

## Amendment to Planning Application (Section 50 or 57A Application)

- Use this form if you have an existing application with Council that you would like to change before Council makes its decision. This form can be used before or after an application has been notified, but not after Council has made a determination in respect of the application.

### CURRENT APPLICATION DETAILS

Planning Permit Application No.:	090 25
Address:	54 Rudrum Road Moonlight Flat
What was the original proposal	Development of three guesthouses

### THE AMENDMENT PROPOSED

This application is being lodged (tick one):	Prior to notification commencing (Section 50 of the <i>Planning and Environment Act 1987</i> )	<input checked="" type="checkbox"/>
	After notification has commenced (Section 57A of the <i>Planning and Environment Act 1987</i> )	<input type="checkbox"/>
What changes are you seeking to make to the current application?  <i>Detail any changes sought to the plans or any other documents previously submitted with the Planning Permit Application. Attach a supplementary page if more space is required.</i>	Apply for approval for use and development of land for group accommodation, defining the subject land to include all lots in one ownership, Unit 3 no longer proposed to be constructed at a later date.	

**APPLICANT DETAILS** \* please enter a valid email address

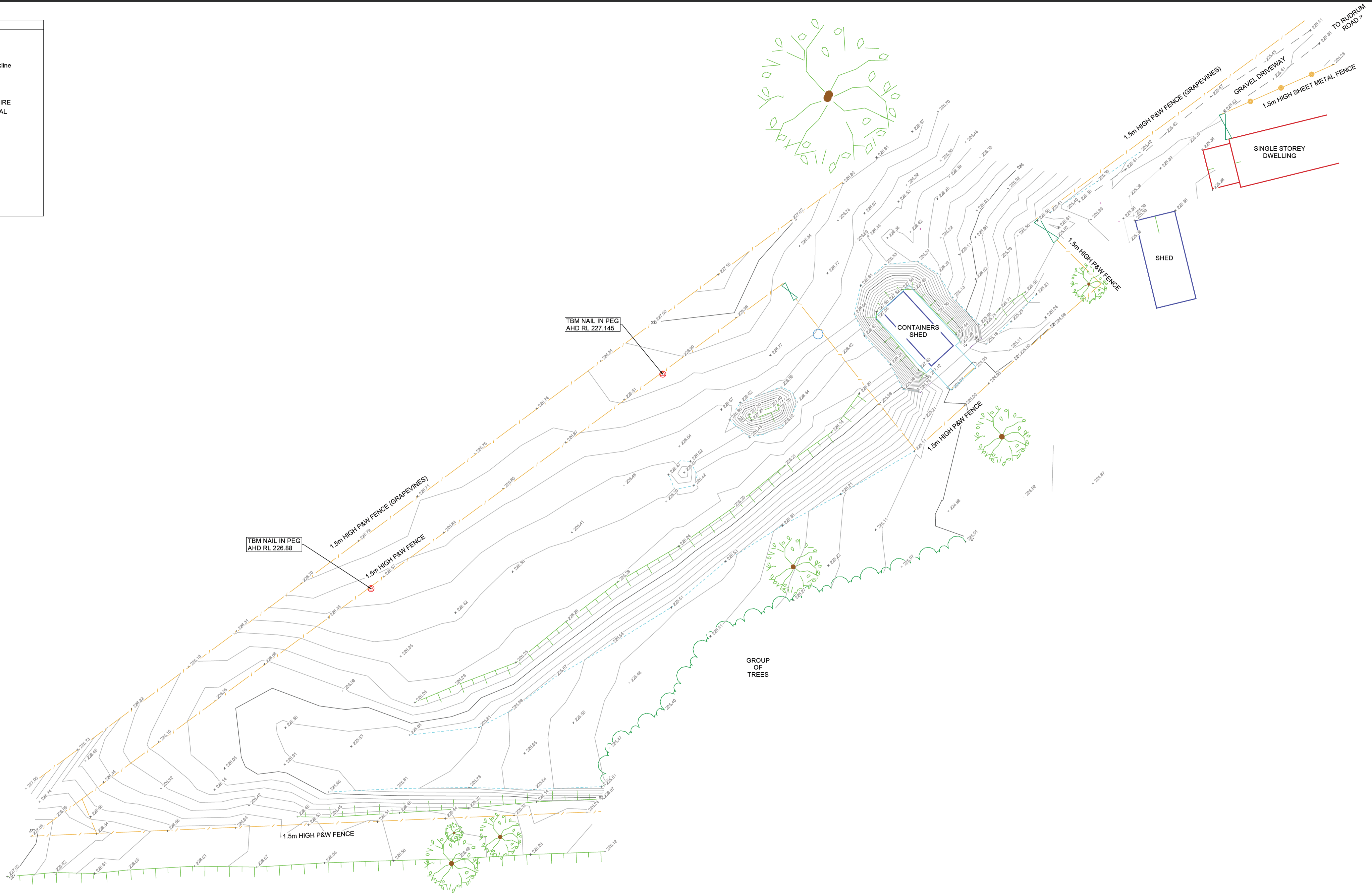
Name:	Jack Pickering		
Organisation (if applicable):	Stringybark Planning		
Postal Address:	21 Don Road Healesville		
		Postcode:	3777
Telephone No.	(H)	(W)	(M) 0473 587 991
*Email Address	jack@stringybarkplanning.com.au		

**DECLARATION:**

I declare that all information given is true and correct.	Owner/ Applicant signature: Jack Pickering	Date: 15/05/26
---	---	-------------------

If you have any further enquiries please contact Central Goldfields Shire Council Planning Department on **(03) 5461 0610**.

FEATURE	DESCRIPTION
	Track
	Concrete Edge
	Exist Spot Level
	Ground String Breakline
	Toe Batter
	Top Batter
	Tree Group
	Fence POST and WIRE
	Fence SHEET METAL
	Fence TIMBER
	House
	Shed
	Post
	Roof Ridge Line
	Gate
	Water
	Tree
	Water Trough
	Eave



12d Project File: IBH001 FL Survey Plot File: IBH001-FEAT-D-001 FL Survey1

**NOTES**  
 This plan was prepared using the actual results of measurements and observations taken in field.  
 Dimensions in metres except where stated otherwise, pipe sizes are in millimetres.

REV	AMENDMENTS	DATE	BY



**5D Surveying**  
 Engineering Surveyors  
 61 Powells Avenue, Bendigo VIC 3550  
 w: www.5dsurveying.com.au  
 e: admin@5dsurveying.com.au  
 p: 1300 790 913

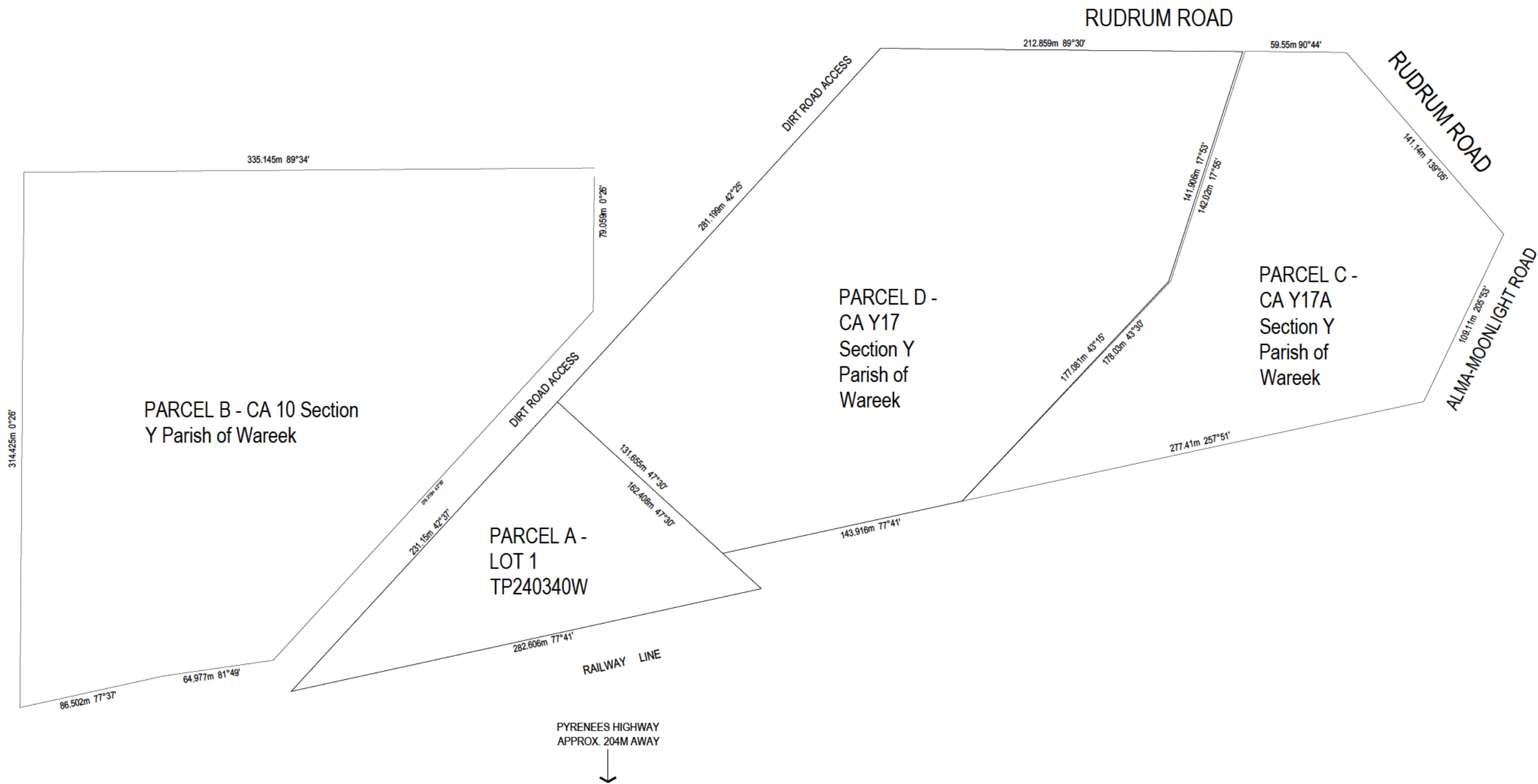
**SUBJECT**  
 Feature and Level Survey

**PROJECT/LOCATION**  
 54 Rudrum Road  
 Moonlight Flat

**CLIENT**  
 IRONBARK HOMES

**DRAWING NO**  
 IBH001-FEAT-D-001

SURV	RTB	20/06/2025
DRAWN	RTB	25/06/2025
CHKD		
<b>SCALE</b>	<b>DATUM</b>	
1:300 @ A1	Horiz. - MGA2020	
PG 1 of 1	Vert. - AHD	



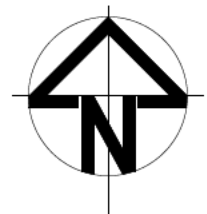
**SITE PLAN SHOWING ALL LAND PARCELS**  
SCALE 1:2500



DP-AD 39336 ABN: 52 263 014 683



© COPYRIGHT 2025 - \*PLANS AND DESIGNS ARE EXCLUSIVELY OWNED BY EVOLUTION DESIGNS AND DRAFTING AND ARE NOT TO BE COPIED WHOLLY OR PARTIALLY IN ANY WAY WITHOUT THE WRITTEN OR SIGNED PERMISSION OF EVOLUTION DESIGNS AND DRAFTING  
\*PLANS INCLUDES BUT IS NOT LIMITED TO ALL WRITTEN ANALYSIS, DESIGNS, DRAWING, DIAGRAMS, PLANS, SUBMISSION AND SITE PLAN PHOTO, NOTICES AND REPORTS PREPARED BY EVOLUTION DESIGNS AND DRAFTING

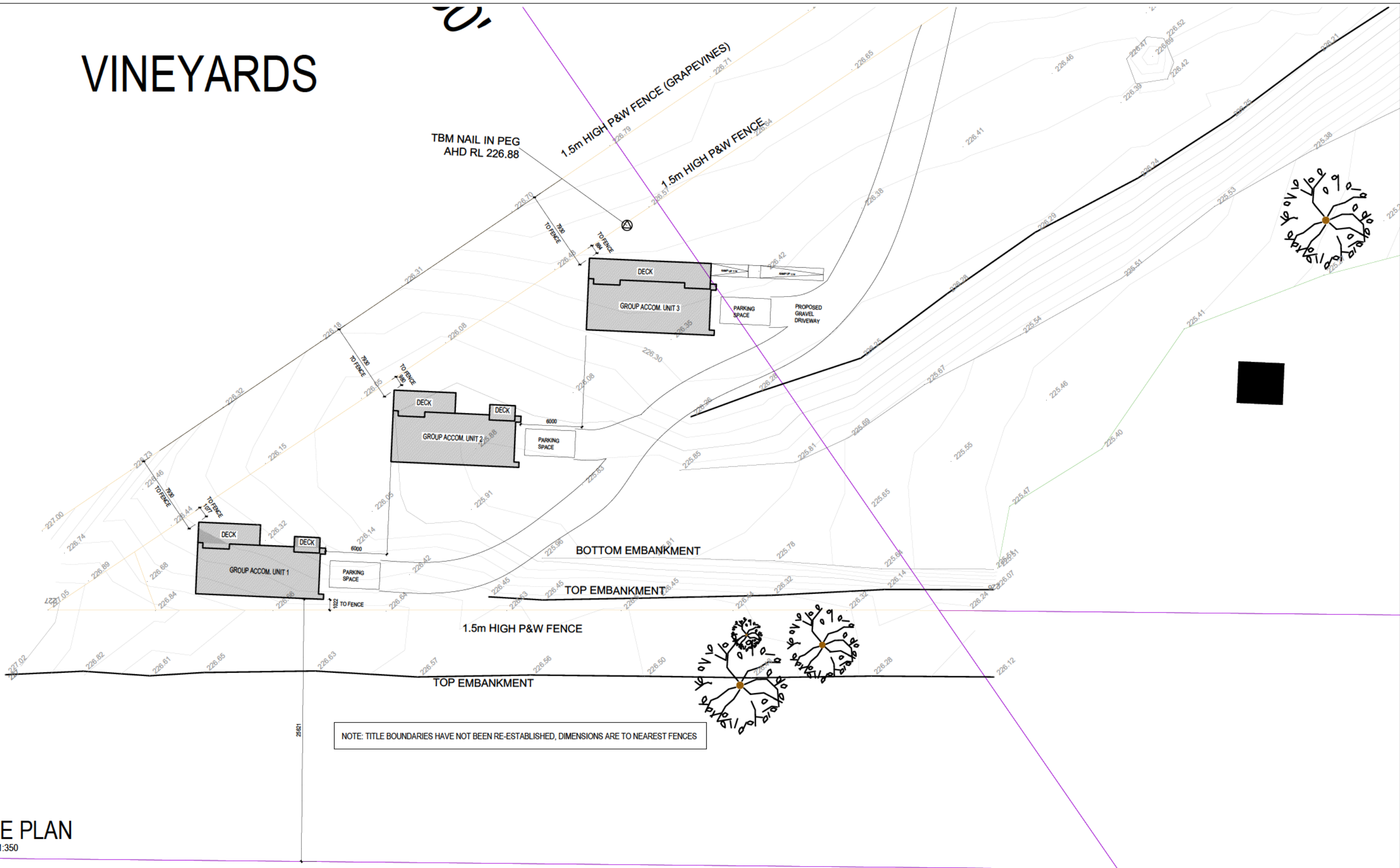


**PROJECT:** GROUP ACCOMMODATION UNITS  
**CLIENT:** IRONBARK HOMES PTY LTD  
**ADDRESS:** 54 RUDRUM ROAD  
MOONLIGHT FLAT

REVISION:		
REV. NO:	DATE:	REVISION DETAILS:
A	OCT 2025	TOWN PLANNING - COUNCIL SUBMISSION
B	OCT 2025	TOWN PLANNING - CLIENT REVISION BEFORE COUNCIL SUBMISSION
C	NOV 2025	TOWN PLANNING - COUNCIL SUBMISSION
D	MARCH 2026	TOWN PLANNING - RFI

<b>DATE:</b>	OCTOBER 2025
<b>DRAWN BY:</b>	PM
<b>JOB NUMBER:</b>	2025-12
<b>SCALE:</b>	1:2500
<b>SHEET NO:</b>	01 OF 06 /A3

# VINEYARDS



## SITE PLAN

SCALE 1:350

**EVOLUTION DESIGNS**  
— AND DRAFTING STUDIO —

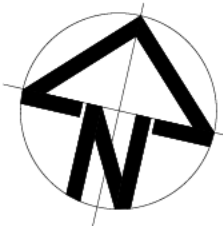
DP-AD 39336 ABN: 52 263 014 683

**Design Matters** Member

**REGISTERED**  
Building Practitioner

© COPYRIGHT 2025 - \*PLANS AND DESIGNS ARE EXCLUSIVELY OWNED BY EVOLUTION DESIGNS AND DRAFTING AND ARE NOT TO BE COPIED WHOLLY OR PARTIALLY, IN ANY WAY WITHOUT THE WRITTEN OR SIGNED PERMISSION OF EVOLUTION DESIGNS AND DRAFTING

\*PLANS INCLUDES BUT IS NOT LIMITED TO ALL WRITTEN ANALYSIS, DESIGNS, DRAWINGS, DIAGRAMS, PLANS, SUBDIVISION AND SITE PLAN PHOTO, NOTICES AND REPORTS PREPARED BY EVOLUTION DESIGNS AND DRAFTING



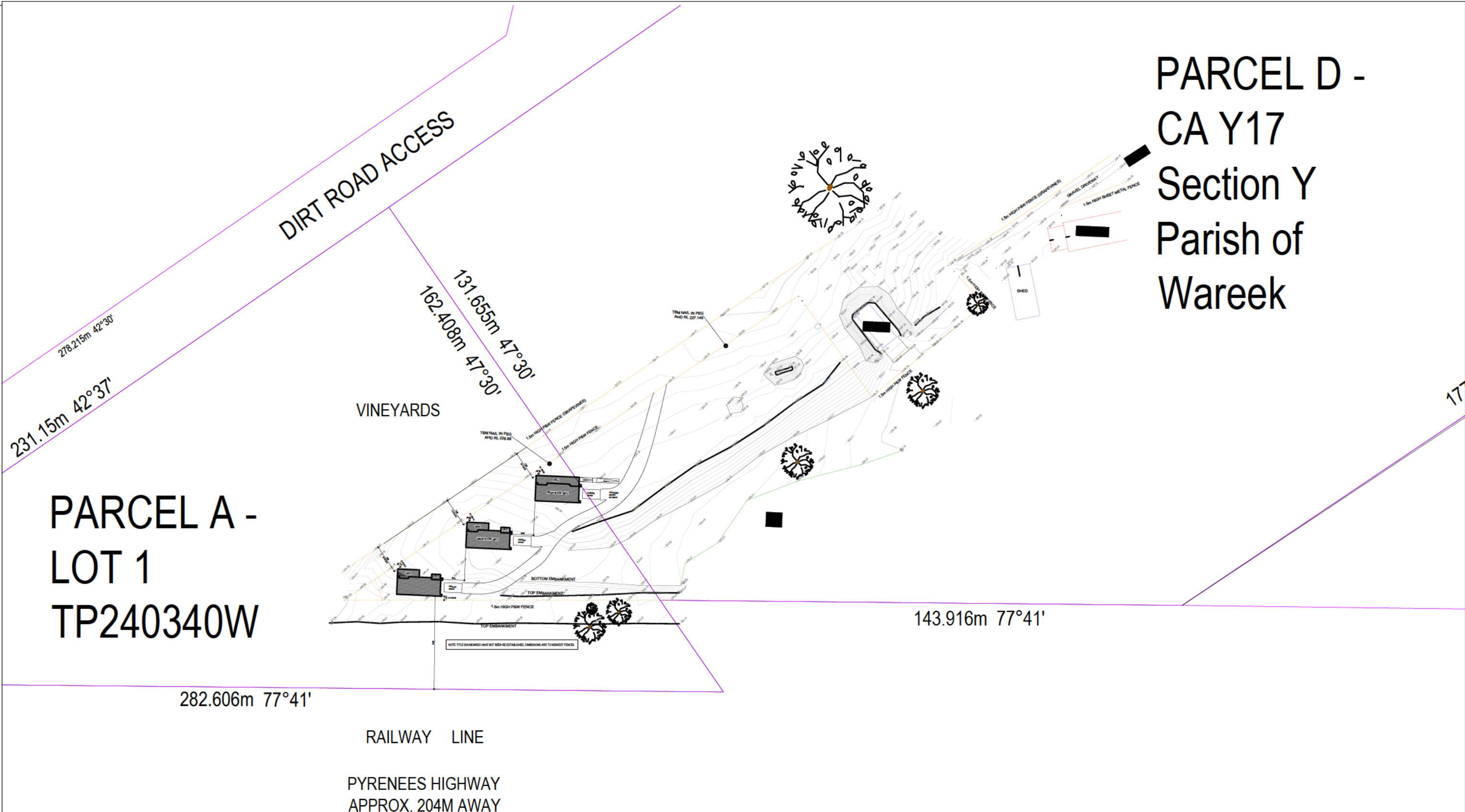
**PROJECT:** GROUP ACCOMMODATION UNITS  
**CLIENT:** IRONBARK HOMES PTY LTD  
**ADDRESS:** 54 RUDRUM ROAD  
 MOONLIGHT FLAT

REVISION:		
REV. NO:	DATE:	REVISION DETAILS:
A	OCT 2025	TOWN PLANNING - COUNCIL SUBMISSION
B	OCT 2025	TOWN PLANNING - CLIENT REVISION BEFORE COUNCIL SUBMISSION
C	NOV 2025	TOWN PLANNING - COUNCIL SUBMISSION
D	MARCH 2026	TOWN PLANNING - RFI

**DATE:** OCTOBER 2025  
**DRAWN BY:** PM  
**JOB NUMBER:** 2025-12  
**SCALE:** 1:350  
**SHEET NO:** 02 OF 06 /A3

PARCEL D -  
CA Y17  
Section Y  
Parish of  
Wareek

PARCEL A -  
LOT 1  
TP240340W



SITE PLAN  
SCALE 1:1000

EVOLUTION DESIGNS  
AND DRAFTING STUDIO

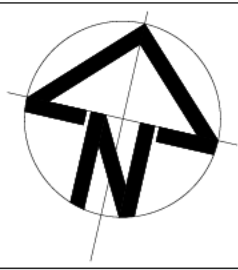
DP-AD 39336 ABN: 52 263 014 683

Design Matters Member

REGISTERED Building Practitioner

© COPYRIGHT 2025 - \*PLANS AND DESIGNS ARE EXCLUSIVELY OWNED BY EVOLUTION DESIGNS AND DRAFTING AND ARE NOT TO BE COPIED WHOLLY OR PARTIALLY, IN ANY WAY WITHOUT THE WRITTEN OR SIGNED PERMISSION OF EVOLUTION DESIGNS AND DRAFTING

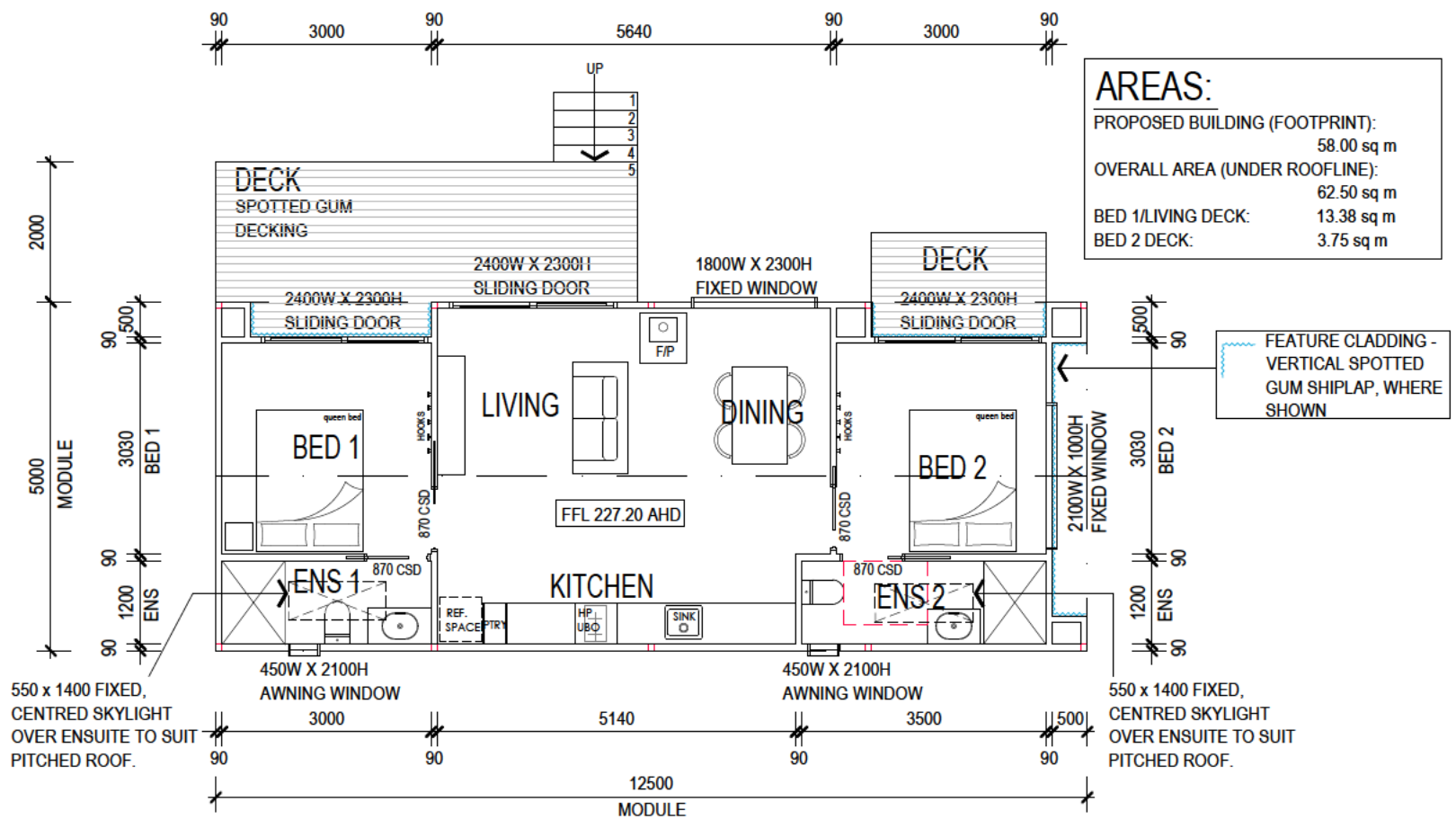
\*PLANS INCLUDES BUT IS NOT LIMITED TO ALL WRITTEN ANALYSIS, DESIGNS, DRAWING, DIAGRAMS, PLANS, SUBDIVISION AND SITE PLAN PHOTO, NOTICES AND REPORTS PREPARED BY EVOLUTION DESIGNS AND DRAFTING



PROJECT: GROUP ACCOMMODATION UNITS  
CLIENT: IRONBARK HOMES PTY LTD  
ADDRESS: 54 RUDRUM ROAD  
MOONLIGHT FLAT

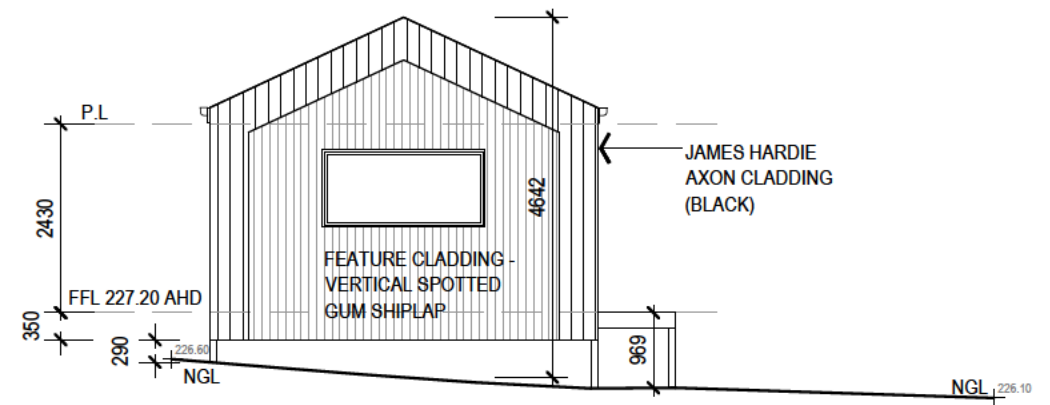
REVISION:		
REV. NO:	DATE:	REVISION DETAILS:
A	OCT 2025	TOWN PLANNING - COUNCIL SUBMISSION
B	OCT 2025	TOWN PLANNING - CLIENT REVISION BEFORE COUNCIL SUBMISSION
C	NOV 2025	TOWN PLANNING - COUNCIL SUBMISSION
D	MARCH 2026	TOWN PLANNING - RFI

DATE: OCTOBER 2025  
DRAWN BY: PM  
JOB NUMBER: 2025-12  
SCALE: 1:1000  
SHEET NO: 03 OF 06 /A3

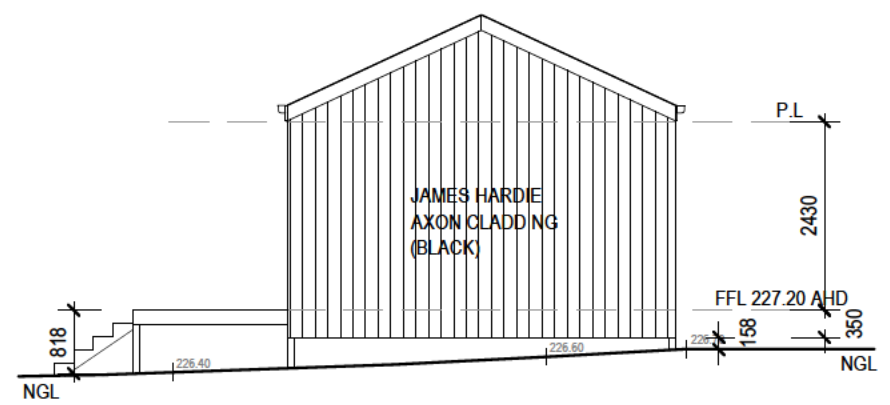


**AREAS:**  
 PROPOSED BUILDING (FOOTPRINT): 58.00 sq m  
 OVERALL AREA (UNDER ROOFLINE): 62.50 sq m  
 BED 1/LIVING DECK: 13.38 sq m  
 BED 2 DECK: 3.75 sq m

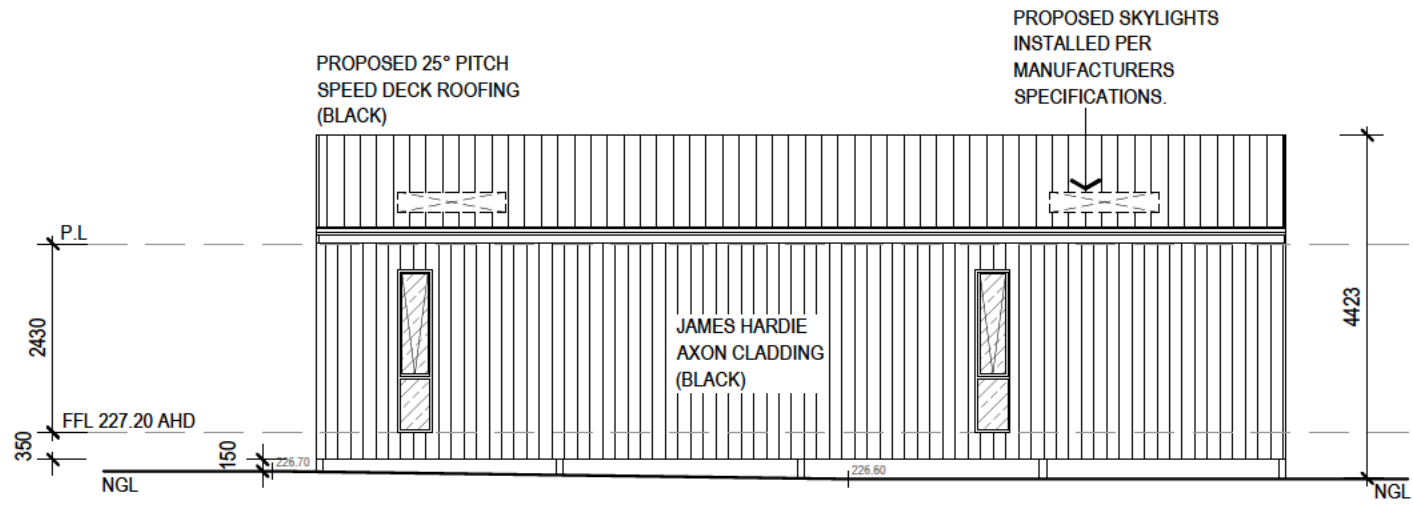
**PROPOSED FLOOR PLAN - UNIT 1**  
 SCALE 1:100



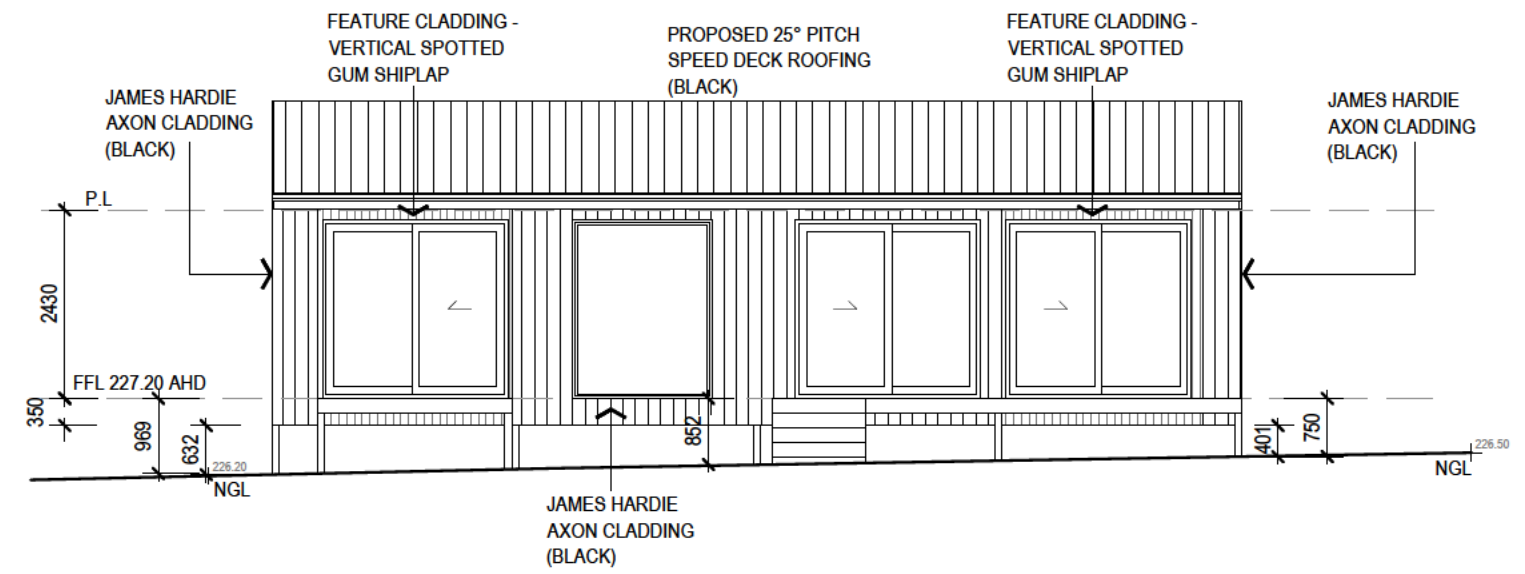
**EAST ELEVATION - UNIT 1**



**WEST ELEVATION - UNIT 1**  
 SCALE 1:100



**SOUTH ELEVATION - UNIT 1**  
 SCALE 1:100

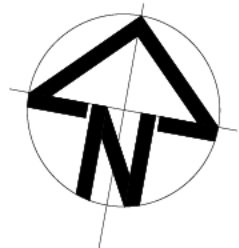


**NORTH ELEVATION - UNIT 1**  
 SCALE 1:100



**C** COPYRIGHT 2025 - PLANS AND DESIGNS ARE EXCLUSIVELY OWNED BY EVOLUTION DESIGNS AND DRAFTING AND ARE NOT TO BE COPIED WHOLLY OR PARTIALLY IN ANY WAY WITHOUT THE WRITTEN OR SIGNED PERMISSION OF EVOLUTION DESIGNS AND DRAFTING

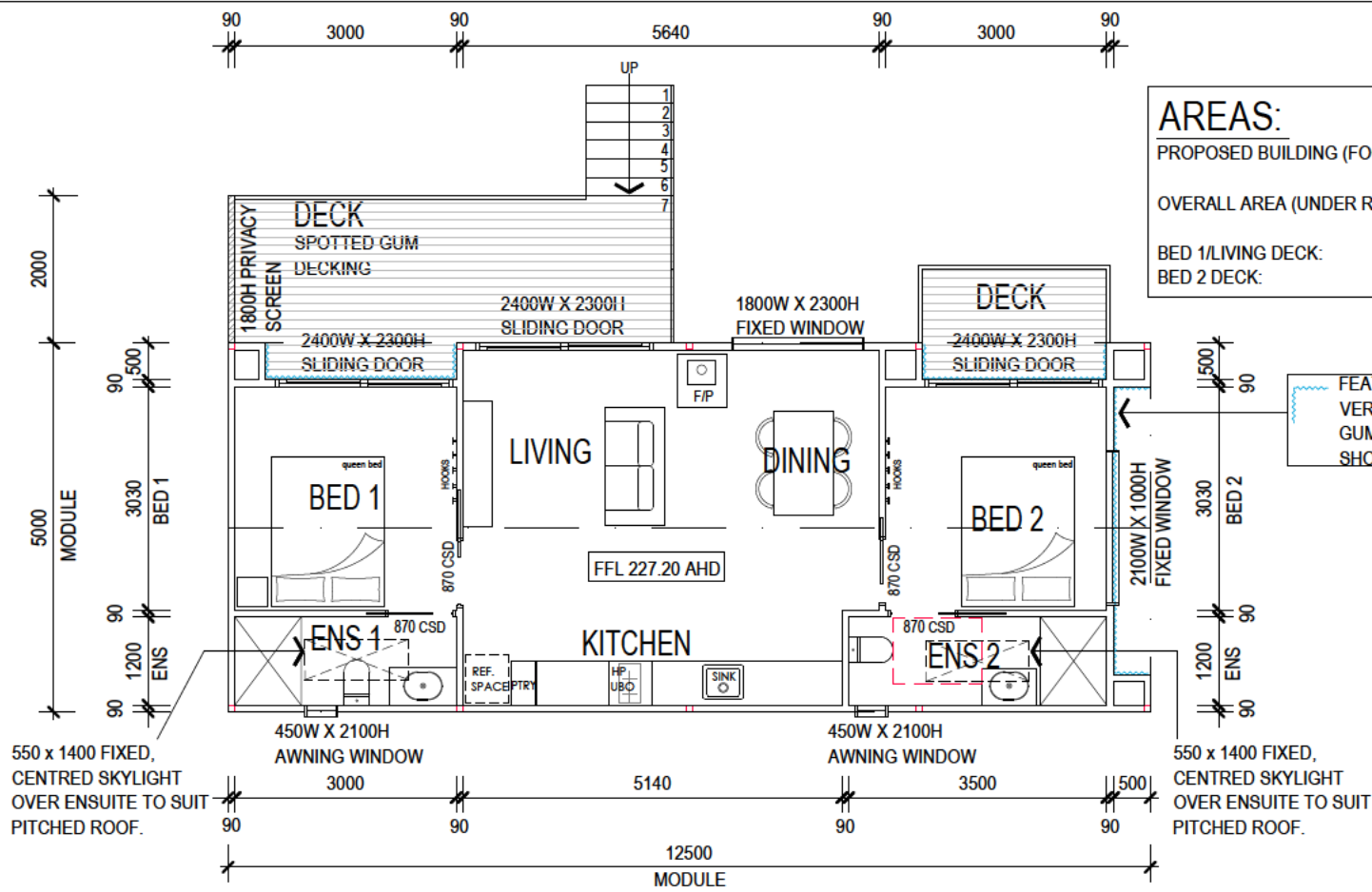
\*PLANS INCLUDES BUT IS NOT LIMITED TO ALL WRITTEN ANALYSIS DESIGNING, DRAWING, DIMENSIONING, PLANS, SUBMISSION AND SITE PLAN PHOTO, NOTICES AND REPORTS PREPARED BY EVOLUTION DESIGNS AND DRAFTING



**PROJECT:** GROUP ACCOMMODATION UNITS  
**CLIENT:** IRONBARK HOMES PTY LTD  
**ADDRESS:** 54 RUDRUM ROAD  
 MOONLIGHT FLAT

REVISION:		
REV. NO.	DATE:	REVISION DETAILS:
A	OCT 2025	TOWN PLANNING - COUNCIL SUBMISSION
B	OCT 2025	TOWN PLANNING - CLIENT REVISION BEFORE COUNCIL SUBMISSION
C	NOV 2025	TOWN PLANNING - COUNCIL SUBMISSION
D	MARCH 2026	TOWN PLANNING - RFI

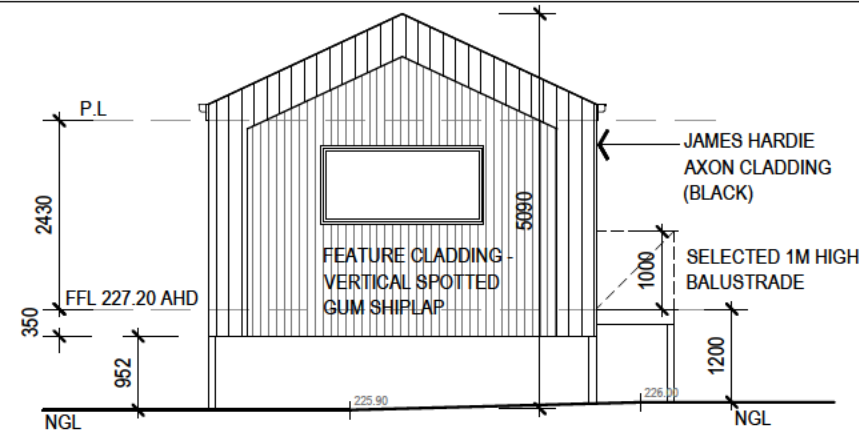
<b>DATE:</b>	OCTOBER 2025
<b>DRAWN BY:</b>	PM
<b>JOB NUMBER:</b>	2025-12
<b>SCALE:</b>	1:100
<b>SHEET NO:</b>	04 OF 06 /A3



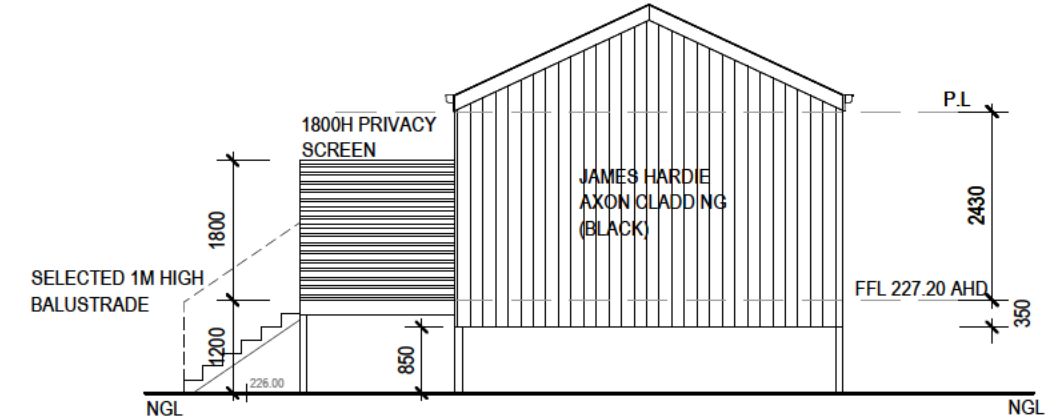
**AREAS:**  
 PROPOSED BUILDING (FOOTPRINT): 58.00 sq m  
 OVERALL AREA (UNDER ROOFLINE): 62.50 sq m  
 BED 1/LIVING DECK: 13.38 sq m  
 BED 2 DECK: 3.75 sq m

FEATURE CLADDING - VERTICAL SPOTTED GUM SHIPLAP, WHERE SHOWN

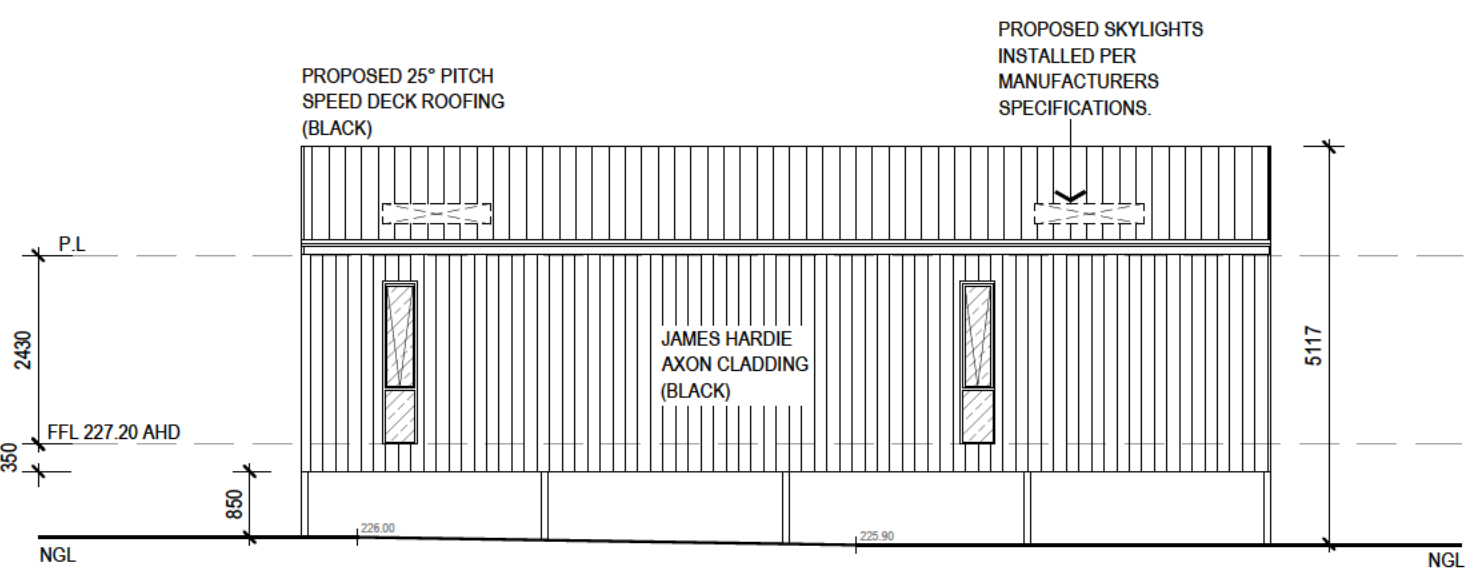
**PROPOSED FLOOR PLAN - UNIT 2**  
 SCALE 1:100



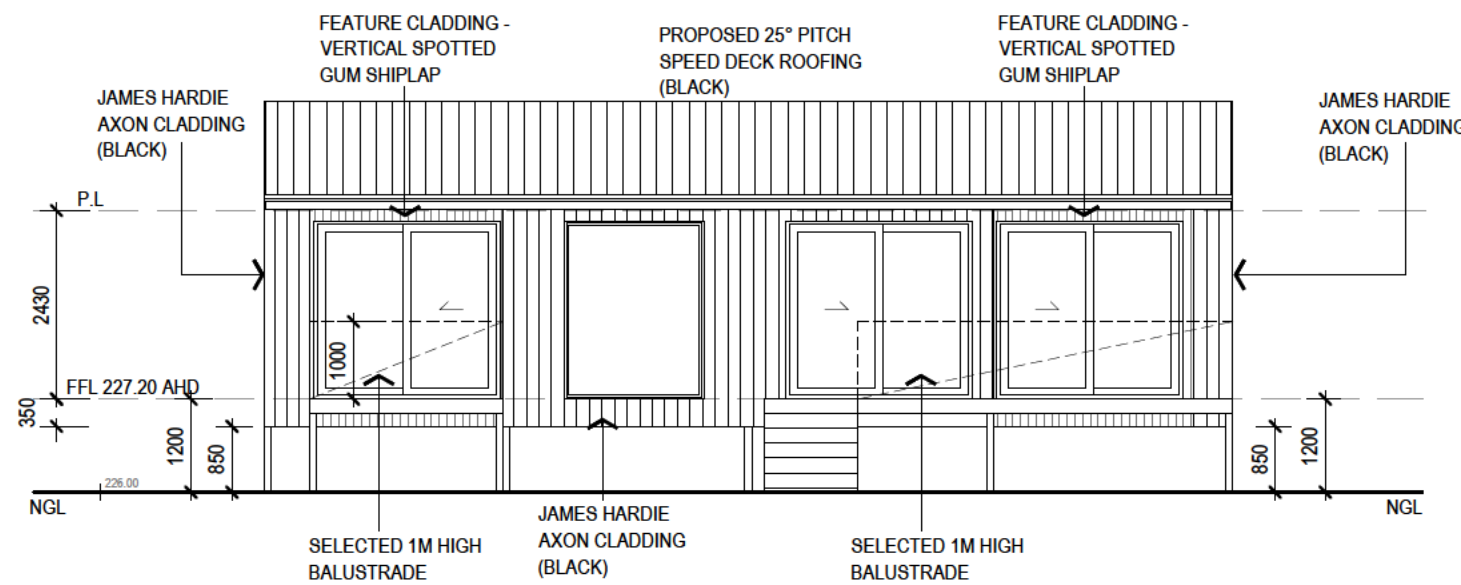
**EAST ELEVATION - UNIT 2**  
 SCALE 1:100



**WEST ELEVATION - UNIT 2**  
 SCALE 1:100



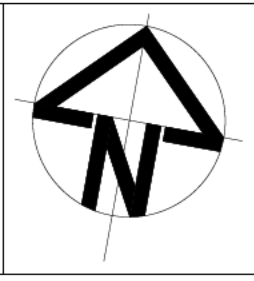
**SOUTH ELEVATION - UNIT 2**  
 SCALE 1:100



**NORTH ELEVATION - UNIT 2**  
 SCALE 1:100

EVOLUTION DESIGNS  
 AND DRAFTING STUDIO  
 DP-AD 39336 ABN: 52 263 014 683

**Design Matters** Member  
 REGISTERED Building Practitioner  
 COPYRIGHT 2025 - PLANS AND DESIGNS ARE EXCLUSIVELY OWNED BY EVOLUTION DESIGNS AND DRAFTING AND ARE NOT TO BE COPIED WHOLLY OR PARTIALLY IN ANY WAY WITHOUT THE WRITTEN OR SIGNED PERMISSION OF EVOLUTION DESIGNS AND DRAFTING

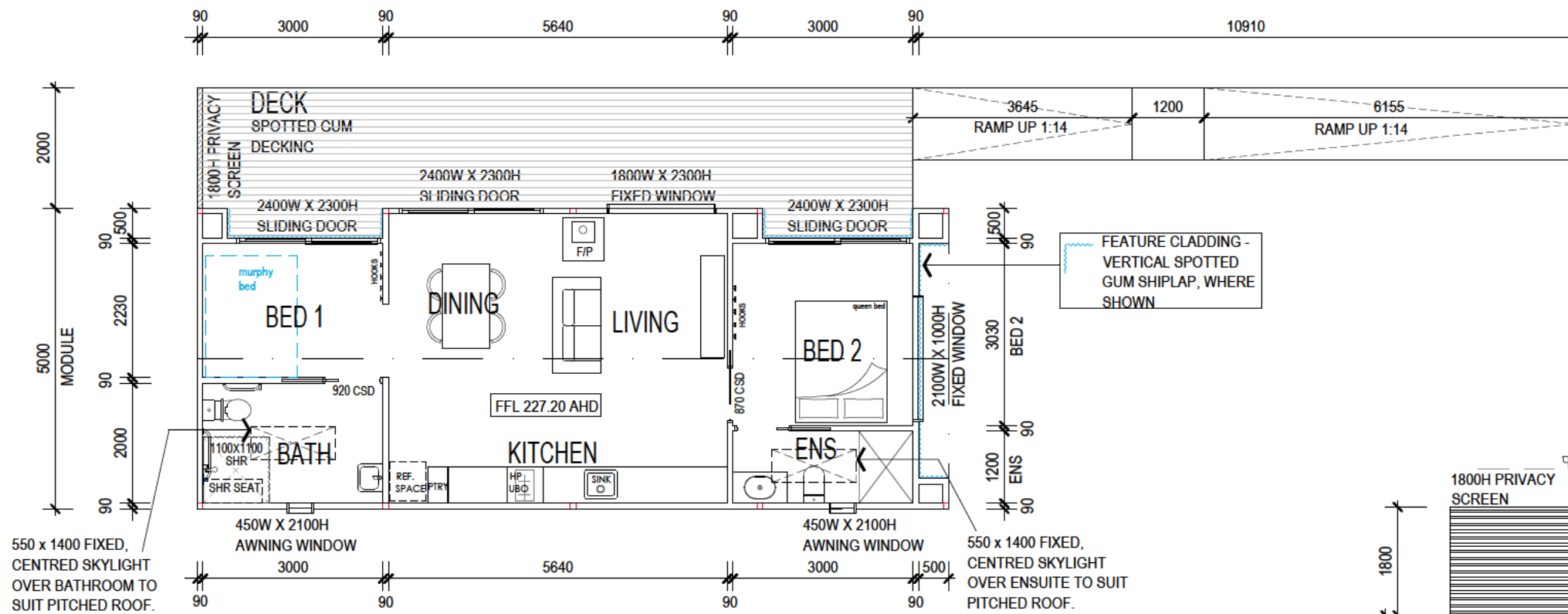


PROJECT: GROUP ACCOMMODATION UNITS  
 CLIENT: IRONBARK HOMES PTY LTD  
 ADDRESS: 54 RUDRUM ROAD  
 MOONLIGHT FLAT

**REVISION:**

REV. NO:	DATE:	REVISION DETAILS:
A	OCT 2025	TOWN PLANNING - COUNCIL SUBMISSION
B	OCT 2025	TOWN PLANNING - CLIENT REVISION BEFORE COUNCIL SUBMISSION
C	NOV 2025	TOWN PLANNING - COUNCIL SUBMISSION
D	MARCH 2026	TOWN PLANNING - RFI

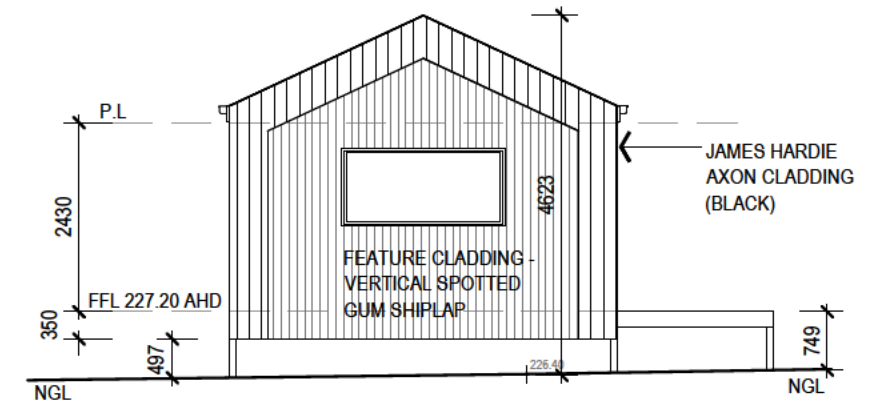
DATE: OCTOBER 2025  
 DRAWN BY: PM  
 JOB NUMBER: 2025-12  
 SCALE: 1:100  
 SHEET NO: 05 OF 06 /A3



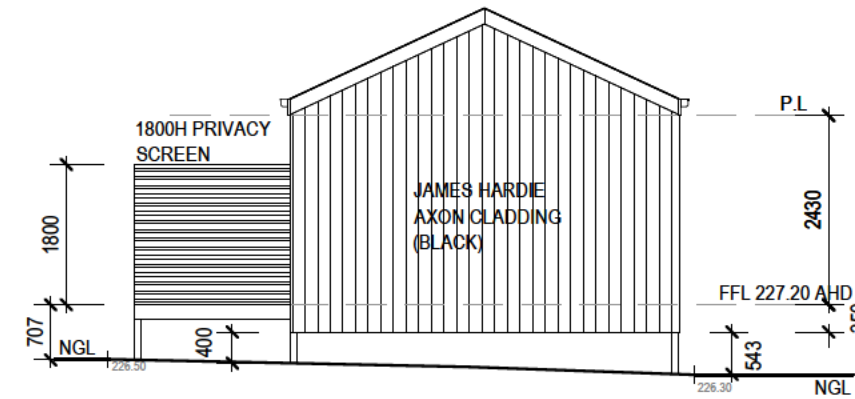
**PROPOSED FLOOR PLAN - UNIT 3**  
SCALE 1:100

**AREAS:**

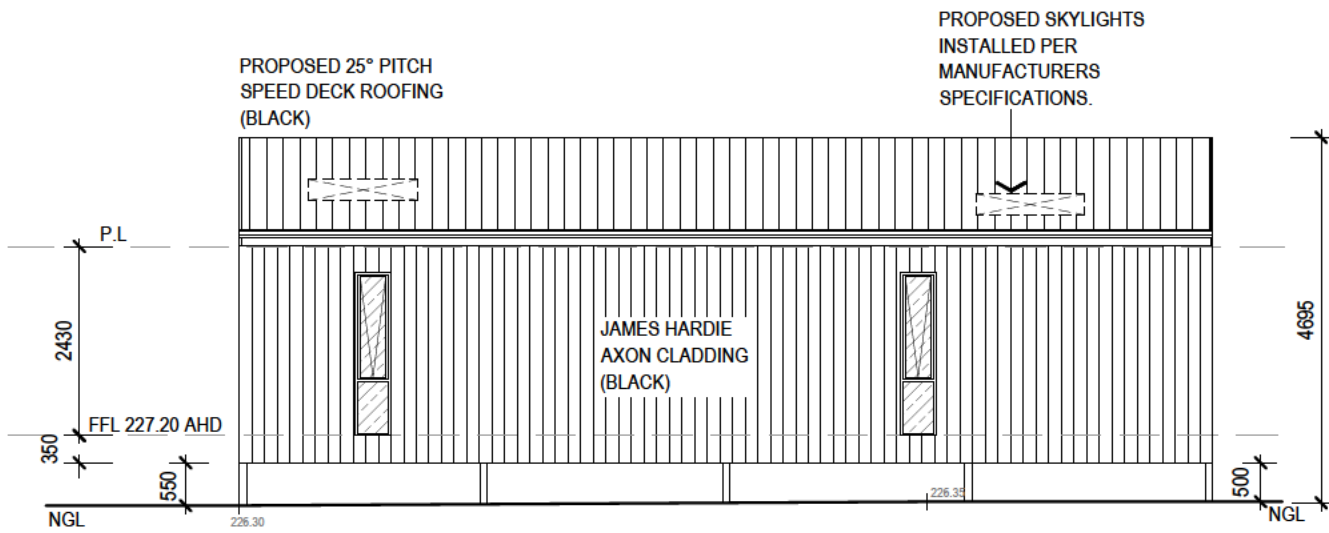
PROPOSED BUILDING (FOOTPRINT):	58.00 sq m
OVERALL AREA (UNDER ROOFLINE):	62.50 sq m
DECK:	26.36 sq m



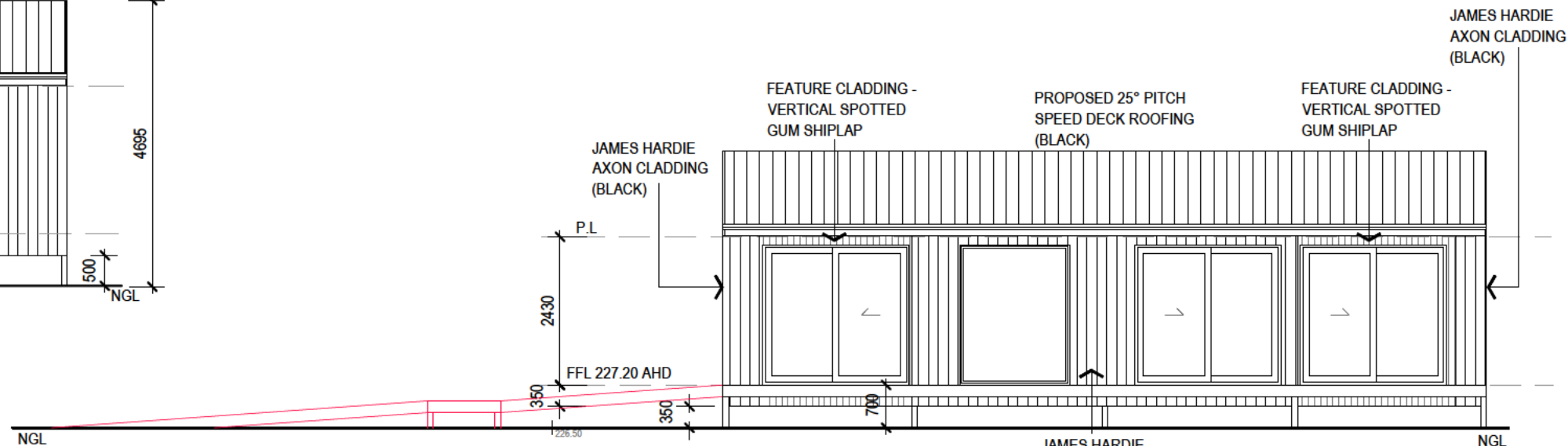
**EAST ELEVATION - UNIT 3**  
SCALE 1:100



**WEST ELEVATION - UNIT 3**  
SCALE 1:100



**SOUTH ELEVATION - UNIT 3**  
SCALE 1:100

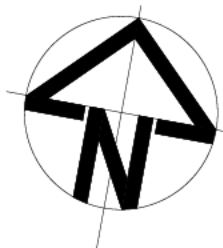


**NORTH ELEVATION - UNIT 3**  
SCALE 1:100



© COPYRIGHT 2025 - PLANS AND DESIGNS ARE EXCLUSIVELY OWNED BY EVOLUTION DESIGNS AND DRAFTING AND ARE NOT TO BE COPIED WHOLLY OR PARTIALLY, IN ANY WAY WITHOUT THE WRITTEN OR SIGNED PERMISSION OF EVOLUTION DESIGNS AND DRAFTING

\*PLANS INCLUDES BUT IS NOT LIMITED TO ALL WRITTEN ANALYSIS, DESIGNS, DRAWINGS, DIAGRAMS, PLANS, SUBDIVISION AND SITE PLAN PHOTO, NOTICES AND REPORTS PREPARED BY EVOLUTION DESIGNS AND DRAFTING

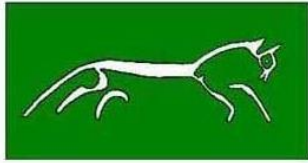


PROJECT: GROUP ACCOMMODATION UNITS  
CLIENT: IRONBARK HOMES PTY LTD  
ADDRESS: 54 RUDRUM ROAD  
MOONLIGHT FLAT

**REVISION:**

REV. NO.	DATE	REVISION DETAILS:
A	OCT 2025	TOWN PLANNING - COUNCIL SUBMISSION
B	OCT 2025	TOWN PLANNING - CLIENT REVISION BEFORE COUNCIL SUBMISSION
C	NOV 2025	TOWN PLANNING - COUNCIL SUBMISSION
D	MARCH 2026	TOWN PLANNING - RFI

DATE:	OCTOBER 2025
DRAWN BY:	PM
JOB NUMBER:	2025-12
SCALE:	1:100
SHEET NO:	06 OF 06 /A3



**Archaeo-Environments Pty Ltd**  
**heritage soils and landscape**

**54 Rudrum Road**  
**Moonlight Flat**

## **LAND CAPABILITY ASSESSMENT**



**Land Capability Assessor**  
**Dr Chris Day**  
**Archaeo-Environments Pty Ltd**  
**ABN 89 119 932 437**

**MARCH 31 2026**

## **LAND CAPABILITY REVIEW 54 Rudrum Rd Moonlight Flat**

### **SUMMARY**

A land capability assessment (LCA) has been commissioned by Jack Pickering (Stringybark Planning) on behalf of Client for group accommodation at 54 Rudrum Rd Moonlight Flat. The property lies within the Central Goldfields Shire. A LCA will inform future planning and waste water management.

The property is the product of tree clearance in the 19<sup>th</sup> century and part vineyard use. Local terrain includes gently sloping sedimentary terrain with an area of seasonal drainage across the south of the block and a large dam in the south-east. Soils are typically silty clay over weathered bedrock to a depth < 65cm. A field inspection was conducted on Jan 2, 2025.

The assessment was focused on the entire property, with an area suitable for waste water disposal (600m<sup>2</sup>) located north of the group accommodation, constrained by a setbacks (40m) from an undefined area of seasonal overflow drainage. The property is otherwise well buffered from surrounding blocks on all sides.

The sizing of the waste water envelope, based on effluent loading from 3 x 2br guest units (1350L/day) and local light clay soils (DIR 3) = 520m<sup>2</sup>. Secondary treatment has been recommended based on proximity to an undefined drainage line which will require 520m subsurface irrigation lines subject to future plans and plumbing advice. 520m irrigation lines can be installed within the mapped application area (600m<sup>2</sup>) discussed above.

It is recommended that a cover of vegetation be established in the area of the waste water envelope to both stabilise and restore the soil surface in this area as well as improve transpiration and use of subsoil moisture.

### **ABOUT THE AUTHOR**

Dr Chris Day DPhil, Director, Archaeo-Environments Ltd  
Chris has over 30 years experience in geology, geomorphology, soils and heritage work which included 12 years in Bendigo and Benalla with DSE. This included management of catchment and salinity research teams and soil and soil permeability (recharge) mapping as a basis for Dryland Salinity Management Plans across the Avoca, Loddon, Campaspe and Goulburn Broken Catchments.

# 1 INTRODUCTION

A land capability assessment (LCA) has been commissioned by Jack Pickering (Stringybark Planning) on behalf of Client for group accommodation at 54 Rudrum Rd Moonlight Flat.

The LCA will be carried out to inform future site design and indicative planning in relation to a proposed group accommodation. This provision is to ensure that wastewater disposal for any lot consolidation and residential development will be as environmentally sustainable as possible. The property is within the Laanecoorie Declared Water Supply Catchment.

The review is conservative, aimed at the protection of environmental (and human) health. It is not intended to support a particular proposal, but rather to describe the existing land parcel and suggest how adverse environmental impacts of the proposal may be minimised. The EPA Guideline for Onsite Wastewater Effluent Dispersal and Recycling Systems (GOWEDRS), May 2024 requires that a Land Capability Assessment should "...allow Council to be fully informed in preparing conditions for the development".

## 2 BACKGROUND

### 2.1 BRIEF

The Land Capability Assessment is an assessment of :

- Principal geographic features and soils of the area associated with the proposed development.
- Principal land constraints as they presently relate to the proposal.
- Impact assessment of the proposed development with respect to:-
  - - wastewater treatment and reuse.
  - - vegetation,
  - - drainage and access

A field visit was conducted on January 2, 2025.

### 2.2 DATA SCOPE AND LIMITATIONS

Mapping and assessment has been conducted at a scale of 1 :2500 and provides a guide and professional overview of site conditions. Terrain mapping, soil properties, climatic and botanical data are based on reconnaissance field-work and regional data sources for the purpose of reasonable and relevant estimates. As physical conditions, soils and local hydrology may vary over time, the overview assessment on which estimates are made in this report are limited to 18 months. The report should be used within the scope and scale of the brief and not for detailed design or property layout works or for any development beyond those of the brief.

The report and recommendations therein are to be used to provide guidance toward - but do not guarantee – planning permission. It is not to be used, in full or in part, by any other party without written permission from the author.

### 3 LOCATION AND SETTING

#### 3.1 LOCATION

There are two lots (Lot A and B) which constitute 54 Rudrum Rd Moonlight Flat (Fig 1) located within Farming Zone (FZ) with development proposed on the larger eastern lot. The landscape is characterised by gently sloping sedimentary terrain. The block lies about 6km west of Maryborough township (Fig 2).

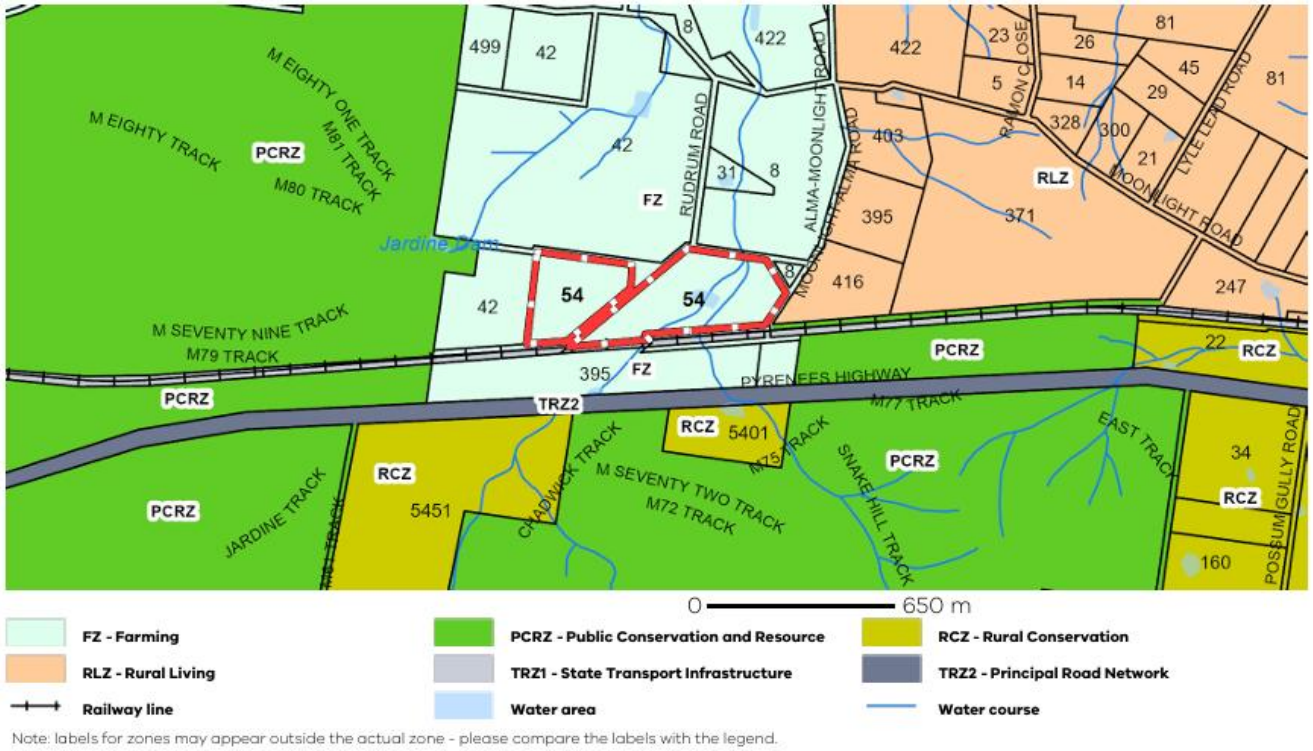


Fig 1 Location map showing 54 Rudrum Road, Moonlight Flat and planning zones.

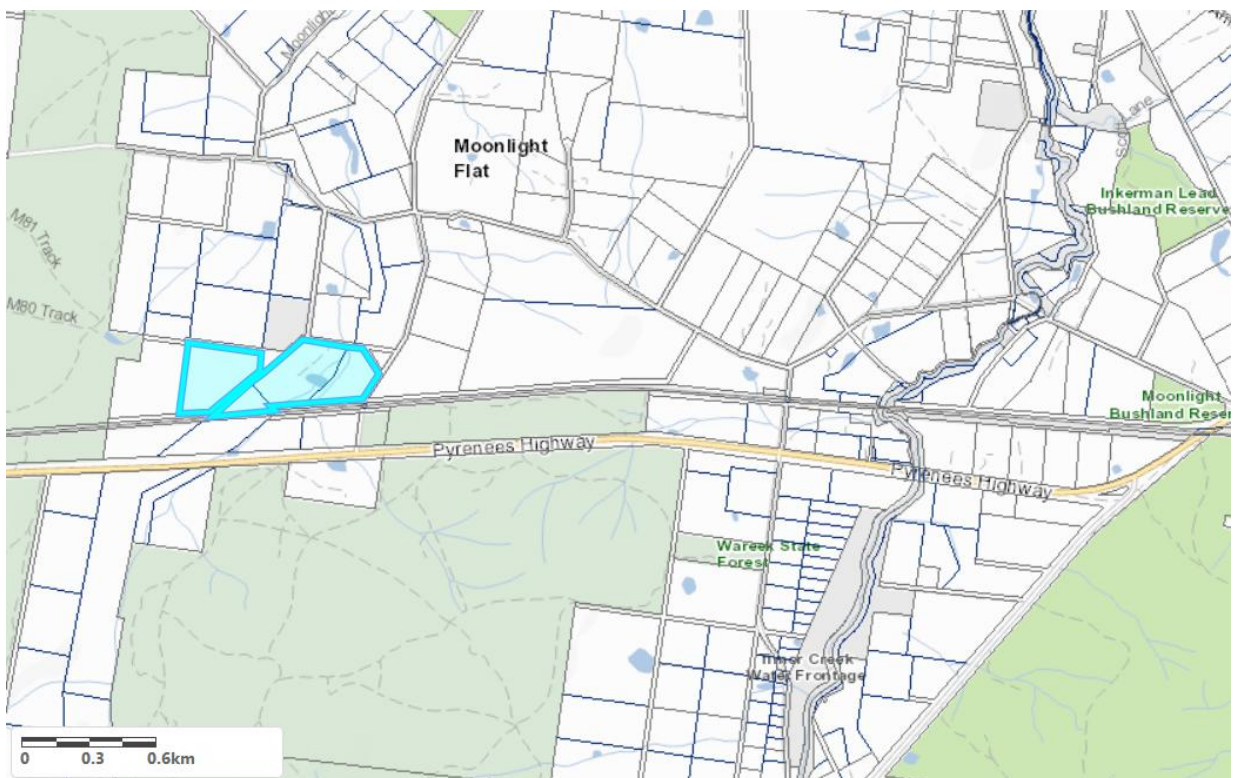


Fig 2 Location Map showing subject property at 54 Rudrum Road, Moonlight Flat.

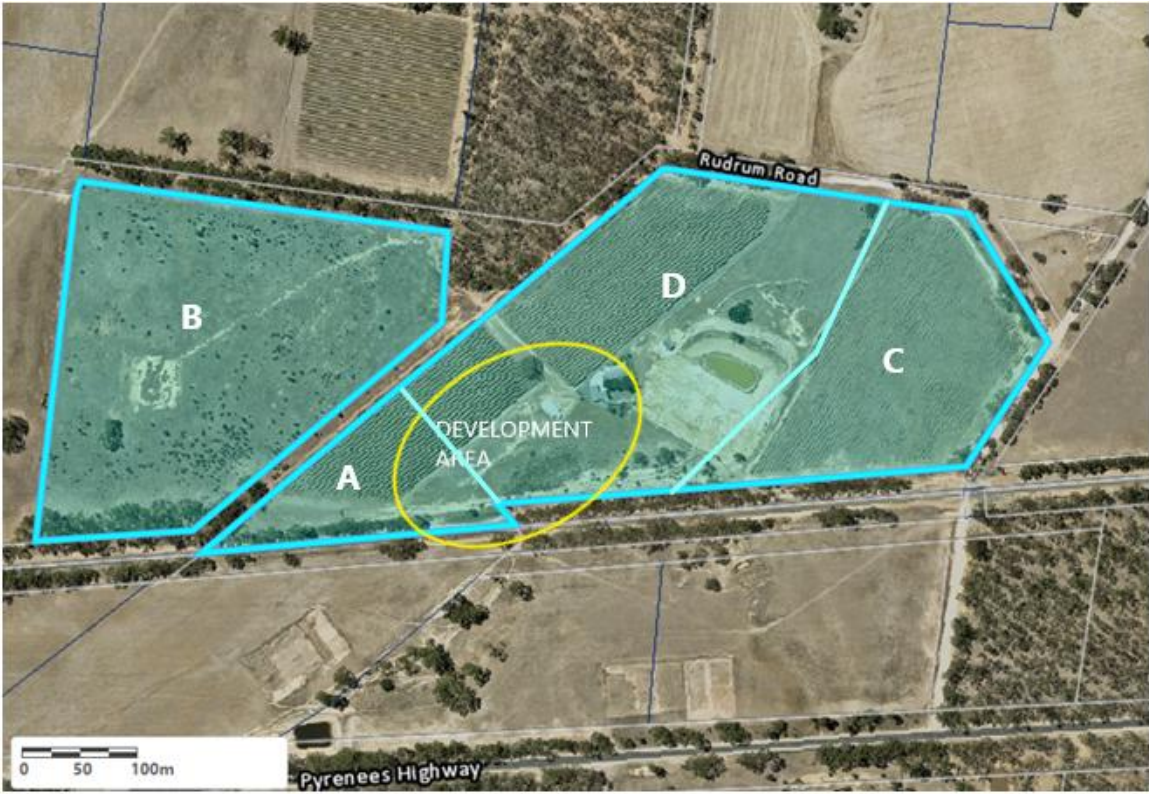


Figure 3 Air photo showing subject property (Lots A – D) and general location of group accommodation development area.

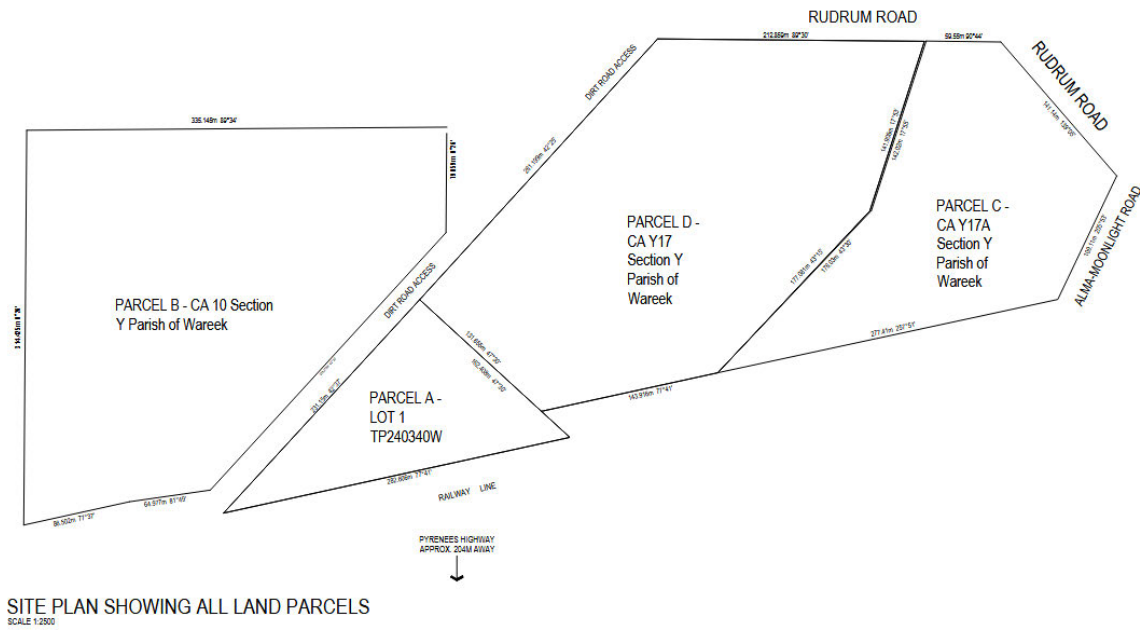


Figure 4 Plan showing 4 x land parcels

### 3.2 LAND USE/BUILDINGS/INFRASTRUCTURE

The subject property includes a homestead and outbuildings in the centre of the property with vineyards established across the western and eastern parts of the larger eastern lot. A large dam has been constructed in the centre of lot B. Power is available via power lines along Rudrum Road to the north.

### 3.3 PROPOSED GROUP ACCOMMODATION

It is proposed that group accommodation is proposed for sloping ground, south of the vineyard about 100m to the west of the main farmstead and outbuildings (Fig 4). It is proposed to establish :

- 3 x 2 bedroom dwellings for up to 4 persons each.

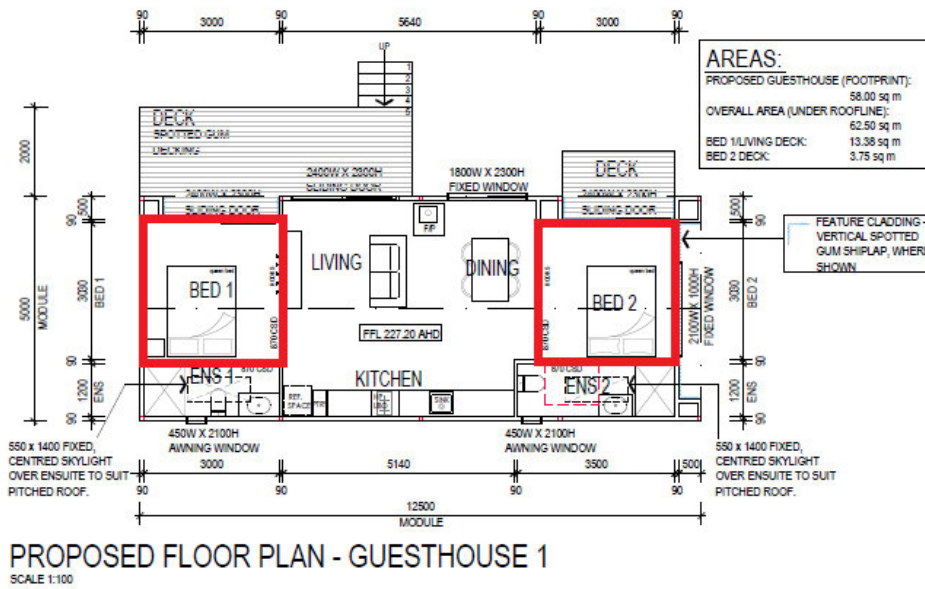


Figure 5 Guesthouse floor plan – bedrooms shown in red.



Figure 6 Location of proposed group accommodation

## 4.0 LOCAL LANDSCAPE AND ENVIRONMENT

### 4.1 TOPOGRAPHY

The subject property lies within a single land system Rg/uS1 – gently undulating to undulating sedimentary rises – type 1 according to the Loddon Land Systems report described below (Schoknecht 1988).

#### 2.30 Rg/uS1 RISES – gently undulating to undulating, SEDIMENTARY, type 1

Extensive tracts of gentle sedimentary terrain throughout the western-central parts of the study area extend south from Kingower to Talbot. Native vegetation has been retained in the bulk of the unit, although the gentler lower slopes and valley floors are frequently cleared for grazing, or less commonly cropping. Gold-mining was prevalent throughout the unit during the later part of last century, and at that time much of the vegetation was cleared to supply the need of then mining community. Scars of that mining era – such as sheet and gully erosion, pits and mullock heaps – can still be found beneath the box-ironbark-gum forests that characteristically cover the goldfields.

The soils have hard-setting surfaces and ground cover is usually sparse. Sheet erosion is common, particularly on the steeper slopes. Gully erosion, and occasionally salting, are other forms of land deterioration.

**Geology** Ol-m – lower middle Ordovician sandstone, shale and slate

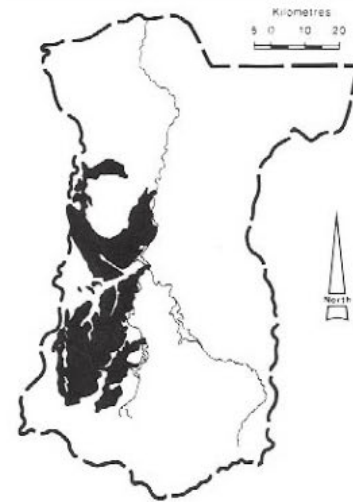
**Rainfall** 450-600 mm per annum

**Slope** Average 2-6%; range 1-15%

**Dominant landform element** (85%) Gentle crest, gentle slope

**Minor landform elements** (15%) Sharp crest, drainage depression, steeper slope

**Soils** Dominant: Dr2.41, Dr2.42, Dr3.41, Dr2.22. Red duplex soils on the gentle slopes and crests, with loamy, poorly structured, hardsetting topsoils that frequently contain fragments of sedimentary rock; subsoils are coarsely structured, acidic to neutral and sometimes mottled; the soils are usually less than 1 m deep, and overlie fractured and frequently weathered bedrock



Soils within this land system are generally reddish silty clays with relatively shallow weathered sedimentary bedrock. Locally the landscape across the subject lot is characterised by gently undulating terrain which slopes mainly toward the south at 2-3%. Elevation ranges from 225- 232m AHD from south to north.

### 4.2 LOCAL SOILS

An inspection was made of soils within the general landscape of the subject property. Soil profiles are described below :

Soils typical of the subject property are consistent with the land systems description above and have developed on weathered sedimentary bedrock and alluvium and include dark brown loam topsoil with typical brown silty clay and yellowish brown light silty clay to a depth 66cm (Plate 1). Soil permeability is estimated to be low-moderate (6-12cm/day)(DIR 3)(Class 5b light clay). The EPA Guideline for Onsite Wastewater Effluent Dispersal and Recycling Systems (GOWEDRS), May 2024

Table 1 Soil profile

AH 1 Depth (cm)	Description
0-7	Brown loam topsoil
7 - 22	Beige - brown silty clay
22 – 45	Brown light clay
45 - 66	Yellow-brown light silty clay
66-70cm +	Weathered sedimentary bedrock



Plate 1 AH1 Typical auger profile – land system Rg/Us1.

NB Soil properties were observed from *in situ* profiles in road cuttings and exposures near or on relevant landscapes. These included road cuttings and tree throw profiles. Soil descriptions have also been extrapolated from local soil studies and profile description from local land systems and geological reports.

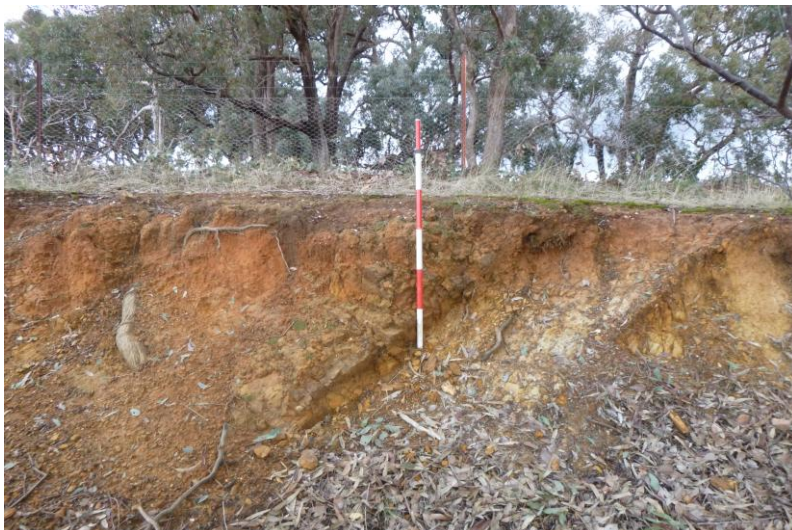


Plate 2 Road cutting showing typical shallow sedimentary soil and weathered bedrock.

Soil percolation estimates are based on tactile soil texturing based on the authors 12 years experience with the Soil Conservation Authority and later DSE based in Bendigo – work which included infiltration tests across a wide range of soils for dryland salinity research. These tests formed the basis of soil recharge maps which were used in Dryland Salinity Management Plans within the Loddon, Campaspe, Avoca and Goulburn-Broken Catchments.

### **4.3 CLIMATE**

Annual average rainfall (Maryborough – 5km to the east) is 526mm/year

Rainfall is less than evaporation from October to March.

Rainfall distribution and storm events have the greatest impact on land degradation, particularly summer thunderstorms. Soil saturation at the end of high rainfall seasons will limit subsoil drainage.

### **4.4 VEGETATION**

The subject property (Lot B) is cleared throughout with established vineyards to the west and east. Some scrub and regrowth lies south of the development area in the southern part of the block. Otherwise the property includes some exotics around the homestead in mid block and few small regrowth eucalypts.

### **4.5 SURFACE DRAINAGE**

The subject property lies within the middle reaches of the Laanecoorie Water Supply Catchment, some 30km south of Laanecoorie Reservoir. Locally drainage along the southern part of the block is complex. Two drainage lines enter the subject block from the south through culverts through the railway line. Primary drainage immediately north of the railway is toward the east between the property boundary and the railway line with some overflow entering the subject block north of the westernmost culvert (Fig 6). The culvert to the east allows flow directly toward the large dam within the block. North of the dam, an unnamed tributary extends to the north where it joins Timor Creek about 5km to the north-east.



Plate 3 View to west across area of occasional overflow drainage in south of block.



Plate 4 View to east showing drainage from creek to the south primarily east and parallel with railway line.

#### Relevant

#### Observations :

- A primary drainage extends east, south of the property.
- There is an area of overflow-seasonal wetness in the southern part of the block.
- Soils are silty clay over sedimentary bedrock which can be susceptible to dispersal.
- There is no evidence of dryland salinity within the waterway.

### **4.6 WATERTABLE DEPTH**

There are no registered groundwater bores on the property. The surrounding region does not utilise groundwater widely. The Visualising Victorias Groundwater website (VVG) provides an estimate of watertable depth based on regional bore data. On this basis an estimate of watertable depth within the location of the building/waste water envelope is 5-10m deep and is not at risk from waste water disposal at this site.

## 5.0 BUILDING ENVELOPE

A building envelope for 3 x guest units has been assigned in the southern part of the block on gentle 1-2% slopes (Plate 5).



Plate 5 View to north-east across group accommodation building envelope.

## 6.0 WASTE WATER ENVELOPE

A site investigation was conducted on Jan 2 2025. An area suitable for waste water disposal (600m<sup>2</sup>) is located to the north of the group accommodation shown in Plate 6 and mapped in Fig 7. The area avoids access driveways and accommodation amenity. The WWE also lies across a small dam which will need to be filled in. The WWE is set back 40m from an area of undefined overflow drainage in the southern part of the block and > 200m from a large dam to the east.



Plate 6 View to north-east across large waste water envelope in southern part of property.



Figure 7 Map showing southern part of the subject property with area nominated for group accommodation with WWEs (600m<sup>2</sup>) available for secondary treatment with a 40m setback.

### Setbacks

The WWE 40m from an area of seasonal overflow drainage and >60m from a dam to the east in accord with EPA Septic Code (2024). While 20m is permitted for secondary treatment in the case of an undefined feature, to be conservative a 40m setback has been recommended in this case. There are otherwise no waterways or drainage lines with setback requirements (EPA Septic Code (2024)) relevant to the subject property. The WWE is well separated from neighboring blocks and adjoining land uses suggesting that boundary effects are low.

Another factor which supports the low risk of impact to any Declared Catchment, is that this property is in the middle reaches of the Laanecoorie Catchment, over 30km to the north-east.

## **7.0 LAND CAPABILITY ASSESSMENT**

### **INTRODUCTION**

The Land Capability Assessment aims at identifying land constraints associated with any proposed development of the property. The emphasis is on water management issues with an emphasis on the suitability of areas within the property for waste water application.

### **7.1 CONSTRAINTS**

For the proposed potential residential development, the subject property is considered to present some general constraints.

- An overflow drainage line and dam present some setback constraints
- No sewer connection or town water
- Rainfall exceeding evaporation between March and October will mean that waste-water drainage during these periods will be reduced.
- Local soils are silty loam over silty clays. Soil depth is commonly <50cm above weathered sedimentary bedrock.

### **7.2 MITIGATING CIRCUMSTANCES**

Factors which mitigate these constraints include :

- Annual rainfall is relatively low
- The block is well separated from neighbouring land uses and with few boundary effects
- Summers are expected to dry out soil profiles.
- The area available for WWE is large with use of secondary treatment.

### **7.3 ASSUMPTIONS**

It is understood that plans for group accommodation will include a three x 2 guest units (450 x3) with total effluent daily loading = 1350L/day.

These are upper level estimates in an area without town water.

## 8.0 MANAGEMENT OF ON-SITE WASTE WATER

It is expected that development of group accommodation within Lot B will need moderate management programs in place to address various issues, particularly on-site domestic wastewater treatment & disposal.

### 8.1 WASTEWATER MANAGEMENT AND DISPOSAL ON SITE

#### Introduction

While reticulated sewerage would minimize the potential human health impact, this is not likely to occur in the foreseeable future and wastewater associated with planned group accommodation on this site will have to be treated and disposed of by an on-site process.

The comments and recommendations below are aimed at limiting the potential human health and environmental risks associated with practical domestic wastewater management for the subject development. The discussion below is in general accordance with the EPA Guideline “*Septic Tanks Code of Practice*” Publication 891.5 (2024) and the Information Bulletin “*Land Capability Assessment for Onsite Domestic Wastewater Management*” Publication 746.1.

### 8.2 WASTE WATER TREATMENT

Given the volumes of effluent, environmental risk rating and set back constraints

Secondary treatment is recommended and described below.

#### **Secondary Treatment System**

Use of secondary treatment which could be accommodated by a 40m setback from undefined seasonal drainage to the south. A secondary aerated package is more sophisticated than a standard conventional system and results in higher-grade effluent for disposal. While a smaller septic tank is an advantage, such systems however require quarterly maintenance.

Treated effluent could be used to help maintain gardens within the waste water field or irrigate trees. This will allow more flexibility in dispersing treated wastewater from these systems compared with standard systems.

#### *Treatment*

- Treatment should be through an up-graded system carrying a current EPA Certificate of Approval
- Council will need to ensure that Planning Permit conditions associated with the running of the units are met. They must also guarantee that they can implement all EPA Certificate of Approval maintenance and monitoring conditions.

#### *Disposal Field*

Treated effluent from a secondary system could be distributed over garden beds or tree plantation within the waste water envelope.

- Vegetating the disposal fields with appropriate evergreen species will assist with water and nutrient uptake. This will increase soil-water storage and create a buffer for high rainfall months.

## Application

- The critical time for wastewater application will be during the winter period.

## Sizing the application area

### Design Irrigation Rate (DIR)

- Based upon the estimated household discharge for group accommodation 3x 2br cabins)(up to 1350L/day) and with an application (DIR) of 3L/m<sup>2</sup>/day (based on general percolation rates on sedimentary light clay sub-soils onto a series of raised, disposal areas (garden or treed), there would be a requirement for an area of **450m<sup>2</sup>** to address the wastewater disposal needs for any new dwelling on this property. There is room for a waste water field of these dimensions to be designed within the WWE (600m<sup>2</sup>) shown in Figure 7.

### Water and nutrient balance

A water-nitrogen balance (Table 2 below) has been generated (courtesy Paul Williams & Assoc.) using daily effluent estimate (**1350L/day**) and monthly rainfall (90 percentile) from the nearest station or equivalent (Macedon Forestry). In this case an irrigation area of **520m<sup>2</sup>** is generated.

Table 2 Water Balance

Paul Williams & Associates Pty Ltd

CHRIS DA

### WATER/NITROGEN BALANCE (20/30): With no wet month storage.

Rainfall Station: **Castlemaine**/ Evaporation Station: **Creswick**

Location: **Barkers Creek**

Date: **#####**

Client: **Chris Day**

ITEM	UNIT	#	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Days in month:		D	31	28	31	30	31	30	31	31	30	31	30	31
Evaporation (Mean)	mm	A	205	176	124	75	47	27	27	43	66	105	126	152
Rainfall (9th Decile wet year adjusted)	mm	B1	45	38	34	46	73	70	79	89	79	72	58	45
Effective rainfall	mm	B2	40	34	31	42	65	63	71	80	72	65	52	41
Peak seepage Loss <sup>1</sup>	mm	B3	124	112	124	120	124	120	124	124	120	124	120	124
Evapotranspiration(IXA)	mm	C1	92	79	56	34	21	12	12	19	30	47	57	68
Waste Loading(C1+B3-B2)	mm	C2	176	157	149	112	80	69	65	64	78	106	124	152
Net evaporation from lagoons (10(0.8A-B1)xlagoon area(ha)))	L	NL	0	0	0	0	0	0	0	0	0	0	0	0
Volume of Wastewater	L	E	41850	37800	41850	40500	41850	40500	41850	41850	40500	41850	40500	41850
Total Irrigation Water(E-NL)/G	mm	F	80	73	80	78	80	78	80	80	78	80	78	80
Irrigation Area(E/C2)annual.	m <sup>2</sup>	G												
Surcharge	mm	H	-96	-84	-68	-34	1	9	16	17	0	-26	-46	-71
Actual seepage loss	mm	J	28	28	56	86	125	129	140	141	120	98	74	53
Direct Crop Coefficient:		I	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45
Rainfall Retained:	90 %	K	1. Seepage loss (peak) equals deep seepage plus lateral flow: <b>4mm (&lt;10% ksat)</b>											
Lagoon Area:	0 ha	L	CROP FACTOR											
Wastewater(Irrigation):	1350 L	M	0.7	0.7	0.7	0.6	0.5	0.45	0.4	0.45	0.55	0.65	0.7	0.7
Seepage Loss (Peak):	4 mm	N	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45
Irrig'n Area(No storage):	520 m <sup>2</sup>	P2	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6
Application Rate:	2.6 mm	Q	1	1	1	1	1	1	1	1	1	1	1	1
Nitrogen in Effluent:	30 mg/L	R	NITROGEN UPTAKE:											
Denitrification Rate:	20 %	S												
Plant Uptake:	220 kg/ha/yr	T												
Average daily seepage:	2.9 mm	U												
Annual N load:	11.83 kg/yr	V												
Area for N uptake:	538 m <sup>2</sup>	W												
Application Rate:	2.5 mm	X												
			Species:	Kg/ha.yr	pH	Species:	Kg/ha.yr	pH	Species:	Kg/ha.yr				
			Ryegrass	200	5.6-8.5	Bent grass	170	5.6-6.9	Grapes	200				
			Eucalyptus	90	5.6-6.9	Couch grass	280	6.1-6.9	Lemons	90				
			Lucerne	220	6.1-7.9	Clover	180	6.1-6.9	C cunn'a	220				
			Tall fescue	150-320	6.1-6.9	Buffalo (soft)	150-320	5.5-7.5	P radiata	150				
			Rye/clover	220		Sorghum	90	5.6-6.9	Poplars	115				

## NOMINATED WW APPLICATION AREA

- (i) According to Water/Nitrogen Balance above the estimated irrigation area (no storage) = **520m<sup>2</sup>**
- (ii) According to DIR estimates in Section 6.5.3 above the estimated irrigation area = **450m<sup>2</sup>** This value is highly dependent on soil percolation estimates which in this case are conservative.

Accounting for both methods of WWE approximation, the more conservative estimate from DIR calculations indicates the area required for land application = **520 m<sup>2</sup>**.

The primary WWE (**600m<sup>2</sup>**) shown in Figure 7 is slightly oversized to allow some design flexibility and is of sufficient area to accommodate disposal of treated waste water discussed above.

### Application - Design

While final design and installation of the treatment plant and dispersal will be subject to plumbing advice. It is expected that application of treated effluent will be via a series of 520m subsurface soaker lines.

There is room to design a system of irrigation lines across garden or treed areas within either WWE A or WWE B shown in Figure 7.

### General

- The WWE suitable for secondary treatment would require a 20m setback from seasonal drainage to the south.
- Use of waterless toilets and water saving fixtures could be used to limit effluent volumes.
- Subject to plumbing advice and with appropriate 1.5m setbacks there may be scope to design irrigation lines around garden beds and landscaping around the dwelling.
- It is recommended that a cover of vegetation be established in the area of the waste water envelope to improve transpiration and use of subsoil moisture.
- Areas around the new selected disposal fields should be vegetated with shrubs and trees.
- It is recommended that the WWE should be ripped with application of gypsum. Locally heavy textured soils may require application of gypsum to improve soil structure.
- To ensure the viability of the vegetation on a disposal field, it may occasionally be necessary for supplementary watering in very dry times.
- The active disposal field should be restricted from access by vehicles, children, pets and visitors.
- No wastewater should come into direct contact with vegetables, fruits or herbs intended for human use or consumption.
- At any future change of occupier, the relevant wastewater management program should be reassessed by Council, and new tenants should be made familiar with management and permit requirements.
- If there are plans for house extensions, or if connection to town water takes place, the wastewater management program should be reviewed by Council.

## **9.0 LIMITATIONS OF THIS REPORT**

This report is solely for the use of Client Jack Pickering (Stringybark Planning), Council/Water Authorities. Any reliance of this report by third parties shall be at such party's sole risk and may not contain sufficient information for purposes of other parties or for other uses. This report shall only be presented in full and may not be used to support any other objective than those set out in the report, except where written approval with comments are provided by Archaeo-Environments Pty Ltd.

Limitations are summarised in Appendix A. This document is not intended to reduce the level of responsibility accepted by Archaeo-Environments Pty Ltd but rather to ensure that all parties who may rely on this report are aware of the responsibilities each assumes in so doing.

## APPENDIX A LAND CAPABILITY RATING

	Land Capability Class Rating				
Land Features	Very Good (1)	Good (2)	Fair (3)	Poor (4)	Very Poor (5)
<b>General Characteristics Site Rating</b>					
Site drainage/runoff	very slow	slow	moderate	rapid	very rapid
Flood/inundation potential (yearly return exceedance)	never		<1 in 100	<1 in 20	>1 in 20
Slope (%)	0-2	1-2%	8 to 12%	12 to 20	>20
Landslip		never			Present or past failure
Seasonal water table depth (m)	>5	> 8	2.5 - 2	2.0 - 1.5	<1.5
Rainfall (mm/yr)	<450	450 - 650	650 - 750	750 - 1000	>1000
Nature of development (% of allotment)	>80	70 – 80	60-70	50-60%	<50
Pan Evaporation (mm/yr)	>1500	1250 - 1500	1000 - 1250		<1000
Water supply (reticulated or tank water)	tank	Tank/reticulated	tank		
<b>Soil Characteristics</b>					
Structure	High	Moderate-good	Weak	Massing	Single Graded
Profile depth	>2	0.8 – 1m		1.5 - 1.0	<1
Percolation (mm/hr)	50 - 75	12-18 mm/hour	15 - 20 150 - 300	300 - 500	<15 >500
Limestone deposits		nil		Present	Present
Emersion test	4, 6, 8	N/a	7	2, 3	1

## **APPENDIX B**

### **LIMITATIONS**

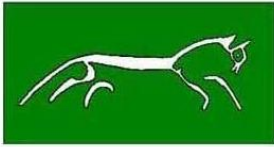
This report has been prepared for the specific purpose outlined in the proposal and no responsibility is accepted for the use of this document, in whole or part, in other purposes or contexts.

The scope and period of services are as described in the proposal. Conditions may exist which were undetectable given the limited nature of the enquiry AE Ltd was engaged to assess with respect to the site. Conditions may vary between sample sites, with special conditions within the study area not revealed by the assessment and which have therefore not been accounted for in the report. Additional studies and actions may therefore be required.

It is recognised that time affects the information and assessment provided in this report. The opinions of AE Ltd are based on information current at the time the report was produced. It is understood that the services provided by AE Ltd lead to opinions based on the actual conditions of the study area at the time the study area was visited. These opinions cannot be used to assess effects of any subsequent changes in the quality of the site or its surroundings or any laws and regulations.

Any advice made in this report, are based on conditions from published sources and the investigation described herein. Where information provided by the client or other sources have been used, it is assumed that the information is correct unless otherwise stated. No responsibility is accepted by AE Ltd for incomplete or inaccurate data supplied by others.

This report is provided for the sole use by the client. Any use a third party makes of this report or any reliance on decisions made based on it is the sole responsibility of such third parties. AE Ltd accepts no responsibility for any damages incurred by a third party as a result of decisions made based on this report.

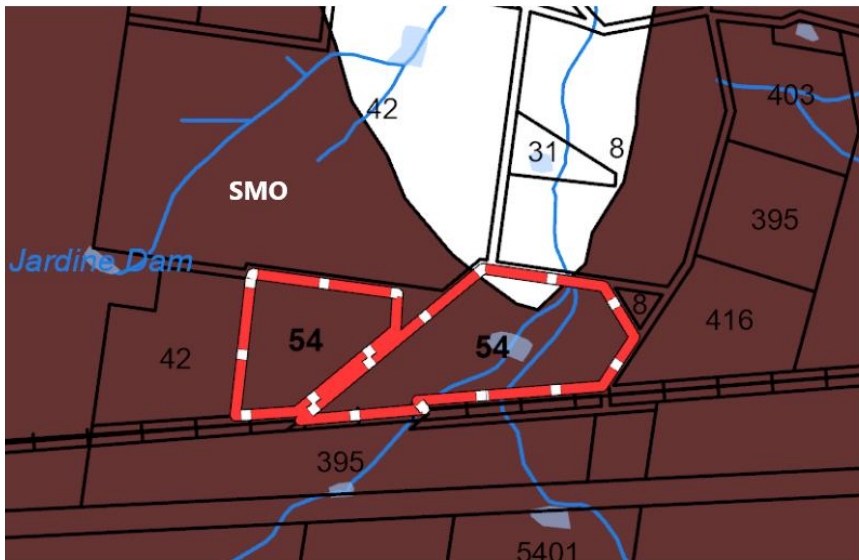


## SALINITY MANAGEMENT OVERLAY

### 54 RUDRUM ROAD, MOONLIGHT FLAT

#### INTRODUCTION

The subject property at (15.54ha) 54 Rudrum Road, Moonlight Flat is covered by a salinity management overlay (SMO) under 44.02 of the Central Goldfields Planning Scheme (Map 1). The following letter report addresses the specifications of the SMO listed below particularly in relation to the development proposal to construct a 3 guest room group accommodation in the south-central part of the property.



Map 1 SMO and subject block at 54 Rudrum Road, Moonlight Flat

**44.02**

**31/07/2018**

**VC148**

#### **SALINITY MANAGEMENT OVERLAY**

Shown on the planning scheme map as **SMO** with a number (if shown).

#### **Purpose**

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify areas subject to saline ground water discharge or high ground water recharge.

To facilitate the stabilisation of areas affected by salinity.

To encourage revegetation of areas which contribute to salinity.

To encourage development to be undertaken in a manner which brings about a reduction in salinity recharge.

To ensure development is compatible with site capability and the retention of vegetation, and complies with the objectives of any salinity management plan for the area.

To prevent damage to buildings and infrastructure from saline discharge and high watertable.

## 1.0 LOCAL LANDSCAPE AND ENVIRONMENT

### 1.1 TOPOGRAPHY

The subject property lies within a single land system Rg/uS1 – gently undulating to undulating sedimentary rises – type 1 according to the Loddon Land Systems report described below (Schoknect 1988). Soils within this land system are generally reddish silty clays with relatively shallow weathered sedimentary bedrock. Locally the landscape across the subject lot is characterised by gently undulating terrain which slopes mainly toward the south at 2-3%. Elevation ranges from 225 - 232mAHD from south to north.



Plate 1 View to north across gently sloping ground and proposed location of 3x guesthouses

### 1.2 LOCAL SOILS

An inspection was made of soils within the general landscape of the subject property. Soil profiles are described below :

Soils typical of the subject property are consistent with the land systems description above and have developed on weathered sedimentary bedrock and alluvium and include dark brown topsoil with typical fine grey silty clay and yellowish brown light clays to a depth >65cm (Plate 1).



Plate 2 AH1 Typical auger profile – land system Rg/Us1.

### **1.3 SURFACE DRAINAGE**

The subject property lies within the middle reaches of the Laanecoorie Water Supply Catchment, some 30km south of Laanecoorie Reservoir. Locally drainage along the southern part of the block is complex. Two drainage lines enter the subject block from the south through culverts through the railway line. Primary drainage immediately north of the railway is toward the east between the property boundary and the railway line with some overflow entering the subject block north of the westernmost culvert (Fig 6). The culvert to the east allows flow directly toward the large dam within the block. North of the dam, an unnamed tributary extends to the north where it joins Timor Creek about 5km to the north-east.

### **1.4 WATERTABLE DEPTH**

There are no registered groundwater bores on the property. The surrounding region does not utilise groundwater widely. The Visualising Victorias Groundwater website (VVG) provides an estimate of watertable depth based on regional bore data. On this basis an estimate of watertable depth throughout the property is 5-10m deep and is not at risk from waste water disposal at this site.

### **DISCUSSION**

In accord with specification 44.02, there are no areas of dryland salinity within the subject property with VVG indicating that watertable depth is 5-10m across the site. On this basis, salinity risk is expected to be low with a small area along a short drainage line 50-100m to the west of a large dam in the south of the block expected to present low-moderate risk. On this basis there is no requirement to manage or rehabilitate salt affected areas. Areas of thin soils in the cleared part of the west of the property would contribute groundwater recharge when soils are saturated and present a low-moderate risk of groundwater recharge. Recharge reduction in this area would be achieved by maintenance of vegetative cover. Deep rooted species would be suitable in high risk recharge areas.

The Group Accommodation Development on lower slopes in the southern part of the property will be at low risk of impact from salinity and shallow watertables and specific salinity management measures or objectives are of low priority in and around the development footprint. Screening vegetation and shelter trees which would be recommended for amenity and erosion management would have the effect of reducing any salinity risk.

Map 2 below indicates areas of salinity and recharge risk.



Map 2 Subject property showing proposed group accommodation (red outline) and areas of low risk salinity and groundwater recharge.

## ABOUT THE AUTHOR

Dr Chris Day DPhil, Director, Archaeo-Environments Ltd

Chris has over 30 years experience in geology, geomorphology, soils and heritage work which included 12 years in Bendigo and Benalla with DSE. This included management of catchment and salinity research teams and soil and soil permeability (recharge) mapping as a basis for Dryland Salinity Management Plans across the Avoca, Loddon, Campaspe and Goulburn Broken Catchments.

# Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	<b>Plan</b>
Document Identification	<b>TP240340W</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>27/11/2025 14:09</b>

**Copyright and disclaimer notice:**

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

TITLE PLAN		EDITION 1	TP 240340W
------------	--	-----------	------------

<p><b>Location of Land</b></p> <p>Parish: WAREEK          Township:          Section: Y          Crown Allotment: Y3(PT)          Crown Portion:</p> <p>Last Plan Reference:          Derived From: VOL 5120 FOL 993          Depth Limitation: NIL</p>	<p style="text-align: center;"><b>Notations</b></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>	<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: 08/12/1999          VERIFIED: GB</p>
--	---

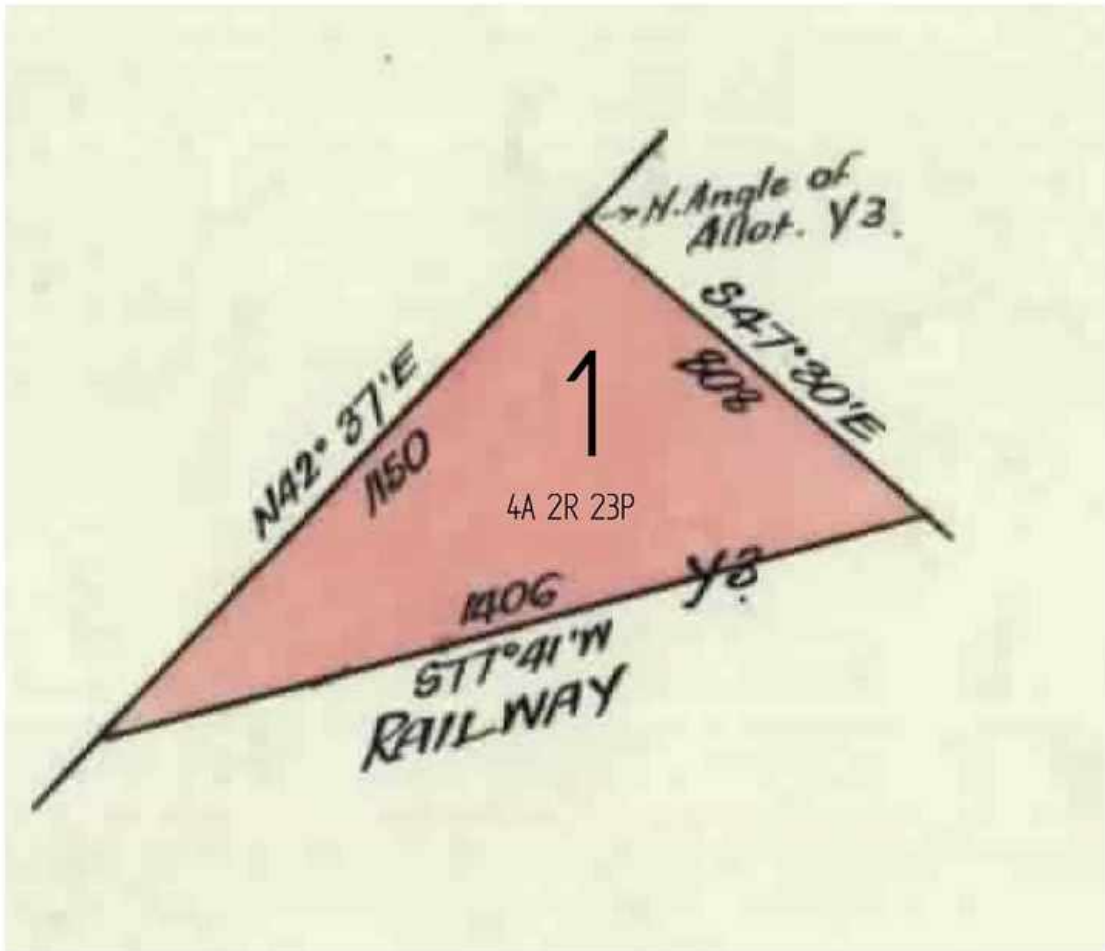


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CA Y3 (PT)

# Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	<b>Plan</b>
Document Identification	<b>TP362815S</b>
Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>10/03/2026 13:31</b>

**Copyright and disclaimer notice:**

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

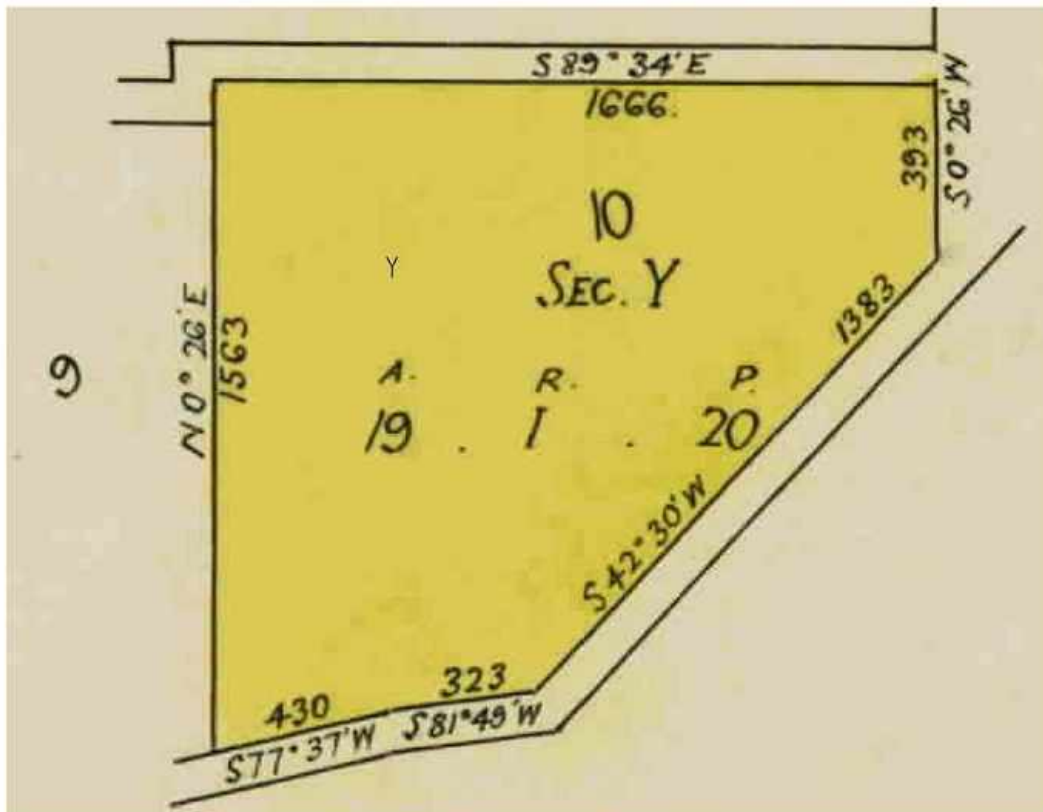
The document is invalid if this cover sheet is removed or altered.

TITLE PLAN	EDITION 1	TP 362815S
------------	-----------	------------

<p><b>Location of Land</b></p> <p>Parish: WAREEK          Township:          Section: Y          Crown Allotment: 10          Crown Portion:</p> <p>Last Plan Reference:          Derived From: VOL 5839 FOL 707          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. 5839 FOL. 707 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>
---	--

Description of Land / Easement Information	<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: 22/03/2000          VERIFIED: G.B.</p>
--	---

**COLOUR CODE**  
Y=YELLOW



TITLE PLAN

TP 362815S

LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS  
 CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

*nineteen acres one rood and twenty perches more or less being Allotment ten of Section Y in the Parish of —  
 Warwick County of Talbot*

ALL THAT PIECE OF LAND in the said State containing

delimited with the measurements and abutments thereof in the map drawn in the margin of these presents and therein colored yellow PROVIDED nevertheless that the grantee shall be entitled to sink wells for water and to the use and enjoyment of any wells 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 minerals as defined in the *Mines Act 1928* in upon or under or 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 and minerals as aforesaid and to extract and remove therefrom any such gold silver and minerals and to search for and work dispose of and carry away the said gold silver and minerals lying in upon or 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 and minerals and the working of all mines seams lodes and deposits containing such gold silver and minerals 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 168 of the *Land Act 1928*.  
 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 mining lease or mineral lease under the *Mines Act 1928* or any corresponding previous enactment to enter therein and to mine for gold silver or minerals within the meaning of the said Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those to which such person would for the time being be entitled to mine for gold and silver in and upon Crown lands.

PROVIDED FURTHER and this grant is upon this express condition that neither the grantee nor anyone claiming from through or under him shall claim or be entitled to any compensation in respect of damage to be done to the land hereby granted or to any part thereof or to any improvements thereon by mining therein <sup>or thereon</sup> ~~or thereon~~ within the meaning of the *Mines Act 1928* or of any Act for the time being in force relating to mining or by the cutting or removing of any live or dead timber thereon or therefrom for mining purposes within the meaning of the said Act or for any purpose authorized by the said Act.

LENGTHS ARE IN  
 LINKS

Metres = 0.3048 x Feet  
 Metres = 0.201168 x Links

Sheet 2 of 2 sheets

# Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	<b>Plan</b>
Document Identification	<b>TP072174W</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>10/03/2026 13:37</b>

**Copyright and disclaimer notice:**

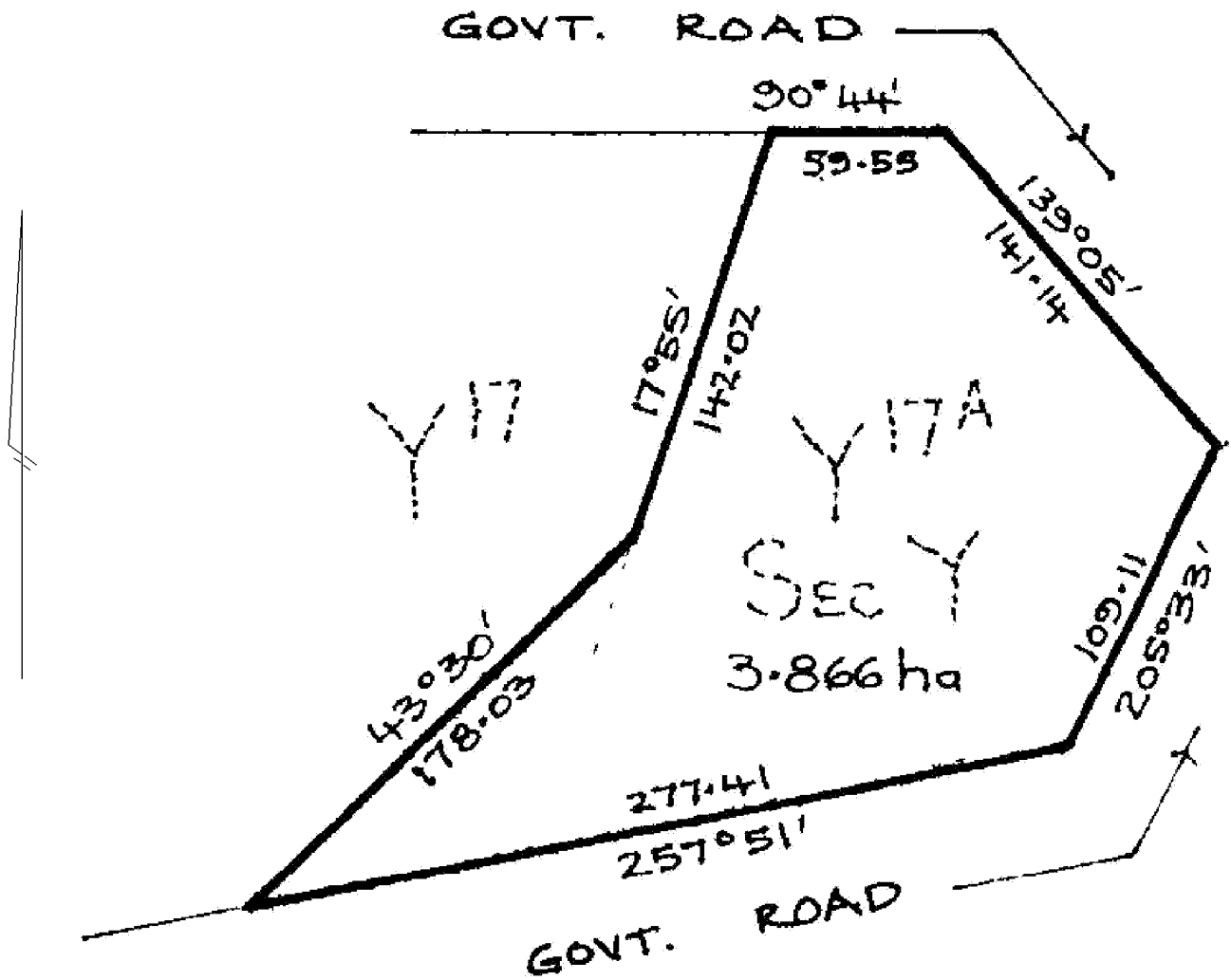
© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

TITLE PLAN		EDITION 1	TP 72174W
------------	--	-----------	-----------

<p><b>Location of Land</b></p> <p>Parish: WAREEK          Township:          Section: Y          Crown Allotment: Y17A          Crown Portion:</p> <p>Last Plan Reference:          Derived From: VOL 10384 FOL 443          Depth Limitation: 15.24 m</p>	<p style="text-align: center;">Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
--	---

Description of Land / Easement Information	<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: 19/12/2000          VERIFIED: B.H.</p>
--	---



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

VOLUME 11602 FOLIO 622

Security no : 124130286441G  
Produced 27/11/2025 02:09 PM

**LAND DESCRIPTION**

Lot 1 on Title Plan 240340W.  
PARENT TITLE Volume 05120 Folio 993  
Created by instrument AM223947P 01/10/2015

**REGISTERED PROPRIETOR**

[REDACTED]

**ENCUMBRANCES, CAVEATS AND NOTICES**

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

**DIAGRAM LOCATION**

SEE TP240340W 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: 54 RUDRUM ROAD MOONLIGHT FLAT (MARYBOROUGH) VIC 3465

**ADMINISTRATIVE NOTICES**

NIL

[REDACTED]

DOCUMENT END

# Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	<b>Plan</b>
Document Identification	<b>TP744612E</b>
Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>28/11/2025 12:43</b>

**Copyright and disclaimer notice:**

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

TITLE PLAN		EDITION 1	TP 744612E
------------	--	-----------	------------

**Location of Land**

Parish: WAREEK  
 Township:  
 Section: Y  
 Crown Allotment: Y17  
 Crown Portion:

Last Plan Reference:  
 Derived From: VOL 2430 FOL 993  
 Depth Limitation: NIL

**Notations**

SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 2430 FOL. 993 AND NOTED ON SHEET 2 OF THIS PLAN

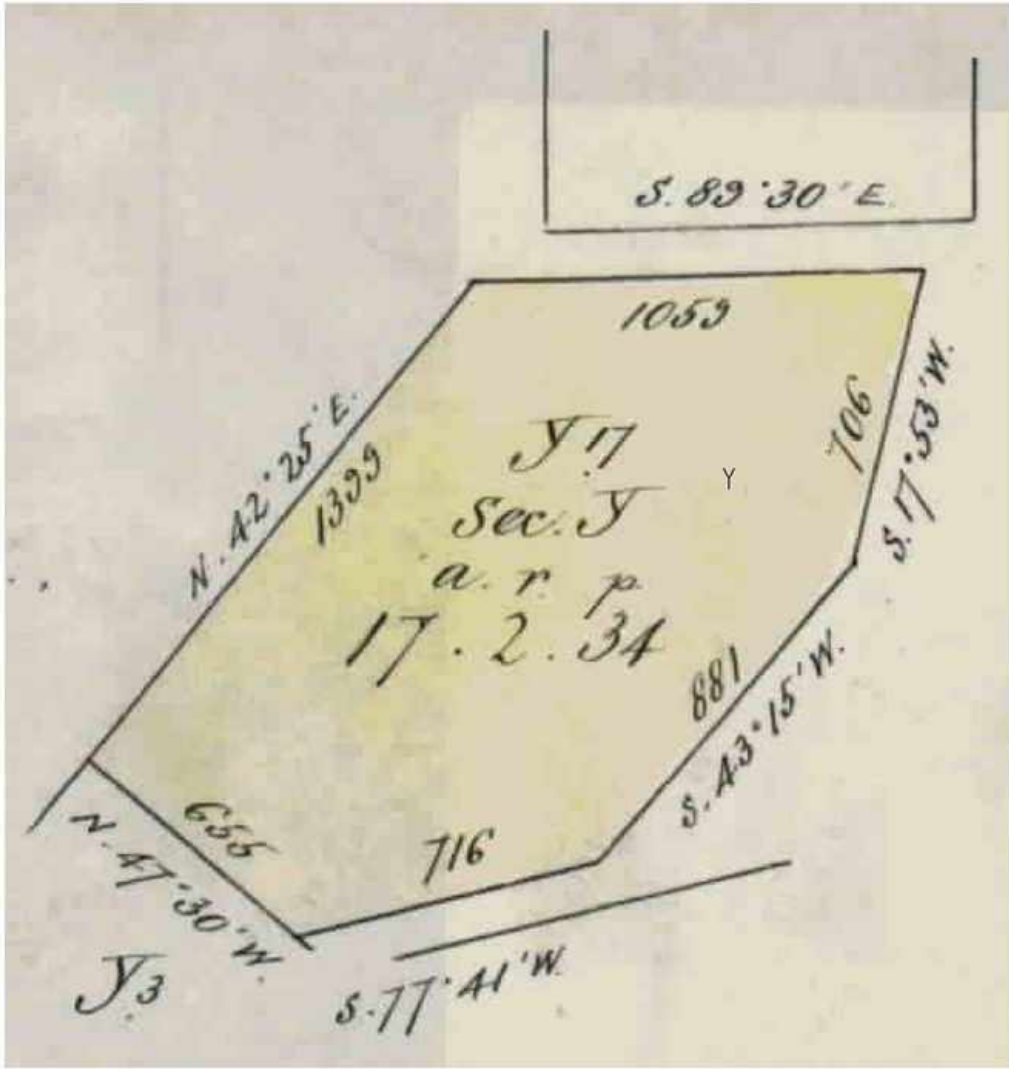
ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

**Description of Land / Easement Information**

COLOUR CODE  
 Y=YELLOW

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT

COMPILED: 31/08/2002  
 VERIFIED: LW



TITLE PLAN		TP 744612E
------------	--	------------

**LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS  
CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT**

**ALL** THAT PIECE OF LAND in the said Colony containing *seventeen acres two roods and thirty four perches more or less being Allotment Y seven<sup>ten</sup> of Section Y in the Parish of Warwick County of Talbot*

delineated with the measurements and abutments thereof in the map drawn in the margin of these presents and therein colored yellow

EXCEPTING however unto us our heirs and successors all gold and auriferous earth or stone and all mines containing gold within the boundaries of the said land AND ALSO reserving to us our heirs and successors free liberty and authority for us our heirs and successors and our and their agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold and to extract and remove therefrom any gold and any auriferous earth or stone and for the purposes aforesaid to sink shafts erect machinery carry on any works and do any other things which may be necessary or usual in mining PROVIDED ALWAYS that it shall be lawful for us our heirs and successors at any time on paying full compensation to the said GRANTEE

his heirs executors administrators or assigns for the full value other than auriferous of the said piece of land or so much thereof as may be resumed as hereinafter mentioned and of the improvements upon the said piece of land or the part so resumed such value in case of disagreement to be ascertained by arbitration to resume the said piece of land or any part thereof for mining purposes

AND THAT the terms conditions and events upon which such land may be resumed and the manner in which such arbitration may be conducted may be determined by regulations in such manner as the Governor in Council may from time to time direct or if at any time no such regulations shall be in force then by the regulations concerning the resumption of land for mining purposes in force at the date of this Grant unless Parliament shall otherwise determine.