



Application for a **Planning Permit**

(i) Privacy Statement

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Central Goldfields Shire Council (CGSC) cannot publish your personal information (apart from the relevant address) on its internet site unless you consent to this. Do you consent to your personal information (such as your name and contact details) being made available to members of the public?

No.

Yes. (Name only?)

(i) Questions marked with must be completed.

More information about the planning permit application process is found [here](#).

Please submit your application to planning@cgoldshire.vic.gov.au.

Application type

Is this a [VicSmart](#) application?

☒ No

Yes. Please specify which classes:

Pre-application meeting

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

☒ No

Yes. Name and date:

Applicant details

Name: Andrew Grey

Organisation (if applicable): Grey Town Planning

Address: 12a Webster Street, Ballarat Central, 3350

Phone number:

Email: admin@greytp.com.au

Preferred contact (if different to applicant):

Name:

Organisation (if applicable):

Address:

Phone number:

Email:

Land details

Address:

Part of 1234 Maryborough, St Arnaud Road, Wareek, 3465

Formal land description:

Lot: on Lodged Plan/Title Plan/Plan of Subdivision:

OR

Crown Allotment: 18 Section: A

Parish/Township of: Rathscar

Land owner: Mountain View (Vic) Pty Ltd

Current land use and development description:

Agriculture with supporting buildings and works.

Proposal

Description of the use, development or other matter proposed:

Buildings and works associated with the existing agricultural use of the land.

Estimated cost of development (if applicable): 1,200,000

Applicant declaration



I declare 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: Andrew Grey

Date: 03/08/2026

Application checklist

Correctly filled and signed planning permit application form.

Full and current copy of title documents: Register Search Statement, Title Plan and any restrictive covenants (generated within 3 months) – can be purchased from [Landata](#).

Plans drawn to scale and dimensioned which show:

- Site shape, size, dimensions and orientation.
- The siting and use of existing and proposed buildings.
- Adjacent buildings and uses.
- The building form and scale.
- Setbacks to property boundaries.

Information required by the planning scheme.



GREY
TOWN PLANNING

PLANNING REPORT

Construction of Buildings and Works in the Rural Conservation Zone

Land at 1234 Maryborough-St Arnaud Road, Wareek

3 August 2026

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Attachments

- Attachment 1 Completed and Signed Planning Permit Application Form
- Attachment 2 Site Development Plans and Elevation Drawings (Grey Town Planning)
- Attachment 3 Stormwater Management Plan (Wright Civil Engineering)
- Attachment 4 Copy of Title Particulars

Document History

Version	Date	Description of Revision	Prepared by
0	28.07.2026	Initial draft for discussion	AG
0.1	03.08.2026	Draft for Review	AG
1	03.08.2026	For submission to Responsible Authority	AG

Grey Town Planning has taken all professional care to ensure this document is current at the time of writing. Grey Town Planning accepts no liability for any loss or damages incurred as a result of any reliance placed upon its content.

1 Introduction

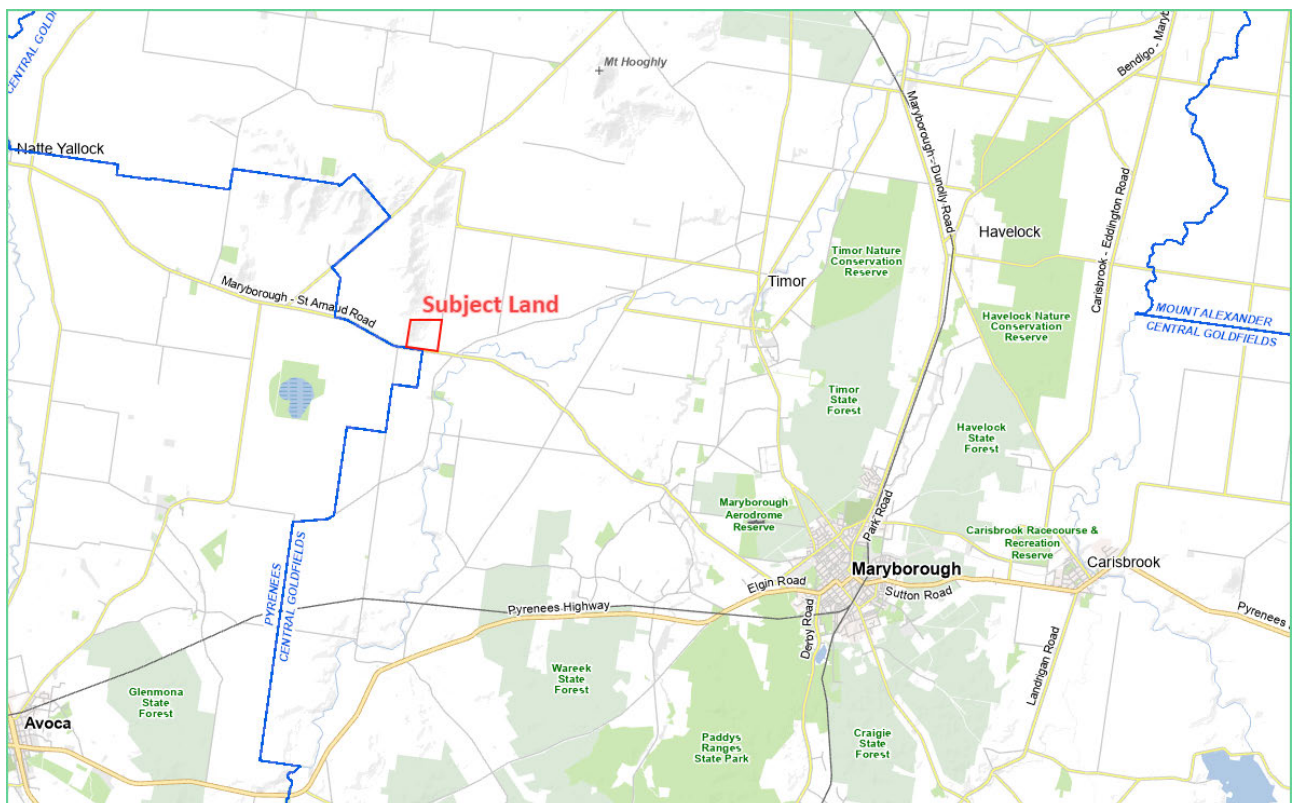
Grey Town Planning has prepared this report on behalf of Mountain View Pty Ltd who are seeking a planning permit for the construction of buildings and works on land at 1234-Maryborough-Sy Arnaud Road, Wareek. The planning unit is confined to a single title of land which is formally described as Crown Allotment 18 Section A, Parish of Rathscar (the Subject Land).

The Subject Land is within the Rural Conservation Zone and is partially affected by the Salinity Management Overlay and the Erosion Management Overlay

Planning approval is sought for the construction of buildings and works associated with the ongoing use of the land for agriculture, in particular grazing animal production, within the Rural Conservation Zone.

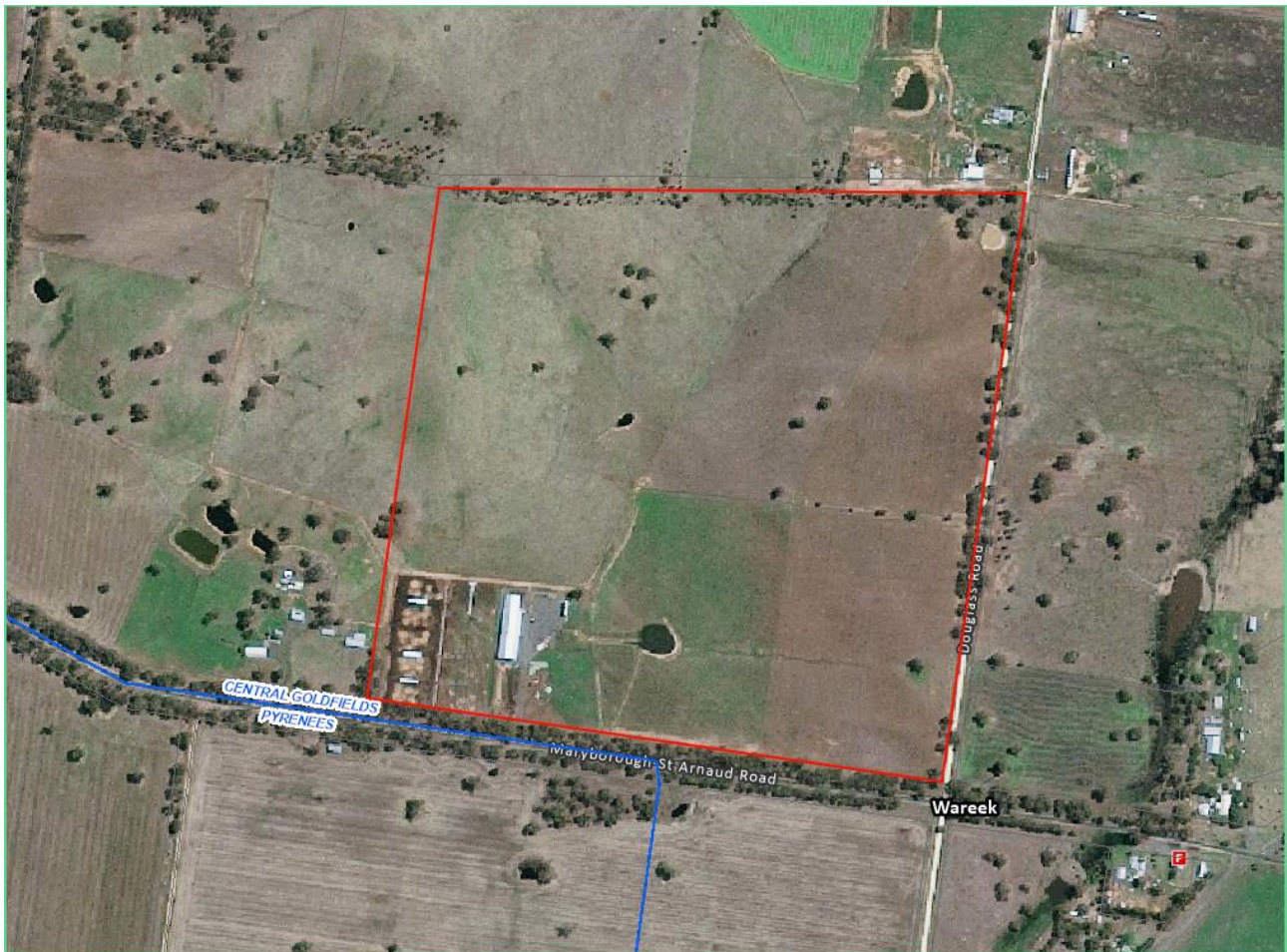
2 Subject Land and Context

The Subject Land is located on the north side of Maryborough-St Arnaud Road and the west side of Douglass Road in Wareek. The land is located approximately 12km north-west-west of Maryborough near the edge of the Central Goldfields Shire municipal area. The municipal boundary shared with the Pyrenees Shire Council is located along the centreline of part of Maryborough-St Arnaud Road as it abuts the Subject Land.



Locality Plan

The Subject Land is contained on a single certificate of title being Volume 10646 Folio 014, Crown Allotment 18 Section A, Parish of Rathscar. The title comprises approximately 71 hectares of land that is slightly irregular in shape. The buildings and works are confined to an area of approximately 5 hectares in its southern and western parts.



Aerial Photograph of the Subject Land outlined red and its Surrounds (Does not represent existing conditions)

The construction of buildings and works are undertaken on the land to support its historical and existing use for sheep grazing. There are some isolated remnant canopy trees located sparsely throughout the Subject Land. A waterway begins within the Subject Land at the overflow of a dam and exits at the western side of Douglass Road.

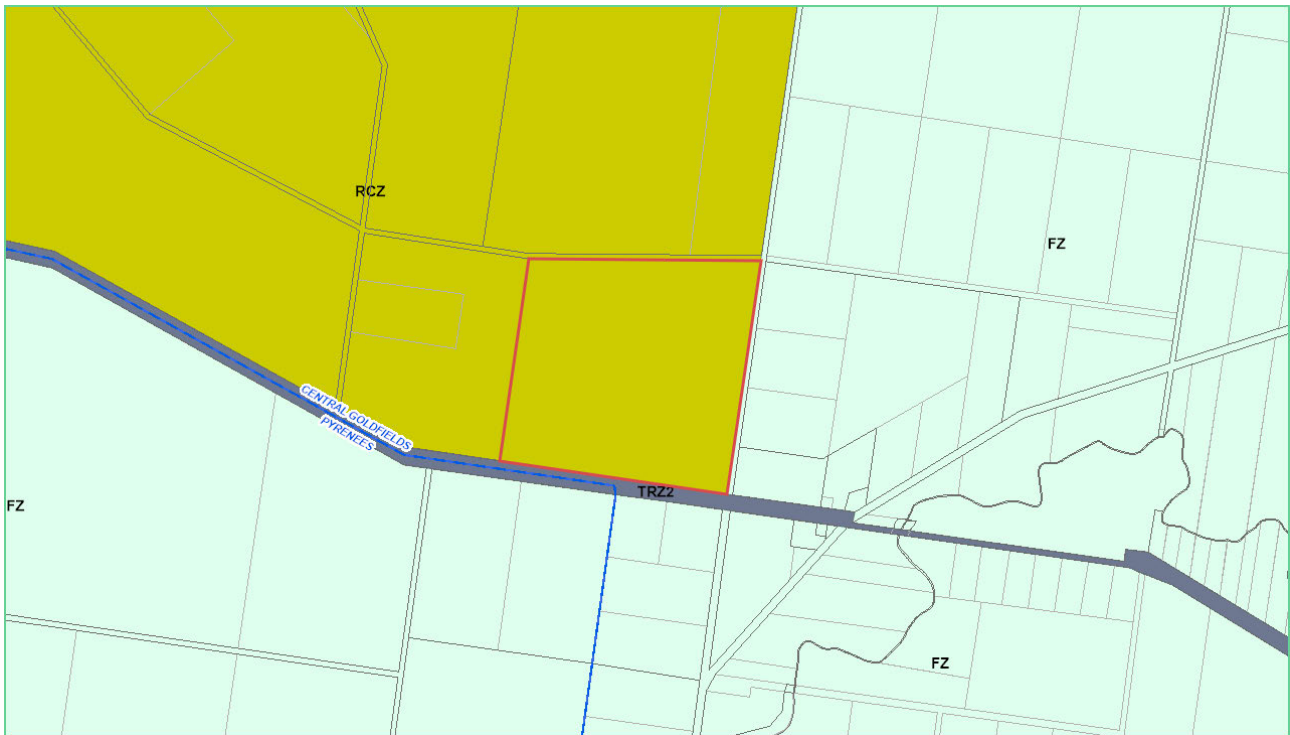
The land is currently improved by agricultural infrastructure including a 2,000sqm storage shed, sheep handling facilities, grain storage silos, a weighbridge, a storage container, water storage dams, vehicle accessways and erosion management drains.

Vehicular access to the public road network is achieved via a constructed crossover on Maryborough-St Arnaud Road which connects to the two-way sealed carriageway. This is a straight section of Maryborough-St Arnaud Road where the speed limit is 100kmph.

Surrounding land is used and developed in the wider context for agriculture in particular cropping and sheep grazing. Landholdings where these uses take place are in most cases greater than 100 hectares in area supporting commercial enterprises.

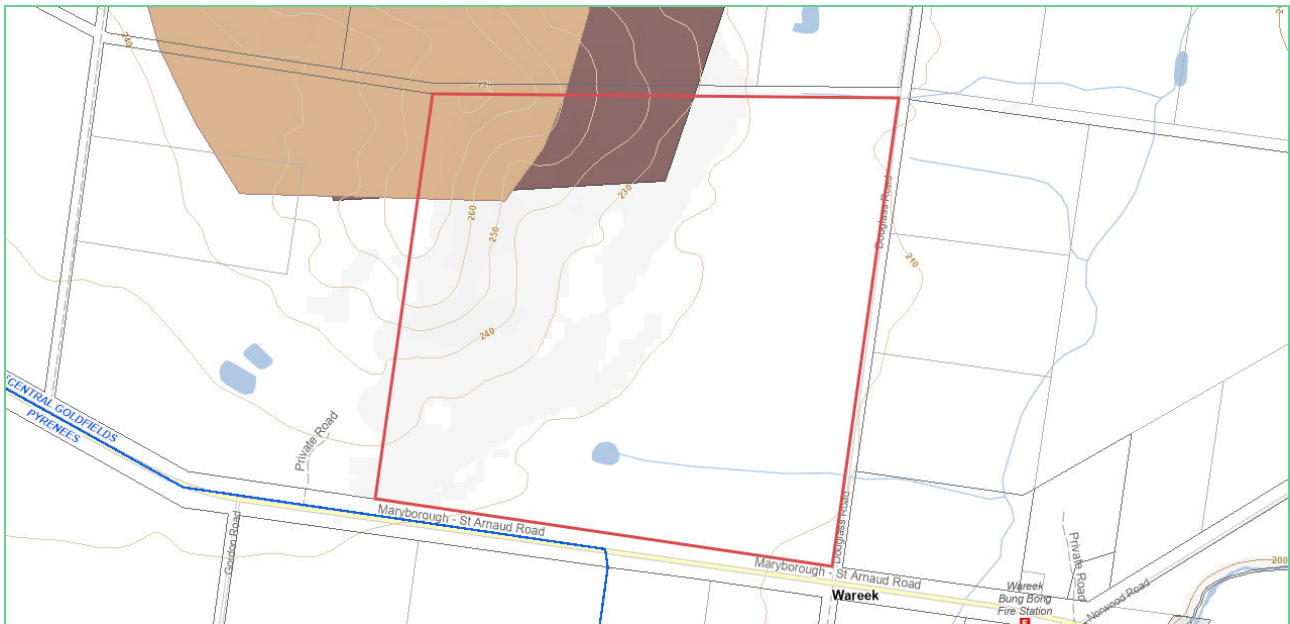
Buildings, including a dwelling, associated with the wider agricultural landholding is located to the east of the Subject Land. There is a small cluster of lifestyle dwellings on small landholdings further east of Douglass Road and located within the Farming Zone of the Central Goldfields Planning Scheme

The Subject Land and adjoining agricultural land to the north and west is within the Rural Conservation Zone (RCZ) of the Central Goldfields Planning Scheme . Land adjoining the Subject Land to the east and south is within the Farming Zone (FZ) of the Central Goldfields and Pyrenees Planning Schemes.



Map of Zoning in the Locality

The north-western corner of the Subject Land, where ground is higher and steeper, is affected by the Erosion Management Overlay (EMO) and the Salinity Management Overlay (SMO) of the Central Goldfields Planning Scheme.



Map showing the extent of the EMO (light brown) and SMO (dark brown) across the Subject Land

The land is at the edge of the Loddon River (Laanecoorie) Special Water Catchment Area. The subject land does not include any Area of Cultural Heritage Sensitivity as defined by the Aboriginal Heritage Regulations 2018.

3 Proposal

A planning permit is sought for the construction of buildings and works in the Rural Conservation Zone. The buildings and works have been undertaken in association with the existing agricultural use of the Subject Land. All buildings and works on the Subject Land are located outside of the extents of the Salinity Management Overlay and Erosion Management Overlay.

The buildings and works for which permission is sought have been constructed over time in conjunction with an existing agricultural shed constructed with the benefit of permission granted under Planning Permit D159/21 issued on 4 February 2022. Given this building has the benefit of this existing permission, approval is not sought for its construction through this application.

Other existing works on the Subject Land for which permission is not sought through this application includes the construction of the existing dams and drainage works which pre-date the occupation of the land by the existing owner. The construction of any works undertaken to the existing formed access tracks (unsealed) within the site represent routine repairs and maintenance and as such a planning permit is not required.

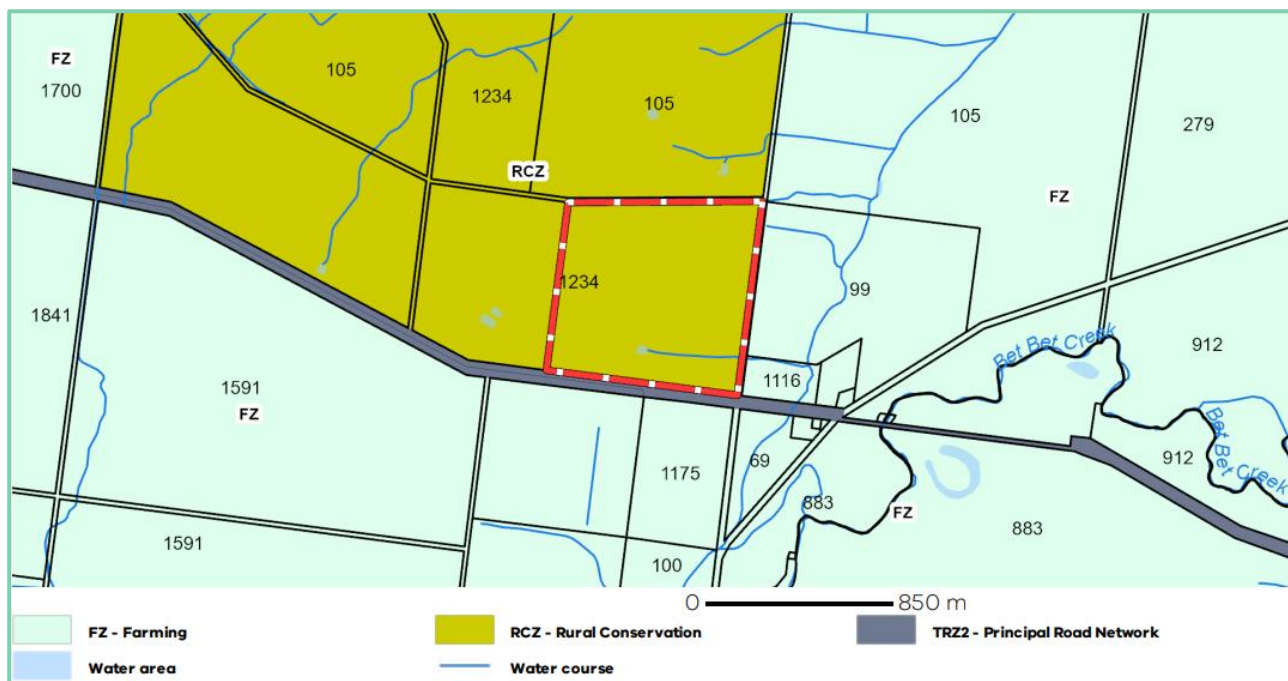
Specifically a planning permit is sought for the construction of the following buildings and works on the Subject Land:

- > The construction of grain storage silos
- > The construction of a weighbridge (located within 100 metres of a Transport Zone)
- > The construction of an open sided storage shed.
- > The construction of a fixed shipping container and concrete washdown area.
- > The construction of a gravel access/driveway between Maryborough-St Arnaud Road and the existing buildings on the Subject Land.
- > The construction of drainage channels and drainage pipes.
- > The construction of structures to provide for the enclosure of sheep during times of emergency, seasonal and supplementary feeding, for weaning and for other husbandry purposes including times of sickness.
- > The construction of water troughs and sheep feeding infrastructure.

4 Planning Controls

4.1 Rural Conservation Zone

The site is within the Rural Conservation Zone of the Central Goldfields Planning Scheme.



Map showing the zoning of the site and its surrounds

4.1.1 Purpose and Conservation Values

The purpose of the Rural Conservation Zone is as follows:

- > To implement the Municipal Planning Strategy and the Planning Policy Framework.
- > To conserve the values specified in a schedule to this zone.
- > To protect and enhance the natural environment and natural processes for their historic, archaeological and scientific interest, landscape, faunal habitat and cultural values.
- > To protect and enhance natural resources and the biodiversity of the area.
- > To encourage development and use of land which is consistent with sustainable land management and land capability practices, and which takes into account the conservation values and environmental sensitivity of the locality.
- > To provide for agricultural use consistent with the conservation of environmental and landscape values of the area.
- > To conserve and enhance the cultural significance and character of open rural and scenic non-urban landscapes.

The conservation values specified in the schedule to the Rural Conservation Zone in the Central Goldfields Planning Scheme are as follows:

- > Sustainable land management in water supply catchment areas.
- > The protection of water quality, particularly in the Loddon catchment.
- > The protection of the remaining vegetation, the encouragement of revegetation and the prevention of degradation of State forests.
- > The sustainable management of land and water resources including the prevention of salinity and erosion and the maintenance of water quality and quantity to ensure increased productivity and a healthy catchment.

RESPONSE: *The existing buildings and works are consistent with the purpose of the zone in that they provide for an agricultural use with negligible impact on the conservation values specified in the zone.*

4.1.2 Permit Triggers

Pursuant to Clause 35.06-5 of the Rural Conservation Zone, a planning permit is required for the construction of buildings or works associated with a use in Section 2 of Clause 35.06-1. The use of the land is agriculture, in particular grazing animal production, which are uses in Section 2 of Clause 35.06-1. Therefore a planning permit is required for the construction of buildings and works identified with a number in the submitted Site Development Plans.

There is no existing planning permit allowing the Section 2 use of the land but the existing use of the land is established through proof of continuous use of the land for 15 years. Accordingly a planning permit for the proposed buildings and works is also required pursuant to Clause 63.05 Section 2 and 3 uses – specifically dot point 1.

The buildings and works are in accordance with the requirement of dot point 1, and the decision guidelines at Clause 63.12, given they comply with any other buildings and works requirement in the scheme. This is demonstrated through compliance with the Rural Conservation Zone (the only other permit trigger) as set out in this report.

Pursuant to Clause 35.06-5 of the Rural Conservation Zone, a planning permit is also required for the construction of a building within 100 metres of a Transport Zone 2. The existing weighbridge is considered a building and is 57.5 metres from Maryborough – St Arnaud Road.

In summary a planning permit is required pursuant to the following provision in the Rural Conservation Zone of the Central Goldfields Planning Scheme:

CLAUSE	TRIGGER
35.06-5 Buildings and works	Buildings and works associated with a Section 2 use. A building within a 100 metre setback from a Transport Zone 2.
63.05 Section 2 and 3 Uses	Buildings and works for a Section 2 use with established existing use rights.

There are no other permit triggers given the constructed buildings are located greater than 100 metres from the waterway on the site and the drainage works ensure the rate of flow and discharge point of water across a property boundary is not changed.

4.1.3 Decision Guidelines

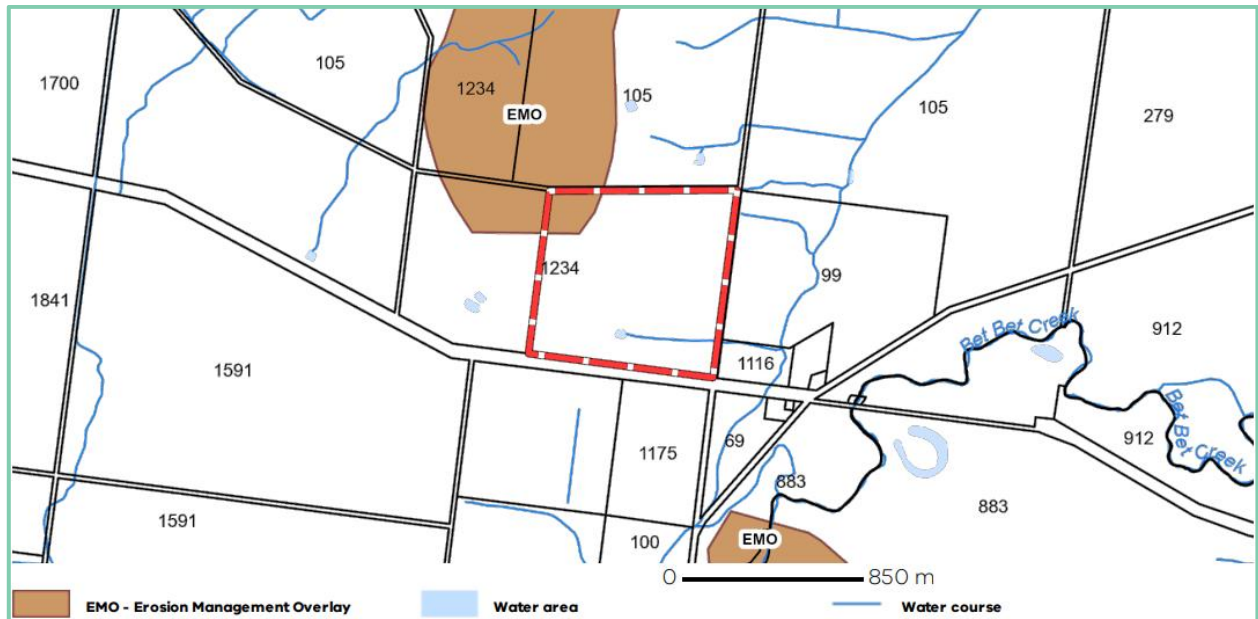
DECISION GUIDELINE	RESPONSE
The Municipal Planning Strategy and the Planning Policy Framework.	Refer to Section 5.
Any Regional Catchment Strategy and associated plan applying to the land.	There is no regional catchment strategy applying to the land.
The capability of the land to accommodate the proposed use or development.	These are largely existing buildings and works constructed in association with an established working farm.
How the use or development conserves the values identified for the land in a schedule.	The buildings and works have minimal impact on the water supply catchment as they do not create waste and are located greater than 100 metres from a watercourse. There is no remnant vegetation impact by the buildings and works. Drainage works have and will be undertaken to prevent soil erosion.
Whether use or development protects and enhances the environmental, agricultural and landscape qualities of the site and its surrounds.	The development has been located away from watercourses and public roads to protect the environmental and landscape qualities of the site and its surrounds. The development provides the necessary farm infrastructure to enhance the agricultural qualities of the site and the work protect the soil from erosion.
Whether the site is suitable for the use or development and the compatibility of the proposal with adjoining land uses.	Agricultural buildings and works are consistent with the use and development of land within the wider area.
The environmental capacity of the site to sustain the rural enterprise.	The land has been used for agriculture for generations and the development has been located away from watercourses.
The need to prepare an integrated land management plan.	N/A as the use of the land is not changing.
The impact on the existing and proposed infrastructure.	N/A
Whether the use or development will have an adverse impact on surrounding land uses.	Agricultural buildings and works are consistent with the use and development of land within the wider area.
An assessment of the likely environmental impact on the biodiversity and in particular the flora and fauna of the area.	N/A

The protection and enhancement of the natural environment of the area, including the retention of vegetation and faunal habitats and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge areas.	The development has not impacted any native vegetation and the buildings and works are located greater than 100 metres from a watercourse.
How the use and development relates to sustainable land management and the need to prepare an integrated land management plan which addresses the protection and enhancement of native vegetation and waterways, stabilisation of soil and pest plant and animal control.	N/A as the use of the land is not changing.
The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.	N/A
Whether the dwelling will result in the loss or fragmentation of productive agricultural land.	N/A
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.	N/A
Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.	N/A
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> .	N/A
The need to minimise any adverse impacts of siting, design, height, bulk, and colours and materials to be used, on landscape features, major roads and vistas.	The buildings and works have minimal visual impact on the landscape as they are set back greater than 100 metres from any road.
The location and design of existing and proposed infrastructure services which minimises the visual impact on the landscape.	N/A
The need to minimise adverse impacts on the character and appearance of the area or features of archaeological, historic or scientific significance or of natural scenic beauty or importance.	There are minimal adverse impacts to the character and appearance of the area due to the siting of the development and the Planning Scheme does not provide that the area includes any features of significance or importance.

The location and design of roads and existing and proposed infrastructure services to minimise the visual impact on the landscape.	Internal roads are scarcely visible from public land.
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> .	N/A

4.2 Erosion Management Overlay

Part of the Subject Land is affected by the Erosion Management Overlay in the Central Goldfields Planning Scheme.

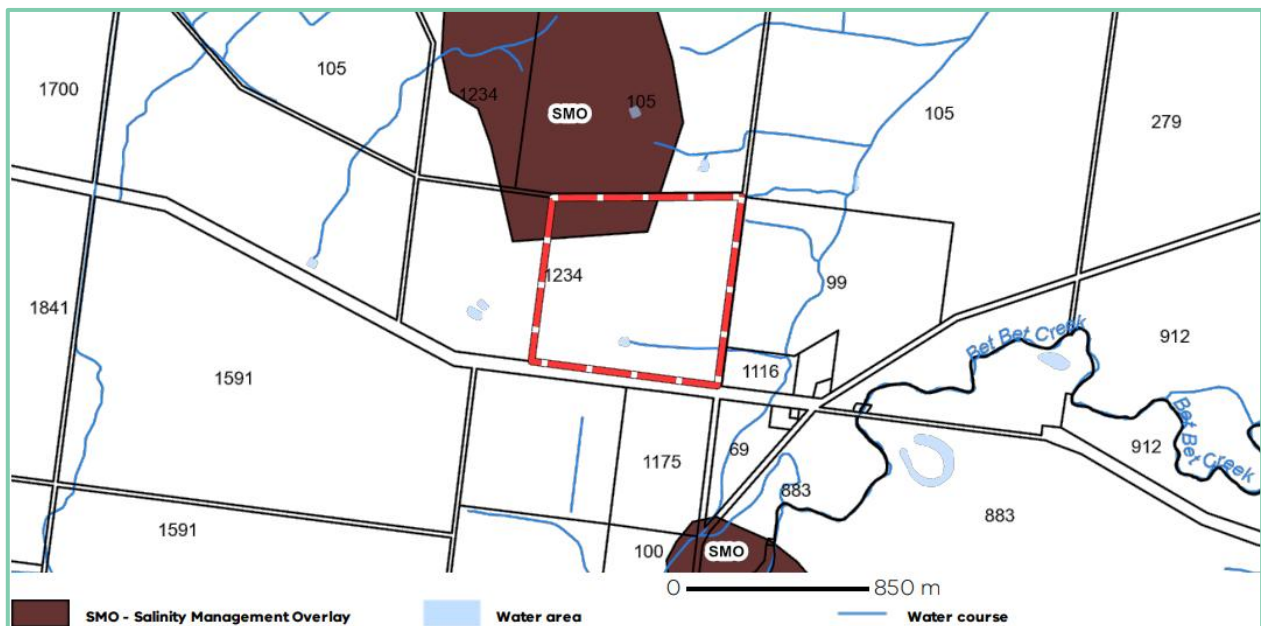


Map showing extent of the Erosion Management Overlay affecting the Subject Land

RESPONSE: The buildings and works have been constructed on land entirely located outside the extent of the overlay. Therefore a planning permit is not required under these provisions.

4.3 Salinity Management Overlay

Part of the Subject Land is affected by the Salinity Management Overlay in the Central Goldfields Planning Scheme.



Map showing extent of the Salinity Management Overlay affecting the Subject Land

RESPONSE: The buildings and works have been constructed on land entirely located outside the extent of the overlay. Therefore a planning permit is not required under these provisions.

5 Policy Context

5.1 Municipal Planning Strategy

Vision

Central Goldfields Shire Council seeks to create a shire that:

- > Has a vibrant local economy which contributes to the municipality's economic prosperity.

***RESPONSE:** The existing agricultural use of the land, supported by its existing buildings and works, provides a significant contribution to municipality's economic prosperity.*

Strategic Directions

02.03-3 Environmental risks and amenity – Council seeks to address environmental risks and amenity by:

- > Minimising the potential impact of development on water pollution, land degradation and risk of salinity and erosion.
- > Ensuring land capability supports land use and development, particularly in areas of environmental risk.

02.03-4 – Natural resource management – Council aims to protect agricultural and environmental values:

- > By promoting sustainable agricultural activities and land management practices that minimise adverse impacts on the primary production and environmental values of surrounding land and the catchment.

02.03-7 – Economic development – Beef and sheep farming are high employers within the sector.

Council seeks to promote economic development but no actions are provided in relation to agriculture.

***RESPONSE:** The buildings and works support the strategic directions in the Municipal Planning Strategy by facilitating an agricultural use which will promote economic development and which has been appropriately sited and designed to protect the water catchment.*

Strategic Framework Plans

This clause provides five plans to be read in conjunction with Clause 02.03. These plans are named Strategic Framework Plan, Settlement Plan, Environmental and Landscape Values Plan, Environmental Hazards Plan and Economic Development Plan.

***RESPONSE:** Other than being acknowledged as being within a Special Water Supply Catchment Area the subject land has no particular designations in the strategic framework plans.*

5.2 Planning Policy Framework

Clause 13 Environmental; Risks and Amenity

Clause 13 states that planning should identify, prevent and minimise the risk of harm to the environment, human health, and amenity through:

- > Land use and development compatibility.
- > Effective controls to prevent or mitigate significant impacts.

13.04-2S – Erosion and Landslip – Aims to protect areas prone to erosion, landslip or other land degradation processes by :

- > Identifying areas subject to erosion or instability in planning schemes and when considering the use and development of land.
- > Preventing inappropriate development in unstable areas or areas prone to erosion.
- > Promoting vegetation retention, planting and rehabilitation in areas prone to erosion and land instability

RESPONSE: *The buildings and works have been constructed on land entirely located outside the extent of the Erosion Management Overlay which affects part of the Subject Land.*

13.04-3S – Salinity – The objective of which is to minimise the impact of salinity and rising water tables on land uses, buildings and infrastructure in rural and urban areas and areas of environmental significance and reduce salt load in rivers.

RESPONSE: *The buildings and works have been constructed on land entirely located outside the extent of the Salinity Management Overlay which affects part of the Subject Land*

13.07-1S – Land Use Compatibility – The objective of this policy is to protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts. Strategies to achieve this include :

- > Ensuring that use or development of land is compatible with adjoining and nearby land uses.

RESPONSE: *The Subject Land is located in a wider agricultural area and all adjoining land uses are agricultural by nature. Nearby dwellings are either associated with farming enterprises or are located within the Farming Zone.*

Therefore the agricultural development of the land is compatible with adjoining and nearby land uses.

Clause 14 Natural Resource Management

Clause 14 states that:

- > Planning is to assist in the conservation and wise use of natural resources including energy, water, land, stone and minerals to support both environmental quality and sustainable development.
- > Planning should ensure agricultural land is managed sustainably, while acknowledging the economic importance of agricultural production.

14.01-2S – Sustainable agricultural land use – The objective of this clause is to encourage agricultural land use. Relevant strategies to achieve this are to:

- > 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.

RESPONSE: *The buildings and works represent an investment in agricultural infrastructure which have provided for greater productivity associated with the land and the growth of a farming enterprise.*

14.02-1S – Catchment planning and management – The objective of which is to assist the protection and restoration of catchments, waterways, estuaries, bays, water bodies, groundwater, and the marine environment.

Relevant strategies to achieve this are to:

- > Ensure that development at or near waterways provide for the protection and enhancement of the environmental qualities of waterways and their instream uses.
- > Ensure land use and development minimises nutrient contributions to water bodies and the potential for the development of algal blooms.

RESPONSE: *The buildings and works are appropriately separated from the waterway within the Subject Land.*

Clause 17 Economic Development

Clause 17 states:

- > Planning is to provide for a strong and innovative economy, where all sectors are critical to economic prosperity.
- > Planning is to contribute to the economic wellbeing of the state and foster economic growth by providing land, facilitating decisions and resolving land use conflicts, so that each region may build on its strengths and achieve its economic potential.

17.01-1S- Diversified economy - The objective of this clause is to strengthen and diversify the economy. A relevant strategy is to support rural economies to grow and diversify.

RESPONSE: *The buildings and works support the rural economy to grow.*

17.01-1R- Diversified economy – Loddon Mallee South - Strategies include to support the ongoing role and contribution of the region's small towns, settlements and non-urban areas through investment and diversification of their economies.

RESPONSE: *The buildings and works supports the role and contribution of the regions non-urban areas through investment in local agricultural economies.*

6 Decision Guidelines

6.1 Approval of an application or plan

Under the provisions of Clause 65.01, before deciding on an application or approval of a plan, the responsible authority must also consider the following relevant decision guidelines :

DECISION GUIDELINE	RESPONSE
The matters set out in section 60 of the Act.	The application responds positively to the Central Goldfields Planning Scheme and the objectives of planning in Victoria.
Any significant effects the environment, including the contamination of land, may have on the use or development.	There are no significant effects the environment could have on the agricultural buildings and works.
The Municipal Planning Strategy and the Planning Policy Framework.	Refer to Section 5 of this report.
The purpose of the zone, overlay or other provision.	The purpose of the Rural Conservation Zone includes to provide for agricultural use and the buildings and works support this use.
Any matter required to be considered in the zone, overlay or other provision.	Refer to Section 4 of this report.
The orderly planning of the area.	Agricultural buildings and works are consistent with the use and development of land within the wider area.
The effect on the amenity of the area.	The buildings and works have been designed to minimise the effect on the amenity of the area through the provision of large setbacks to public land.
The proximity of the land to any public land.	As above.
Factors likely to cause or contribute to land degradation, salinity or reduce water quality.	The works includes the construction of drainage infrastructure to minimise these factors.
Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.	N/A as this is not urban development.
The extent and character of native vegetation and the likelihood of its destruction.	N/A
Whether native vegetation is to be or can be protected, planted or allowed to regenerate.	N/A

The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.	These hazards are not significant at the Subject Land or in relation to the existing development.
The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.	The Subject Land includes hardstand areas and access track which are adequate in an agricultural setting.
The impact the use or development will have on the current and future development and operation of the transport system.	The transport system is designed to support the operation of agricultural enterprises in this location.

7 Conclusion

A planning permit is sought for the construction of agricultural buildings and works within the Rural Conservation Zone of the Central Goldfields Planning Scheme. A planning permit is also required under Clause 63.05 Section 2 and 3 uses given the buildings and works relate to an established existing use right.

The buildings and works requiring a planning are associated with the use of the land for agriculture, in particular grazing animal production. The application does not seek approval for an existing agricultural shed for which a permission was granted through Planning Permit D159/21 issued on 4 February 2022.

The specific buildings and works requiring a planning permit are listed in Section 3 of this report and shown on the Planning Drawings submitted with this planning permit application.

A planning permit is required at Clause 35.06-5 for all of the buildings and works as they are associated with the use of the land for agriculture which is a Section 2 use in the Rural Conservation Zone. The buildings and works requiring a planning permit are typical of those required for a modern working farm.

The buildings and works enhance the agricultural qualities of the Subject Land and support the recent and planned growth of an established farming enterprise.

The Subject Land is located in a wider agricultural area and all adjoining land uses are agricultural by nature. As such, and given their siting and design, the buildings and works have negligible impacts on the character and appearance of the area,

The construction of the weighbridge also requires a planning permit because of its location within 100 metres of a Transport Zone 2. The weighbridge is only 4.4 metres in height and with a setback of 57.5 metres is scarcely visible from Maryborough-St Arnaud Road.

For the reasons outlined in this report it is submitted that the responsible authority should grant a planning permit for the buildings and works as applied for.

Andrew Grey
Grey Town Planning



ISSUE	ISSUED FOR	DATE	No.	AMENDMENT	DATE	DRAWN	APPROVED	SCALE	DESIGNED	DATE	CLIENT	PROJECT
0	PRELIMINARY	27/07/26						0 12.5 25 37.5 50 62.5 75 87.5 100 112.5 125 METRES (1:1250@A1)	T. WRIGHT	JULY 2026	MOUNTAIN VIEW PTY LTD	PROPOSED AGRICULTURAL DRAINAGE WORKS
1	PRELIMINARY	30/07/26							S. CAMPBELL	AS SHOWN	1234 MARYBOROUGH-ST ARNAUD RD	1234 MARYBOROUGH-ST ARNAUD ROAD
2	PRELIMINARY	30/07/26							-	A1	WAREEK, VIC., 3465	WAREEK, VIC., 3465
3	PRELIMINARY	30/07/26							-	-		WAREEK, VIC., 3465
4	PRELIMINARY	31/07/26							-	-		WAREEK, VIC., 3465

0	12.5	25	37.5	50	62.5	75	87.5	100	112.5	125
METRES (1:1250@A1)										

	WRIGHT CIVIL ENGINEERING
P.O. BOX 2243, BAKERY HILL, VIC. 3354 MOBILE + 0457 064 000	

DESIGNED: T. WRIGHT	DATE: JULY 2026
DRAWN: S. CAMPBELL	SCALE: AS SHOWN
SURVEY: -	SHEET SIZE: A1
CHECKED: -	APPROVED: -
DATE: -	DATE: -
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CLIENT:	
MOUNTAIN VIEW PTY LTD	
1234 MARYBOROUGH-ST ARNAUD RD	
WAREEK, VIC., 3465	

PROJECT:	
PROPOSED AGRICULTURAL DRAINAGE WORKS	
1234 MARYBOROUGH-ST ARNAUD ROAD	
WAREEK, VIC., 3465	
TITLE:	
OVERALL CATCHMENT PLAN	
WCE REF. No.:	MV-001
SHEET:	1 OF 2
REV:	4



ISSUE	ISSUED FOR	DATE	No.	AMENDMENT	DATE	DRAWN	APPROVED	SCALE:		DESIGNED: T. WRIGHT	DATE: JULY 2026	CLIENT:	PROJECT: PROPOSED AGRICULTURAL DRAINAGE WORKS		
0	PRELIMINARY	27/07/26							 METRES (1:750@A1)	DRAWN: S. CAMPBELL	SCALE: AS SHOWN	MOUNTAIN VIEW PTY LTD 1234 MARYBOROUGH-ST ARNAUD RD WAREEK, VIC., 3465	1234 MARYBOROUGH-ST ARNAUD ROAD WAREEK, VIC., 3465		
1	PRELIMINARY	30/07/26						SURVEY: -		SHEET SIZE: A1	TITLE: DRAINAGE LAYOUT PLAN				
2	PRELIMINARY	30/07/26						CHECKED: -		APPROVED: -					
3	PRELIMINARY	30/07/26						DATE: -		DATE: -					
4	PRELIMINARY	31/07/26						© COPYRIGHT WRIGHT CIVIL ENGINEERING PTY. LTD.							
													WCE REF. No.: MV-001	SHEET: 2 OF 2	REV: 4



SITE DEVELOPMENT PLANS

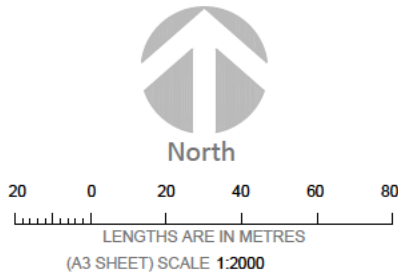
1234 MARYBOROUGH - ST ARNAUD
ROAD, WAREEK

SITE CONTEXT PLAN

NOTES

AERIAL IMAGE TAKEN 03/04/2026
(GOOGLE EARTH PRO).

THIS PLAN HAS BEEN PREPARED FOR:
MOUNTAIN VIEW PTY LTD



SHEET 1 OF 4
FILE REF: GTP0015-SP02-02.dwg VERSION: 2
DRAWN: PF CHECKED: AG DATE: 03/08/2026



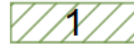
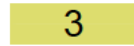
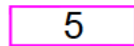
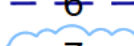
SITE DEVELOPMENT PLANS

1234 MARYBOROUGH - ST ARNAUD
ROAD, WAREEK

SITE LAYOUT PLAN

LEGEND

BUILDINGS & WORKS CONSTRUCTED
SINCE 2021:

-  AGRICULTURAL SHED ALLOWED BY PLANNING PERMIT D159/21
-  1 WEIGHBRIDGE
-  2 OPEN SIDED STORAGE
-  3 SHIPPING CONTAINER & CONCRETE WASHDOWN AREA
-  4 GRAVEL ACCESS/DRIVEWAY
-  5 STOCKYARD & LOADING RAMP
-  6 DRAINAGE PIPES
-  7 DRAINAGE CHANNEL
-  8 GRAIN STORAGE SILOS
-  PROPOSED SWALE DRAIN
-  PROPOSED CULVERT

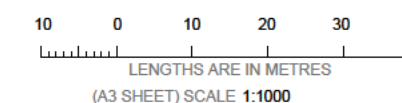
NOTES

- NUMBERS CORRESPOND TO "SCHEDULE OF BUILDINGS & WORKS"
- REFER TO "WRIGHT CIVIL ENGINEERING" PLANS FOR DETAILS OF PROPOSED DRAINAGE WORKS

THIS PLAN HAS BEEN PREPARED FOR:
MOUNTAIN VIEW PTY LTD

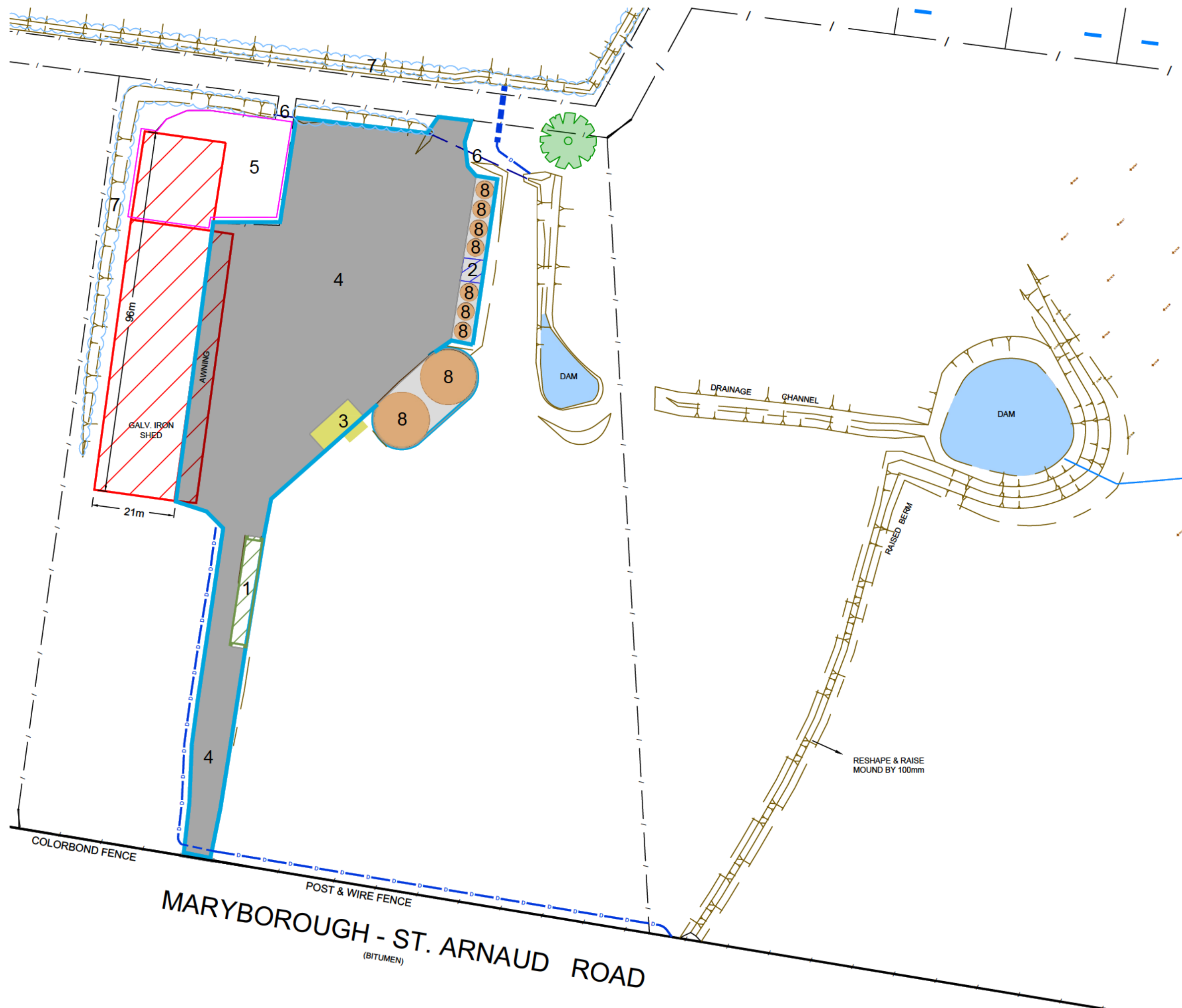


North



SHEET 2 OF 4

FILE REF: GTP0015-SP02-02.dwg VERSION: 2
DRAWN: PF CHECKED: AG DATE: 03/08/2026



SITE DEVELOPMENT PLANS

1234 MARYBOROUGH - ST ARNAUD
ROAD, WAREEK

SITE LAYOUT PLAN

LEGEND

BUILDINGS & WORKS CONSTRUCTED
SINCE 2021:

- 7 DRAINAGE CHANNEL
- 9 SHEEP ENCLOSURE
- 10 SHEEP FEEDER
- 11 WATER TROUGH

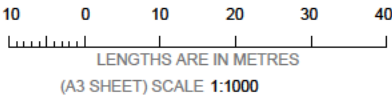
NOTES

NUMBERS CORRESPOND TO
"SCHEDULE OF BUILDINGS & WORKS"

THIS PLAN HAS BEEN PREPARED FOR:
MOUNTAIN VIEW PTY LTD



North



SHEET 3 OF 4

FILE REF: GTP0015-SP02-02.dwg VERSION: 2
DRAWN: PF CHECKED: AG DATE: 03/08/2026



1 - WEIGHBRIDGE

REFER TO THE ELEVATION DRAWINGS

2 - OPEN SIDED STORAGE



GALVANISED STEEL FRAME & CLADDING
W: 6.0m L: 5.0m H: 5.5m

3 - SHIPPING CONTAINER & CONCRETE WASHDOWN PAD



STEEL CONTAINER
W: 2.44m L: 12.19m H: 2.59m
CONCRETE WASHDOWN PAD
W: 6.0m L: 14m

4 - GRAVEL ACCESSWAY



SITE DEVELOPMENT PLANS

1234 MARYBOROUGH - ST ARNAUD
ROAD, WAREEK

SCHEDULE OF BUILDINGS
& WORKS

5 - STOCKYARD & LOADING RAMPS



GALVANISED STEEL GATES
H: 1.5m



9M ADJUSTABLE
SHEEP RAMP

- Adjustable height with electric winch
- Hot dip galvanised construction
- 1.1m-wide animal walkway
- 9m-long walkway
- Walkway with railing and kickguard
- Powdercoated, noise dampening panels
- Best in class flow rate
- Permanent design

PRODUCT CODE: JR-PSR-8

6 - DRAINAGE PIPES



PVC
300mm Ø

7 - DRAINAGE CHANNEL



8 - GRAIN STORES & SILOS

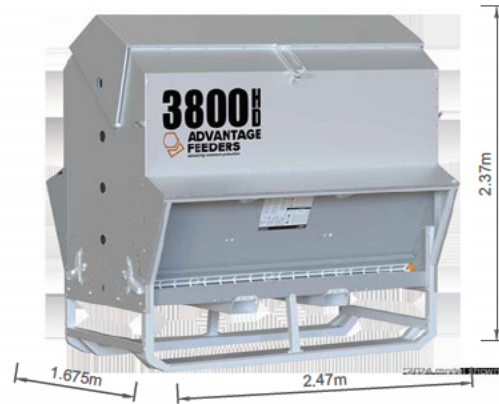
REFER TO THE ELEVATION DRAWINGS

9 - SHEEP ENCLOSURE



GALVANISED STEEL POSTS IN CONCRETE
H: 1.2m
GALVANISED WIRE MESH
H: 1.15m

10 - SHEEP FEEDER



11 - WATER TROUGH



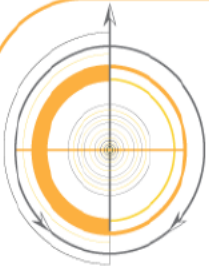
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0
LENGTHS ARE IN METRES
(A3 SHEET) SCALE: N/A

SHEET 4 OF 4
FILE REF: GTP0015-SP02-02.dwg VERSION: 2
DRAWN: PF CHECKED: AG DATE: 03/08/2026





WRIGHT CIVIL ENGINEERING



SITE STORMWATER MANAGEMENT ASSESSMENT

PROJECT: EXISTING FARMLAND
1234 MARYBOROUGH - ST ARNAUD RD
WAREEK
VIC 3465

REF: MV 001
PREPARED: TIM WRIGHT MIEAUST, CPENG
ISSUE: 1
DATE: JULY 2026

Wright Civil Engineering Pty Ltd
ABN 25 150 804 425

PO BOX 2243,
BAKERY HILL VIC 3354

Contents

1 Introduction

1.1	Background	2
1.2	Information Used and Provided	2

Assessment

2	2.1	Sub Catchments	3
	2.2	Drainage Capacity	4
	2.3	Findings and Recommendations	4

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Figure 2.3	Drainage Layout Plan	4

Appendices

Appendix A	Catchment Spreadsheet
Appendix B	BOM IFD Chart

1 Introduction

1.1 Background

This Site Stormwater Management Assessment is based on the site at 1234 Maryborough – St Arnaud Rd in Wareek. The site has been used for farming and developed with fencing, cut-off drains, access tracks and shedding.

The site currently discharges to Maryborough – St Arnaud Rd via an existing swale drain outlet in line with an internal fence – there is no need or proposal to alter this discharge location.

This investigation proposes to check the capacity of existing swale drains and culverts, by defining sub-catchments for each drainage line and applying 1:20 year (5% AEP) flows. The flows have been calculated using current Rainfall Intensity Duration data from the Bureau of Meteorology, specific to the location of the site.

1.2 Information Used and Provided

Our assessment is based on the following information provided:

- Feature & Level Survey by North Central Land Surveying (Rev 02, 23/06/2026)
- Lidar site survey
- Land Victoria Website contours of the site
- Australian Government Bureau of Meteorology website for development of IDF charts
- Manning's Equation to calculate drainage capacity
- Kirpich Equation for Rural Catchments to calculate the time of concentration for sub-catchment flows

2 Assessment

2.1 Sub Catchments

The site has been broken down into sub-catchments to assess the flows acting on each part of the drainage system. The yellow lines below outline the sub catchment based on either the natural fall of the land, or where present, man-made diversions such as cutoff drains, swale drains, earth mounds, dams and culverts.



Figure 2.1 Sub-Catchments

2.2 Drainage Capacity

An excel spreadsheet was developed to calculate the drainage flows and capacity of various drainage components involved in management of the site stormwater. The spreadsheet also provides capacity of the proposed upgrades to the system and summarizes the results in the 'comments' column on the right-hand side.

2.3 Findings and Recommendations

A preliminary Environmental Management Plan will be developed during the detailed design stage.

1. Continue to use the existing Legal Point of Discharge
2. Existing Swale Drains have adequate capacity for 1:20 Yr Storm (5% AEP)
3. The existing 300mm diameter culvert under the East-West Access Track is under capacity. An additional 1500mm x 300mm reinforced concrete box culvert is required to convey the flows during a 1:20-year storm event.
4. Construct a typical 3m wide x 300mm deep swale drain along the western edge of the entrance driveway, with 375mm Diameter Culvert crossing under pavement
5. Construct a typical 3m wide x 300mm deep swale drain along the southern boundary from the driveway to legal point of discharge.
6. Re-shape Eastern mound to increase height by 100mm to increase cut-off drain capacity



Figure 2.3 Drainage Layout Plan

APPENDIX A

CATCHMENT SPREADSHEET

1234 Maryborough - St Arnaud Rd: Catchment Spreadsheet

31/07/2026

Catchment	Area (m ²)	Catchment Slope (m/m)	Overland Flow Length (m)	Tc (min) Kirpich Formula $t_c = 0.0195L^{0.77}S^{-0.375}$	Open Drain Length (m)	Tc (min) Open Drain, based on 1m/s	Combined Tc (min)	Adopted Tc (min)	²⁵ I _p Rainfall Intensity	Runoff Coefficient 'C'	Flow 'Q' (L/s)	Swale Gade (m/m)	Swale Dimensions	Swale Cross Sectional Area (m ²)	Wetted Perimeter (m)
A	73388	0.120	450	4.77			4.77	5	179	0.3	1095	0.04	3m W x 300mm D	0.9	3.1
B	10164	0.050	120	2.39	160.00	2.67	5.06	5	179	0.3	152	0.02	3m W x 300mm D	0.9	3.1
C	3415	0.037	93	2.20			2.20	5	179	0.3	51	0.02	3m W x 300mm D	0.9	3.1
D	2073	0.044	45	1.18			1.18	5	179	0.3	31				
E	565	0.040	50	1.33			1.33	5	179	0.3	8				
F	7088	0.031	160	3.56			3.56	5	179	0.3	106	0.02	3m W x 300mm D	0.9	3.1
B + F											257	0.03	3m W x 300mm D (Proposed Swale)	0.9	3.1
G	17046	0.03	200	4.29			4.29	5	179	0.3	254	0.03	6m x 0.6m D	3.6	6.3
H	17045	0.03	150	3.44			3.44	5	179	0.3	254	0.01	12.7W x 0.3D	1.905	12.7
A, C, D, E, G, H											1694	0.01	12.7W x 0.4D	2.54	12.7

Catchment	Manning's Hydraulic Radius 'R'	Manning's Roughness 'n' (Earth channel straight with some grass)	Swale Velocity 'V' (m/s) Manning's $V = (1.49 / n) * (R^{2/3}) * (S^{1/2})$	Swale Capacity 'Q' (L/s)	Pipe Grade (m/m)	Pipe Diam (mm)	Pipe Capacity (L/s)	Required Pipe Diam (mm)	Pipe Capacity (L/s)	Comment
A	0.29	0.035	2.5	2226	0.024	300	178	600	1119	Note: This calculation assumes all Catchment A goes into one swale before crossing the access track. In reality there is a South and East swale which direct their respective portions of the Catchment to the culvert crossing. Therefore this calculation is conservative, and the existing Swale has sufficient capacity for the 1:100 (1% AEP) event. However, an additional pipe (600mm diameter or equivalent) is required to convey flows across the access track.
B	0.29	0.035	1.8	1594	0.01	no pipe currently		375	207	Install 375mm Diam pipe under driveway
C	0.29	0.035	1.8	1594						Discharges into small dam
D					0.038	300	224			Existing 300mm pipe easily caters for the small catchment
E					0.034	300	210			Existing 300mm pipe easily caters for the small catchment
F	0.29	0.035	1.9	1710						Existing Swale easily caters for the small catchment
B + F	0.29	0.035	2.1	1853						Construct typical 3m W x 0.3m deep swale along south boundary from driveway to outlet
G	0.57	0.035	3.4	12268						
H	0.15	0.035	0.7	1313						Existing earth mound creates cut-off drain of 1313 L/s capacity. Contributing flows from Catchments A, C, D, E, G and H flows sum up to 1694 L/s. Try raising mound by 100mm.
A, C, D, E, G, H	0.20	0.035	0.8	2120						Raise Earth mound by 100mm by re-shaping

APPENDIX B

BUREAU OF METEOROLOGY

IFD CHART



LOCATION **28.225 S 152.025 E** * NEAR.. Wareek

LIST OF COEFFICIENTS TO EQUATIONS OF THE FORM

$$\ln(I) = A + B \times (\ln(T)) + C \times (\ln(T))^2 + D \times (\ln(T))^3 + E \times (\ln(T))^4 + F \times (\ln(T))^5 + G \times (\ln(T))^6$$

T = TIME IN HOURS AND I = INTENSITY IN MILLIMETRES PER HOUR

RETURN PERIOD	A	B	C	D	E	F	G
1	3.229471	-0.63812E+0	-0.63502E-1	0.10815E-1	0.25826E-2	-0.66267E-3	-0.25769E-5
2	3.469926	-0.63990E+0	-0.61221E-1	0.10011E-1	0.25783E-2	-0.54634E-3	-0.23237E-4
5	3.670318	-0.64637E+0	-0.53985E-1	0.97318E-2	0.20358E-2	-0.46638E-3	-0.21202E-4
10	3.774681	-0.64979E+0	-0.50065E-1	0.93577E-2	0.17573E-2	-0.39741E-3	-0.23560E-4
20	3.906445	-0.65277E+0	-0.46852E-1	0.91596E-2	0.15758E-2	-0.35083E-3	-0.27264E-4
50	4.060484	-0.65640E+0	-0.42707E-1	0.89049E-2	0.12651E-2	-0.29145E-3	-0.27864E-4
100	4.167102	-0.65827E+0	-0.40099E-1	0.83479E-2	0.11367E-2	-0.21017E-3	-0.37450E-4

RAINFALL INTENSITY IN mm/h FOR VARIOUS DURATIONS AND RETURN PERIODS

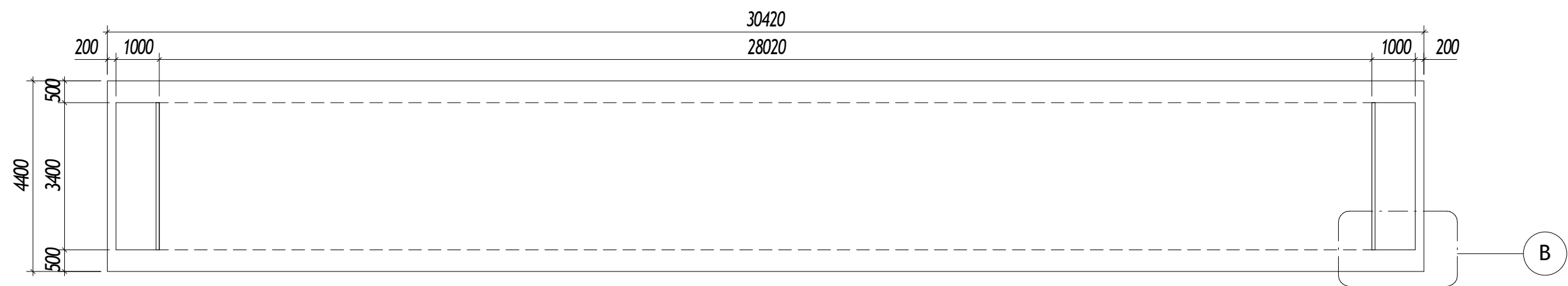
DURATION	RETURN PERIOD (YEARS)						
	1	2	5	10	20	50	100
5 mins	82.9	107.	136.	154.	179.	213.	240.
6 mins	77.1	99.6	126.	143.	166.	198.	223.
10 mins	63.2	81.3	102.	115.	134.	159.	178.
20 mins	46.7	59.8	74.1	83.0	95.4	112.	126.
30 mins	38.0	48.5	59.7	66.6	76.2	89.3	99.6
1 hour	25.3	32.1	39.3	43.6	49.7	58.0	64.5
2 hours	15.8	20.1	24.5	27.2	31.0	36.2	40.2
3 hours	11.8	15.0	18.4	20.4	23.3	27.1	30.2
6 hours	7.09	9.03	11.1	12.3	14.1	16.5	18.4
12 hours	4.27	5.45	6.74	7.53	8.64	10.1	11.3
24 hours	2.59	3.32	4.13	4.62	5.32	6.26	7.01
48 hours	1.54	1.98	2.47	2.78	3.21	3.79	4.26
72 hours	1.09	1.40	1.76	1.99	2.30	2.73	3.07

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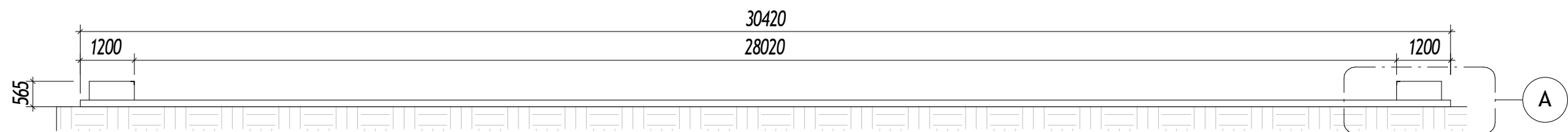
HYDROMETEOROLOGICAL ADVISORY SERVICE

(C) AUSTRALIAN GOVERNMENT, BUREAU OF METEOROLOGY

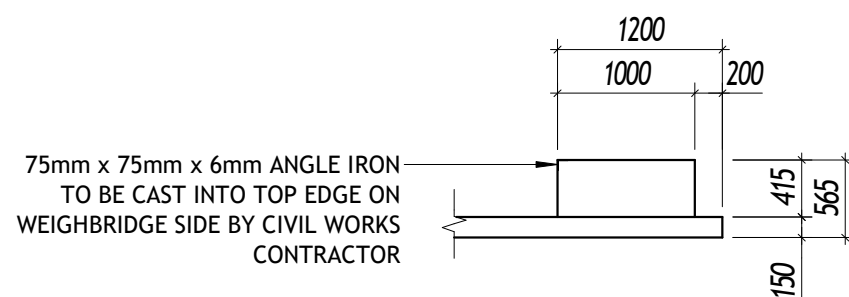
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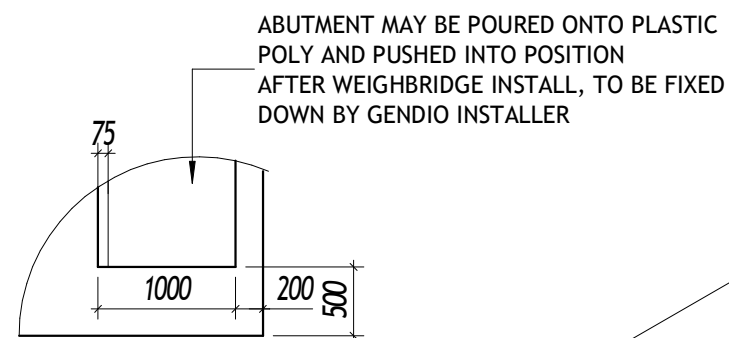
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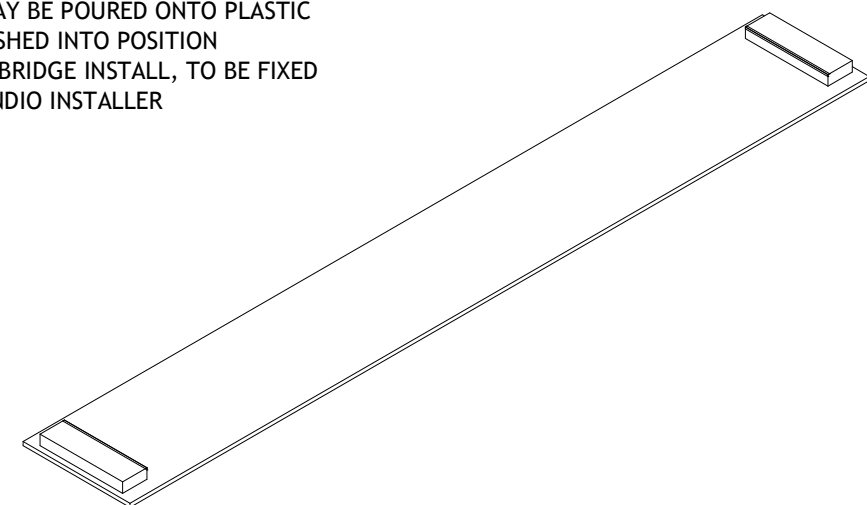
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1 : 100



A Detail
1 : 50



B Detail
1 : 50



3 Isometric View

Type Mark	Length, mm	Width, mm	Slab Thickness, mm	Volume	Count	Material	Cost	NOTE
28m-1mab	30420	4400	150	22.90 m ³	1	Concrete, 32MPa		



CONCRETE REQUIREMENTS - 32mPa | 80 slump | 200mm thick | single layer SL92 reo mesh with 40mm cover | steel trowel smooth finish. Base slab to be poured on layer of poly plastic. Saw cut base slab as suitable. Gendio recommend to be poured on to plastic poly and pushed into position after weighbridge install, to be fixed down by Gendio installer. Dimensions are in mm unless otherwise specified. The information contained in this drawing is the sole property of Gendio Weighing. Any reproduction in part or as a whole without the written permission of Gendio Weighing is prohibited.

Roadstone recycling

Weighbridge System

Project number	Project Number	28m-1mab
Checked by	Checker	
Drawn by	Author	
Approved by	Approver	Scale @ A3 As indicated

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

Page 1 of 1

VOLUME 10646 FOLIO 014

Security no : 124136624319J
Produced 15/07/2026 03:53 PM

LAND DESCRIPTION

Crown Allotment 18 Section A Parish of Rathscar.
PARENT TITLE Volume 09418 Folio 643
Created by instrument AB095260H 22/02/2002

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP778932T 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: 1234 MARYBOROUGH-ST ARNAUD ROAD WAREEK VIC 3465

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END

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Legend : A - Appurtenant E - Encumbering Easement R - Encumbering Easement (Road)					
18 71.06ha					
			Sheet 1 of 1 sheets		
LAND VICTORIA		SCALE LENGTHS ARE IN METRES		DEALING No : AB95260H	
		SCALE	SHEET SIZE A3	DEALING CODE - Sec.31	