



Use Only

Application Number: _____ Date Lodged: / /

Is this a VicSmart application? Yes No

Application Class: _____

Application for a Planning Permit

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

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

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

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

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

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

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

Application Type

Is this a VicSmart application? ★

No Yes
If yes, please specify which VicSmart class or classes: _____
⚠ If the application falls into one of the classes listed under Clause 92 or the schedule to Clause 94, it is a VicSmart application.

Pre-Application Meeting

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

No Yes If 'Yes', with whom?: _____
Date: _____ day / month / year

The Land

Civic address of the land ★

Unit No.:	St. No.:	St. Name:
Suburb/Locality:		Postcode:

Formal land description ★

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

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

The Proposal

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

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

<div style="border: 1px solid black; height: 300px; width: 100%;"></div>
<input checked="" type="checkbox"/> Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

Estimated cost of development for which the permit is required ★

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

Existing Conditions

Describe how the land is used and developed now ★

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


<input checked="" type="checkbox"/> Provide a plan of the existing conditions. Photos are also helpful.

Title Information

Encumbrances on title ★

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

Applicant and Owner Details

Applicant ★

- ① The applicant is the person who wants the permit.
- ① Please provide at least one contact phone number and a full postal address.
- ① Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Name:			
Title:	First Name:	Surname:	
Organisation (if applicable):			
Postal Address:		If it is a P.O. Box, enter the details here:	
Unit No.:	St. No.:	St. Name:	
Suburb/Locality:		State:	Postcode:
Contact information for applicant OR contact person below			
Business phone:		Email: info@vicplanning.com.au	
Mobile phone:		Fax:	
Contact person's details* Same as applicant <input type="checkbox"/>			
Name:			
Title:	First Name: Lily	Surname: Mason	
Organisation (if applicable): Central Vic Planning Consultants			
Postal Address:		If it is a P.O. Box, enter the details here:	
Unit No.:	St. No.:	St. Name: PO Box 88	
Suburb/Locality: Clunes		State:	Postcode: 3370

Owner ★

- ① The person or organisation who owns the land.
- ① Where the owner is different from the applicant, provide the details of that person or organisation.

Name:				Same as applicant <input checked="" type="checkbox"/>
Title:	First Name:	Surname:		
Organisation (if applicable):				
Postal Address:		If it is a P.O. Box, enter the details here:		
Unit No.:	St. No.:	St. Name:		
Suburb/Locality:		State:	Postcode:	
Owner's Signature (Optional):			Date:	
			day / month / year	

Information Requirements

Is the required information provided? ★


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

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

Declaration



This form must be signed by the applicant? ★

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

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.	
Signature: 	Date: 29.2.24 day / month / year

Checklist

Have you?

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

Need help with this application?

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

Lodgement

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

Central Goldfields Shire Council
PO Box 194, Maryborough VIC 3465
22 Nolan Street, Maryborough VIC 3465
Contact Information
Telephone: (03) 5461 0610
Fax: (03) 5461 0666
Email: mail@cgoldshire.vic.gov.au

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

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

Payment

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

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

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

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

CONSTRUCTION NOTES.

STANDARD NOTES FOR THE CONSTRUCTION OF THIS DWELLING TO BE APPLIED TO THE SUBSEQUENT DOCUMENTATION PAGES.

1. GENERAL.

- 1.1 © COPYRIGHT - REPRODUCTION IN PART OR WHOLE IS STRICTLY FORBIDDEN.
- 1.2 DO NOT SCALE PLANS. USE WRITTEN DIMENSIONS ONLY.
- 1.3 VERIFY ALL DIMENSIONS PRIOR TO ORDERING OR SHOP FABRICATION.
- 1.4 N.C.C. REFERS TO NATIONAL CONSTRUCTION CODE OF AUSTRALIA.
- 1.5 AS. REFERES TO AUSTRALIAN STANDARDS.
- 1.6 ALL BUILDING WORKS CONFORM TO THE N.C.C., AS CODES (CURRENT EDITIONS), BUILDING REGULATIONS, LOCAL BY-LAWS AND TOWN PLANNING REQUIREMENTS.
- 1.7 THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL OR CIVIL ENGINEERING COMPUTATIONS AND DRAWINGS.
- 1.8 ALL CEILING PENETRATIONS INCLUDING ITEMS SUCH AS INTERNAL ROOF ACCESS, EXHAUST FANS AND HEATING DUCTS ARE APPROXIMATE AND MAY BE ADJUSTED DUE TO ROOF TRUSS POSITIONS.

2. FOOTINGS.

- 2.1 REFER TO ENGINEERING DESIGN FOR ALL SLAB AND FOOTING DETAILS AS PER AS2870.
- 2.2 NO PART OF FOOTINGS TO ENCROACH TITLE BOUNDARIES AND EASEMENT LINES.

3. SITE.

- 3.1 PROVIDE TEMPORARY FENCING (AS PER COUNCIL REQUIREMENTS).
- 3.2 ESTABLISHMENT OF SITE BOUNDARIES IS THE RESPONSIBILITY OF THE OWNER/S.

4. DRAINAGE.

- 4.1 STORMWATER DRAINAGE TO DISCHARGE TO LEGAL POINT AS PER LOCAL AUTHORITIES.
- 4.2 ALL STORMWATER TRENCHES WITHIN 1.5m OF THE BUILDING ARE REQUIRED TO BE BACK FILLED WITH CLAY TO THE TOP 300mm.
- 4.3 THE GROUND SURFACE SHALL BE GRADED AWAY FROM THE SLAB TO A MINIMUM 1:20 TO ENSURE DRAINAGE OF SURFACE WATER AWAY FROM THE BUILDING AREA AS PER AS2870.
- 4.4 TEMPORARY DOWNPIPES (SOCKS) TO BE USED DURING THE CONSTRUCTION PERIOD.
- 4.5 HWS OVERFLOW AND SURFACE DRAINS TO BE CONNECTED INTO STORMWATER AND DIRECTED TO CONNECTION VIA 100mm PVC PIPES AS PER LOCAL AUTHORITIES' REQUIREMENTS.
- 4.6 DOWNPIPES TO BE LOCATED MAXIMUM 12m APART. GUTTERS SLOTTED TO MAKE PROVISION OF OVERFLOWS AS PER N.C.C. PART 3.5.2.
- 4.7 MAXIMUM STEP DOWN TO PORTICO, ALFRESCO, GARAGE, BALCONY OR THE LIKE TO NOT EXCEED 190mm AND A MINIMUM OF 50mm.

5. BRICKWORK.

- 5.1 ALL BRICKWORK TO BE IN ACCORDANCE WITH AS3700 AND AS4773.1.
- 5.2 UNREINFORCED MASONRY IS TO COMPLY WITH N.C.C. REQUIREMENTS PART 3.3.1.
- 5.3 PROVIDE WALL TIES TO BRICKWORK AT MAXIMUM 600mm CENTERS IN EACH DIRECTION AND WITHIN 300mm OF ARTICULATION JOINTS.

6. TIMBER.

- 6.1 ALL FRAMING TO BE IN ACCORDANCE WITH AS1684.
- 6.2 ALL TIE DOWN, CONNECTIONS AND BRACING SHALL COMPLY WITH AS1664.

7. ROOF.

- 7.1 ALL PLUMBING AND DRAINAGE WORKS TO COMPLY WITH AS3500.

8. THERMAL PERFORMANCE.

- 8.1 R4.1 BATT INSULATION TO CEILING (EXCLUDING GARAGE).
- 8.2 R2.5 BATTS PLUS WALL WRAP TO ALL EXTERNAL HOUSE WALLS.
- 8.3 R2.5 BATTS TO HOUSE/GARAGE COMMON WALL.
- 8.4 BUILDING FABRIC THERMAL INSULATION TO COMPLY WITH N.C.C. 3.12.1.1.
- 8.5 THERMAL INSULATION MUST FORM A CONTINUOUS BARRIER WITH CEILINGS AND WALLS CONTRIBUTING TO THE THERMAL BARRIER. INSULATION TO ABUT OR OVERLAP ADJOINING INSULATION OTHER THAN BEING INTERRUPTED BY A STRUCTURAL MEMBER.
- 8.6 BULK INSULATION TO BE INSTALLED SO THAT IT MAINTAINS IT THICKNESS.
- 8.7 EXHAUST FANS WITH SELF CLOSING DAMPER.
- 8.8 CSR INSPECTION & CERTIFICATION INCLUDING TAPED WALL WRAP TO JOINS, ALL PENETRATIONS & POLYESTER STRIP SEAL TO ALL WINDOWS & DOORS AS PER N.C.C. PART 3.12.3."
- 8.9 WINDOWS COMPLY WITH AS 2047 FOR AIR INFILTRATION AS REQUIRED BY N.C.C. 3.12.3.3.
- 8.10 REFER TO THERMAL PERFORMANCE ASSESSORS REPORT FOR WINDOW FRAME AND GLAZING SPECIFICATION.
- 8.11 WEATHERSTRIP DRAFT PROTECTION DEVICE TO BOTTOM OF EXTERNAL HINGED DOORS WITH SEALS TO HEADS AND JAMBS. (EXCLUDES GARAGE REAR ACCESS DOOR IF SHOWN ON PLAN).
- 8.12 DUCT WORK TO COMPLY WITH N.C.C. 3.12.5.3 FOR HEATING AND COOLING.

9. WET AREAS.

- 9.1 LIFT OFF HINGED DOOR TO WC's WHEN DOOR SWING IS WITHIN 1200mm OF TOILET PAN.
- 9.2 EXHAUST FANS COMPLYING WITH AS1668.2 TO BE INSTALLED AS PER N.C.C. PART 2.4.5.
- 9.3 30mm GAP TO THE BOTTOM OF DOORS IN WET AREAS WHERE EXHAUST FAN IS INSTALLED.
- 9.4 WATERPROOFING OF ALL WET AREAS TO BE IN ACCORDANCE WITH AS3740. WALL FINISHES SHALL BE IMPERVIOUS TO A HEIGHT OF 1800mm ABOVE FLOOR LEVEL TO SHOWER ENCLOSURES AND 300mm ABOVE BATHS, BASINS, SINKS AND LAUNDRY TROUGHS IF WITHIN 75mm OF THE WALL.

10. WINDOWS.

- 10.1 ALL GLAZING TO BE IN ACCORDANCE WITH AS1288.
- 10.2 LOWLITE WINDOWS TO HAVE 5mm ANNEALED OR SAFETY GLAZING.
- 10.3 WINDOWS WITHIN 300mm FROM AN OPENING OR DOORWAY TO BE SAFETY GLAZED.
- 10.4 WINDOW SIZES ARE GENERALLY SHOWN NOMINAL, ACTUAL SIZE WILL VARY ACCORDING TO MANUFACTURER. WINDOWS TO BE FLASHED ALL AROUND.
- 10.5 LIGHT AND VENTILATION MUST BE PROVIDED TO ALL HABITABLE ROOMS AS PER THE N.C.C. PART 3.8.4 AND PART 3.8.5.
- 10.6 PROVIDE RESTRICTIVE WINDERS OF 125mm MAX TO ALL OPENABLE BEDROOM WINDOWS WHERE THE FLOOR BENEATH IS MORE THAN 2m ABOVE SURFACE BENEATH.
- 10.7 SAFETY GLASS TO BE USED IN THE FOLLOWING CASES:
 - i) ALL ROOMS - WITHIN 500mm VERTICAL OF THE FLOOR.
 - ii) BATHROOMS - WITHIN 2000mm OF THE FLOOR.
 - iii) LAUNDRY - WITHIN 1200mm VERTICAL FROM FLOOR AND/OR WITHIN 300mm HORIZONTAL FROM ALL DOORS.
 - iv) DOORWAY - WITHIN 300mm HORIZONTAL FROM DOORS.

11. SMOKE ALARMS.

- 11.1 SMOKE ALARMS INTERCONNECTED AND COMPLYING WITH AS3786 ARE TO BE INSTALLED IN ACCORDANCE WITH N.C.C. PART 3.7.2.

SITE SPECIFIC NOTES

SITE SPECIFIC NOTES FOR THE CONSTRUCTION OF THIS DWELLING TO BE APPLIED TO THE SUBSEQUENT DOCUMENTATION PAGES.

BAL - LOW.

BUSHFIRE ATTACK LEVEL INCLUSIONS.



www.dennisfamily.com.au

ABN 83 056 254 249 VIC REG No. DBU-8230 NSW REG No. NSW-173511C.

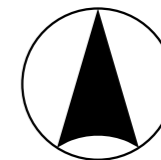
© COPYRIGHT. REPRODUCTION IN PART OR WHOLE IS STRICTLY FORBIDDEN

SIGNATURE/S
 This is the drawing referred to in our contract dated / /
 Owner/s _____
 Builder _____

PROPOSED RESIDENCE FOR OWNER/S <CLIENT NAME 1>
 <CLIENT NAME 2>
ADDRESS <CLIENT ADDRESS>
 <CLIENT CITY> <CLIENT STATE>
 <CLIENT ZIP>
MAP <REF> **JOB NO** <JOB NO> **DRN** <XX> 00/00/00

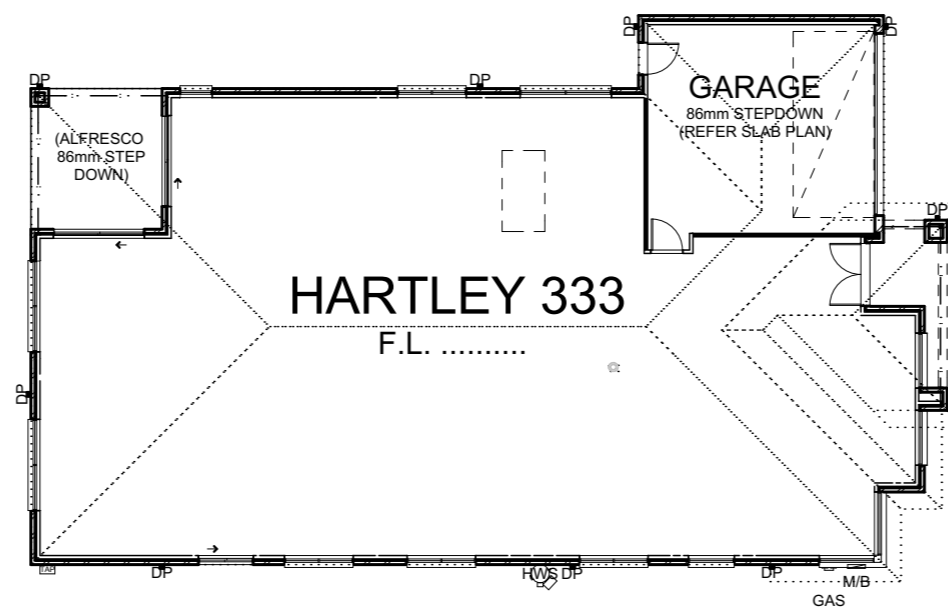
MODEL **HARTLEY 333** **BOULEVARD**
TITLE NOTES **SPEC** INSPIRATIONS PREMIUM
MST SP 09/01/18 **SCALE** **SHEET** 1 OF 13

DO NOT SCALE PLANS. USE WRITTEN DIMENSIONS ONLY.



SITE NOTES

- WAFFLE RAFT SLAB TO ENGINEERS' DESIGN ON MAXIMUM 50mm LEVELLED CRUSHED ROCK BASE.
- 310mm MIN. FREEBOARD.
- CUT AND FILL OVER BUILDING AREA TO 0000.
- CONTOUR LINES AT 200mm INCREMENTS.
- TERMITE CONTROL AS PER CONTRACT DOCUMENTS.



SITE ANALYSIS

	TOTAL m ²	ACTUAL %	MAXIMUM %
LOT SIZE:	0	100	
BUILDING AREA	0.00	0.00	60.00
IMPERMABLE SURFACE	0.00	0.00	80.00



www.dennisfamily.com.au

ABN 83 056 254 249 VIC REG No. DBU-8230 NSW REG No. NSW-173511C.

© COPYRIGHT. REPRODUCTION IN PART OR WHOLE IS STRICTLY FORBIDDEN

SIGNATURE/S

This is the drawing referred to in our contract dated / /

Owner/s _____

Builder _____

PROPOSED RESIDENCE FOR

OWNER/S <CLIENT NAME 1>

<CLIENT NAME 2>

ADDRESS <CLIENT ADDRESS>

<CLIENT CITY> <CLIENT STATE>

<CLIENT ZIP>

MAP <REF>

JOB NO <JOB NO>

DRN <XX> 00/00/00

MODEL

HARTLEY 333

BOULEVARD

TITLE
SITE PLAN

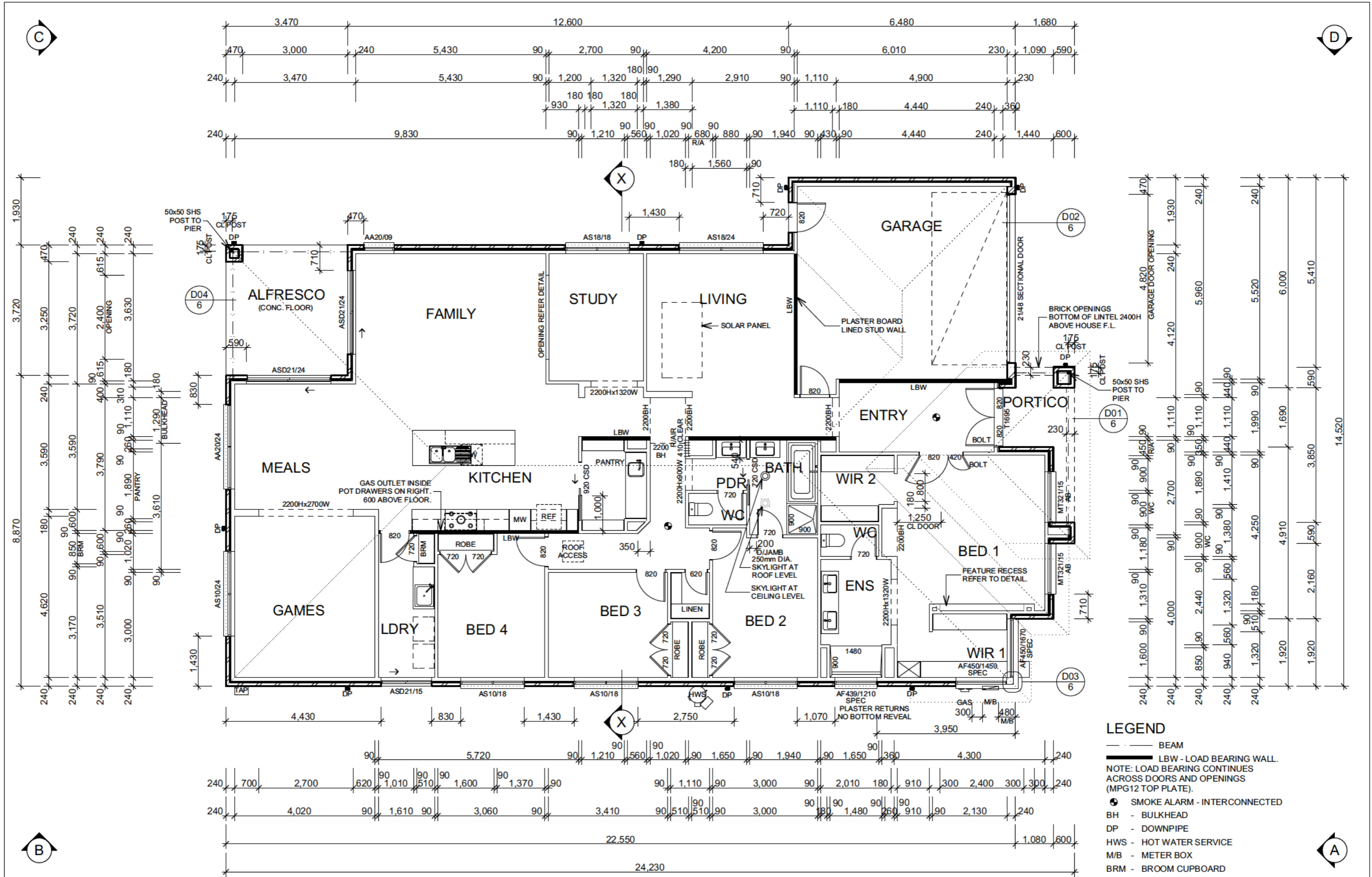
SPEC
INSPIRATIONS
PREMIUM

MST SP 09/01/18

SCALE 1:200

SHEET 2 OF 13

DO NOT SCALE PLANS. USE WRITTEN DIMENSIONS ONLY.



- LEGEND**
- BEAM
 - LBW - LOAD BEARING WALL.
 - NOTE: LOAD BEARING CONTINUES ACROSS DOORS AND OPENINGS (MPG12 TOP PLATE).
 - ☉ SMOKE ALARM - INTERCONNECTED
 - BH - BULKHEAD
 - DP - DOWNPIPE
 - HWS - HOT WATER SERVICE
 - M/B - METER BOX
 - BRM - BROOM CUPBOARD

dennis family homes

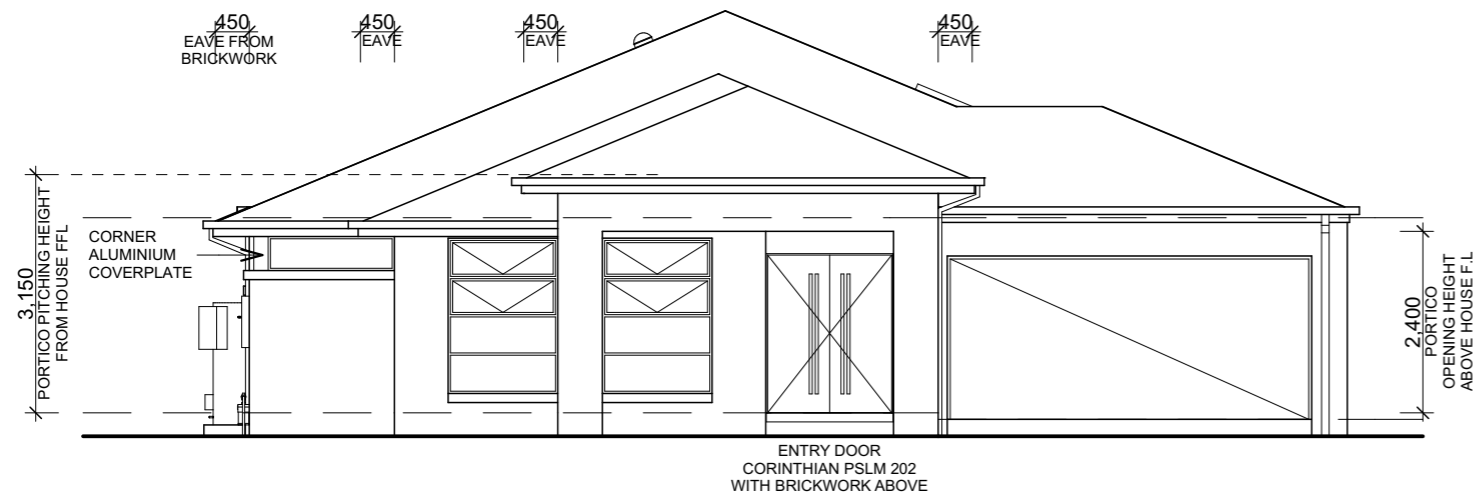
www.dennisfamily.com.au
 ABN 83 056 254 249 VIC REG No. DBU-8230 NSW REG No. NSW-173511C.
 © COPYRIGHT. REPRODUCTION IN PART OR WHOLE IS STRICTLY FORBIDDEN

SIGNATURE/S
 This is the drawing referred to in our contract dated / /
 Owner/s _____
 Builder _____

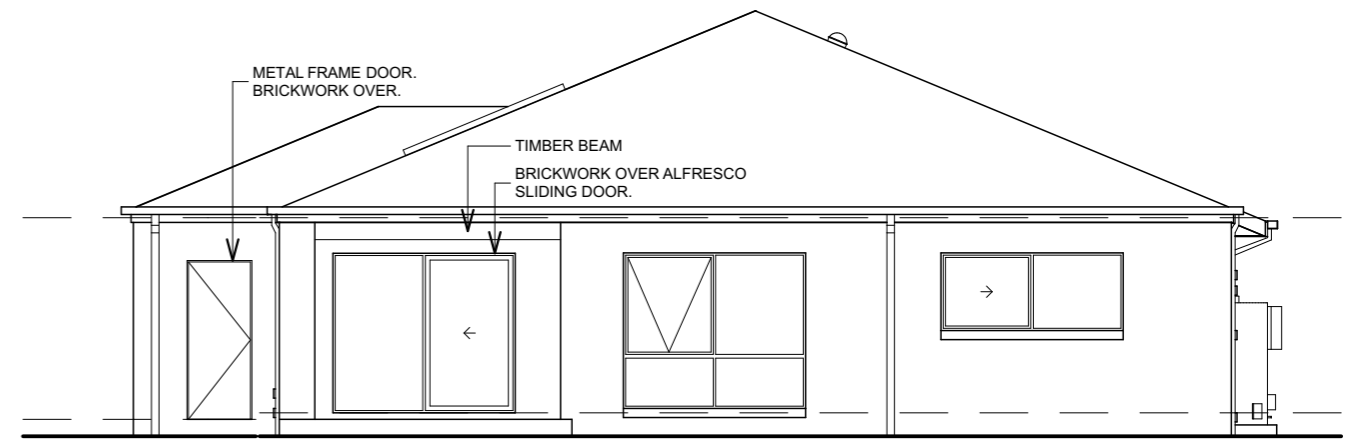
AREA	m ²	PROPOSED RESIDENCE FOR OWNER/S
Ground Floor	251.22	<CLIENT NAME 1>
Garage	36.98	<CLIENT NAME 2>
Alfresco	12.91	ADDRESS <CLIENT ADDRESS>
Portico	6.08	<CLIENT CITY> <CLIENT STATE>
TOTAL	307.19	MAP <REF> <CLIENT ZIP>

MODEL		BOULEVARD	
HARTLEY 333			
TITLE		SPEC	
FLOOR PLAN		INSPIRATIONS PREMIUM	
MST SP 09/01/18	SCALE 1:100	SHEET 3 OF 13	

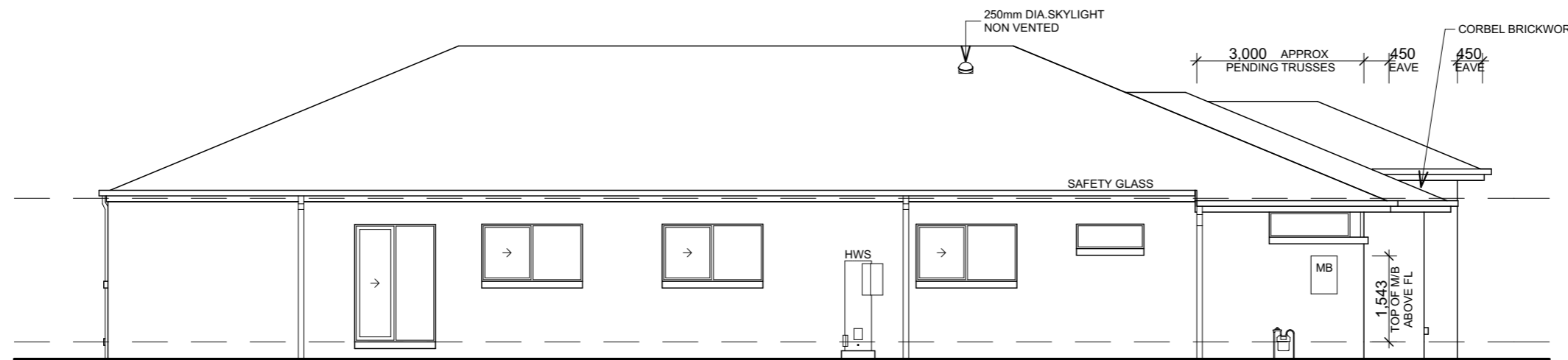
DO NOT SCALE PLANS. USE WRITTEN DIMENSIONS ONLY.



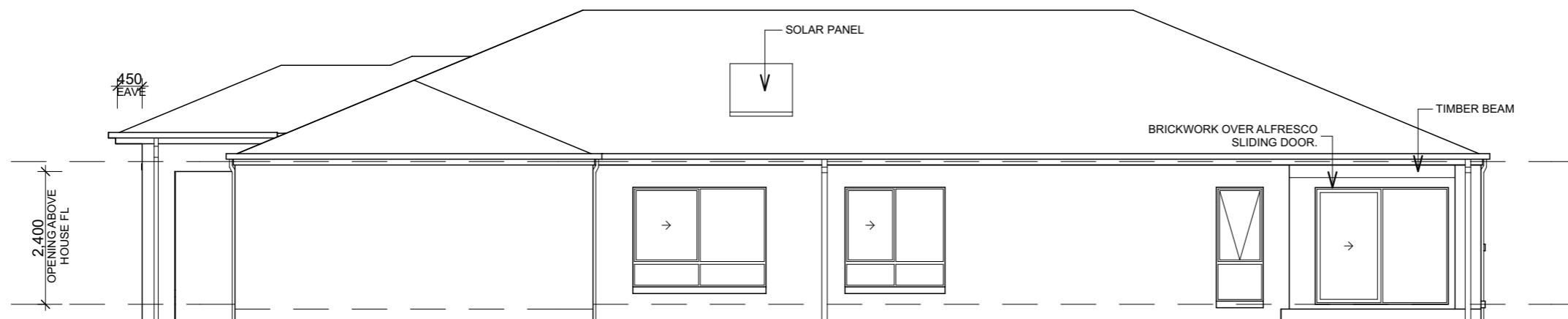
ELEVATION A



ELEVATION C



ELEVATION B



ELEVATION D

WIND RATING TBC

- REFER ENGINEERS' DESIGN FOR ARTICULATION JOINTS.
- TOP OF METER BOX 2000mm MAX ABOVE FINISHED GROUND LEVEL.
- WINDOWS TO BE ALUMINIUM, SASHES AS INDICATED.
- SLIDING DOORS TO BE ALUMINIUM, SLIDERS AS INDICATED.
- BRICKWORK OVER EXTERNAL DOORS AND WINDOWS WHERE SHOWN.
- FLY SCREENS TO ALL OPENABLE SASHES.
- WINDOW LOCKS TO ALL OPENABLE SASHES.



www.dennisfamily.com.au

ABN 83 056 254 249 VIC REG No. DBU-8230 NSW REG No. NSW-173511C.

© COPYRIGHT. REPRODUCTION IN PART OR WHOLE IS STRICTLY FORBIDDEN

SIGNATURE/S

This is the drawing referred to in our contract dated / /

Owner/s _____

Builder _____

PROPOSED RESIDENCE FOR

OWNER/S <CLIENT NAME 1>

<CLIENT NAME 2>

ADDRESS <CLIENT ADDRESS>

<CLIENT CITY> <CLIENT STATE>

<CLIENT ZIP>

MAP <REF>

JOB NO <JOB NO>

DRN <XX> 00/00/00

MODEL

HARTLEY 333

BOULEVARD

TITLE
ELEVATIONS

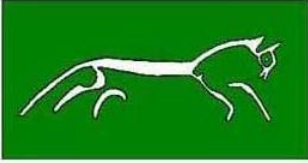
SPEC
INSPIRATIONS
PREMIUM

MST SP 09/01/18

SCALE 1:100

SHEET 4 OF 13

DO NOT SCALE PLANS. USE WRITTEN DIMENSIONS ONLY.



Archaeo-Environments Pty Ltd
heritage soils and landscape

80 Scotts Road
Lillicur

LAND CAPABILITY ASSESSMENT



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

FEBRUARY 24 2024

LAND CAPABILITY ASSESSMENT

80 Scotts Road Lillicur

SUMMARY

A land capability assessment has been commissioned by Lily Mason (Central Victorian Town Planning) on behalf of owner for proposed development at 80 Scotts Road Lillicur.

The subject lot is 4.8ha in area and is characterised by gentle-moderate sedimentary slopes within the mid-upper reaches of the Mia Mia Creek and the Laanecoorie Declared Water Supply Catchment.

Local soils are shallow, gradational with low subsoil permeability.

A 4 bedroom dwelling is proposed in the centre-north of the property on gently sloping east facing slopes. An area suitable for waste water application (400m²) lies to the east of the building envelope within an area of shallow stony silty clay soils with estimated design loading rate (DLR) of 4L/m²/day.

Owner preference is for a conventional septic tank and effluent lines which would be suitable at this location. In accord with the more conservative estimate from both design loading rate (DLR) and water balance, an area of 356m² would be needed for application of primary effluent across the waste water field. Some 120-130m of effluent lines could be designed within this WWE with setbacks and buffer distances.

The waste water envelope is well set back from waterways and dams. The development has no boundary effects and are well buffered from neighboring properties and land uses. The subject property has been assigned an LCA rating of 3 (fair).

Locally stoney soils are dispersible and will require machine excavation for installation of septic tank and effluent trenches. It is recommended that the waste water field should be planted with local vegetation species to increase soil-moisture storage particularly in late winter.

ABOUT THE AUTHOR

Dr Chris Day Director, Archaeo-Environments Ltd

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

1 INTRODUCTION

A land capability assessment has been commissioned by Lily Mason (Central Victorian Town Planning) for proposed residential development at 80 Scotts Road, Lillicur.

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

The block is within the Laanecoorie Declared Water Supply Catchment. The LCA approach is conservative, aimed at the protection of environmental (and human) health. It is not intended to support a particular proposal, but rather to describe the existing land parcel and suggest how adverse environmental impacts of the proposal may be minimised. The Septic Tank Code of Practice (EPA 891.4 2016) requires that a Land Capability Assessment should "...allow Council to be fully informed in preparing conditions for the development".

2 BACKGROUND

2.1 BRIEF

The Land Capability Assessment is an assessment of :

- Principal geographic features and soils of the area associated with the proposed development.
- Principal land constraints as they presently relate to the proposal.
- Impact assessment of the proposed development with respect to:-
 - house siting,
 - wastewater treatment and reuse.
 - vegetation,
 - drainage and
 - access
- Summary of land management options to mitigate potential environmental impacts.

Field work was conducted on February 7 2024.

2.2 DATA SCOPE AND LIMITATIONS

Mapping and assessment has been conducted at a scale of 1 : 2500 and provides a guide and professional overview of site conditions. Terrain mapping, soil properties, climatic and botanical data are based on reconnaissance field-work and regional data sources for the purpose of reasonable and relevant estimates. As physical conditions, soils and local hydrology may vary over time, the overview assessment on which estimates are made in this report are limited to 18 months. The report should be used within the scope and scale of the brief and not for detailed design or property layout works or for any development beyond those of the brief. The report and recommendations therein are to be used to provide guidance toward - but do not guarantee – planning permission. It is not to be used, in full or in part, by any other party without written permission from the author.

3 LOCATION AND SETTING

3.1 LOCATION

The subject property lies at 80 Scotts Road, Lillicur about 8km west of Talbot township. The subject property is about 4.8ha in area and occupies rolling sedimentary terrain bounded by Scotts Road to the south and Bung Bong – Lillicur State Forest to the north with developed properties to west and east (Fig 1).



Fig 1 Location Map – showing the subject property (4ha)(blue outline).



Fig 2 Location of subject property at 80 Scotts Road, Lillicur

3.2 DEVELOPMENT PLANS

The owner proposes to establish a 4 bedroom house in the centre-north of the property.

3.3 LAND USE/BUILDINGS/INFRASTRUCTURE

The subject property is the product of 19C tree clearance, regrowth and limited agricultural use. There are no buildings or structures on the block. The property is not connected to water with power available via power lines across the northern part of the lock.

4 LOCAL LANDSCAPE AND ENVIRONMENT

4.1 TOPOGRAPHY

The subject property is composed of a single land system Rg/uS1 – gently undulating to undulating sedimentary rises – type 1 (Schoknect 1988).

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

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

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

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

Rainfall 450-600 mm per annum

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

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

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

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



Locally the subject property occupies lower slopes within this land system with a gentle hillcrest across the central part of the property. Slopes vary between 1 and 5% with areas of shallow soils in elevated parts of the block (Fig 2). Elevation from north to south across the block is approximately 275 – 285m+ above sea level.

4.2 SOILS

The Rg/Us1 land system is characterised by typically stoney yellowish-brown gradational soils on the upper slopes which are 10-65cm deep, with low-moderate-permeability.

4.2.1 Soil investigation

Soil properties were investigated across the area proposed for effluent disposal as follows :

Soils were observed within local tree throws, dam edges, erosion features and local road sections (Plate 1).

An auger hole was not excavated as soil conditions were impenetrable at time of assessment.

The area adjacent the building – waste water envelope was noted to have shallow sedimentary soils.

Local soils have dispersible subsoils.

Soils are described as gravelly loam over sandy clay with common shaley parent material to a depth of 65cm. Soil properties relevant to local soil hydrology and subsoil drainage include :

- Soils across the proposed waste water envelope are stoney gradational soils with deeper light-medium clay subsoils 0.25 - 65cm deep.

- Soil percolation is estimated to be moderate (6-12cm/day) based on tactile testing. The auger profile description is shown in Table 2 below.

Table 2 Auger hole profile

AH 1 Depth (cm)	Description
0-20	Brown organic silty loam
20-28	Light brown stoney loam
28-65+	Yellow silty clay with common weathered sedimentary bedrock.



Plate 1 Typical soil profile : local road cutting

NB Soil properties were observed from hand excavated auger holes, *in situ* profiles in road cuttings and exposures on the block. These included road cuttings and tree throw profiles. Soil descriptions have also been extrapolated from local soil studies and profile description from land systems reports – in this case a description of local soils and land systems for the Wolfscrag land system (Lorimer and Scholnecht 1987) - specifically that of rolling sedimentary hills.

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

4.3 CLIMATE

Annual average rainfall at the Talbot station is 539mm. Table 3 shows rainfall averages and percentiles. Rainfall exceeds evaporation from May to August (Table 3 below).

Table 3 Talbot Rainfall

Summary statistics for all years

[Information about climate statistics](#)

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

4.4 VEGETATION

The subject block is vegetated with some patches of remnant native vegetation. Much of the property is open and cleared with a scatter of grey box and yellow gum with an understorey of wattles and unimproved grasses. Blackberries are rare and sedges occupy low lying ground.

4.5 SURFACE DRAINAGE

There is a seasonal tributary of Mia Mia Creek across the northern part of the property across which 3 dams have been constructed. A second seasonal tributary extends across the southern part of the block. Mia Mia Creek joins Back Creek about 6km north of Talbot. The block carries a cover of unimproved grasses with some evidence of tunnelling.

Relevant Observations :

- The property occupies some low crests and mid sloping ground.
- There are no evidence of springs or low lying ground.
- The area of the preferred building envelope is located on rising ground in the centre-north of the property.

4.6 WATERTABLE DEPTH

No groundwater bores were observed on the block and groundwater is not utilised within the local sub-region. Reference to the website Visualising Victorias Groundwater (VVG) revealed that the water table is about 10-20mm deep within the property and surrounds. The source of VVG mapping is an interpolation of regional bore data. On this basis it would be reasonable to assume that groundwater is relatively deep and therefore not at risk from waste water disposal at this location.

5.0 INVENTORY AND IMPACT OF CURRENT AND PLANNED LAND MANAGEMENT

5.1 AGRICULTURE

The property is not currently under agricultural use.

5.2 MINING

There is no evidence of mining across the block.

5.3 BORES AND DAMS

There is a series of dams across a seasonal drainage line in the north of the property. Another dam lies across a similar seasonal drainage line in the southern part of the block.

5.4 USE OF ADJOINING LAND

The land which adjoins the subject block to the east and west is developed grazing land. There is a dwelling and outbuildings on the property to the east with a smaller farm house on the block to the west. Both dwellings are well over 300m from the planned building envelope which suggests no impact from adjoining land uses.

5.5 UTILITIES

There is no town water with power available from power lines in the northern part of the property. The property is not connected to sewerage and treatment of domestic wastewater onsite will be necessary.

5.6 BUILDING ENVELOPE

The aim of the current LCA is to assess suitability of the property and proposed development for appropriate on-site waste water disposal. Recommendations for waste water disposal are discussed in Section 6.5. Proposed development and mapping of waste water envelopes are discussed below :

A building envelope for a 4 bedroom dwelling has been nominated on gentle east facing slopes (1-2%) in the centre-north of the block (Plate 2).



Plate 2 View to south across cleared hillcrest and location of building envelope.

5.7 WASTE WATER ENVELOPE

A primary waste water envelope (400m²) has been mapped to the east of the building envelope on 1-2% slopes and typical stoney gradational sedimentary soils (Plate 3). The location of the building and waste water envelopes is mapped in Fig 4. The waste water envelope is set back over 60m from a dam to the east and over 40m from a seasonal drainage swale in accord with required setbacks (EPA Septic Code 2016). A reserve waste water envelope has been mapped to the south of the primary field.



Plate 3 View to south-east showing location of primary WWE.

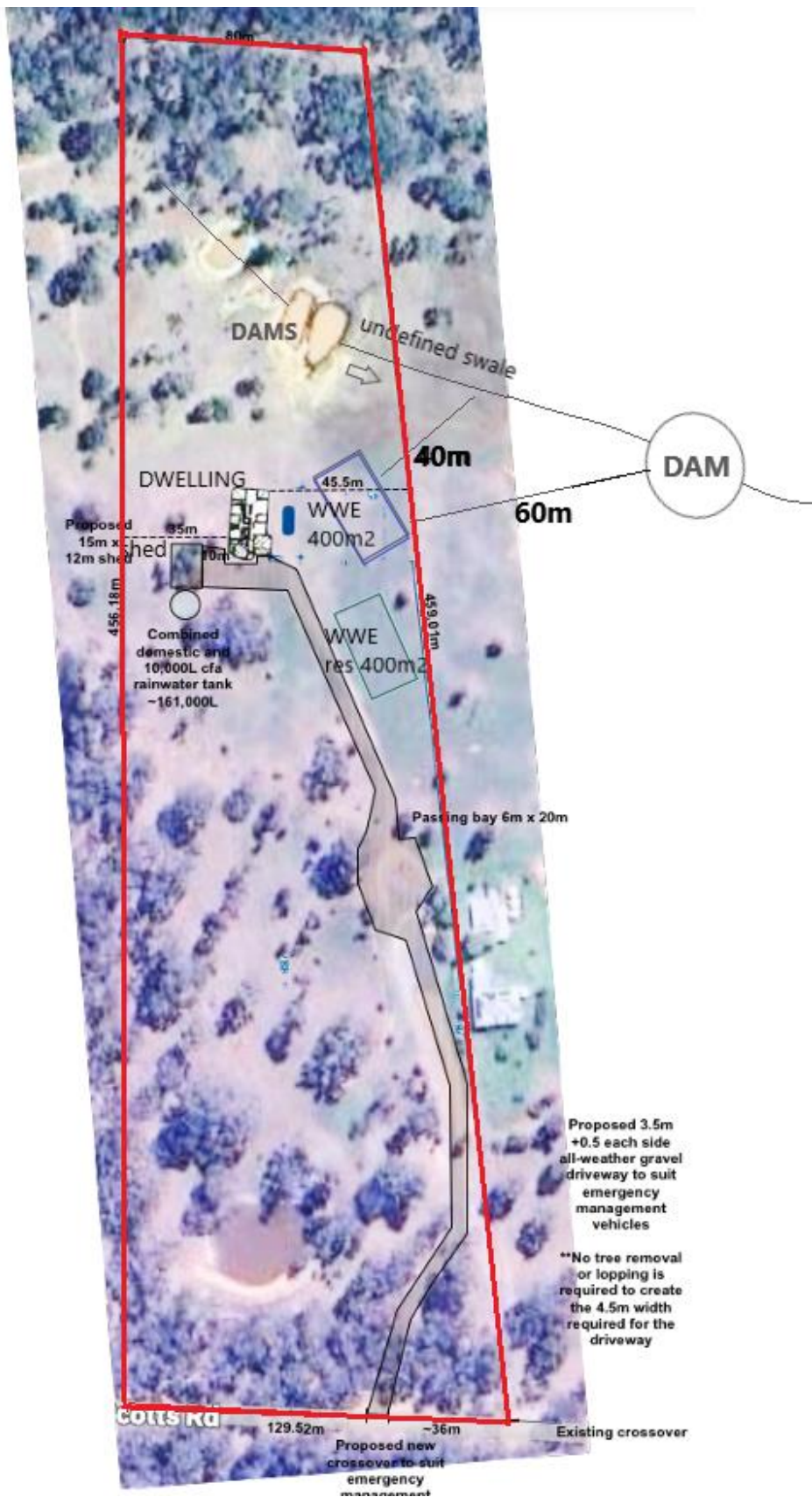


Fig 4 Map showing area of planned 4br dwelling, WWE (primary and reserve), driveway and general setting

6 LAND CAPABILITY ASSESSMENT AND RECOMMENDATIONS

INTRODUCTION

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

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

6.1 CONSTRAINTS

For the proposed residential development and wastewater system, the property is considered to present few constraints.

- Location within a Proclaimed Water Supply Catchment
- No sewer connection or town water
- Soils are shallow and stoney
- Rainfall exceeding evaporation between April and November will mean that waste-water drainage during these periods will be reduced.

6.2 MITIGATING CIRCUMSTANCES

Factors which mitigate these constraints include :

- Rainfall is low-moderate
- Local stoney soil have moderate percolation rates.
- The wastewater fields are is situated on gently sloping ground and are well setback from drainage lines and dams..
- The block is large and well separated from neighbouring properties. Boundary effects and potential for off-site WW movement is low.
- Watertable depth is estimated to be 10-20m deep.
- Summers are expected to dry out soil profiles

6.3 ASSUMPTIONS

Several assumptions are made regarding waste water discharge from development in two areas and in general accord with the EPA Septic Code (2016) as follows :

- The proposed dwelling with assumed 4br will have estimated use of 750 litres/day
- At a location devoid of town water these volumes are expected to be an over-estimate.

6.4 RISK RATING

Considering the above factors, the proposed residence is regarded as having a fair (Land Capability rating 3). The rating is composed from a series of – sometimes mutually exclusive - site characteristics. In other words, it is possible that both low ranking and high ranking factors can be found on the same block. However, in accordance with EPA requirements and LCA guidelines, **the final rating is based on the most constraining feature**. In the case of this block, soil depth and moderate drainage generates a fair risk rating (see Appendix A).

6.5 WASTE WATER MANAGEMENT

The assessed environmental risk indicates that residential development on this land will need low-management programs in place to address various issues, particularly on-site domestic wastewater treatment & disposal.

6.5.1 Wastewater treatment and disposal on site

Introduction

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

The comments and recommendations below are aimed at limiting the potential human health and environmental risks associated with practical domestic wastewater management for the subject development. The discussion below is in general accordance with the EPA Guideline “*Septic Tanks Code of Practice*” Publication 891.4 (2016) and the Information Bulletin “*Land Capability Assessment for Onsite Domestic Wastewater Management*” Publication 746.1.

6.5.2 Treatment

A) Conventional system

A conventional system is a passive system, which does not require connection to electricity. If carefully located, installed and routinely inspected there should be a low risk of failure or break down. A conventional system can also be used for intermittent occupancy patterns.

Treatment

- Treatment should be via a septic tank having an EPA Certificate of Approval and with fittings meeting Australian Standards AS1546.
- The tank should be inspected annually and pumped out every three years or earlier if required. Pump outs should be reported to Council.

Disposal Field

- As described in Section 5.7, the WVE is shown to the west of the building envelope. The WVE is 400m² in area which would allow sufficient area for primary effluent application (Fig 4).

Adopting proposed design for a 4 bedroom dwelling and estimated daily water use of some 600L/day on local sedimentary soils of low permeability (6-12cm/day), an application rate of 4L/m²/day would be accommodated by a waste water field of 187.5m². A conventional trench system of 120-130m would appear to be sufficient to carry the hydraulic load from the new dwelling designed to suit within the mapped primary and reserve WWE (400m²) shown in Fig 4. Layout design may vary, with 4 trenches (such as 30m long, 100cm wide and 50cm deep) with appropriate setbacks.

6.5.3 Nominated WW application area

(i) According to DLR estimates (above) application irrigation area = 187.5m²

The WWE shown in Fig 4 indicates an area of 187.5m² which is large enough to design effluent trenches and to accommodate both a primary and a reserve field.

Trench length and layout

There is ample room for design of a waste water field of these dimensions shown in Figure 4. According to the Australian Standards (AS 1547-2012) trench length can be estimated according to the formula : $L = Q/DLR \times W$ where :

L =	required trench length	(?)
Q =	effluent volume	750L
D =	design loading rate (m/day)	4mm/day
W =	trench width	1m

Using the above formula, the required trench length would be = 187.5 metres. It is considered at this setting that 187.5m is an over-estimate and that 120-130m would be sufficient length. The area required to accommodate 120m effluent lines @ 1m spacing and with buffer distances is 384m² shown in Fig 5 below.

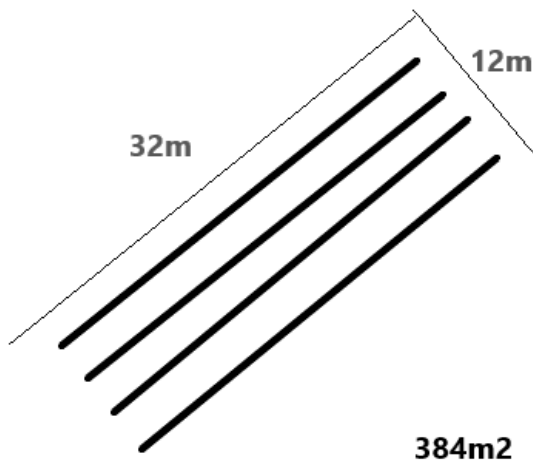


Fig 5 General trench layout and application area with 2m trench separation (384m²).

(ii) Water balance

A water balance has been generated using a matrix supplied courtesy of Paul Williams and Associates. In this case using mean rainfall from an equivalent active station (Castlemaine) and Evaporation (Creswick). For the month of zero storage (July) an irrigation area of **365m²** has been generated (Table 2).

Table 2 Water balance

Paul Williams & Associates Pty Ltd

CHRIS DAY 03

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

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

Location: **Barkers Creek**

Date: **####**

Client: **Chris Day**

ITEM	UNIT	#	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YEAR	
Days in month:	D		31	28	31	30	31	30	31	31	30	31	30	31	365	
Evaporation (Mean)	mm	A	205	176	124	75	47	27	27	43	66	105	126	152	1168	
Rainfall (9th Decile wet year adjusted)	mm	B1	45	38	34	46	73	70	79	89	79	72	58	45	729	
Effective rainfall	mm	B2	40	34	31	42	65	63	71	80	72	65	52	41	656	
Peak seepage Loss ¹	mm	B3	124	112	124	120	124	120	124	124	120	124	120	124	1460	
Evapotranspiration(IXA)	mm	C1	92	79	56	34	21	12	12	19	30	47	57	68	528	
Waste Loading(C1+B3-B2)	mm	C2	176	157	149	112	80	69	65	64	78	106	124	152	1332	
Net evaporation from lagoons (10(0.8A-B1x)lagoon area(ha))	L	NL	0	0	0	0	0	0	0	0	0	0	0	0	0	
Volume of Wastewater	L	E	23250	21000	23250	22500	23250	22500	23250	23250	22500	23250	22500	23250	273750	
Total Irrigation Water(E-NL)/G	mm	F	64	58	64	62	64	62	64	64	62	64	62	64	750	
Irrigation Area(E/C2)annual.	m ²	G													365	
Surcharge	mm	H	-112	-100	-85	-50	-16	-7	-1	0	-17	-42	-63	-88	0	
Actual seepage loss	mm	J	12	12	39	70	108	113	123	124	103	82	57	36	680	
Direct Crop Coefficient:		I	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	Shade:	
Rainfall Retained:	90	%	1. Seepage loss (peak) equals deep seepage plus lateral flow: 4mm (<10% ksat)													
Lagoon Area:	0	ha	CROP FACTOR													
Wastewater(Irrigation):	750	L	M	0.7	0.7	0.7	0.6	0.5	0.45	0.4	0.45	0.55	0.65	0.7	0.7	Pasture:
Seepage Loss (Peak):	4	mm	N	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	Shade:
Irrig'n Area(No storage):	365	m ²	P2	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	Buffalo:
Application Rate:	2.1	mm	Q	1	1	1	1	1	1	1	1	1	1	1	1	Woodlot
Nitrogen in Effluent:	30	mg/L	R	NITROGEN UPTAKE:												
Denitrification Rate:	20	%	S													
Plant Uptake:	220	kg/ha/yr	T													
Average daily seepage:	2.4	mm	U													
Annual N load:	6.57	kg/yr	V													
Area for N uptake:	299	m ²	W													
Application Rate:	2.5	mm	X													

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

6.5.4 NOMINATED WW APPLICATION AREA

- (i) According to the Water-Nitrogen Balance shown above the estimated irrigation area (no storage) = **365m²**.
- (ii) According to DLR estimates cited above the estimated irrigation area = **187.5m²**.

Accounting for both methods of WWE area the more conservative value derived from water balance calculation = **365m²**. The WWE area shown in Fig 5 = **384m²**. The account for estimates a WWE of **400m²** is shown in Fig 4. A reserve WWE of equivalent area is also shown in Fig 4.

General

- The WWE should be vegetated with pasture/shrubs to enhance transpiration and maximize soil-water storage, particularly during winter months.
- Local soils are shallow with underlying sedimentary bedrock. Shallow soils may require excavation for installation of septic tank and effluent lines.
- It is noted that shallow fractured bedrock is not an impediment to deep percolation,
- To ensure the viability of the vegetation on a disposal field, it may occasionally be necessary for supplementary watering in very dry times.
- Dispersible subsoils may require some gypsum treatment.
- The active disposal field should be restricted from access by vehicles, children, pets and visitors.
- Final choice of trench design within WWE will be subject to Client preference with final layout and design guided by plumbing contractor advice.
- The WWES shown in Fig 4 include both a primary and reserve field.
- At any future change of occupier, the relevant wastewater management program should be reassessed by Council, and new tenants should be made familiar with management and permit requirements
- If there are plans for house extensions, or if connection to town water takes place, the wastewater management program should be reviewed by Council.

7.0 LIMITATIONS OF THIS REPORT

This report is solely for the use of Lily Mason (Central Victorian Town Planning) and Client. Any reliance of this report by third parties shall be at such party's sole risk and may not contain sufficient information for purposes of other parties or for other uses. This report shall only be presented in full and may not be used to support any other objective than those set out in the report, except where written approval with comments are provided by Archaeo-Environments Pty Ltd. Limitations are summarised in Appendix B. This document is not intended to reduce the level of responsibility accepted by Archaeo-Environments Pty Ltd but rather to ensure that all parties who may rely on this report are aware of the responsibilities each assumes in so doing.

APPENDIX A LAND CAPABILITY RATING

	Land Capability Class Rating				
Land Features	Very Good (1)	Good (2)	Fair (3)	Poor (4)	Very Poor (5)
General Characteristics Site Rating					
Size of allotment (m2)	>4000m ²			<4000m2	
Site drainage/runoff	very slow	slow	moderate	rapid	very rapid
Flood/inundation potential (yearly return exceedance)	never		<1 in 100	<1 in 20	>1 in 20
Slope (%)	0-2	1-2%	8 to 12	12 to 20	>20
Landslip		never			Present or past failure
Seasonal water table depth (m)	>5	> 8	2.5 - 2	2.0 - 1.5	<1.5
Rainfall (mm/yr)	<450	450 - 650	650 - 750	750 - 1000	>1000
Nature of development (% of allotment)	>80	70 – 80	60-70	50-60	<50
Pan Evaporation (mm/yr)	>1500	1250 - 1500	1000 - 1250		<1000
Water supply (reticulated or tank water)	tank	Tank/reticulated	tank		
Soil Characteristics					
Structure	High	Moderate-good	Weak	Massing	Single Graded
Profile depth	>2	0.8 – 1m	0.5-1.0m	1.5 - 1.0	<1
Percolation (mm/hr)	50 - 75	12-18 mm/hour	15 - 20 150 - 300	300 - 500	<15 >500
Limestone deposits		nil		Present	Present
Emersion test	4, 6, 8	N/a	7	2, 3	1

APPENDIX B LIMITATIONS

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

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

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

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

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

REPORT TO SUPPORT THE APPLICATION FOR THE CONSTRUCTION OF A DWELLING AT LOT 10, 70 SCOTTS ROAD, LILLICUR

Prepared by:



Applicant	
Responsible Authority	Central Goldfields Shire Council
Planning Scheme	Central Goldfields Shire Planning Scheme
Title	Lot 10, 70 Scotts Road, Lillicur 3371 Vol.09341 Fol.736
Proposal	Construction of a dwelling and shed
Applicant's Representative	Central Vic Planning Consultants
Attachments	Appendix A: Copy of Title, plan & instruments Appendix B: Fully dimensioned plans Appendix C: Bushfire Management Statement Appendix D: Land Capability Assessment

CURRENT LAND USE, SITE AND SURROUNDS

The subject land at Lot 10, 70 Scotts Road, Lilloicur sits within the Rural Living Zone (RLZ). It is a roughly rectangular shaped lot of 4.76ha in size. It has a 129.52m southern frontage to Scotts Road, an 80m northern boundary with a Public Conservation and Resource Zone, a 459m eastern boundary and 456.18m western boundary with neighbouring residential lots of a similar size and shape within the RLZ. An aerial image of the subject land follows below:

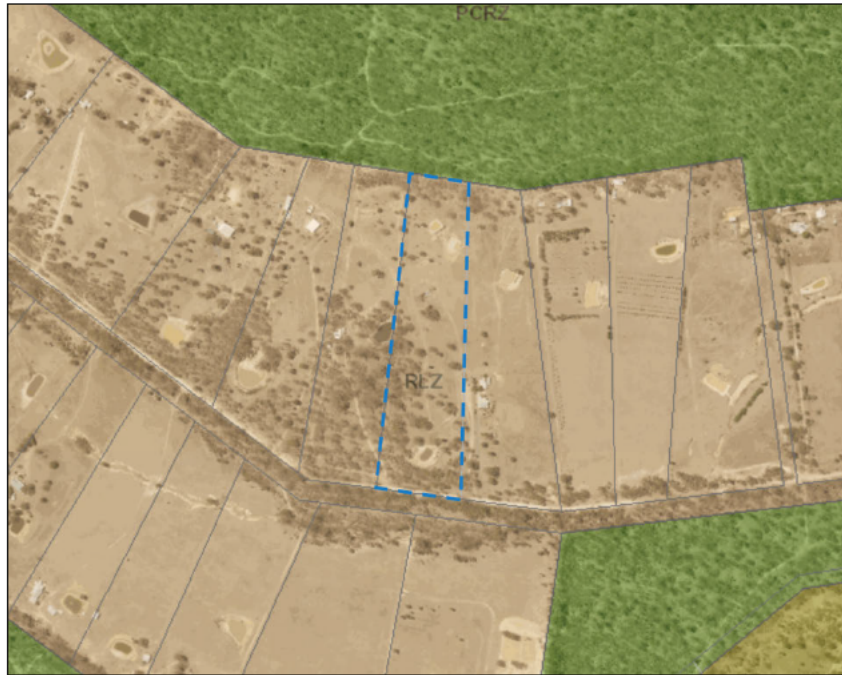


Image 1: Satellite imagery Lot 10, 70 Scotts Road, Lilloicur (VicPlan 2015-2017)

The land is vacant. There are a number of small dams to the north of the lot, and a small dam to the south, with marked waterways feeding them. A driveway services the site with gated access from Scotts Road to the south to the house site in the centre of the property. The southern half of the property contains native woodland vegetation. There is farm fencing to all boundaries.

The site has a gentle fall of under 5° from the north-west boundary to the south-east, with similar levels to surrounding properties.

Scotts Road is unsealed to the property. The property is serviced by reticulated power and telecommunications. There is no reticulated sewerage or water available nearby.

Note that images 2-3 below were taken prior to the storm of 12 February 2024, and several trees were lost in the storm. Image 4 was taken by the property owner on 14 Feb following the clean-up of debris.



Image 2. Existing conditions (front gate looking north) Lot 10, 70 Scotts Road, Lillicur (CVPC 7.2.24)



Image 3: Scotts Road, Lillicur (CVPC 7.2.24)

PROPOSAL

To construct a 350m² four bedroom brick and render clad dwelling, with veranda, installation of a septic system, as per the Land Capability Assessment provided, a 12m x 15m shed, a new crossover and a partial redirection of the existing driveway to the dwelling to separate the access point from the neighbouring property. No trees need to be removed to re-route the driveway for this small section. Rainwater tanks will be connected to the roof of the dwelling and shed, and will include 10,000L for firefighting purposes. Final sizes of the rainwater tanks are to be determined and can be provided as part of Condition 1 plans. Final colours are also yet to be chosen, however will be in muted tones and non-reflective. Final colours and materials can also be supplied as part of Condition 1 plans.

The proposal delivers an outcome that is fairly typical of the existing development pattern of the Rural Living Zone (RLZ) in Lillicur.



Image 4: Proposed house site to left of image, looking north (MC 14.2.24)

PLANNING REQUIREMENTS

RURAL LIVING ZONE

The purpose of this zone is:

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

35.03-1 Table of uses

- A permit is not required for a dwelling on a lot more than 4 hectares.
- It is the only dwelling on the lot.
- The dwelling will be located more than 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the *Mineral Resources (Sustainable Development) Act 1990*.
- The proposal meets the requirements of 35.03-2 as follows:

Requirement	Response
Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.	Access to the proposed dwelling to be provided via an all-weather driveway with dimensions adequate to accommodate emergency vehicle access from Scotts Road.

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.	Reticulated sewer connection is not available but wastewater will be treated within the lot by a proposed septic system in accordance with the requirements of the Environment Protection Regulations under the Environment Protection Act 2017 for an on-site wastewater management system. A Land Capability Assessment has been prepared and enclosed within this application.
The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.	The lot is not connected to reticulated potable water and the dwelling will make use of collected stormwater for domestic and firefighting purposes. The onsite water tanks will be approximately 150,000L for domestic use and 10,000L for firefighting purposes as per BMO requirements.
The dwelling must be connected to a reticulated electricity supply or have an alternative energy source	The dwelling will be connected to the reticulated electricity supply located near the house site.

35.03-4 Buildings and works

- A permit is required as the proposed dwelling will be sited approximately 60m from a marked waterway.
- It meets all other setback requirements.
- No significant earthworks are proposed.

35.03-5 Decision Guidelines

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:

General issues	Response
The Municipal Planning Strategy and the Planning Policy Framework.	<p>The proposal is generally supported by the MPS and PPF:</p> <p>02.03 STRATEGIC DIRECTIONS</p> <p>02.03-1: Settlement</p> <p>The subject site falls within the rural living zone area of Lillicur. There is no identified structure plan for Lillicur. The site is within a bushfire management overlay and salinity management overlay and these have been addressed below.</p> <p>02.03-2: Environment and landscape values</p> <p>No vegetation will be destroyed, lopped or removed as part of this proposal other than for defensible space, and the development is sited a sufficient distance from significant watercourses.</p>

	<p>The design of the proposal ensures that there will be minimal impact in terms of the visual appearance of the development on the surrounding rural area. The development reflects the current rural residential surrounding land uses. The rural nature of the site and surrounding properties will not be significantly impacted upon as a result of the development.</p> <p>02.03-3 Environmental risks and amenity</p> <p>The development is not considered to be a high risk. Setbacks to waterways are considered appropriate with safe passage available in a flood or bushfire event. No significant earthworks are required to site the house. All stormwater from the dwelling will be collected and stored for domestic use and fire-fighting purposes. There is no access to reticulated sewerage but waste water from the dwelling will be treated and retained on-site by a septic treatment system in accordance with Environment Protection Regulations under the Environment Protection Act 2017 for an on-site wastewater management system. A Land Capability Assessment is attached.</p> <p>02.03-4 Natural resource management</p> <p>The dwelling will be connected to a well-considered wastewater system and rainwater tanks for domestic use and fire-fighting purposes. Native vegetation will be improved upon with residents living onsite, and pests and weeds more easily eradicated.</p> <p>02.03-5 Built environment and heritage</p> <p>The design of the house, shed and rainwater tank is in keeping with the rural environment and the colours chosen for the external finishes will be natural colours in muted, non-reflective finishes (we request final colours and materials to be provided via Condition 1 plans), providing a suitable response to the area's rural character. No significant views will be obstructed by this single-storey residence. The building will be constructed to a BAL-19.</p> <p>02.03-6 Housing</p> <p>The proposal supports the Shire's Housing strategy by providing a good sized family dwelling which respects and complements the rural character of the neighbourhood.</p>
<p>Any Regional Catchment Strategy and associated plan applying to the land.</p>	<p>The site falls within land subject to the North Central Regional Catchment Strategy 2013-2019 and is covered by an Salinity Management Overlay. The proposal is considered to comply with the SMO requirements as outlined below.</p>

<p>The capability of the land to accommodate the proposed use or development.</p>	<p>Waste water from the dwelling will be treated and retained on-site by a septic treatment system in accordance with Environment Protection Regulations under the Environment Protection Act 2017 for an on-site wastewater management system. Please refer to the attached Land Capability Assessment. The dwelling will make use of collected stormwater for domestic and firefighting purposes. The onsite domestic water tanks will be approximately 150,000L capacity, and a separate 10,000L rainwater tank will be set aside for firefighting purposes</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>Surrounding properties to the south, east and west are also RLZ, while land to the north is in the PCRZ. The proposed development and use is in keeping with the current adjoining and nearby rural residential land uses.</p> <p>The proposed development is both anticipated and supported by the RLZ.</p>
<p>The potential for accommodation to be adversely affected by vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the <i>Mineral Resources (Sustainable Development) Act 1990</i>.</p>	<p>N/A</p>

Agricultural issues	Response
<p>The capacity of the site to sustain the agricultural use. Any integrated land management plan prepared for the site. The potential for the future expansion of the use or development and the impact of this on adjoining and nearby agricultural and other land uses.</p>	<p>The proposal is for residential development with no agricultural component. There are no neighbouring farming enterprises. These decision guidelines are therefore not relevant to the assessment.</p>

Environmental issues	Response
<p>The impact on the natural physical features and resources of the area and in particular any impact caused by the proposal on soil and water quality and by the emission of noise, dust and odours.</p>	<p>The proposed area for the dwelling and shed is approximately 400sqm, plus an area for the rainwater tanks and driveway.</p> <p>Construction and use of the land as proposed will have negligible impact on soil and water quality. Any noise dust or odour will be rural-residential in nature and does not justify a mitigating design response.</p>

<p>The impact of the use or development on the flora, fauna and landscape features of the locality.</p>	<p>No vegetation is proposed to be removed and earthworks will be limited the slab for the dwelling and shed and compacted gravel pads for the tank.</p>
<p>The need to protect and enhance the biodiversity of the area, including the need to retain vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area</p>	<p>This decision guideline prompts consideration of the need to protect, enhance or retain the listed features.</p> <p>The schedule to the zone doesn't specify a need or identify relevant features within the RLZ extent. It is also noted that it is typically the role of overlays to manage considerations of landscape values, environmental values, and vegetation values as well as salinity, erosion or other land management issues. SMO applies to the land.</p> <p>The subject land doesn't show any signs of erosion or salinity and no native vegetation is proposed to be removed.</p> <p>A response to the SMO is provided below in further detail.</p> <p>Revegetation can form part of a landscaping plan required via condition of permit should council determine this to be necessary.</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 on-site effluent disposal area is marked on the proposed plans, to the east of the house site. Waste water from the dwelling will be treated and retained on-site by a septic treatment system in accordance with Environment Protection Regulations under the Environment Protection Act 2017 for an on-site wastewater management system. Please refer to the enclosed Lan Capability Assessment. A septic permit will be sought should a planning permit be issued.</p>

Design and Siting issues	Response
<p>The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.</p>	<p>The proposed single storey four bedroom dwelling is modest in size and appearance.</p> <p>The proposed development will not impact the natural environment, major roads or water features. The design of the house and rainwater tanks are in keeping with the rural environment and the colours chosen for the external finishes will be natural colours in non-reflective finishes, providing a suitable response to the area's rural character. The materials used will not impact the natural environment, its flora, fauna or waterways.</p>
<p>The impact on the character and appearance of the area or features of architectural, historic or scientific</p>	<p>The dwelling, shed and rainwater tanks represent a common built form and choice of material for the area, reflecting the existing area's character.</p>

significance or of natural scenic beauty or importance.	
The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.	<p>The proposed dwelling will be located conveniently from Scotts Road, which is an existing unsealed road. The proposed driveway re-routing and new crossover will provide vehicle access to the dwelling, separating the access gate from that of the neighbouring property to the east. Egress will be safer for residents on each lot.</p> <p>All stormwater from the dwelling will be collected and stored for domestic and firefighting purposes. There is no access to reticulated sewerage but waste water from the dwelling will be treated and retained on-site by a septic treatment system in accordance with Environment Protection Regulations under the Environment Protection Act 2017 for an on-site wastewater management system</p> <p>Reticulated electricity is available close to the house site and will be connected in accordance with authority guidelines.</p>
Whether the use or development will require traffic management measures.	No traffic management measures are justified for the predicted number of vehicle movements generated.
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> .	N/A

Conclusion

The proposal is a low-impact residential use in a rural environment, set amongst existing rural lifestyle developments on the majority of the surrounding and abutting properties. The nature of the proposal is considered to fit neatly under the purpose of the zone and generally receives support from the decision guidelines.

CLAUSE 44.02 SALINITY MANAGEMENT OVERLAY (SMO)

The purpose of this overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas subject to saline ground water discharge or high ground water recharge.
- To facilitate the stabilisation of areas affected by salinity.
- To encourage revegetation of areas which contribute to salinity.
- To encourage development to be undertaken in a manner which brings about a reduction in salinity recharge.
- To ensure development is compatible with site capability and the retention of vegetation, and complies with the objectives of any salinity management plan for the area.
- To prevent damage to buildings and infrastructure from saline discharge and high watertable.

Clause 44.02-2 Permit requirement

A permit is required to construct a building.

Decision Guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

Guideline	Response
The Municipal Planning Strategy and Planning Policy Framework.	A response to this is provided above, under the Zone.
The potential risks and impacts of saline discharges to the environmental quality of water and groundwater.	There is very little risk of saline discharges to the environmental quality of water and groundwater. Effluent will be treated onsite and rainwater will be captured from the roof.
The Regional Landcare Plan applicable to the catchment.	The Regional Landcare Support Plan NCCMA 2018 (https://www.nccma.vic.gov.au/sites/default/files/publications/landcare_2018_support_plan.final.pdf)
The Catchment Salinity Management Plan to the particular catchment.	The North Central Dryland Region Management Plan, NCCMA 2007 Draft (https://www.nccma.vic.gov.au/sites/default/files/publications/nccma-1431-north_central_dryland_region_management_plan.pdf)
A Local Government Planning Guide for Dry Land Salinity - Department Conservation and Natural Resources, 1995.	The publication recommends a permit is required for waste disposal works with a capacity over 1000L per day. Design wastewater load for the future system has been calculated and information provided in the attached Land Capability Assessment.
The need to remove, destroy or lop vegetation to a create defendable space to reduce the risk of bushfire to life and property.	A small number of young native gum trees sit within the defendable space area. At time of consultant's visit, there were approximately 5 young trees, however the storms of 13 th February 2024 felled several trees on the lot, including some of these.
The need to augment tree planting and the	The applicant will include revegetation works if

establishment of deep-rooted, high water-use pasture species to reduce rainfall accessions to the watertable in high recharge areas.	required.
The need for planting of salt-tolerant species to stabilise and lower ground water levels in discharge areas.	Salt-tolerant grasses can be planted over the area set aside for effluent discharge.
The need for stock-proof fencing of discharge and high discharge areas to enable effective stock management for site stabilisation.	Not applicable.
Any proposed landscaping and the need to preserve existing vegetation, particularly in high recharge and high discharge areas.	No landscaping is proposed and all existing vegetation will be retained.
Any land management plan, works program, or farm plan applicable to the land.	Not applicable.
The design, siting and servicing of the development and the extent of earthworks.	Earthworks will be fairly limited, and confined to the concrete slab for the dwelling and shed, and for the septic tank and effluent field. Design and siting plans are available in the appendices.
The appropriateness of the proposed use or development having regard to the sensitivity and constraints of the land and the capability of the land to accommodate the use or development.	The land is capable of sustaining the proposed use. The proposal is for a four bed dwelling to accommodate the applicant, with associated rainwater tanks to capture 100% of the roof runoff, directed to rainwater tanks of a capacity to accommodate anticipated rainfall. This will reduce the volume and velocity of stormwater entering waterways, drainage lines or reservoirs and reduce the percentage of total suspended solids entering these waterways. An effluent management system will be designed to accommodate an anticipated future load calculated on a four-bedroom dwelling and details are provided within the attached LCA. This design is sourced from the Code of Practice - Onsite Wastewater Management, E.P.A. Publication 891.4, table 4.
Any other matters specified in a schedule to this overlay.	None specified

BUSHFIRE MANAGEMENT OVERLAY (BMO)

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.*

44.06-2 Permit requirement

A permit is required to construct and carry out works associated with the proposed dwelling.

Requirements of Clause 53.02

An application must meet the requirements of Clause 53.02 unless the application meets all of the requirements specified in a schedule to this overlay.

CLAUSE 53.02 BUSHFIRE PLANNING

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 ensure that the location, design and construction of development appropriately responds to the bushfire hazard.*
- *To ensure development is only permitted where the risk to life, property and community infrastructure from bushfire can be reduced to an acceptable level.*
- *To specify location, design and construction measures for a single dwelling that reduces the bushfire risk to life and property to an acceptable level.*

Decision guidelines of Clause 44.06-8 and Clause 53.02-3.1

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The bushfire hazard site assessment and the bushfire management statement submitted with the application.*
- *Whether all of the approved measures have been incorporated into the application.*

Response:

The proposed dwelling has been considered against the PPF and is found to align closely with the relevant policy objectives and associated strategy, including Clause 13.02 Bushfire.

The siting of the proposed dwelling has given regard to bushfire hazard and the necessary area of defendable space required. A BAL-19 can be achieved with defendable space to a distance of 29m from the edges of the dwelling.

A Bushfire Management Statement is attached. It includes a bushfire hazard site assessment and bushfire management statement, which meets the objectives of Clause 53.02. The BMS describes the land surrounding the site as woodland and grassland vegetation. The proper establishment and maintenance of defendable space on site will reduce the overall bushfire risk.

Clause 53.02 contains a range of sub clauses with objectives, approved measures (AM), alternative measures (AltM) and decision guidelines. The attached bushfire management statement includes a table which demonstrates how the requirements have been met for the relevant standards. The proposed measures can be practically implemented and maintained in conjunction with the proposed dwelling.

Overall, the proposed dwelling meets the requirements of the BMO and Clause 53.02 – Bushfire Planning requirements.

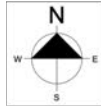
AREAS OF ABORIGINAL CULTURAL HERITAGE SENSITIVITY

This allotment is within an area of cultural heritage sensitivity as described in the Aboriginal Heritage Regulations 2007.

The proposed activity is exempt from these regulations.

Bushfire Management Plan

Lot 10, 80 Scotts Road, Lillooie



DWELLING

Construction requirements

The dwelling will be designed and constructed to a Bushfire Attack Level of BAL - 19.

Defendable Space Management

Defendable space is to be provided from the edges of the building to 43m or to the property boundary, whichever is closest. Vegetation (and other flammable materials) on the property will be modified and managed in accordance with the following requirements:

1. Grass will be short cropped and maintained during the declared fire danger period.
2. All leaves and vegetation debris will be removed at regular intervals during the declared fire danger period.
3. Within 10 metres of a building, flammable objects will not be located close to the vulnerable parts of the building.
4. Plants greater than 10cm in height will not be placed within 3m of a window or glass feature of a building.
5. Shrubs will not be located under the canopy of trees.
6. Individual and clumps of shrubs will not exceed 5m² in area and must be separated by at least 5m.
7. Trees will not overhang or touch elements of the building.
8. The canopy of trees will be separated by at least 5m.
9. There will be a clearance of at least 2m between the lowest tree branches and ground level.

Water supply for fire fighting purposes




Provide 10,000L effective water supply for fire fighting purposes which meets the following requirements:

1. Is stored in an above ground water tank constructed of concrete or metal.
2. All fixed above ground water pipes and fittings required for fire fighting purposes must be made of corrosive resistant metal.
3. Include a separate outlet for occupant use.
4. Incorporate a ball or gate valve (BSP 65mm and coupling CFA 3 thread per inch male fitting).
5. Be located within 60m of the outer edge of the approved building.
6. The outlet/s of the water tank will be within 4m of the accessway and be unobstructed.
7. Be readily identifiable from the building or appropriate identification signage to the satisfaction of the CFA must be provided.
8. Any pipework and fittings will be a minimum for 65mm (excluding the CFA coupling).

Access

1. All-weather construction
2. A load limit of at least 15 tonnes.
3. Will provide a minimum trafficable width of 3.5m.
4. Will be clear of encroachments for at least 0.5m on each side and at least 4m vertically.
5. Curves will have a minimum inner radius of 10m
6. The average grade will be no more than 1 in 7 (14.4%) (8.1 degrees) with a maximum grade of no more than 1 in 5 (20% (11.3 degrees) for no more than 50 metres.
7. Dips will have no more than a 1 in 8 (12.5%) (7.1 degrees) entry and exit angle.
8. A turning area for fire fighting vehicles must be provided close to the building by one of the following:
 - A turning circle with a minimum radius of 8m
 - A driveway encircling the dwelling
 - The provision of other vehicle turning heads - such as a T or Y head - which meet the specification of Austroad Design for an 8.8m Service Vehicle.
9. Passing bays must be provided at least every 200m
10. Passing bays must be a minimum of 20m long with a minimum trafficable width of 6m.

Legend

	Defendable space zone
	10,000 litre water tank for firefighting purposes with CFA attachments
	Accessway

Prepared by

Proposed Siting of your Dennis Family Home



Dennis Family Homes Pty Ltd | 2 Acacia Place, Notting Hill VIC 3168 | Phone: (03) 9573 1100 | dennisfamily.com.au

Customer: [Redacted]

Date: 7/2/2024

Site Address: 10

Estate:

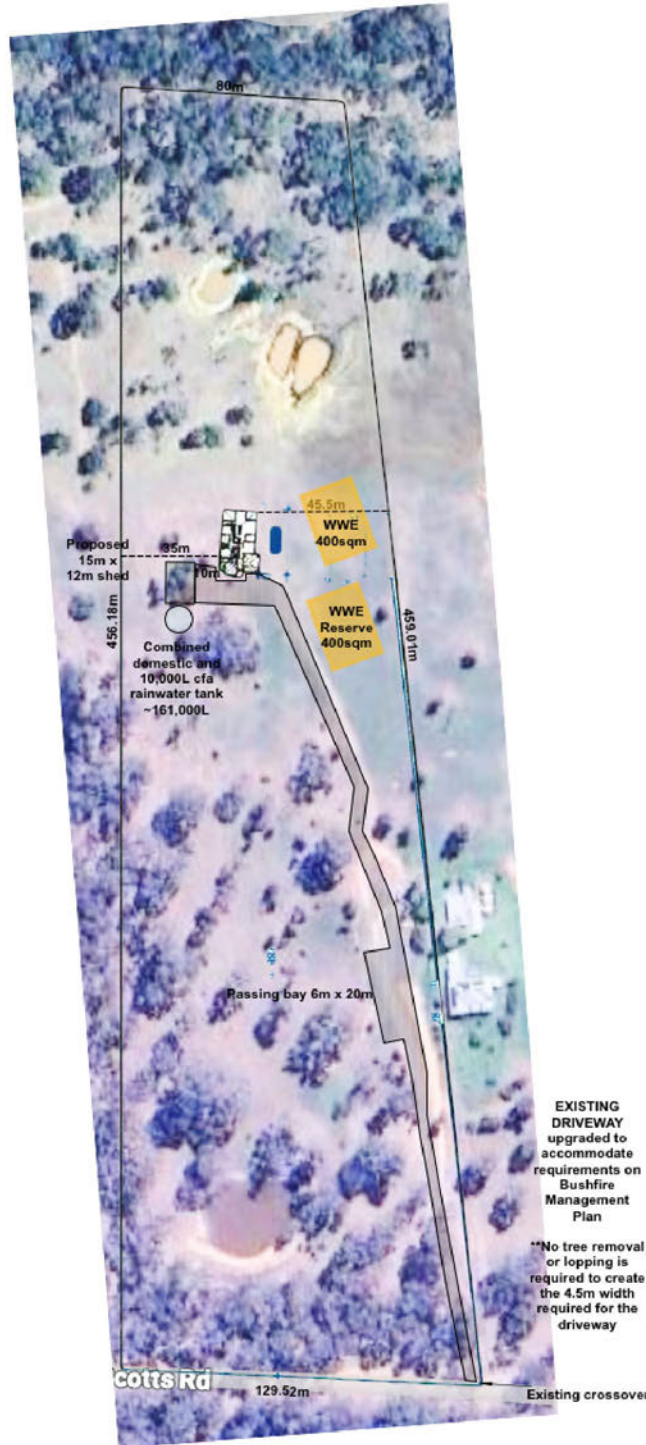
Locality: LILLICUR (3371)

State: VIC

Home Design: HARTLEY 334 BOULEVARD

Email/Phone:

Incomplete Sub:	Yes
Current Fencing:	
Ceiling Height:	2.43m
Site Coverage:	0.6%
Site Area:	47596.9 m2
Build Area:	297.46 m2



EXISTING DRIVEWAY upgraded to accommodate requirements on Bushfire Management Plan

**No tree removal or lopping is required to create the 4.5m width required for the driveway

Note This is a preliminary site plan and is subject to a detailed study of the site and approval of the Council. This site is subject to development approval, state building regulations and other requirements which are applicable.

Scale 1:684 @ 1:44

Consultant: Tim Britt

Email: Tim.Britt@denniscorp.com.au

Phone: 0427 804 718

(Geo Plan ID: 572842)

© GeoSite IT Pty Ltd

Customer Signature (1)

Date (1)

Customer Signature (2)

Date (2)

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

VOLUME 09341 FOLIO 736

Security no : 124112439618B
Produced 07/02/2024 08:36 AM

LAND DESCRIPTION

Lot 10 on Plan of Subdivision 129589.

PARENT TITLES :

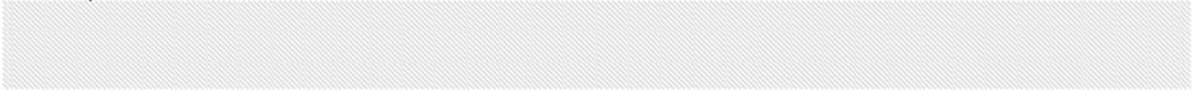
Volume 03440 Folio 905 Volume 03537 Folio 378 Volume 06148 Folio 426

Volume 07762 Folio 115 Volume 09010 Folio 817

Created by instrument LP129589 31/08/1979

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors



ENCUMBRANCES, CAVEATS AND NOTICES



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

DIAGRAM LOCATION

SEE LP129589 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AX656946E (E)	DISCHARGE OF MORTGAGE	Registered	19/01/2024
AX656947C (E)	TRANSFER	Registered	19/01/2024
AX656948A (E)	MORTGAGE	Registered	19/01/2024

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 70 SCOTTS ROAD LILLICUR VIC 3371

ADMINISTRATIVE NOTICES

NIL



DOCUMENT END

Imaged Document Cover Sheet

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


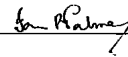
Document Type	Plan
Document Identification	LP129589
Number of Pages (excluding this cover sheet)	1
Document Assembled	07/02/2024 08:36

Copyright and disclaimer notice:

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

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

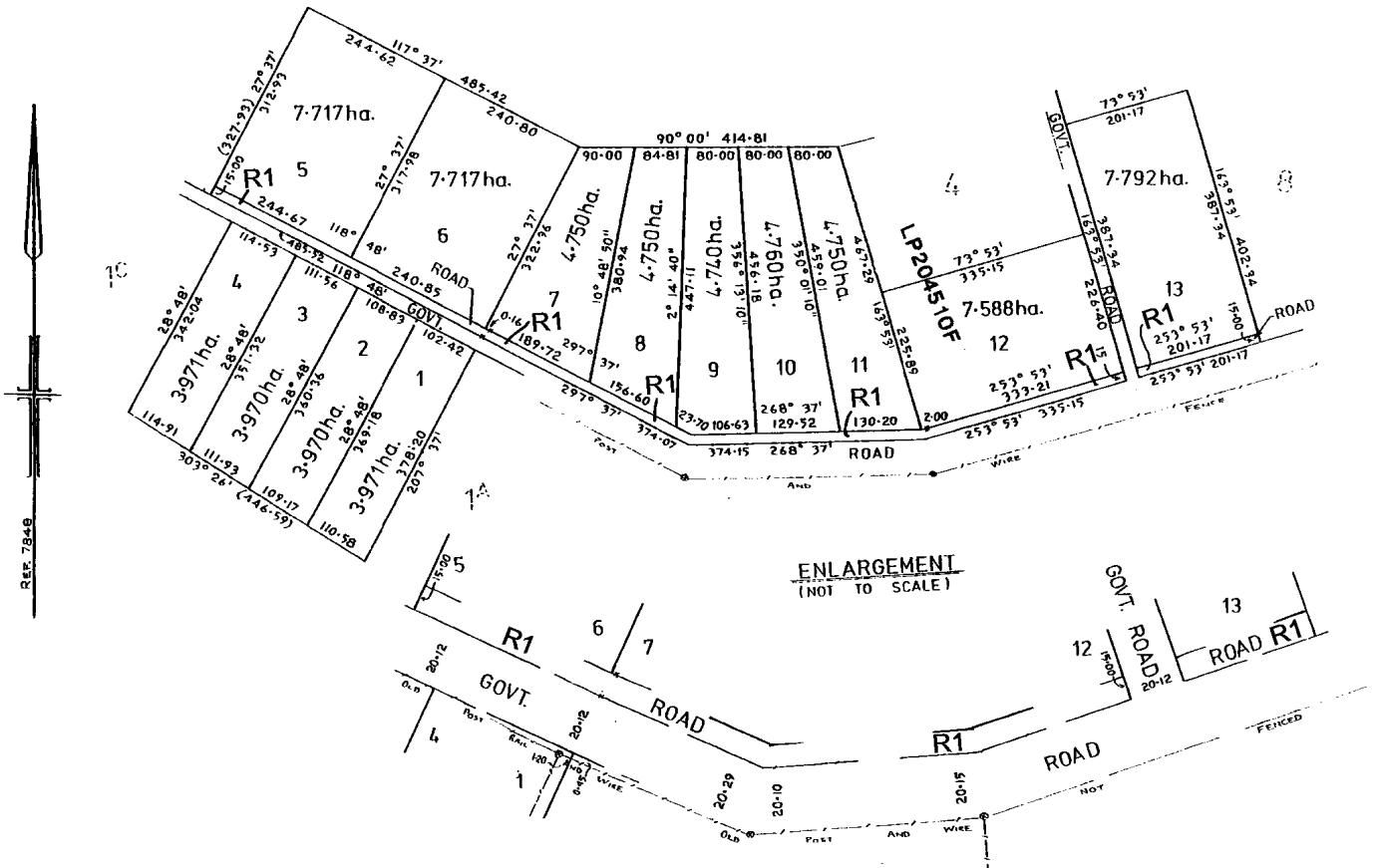
LP129589
EDITION 1
 APPROVED 8/8/79

PLAN OF SUBDIVISION OF CROWN ALLOTMENTS 1 ^B , 5 ^A , 5 ^B , 5 ^C , 9 & 9 ^A SECTION W. PARISH OF LILLICUR COUNTY OF TALBOT	CONSENT OF COUNCIL	SURVEYORS CERTIFICATION IAN R. PALMER of 114 LAWANNA DRIVE, TEMPLESTOWE hereby Licensed under the Land Surveyors Act 1950, certify that the contents of this plan has been prepared in accordance with the provisions of the said Act and that the same is a true and correct representation of the actual situation on the ground. I further certify that the boundaries of the several lots, E9 and that the same correctly represent the true boundaries of the same as being on the 31 ST day of AUGUST 1978 Dated this 1 ST day of SEPTEMBER 1978	APPROPRIATIONS BROWN-WAY
 LENGTHS ARE IN METRES V 3440 F 505 V 3537 F 378 V 6145 F 156 V 7762 F 115 V 9010 F 817			ENCUMBRANCES AND OTHER NOTATIONS ROAD WIDTHS MAY NOT BE TO SCALE.

LITHO SHE.

COLOUR CONVERSION
 R1 = BROWN

DEPTH LIMITATION: 15.24m C.A.'s 5B & 5C (LOTS 5, 6 & PART OF ROAD)





Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

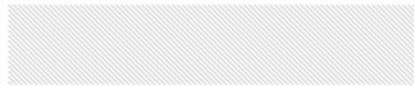
The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

Produced 07/02/2024 08:36:10 AM

Status	Registered	Dealing Number	AX656947C
Date and Time Lodged	19/01/2024 02:22:08 PM		

Lodger Details

Lodger Code
Name
Address
Lodger Box
Phone
Email
Reference



TRANSFER

Jurisdiction VICTORIA

Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Land Title Reference

9341/736

Transferor(s)

Given Name(s)
Family Name



Given Name(s)
Family Name



Estate and/or Interest being transferred

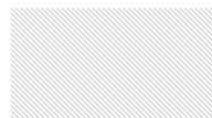
Fee Simple

Consideration

\$AUD 250000.00

Transferee(s)

Tenancy (inc. share)
Given Name(s)
Family Name
Address





Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Street Number
Street Name
Street Type
Locality
State
Postcode

Given Name(s)
Family Name
Address

Street Number
Street Name
Street Type
Locality
State
Postcode

Duty Transaction ID
5890743

The transferor transfers to the transferee their estate and/or interest in the land specified for the consideration, subject to any restrictive covenant set out or referred to in this transfer.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of

Signer Name
Signer Organisation

Signer Role
Execution Date



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

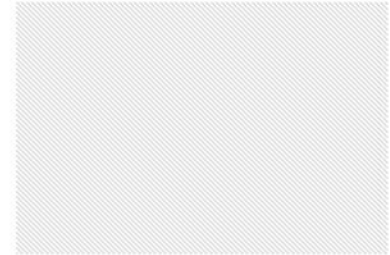
Executed on behalf of

Signer Name

Signer Organisation

Signer Role

Execution Date



File Notes:

NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.