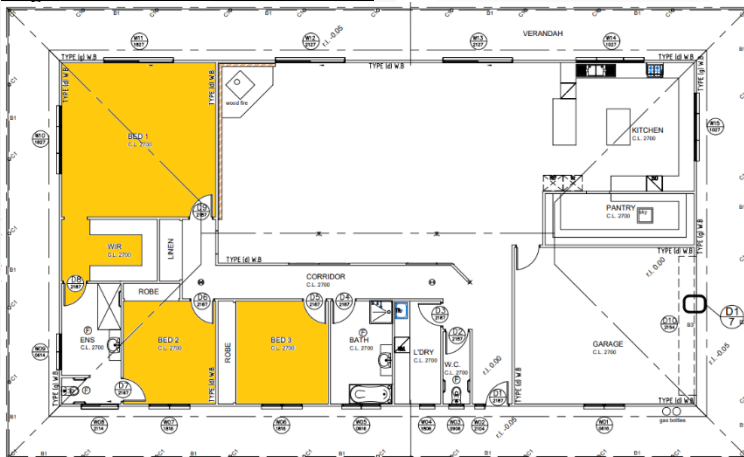
**Domestic Water Supply:** Onsite tank water proposed

### Anticipated Wastewater Load:

Proposed 3-bedroom residence @ four person max. occupancy. = 600 L/day with full<sup>1</sup> water-reduction fixtures. Wastewater generation = 150 L/person/day; total design load (source Table 4 of the EPA Code of Practice 891.3).

Note: A habitable room includes any room that may be closed off with a door, such as a study, library or sunroom that *could* be used for the purposes of a bedroom.

*Figure 2.0: Floor Plan Exert*



**Availability of Sewer:** The area is currently unsewered and highly unlikely to be sewerred within the foreseeable future, due to low development density in the area and the considerable distance from existing wastewater services.

**Vehicle Access:** Access is currently available via the northern boundary.

**Category Risk:** LOW

>15km to reservoir (low), <10% slope (low), Kandosols (low)

<sup>1</sup> WELS-rated water-reduction fixtures and fittings - minimum 4 Stars for dual-flush toilets, shower-flow restrictors, aerator taps, flow/pressure control valves and minimum 3 Stars for all appliances (e.g. water-conserving automatic clothes washing machines).

### 3 Site and Soil Assessment

Mr Darren Kosh undertook site investigations on 2<sup>nd</sup> + 21<sup>st</sup> November 2024.

#### 3.1 SITE KEY FEATURES

Table 1 summarises the key features of the site about effluent management proposed for the site.

**NOTE:**

- The site does **not** lie within a Declared Water Supply Catchment
- The site experiences limited runoff from adjacent private land to the east.
- The risk of effluent transport offsite is LOW, as identified in the Domestic Wastewater Management Plan.

An aerial photograph is provided in Figure 2 below, Figure 3 provides a locality plan of the allotment, while Appendix A provides a site plan showing the location of site features, the proposed land application area and required setback distances.

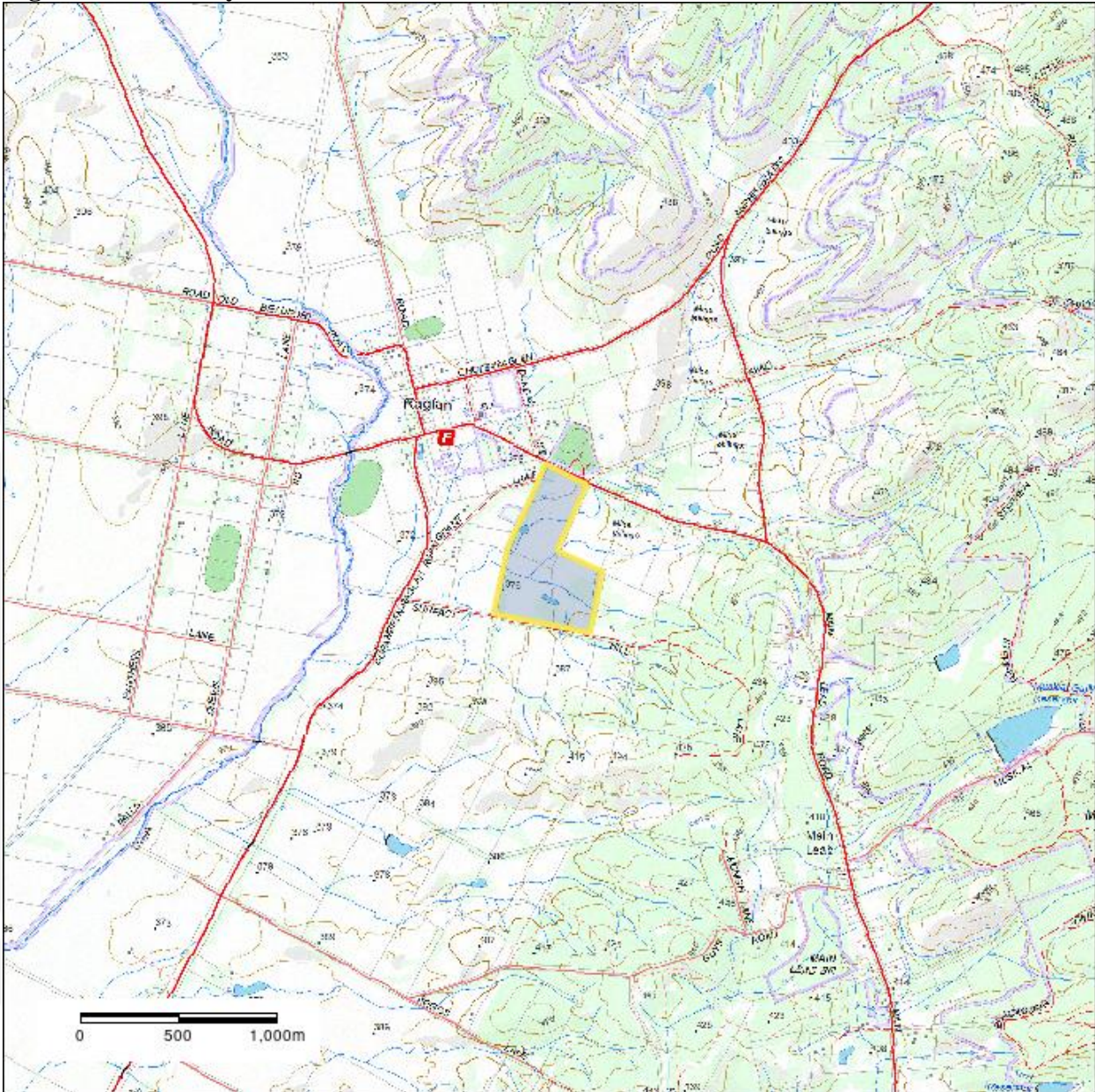
**Figure 3.1: Aerial photograph**





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**Figure 3.2: Locality Plan**



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**Table 1: Site Assessment**

Feature	Description	Level of Constraint	Mitigation Measures																																																																																																																														
<b>Buffer Distances</b>	All appropriate buffer distances in Table 5 of the Code (2016) are achievable for the proposed effluent management area.	Minor	NN																																																																																																																														
<b>Climate</b>	<table border="1"> <thead> <tr> <th>Statistic</th> <th>Jan</th> <th>Feb</th> <th>Mar</th> <th>Apr</th> <th>May</th> <th>Jun</th> <th>Jul</th> <th>Aug</th> <th>Sep</th> <th>Oct</th> <th>Nov</th> <th>Dec</th> <th>Annual</th> </tr> </thead> <tbody> <tr> <td>Mean</td> <td>51.0</td> <td>40.8</td> <td>41.0</td> <td>52.8</td> <td>64.4</td> <td>83.0</td> <td>86.3</td> <td>83.3</td> <td>80.7</td> <td>74.4</td> <td>64.3</td> <td>53.7</td> <td>807.9</td> </tr> <tr> <td>Lowest</td> <td>2.6</td> <td>0.6</td> <td>6.0</td> <td>9.6</td> <td>19.8</td> <td>18.4</td> <td>37.2</td> <td>28.2</td> <td>21.6</td> <td>4.8</td> <td>17.8</td> <td>5.2</td> <td>497.6</td> </tr> <tr> <td>5th %ile</td> <td>2.7</td> <td>4.8</td> <td>10.1</td> <td>13.1</td> <td>25.6</td> <td>32.3</td> <td>48.3</td> <td>36.0</td> <td>33.5</td> <td>12.1</td> <td>23.7</td> <td>6.9</td> <td>551.2</td> </tr> <tr> <td>10th %ile</td> <td>12.2</td> <td>6.6</td> <td>13.5</td> <td>14.2</td> <td>29.6</td> <td>41.7</td> <td>50.9</td> <td>39.6</td> <td>35.8</td> <td>18.2</td> <td>28.0</td> <td>23.0</td> <td>595.2</td> </tr> <tr> <td>Median</td> <td>43.3</td> <td>31.2</td> <td>35.2</td> <td>47.2</td> <td>62.0</td> <td>75.9</td> <td>83.6</td> <td>79.0</td> <td>66.2</td> <td>66.8</td> <td>61.7</td> <td>43.8</td> <td>800.0</td> </tr> <tr> <td>90th %ile</td> <td>88.6</td> <td>81.8</td> <td>82.7</td> <td>94.9</td> <td>108.6</td> <td>137.1</td> <td>127.0</td> <td>131.4</td> <td>144.4</td> <td>118.8</td> <td>102.6</td> <td>102.8</td> <td>1000.4</td> </tr> <tr> <td>95th %ile</td> <td>111.6</td> <td>102.1</td> <td>101.5</td> <td>104.4</td> <td>125.0</td> <td>149.3</td> <td>131.5</td> <td>140.3</td> <td>146.5</td> <td>148.3</td> <td>118.3</td> <td>119.5</td> <td>1171.4</td> </tr> <tr> <td>Highest</td> <td>260.8</td> <td>119.4</td> <td>119.6</td> <td>123.6</td> <td>152.4</td> <td>163.2</td> <td>135.4</td> <td>214.8</td> <td>217.6</td> <td>248.4</td> <td>153.4</td> <td>141.2</td> <td>1176.8</td> </tr> </tbody> </table>	Statistic	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	Mean	51.0	40.8	41.0	52.8	64.4	83.0	86.3	83.3	80.7	74.4	64.3	53.7	807.9	Lowest	2.6	0.6	6.0	9.6	19.8	18.4	37.2	28.2	21.6	4.8	17.8	5.2	497.6	5th %ile	2.7	4.8	10.1	13.1	25.6	32.3	48.3	36.0	33.5	12.1	23.7	6.9	551.2	10th %ile	12.2	6.6	13.5	14.2	29.6	41.7	50.9	39.6	35.8	18.2	28.0	23.0	595.2	Median	43.3	31.2	35.2	47.2	62.0	75.9	83.6	79.0	66.2	66.8	61.7	43.8	800.0	90th %ile	88.6	81.8	82.7	94.9	108.6	137.1	127.0	131.4	144.4	118.8	102.6	102.8	1000.4	95th %ile	111.6	102.1	101.5	104.4	125.0	149.3	131.5	140.3	146.5	148.3	118.3	119.5	1171.4	Highest	260.8	119.4	119.6	123.6	152.4	163.2	135.4	214.8	217.6	248.4	153.4	141.2	1176.8		
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	Average annual pan evaporation is 1306mm (Temperate) BoM Station ID089107	Minor	NN																																																																																																																														
<b>Drainage</b>	Mild slope, limited run-on with upslope watercourse catchment. Non-clayey surface soils. No mottling was observed.	Minor	NN																																																																																																																														
<b>Erosion &amp; Landslip</b>	Highly permeable loam topsoil, and moderately permeable clayey silt subsoils. The sub-soil was found to be slightly dispersive. Erodibility is therefore considered Moderate. Given the available LAA has a light <5% fall, we consider the erosion risk to be Low. No evidence of rill, nor sheet erosion was observed. Nor mass movement. No evidence of landslip. Landslip potential is low.	Low	NN																																																																																																																														
<b>Exposure &amp; Aspect</b>	The proposed LAA site is sited on flat area with high sun and wind exposure with.	Minor	NN																																																																																																																														
<b>Flooding</b>	The site lies above 1:100-year flood levels (DELWP). However, the soils are prone to excessive saturation at lower elevations.	Minor	NN																																																																																																																														



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Table 1 continued

<b>Feature</b>	<b>Description</b>	<b>Level of Constraint</b>	<b>Mitigation Measures</b>
<b>Groundwater</b>	The soil was found to be dry. Excessive Groundwater was encountered. The water-table is estimated as less than 5m below the surface and was not encountered in bores terminated at 1.5m deep. No observed, nor recorded groundwater bores on site (DELWP map base).	Minor	NN
<b>Imported Fill</b>	Minor disturbed partial at eastern dam. No imported fill material was observed anywhere on the site.	Nil	NN
<b>Land Available for LAA</b>	Considering all the constraints and buffers, the site has adequate suitable land for land application of treated effluent. The preferred effluent management area is on the south, downslope side of the proposed dwelling. Alternatively, other areas which abide recommended setbacks may be adopted.	Minor	NN
<b>Landform</b>	Alluvial Backslope.	Minor	NN
<b>Rock Outcrops</b>	Minor gravels encountered. Minor quartz outcroppings observed.	Minor	NN
<b>Run-on &amp; Runoff</b>	The proposed effluent management area receives limited run-on from adjacent land, being downslope of two watercourses. Any run-on can be easily controlled.	Minor	NN
<b>Slope</b>	The proposed effluent management area has a mild slope (~5%) to the south.	Minor	NN
<b>Surface Waters</b>	Non-potable watercourse passes across allotment approximately 150m within southern frontage. Non-potabl dam is present in centre of lot within watercourse. The site does not lie within a water catchment area.	Mild	NN
<b>Vegetation</b>	Good grass cover. Scattered native trees onsite, readily avoided. Little shade cover from vegetaion. No hydrophytic vegetation or salt-tolerant vegetation within the proposed LAA was observed.	Minor	NN

\*NN-Not Needed

### 3.2 SITE ASSESSMENT RESULTS

Based on the most constraining site features (Run-on, Climate) the overall land capability of the site to sustainably manage all effluent on the site is good.

In order to provide adequate protection of surface and ground waters, we recommend a secondary treatment system is applied via subsurface irrigation.

### 3.3 SOIL KEY FEATURES

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

#### ***Published Soils Information***

The site overlies soil of an Alluvium (Qa1) classification, a fluvial sedimentary deposit from the Pleistocene to Holocene Epochs known to consist of significant silt, sand and rounded, variably sorted gravel and is generally unconsolidated.

Shallow workings from historical mining activity is documented across the southern portion of the lot, and to the east of the lot.

Two Mineshafts are document in the south-eastern corner of the lot. Mineshafts are also documented 78m west, 164m east of the lot.

Note: undocumented shafts, ventilation shafts, shallow workings and mining spoil may be present onsite.

#### ***Soil Survey and Analysis***

A soil survey was carried out at the site to determine suitability for application of treated effluent. Soil investigations were conducted across the site as shown in Appendix A, using continuous flight augers. This was sufficient to adequately characterise the soils as only minor variation would be expected throughout the area of interest. Full profile descriptions of the bores are provided in Appendix A.

Samples of all discrete soil layers for each soil type were collected and subjected to limited subsequent laboratory analysis. The extent of tests, detailed in Table 2, is based upon our experience in the area; and the constraining site conditions (e.g. lack of a sufficient clearance depth).

Soil permeability was not directly measured but can be inferred with reference to AS/NZS 1547:2012 and Appendix A of the Code of Practice, which describes conservative Design Loading Rates (DLRs) and Design Irrigation Rates (DIRs) for various effluent application systems according to soil type. Critical soil properties are texture and structure, but depth, colour and degree of mottling are also used to infer drainage conditions.

In our experience, these values are a more conservative and appropriate option for cases such as this, as the presence of tree roots, fissures, and structural imperfections and other natural irregularities tend to offer unrepresentative onsite permeability values.

For the soil in the proposed land application area, a number of features present moderate constraints, but in each case, a mitigation measure is presented to address the specific constraint in such a way as to present an acceptable wastewater management solution.

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**Table 2a: Soil Assessment**

NN = Not Necessary \*Not required under the DWMP \*\*Comparable Samples taken offsite within Ocb geology

Feature	Assessment	Level of Constraint	Mitigation Measures
<b>Cation Exchange Capacity (CEC)</b>	Top-soil: 13.7 MEQ% (Very Low) Sub-soil: 6.6 MEQ% (Low) 6.6 MEQ% (Low) Very low resistance to changes in soil chemistry. I.e. Very low capacity to hold plant nutrients Good tree and grass growth evident. Soil may become more sodic. May (sometimes) be ameliorated with addition of calcium source	Moderate	NN
<b>Exchangeable Calcium</b>	Top-soil: 2000 mg/kg (High) Sub-soil: 522 mg/kg (Low) 521 mg/kg (Low) Typ. desirable for plant growth.	Minor	NN
<b>Exchangeable Magnesium</b>	Top-soil: 252 mg/kg (Moderate) Sub-soil: 202 mg/kg (Moderate) 201 mg/kg (Moderate) Calcium-magnesium ratio (5) is balanced. (Very Good)	Minor	NN
<b>Exchangeable Potassium</b>	Top-soil: 608 mg/kg (High) Sub-soil: 864 mg/kg (Very High) 874 mg/kg (Very High)	Minor	NN
<b>Exchangeable Sodium</b>	Top-soil: 11 mg/kg (Very Low, Very Good) Sub-soil: 18 mg/kg (Low) 17 mg/kg (Low) Typ. desirable for plant growth.	Minor	NN
<b>Electrical Conductivity (at 25°C)</b>	Top-soil: 0.032 dS/m (Very Good) Sub-soil: 0.042 dS/m (Very Good) 0.045 dS/m (Very Good) (Non-saline; Salinity effects are mostly negligible)	Minor	NN
<b>Emerson Aggregate Class</b>	Top-soil: Air Dried Aggregates: Class 2 (Fair) Remoulded Ped: Class 2 (Fair) The soil is slightly dispersive.  Sub-soil: Air Dried Aggregates: Class 2 (Fair) Remoulded Ped: Class 2 (Fair)  Air Dried Aggregates: Class 2 (Fair) Remoulded Ped: Class 7 (Fair) The soil is slightly dispersive.	Moderate	Apply Gypsum
<b>pH</b>	Top-soil: 5.9 Moderately Acidic (Fair) Sub-soil: 5.4 Strongly Acidic (Fair) Exchangable Aluminium cations become significant at pH levels less than 5.5 (in water) as the Al cation is toxic to roots and is one of the major reasons acidity can affect plant growth (Cregan 1980; Fenton and Helyar 2007)	Minor	NN
<b>Sodicity Exchangeable Sodium Percentage (ESP)</b>	Top-soil: 0.40 %**; Non-Sodic (Good) Sub-soil: 0.04 %**; Non-Sodic (Good)	Minor	NN

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<b>Sodium Absorption Ratio (SAR)</b>	Top-soil: 0.01 Sub-soil: 0.04 Very low, no sodium problems. Capable of increased salinity from Gypsum application if applicable.	Nil	NN
<b>Rock Fragments</b>	Variable and assessed at around 5% coarse fragments in the A horizon. 10% coarse fragments throughout the B horizon.	Minor	NN
<b>Soil Depth</b>	Topsoil: 0-900 mm clayey SILT Good clearance depth.	Minor	NN
	Subsoil: -1500+mm Light CLAY	Minor	NN
<b>Soil Permeability &amp; Design Loading Rates</b>	Top-soil: Equivalent to a massive (clayey) silt; 0.5-1.5m/day saturated permeability ( $K_{sat}$ ) (AS/NZS1547:2012); corresponding to 4.0mm/day Design Irrigation Rate (DIR) allowed for subsurface irrigation (EPA, 2016).	Minor	NN
	Sub-soil: Equivalent to a moderately structured light clay; 0.06-0.12m/day saturated permeability ( $K_{sat}$ ) (AS/NZS1547:2012); 3.0mm/day Design Loading Rate (DLR) allowed sub-surface irrigation (EPA, 2016).	Minor	NN
<b>Soil Texture &amp; Structure</b>	Topsoil -900 mm: (Clayey Silt), massive, equivalent to Category 3b.	Minor	NN
	Subsoil -1500+ mm: Light Clay, Moderate structure, (Category 5b) in accordance with AS/NZS/NZS 1547:2012	Minor	NN
<b>Water-table Depth</b>	Soil found to be dry. Free Groundwater was not encountered. Water table is estimated with data of region as <5m below the surface. Underlying clay not mottled.	Minor	NN

### 3.4 OVERALL LAND CAPABILITY RATING AND CONSTRAINT RISK ASSESSMENT

Based on the results of the site and soil assessment tabled above and provided in the Appendices, the overall land capability of the proposed effluent management area is very good. The constraint risk appears to be low, consistent with the listed risk under the DWMP.

## **4 Wastewater Management System**

The following sections provide an overview of a suitable onsite wastewater management system, with sizing and design considerations and justification for its selection. Detailed design for the system should be undertaken at the time of the building application and submitted to Council.

### **4.1 TREATMENT SYSTEM**

Primary treatment of effluent is considered adequate for this allotment.

This is a large allotment located in an area of very low housing density, and little likelihood of this changing significantly in the foreseeable future.

Alternatively, secondary treatment may be opted for.

#### **4.1.1 Recommended Tank Size**

As per AS1547:2012; septic tanks should allow 24 hour settling period for the average daily flow from the property plus scum and sludge storage.

Minimum (all-waste) operational capacity, under AS1547:2012 is 3000L.

Consequently, we recommend a 3000L tank is adopted. This is for an equivalent of up to 1000L waste a day, and 2000L of sludge and scum (Nom. 5 persons).

This assumes a 5-year desuding/pump-out cycle, however a 3-year cycle or as required upon assessment by a suitable contractor, is recommended.

AWTS System sizes vary depending on manufacturer, but must be adequate for the number of rooms which *could* be used as a bedroom.

#### **4.1.2 Recommended Materials for Construction**

##### **4.1.2.1 Conventional / Wick Beds**

- Minimum capacity 3000L Septic Tank, preferably concrete
- 100mm sewer pipe from dwelling to septic tank
- 90mm PVC pipe to DB's
- Distribution Boxes – Concrete or HDPE
- Aggregate in bed – Blue metal or Clean Scoria 20-40mm
- Paper, Geotextile Cloth or Woven Weedmat over aggregate
- Trench capping – loam or similar site top soil

## **4.2 EFFLUENT MANAGEMENT SYSTEM**

A range of possible land application systems has been considered, such as absorption trenches, evapotranspiration/absorption (ETA) beds, subsurface irrigation and mounds. The preferred system is pressure compensating subsurface irrigation. Subsurface irrigation will provide even and widespread dispersal of the treated effluent within the root zone of plants. This system will provide beneficial reuse of effluent and ensures the risk of effluent being transported off-site will be negligible. In addition, the adoption of a sub-surface textile irrigation system, e.g. KISSS, would be a suitable further mitigation of the risk of dispersion, however, we do not see this as essential in this case.

### **4.2.1 Conventional Beds**

#### **4.2.2 Description**

Detailed system design is beyond the scope of this report, however, a general description of trench irrigation is provided here for the information of the client and Council, with more information available in Appendix D of the Code of Practice.

All trenching must be installed along the contour with the trench bases level. The trench width shall be 1.0m wide, with the length as shown on the site plan, and installed with at least 2m of clear spacing between the trenches. The individual trenches shall be connected via a distribution box, with the outlets provided to encourage an even distribution of effluent over all trenches rather than the more conventional system of allowing the flooding of the first trench before overflowing to the second trench and so on.

Trenches shall be constructed as per the EPA certificate of Approval. A self-supporting arch in the trench may be used but is not essential.

Effluent disposal trench areas must not be subject to high foot traffic movement, and vehicles and livestock must not have access to the area otherwise compaction of the soil can lead to premature system failure.

#### 4.2.2.1 Sizing the Bed

To determine the necessary size of the disposal area, water balance modelling has been undertaken using the method and water balance tool in the Victorian Land Capability Assessment Framework (2013) and the EPA Code (2016). The results show that the required minimum trench area is 109.2 m<sup>2</sup>. The calculations are summarised below, with full details provided in Appendix B.

The water balance can be expressed by the following equation:

$$\text{Precipitation} + \text{Effluent Applied} = \text{Evapotranspiration} + \text{Percolation}$$

Data used in the water balance include:

- Mean monthly rainfall and mean monthly pan evaporation (Ballarat);
- Average daily effluent load – 600 L (from Table 4 of the Code);
- Design loading rate (DLR) – 5 mm/day (from Appendix A of the Code);
- Crop factor – 0.6 to 0.8; and
- Retained rainfall – Variable (Rational Method)

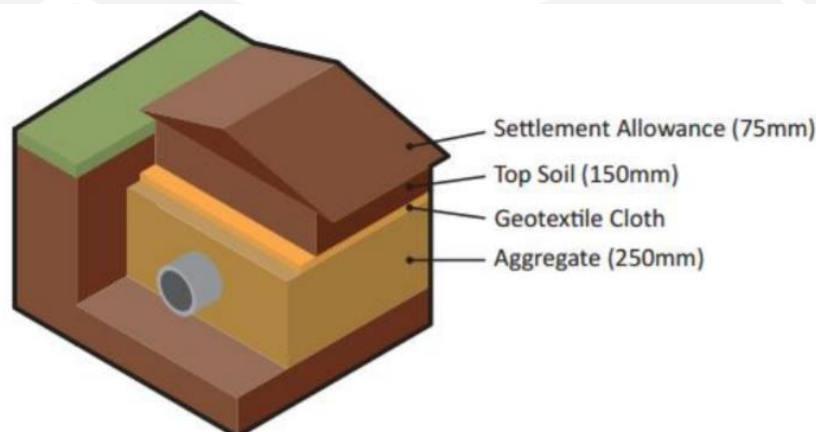
As a result of these calculations at least 109.5m<sup>2</sup> of land application area is required.

#### 4.2.2.2 Installation of beds

Absorption trenches are a traditional method of disposal of wastewater from primary treatment septic tank systems. The trenches are constructed with a “slotted pipe” or “arch tunnel” to distribute the effluent evenly along the trench. The effluent is disposed of by absorption into the surrounding soils, transpiration into roots of grasses above the trench and evaporation through the top-soil. Absorption trenches are to be a maximum length of 30 metres, a minimum 2 metres apart, each installed with a distribution box at the beginning of the trench with access at ground level. The top of the trench is to be mounded to allow for natural settlement of soil and to stop surface water entering the trench. Absorption trenches are not suitable in heavy clay based soils.

Aggregate is to be 20-40mm clean, hard quartz stone or other approved stone free of dust, dirt, loam, soft particles, organic and other foreign matter. Trenches are to be installed a maximum of 400mm deep. Deeper trenches will cause the system to fail. Where sufficient fall cannot be achieved between the septic tank and absorption trenches to maintain this depth, a pump well will need to be installed prior to the trenches.

*Figure 4.2: Bed Detail*



#### **4.2.2.3 Installation of the Wick System**

To be installed in accordance with Code of Practice 891.4, Appendix E, p57-59.

Rows to be a maximum of 30m long, and a minimum of 2m apart.

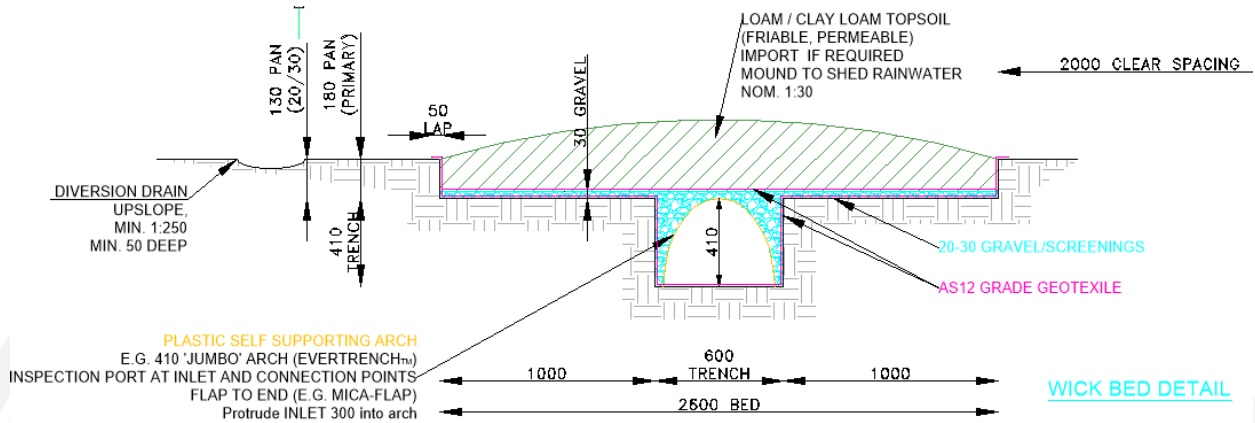
Installation:

1. Peg out the trench and pan areas.
2. Remove the topsoil and stockpile. Where this is a friable, loamy soil it can be reused as the final layer of the Wick Trench and Bed. Otherwise neither the topsoil nor lower soil horizons are to be reused in the system, and suitable loamy soil must be imported.
3. Excavate the trench to a depth of 600 mm and the adjacent pan to 130 mm for secondary effluent and 180 mm for primary effluent systems.
4. Continuously check the level of the bed of the trench and the pan with a laser level to ensure they are flat.
5. Lay the 'A12 grade' geotextile fabric (with dry pore size 230  $\mu\text{m}$ ) in a continuous length across the trench and pan. i.e. down the outer side wall of the trench, across the base of the trench, up the inner side wall of the trench, across the base of the pan and up the outer side wall of the pan.
6. Ensure the geotextile extends at least 50 mm further than the top of the side walls
7. Overlap the edges of the geotextile down the length of the trench and pan system until all bases and side walls are covered.
8. Place the plastic self-supporting arch in sections 410 mm wide and 1200 mm long, into the trench on top of the geotextile.
9. Install inspection ports at trench entry points and the connection points to other trenches.
10. Install a mica-flap vent at the end of the each trench to facilitate air being drawn into the trench, up the pipe line into the septic tank, through the pipe line into the house drainage system and up through the roof vent. The mica-flap acts as a marker for the end of the trench.
11. Spread clean 20 – 30 mm gravel over the arch in the trench and across the pan to a depth of 30 mm. Ensure the top of the gravel layer is level.
12. Lay overlapping lengths of geotextile across the top of the gravel layer, ensuring the geotextile extends at least 50 mm further than the side walls of the trench and pan.
13. Spread good quality friable and permeable loamy soil over the top of the geotextile to a depth of 100 mm for secondary effluent and 150 mm for primary effluent systems. Never use soil from lower soil horizons.
14. Slightly mound the surface of the topsoil across the trench and bed to help shed rainwater off the system (see detail).
15. Plant the topsoil with a suitable grass or plants that thrive when their roots are continuously wet, especially those with large leaves as they will transpire more water than plants with small leaves.
16. Install stormwater diversion drains to direct stormwater away from the Wick System.



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### 4.2.3 Wick Bed Detail



(REF: AS1547;2012, EVERHARD Industries Installation Instructions)

### 4.2.4 Summary and Discussion

The preferred irrigation area is based on the larger of the water and/or nutrient balance calculations. An area of at least 109.5m<sup>2</sup> of conventional beds or 141.6m<sup>2</sup> of wick beds is required.

#### **4.2.4.1 Siting and Configuration of the Irrigation System**

The preferred area is the south-eastern portion of the allotment, adopting maximum setbacks from central watercourse. Appendix A shows potential siting and layouts for a sub-surface irrigation system. There is, however, some flexibility in selecting the location and configuration of the irrigation system, but it must comply with setback distances from watercourses, children play areas and boundaries.

It is recommended that the owner consults 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.

#### **4.2.4.2 Buffer Distances**

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, for secondary treated effluent, taken from Table 5 of the Code (2016) are:

- 50 metres from potable or non-potable groundwater bores through Category 1 and 2a soils;
- 20 metres from potable or non-potable groundwater bores through Category 2b – Category 6 soils;
- 30 metres from watercourses & dams that are non-potable;
- 3 metres if area up-gradient and 1.5 metres if area down-gradient of property boundaries and buildings.
- 1.5 metres from a water supply pipe
- 3.0 metres upslope from a storm-water drain or children's grassed playground (subsurface irrigation only)
- 15.0 metres upslope from a cutting or escarpment
- 1.5m (vertically) between the depth of the irrigation pipes and to the highest seasonal water-table.

All nominal buffers are achievable.

Note that the site plan in Appendix A shows the location of the proposed wastewater management system components and other relevant features.

#### **4.2.4.3 Reserve Disposal Field:**

A suitable area for a reserve disposal field is available on this allotment.

### 4.3 ADDITIONAL RISK MANAGEMENT MEASURES

#### *Soil Amelioration*

##### **Gypsum Application**

Prior to installation of the irrigation system, Gypsum must be applied.

This would involve:

- Aerating the soil, e.g. rotary hoeing
- Spreading Gypsum
  - o Application rates can vary depending on the concentration of the product. Follow written directions where applicable. Typically 1-2kg/m<sup>2</sup> of Gypsum is required.
  - o Gypsum is insoluble, tending to stay where spread. Hence uniform coverage is essential. This may be achieved with a drop/broadcast spreader.
- Raking in gypsum after application.
- Watering the gypsum in heavily.

### 5 Monitoring, Operation, and Maintenance

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 the septic tank pumped out when it is full, or at the minimum 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 and remove) vegetation within the LAA and remove this to maximise uptake of water and nutrients;
- Monitor and maintain the disposal system following the manufacturer's recommendations,
- Do not erect any structures and 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).

#### ***Additional Risk Management Measures:***

We do not believe that further risk mitigation areas are warranted on this site, however, the minimisation of effluent should be encouraged.

## 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 residence.

Specifically, we recommend the following:

- Primary treatment of wastewater by a conventional septic tank.
- Beds located to the north side of the proposed house site, but may be located anywhere within the available effluent disposal area.
- Land application of treated effluent to a minimum
  - Conventional / ETA bed area of
    - 109.5m<sup>2</sup> for a 3-Bedroom of equivalent residence (e.g. 3 rows, min 2.0m clear spacing, x 1.5m wide x 24.4m long)
  - Wick bed area of
    - 141.6m<sup>2</sup> for a 3-Bedroom of equivalent residence (e.g. 2 rows, min 2.0m clear spacing, x 2.45m wide x 28.9m long)
- If the site orientation is altered to fit a larger land application area (LAA), within recommended setbacks, a larger system detailed above may be sustainably adopted.
- Apply Gypsum to LAA to mitigate dispersive risk (see Soil Amelioration)
- Installation of water saving fixtures and appliances in the new residence to reduce the effluent load;
- Use of low phosphorus and low sodium (liquid) detergents to improve effluent quality and maintain soil properties for growing plants; and
- Operation and management of the treatment and disposal system in accordance with the manufacturer's recommendations, the EPA Certificate of Approval, the EPA Code of Practice (2016) and the recommendations made in this report.

Yours faithfully,



Darren Kosh  
MIE Aust, CPEng, NER

## 7 References

- Environment Protection Authority (2003). *Guidelines for Environmental Management: Use of Reclaimed Water* Publication 464.2.
- Environment Protection Authority (1991). *Guidelines for Wastewater Irrigation* Publication 168.
- Environment Protection Authority (2016). Publication 891.4 *Code of Practice for Onsite Wastewater Management*.
- Geary, P. and Gardner, E. (1996). On-site Disposal of Effluent. In Proceedings of the one-day conference *Innovative Approaches to the Management of Waste and Water*, Lismore 1996.
- Isbell, R.F. (1996). *The Australian Soil Classification*. CSIRO Publishing, Melbourne.
- Municipal Association of Victoria, Department of Environment and Sustainability and EPA Victoria (2013) *Victorian Land Capability Assessment Framework*.
- Standards Australia / Standards New Zealand (2012). AS/NZS 1547:2012 *On-site domestic wastewater management*.
- USEPA (2002). *Onsite Wastewater Treatment Systems Manual*. The United States Environmental Protection Agency.

## 8 Limitations

Recommendations are provided based on the site and soil conditions encountered at the specific test sites identified and our local experience.

Subsurface conditions can vary over small areas. Test sites have been selected to provide an indication of overall site conditions; however unidentified variations may occur.

Any variation of onsite conditions to those recorded must be referred to this office for approval or additional testing. This includes cutting/filling, addition or removal of trees, altered drainage conditions, groundwater fluctuation, demolition.

This report is conditional on type of building, siting and conditions present or provided. Changes beyond this will require consultation with this office.

This report primarily considers the ability to sustainably manage wastewater within the allotment.

Long term effects of higher development density within the catchment is beyond the scope of this report.

Recommendations outlined in this report are subject to Council, EPA and referral Water Authority approval as appropriate.

This report and its attachments do not constitute detailed design of the wastewater treatment system.

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**APPENDIX A. Site Plan.**



FOR APPROVAL

NOTE:  
EFFLUENT DISPOSED WITHIN 6.0m OF THE DWELLING WILL REQUIRE FOOTINGS TO BE DESIGNED BY ENGINEERING PRINCIPLES

LEGEND

- PROPERTY BOUNDARY
- - - 1m CONTOUR
- - - PRIMARY SETBACK
- ⊙ BOREHOLE #
- ⊙ VEGETATION

GENERAL NOTES:

- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL DISCREPANCIES SHALL BE REFERRED TO THE SUPERINTENDENT FOR DECISION BEFORE PROCEEDING WITH THE WORK.
- ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF-SITE WORK SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATION
- THE CONTRACTOR SHALL ALLOW IN HIS/HER TENDER FOR APPROVED SUBSTITUTIONS DUE TO NON AVAILABILITY OF NOMINATED ITEMS
- WORKMANSHIP AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RELEVANT CURRENT CODES AND REGULATIONS, INCLUDING ALL AMENDMENTS, AND THE LOCAL STATUTORY AUTHORITIES.

LANDSCAPE, CONSTRUCTION & SITE MAINTENANCE

- THE DRAINAGE MEASURES SHALL BE CARRIED OUT PRIOR TO OR IMMEDIATELY AFTER THE CONSTRUCTION OF THE FOOTINGS.
- EXCAVATIONS FOR FOOTINGS AND NEAR FOOTINGS ARE TO BE BACKFILLED WITH MOIST CLAY COMPACTED BY HAND ROLLING OR TAMPING. POROUS OR GRANULAR MATERIAL IS NOT TO BE USED.
- EXCAVATIONS FOR SERVICE TRENCHES UNDER OR ADJACENT TO THE BUILDING SHALL BE BACKFILLED WITH CLAY AS NOTED ABOVE TO PREVENT THE INGRESS OF WATER BENEATH THE FOOTINGS.
- SERVICE TRENCHES PARALLEL TO THE EDGE OF THE BUILDING SHOULD BE OFFSET A DISTANCE EQUAL TO THE DEPTH OF THE TRENCH EXCAVATION.
- THE PLANTING OF TREES AND LARGE SHRUBS & SITE MAINTENANCE, THE PLANTING OF TREES AND LARGE SHRUBS & SITE MAINTENANCE, INFORMATION SHEET 10 - 91 'GUIDE TO HOME OWNERS ON FOUNDATION MAINTENANCE AND FOOTING PERFORMANCE'.
- PROVIDE SUB-SURFACE CUT OFF DRAIN IF GROUND CANNOT BE SATISFACTORILY GRADED AWAY FROM THE EFFLUENT FIELD OR THE BUILDING.

SOIL AMELIORATION

PRIOR TO INSTALLATION OF THE IRRIGATION SYSTEM, GYPSUM MAY BE APPLIED.

THIS INVOLVES:

- AERATING THE SOIL, E.G. ROTARY HOEING
- SPREADING GYPSUM (APPLICATION RATES CAN VARY DEPENDING ON THE CONCENTRATION OF THE PRODUCT. FOLLOW WRITTEN DIRECTIONS WHERE APPLICABLE.) TYPICALLY 1-2KG/M2 OF GYPSUM IS REQUIRED.

NOTE: GYPSUM IS INSOLUBLE, TENDING TO STAY WHERE SPREAD. HENCE UNIFORM COVERAGE IS ESSENTIAL. THIS MAY BE ACHIEVED WITH A DROP/BROADCAST SPREADER.

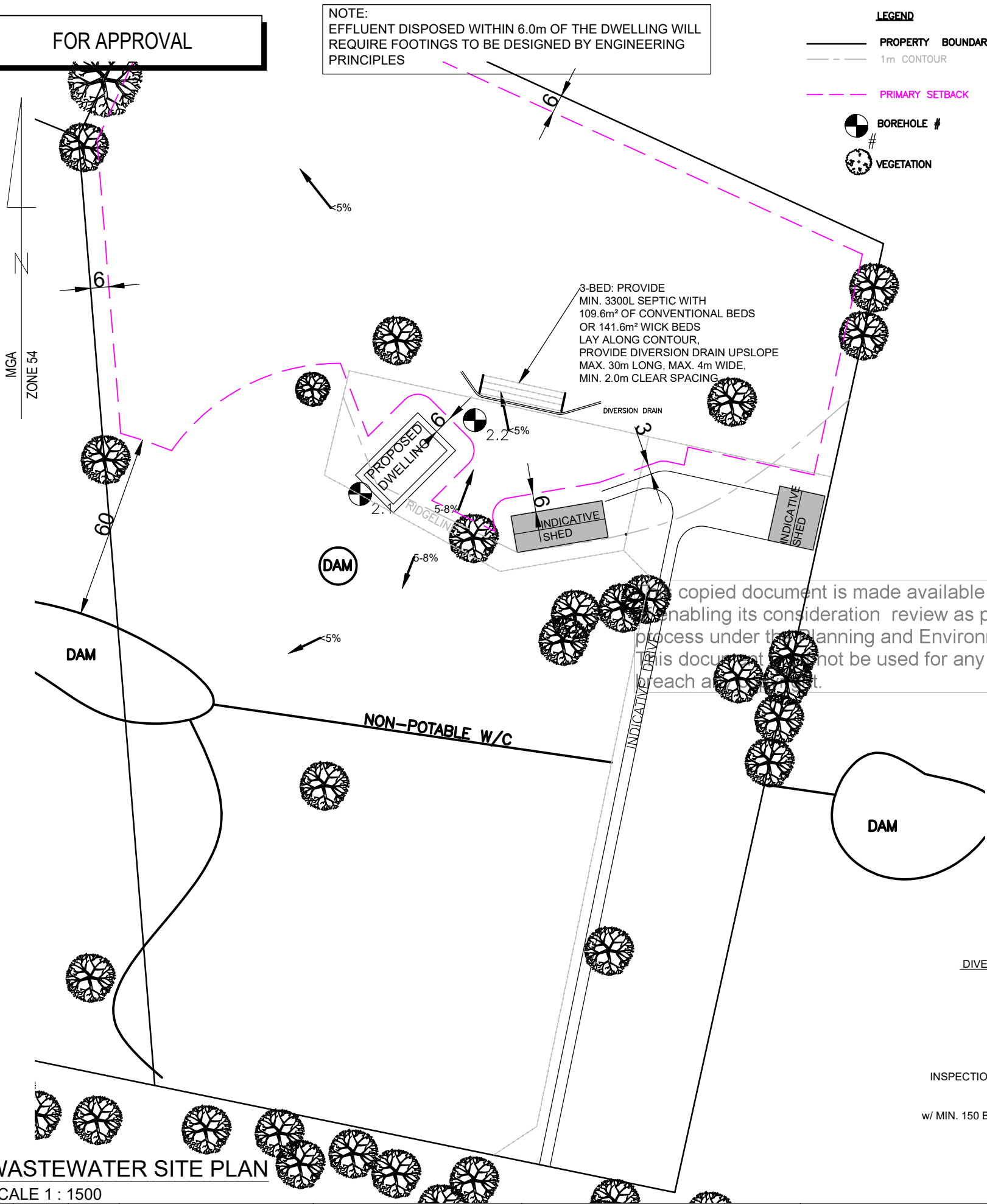
- RAKING IN GYPSUM AFTER APPLICATION.
- WATERING THE GYPSUM IN HEAVILY.

OWNERS NOTE:

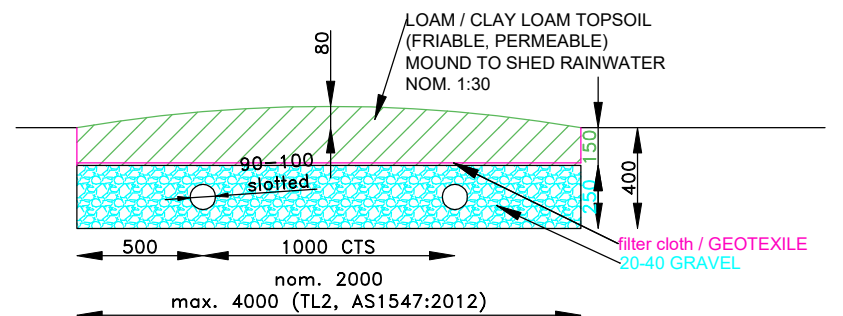
EFFLUENT FIELD IS NOT SUITABLE FOR GRAZING ANIMALS OR TRAFFIC. TRAFFIC BARRIERS OR DETERENTS ARE RECCOMENDED WHEN SYSTEM IS POSITIONED NEAR TRAFFICABLE AREAS. E.G. GARDEN BED, EDGING BARICADE, ETC.

EFFLUENT RESILIENT PLANTS INCLUDE:

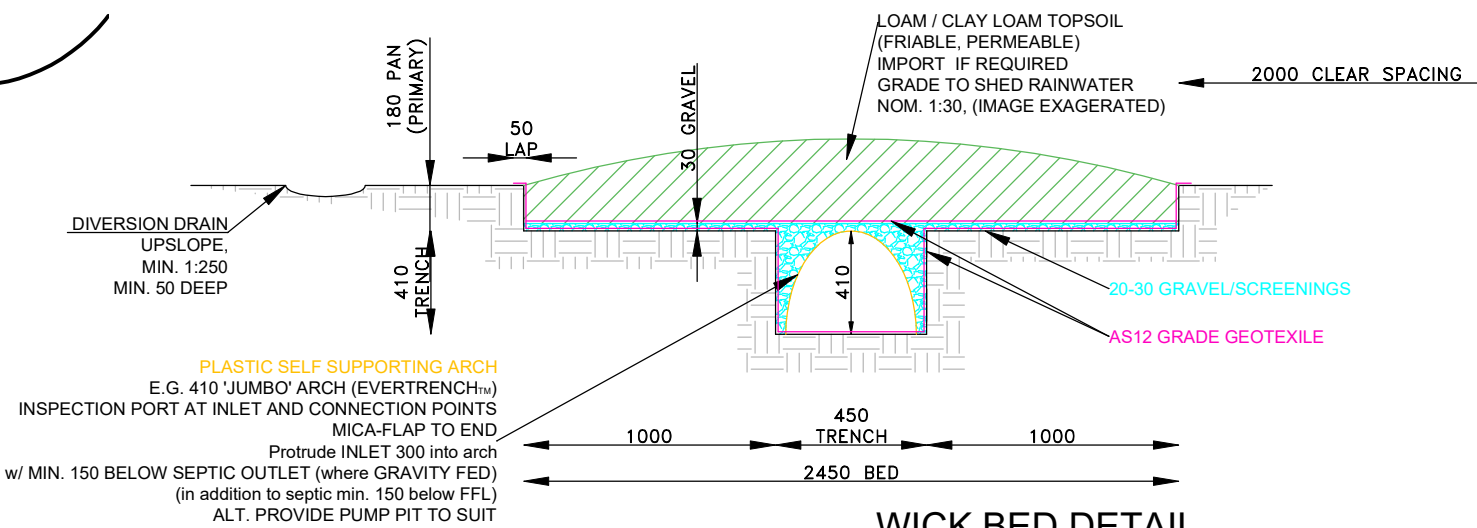
GROUNDCOVERS: OYSTER PLANT, ROYAL MANTLE, BLUE STAR CREEPER, LILY TURF, NATIVE, VIOLET, PERENNIAL ASTER  
SHRUBS: SWAMP HIBISCUS, JASMINE, TEA-TREE, OLEANDOR, ABELIA, PAPYRUS.



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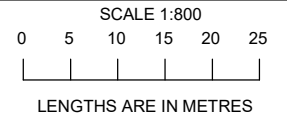


CONVENTIONAL BED DETAIL  
SCALE 1:30



WICK BED DETAIL  
SCALE 1:20

WASTEWATER SITE PLAN  
SCALE 1 : 1500



DISCLAIMER  
This plan has been prepared for Identification purposes only and as such is not a new survey of the title dimensions.



TITLE:  
SITE PLAN - PRIMARY TREATMENT

PROJECT:  
PROPOSED DWELLING  
SITE ADDRESS:  
89 SURFACE HILL LANE, RAGLAN

DATE 28.11.24	JOB NO. I2002	REV.
SCALE AS SHOWN	DRAWING NO. APP. A1	-
DRAWN: D.G.K.		

NO.	DATE	ISSUED BY	REVISION / ISSUED FOR
-	28.11.24	DGK	FOR APPROVAL



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## APPENDIX B. Bore Log

### Lot B31

Start Depth (mm)	Soil Description	Grade	Profile	Penetrometer / DCP / TEST
Bore 2.1	Lot B31, Centre of proposed dwelling as illustrated			
0	Silt LOAM w/ gravel Light grey, fine-grained, dry, loose	SiL	A1	-
240	Silty SAND Yellow-brown, med. dense, dry, fine-grained	SiS	A3	>50kPa
400	Clayey SILT w/ gravel White + yellow-brown, dense, dry	CS	B1	>100kPa
1500	End of Bore			
Bore 2.2	Lot B31, northern side as illustrated			
0	Sand LOAM Light brown, fine-grained, dry, loose	SL	A2	-
280	SAND w/ silt White, dense, dry, fine-grained	S	A3	>50kPa
500	Clayey SILT White + yellow-brown, dense, dry	CS	B1	>100kPa
1500	End of Bore			

Report any variations to the above profile to the Engineer for approval.



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Lot B30

Start Depth (mm)	Soil Description	Grade	Profile	Penetrometer / DCP / TEST			
Bore 1.1	Lot B30 SE corner						
0	Silt LOAM Light brown + white, med. Dense, dry, low organic content.	SiL	A1	>50kPa			
320	Clayey SILT White + yellow-brown, dense, dry	CS	B1	>100kPa			
900	Silty CLAY Yellow-brown, stiff, moderate plasticity, coherent	LC	B2	>100kPa			
1500	End of Bore						
Bore 1.2	Lot B30, 50m within S+E bdy						
0	Silt LOAM Light grey + white, med. Dense, dry, low organic content.	SiL	A1	>50kPa			
240	Clayey SILT White + yellow-brown, dense, dry	CS	B1	>100kPa			
900	Silty CLAY Yellow-brown, stiff, moderate plasticity, coherent	LC	B2	>100kPa			
1500	End of Bore						
Bore 1.3	Lot B30, Centre of lot						
0	Silt LOAM Light grey + white, med. Dense, dry, low organic content.	SiL	A1	>50kPa			
80	Clayey SILT White + yellow-brown, dense, dry	CS	B1	>100kPa			
900	Silty CLAY Yellow-brown, stiff, moderate plasticity, coherent	LC	B2	>100kPa			
1500	End of Bore						
P. Auger, 90€:	X	M. Bore, 10€:		Drill Rig, 90€:	X	Heavy Machinery	

Report any variations to the above profile to the Engineer for approval.

## APPENDIX C. Water and Nutrient Balances

### Conventional Beds

#### Conventional Bed Design for Surface Hill Road, Raglan

Assessor: Darren Kosh (BBgSc, MBgTech)

#### Assumptions:

DLR	5 mm/day	(Table 9, COP)	(Design Loading Rate)
Daily Flow	600 L/day	(Table 4, COP)	
Annual Pan Evaporation	1393.7 mm		(Interplated from average BoM data)
Mean Rainfall	785.7 mm at	Ballarat	(BoM Station ID: (#089107) )

#### Water Balance:

Month	Pan Evap. E	Crop Factor	Evap-Tran ET	Rainfall R (Mean)	Surface Coefficient I <sup>2</sup>	Ret. Rain Rr	Percolation I	Disp. Rate B	Effluent Applied L	Required Area L/B
	mm (temperate)		mm	mm (#089107)		mm	mm	mm	mm	m <sup>2</sup>
Jan	223	0.80	178.4	51	0.55	23.0	155.0	310	18600.0	59.9
Feb	196	0.80	156.8	40.8	0.45	22.4	140.0	274	16800.0	61.2
Mar	149	0.70	104.3	41	0.45	22.6	155.0	237	18600.0	78.6
Apr	91.7	0.70	64.19	52.8	0.55	23.8	150.0	190	18000.0	94.5
May	50	0.60	30	64.4	0.55	29.0	155.0	156	18600.0	119.2
Jun	31	0.60	18.6	83	0.55	37.4	150.0	131	18000.0	137.1
July	38	0.60	22.8	86.3	0.55	38.8	155.0	139	18600.0	133.8
Aug	50	0.60	30	83.3	0.55	37.5	155.0	148	18600.0	126.1
Sept	80	0.70	56	80.7	0.55	36.3	150.0	170	18000.0	106.1
Oct	119	0.80	95.2	84.4	0.55	38.0	155.0	212	18600.0	87.6
Nov	174	0.80	139.2	64.3	0.55	28.9	150.0	260	18000.0	69.2
Dec	192	0.80	153.6	53.7	0.55	24.2	155.0	284	18600.0	65.4

Month	Trial Area y	App. Rate	Disp. Rate	Net Rate	Exceedance	Stored Depth
	m <sup>2</sup>	mm	mm (from above)	mm	mm	mm
Dec	109.5					0.0
Jan		169.8	310	-141	0.0	0.0
Feb		153.4	274	-121	0.0	0.0
Mar		169.8	237	-67	0.0	0.0
Apr		164.3	190	-26	0.0	0.0
May		169.8	156	14	0.0	13.8
Jun		164.3	131	33	13.8	46.9
July		169.8	139	31	46.9	77.7
Aug		169.8	148	22	77.7	100.0
Sept		164.3	170	-5	100.0	94.6
Oct		169.8	212	-42	94.6	52.2
Nov		164.3	260	-96	52.2	0.0
Dec		169.8	284	-115	0.0	0.0

Depth of Stored Effluent = Gravel depth + Root Zone depth  
 Depth = 250.0 + 150 = 400.0 mm

#### Summary:

Min. 109.6 m<sup>2</sup> ETA bed  
 Based on Water Balance, min. Bed length = 54.8 m for a width of 2 m  
 e.g. 2 rows, min. 2.0m clear spacing, x 2 m wide x 27.4 m long

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# Wick Beds

## Wick Bed Water Balance Surface Hill Road, Raglan

Assessor: Darren Kosh (BBg.Sc., MBg.Tech)

### Assumptions:

DLR	5 mm/day	(Table 9, COP)	(Design Loading Rate)
Daily Flow	600 L/day	(Table 4, COP)	
Annual Pan Evaporation	1393.7 mm		(Interpolated from average BoM data)
Mean Rainfall	785.7 mm at		(BoM Station ID: (#089107) )

### Water Balance:

Month	Pan Evap. E	Crop Factor	Evap-Tran ET	Rainfall R (Mean)	Surface RO Coefficient F <sup>2</sup>	Ret. Rain R*F	Percolation I	Disp. Rate B	Effluent Applied L	Required Area L/B
	mm		mm	mm		mm	mm	mm	mm	m <sup>2</sup>
	(temperate)		bed	(#089107)		bed	trench			
Jan	223	0.80	971.2889	51	0.55	125.0	155.0	1001	18600.0	18.6
Feb	196	0.80	853.6889	40.8	0.45	122.2	140.0	872	16800.0	19.3
Mar	149	0.70	567.8556	41	0.45	122.8	155.0	600	18600.0	31.0
Apr	91.7	0.70	349.4789	52.8	0.55	129.4	150.0	370	18000.0	48.6
May	50	0.60	163.3333	64.4	0.55	157.8	155.0	161	18600.0	115.8
Jun	31	0.60	101.2667	83	0.55	203.4	150.0	48	18000.0	375.7
July	38	0.60	124.1333	86.3	0.55	211.4	155.0	68	18600.0	274.7
Aug	50	0.60	163.3333	83.3	0.55	204.1	155.0	114	18600.0	162.8
Sept	80	0.70	304.8889	80.7	0.55	197.7	150.0	257	18000.0	70.0
Oct	119	0.80	518.3111	84.4	0.55	206.8	155.0	467	18600.0	39.9
Nov	174	0.80	757.8667	64.3	0.55	157.5	150.0	750	18000.0	24.0
Dec	192	0.80	836.2667	53.7	0.55	131.6	155.0	860	18600.0	21.6

Month	Trial Area y	App. Rate	Disp. Rate	Net Rate	Exceedance	Stored Depth
	m <sup>2</sup>	mm	mm	mm	mm	mm
			(from above)			
Dec	141.6				0.0	0.0
Jan		131.4	1001	-870	0.0	0.0
Feb		118.7	872	-753	0.0	0.0
Mar		131.4	600	-469	0.0	0.0
Apr		127.1	370	-243	0.0	0.0
May		131.4	161	-29	0.0	0.0
Jun		127.1	48	79	0.0	79.2
July		131.4	68	64	79.2	142.9
Aug		131.4	114	17	142.9	160.0
Sept		127.1	257	-130	160.0	30.0
Oct		131.4	467	-335	30.0	0.0
Nov		127.1	750	-623	0.0	0.0
Dec		131.4	860	-728	0.0	0.0

Trench Storage (Sat) 152 mm  
 Surface Storage (AWC) 0 mm  
 Peak Depth: 380 mm  
 Lin. M 57.8 m  
 bed width 2.45 m  
 Bed Area 141.5881 m<sup>2</sup>  
 Trench wic 0.45 m  
 Trench Area: 26.00597 m<sup>2</sup>  
 5.444444 Ab/At  
 44.70864 Disp. Only

Depth of Stored Effluent =  
 Depth = 400.0 mm

### Summary:

Min. 141.6 m<sup>2</sup> Wick bed  
 e.g. 2 rows, min. 2.0m clear spacing, x 2.45 m wide x 28.9 m long

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**APPENDIX D. Site Photographs**

**D1: Frontage**



**D2: Proposed LAA**



**D3: Reserve Area**



**D4: Proposed siting**



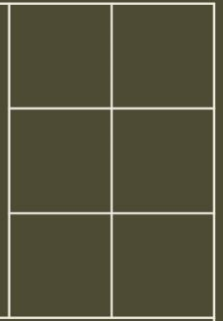
**D5: Surface Water**



**D6: Vegetation**



# ELEVATE



# PLANNING



Planning  
Submission

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## 89 Surface Hill Lane, Raglan Vic 3373

USE AND DEVELOPMENT OF A DWELLING AND SHED

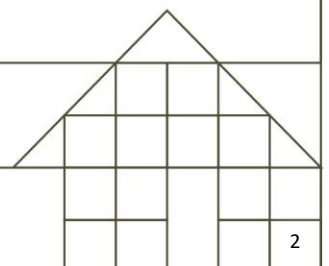


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REV	DATE	DETAILS
1	30.11.24	VERSION 1
2		
3		

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# 1. Outline

Elevate Planning has been engaged to prepare a report on behalf of the property owners for the use and development of the land for a dwelling and shed at 89 Surface Hill Lane in Raglan.

The site which consists of four titles is formally described as Allotment B27 B30 and B31 on PP3439 and Allot 6 Section 12 on PP5663. There are no restrictions registered on title.

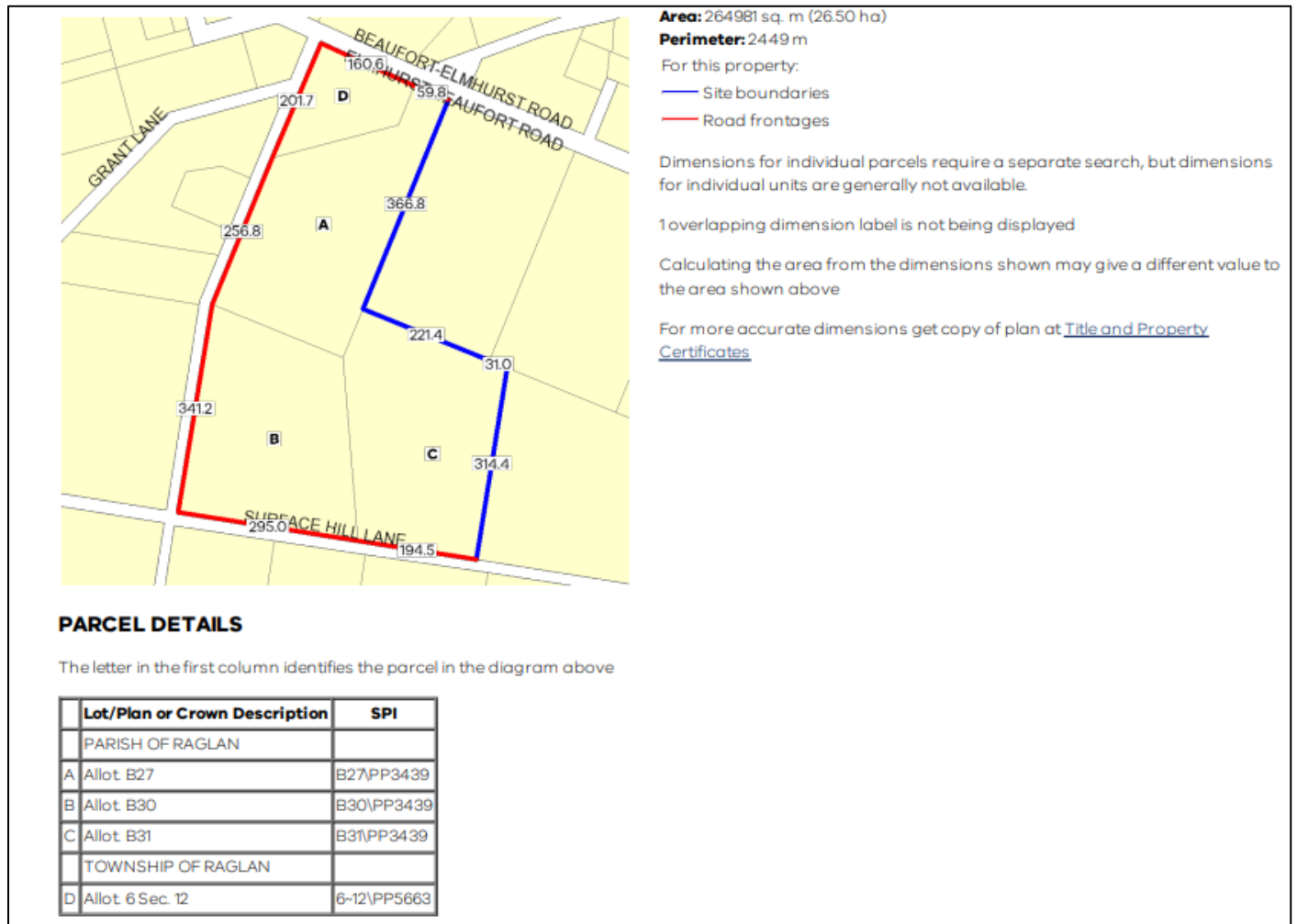
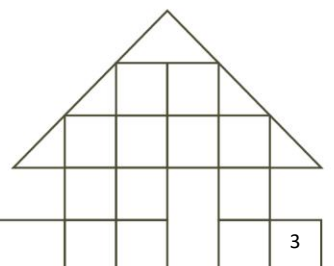


Figure 1 Title particulars

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## 2. Site and Surrounding Area



Figure 2 Site Aerial



Figure 3 Surrounding context area





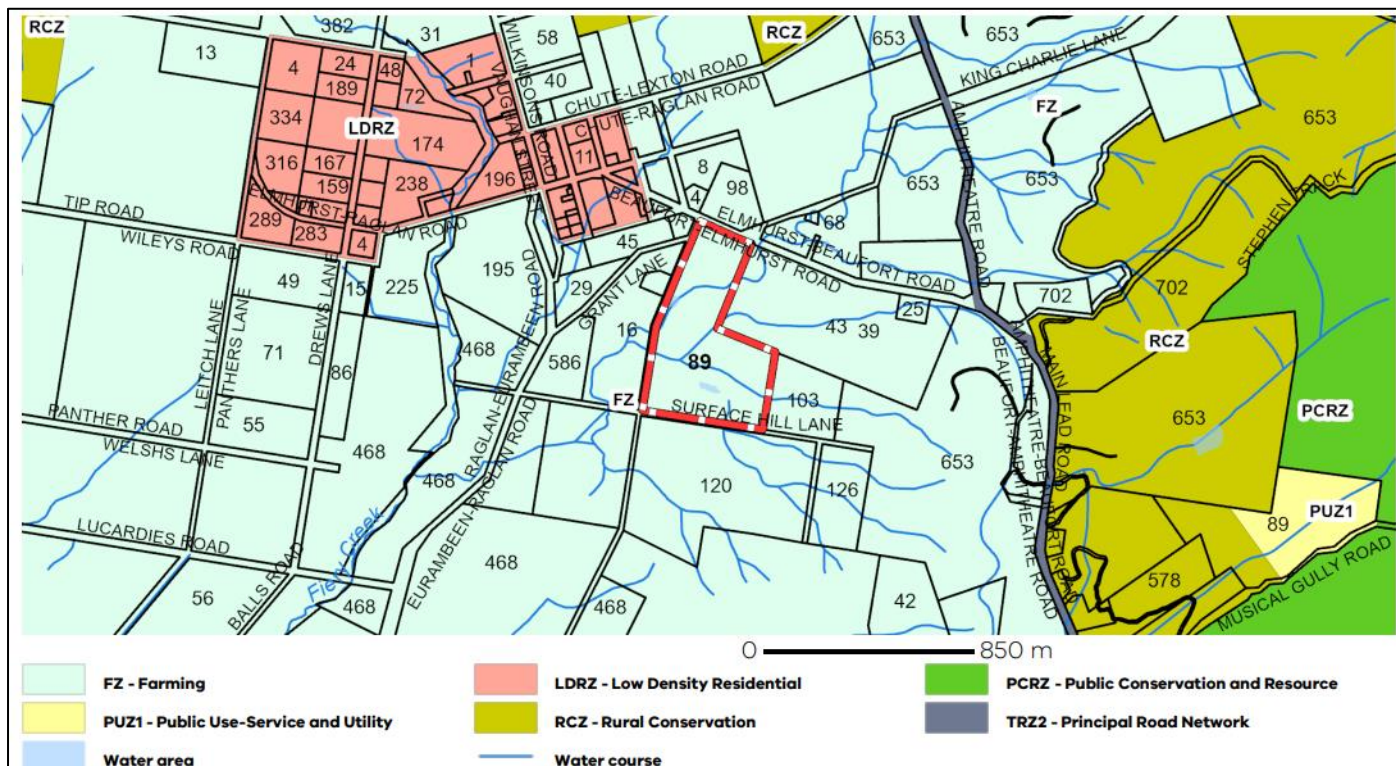


Figure 4 VicPlan Zoning Mapping

<b>Street Address:</b>	89 Surface Hill Lane Raglan
<b>Title Details:</b>	This copied document is made available for the sole purpose of enabling its consideration review as part of a planning process under the Planning and Environment Act 1991. Allotment B27, B30, Abd B31 on PP3439 and Allot 6 Section 12 on PP5663. This document must not be used for any purpose which may breach any copyright.

**Restrictions/Covenants:** Nil

**Land Size:** 26.5 hectares

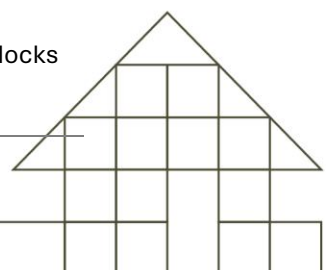
**Zone:** Farming Zone

**Overlays:** Restructure Overlay Schedule 21 (RO21)  
Environmental Significance Overlay Schedule 2

**Other Regulatory Constraints:** The site is not affected by AAV Mapping  
The site is mapped within the bushfire prone area

**Site Features:** The subject site is located on the northern elevation of Surface Hill Lane in Raglan, setback approximately 800 metres east from the intersection with Eurambeen-Raglan Road.

The site is developed with some farming infrastructure and agricultural shedding. The property is split into several paddocks throughout the remainder of the 26 hectare site. The site is



generally flat throughout and features a large towards the south of the site. Several marked waterways dissect the subject site.

Scattered vegetation is present throughout the site.

Existing crossover access is present to the site from Surface Hill Road which is an all-weather single lane road controlled and maintained by the Pyrenees Shire Council. The north of the site abuts the Raglan Elmhurst Road.

## Surrounds

The surrounding area is best described as agricultural with pockets of rural living nodes where new dwellings have been constructed on undersized farming allotments.

The rural Township of Raglan is located to the northwest of the site where dwellings are located on Low Density Residential Zoned allotments. No commercial or retail outlets are present in the township.

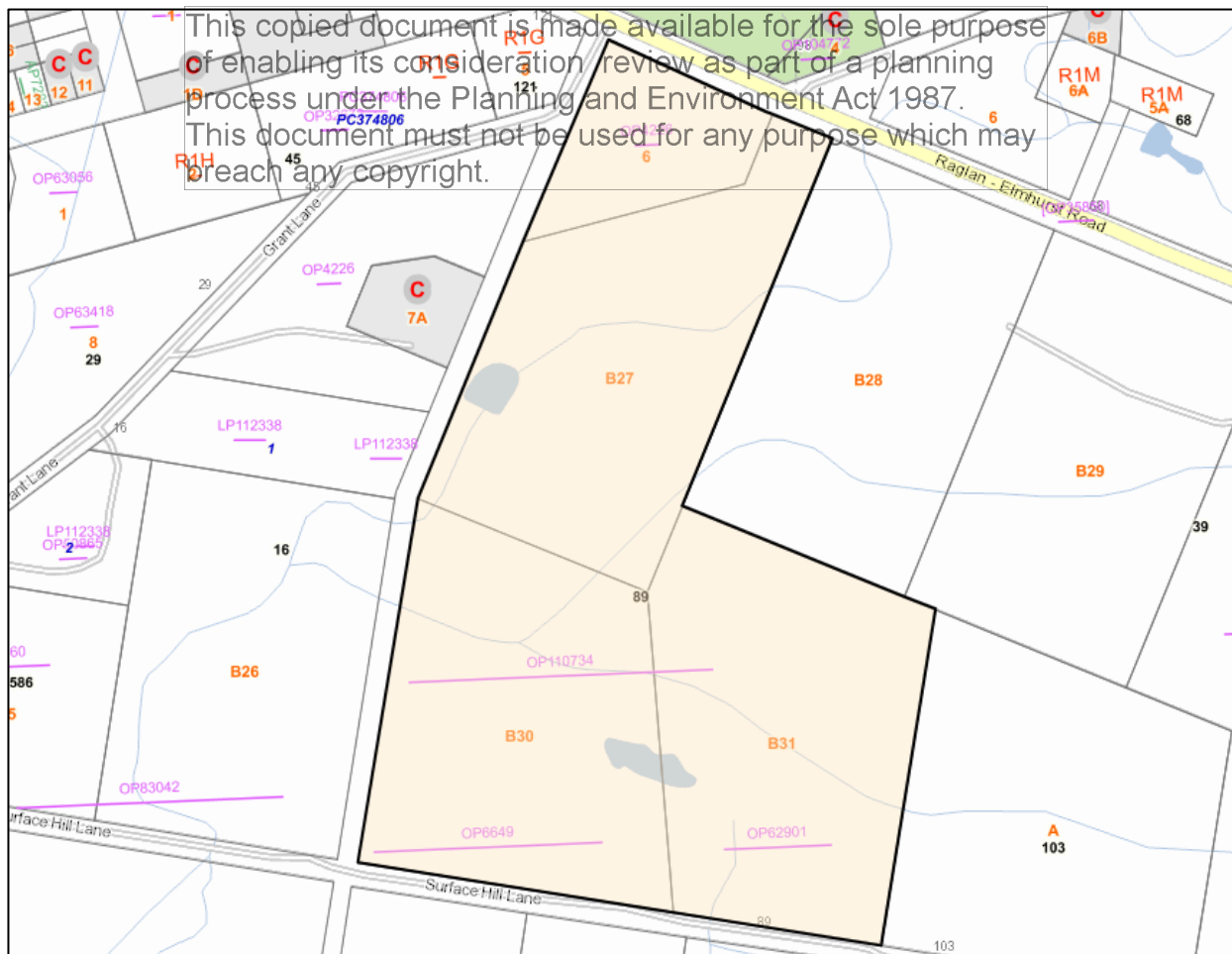
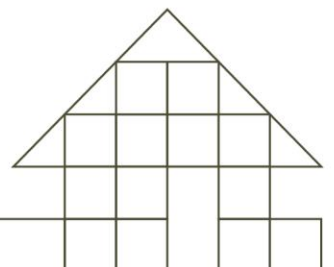


Figure 5 – Lassi extract



*Figure 6 Surface Hill Lane*

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### 3. PROPOSAL

The application seeks planning permission for the use and development of the land for a dwelling and shed at 89 Surface Hill Lane in Raglan.

#### Development

The proposal seeks Council approval for a single storey three-bedroom dwelling setback approximately 207 metres from the roadside boundary and 30 metres northwest of the existing shedding onsite. The dwelling is to have an overall height of 5.7 metres and is to be clad in Colorbond steel sheet roofing (woodland grey) and Colorbond steel sheet wall cladding (shale grey). the dwelling will feature a pitched roof and a wrap around verandah. accompanying the dwelling will be an additional agricultural shed setback 10 metres from the eastern boundary and 24 metres from the closest northern boundary. The shed will be 540sqm in area (18 x 30 metres) and will be used to store equipment associated with the agricultural use of the land.

The existing accessway will be upgraded to lead to the site of the dwelling and shed on the property.

#### Land Use

The residents are relocating the site to run 25 beef cattle which are bred and sold annually. The applicants plan to establish a breeding and grazing operation. The property's 26-hectare expanse, divided into several paddocks, provides an ideal setup for rotational grazing, optimizing pasture growth while maintaining soil health and reducing the risk of overgrazing.

The cattle will be bred and reared on-site, with offspring raised to a marketable weight for annual sale, generating consistent income to sustain the farm. The applicants aim to introduce improved pasture management techniques, including seeding and fertilization, to increase pasture quality and productivity. This will allow the operation to meet the nutritional demands of the herd while reducing reliance on supplementary feed.

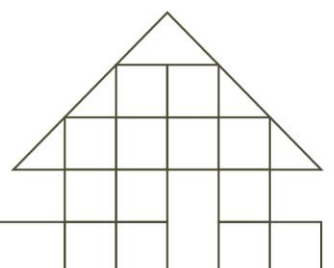
The marked waterways that dissect the property will be carefully managed, with riparian vegetation retained to prevent erosion and maintain water quality for livestock. Existing agricultural shedding and the proposed 540 sqm shed will support the operation by providing secure storage for machinery, equipment, and feed. Additionally, the proximity of the proposed dwelling will enable the applicants to monitor and care for the herd closely, ensuring timely responses to calving, animal health issues, or environmental conditions such as extreme weather events.

This agricultural operation aligns with the site's zoning and contributes to the broader agricultural output of the region, enhancing the viability of the local farming economy.

#### Consolidation

The applicant has proposed the consolidation of titles to adhere to the provisions of the restructure overlay provisions.

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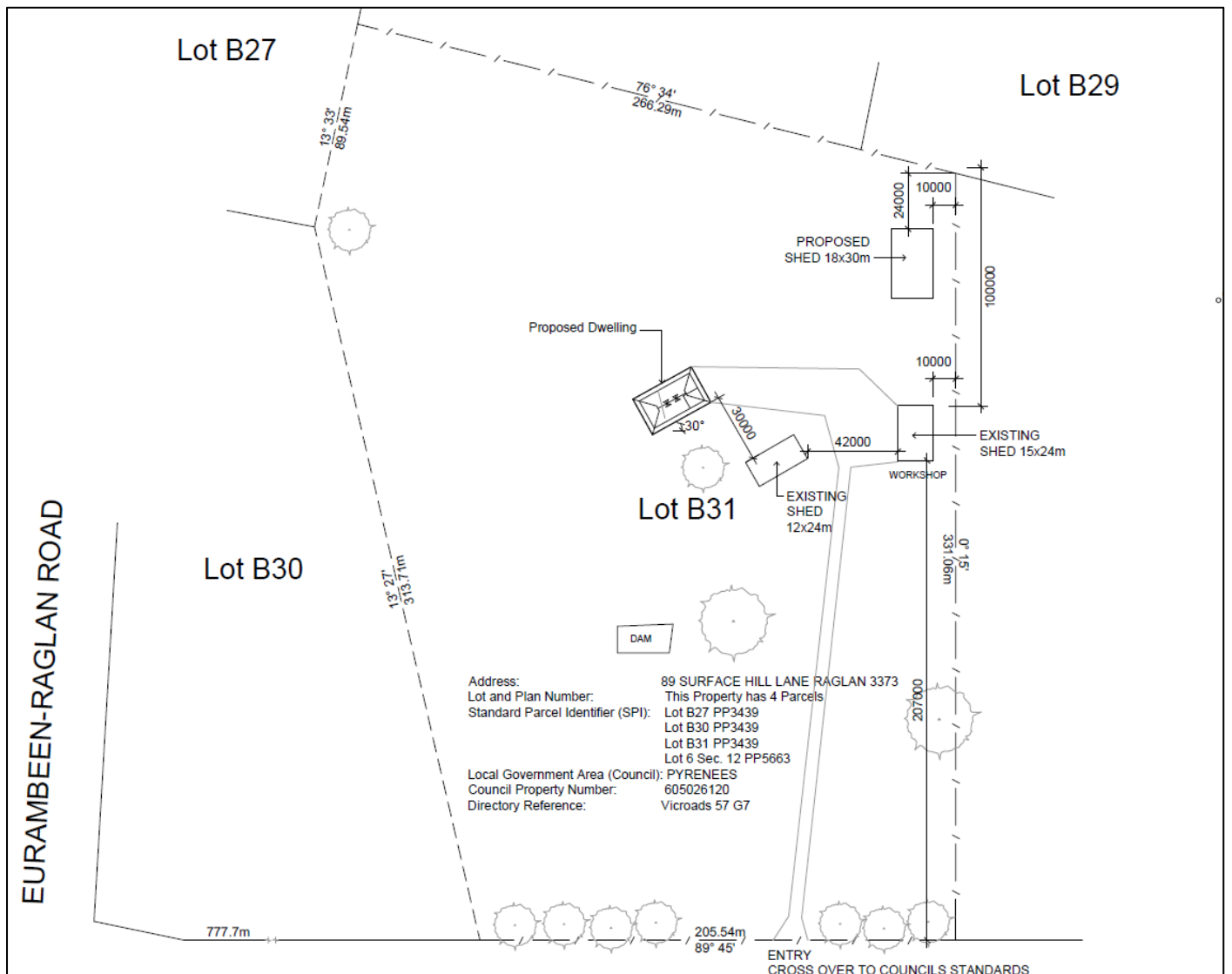
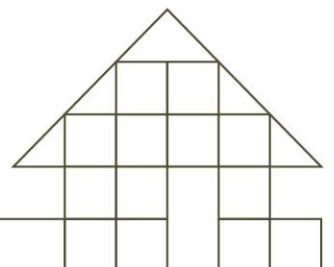


Figure 7 Site Plan

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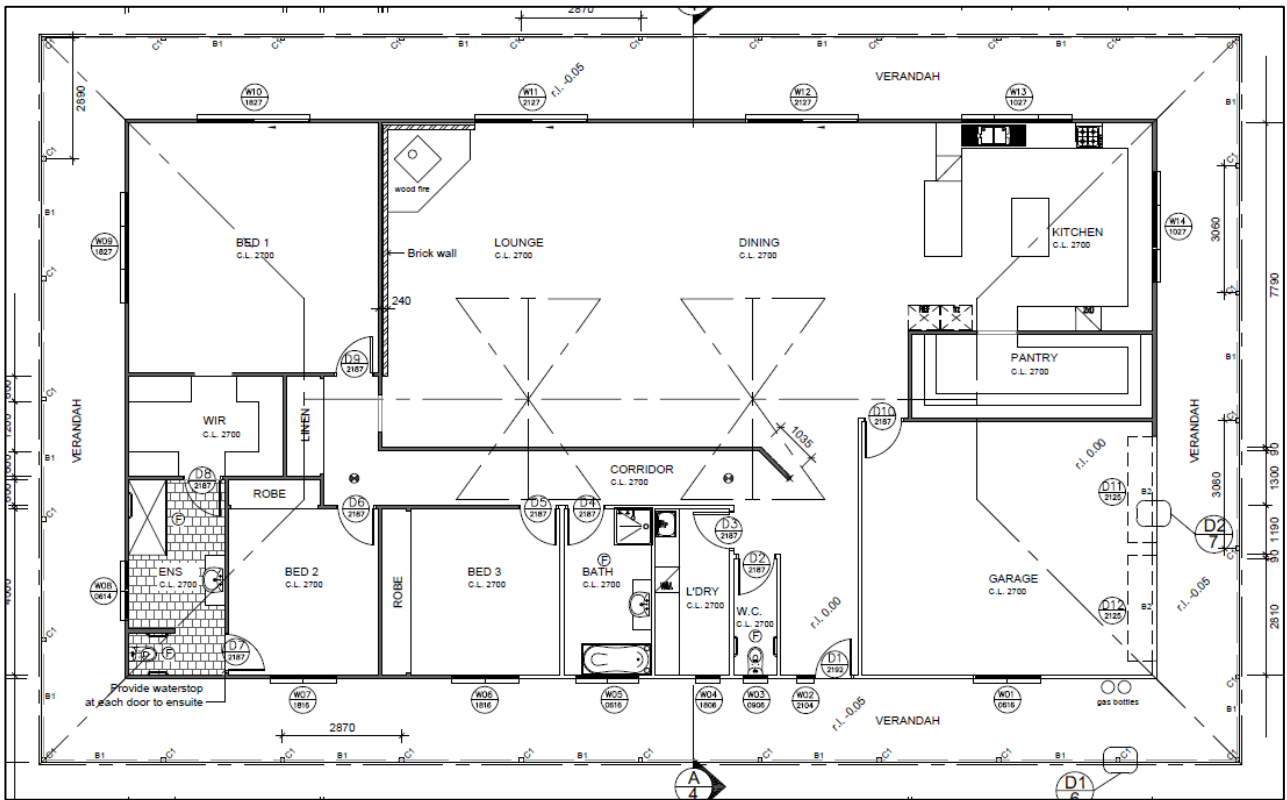


Figure 8 Dwelling Layout

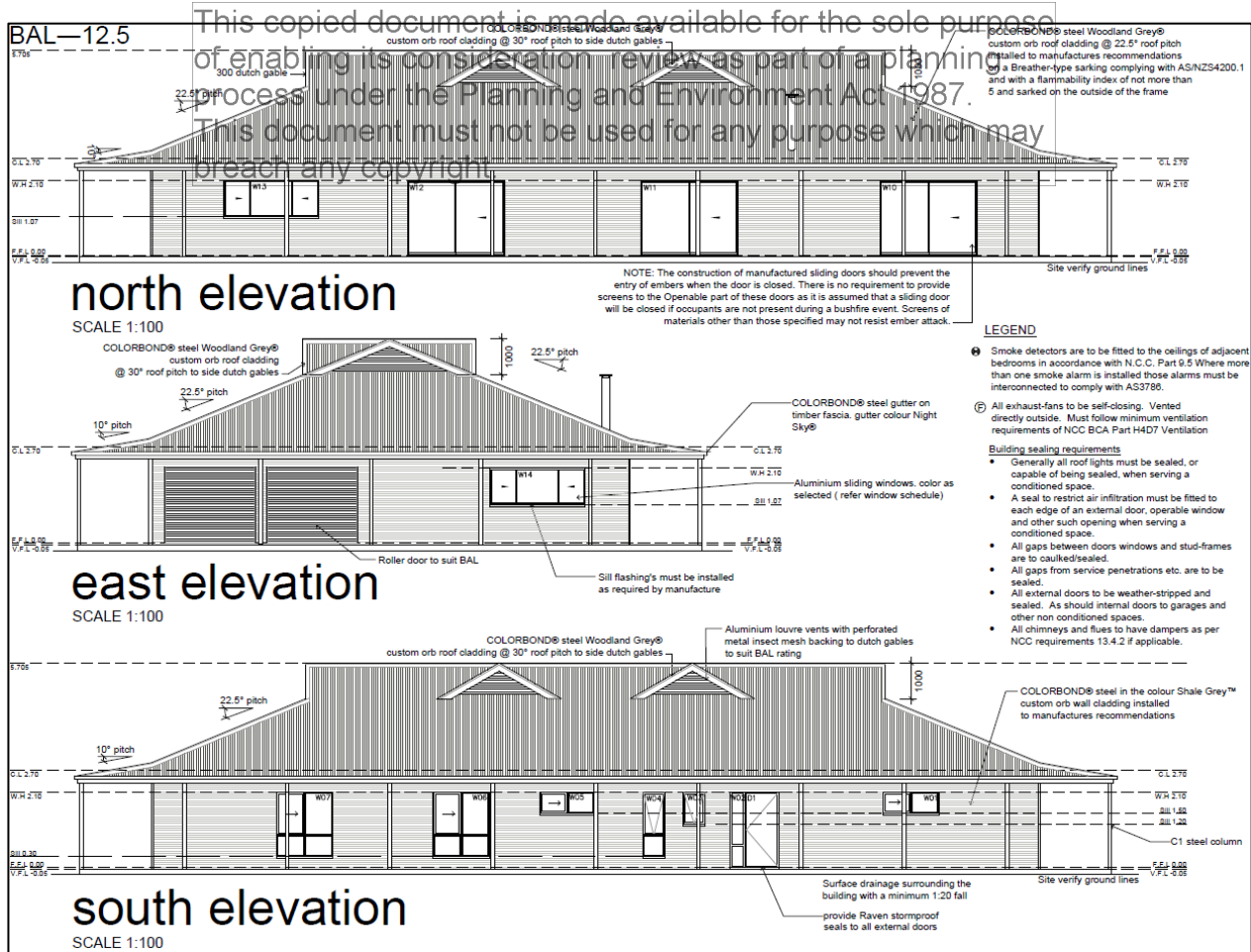


Figure 9 Dwelling elevations

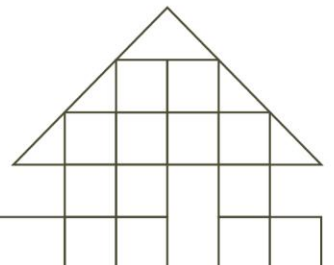
## 4. Planning Triggers

Clause 35.07-1 – Use and development of the land for a dwelling (site is less than 40 hectares)

Clause 42.01-2 - buildings and works within 100 metres of a waterway.

Clause 45.05-2 - A permit is required to construct or extend a dwelling or other building.

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## 5. Municipal Planning Strategy

### CLAUSE 02.03-3 NATURAL RESOURCE MANAGEMENT

#### Agriculture

The majority of non-urban land in the Shire is used for agricultural purposes. A continuation of these uses is encouraged, consistent with responsible land management practices.

Pyrenees Shire will support agriculture by:

- 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 to Municipal Planning Strategy

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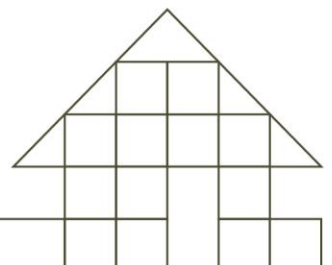
The proposed development at 89 Surface Hill Lane aligns with the objectives of the Pyrenees Shire planning scheme by supporting agricultural activity through sustainable land management. The site, encompassing 26 hectares, will be used for a beef cattle breeding and grazing operation, representing an appropriate continuation of agricultural use. The proposal avoids fragmentation of agricultural land, consolidating its use for productive farming and ensuring that the rural character and purpose of the area are preserved.

By dividing the site into paddocks and employing rotational grazing practices, the operation encourages sustainable agriculture, enhancing pasture quality and minimizing environmental degradation. The retention of riparian vegetation and proper management of waterways further demonstrates responsible land stewardship. These practices support long-term soil health, biodiversity, and water quality, which are critical for sustainable agriculture.

The inclusion of a 540 sqm agricultural shed supports the farming operation by enabling the secure storage of equipment and feed necessary for maintaining the cattle. The dwelling's location, integrated within the farm, ensures proper supervision and timely responses to livestock and property management needs, preventing rural-residential sprawl that could undermine agricultural viability.

The proposal protects and strengthens the agricultural utility of the site, contributing to the shire's commitment to preserving and enhancing its rural economy.

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## 6. Planning Policy Framework

### **Clause 14.01-1S Protection of agricultural land**

#### Objective

To protect the state's agricultural base by preserving productive farmland.

#### Strategies

- Identify areas of productive agricultural land, including land for primary production and intensive agriculture.
- Consider state, regional and local, issues and characteristics when assessing agricultural quality and productivity.
- Avoid permanent removal of productive agricultural land from the state's agricultural base without consideration of the economic importance of the land for the agricultural production and processing sectors.
- Protect productive farmland that is of strategic significance in the local or regional context.
- Protect productive agricultural land from unplanned loss due to permanent changes in land use.
- Prevent inappropriately dispersed urban activities in rural areas.
- Protect strategically important agricultural and primary production land from incompatible uses.

Limit new housing development in rural areas by:

- Directing housing growth into existing settlements.
- Discouraging development of isolated small lots in the rural zones from use for dwellings or other incompatible uses.
- Encouraging consolidation of existing isolated small lots in rural zones.

Identify areas of productive agricultural land by consulting with the Department of Energy, Environment and Climate Action and using available information.

In considering a proposal to use, subdivide or develop agricultural land, consider the:

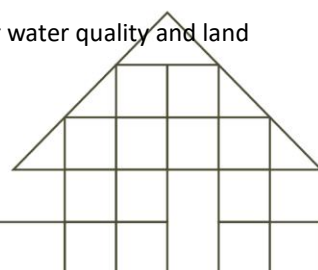
- Desirability and impacts of removing the land from primary production, given its agricultural productivity.
- Impacts on the continuation of primary production on adjacent land, with particular regard to land values and the viability of infrastructure for such production.
- Compatibility between the proposed or likely development and the existing use of the surrounding land.
- The potential impacts of land use and development on the spread of plant and animal pests from areas of known infestation into agricultural areas.
- Land capability.

Avoid the subdivision of productive agricultural land from diminishing the long-term productive capacity of the land.

Give priority to the re-structure of inappropriate subdivisions where they exist on productive agricultural land.

Balance the potential off-site effects of a use or development proposal (such as degradation of soil or water quality and land salinisation) against the benefits of the proposal.

### **Clause 14.01-2S Sustainable agricultural land use**



## Objective

To encourage sustainable agricultural land use.

## Strategies

- Ensure agricultural and productive rural land use activities are managed to maintain the long-term sustainable use and management of existing natural resources.
- Support the development of innovative and sustainable approaches to agricultural and associated rural land use practices.
- Support adaptation of the agricultural sector to respond to the potential risks arising from climate change.
- Encourage diversification and value-adding of agriculture through effective agricultural production and processing, rural industry and farm-related retailing.
- Assist genuine farming enterprises to embrace opportunities and adjust flexibly to market changes.
- Support agricultural investment through the protection and enhancement of appropriate infrastructure.
- Facilitate ongoing productivity and investment in high value agriculture.
- Facilitate the establishment and expansion of cattle feedlots, pig farms, poultry farms and other intensive animal industries in a manner consistent with orderly and proper planning and protection of the environment.
- Ensure that the use and development of land for animal keeping or training is appropriately located and does not detrimentally impact the environment, the operation of surrounding land uses and the amenity of the surrounding area.

### 14.01-1L Agriculture in Pyrenees Shire

## Strategies

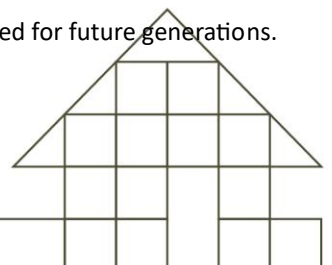
- Limit small-lot rural excisions.
- Encourage the effective restructuring of inappropriate subdivisions.
- Designate 'restructure' parcels of sufficient size and configuration to construct a dwelling on each parcel without prejudicing the environmental capacity and landscape qualities of the area.

## Response to Planning Policy Framework

The proposed development for a dwelling and agricultural shed at 89 Surface Hill Lane aligns comprehensively with Clauses 14.01-1S, 14.01-2S, and 14.01-1L of the Pyrenees Shire Planning Scheme. It supports the long-term productive use of the land while ensuring responsible and sustainable management of agricultural resources.

### Protection of Agricultural Land (Clause 14.01-1S)

The proposal safeguards the site's agricultural utility by dedicating the 26-hectare property to beef cattle breeding and grazing, maintaining its contribution to the state's agricultural base. The proposed dwelling is essential to supporting on-site management, enabling the operators to efficiently oversee rotational grazing, calving, and daily farm operations. By avoiding subdivision or land fragmentation, the proposal ensures the productive capacity of the site is preserved for future generations.



Furthermore, the dwelling's location and setbacks ensure compatibility with adjacent agricultural uses, with minimal risk of land use conflicts or impacts on neighbouring properties. The proposal prevents inappropriate rural-residential development by tying the dwelling to a genuine agricultural enterprise, demonstrating that this is not an isolated or speculative rural development.

**Sustainable Agricultural Land Use (Clause 14.01-2S)**

The operation integrates sustainable farming practices, including rotational grazing, pasture improvement, and riparian vegetation retention to maintain soil health and protect water quality. These measures support the long-term viability of the property and minimize environmental impacts such as salinization or erosion.

The provision of a 540 sqm agricultural shed enhances infrastructure to support efficient cattle management and farm productivity. The development represents a targeted agricultural investment, fostering resilience in response to market demands and enabling flexible adaptation to evolving farming needs. The commitment to sustainable practices and environmental protection aligns with the Shire's goal of promoting innovative agricultural approaches.

**Agriculture in Pyrenees Shire (Clause 14.01-1L)**

The proposal reflects the Pyrenees Shire's strategic priorities by retaining the property's 26-hectare size without seeking small-lot rural excisions or subdivision. The dwelling is sited to maximize the agricultural use of the land while avoiding adverse impacts on the area's environmental and landscape qualities. By maintaining the integrity of the existing lot, the proposal avoids the need for restructuring and supports the Shire's goal of consolidating agricultural parcels.

In conclusion, the development at 89 Surface Hill Lane supports the Shire's vision for agricultural land by enhancing productivity, protecting the land from fragmentation or misuse, and promoting sustainable practices. The proposal ensures the property remains a valuable contributor to the regional agricultural economy while preserving the site's environmental and landscape qualities.

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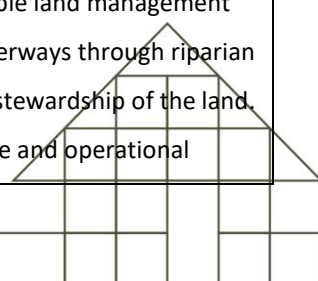
## 7. Zone

### Clause 35.07 FARMING ZONE

#### Purpose

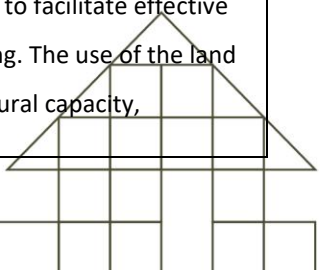
- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for the use of land for agriculture.
- To encourage the retention of productive agricultural land.
- To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.
- 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.
- To provide for the use and development of land for the specific purposes identified in a schedule to this zone.

<p>CLAUSE 35.07</p> <p>FARMING ZONE (FZ)</p>	<p>COMMENTS / RESPONSE</p>
<p>Purpose</p> <p>To implement the Municipal Planning Strategy and the Planning Policy Framework.</p> <p>To provide for the use of land for agriculture.</p> <p>To encourage the retention of productive agricultural land.</p> <p>To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.</p> <p>To encourage the retention of employment and population to support rural communities.</p> <p>To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.</p> <p>To provide for the use and development of land for the specific purposes identified in a schedule to this zone.</p>	<p>The land will remain fully committed to agriculture, with no subdivision or fragmentation proposed. The establishment of a dwelling and 540 sqm agricultural shed is essential to the efficient operation of a beef cattle breeding and grazing enterprise, ensuring the site continues to contribute to regional agricultural productivity.</p> <p>The dwelling is directly tied to agricultural activities, facilitating effective management of livestock, rotational grazing, and pasture improvement. Its location, setback significantly from boundaries, ensures it does not conflict with surrounding agricultural uses or impact the viability of neighbouring land. The shed provides secure storage for farming equipment, feed, and machinery, further enhancing the property's capacity for sustainable agricultural use.</p> <p>The proposal also supports rural community retention by enabling the applicants to reside on-site and engage in productive farming, contributing to the local economy through cattle sales. Comprehensive and sustainable land management practices, including the protection of waterways through riparian vegetation retention, reflect responsible stewardship of the land.</p> <p>The development meets the infrastructure and operational</p>



	requirements for agriculture while safeguarding the land's long-term productive capacity.
Clause 35.07-6 - Decision Guidelines	
<p>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:</p> <p>General issues</p> <p>The Municipal Planning Strategy and the Planning Policy Framework.</p> <p>Any Regional Catchment Strategy and associated plan applying to the land.</p> <p>The capability of the land to accommodate the proposed use or development, including the disposal of effluent.</p> <p>How the use or development relates to sustainable land management.</p> <p>Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.</p> <p>How the use and development makes use of existing infrastructure and services.</p>	<p>The 26-hectare property is well-suited for agricultural use, with adequate land capability for cattle breeding and grazing, including the management of effluent through responsible pasture management and containment methods. The site's flat topography and existing agricultural infrastructure provide a strong foundation for the proposed development, minimizing the need for extensive new infrastructure.</p> <p>The development is compatible with surrounding agricultural land uses, ensuring no adverse impacts on neighbouring properties. The dwelling's setback and agricultural shed position have been carefully considered to avoid land use conflicts. The proposal makes efficient use of existing infrastructure, with the upgrade of the accessway and reliance on the surrounding rural road network, avoiding the need for additional utilities or services. The proposal fosters sustainable farming while ensuring minimal environmental impact.</p>
<p>Agricultural issues and the impacts from non-agricultural uses</p> <p>Whether the use or development will support and enhance agricultural production.</p> <p>Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.</p>	<p>The proposed development will support and enhance agricultural production by providing essential infrastructure, including a dwelling and agricultural shed, to facilitate effective management of cattle breeding and grazing. The use of the land for beef production aligns with its agricultural capacity,</p>

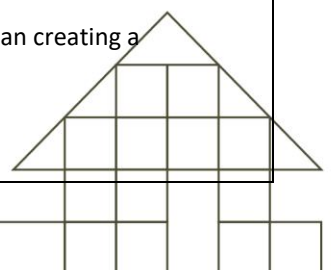
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<p>The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.</p> <p>The capacity of the site to sustain the agricultural use.</p> <p>The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.</p> <p>Any integrated land management plan prepared for the site.</p> <p>Whether Rural worker accommodation is necessary having regard to:</p> <p>The nature and scale of the agricultural use.</p> <p>The accessibility to residential areas and existing accommodation, and the remoteness of the location.</p> <p>The duration of the use of the land for Rural worker accommodation.</p>	<p>maintaining the land in primary agricultural use and not permanently removing it from production. The proposal does not impact soil quality, as sustainable land management practices such as rotational grazing and pasture improvement will be employed to maintain soil health.</p> <p>The site's agricultural capacity, with ample space for livestock and pasture management, ensures it can sustain the proposed agricultural use. Access to water is maintained through the on-site waterways, and existing agricultural infrastructure, including the road access, supports efficient operation. The proposal is compatible with surrounding agricultural uses and will not limit their operation or expansion.</p> <p>Rural worker accommodation is necessary for the scale and nature of the farming operation, enabling on-site management of livestock and maintaining farm productivity. Given the site's remoteness, the accommodation is essential to support the agricultural use effectively. The duration of the rural worker accommodation will be permanent, as the agricultural operation is ongoing.</p>
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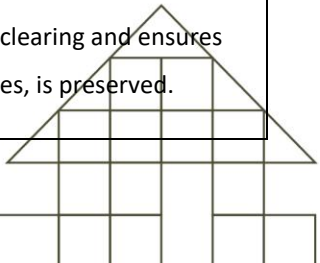
<p><b>Accommodation issues</b></p> <p>Whether the dwelling will result in the loss or fragmentation of productive agricultural land.</p> <p>Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.</p> <p>Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.</p> <p>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.</p> <p>The potential for accommodation to be adversely affected by noise and shadow flicker impacts if it is</p>	<p>The proposed dwelling will not result in the fragmentation of productive agricultural land, as it is situated within an operational farming property and will enhance, rather than detract from, the site's agricultural use. The dwelling is located far enough from agricultural activities to minimize potential conflicts related to dust, noise, odour, chemicals, machinery, and traffic. These impacts are typical of rural land uses and the dwelling's location on-site will allow the residents to manage and mitigate any such issues efficiently.</p> <p>The proposal will not adversely affect the operation or expansion of nearby agricultural uses, as the land remains fully committed to agricultural production. Additionally, there is no risk of a concentration of dwellings, as the development is focused on maintaining agricultural viability rather than creating a</p>
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<p>located within one kilometre from the nearest title boundary of land subject to:</p> <p>A permit for a wind energy facility; or</p> <p>An application for a permit for a wind energy facility; or</p> <p>An incorporated document approving a wind energy facility; or</p> <p>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 <i>Environment Effects Act 1978</i>.</p> <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 <i>Mineral Resources (Sustainable Development) Act 1990</i>.</p>	<p>residential enclave, which could otherwise disrupt agricultural activities.</p> <p>The site is not located within proximity to a wind energy facility or extractive industry, so there are no concerns about adverse impacts from noise, shadow flicker, or vehicular traffic. The proposal will not lead to any adverse effects on the agricultural land's productivity or the surrounding rural environment.</p>
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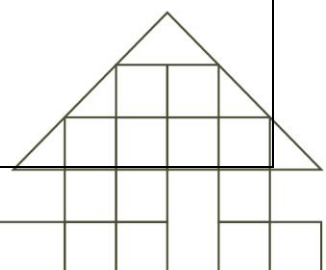
<p><b>Environmental issues</b></p> <p>The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.</p> <p>The impact of the use or development on the flora and fauna on the site and its surrounds.</p> <p>The need to protect and enhance 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 proposed development is designed to minimize impacts on the natural physical features of the area, particularly soil and water quality. The site will continue to be managed through sustainable agricultural practices, including rotational grazing, which will protect the soil structure and prevent overgrazing. The management of water resources is crucial, and existing marked waterways on the property will be protected through the retention of riparian vegetation to maintain water quality and prevent erosion.</p> <p>The impact on flora and fauna is minimal, as the development involves only the construction of a dwelling and shed on a property that already includes agricultural infrastructure. The proposal does not require significant land clearing and ensures that biodiversity, especially in riparian zones, is preserved.</p>
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<p>The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.</p>	<p>The project's on-site effluent disposal system will be carefully located to ensure it does not negatively affect water quality or native vegetation. The proposal does not significantly alter the natural environment and promotes long-term sustainability through the integration of responsible land management practices, including the protection of sensitive areas such as waterways and native vegetation buffers.</p>
<p><b>Design and siting issues</b></p> <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 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 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 location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.</p> <p>Whether the use and development will require traffic management measures.</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> <p>A permit for a wind energy facility; or</p> <p>An application for a permit for a wind energy facility; or</p> <p>An incorporated document approving a wind energy facility; or</p>	<p>The proposed buildings are strategically located to minimize disruption to surrounding agricultural activities and to preserve the productive agricultural land on the site. The dwelling and shed are positioned away from areas of high agricultural use, ensuring that they do not interfere with farming operations or diminish the land's productive capacity.</p> <p>The design and siting of the buildings, including the choice of materials (Colorbond roofing and cladding), are appropriate for the rural setting and will blend well with the natural environment. The proposed height and bulk are in keeping with the surrounding agricultural landscape, ensuring minimal visual impact. The buildings are designed to be functional, with neutral colours that reduce visibility from major roads and maintain the area's rural character.</p> <p>Infrastructure for the development, including access roads, water, and sewage systems, will be designed to integrate seamlessly with existing facilities, minimizing environmental impact. No additional traffic management measures are required, as the access road is already in place and will be upgraded.</p> <p>The site is not located within proximity to wind energy facilities or extractive industries, ensuring no concerns regarding shadow flicker, noise, or traffic impacts. The proposed development will not have adverse effects on the natural environment, scenic vistas, or surrounding land uses.</p>

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<p>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 <i>Environment Effects Act 1978</i>.</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 <i>Mineral Resources (Sustainable Development) Act 1990</i>.</p>	
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## 7. Overlays

### CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

#### DESIGNATED WATER SUPPLY AREAS

##### Statement of environmental significance

The areas affected by this overlay include Special Water Supply Catchment Areas, Land Use Determination Areas (i.e. Landsborough (Malakoff Creek) Water Supply Catchment), and the environs of town water supply bores, controlled and managed by the relevant water authority (i.e. Central Highlands Water or Goulburn-Murray Water or Grampians Wimmera Mallee Water). These areas are the primary source of potable water supply for townships and (to a limited extent) rural residential settlements throughout the Pyrenees Shire and parts of other Shires to the east. These areas are shown in Figure 4(a) at Clause 21.07 of the scheme.

It is a matter of high priority that land within water supply catchments and the environs of town supply water bores is used and managed in a responsible manner, in order to protect the quality and quantity of water which is available to be harvested and supplied to consumers.

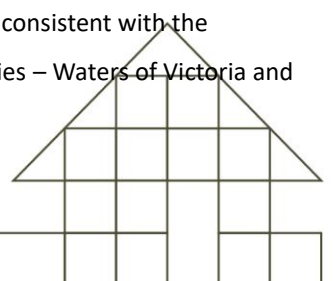
##### Environmental objective to be achieved

- To ensure the protection and maintenance of water quality and water yield within the designated water supply catchments as detailed in Clause 21.05-1.6.
- To maintain and where practicable enhance the quality and quantity of water produced within the catchments and in waterways.
- To protect the quality of surface and groundwater supplies within the Shire and the broader region.
- To prevent erosion of land, pollution, siltation and eutrication of waterways, water bodies, storages and drains.
- To ensure that catchment yield and environmental flows are maintained.
- To manage the impact of incremental development on water quality and yield.

##### Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The issues (as appropriate) listed under the decision guidelines specified for the zone.
- The slope, soil type and other environmental factors including the potential for pollution of waterways and groundwater.
- Any recommendations or requirements made in any land capability report or development plan.
- The need to maintain water quality at a local and regional level and whether the proposal is consistent with the provisions of any incorporated documents (including the state Environment Protection Policies – Waters of Victoria and Groundwaters of Victoria).



- The possible effect of the subdivision or development on the quality and quantity of water in waterways, water bodies, storages and drains.
- The preservation of and impact on soils and the need to prevent erosion.
- The need to manage incremental development that is likely to result in, or create a precedent for, development densities or activities likely to be detrimental to water quality or yield.
- The information contained in any site context plan or development plan which the Responsible Authority may have requested.
- Any relevant catchment management plan, policy strategy or Ministerial Direction (including the Interim Guideline for Planning Permit Applications in Open Potable Water Supply Catchment Areas or any subsequent revision of that guideline).
- If within the Troy, Musical Gully and Avoca (Sugarloaf) catchments, Sections 5.2 and 5.3 of the Forest Management Plan – Midlands Forest Management Area (Department of Sustainability and Development).

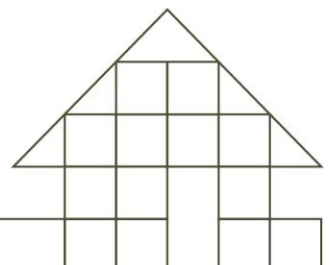
**Response**

The design and siting of the dwelling and shed have been carefully considered to minimize any risk of erosion or pollution. The site’s generally flat topography and the proposed management of runoff will help to mitigate potential risks to surrounding waterways. Furthermore, the proposal includes a plan for upgrading the access road, which will be managed responsibly to avoid contamination risks from construction or ongoing agricultural activities.

The land's agricultural use, including livestock grazing and the proposed agricultural shed, is expected to align with responsible land management practices that are consistent with maintaining water quality. The implementation of proper waste management, effluent disposal systems, and controlled use of chemicals for agricultural activities will further reduce the potential for water pollution.

No activities associated with the proposal are expected to cause significant soil erosion, siltation, or eutrophication of local water bodies. The proposal takes care to protect the environment by adhering to best practices for water and land management.

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#### Clause 45.05 RESTRUCTURE OVERLAY SCHEDULE 21

##### Purpose

- 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.

##### Decision guidelines

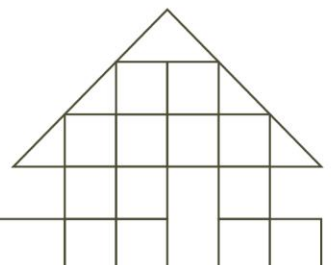
Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The objectives of the restructure plan for the area.
- Appropriate measures to cope with any environmental hazard or constraint affecting the land, including slope, drainage, salinity and erosion.
- The protection and enhancement of the natural environment and the character of the area including the retention of vegetation and fauna habitats and the need to revegetate along waterways, gullies, ridge lines and property boundaries.
- The availability of utility services, including sewerage, water, drainage, electricity, telecommunications, and, where the subdivision is not a residential subdivision, gas.
- The relationship of the intended use and development to the existing or likely use and development of adjoining and nearby land.
- The effect on surrounding uses, especially agricultural uses and nearby public land.
- The design of buildings.

##### Response

The proposal aligns with the objectives of the Raglan Environs Restructure Plan. The four titles comprising a single restructure parcel do not currently feature a dwelling, which complies with the plan's requirement that no more than one dwelling may be constructed per restructure parcel.

The proposed development does not involve subdivision or creation of smaller lots, which is in line with the plan's aim to discourage small lot rural residential development and prevent inappropriate land fragmentation. Given that the site falls within a designated restructure parcel, the existing land holding is not subdivided, and any potential dwelling will be subject to further planning and development conditions that support responsible land use.



The proposal does not conflict with environmental considerations, as it is not located within flood-prone areas or sensitive environmental zones. Additionally, it avoids encroaching on Fiery Creek. No immediate threat to water quality or yield is posed by the proposal, and the management of land resources follows sustainable practices.

The applicant has proposed the consolidation of titles to adhere to the provisions of the restructure overlay provisions.

In conclusion, the proposal is consistent with the key provisions of the Raglan Environs Restructure Plan, promoting orderly development and adhering to the restrictions placed on restructuring parcels.

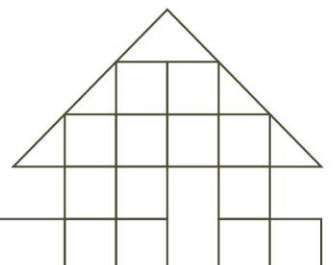


Figure 10 Restructure Plan 21 - Extract

## 8. Particular Provisions

Nonapplicable.

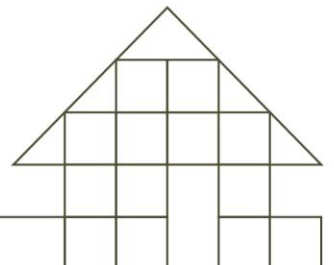
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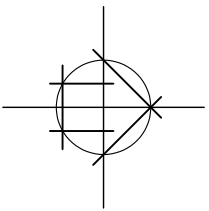
## 10. Conclusion

The proposal is consistent with the Farming Zone, and relevant planning policies of the Pyrenees Planning Scheme.

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EURAMBEEN-RAGLAN ROAD

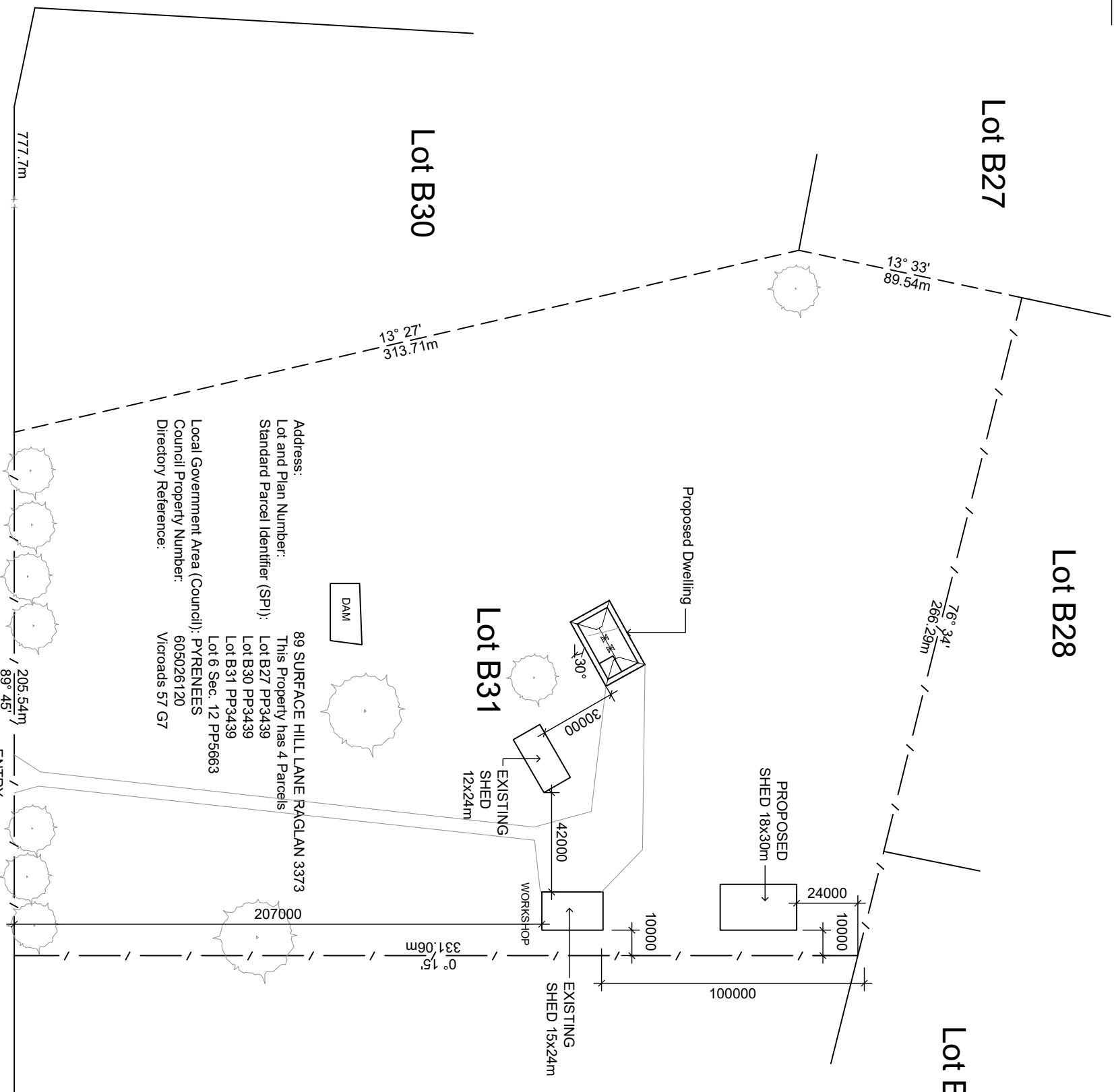
Lot B27

Lot B28

Lot B29

Lot B30

Lot B31



Address:  
 Lot and Plan Number:  
 Standard Parcel Identifier (SPI):  
 Local Government Area (Council):  
 Council Property Number:  
 Directory Reference:

89 SURFACE HILL LANE RAGLAN 3373  
 This Property has 4 Parcels  
 Lot B27 PP3439  
 Lot B30 PP3439  
 Lot B31 PP3439  
 Lot 6 Sec. 12 PP5663

605026120  
 Vicroads 57 G7

ENTRY  
 CROSS OVER TO COUNCIL'S STANDARDS

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- NOTES:  
 To be read in conjunction with specifications
- General
    - All levels and dimensions to be site verified before commencement of works
    - Do not scale drawings
    - Large detail drawings take preference over smaller scale general drawings materials and work practices shall comply with the NCC and other relevant codes referred to in the NCC/BCA
    - These plans shall be read in conjunction with any relevant structural and/or civil engineering computations and drawings relating to this project
    - The builder shall take all steps necessary to ensure the stability of new and existing structures during all works
    - The owner is responsible for providing any easement details relating to this site

**Underground stormwater drainage**  
 Stormwater from the building is to connect to the house road table drain or other legal point of discharge. The design & installation of the stormwater drainage is to comply with AS/NZS 3500.3:2021

**Downpipes**  
 900 new PVC Downpipes to connect to legal point of discharge to the relevant authorities approval & comply to Part 7.4 of NCC.  
 Locate downpipes not more than 12m. apart.  
 Place a downpipe within 1.2m of each valley gutter or make provision for overflow (refer NCC Part 7.4.5) (paint finish)

**Energy Rating**  
 This document must be read in conjunction with the attached energy rating.  
 All items identified for inclusion in the building in the rating must form part of the building

**Certification**  
 The plumber, electrician and glazier are to supply copies of certification of their works at the completion of the project

**Termite protection**  
 Provide termite management system in accordance with AS 3660.1  
 Ant caps must comply with clause 3.4.1 and attachments to the building (steps etc.) must comply with clause 3.4.2

**Frame work generally**  
 All frame work is to conform to AS 1684.  
 All exposed timbers are to be suitably protected against the weather.

**Wind Loads for Housing**  
 Region : A  
 Terrain Category : TC3  
 Shielding Classification : No Shielding  
 Topographic Classification : T1  
 Wind Classification : N2  
 Serviceability Limit Wind Pressure : 400Pa  
 Ultimate Limit State Wind Pressure : 1000Pa  
 Water Penetration : 150Pa

Area	
Proposed House	: 288.68m <sup>2</sup>
Proposed Garage	: 45.02m <sup>2</sup>
Proposed Verandah	: 169.04m <sup>2</sup>
Total	: 502.74m <sup>2</sup>
Site Area	: 26.50ha

REGISTERED  
 DPAD 22819



25 Balmoral Road Warrnambool 3280  
 Mobile: 0428 370 185  
 Email: [dhbuilding@aussiebb.com.au](mailto:dhbuilding@aussiebb.com.au)

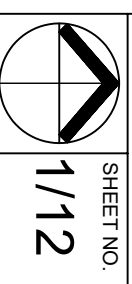


PROPOSED  
 DWELLING

TITLE:  
 SITE PLAN

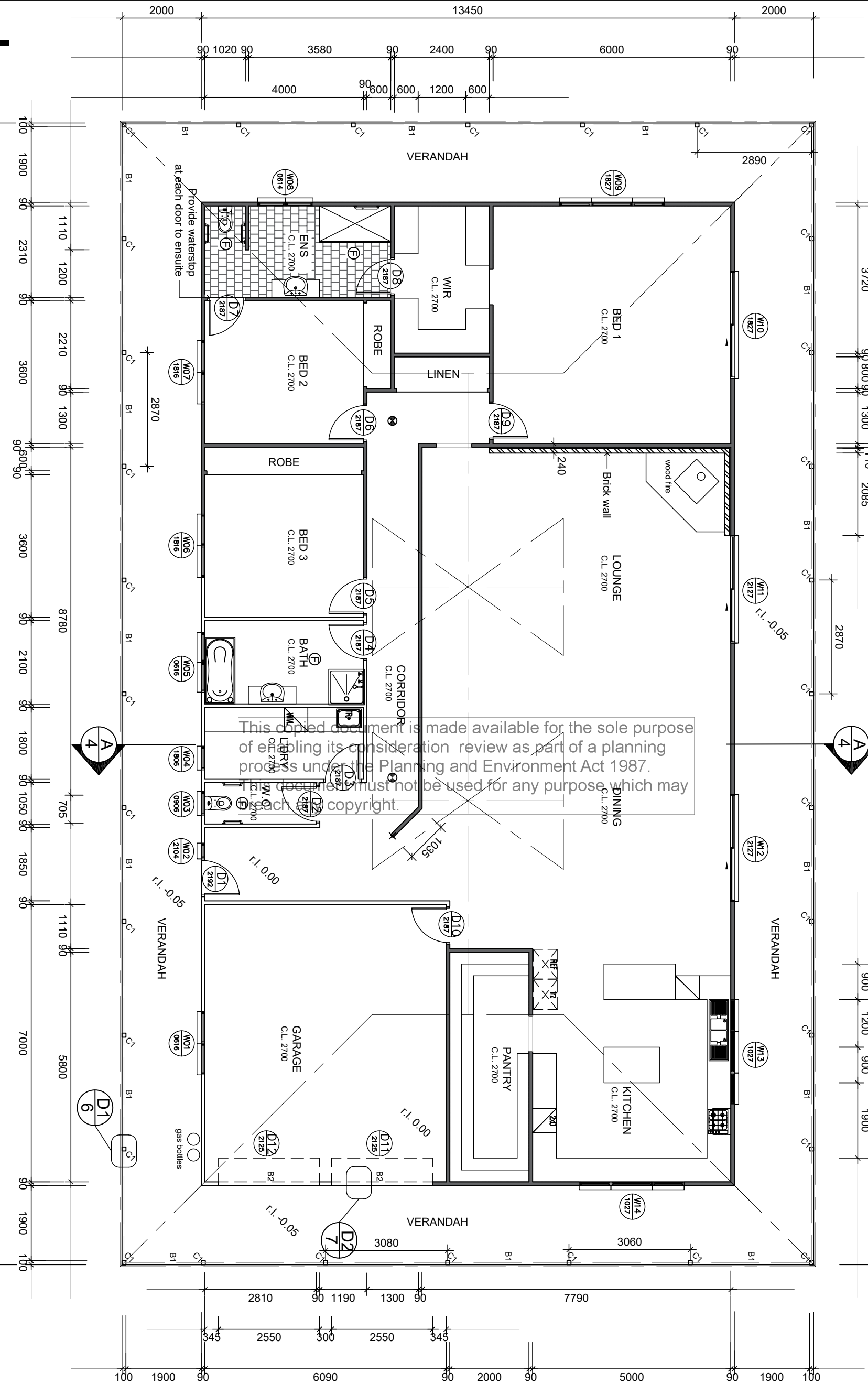
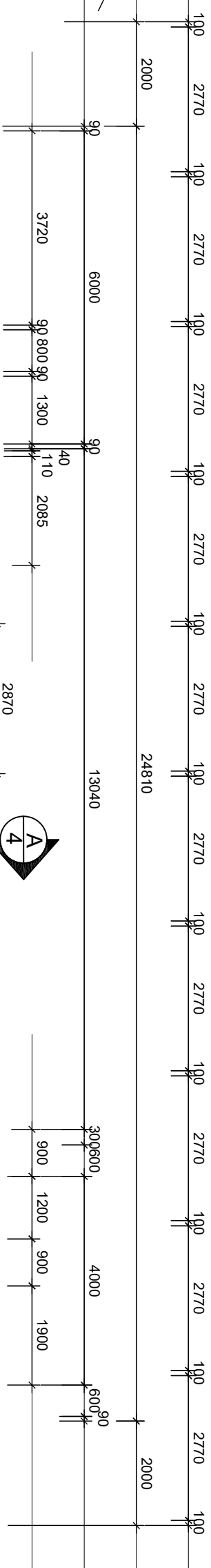
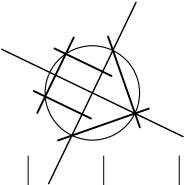
PROJECT NO: 0307224  
 DATE: 12 SEP 2024  
 SCALE: 1:2000 (A3)  
 DRAWN BY: D.H.  
 AMENDMENT: --

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site plan  
 SCALE 1:2,000

SURFACE HILL LANE



plan  
SCALE 1:100

BAL-12.5

REGISTERED  
DPAD 22819



25 Balmoral Road Warrnambool 3280  
Mobile: 0428 370 185  
Email: dhbuilding@aussiebb.com.au



PROPOSED  
DWELLING

TITLE:  
PLAN

PROJECT NO: 0307224

DATE: 22 SEP 2024

SCALE: 1:100 (A3)

DRAWN BY: D.H.

AMENDMENT: --

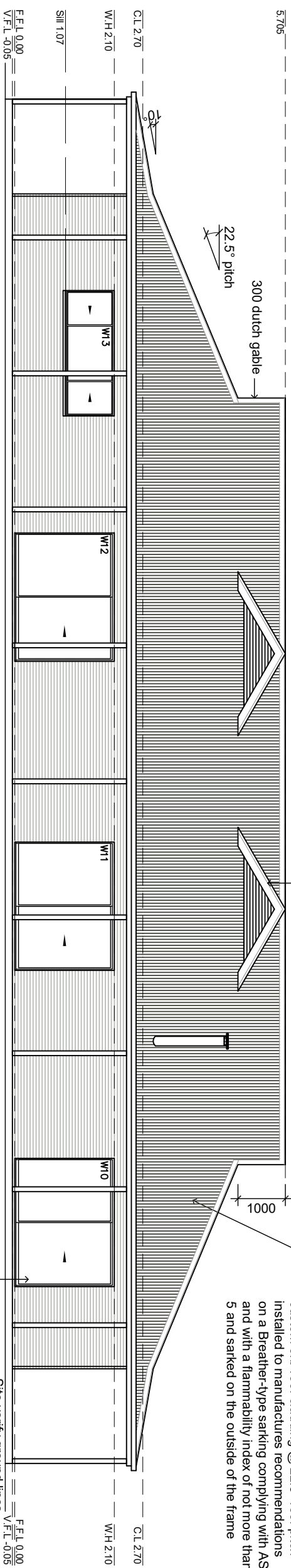
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SHEET NO.  
2/12

# BAL—12.5

5.705

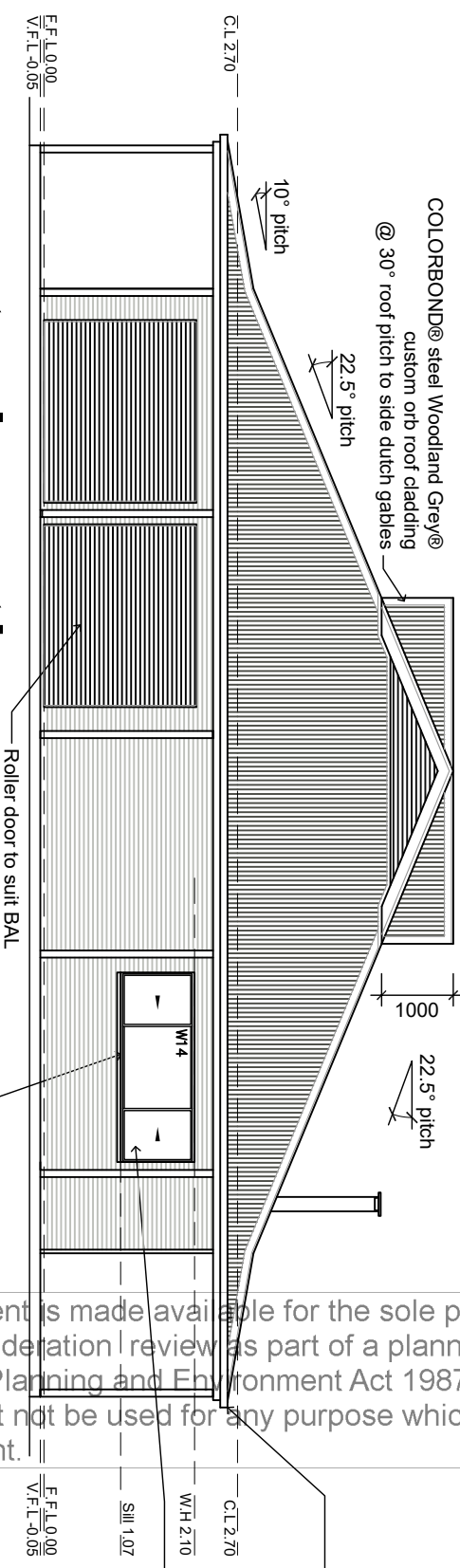
custom orb roof cladding @ 30° roof pitch to side dutch gables



## north elevation

SCALE 1:100

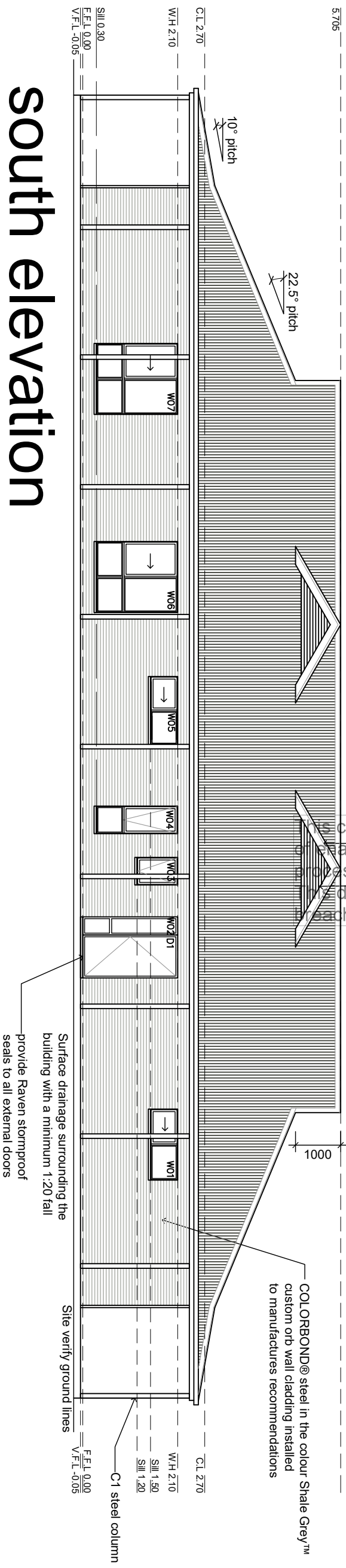
COLORBOND® steel Woodland Grey®  
custom orb roof cladding  
@ 30° roof pitch to side dutch gables



## east elevation

SCALE 1:100

custom orb roof cladding @ 30° roof pitch to side dutch gables



## south elevation

SCALE 1:100

COLORBOND® steel Woodland Grey®  
custom orb roof cladding @ 22.5° roof pitch  
installed to manufactures recommendations  
on a Breather-type sarking complying with AS/NZS4200.1  
and with a flammability index of not more than  
5 and sarked on the outside of the frame

### LEGEND

☒ Smoke detectors are to be fitted to the ceilings of adjacent bedrooms in accordance with N.C.C. Part 9.5 Where more than one smoke alarm is installed those alarms must be interconnected to comply with AS3786.

Ⓣ All exhaust-fans to be self-closing. Vented directly outside. Must follow minimum ventilation requirements of NCC BCA Part H4D7 Ventilation

### Building sealing Requirements

- Generally all roof lights must be sealed, or capable of being sealed, when serving a conditioned space.
- A seal to restrict air infiltration must be fitted to each edge of an external door, operable window and other such opening when serving a conditioned space.
- All gaps between doors windows and stud-frames are to caulk/sealed.
- All gaps from service penetrations etc. are to be sealed.
- All external doors to be weather-stripped and sealed. As should internal doors to garages and other non conditioned spaces.
- All chimneys and flues to have dampers as per NCC requirements 13.4.2 if applicable.

COLORBOND® steel in the colour Shale Grey™  
custom orb wall cladding installed  
to manufactures recommendations

Surface drainage surrounding the  
building with a minimum 1:20 fall  
provide Raven stormproof  
seals to all external doors

REGISTERED  
DPAD 22819

**Design Matters**  
National Building Design Professional Member

25 Balmoral Road Warrnambool 3280  
Mobile: 0428 370 185  
Email: [dhbuilding@aussiebb.com.au](mailto:dhbuilding@aussiebb.com.au)



PROPOSED  
DWELLING

TITLE:  
ELEVATIONS

PROJECT NO: 030724

DATE: 22 SEP 2024

SCALE: 1:100 (A3)

DRAWN BY: D.H.

AMENDMENT: --

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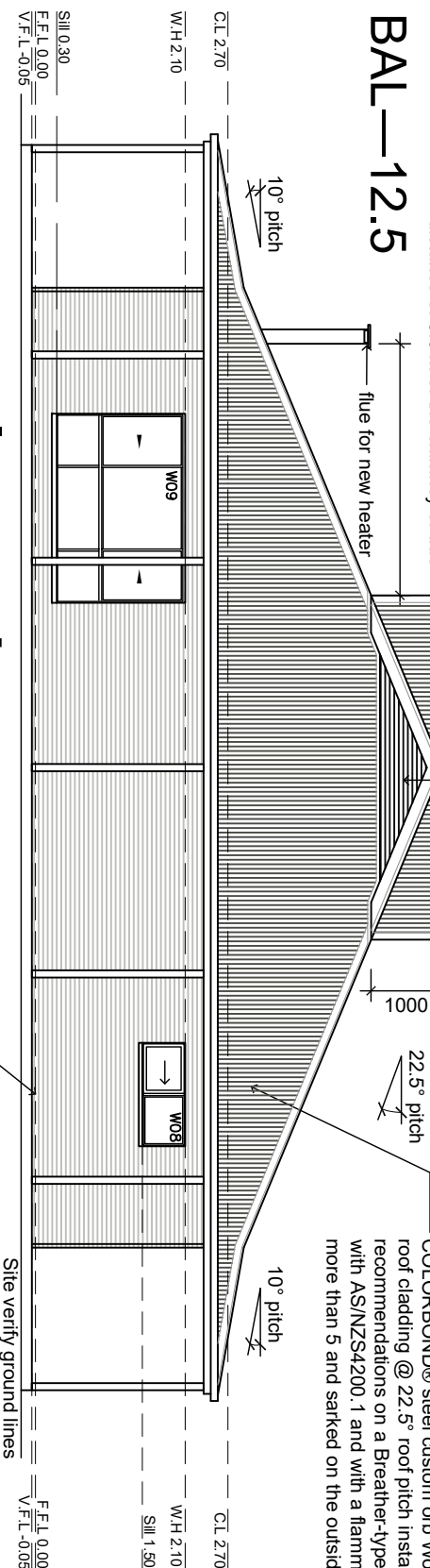
SHEET NO.  
3/12



The chimney or flue must terminate not less than 300 mm above the highest part of the building within a horizontal distance of 3.6 m of the chimney or flue

Aluminium louvre vents with perforated metal insect mesh backing to duct gables to suit BAL rating

COLORBOND® steel custom orb Woodland Grey® roof cladding @ 22.5° roof pitch installed to manufactures recommendations on a Breather-type sarking complying with AS/NZS4200.1 and with a flammability index of not more than 5 and sarked on the outside of the frame



# West elevation

SCALE 1:100

COLORBOND® steel Woodland Grey® custom orb roof cladding @ 22.5° roof pitch installed to manufactures recommendations on a Breather-type sarking complying with AS/NZS4200.1 and with a flammability index of not more than 5 and sarked on the outside of the frame

timber roof trusses @ 900 ctrs. max. refer to truss manufacturer's drawing designed by others

R7.0 Bradford Gold Hi-Performance Ceiling Insulation bats between bottom cords

R1 timber rafters

C.L. 2.70

B1 verandah beam

35x42 MGP10 timber battens @ 600 ctrs.

C1 steel column

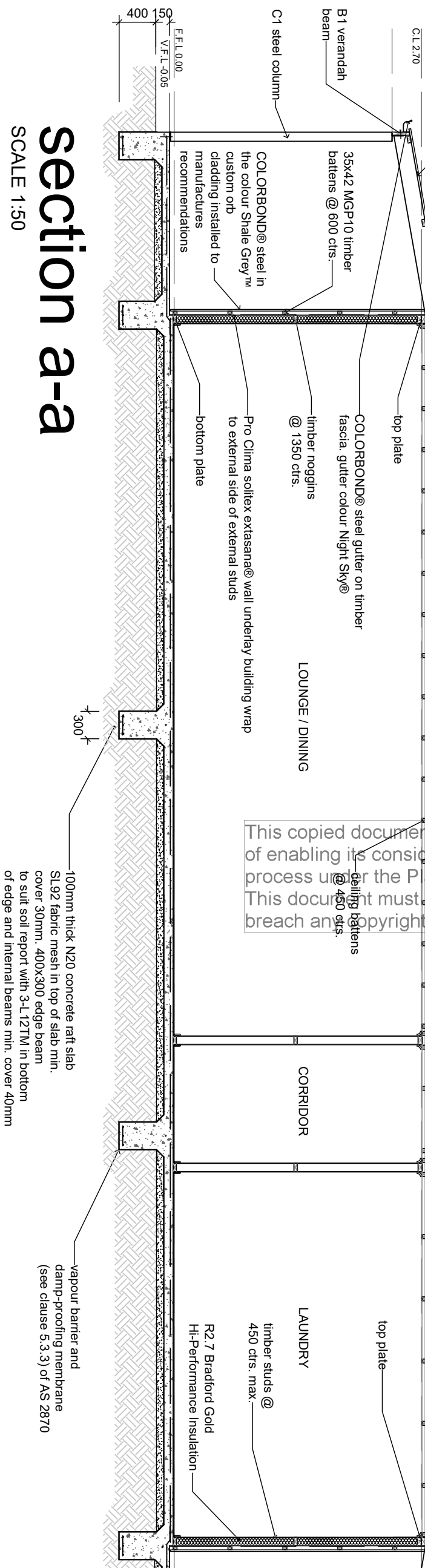
COLORBOND® steel in the colour Shale Grey™ cladding installed to manufactures recommendations

F.E.L. 0.00

V.F.L. -0.05

# Section a-a

SCALE 1:50



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Bradford Ventilation 1 WindMaster for every 12.5m of horizontal roof length  
leave vent for every 5m of horizontal roof length

- Wet Areas**
- All wet areas to comply with NCC Vol 2 Part 3.8.1.2. AS 3740-2021 and AS/NZS 4858:2004
  - Wall finishes shall be impervious to a height of 1800mm above floor level to shower enclosures and 150mm above baths, basins, sinks and troughs if within 75mm of the wall.
- Concrete**
- All structural concrete is to have a minimum compressive strength  $f_c$  of 25mpa at 28 days from date of pouring.
  - New concrete work is to comply with the requirements of Australian standards and NCC/BCA.
  - Foundations, excavations, reinforcement placement etc. to be inspected and approved by the building surveyor prior to any concrete placement.
  - All reinforcement fabric is to be lapped a minimum of 225mm in both directions and a 500mm lap for trench mesh. u.n.o.
  - Reinforcement to have a minimum cover of 70mm in bottom of trenches. 40mm cover top & bottom throughout. u.n.o.
  - Strip top soil from under structural slabs, grade as req'd and cover with 50mm sand bed and 200um vapour barrier.
- Stormwater**
- Connect stormwater to legal point of discharge to approval of relevant authority.
  - Use Ø90mm p.v.c. stormwater pipes throughout at min. 1 in 100 fall.
  - Gutters should have min. fall towards the outlet

REGISTERED  
DPAD 22819



25 Balmoral Road Warrnambool 3280  
Mobile: 0428 370 185  
Email: [dhbuilding@aussiebb.com.au](mailto:dhbuilding@aussiebb.com.au)



PROPOSED  
DWELLING

TITLE:  
ELEVATION  
& SECTION

PROJECT NO: 030724

DATE: 22 SEP 2024

SCALE: R.T.D (A3)

DRAWN BY: D.H.

AMENDMENT: --

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SHEET NO.

4/12

Bracing, Tie Downs & Fixings to be to AS1684-2021 and Timber Framing Manual



**Safety Steel Structures**

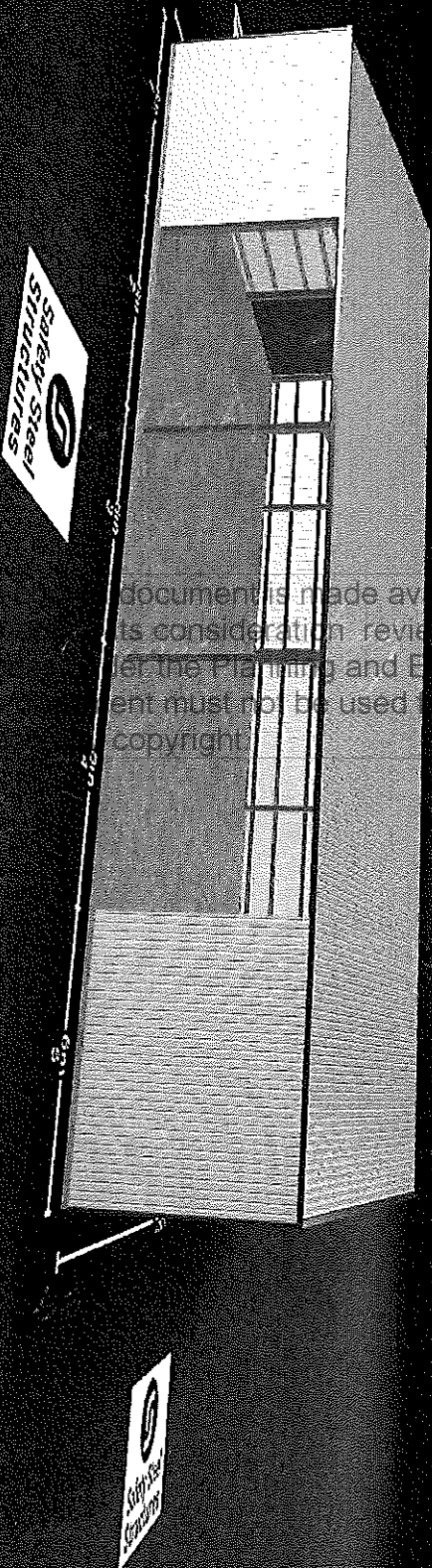
enquiries@safetysteel.com.au  
03 9706 7711  
50 Nathan Road  
Dandenong VIC 3175

3D View View & Edit in 3D: <https://shed.safetysteel.com.au/#/yezBPKnH4gV/0>

*Sign  
Date  
8/4/06*



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**Safety Steel Structures**

enquiries@safetysteel.com.au  
03 9706 7711  
50 Nathan Road  
Dandenong VIC 3175

**Floor Plan**

View & Edit in 3D: <https://shed.safetysteel.com.au/#/eZBPkNk4gV/0>

*Signs  
date  
04/06*



Area:  
540m<sup>2</sup>

30m

Diagonal:  
34.986m

Left

18m  
Front

6m

Metal Sliding Door

6m  
1

6m  
2

6m  
3  
Right

6m  
4

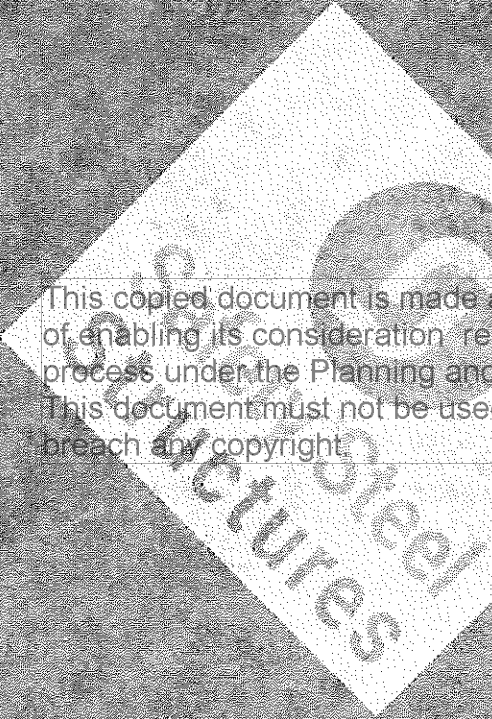
6m  
5

18m  
Back

6m

Metal Sliding Door

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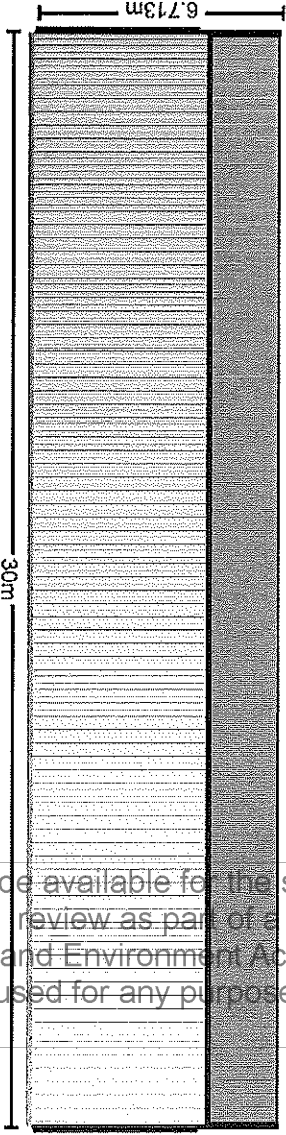
**Safety Steel Structures**

enquiries@safetysteel.com.au  
03 9706 7711  
50 Nathan Road  
Dandenong VIC 3175

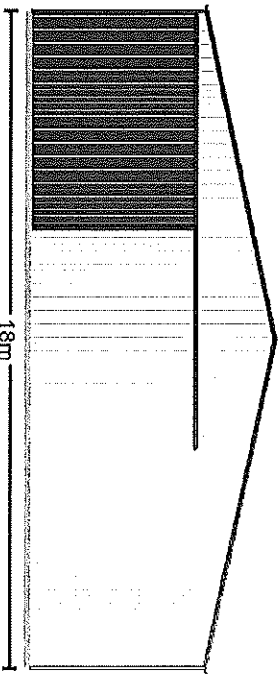
**Elevations**

View & Edit in 3D: <https://shed.safetysteel.com.au/#/eyeZBPkNh4gV/0>

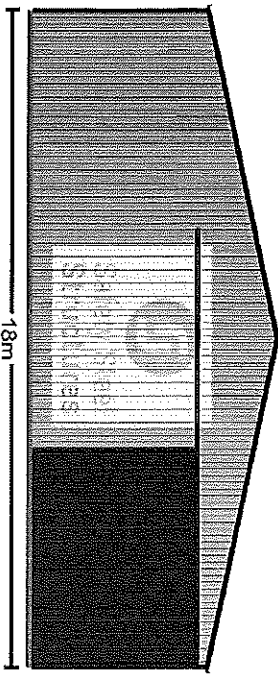
*Sign Date 24/06*



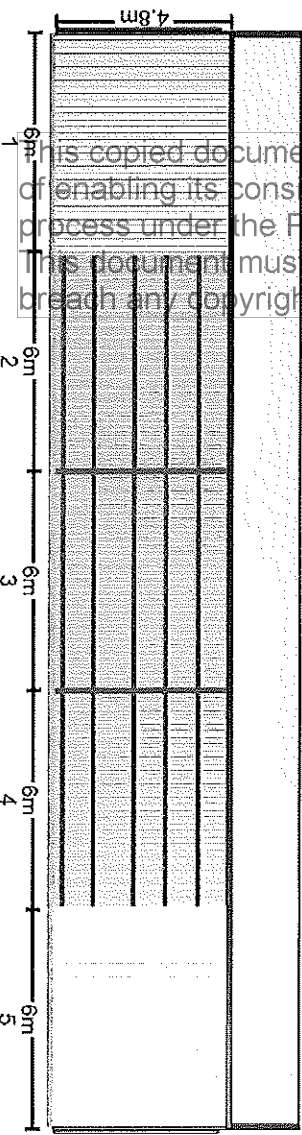
Left



Front



Back



Right

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**MEMBER SCHEDULE**

- C1 - PORTAL COLUMN 200x100x4 RHS G450
- C2 - PORTAL COLUMN 200x100x5 RHS G450
- R1 - PORTAL RAFTER 200x100x4 RHS G450
- R2 - PORTAL RAFTER 200x100x5 RHS G450
- M1 - MULLIONS 200x100x3 RHS G450
- TB1 - TIE BAR 100x50x2.5 RHS G450  
TO CLEAR SPAN FRAMES ONLY
- RBI - ROOF BRACES 50x5 FLAT BAR WITH  
Ø16 TURNBUCKLES @ ENDS
- WB1 - WALL BRACES 50x5 FLAT BAR WITH  
Ø16 TURNBUCKLES @ ENDS

**FOOTING SCHEDULE**

MIN ALLOWABLE BEARING PRESSURE = 150kPa

**WITH SLAB**

- F1 Ø600 x 1200 DEEP MIN MASS CONCRETE  
MIN 500 INTO THE NATURAL STIFF CLAY
  - F2 Ø600 x 800 DEEP MIN MASS CONCRETE  
MIN 300 INTO THE NATURAL STIFF CLAY
- ANY FILL ABOVE CLAY MUST BE WELL COMPACTED

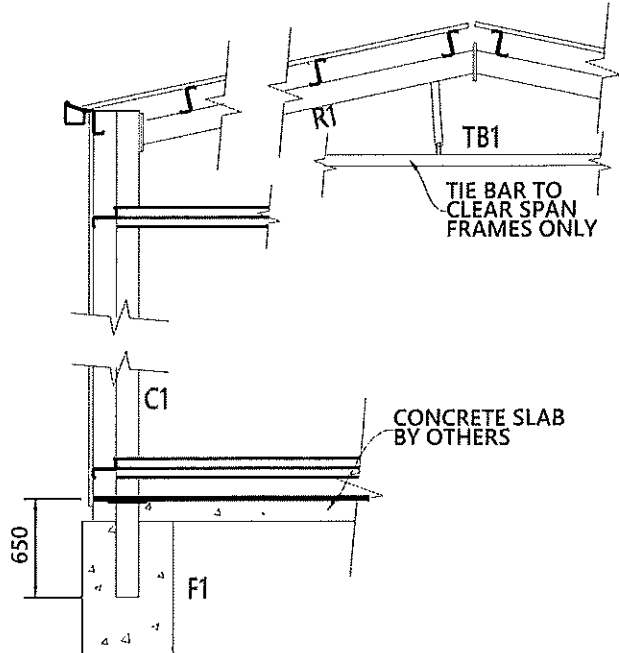
**WITHOUT SLAB**

- F1 Ø600 x 1500 DEEP MIN MASS CONCRETE  
MIN 700 INTO THE NATURAL STIFF CLAY
  - F2 Ø600 x 800 DEEP MIN MASS CONCRETE  
MIN 400 INTO THE NATURAL STIFF CLAY
- ANY FILL ABOVE CLAY MUST BE WELL COMPACTED

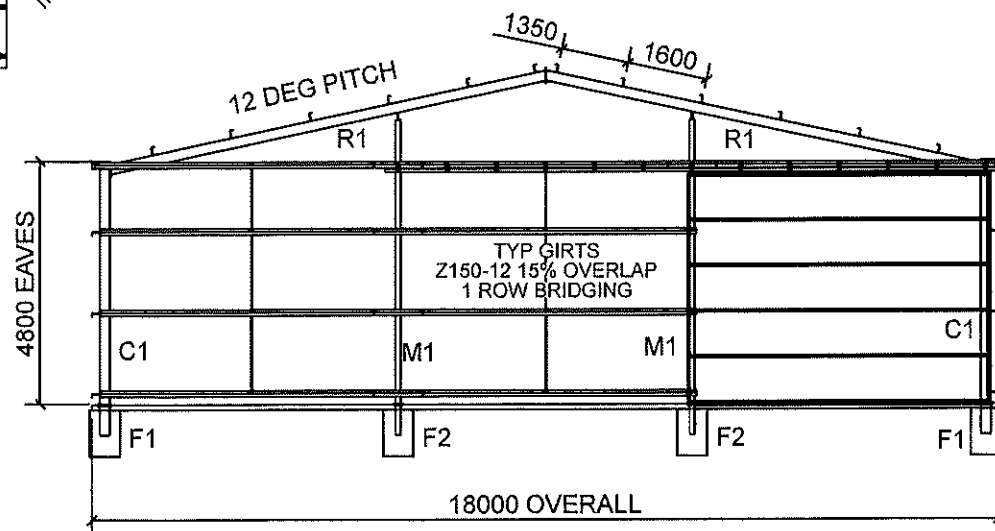
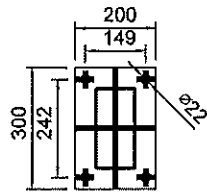
**NOTE:**

OWNER TO SPECIFY WHICH FOOTING TYPE IS TO BE USED PRIOR TO PERMIT APPLICATION.

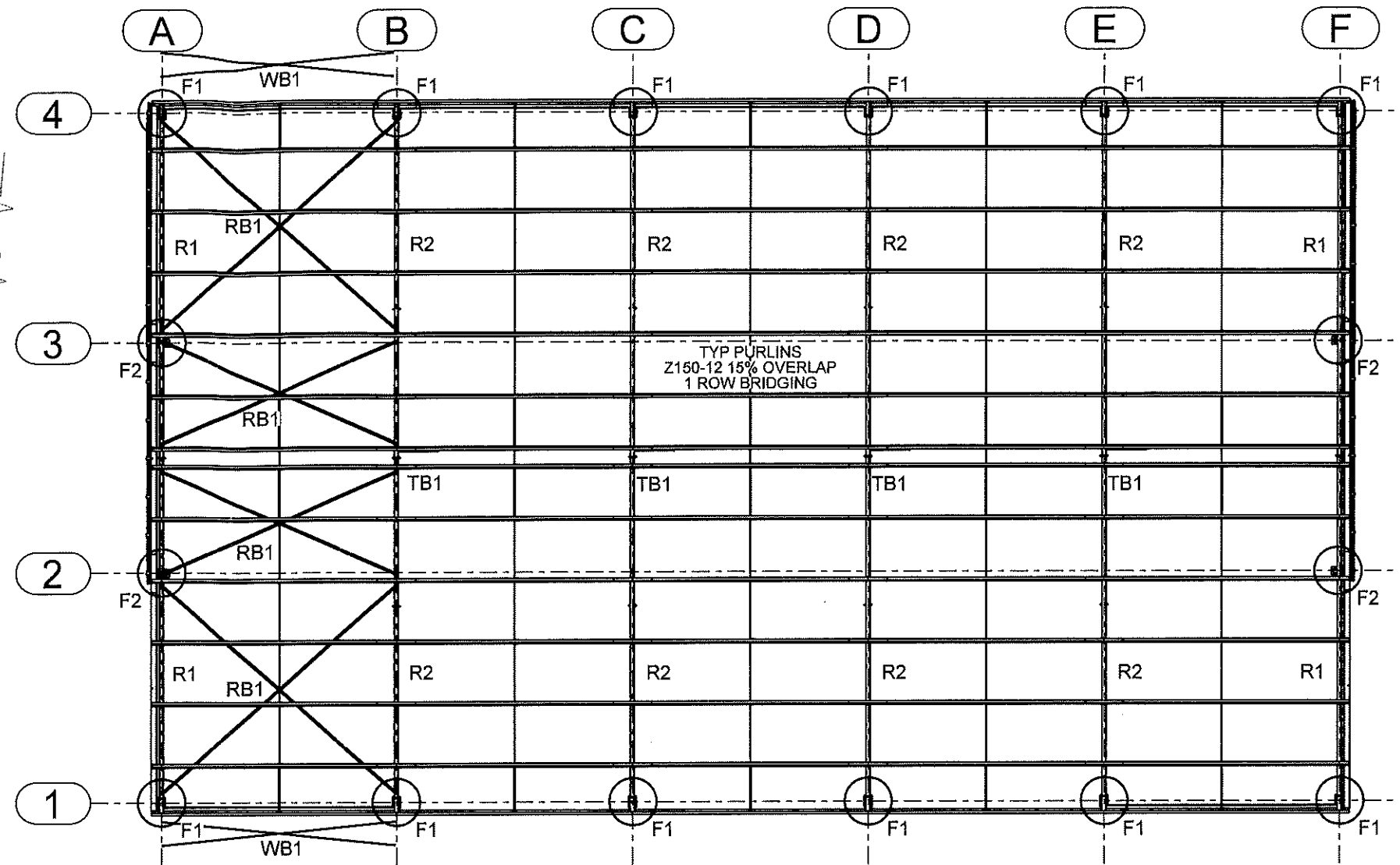
**FOR SETTING OUT & CONSTRUCTING FOOTINGS REFER TO SAFETY STEEL STRUCTURES SHOP DRAWINGS**



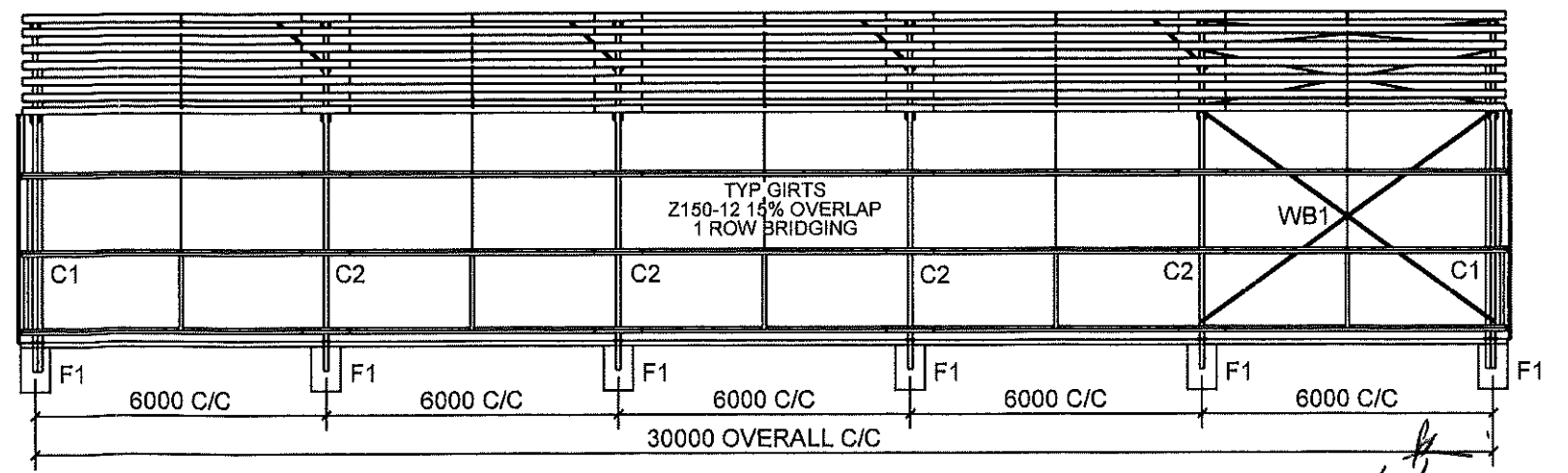
RIDGE, EAVES & BASE PLATE CONNECTION DETAIL  
16MM MS PLATE  
6MM C.F.W  
4M20 8.8/S BOLTS



**Elevation Grid F**



**Plan FFL**



**Elevation Grid 4**

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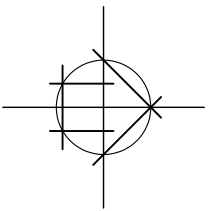
34-50 Nathan Road, Dandenong South Vic 3175  
(03) 9708 7711 | enquiries@safetysteel.com.au

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DRAFT BY ROB J	CHECKED BY	DATE 07.11.2024	SCALE NTS
-------------------	------------	--------------------	--------------

TITLE: PROPOSED CLASS 10a SHED  
SITE: 89 SURFACE HILL LANE, RAGLAN, 3373

PROJECT No 84406 SD	SHEET No 1	REVISION	A3
------------------------	---------------	----------	----



EURAMBEEN-RAGLAN ROAD

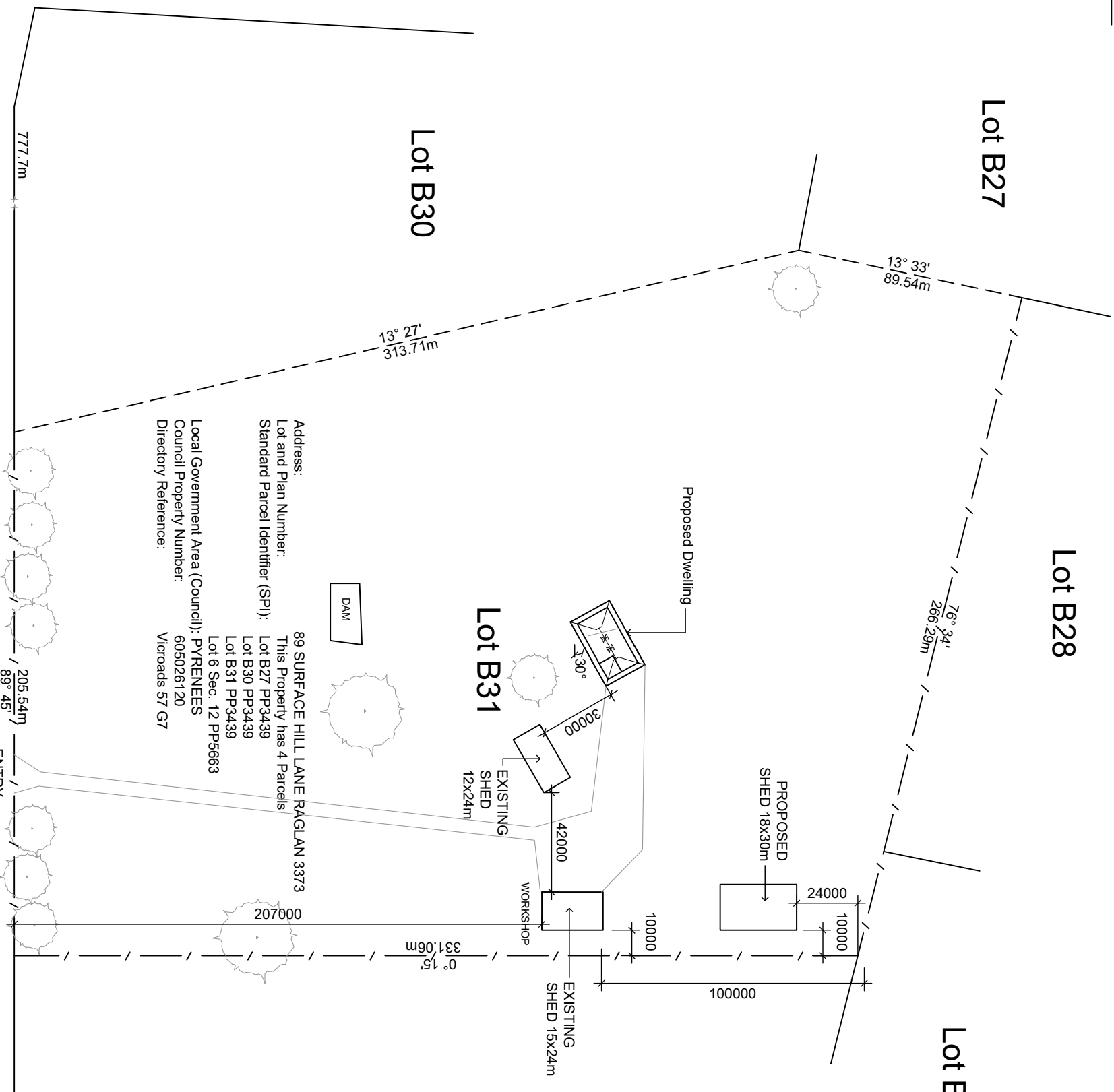
Lot B27

Lot B28

Lot B29

Lot B30

Lot B31



Address:  
 Lot and Plan Number:  
 Standard Parcel Identifier (SPI):  
 Local Government Area (Council):  
 Council Property Number:  
 Directory Reference:

89 SURFACE HILL LANE RAGLAN 3373  
 This Property has 4 Parcels  
 Lot B27 PP3439  
 Lot B30 PP3439  
 Lot B31 PP3439  
 Lot 6 Sec. 12 PP5663

605026120  
 Vicroads 57 G7

ENTRY  
 CROSS OVER TO COUNCIL'S STANDARDS

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- NOTES:  
 To be read in conjunction with specifications
- General
    - All levels and dimensions to be site verified before commencement of works
    - Do not scale drawings
    - Large detail drawings take preference over smaller scale general drawings materials and work practices shall comply with the NCC and other relevant codes referred to in the NCC/BCA
    - These plans shall be read in conjunction with any relevant structural and/or civil engineering computations and drawings relating to this project
    - The builder shall take all steps necessary to ensure the stability of new and existing structures during all works
    - The owner is responsible for providing any easement details relating to this site

**Underground stormwater drainage**  
 Stormwater from the building is to connect to the house road table drain or other legal point of discharge. The design & installation of the stormwater drainage is to comply with AS/NZS 3500.3:2021

**Downpipes**  
 900 new PVC Downpipes to connect to legal point of discharge to the relevant authorities approval & comply to Part 7.4 of NCC.  
 Locate downpipes not more than 12m. apart.  
 Place a downpipe within 1.2m of each valley gutter or make provision for overflow (refer NCC Part 7.4.5) (paint finish)

**Energy Rating**  
 This document must be read in conjunction with the attached energy rating.  
 All items identified for inclusion in the building in the rating must form part of the building

**Certification**  
 The plumber, electrician and glazier are to supply copies of certification of their works at the completion of the project

**Termite protection**  
 Provide termite management system in accordance with AS 3660.1  
 Ant caps must comply with clause 3.4.1 and attachments to the building (steps etc.) must comply with clause 3.4.2

**Frame work generally**  
 All frame work is to conform to AS 1684.  
 All exposed timbers are to be suitably protected against the weather.

**Wind Loads for Housing**  
 Region : A  
 Terrain Category : TC3  
 Shielding Classification : No Shielding  
 Topographic Classification : T1  
 Wind Classification : N2  
 Serviceability Limit Wind Pressure : 400Pa  
 Ultimate Limit State Wind Pressure : 1000Pa  
 Water Penetration : 150Pa

Area	
Proposed House	: 288.68m <sup>2</sup>
Proposed Garage	: 45.02m <sup>2</sup>
Proposed Verandah	: 169.04m <sup>2</sup>
Total	: 502.74m <sup>2</sup>
Site Area	: 26.50ha

REGISTERED  
 DPAD 22819



25 Balmoral Road Warrnambool 3280  
 Mobile: 0428 370 185  
 Email: [dhbuilding@aussiebb.com.au](mailto:dhbuilding@aussiebb.com.au)

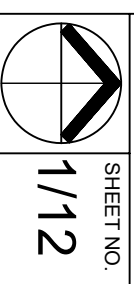


PROPOSED  
 DWELLING

TITLE:  
 SITE PLAN

PROJECT NO: 0307224  
 DATE: 12 SEP 2024  
 SCALE: 1:2000 (A3)  
 DRAWN BY: D.H.  
 AMENDMENT: --

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site plan  
 SCALE 1:2,000

SURFACE HILL LANE

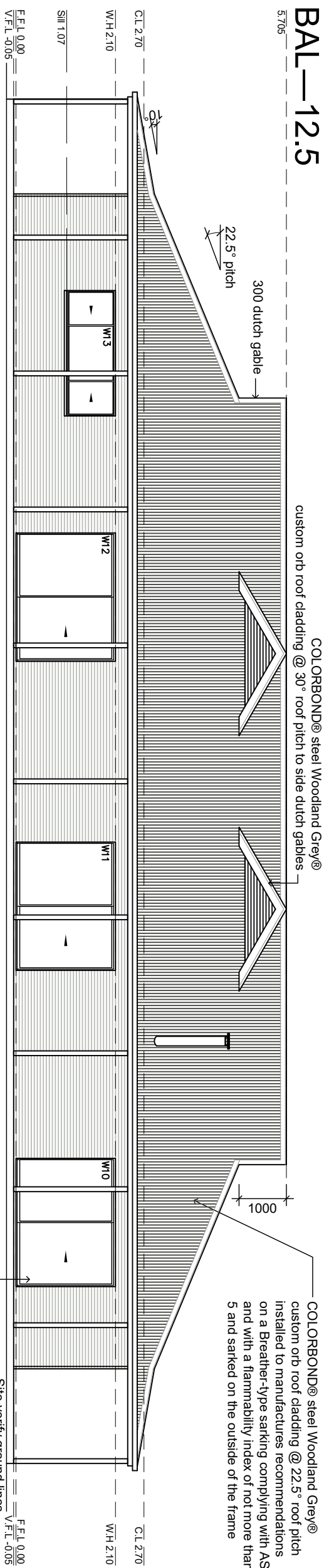




# BAL—12.5

5.705

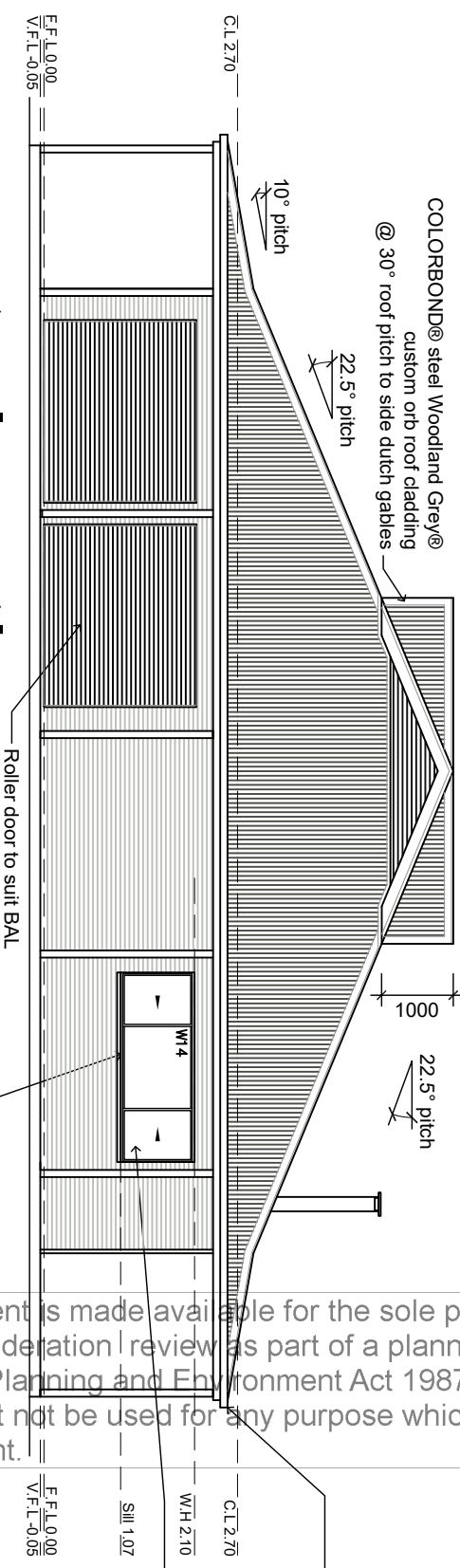
custom orb roof cladding @ 30° roof pitch to side dutch gables



## north elevation

SCALE 1:100

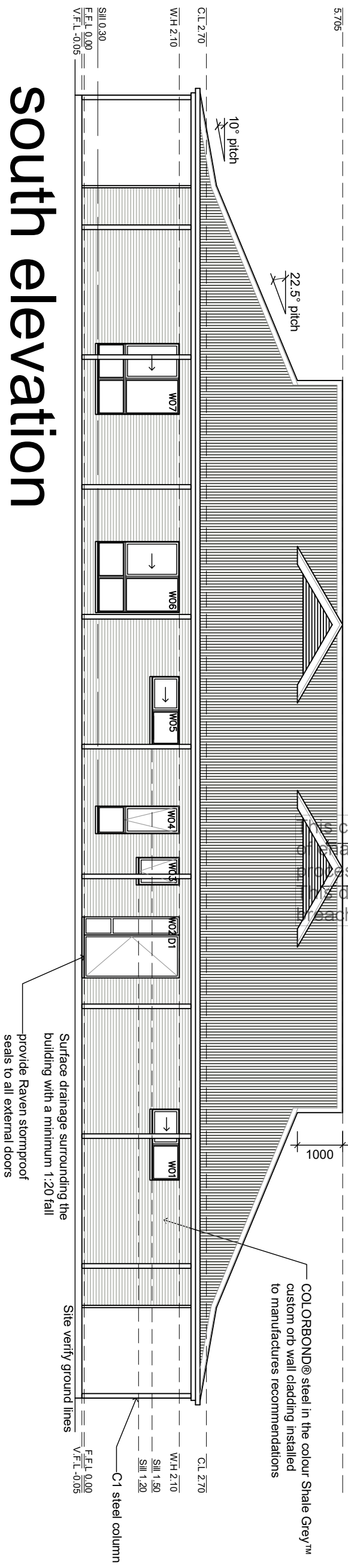
COLORBOND® steel Woodland Grey®  
custom orb roof cladding  
@ 30° roof pitch to side dutch gables



## east elevation

SCALE 1:100

COLORBOND® steel Woodland Grey®  
custom orb roof cladding @ 30° roof pitch to side dutch gables



## south elevation

SCALE 1:100

REGISTERED  
DPAD 22819



25 Balmoral Road Warrnambool 3280  
Mobile: 0428 370 185  
Email: [dhbuilding@aussiebb.com.au](mailto:dhbuilding@aussiebb.com.au)



PROPOSED  
DWELLING

TITLE:  
ELEVATIONS

PROJECT NO: 030724

DATE: 22 SEP 2024

SCALE: 1:100 (A3)

DRAWN BY: D.H.

AMENDMENT: --

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SHEET NO.  
3/12







# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>TP364370U</b>
Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>30/11/2024 13:04</b>

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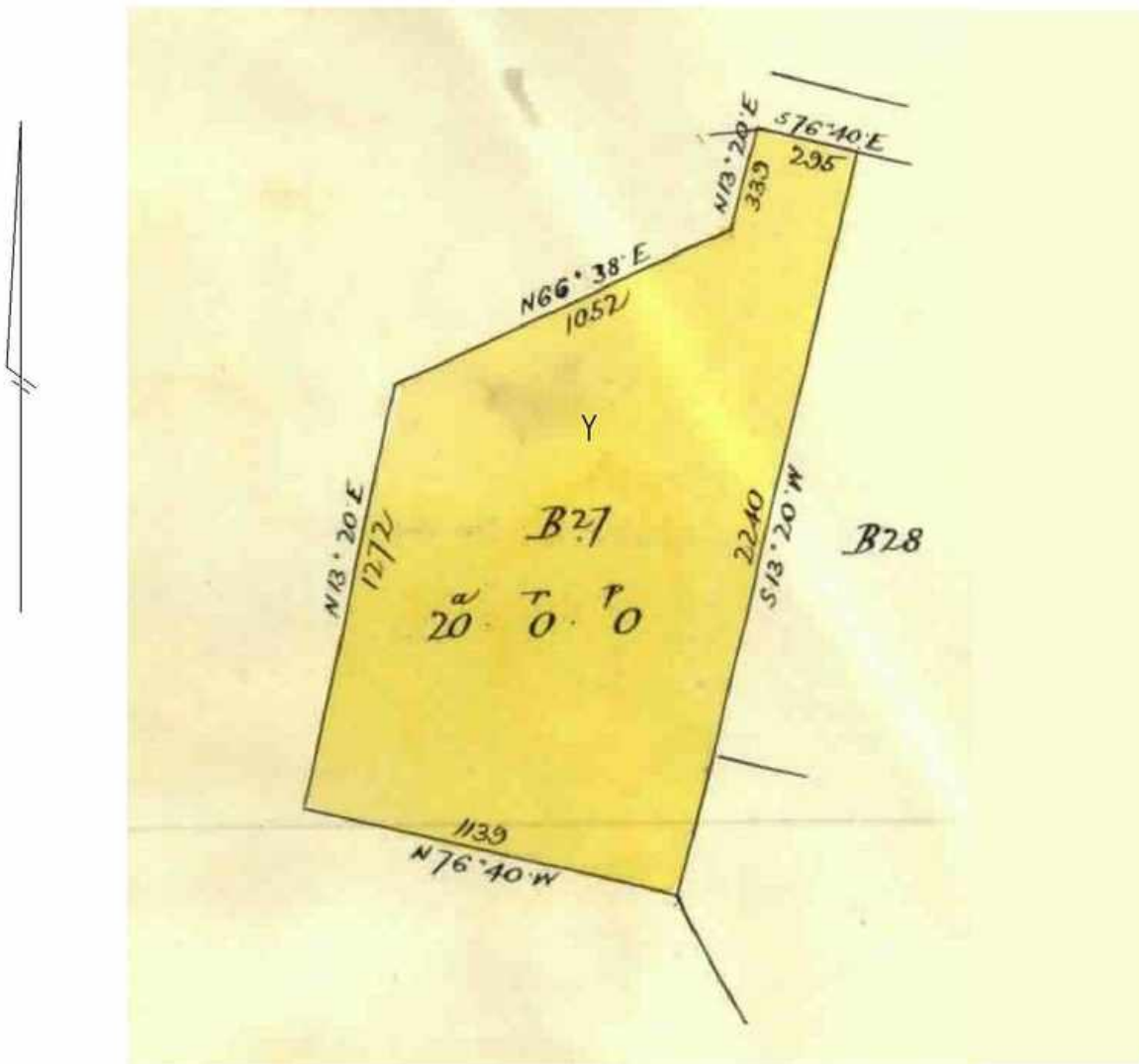
<b>TITLE PLAN</b>	<b>EDITION 1</b>	<b>TP 364370U</b>
-------------------	------------------	-------------------

<p><b>Location of Land</b></p> <p>Parish: RAGLAN          Township:          Section:          Crown Allotment: B27          Crown Portion:</p> <p>Last Plan Reference:          Derived From: VOL 3161 FOL 057          Depth Limitation: 50 FEET</p>	<p style="text-align: center;"><b>Notations</b></p> <p>SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 3161 FOL. 057 AND NOTED ON SHEET 2 OF THIS PLAN</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
--	--

<p><b>Description of Land / Easement Information</b></p> <div style="border: 1px solid black; padding: 10px; margin: 10px auto; width: 80%;"> <p>This copied document is made available for the sole purpose of enabling its consideration review as part of a planning process under the Planning and Environment Act 1987. This document must not be used for any purpose which may breach any copyright.</p> </div>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 24/03/2000          VERIFIED: B.H.</p>
--	---

**COLOUR CODE**

Y = YELLOW



LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 2 sheets
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TITLE PLAN		TP 364370U
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**LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS  
CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT**

All THAT PIECE OF LAND in the said State

containing *Twenty acres more or less being Allotment B <sup>in the name of</sup> in the Parish of Raglan County of Aipon*

delineated with the measurements and abutments thereof in the map drawn in the margin of these presents and therein coloured yellow. PROVIDED nevertheless that the grantee shall be entitled to sink wells for water and to the use and enjoyment of any spring or springs of water upon or within the boundaries of the said land for any and for all purposes as though he held the land without limitation as to depth. EXCEPTING nevertheless unto us our heirs and successors all gold and silver and auriferous and argentiferous earth and stone and all mines seams lodes and deposits containing gold silver copper tin antimony coal and other metals and minerals and mineral ores in upon and under and within the boundaries of the land hereby granted. AND ALSO reserving to us our heirs and successors free liberty and authority for us our heirs and successors and our and their licensees agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver copper tin antimony coal and all other metals and minerals and mineral ores and to extract and remove therefrom any gold silver and any auriferous and argentiferous earth or stone copper tin antimony coal and other metals and minerals and mineral ores and to search for and work dispose of and carry away the gold silver copper tin antimony coal metals minerals and their ores and the mines metals and minerals in the land lying in upon and under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver copper tin antimony coal and other metals and minerals and mineral ores and the working of all mines seams lodes and deposits containing gold silver copper tin antimony coal and other metals and minerals and mineral ores in upon or under the land hereby granted

PROVIDED ALWAYS that the said land is and shall be subject to be resumed for mining purposes under section 180 of the *Land Act 1901*. AND PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a licence to search for metals or minerals or of a mining or mineral lease to enter therein and to mine for gold silver copper tin antimony coal and other metals and minerals and mineral ores and to erect and to occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those on which the holder of a miner's right or of a mining or mineral lease had at the date of these presents the right to mine for gold and silver in and upon Crown lands. PROVIDED THAT compensation shall be paid to the said GRANTEE

h.c. heirs executors administrators assigns and transferees by such person for surface damage to be done to such lands by reason of mining thereon such compensation to be determined as provided for the time being by law for the case of land resumed for mining purposes and the payment thereof to be a condition precedent to such right of entry.

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

VOLUME 03161 FOLIO 057

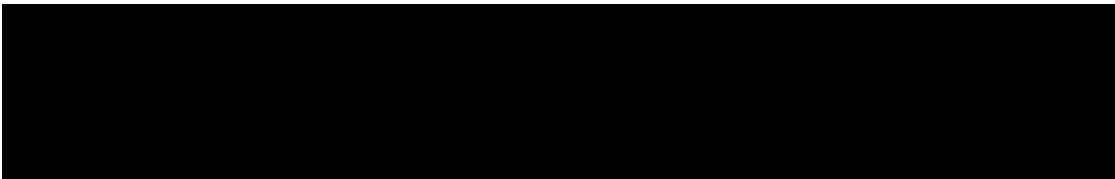
Security no : 124120278336G  
Produced 30/11/2024 01:04 PM

CROWN GRANT

**LAND DESCRIPTION**

Crown Allotment B27 Parish of Raglan.

**REGISTERED PROPRIETOR**



**ENCUMBRANCES, CAVEATS AND NOTICES**

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE TP364370U 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: 89 SURFACE HILL LANE RAGLAN VIC 3373

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 19570Y SEWELLS LAWYERS  
Effective from 22/08/2023

DOCUMENT END

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From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 30 November 2024 01:15 PM

## PROPERTY DETAILS

Address: **89 SURFACE HILL LANE RAGLAN 3373**  
 Crown Description: **More than one parcel - see link below**  
 Standard Parcel Identifier (SPI): **More than one parcel - see link below**  
 Local Government Area (Council): **PYRENEES**  
 Council Property Number: **605026120**  
 Planning Scheme: **Pyrenees**  
 Directory Reference: **Vicroads 57 G7**

[www.pyrenees.vic.gov.au](http://www.pyrenees.vic.gov.au)

[Planning Scheme - Pyrenees](#)

This property has 4 parcels. For full parcel details get the free Property report at [Property Reports](#)

## 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

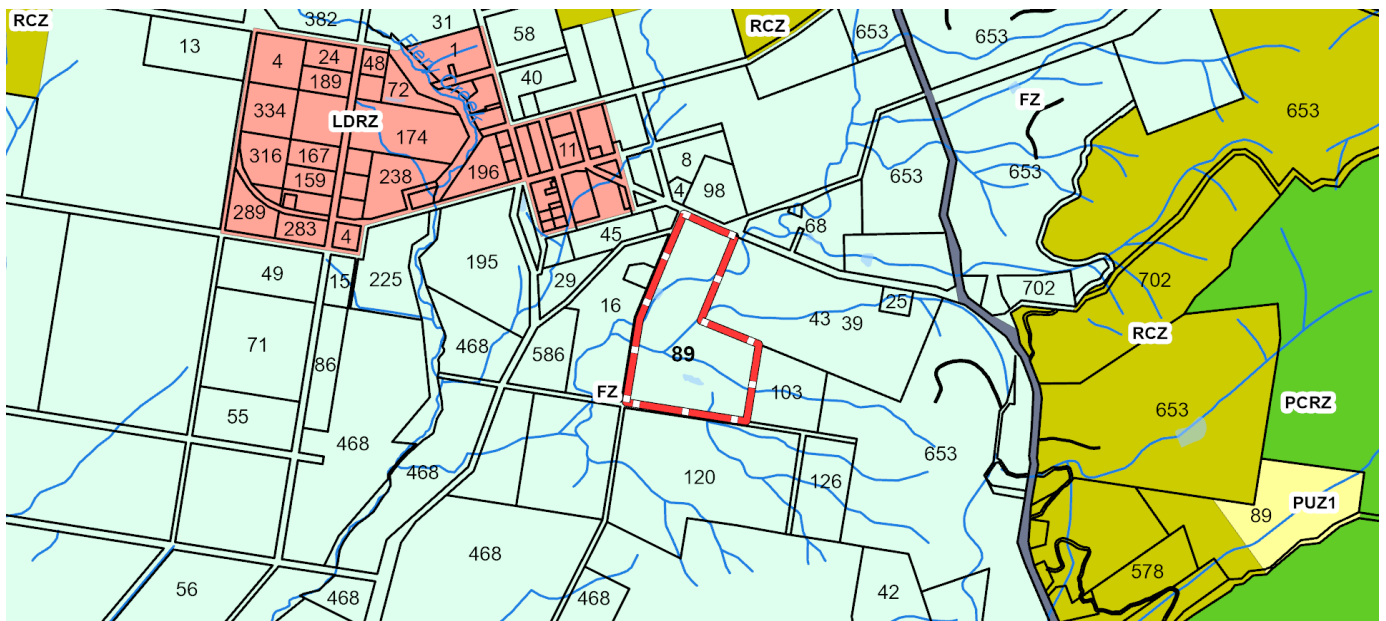
Registered Aboriginal Party: **Wadawurrung Traditional Owners  
Aboriginal Corporation**

[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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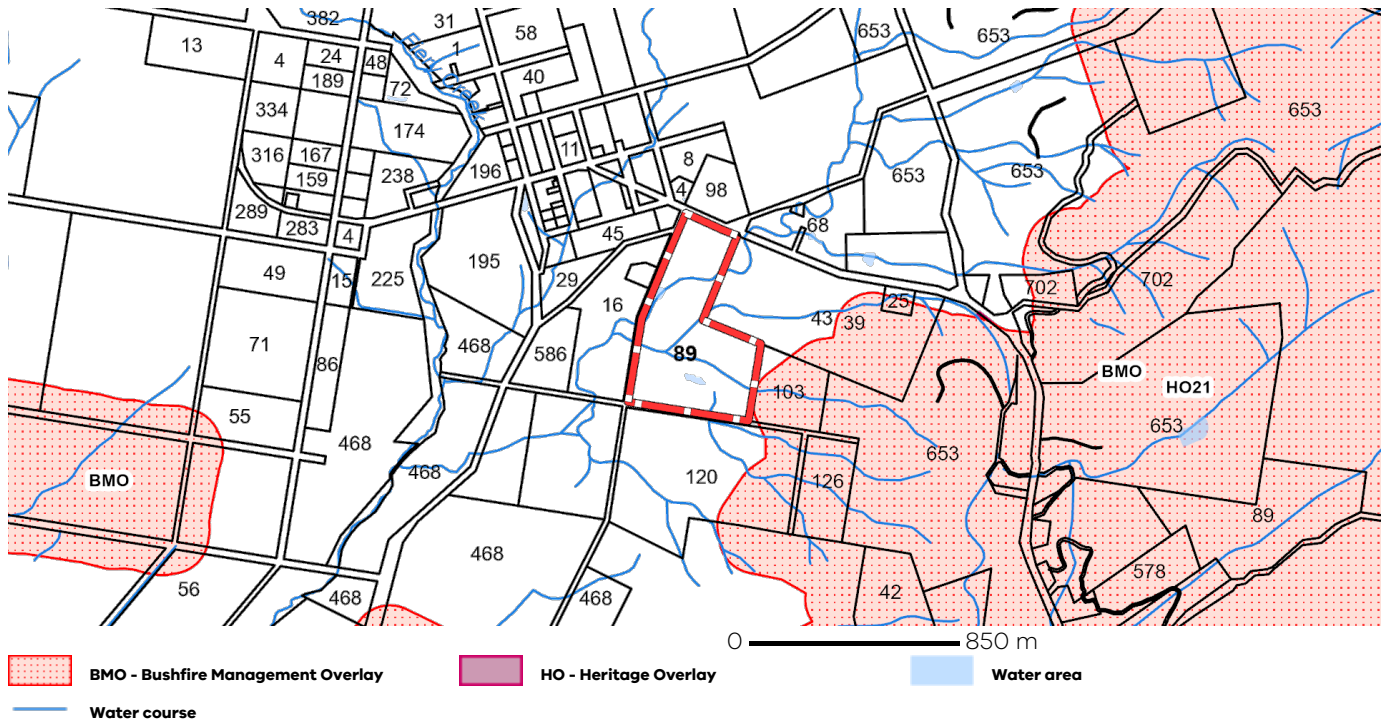
## Planning Overlays

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)

[HERITAGE OVERLAY \(HO\)](#)



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 27 November 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>

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## Designated Bushfire Prone Areas

**This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.**

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 Bushfire Prone Areas

Water area

Water course

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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 \(environment.vic.gov.au\)](https://www.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 \(environment.vic.gov.au\)](https://www.environment.vic.gov.au)

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