



PLANNING PERMIT REPORT

Proposal:

Use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

Address:

187 Logan Road, Alma

Council Property Number: 43730.0187

Job No: 2585

Oct 2024





Planning Report for: 187 Logan Road, Alma
Project / Job No: 2585
Report Prepared by: Natural Resource Link Pty Ltd

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REV	DATE	DETAILS
	10/12/2024	Final for submission to council.
A	20/2/2025	Revise shed location.
B	24/03/2025	Remove appendix 6

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PROPERTY DETAILS



Image 1 site Aerial

Applicant	Natural Resource Link Pty Ltd
Proposal	Use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.
Location	187 Logan Road, Alma
Legal Description	Allotment 28 Sec 6A Parish of Maryborough
Zone	Farming Zone (FZ)
Surrounding Zone	Farming Zone (FZ)
Overlay(s)	Bushfire Management Overlay (BMO) – partial Erosion Management Overlay (EMO) – partial Salinity Management Overlay (SMO)
Aboriginal Cultural Heritage	Proposal is exempt from a mandatory CHMP being a single dwelling pursuant to regulation 9 of the Aboriginal Heritage Regulations 2018.
Lot Size	7.84 ha
Responsible Authority	Central Goldfields Shire Council
Prepared By	Natural Resource Link Pty Ltd

Natural Resource Link Pty Ltd has been engaged to submit a Planning Permit Application.

Image 2 Landscape Context

[illegible]

Image. 3 Allotment Context - Lassi

The subject site has a slight slope from the north to the south of around 2.4 ° and consists of open pastures to the northern extent that are flat and form part of a natural drainage/floodplain. The remainder of the site has a covering of modified remnant vegetation. The site has a history of

pasture improvement and low-level grazing. The soils on site have a high level of small gravel in the topsoil that is evident on the surface. Post and wire fencing constraints the property boundaries. The site is located within a broader farming zone area where dwellings on undersized allotments are a feature of the surrounding district. The site is bordered by Public Conservation to the south and Farming Zone to the others with Rural Living Zone 750m to the east.

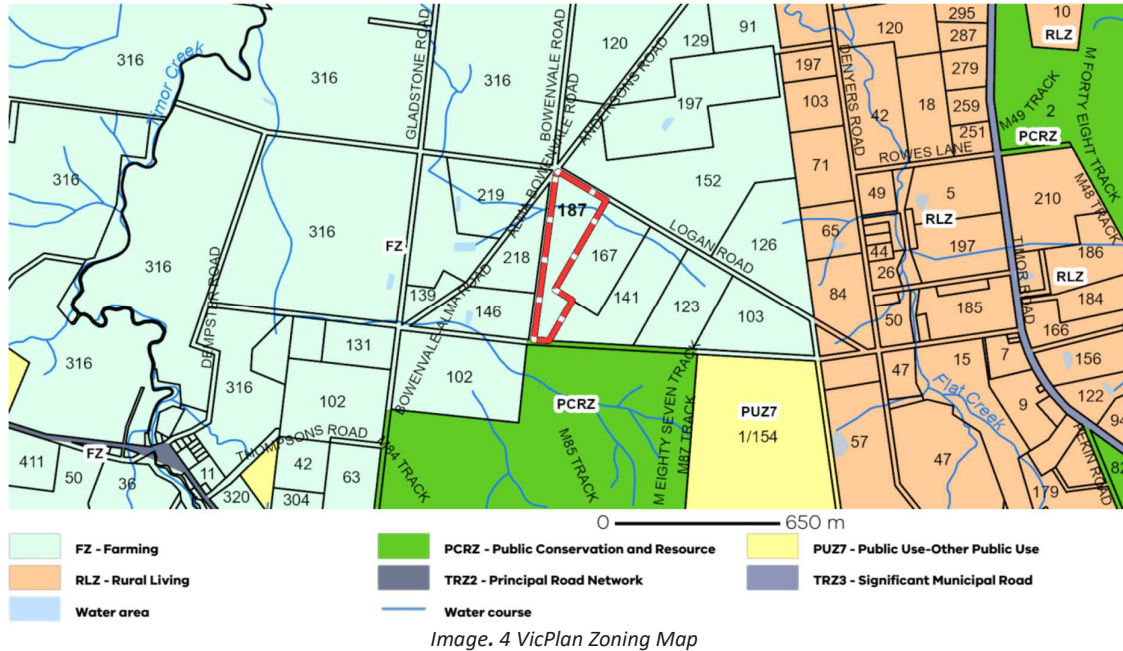


Image.5 area on site cleared was a mullock heap like the ones in the background.



Image.6 Cleared area looking north to the pastures.



Image.7 Soil near cleared area.



Image.8 Site cut showing the thin A Horizon and the red sodosol B Horizon

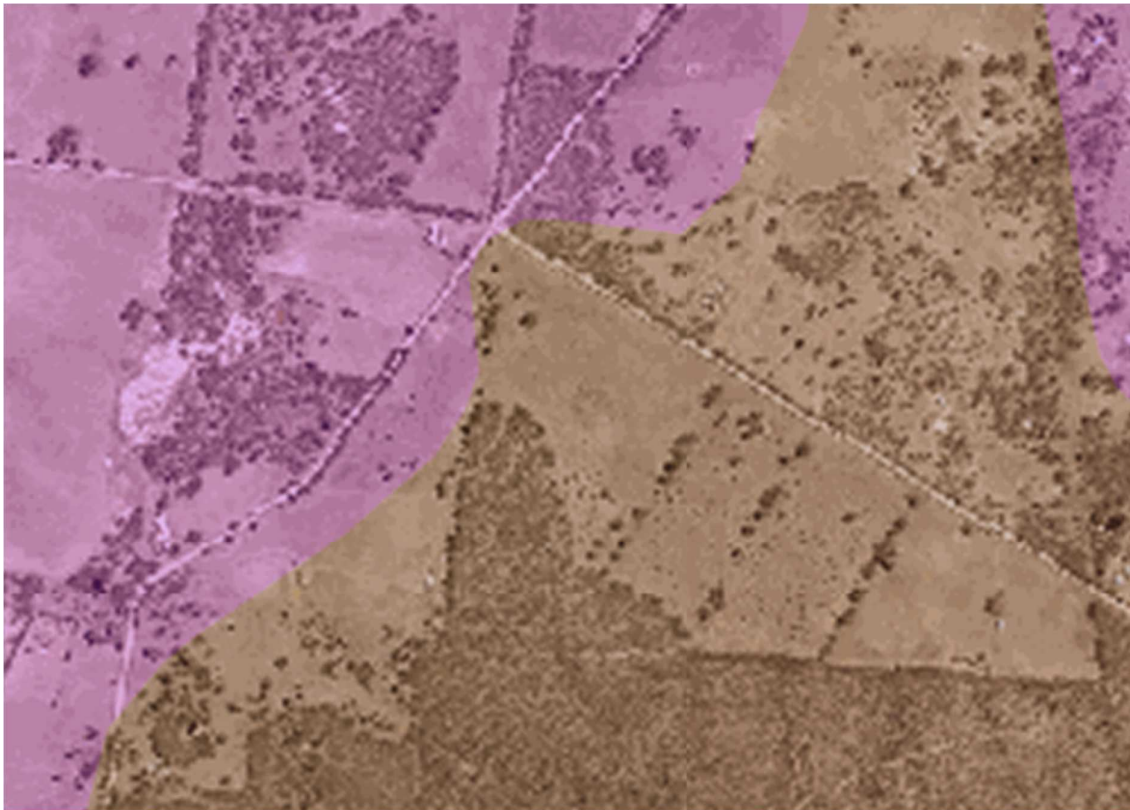


Image.9 Image of Australian Soil Classification (Soil CRC) Source: 10/9/2024)

The entire site is mapped to be within SOAA with is a Red Sodosol.



Image.10 Landform on site. (Soil CRC) Source: 10/9/2024)

The northern extent of the site is outside of the Erosion Management Overlay and is mapped to be : 2.1PfQ5-7 the rear of the site is 2.1 RsP5-3 which have the following characteristics:

LANDFORM RISKS	2.1RsP5-3	2.1PfQ5-7
	Rear (EMO)	Front (Paddock)
Compaction	High	High
Leaching	High	Moderate
Mass Movement	Nil	Nil
Salinisation	Moderate	Moderate
Water Erosion	Moderate	Low
Water logging	Nil	Nil
Wind Erosion	Nil	Nil



Image.11 Cleared area (site mid-point) looking south to remnant area.



Image. 12 Storage close to trees to be removed from the proposed conservation area.

The remnant area has been historically used to store items these will be removed to outside of this area to prevent impacts to the remnant trees and other vegetation.



Image.13 Acacia acinacea (EVC 67 and 175)



Image.14 Dianella revoluta (EVC 67)



Image.15 Leucopogon rufus



Image.16 Eucalyptus leucoxylon (Yellow Gum) starting to appear near the rear of the site



Image.17 Old Growth Yellow Gum near the south end of the site.



Image.18 Some wire missing from fence to the west boundary between the site and unconstructed road reserve.



Image.19 Acacia paradoxa mid site (EVC 67) can be confused with Box Thorn but is remnant.



Image.20 Fencing clearing (Exemption under Bushfire Management Overlay) along west boundary.



Image. 21 Einadia hastata (EVC 175) seeding in disturbed mullock heap.



Image.22 Eucalyptus microcapra dominant tree on site (EVC 67 and 175)



Image. 23 Edge of remnant area looking north to Logan Road.



Image. 24 Dam near the north-west corner.



Image.25 Pastures to the northern extent of site.

PROPOSAL

The proposal is for the use and development dwelling that is sympathetic with the landscape and will have minimal impact on the vista. The dwelling will be accompanied by a Farm/land management plan responding to what is required for an integrated management plan.

The application has been supported with the following documents:

- Development plan set detailing, elevations, floor layout, colours and materials.
- Farm Management Report and Plans
- Land Capability Assessment- Effluent
- Bushfire Management Report

PERMIT TRIGGERS

- Clause 35.07-4 (FZ): A permit is required for the use and development of a dwelling on a lot of less than 40 hectares plus the proposed outbuilding is over 250sqm in size.
- Clause 44.06-2 (BMO): A permit is required for the dwelling and outbuilding.
- Clause 44.01-2 (EMO) A permit is triggered
- Clause 44.01-3 (EMO) A permit is triggered.
- Schedule 3 (EMO) A permit is triggered for the outbuilding.
- Clause 44.02-2 (SMO) A permit is triggered.
- Clause 44.02-4 (SMO) A permit is triggered for vegetation removal.
- Schedule 3 (SMO) A permit is triggered for the outbuilding.
- Clause 52.17 Native vegetation removal.

MUNICIPAL STRATEGIC STATEMENT

Clause 02.03-2 Environmental and landscape values

Biodiversity

A rich diversity of plants, animals and habitats exist across the Shire. As part of the north central catchment, the Bealiba/Dalyenong, Moolort Plains and Upper Loddon are recognised as priority biodiversity areas.

The Moolort Plains Wetlands is a unique wetland complex located within the Volcanic Plains in the eastern part of the Shire. The catchment of the wetlands is Victoria's only National Biodiversity hotspot and is the habitat for many native animals, particularly waterbirds, and a number of threatened fauna species. The wetlands contain different wetland types, although their precise location, characteristics and biodiversity is not well understood. Recognised threats to the unique wetlands complex situated in the Volcanic Plains are cropping, pest plants and animals. Threatened flora species within the Box Ironbark Forests, include Buloke, Small Milk-wort, Clover Glycine and Scented Bush-pea. Threatened fauna species include Swift Parrot, Powerful Owl, Brush-tailed Phascogale and Striped Legless Lizard.

Council seeks to protect environmental and landscape values by:



- Protecting and enhancing remnant vegetation and wildlife corridors.
- Prioritising the establishment of buffer areas and setbacks on freehold land to protect significant vegetation.
- Support mechanisms to identify and protect the Moolort Wetlands and the Bealiba/Dalyenong area.
- Protecting the water quality of the Loddon and Avoca Rivers and Bet Bet Creek waterway systems.
- Protecting the Talbot district volcanic rises and the Cairn Curran Reservoir as significant landscapes.
- Protecting and enhancing habitat areas for fauna.
- Protecting and enhancing the environmental, landscape and habitat values of roadside vegetation.

Clause 02.03-3 Environmental risks and amenity

Soil management

Managing the impact of land uses on soil quality, erosion and salinity throughout the Shire is important for the preservation of high-quality soils and the protection of waterways and groundwater tables in the catchment. Previous mining activity has diminished land quality, leaving bare white mounds without topsoil or vegetation cover.

Clause 02.03-4 Natural Resource Management

Agricultural land

Agricultural land in the Shire is a resource that must be maintained for productive use. Viable land in the Shire includes the high riverine plains in the Dunolly, Bealiba and Natte Yallock areas; volcanic plains and rises at the Moolort Plains, Talbot and east of Carisbrook; metamorphic plains and ridges south of Bealiba and west of Dunolly; granite to the south and south-east of Bealiba; and the sedimentary hills and rises around Maryborough, Dunolly and Carisbrook.

Agricultural industries include cropping, sheep and cattle grazing and fodder conservation. There are emerging specialisations in less traditional agricultural activities such as fruit and vegetable growing, poultry farming, nursery and floriculture, as well as emerging industries such as intensive agriculture and renewable energy production.

Land use conflict can occur between agriculture and residential land uses. This has the potential to affect the operation of farms and reduce their productive capacity.

The future of the agricultural industry is dependent on sustainable agricultural practices. Issues such as soil salinity, erosion and maintaining water quality and quantity are threats to agricultural production.

Intensive agriculture industries have the potential to cause effluent disposal problems and affect the amenity of adjacent land uses and greyhound keeping and training can cause conflict for nearby residential uses.

Council aims to protect agricultural and environmental values by:

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

Water

The Central Goldfields Shire is situated in the Loddon dry land catchment and is part of the wider Avoca Loddon-Campaspe catchment.

With a significant area of the Shire situated in the catchment of the Tullaroop and Laanecoorie Reservoirs and Lake Cairn Curran, there is a need for sustainable land management in water supply catchment areas.

Protection of water quality and maintaining water supply are priorities. Poor land use planning decisions, illegal and unsafe dams, unplanned incremental change and inadequate land management can influence both water quality and quantity in the catchments.

Council aims to protect the viability of natural resources by:

- Discouraging the subdivision of land or conversion to land uses that take the land out of productive use.
- Promoting alternative cropping, intensive agriculture and value adding enterprises.
- Minimising conflicts between agriculture and residential uses to ensure productive agricultural capacity is not reduced.
- Supporting emerging agricultural industries that are compatible with existing agricultural practices, including horticulture, intensive animal production, niche agriculture, value adding industries and renewables.
- Protecting the environs and water catchments of Tullaroop and Laanecoorie Reservoirs and Lake Cairn Curran.

Municipal Strategic Statement Response

The use has two EVC's mapped one being the dominant one on site EVC 67 which has mostly been cleared for Agricultural purposes.

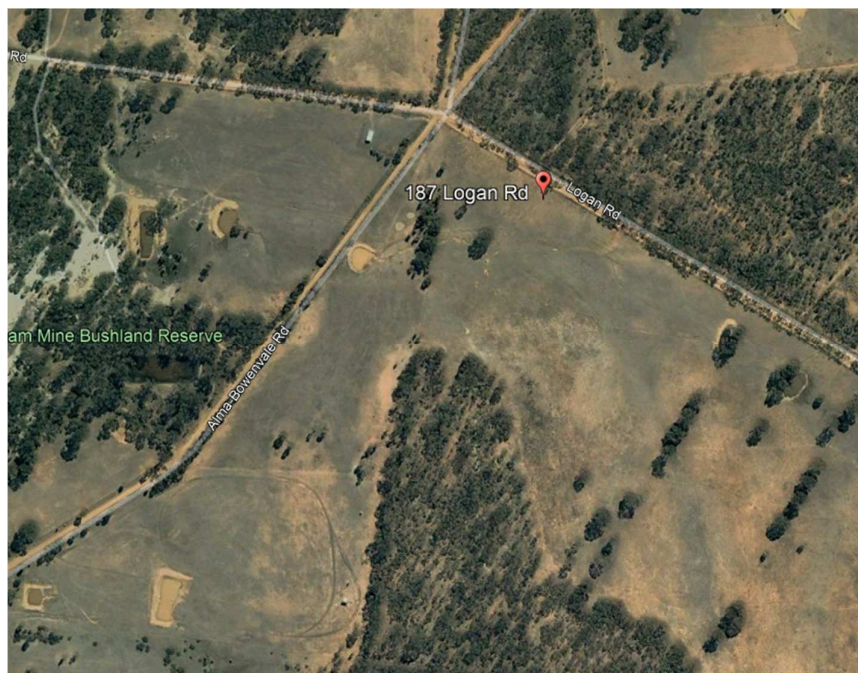


Image.26 Google Earth aerial of site dated April 2007 show the site mostly as it is now.

The use and development of a dwelling on the land will provide a logical response to the characteristics of the site, and an opportunity for improvement of the land and conservation of biodiversity with the enactment of the integrated land management plan.

No viable agricultural land will be lost in the proposed use and development given the existing characteristics of the site where agricultural uses will be enhanced through the enactment of the land management practices.

The dwelling is sited within an area that is mapped to have a deeper water table suitable for the effluent area and as far forward of the classified woodland risk on site. The ground water has high salinity and this will destroy any slab or footing and this meant that the house needed to be in area with a deeper water table. To the north of the proposed siting the owner has seen ground water discharge, so this is as far forward as possible given the site constraints.

The design of the dwelling is of a single storey and a contemporary rural nature

Existing vegetation within the site has historically been compromised with the levelling of the mullock heap in preparation for a dwelling site and is now mostly cleared as shown below. It is difficult to map this removal as the NVR aerial is not current and does not show the area of removal.



Image. 27 Recent clearing of Mullock heap on site (Source Landchecker 10/9/2024)

It is difficult to establish a hierarchy for the siting of the house between the zoning land use for Agriculture albeit being a low productivity soil, bushfire risk, ground water/salinity and biodiversity. Human safety has the highest risk in the planning scheme although the siting must ensure that it is not detrimental and responds to any site restrictions.



Image.28 Ground water mapping depth (VVG sourced 10/9/2024)

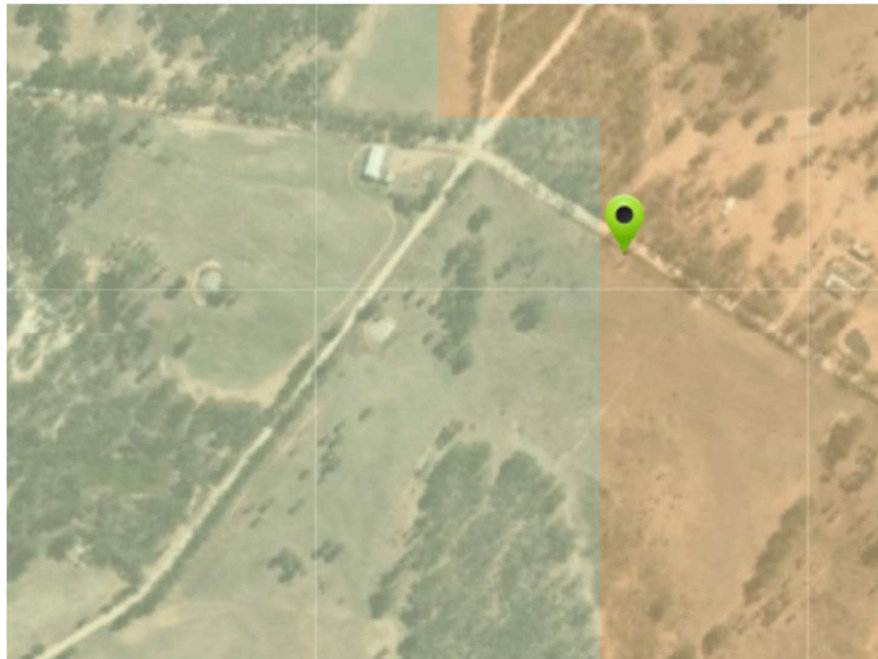


Image.29 Ground water salinity (3500-700mg/L)-(VVG sourced 10/9/2024)

The front north area of the site is mapped to have shallow ground water with a high level of salinity and the vegetated area has a deeper ground water at over 10m in depth.

The biodiversity on site EVC 67 has coverage to the mid section of the site where there is tree cover and this EVC is listed as Endangered in the Goldfields Bioregion . Endangered means that there are only small areas left of the pre-European settlement and is the highest risk rating in the Conservation status. The next level is extinct and these areas are a high priority for restoration and retention under the Planning and Environment Act 1987.

Endangered

Status code: E

Contracted to less than 10% of former range; OR
Less than 10% pre-European extent remains; OR
Combination of depletion, degradation, current threats and rarity is comparable overall to the above:

- 10 to 30% pre-European extent remains and severely degraded over a majority of this area; or
- naturally restricted EVC reduced to 30% or less of former range and moderately degraded over a majority of this area; or
- rare EVC cleared and/or moderately degraded over a majority of former area.

The bottom foot section to the south of the site is mapped to be EVC 175 and this is listed as Vulnerable in the Goldfields Bioregion and is an important Ecological Vegetation Class (EVC) in the Goldfields Bioregion . Conservation status is lower at Vulnerable meaning the following:

Vulnerable

Status code: V

10 to 30% pre-European extent remains; OR Combination of depletion, degradation, current threats and rarity is comparable overall to the above:

- greater than 30% and up to 50% pre-European extent remains and moderately degraded over a majority of this area; or
- greater than 50% pre-European extent remains and severely degraded over a majority of this area; or
- naturally restricted EVC where greater than 30% pre-European extent remains and moderately degraded over a majority of this area; or
- rare EVC cleared and/or moderately degraded over a minority of former area.

These areas are highly modified from a benchmark area and consist of a few lifeforms such as trees, ground cover, shrubs, graminoids, lichen but missing Medium Shrubs, Ferns, tufted and non-tufted graminoids along with small and large logs and have limited recruitment evident. Strategic Biodiversity (mapped) and on-site observations sit around 0.5- 0.6 of a Benchmark.

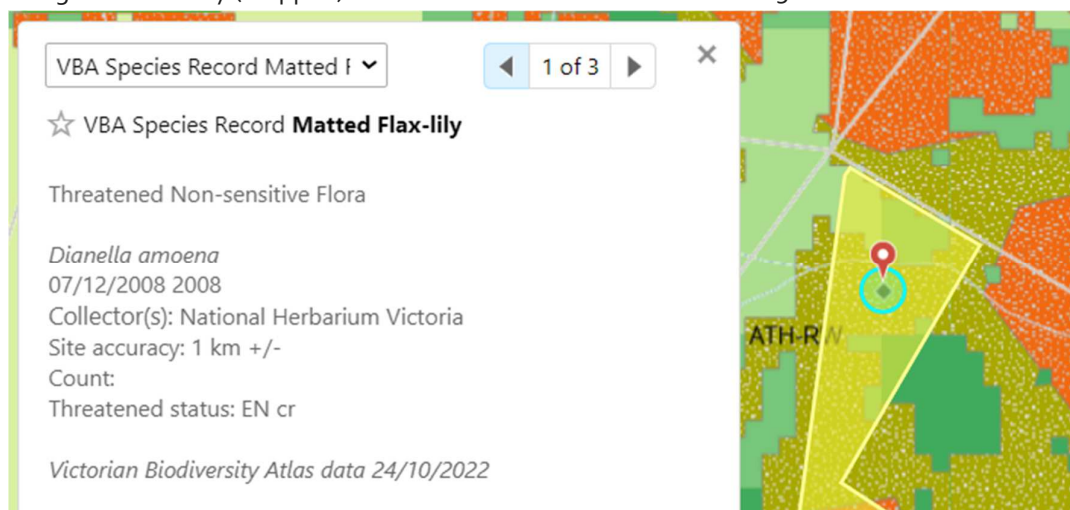


Image. 30 VBA species recorded on site *Dianella amoena* (Naturekit sourced 10/9/2024)

Vehicles and grazing through this area have led to the spread of weeds and loss of cover. A threatened species was recorded in 2008 by the Herbarium and is now not evident on site as this area has been ploughed and seeded to create a pasture for Agriculture.

Clause 02-03-2 seeks to protect threatened species and significant vegetation on private land and this application will note the remnant areas will be managed for conservation as per the Integrated Land Management Report.

Natural resource management (Clause 0.2-03-4) notes the high viability land to be riverine plains, and this site is not a riverine plain and has low capacity for agriculture. This clause applies heavily to this application as it poses Agricultural use, protection of high-quality agricultural soils, avoidance of land use conflicts and that the future of Agriculture is dependent on sustainable Agricultural practices that avoid increasing soil salinity and erosion along with retention of biodiversity,

The proposed dwelling can be developed in accordance with required BAL provisions at the building permit stage as it is located within the area of the BMO. The siting of the dwelling has been designed to minimise the loss of vegetation.

10 PLANNING POLICY FRAMEWORK

Clause 12.01-1S Protection of biodiversity

Objective

To protect and enhance Victoria's biodiversity.

Strategies

Use biodiversity information to identify important areas of biodiversity, including key habitat for rare or threatened species and communities, and strategically valuable biodiversity sites.

Strategically plan for the protection and conservation of Victoria's important areas of biodiversity.

Ensure that decision making takes into account the impacts of land use and development on Victoria's biodiversity, including consideration of:

Cumulative impacts.

Fragmentation of habitat.

The spread of pest plants, animals and pathogens into natural ecosystems.

Avoid impacts of land use and development on important areas of biodiversity.

Support land use and development that contributes to protecting and enhancing habitat for indigenous plants and animals in urban areas.

Clause 12.01-2S Native vegetation management

Objective

To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.

Strategies

Ensure decisions that involve, or will lead to, the removal, destruction or lopping of native vegetation, apply the three-step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017):

Avoid the removal, destruction or lopping of native vegetation.

Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.

Provide an offset to compensate for the biodiversity impact from the removal, destruction or lopping of native vegetation.

Clause 13.02-1S – Bushfire Planning

Policy application

This policy must be applied to all planning and decision making under the *Planning and Environment Act 1987* relating to land that is:

- Within a designated bushfire prone area.
- Subject to a Bushfire Management Overlay; or
- Proposed to be used or developed in a way that may create a bushfire hazard.

Objective

To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

Clause 14.01-1S – Protection of agricultural land

Objective

- To protect the state's agricultural base by preserving productive farmland.

Strategies

- Identify areas of productive agricultural land, including land for primary production and intensive agriculture.
- Consider state, regional and local, issues and characteristics when assessing agricultural quality and productivity.
- Avoid permanent removal of productive agricultural land from the state's agricultural base without consideration of the economic importance of the land for the agricultural production and processing sectors.
- Protect productive farmland that is of strategic significance in the local or regional context.
- Protect productive agricultural land from unplanned loss due to permanent changes in land use.
- Prevent inappropriately dispersed urban activities in rural areas.
- Protect strategically important agricultural and primary production land from incompatible uses.
- Limit new housing development in rural areas by:
 - Directing housing growth into existing settlements.
 - Discouraging development of isolated small lots in the rural zones from use for dwellings or other incompatible uses.
 - Encouraging consolidation of existing isolated small lots in rural zones.
- Identify areas of productive agricultural land by consulting with the Department of Economic Development, Jobs, Transport and Resources and using available information.

In considering a proposal to use, subdivide or develop agricultural land, consider the:

- Desirability and impacts of removing the land from primary production, given its agricultural productivity.



- Impacts on the continuation of primary production on adjacent land, with particular regard to land values and the viability of infrastructure for such production.
- Compatibility between the proposed or likely development and the existing use of the surrounding land.
- The potential impacts of land use and development on the spread of plant and animal pests from areas of known infestation into agricultural areas.
- Land capability.

Avoid the subdivision of productive agricultural land from diminishing the long-term productive capacity of the land.

Give priority to the re-structure of inappropriate subdivisions where they exist on productive agricultural land.

Balance the potential off-site effects of a use or development proposal (such as degradation of soil or water quality and land salinisation) against the benefits of the proposal.

Clause 14.01-1L Protection of agricultural land - Central Goldfields

This policy applies to land in the Farming Zone.

Objective

To protect productive agricultural land and its supporting infrastructure.

Strategies

- Restrict the subdivision and alienation of productive agricultural land as identified in the Strategic Framework Plan and discourage its conversion to land uses that take the land out of productive use.
- Limit development where it can't be adequately serviced with septic systems without impacting the water catchment and encourage farm consolidation.
- Locate poultry abattoirs and finished poultry product processing facilities where they do not adversely affect any dwelling or agricultural land.

Clause 14.01-2L Sustainable agricultural land use - Central Goldfields

Objective

To encourage ecologically sustainable farm management practices.

Strategies

- Ensure intensive agriculture is located to minimise risks associated with effluent disposal and protect the amenity of adjacent land uses.
- Prioritise the findings of salinity and nutrient catchment management plans in the assessment of land use and development applications in rural zones.

Clause 15.01-6S – Design for Rural Areas

Objective

To ensure development respects valued areas of rural character.

Strategies



- Ensure that the siting, scale and appearance of development protects and enhances rural character.
- Protect the visual amenity of valued rural landscapes and character areas along township approaches and sensitive tourist routes by ensuring new development is sympathetically located.
- Site and design development to minimise visual impacts on surrounding natural scenery and landscape features including ridgelines, hill tops, waterways, lakes and wetlands.

Planning Policy Framework Response

The use and development of a dwelling on the land will provide a logical response to the characteristics of the site, and an opportunity for improvement of the land with the enactment of the farm management plan. The farm management area has been carefully designed to account for the most valuable ecological characteristics of the site and soil restrictions and poor health. This ensures that the biodiversity will be maintained and enhanced by the proposed land use and development consistent with the provisions of Clause 12.01-2S – Native Vegetation Management and Clause 12.05-1S – Environmentally Sensitive Areas.

Councils' local policy at 14.01-2L Sustainable agricultural land use - Central Goldfields among other things, seeks to prioritise the findings of salinity and nutrient catchment management plans in the assessment of land use and development applications in rural zones. The development of dwellings on undersized allotments is an existing characteristic of the area and ensures the presence of another dwelling will not adversely impact any existing agricultural pursuits on abutting or nearby allotments. Soil tests were undertaken, and this is covered in the Farm Management Plan/report and the topsoil shows no sign of salinity and salinity indicator plants although most of the front pasture had been resown at the time of the site visit. The actual quality/soil health is one that is of greatest concern along with erosion and loss of cover to the pastures and is proposed to be fenced and appropriately managed to best practice.

The design of the dwelling is of a single storey and a contemporary rural nature.

Existing vegetation within the site and surrounds will ensure that the developments presence within the landscape is minimised and that the environmental features of the surrounding area are not compromised consistent with the intent of Clause 12.05-2S – Landscapes.

The site is in a Bushfire Management Overlay is not applicable as the dwelling and outbuildings are all located to the lower risk BPA. The siting of the dwelling has been designed to reduce the impacts of any need for vegetation loss whilst achieving a safe BAL level for construction. The farm will rely on generators, solar panels for the power supply and tanks for water; all buildings have tanks proposed to catch as much of rainfall as possible.

The site can achieve access requirements – and is suitable for access for emergency services vehicles. No additional public services will be required to serve the proposal.



30 ZONE

CLAUSE 35.07 FARMING ZONE (FZ)	COMMENTS / RESPONSE
<p>Purpose</p> <p>To implement the Municipal Planning Strategy and the Planning Policy Framework.</p> <p>To provide for the use of land for agriculture.</p> <p>To encourage the retention of productive agricultural land.</p> <p>To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.</p> <p>To encourage the retention of employment and population to support rural communities.</p> <p>To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.</p> <p>To provide for the use and development of land for the specific purposes identified in a schedule to this zone.</p>	<p>The proposal is deemed to be consistent with the prevailing land use character and amenity of the site and surrounding area.</p> <p>Existing access is utilised within the design. The use proposed is based on best practice for land management of poor and fragile soils. The Farm Management Plan shows that over time these can be improved to a higher land capability and risk ameliorated.</p>
Clause 35.07-1 Table of uses- Section 2	
<p>Use of land for a dwelling</p> <p>A lot used for a dwelling must meet the following requirements:</p> <p>Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.</p> <p>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 <i>Environment Protection Act 2017</i> for an on-site wastewater management system.</p> <p>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.</p> <p>The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.</p>	<p>The site has access to electricity which is proposed to be connected along the existing driveway. The farm and dwelling will rely on tank water and from the dam on site.</p> <p>The dwelling will be served by a septic system for wastewater purposes.</p>
<p>Use of the land for a dwelling.</p> <p>A permit is required to construct or carry out any of the following:</p> <p>A building or works associated with a use in Section 2 of Clause 35.07-1.</p>	<p>The proposed use and development of a dwelling requires a planning permit due to the size of the allotment being under 40 hectares.</p>



<p>A building or works associated with accommodation located within one kilometre from the nearest title boundary of land subject to:</p> <p>A permit for a wind energy facility; or</p> <p>An application for a permit for a wind energy facility; or</p> <p>An incorporated document approving a wind energy facility; or</p> <p>A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the <i>Environment Effects Act 1978</i>.</p>	<p>There are no wind energy facilities within 1 km of the title boundary</p>
<p>A building or works associated with accommodation 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>There are no quarries or license for extraction within 500m of the property boundary</p>
<p>Application requirements for dwellings</p> <p>An application to use a lot for a dwelling must be accompanied by a written statement which explains how the proposed dwelling responds to the decision guidelines for dwellings in the zone.</p>	<p>Provided within this planning report.</p>
<p>Decision guidelines</p> <p>Before deciding on an application to use or subdivide 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:</p> <p>General issues</p> <p>The Municipal Planning Strategy and the Planning Policy Framework.</p> <p>Any Regional Catchment Strategy and associated plan applying to the land.</p> <p>The capability of the land to accommodate the proposed use or development, including the disposal of effluent.</p> <p>How the use or development relates to sustainable land management.</p> <p>Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.</p> <p>How the use and development makes use of existing infrastructure and services.</p>	<p>The proposal is consistent with the PPF as described in the body of the report.</p> <p>The land is capable to accommodate the proposed replacement dwelling.</p> <p>The 7.84 hectare subject site has sufficient area to accommodate a waste water system which will treat and retain waste water within the bounds of the subject site.</p>
<p>Agricultural issues and the impacts from non-agricultural uses</p>	<p>The use and development of a dwelling on the land will provide a logical response to the characteristics of the site, and an opportunity</p>



<p>Whether the use or development will support and enhance agricultural production.</p> <p>Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.</p> <p>The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.</p> <p>The capacity of the site to sustain the agricultural use.</p> <p>The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.</p> <p>Any integrated land management plan prepared for the site.</p> <p>Whether Rural worker accommodation is necessary having regard to:</p> <p>The nature and scale of the agricultural use.</p> <p>The accessibility to residential areas and existing accommodation, and the remoteness of the location.</p> <p>The duration of the use of the land for Rural worker accommodation.</p>	<p>for improvement of the land with the enactment of the farm management plan.</p> <p>The conservation area has been carefully designed to account for the most valuable ecological characteristics of the site and ensures that the high end biodiversity will be maintained and enhanced by the proposed land use and development consistent with the provisions of Clause 12.01-2S – Native Vegetation Management and Clause 12.05-1S – Environmentally Sensitive Areas.</p> <p>Applications like this, help create biological infrastructure to underpin environmental and agricultural sustainability of the Shire for the future generations.</p>
<p>Accommodation issues</p> <p>Whether the dwelling will result in the loss or fragmentation of productive agricultural land.</p> <p>Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.</p> <p>Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.</p> <p>The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.</p> <p>The potential for accommodation to be adversely affected by noise and shadow flicker impacts if it is located within one kilometre from the nearest title boundary of land subject to:</p> <p>A permit for a wind energy facility; or</p> <p>An application for a permit for a wind energy facility; or</p> <p>An incorporated document approving a wind energy facility; or</p> <p>A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the <i>Environment Effects Act 1978</i>.</p> <p>The potential for accommodation to be adversely affected by vehicular traffic, noise,</p>	<p>The development of dwellings on undersized allotments is an existing characteristic of the area and ensures the presence of another dwelling will not adversely impact any existing agricultural pursuits on abutting or nearby allotments.</p> <p>Other dwellings in the area will not be led by this application as it is a case by case basis and this is not just an application for a dwelling.</p> <p>No energy (wind) within 1km or an extractive quarry within 500m of the property boundary.</p> <p>The proposed outbuilding will provide housing for 70% domestic/Agricultural use with a boat, cars, farm machinery. The remainder will be a skylift and items used for the rural shed building business.</p> <p>The owner operates a rural shed business for mostly farms throughout Victoria and will use this shed to house the equipment from this business as well as the agricultural machinery.</p>



<p>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>Environmental issues</p> <p>The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.</p> <p>The impact of the use or development on the flora and fauna on the site and its surrounds.</p> <p>The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, 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>The use and development of a dwelling on the land will provide a logical response to the characteristics of the site, and an opportunity for improvement of the soil and Agricultural viability with the enactment of the farm management plan. The conservation area has been carefully designed to account for the most valuable ecological characteristics of the site and ensures that the high-end biodiversity will be maintained and enhanced by the proposed land use and development consistent with the provisions of Clause 12.01-2S – Native Vegetation Management and Clause 12.05-1S – Environmentally Sensitive Areas. The enactment of the integrated land management will increase the natural physical features and resources of the area, on soil and water quality.</p> <p>The dam water will benefit from regeneration around the dam. This area will be fenced to exclude stock.</p> <p>Applications like this, help create biological infrastructure to underpin environmental and agricultural sustainability of the Shire for the future generations.</p>
<p>Design and siting issues</p> <p>The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land.</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 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 location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.</p>	<p>Access to the site of the proposed development is existing and no further buildings or works are required in this respect.</p> <p>The proposed design of the dwelling is single storey and of a rurally sympathetic nature, common to the existing and evolving character of rural development with the Central Goldfields Shire Council.</p>



<p>Whether the use and development will require traffic management measures.</p> <p>The need to locate and design buildings used for accommodation to avoid or reduce noise and shadow flicker impacts from the operation of a wind energy facility if it is located within one kilometre from the nearest title boundary of land subject to:</p> <p>A permit for a wind energy facility; or</p> <p>An application for a permit for a wind energy facility; or</p> <p>An incorporated document approving a wind energy facility; or</p> <p>A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the <i>Environment Effects Act 1978</i>.</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>Schedule to Farming Zone</p> <p>Minimum area for which no permit is required to use land for a dwelling 40 (hectares)</p>	
Minimum setback from a road 20m	Dwelling is setback from the road by 195m
Minimum setback from a boundary 5m	Minimum setback to a side boundary is 12.22m (outbuilding)
Minimum setback from a dwelling not in the same ownership 100 (metres)	Closest dwelling not in the same ownership is 295m.
Earthworks which change the rate of flow or the discharge point of water across a property boundary	All drainage will be maintained within property boundaries.

40 OVERLAYS

Clause 44.01 Erosion Management Overlay (EMO)	
<p>44.01-1</p> <p>Erosion management objectives and statement of risk</p> <p>A schedule to this overlay may contain:</p> <ul style="list-style-type: none"> Erosion management objectives to be achieved. A statement of risk. 	<p>The soils are fragile sedimentary soils will little aggregate stability and will require continual cover and a low stocking rate with pasture management to avoid loss of cover. Loss of cover will leave the soil prone to wind and water erosion.</p>
44.01-2	



<p>Buildings and works</p> <p>A permit is required to construct a building or construct or carry out works, including:</p> <ul style="list-style-type: none">• Roadworks (other than roadworks constructed or carried out by or on behalf of the Head, Transport for Victoria).• A domestic swimming pool or spa and associated mechanical and safety equipment if associated with one dwelling on a lot.• Any other matter specified in Clause 62.02-2 if specified in a schedule to this overlay. <p>This does not apply if a schedule to this overlay specifically states that a permit is not required.</p>	<p>A permit for the dwelling and outbuildings trigger a permit.</p>
<p>44.01-3</p> <p>Vegetation removal</p> <p>A permit is required to remove, destroy or lop any vegetation. This does not apply:</p> <ul style="list-style-type: none">• If a schedule to this overlay specifically states that a permit is not required.• If the table to Clause 44.01-4 specifically states that a permit is not required.• To the removal, destruction or lopping of native vegetation in accordance with a native vegetation precinct plan specified in the schedule to Clause 52.16.	<p>Vegetation removal for the defensible space will be required and this will trigger a permit.</p>
<p>44.01-6</p> <p>Application requirements</p> <p>An application must be accompanied by any information specified in a schedule to this overlay and information showing:</p> <ul style="list-style-type: none">• The existing site conditions, including land gradient and the extent of any existing erosion, landslip or other land degradation.• The extent of any proposed earthworks.• The means proposed to stabilise disturbed areas.• Any other application requirements specified in a schedule to this overlay.	<p>The land gradient (contours), risks that the soil are known to have along with a site review have been undertaken and detailed in the Farm Management Report.</p> <p>The area of the dwelling will require soil added to make it level cuts will be avoided due to the risk of salinity.</p> <p>Any fill will be stabilised with retaining walls and designed by an engineer if over 600m. Fill under 600m in height will have an appropriate batter.</p>
<p>Schedule to Erosion Management Overlay</p>	
<p>3.0</p> <p>Permit requirement</p>	<p>The proposed outbuilding is 24m x 18m being 432sqm in size and triggers a permit.</p>



<p>A permit is not required for the use and development of an outbuilding having an area of less than 120 square metres.</p>	
<p>4.0 Application requirements The following application requirements apply to an application for a permit under Clause 44.01, in addition to those specified in Clause 44.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority: When required by the responsible authority, a report prepared by a professionally qualified engineering geologist or geotechnical engineer with experience in slope stability problems must accompany the application. The report is to provide one of three conclusions: That there are no slope problems and that a permit should therefore be issued without specific guidelines for development of the site; That identified slope problems can be overcome by defined means giving guidelines for development of the site allowing the granting of a conditional permit; or That slope problems are so serious that a permit should not be issued. A report prepared by the qualified engineering geologist or geotechnical engineer will also include: Mapping of geological and slope features. Slope profile measurements. Drilling, sampling and laboratory or field testing. Mapping or incipient movements and past failures, including creep. Groundwater occurrence. Stability analysis and conclusion on stability of the land under the conditions of its intended use. Applications should minimise the need for earthworks and the removal of native vegetation. Applications should include a landscaping plan to address erosion, where appropriate.</p>	<p>The site is flat and this report was not mentioned in the site meeting (pre-application meeting)</p>
<p>Clause 44.02 Salinity Management Overlay</p>	
<p>44.02 SALINITY MANAGEMENT OVERLAY Shown on the planning scheme map as SMO with a number (if shown). Purpose</p>	<p>The farm management plan looks to add trees to the lowest flood plain area on site to assist in lowering the water table. The proposed species is Eucalyptus camaldulensis that is well suited to moderate levels of salinity.</p>



<p>To implement the Municipal Planning Strategy and the Planning Policy Framework.</p> <p>To identify areas subject to saline ground water discharge or high ground water recharge.</p> <p>To facilitate the stabilisation of areas affected by salinity.</p> <p>To encourage revegetation of areas which contribute to salinity.</p> <p>To encourage development to be undertaken in a manner which brings about a reduction in salinity recharge.</p> <p>To ensure development is compatible with site capability and the retention of vegetation and complies with the objectives of any salinity management plan for the area.</p> <p>To prevent damage to buildings and infrastructure from saline discharge and high-water table.</p>	
<p>44.02-1</p> <p>Salinity management objectives and statement of risk</p> <p>A schedule to this overlay may contain:</p> <ul style="list-style-type: none">• Salinity management objectives to be achieved.• A statement of risk.	
<p>44.02-2</p> <p>Buildings and works</p> <p>A permit is required to construct a building or construct or carry out works. This does not apply:</p> <ul style="list-style-type: none">• If a schedule to this overlay specifically states that a permit is not required.• To salinity management works carried out in accordance with any Regional Catchment Strategy and associated plan applying to the land.• To an alteration to an existing building where there is no increase in floor area and no increase in waste water disposal. This exemption does not apply to alterations required as part of remedial works for salt or high water table damage.• To a building used for agriculture with a floor area of less than 100 square metres where there is no increase in waste water disposal.	<p>A permit for the shed and dwelling is triggered.</p>
<p>44.02-4</p> <p>Removal of vegetation</p>	<p>The removal of vegetation for the defensible space will trigger a planning application for this site.</p>



<p>A permit is required to remove, destroy or lop any vegetation. This does not apply:</p> <ul style="list-style-type: none">• If a schedule to this overlay specifically states that a permit is not required.• If the table to Clause 44.02-5 specifically states that a permit is not required.• To the removal, destruction or lopping of native vegetation in accordance with a native vegetation precinct plan specified in the schedule to Clause 52.16.	
<p>44.02-6 Application requirements An application must be accompanied by the following information, as appropriate:</p> <ul style="list-style-type: none">• The source of water supply.• Water use requirements and effluent or water disposal provision.• Any existing vegetation proposed to be removed.• Details of the species, location and density of any proposed landscaping.• The water balance under the current land use and any proposed land use.• Title and ownership details.• Topographic information including natural contours of the land, highlighting significant ridges, hill tops and crests, slopes in excess of 25 percent (1:4), low lying areas, drainage lines, waterways, springs, dams, lakes, wetlands and other environmental features on or in close proximity to the subject area.• Geology types.• Location and area of outcropping bedrock.• Soil types.• Size and location of high recharge areas and discharge areas from the site inspection, soil types, soil depth, and soil percolation rates/infiltration.• Size and location of discharge areas and areas of high salinity risk from the site inspection, including the identification of shallow water table within 3 metres of the surface (depth to water table), and soil salinity from soil tests or vegetative indicators.	<p>The application notes the site relies on tank water and an LCA will be submitted to ensure the site can contain effluent</p> <p>The topography of the site is under 1 degree from the north to the south and is relatively flat.</p> <p>The Geology/Soil type are covered in the Farm Management Plan.</p> <p>There is high salinity in the ground water mapped to the north to be < 5m in depth and where the development is over 10m in depth.</p> <p>The risks to the soil type and vegetation on site are detailed in the Farm Management Plan.</p>



<ul style="list-style-type: none">• Area of land and the proportion of the development site identified as high recharge or discharge areas.• Location, species and condition of existing vegetation (both native and exotic species).• Existing degraded areas and recommendations for land management practices and remedial works required to overcome any existing or potential land degradation.• Any other application requirements specified in a schedule to this overlay.	
Schedule to Salinity Management Overlay	
3.0 Permit requirement A permit is not required to construct an outbuilding having an area less than 120 square metres.	A permit is triggered to construct the outbuilding as it is 432sqm in size.
CLAUSE 44.06 Bushfire Management Overlay (BMO)	COMMENTS / RESPONSE
Purpose To implement the Municipal Planning Strategy and the Planning Policy Framework. To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire. To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented. To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.	The location of the dwelling is sited within the BMO Overlay and all details to Clause 44.06 are covered in the submitted Bushfire report.



50 PARTICULAR PROVISIONS

CLAUSE 52.17 NATIVE VEGETATION	COMMENTS / RESPONSE
<p>Purpose</p> <p>To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the <i>Guidelines for the removal, destruction or lopping of native vegetation</i> (Department of Environment, Land, Water and Planning, 2017) (the Guidelines):</p> <ol style="list-style-type: none">1. Avoid the removal, destruction or lopping of native vegetation.2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.3. Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation. <p>To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.</p>	
<p>Clause 52.17-1-Permit requirement</p> <p>A permit is required to remove, destroy or lop native vegetation, including dead native vegetation. This does not apply:</p> <ul style="list-style-type: none">• If the table to Clause 52.17-7 specifically states that a permit is not required.• If a native vegetation precinct plan corresponding to the land is incorporated into this scheme and listed in the schedule to Clause 52.16.• To the removal, destruction or lopping of native vegetation specified in the schedule to this clause.	<p>No permit is triggered as removal for deferrable space is exempt under Clause 52.12-5</p>



<p>Clause 52.12-5</p> <p>Exemption to create defendable space for a dwelling under Clause 44.06 of this planning scheme</p> <p>Any requirement of a planning permit, including any condition, which has the effect of prohibiting the removal, destruction or lopping of vegetation, or any requirement of this planning scheme to obtain a planning permit, or any provision of this planning scheme that prohibits the removal, destruction or lopping of vegetation or requires the removal, destruction or lopping of vegetation to be carried out in a particular manner, does not apply to the removal, destruction or lopping of vegetation to enable the construction of a dwelling, or the alteration or extension of an existing dwelling, and create its defendable space if all of the following requirements are met:</p>	<p>Land is in the Bushfire Management Overlay.</p> <p>Land is in Farming Zone</p> <p>The removal, destruction or lopping of vegetation:</p>
	<p>Does not exceed the distance specified in Table 1 to Clause 53.02-3 of this planning scheme, based on the bushfire attack level determined by a relevant building surveyor in deciding an application for a building permit under the Building Act 1993 for a dwelling or alteration or extension to the dwelling; or</p> <p>Is required to be undertaken by a condition in a planning permit issued after 31 July 2014 under Clause 44.06 of this scheme for a dwelling or an alteration or extension to a dwelling.</p>

60 GENERAL PROVISIONS

CLAUSE 65.01 APPROVAL OF AN APPLICATION OR PLAN	COMMENTS / RESPONSE
<p>Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:</p> <ul style="list-style-type: none"> The matters set out in section 60 of the Act. 	<p>The proposal is consistent with the provisions of Section 60 of the P & E Act 1987.</p>
<ul style="list-style-type: none"> Any significant effects the environment, including the contamination of land, may have on the use or development. 	<p>The application will enhance the environment as detailed within the submitted farm management plan.</p>
<ul style="list-style-type: none"> The Municipal Planning Strategy and the Planning Policy Framework. 	<p>Meets the MPS and the Planning Policy Framework as discussed.</p>
<ul style="list-style-type: none"> The purpose of the zone, overlay or other provision. 	<p>The purpose of the zone is for agriculture and for conservation and sustainable land use.</p>
<ul style="list-style-type: none"> Any matter required to be considered in the zone, overlay or other provision. 	<p>As above</p>
<ul style="list-style-type: none"> Factors likely to cause or contribute to land degradation, salinity or reduce water quality. 	<p>The dwelling and outbuildings it will be captured on site and used to supply the farm with water.</p>



<ul style="list-style-type: none">Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.	This will be maintained using stormwater catchment on site.
<ul style="list-style-type: none">The extent and character of native vegetation and the likelihood of its destruction.	This is all covered in the Farm Management Plan.
<ul style="list-style-type: none">Whether native vegetation is to be or can be protected, planted or allowed to regenerate.	Loss is minimised and the Farm Management Plan notes these area to be managed and fenced.
<ul style="list-style-type: none">The degree of flood, erosion or fire hazard associated with the location of the land and the use, development, or management of the land so as to minimise any such hazard.	Stormwater control is required from the development.

CLAUSE 73.03 NOTES THAT A DWELLING IS A building used as a self-contained residence which must include:

- a) a kitchen sink;
- b) food preparation facilities;
- c) a bath or shower; and
- d) a toilet and wash basin.

It includes outbuildings and works normal to a dwelling.

CONCLUSION

The site is located within the NCCMA which was the first catchment in Victoria to receive funding for farmers to increase biodiversity and repair soils. It was the only catchment in Victoria highlighting the strong need for increasing soil health and protecting biodiversity in the Agricultural sectors. The second round allowed funding for the Northern Broken Catchment to do the same; soil amelioration, restoration/protection from historic farming practices has led to increase loss of cover leading to erosion and increase in salinity through clearing of vegetation. The Federal government has acknowledged the need in this catchment in response to it being the first CMA in Victoria to receive federal funding.

The federal government has been working on the National Soil Action Plan (current report 2023-2028) which was endorsed by the Minister of Agriculture, Fisheries and Forestry and has the following Priority actions:

The action plan sets out 4 priority actions. These guide the focus and design of support to action on soil by governments at all levels and partners over the next 5 years.

"All priority actions are linked to the 3 broader goals of the National Soil Strategy:

1. Prioritise soil health.
2. Empower soil innovation and stewards.
3. Strengthen soil knowledge and capability".

Australian Government Department of Agriculture, Fisheries and Forestry, 28 November 2023, *National Soil Action Plan*,

<https://www.agriculture.gov.au/agriculture-land/farm-food-drought/natural-resources/soils/national-soil-action-plan>. Retrieved 15 February 2024.

The suggested Framework to improve our national soil is 4 part the first part is to establish a framework moving forward to best practice, priority 2 works on the development of holistic policies and strategies to repair soils and recognising its importance to our economy, health and community as below.

"Focus of activities

Priority 2 activities should focus on the development of holistic policies and strategies where soil function is recognised, valued, and protected for the environment, economy, food, infrastructure, health, biodiversity and communities. Government partners have a particular responsibility to ensure they are working across portfolios to advocate and influence related policy positions to recognise and value soil.

Areas of focus for priority 2:

- acknowledge the critical importance of soil and its contribution when developing key public policies and strategies, including agriculture, climate change resilience, adaptation and mitigation and human and environmental health.
- improve the alignment and integration of soil policies and strategies across different levels of government.
- improve soil advocacy.
- consider the need for measures to protect, restore and better manage soil whenever opportunities to review existing or develop new related Commonwealth and state and territory legislation arise.
- strengthen action on soil globally through the UN Food and Agricultural Organisation's (FAO)"

Australian Government Department of Agriculture, Fisheries and Forestry, 28 November 2023, *Priority 2: National Soil Action Plan*,

<https://www.agriculture.gov.au/agriculture-land/farm-food-drought/natural-resources/soils/national-soil-action-plan/priority-2> Retrieved 15 February 2024.

Priority 3 is applicable to this application whereby:

“Focus of activities

Priority 3 activities focus on support measures that accelerate the adoption of land use and management practices that protect soil and improve soil state and trend.

Areas of focus for priority 3:

- increase the number of land managers with access to extension activities, information and decision-making tools that support and demonstrate the benefits of improving land use practices for soil health.
- share approaches that have been effective in increasing the adoption of land management practices to improve soil health and resilience to the impacts of climate change.
- ensure regional NRM plans and strategies at the local and state level are consistent with the action plan and align to its priorities.
- review the investment framework for soil research and make suggestions to better target government investment toward programs and projects that align to action plan priorities.
- engage a broader set of agricultural and rural industries on their role in helping to achieve this priority”.

Australian Government Department of Agriculture, Fisheries and Forestry, 28 November 2023,
Priority 3 National Soil Action Plan,

<https://www.agriculture.gov.au/agriculture-land/farm-food-drought/natural-resources/soils/national-soil-action-planpriority-3> Retrieved 15 February 2024.

This application assesses the soils for soil health and demonstrates how the soils can be repaired to improve soil health as part of the National Focus-priority 3. It empowers the land owner to undertake land stewardship and prioritises soil health and increases land owner knowledge and promotes to increase the capacity of the soil (Agricultural capacity) and meets all priority actions of the National Soil Strategy and is best practice for Agriculture.

Current funding this year is through the NHT

“Natural Heritage Trust (NHT)

The 2023-24 Budget includes \$302.1 million over five years for climate-smart, sustainable agriculture investments under the NHT. Through effective on-ground projects, the government is supporting farmers to manage climate risks in their on-farm natural capital and adopt effective natural resource and land management practices. This also includes investment to continue to support on-ground, soil-related projects, such as the Regional Soil Coordinators program and the National Soil Community of Practice, which facilitate soil extension services and promote soil knowledge sharing and innovation for more effective and sustainable land management practices.”

Australian Government Department of Agriculture, Fisheries and Forestry, 28 November 2023,
Priority 3: National Soil Action Plan,

<https://www.agriculture.gov.au/agriculture-land/farm-food-drought/natural-resources/soils/national-soil-action-planpriority-3#australian-government>. Retrieved 15 February 2024.

The proposed use and development of a dwelling onsite is an appropriate planning outcome when assessed against the provisions and objectives of the Clauses 13.02-1S, 14.01-1S, 14.01-2L, 15.01-6S, 35.07 and 44.06 of the Central Goldfields Planning Scheme along with relevant incorporated documents and assessed with the submitted integrated land management plan.

The use and development of a dwelling on the land will provide a logical response to the characteristics of the site, and an opportunity for improvement of the land with the enactment of the submitted farm management plan.

No viable agricultural land will be lost in the proposed use and development given the existing characteristics of the site where agricultural uses will be enhanced through the enactment of the land management practices. The dwelling is sited within a clearing which makes use of the existing access to the centre roadside of the site. The Land Capability assessment quantifies that the shallow soils place it in mostly in the Land Class 5 have very little ability for Agricultural use and the owner has a hard task ahead of her to improve the soil depth to increase viability.

The design of the dwelling is of a single storey and a contemporary rural nature.

The site can achieve access requirements – and is suitable for access for emergency services vehicles. No additional public services will be required to serve the proposal.

It is essential that land be managed to the capability of the soils and even though it has little or no capacity for grazing the farm management plan does demonstrate how the soils can be improved to ensure that the rooting depth is increased, and the Land Class is increased to a Class 3. This will increase the agriculture output available on site and shows how soils risks can be managed long term to reverse and avoid continuing land degradation.

It is therefore submitted that the Central Goldfields Shire Council proceed with the assessment of the proposal in accordance with the planning scheme provisions.

Should you have any other concerns, please don't hesitate to contact the applicant via email.

Julie Lee – Director NR Links Town Planning Pty Ltd.

APPENDIX. ONE (1) CERTIFICATE OF TITLE AND TITLE PLAN

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

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CROWN GRANT

LAND DESCRIPTION

Crown Allotment 28 Section 6A Parish of Maryborough.

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

DANIEL CRAIG DAWSON of 147 RAILWAY STREET MARYBOROUGH VIC 3465
AW512350E 02/02/2023

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP358663N 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: 187 LOGAN ROAD ALMA VIC 3465

ADMINISTRATIVE NOTICES

NIL

eCT Control 14761T NOONAN & SUTHERLAND SOLICITORS
Effective from 02/02/2023

DOCUMENT END

Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	TP358663N
Number of Pages (excluding this cover sheet)	2
Document Assembled	10/12/2024 09:49

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TITLE PLAN		EDITION 1	TP 358663N
<div>Location of Land</div> <div>Parish: MARYBOROUGH</div> <div>Township:</div> <div>Section: 6A</div> <div>Crown Allotment: 28</div> <div>Crown Portion:</div> <div>Last Plan Reference:</div> <div>Derived From: VOL 6122 FOL 373</div> <div>Depth Limitation: 50 FEET</div>		<div>Notations</div> <div>SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 6122 FOL. 373 AND NOTED ON SHEET 2 OF THIS PLAN</div> <div>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</div>	
<div>Description of Land / Easement Information</div>			<div>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</div> <div>COMPILED: 24/03/2000</div> <div>VERIFIED: EWA</div>
<div><div>COLOUR CODE</div><div>Y = YELLOW</div></div> <div></div>			
<div>LENGTHS ARE IN LINKS</div>		<div>Metres = 0.3048 x Feet</div> <div>Metres = 0.201168 x Links</div>	Sheet 1 of 2 sheets

TITLE PLAN	TP 358663N
------------	------------

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

nineteen acres three rods and twenty four perches more or less being Allotment twenty eight of Section six A in the Parish of Maryborough County of Kent

ALL THAT PIECE OF LAND in the said State containing

delineated with the measurements and abutments thereof in the map drawn in the margin of these presents and therein colored yellow PROVIDED nevertheless that the grantee shall be entitled to sink wells for water and to the use and enjoyment of any wells or springs of water upon or within the boundaries of the said land for any and for all purposes as though she held the land without limitation as to depth EXCEPTING nevertheless unto Us Our heirs and successors all gold and silver and minerals as defined in the *Mines Act* 1928 in upon or under or within the boundaries of the land hereby granted AND reserving to Us Our heirs and successors free liberty and authority for Us Our heirs and successors and Our and their licensees agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver and minerals as aforesaid and to extract and remove therefrom any such gold silver and minerals and to search for and work dispose of and carry away the said gold silver and minerals lying in upon or under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver and minerals and the working of all mines seams lodes and deposits containing such gold silver and minerals in upon or under the land hereby granted AND also reserving to Us Our heirs and successors—

- (i) all petroleum as defined in the *Mines (Petroleum) Act* 1935 on or below the surface of the said land and
- (ii) the right of access for the purpose of searching for and for the operations of obtaining such petroleum in any part or parts of the said land and
- (iii) rights of way for access and for pipe-lines and other purposes necessary for obtaining and conveying such petroleum in the event of such petroleum being obtained in any part or parts of the said land.

PROVIDED ALWAYS that the said land is and shall be subject to be resumed for mining purposes under Section 168 of the *Land Act* 1928.

AND PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a mining lease or mineral lease under the *Mines Act* 1928 or any corresponding previous enactment to enter therein and to mine for gold silver or minerals within the meaning of the said Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those to which such person would for the time being be entitled to mine for gold and silver in and upon Crown lands.

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



APPENDIX. TWO (2) PLANNING PROPERTY REPORT

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 29 January 2024 10:43 AM

PROPERTY DETAILS

Address: **187 LOGAN ROAD ALMA 3465**

Crown Description: **Allot. 28 Sec. 6A PARISH OF MARYBOROUGH**

Standard Parcel Identifier (SPI): **28-6A\PP3071**

Local Government Area (Council): **CENTRAL GOLDFIELDS**

Council Property Number: **43730.0187**

Planning Scheme: **Central Goldfields**

Directory Reference: **Vicroads 58 D2**

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**

STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**

Legislative Assembly: **RIPON**

OTHER

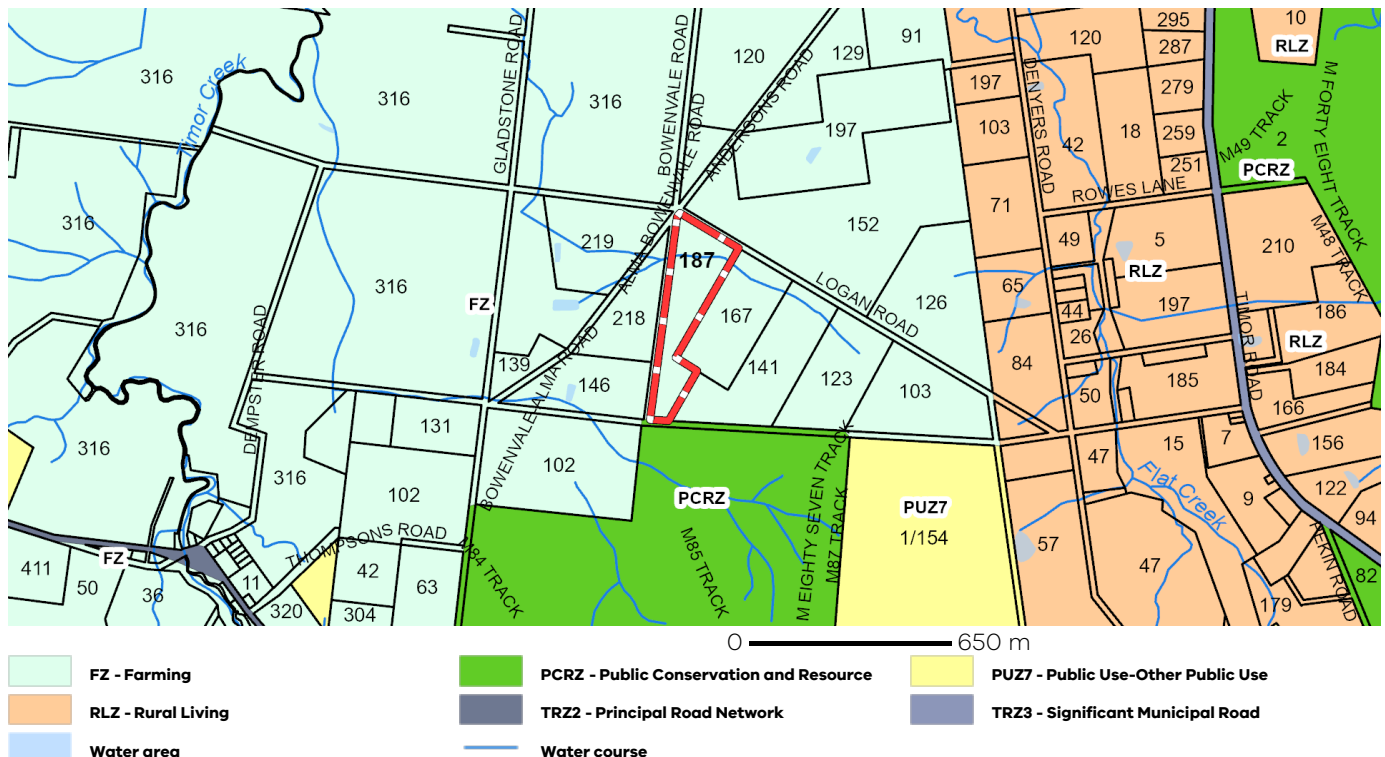
Registered Aboriginal Party: **Dja Dja Wurrung Clans Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[FARMING ZONE \(FZ\)](#)

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



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

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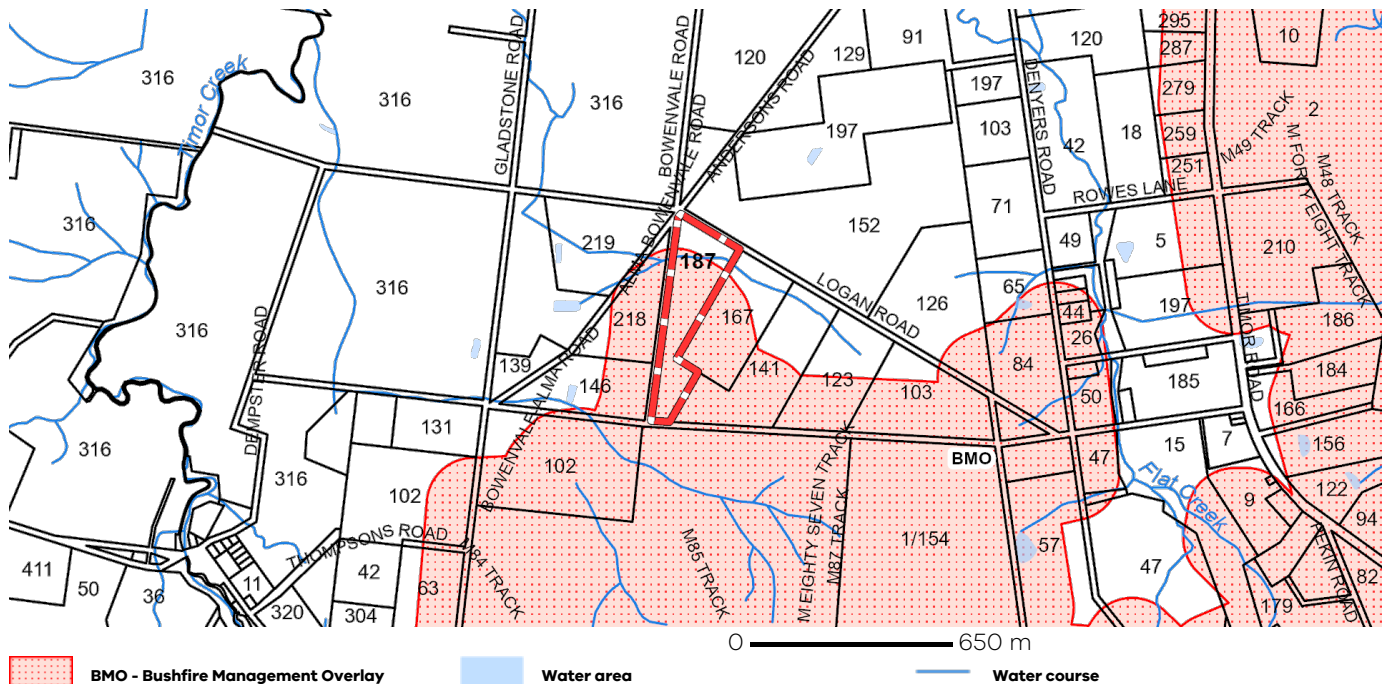
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: 187 LOGAN ROAD ALMA 3465

Page 1 of 5

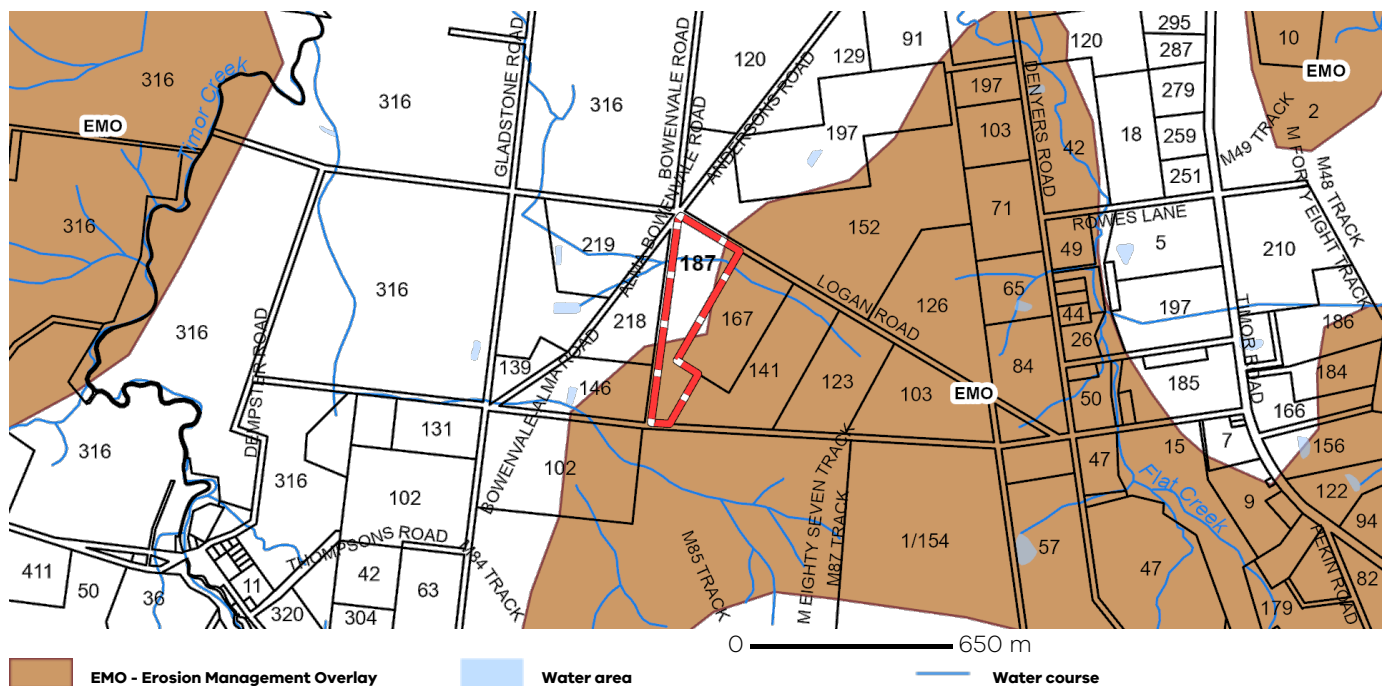
Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)



EROSION MANAGEMENT OVERLAY (EMO)

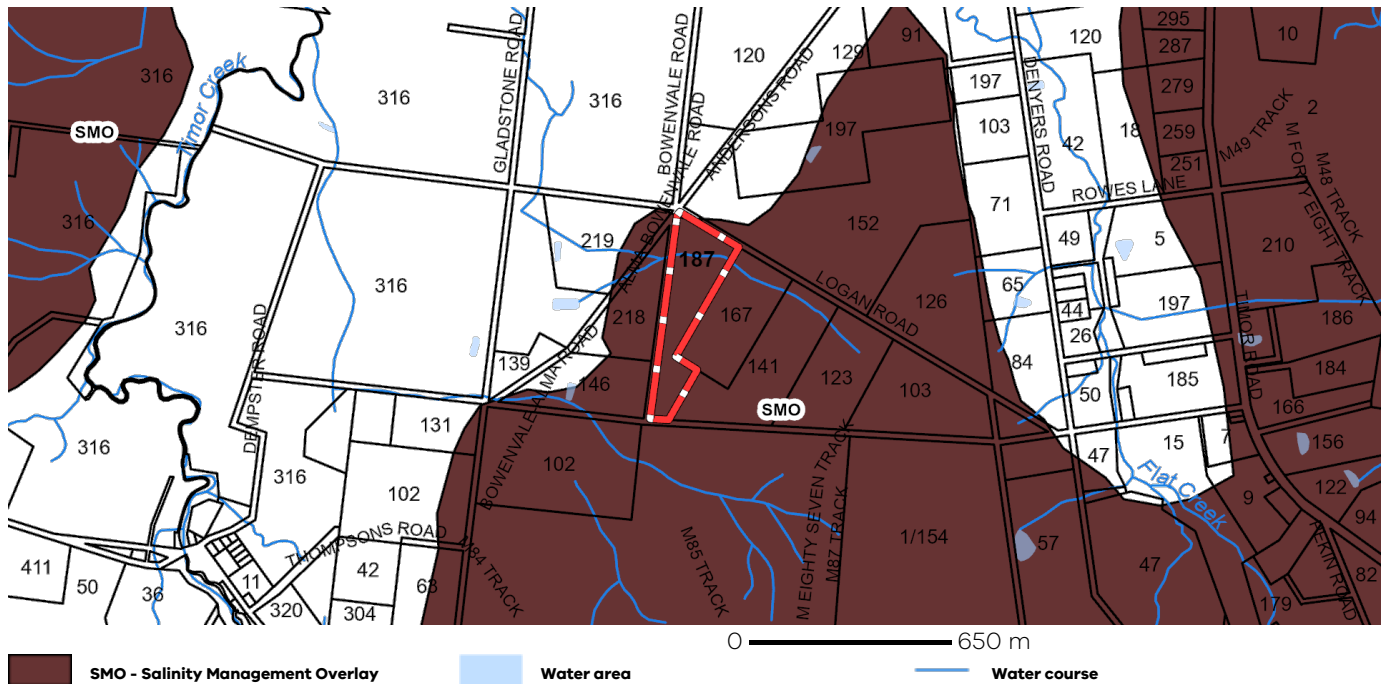
EROSION MANAGEMENT OVERLAY SCHEDULE (EMO)



Planning Overlays

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

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



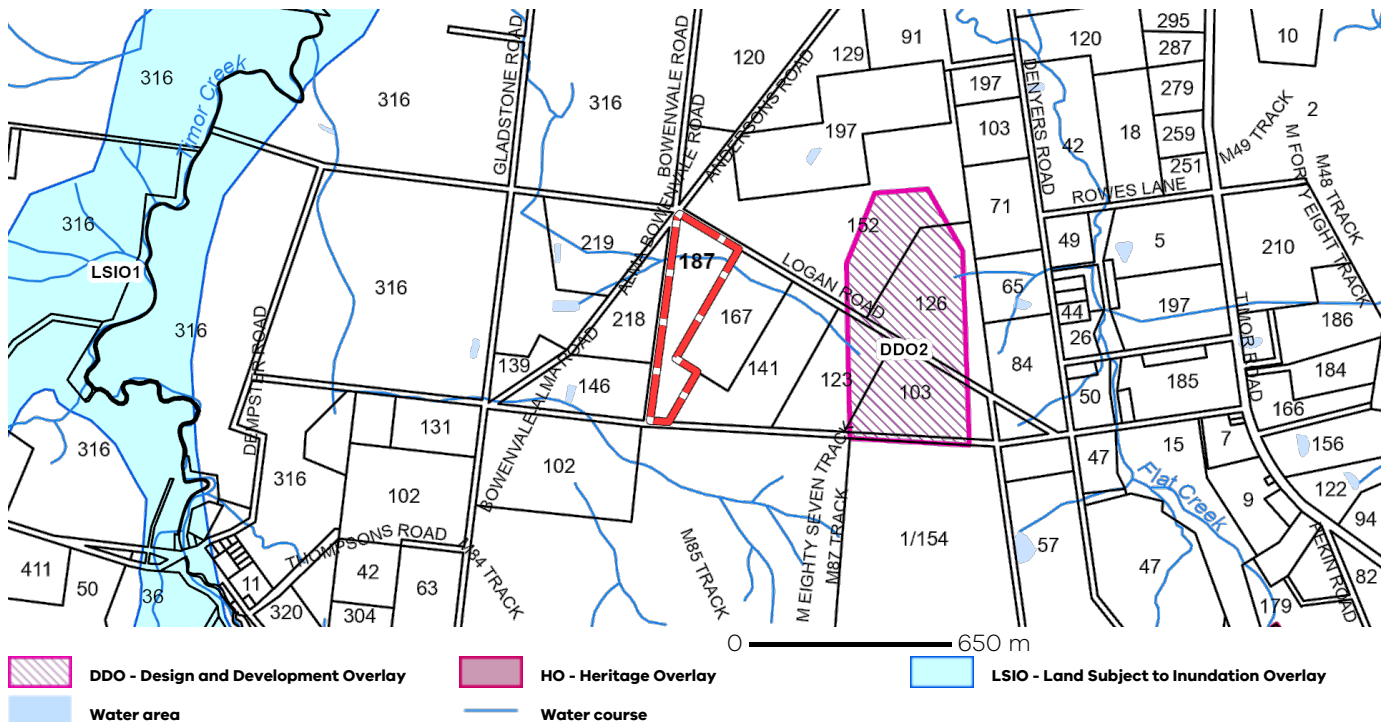
OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

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

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

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



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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 7 December 2023.

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>

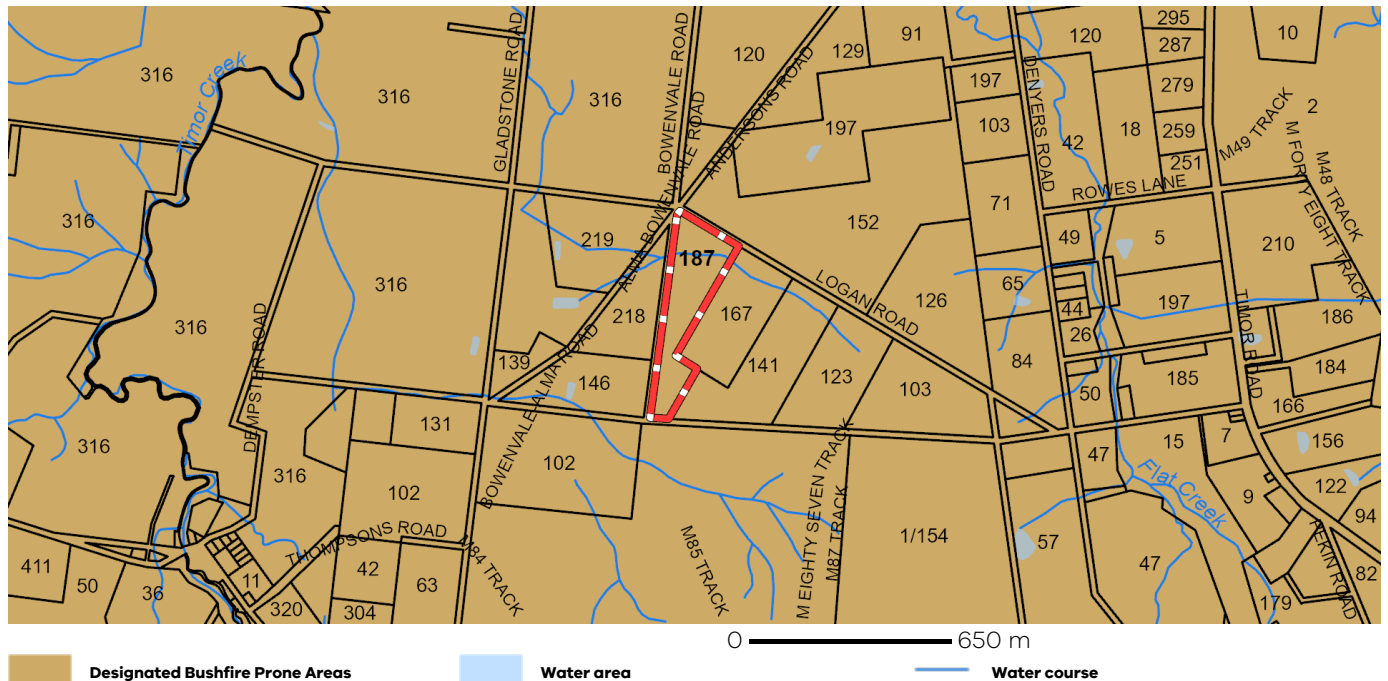
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

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

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

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



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

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

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

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

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

Native Vegetation

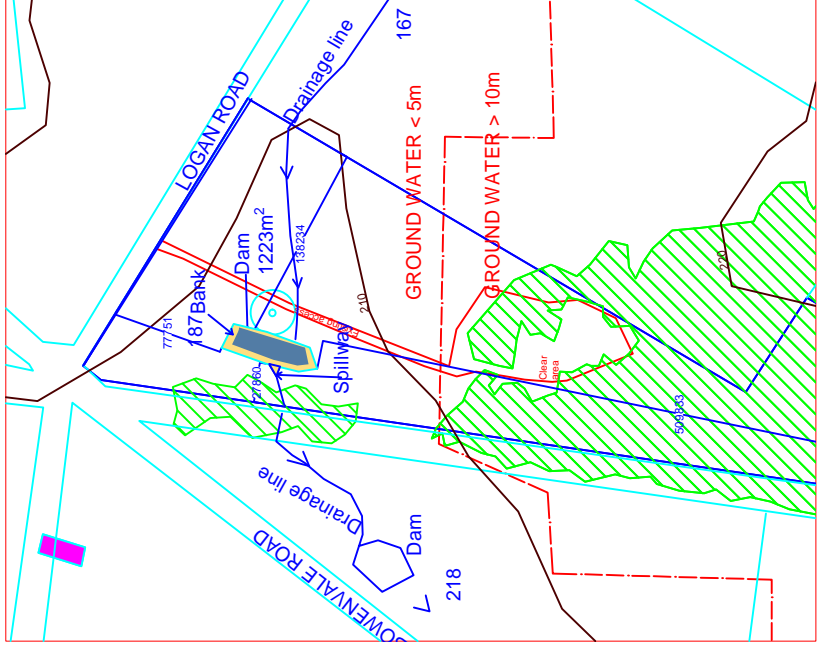
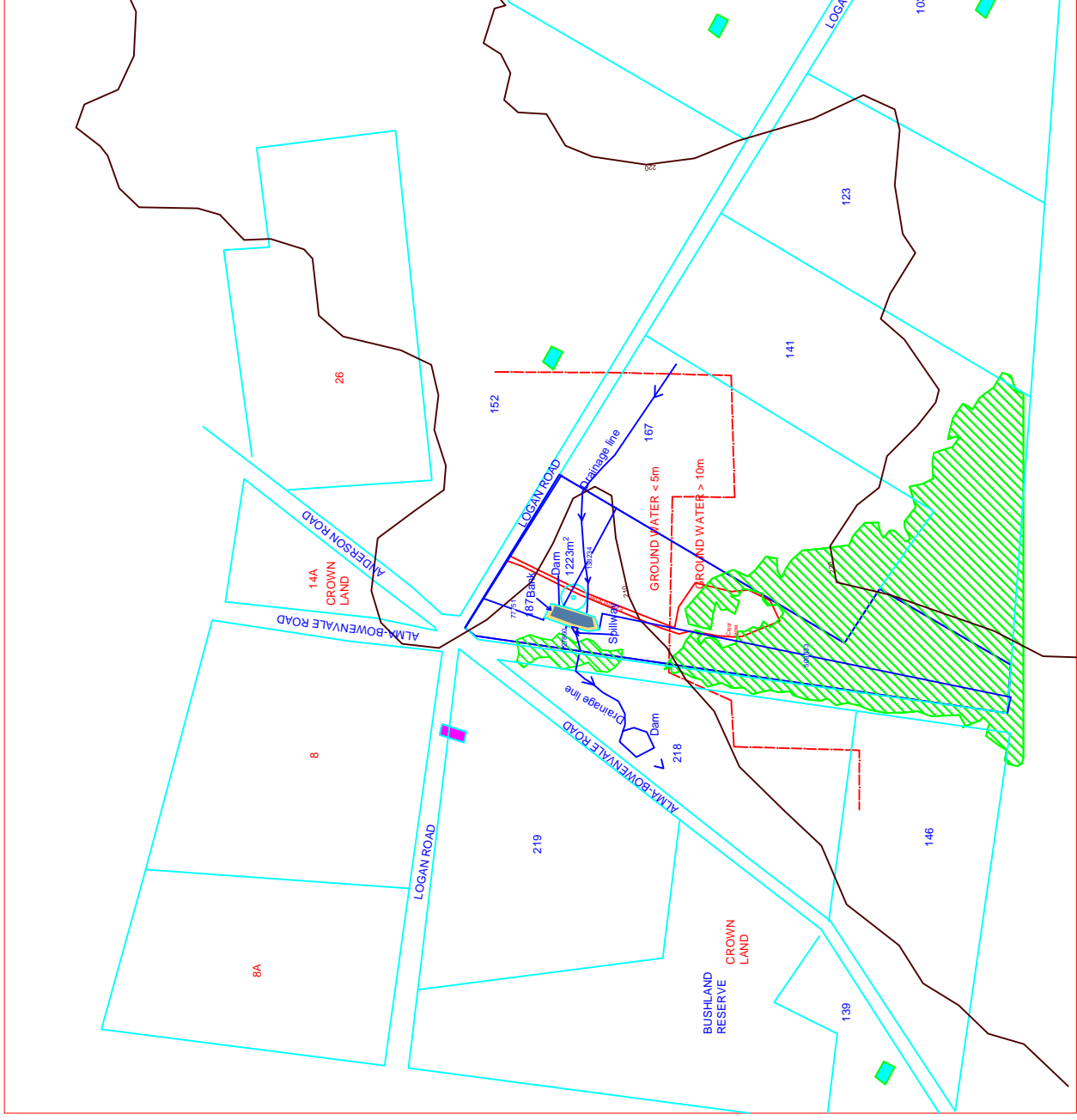
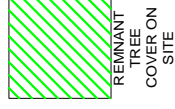
Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](https://www.environment.vic.gov.au) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](https://www.environment.vic.gov.au)

APPENDIX. THREE (3) SITE PLANS (EXISTING AND PROPOSED)

LEGEND



DIMENSIONED DAM DETAIL

EXISTING LANDSCAPE PLAN-REV-A 24/3/2025

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:
187 Logan Road,
Alma

**PROJECT
NO:** 2585

DATE:
OCT 2024

DWG TITLE:
ZONE PLAN

SCALE: 1:100 @A3

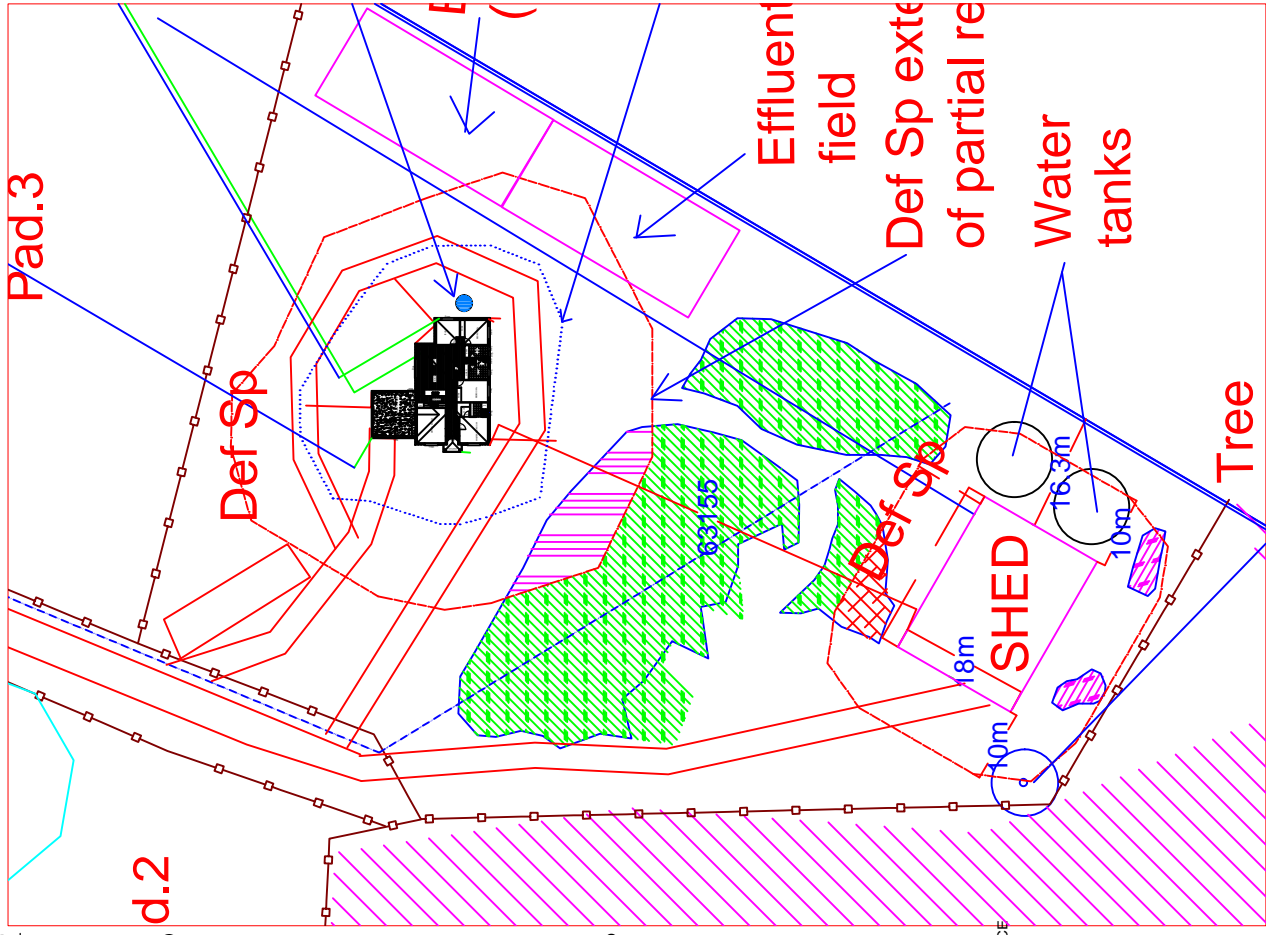
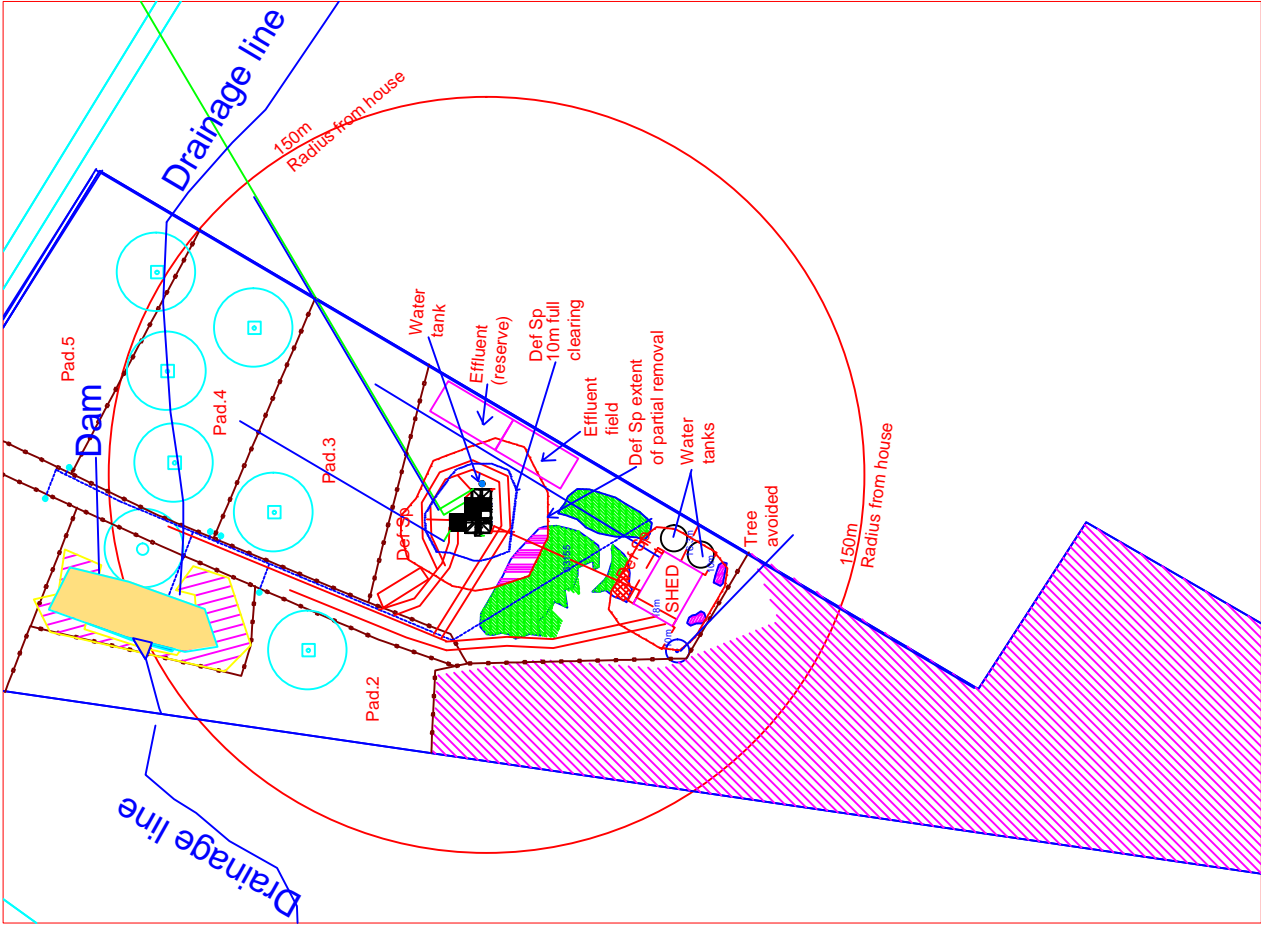


**DRAWINGS FOR
PLANNING PERMIT ONLY
NOT TO BE USED FOR
CONSTRUCTION**



**NATURAL
RESOURCE
LINK PTY LTD**
54 Fraser Street
Clunes 3370
info@nrlinks.com.au

LEGEND



REVISION B 24-03-2025

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:
187 Logan Road,
Alma

**PROJECT
NO:** 2585

DATE:
OCT 2024

DWG TITLE:
PROPOSED
DEVELOPMENT
PLAN

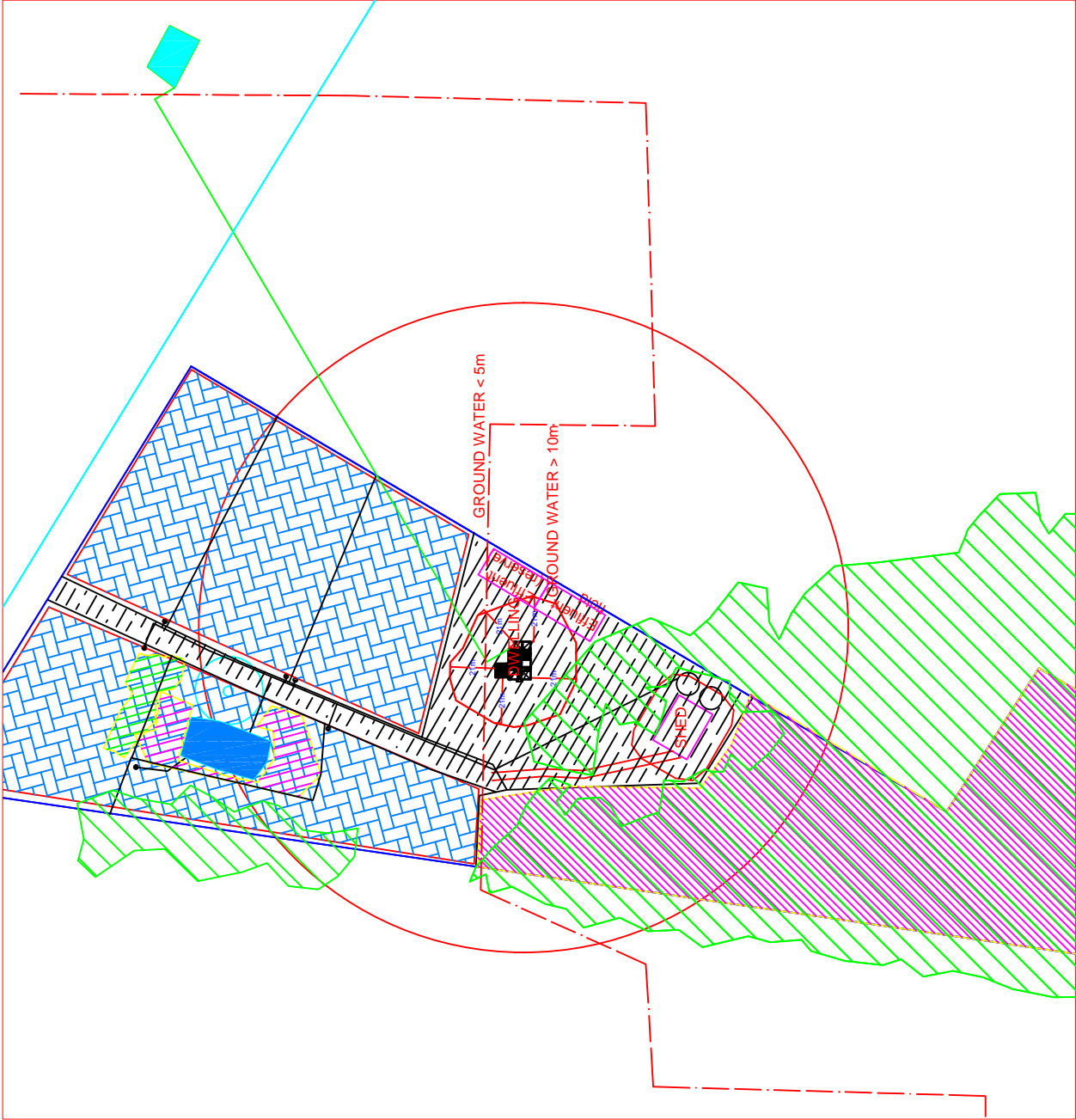
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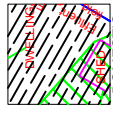
**DRAWINGS FOR
PLANNING PERMIT ONLY
NOT TO BE USED FOR
CONSTRUCTION**



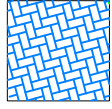
**NATURAL
RESOURCE
LINK PTY LTD**
54 Frazer Street
Clunes 3370
Link @ nrlinks.com.au



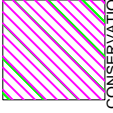
LEGEND



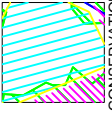
DOMESTIC
ZONE
(NO
RESTRICTIONS)



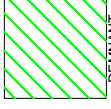
FARMING
ZONE



CONSERVATION
ZONE
(RESTRICTIONS)



CONSERVATION
ZONE
(REGENERATION)



REMANANT
TREE
COVER

REVISION-A 20-2-2025

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:
187 Logan Road,
Alma

**PROJECT
NO:** 2585

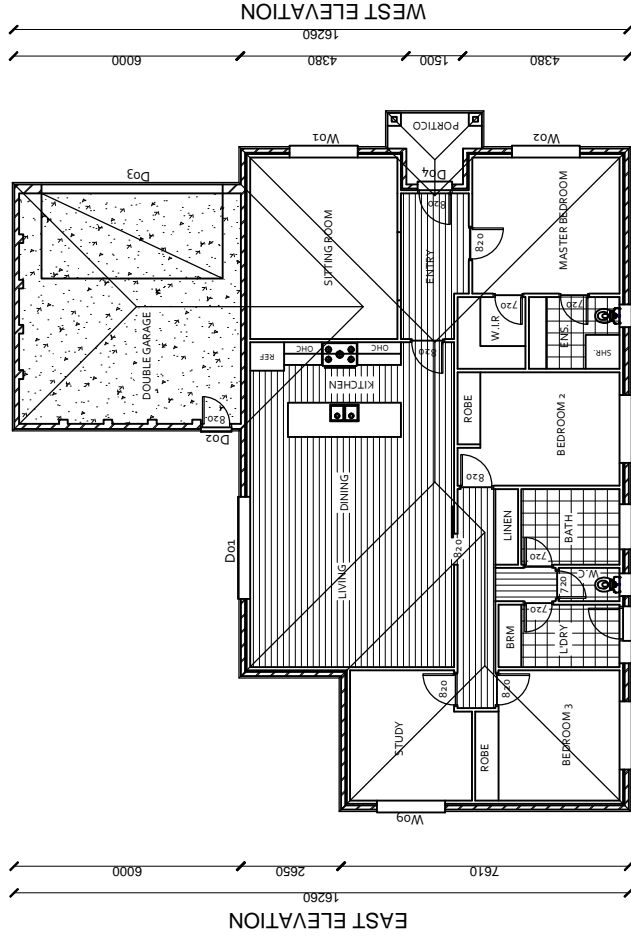
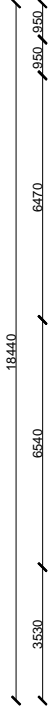
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OCT 2024



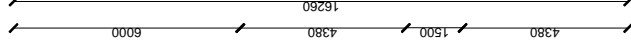
**DRAWINGS FOR
PLANNING PERMIT ONLY
NOT TO BE USED FOR
CONSTRUCTION**

APPENDIX. FOUR (4) FLOOR PLANS AND ELEVATIONS

NORTH ELEVATION

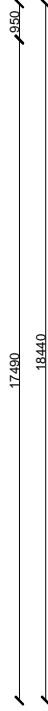


WEST ELEVATION



FLOOR PLAN

SOUTH ELEVATION



EXTERNAL MATERIALS
AND COLOURS

- ROOF**
- COLORBOND SHEET ROOFING IN SURFMIST (TRIMDEK PROFILE)
 - METAL FASCIA AND GUTTERS IN SURFMIST
 - EAVES LINES IN FC SHEETING FINISHED IN DULUX NATURAL WHITE
- WALLS**
- PGH BRICKS IN MATTERHORN (ALTITUDE RANGE) NOTE: BRICK WORK TO CEILING HEIGHT
 - FC SHEETING IN DULUX DOMINO (ABOVE WINDOWS AND FINISHED BRICK WORK)
- WINDOWS**
- ALUMINIUM FRAMED AWNING WINDOWS IN SURFMIST
 - ALUMINIUM FRAMED SLIDING WINDOWS IN SURFMIST
- DOORS**
- HUME NEX40 820 x 2040mm PAINTED FINISH DULUX DOMINO (ENTRY DOOR)
 - HUME XF3 820 x 2040mm PAINTED FINISH DULUX DOMINO (LAUNDRY DOOR)

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.

PROJECT:
187 Logan Road,
Alma

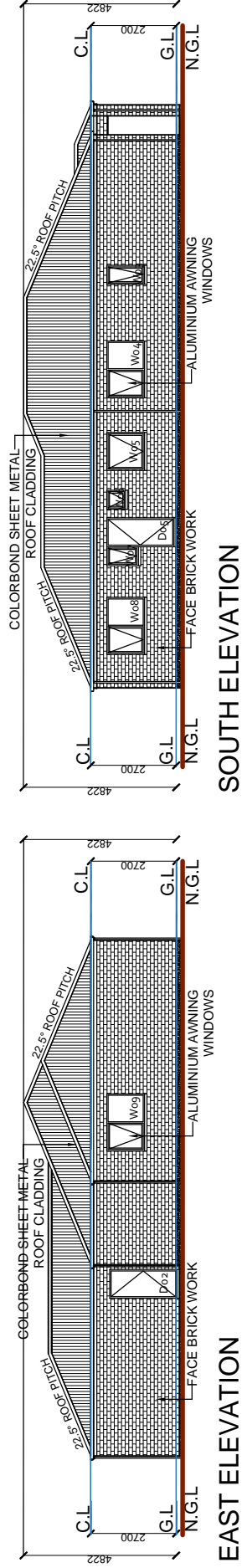
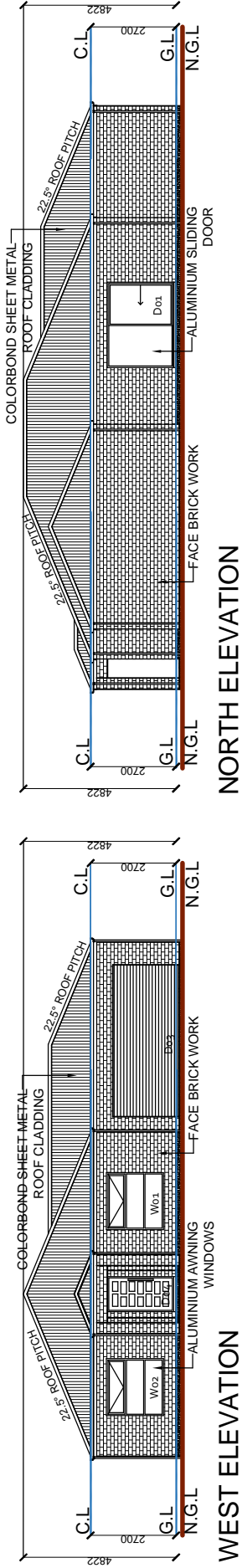
**DO NOT SCALE
FROM DRAWINGS**

**PROJECT
NO:** 2585
DATE:
OCT 2024

DWG TITLE:
PROPOSED HOUSE
FLOOR PLAN
SCALE: 1:200 @ A4



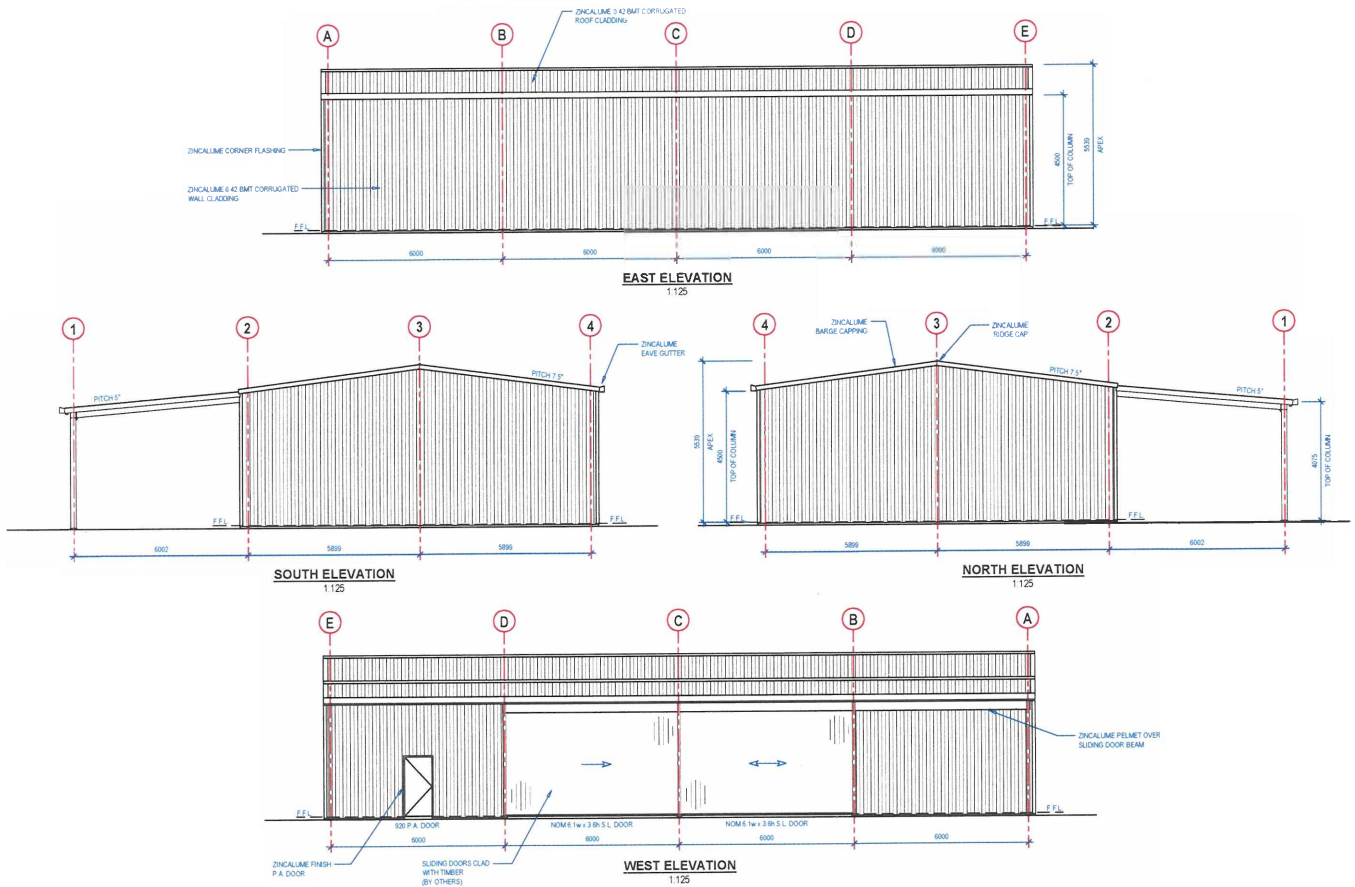
**DRAWINGS FOR
PLANNING PERMIT ONLY
NOT TO BE USED FOR
CONSTRUCTION**



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: 187 Logan Road, Alma	PROJECT NO: 2585 DATE: OCT 2024	DWG TITLE: PROPOSED HOUSE ELEVATION PLAN SCALE: 1:200 @ A4	 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
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CENTRAL GOLDFIELDS SHIRE	
DOC ID:	
23 OCT 2023	
REF L TO:	
LIBRARY:	DB:

PROPOSED 24.0 x 12.0 x 4.5m SHED FOR DANIEL DAWSON, 187 LOGAN ROAD, ALMA 3465



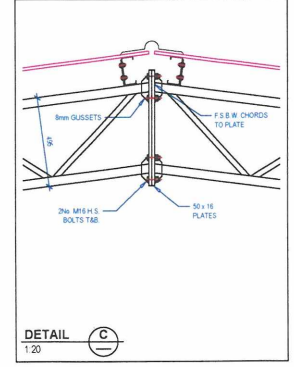
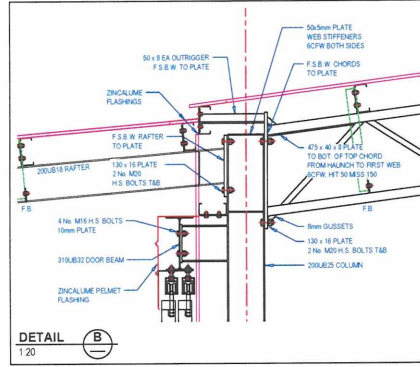
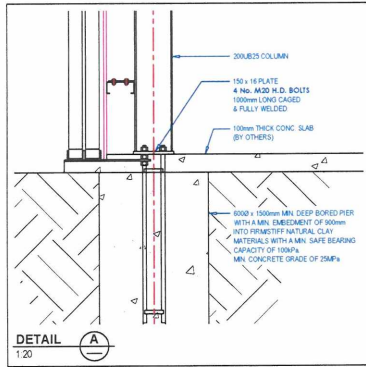
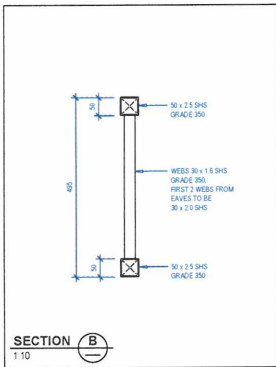
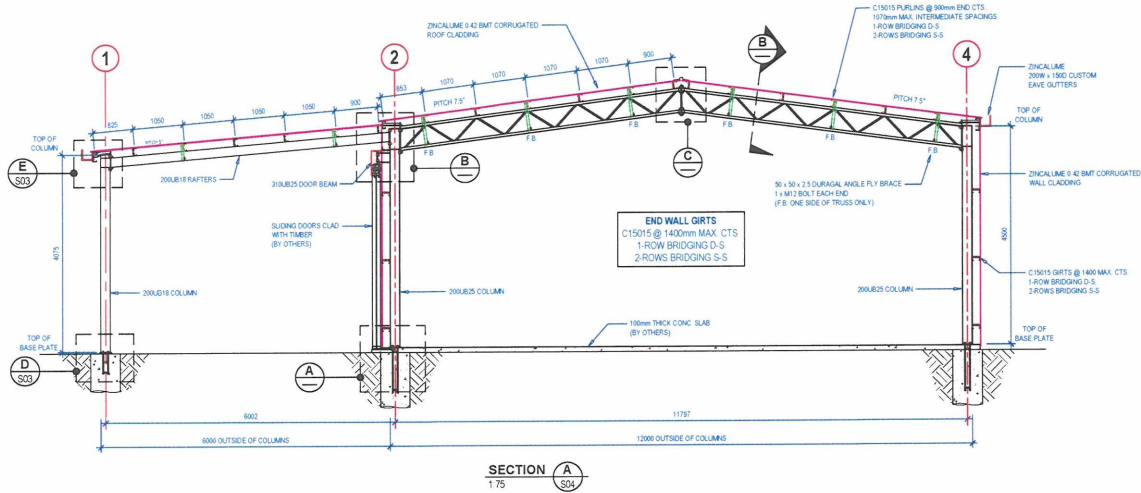
ACTION STEEL PTY. LTD.
 20-24 PLAYFORD STREET, STAWELL VIC 3380
 PH - 1800 68 78 88
 EMAIL - sales@actionsteel.com.au
 WEB - www.actionsteel.com.au

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			DRAWN BY:		
			J HAND		
			SHEET SIZE:		
			A3		
			SHEET No.		
			S01		
			REVISION:		
			A		

PROPOSED 24.0 x 12.0 x 4.5m SHED FOR DANIEL DAWSON, 187 LOGAN ROAD, ALMA 3465

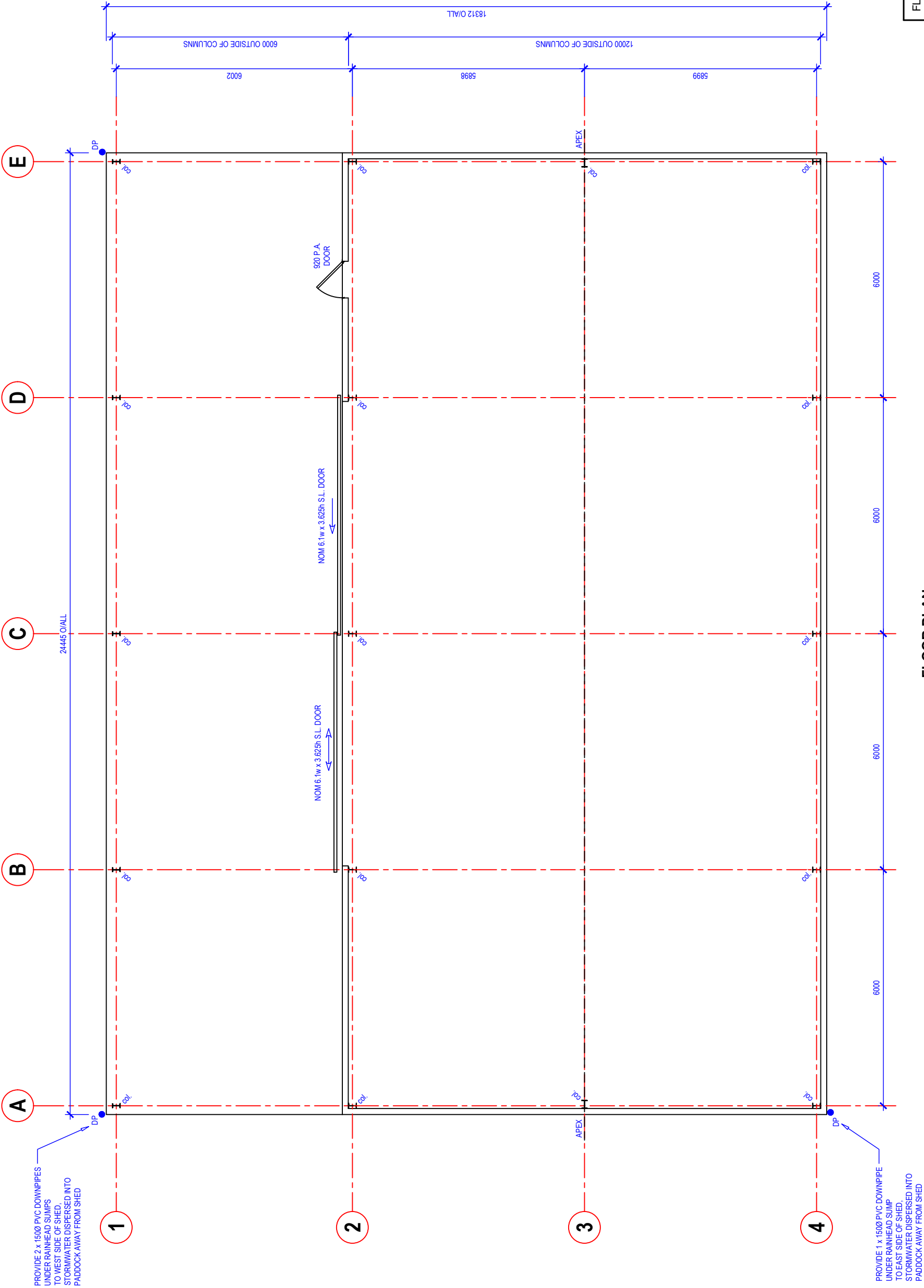
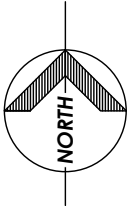


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			DRAWN BY:	SHEET SIZE:	SHEET No.
			J. HAND	A3	S02
			REVISION:		A

PROPOSED 24.0 x 12.0 x 4.5m SHED FOR DANIEL DAWSON, 187 LOGAN ROAD, ALMA 3465



FLOOR PLAN
1:100

FLOOR AREA : 447.64m²



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NOTES:

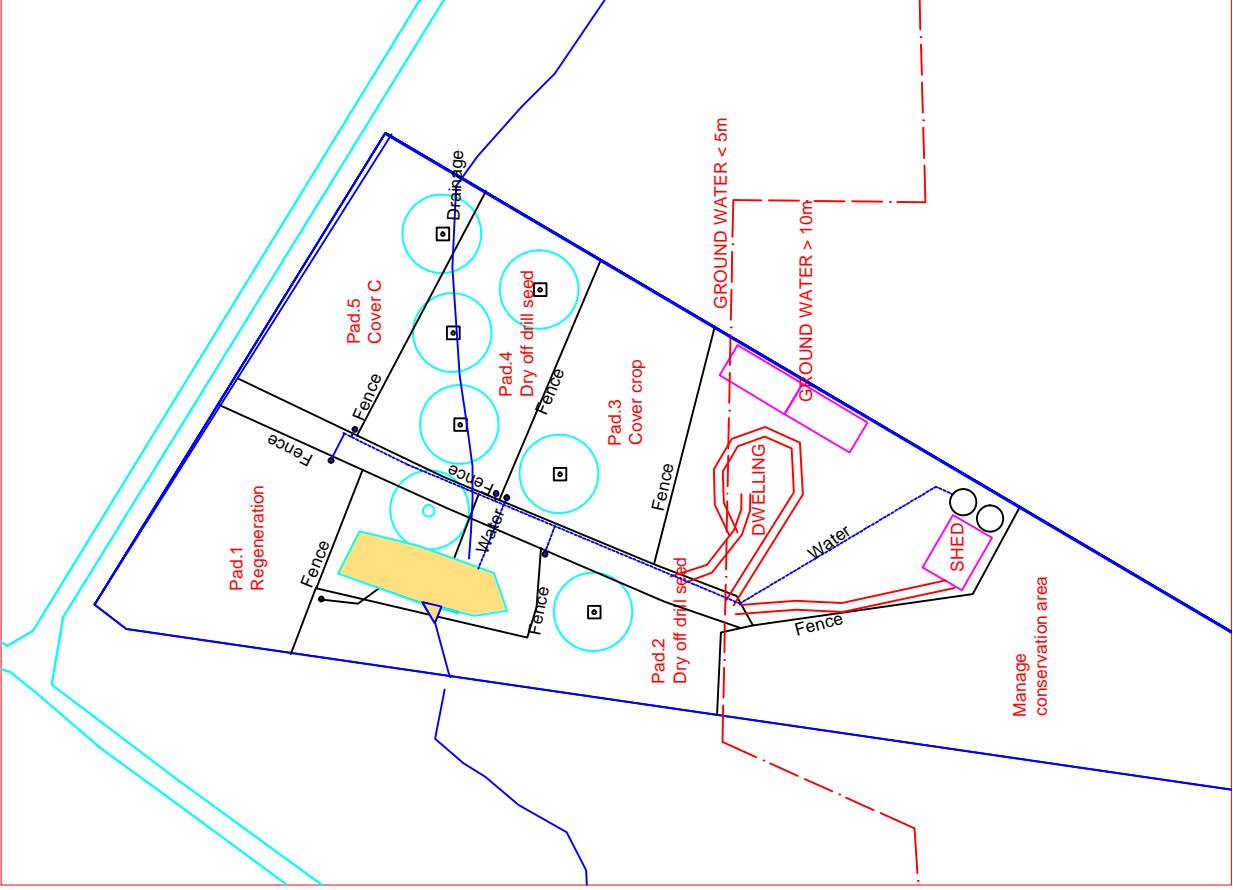
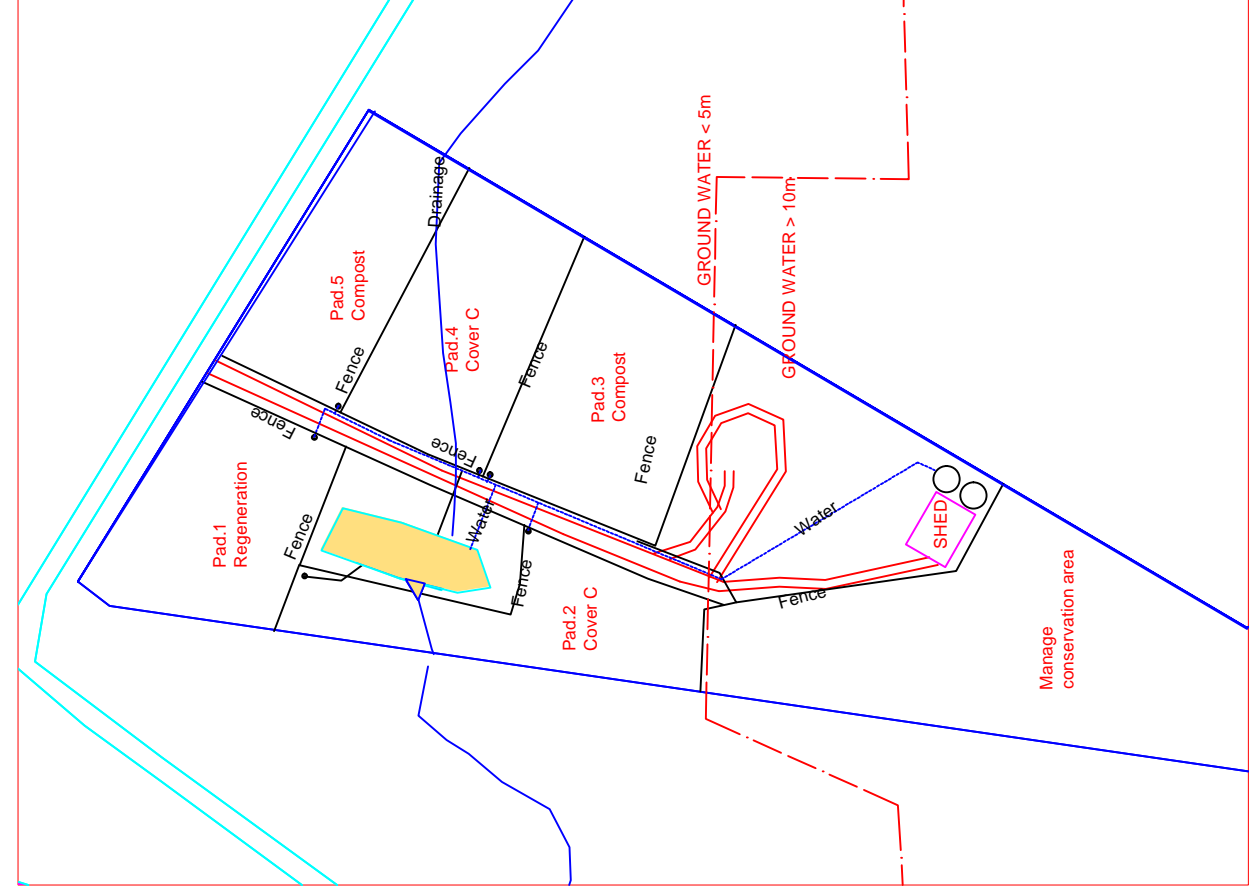
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A	PRELIMINARY - FOR APPROVAL	19/10/23	ASI-2473	19/10/2023	1:100
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		REVISION: B



APPENDIX. FIVE (5) FARM MANAGEMENT PLAN



REVISION-B 24-03-2025

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.

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PROJECT:
187 Logan Road,
Alma

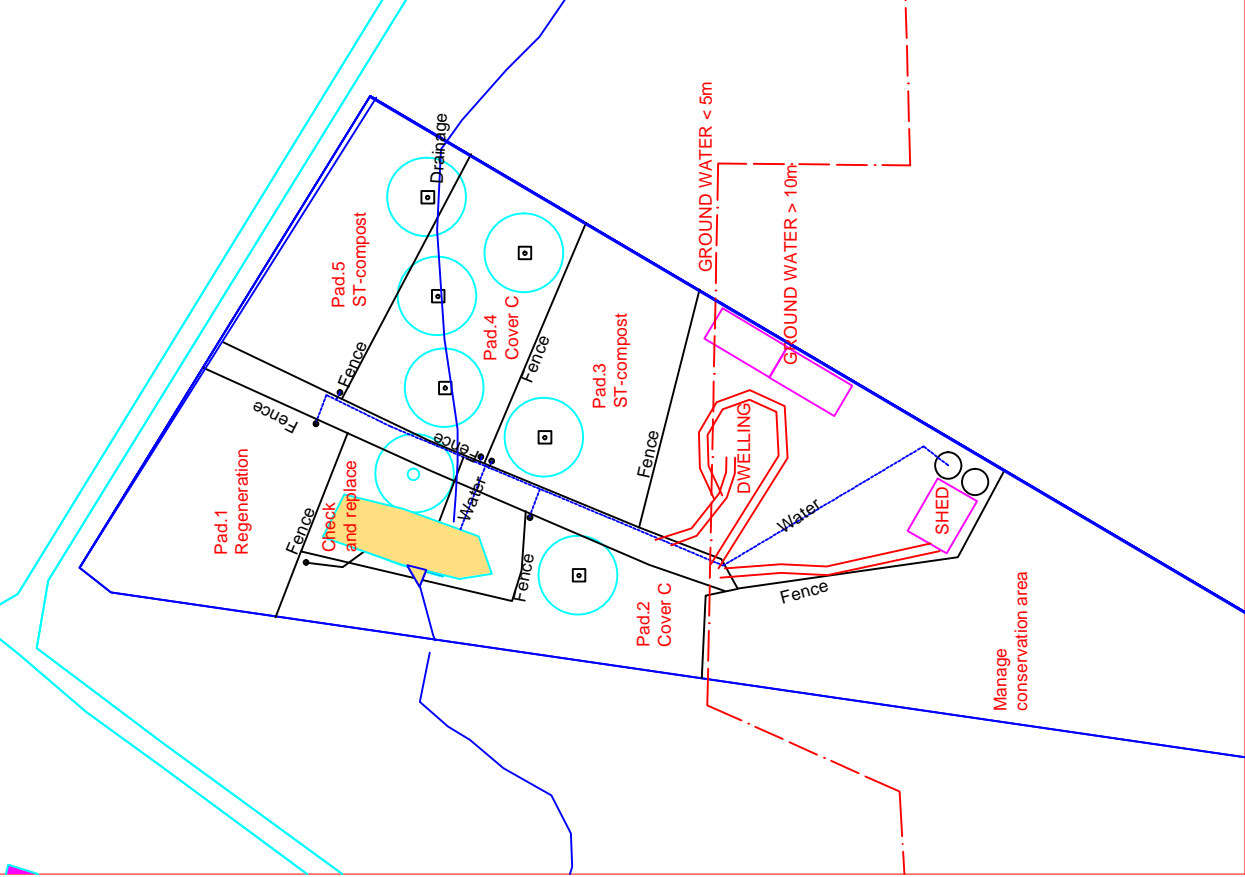
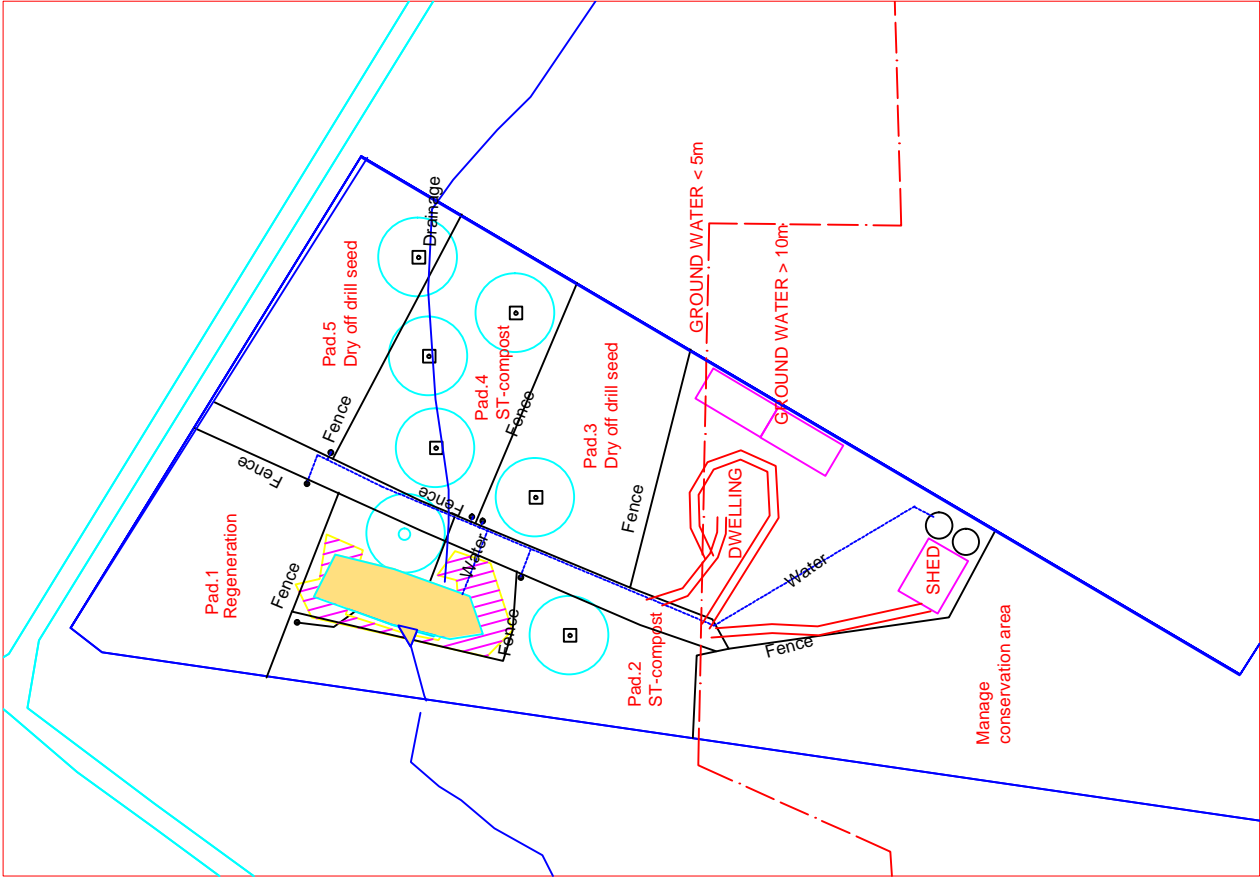
**PROJECT
NO:** 2585

DATE:
OCT 2024

DWG TITLE:
FARM MANAGEMENT
PLAN-YR. 1-2



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PROJECT:
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**PROJECT
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DATE:
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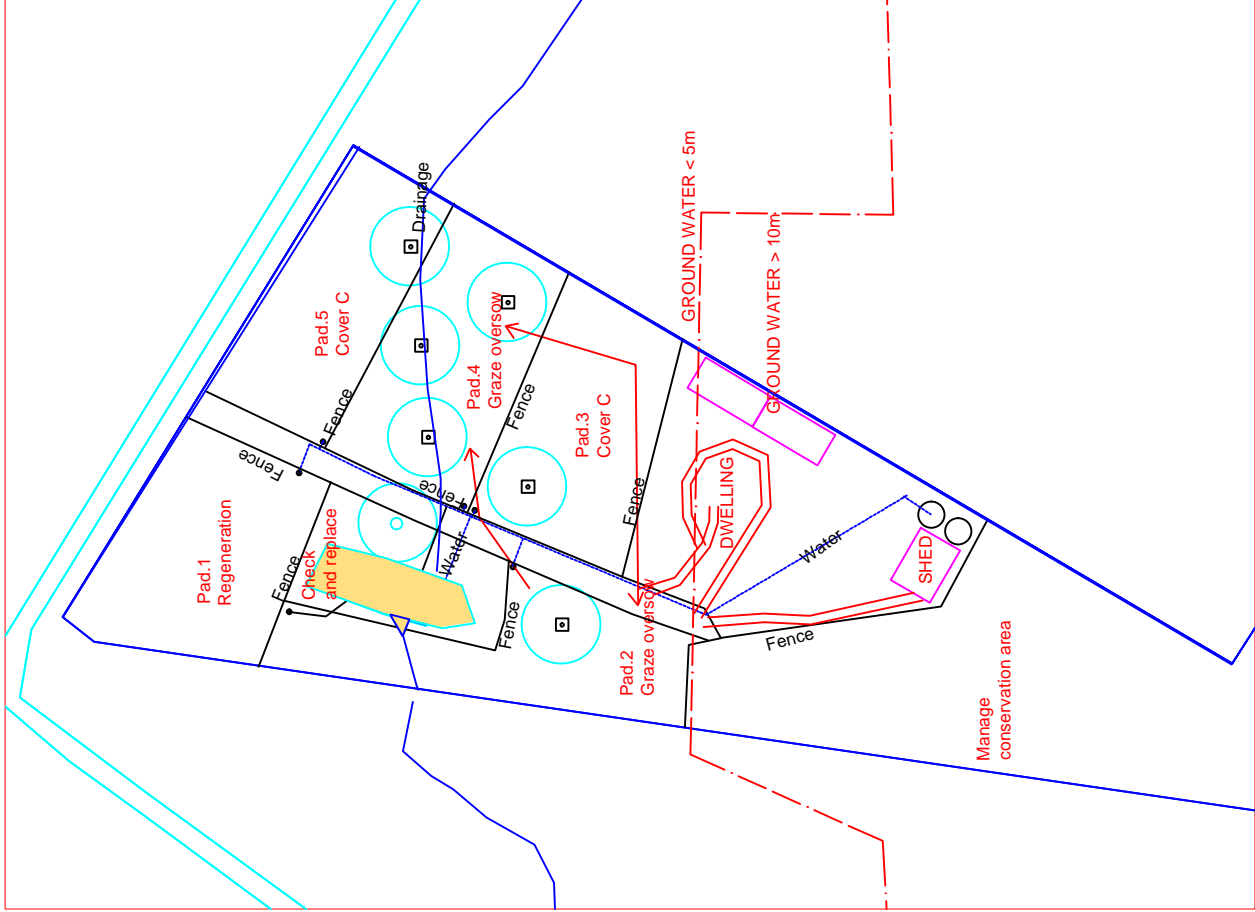
DWG TITLE:
FARM MANAGEMENT
PLAN-YR.3-4



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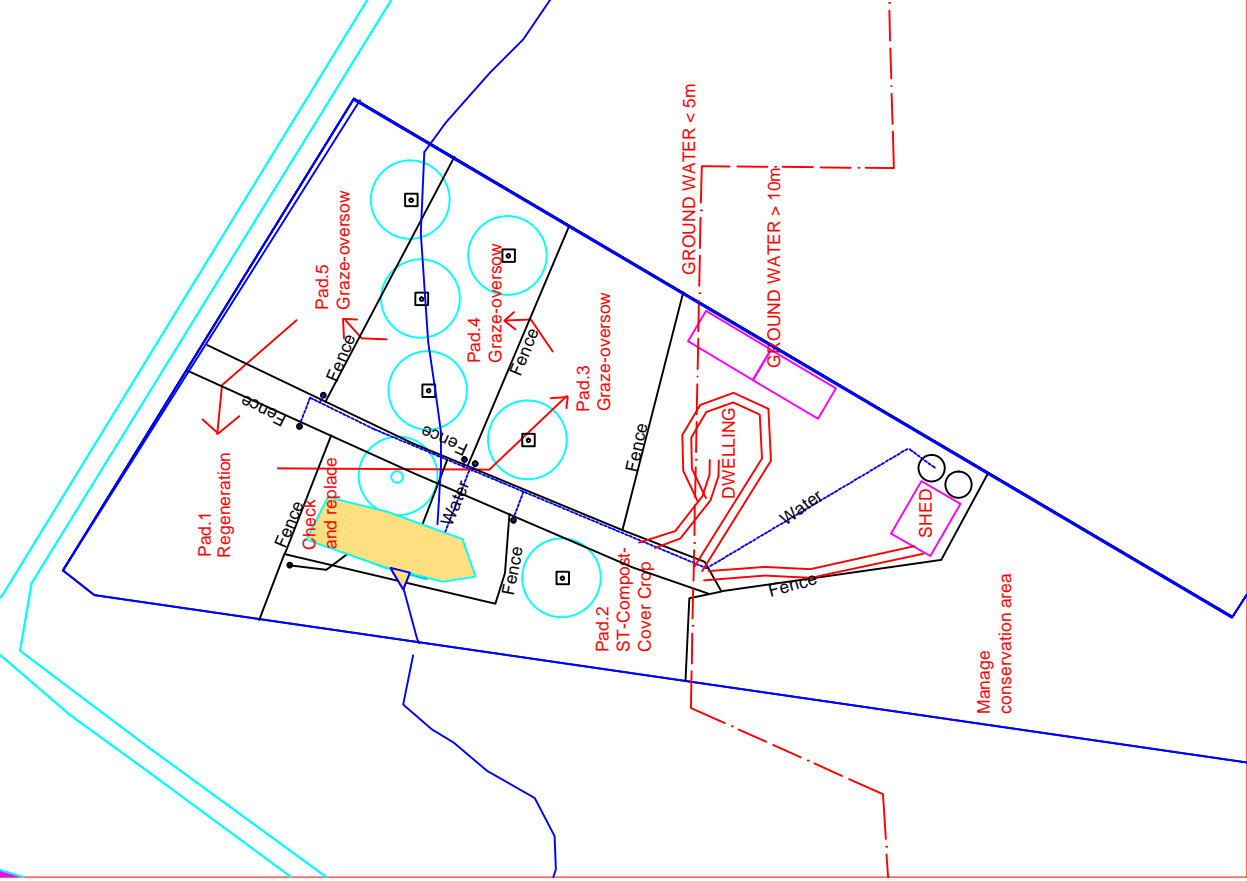
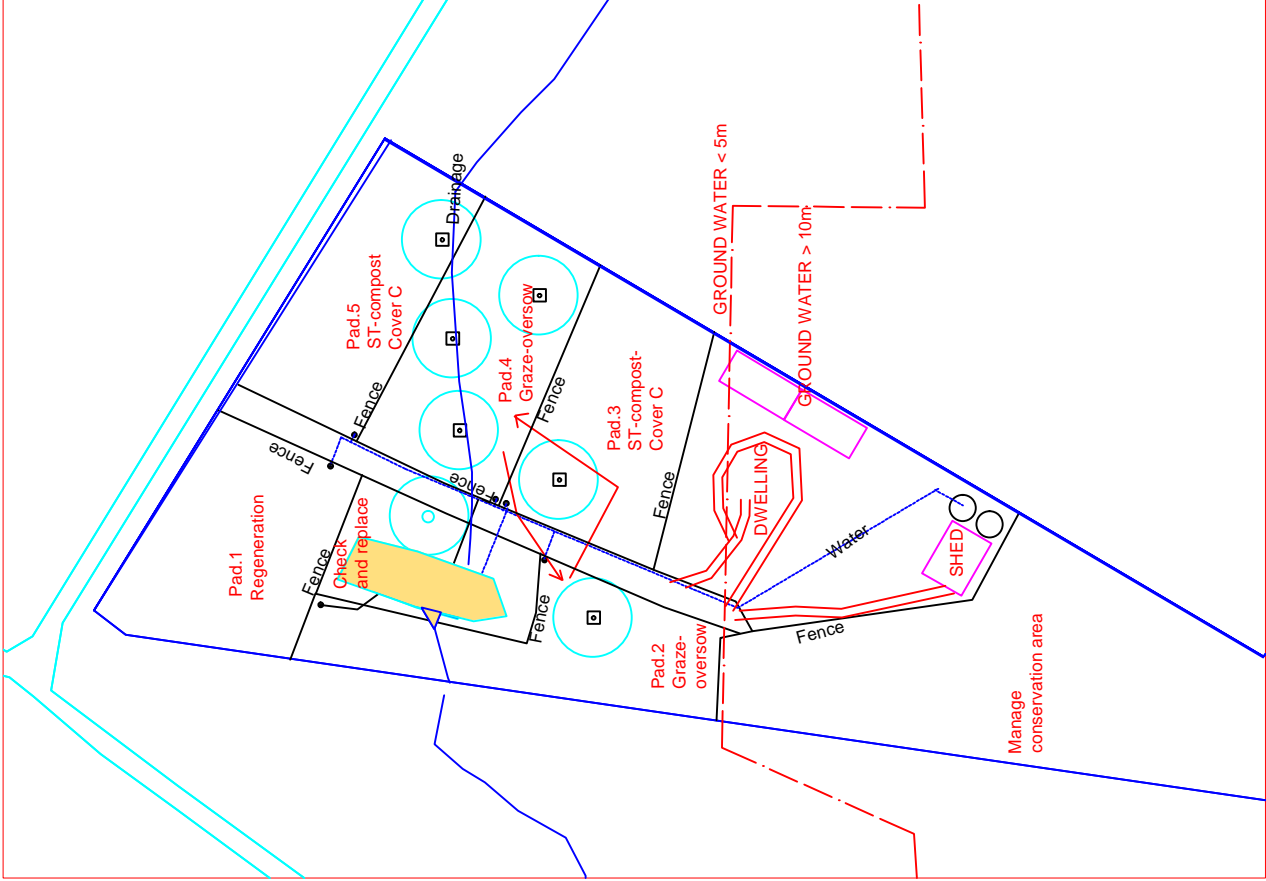
PROJECT:
187 Logan Road,
Alma

**PROJECT
NO:** 2585
DATE:
OCT 2024

DWG TITLE:
FARM MANAGEMENT
PLAN-YR.5-6
SCALE: 1:3000 @A4



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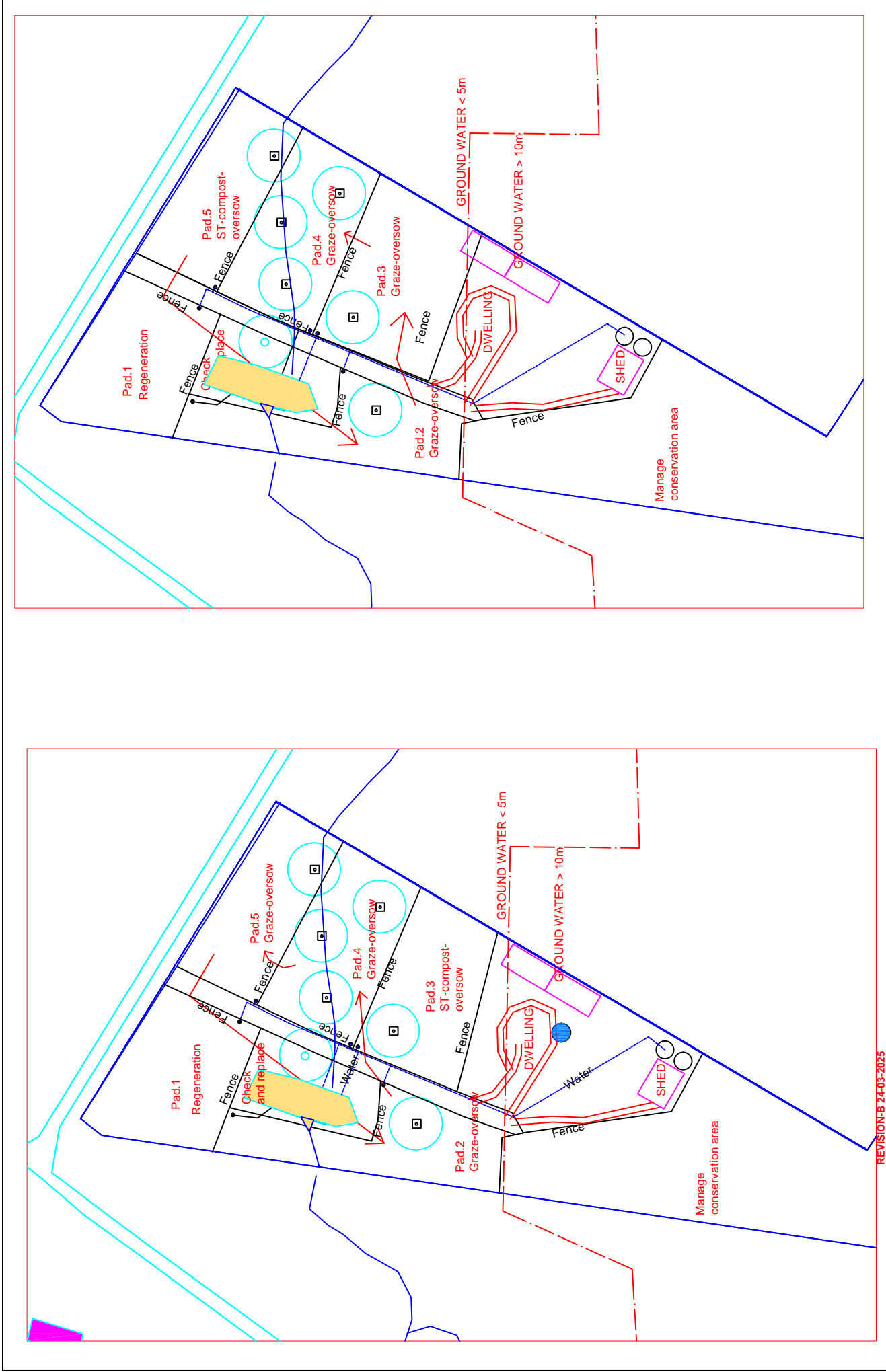
PROJECT:
187 Logan Road,
Alma

**PROJECT
NO:** 2585
DATE:
OCT 2024

DWG TITLE:
FARM MANAGEMENT
PLAN- YR. 7-8
SCALE: 1:3000 @A4



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PROJECT:
187 Logan Road,
Alma

**PROJECT
NO:** 2585
DATE:
OCT 2024

DWG TITLE:
FARM MANAGEMENT
PLAN-YR 9-10
SCALE: 1:3000 @A4



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APPENDIX. SIX (6) RESPONSE FROM NCCMA

NCCMA Ref: NCCMA-F-2024-00754
Date: 26 June 2024


NR LINKS

17 Armstrong Street South
Ballarat Vic 3350

Dear 

Floodplain Management Advice

Street Address: 187 Logan Road Alma Vic 3465

Cadastral Location: Allotment 28, Section 6A, Parish of Maryborough

Thank you for your enquiry of 7 June 2024 seeking to discuss development proposals for the above property.

Flood Information

Information available at North Central CMA indicates that the location described above 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. However, the property has been identified as potentially subject to overland flows associated with the local drainage system and it would be in your best interest to contact the local Council to discuss any conditions they may impose on future development.

The drainage line which crosses the property from east to west, approximately 100m south of the Logan Road is not a designated waterway.

Please note, this document does not constitute approval or otherwise of any development at this location.

Should you have any queries, please do not hesitate to contact me on **(03) 5440 1896**. To assist the CMA in handling any enquiries please quote **NCCMA-F-2024-00754** in your correspondence.

Yours sincerely,


Owen Hayden
Waterways and Floodplain Officer

Information contained in this correspondence is subject to the definitions and disclaimers below.

Attached: Definitions and Disclaimers

Definitions and Disclaimers

1. The area referred to in this letter as the 'proposed development location' is the land parcel(s) that, according to the Authority's assessment, represent(s) the location identified by the applicant. The identification of the 'proposed development location' on the Authority's GIS has been done in good faith and in accordance with the information given to the Authority by the applicant(s) and/or local government authority.
2. While every endeavour has been made by the Authority to identify the proposed development location on its GIS using VicMap Parcel and Address data, the Authority accepts no responsibility for or makes no warranty with regard to the accuracy or naming of this proposed development location according to its official land title description.
3. **AEP** as Annual Exceedance Probability – is the likelihood of occurrence of a flood of given size or larger occurring in any one year. AEP is expressed as a percentage (%) risk and may be expressed as the reciprocal of ARI (Average Recurrence Interval).

Please note that the 1% probability flood is not the probable maximum flood (PMF). There is always a possibility that a flood larger in height and extent than the 1% probability flood may occur in the future.

4. **ARI** as Average Recurrence Interval - is the likelihood of occurrence, expressed in terms of the long-term average number of years, between flood events as large as or larger than the design flood event. For example, floods with a discharge as large as or larger than the 100-year ARI flood will occur on average once every 100 years.
5. **AHD** as Australian Height Datum - is the adopted national height datum that generally relates to height above mean sea level. Elevation is in metres.
6. No warranty is made as to the accuracy or liability of any studies, estimates, calculations, opinions, conclusions, recommendations (which may change without notice) or other information contained in this letter and, to the maximum extent permitted by law, the Authority disclaims all liability and responsibility for any direct or indirect loss or damage which may be suffered by any recipient or other person through relying on anything contained in or omitted from this letter.
7. This letter has been prepared for the sole use by the party to whom it is addressed and no responsibility is accepted by the Authority with regard to any third party use for the whole or any part of its contents. Neither the whole nor any part of this letter or any reference thereto may be included in any document, circular or statement without the Authority's written approval of the form and context in which it will appear.
8. The flood information provided represents the best estimates based on currently available information. This information is subject to change as new information becomes available and as further studies are carried out.

