



**CENTRAL
GOLDFIELDS
SHIRE COUNCIL**

Office Use Only

Application Number:

Date Lodged: / /

VicSmart: ☐ Yes

☐ No

VicSmart Class:

Application for a Planning Permit

① Privacy Statement

Your application and the personal information on this form is collected by Central Goldfields Shire Council (the Shire) for the purposes of the planning process as set out in the Planning and Environment Act 1987 (PE Act).

If you do not provide your name and address, the Shire will not be able to consider your application.

Your application will be available at the Shire offices for any person to inspect and copies may be made available on request to any person for the relevant period set out in the PE Act.

You must not submit any personal information or copyright material of third parties without their informed consent. By submitting the material, you agree that the use of the material as detailed above does not breach any third party's right to privacy and copyright.

You can request access to your personal information by contacting the Shire Town Planning Department.

① Questions marked with a star (★) must be completed.

① If the space provided on the form is insufficient, attach a separate sheet.

Application Type

Is this a VicSmart application? ★

<input checked="" type="radio"/> No	<input type="radio"/> Yes
If yes, please specify which VicSmart class or classes:	
⚠ If the application falls into one of the classes listed under Clause 92 or the schedule to Clause 94, it is a VicSmart application.	

Pre-Application Meeting

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

<input type="radio"/> No	<input checked="" type="radio"/> Yes	If 'Yes', with whom?: NORM CAMERON
Date: 18 MAY 2009		day / month / year

PERMIT NO. 027/09

The Land

Civic address of the land ★

Unit No.:	St. No.: 18	St. Name: WEILANDT CRESCENT
Suburb/Locality: TALBOT		Postcode: 3371

Formal land description ★

① Complete either A or B. This information can be found on the certificate of title. If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A	Lot No.:	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input type="radio"/> Plan of Subdivision	No.:
OR					
B	Crown Allotment No.:	1 AND 2		Section No.:	m2
Parish/Township Name: TALBOT TOWNSHIP					

The Proposal

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

① You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

<p>To renew the application for planning permit to construct a dwelling on the above property address.</p> <p>As per our original permit no. D27/09, we have constructed the shed, (refer attached building permit) BS-19314/20090168/0</p> <p>Septic tank system installed under permit no. 591. (refer attached).</p> <p>Position of the house is the same as the original planning permit.</p>
<p><input checked="" type="checkbox"/> Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.</p>

Estimated cost of development for which the permit is required ★

Cost \$ 567,000	⚠ You may be required to verify this estimate. Insert '0' if no development is proposed.
<small>If the application is for land within metropolitan Melbourne (as defined in section 3 of the Planning and Environment Act 1987) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy must be paid to the State Revenue Office and a current levy certificate must be submitted with the application. Visit www.sro.vic.gov.au for information.</small>	

J.G. KING HOMES

Existing Conditions

Describe how the land is used and developed now ★

① For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Vacant land with free standing American barn shed, and swimming pool. (swimming pool permit no (D117/17))
<input checked="" type="checkbox"/> Provide a plan of the existing conditions. Photos are also helpful.

Title Information

Encumbrances on title ★

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?
<input type="radio"/> Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
<input checked="" type="radio"/> No
<input type="radio"/> Not applicable (no such encumbrance applies).
<input checked="" type="checkbox"/> Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

Applicant ★

-
- A vertical strip of a ruler is visible along the left edge of the page. The ruler has markings in inches and centimeters, with some numbers like '1', '2', '3', '4', '5', '6', '7', '8', '9', '10' visible. The rest of the page is solid black.

① The person or organisation who owns the land.

- [illegible]

Information Requirements

Is the required information provided? ★


① Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist.

<input checked="checked" type="radio"/> Yes
<input type="radio"/> No

Declaration

This form must be signed by the applicant? ★


① Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant, and that all the information in this application is true and correct, and the owner (if not myself) has been notified of the permit application.	
	Date: 25 / 3 / 2024 day / month / year

Checklist

Have you?

<input type="checkbox"/>	Filed in the form completely?
<input type="checkbox"/>	Paid or included the application fee?
<input checked="checked" type="checkbox"/>	Provided all necessary supporting information and documents? <div><input type="checkbox"/> A full, current copy of title information for each individual parcel of land forming the subject site. <input type="checkbox"/> A plan of existing conditions. <input type="checkbox"/> Plans showing the layout and details of the proposal. <input type="checkbox"/> Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist. <input type="checkbox"/> If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts). <input type="checkbox"/> If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.</div>
<input type="checkbox"/>	Completed the relevant council planning permit checklist?
<input checked="checked" type="checkbox"/>	Signed the declaration above?

 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

Need help with this application?

- ① If you need help to complete this form, read More Information at the end of this form.
 - ① For help with a VicSmart application see Applicant's Guide to Lodging a VicSmart Application at www.planning.vic.gov.au
 - ① General information about the planning process is available at www.planning.vic.gov.au
 - ① Assistance can also be obtained from Council's planning department.
-

Lodgement

Lodge the completed and signed form, the fee payment and all documents with:

Central Goldfields Shire Council
PO Box 294, Maryborough VIC 3465
22 Nolan Street, Maryborough VIC 3465
Contact Information
Telephone: (03) 5461 0610
Fax: (03) 5461 0666
Email: mail@cgoldshire.vic.gov.au

Deliver application in person, by fax, by email or by post:

Make sure you deliver any required supporting information and necessary payment when you deliver this form to the above mentioned address.

Payment

Payment can be made in person at the Shire offices by cheque, cash, or card.

If posting your application, payment can also be made by including a cheque with your application documentation.

For applications submitted by email or for those wishing to pay by card and unable to visit the Shire offices in person, card payment can be made over the telephone after your application has been lodged.

- ① If you are unsure of the correct application fee, please contact the Shire Town Planning Department.
-



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.:	025-24
Address:	18 Weilandt Crescent, Talbot Vic 3371
What was the original proposal	Planning permit for a residence.

THE AMENDMENT PROPOSED

This application is being lodged (tick one):	<input checked="" type="checkbox"/> Prior to notification commencing (Section 50 of the <i>Planning and Environment Act 1987</i>) <input type="checkbox"/> After notification has commenced (Section 57A of the <i>Planning and Environment Act 1987</i>)
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>	<p>This application will now include:</p> <ul style="list-style-type: none">• Original house plans and site plan as per original application• Justification for retention of the existing shipping container• Justification and inclusion of wood shed with floor and elevation plans• Details of decommissioning the residence area of the shed including removal of walls (not weight bearing walls)• Ground floor plans



22 Nolan Street / PO Box 194, Maryborough VIC 3465 • Customer Service: 03 5461 0610 • Email: planning@cgoldshire.vic.gov.au

www.centralgoldfields.vic.gov.au | @CentralGoldfields | @CG_Shire

APPLICANT DETAILS * please enter a valid email address

Name:		
Organisation (if applicable):		
Postal Address:		
Telephone No.		
*Email Address		

DECLARATION:

I declare that all information given is true and correct.		 10/12/2024
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*If you have any further enquiries please contact Central Goldfields Shire Council Planning Department on **(03) 5461 0610**.*

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

VOLUME 05001 FOLIO 037

Security no : 124113713065V

Produced 26/03/2024 02:44 PM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 2 Section M2 Township of Talbot Parish of Amherst.

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

AG718290M 27/08/2009

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP367042W 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: 18 WEILANDT CRESCENT TALBOT VIC 3371

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 27/11/2018

DOCUMENT END

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

VOLUME 03628 FOLIO 483

Security no : 124113713108Y

Produced 26/03/2024 02:46 PM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 1 Section M2 Township of Talbot Parish of Amherst.

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP349415K 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: 18 WEILANDT CRESCENT TALBOT VIC 3371

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END

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InfoTrack

The property we are proposing to build on has an extensive range of existing plants already well developed.

List of Existing Plants:

- Washington filifera x 8
- Pittosporum x 10
- Leptospermum continentale x10
- **Schoenus apogon x 27 – this plant appears on the EVC 67 list**
- Bird of Paradise x 14
- Magnolia Tree x 1
- Manchurian Pears x 10
- Flax x 13

Proposed additional Plants advised as per EVC 67: Alluvial Terraces Herb -rich Woodland document:

- Leptospermum scoparium x 10
- Luzula meridionalis x 4
- Juncus subsecundus x 4
- Astroloma humifusum x 4
- Wahlenbergia stricta x 9



Proposed Dwelling

No. 18 Weilandt Crescent
Talbot Vic 3371

Contents

Drawing Number:	Description:
01	Site Plan
02	Floor Plan
03	North & South Elevations
04	East & West Elevations
05	BAL 12.5 Notes - 1
06	BAL 12.5 Notes - 2
07	BAL 12.5 Notes - 3
08	BAL 12.5 Notes - 4
09	BAL 12.5 Notes - 5



PLANNING PERMIT

ISSUE DATE

JUNE 2024

23 Franklin Street, Maryborough, Vic 3465

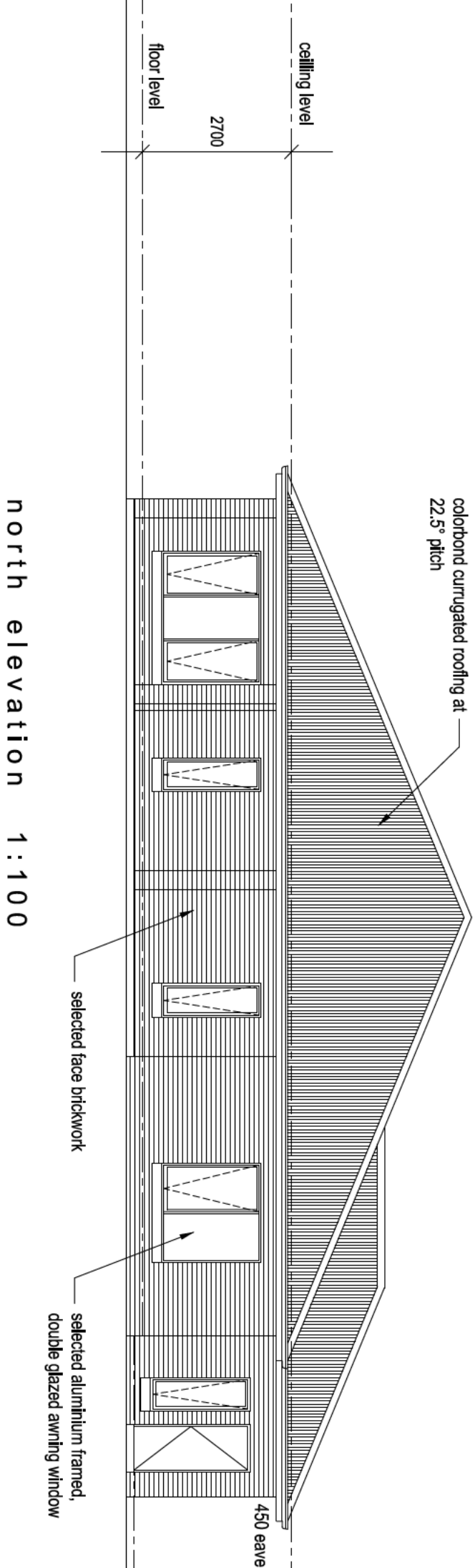
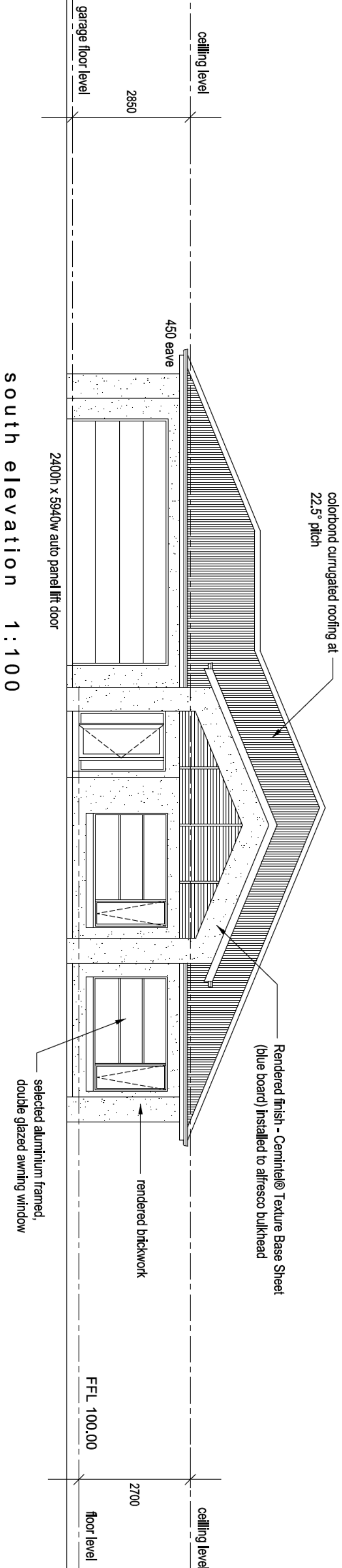
Mob: 0419 104 585

Email: lauren.ljbd@hotmail.com



REGISTERED
Building Practitioner
DP - AD 38682

BAL = 12.5




north elevation 1:100



REGISTERED
Building Practitioner
DP - AD 38682

DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. THE OWNER/BUILDER/SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCING ANY WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA, A.S. CODES, BUILDING REGULATIONS, LOCAL BY-LAWS AND TOWN PLANNING REQUIREMENTS.

 LAUREN JONES
Building Design

23 Franklin Street, Maryborough, Vic 3465

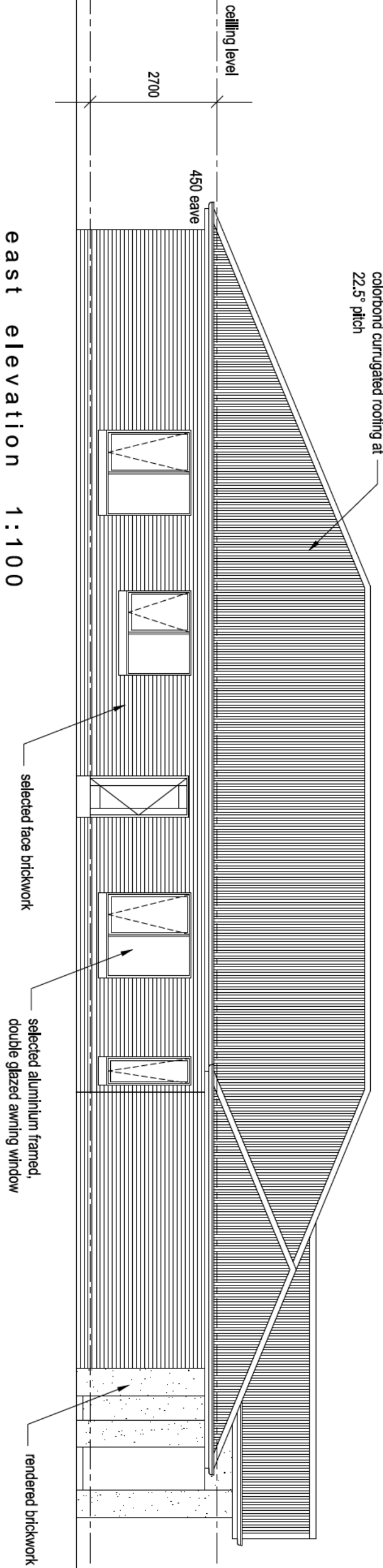
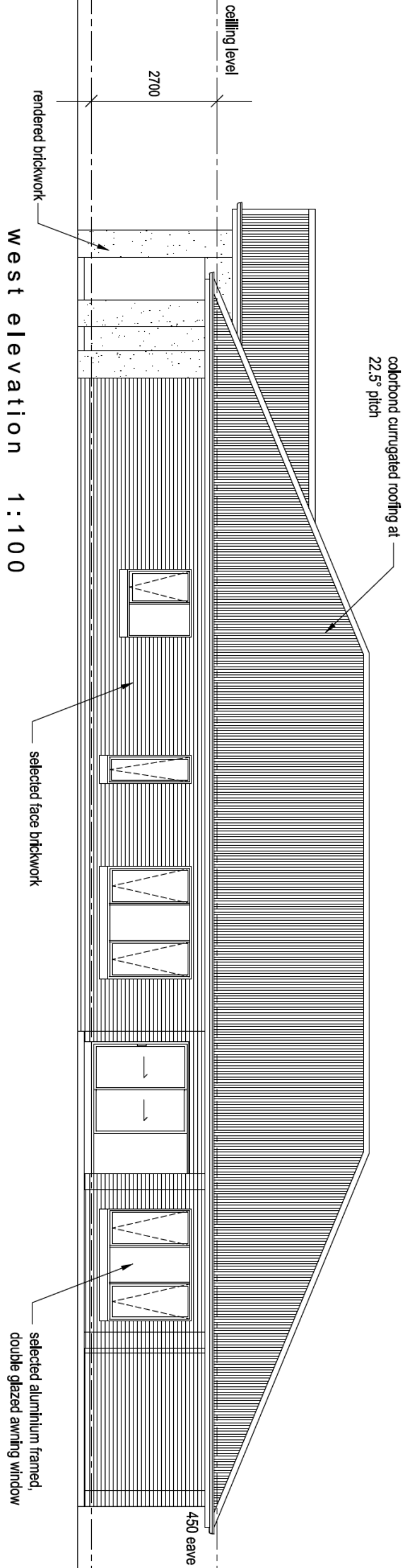
Mob: 0419 104 585


Email: lauren.jibb@hotmail.com

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No.		AMENDMENT		DATE:		CLIENT:		DRG. TITLE:	
								North & South Elevations	
						PROJECT:		DRAWN:	
						Proposed Dwelling		L.J.	
						ADDRESS:		DESIGNED:	
						No. 18 Weilandt Crescent Talbot Vic 3371		L.J.	
								PAGE SIZE:	
								A3	
								PROJECT NO.	
								24-007 TP	
								DRG No.	
								03	
								of 09	
								REV.	
JUNE 2024									
PLANNING PERMIT									
ISSUE DATE									
BE NOT TO BE REPRODUCED OR USED WITHOUT WRITTEN PERMISSION									

BAL = 12.5





REGISTERED
Building Practitioner
DP - AD 38682



LAUREN JONES
Building Design

23 Franklin Street, Maryborough, Vic 3465

Mob: 0419 104 585

Email: lauren.jbd@hotmail.com

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PLANNING PERMIT

ISSUE DATE

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AMENDMENT

DATE:

CLIENT:

PROJECT:

Proposed Dwelling

ADDRESS:

No.18 Weilandt Crescent
Talbot Vic 3371

DRG. TITLE:

East & West Elevations

DRAWN:

L.J.

DATE:

11/06/2024

DESIGNED:

L.J.

PAGE SIZE:

A3

SCALE:

1:100

PROJECT No.

24-007 TP

DRG No.

04

of 09

REV.

SECTION 5 CONSTRUCTION FOR BUSHFIRE ATTACK LEVEL 12.5 (BAL - 12.5) AS 3959 - 2018

<p>5.1 GENERAL</p> <p>A building assessed in Section 2 as being BAL—12.5 shall comply with Section 3 and Clauses 5.2 to 5.8.</p> <p>NOTE: There are a number of Standards that specify requirements for construction; however, where this Standard does not provide construction requirements for a particular element, the other Standards apply.</p> <p>Any element of construction or system that satisfies the test criteria of AS 1530.8.1 may be used in lieu of the applicable requirements contained in Clauses 5.2 to 5.8 (see Clause 3.8).</p> <p>NOTE: BAL—12.5 is primarily concerned with protection from ember attack and radiant heat up to and including 12.5 kW/m² where the site is less than 100 m from the source of bushfire attack.</p>		<p>5.4 EXTERNAL WALLS</p> <p>5.4.1 Walls</p> <p>That part of an external wall surface that is less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the wall (see Figure D3, Appendix D) shall be of—</p> <p>(a) non-combustible material; or</p> <p>(b) fibre-cement external cladding, a minimum of 6 mm in thickness; or</p> <p>(c) bushfire-resisting timber (see Appendix F); or</p> <p>(d) a timber species as specified in Paragraph E1 and listed in Table E1, Appendix E; or</p> <p>(e) a combination of any of Items (a), (b), (c) or (d) above.</p> <p>There are no requirements for external wall surfaces 400 mm or more from the ground or for external wall surfaces 400 mm or more above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the wall (see Figure D3, Appendix D).</p> <p>5.4.2 Joints</p> <p>All joints in the external surface material of walls shall be covered, sealed, overlapped, backed or butt-jointed to prevent gaps greater than 3 mm.</p> <p>Alternatively, sarking-type material may be applied over the outer face of the frame prior to fixing any external cladding.</p> <p>5.4.3 Vents and weepholes</p> <p>Vents and weepholes in external walls shall be screened with a mesh with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium, except where the vents and weepholes are less than 3 mm (see Clause 3.6), or are located in an external wall of a subfloor space.</p>	<p>External wall cladding to be a selected brick veneer</p> <p>All external joints to be sealed as per 5.4.2.</p> <p>All vents to be screened as per 5.4.3.</p>
<p>5.2 SUBFLOOR SUPPORTS</p> <p>This Standard does not provide construction requirements for subfloor support posts, columns, stumps, piers and poles.</p> <p>NOTE: The exclusion of requirements for subfloor supports applies to the principal building only and not to verandas, decks, steps, ramps and landings (see Clause 5.7).</p> <p>5.2.1 Ideally, storage of combustible materials beneath a floor at this BAL would not occur and on this assumption, there is no requirement to enclose the subfloor space or to protect flooring materials from bushfire attack. However, should combustible materials be stored, it is recommended the area be protected as materials stored in the subfloor space may be ignited by embers and cause an impact to the building.</p>	N/A		
<p>5.3 FLOORS</p> <p>5.3.1 Concrete slabs on ground</p> <p>This Standard does not provide construction requirements for concrete slabs on the ground.</p> <p>5.3.2 Elevated floors</p> <p>This Standard does not provide construction requirements for elevated floors, including bearers, joists and flooring.</p>	Concrete slab on ground		



REGISTERED

Building Practitioner

DP - AD 38682

DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. THE OWNER/BUILDER/CLIENT MUST VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. LINES, SECTIONS AND SPECIFICATIONS SHALL BE COMPLETED BY THE DESIGNER OR THEIR AUTHORIZED REPRESENTATIVE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA, A.S. CODES, BUILDING REGULATIONS, LOCAL BY-LAWS AND TOWN PLANNING REQUIREMENTS.

LAUREN JONES

Building Design

23 Franklin Street, Maryborough, Vic 3465

Mob: 0419 104 585

Email: lauren.ljbd@hotmail.com

PLANNING PERMIT

ISSUE DATE

JUNE 2024

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CLIENT:

PROJECT:

Proposed Dwelling

ADDRESS:

No.18 Weilandt Crescent
Talbot Vic 3371

DRG. TITLE:

BAL 12.5 Notes - 1

DRAWN:

L.J.

DATE:

11/06/2024

DESIGNED:

L.J.

PAGE SIZE:

A3

SCALE:

N.T.S.

PROJECT NO.

24-007 TP

DRG NO.

05

REV.

09

SECTION 5 CONSTRUCTION FOR BUSHFIRE ATTACK LEVEL 12.5 (BAL - 12.5) AS 3959 - 2018																	
<div>5.5.4 Doors—Sliding doors</div> <div>Sliding doors shall comply with one of the following:</div> <div>(a) They shall be protected by a bushfire shutter that complies with Clause 5.5.1. or</div> <div>(b) They shall be completely protected externally by screens with a mesh with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium, or</div> <div>(c) They shall comply with the following:</div> <div>(i) Any glazing incorporated in sliding doors shall be Grade A safety glass complying with AS 1288.</div> <div>(ii) There is no requirement to screen the operable part of the sliding door. However, if screened, the screens shall be a mesh or perforated sheet made of corrosion-resistant steel, bronze or aluminium.</div> <div>NOTE: The construction of manufactured sliding doors should prevent the entry of embers when the door is closed. There is no requirement to provide screens to the operable part of these doors as it is assumed that a sliding door will be closed if occupants are not present or during a bushfire event. Screens of materials other than those specified may not resist ember attack.</div> <div>(iii) Sliding doors shall be tight-fitting in the frames.</div>					<div>Sliding Door:</div> <div>Fully glazed aluminium glass sliding door.</div> <div>Grade A safety glass, with screens over operable sections. Screens to have a maximum aperture size of 2mm made from corrosion resistant steel or bronze. Metal door frame, weather strip & draught seal to door. Sliding doors shall be tight-fitting in the frames.</div>												
<div>5.5.5 Doors—Vehicle access doors (garage doors)</div> <div>The following apply to vehicle access doors:</div> <div>(a) The lower portion of a vehicle access door that is within 400 mm of the ground when the door is closed (see Figure D4, Appendix D) shall be made from—</div> <div>(i) non-combustible material; or</div> <div>(ii) bushfire-resisting timber (see Appendix F); or</div> <div>(iii) fibre-cement sheet, a minimum of 6 mm in thickness; or</div> <div>(iv) a timber species specified in Paragraph E1 and listed in Table E1, Appendix E; or</div> <div>(v) a combination of any of items (i), (ii), (iii) or (iv) above.</div> <div>(b) Panel lift, tilt doors or side-hung doors shall be fitted with suitable weather strips, draught excluders, draught seals or guide tracks, as appropriate to the door type, with a maximum gap no greater than 3 mm.</div> <div>(c) Roller doors shall have guide tracks with a maximum gap no greater than 3 mm and shall be fitted with a nylon brush that is in contact with the door (see Figure D4, Appendix D).</div> <div>(d) Vehicle access doors shall not include ventilation slots.</div>					<div>Non combustible Garage panel lift door to be fitted with weatherslips, draught excluders, draught seals or guided tracks, as appropriate to the door type, with max. gap. no greater than 3mm.</div>												
<div>5.6 ROOFS (INCLUDING VERANDA AND ATTACHED CARPORT ROOFS, PENETRATIONS, EAVES, FASCIAS, GABLES, GUTTERS AND DOWNPIPES)</div> <div>5.6.1 General</div> <div>The following apply to all types of roofs and roofing systems:</div> <div>(a) Roof tiles, roof sheets and roof-covering accessories shall be non-combustible.</div> <div>(b) The roof/wall junction shall be sealed, to prevent openings greater than 3 mm, either by the use of fascia and eaves linings or by sealing between the top of the wall and the underside of the roof and between the rafters at the line of the wall.</div> <div>(c) Roof ventilation openings, such as gable and roof vents, shall be fitted with ember guards made of non-combustible material or a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.</div>					<div>5.6.2 Tiled roofs</div> <div>Tiled roofs shall be fully sarked. The sarking shall—</div> <div>(a) have a flammability index of not more than 5;</div> <div>(b) be located directly below the roof battens;</div> <div>(c) cover the entire roof area including the ridge; and</div> <div>(d) be installed so that there are no gaps that would allow the entry of embers where the sarking meets fascias, gutters, valleys and the like.</div>												
<div>5.6.3 Sheet roofs</div> <div>Sheet roofs shall—</div> <div>(a) be fully sarked in accordance with Clause 5.6.2, except that foil-backed insulation blankets may be installed over the battens;</div> <div>or</div> <div>(b) have any gaps greater than 3 mm, under corrugations or ribs of sheet roofing and between roof components, sealed at the fascia or wall line and at valleys, hips and ridges by—</div> <div>(i) a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium; or</div> <div>(ii) mineral wool; or</div> <div>(iii) other non-combustible material; or</div> <div>(iv) a combination of any of items (i), (ii) or (iii) above.</div>					<div>5.6.4 Veranda, carport and awning roofs</div> <div>The following apply to veranda, carport and awning roofs:</div> <div>(a) A veranda, carport or awning roof forming part of the main roof space [see Figure D1(a), Appendix D] shall meet all the requirements for the main roof, as specified in Clauses 5.6.1, 5.6.2, 5.6.3, 5.6.5 and 5.6.6.</div> <div>(b) A veranda, carport or awning roof separated from the main roof space by an external wall [see Figures D1(b) and D1(c), Appendix D] complying with Clause 5.4 shall have a non-combustible roof covering.</div> <div>NOTE: There is no requirement to line the underside of a veranda, carport or awning roof that is separated from the main roof space.</div>												
<div>DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. THE OWNER/ BUILDER, SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCING ANY WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA, A.S. CODES, BUILDING REGULATIONS, LOCAL BY-LAWS AND TOWN PLANNING REQUIREMENTS.</div>																	
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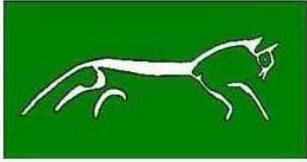
SECTION 5 CONSTRUCTION FOR BUSHFIRE ATTACK LEVEL 12.5 (BAL - 12.5) AS 3959 - 2018

<div>5.6.5 Roof penetrations</div> <div>The following apply to roof penetrations:</div> <div>(a) Roof penetrations, including roof lights, roof ventilators, roof-mounted evaporative cooling units, aerials, vent pipes and supports for solar collectors, shall be adequately sealed at the roof to prevent gaps greater than 3 mm. The material used to seal the penetration shall be non-combustible.</div> <div>(b) Openings in vented roof lights, roof ventilators or vent pipes shall be fitted with ember guards made from a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.</div> <div>(c) All overhead glazing shall be Grade A laminated safety glass complying with AS 1288.</div> <div>(d) Glazed elements in roof lights and skylights may be of polymer provided a Grade A safety glass diffuser, complying with AS 1288, is installed under the glazing. Where glazing is an insulating glazing unit (IGU), Grade A toughened safety glass, minimum 4 mm, shall be used in the outer pane of the IGU.</div> <div>(e) Flashing elements of tubular skylights may be of a fire-retardant material, provided the roof integrity is maintained by an under-flashing of a material having a flammability index no greater than 5.</div> <div>(f) Evaporative cooling units shall be fitted with butterfly closers at or near the ceiling level or, the unit shall be fitted with non-combustible covers with a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.</div> <div>(g) Vent pipes made from PVC are permitted.</div> <div>5.6.6 Eaves linings, fascias and gables</div> <div>The following apply to eaves linings, fascias and gables:</div> <div>(a) Gables shall comply with Clause 5.4.</div> <div>(b) Eaves penetrations shall be protected the same as for roof penetrations, as specified in Clause 5.6.5.</div> <div>(c) Eaves ventilation openings greater than 3 mm shall be fitted with ember guards made of non-combustible material or a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.</div> <div>Joints in eaves linings, fascias and gables may be sealed with plastic joining strips or timber storm moulds.</div> <div>This Standard does not provide construction requirements for fascias, bargeboards and eaves linings.</div> <div>5.6.7 Gutters and downpipes</div> <div>This Standard does not provide material requirements for—</div> <div>(a) gutters, with the exception of box gutters; and</div> <div>(b) downpipes.</div> <div>If installed, gutter and valley leaf guards shall be non-combustible.</div> <div>Box gutters shall be non-combustible and flashed at the junction with the roof with non-combustible material.</div>	<div>Roofing:</div> <div>- All roofing to be selected colorbond customorb (non combustible) roof sheeting</div> <div>- Roof sarking to be installed under the roofing battens, all gaps and cracks to comply with AS3959.</div> <div>- Entire roof to be sarked.</div> <div>Sarking Option: Roof sarking may be placed over the roofing battens when using 300mm wide backed insulation to all gutter lines, including ridge, valleys ect to prevent gaps greater than 3mm.</div> <div>- Roof penetrations to be sealed to prevent gaps greater than 3mm with non combustible sealant. All vents pipes to be fitted with ember guards.</div> <div>- Gutters: if installed gutter & vally leaf guards shall be non-combustible.</div>	<div>5.7 VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS</div> <div>5.7.1 General</div> <div>Decking shall be either spaced or continuous (i.e., without spacing).</div> <div>There is no requirement to enclose the subfloor spaces of verandas, decks, steps, ramps or landings.</div> <div>C5.7.1 Spaced decking is nominally spaced at 3 mm (in accordance with standard industry practice); however, due to the nature of timber decking with seasonal changes in moisture content, that spacing may range from 0–5 mm during service. The preferred dimension for gaps is 3 mm (which is in line with other 'permissible gaps') in other parts of this Standard. It should be noted that recent research studies have shown that gaps at 5 mm spacing afford opportunity for embers to become lodged in between timbers, which may contribute to a fire. Larger gap spacings of 10 mm may preclude this from happening but such a spacing regime may not be practical for a timber deck.</div> <div>5.7.2 Enclosed subfloor spaces of verandas, decks, steps, ramps and landings</div> <div>5.7.2.1 Materials to enclose a subfloor space</div> <div>This Standard does not provide construction requirements for the materials used to enclose a subfloor space except where those materials are less than 400 mm from the ground. Where the materials used to enclose a subfloor space are less than 400 mm from the ground, they shall comply with Clause 5.4.</div> <div>5.7.2.2 Supports</div> <div>This Standard does not provide construction requirements for support posts, columns, stumps, stringers, piers and poles.</div> <div>5.7.2.3 Framing</div> <div>This Standard does not provide construction requirements for the framing of verandas, decks, ramps or landings (i.e., bearers and joists).</div> <div>5.7.2.4 Decking</div> <div>This Standard does not provide construction requirements for decking that is more than 300 mm from a glazed element.</div> <div>Decking less than 300 mm (measured horizontally at deck level) from glazed elements that are less than 400 mm (measured vertically) from the surface of the deck (see Figure D2, Appendix D) shall be made from—</div> <div>(a) non-combustible material; or</div> <div>(b) bushfire-resisting timber (see Appendix F); or</div> <div>(c) a timber species, as specified in Paragraph E1 and listed in Table E1 of Appendix E; (d) PVC-U; or</div> <div>(e) a combination of any of items (a), (b), (c) or (d) above.</div> <div>5.7.3 Unenclosed subfloor spaces of verandas, decks, steps, ramps and landings</div>	<div>- slab on ground</div> <div>- Steel verandah posts</div>

<div><div><div><div>REGISTERED</div><div>Building Practitioner</div><div>DP - AD 38682</div></div></div></div> <div>DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. THE OWNER/BUILDER SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCING ANY WORK. BUILDING PRACTITIONERS SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA, AS CODES, BUILDING REGULATIONS, LOCAL BY-LAWS AND TOWN PLANNING REQUIREMENTS.</div>	<div><div><div><div>LAUREN JONES</div><div>Building Design</div></div></div><div>23 Franklin Street, Maryborough, Vic 3465</div><div>Mob: 0419 104 585</div><div>Email: lauren.jbd@hotmail.com</div><div>© COPYRIGHT - LAUREN JONES BUILDING DESIGN - THESE DRAWINGS ARE NOT TO BE REPRODUCED OR USED WITHOUT WRITTEN PERMISSION</div></div>	<table><tr><th>No.</th><th>AMENDMENT</th><th>DATE:</th></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table> <div>PLANNING PERMIT ISSUE DATE JUNE 2024</div>	No.	AMENDMENT	DATE:							<table><tr><th>CLIENT:</th><th>PROJECT:</th><th>ADDRESS:</th></tr><tr><td><div></div></td><td>Proposed Dwelling</td><td>No.18 Weilandt Crescent Talbot Vic 3371</td></tr></table>	CLIENT:	PROJECT:	ADDRESS:	<div></div>	Proposed Dwelling	No.18 Weilandt Crescent Talbot Vic 3371	<table><tr><th>DRG. TITLE:</th><th>DRAWN:</th><th>DATE:</th><th>DESIGNED:</th><th>PAGE SIZE:</th><th>DRG No.</th></tr><tr><td>BAL 12.5 Notes - 4</td><td>L.J.</td><td>11/06/2024</td><td>L.J.</td><td>A3</td><td>08 of 09</td></tr><tr><td></td><td></td><td></td><td>SCALE:</td><td>PROJECT No.</td><td>REV.</td></tr><tr><td></td><td></td><td></td><td>N.T.S.</td><td>24-007 TP</td><td></td></tr></table>	DRG. TITLE:	DRAWN:	DATE:	DESIGNED:	PAGE SIZE:	DRG No.	BAL 12.5 Notes - 4	L.J.	11/06/2024	L.J.	A3	08 of 09				SCALE:	PROJECT No.	REV.				N.T.S.	24-007 TP	
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PLAN OF CONSOLIDATION		LR use only EDITION	Plan Number PC 370365E										
Location of Land Parish: AMHERST Township: TALBOT Section: M2 Crown Allotments: 1 & 2 Title Reference: VOL 3628 FOL 483 VOL 5001 FOL 037 Last Plan Ref: TP 349415K TP 367042W Postal Address: WEILANDT CRESCENT (at time of consolidation) TALBOT 3371 MGA Co-ordinates E 739050 (of approx centre of land in plan) N 5882670 ZONE:54		Council Certification and Endorsement <u>Council Name:</u> CENTRAL GOLDFIELDS SHIRE COUNCIL Ref: 1. This plan is certified under Section 8 of the Subdivision Act 1988 2. This plan is certified under Section 11(7) of the Subdivision Act 1988 Date of original certification under Section 6 / / 3. This is a statement of compliance under Section 21 of the Subdivision Act 1988 Council Delegate Council Seal Date / / Re-certified under section 11(7) of the Subdivision Act 1998 Council Delegate Council Seal Date / /											
Easement Information Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement A - Appurtenant Easement R - Encumbering Easement (Road)		LR use only Statement of Compliance/ Exemption Statement Received <input type="checkbox"/> Date / / LR use only PLAN REGISTERED Time Date / / Assistant Registrar of Titles											
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Subject Land</th> <th style="width: 15%;">Purpose</th> <th style="width: 10%;">Width (Metres)</th> <th style="width: 10%;">Origin</th> <th style="width: 55%;">Land Benefited/In Favour Of</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">-</td> <td style="text-align: center;">-</td> <td style="text-align: center;">-</td> <td style="text-align: center;">-</td> <td style="text-align: center;">-</td> </tr> </tbody> </table>		Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	-	-	-	-	-	Notations Depth Limitation 15.24 METRES BELOW THE SURFACE Planning permit No: NOT APPLICABLE The land being consolidated is enclosed within thick continuous lines and comprises two parts. THIS IS A SPEAR PLAN Survey This plan is not based on survey This survey has been connected to permanent marks no - In Proclaimed Survey Area No -	
Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of									
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NORTH CENTRAL LAND SURVEYING Ph: 5461 5233 Mob: 0448 884 042 P.O. Box 172 Maryborough 3485			Sheet 1 of 1 Sheets DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3



Archaeo-Environments Pty Ltd
heritage soils and landscape

18 Weilandt Crescent
Talbot

LAND CAPABILITY ASSESSMENT



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

Rev1 SEPT 17 2024

LAND CAPABILITY ASSESSMENT

18 Weilandt Cr Talbot

SUMMARY

A land capability assessment (LCA) has been commissioned by [REDACTED] establishment of a dwelling at 18 Weilandt Crescent Talbot. It is understood that an LCA is required by Central Goldfields Shire for planning approval for dwelling works at this location.

The subject block lies on the lower slopes of sedimentary terrain on the eastern edge of Talbot township. Soils are typically deep clay loams above weathered sedimentary bedrock located within an area of historic 19C gold diggings. A field inspection was conducted on September 12 2024.

The assessment was in general accord with the EPA Septic Code (891.5)(2024) and was focused on a large shed and existing effluent area with a building envelope for a new 4br dwelling south of the shed. An existing waste water treatment plant and 200m irrigation lines were installed in 2012. This system has been recently inspected and is functioning effectively.

It is estimated that waste water discharge from the new 4br + rumpus (Net 5BR) dwelling would be approximately 900 litres/day. Based on Design Irrigation Rate (DIR 3 – light clay) and a Water Balance, the more conservative estimate of WWE area is 385m² or 385m irrigation lines. This has been rounded up to 400m.

On this basis, the existing waste water treatment system would have sufficient capacity to accommodate the new net5Br dwelling. However the current 200m irrigation lines will need to be increased to 400m, with an addition of an extra 200m. Soil profiles and inspection of an area to the immediate west of the current irrigation field suggest that the extra lines could be installed in this area.

It is recommended that the existing cover of pasture/vegetation be maintained in the area of the waste water envelope to improve transpiration and use of subsoil moisture.

The existing and additional proposed irrigation field is well set back from any waterways, dams or adjoining land uses.

ABOUT THE AUTHOR

Dr Chris Day DPhil, MIFA 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 was commissioned by [REDACTED] for construction of a new dwelling at 18 Weilandt Cr Talbot. The LCA has been requested (GMW Ref:PP-24-00710 Doc ID: A5171210) according to Planning Permit Applicant 025-24 for conversion of on site waste water use by an existing shed to a new dwelling.

This property is composed of a square shaped lot and lies within Central Goldfields Shire.

Central Goldfields Shire requires that a Land Capability Assessment (LCA) be carried out as part of the Planning Permit process in relation to a residential development of the subject property. This provision is to ensure that wastewater disposal for any residential development will be as environmentally sustainable as possible.

The LCA approach 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 Septic Tank Code of Practice 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:-
 - house siting,
 - wastewater treatment and reuse.
 - vegetation,
 - drainage and access
- Summary of land management options to mitigate potential environmental impacts.

Field work was conducted on September 12, 2024.

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

The subject property lies at 18 Weilandt Cr Talbot, located on the eastern edge of Talbot township. The block is about 3.01ha in area characterised by cleared gently sloping lower slopes in an area of historic 19C gold mining (Fig 2).

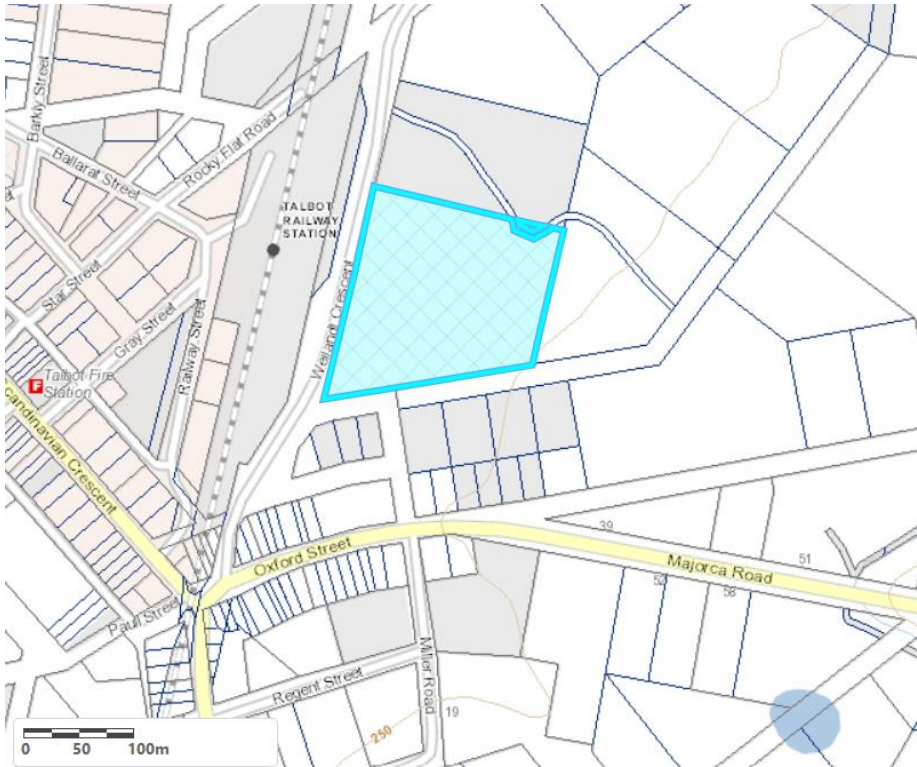


Fig 1 Location Map showing location of subject property (blue) at 18 Weilandt Cr Talbot.



Fig 2 Aerial photo of subject property showing location of homestead and subject area (red).

3.2 LAND USE/BUILDINGS/INFRASTRUCTURE

A large shed lies to the west of an enclosed garden and pool area. A proposed building envelope is located to the south of these features. A water tank is located some 30m north of the shed with an existing waste water treatment plant and some 200m irrigation lines within an irrigation field located to the south-west of the shed (Fig 3). Power is connected without town water.



Fig 3 Detail. Shed, new building envelope, existing waste water field (200m wavy lines) and outbuildings located in the eastern part of the block.

3.3 PLANNED NEW DWELLING

It is proposed that a new dwelling will be constructed south of the current pool-garden area (Fig 3). Dwelling design is shown in Fig 4 below. The new dwelling will include 4 bedrooms and a rumpus room (Fig 4). On this basis and in compliance with EPA Septic Code (2024) there will be a total of Net 5 bedrooms.

4 LOCAL LANDSCAPE AND ENVIRONMENT

4.1 TOPOGRAPHY

The subject block lies on flat-gentle sedimentary terrain in an area of historic 19C gold mining - part of the land system Rg/uS1 – gently undulating sedimentary rises in the report : **Land Inventory of the Loddon River Catchment - a reconnaissance survey** (NR Schoknecht 1988).

The Rg/uS1 land system is summarised below :

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

Sub-dominant: Dy3.2, Dy3.41, Db2.41. Yellow to brown mottled sodic duplex soils on the lower slopes and in depressions which are essentially poorer-drained variants of the red duplex soils; the A₁ horizon is grey, loamy and hardsetting, and the pale to bleached massive A₂ horizon frequently contains fragments of stone and sometimes small amounts of buckshot; subsoils are typically acidic



Relief across the block ranges from about 245 - 250mASL with ground flat – very gently sloping toward the west. The presence of low and ploughed out diggings can be seen in Fig 3 with minor micro-topography seen in Fig 1 below. Surfaces are stable without rock outcrop.



Plate 1 View to north across gentle mid slopes toward septic tank and waste water field.


4.2 SOILS


4.2.1 Soil auger profiles

A site inspection was made of soils to the immediate west of the existing waste water envelope to the SW of the large shed via 2x auger holes (AH1, AH2). Photos are shown in Plates 2 and 3 below. AH 1 indicates brown loam topsoil above brown light silty clay above impenetrable gravels interpreted to be part of historic gold diggings. AH2 indicated 1m+ light clay soils above weathered sedimentary parent material. Local soils have moderate permeability (6-12cm/day) Design Irrigation Rate = DIR 3 (EPA Septic Code 2024). The auger profile description is shown in Table 1 below.

AH1	AH2
Plate 2 AH1 View to south	Plate 3 AH2 View to east

Table 1 Auger hole profiles

AH 1 Depth (cm)	Description	Profile photo
0-4	Brown loam	
4-20	Light brown silty loam	
20-52	Brown slightly mottled light silty clay	
52-60 +	Gravelly medium clay (unable to auger)	

AH 2 Depth (cm)	Description	Profile photo
0-3	Brown loam	
3-16	Brown silty clay loam	
16-73	Light brown light clay	
73-102+	Reddish slightly mottled medium clay and weathered parent material.	


NB Soil properties were observed from hand excavated auger holes, *in situ* profiles in road cuttings and exposures on the block. These included road cuttings and tree throw profiles. Soil descriptions have also been extrapolated from local soil studies and profile description from land systems reports – in this case a description of local soils and land systems for the region (Schoknecht 1988) Land Inventory of the Loddon River Catchment - a reconnaissance survey

Soil percolation estimates are 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.

4.2.2 Geotechnical drill profiles

A program of 3x geotechnical drill holes was excavated within the proposed building envelope some 30m east of the current waste water envelope. Drill locations shown in Fig 5.

Borehole Logs

Site Address: Lot. 1&2, No. 18, CA 1 Sec M2 Weilandt Crescent, Talbot, VIC, 3371							MECHANICAL AUGER	MECHANICAL AUGER	MECHANICAL AUGER
Horizon	USC	Soil Type	Moisture	Density/ Consistency/ Strength	Plasticity	Description	Borehole 1	Borehole 2	Borehole 3
EXISTING SURFACE LEVEL							0	0	0
UNCONTROLLED FILL	ML	SILT trace clay	Moist, Dry of Plastic Limit	Firm	Low Plasticity	grey brown orange, root material.	0 - 100	0 - 100	0 - 200
A	CH	CLAY trace silt sand	Moist, Dry of Plastic Limit Moist, Near Plastic Limit	Stiff to Very Stiff	High Plasticity	dark grey brown orange.	100 - 1500	100 - 1500	200 - 1500
B	CH	CLAY trace silt	Moist, Near Plastic Limit	Stiff	High Plasticity	mottled grey red brown orange.	1500 - 3000	1500 - 3000	1500 - 3000
				Intrax ID #: 222655			NO REFUSAL	NO REFUSAL	NO REFUSAL
				Date of Fieldwork 12/4/2024			Groundwater Not Encountered	Groundwater Not Encountered	Groundwater Not Encountered

Results of the geotechnical drilling program indicate fill between 100-200mm with dark-grey brown and orange mottled clay to 1500mm above mottled grey red-brown orange clay to 3000mm. The geotechnical soil profiles to 3m are consistent with the upper 1m of the auger program which indicate light clay profiles.

4.3 CLIMATE

Annual average rainfall at the Talbot station is 539mm. Table 2 shows rainfall averages and percentiles. Rainfall exceeds evaporation from May to August (Table 2 below). Rainfall is less than evaporation from September to April. 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.

Table 2 Rainfall (Talbot BOM station)

Summary statistics for all years

[Information about climate statistics](#)

Statistic	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Mean	30.9	33.4	31.1	37.6	50.9	56.2	58.7	61.3	54.9	50.0	41.4	35.3	539.3
Lowest	0.0	0.0	0.0	0.0	0.0	4.6	6.6	7.5	0.0	0.0	1.8	0.0	246.7
5th %ile	1.8	0.0	1.8	5.5	10.8	13.3	21.4	19.1	14.0	8.4	8.1	2.9	306.0
10th %ile	3.7	1.3	3.8	7.6	15.2	19.5	24.5	24.4	20.1	11.0	10.8	6.4	367.0
Median	21.2	22.6	21.8	29.0	46.0	50.8	57.7	56.8	45.3	47.7	34.3	26.2	539.8
90th %ile	68.2	80.3	73.6	76.5	89.4	96.3	90.5	100.9	104.7	90.2	84.0	72.4	710.0
95th %ile	97.8	109.0	85.3	80.4	103.7	108.4	104.0	117.7	113.7	101.7	98.8	91.9	740.3
Highest	248.6	186.3	119.4	142.7	158.6	170.8	164.2	162.7	188.4	208.2	139.6	185.5	902.4

4.4 VEGETATION

The property is cleared throughout with a large eucalypt in the south-west part of the block. Recent driveway plantings are located west of the new dwelling site. The WWE is well grassed with the remainder of the block occupied by unimproved pasture with few weeds.

4.5 SURFACE DRAINAGE

The block lies within the Loddon Declared Water Supply Catchment. Locally the property is generally flat, lying in the upper headwaters of the Back Creek catchment. There are two minor tributaries of this waterway 350m to the south-west and 500m to the north of the property. There are otherwise no drainage lines, dams or features within 200m of the property boundary.

There is a recently constructed diversion dam, east of the new dwelling site which will direct any surface drainage to the north and beyond both the new dwelling and WWE.

Relevant Observations :

- Slopes are flat-gentle and are well drained within an area of 19C diggings.
- There is no evidence of erosion on the block.
- Soils are gradational and deep above weathered sedimentary bedrock.
- There no evidence of springs, waterlogging or dryland salinity relevant the dwelling/WWE area.

4.6 WATERTABLE DEPTH

No groundwater bores were noted on the block or are registered on the Visualising Victorias Groundwater (VVG) website. There is a single bore some 500m to the south of the property, otherwise groundwater is not widely utilised within the region. VVG indicates that watertable depth near the WWE - 30m SW of the dwelling – is 5m deep.

5.0 INVENTORY AND IMPACT OF CURRENT AND PLANNED LAND MANAGEMENT

5.1 AGRICULTURE

The property has been part of a grazing property and is currently not under agricultural use.

5.2 MINING

There is evidence of 19C ploughed out alluvial mining largely across the centre-north of the block.

5.3 BORES AND DAMS

There are no dams or bores on the block.

5.4 UTILITIES

There is no town water and a power line extends from Weilandt Crescent.

5.5 EXISTING WASTE WATER SYSTEM

The existing shed is serviced by a secondary treatment system (Envirosep SP2000) with 200m irrigation lines. This system was installed in 2012, with the treatment plant to the immediate west of the shed (Plate 5) and the irrigation field to the south-west. Irrigation lines have been installed as a series of 4x wavy lines roughly NE – SW (Plate 4). Recent inspection of this system by a licensed plumbing contractor showed that it was functioning effectively with no signs of leakage or failure (Appendix B).



Plate 4 View to west across existing WWE (200m lines) to the SW of the large shed.



Plate 5 View to south across EnviroSep 2000 system and waste water field to north.

5.6 WASTE WATER ENVELOPE

The existing system has been described above as a series of 4x irrigations lines with total 200m Irrigation lines. This area has been expanded to include a large area (1350m²) to allow design of additional irrigation lines discussed in Section 6.5 (Fig 5).

Setbacks

The current effluent field lies more than 300m from any drainage line, waterway or dam. The effluent field is well set back from boundary fencelines, neighboring blocks and adjoining land uses - a factor which suggests that boundary effects are very low (Fig 5).



Fig 5 Location of proposed new dwelling (red), waste water envelope showing location of existing 200m irrigation lines and additional area (total 1350m²) to allow installation of an extra 200m irrigation lines. Location of auger holes (AH) and geotechnical boreholes (BH) slope and site features.

6 LAND CAPABILITY ASSESSMENT AND RECOMMENDATIONS

INTRODUCTION

The Land Capability Assessment (LCA) provided within this report aims at identifying land constraints associated with any proposed development of the property and to recommend management programs to address these constraints and thereby reduce the environmental impact of the proposed changed land use.

The emphasis is on water management issues and land degradation with an emphasis on the southern part of the subject property which is the area of the nominated building and waste water envelope.

6.1 CONSTRAINTS

For the proposed dwelling works and existing wastewater system, the property is considered to present several constraints.

- No sewer connection or town water
- The existing WW system may required replacement

6.2 MITIGATING CIRCUMSTANCES

Factors which mitigate these constraints include :

- The location of the block is in the upper reaches of the Back Creek Catchments
- Local soils are deep, silty clays
- There are no waterways, drainage lines or dams within 300m of the WWE.
- The block is well separated from neighbouring land uses with few boundary effects
- Summers are expected to dry out soil profiles.

6.3 ASSUMPTIONS

Several assumptions are made regarding this development proposal:-

- That the new dwelling would have a maximum of 4 bedrooms + rumpus room and net 5 bedrooms (EPA Septic Code 2024) with estimated daily water use of 900 litres/day * It is suggested these are upper level estimates.

6.4 RISK RATING

Considering all of the above factors, the proposed extended dwelling is regarded as having a fair (land capability rating 3). The rating is composed from a series of – sometimes mutually exclusive - site characteristics. In other words, it is possible that both low ranking and high ranking factors can be found on the same block. However, in accordance with EPA requirements and despite the fact that this location has many favourable attributes, LCA guidelines dictate that the, **the final rating is based on the most constraining feature**. In the case of this block, various rainfall, soil and slope factors generate a fair risk rating (see Appendix A). It is expected that the well buffered setting would mitigate against any risk of off-site effluent movement.

6.5 WASTE WATER MANAGEMENT

The field assessment and fair environmental risk indicates that new dwelling works at this site will require additional management programs to address on-site domestic wastewater treatment & disposal.

6.5.1 Wastewater treatment 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 the new dwelling 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 extension. 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.

6.5.2 Waste water management : existing and additional treatment

(i) Existing waste water system

A secondary treatment plant has been installed to service a large shed within an WWE/Application which includes 200m irrigation lines (Section 4.5). This system has been inspected and is functioning effectively according to recent inspection.

(ii) Waste water system for planned new net 5 bedroom dwelling

The following recommendations have been prepared for a new 4br+rumpus room (net 5 Br) dwelling. Based on plumbing inspection the existing system would appear to have the condition and capacity to accommodate the additional loading from a net 5 bedroom dwelling. Council will need to ensure that any planning permit conditions associated with the running of the unit is met. They must also ensure that they can implement all EPA Certificate of Approval maintenance and monitoring conditions. The plumbing report (Appendix A) documents that Council have records of past regular maintenance.

(ii) Sizing the Waste Water envelope

The critical time for wastewater application will be during the winter period. Two methods have been employed to size an appropriate waste water field (i) Design Irrigation Rate and (ii) Water Balance discussed below.

Design Irrigation Rate (DIR)

Based upon the estimated household discharge for a net 5BR house (up to 900L/day) and with an application (DIR 3 – light clay) of 3L/m²/day (based on general percolation rates on sedimentary clay sub-soils) onto a series of raised, disposal areas (garden or treed), there would be a requirement for an area of 300m² to address the wastewater disposal needs for any new dwelling on this property. There is ample room for a waste water field of these dimensions within the expanded WWE (1350m²) shown in Figure 5.

Water and nutrient balance

A water-nitrogen balance (Table 3 below) has been generated (courtesy Paul Williams & Assoc.) using daily effluent estimate (**900L/day**) and monthly rainfall (90 percentile) from an equivalent BOM station. In this case an irrigation area of **385m²** is generated. Table 3 Water-nitrogen balance. (Template supplied courtesy P Williams)

Paul Williams & Associates Pty Ltd

CHRIS DAY 03

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

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

Location: Burnbank

Date: Dec 2022

Client: Chris Day

ITEM	UNIT	#	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YEAR
Days in month:	D		31	28	31	30	31	30	31	31	30	31	30	31	365
Evaporation (Mean)	mm	A	205	176	124	75	47	27	27	43	66	105	126	152	1168
Rainfall (9th Decile wet year adjusted)	mm	B1	45	38	34	46	73	70	79	89	79	72	58	45	729
Effective rainfall	mm	B2	36	30	27	37	58	56	63	71	64	58	47	36	583
Peak seepage Loss ¹	mm	B3	124	112	124	120	124	120	124	124	120	124	120	124	1460
Evapotranspiration(IXA)	mm	C1	92	79	56	34	21	12	12	19	30	47	57	68	528
Waste Loading(C1+B3-B2)	mm	C2	181	161	152	117	87	76	73	72	86	113	130	156	1405
Net evaporation from lagoons (10(0.8A-B1x)lagoon area(ha)))	L	NL	0	0	0	0	0	0	0	0	0	0	0	0	0
Volume of Wastewater	L	E	27900	25200	27900	27000	27900	27000	27900	27900	27000	27900	27000	27900	328500
Total Irrigation Water(E-NL)/G	mm	F	72	65	72	70	72	70	72	72	70	72	70	72	853
Irrigation Area(E/C2)annual.	m ²	G													385
Surcharge	mm	H	-108	-95	-80	-47	-15	-6	0	0	-16	-41	-60	-84	0
Actual seepage loss	mm	J	16	17	44	73	109	114	124	124	104	83	60	40	809
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	Shade:
Rainfall Retained:	80 %	K	1. Seepage loss (peak) equals deep seepage plus lateral flow: 4mm (<10% ksat)												
Lagoon Area:	0 ha	L	CROP FACTOR												
Wastewater(Irrigation):	900 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	Pasture:
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	Shade:
Irrig'n Area(No storage):	385 m ²	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	Buffalo:
Application Rate:	2.3 mm	Q	1	1	1	1	1	1	1	1	1	1	1	1	Woodlot
Nitrogen in Effluent:	30 mg/L	R	NITROGEN UPTAKE:												
Denitrification Rate:	20 %	S													
Plant Uptake:	220 kg/ha/yr	T													
Average daily seepage:	2.5 mm	U													
Annual N load:	7.88 kg/yr	V													
Area for N uptake:	358 m ²	W													
Application Rate:	2.5 mm	X													

Species:	Kg/ha.yr	pH	Species:	Kg/ha.yr	pH	Species:	Kg/ha.yr	pH
Ryegrass	200	5.6-8.5	Bent grass	170	5.6-6.9	Grapes	200	6.1-7.9
Eucalyptus	90	5.6-6.9	Couch grass	280	6.1-6.9	Lemons	90	6.1-6.9
Lucerne	220	6.1-7.9	Clover	180	6.1-6.9	C cunn'a	220	6.1-7.9
Tall fescue	150-320	6.1-6.9	Buffalo (soft)	150-320	5.5-7.5	P radiata	150	5.6-6.9
Rye/clover	220		Sorghum	90	5.6-6.9	Poplars	115	5.6-8.5

NOMINATED WW APPLICATION AREA

(i) According to the Water-Nitrogen Balance shown above the estimated irrigation area (no storage) = **385m²**.

(ii) According to DIR estimates cited above the estimated irrigation area = **300m²**.

Accounting for both methods of WWE area the more conservative estimate from water balance calculation = **385m²**.

The existing WWE area shown in Fig 5 includes a total of 200m irrigation lines. On the basis of the estimates above a total of 385m² is required.

On this basis an additional 185m² or 185m irrigation lines is required to accommodate treated effluent application from the new net 5br dwelling. This can be conservatively rounded up to an extra 200m lines. The additional area required is shown as an expanded waste water envelope with extra area west of the current irrigation lines (Fig 5).

- Addition of extra land application should be through a series of slow surface drippers or soaker lines within the garden/tree beds.
- As the current 200m lines have been installed in a wavy configuration, the additional 200m lines could be carefully designed within this configuration to maintain 1-2m line separation or added as 5 x 40m lines in an area adjacent and to the west (Fig 5). Final design will be subject to plumbing advice.
- No wastewater should come into direct contact with vegetables, fruits or herbs intended for human use or consumption.

6.5.3 General

- The WWE should be well vegetated to enhance transpiration and maximize soil-water storage, particularly during winter months.
- 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.
- 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.

7.0 LIMITATIONS OF THIS REPORT

This report is solely for the use of Client [REDACTED] Shire. 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 C. 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)
General Characteristics Site Rating					
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		
Soil Characteristics					
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

Plumbing report



TAX INVOICE



Job No
JB00314

Job Address
18 Weilandt Crescent,
Talbot, Victoria, 3371,
Australia

Invoice Date
03 September
2024

Due Date
08 September
2024

Invoice No
INV-1392

ABN
78 601 300 716

R and K Plumbing
32 Davis Street
Creswick, VIC 3363
m: 0417 149 137
e: randkplumbing@hotmail.com

Inspect septic treatment plant (Enviro sep 2000)
Existing treatment plant consisting of 2 x 3200L precast round septic tanks (each with extensions to above ground level)
Tanks are in good condition with no signs of structural decline.
Adjacent concrete pump well is also in good condition with a working submersible pump and high level alarm.
The system has been serviced at regular intervals by qualified persons with records sent to council.
Effluent fields are in good order with no ponding or storm water influence.

Description	Quantity	Unit Price	Amount
		Subtotal	0.00
		Total AUD	0.00

Bank: Bendigo Bank
Acc Name: R & K Plumbing & Gasfitting Pty Ltd
BSB: 633000
Acc No: 159489442

Please use invoice number as payment reference

This is a claim for payment under the Security of Payments Act 1999.

APPENDIX C 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.