CENTRAL GOLDFIELDS SHIRE COUNCIL

Office Use Only		
Application Number:	Date Lodged: / /	
VicSmart: ☐ Yes	☐ No	
VicSmart Class:		

Application for a **Planning Permit**

ⓘ **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.

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

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

Application Type

Is this a VicSmart application?★

☑ No ○ 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?

☑ No ○ Yes If 'Yes', with whom?:

Date: day / month / year

The Land

Civic address of the land★

Unit No.:	St. No.: 353	St. Name: Alma-Bowenvale Rd
Suburb/Locality: Bowenvale		Postcode: 3465

Formal land description★

ⓘ 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.:	○ Lodged Plan	○ Title Plan	○ Plan of Subdivision No.:
OR				
B	Crown Allotment No.: 2		Section No.: 15	
	Parish/Township Name: Mayberaugh			

The Proposal

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

ⓘ 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.

Sheep breeding stud + associated dwelling, outbuildings and in accordance with the Farm Management Plan

☑ 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.

Estimated cost of development for which the permit is required★

Cost $ 500,000 ⚠ You may be required to verify this estimate. Insert '0' if no development is proposed.

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.

Existing Conditions

Describe how the land is used and developed now★

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

Site is vacant

☑ 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 restrictrive covenant, section 173 agreement or other obligation such as an easement or building envelope?

○ Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)

○ No

✓ Not applicable (no such encumbrance applies).

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

Applicant and Owner Details

Applicant★

ⓘ The applicant is the person who wants the permit.

ⓘ Please provide at least one contact phone number and a full postal address.

ⓘ Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Name:
Title: Ms | First Name: Julie | Surname: Lee
Organisation (if applicable): Nrlinks Pty Ltd
Postal Address: | If it is a P.O. Box, enter the details here:
Unit No.: | St. No.: | St. Name: P.O. Box 61
Suburb/Locality: Clunes | State: Vic | Postcode: 3370

Contact information for applicant OR contact person below
Business phone: | Email: julie@nrlinks.com.au
Mobile phone: [redacted] | Fax:

Contact person's details* Same as applicant ☑
Name:
Title: | First Name: | Surname:
Organisation (if applicable):
Postal Address: | If it is a P.O. Box, enter the details here:
Unit No.: | St. No.: | St. Name:
Suburb/Locality: | State: | Postcode:

Owner★

ⓘ The person or organisation who owns the land.

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

Same as applicant ☐
Name:
Title: | First Name: Beverley - anne | Surname: Lee
Organisation (if applicable):
Postal Address:
Unit No.: [redacted]
Suburb/Locality:
Owner's Signatu
day / month / year

Information Requirements

Is the required information provided? ★

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

- [x] Yes
- [ ] No

Declaration

This form must be signed by the applicant? ★

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

I declare that I am the applicant; and that all the information in this application is true and [redacted] the permit application.

Date: 26/2/2024 (day / month / year)

Checklist

Have you?

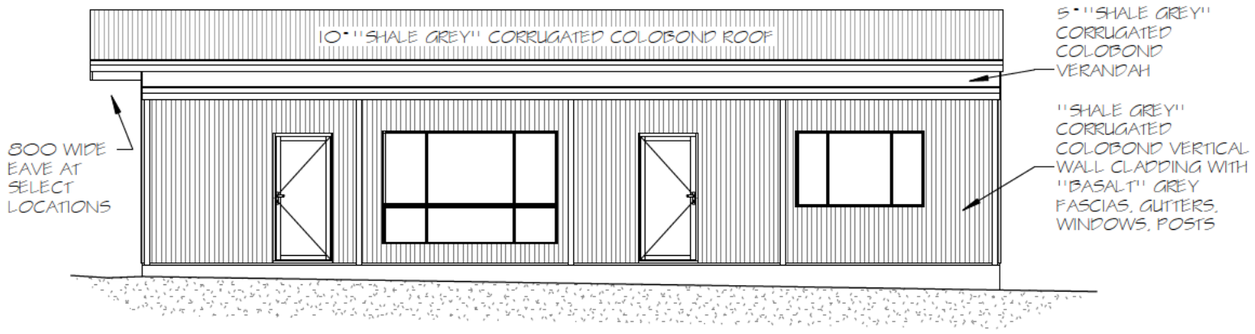
- [ ] Filled in the form completely?
- [ ] Paid or included the application fee? ⚠ Most applications require a fee to be paid. Contact Council to determine the appropriate fee.
- [x] Provided all necessary supporting information and documents?
  - [ ] A full, current copy of title information for each individual parcel of land forming the subject site.
  - [ ] A plan of existing conditions.
  - [ ] Plans showing the layout and details of the proposal.
  - [ ] Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.
  - [ ] If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).
  - [ ] 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.
- [ ] Completed the relevant council planning permit checklist?
- [ ] Signed the declaration above?

AERIAL VIEW FROM SOUTH EAST

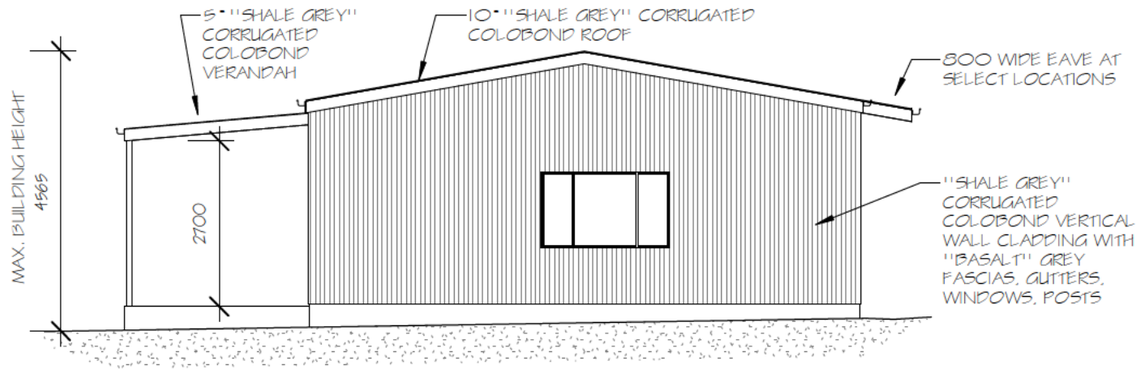
AERIAL VIEW FROM NORTH WEST

CLIENT:	LEA - BOWENVALE	DRAWN:	NBD
PROJECT:	PROPOSED DWELLING AND 3 STEEL SHEDS AT 353 ALMA-BOWENVALE RD, BOWENVALE VIC 3465	PROJECT NO:	L1002
		DATE:	3/02/2024 2:15:52 AM

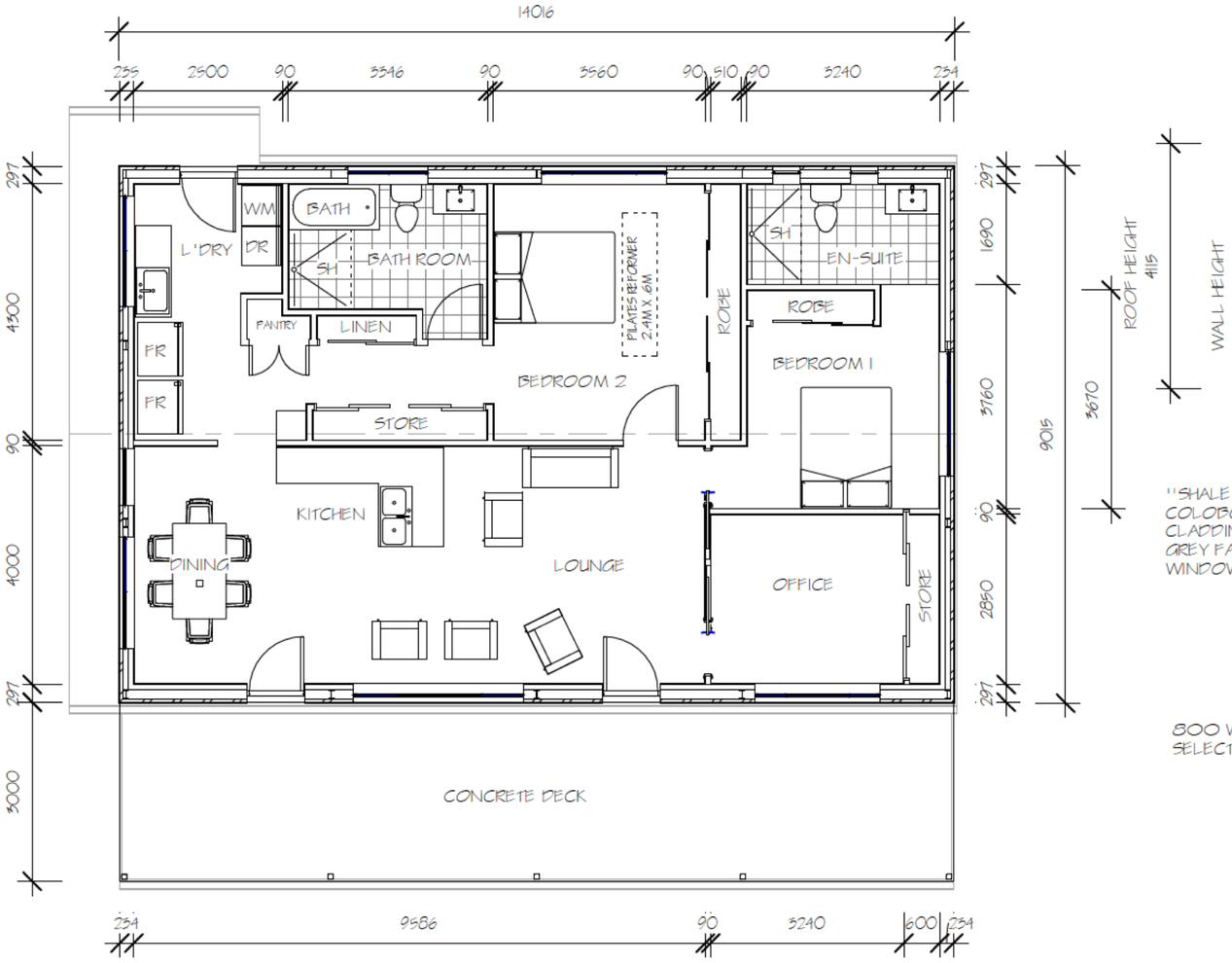
B.F. & R. DOUGLAS
BUILDING CONSULTANTS
REGISTERED BUILDING PRACTITIONER
98 HIGH ST MARYBOROUGH VIC 3465
Tel:0354611220 Fax:0354611208
Email:douglas1@netconnect.com.au



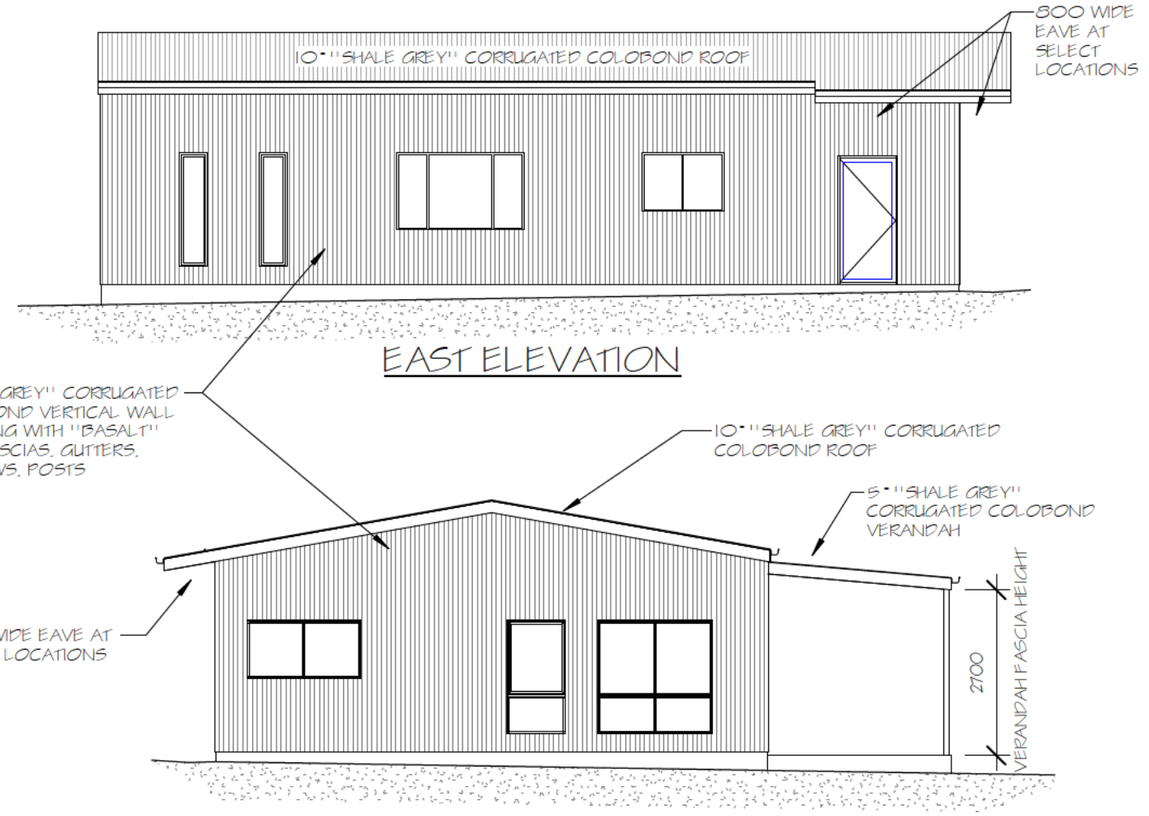
WEST ELEVATION



SOUTH ELEVATION



FLOOR PLAN



EAST ELEVATION

NORTH ELEVATION

NORTH

LEA – BOWENVALE

PROPOSED DWELLING AND 3 STEEL SHEDS AT
353 ALMA-BOWENVALE RD,
BOWENVALE VIC 3465

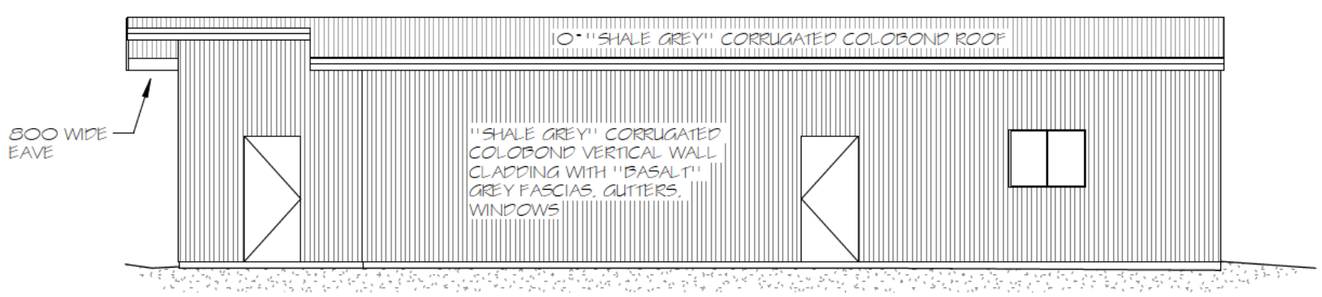
DWELLING

SHEET NO: A01 | SCALE: 1:100 | PROJECT NO: L1002
DESIGNED: B. DOUGLAS DP-AD14101 | DRAWN: NBD | DATE: 5/02/2024 2:15:56 AM

REVISIONS:

Date	Description	Issue

B.F. & R. DOUGLAS
BUILDING CONSULTANTS
REGISTERED BUILDING PRACTITIONER
98 HIGH ST MARYBOROUGH VIC 3465
Tel:0354611220 Fax:0354611208
Email:douglas1@netconnect.com.au



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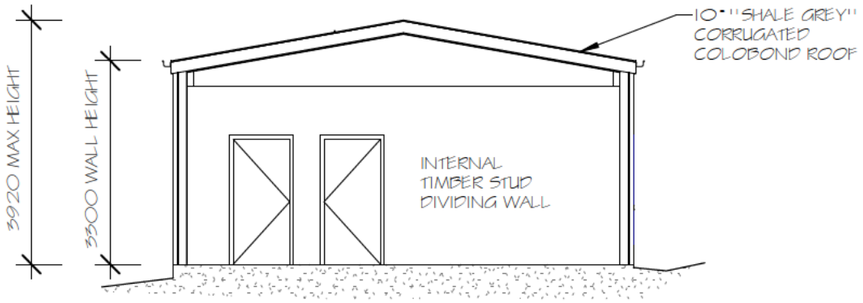

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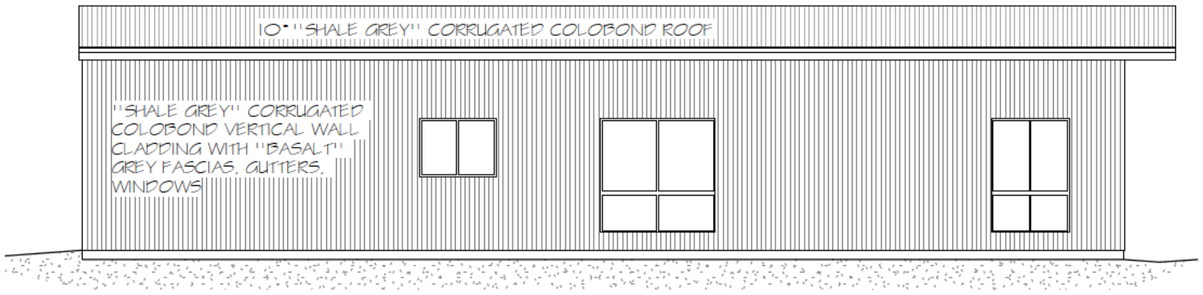

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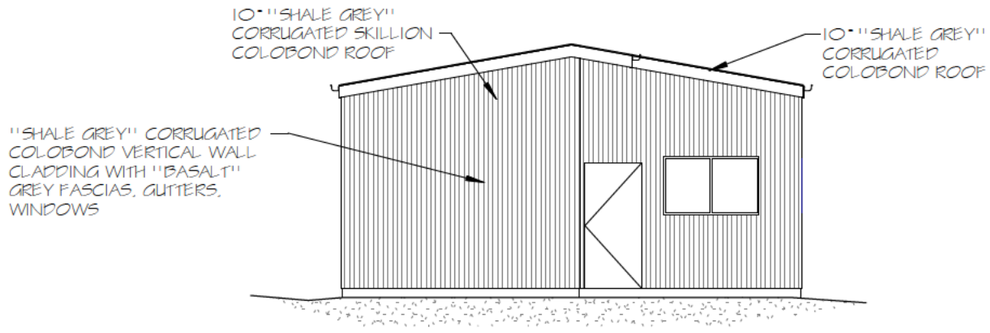

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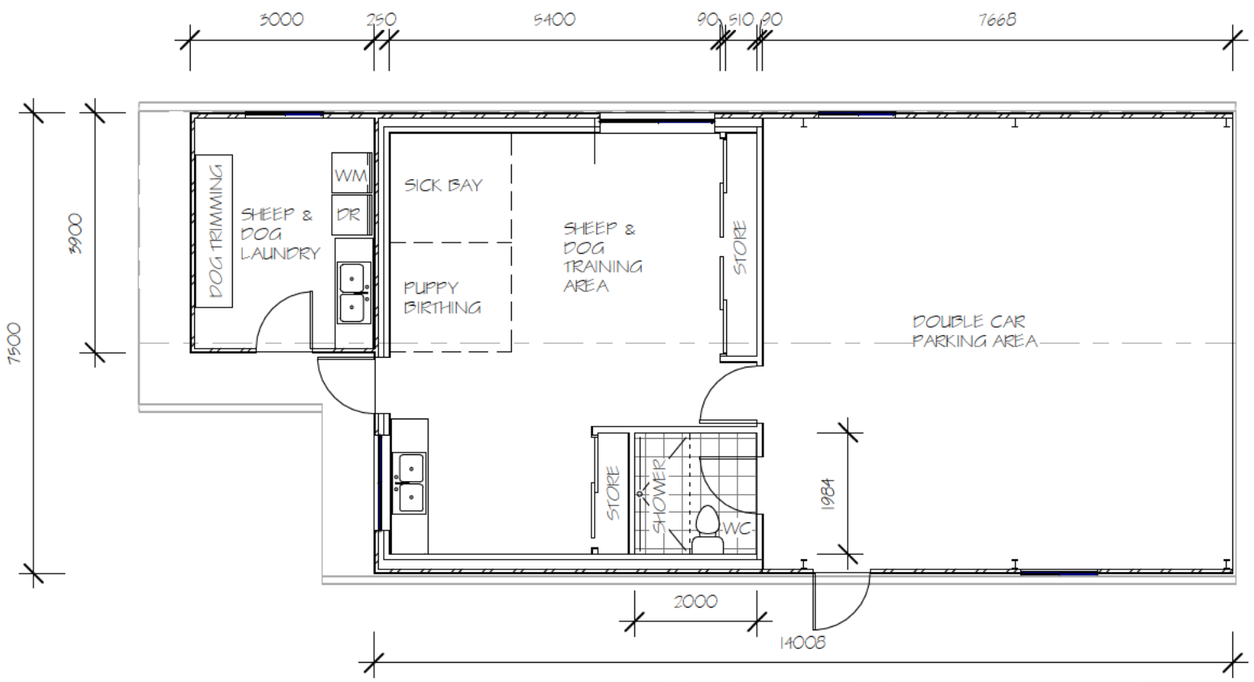
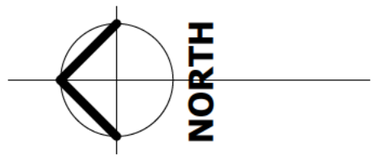


FLOOR PLAN



LEA – BOWENVALE

PROPOSED DWELLING AND 3 STEEL SHEDS AT
353 ALMA-BOWENVALE RD,
BOWENVALE VIC 3465

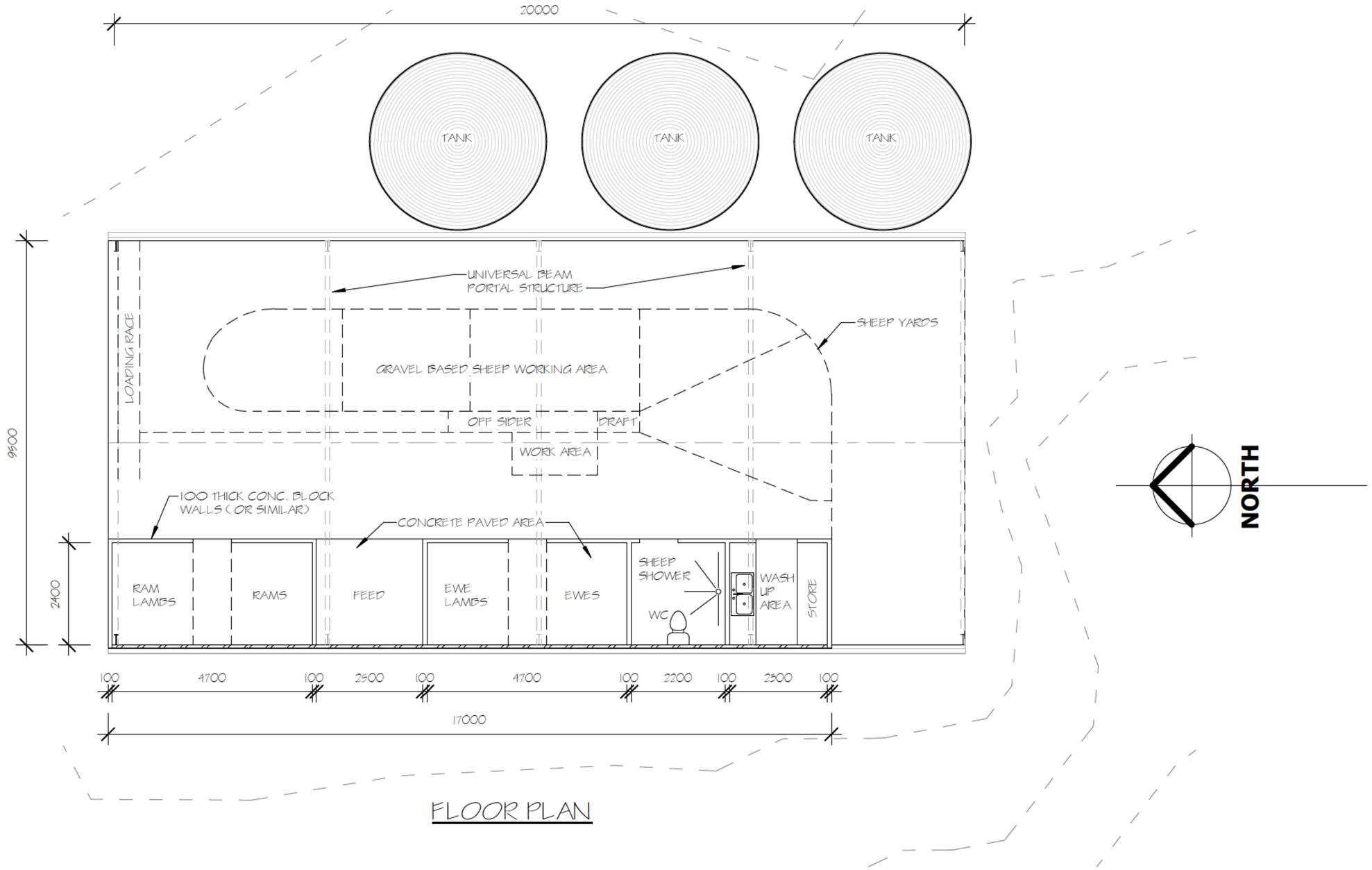
SHEEP GROOMING FACILITY

SHEET NO: A02 | SCALE: 1:100 | PROJECT NO: L1002
DESIGNED: B.DOUGLAS DP-AD14101 | DRAWN: NBD | DATE: 5/02/2024 2:15:57 AM

REVISIONS:

Date	Description	Issue

B.F. & R. DOUGLAS
BUILDING CONSULTANTS
REGISTERED BUILDING PRACTITIONER
98 HIGH ST MARYBOROUGH VIC 3465
Tel:0354611220 Fax:0354611208
Email:douglas1@netconnect.com.au



FLOOR PLAN

LEA – BOWENVALE

PROPOSED DWELLING AND 3
STEEL SHEDS AT
353 ALMA-BOWENVALE RD,
BOWENVALE VIC 3465

SHEEP SHED
- PLAN

SHEET NO: A05 | SCALE: 1:100 | PROJECT NO: L1002
DESIGNED: B. DOUGLAS DP-AD14101 | DRAWN: NBD | DATE: 5/02/2024 2:15:57 AM

REVISIONS:

Date	Description	Issue

B.F. & R. DOUGLAS
BUILDING CONSULTANTS
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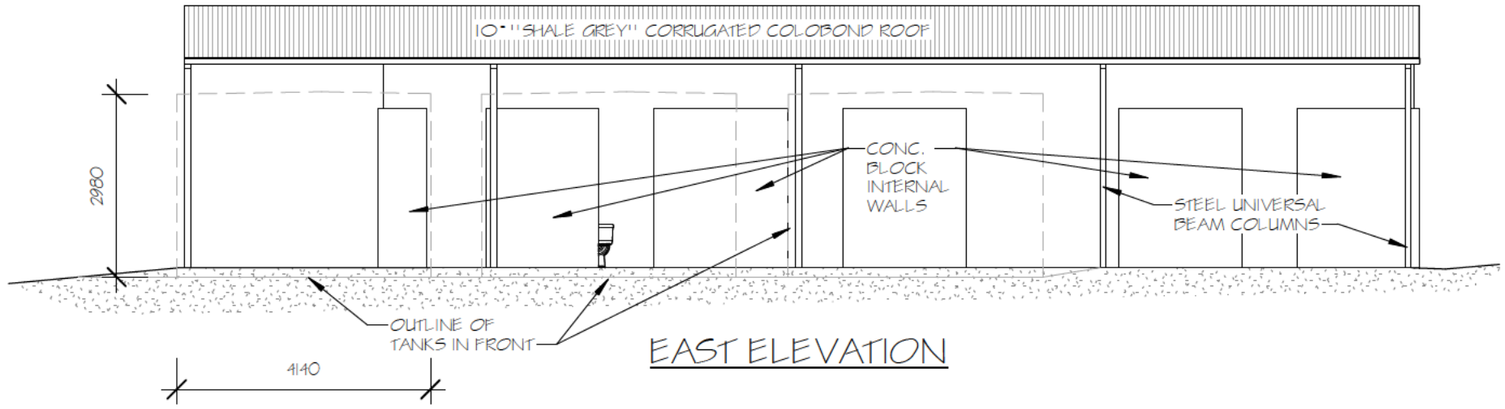
98 HIGH ST MARYBOROUGH VIC 3465
Tel:0354611220 Fax:0354611208
Email:douglas1@netconnect.com.au



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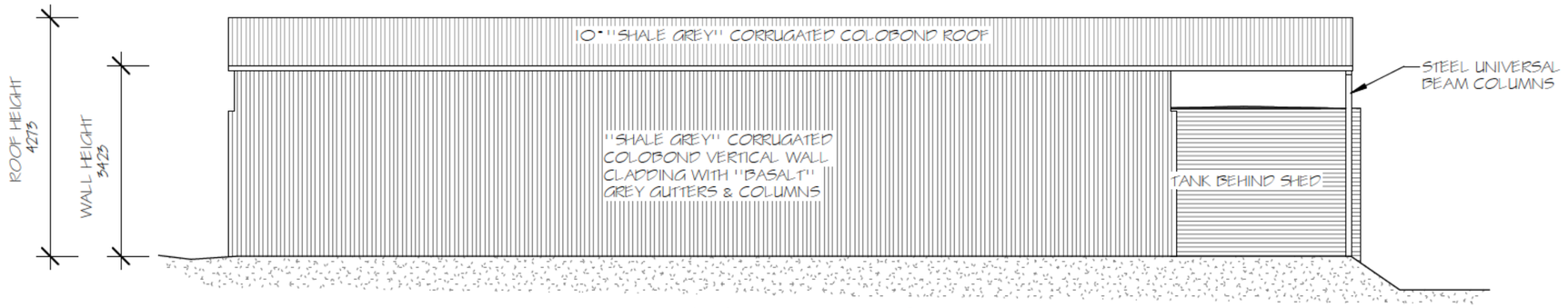

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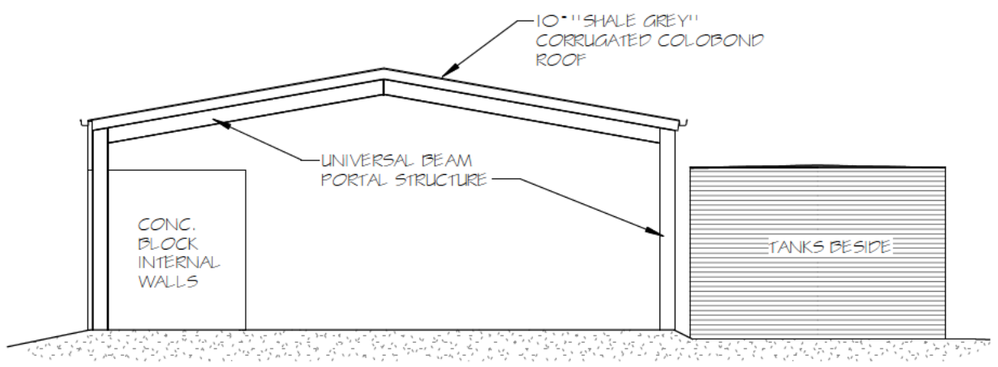

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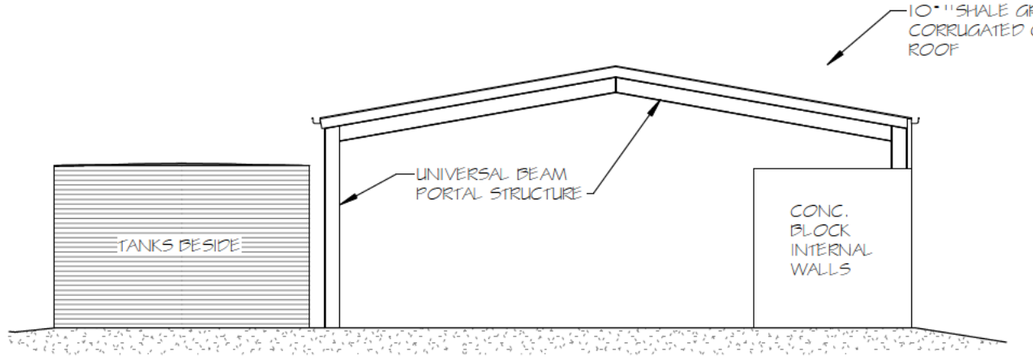


NORTH ELEVATION

LEA – BOWENVALE

PROPOSED DWELLING AND 3 STEEL SHEDS AT
353 ALMA-BOWENVALE RD,
BOWENVALE VIC 3465

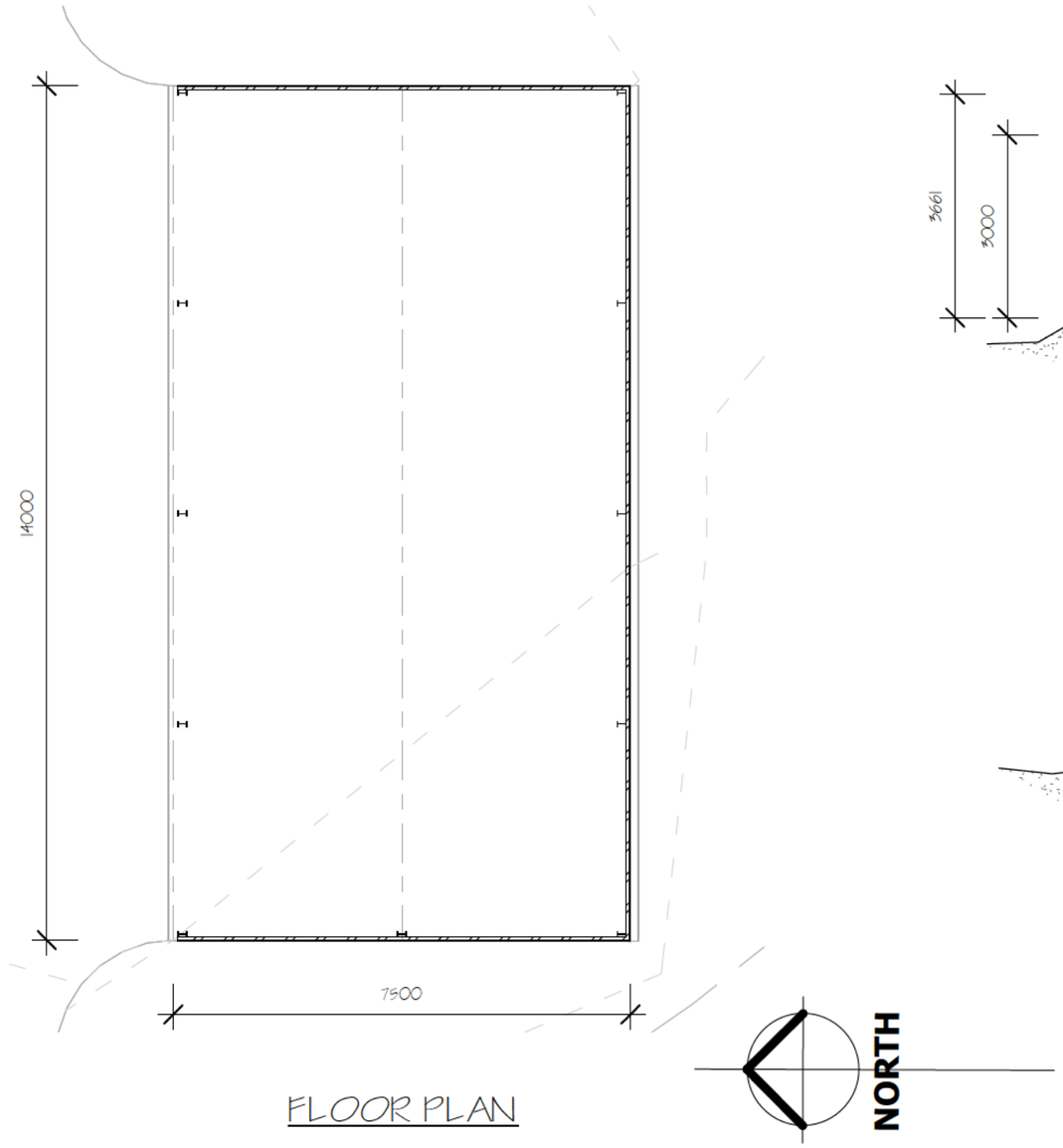
ELEVATIONS - SHEEP SHED

SHEET NO: A04 | SCALE: 1:100 | PROJECT NO: L1002
DESIGNED: B. DOUGLAS DP-AD 14101 | DRAWN: NBD | DATE: 5/02/2024 2:15:57 AM

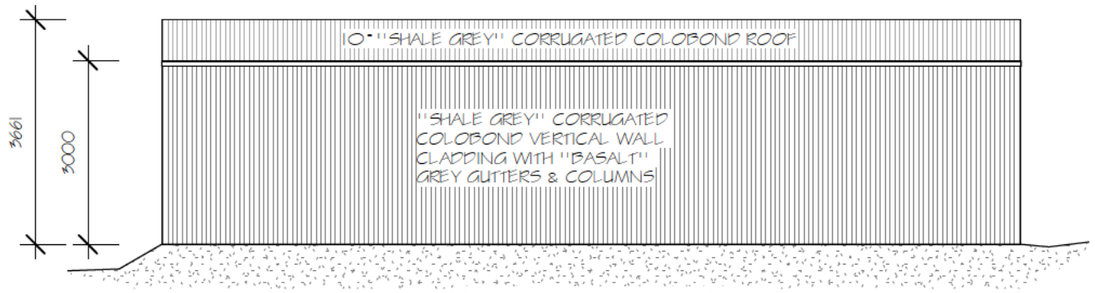
REVISIONS:

Date	Description	Issue

B.F. & R. DOUGLAS
BUILDING CONSULTANTS
REGISTERED BUILDING PRACTITIONER
98 HIGH ST MARYBOROUGH VIC 3465
Tel:0354611220 Fax:0354611208
Email:douglas1@netconnect.com.au



FLOOR PLAN



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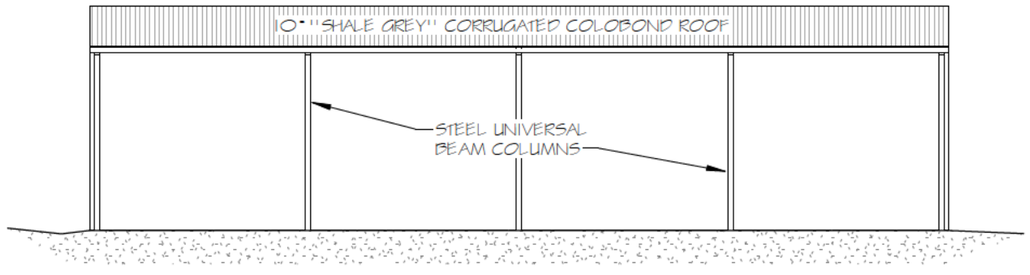
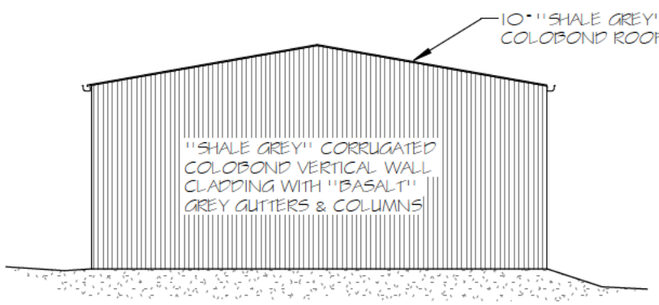


NORTH ELEVATION



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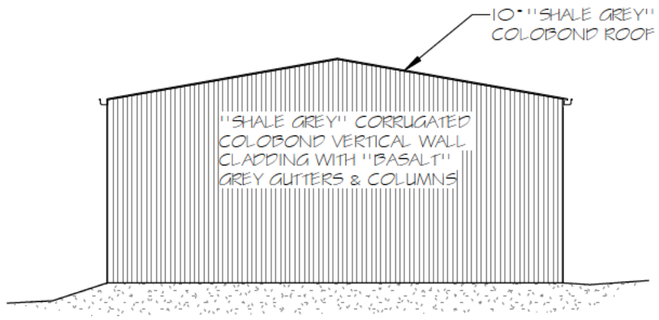


EAST ELEVATION

LEA – BOWENVALE

PROPOSED DWELLING AND 3 STEEL SHEDS AT
353 ALMA-BOWENVALE RD,
BOWENVALE VIC 3465

MACHINERY SHED

SHEET NO: A05 | SCALE: 1:100 | PROJECT NO: L1002
DESIGNED: B. DOUGLAS DP-AD14101 | DRAWN: NBD | DATE: 5/02/2024 2:15:58 AM

REVISIONS:

Date	Description	Issue

B.F. & R. DOUGLAS
BUILDING CONSULTANTS
REGISTERED BUILDING PRACTITIONER
98 HIGH ST MARYBOROUGH VIC 3465
Tel:0354611220 Fax:0354611208
Email:douglas1@netconnect.com.au

NORTH

SITE PLAN - OVERALL

PARISH OF MARYBOROUGH
CROWN ALLOTMENT 2
SECTION 15
VOL. 12465 FOL. 557
TP655760
8.09 Ha

LEA – BOWENVALE

PROPOSED DWELLING AND 3 STEEL SHEDS AT
353 ALMA-BOWENVALE RD,
BOWENVALE VIC 3465

SITE

SHEET NO: A06		SCALE: 1:2000	PROJECT NO: L1002
DESIGNED: B. DOUGLAS DP-AD1401		DRAWN: NBD	DATE: 5/02/2024 2:15:59 AM

REVISIONS:

Date	Description	Issue

B.F. & R. DOUGLAS
BUILDING CONSULTANTS
REGISTERED BUILDING PRACTITIONER
98 HIGH ST MARYBOROUGH VIC 3465
Tel:0354611220 Fax:0354611208
Email:douglas1@netconnect.com.au

59000

7500

ALMA-BOWENVALE RD

SITE ENTRY

1°08' 00" 159.53 m

TREES ALONG EASTERN BOUNDARY

TANK

FIRE SAFE AREA FOR SHEEP
& GRAZIERS ALERT AREA

ALL WEATHER GRAVEL DRIVE WAY

MACHINERY SHED

FIRE RETARDENT TREES & SHRUBS

GARAGE & SHEEP SHED

88°52' 00" 507.15 m

TANK TANK TANK

+700

SHEEP SHED

CONC. PAVING

+400

DWELLING

CLOTHES LINE

TANK

VERANDAH

FREESTANDING SOLAR PANELS

26000

9500

6000

14000

22000

7500

6000

3000

6000 20000 18000 14000

NORTH

SITE PLAN - NORTH EAST CORNER

LEA – BOWENVALE

PROPOSED DWELLING AND 3 STEEL SHEDS AT
353 ALMA-BOWENVALE RD,
BOWENVALE VIC 3465

SITE - NORTH EAST CORNER

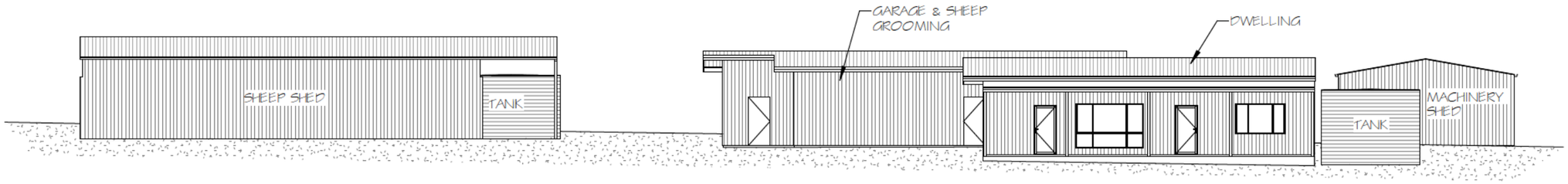
SHEET NO: A07 | SCALE: 1:250 | PROJECT NO: L1002

DESIGNED: B. DOUGLAS DP-AD14101 | DRAWN: NBD | DATE: 5/02/2024 2:16:01 AM

REVISIONS:

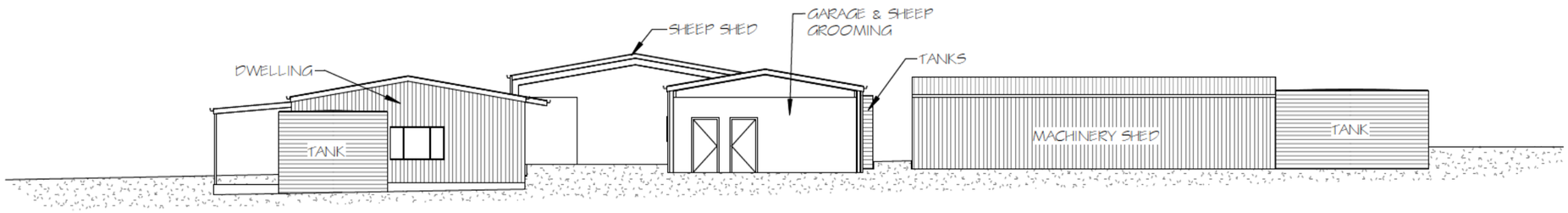
Date	Description	Issue

B.F. & R. DOUGLAS
BUILDING CONSULTANTS
REGISTERED BUILDING PRACTITIONER
98 HIGH ST MARYBOROUGH VIC 3465
Tel:0354611220 Fax:0354611208
Email:douglas1@netconnect.com.au

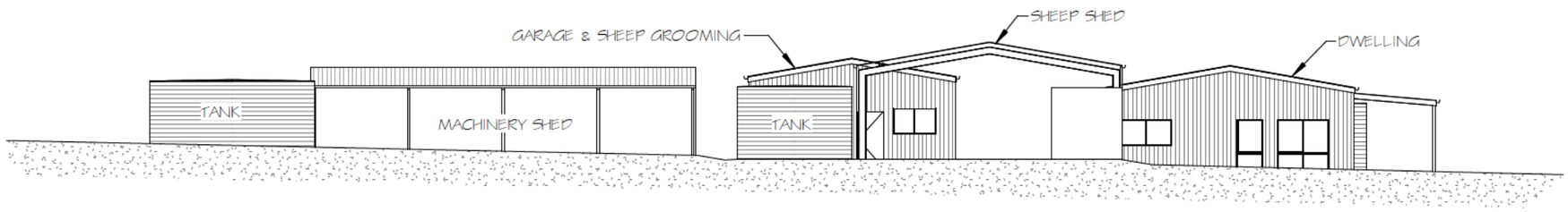


WEST ELEVATION

EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

LEA – BOWENVALE

PROPOSED DWELLING AND 3 STEEL SHEDS AT
353 ALMA-BOWENVALE RD,
BOWENVALE VIC 3465

ELEVATIONS - OVERALL

SHEET NO: A08 | SCALE: 1:200 | PROJECT NO: L1002
DESIGNED: B. DOUGLAS DP-AD14OI | DRAWN: NBD | DATE: 5/02/2024 2:16:06 AM

REVISIONS:

Date	Description	Issue

B.F. & R. DOUGLAS
BUILDING CONSULTANTS
REGISTERED BUILDING PRACTITIONER
98 HIGH ST MARYBOROUGH VIC 3465
Tel:0354611220 Fax:0354611208
Email:douglas1@netconnect.com.au

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

VOLUME 12465 FOLIO 557

Security no : 124111883407E
Produced 16/01/2024 09:55 AM

LAND DESCRIPTION

Crown Allotment 2 Section 15 Parish of Maryborough.
PARENT TITLE Volume 10050 Folio 969
Created by instrument AW682498R 30/03/2023

REGISTERED PROPRIETOR

[redacted]

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP065576Q 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: 353 ALMA-BOWENVALE ROAD BOWENVALE VIC 3465

ADMINISTRATIVE NOTICES

[redacted]

Imaged Document Cover Sheet

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

Document Type	**Plan**
Document Identification	**TP065576Q**
Number of Pages (excluding this cover sheet)	**2**
Document Assembled	**16/01/2024 09:55**

	TITLE PLAN		EDITION 2	TP 65576Q

Location of Land

Parish: MARYBOROUGH
Township:
Section: 15
Crown Allotment: 1, 2, 3, 3A, 4
Crown Portion:

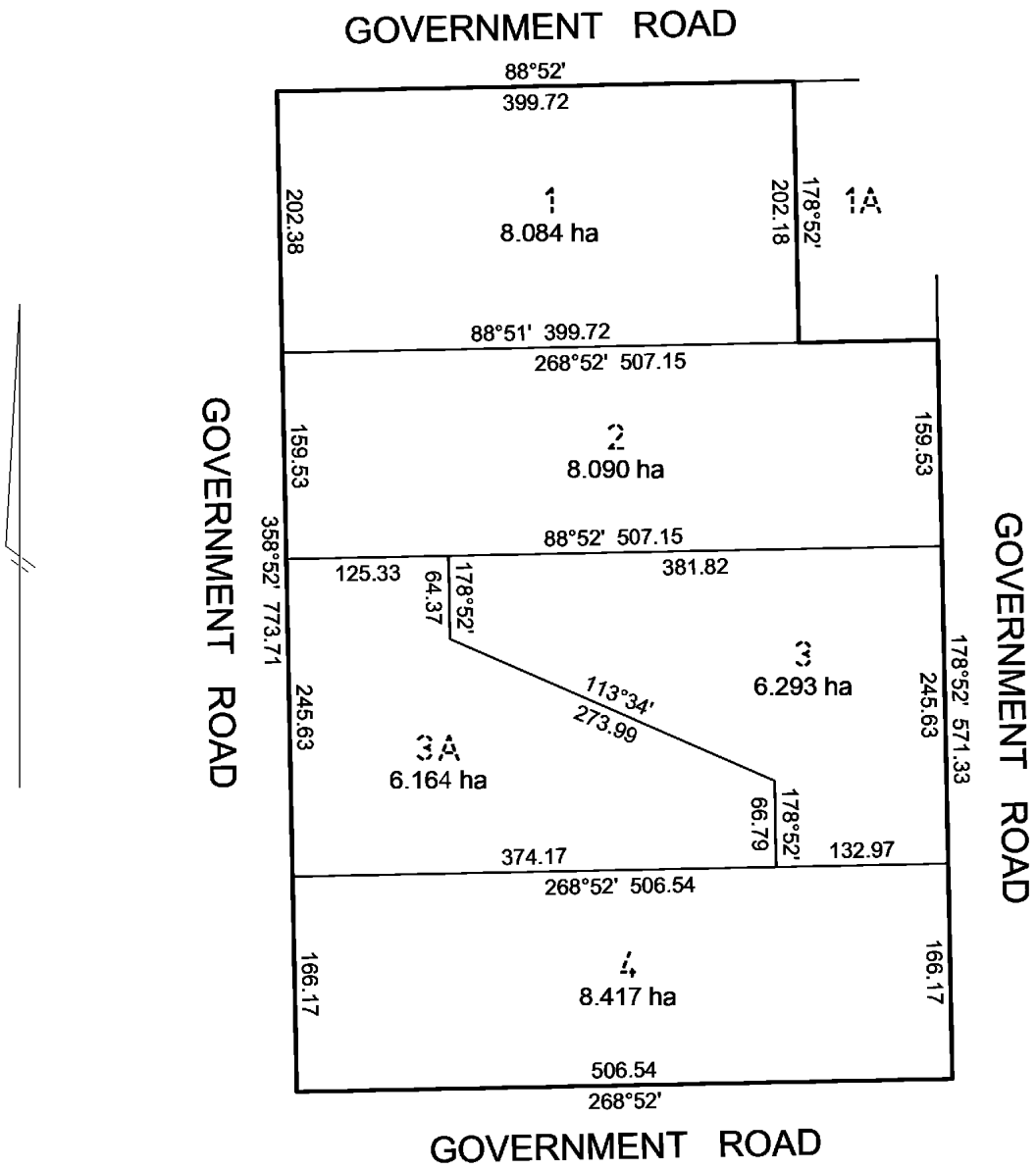
Last Plan Reference:
Derived From: VOL 10050 FOL 969
Depth Limitation: 15.24 m (CA 1, 2, 3, 3A)

Notations

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

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 05/07/1999
VERIFIED: PB



LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

TP65576Q

WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LAND HEREIN		SEPARATE DIMENSIONS	AW682498R	30/03/23	2	TC

LAND CAPABILITY ASSESSMENT

Ballarat Soil Testing
Specialising in building site soil classification & land capability assessments
ABN 24 586 140 741

SUMMARY:	
Primary treatment device	Septic tank with 3000 - 3500 *L* capacity
Land application system	Conventional trench and bed system of 120 *lineal metres* • Length of each trench - 30 metres • Width of each trench - 1.0 metre • Spacing between trenches - 2.0 metres • Total effluent field area - 300 m^2
Loading rate	600*L/day*
Soil category (AS/NZ 1547:2012)	5a - strongly structured light clay
Design loading rate (DLR)	5 *mm/day*

JOB:	
Reference No	BL150823
Date	August 16, 2023

SITE:	
Proposed development	New dwelling with on-site effluent treatment
Property address	Lot 2 - 353 Alma - Bowenvale Road, Bowenvale
Shire council	Central Goldfields Shire Council

PREPARED FOR:	
Client name	Beverley-Anne Lea
Address	55 Peddie Avenue, Portland West VIC 3305

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

REVIEW:	DATE:	DETAILS:
A	August 16, 2023	Initial draft for submission
B		
C		
D		
E		
F		

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1 Commission

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

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

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

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

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

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

Exclusion of liability:

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

2 Locality and site description

2.1 The site

	Site shape, dimensions, size, gradient and drainage
The site has a total area of:	8.71 ha (Lot 2)
The ground surface is:	Relatively flat.
The gradient of the site is:	Slight slope falling to southwest in proposed effluent field area.
The drainage on site is:	Good

	Existing use and development on the site
The current use of the site is:	Vacant
The buildings or works located on the site are:	None

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

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

2.2 The locality and surrounding land

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

3 Proposed development

3.1 Construction

	Building
The proposed building on site is:	New dwelling with on-site effluent treatment.
The number of bedrooms/study is proposed to be:	3 x bedrooms.
The maximum occupancy is proposed to be:	4 x people.

3.2 Wastewater

	Wastewater system
Target effluent quality:	Primary treatment systems, such as septic tanks, use physical methods such as screening, flocculation, sedimentation, flotation and composting to remove the gross solids from the wastewater, plus biological anaerobic and aerobic microbial digestion to treat the wastewater and the biosolids. Unlike secondary standard effluent, primary treated effluent does not have a specific water quality standard. Consequently, primary treated effluent can only be dispersed to land via below-ground applications.
Anticipated wastewater load:	Daily household wastewater generation is estimated by multiplying the potential occupancy, which is based on the number of bedrooms (plus one person), by the Minimum Wastewater Flow Rates. Assessments should include any additional room(s) shown on the house plan such as a study, library or sunroom that could be closed off with a door, as a bedroom for the purposes of the following calculations. Assuming construction of a 3 x bedroom dwelling with water-saving fixtures, 4 x people maximum occupancy and wastewater generation of 150*L/day/person*. Therefore: Total Design Load = 600*L/day*.

3.3 Intended water supply and sewer source

	Services
Domestic water supply	Reticulated water supply is not available.
Availability of sewer	No town sewerage system is available.

4 Site and soil assessment

4.1 Work undertaken

	Assessment
Assessor:	Stephen O'Loughlin
Date:	August 15, 2023

4.2 Site assessment

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

Slope gradient (%) for absorption trenches and beds	<6%	Nil	NN
Soil Drainage (qualitative)	No visible signs or likelihood of dampness, even in wet season	Nil	NN
Stormwater run-on	Low likelihood of stormwater run-on	Nil	NN
Surface waters - setback distance (m)	Setback distance complies with requirements in EPA Code of Practice 891.4 (as amended)	Nil	NN
Vegetation coverage over the site	Plentiful vegetation with healthy growth and good potential for nutrient uptake	Nil	NN
Soil Drainage (Field Handbook definitions)	Well drained. Water removed from the soil readily, excess flows downward. Some horizons may remain wet for several days after addition	Minor	Adopt DLR = 5mm/day. Conventional absorption trench system with 1.0 metre wide trenches to be installed.

*NN: not needed

4.3 Soil key features

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

4.4 Geology

	Geological mapping
Geological Survey Code:	Ocl
Description:	Deep marine turbidites and hemipelagic sediments: sandstone, mudstone, black shale and minor granule quartz conglomerate; mostly thick- bedded sandstone, coarse- to fine-grained, often graded, diffusely stratified to cross laminated, moderately to well sorted.
Reference:	WOHLT, K.E., TAYLOR, D.H., SIMONS, B.A. & MAGART, A.P.M., 2000. Maryborough 1:50,000 geological map. Geological Survey of Victoria.

4.5 Local Mine Hazards

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

4.6 Soil

	Soil conditions
The predominant soil profile on site is:	Silty loam to depths of 100 - 200*mm* overlying stiff silty clay.
Sample hole results:	Please refer to Attachment 4 for sample hole results.

4.7 Soil profile determination

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

4.8 Soil assessment

Feature	Assessment	Level of Constraint	Mitigation Measures
Soil category (AS/NZ 1547:2012)	4a - moderately structured silty clay loam overlying 5a - strongly structured silty clay (light clay).		
Soil depth	Topsoil: 100 - 200*mm*	Minor	Conventional absorption trench system with 1.0 metre wide trenches to be installed.
Soil Permeability & Design Loading Rates	Subsoil: 5a - strongly structured light clay: 0.12 - 0.5 m/day saturated conductivity (K_{sat}) (AS/NZS1547:2012); 5 mm/day Design Loading Rate (DLR) for irrigation system and 3 mm/day Design Irrigation Rate (DIR) for irrigation system (Code of Practice, 2016).	Moderate	Adopt DLR = 5mm/day.
Gleying	Nil	Nil	NN
Mottling	Very well to well-drained soils generally have uniform brownish or reddish colour	Nil	NN

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

*NN: not needed

4.9 Groundwater Assessment

	Visualising Victoria's Groundwater Data Search
VVG records:	Groundwater depth: < 5m Groundwater salinity: 7000 - 13000mg/L

4.10 Victorian Planning Provision – Overlays

Overlay	Assessment
Planning Zone:	FZ - Farming Zone
Planning Overlay:	BMO - Bushfire Management Overlay
Declared Special Water Supply Catchment Area:	Loddon River (Laanecoorie).

4.11 Overall assessment results and land capability rating

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

The site is in the Loddon River (Laanecoorie) Declared Special Water Supply Catchment Area.

However the site is larger than 8000m^2, it is characterized by light clays with adequate topsoils to depths of 100 - 200mm and is not subject to flooding.

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

5 Wastewater management system

5.1 Overview

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

5.2 Treatment system

Septic tank

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

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

5.3 Type of land application system

Absorption trenches and beds

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

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

It is recommended that the trenches on this site be excavated to a maximum width of 1000*mm* and a depth of 400*mm*. Each trench is to be a maximum of 30 metres in length with 2 metre spacings between trenches.

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

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

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

5.4 Sizing the absorption trenches and beds system

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

	Data used in the water balance
Average daily effluent load	600 *L/day*
Design loading rate (DLR)	5 *mm/day*
Selected trench or bed width	1.0 *metre*
Spacing between each trench or bed	2.0 *metres*
Total effluent field area	300 m^2

Size
As a result of these calculations, a proposed 3 x bedroom dwelling on this site requires at least 120 *lineal metres* of conventional absorption trenches and beds.

Number of habitable rooms	Number of occupants	Total daily household wastewater	Length of trench
2	3	450	90 m
3	**4**	**600**	**120 m**
4	5	750	150 m

5.5 Siting and configuration of the irrigation system

Description
It is preferable to keep the irrigation area as high on the property and a maximum distance from the boundaries as possible. **The preferred area is to the west of the proposed dwelling building envelope.** Attachment 3 shows an envelope of land that is suitable for effluent management. Final placement and configuration of the irrigation system will be determined by the client and/or system installer, provided it remains within this envelope. Whilst there is ample area for application of the effluent, it is important that appropriate buffer distances to any waterways be maintained. It is important to note that buffers are measured as the overland flow path for run-off water from the effluent irrigation area.

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

5.6 Buffer distances

Description

Setback buffer distances from effluent land application areas and treatment systems are required to help prevent human contact, maintain public amenity and protect sensitive environments. The relevant buffer distances for this site, taken from Table 5 of the Code (2016) are:

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

All buffer distances are achievable.

The site plan in Attachment 3 shows the location of the proposed wastewater management system components and other relevant features.

5.7 Installation of the irrigation system

Description

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

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

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

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

5.8 Monitoring, operation and maintenance

Description

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

To ensure the treatment system functions adequately, residents must:

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

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

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

6 Conclusions

As a result of our investigations we conclude that sustainable onsite wastewater management is feasible with appropriate mitigation measures, as outlined, for the proposed 3 x bedroom dwelling at Lot 2 - 353 Alma - Bowenvale Road, Bowenvale.

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

- The site is in the Loddon River (Laanecoorie) Declared Special Water Supply Catchment Area.
- However the site is larger than 8000m^2, it is characterized by light clays with adequate topsoils to depths of 100 - 200mm and is not subject to flooding.
- The proposed effluent management area is located above the 1:100 flood level and by using primary treatment and conventional absorption trench and beds, there will be ample protection of surface waters and groundwater.

Specifically, we recommend the following:

- Primary treatment of wastewater by an EPA-accredited septic tank.
- Land application of wastewater in a 120 *lineal metres* (minimum) conventional trench and bed system.
    - Length of each trench - 30 metres
    - Width of each trench - 1.0 metre
    - Spacing between trenches - 2.0 metres
    - Total effluent field area - 300 m^2
- Location of Land Application Area to the west of the proposed dwelling building envelope.
- 5a - strongly structured light clay should be considered to have a DLR of 5*mm/d*.
- Installation of water saving devices in the new residence to reduce the effluent load for onsite disposal.
- Use of low phosphorus and low sodium (liquid) detergents to improve effluent quality and maintain soil properties.
- Operation and management of the treatment and disposal system in accordance with manufacturer's recommendations, the EPA Certificate of Approval, the EPA Code of Practice (2016) and the recommendations made in this report.

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

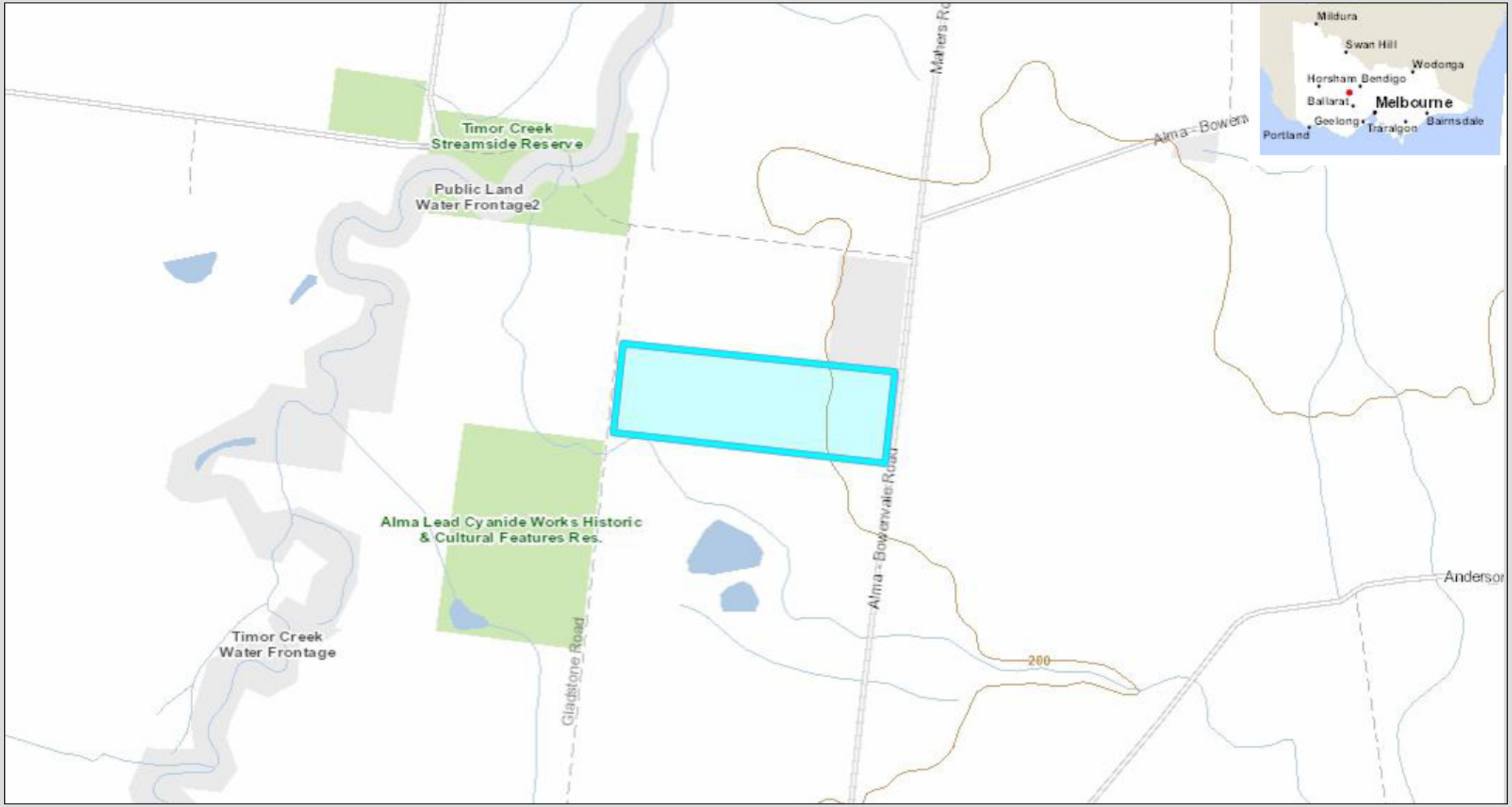
STEPHEN O'LOUGHLIN
Geologist

Attachment 1 – Locality plan

Plan included on next page.

Locality Plan

Lot 2 - 353 Alma - Bowenvale Road, Bowenvale



508 0 254 508 Meters

GDA_1994_VICGRID94

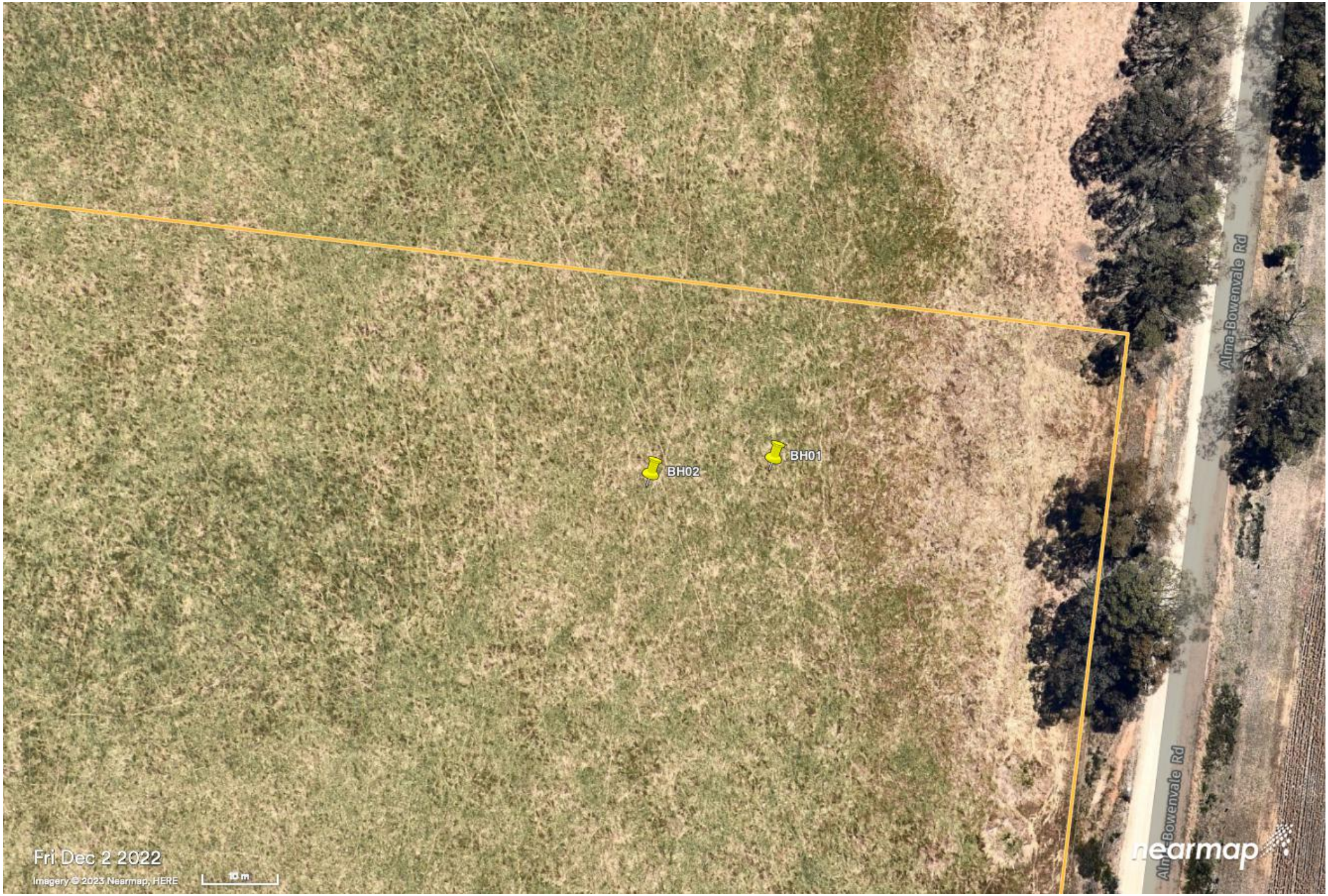
Disclaimer: This map is a snapshot generated from Victorian Government data. This material may be of assistance to you but the State of Victoria does not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability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

Map Created on 16-Aug-2023

Scale 1:10,000

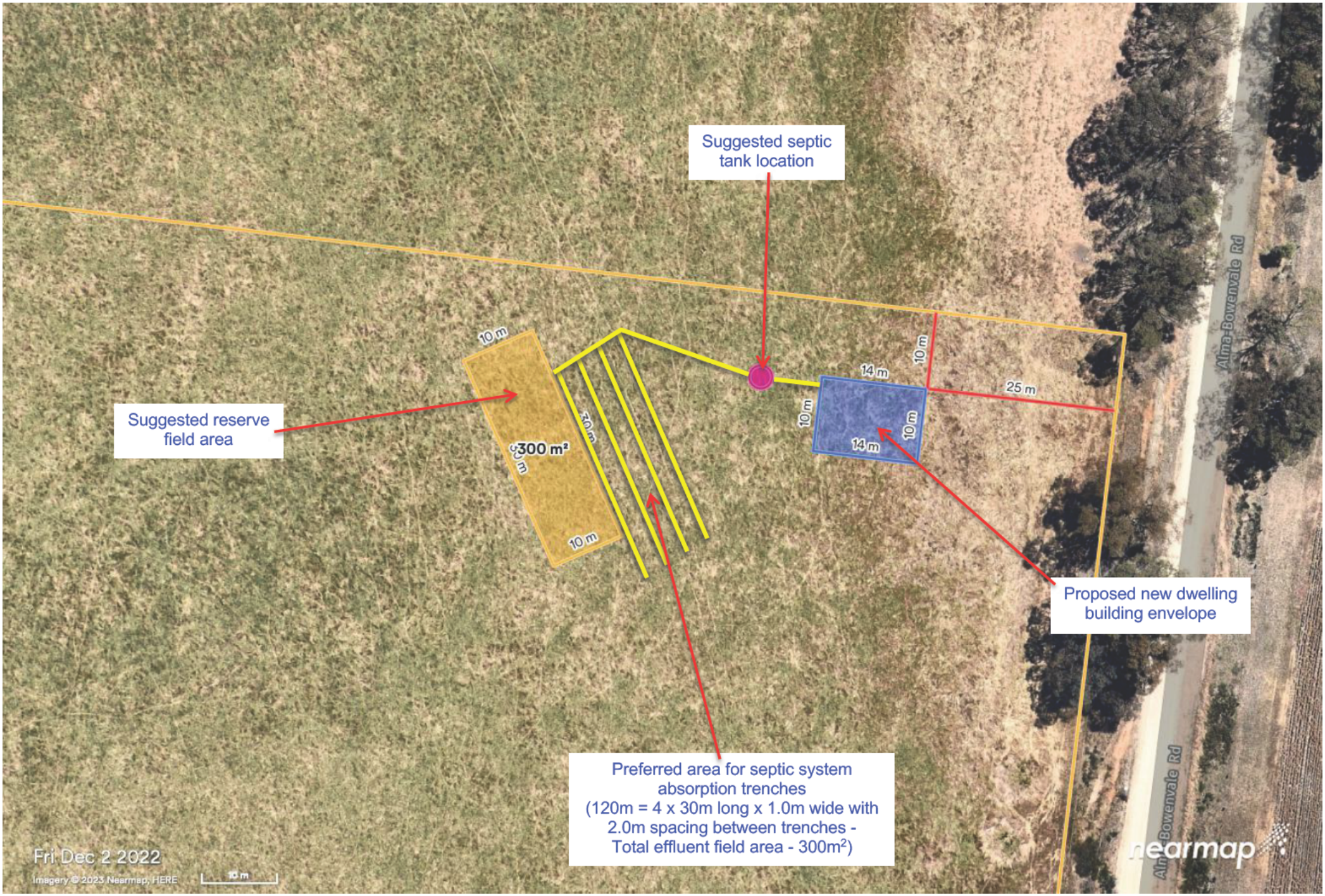
Attachment 2 – Soil testing program plan

Plan included on next page.


BH02
BH01
Alma-Bowenvale Rd
Alma-Bowenvale Rd
Fri Dec 2 2022
Imagery © 2023 Nearmap, HERE
10 m
nearmap

Attachment 3 – Proposed wastewater treatment plan

Plan included on next page.


Suggested septic tank location
Suggested reserve field area
10 m
30 m
300 m²
10 m
10 m
14 m
10 m
14 m
10 m
25 m
Alma-Bowenvale Rd
Proposed new dwelling building envelope
Preferred area for septic system absorption trenches
(120m = 4 x 30m long x 1.0m wide with 2.0m spacing between trenches -
Total effluent field area - 300m²)
Fri Dec 2 2022
Imagery © 2023 Nearmap, HERE
10 m
nearmap

Attachment 4 – Sample hole results

Sample Hole BH01

Depth (mm)	Description	Fill	Moisture	Consistency	DLR (mm/day)	Reactivity
100	Silty LOAM; dark brown	–	Slightly moist	Firm	10	–
200 300 400	Silty CLAY; red/brown	–	Slightly moist	Stiff	5	Moderate
500 600	Silty CLAY; brown/orange/ white	–	Slightly moist	Stiff	5	Moderate
700 800 900 1000 1100 1200	Sandy CLAY; light brown/ orange/white	–	Slightly moist	Stiff	5	Moderate
1300 1400 1500	END OF HOLE					

Sample Hole BH02

Depth (mm)	Description	Fill	Moisture	Consistency	DLR (mm/day)	Reactivity
100 200	Silty LOAM; dark brown	–	Slightly moist	Firm	10	–
300 400 500	Silty CLAY; brown	–	Slightly moist	Stiff	5	Moderate
600 700 800 900 1000	Silty CLAY; light brown/white	–	Slightly moist	Stiff	5	Moderate
1100 1200 1300 1400	Sandy CLAY; light brown/ orange/white	–	Slightly moist	Stiff	5	Moderate
1500	END OF HOLE					

Attachment 5 – Trench bed sizing calculations

Spreadsheet included on next page.

Victorian Land Capability Assessment Framework

Trench & Bed Sizing

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

INPUT DATA				
Design Wastewater Flow	Q	600	L/day	Based on maximum potential occupancy and derived from Table 4 in the EPA Code of Practice (2013
Design Loading Rate	DLR	5.0	mm/day	Based on soil texture class/permeability and derived from Table 9 in the EPA Code of Practice (2013)
Trench basal area required	B	120.0	m^2	
Selected trench or bed width	W	1.0	m	As selected by designer/installer

OUTPUT			
Required trench or bed length	L	120.0	m

CELLS

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

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

Table included on next page.

Appendix D: Septic Tanks

Commissioning

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

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

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

Sludge and scum

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

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

Desludging septic tanks

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

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

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

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

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

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

Septic tank failure

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

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

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

  and
- a public health risk to drinking water supplies in potable water supply catchments.

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

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

Indications of failing septic tanks and soil absorption trenches

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

Decommissioning treatment systems

Septic tanks

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

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

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

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

Secondary treatment systems

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

Attachment 7 – VicPlan planning property report

Report included on next page.

PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

From www.planning.vic.gov.au at 16 August 2023 04:57 PM

PROPERTY DETAILS

Address:	**353 ALMA-BOWENVALE ROAD BOWENVALE 3465**
Crown Description:	**Allot. 2 Sec. 15 PARISH OF MARYBOROUGH**
Standard Parce dentifier (SP):	**2~15\PP3071**
Loca Government Area (Counci):	**CENTRAL GOLDFIELDS** www.centralgoldfields.vic.gov.au
Counci Property Number:	**20100.0353**
P anning Scheme:	**Central Goldfields** Planning Scheme Central Goldfields
Directory Reference:	**Vicroads 58 D2**

UTILITIES

Rura Water Corporation:	**Goulburn-Murray Water**
Urban Water Corporation:	**Central Highlands Water**
Me bourne Water:	**Outside drainage boundary**
Power Distributor:	**POWERCOR**

STATE ELECTORATES

Legis ative Counci :	**WESTERN VICTORIA**
Legis ative Assemb y:	**RIPON**

OTHER

Registered Aborigina Party: **Dja Dja Wurrung Clans Aboriginal Corporation**

View location in VicPlan

Planning Zones

FARMING ZONE (FZ)
SCHEDULE TO THE FARMING ZONE (FZ)

FZ - Farming
LDRZ - Low Density Residential
PPRZ - Public Park and Recreation
RLZ - Rural Living
Water area
Water course

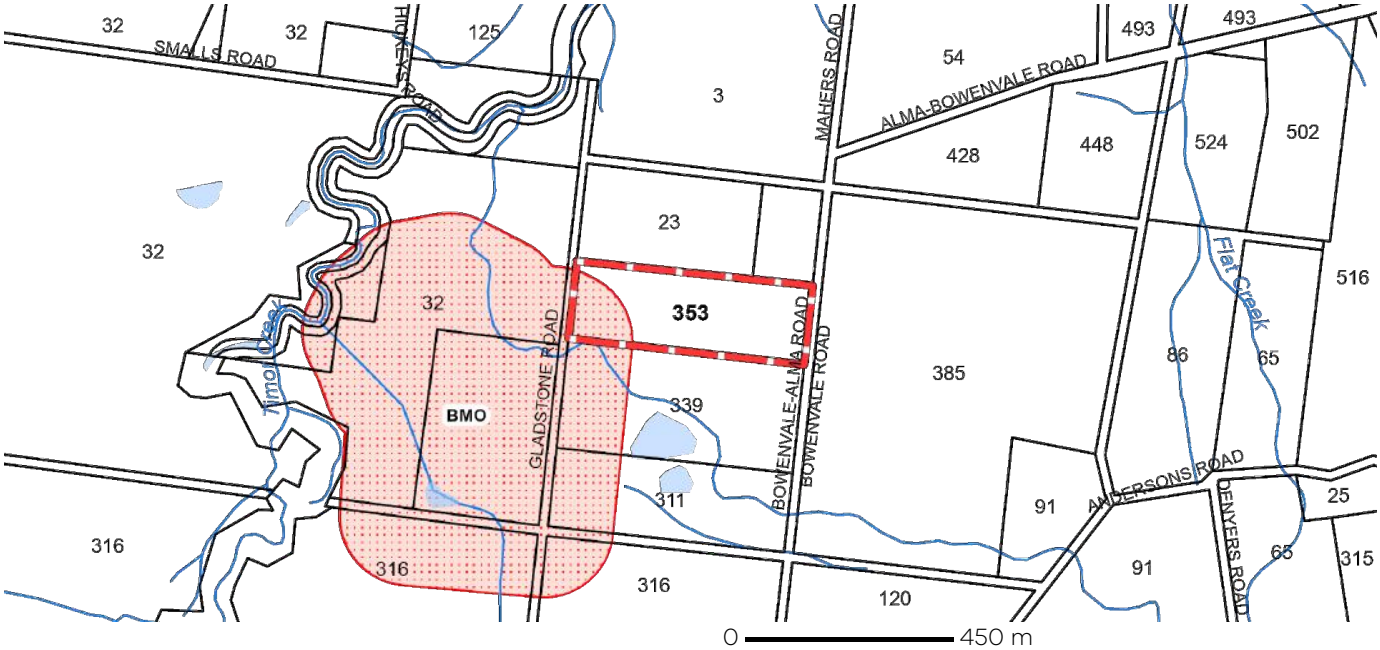
Note: labels for zones may appear outside the actual zone please compare the labels with the legend.

PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)



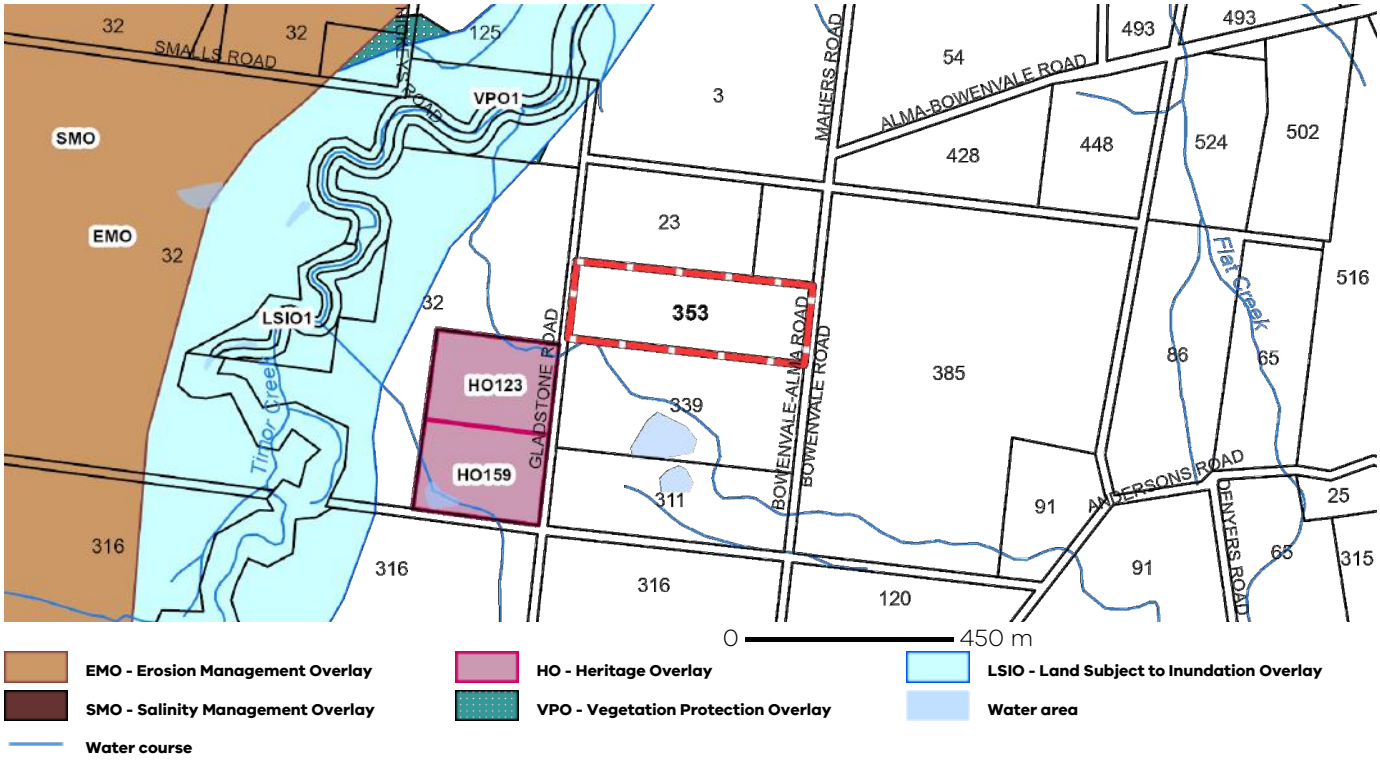
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

PLANNING PROPERTY REPORT

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

EROSION MANAGEMENT OVERLAY (EMO)
HERITAGE OVERLAY (HO)
LAND SUBJECT TO INUNDATION OVERLAY (LSIO)
SALINITY MANAGEMENT OVERLAY (SMO)
VEGETATION PROTECTION OVERLAY (VPO)



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

Further Planning Information

P anning scheme data ast updated on 10 August 2023.

A **planning scheme** sets out po icies and requirements for the use, deve opment and protection of and.
This report provides information about the zone and over ay provisions that app y to the se ected and.
nformation about the State and oca po icy, particu ar, genera and operationa provisions of the oca p anning scheme that may affect the use of this and can be obtained by contacting the oca counci
or by visiting https://www.p anning.vic.gov.au

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the ***Planning and Environment Act 1987.***
t does not inc ude information about exhibited p anning scheme amendments, or zonings that may abut the and.
To obtain a P anning Certificate go to Tit es and Property Certificates at Landata - https://www.andata.vic.gov.au

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

To view p anning zones, over ay and heritage information in an interactive format visit
https://mapshare.maps.vic.gov.au/vicp an

For other information about p anning in Victoria visit https://www.p anning.vic.gov.au

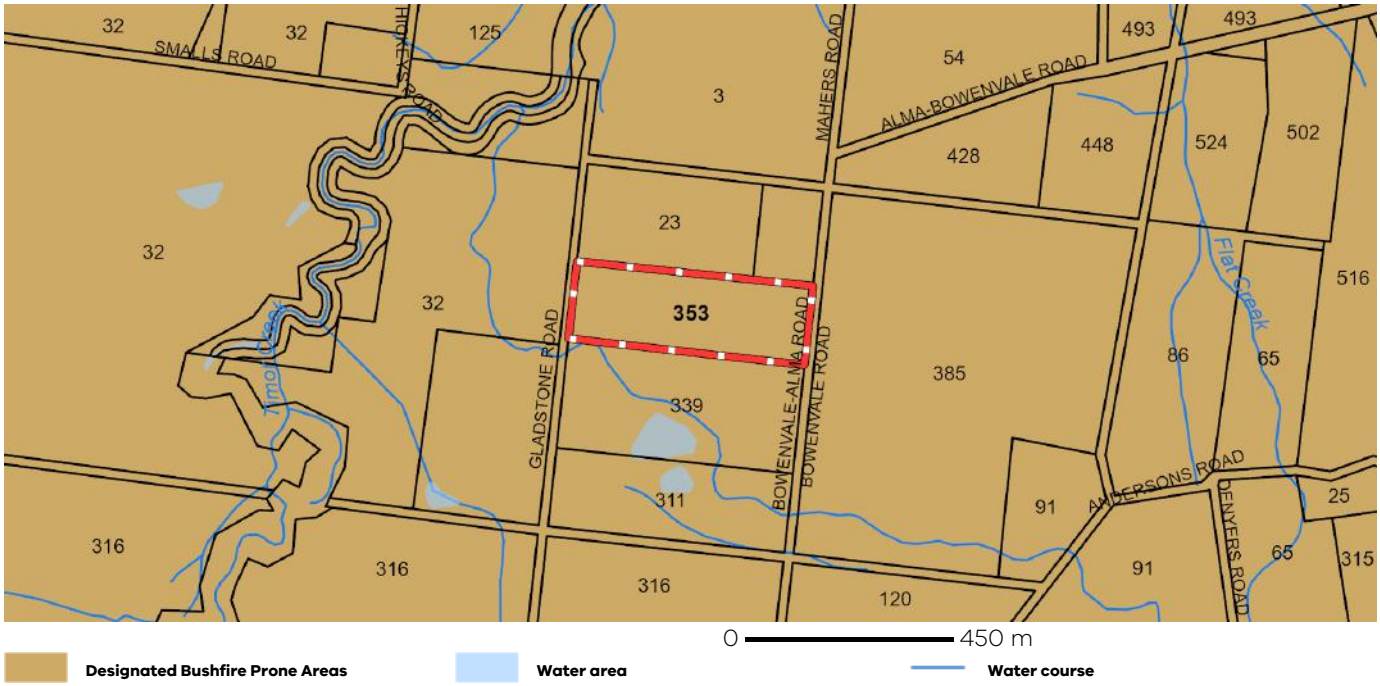
PLANNING PROPERTY REPORT

Designated Bushfire Prone Areas

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

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

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



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

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

Create a BPA definition plan in VicPlan to measure the BPA.

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

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

Native Vegetation

Native p ants that are indigenous to the region and important for biodiversity might be present on this property. This cou d inc ude trees, shrubs, herbs, grasses or aquatic p ants. There are a range of regu ations that may app y inc uding need to obtain a p anning permit under C ause 52.17 of the oca p anning scheme. For more information see Native Vegetation (C ause 52.17) with oca variations in Native Vegetation (C ause 52.17) Schedu e

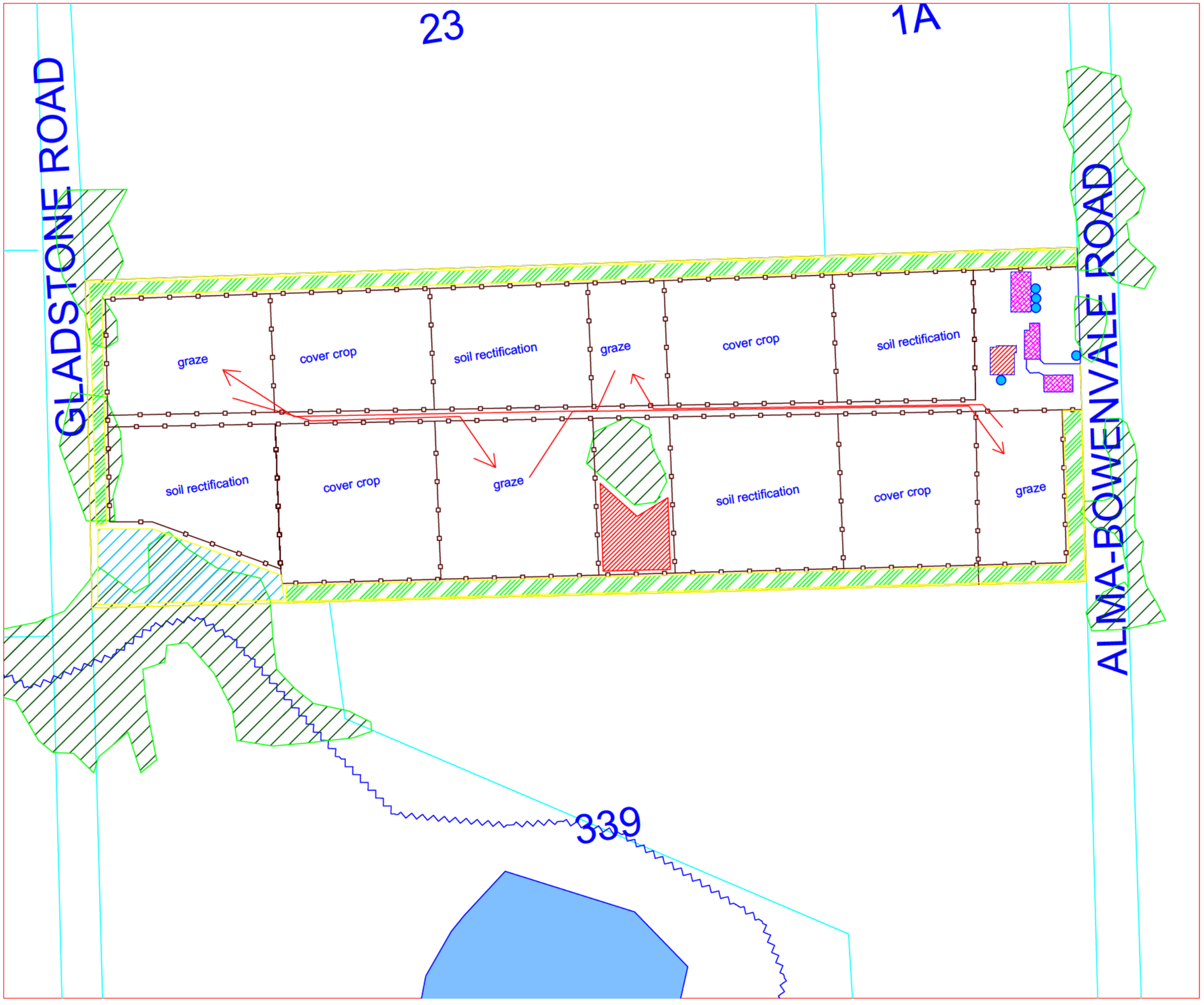
To he p identify native vegetation on this property and the app ication of C ause 52.17 p ease visit the Native Vegetation nformation Management system https://nvim.de wp.vic.gov.au/ and Native vegetation (environment.vic.gov.au) or p ease contact your re evant counci .

You can find out more about the natura va ues on your property through NatureKit NatureKit (environment.vic.gov.au)

Attachment 8 – Reducing Wastewater

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

	Suggestions
1. Avoid generating excess wastewater by:	a) constructing a house with fewer bedrooms b) installing a dry composting toilet c) not installing a spa d) not installing a bath (low flow rate shower only) e) not installing a kitchen food waste grinder.
2. Reduce the volume of wastewater generated by installing:	High 'Water Efficiency Labelling Scheme' (WELS)-rated water-efficient fittings (minimum '3 Stars' for appliances and minimum '4 Stars' for all fittings and fixtures): a) water-efficient clothes washing machines (front or top loading) b) dual-flush (6.5/3.5L or less) toilets c) water-efficient shower roses d) water-efficient dishwashers e) aerated taps f) hot and cold water mixer taps (especially for the shower) g) flow restrictors h) hot water system fitted with a 'cold water diverter' which recirculates the initial flow of cold water until it is hot enough for a shower.
3. Reuse (another use without any treatment) wastewater by:	a) washing fruit and vegetables in tap water in a container and reusing the water for another purpose in the house such as watering pot plants b) collecting the initial cold water from showers in buckets and using it for another purpose such as soaking feet, hand washing clothes or washing the car on the lawn.
4. Recycle wastewater after treatment by using it to:	a) water gardens and lawn areas b) flush toilets with effluent from an EPA-approved 10/10/10 greywater system c) supply effluent to the cold water tap of the washing machine from an EPA-approved 10/10/10 greywater treatment system



LEGEND

- EXISTING WATERWAY
- EXISTING REMANT VEGETATION
- EXISTING DAM
- PROPOSED DWELLING
- PROPOSED FARM BUILDING
- PROPOSED WATERTANK
- PROPOSED WINDBREAKS
- RIPARIAN RESTORATION
- PROPOSED FENCING
- PROPOSED ROTATION (soil rectification)
- PROPOSED SILVOPASTURE

Note:
The contractor shall verify all dimensions and all underground services at the site before commencing work. The contractor shall verify all levels from the consulting engineer prior to construction.

DO NOT SCALE FROM DRAWINGS

PROJECT: *353 Alma-Bowenvale Road, Bowenvale*

PROJECT NO: *2530*

DATE: FEB 2024

DWG TITLE: *PROPOSED FARM MANAGEMENT PLAN*

SCALE: 1:2000 @A3

West NORTH East South

DRAWINGS FOR PLANNING PERMIT ONLY NOT TO BE USED FOR CONSTRUCTION

NATURAL RESOURCE LINK PTY LTD
54 Frazer Street
Clunes 3370
julie@nrlinks.com.au