



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.:	D 049/24
Address:	129 Alma Moonlight Road, Alma
What was the original proposal	Use and development of the land for the purpose of a dwelling

THE AMENDMENT PROPOSED

This application is being lodged (tick one):	Prior to notification commencing (Section 50 of the <i>Planning and Environment Act 1987</i>)	<input checked="" type="checkbox"/>
	After notification has commenced (Section 57A of the <i>Planning and Environment Act 1987</i>)	<input type="checkbox"/>
<p>What changes are you seeking to make to the current application?</p> <p><i>Detail any changes sought to the plans or any other documents previously submitted with the Planning Permit Application.</i></p> <p><i>Attach a supplementary page if more space is required.</i></p>	Change to setback to Moonlight Alma Road	

APPLICANT DETAILS * please enter a valid email address

Name:	Wendy Kidd		
Organisation (if applicable):	Land Subdivision Specialists		
Postal Address:	[REDACTED]		Postcode: 3931
Telephone No.	(H)	(W)	(M) 0433598079
*Email Address	wendy@landsubdivisionspecialists.com.au		

DECLARATION:

I declare that all information given is true and correct.	[REDACTED]	Date: 26/6/24
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If you have any further enquiries please contact Central Goldfields Shire Council Planning Department on (03) 5461 0610.

CLIENT: MURDOCK, A&C
ADDRESS: 129 ALMA-MOONLIGHT ROAD
 ALMA, 3465
DATE: 23/04/2024
JOB No: 2024-09



LIVABLE HOUSING DESIGN GUIDELINES		PERFORMANCE LEVEL			
DESIGN ELEMENT		LHD GUIDE REF. PAGE	SILVER	GOLD	PLATINUM
1 Dwelling access	18			●	
2 Dwelling entrance	23			●	
3 Internal doors & corridors	27			●	
4 Toilet	29			●	
5 Shower	33			●	
6 Reinforcement of bathroom & toilet walls	36			●	
7 Internal stairways	42			●	
8 Kitchen Space	44			●	
9 Laundry Space	46			●	
10 Ground level (or entry level) bedroom space	48			●	
11 Switches & powerpoints	50			●	
12 Door and tap hardware	52			●	
13 Family / living room space	54			●	
14 Window sills	56			●	
15 Flooring	58			●	



























AMENDMENT SCHEDULE		
DATE	VARIATION	REVISION
24/05/24	DRAFT SET	A

zarif

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 A.B.N: 11 669 416 539 Practitioner Registration: CPD-AD 53373



FLOOR PLAN LEGEND

-  DENOTES FLOOR TILES
-  DENOTES VINYL FLOORING
-  ARTICULATION JOINTS
-  EXTERNAL TAP
-  CAPPED GAS POINT
-  SMOKE DETECTOR
-  DENOTES DOUBLE GLAZING
-  ALL DOORS 2040mm HIGH UNLESS OTHERWISE STATED
-  P/HAMPER
-  DOWNPIPE
-  SPREADER
-  OVERHEAD CUPBOARDS
-  MICROWAVE CAVITY
-  DISHWASHER
-  RANGEHOOD
-  CANOPY
-  WALL OVEN
-  FRIDGE SPACE
-  VANITY
-  TOWEL RAIL / RING
-  TOILET ROLL HOLDER
-  TROUGH
-  PAN
-  BROOM CUPBOARD
-  PLASTER HAMPER
-  PLASTER BULKHEAD

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15	SLAB PLAN
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GENERAL NOTES

A THE NCC OVERRULES ANY DIFFERENCE BETWEEN THE NCC AND PRIMARY REFERENCED DOCUMENT, INCLUDING ANY SECONDARY REFERENCED DOCUMENT. THE ABCB HOUSING PROVISIONS ARE A SET OF DEEMED TO SATISFY (DTS) PROVISIONS THAT ARE CONSIDERED TO BE ACCEPTABLE FORMS OF CONSTRUCTION THAT COMPLY WITH PARTS H1 TO H8 OF NCC VOLUME TWO. THE DEEMED TO SATISFY PROVISIONS OUTLINED ARE THE PREFERRED METHODS OF CONSTRUCTION USED BY THIS PRACTICE; ALTERNATIVE DTS PROVISIONS OUTLINED IN THE NCC MUST BE APPROVED BY THIS PRACTICE PRIOR TO CONSTRUCTION.

- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
- WORK PRACTICES AND MATERIALS USED SHALL COMPLY TO LOCAL COUNCIL REGULATIONS, THE NCC AND ANY RELEVANT CODES REFERRED TO IN THE NCC.
- THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL AND/OR CIVIL ENGINEERING COMPUTATIONS AND DRAWINGS RELATING TO THIS PROJECT.
- ALL INTERNAL WALLS SHALL BE 90mm UNLESS OTHERWISE STATED.
- ANY DISCREPANCY IN DIMENSION OR AREAS ON PLANS MUST BE REPORTED TO THIS OFFICE PRIOR TO ANY WORKS COMMENCING FOR CORRECTION.

PART 3 - SITE PREPARATION H1D3

3.2.1(1) A SITE CUT USING AN UN-RETAINED EMBANKMENT MUST BE WITHIN THE ALLOTMENT, NOT DEEPER THAN 2m FROM THE NATURAL GROUND LEVEL AT ANY POINT AND NOT WITHIN THE ZONE OF INFLUENCE OF ANY EXISTING STRUCTURE ON THE PROPERTY IN ACCORDANCE WITH TABLE 3.2.1.

3.2.1(2) FILL, USING AN UN-RETAINED EMBANKMENT MUST BE WITHIN THE ALLOTMENT, NOT MORE THAN 2m FROM THE NATURAL GROUND LEVEL AT ANY POINT, HAVE WATER DIVERTED AWAY FROM ANY EXISTING STRUCTURES, AND BE PLACED AT A GRADIENT WHICH COMPLIES WITH TABLE 3.2.1 AND THE ENGINEERS DESIGN SPECIFICATIONS.

3.3.2 DRAINAGE SYSTEMS MUST BE INSTALLED AS PER REQUIREMENTS IN NCC H2 DAMP AND WEATHERPROOFING AND AS OUTLINED IN PART 3.3 DRAINAGE OF THE HOUSING PROVISIONS.

3.3.3 SURFACE WATER MUST BE DIVERTED AWAY FROM CLASS 1 BUILDINGS AS PER 3.3.3 AND TO ENSURE THE GROUND BENEATH SUSPENDED FLOORS MUST BE GRADED SO THAT SURFACE WATER IS PREVENTED FROM PONDING UNDER THE BUILDING.

3.3.4 SUBSOIL DRAINAGE SYSTEMS ARE TO BE INSTALLED AS PER 3.3.4 TO DIVERT SUBSURFACE WATER AWAY FROM UNDERNEATH A BUILDING.

3.3.5 WHERE IS STORMWATER DRAINAGE SYSTEM IS INSTALLED, IT MUST COMPLY WITH 3.3.5 STORMWATER DRAINAGE AND THE POSITION AND MANNER OF DISCHARGE OF THE STORMWATER DRAINAGE SYSTEM MUST BE TO THE SATISFACTION OF THE APPROPRIATE AUTHORITY.

3.4.2 WHERE A TERMITE MANAGEMENT SYSTEM IS REQUIRED IT MUST COMPLY WITH TABLE 3.4.2, AND PART 3.4.3 DURABLE NOTICE AND AS 3660.1 OR HAVE BEEN TESTED AND PASSED THE TESTS REQUIRED BY SECTION 5 OF AS 3660.3. WHERE CHEMICAL MANAGEMENT SYSTEMS HAVE BEEN USED THE CHEMICAL MUST BE INCLUDED ON THE APPROPRIATE AUTHORITY'S PESTICIDES REGISTER.

PART 4 - FOOTINGS AND SLAB H1D4

A CONCRETE FOOTINGS AND SLAB SHALL BE LAID IN ACCORDANCE WITH THE LIMITATIONS SET OUT IN THE NCC VOLUME 2 H1D4(2), THE RELEVANT AUSTRALIAN STANDARDS AND THE ENGINEERS DESIGN SPECIFICATIONS. FOOTINGS AND SLAB WILL BE LAID IN ACCORDANCE WITH PART 4.2 OF THE ABCB HOUSING PROVISIONS.

- FOOTING DIMENSIONS AND REINFORCEMENTS SHOWN ARE MINIMUM REQUIREMENTS.
- FOOTINGS SHALL NOT ENCROACH TITLE BOUNDARIES AND EASEMENT LINES.

PART 5 - MASONRY H1D5

A ALL MASONRY WORK SHALL BE IN ACCORDANCE WITH 'THE NATIONAL CONSTRUCTION CODE' VOLUME 2 H1D5, THE RELEVANT AUSTRALIAN STANDARDS AND LOCAL COUNCIL REGULATIONS

5.2.2 MASONRY VENEER WALLS MUST NOT BE GREATER THAN 8.5m IN HEIGHT WHEN MEASURED ABOVE THE ADJACENT FINISHED GROUND LEVEL

5.2.3 OPENINGS IN MASONRY VENEER MUST BE SPANNED BY STEEL LINTELS. OPENINGS LESS THAN 500mm WIDE DO NOT NEED STEEL LINTELS IF ADEQUATELY SUPPORTED

5.5 ISOLATED PIERS SUPPORTING CARPORTS VERANDAHS, PORCHES AND SIMILAR STRUCTURES OR VEHICLE ACCESS DOOR OPENINGS WHICH FORM PART OF THE MAIN ROOF OR ARE ATTACHED TO A WALL OF A CLASS 1 BUILDING MUST NOT BE LESS THAN 290mm X 290mm IN SECTION AND LESS THAN 2.7m HIGH AND SPACED AT MAX. 3m CENTRES AND PROVIDE A MIN BEARING LENGTH OF 150mm FOR SUPPORTED MEMBERS AND COMPLY WITH THE RELEVANT PROVISIONS OF THIS PART. PART 5.5 IS SUBJECT TO LIMITATIONS OR COMPLIANCE WITH H1D5(5) (a) OR (b) OR (c)

5.6.5 WALL TIES, MUST COMPLY WITH AS/NZS 2699.1 AND BE FIXED AND SPACED IN ACCORDANCE WITH 5.6.5(b) AND BE PROTECTED AGAINST CORROSION IN ACCORDANCE WITH TABLE 5.6.5d.

5.6.7 LINTELS MUST COMPLY WITH HOUSING PROVISION 5.6.7 OR NCC H1D6(3)

5.6.8 VERTICAL ARTICULATION JOINTS MUST BE PROVIDED IN MASONRY VENEER WALLS IN ACCORDANCE WITH 5.6.8. ARTICULATION JOINTS BETWEEN MASONRY ELEMENTS MUST HAVE A WIDTH OF NOT LESS THAN 10mm AND BE PROVIDED IN STRAIGHT, CONTINUOUS WALLS HAVING NO OPENINGS - AT NOT MORE THAN 6m CENTERS AND WITHIN 4.5m BUT NOT CLOSER THAN 470mm OF ALL CORNERS AND IN STRAIGHT, CONTINUOUS WALLS WITH OPENINGS MORE THAN 900 x 900mm - AT NOT MORE THAN 5m CENTERS AND LOCATED SO THAT THEY ARE NOT MORE THAN 1.2m AWAY FROM OPENINGS

5.7.4 A CONTINUOUS DAMP COURSE SHALL BE LAID AROUND THE BOTTOM PERIMETER OF WALLS WHERE CONSTRUCTED ON A CONCRETE SLAB, IN WALLS AND PIERS BELOW SUSPENDED FLOORS, WHERE MASONRY WALLS PASS THROUGH A ROOF, WHERE A ROOF ABUTS AN EXTERNAL WALL AND TO THE BOTTOM AND TOPS OF WINDOWS AND DOORS

5.7.5 WEEPHOLES MUST BE INSTALLED IN ACCORDANCE WITH PART 5.7.5 OF THE ABCB HOUSING PROVISIONS

PART 6 - FRAMING H1D6

6.2.1 SUBFLOOR SPACES MUST BE PROVIDED IN ACCORDANCE WITH 6.2.1 AND TABLE 6.2.1a AND FIGURE 6.2.1a AND HAVE CLEARANCE BETWEEN THE GROUND SURFACE AND THE UNDERSIDE OF THE LOWEST HORIZONTAL MEMBER IN THE SUBFLOOR IN ACCORDANCE WITH TABLE 6.2.1b

6.3.2 STRUCTURAL STEEL MEMBERS MAY BE USED IN ACCORDANCE WITH 6.3.2 (1) AND, HAVE A MINIMUM NOMINAL YIELD STRENGTH AS SET OUT BY 6.3.2 (2) OR (3), AND MUST BE PROTECTED AGAINST CORROSION IN ACCORDANCE WITH 6.3.9.

PERFORMANCE REQUIREMENT H1P1 IS SATISFIED FOR STEEL FRAMING IF IT IS DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ONE OF THE FOLLOWING:

- RESIDENTIAL AND LOW-RISE STEEL FRAMING:
 - DESIGN: NASH STANDARD 'RESIDENTIAL AND LOW-RISE STEEL FRAMING' PART 1.
 - DESIGN SOLUTIONS: NASH STANDARD 'RESIDENTIAL AND LOW-RISE STEEL FRAMING' PART 2.
- STEEL STRUCTURES: AS 4100.
- COLD-FORMED STEEL STRUCTURES: AS/NZS 4600.

PERFORMANCE REQUIREMENT H1P1 IS SATISFIED FOR TIMBER FRAMING IF IT IS DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING AS APPROPRIATE:

- DESIGN OF TIMBER STRUCTURES: AS 1720.1.
- DESIGN OF NAILPLATED TIMBER ROOF TRUSSES: AS 1720.5.
- RESIDENTIAL TIMBER-FRAMED CONSTRUCTION - NON-CYCLONIC AREAS: AS 1684.2 OR AS 1684.4.
- RESIDENTIAL TIMBER-FRAMED CONSTRUCTION - CYCLONIC AREAS: AS 1684.3.
- INSTALLATION OF PARTICLEBOARD FLOORING: AS 1860.2.

PART 7 - ROOF AND WALL CLADDING H1D7

A ALL OTHER WALL CLADDING TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS, 'THE NATIONAL CONSTRUCTION CODE' VOLUME 2 H1D7, ABCB HOUSING PROVISIONS PART 7, LOCAL COUNCIL REGULATIONS AND ANY COVENANT IMPOSED BY LAND DEVELOPERS.

7.2.1 SHEET ROOFING TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS, THE NCC H1D7, ABCB HOUSING PROVISIONS PART 7.2 AND SHEET ROOF AND WALL CLADDING DESIGN: AS 1562.1

7.3.1 ROOF TILES AND SHINGLES TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS, 'THE NATIONAL CONSTRUCTION CODE' VOLUME 2 H1D7 PART 3.5.2 AND AS 2049

7.4.2 GUTTERS AND DOWN PIPES WILL BE SELECTED AND INSTALLED ACCORDING TO ABCB HOUSING PROVISION 7.4 GUTTERS AND DOWNPIPES AND 'THE NATIONAL CONSTRUCTION CODE' VOLUME 2 H2D6 AND AS 3500 AND MANUFACTURED ACCORDING TO AS2179.1 OR AS 1273.

7.4.5 DOWNPIPES MUST NOT SERVE MORE THAN 12m, MUST BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS, AND BE SELECTED IN ACCORDANCE WITH THE APPROPRIATE EAVES GUTTER SECTION AS PER 7.4.5

PART 8 - GLAZING H1D8

A GLAZING TO BE MANUFACTURED, SELECTED AND INSTALLED IN ACCORDANCE WITH H1D8, ABCB HOUSING PROVISIONS PART 8 AND RELEVANT AUSTRALIAN STANDARDS DEPENDANT ON GLAZING USE, LOCATION, AND TYPE.

B GLAZING TYPE IN ACCORDANCE WITH ENERGY REPORT

8.2.2 WINDOWS MUST BE INSTALLED TO ALLOW FOR: A MINIMUM 10MM GAP BETWEEN THE WINDOW ASSEMBLY AND ANY LOADBEARING FRAME OR MASONRY WALL ELEMENT, PACKING, IF REQUIRED, AND TO PREVENT STRUCTURAL BUILDING LOADS FROM TRANSFERRING ON TO THE WINDOW ASSEMBLY

8.3.1 GLAZING MUST COMPLY WITH ABCB HOUSING PROVISIONS 8.3 AND GLASS IN BUILDINGS: AS 1288 AND STRUCTURAL DESIGN ACTIONS AS 1170.1 WHERE APPLICABLE. GLAZING MUST COMPLY WITH 8.4 WHEN SUBJECT TO HUMAN IMPACT. SAFETY GLASS MUST BE LEGIBLY MARKED AND VISIBLE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS 8.4

8.4.1 THE THICKNESS AND TYPE OF GLAZING INSTALLED IN AREAS OF A BUILDING THAT HAVE A HIGH POTENTIAL FOR HUMAN IMPACT (AN AREA OF A BUILDING FREQUENTED BY THE OCCUPANTS DURING EVERYDAY ACTIVITIES IN WHICH A PERSON COULD FALL INTO OR AGAINST THE GLAZED PANEL) MUST COMPLY WITH ABCB HOUSING PROVISIONS PART 8.4

PART 9 - FIRE SAFETY H3D1-H3D6

9.1.1 FOR OTHER SAFETY PROVISIONS NOT INCLUDED IN PART 9 OF THE ABCB HOUSING PROVISIONS REFER TO H3D2 (1) & (2) OF THE NCC VOLUME 2

- FIRE SAFETY OF MATERIALS, CONSTRUCTION AND SEPARATION WILL BE INDICATED ON THE DRAWINGS

9.2.1 AN EXTERNAL WALL OF A CLASS 1 BUILDING, AND ANY OPENINGS IN THAT WALL, MUST COMPLY WITH 9.2.3 IF THE WALL IS LESS THAN 900 mm FROM AN ALLOTMENT BOUNDARY OTHER THAN THE BOUNDARY ADJOINING A ROAD ALIGNMENT OR OTHER PUBLIC SPACE; OR 1.8 m FROM ANOTHER BUILDING ON THE SAME ALLOTMENT OTHER THAN A CLASS 10 BUILDING ASSOCIATED WITH THE CLASS 1 BUILDING OR A DETACHED PART OF THE SAME CLASS 1 BUILDING

GENERAL NOTES

Scale: Drawn: JC
 Project No: 2024-09
 Status: **PRELIMINARY**
 Plot Date: 23/04/2024
 Sheet Size: A3 Sheet No: 1 of 15

Property Information

FLOOD PRONE AREA: NO
 TERMITE PRONE AREA: YES
 ALPINE AREA: TBC
 WIND SPEED: TBC
 SOIL CLASSIFICATION: TBC
 BAL RATING: TBC

Floor Areas:

INTERNAL: 273.83 m²
 CARPORT: 56.00 m²
 PORTICO: 7.12 m²
 ALFR / VER: 57.28 m²
 CONC: 60.95 m²
TOTAL: 455.18 m²

Revision:

A. DRAFT SET

24/05/2024










Client:

MURDOCK, A & C

Project:

Proposed New Residence at:
 LOT 4, 129 ALMA-MOONLIGHT RD
 ALMA, 3465

FLOOR PLAN LEGEND

-  DENOTES FLOOR TILES
-  DENOTES VINYL FLOORING
-  ARTICULATION JOINTS
-  EXTERNAL TAP
-  CAPPED GAS POINT
-  SMOKE DETECTOR
-  DENOTES DOUBLE GLAZING FOR FINAL DOUBLE GLAZING
-  ALL DOORS 2040mm HIGH UNLESS OTHERWISE STATED
-  P/HAMPER

- DP** DOWNPIPE
- SP** SPREADER
- OHC** OVERHEAD CUPBOARDS
- M/W** MICROWAVE CAVITY
- D/W** DISHWASHER
- R/H** RANGEHOOD
- CAN** CANOPY
- W/O** WALL OVEN
- FR** FRIDGE SPACE
- VAN** VANITY
- T/R** TOWEL RAIL / RING
- T/H** TOILET ROLL HOLDER
- TR** TROUGH
- P** PAN
- Br.** BROOM CUPBOARD
- P/H** PLASTER HAMPER
- B/H** PLASTER BULKHEAD

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9.2.4 A CLASS 10A CARPORT IS EXEMPT FROM COMPLYING WITH 9.2.4(1) IF IT HAS TWO OR MORE SIDES OPEN AND NOT LESS THAN ONE THIRD OF ITS PERIMETER OPEN; AND IT HAS A POLYCARBONATE OR NON-COMBUSTIBLE ROOF COVERING; AND ANY CEILING LINING AND WALL CLADDING, INCLUDING GABLES, IS NON-COMBUSTIBLE; AND IT DOES NOT PROVIDE DIRECT VERTICAL SUPPORT TO ANY PART OF THE CLASS 1 BUILDING. IN THE CASE WHERE IT HAS A COMMON ROOF STRUCTURE WITH THE CLASS 1 BUILDING AND THE CARPORT DOES NOT HAVE A CEILING REFER FIGURE 9.2.8B & 9.2.8(F).

9.2.10 COMBUSTIBLE ROOF LIGHTS OR SKYLIGHTS INSTALLED IN A ROOF OR PART OF A ROOF REQUIRING A NON-COMBUSTIBLE COVERING MUST HAVE AN AREA NOT MORE THAN 20% OF THE ROOF OR PART OF THE ROOF; AND NOT BE LESS THAN 900 MM FROM THE ALLOTMENT BOUNDARY OTHER THAN THE BOUNDARY ADJOINING A ROAD ALIGNMENT OR PUBLIC SPACE; AND 1.8 M FROM ANY ROOF LIGHT OR THE LIKE IN ANOTHER BUILDING ON THE ALLOTMENT.

9.5.1 SMOKE ALARMS MUST BE LOCATED IN ACCORDANCE WITH 9.5.2, 9.5.3 AND 9.5.4 AS APPROPRIATE; AND COMPLY WITH AS 3786 EXCLUDING A CLASS 10A PRIVATE GARAGE; AND BE POWERED FROM THE CONSUMERS MAIN SOURCE SUPPLIED TO THE BUILDING; AND BE INTERCONNECTED WHEN THERE IS MORE THAN ONE ALARM.

PART 10 - HEALTH AND AMENITY H4D1-H4D9

10.2.1 BUILDING ELEMENTS IN WET AREAS WITHIN A BUILDING MUST BE PROTECTED WITH A WATERPROOFING SYSTEM. THE WATERPROOFING SYSTEM MUST BE EITHER WATERPROOF OR WATER RESISTANT IN ACCORDANCE WITH 10.2.2 TO 10.2.6.

10.3.1 MINIMUM CEILING HEIGHTS OF A HABITABLE ROOM MUST BE 2.4m; AND 2.1m IN A KITCHEN; AND 2.1m IN A CORRIDOR, PASSAGEWAY OR THE; AND 2.1m IN A BATHROOM, LAUNDRY, WC, PANTRY, STORAGE, GARAGE OR THE LIKE.

10.4.1 THE DOOR TO A FULLY ENCLOSED SANITARY COMPARTMENT MUST OPEN OUTWARDS; OR SLIDE; OR BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT, UNLESS THERE IS A CLEAR SPACE OF AT LEAST 1.2 M, MEASURED IN ACCORDANCE WITH FIGURE 10.4.2

10.5.1 NATURAL LIGHT MUST BE PROVIDED BY WINDOWS THAT HAVE AN AGGREGATE LIGHT TRANSMITTING AREA NOT LESS THAN 10% OF THE FLOOR AREA OF THE ROOM AND/OR ROOF LIGHTS THAT HAVE AN AGGREGATE LIGHT TRANSMITTING AREA NOT LESS THAN 3% OF THE FLOOR AREA OF THE ROOM. NATURAL LIGHT MAY COME FROM AN ADJOINING ROOM IN ACCORDANCE WITH 10.5.1(4).

10.6.2 VENTILATION MUST BE PROVIDED TO A HABITABLE ROOM, SANITARY COMPARTMENT, BATHROOM, LAUNDRY AND THE LIKE THROUGH OPENINGS, WINDOWS, DOORS OR OTHER DEVICES WITH A VENTILATING AREA OF NOT LESS THAN 5% OF THE FLOOR AREA OF THE ROOM. NATURAL VENTILATION TO A ROOM MAY COME THROUGH A WINDOW, OPENING, DOOR OR OTHER DEVICE FROM AN ADJOINING ROOM IN ACCORDANCE WITH 10.6.2(B). MECHANICAL VENTILATION MAY BE USED TO VENTILATE A SANITARY COMPARTMENT, LAUNDRY, KITCHEN OR BATHROOM IN ACCORDANCE WITH 10.6.3(B) AND 10.8.2.

10.6.3 A SANITARY COMPARTMENT MUST NOT OPEN DIRECTLY INTO A KITCHEN OR PANTRY UNLESS ACCESS IS BY AN AIRLOCK, HALLWAY OR OTHER ROOM; OR THE SANITARY COMPARTMENT IS PROVIDED WITH AN EXHAUST FAN OR OTHER MEANS OF MECHANICAL EXHAUST VENTILATION.

10.7.4 SERVICES MUST NOT BE CHASED INTO CONCRETE OR MASONRY SEPARATING WALLS. IN THE EVENT THAT DUCTS OR PIPES OR ELECTRICAL OUTLETS ARE LOCATED IN A SEPARATING WALL, CONSTRUCTION MUST BE IN ACCORDANCE WITH 10.7.4 (1), (2), OR (3) AS APPROPRIATE.

10.8.1 CONDENSATION MANAGEMENT OF EXTERNAL WALLS MUST COMPLY WITH 10.8.1

10.8.2 AN EXHAUST SYSTEM INSTALLED IN A KITCHEN OR LAUNDRY MUST HAVE A FLOW RATE OF 40 L/S. AN EXHAUST SYSTEM INSTALLED IN A BATHROOM OR SANITARY COMPARTMENT MUST HAVE A FLOW RATE OF 25 L/S. EXHAUST FROM A KITCHEN, KITCHEN RANGE HOOD, BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST DISCHARGE DIRECTLY OR VIA A SHAFT OR DUCT TO OUTDOOR AIR.

10.8.3 IN CLIMATE ZONES 6, 7 AND 8, A ROOF MUST HAVE A ROOF SPACE THAT IS LOCATED IMMEDIATELY ABOVE THE PRIMARY INSULATION LAYER; OR IMMEDIATELY ABOVE SARKING WITH A VAPOUR PERMEANCE OF NOT LESS THAN 1.14 MG/N.S, WHICH IS IMMEDIATELY ABOVE THE PRIMARY INSULATION LAYER; OR IMMEDIATELY ABOVE CEILING INSULATION THAT MEETS THE REQUIREMENTS OF 13.2.3(3) AND 13.2.3(4); AND HAS A HEIGHT OF NOT LESS THAN 20 MM; AND IS EITHER VENTILATED TO OUTDOOR AIR THROUGH EVENLY DISTRIBUTED OPENINGS IN ACCORDANCE WITH TABLE 10.8.3; OR LOCATED IMMEDIATELY UNDERNEATH THE ROOF TILES OF AN UNSARKED TILED ROOF.

PART 11 - SAFE MOVEMENTS AND ACCESS H5D1-H5D3

11.2.2 A STAIRWAY MUST BE DESIGNED TO TAKE LOADING FORCES IN ACCORDANCE WITH AS/NZS 1170.1 AND MUST HAVE NO MORE THAN 18 AND NOT LESS THAN 2 RISERS IN EACH FLIGHT; AND A SLOPE RELATIONSHIP QUANTITY (2R + G) IN ACCORDANCE WITH TABLE 11.2.2A. WINDERS AND TAPERED TREADS ARE TO BE DESIGNED IN ACCORDANCE WITH 11.2.2 (3) AND (4) RESPECTIVELY.

11.2.3 AN EXTERNAL RAMP SERVING AN EXTERNAL DOORWAY OR A RAMP WITHIN A BUILDING MUST BE DESIGNED TO TAKE LOADING FORCES IN ACCORDANCE WITH AS/NZS 1170.1; AND HAVE A GRADIENT NOT STEEPER THAN 1:8; AND BE PROVIDED WITH LANDINGS COMPLYING WITH 11.2.5 AT THE TOP AND BOTTOM OF THE RAMP AND AT INTERVALS NOT GREATER THAN 15m.

11.2.5 LANDINGS MUST NOT BE LESS THAN 750mm LONG AND WHERE THIS INVOLVES A CHANGE IN DIRECTION, THE LENGTH IS MEASURED 500mm FROM THE INSIDE EDGE OF THE LANDING(FIGURE 11.2.5A); AND HAVE A GRADIENT NOT STEEPER THAN 1:50; AND BE PROVIDED WHERE THE THRESHOLD OF A DOORWAY OPENS ONTO A STAIRWAY OR RAMP THAT IS GREATER THAN 3 RISERS OR 570mm (SEE FIGURE 11.2.5B); AND EXTEND ACROSS THE FULL WIDTH OF A DOORWAY.

11.3.3 A CONTINUOUS BARRIER MUST BE PROVIDED ALONG THE SIDE OF A TRAFFICABLE SURFACE WHERE IT IS POSSIBLE TO FALL 1m OR MORE MEASURED FROM THE LEVEL OF THE TRAFFICABLE SURFACE TO THE SURFACE BENEATH.

11.3.4 A BARRIER REQUIRED 11.3.3 MUST COMPLY WITH (2) TO (11) OF 11.3.4.

11.3.5 HANDRAILS TO A STAIRWAY OR RAMP MUST BE LOCATED ALONG AT LEAST ONE SIDE OF THE STAIRWAY FLIGHT OR RAMP; AND BE LOCATED ALONG THE FULL LENGTH OF THE STAIRWAY FLIGHT OR RAMP, EXCEPT IN THE CASE WHERE A HANDRAIL IS ASSOCIATED WITH A BARRIER, AND HAVE THE TOP SURFACE OF THE HANDRAIL NOT LESS THAN 865mm VERTICALLY ABOVE THE NOSINGS OF THE STAIR TREADS OR THE FLOOR SURFACE OF THE RAMP, AND BE CONTINUOUS AND HAVE NO OBSTRUCTION

11.3.7 A WINDOW OPENING IN A BEDROOM MUST BE PROVIDED WITH PROTECTION, WHERE THE FLOOR BELOW THE WINDOW IS 2m OR MORE ABOVE THE SURFACE BENEATH. WHERE THE LOWEST LEVEL OF THE WINDOW OPENING COVERED BY (1) IS LESS THAN 1.7m ABOVE THE FLOOR, THE WINDOW OPENING MUST BE PROTECTED WITH A DEVICE CAPABLE OF RESTRICTING THE WINDOW OPENING; OR A SCREEN WITH SECURE FITTINGS.

11.3.8 A WINDOW OPENING IN A ROOM OTHER THAN A BEDROOM MUST BE PROVIDED WITH PROTECTION, WHERE THE FLOOR BELOW THE WINDOW IS 4m OR MORE ABOVE THE SURFACE BENEATH. THE OPENABLE PART OF THE WINDOW MUST BE PROTECTED WITH A BARRIER WITH A HEIGHT OF NOT LESS THAN 865 MM ABOVE THE FLOOR. A BARRIER MUST NOT PERMIT A 125 MM SPHERE TO PASS THROUGH IT; AND HAVE ANY HORIZONTAL OR NEAR HORIZONTAL ELEMENTS BETWEEN 150 MM AND 760 MM ABOVE THE FLOOR THAT FACILITATE CLIMBING.

PART 12 - ANCILLARY PROVISIONS H1D11

12.3.2 WHERE A DECK OR BALCONY RELIES ON THE EXTERNAL WALL OF A BUILDING OR STRUCTURE FOR SUPPORT, THE JOIST FRAMING MEMBERS MUST BE SUPPORTED AT THE WALL BY A WALING PLATE, JOIST SPAN NEAREST THE EXTERNAL WALL MUST NOT BE MORE THAN 3 M (SINGLE OR CONTINUOUS), AND THE WALING PLATE SIZE AND FIXING TO THE EXTERNAL WAS MUST BE IN ACCORDANCE WITH 12.3.2.

12.3.3 WHERE THE WALL CLADDING IS REMOVED TO ATTACH A WALING PLATE, OPENINGS IN EXTERNAL WALL CLADDING EXPOSED TO THE WEATHER MUST BE FLASHED WITH MATERIALS COMPLYING WITH AS/NZS 2904 AND IN ACCORDANCE 12.3.3.

12.3.4 WHERE A DECK OR BALCONY IS MORE THAN 1 M OFF THE GROUND WHEN MEASURED FROM THE UPPERMOST SURFACE OF THE DECK OR BALCONY AT ANY POINT TO THE TOP OF ANY SUPPORTING FOOTING, BRACING MUST BE INSTALLED IN ACCORDANCE WITH 12.3.4.

PLUMBING

- ALL PLUMBING WORK SHALL BE CARRIED OUT BY A LICENSED AND REGISTERED PLUMBER.
- WATER SERVICE SHALL BE 19mm POLYBUTYLENE OR COPPER PIPING.
- WASTE FROM ALL SANITARY FITTING SHALL BE IN PVC PIPING.
- SURFACE WATER DRAINAGE REQUIREMENTS 'THE NATIONAL CONSTRUCTION CODE' VOLUME 2 PART 3.1.3.2.
- STORMWATER DRAINAGE SYSTEM MUST COMPLY WITH THE APPROPRIATE AUTHORITY.

ELECTRICAL

- ALL ELECTRICAL WORK SHALL BE CARRIED OUT BY A LICENSED ELECTRICAL CONTRACTOR.
- A WATER PROOF STEEL METERBOX SHALL BE INSTALLED AT APPROXIMATELY 1900mm ABOVE FINISHED GROUND LEVEL CONTAINING METERS AND SWITCH BOARD WITH PROVISION FOR TWO ADDITIONAL CIRCUITS.
- SMOKE DETECTORS SHALL BE INSTALLED AND INTERCONNECTED TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE VOLUME 2 PART H3D6, AND COMPLY WITH AS3786 OR AS1670.

PLASTER

- CEILINGS AND WALLS TO HAVE 10mm PLASTER SHEETS CORNICE SUPPLIED AS PER SPECIFICATION. ALL AFFIXED TO MANUFACTURERS RECOMMENDATIONS.
- ALL PLASTER HAMPERS AND BULKHEADS TO BE 300mm DEEP UNLESS OTHERWISE SPECIFIED.

INSULATION

- INSULATION MUST COMPLY WITH AS 4859.1 AND 'THE NATIONAL CONSTRUCTION CODE VOLUME 2 PART H6D2.1.
- ANY SARKING TO BE INSTALLED MUST HAVE A FLAMMABILITY INDEX OF NOT MORE THAN 5.0 AND A MAX. THICKNESS OF 1mm.
- INSULATION TO DWELLINGS AS INDICATED BY THE ENERGY REPORT OR SHALL BE AS FOLLOWS:

CEILING	R5	MINIMUM BULK INSULATION
EXTERNAL WALL	R2	WOOL OR FIBRE GLASS BATTS
WEATHER WRAP	R0.7	'THERMACH' WEATHER WRAP TO EXTERNAL FACE OF FRAMING

GENERAL NOTES

Scale: _____ Drawn: JC
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Property Information

FLOOD PRONE AREA:	NO
TERMITE PRONE AREA:	YES
ALPINE AREA:	TBC
WIND SPEED:	TBC
SOIL CLASSIFICATION:	TBC
BAL RATING:	TBC

Floor Areas:

INTERNAL:	273.83 m ²
CARPORT:	56.00 m ²
PORTICO:	7.12 m ²
ALFR / VER:	57.28 m ²
CONC:	60.95 m ²
TOTAL:	455.18 m²

Revision:

A. DRAFT SET

24/05/2024

Client: MURDOCK, A & C

Project: Proposed New Residence at:
 LOT 4, 129 ALMA-MOONLIGHT RD
 ALMA, 3465

5.1 GENERAL

A BUILDING BEING ASSESSED IN SECTION 2 AS BEING BAL 12.5 SHALL CONFORM WITH SECTION 3 AND CLAUSES 5.2 TO 5.8(SEE CLAUSE 3.8). NOTE: BAL12.5 IS PRIMARILY CONCERNED WITH PROTECTION FROM EMBER ATTACK AND RADIANT HEAT UP TO AND INCLUDING 12.5KW/M² WHERE THE SITE IS LESS THAN 100m FROM THE SOURCE OF BUSHFIRE ATTACK.

5.2 SUBFLOOR SUPPORTS

THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR SUBFLOOR SUPPORT WHERE THE SUBFLOOR SPACE IS ENCLOSED WITH

- a) A WALL THAT CONFORMS WITH CLAUSE 5.4 OR
- b) A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE, OR ALUMINUM OR
- c) A COMBINATION OF BOTH a) AND b).

WHERE THE SUBFLOOR SPACE IS UNENCLOSED, THE SUPPORT POSTS, COLUMNS, STUMPS, PIERS AND POLES SHALL BE CONSTRUCTED OF

- a) NON-COMBUSTIBLE MATERIAL OR
- b) BUSHFIRE-RESISTING TIMBER OR
- c) A TIMBER SPECIES OR
- d) COMBINATION OF a), b) OR c).

NOTE: THIS REQUIREMENT TO THE SUBJECT BUILDING ONLY AND NOT TO VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS (SEE CLAUSE 3.7). COMBUSTIBLE MATERIAL SHOULD NOT BE STORED IN THE SUBFLOOR SPACE AS THESE MAY BE IGNITED BY EMBERS AND CAUSE AN ADDITIONAL IMPACT TO THE BUILDING.

5.3 FLOORS

5.3.1 GENERAL: THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR CONCRETE SLABS ON THE GROUND.

5.3.2.1 ENCLOSED SUBFLOOR SPACE: THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR ELEVATED FLOORS, INCLUDING BEARERS, JOISTS AND FLOORING, WHERE THE SUBFLOOR SPACE IS ENCLOSED WITH

- a) A WALL THAT CONFORMS WITH CLAUSE 5.4 OR
- b) A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE, OR ALUMINUM OR
- v) A COMBINATION OF BOTH a) AND b)

5.3.2.2 UNENCLOSED SUBFLOOR SPACE: WHERE THE SUBFLOOR SPACE IS UNENCLOSED, THE BEARERS, JOISTS AND FLOORING, LESS THAN 400mm ABOVE FINISHED GROUND LEVEL, SHALL BE ONE OF THE FOLLOWING:

- a) BEARERS AND JOISTS SHALL BE
 - i) NON-COMBUSTIBLE OR
 - ii) BUSHFIRE-RESISTING TIMBER OR
 - iii) A COMBINATION OF i) AND ii)
- b) FLOORING SHALL BE
 - i) NON-COMBUSTIBLE OR
 - ii) BUSHFIRE-RESISTING TIMBER OR
 - iii) TIMBER, PARTICLEBOARD OR PLYWOOD FLOORING WHERE THE UNDERSIDE IS LINED WITH SARKING-TYPE MATERIAL OR MINERAL WOOL INSULATION OR
 - iv) A COMBINATION OF i), ii) AND iii)

5.4 WALLS

5.4.1 GENERAL: THE EXPOSED COMPONENTS OF AN EXTERNAL WALL THAT ARE LESS THAN 400mm FROM THE GROUND OR LESS THAN 400mm ABOVE DECKS, CARPORT ROOFS, AWNINGS AND SIMILAR ELEMENTS OR FITTINGS HAVING AN ANGLE OF LESS THAN 18 DEGREES TO THE HORIZONTAL AND EXTENDING MORE THAN 110mm IN WIDTH FROM THE WALL SHALL BE AS FOLLOWS:

- a) NON-COMBUSTIBLE MATERIAL INCLUDING THE FOLLOWING PROVIDED THE MINIMUM THICKNESS IS 90mm:
 - i) FULL MASONRY OR MASONRY VENEER WALLS WITH AN OUTER LEAF OF CLAY, CONCRETE, CALCIUM SILICATE OR
 - ii) NATURAL STONE OR PRECAST OR IN SITU WALLS OF CONCRETE OR AERATED CONCRETE OR
 - iii) EARTH WALL INCLUDING MUD BRICK.
- b) TIMBER LOGS OF A SPECIES WITH A DENSITY OF 680KG/M³ OR GREATER AT A 12% MOISTURE CONTENT; OF A MINIMUM NOMINAL OVERALL THICKNESS OF 90mm AND A MINIMUM THICKNESS OF 70mm (SEE CLAUSE 3.11) AND GAUGED PLANED OR
- c) CLADDING THAT IS FIXED EXTERNALLY TO A TIMBER FRAMED OR STEEL FRAMED WALL AND IS
 - i) NON-COMBUSTIBLE OR
 - ii) FIBRE CEMENT A MINIMUM THICKNESS OF 6mm IN THICKNESS OR
 - iii) BUSHFIRE RESISTING TIMBER OR A TIMBER SPECIES AS REFERENCED BEFORE OR
 - iv) A TIMBER SPECIES WITH A DENSITY OF 750 kg/m³ OR GREATER OR
 - v) STEEL SHEETING OR
 - vi) A COMBINATION OF ANY ITEMS LISTED.

5.4.2 JOINTS: ALL JOINTS IN THE EXTERNAL SURFACE MATERIAL OF WALL SHALL BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTT-JOINTED.

5.4.3 VENTS AND WEEPHOLES: EXCEPT FOR EXCLUSIONS PROVIDED IN CLAUSE 3.6, VENTS AND WEEPHOLES IN EXTERNAL WALLS SHALL BE SCREENED WITH A MESH MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINUM.

5.5 EXTERNAL GLAZED ELEMENTS, ASSEMBLIES AND DOORS

5.5.1 BUSHFIRE SHUTTERS: SHALL COMPLY WITH CLAUSE 3.7 AND BE MADE FROM

- a) NON COMBUSTIBLE MATERIAL OR
- b) TIMBER SPECIES OR
- c) BUSHFIRE RESISTING TIMBER OR
- d) A COMBINATION OF ANY a), b) OR c).

5.5.2 SCREENS FOR WINDOWS AND DOORS: WHERE FITTED, SCREENS FOR WINDOWS AND DOORS SHALL HAVE A MESH OR PERFORATED SHEET MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINUM. THE FRAME SUPPORTING THE MESH OR PERFORATED SHEET SHALL BE MADE FROM

- a) METAL OR
- b) BUSHFIRE-RESISTING TIMBER OR
- c) A TIMBER SPECIES WITH A DENSITY OF 650kg/m³ OR GREATER

5.5.3 WINDOWS AND SIDELIGHTS: WINDOW ASSEMBLIES SHALL:

- a) BE COMPLETELY PROTECTED BY A BUSHFIRE SHUTTER THAT CONFORMS WITH CLAUSE 3.7 AND CLAUSE 5.5.1 OR
- b) BE COMPLETELY PROTECTED EXTERNALLY BY SCREENS THAT CONFORM WITH CLAUSE 3.6 AND CLAUSE 5.5.2 OR
- c) CONFORM WITH THE FOLLOWING
 - i) FRAME MATERIAL: WINDOW ASSEMBLIES LESS THAN 400mm FROM THE GROUND OR LESS THAN 400mm ABOVE DECKS, CARPORT ROOFS, AWNINGS AND SIMILAR ELEMENTS OR FITTINGS HAVING AN ANGLE OF LESS THAN 18 DEGREES TO THE HORIZONTAL AND EXTENDING MORE THAN 110mm IN WIDTH FROM THE WINDOW FRAME, WINDOW FRAMES AND JOINERY SHALL BE MADE FROM ONE OF THE FOLLOWING:
 - A) BUSHFIRE-RESISTING TIMBER OR
 - B) TIMBER SPECIES WITH A DENSITY OF 650kg/m³ OR GREATER OR
 - C) METAL OR
 - D) METAL REINFORCED uPVC. THE REINFORCING MEMBERS SHALL BE MADE FROM ALUMINIUM, STAINLESS STEEL, OR CORROSION-RESISTANT STEEL.
 THERE ARE NO SPECIFIC RESTRICTIONS ON FRAME MATERIALS FOR ALL OTHER WINDOWS.
 - ii) HARDWARE: THERE ARE NO SPECIFIC RESTRICTIONS ON HARDWARE FOR WINDOWS.
 - iii) GLAZING: WHERE GLAZING IS LESS THAN 400mm FROM THE GROUND OR LESS THAN 400mm ABOVE DECKS, CARPORT ROOFS, AWNINGS AND SIMILAR ELEMENTS OR FITTINGS HAVING AN ANGLE OF LESS THAN 18 DEGREES TO THE HORIZONTAL AND EXTENDING MORE THAN 110mm IN WIDTH FROM THE WINDOW FRAME, THIS GLAZING SHALL BE GRADE A SAFETY GLASS A MINIMUM OF 4mm IN THICKNESS OR GLASS BLOCKS WITH NO RESTRICTIONS ON GLAZING METHODS.
 - iv) SEALS AND WEATHER STRIPS: THERE ARE NO SPECIFIC REQUIREMENTS FOR SEALS AND WEATHER STRIPS AT THIS BAL
 - v) SCREENS: THE OPENABLE PORTIONS OF WINDOWS SHALL BE SCREENED INTERNALLY OR EXTERNALLY WITH SCREENS THAT CONFORM WITH CLAUSE 3.6 AND CLAUSE 5.5.2

5.5.4 DOORS - SIDE HUNG EXTERNAL DOORS (INCLUDING FRENCH DOORS, PANEL FOLD AND BI-FOLD DOORS):

- a) SIDE HUNG DOORS SHALL BE COMPLETELY PROTECTED BY BUSHFIRE SHUTTERS THAT CONFORM WITH CLAUSE 3.7 AND CLAUSE 5.5.1 OR
- b) COMPLETELY PROTECTED EXTERNALLY BY SCREENS THAT CONFORM WITH CLAUSE 3.6 AND CLAUSE 5.5.2 OR
- c) CONFORM WITH THE FOLLOWING
 - i) DOOR PANEL MATERIAL SHALL BE
 - A) NON-COMBUSTIBLE OR
 - B) SOLID TIMBER, LAMINATED TIMBER OR RECONSTITUTED TIMBER, HAVING A MINIMUM THICKNESS OF 35mm FOR THE FIRST 400mm ABOVE THE THRESHOLD OR
 - C) HOLLOW CORE, SOLID TIMBER, LAMINATED TIMBER RECONSTITUTED TIMBER WITH A NON-COMBUSTIBLE KICKPLATE ON THE OUTSIDE FOR THE FIRST 400mm ABOVE THRESHOLD OR
 - D) HOLLOWCORE, SOLID TIMBER, LAMINATED TIMBER OR RECONSTITUTED TIMBER PROTECTED EXTERNALLY BY A SCREEN THAT CONFORMS WITH CLAUSE 5.5.2 OR
 - E) FOR FULLY FRAMED GLAZED DOOR PANELS, THE FRAMING SHALL BE MADE FROM METAL OR BUSHFIRE RESISTING TIMBER OR A TIMBER SPECIES WITH A DENSITY 650kg/m³ OR GREATER.
 - ii) DOOR FRAME MATERIAL SHALL BE
 - A) BUSHFIRE-RESISTING TIMBER OR
 - B) TIMBER SPECIES WITH A DENSITY 650kg/m³ OR GREATER
 - C) METAL OR
 - D) METAL-REINFORCED uPVC. THE REINFORCING MEMBERS SHALL BE MADE FROM ALUMINUM, STAINLESS STEEL, OR CORROSION-RESISTANT STEEL.
 - iii) HARDWARE: THERE ARE NO SPECIFIC RESTRICTIONS ON HARDWARE FOR WINDOWS.
 - iv) GLAZING: WHERE DOORS INCORPORATE GLAZING, THE GLAZING SHALL BE GRADE A SAFETY GLASS A MINIMUM OF 4mm IN THICKNESS, OR GLASS BLOCKS WITH NO RESTRICTIONS ON GLAZING METHODS. NOTE: WHERE DOUBLE GLAZED UNITS ARE USED THE ABOVE REQUIREMENTS APPLY TO THE EXTERNAL FACE OF THE WINDOW ASSEMBLY ONLY.
 - v) SEALS AND WEATHER STRIPS: WEATHER STRIPS, DRAUGHT EXCLUDERS OR DRAUGHT SEALS SHALL BE INSTALLED.
 - vi) SCREENS: THERE IS NO REQUIREMENT TO SCREEN THE OPENABLE PART OF THE DOOR AT THIS BAL.
 - vii) DOORS SHALL BE TIGHT FITTING TO THE DOOR FRAME AND TO AN ABUTTING DOOR, IF APPLICABLE.

5.5.5 DOORS - SLIDING DOORS: SHALL BE

- a) COMPLETELY PROTECTED BY BUSHFIRE SHUTTERS THAT CONFORM WITH CLAUSE 3.7 AND CLAUSE 5.5.1 OR
- b) COMPLETELY PROTECTED EXTERNALLY BY SCREENS THAT CONFORM WITH CLAUSE 3.6 AND CLAUSE 5.5.2 OR
- c) CONFORM WITH THE FOLLOWING THE FRAMING SHALL BE MADE FROM
 - i) FRAME MATERIAL: THE MATERIAL FOR DOOR FRAMES, INCLUDING FULLY FRAMED GLAZED DOORS SHALL BE
 - A) BUSHFIRE RESISTING TIMBER OR
 - B) TIMBER SPECIES
 - C) METAL OR
 - D) METAL-REINFORCED uPVC AND THE REINFORCING MEMBERS SHALL BE MADE FROM ALUMINIUM, STAINLESS STEEL, OR CORROSION-RESISTANT STEEL.
 - ii) HARDWARE: THERE ARE NO SPECIFIC REQUIREMENTS FOR HARDWARE AT THIS BAL.
 - iii) GLAZING: WHERE DOORS INCORPORATE GLAZING, THE GLAZING SHALL BE GRADE A SAFETY GLASS A MINIMUM OF 4mm IN THICKNESS.
 - iv) SEALS AND WEATHER STRIPS: THERE ARE NO SPECIFIC REQUIREMENTS FOR SEALS AND WEATHER STRIPS IN THIS BAL.
 - v) SCREENS: THERE IS NO REQUIREMENT TO SCREEN THE OPENABLE PART OF THE SLIDING DOOR AT THIS BAL.
 - vi) SLIDING PANELS SHALL BE TIGHT FITTING TO THE DOOR FRAME AND TO AN ABUTTING DOOR, IF APPLICABLE.

BAL NOTES

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5.5.6 DOORS - VEHICLE ACCESS DOORS (GARAGE DOORS):

- a) THE LOWER PORTION OF A VEHICLE ACCESS DOOR THAT IS WITHIN 400mm OF THE GROUND WHEN THE DOOR IS CLOSED SHALL BE MADE FROM
 - i) NON COMBUSTIBLE MATERIAL OR
 - ii) BUSHFIRE RESISTING TIMBER OR
 - iii) FIBRE CEMENT 6mm OR THICKER OR
 - iv) A TIMBER SPECIES WITH A DENSITY 750kg/m³ OR GREATER
 - v) A COMBINATION OF ANY ITEMS SPECIFIED IN i), ii), iii), iv)
- b) ALL VEHICLE ACCESS DOORS SHALL BE PROTECTED WITH SUITABLE WEATHER STRIPS OR OTHER APPROPRIATE FITTING. DOOR ASSEMBLIES FITTED WITH GUIDE TRACKS DO NOT NEED EDGE GAP PROTECTION. VEHICLE ACCESS DOORS WITH VENTILATION SLOTS SHALL BE PROTECTED IN ACCORDANCE WITH CLAUSE 3.6

5.6 ROOFS (INCLUDING PENETRATIONS, EAVES, FASCIAS, GABLES, GUTTERS AND DOWNPIPES)

5.6.1 GENERAL:

- a) SHALL HAVE A NON COMBUSTIBLE MATERIAL.
- b) THE ROOF WALL JUNCTION SHALL BE SEALED TO PREVENT OPENINGS GREATER THAN 3mm, EITHER BY THE USE OF FASCIA AND EAVES LININGS OR BY SEALING BETWEEN THE TOP OF THE WALL AND UNDERSIDE OF THE ROOF AND BETWEEN THE RAFTERS AT THE WALL LINE.
- c) ROOF VENTILATION OPENINGS SHALL BE FITTED WITH EMBER GUARDS. ONLY EVAPORATIVE COOLERS MANUFACTURED IN ACCORDANCE WITH AS/NZS 60335.2.98 SHALL BE USED.
- d) EVAPORATIVE COOLERS WITH AN INTERNAL DAMPER TO PREVENT THE ENTRY OF EMBERS INTO THE ROOF SPACE NEED NOT BE SCREENED EXTERNALLY

5.6.2 TILED ROOFS: SHALL BE FULLY SARKED. THE SARKING SHALL

- a) BE LOCATED ON TOP OF THE ROOF FRAMING EXCEPT THAT THE ROOF BATTENS MAY BE FIXED ABOVE THE SARKING
- b) COVER THE ENTIRE ROOF AREA INCLUDING RIDGES AND HIPS
- c) EXTEND INTO GUTTERS AND VALLEYS

5.6.3 SHEET ROOFS: SHALL

- a) BE FULLY SARKED IN ACCORDANCE WITH CLAUSE 5.6.2, EXCEPT THAT FOIL-BACKED INSULATION BLANKETS MAY BE INSTALLED OVER THE BATTENS OR
- b) HAVE ANY GAPS SEALED AT THE FASCIA OR WALL LINE, HIPS AND RIDGES BY
 - i) A MESH OR PERFORATED SHEET THAT CONFORMS WITH CLAUSE 3.6 AND THAT IS MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM OR
 - ii) MINERAL WOOL, OR
 - iii) NON COMBUSTIBLE MATERIAL
 - iv) A COMBINATION OF ANY ITEMS REFERENCED IN i), ii) OR iii)

5.6.4 VERANDAH, CARPORT AND AWNING ROOFS:

- a) THAT FORM PART OF THE MAIN ROOF SHALL MEET ALL THE REQUIREMENTS OF A ROOF AS SPECIFIED IN CLAUSES 5.6.1 TO 5.6.6.
- b) IF SEPARATED FROM THE MAIN ROOF SPACE BY AN EXTERNAL WALL THAT CONFORMS WITH CLAUSE 5.4 SHALL HAVE A NON-COMBUSTIBLE ROOF COVERING, EXCEPT WHERE THE ROOF COVERING IS A TRANSLUCENT OR TRANSPARENT MATERIAL.

5.6.5 ROOF PENETRATIONS:

- a) ROOF PENETRATIONS, INCLUDING ROOF LIGHTS, ROOF VENTILATORS, ROOF MOUNTED EVAPORATIVE COOLING UNITS, AERIALS, VENT PIPES AND SUPPORTS FOR SOLAR COLLECTORS OR THE LIKE, SHALL BE SEALED. THE MATERIAL USED TO SEAL THE PENETRATION SHALL BE NON-COMBUSTIBLE.
- b) OPENINGS IN VENTED ROOF LIGHTS, ROOF VENTILATORS OR VENT PIPES SHALL CONFORM WITH CLAUSE 3.6 AND BE MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM. THIS REQUIREMENT DOES NOT APPLY TO A ROOM SEALED GAS APPLIANCE.
- c) ALL OVERHEAD GLAZING SHALL BE GRADE A SAFETY GLASS THAT CONFORMS WITH 1288.
- d) GLAZED ELEMENTS IN ROOF LIGHTS AND SKYLIGHTS MAY BE OF POLYMER PROVIDED A GRADE A SAFETY GLASS DIFFUSER, THAT CONFORMS WITH AS 1288, IS INSTALLED UNDER THE GLAZING. WHERE GLAZING IS AN INSULATING GLAZING UNIT (IGU), GRADE A TOUGHENED SAFETY GLASS OF MINIMUM 4mm IN THICKNESS SHALL BE USED IN THE OUTER PANE OF THE IGU.
- e) FLASHING ELEMENTS OF TUBULAR SKYLIGHTS MAY BE OF FIRE-RETARDANT, PROVIDED THE ROOF INTEGRITY IS MAINTAINED BY AN UNDER-FLASHING OF A MATERIAL HAVING A FLAMMABILITY INDEX NOT GREATER THAN 5.
- f) EVAPORATIVE COOLING UNITS SHALL BE FITTED WITH NON-COMBUSTIBLE BUTTERFLY CLOSERS AS CLOSE AS PRACTICABLE TO THE ROOF LEVEL OR THE UNIT SHALL BE FITTED WITH NON-COMBUSTIBLE COVERS WITH A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.
- g) VENT PIPES MADE FROM PVC ARE PERMITTED.
- h) EAVES LIGHTING SHALL BE ADEQUATELY SEALED AND NOT COMPROMISE THE PERFORMANCE OF THE ELEMENT.

5.6.6 EAVES LININGS, FASCIA AND GABLES:

- a) GABLES SHALL COMPLY WITH CLAUSE 5.4 AND
- b) EAVE PENETRATIONS SHALL BE PROTECTED THE SAME AS FOR ROOF PENETRATIONS.
- c) EAVE VENTILATION OPENINGS SHALL BE FITTED WITH EMBER GUARDS IN ACCORDANCE WITH CLAUSE 3.6 AND MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM AND
- d) JOINTS IN EAVES LININGS, FASCIAS AND GABLES MAY BE SEALED WITH PLASTIC JOINING STRIPS OR TIMBER STORM MOULDS. THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR FASCIAS, BARGEBOARDS AND EAVES LININGS.

5.6.7 GUTTERS AND DOWNPIPES: THIS STANDARD DOES NOT PROVIDE MATERIAL REQUIREMENTS FOR DOWNPIPES AND GUTTERS, WITH THE EXCEPTION OF BOX GUTTERS WHICH SHALL BE NON COMBUSTIBLE AND FLASHED AT THE JUNCTION WITH THE ROOF WITH NON-COMBUSTIBLE MATERIAL. IF INSTALLED GUTTER AND VALLEY LEAF GUARDS SHALL BE NON-COMBUSTIBLE.

5.7 DECKING, STAIR TRENDS AND TRAFFICABLE SURFACES OF RAMPS AND LANDINGS

5.7.1 GENERAL: DECKING SHALL BE EITHER SPACED OR CONTINUOUS. THERE IS NO REQUIREMENT TO ENCLOSE THE SUBFLOOR SPACES OF VERANDAHS, DECKS, STEPS, RAMPS OR LANDINGS.

5.7.2 ENCLOSED SUBFLOOR SPACES OF VERANDAHS, DECKS, STEPS, RAMPS AND LANDINGS

5.7.2.1 MATERIAL TO ENCLOSE A SUBFLOOR SPACE: THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR THE MATERIAL USED TO ENCLOSE A SUBFLOOR SPACE EXCEPT WHERE THOSE MATERIALS ARE LESS THAN 400mm FROM THE GROUND. WHERE THE MATERIAL USED TO ENCLOSE A SUBFLOOR SPACE ARE LESS THAN 400mm FROM THE GROUND, THEY SHALL CONFORM WITH CLAUSE 5.4.

5.7.2.2 SUPPORTS: THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR SUPPORT POSTS, COLUMNS, STUMPS, STRINGERS, PIERS AND POLES.

5.7.2.3 FRAMING: THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR THE FRAMING OF VERANDAHS, PERGOLAS, DECKS, RAMPS OR LANDINGS(I.E. BEARERS AND JOISTS).

5.7.2.4 DECKING, STAIR TRENDS AND THE TRAFFICABLE SURFACES OF RAMPS AND LANDINGS: THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR DECKING, STAIR TRENDS AND THE TRAFFICABLE SURFACES OF RAMPS AND LANDINGS THAT ARE MORE THAN 300mm FROM A GLAZED ELEMENT. DECKING, STAIR TRENDS AND THE TRAFFICABLE SURFACES OF RAMPS AND LANDINGS LESS THAN 300mm (MEASURED HORIZONTALLY AT DECK LEVEL) FROM GLAZED ELEMENTS THAT ARE LESS THAN 400mm FROM THE SURFACE OF THE DECK SHALL BE MADE FROM

- a) NON-COMBUSTIBLE MATERIAL OR
- b) BUSHFIRE-RESISTING TIMBER OR
- c) A TIMBER SPECIES WITH A DENSITY OF 750kg/m³ OR GREATER OR
- d) uPVC OR
- e) A COMBINATION OF ITEMS a), b), c) OR d).

5.7.3.1 SUPPORTS: THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR SUPPORT POSTS, COLUMNS, STUMPS, STRINGERS, PIERS AND POLES. NON COMBUSTIBLE MATERIAL OR BUSHFIRE RESISTING TIMBER.

5.7.3.2 FRAMING: THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR THE FRAMING OF VERANDAS, DECKS, RAMPS OR LANDINGS (I.E. BEARERS AND JOISTS).

5.7.3.3 DECKING, STAIR TRENDS AND THE TRAFFICABLE SURFACES OF RAMPS AND LANDINGS: THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR DECKING, STAIR TRENDS AND THE TRAFFICABLE SURFACES OF RAMPS AND LANDINGS THAT ARE MORE THAN 300mm FROM A GLAZED ELEMENT. DECKING, STAIR TRENDS AND THE TRAFFICABLE SURFACES OF RAMPS AND LANDINGS LESS THAN 300mm FROM A GLAZED ELEMENT THAT ARE LESS THAN 400mm FROM THE SURFACE OF THE DECK SHALL BE MADE FROM:

- a) NON-COMBUSTIBLE MATERIAL OR
- b) BUSHFIRE-RESISTING TIMBER OR
- c) A TIMBER SPECIES 750kg/m³ OR GREATER OR
- d) A COMBINATION OF ITEMS a), b) OR c).

5.7.4 BALUSTRADES, HANDRAILS OR OTHER BARRIERS: THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR BALLUSTRADES, HANDRAILS OR OTHER.

5.7.5 VERANDA POSTS:

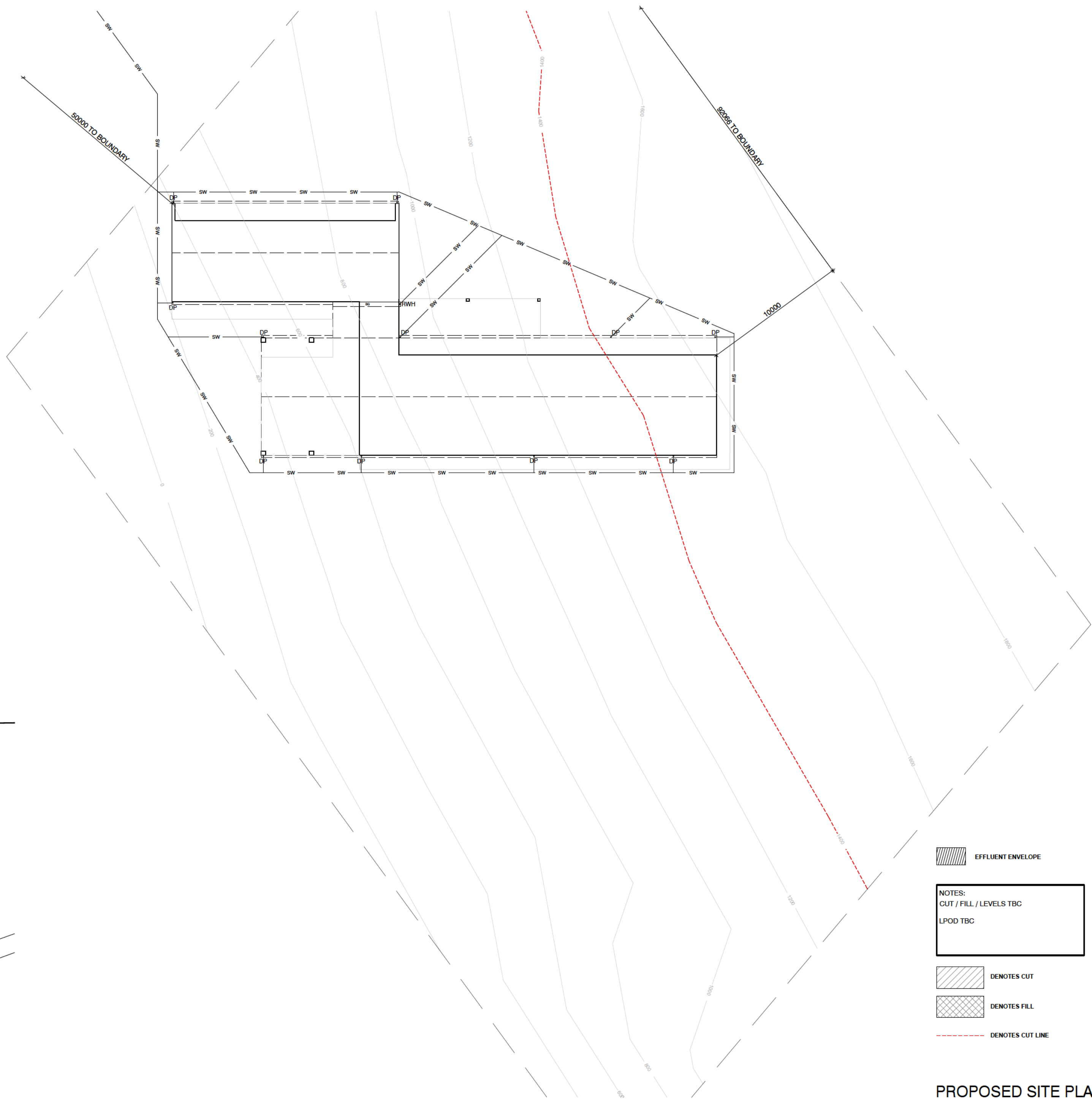
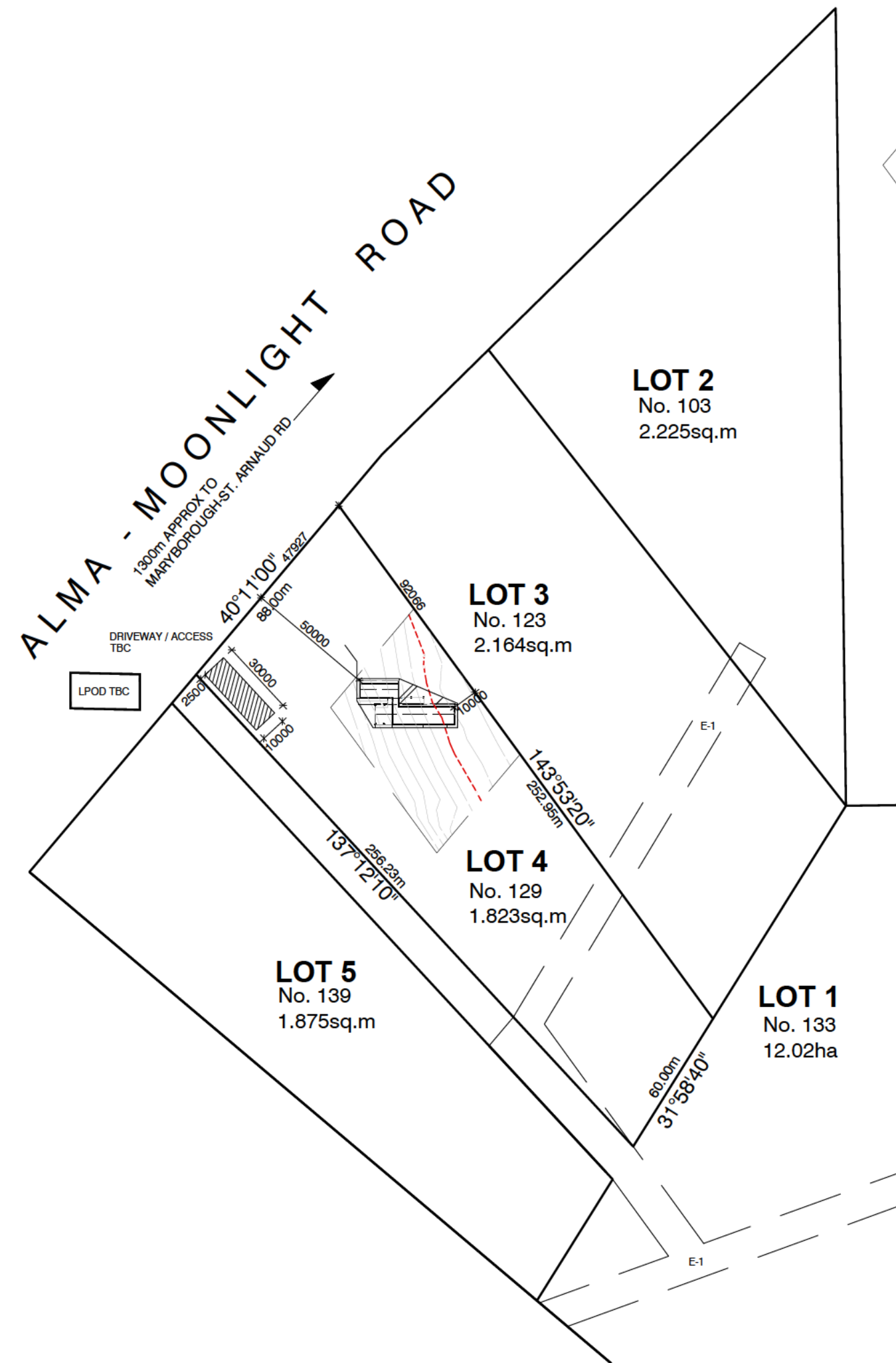
- a) SHALL BE TIMBER MOUNTED ON GALVANISED MOUNTED SHOES OR STIRRUPS WITH A CLEARANCE OF NOT LESS THAT 75mm ABOVE THE ADJACENT FINISHED GROUND LEVEL OR
- b) LESS THAN 400mm FROM THE SURFACE OF THE DECK OR GROUND SHALL BE MADE FROM
 - i) NON-COMBUSTIBLE MATERIAL OR
 - ii) BUSHFIRE-RESISTING TIMBER OR
 - iii) A TIMBER SPECIES OR
 - iv) COMBINATION OF i), ii) OR iii).

5.8 WATER AND GAS SUPPLY PIPES

5.8 WATER AND GAS SUPPLY PIPES: ABOVE GROUND EXPOSED WATER SUPPLY PIPES SHALL BE METAL. EXTERNAL GAS PIPES AND FITTINGS ABOVE GROUND SHALL BE OF STEEL OR COPPER CONSTRUCTION HAVING A MINIMUM WALL THICKNESS IN ACCORDANCE WITH GAS REGULATIONS OR 0.9mm WHICHEVER IS THE GREATER. THE METAL PIPE SHALL EXTEND A MINIMUM OF 400mm INTO THE BUILDING AND 100mm BELOW GROUND. NOTE: REFER TO STATE AND TERRITORY GAS REGULATIONS, AS/NZS 5801.1 AND AS/NZS 4645.1. C5.8 CONCERN IS RAISED FOR THE PROTECTION OF BOTTLED GAS INSTALLATIONS. LOCATION SHIELDING AND VENTING OF THE GAS BOTTLES NEEDS TO BE CONSIDERED.

BAL NOTES

Scale: Drawn: JC
 Project No: 2024-09
 Status: PRELIMINARY
 Plot Date: 23/04/2024
 Sheet Size: A3 Sheet No: 4 of 15



EFFLUENT ENVELOPE

NOTES:
CUT / FILL / LEVELS TBC
LPOD TBC

DENOTES CUT

DENOTES FILL

DENOTES CUT LINE

PROPOSED SITE PLAN

Scale: 1:2000 / 1:200 Drawn: JC
Project No: 2024-09
Status: **PRELIMINARY**
Plot Date: 23/04/2024
Sheet Size: A2 Sheet No: **5** of 15

Property Information

FLOOD PRONE AREA: NO
TERMITE PRONE AREA: YES
ALPINE AREA: TBC
WIND SPEED: TBC
SOIL CLASSIFICATION: TBC
BAL RATING: TBC

Floor Areas:

INTERNAL: 273.83 m²
CARPORT: 58.00 m²
PORTICO: 7.12 m²
ALFR / VER: 57.28 m²
CONC: 60.95 m²
TOTAL: 455.18 m²

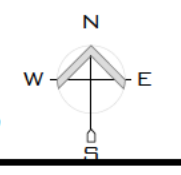
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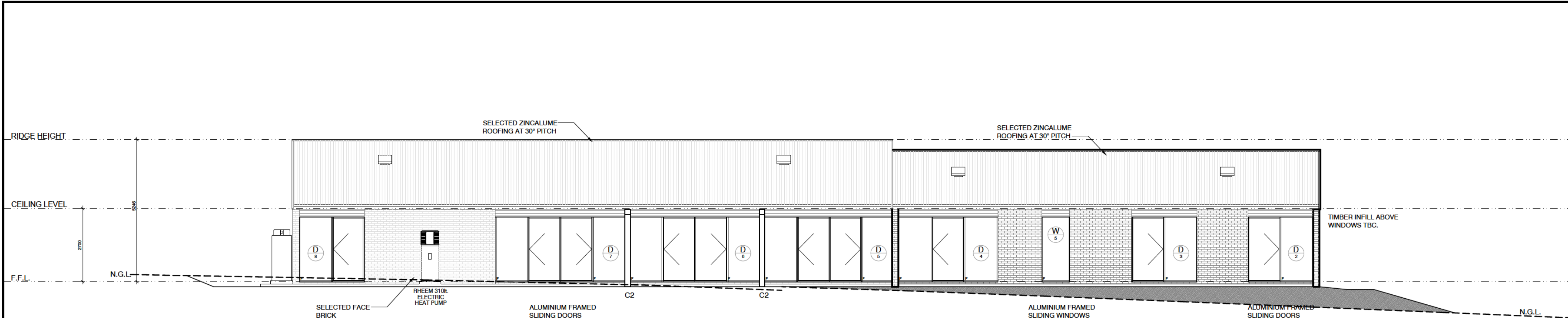
A. DRAFT SET

24/05/2024

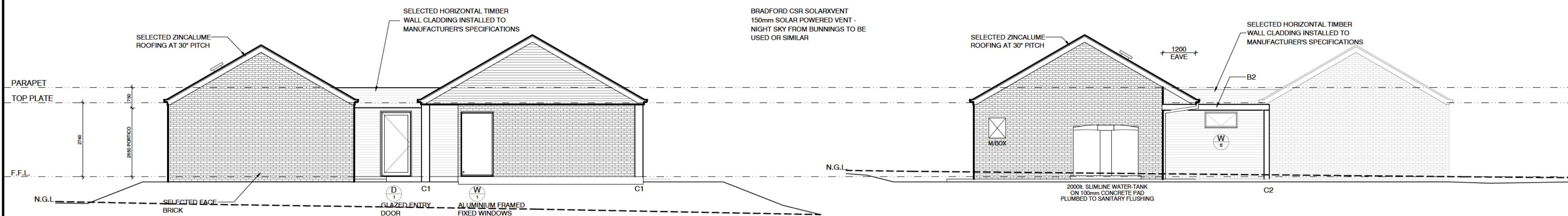
Client: MURDOCK, A & C

Project:
Proposed New Residence at:
LOT 4, 129 ALMA-MOONLIGHT RD
ALMA, 3465



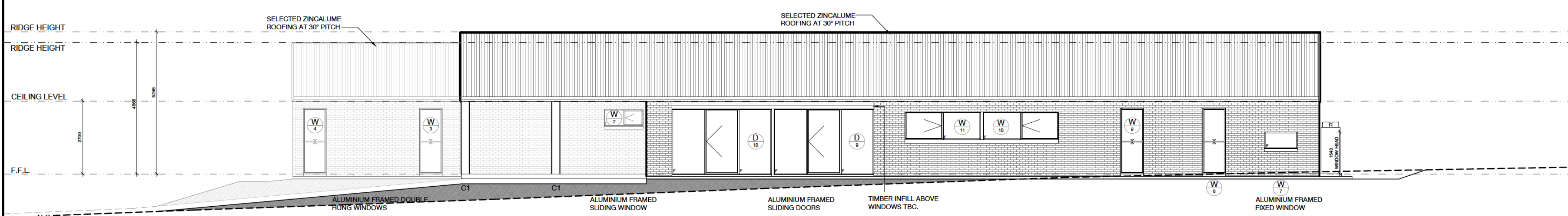


NORTH ELEVATION

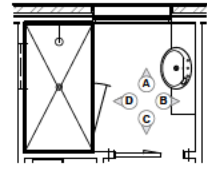


WEST ELEVATION

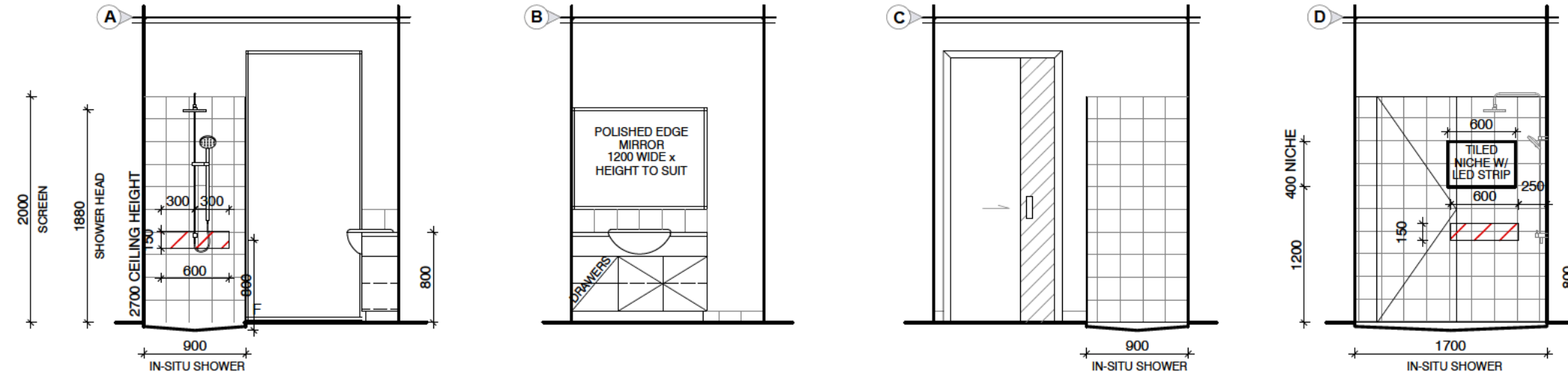
EAST ELEVATION



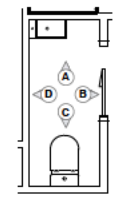
SOUTH ELEVATION



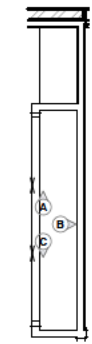
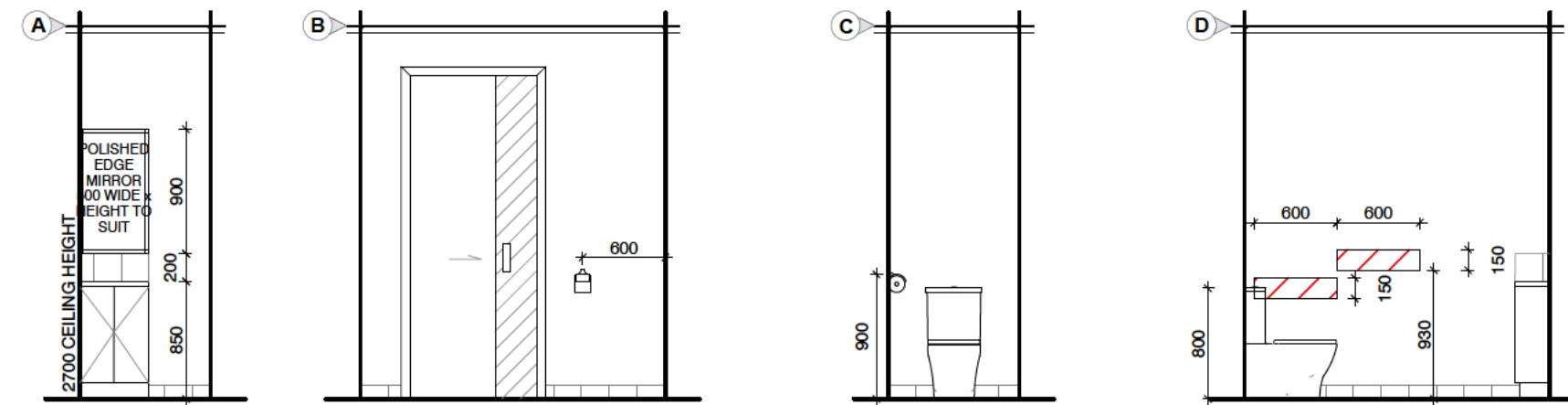
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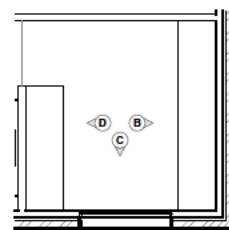
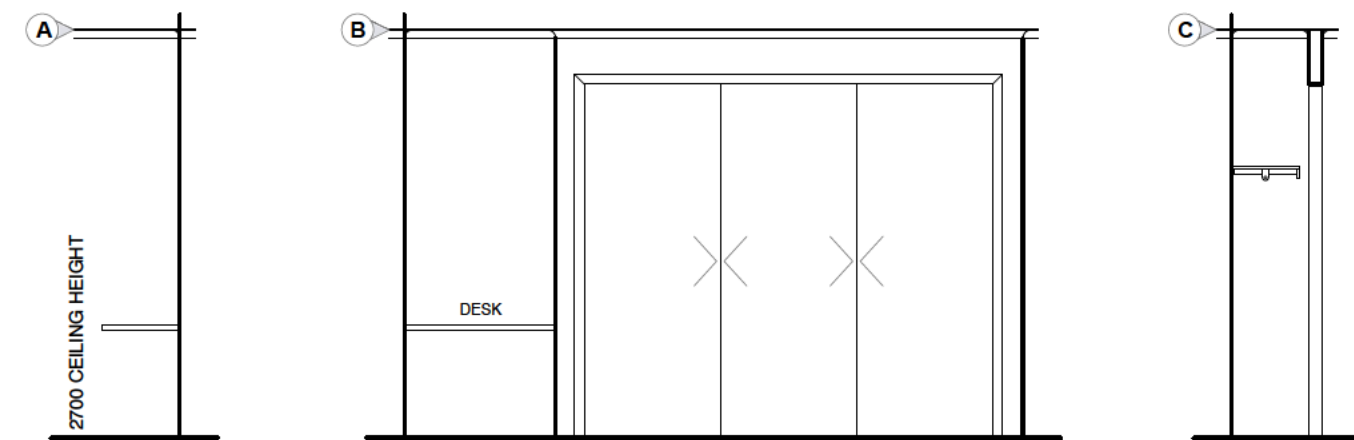
DENOTES 25mm THICK NOGGING FOR REINFORCEMENT OF FUTURE GRAB RAILS



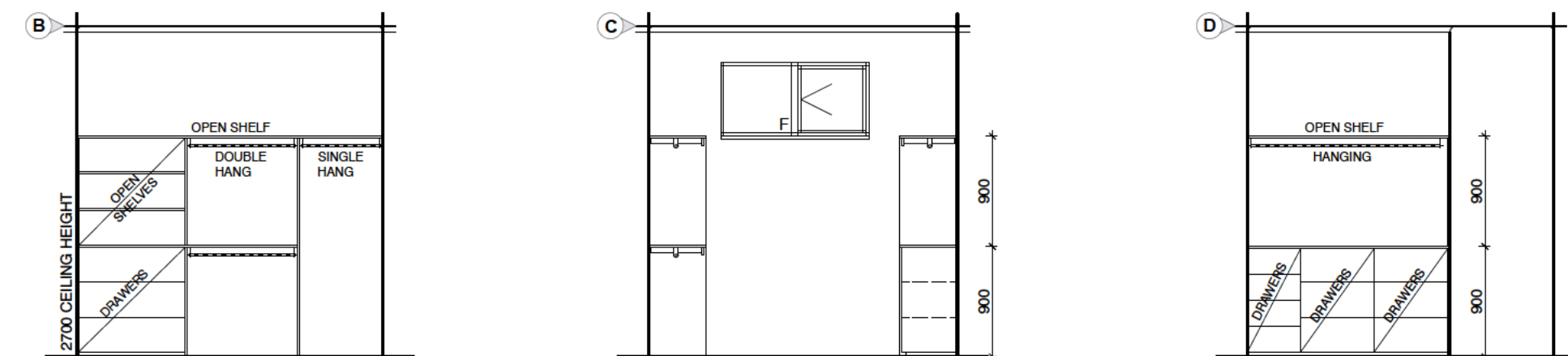
PDR



ROBE



WIR



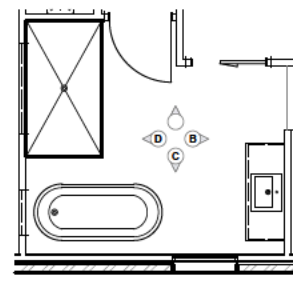
NOTE: Due to constraints of scale, these internal plans are to be considered a GUIDE ONLY, and measurements are to be confirmed on site.

INTERNAL ELEVATIONS

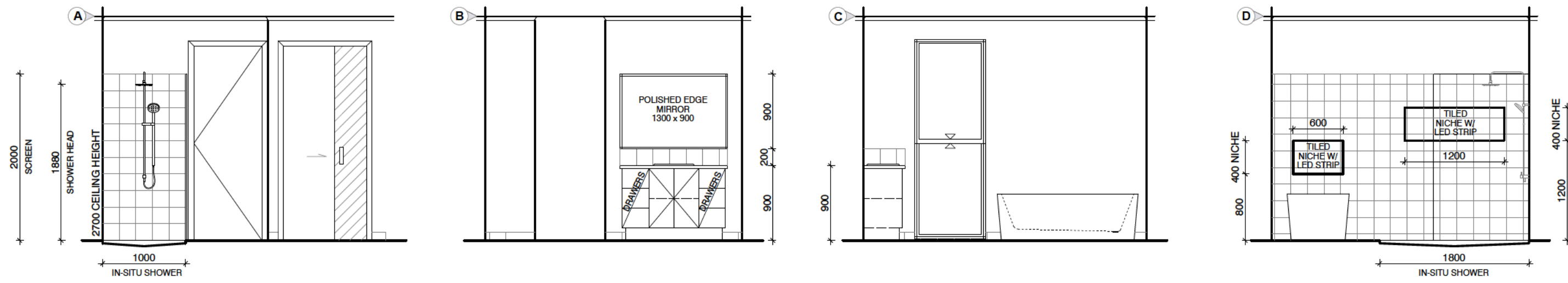
Property Information		Floor Areas:		Revision:	
FLOOD PRONE AREA:	NO	INTERNAL:	273.83 m ²	A.	DRAFT SET
TERMITE PRONE AREA:	YES	CARPOR:	58.00 m ²		
ALPINE AREA:	TBC	PORTICO:	7.12 m ²		
WIND SPEED:	TBC	ALFR / VFR:	57.28 m ²		
SOIL CLASSIFICATION:	TBC	CONC:	60.95 m ²		
BAL RATING:	TBC	TOTAL:	455.18 m ²		

Client: MURDOCK, A & C
Project: Proposed New Residence at: LOT 4, 129 ALMA-MOONLIGHT RD ALMA, 3465
Date: 24/05/2024

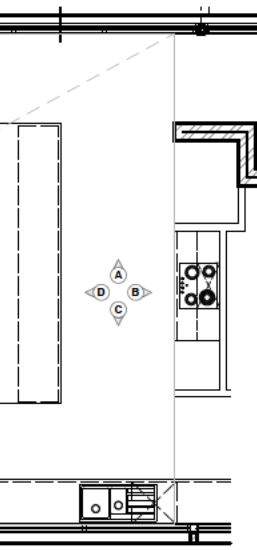
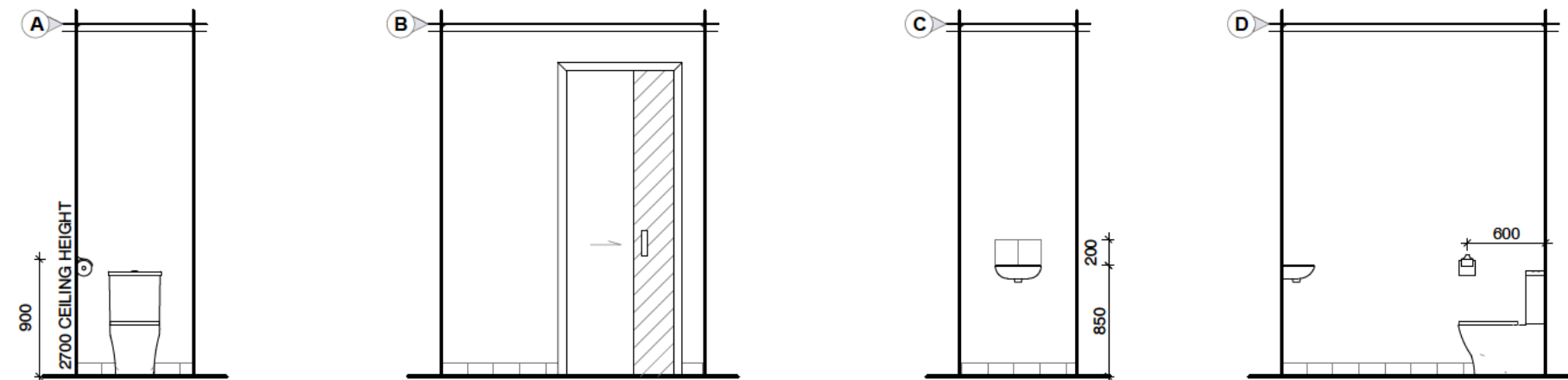
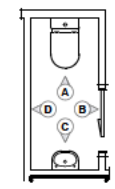
Scale: 1:100 / 1:50 Drawn: JC
Project No: 2024-09
Status: PRELIMINARY
Plot Date: 23/04/2024
Sheet Size: A2 Sheet No: 8 of 15



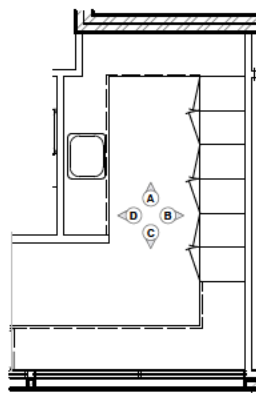
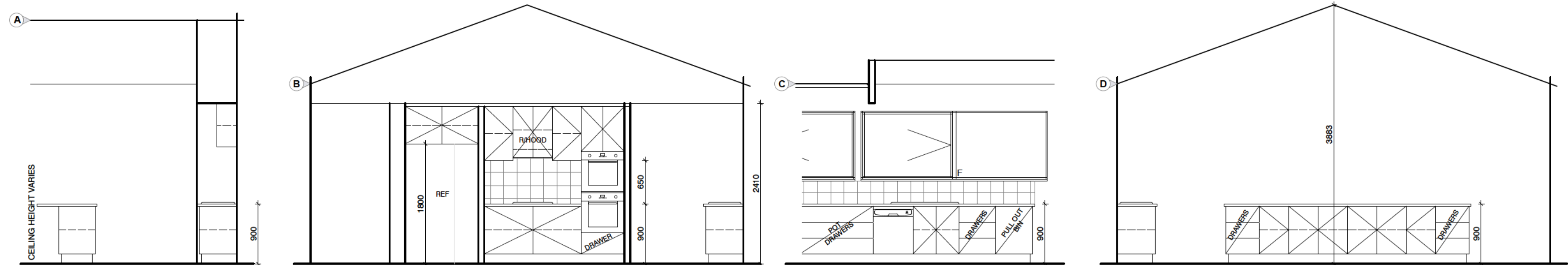
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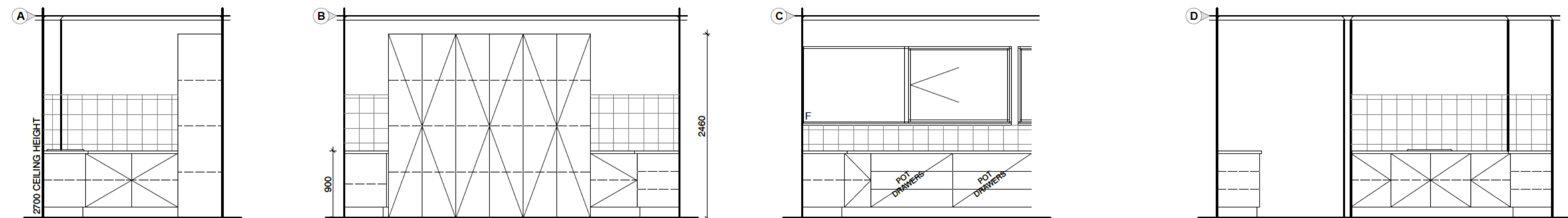
W/C



KITCHEN



P'TRY / L'DRY



NOTE: Due to constraints of scale, these internal plans are to be considered a GUIDE ONLY, and measurements are to be confirmed on site.

GENERAL NOTES:

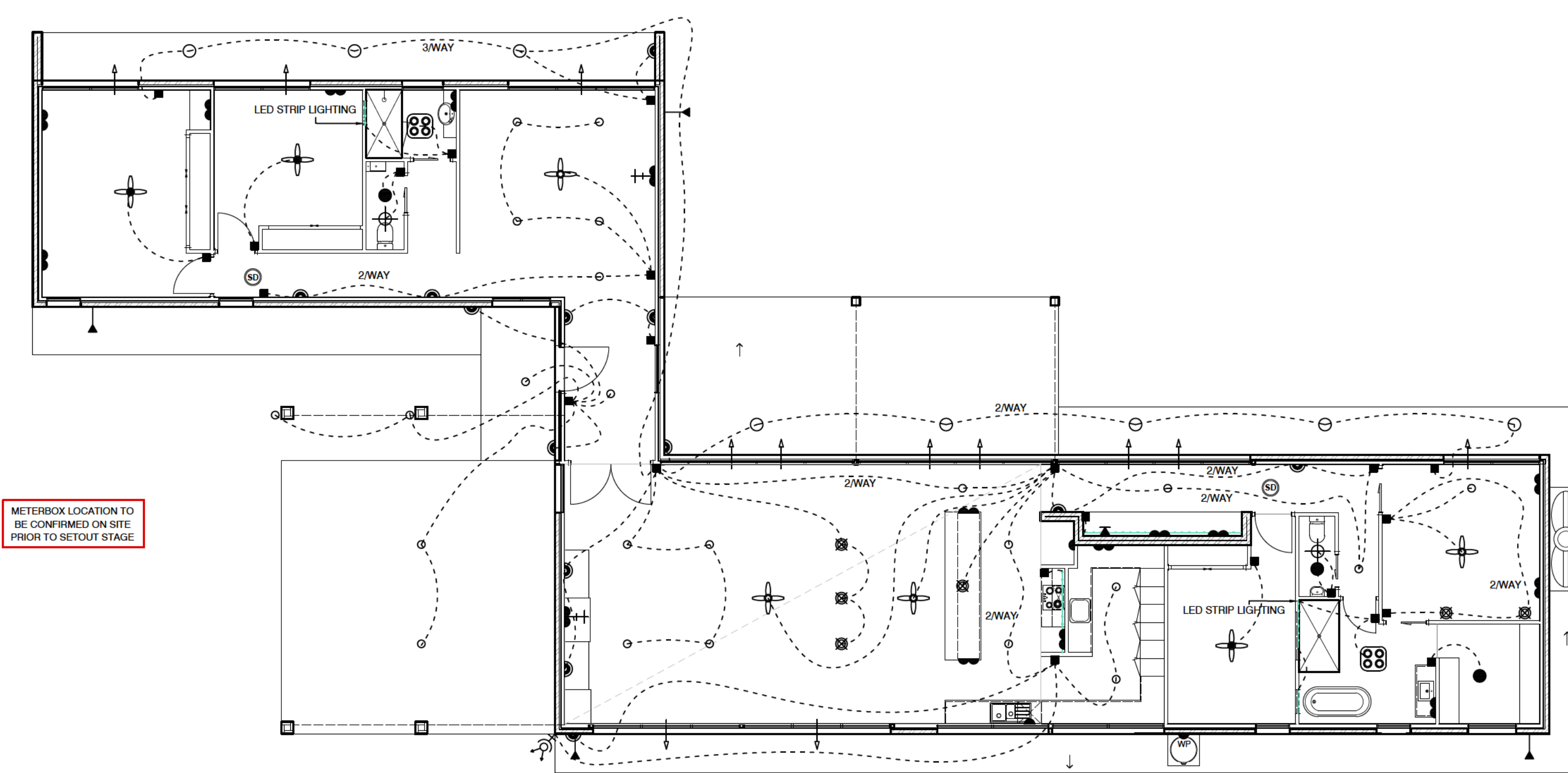
METERBOX LOCATION TO BE ADVISED.
 TOP OF METERBOX TO BE APPROX. 1900mm ABOVE FINISHED GROUND LEVEL.
 LIGHT SWITCHES TO BE MOUNTED 1055mm ABOVE FLOOR LEVEL.
 ALL WIRING AND ELECTRICAL WORK TO COMPLY WITH AS3000.
 THE POSITIONING OF ELECTRICAL OUTLETS SUBJECT TO PHYSICAL CONSTRUCTION LIMITATIONS. EG. STUD POSITIONS.

NOTE: LIGHTING LAYOUT IS A GUIDE ONLY AND MAY CHANGE TO OWNERS SPECIFICATION

ELECTRICAL LEGEND

LIGHT FITTINGS	No ^o	WATTS
SMOKE DETECTOR	2	N/A
INTERNAL LIGHT POINT	3	14W
EXTERNAL LIGHT POINT	8	14W
DOWNLIGHT FITTING	21	11W
OWNER SUPPLIED PENDANT	6	25W
WALL LIGHT FITTING	13	14W
FLUORESCENT LIGHT	-	25W
2/WAY 2/WAY SWITCHING	7	N/A
3/WAY 3/WAY SWITCHING	1	N/A
LIGHT SWITCH POSITION	23	N/A
SINGLE POWER POINT	2	N/A
DOUBLE POWER POINT	16	N/A
AUTO-CLOSE EXHAUST FAN	2	N/A
HOT WATER TEMP CONTROL	-	N/A
DATA POINT	1	N/A
EXTERNAL SPOTLIGHT W/ SENSOR	1	25W
SENSOR	-	N/A
WEATHER-PROOF GPO	-	N/A
WEATHER-PROOF GPO	1	N/A
ISOLATION SWITCH	-	N/A
TV ANTENNA POINT	2	N/A
4 LIGHT TASTIC	2	1000W
2 LIGHT TASTIC	-	500W
METER BOX	1	N/A
CEILING FAN W/LIGHT	3	14W
CEILING FAN	4	N/A
ILLUME SKYLIGHT	-	N/A
LED STRIP LIGHTING	9.0lm	15w/m
AIR TRANSFER DUCT POINTS	-	N/A

PRELIMINARY PLANS ONLY, NOT FOR PERMIT
 THESE PLANS WILL ONLY BE ISSUED FOR FINAL UPON ALL T.B.C ITEMS BEING COMPLETE.
 ONLY PLANS MARKED FINAL IN TITLE SHALL BE USED FOR BUILDING PERMIT.



METERBOX LOCATION TO BE CONFIRMED ON SITE PRIOR TO SETOUT STAGE

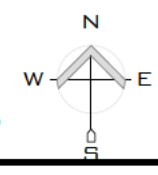
ARTIFICIAL LIGHTING 3.12.5.5.
 (a) The lamp power density or illumination power density of artificial lighting, excluding heaters that emit light, must not exceed-
 (i) in a class 1 building, 5W/m², and
 (ii) on a verandah or balcony attached to a Class 1 building 4W/m², and
 (iii) in a Class 10 building, 3 W/m², and where illumination power density is used, (motion detector, Manual dimming system, Programmable dimming, Dynamic dimming & Fixed dimming) it may be increased by dividing it by the illumination power density adjustment factor - ref Table 3.12.5.3

POWER POINTS VANITY LOCATIONS
 Water container's with a capacity not exceeding 40L and having fixed water outlets, shall be the area limited by-
 (i) the vertical plane 0.15m from the internal rim of the water container; and
 (ii) the floor and the horizontal plane 0.4m above the water container

LIGHTING BREAKDOWN				
REFERENCE	AREA	W/m ²	ALLOWANCE	PROPOSED
HOUSE	273.2 m ²	5	1366 WATTS	671 WATTS
CARPORT	56 m ²	3	168 WATTS	44 WATTS
PORT / ALFR / VER	125.2 m ²	4	500 WATTS	179 WATTS
TOTAL WATTS			2034 WATTS	894 WATTS

Property Information		Floor Areas:		Revision:	
FLOOD PRONE AREA:	NO	INTERNAL:	273.83 m ²	A.	DRAFT SET
TERMITE PRONE AREA:	YES	CARPOR:	56.00 m ²		
ALPINE AREA:	TBC	PORTICO:	7.12 m ²		
WIND SPEED:	TBC	ALFR / VER:	57.28 m ²		
SOIL CLASSIFICATION:	TBC	CONC:	60.95 m ²		
BAL RATING:	TBC	TOTAL:	455.18 m ²		

Client: MURDOCK, A & C
 Project: Proposed New Residence at: LOT 4, 129 ALMA-MOONLIGHT RD ALMA, 3465
 Date: 24/05/2024



ELECTRICAL PLAN

Scale: 1:100 Drawn: JC
 Project No: 2024-09
 Status: PRELIMINARY
 Plot Date: 23/04/2024
 Sheet Size: A2 Sheet No: 10 of 15



RESCODE REQUIREMENTS PART 5

R.73 MAXIMUM STREET SETBACK

MAXIMUM STREET SETBACK PERMISSIBLE $\frac{1}{3}$ OF LARGEST BOUNDARY 88.41m

R.74 MINIMUM STREET SETBACKS

LOT 3: FRONT SETBACK N/A
 LOT 5: FRONT SETBACK N/A
 REQUIRED MINIMUM FRONT SETBACK N/A
 PROPOSED FRONT SETBACK 50.0 m

R.75 BUILDING HEIGHT

MAXIMUM OVERALL HEIGHT OF OUT BUILDING 5.246 m

R.76 SITE COVERAGE

BLOCK SIZE 18230 sq.m
 MAXIMUM SITE COVERAGE (60% OF BLOCK) 10938 sq.m
 HOUSE AREA 273.28 sq.m
 GARAGE / CAR PORT 56.00 sq.m
 PORTICO / ALFRESCO / VERANDAH 64.40 sq.m
 TOTAL BUILDING AREA 393.68 sq.m
 ACTUAL SITE COVERAGE AS A % 2.16 %

R.76a GARDEN AREA CALCULATION

BLOCK SIZE 18230 sq.m
 GARDEN AREA REQUIRED AS % 35 %
 35% OF ALLOTMENT 6380.50 sq.m
 GARDEN AREA ACHIEVED 17875.19 sq.m
 GARDEN AREA ACHIEVED AS % 98.05 %

R.77 PERMEABILITY

BLOCK SIZE 18230 sq.m
 MINIMUM PERMEABILITY (20% OF BLOCK) 3646 sq.m
 TOTAL BUILDING AREA 393.68 sq.m
 PROPOSED DRIVEWAYS, PATHS ETC. 60.84 sq.m
 TOTAL IMPERMEABILITY OF BLOCK 454.52 sq.m
 ACTUAL PERMEABILITY OF BLOCK AS A % 37.51 %

R.78 CAR PARKING

REFER TO DRAWING FOR PROPOSED CAR SPACE LOCATIONS AND SIZES

R.79 SIDE AND REAR SETBACKS N/A

REFER TO DRAWING FOR RELEVANT SETBACKS REQUIRED

R.80 WALLS AND CAR PORTS ON BOUNDARIES N/A

MAX. ALLOWABLE LENGTH ON 0m BOUNDARY IS 10.0m
 PLUS 0m (25% OF REMAINING BOUNDARY) = 0m
 PROPOSED LENGTH = APPROX. 0m

R.81 HABITABLE ROOM WINDOWS N/A

REFER TO DRAWING FOR EXISTING HABITABLE ROOM WINDOW LOCATIONS AND SETBACKS RELEVANT TO THIS POINT OF CODE

R.82 SOLAR ACCESS TO EXISTING NORTH FACING HABITABLE WINDOWS N/A

REFER TO DRAWING FOR THE LOCATION OF EXISTING NORTH FACING WINDOWS WITHIN 3.0m OF BOUNDARY AND THE PROPOSED SETBACK OF NEW RESIDENCE

R.83 OVERSHADOWING OF RECREATIONAL PRIVATE OPEN SPACE N/A

REFER TO SEPERATE OVERSHADOWING DRAWING IF NEW RESIDENCE IMPEDES ON THIS POINT OF CODE


R.84 OVERLOOKING N/A

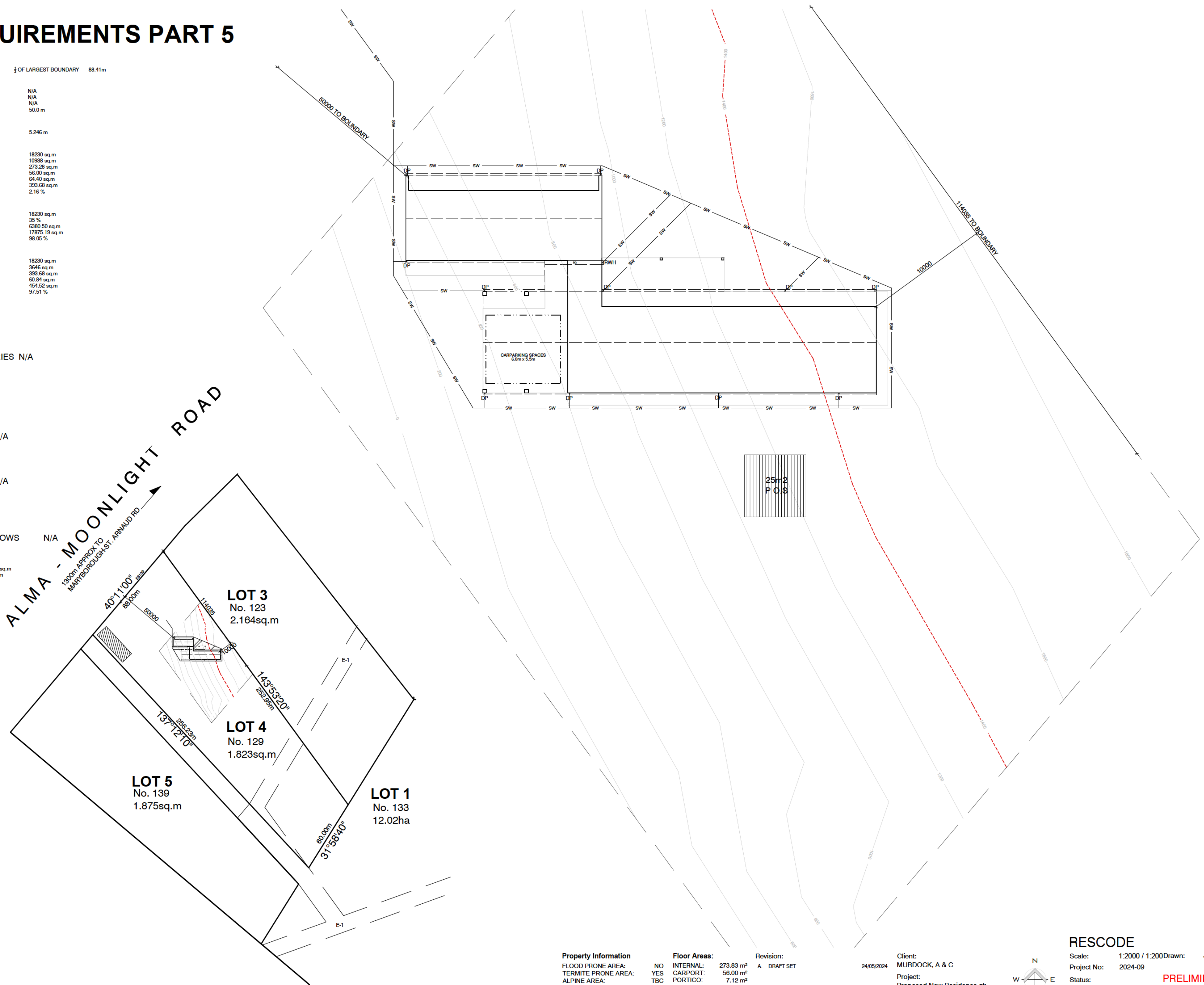
APPLICABLE ONLY IF GROUND FLOOR IS GREATER THAN 800mm ABOVE GROUND LEVEL AT BOUNDARY

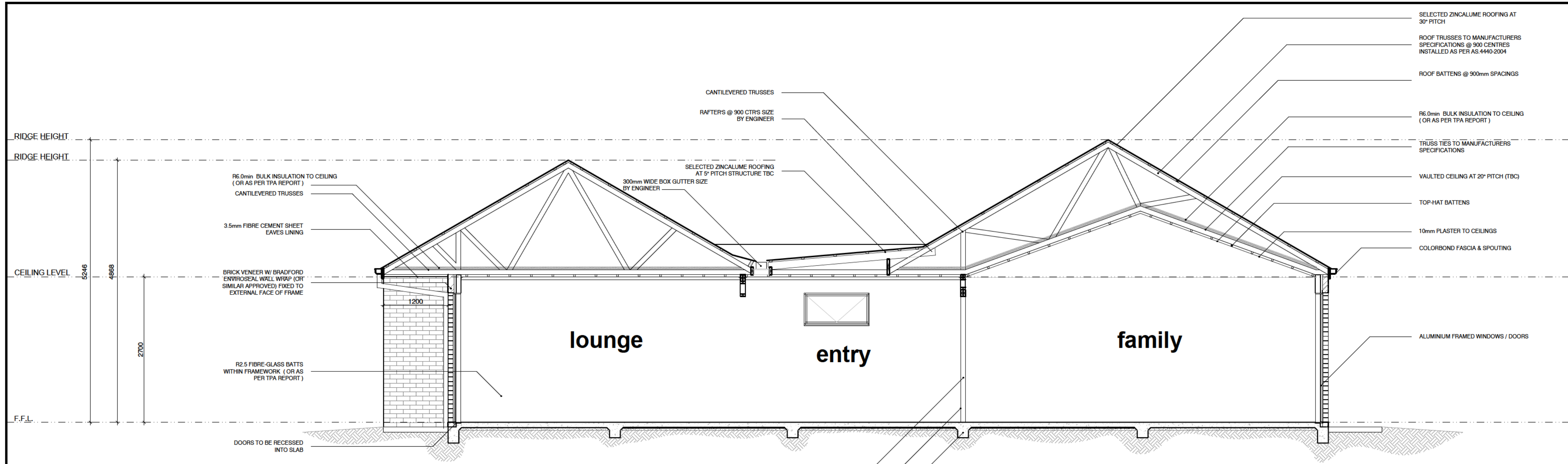
R.85 DAYLIGHT TO HABITABLE ROOM WINDOWS N/A

REFER TO DRAWING FOR PROPOSED SETBACKS

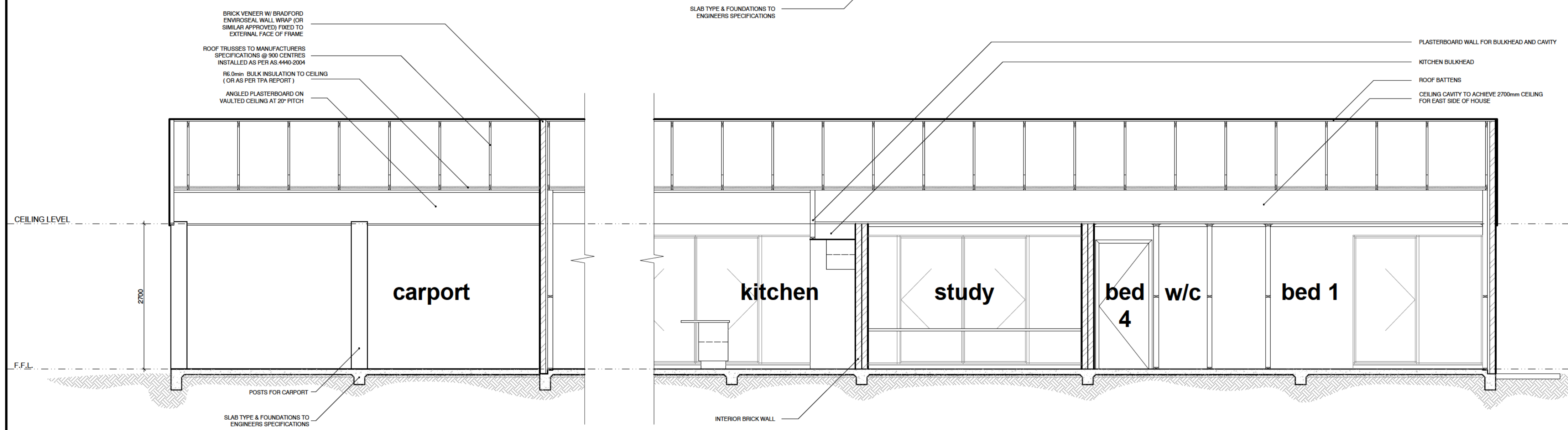
R.86 PRIVATE OPEN SPACE

BLOCK SIZE 18230 sq.m
 ACTUAL PRIVATE OPEN SPACE AREA DENOTED BY:  25 sq.m





SECTION A-A

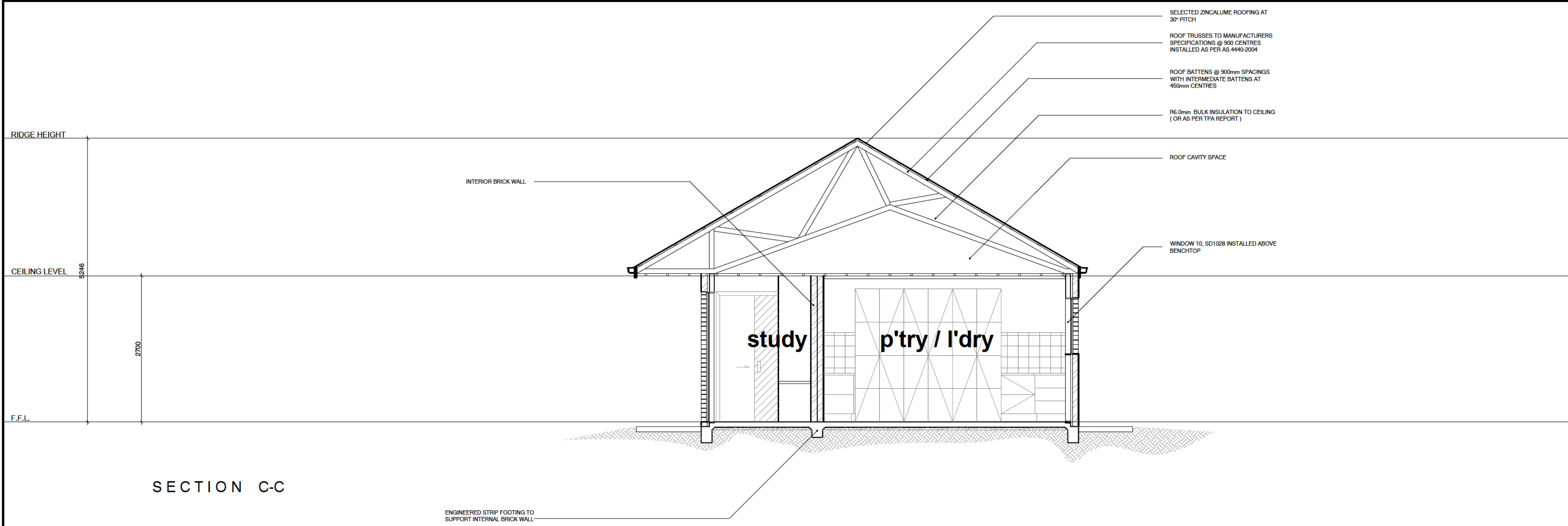


SECTION B-B

Property Information		Floor Areas:	
FLOOD PRONE AREA:	NO	INTERNAL:	273.83 m ²
TERMITE PRONE AREA:	YES	CARPORIT:	58.00 m ²
ALPINE AREA:	TBC	PORTICO:	7.12 m ²
WIND SPEED:	TBC	ALFR / VER:	57.28 m ²
SOIL CLASSIFICATION:	TBC	CONC:	60.95 m ²
BAL RATING:	TBC	TOTAL:	455.18 m ²

Revision:
 A. DRAFT SET
 24/05/2024

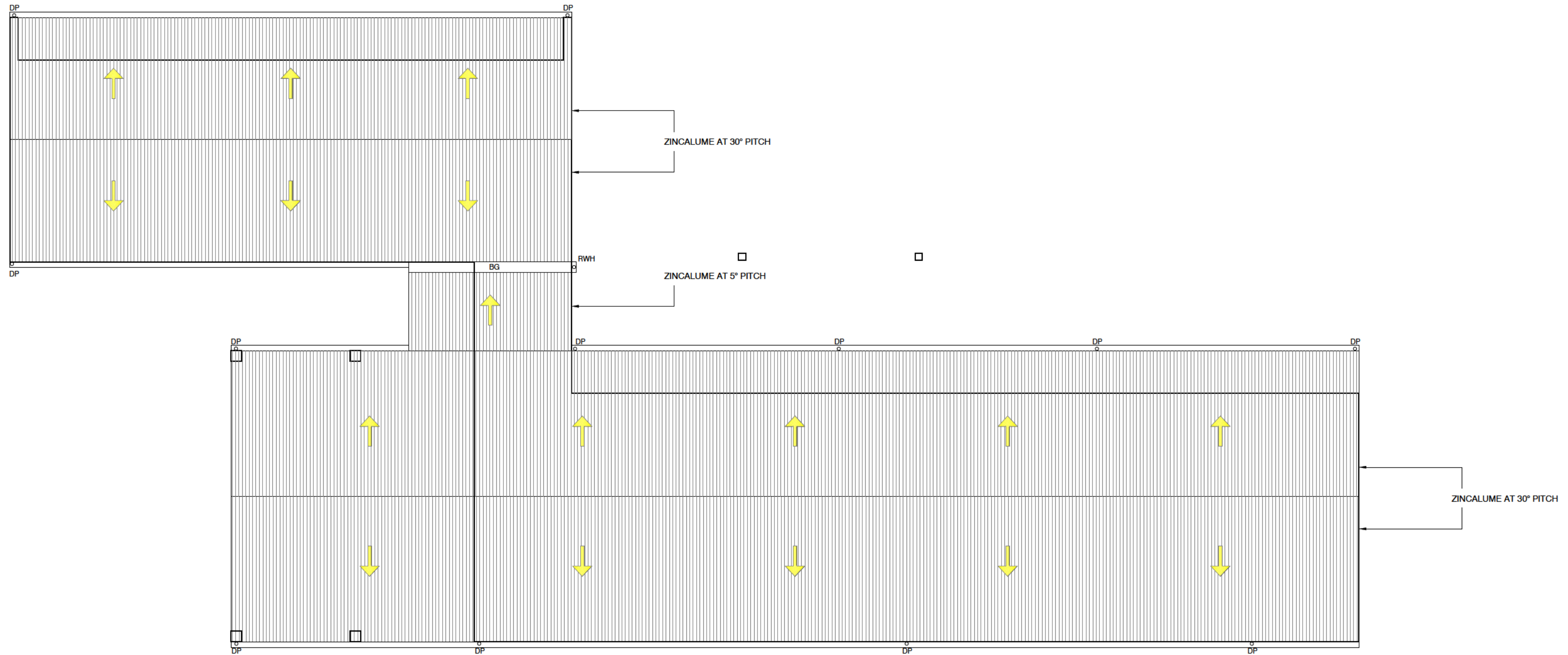
Client:
 MURDOCK, A & C
 Project:
 Proposed New Residence at:
 LOT 4, 129 ALMA-MOONLIGHT RD
 ALMA, 3465



SECTION C-C

Property Information		Floor Areas:		Revision:	
FLOOD PRONE AREA:	NO	INTERNAL:	273.83 m ²	A	DRAFT SET
TERMITE PRONE AREA:	YES	CARPOR:	58.00 m ²		
ALPINE AREA:	TBC	PORTICO:	7.12 m ²		
WIND SPEED:	TBC	ALFR / VER:	57.28 m ²		
SOIL CLASSIFICATION:	TBC	CONC:	60.95 m ²		
BAL RATING:	TBC	TOTAL:	455.18 m²		

Client: MURDOCK, A & C
 Project: Proposed New Residence at:
 LOT 4, 129 ALMA-MOONLIGHT RD
 ALMA, 3465



NOTES:
 BOX GUTTER TO ENGINEERS
 SPECIFICATION

ROOF PLAN

Scale: 1:100 Drawn: JC
 Project No: 2024-09
 Status: PRELIMINARY
 Plot Date: 23/04/2024
 Sheet Size: A2 Sheet No: 14 of 15

Property Information

FLOOD PRONE AREA: NO
 TERMITE PRONE AREA: YES
 ALPINE AREA: TBC
 WIND SPEED: TBC
 SOIL CLASSIFICATION: TBC
 BAL RATING: TBC

Floor Areas:

INTERNAL: 273.83 m²
 CARPORT: 56.00 m²
 PORTICO: 7.12 m²
 ALFR / VER: 57.28 m²
 CONC: 60.95 m²
TOTAL: 455.18 m²

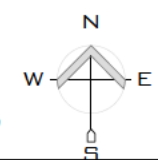
Revision:

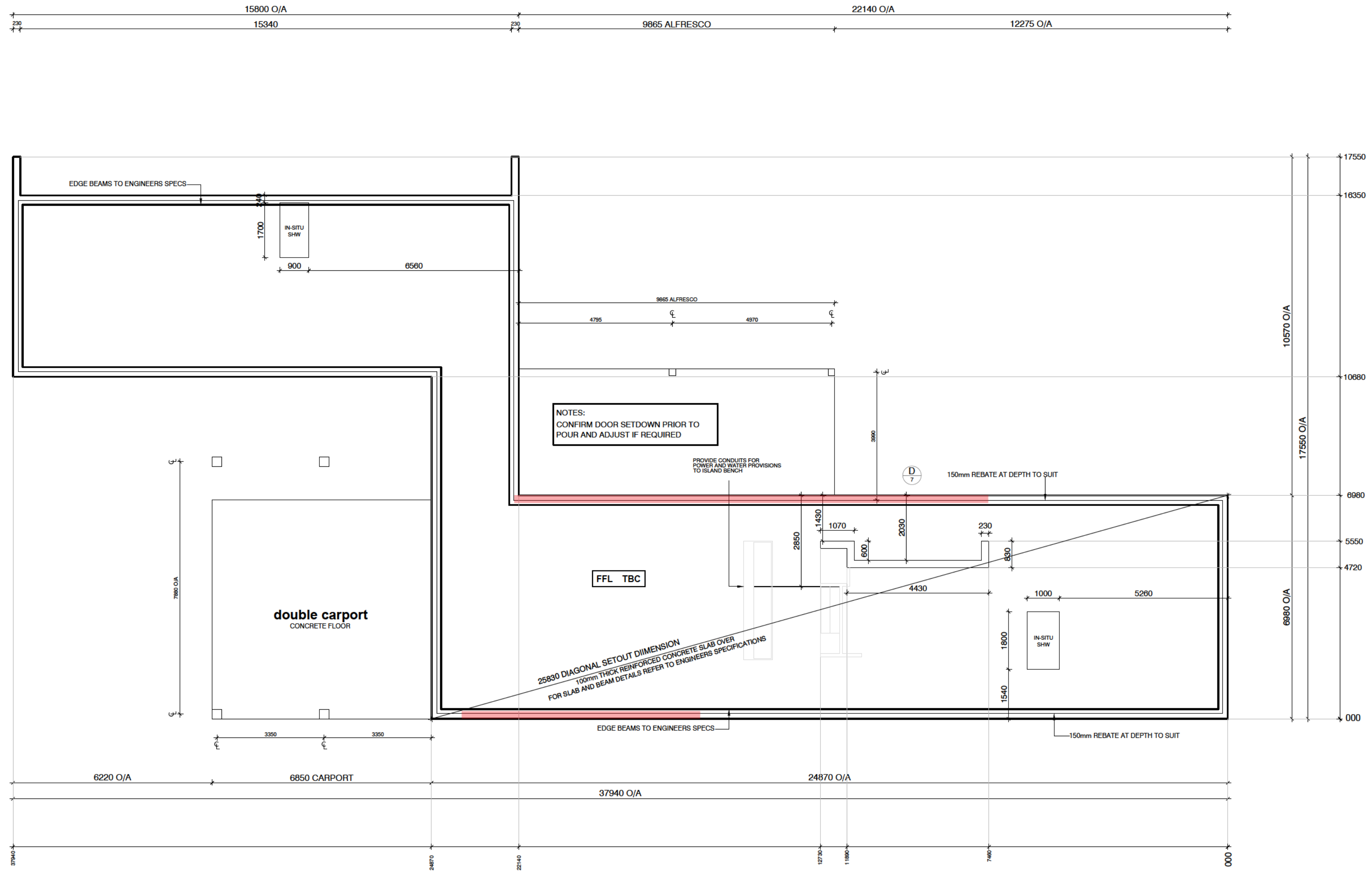
A. DRAFT SET

24/05/2024

Client: MURDOCK, A & C

Project: Proposed New Residence at:
 LOT 4, 129 ALMA-MOONLIGHT RD
 ALMA, 3465

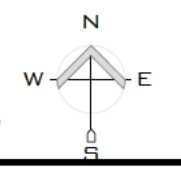




■ DENOTES RECESS FOR SLIDING DOOR FRAMES

Property Information		Floor Areas:		Revision:	
FLOOD PRONE AREA:	NO	INTERNAL:	273.83 m ²	A.	DRAFT SET
TERMITE PRONE AREA:	YES	CARPOR:	58.00 m ²		
ALPINE AREA:	TBC	PORTICO:	7.12 m ²		
WIND SPEED:	TBC	ALFR / VER:	57.28 m ²		
SOIL CLASSIFICATION:	TBC	CONC:	60.95 m ²		
BAL RATING:	TBC	TOTAL:	455.18 m ²		

Client: MURDOCK, A & C
 24/05/2024
 Project: Proposed New Residence at:
 LOT 4, 129 ALMA-MOONLIGHT RD
 ALMA, 3465



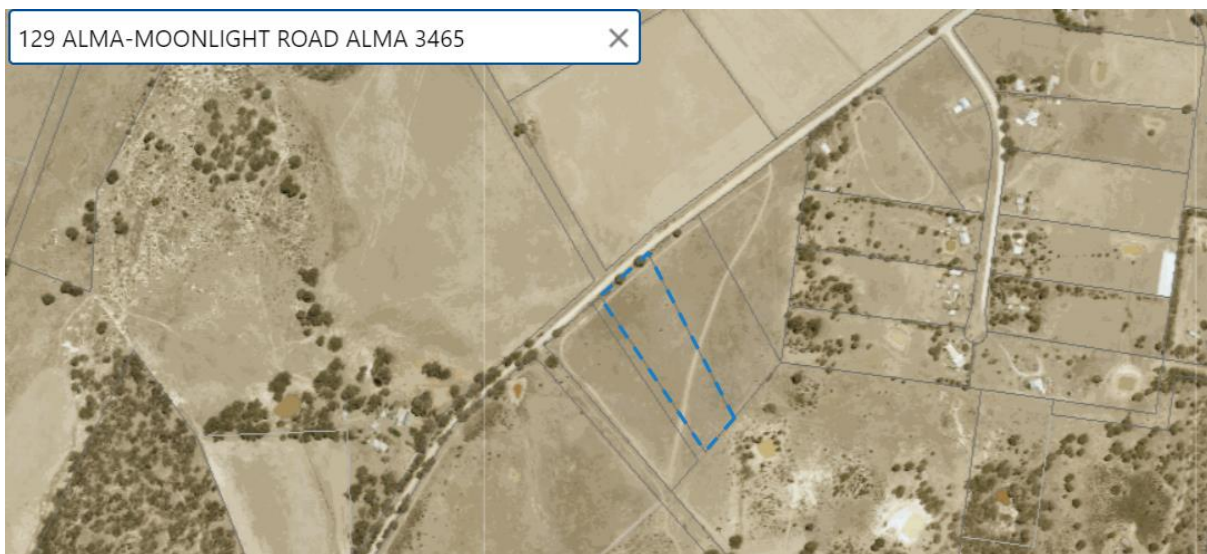
SLAB PLAN

Scale: 1:100
 Project No: 2024-09
 Status: PRELIMINARY
 Plot Date: 23/04/2024
 Sheet Size: A2
 Drawn: JC
 Sheet No: 15 of 15

APPLICATION FOR PLANNING PERMIT

Use and development of the land for the purpose of a dwelling

Lot 4, PS909471, 129 Alma Moonlight Road, Alma



May 2024

30th May 2024

Central Goldfields Council
Planning Department

Dear Sir/Madam,

RE: Application for Planning Permit
Proposal: Use and development of the land for the purpose of a dwelling
Address: Lot 4 PS 909471, 129 Alma – Moonlight Road, Alma

Land Subdivision Specialists act on behalf of our clients and owners of the site, in support of planning application for the use and development of the land for the purpose of a dwelling at the subject site known as Lot 4 PS 909471, 129 Alma – Moonlight Road, Alma. The proposal is summarised as follows:

- The new dwelling is proposed to be 454m² in area and will contain four (4) bedrooms, one (1) with ensuite and walk in robe, kitchen, butlers pantry & laundry, bathroom, 2 x W/C, meals, family room, lounge room, verandah, porch, alfresco and a double carport.

The dwelling is proposed to be constructed from bricks and some feature weatherboards with a zincalume roof with a pitch of 30 degrees and an overall height to ridgeline of 5.246m.

The dwelling will be setback 72.6m from the site frontage (Alma – Moonlight Road) and 10.0m from the eastern property boundary.

To assist Council with consideration of the application, the following documents have been included in the application:

- Current copy of title.
- Planning report outlining the proposal including written response to the relevant objectives, policy and strategies as set out in the Central Goldfields Scheme including Clause 54 Assessment.
- Proposed Development Plans.
- Land Capability Assessment.
- Flood Advice Letter from NCCMA.

This proposal is appropriate for the locality and warrants Council support.

If any further information is required, or if there are any questions regarding the submitted information, please do not hesitate to contact me via email wendy@landsubdivisionspecialists.com.au or call 0433 598 079.

Kind regards,

Wendy Kidd
Director – Land Subdivision Specialists

1 Zoning & Overlays

The site is zoned Rural Living Zone (RLZ) under the Central Goldfields Planning Scheme and is subject to a Land Subject to Inundation Overlay (in part). The land is also located within a Bushfire Prone Area.

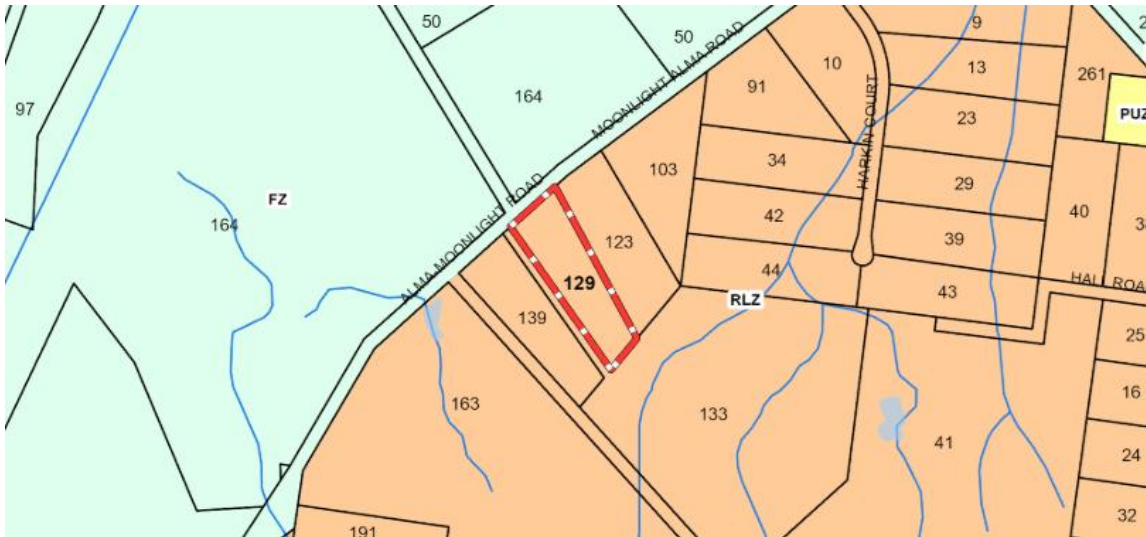


Figure 2: Zoning Map



Figure 3: Land Subject to Inundation Overlay Map

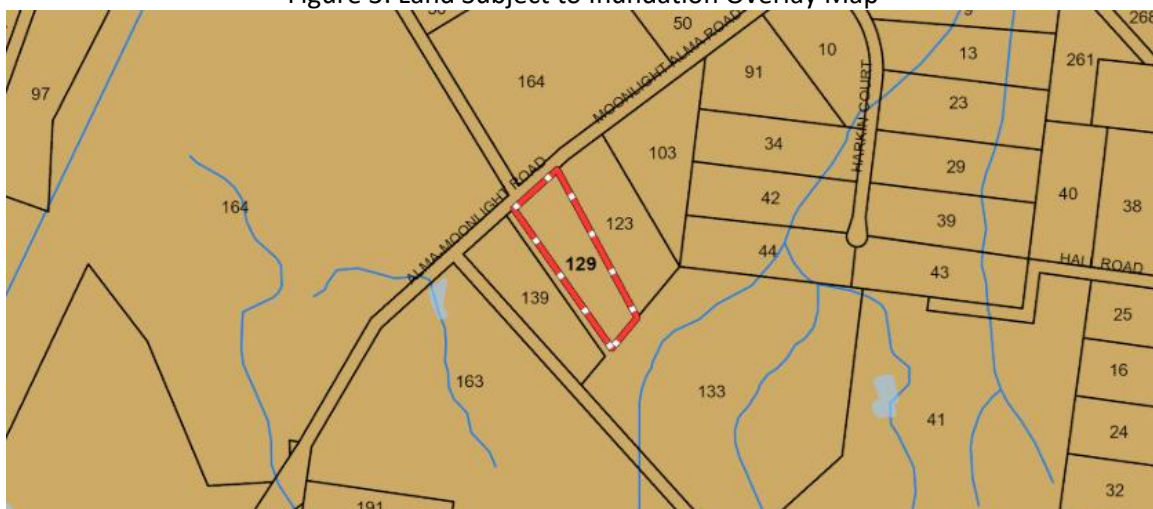


Figure 4: Bushfire Prone Area Map

The following zone and overlay requirements trigger the need for a planning permit to be issued for the proposed development:

Pursuant to clause 35.03-1 the RLZ and clause 2.0 of the schedule to the RLZ a permit is required for the use of the land for the purpose of a dwelling on a lot less than 2Ha in area. The following application requirements apply to an application for a permit under Clause 35.03-2 of the RLZ:

A lot used for a dwelling must meet the following requirements:

- Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.
- Each dwelling must be connected to reticulated sewerage, if available. If reticulated sewerage is not available, all wastewater from each dwelling must be treated and retained within the lot in accordance with the requirements of the Environment Protection Regulations under the *Environment Protection Act 201* for an on-site wastewater management system.
- The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.
- The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.

Pursuant to Clause 35.03-4 the RLZ a permit is required to construct a building or to carry out works.

Pursuant to Clause 44.04-2 of the LSIO a permit is required to construct a building or to carry out works.

2 Neighbourhood & Site Description & Site and Context Description

2.1 Site Context Description

The subject site is located on the southern side of Alma – Moonlight Road and consists of one Title, Vol. 12464 Fol.602, 129 Alma Moonlight Road, Alma.

The site is regular in shape and is slightly undulating. The site has an 88m frontage to Alma-Moonlight Road, a depth of 256.23m with an overall area of approximately 1.823Ha. The subject site is currently vacant and contains no vegetation.

Aerial images that show the location and context of the subject site:

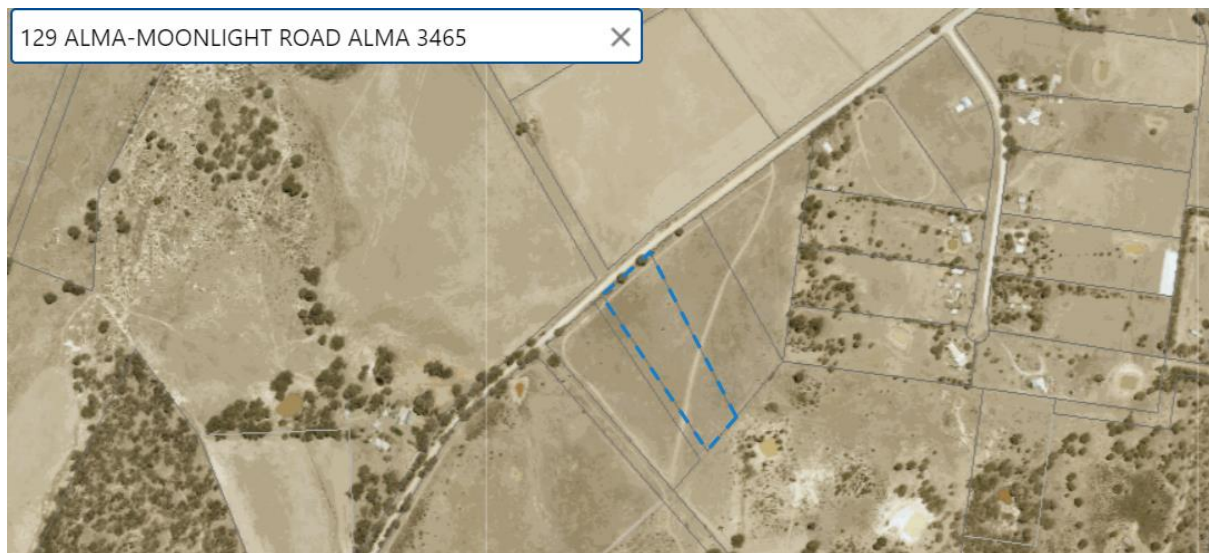


Figure 5: VicPlan Aerial Photo – Subject Site

Characteristics of the sites surrounds Include:

- North: Alma-Moonlight Road is located to the north of the subject site.
- South: No 133 Alma-Moonlight Road is located to the south of the subject site which contains a single storey weatherboard residential dwelling and several outbuildings (sheds).
- East: No. 123 Alma-Moonlight Road is located to the east of the subject site. The site is currently vacant residential land.
- West: The access driveway to No 133 Alma-Moonlight Road is located to the west of the subject site which contains a single storey weatherboard residential dwelling and several outbuildings (sheds)

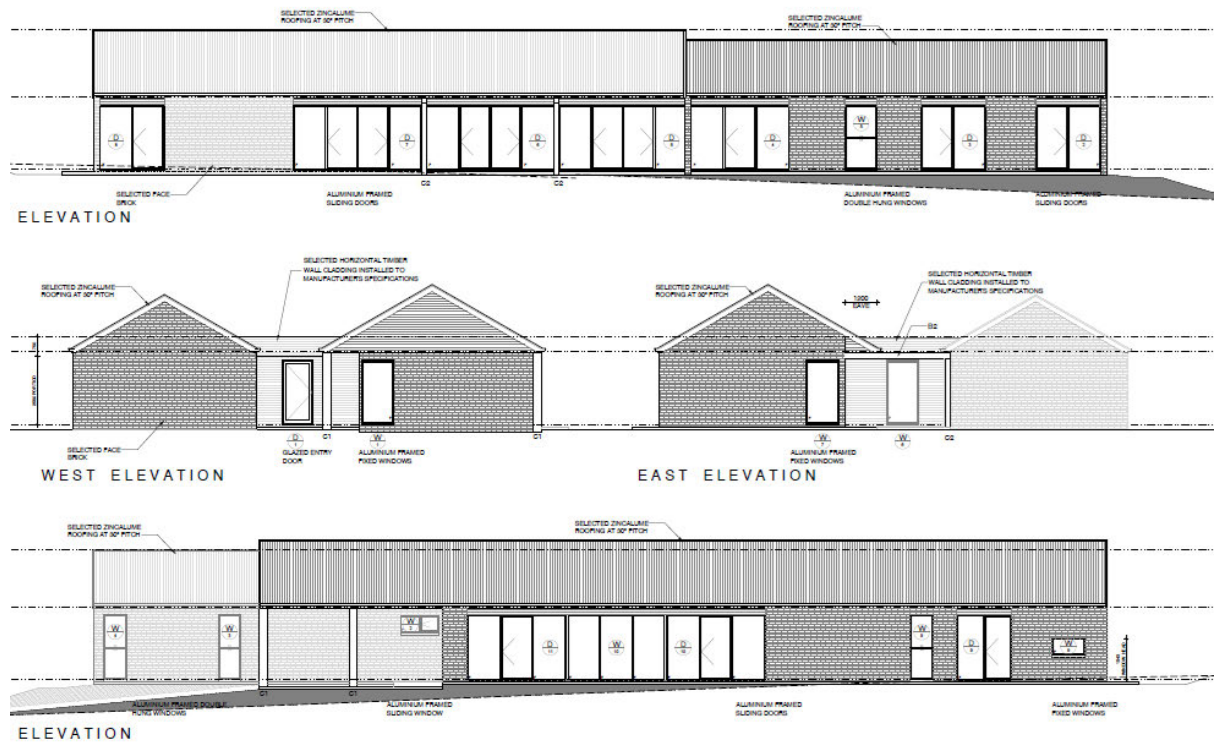
3 Proposal

The proposal is for the development of a new dwelling on the subject site summarised as follows: -

- The new dwelling is proposed to be 454m² in area and will contain four (4) bedrooms, one (1) with ensuite and walk in robe, bathroom, two (2) x W/C's, kitchen, walk in pantry and laundry, meals area, family room, lounge room, alfresco, verandah, porch and a double carport.

The dwelling is proposed to be constructed mainly from bricks with a small portion of the dwelling in a feature horizontal timber wall cladding with a zincalume roof at a pitch of 30 degrees and an overall height to ridgeline of 5.246m.

The dwelling will be setback 50.0m from the site frontage (Alma – Moonlight Road) and 10.0m from the eastern property boundary.



4 Planning Controls & Requirements

4.1 Zone Assessment – Rural Living Zone Assessment

The subject site is situated within the Rural Living Zone (RLZ) under the Central Goldfields Planning Scheme.



Figure 6: RLZ Map– Subject Site

Clause 35.03 of the Planning Scheme refers to the Rural Living Zone and the purpose of the zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for residential use in a rural environment.
- To provide for agricultural land uses which do not adversely affect the amenity of surrounding land uses.
- To protect and enhance the natural resources, biodiversity and landscape and heritage values of the area.
- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

Response:

The proposal is consistent with the purpose of the Rural Living Zone. It will enable development of the land for residential purposes in a rural environment and will not adversely affect the amenity of the surrounding area. The proposal will contribute to a choice of dwelling types in the area and within the immediate vicinity of the site, will provide for a higher quality of housing and will meet the needs of a variety of households.

The following zone and overlay requirements trigger the need for a planning permit to be issued for the proposed development:

Pursuant to Clause 35.03-1 the RLZ and clause 2.0 of the schedule to the RLZ a permit is required for the use of the land for the purpose of a dwelling on a lot less than 2Ha in area. The following application requirements apply to an application for a permit under Clause 35.03-2 of the RLZ:

A lot used for a dwelling must meet the following requirements:

- Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.
- Each dwelling must be connected to reticulated sewerage, if available. If reticulated sewerage is not available, all wastewater from each dwelling must be treated and retained within the lot in accordance with the requirements of the Environment Protection Regulations under the *Environment Protection Act 201* for an on-site wastewater management system.
- The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.
- The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.

Pursuant to Clause 35.03-4 the RLZ a permit is required to construct a building or to carry out works.

Response:

- Access will be provided to the dwelling via an all-weather road with dimensions adequate to accommodate emergency vehicles.
- The dwelling will be connected to an onsite wastewater system which will treat and retain all wastewater within the lot in accordance with the requirements of the Environment Protection Regulations under the *Environment Protection Act 201* for an on-site wastewater management system.
- The dwelling is proposed to be connected to reticulated potable water and electricity.

Clause 35.03-5 - Decision guidelines states that before deciding on an application to use land, construct a building or construct or carry out works, in addition to the decision guidelines in clause 65, the responsible authority must consider, as appropriate:

Decision Guidelines	Response
General Issues	
The Municipal Planning Strategy and the Planning Policy Framework.	The proposal is consistent with the relevant Planning Policy Framework. Refer Section 5 of this report.
Any Regional Catchment Strategy and associated plan applying to the land.	The proposal will not impact on any regional catchment strategy.
The capability of the land to accommodate the proposed use or development.	<p>The proposed property layout and scale can sustainably and viably accommodate the proposed dwelling all with the aim of meeting the values outlined in the planning schedules.</p> <p>The land is capable of absorbing sewage and sullage effluent generated by the proposed dwelling on the lot.</p> <p>The Land Capability Assessment, submitted with the application concludes that a sustainable onsite wastewater management system can be built to meet the needs of a new residence on the allotment.</p>
Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses	The proposal is consistent with the purpose of the Rural Living Zone. It will enable development of the land for residential

	<p>purposes in a rural environment and will not adversely affect the amenity of the surrounding area. The proposal will contribute to a choice of dwelling types in the area and within the immediate vicinity of the site, will provide for a higher quality of housing and will meet the needs of a variety of households.</p>
<p>The potential for accommodation to be adversely affected by vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the <i>Mineral Resources (Sustainable Development) Act 1990</i>.</p>	<p>N/A – The property is not located with 500m of land associated with extractive industry.</p>
<p>Agricultural issues</p>	
<p>The capacity of the site to sustain the agricultural use.</p>	<p>The property is not used or associated with agriculture, due to the size of the lot and is proposed to be rather associated with a rural lifestyle use which is a compatible use with the adjoining land uses which are predominantly dwellings on rural lifestyle lots.</p>
<p>Any integrated land management plan prepared for the site.</p>	<p>N/A – There are no integrated land management plans prepared or required to be prepared for the site.</p>
<p>The potential for the future expansion of the use or development and the impact of this on adjoining and nearby agricultural and other land uses.</p>	<p>There is no potential for the proposal to limit the operation and expansion of adjoining or nearby agricultural uses.</p>
<p>Environmental issues</p>	
<p>The impact on the natural physical features and resources of the area and in particular any impact caused by the proposal on soil and water quality and by the emission of noise, dust and odours.</p> <p>The impact of the use or development on the flora, fauna and landscape features of the locality.</p> <p>The need to protect and enhance the biodiversity of the area, including the need to retain vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines,</p>	<p>The proposed dwelling development will have no effect on native flora and fauna within the site and the surrounding area.</p> <p>No vegetation is proposed to be removed as part of the development.</p> <p>A wastewater envelope can be easily sited to accord with best practice setbacks from any nearby watercourses within the immediate vicinity of the site.</p> <p>The Land Capability Assessment, submitted with the application concludes that a sustainable onsite wastewater management system can be</p>

<p>property boundaries and saline discharge and recharge area.</p> <p>The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.</p>	<p>built to meet the needs of a new residence on the allotment.</p>
<p>Design and siting issues</p>	
<p>The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.</p>	<p>The proposed design of the dwelling is single storey and of a rurally sympathetic nature, common to the existing character of rural residential development with the Central Goldfields Council.</p> <p>The siting of the building envelope has taken into account landscape features, vistas, access, existing infrastructure and road location.</p>
<p>The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.</p>	<p>The proposed design of the dwelling is single storey and of a rurally sympathetic nature, common to the existing character of rural development with the Central Goldfields Council.</p>
<p>The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.</p>	<p>The dwelling will be connected to reticulated electricity, water and telecommunications. Sewerage will be contained within the site by means an effluent system.</p>
<p>Whether the use and development will require traffic management measures.</p>	<p>The proposal will not require any traffic management measures.</p>
<p>The need to locate and design buildings used for accommodation to avoid or reduce the impact from vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the <i>Mineral Resources (Sustainable Development) Act 1990</i>.</p>	<p>N/A – The property is not located with 500m of land associated with extractive industry.</p>

4.2 Overlay Assessment – Land Subject to Inundation Overlay

The subject site is subject in part to a Land Subject to Inundation Overlay (LSIO) under the Central Goldfields Planning Scheme and the proposed dwelling is proposed to be constructed inside the area affected by the LSIO.



Figure 7: Heritage Overlay Map– Subject Site

The purpose of the Land Subject to Inundation Overlay is to:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority.
- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- To minimise the potential flood risk to life, health and safety associated with development.
- To reflect a declaration under Division 4 of Part 10 of the *Water Act, 1989*.
- To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.
- To ensure that development maintains or improves river, marine, coastal and wetland health, waterway protection and floodplain health.

Pursuant to Clause 44.04-2 of the LSIO a permit is required to construct a building or to carry out works.

Clause 44.04-7 of the LSIO - Referral of applications states that an application must be referred to the relevant floodplain management authority under Section 55 of the Act unless in the opinion of the responsible authority, the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and the floodplain management authority.

Response:

North Central Catchment Management Authority (NCCMA) are the relevant floodplain management authority for the subject site.

The proposed plans as submitted with this application have been forwarded to NCCMA who have reviewed and provided the following feedback:

Flood Information

Information available at North Central CMA indicates that the proposed location of the dwelling is not subject to flooding from any designated waterway based on a flood level that has a probability of occurrence of 1% in any one year.

Development Advice

*North Central CMA does not object in principle to the construction of a **dwelling and carport**. North Central CMA would not object to Report and Consent – Regulation 802 being issued by the Municipal Building Surveyor for the proposed **dwelling and carport** in accordance with Zarif Design Group plan - Project No: 2024-09, Plot Date :22/04/2024, Revision: A.*

A copy of NCCMA formal advice letter is included in this application.

5 Planning Policy Framework Controls

5.1 Planning Policy Framework

The clauses of the Planning Policy Framework of relevance to the proposed development are:

- Clause 11 - Settlement
- Clause 11.01 - Victoria
- Clause 11.01-1S -Settlement
- Clause 13.02-1S – Bushfire Planning
- Clause 15.01 – Built Environment
- Clause 15.01-2S – Building Design
- Clause 16: Housing
- Clause 16.01 – Residential Development
- Clause 16.01-1S – Housing Supply
- Clause 16.01-3S – Rural Residential Development
- Clause 19.03-2S – Water Supply, Sewerage and Drainage

The clauses of the Municipal Planning Strategy & Local Planning Policy relevance to the proposed development are:

- Clause 2.01 – Central Goldfields – Context
- Clause 2.02 – Vision
- Clause 2.03-5 – Built Environment & Heritage
- Clause 2.04 – Central Goldfields Strategic Framework Plans
- Clause 2.03-1L – Settlement – Central Goldfields
- Clause 2.03-6 – Housing

The relevant policy directions outlined in the Central Goldfields Planning Scheme encourages the development of well-designed buildings which make effective use of the existing infrastructure and provide additional housing opportunities.

Clause 11 Settlement seeks to ensure that planning responds to the needs of existing and future communities in a sustainable way. The proposed building and works are considered consistent with the relevant objectives of this clause for the following reasons:

- Provides a diversity of housing in defined locations that cater for different households.

Clause 13.02-1S – Bushfire Planning – This policy aims to assist to strengthen community resilience to bushfire through risk-based planning that prioritises the protection of human life.

Strategies include:

Protection of human life.

Give priority to the protection of human life by:

- Prioritising the protection of human life over all other policy considerations.
- Directing population growth and development to low-risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.
- Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages of the planning process

This proposal has been prepared having regard for this overarching policy. Land surrounding the site is a mix of grassland, forest, woodland & managed farmland.

The proposed dwelling will be developed at a BAL 12.5 in response to the presence of the bushfire prone area mapping affecting the subject site.

Clause 15.01 – Built Environment – Contains policies relating to urban design, urban design principles, neighbourhood and subdivision design, density and safety and cultural identity and neighbourhood character.

Clause 16 – Housing The proposed buildings and works are considered relevant and satisfactorily respond to this state policy, in that it:

- Provides housing diversity;
- Achieves architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties; and
- Assists in providing for a range of housing types to meet increasingly diverse needs.

Clause 16.01 – Residential Development – Contains policies relating to integrated housing, location of residential development, housing diversity and housing affordability.

Clause 19.03-2S – Water Supply, Sewerage and Drainage – This policy aims to plan for the provision of water supply, sewerage and drainage services that efficiently and effectively meet State and community needs and protect the environment.

Response

This proposal provides an appropriate response against the above relevant clauses.

The proposal will provide residential development of this established rural residential area, and the proposed dwelling will not compromise the existing streetscape or its surrounds and the proposal will make efficient use of existing infrastructure. The proposal is consistent with orderly and sustainable development.

The proposal will add to the range of available housing and will assist to meet demand in this area. The site is located within a rural residential area and the design is appropriate to the existing character of the area.

All services are to be provided to the proposed dwelling including reticulated water, wastewater/septic system, drainage and electricity.

Clause 02.03-1L – Settlement -

Alma is identified as an area to provide for rural living and rural residential developments.

Clause 2.03-6 – Housing – notes that affordable housing is an economic and lifestyle strength of Central Goldfields. The residential sector’s energy, water and waste management future forms an important part of council’s sustainability goals.

Council seeks to manage the development of housing in its townships and settlements by:

- Encouraging the provision of innovative residential housing that is energy efficient and affordable.

Response:

It is submitted that the proposed development addresses these policy objectives by providing a new dwelling in an area earmarked for rural residential development that relates well to the site and its surrounds.

This proposal provides an appropriate response against the above relevant clauses. The proposed development will provide housing choice and variety in the area and the built form and is consistent with and complements the existing development in the area.

The proposed development is not out of character with the existing area and will continue to provide the need for variety and diversity in the housing market which is becoming more difficult to enter.

6 Conclusion

In summary, it is submitted that the proposed development is consistent with the objectives and strategies of both the Planning Policy Framework and the relevant policies and provisions of the Central Goldfields Planning Scheme and should receive Council’s support for the following reasons: -

- The proposal is consistent with the purpose of the Rural Living Zone and the Land Subject to Inundation Overlay.
- This proposed residential development is respectful of the established character of the neighbourhood and is responsive to energy efficiency and principles for sustainable development.
- The proposal is considered to be an appropriate development and warrants Council’s support.

LAND CAPABILITY ASSESSMENT

Ballarat Soil Testing

*Specialising in building site soil classification
& land capability assessments*

ABN 24 586 140 741

SUMMARY:

JOB:	
Reference No	NR130521-123
Date	September 15, 2021

SITE:	
Proposed development	5 x lot subdivision
Property address	123 Alma-Moonlight Road, Alma
Shire council	Central Goldfields Shire Council
Soil category (AS/NZ 1547:2012)	5a - strongly structured light clay
Design loading rate (DLR)	5mm/day

PROPOSED LOT 1 – EXISTING 2-BEDROOM DWELLING:

Loading rate	450L/day
Secondary treatment device	Existing Aerated Water Treatment System (AWTS)
Land application system	New conventional trench and bed system of 90 <i>lineal metres</i> <ul style="list-style-type: none"> • Length – 3 x 30 metres per trench • Width – 1.0 metres

PROPOSED LOT 2 to 5 – NEW 4-BEDROOM DWELLING ON EACH ALLOTMENT:

Loading rate	750L/day
Primary treatment device	New 3000 - 3500L septic tank
Land application system	New conventional trench and bed system of 150 <i>lineal metres</i> <ul style="list-style-type: none"> • Length – 5 x 30 metres per trench • Width – 1.0 metres

PREPARED FOR:	
Client name	NRLinks Pty Ltd
Address	54 Fraser Street, Clunes VIC 3370

PREPARED BY:	
Geologist	S. O'Loughlin
Telephone	██████████
Email	ballaratsoiltesting@gmail.com

REVIEW:	DATE:	DETAILS:
A	May 17, 2021	Initial draft for submission
B	June 23, 2021	Second draft
C	September 15, 2021	Third draft
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 proposed site areas:	Lot 1 – 11.99 ha Lot 2 – 5.23 ha Lot 3 – 2.39 ha	Lot 4 – 2.0 ha Lot 5 – 2.0 ha
The ground surface:	Very lightly undulating	
The gradient of the site:	Lot 1 – Slight slope falling to northwest Lot 2 – Slight slope falling to northeast	Lot 3 – Slight slope falling to northeast Lot 4 – west Lot 5 – west.
The drainage on site:	Good	

	Existing use and development on the site
The current use of the site:	Residential in the proposed Lot 1. Vacant across remainder of site.
The buildings or works located on the site:	Weatherboard dwelling and detached shedding in the proposed Lot 1.

	Existing access arrangements
The main vehicle access to the site is provided from:	Gate and driveway access from Alma-Moonlight 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 each of the proposed effluent field areas.

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 to the north. RLZ - Rural Living Zone.

3 Existing dwelling on proposed Lot 1

3.1 Construction

	Building
The proposed building on site is:	Existing dwelling with on-site effluent treatment.
The number of bedrooms/study is proposed to be:	Two (2) rooms.
The maximum occupancy is proposed to be:	Three (3) people.

3.2 Wastewater

	Wastewater system
Target effluent quality:	<p>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.</p> <p>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.</p>
Anticipated wastewater load:	<p>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.</p> <p>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.</p> <p>Assuming construction of a two-bedroom dwelling, three (3) people maximum occupancy and wastewater generation of 150L/day/person.</p> <p>Therefore: Total Design Load = 450L/day</p>

3.3 Intended water supply and sewer source

	Services
Domestic water supply	Reticulated water supply is not provided.
Availability of sewer	No town sewerage system is likely to be connected in the short to medium future.

4 Proposed development on each new allotment – Lots 2 to 5

4.1 Construction

	Building
The proposed building on site is:	New dwelling with on-site effluent treatment.
The number of bedrooms/study is proposed to be:	Four (4) rooms.
The maximum occupancy is proposed to be:	Five (5) people.

4.2 Wastewater

	Wastewater system
Target effluent quality:	<p>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.</p> <p>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.</p>
Anticipated wastewater load:	<p>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.</p> <p>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.</p> <p>Assuming construction of a four-bedroom dwelling, five (5) people maximum occupancy and wastewater generation of 150L/day/person.</p> <p>Therefore: Total Design Load = 750L/day</p>

4.3 Intended water supply and sewer source

	Services
Domestic water supply	Reticulated water supply may be provided.
Availability of sewer	No town sewerage system is likely to be connected in the short to medium future.

5 Site and soil assessment

5.1 Work undertaken

Assessment	
Assessor:	Stephen O'Loughlin
Date:	May 13, 2021

5.2 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)	Excess of rainfall over evaporation in the wettest months	Major	Adopt DLR = 5mm/day. 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	NN
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 (%)			
(a) for absorption trenches and beds	<6%	Nil	NN
(b) for surface irrigation	<6%	Nil	NN
(c) for subsurface irrigation	<10%	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	Limited variety of vegetation	Moderate	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

5.3 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.

5.4 Geology

Geological mapping	
Geological Survey Code:	Nws
Description:	Dissected flood plain alluvium: red to pale cream mottled sandy clay and fine to coarse sand; includes lenticular gravel channel beds; well to poorly sorted, unconsolidated.
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.

5.5 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.”

5.6 Soil

	Soil conditions
The predominant soil profile on site is:	Light silty clay and sandy clay at across site.
Sample hole results:	Please refer to Attachment 4 for sample hole results.

5.7 Soil profile determination

	Assessment
Field work:	Six (6) boreholes were established and excavated in the area of the proposed wastewater management system.
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 Alma’s temperate climate.
Site and test plan:	Please refer to Attachment 2.
Reporting:	Please refer to Attachment 4.

5.8 Soil assessment

Feature	Assessment	Level of Constraint	Mitigation Measures
Soil category (AS/NZ 1547:2012)	5a - strongly structured silty clay (light clay).		
Soil depth	Topsoil: 100mm	Minor	Adopt DLR = 5mm/day. 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. Conventional absorption trench system with 1.0 metre wide trenches to be installed.
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. Conventional absorption trench system with 1.0 metre wide trenches to be installed
Watertable Depth (m) below the base of the LAA	>2m	Nil	NN

*NN: not needed

5.9 Groundwater Assessment

Visualising Victoria's Groundwater Data Search	
VVG records:	Groundwater depth: 5 - 10m Groundwater salinity: 3500 - 7000mg/L

5.10 Victorian Planning Provision – Overlays

Overlay	Assessment
Planning Zone:	RLZ - Rural Living Zone

Planning Overlay:	EMO - Erosion Management Overlay LSIO - Land Subject To Inundation Overlay SMO - Salinity Management Overlay
Declared Special Water Supply Catchment Area:	Loddon River (Laanecoorie).

5.11 Overall assessment results and land capability rating

Based on the most constraining site features (climate - rainfall) and soil assessment, the overall land capability of the proposed effluent management area is slightly constrained. However, the effluent management system will be designed, installed and maintained in ways which will mitigate these factors.

The site is not in Loddon River (Laanecoorie) Declared Special Water Supply Catchment Area.

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.

6 Wastewater management system servicing the existing dwelling on proposed Lot 1

6.1 Existing system

Aerated Water Treatment System (AWTS)

To treat domestic wastewater and allow irrigation with the treated effluent, we recommend installing a system that provides secondary treatment with disinfection to meet Environmental Protection Authority requirements for irrigation. Indicative target effluent quality is:

- BOD <20 mg/L;
- SS <30mg/L.

The existing dwelling is currently serviced by an Aerated Water Treatment System (AWTS) which provides secondary treatment of effluent. The AWTS is functioning well and is serviced quarterly.

6.2 Site photo

Existing Aerated Water Treatment System (AWTS) and proposed effluent field area



6.3 Type of land application system

Absorption trenches and beds

Conventional absorption trenches and beds for secondary 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.

The existing septic system does not employ the use of absorption trenches with effluent currently dispersed using surface irrigation.

It is recommended that new absorption trenches are installed on this site. They should be excavated to a maximum width of 1000mm and a depth of 400mm. Each trench is to be a maximum of 30 metres in length.

Wastewater is gravity-fed or pumped from the AWTS 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.

6.4 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	450 L/day
Design loading rate (DLR)	5 mm/day
Selected trench or bed width	1.0 metres

Size

As a result of these calculations, the existing two (2) bedroom dwelling on this site requires at least 90 lineal metres of conventional absorption trenches and beds.

6.5 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 for the effluent field is to the immediate west of the existing dwelling and AWTS.

Attachment 3 shows an envelope of land that is suitable for effluent management, although this envelope is much larger than the minimum required. 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.

7 Wastewater management system proposed for the new dwellings on each of Lots 2 to 5

7.1 Treatment system

Septic tank

Each 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.

7.2 Type of land application system

Absorption trenches and beds

Conventional absorption trenches and beds for primary treated effluent are applicable for each 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 each site be excavated to a maximum width of 1000mm and a depth of 400mm. Each trench is to be a maximum of 30 metres in length.

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.

7.3 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 6.

	Data used in the water balance
Average daily effluent load	750 L/day
Design loading rate (DLR)	5 mm/day
Selected trench or bed width	1.0 metres

Size

As a result of these calculations, a proposed four (4) bedroom dwelling on each site requires at least 150 lineal metres of conventional absorption trenches and beds.

Number of habitable rooms	Number of occupants	Total daily household wastewater	Length of trench
3	4	600	120 m
4	5	750	150 m
5	6	900	180 m

7.4 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 for each effluent field relative to each proposed building envelope are as follows:

- **Lot 2 – to the north**
- **Lot 3 – to the north**
- **Lot 4 – to the northwest**
- **Lot 5 – to the north.**

Attachment 3 shows an envelope of land that is suitable for effluent management, although this envelope is much larger than the minimum required. 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.

8 Buffer distances, installation and monitoring, operation & maintenance

8.1 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.

8.2 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.

8.3 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).

9 Conclusions

As a result of our investigations we recommend that sustainable onsite wastewater management systems can be built to meet the needs of a five lot subdivision at 123 Alma-Moonlight Road, Alma.

Specifically, we recommend the following:

- Existing dwelling – proposed Lot 1
 - Two bedroom dwelling.
 - Secondary treatment of wastewater using the existing Aerated Water Treatment System (AWTS).
 - Land application of wastewater in a new 90 *lineal metre* conventional trench and bed system.
 - Location of Land Application Area to the immediate west of the existing dwelling and AWTS.
- New dwellings – proposed Lots 2 to 6
 - Four bedroom dwelling.
 - Primary treatment of wastewater in a new 3000 - 3500L septic tank.
 - Land application of wastewater in a new 150 *lineal metre* conventional trench and bed system.
 - Installation of water saving devices in the new residence to reduce the effluent load for onsite disposal.
- Strongly structured light clay should be considered to have a DLR of 5mm/d.
- 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, Australian Standards 1546.1 to 1546.4 pursuant to the selected secondary treatment system, the EPA Code of Practice (2016) and the recommendations made in this report.

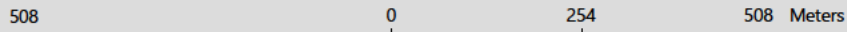
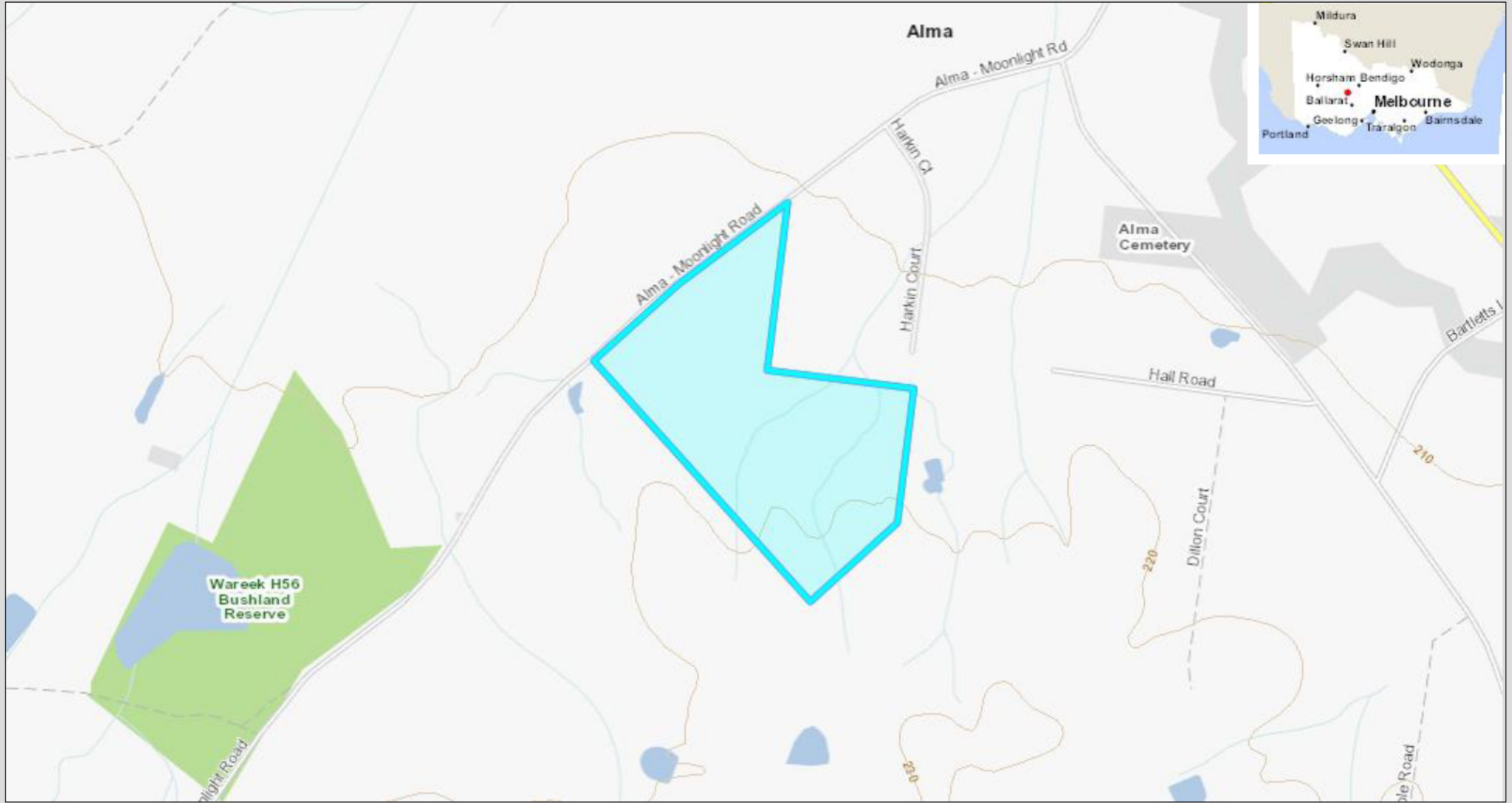
If there are any queries regarding the content of this report please contact this office.



STEPHEN O'LOUGHLIN
Geologist

Attachment 1 – Locality plan

Plan included on next page.



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 17-May-2021
Scale 1:10,000


Attachment 2 – Soil testing program plan

Plan included on next page.

Soil sampling program

123 Alma-Moonlight Road, Alma

Legend

 Sample hole



BH01

BH02

BH03

BH04

BH06

BH05

Hall Rd

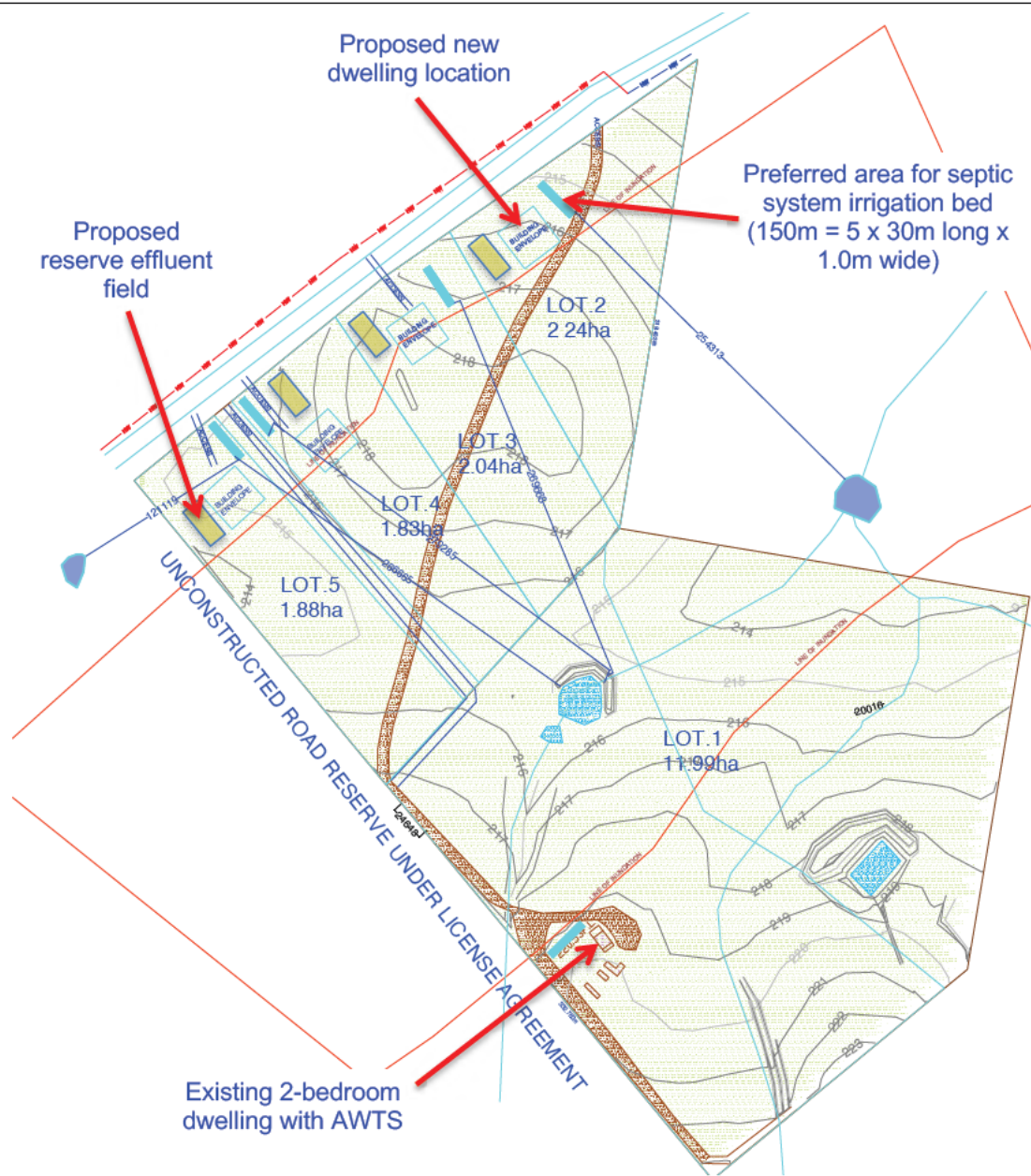
Harkin Ct



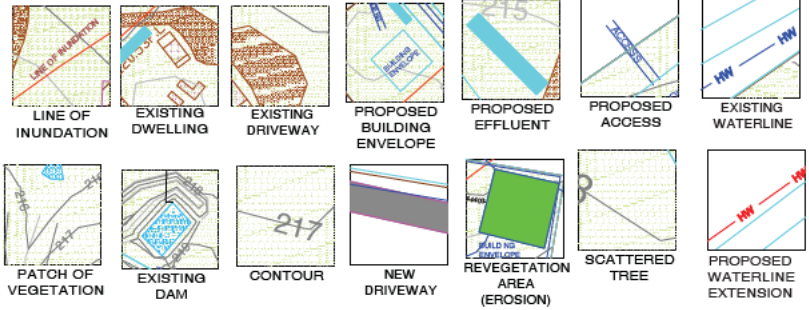
300 m

Attachment 3 – Proposed wastewater treatment site

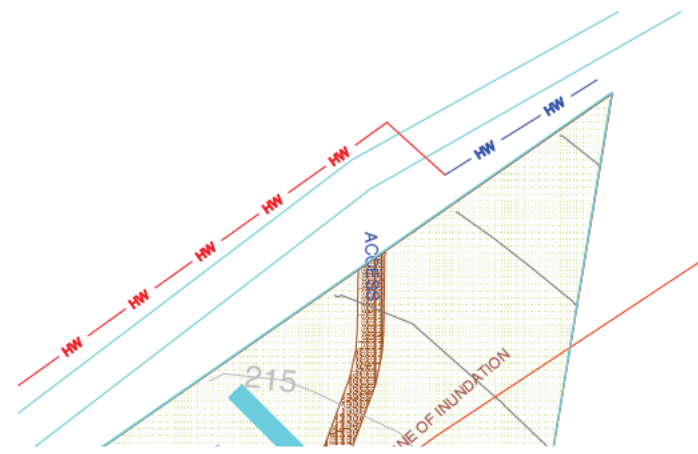
Plan included on next page.



LEGEND



ROADSIDE VEGETATION ON SOUTH SIDE OF ALMA-MOONLIGHT ROAD INCLUDING OLD GROWTH SCATTERED TREES TO AVOID REMOVAL WATER LINE EXTENSION CAN GO TO THE NORTH SIDE OF THE ROAD AS SHOWN BELOW



PROPOSED PLAN SCALE 1:3000 @A3

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:
123 Alma-Moonlight Rd, Alma

PROJECT NO: 2041
DATE: AUG 2021

DWG TITLE:
PROPOSED PLAN-REV-A
SCALE: 1:3000 @A3



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

Attachment 4 – Sample hole results

Sample Hole BH01

Depth (mm)	Description	Fill	Moisture	Consistency	Allowable Bearing Pressure (kPa)	Reactivity
100 200 300 400 500 600 700	Silty CLAY; red	–	Slightly moist	Stiff	150	Moderate
800 900 1000 1100 1200 1300 1400	Sandy CLAY; orange/light grey	–	Slightly moist	Stiff	150	Moderate
1500	END OF HOLE					

Sample Hole BH02

Depth (mm)	Description	Fill	Moisture	Consistency	Allowable Bearing Pressure (kPa)	Reactivity
100 200 300 400	Silty CLAY; brown/red	–	Slightly moist	Stiff	150	Moderate
500 600 700 800 900 1000 1100 1200 1300 1400	Sandy CLAY; yellow/white	–	Slightly moist	Stiff	150	Moderate
1500	END OF HOLE					

Sample Hole BH03

Depth (mm)	Description	Fill	Moisture	Consistency	Allowable Bearing Pressure (kPa)	Reactivity
100 200 300	Silty CLAY; brown/red	–	Slightly moist	Stiff	150	Moderate
400 500 600 700 800 900 1000 1100 1200 1300 1400	Sandy CLAY; red/white	–	Slightly moist	Stiff	150	Moderate
1500	END OF HOLE					

Sample Hole BH04

Depth (mm)	Description	Fill	Moisture	Consistency	Allowable Bearing Pressure (kPa)	Reactivity
100	Silty clay LOAM; brown	–	Slightly moist	Firm	–	–
200 300 400 500 600	Silty CLAY; brown/red	–	Slightly moist	Stiff	150	Moderate
700 800 900 1000 1100 1200 1300 1400	Silty CLAY; white/light brown	–	Slightly moist	Stiff	150	Moderate
1500	END OF HOLE					

Sample Hole BH05

Depth (mm)	Description	Fill	Moisture	Consistency	Allowable Bearing Pressure (kPa)	Reactivity
100	Silty LOAM; brown	–	Slightly moist	Firm	–	–
200	Silty CLAY; brown/red	–	Slightly moist	Stiff	150	Moderate
300						
400						
500						
600	Sandy CLAY; light brown/white	–	Slightly moist	Stiff	150	Moderate
700						
800						
900						
1000						
1100						
1200						
1300						
1400						
1500		END OF HOLE				

Sample Hole BH06

Depth (mm)	Description	Fill	Moisture	Consistency	Allowable Bearing Pressure (kPa)	Reactivity
100	Silty CLAY; brown/grey	–	Slightly moist	Stiff	150	Moderate
200						
300						
400						
500	Silty CLAY; brown	–	Slightly moist	Stiff	150	Moderate
600						
700						
800						
900						
1000						
1100						
1200						
1300						
1400						
1500	END OF HOLE					

Attachment 5 – Existing dwelling 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	450	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	90.0	m ²	
Selected trench or bed width	W	1.0	m	As selected by designer/installer

OUTPUT

Required trench or bed length	L	90.0	m
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CELLS

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

Attachment 6 – New dwellings 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	750	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	150.0	m ²	
Selected trench or bed width	W	1.0	m	As selected by designer/installer

OUTPUT

Required trench or bed length	L	150.0	m
-------------------------------	---	-------	---

CELLS

XX	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 7 – VicPlan planning property report

Report included on next page.

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 03 February 2021 10:34 AM

PROPERTY DETAILS

Address: **123 ALMA-MOONLIGHT ROAD ALMA 3465**
 Crown Description: **Allot. 33 Sec. 12 PARISH OF WAREEK**
 Standard Parcel Identifier (SP): **33-12\PP3739**
 Local Government Area (Council): **CENTRAL GOLDFIELDS**
 Council Property Number: **20120.0123**
 Planning Scheme: **Central Goldfields**
 Directory Reference: **Vicroads 58 C2**

www.centralgoldfields.vic.gov.au

[Planning Scheme](#) [Central Goldfields](#)

UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**
 Urban Water Corporation: **Central Highlands Water**
 Melbourne Water: **Outside drainage boundary**
 Power Distributor: **POWERCOR**
[View location in VicPlan](#)

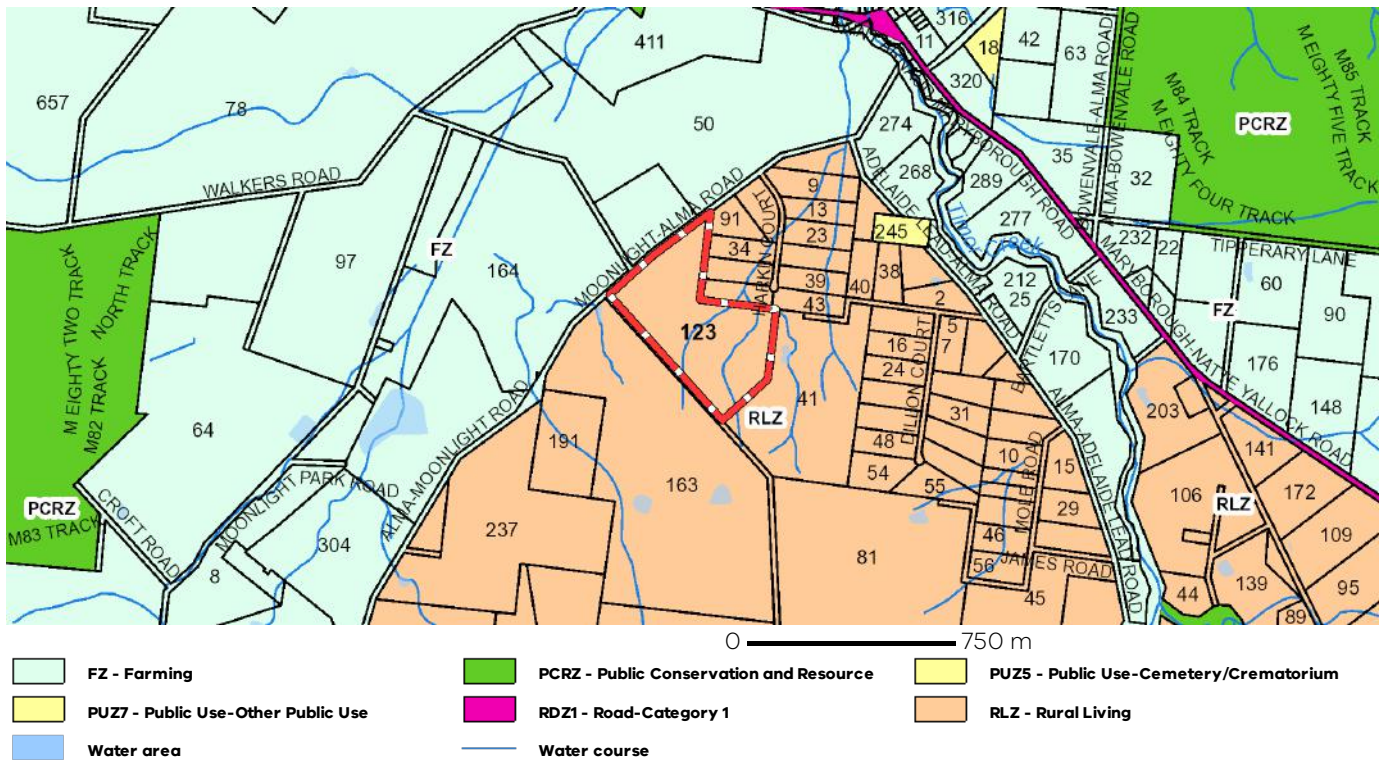
STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**
 Legislative Assembly: **RIPON**

Planning Zones

[RURAL LIVING ZONE \(RLZ\)](#)

[SCHEDULE TO THE RURAL LIVING ZONE \(RLZ\)](#)

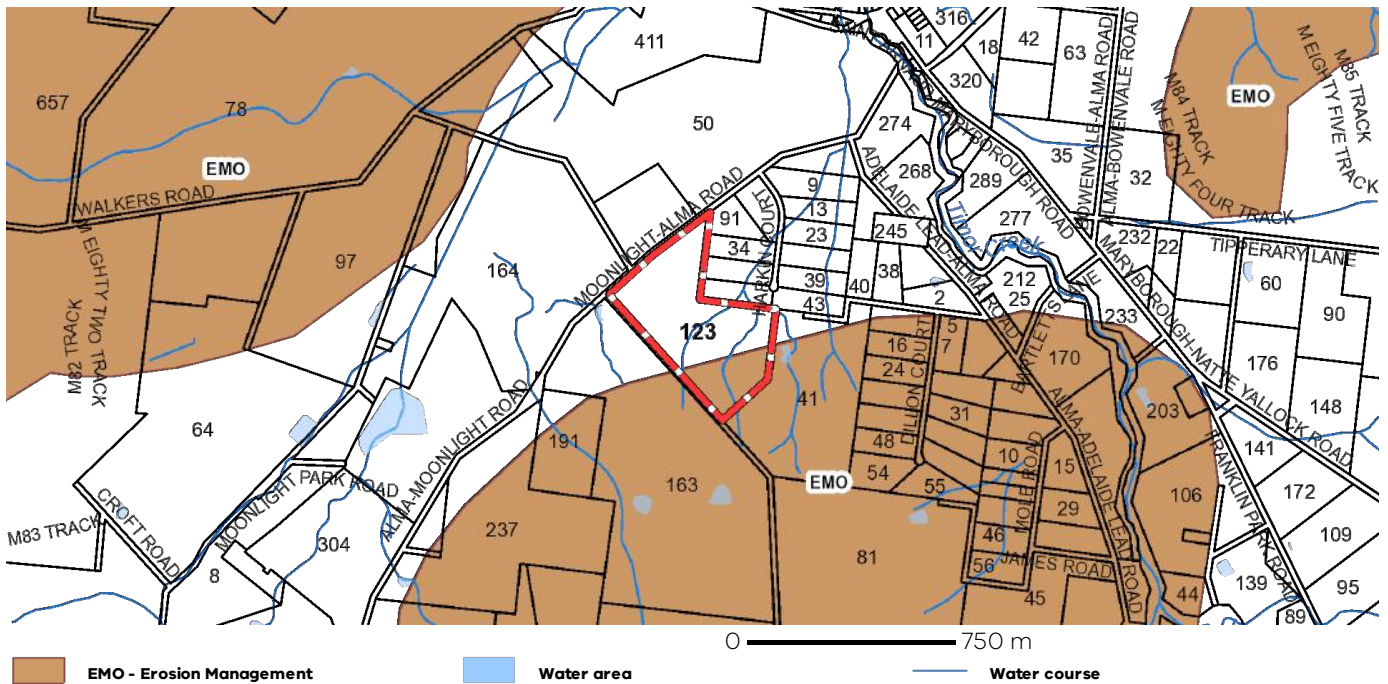


Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlays

[EROSION MANAGEMENT OVERLAY \(EMO\)](#)

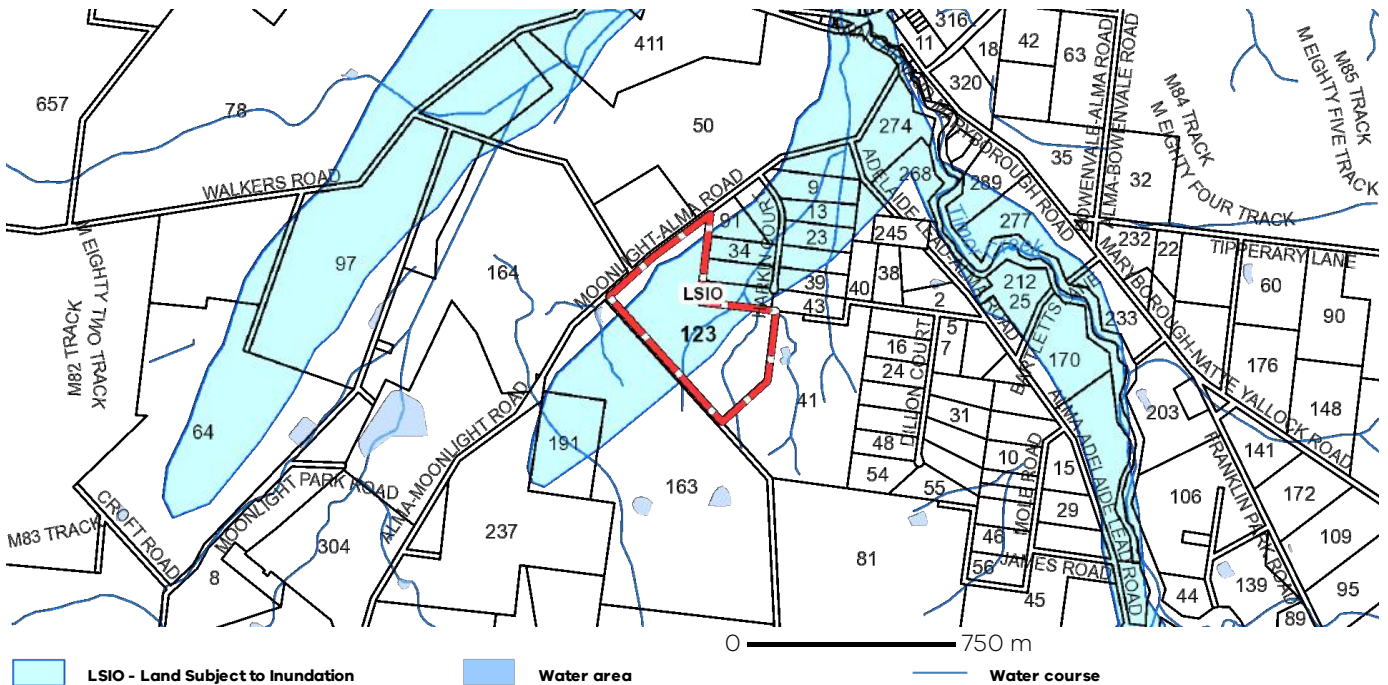
[EROSION MANAGEMENT OVERLAY SCHEDULE \(EMO\)](#)



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

[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)

[LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE \(LSIO\)](#)



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

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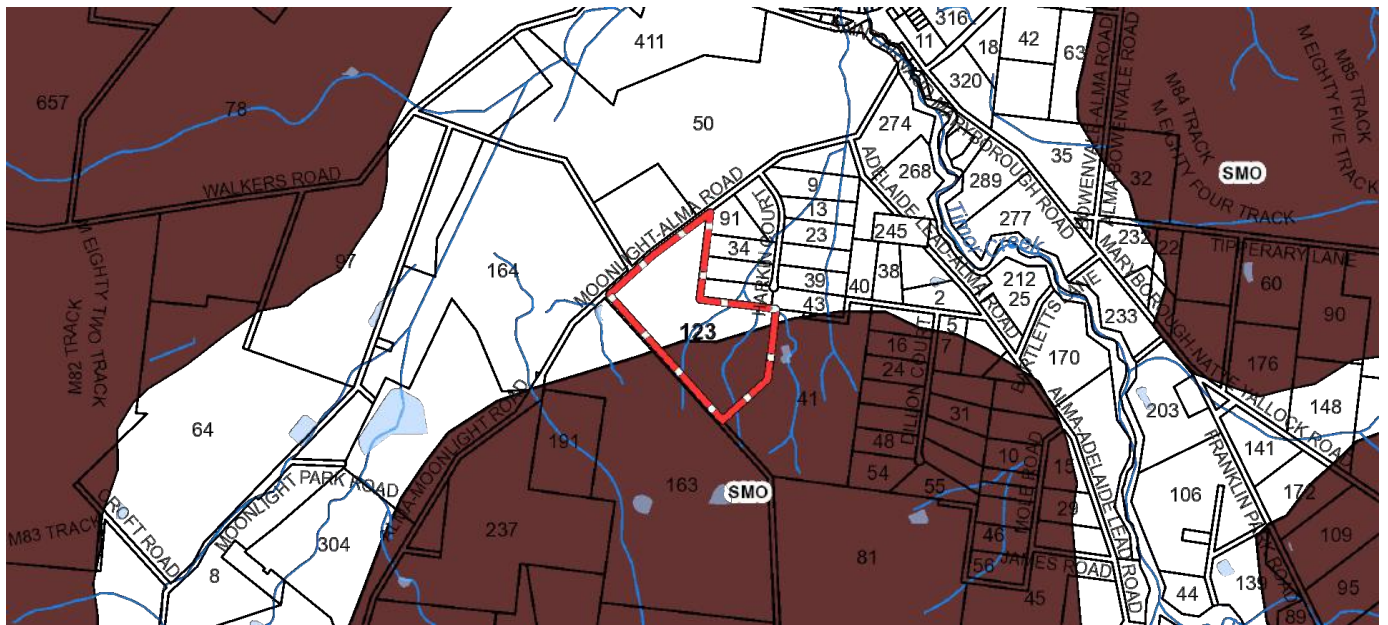
Read the full disclaimer at <https://www2.delwp.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic)

Planning Overlays

[SALINITY MANAGEMENT OVERLAY \(SMO\)](#)

[SALINITY MANAGEMENT OVERLAY SCHEDULE \(SMO\)](#)



- SMO - Salinity Management
- Water area
- Water course

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

OTHER OVERLAYS

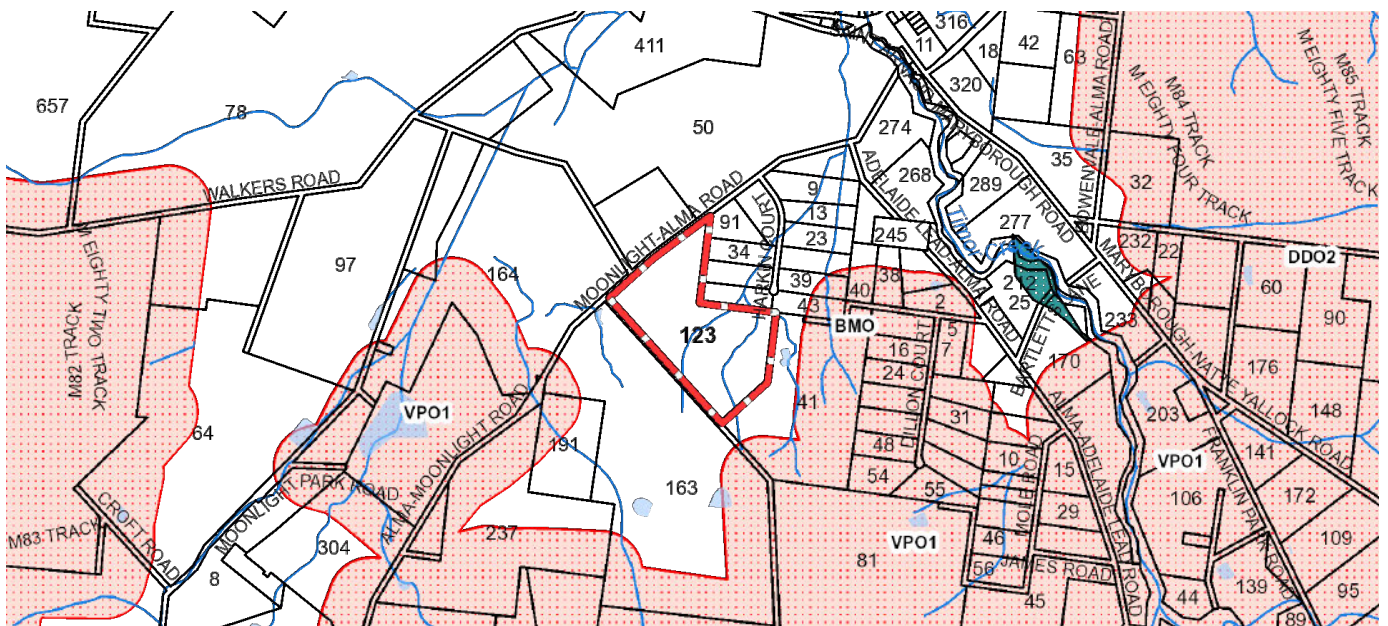
Other overlays in the vicinity not directly affecting this land

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

[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)

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

[VEGETATION PROTECTION OVERLAY \(VPO\)](#)



- BMO - Bushfire Management
- DDO - Design and Development
- HO - Heritage
- VPO - Vegetation Protection
- Water area
- Water course

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

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic)

Further Planning Information

Planning scheme data last updated on 28 January 2021.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

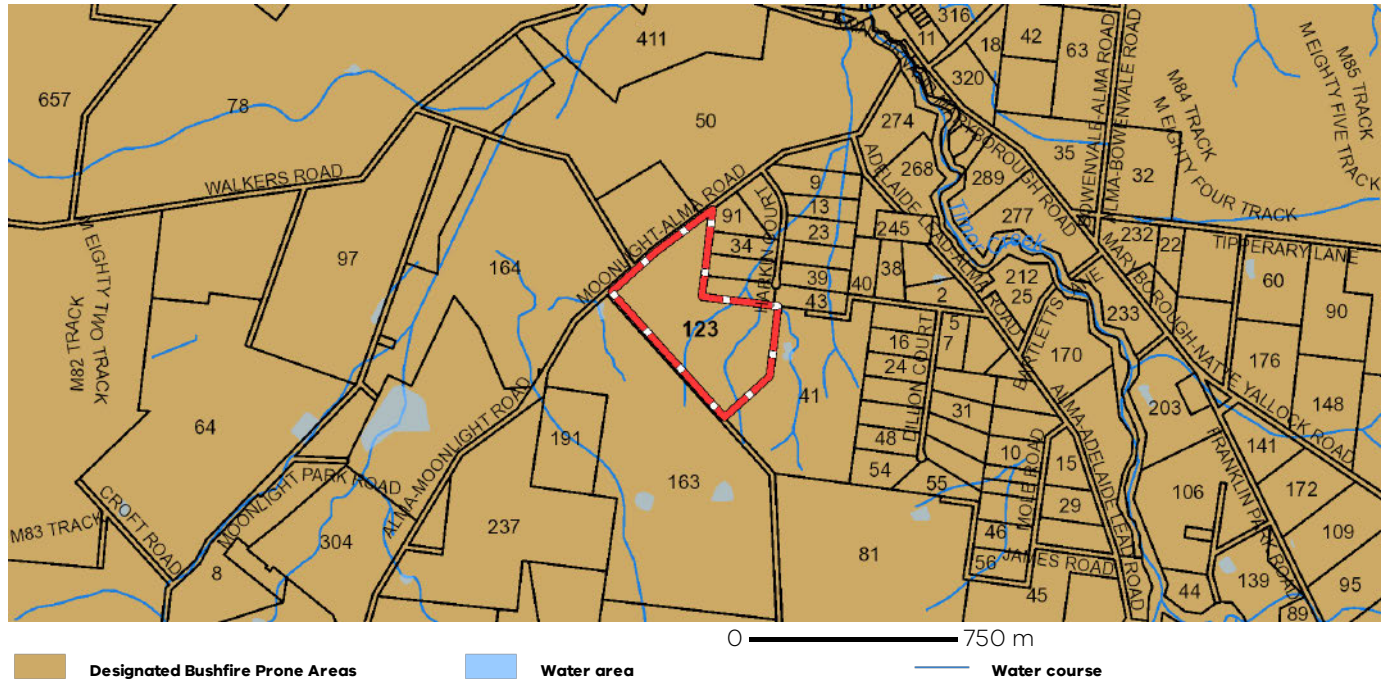
For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at <https://mapshare.maps.vic.gov.au/vicplan> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

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>

Attachment 8 – 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.

Code of Practice Onsite Wastewater Management

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).

Code of Practice Onsite Wastewater Management

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 9 – 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:	<ul style="list-style-type: none"> 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:	<p>High 'Water Efficiency Labelling Scheme' (WELS)-rated water-efficient fittings (minimum '3 Stars' for appliances and minimum '4 Stars' for all fittings and fixtures):</p> <ul style="list-style-type: none"> 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:	<ul style="list-style-type: none"> 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:	<ul style="list-style-type: none"> 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

Imaged Document Cover Sheet


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Document Type	Plan
Document Identification	PS909741P
Number of Pages (excluding this cover sheet)	3
Document Assembled	28/05/2024 09:54

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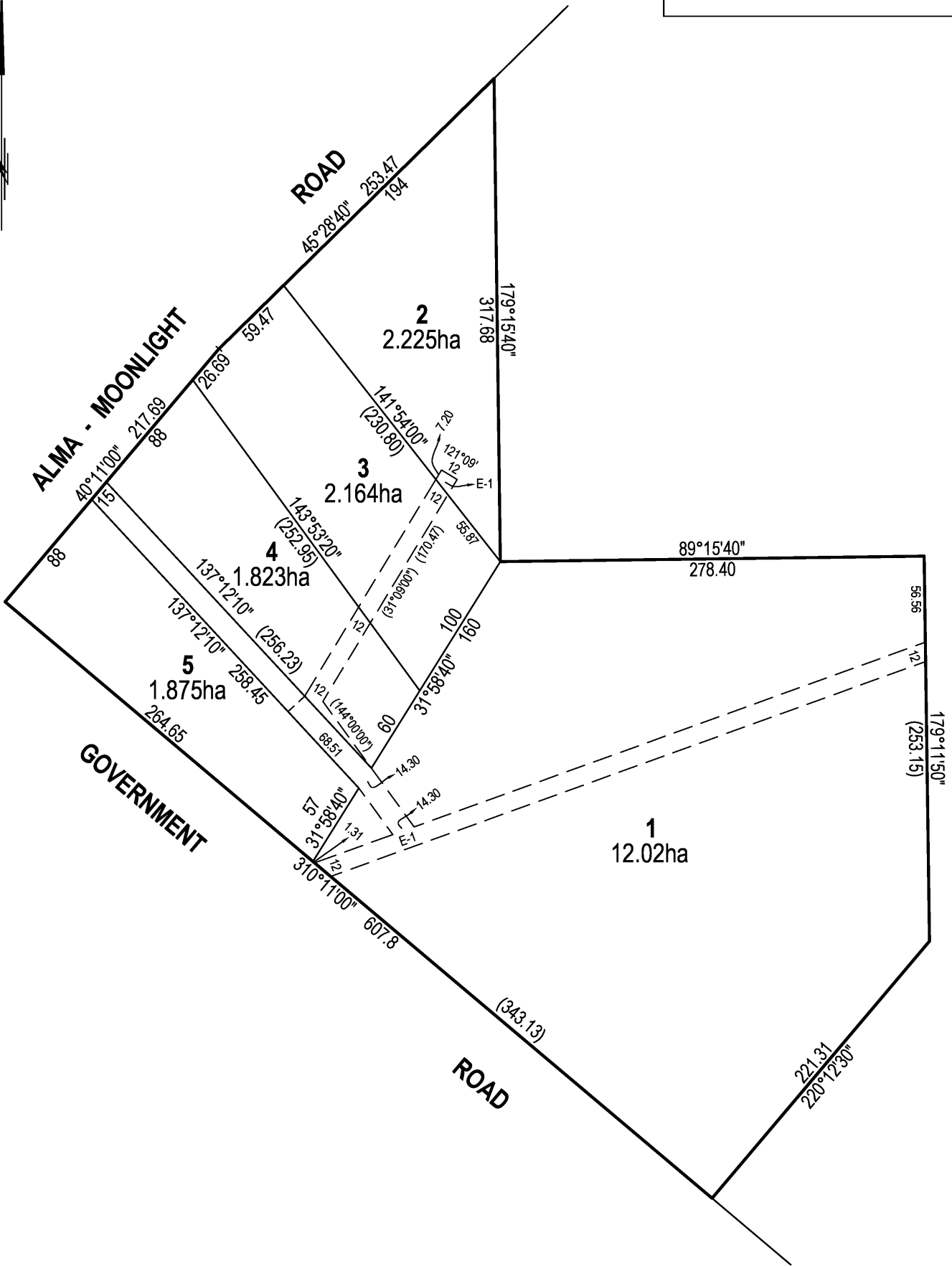
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PLAN OF SUBDIVISION			EDITION 1	PS 909741 P
LOCATION OF LAND PARISH : WAREEK TOWNSHIP : --- SECTION : 12 CROWN ALLOTMENT : 33 CROWN PORTION : --- TITLE REFERENCE : VOL. 7549 FOL. 061 LAST PLAN REFERENCE : TP 449937U POSTAL ADDRESS : 123 ALMA-MOONLIGHT ROAD (At time of subdivision) ALMA 3465 MGA Co-ordinates (of approx centre of land in plan) E 737 690 ZONE: 54 N 5 897 980 GDA 2020			Council Name: Central Goldfields Shire Council Council Reference Number: S196169B Planning Permit Reference: 078/21 SPEAR Reference Number: S196169B Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6 of the Subdivision Act 1988: 18/11/2022 Public Open Space A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has been satisfied Digitally signed by: Andrew Page for Central Goldfields Shire Council on 08/12/2022 Statement of Compliance issued: 01/03/2023	
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON			
NIL	NIL			
NOTATIONS				
DEPTH LIMITATION of 15.24m applies to all of the land in this plan SURVEY: This plan is based on survey. STAGING: This is not a staged subdivision. Planning Permit No. 078/21 This survey has been connected to permanent marks No(s). In Proclaimed Survey Area No.				
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	Power Line	SEE DIAG	THIS PLAN - SEC 88 ELECTRICITY INDUSTRY ACT 2000	Powercor
 ABN 11 125 568 461 1315 Sturt Street, Ballarat, VIC Australia (PO Box 563W, Ballarat West) 3350 Phone +61 3 5330 8888 Fax +61 3 5333 3815 Email: victoria@cardno.com.au Web: www.cardno.com			FILE REF: 23508-01-PS909741P-05.dwg DATE: 21/11/2022 Digitally signed by: Michael Craig Wilson, Licensed Surveyor, Surveyor's Plan Version (05), 22/11/2022, SPEAR Ref: S196169B	ORIGINAL SHEET SIZE: A3 SHEET 1 OF 3 PLAN REGISTERED TIME: 11.14am DATE: 31/3/2023 A.R.T. Assistant Registrar of Titles

PS 909741 P

APPROX TRUE NORTH

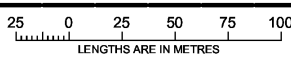


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 Phone +61 3 5330 8888 Fax +61 3 5333 3815
 Email: victoria@cardno.com.au Web: www.cardno.com

SCALE
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 Surveyor's Plan Version (05),
 22/11/2022, SPEAR Ref: S196169B

ORIGINAL SHEET
 SIZE: A3

SHEET 2

Digitally signed by:
 Central Goldfields Shire Council,
 08/12/2022,
 SPEAR Ref: S196169B

PS 909741 P

CREATION OF RESTRICTION - EFFLUENT ENVELOPES

Upon registration of this plan the following restriction is created.

DESCRIPTION OF RESTRICTION

No effluent system shall be installed other than as described in conditions 19, 20 & 21 of Planning Permit 078-21 inside areas shown hatched.

No effluent system shall be installed outside the areas shown hatched.

DEFINITIONS

Typical size of hatched areas is 10x30 metres.

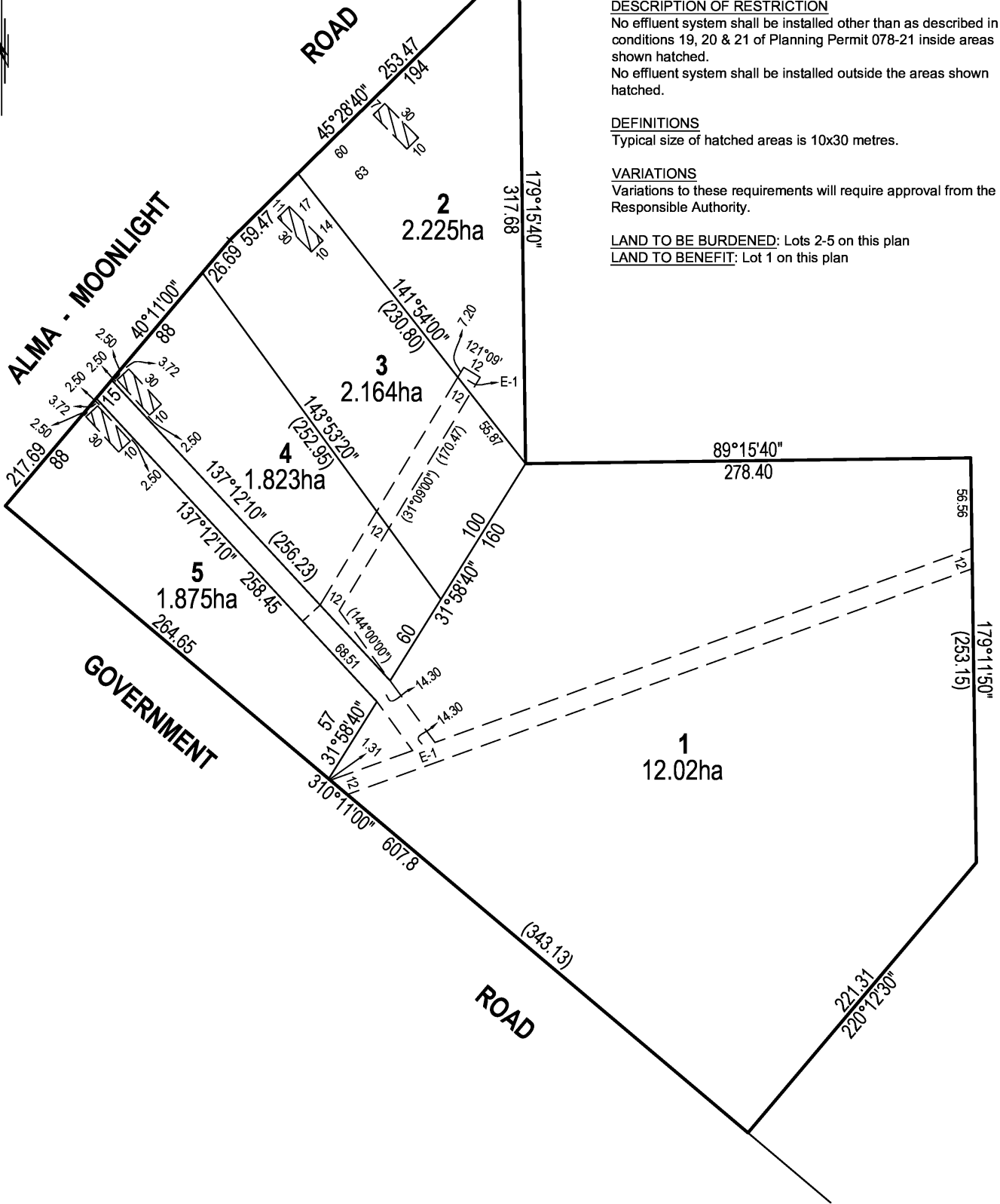
VARIATIONS

Variations to these requirements will require approval from the Responsible Authority.

LAND TO BE BURDENED: Lots 2-5 on this plan

LAND TO BENEFIT: Lot 1 on this plan

APPROX TRUE NORTH

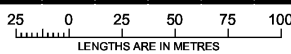


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 SIZE: A3

SHEET 3

Digitally signed by:
 Central Goldfields Shire Council,
 08/12/2022,
 SPEAR Ref: S196169B

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

VOLUME 12464 FOLIO 602

Security no : 124115328662M
Produced 28/05/2024 09:54 AM

LAND DESCRIPTION

Lot 4 on Plan of Subdivision 909741P.
PARENT TITLE Volume 07549 Folio 061
Created by instrument PS909741P 31/03/2023

REGISTERED PROPRIETOR

Estate Fee Simple

[REDACTED]

ENCUMBRANCES, CAVEATS AND NOTICES

[REDACTED]

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

DIAGRAM LOCATION

SEE PS909741P 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: 129 ALMA-MOONLIGHT ROAD ALMA VIC 3465

ADMINISTRATIVE NOTICES

NIL

[REDACTED]

3

DOCUMENT END