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**Office Use Only**

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Application Number: \_\_\_\_\_ Date Lodged:     /     /

VicSmart:    Yes                            NoVicSmart Class: \_\_\_\_\_

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# Application for a **Planning Permit**

**Privacy Statement**

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

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

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

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

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

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

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

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## 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.

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## 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

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## 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.:
<b>OR</b>					
B	Crown Allotment No.:		Section No.:		
Parish/Township Name:					

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## 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 \$ <input type="text"/>	▲ You may be required to verify this estimate. Insert '0' if no development is proposed.
If the application is for land within <b>metropolitan Melbourne</b> (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 <b>must</b> be paid to the State Revenue Office and a current levy certificate <b>must</b> be submitted with the application. Visit <a href="http://www.sro.vic.gov.au">www.sro.vic.gov.au</a> for information.	

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## 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.

<div style="border: 1px solid black; height: 120px; width: 100%;"></div>
<input checked="" type="checkbox"/> Provide a plan of the existing conditions. Photos are also helpful.

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## 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.

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## 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: <small>If it is a P.O. Box, enter the details here:</small>		
Unit No.:	[REDACTED]	
Suburb/Locality:		
<b>Contact information for applicant OR contact person below</b>		
Business phone:	Email:	
Mobile phone:	Fax:	
<b>Contact person's details*</b> <span style="float: right;">Same as applicant <input type="checkbox"/></span>		
Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address: <small>If it is a P.O. Box, enter the details here:</small>		
Unit No.:	St. No.:	St. Name:
Suburb/Locality:		State:      Postcode:

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

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

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## 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: <input type="text"/>	Date: <input type="text"/>
	day / month / year

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## 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?	

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## 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](http://www.planning.vic.gov.au)
  - ① General information about the planning process is available at [www.planning.vic.gov.au](http://www.planning.vic.gov.au)
  - ① Assistance can also be obtained from Council's planning department.
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## 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](mailto: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.

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## Payment

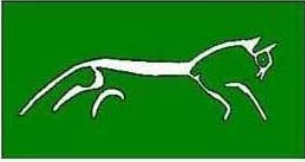
Payment can be made in person at the Shire offices by cheque, cash, or card.

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.
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**Archaeo-Environments Pty Ltd**  
**heritage soils and landscape**

**44 Denyers Road (Lot 8)**  
**Bowenvale**

## **LAND CAPABILITY ASSESSMENT**



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

**June 18 2024 Rev1**

# LAND CAPABILITY ASSESSMENT

## 44 Denyers Road (Lot 8), Bowenvale

### SUMMARY

A land capability assessment has been commissioned by Lily Mason (Central Victorian Planning) for proposed residential development at 44 Denyers Road (Lot 8), Bowenvale. It is understood that an LCA is required by Central Goldfields Shire for planning approval for residential development at this location.

The property is 0.4ha in area - gently undulating alluvial terrain. There are some small regrowth eucalypts, otherwise the block retains a cover of unimproved pasture. Locally soils are gravelly topsoil above deep silty clays. Slopes are 1-3%. A field inspection was conducted on June 14, 2024.

The LCA has been prepared for establishment of a net 5br dwelling with a building envelope in the northern part of the property. A waste water envelope (450m<sup>2</sup>) has been assigned to the south of the planned dwelling in an area well setback from a waterway to the east.

The subject property has been assigned an LCA risk rating of medium - a function of the EPA rating system, locally deep soils and low rainfall. According to this rating our recommendation that on-site waste water disposal at this location would present low risk of off-site movement of waste water.

A conventional waste water system is preferred by the Client as follows :'

**Conventional system** : With development of a net 5br dwelling, daily waste water discharge estimate is equivalent to 900 litres/day. According to moderate permeability within locally deep alluvial soils, a waste water field of **450m<sup>2</sup>** is recommended based on the more conservative estimate generated by a water balance. It is considered that 130-140m effluent trenching would be suitable in this setting with sufficient area to design trenches and a reserve field within the mapped WWE (450m<sup>2</sup>). A reserve field and a setback of 100m from the waterway to the east would be necessary in this case.

### ABOUT THE AUTHOR

Dr Chris Day DPhil, MIFA Director, Archaeo-Environments Ltd  
Chris has over 30 years experience in geology, geomorphology, soils and heritage work which included 12 years in Bendigo and Benalla with DSE. This included management of catchment and salinity research teams and soil and soil permeability (recharge) mapping as a basis for Dryland Salinity Management Plans across the Avoca, Loddon, Campaspe and Goulburn Broken Catchments. Chris has been preparing land capability assessments throughout Central Victoria since 2004.



# 1 INTRODUCTION

A land capability assessment (LCA) has been commissioned by Lily Mason (Central Victorian Planning Consultants) for development a dwelling at 44 Denyers Road (Lot 8), Bowenvale.

The subject property occupies 0.4ha and is located at Bowenvale some 5km north of Maryborough township within the Central Goldfields Shire. The property lies with a Rural Living Zone and within a Declared Water Supply Catchment (Loddon River). Allot. 8 Sec. 4A PARISH OF MARYBOROUGH

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

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

## 2 BACKGROUND

### 2.1 BRIEF

The Land Capability Assessment is an assessment of :

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

Field work was conducted on June 13, 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 44 Denyers Road (Lot 8), Bowenvale (Fig 1). An air photo plan is shown in Fig 2 below. The block is characterised by flat alluvial terrain.



Fig 1 Location map showing subject property and surrounds at 44 Denyers Road (Lot 8), Bowenvale.



Fig 2 Air photo : location map at 44 Denyers Road (Lot 8), Bowenvale.

### 3.2 LAND USE/BUILDINGS/INFRASTRUCTURE

The property is cleared throughout with a few scattered saplings. There are no buildings or infrastructure on the block with ground which slopes gently toward the east (Fig 3).

### 3.3 PROPOSED DEVELOPMENT

It is proposed to construct a 3br + rumpus room in the northern part of the property (Fig 3).

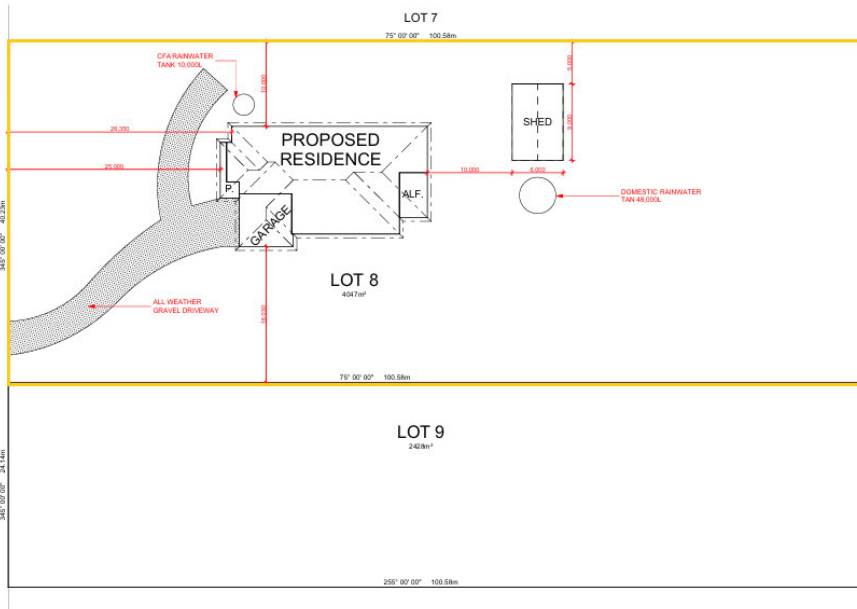


Fig 3 Property layout showing location of proposed residence and shed



Fig 4 Proposed dwelling design. Bedrooms and potential bedroom use shown in red/pink.

## 4 LOCAL LANDSCAPE AND ENVIRONMENT

### 4.1 TOPOGRAPHY and FEATURES

The subject property occupies gently sloping terrain (1-3%), part of alluvial terrain near Bowenvale township. The block is 0.4ha in area, characterised by alluvial terrain. The property is within the upper reaches of the Timor Creek catchment and the wider Loddon Catchment, mapped as PI/gA – gently undulating alluvial plains in the Loddon Catchment land systems report (Lorimer and Schoknecht 1988). Geology includes Quaternary alluvium (floodplain deposits) above sedimentary bedrock. General topography of the block and surrounds can be seen in Fig 2 and shows a largely cleared block on alluvial terrain. Surfaces are generally stable with gravelly surface and relatively deep silty clay soils. Elevation across the property is about 200mASL.

#### 2.8 PI/gA PLAINS – level to gently undulating, ALLUVIAL

Gently undulating plains occur along many of the major streams throughout the catchment. They are frequently narrow, being restricted in extent by the surrounding sloping terrain. One or more terraces may be present, and the higher ones may be partially dissected. A narrow floodplain typically lines the watercourse. Soils vary depending on the age of the terrace, ranging from duplex on the older terraces to uniform sands or loams on the recent floodplains. *E. camaldulensis* lines the watercourses. This unit merges with the PLA units and the boundary is represented as a broken line.

**Geology** Qs, Qra – Quaternary alluvium, gravels, sands, silts and clays

**Rainfall** 400-600 mm per annum

**Slope Average** 1%; range 0-3%

**Dominant landform element** (90%) Terrace, floodplain

**Minor landform elements** (10%) Stream channel, minor drainage depression

**Soils** Older terraces: Dr2.13, Dr2.22, Dr2.23, Dr2.4, Dy3.42, Dy3. Whole-coloured red duplex soils predominate, with mottled-yellow duplex soils occurring less frequently; a bleached A<sub>2</sub> may be present, and the commonly neutral subsoils tend alkaline in the north; a sandy wash layer may overlie the topsoil; soil depth generally exceeds, 1 m, and generally sandy alluvium occurs beneath the clayey subsoils



### 4.2 SOILS

Site inspection was made of soils for the purpose of the LCA, notably within the area assigned for waste water disposal. An auger hole was dug revealing a brown silty loam topsoil above gravelly subsoil with refusal at about 42cm. Local profiles indicate gravelly horizon above reddish light clay (alluvial parent material)(Plate 1 and 2).

Local soils have an estimated moderate permeability (6-12cm/day) based on tactile testing with field observation of moderate dispersibility. Typical profile description is shown in Table 1 below.



## **Auger Hole 1**

Table 1 Auger hole profile

<b>Depth (cm)</b>	
0-4	Brown silty loam
4-42	Gravelly poorly sorted subsoil
42 +	Refusal below 42cm



Plate 1 Typical soil profile within area of WWE



Plate 2 View toward AH1 showing flat-gently undulating terrain.

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 equivalent to land systems for the “alluvial plans” (Schoknect 1988) .

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

### 4.3 CLIMATE

Annual rainfall is 527.4mm/yr with evapotranspiration at about 1415 mm/yr (source BOM – Maryborough). Rainfall is less than evaporation from September to April. Rainfall distribution and storm events have the greatest impact on land degradation, particularly summer thunderstorms. Soil saturation at the end of high rainfall seasons will limit subsoil drainage.

[Information about Climate Statistics](#)

Statistic	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Mean	32.0	31.5	31.0	39.3	48.7	55.2	53.6	56.2	51.6	49.2	40.1	37.5	527.4
Lowest	0.0	0.0	0.0	0.0	0.0	5.4	2.8	3.4	4.7	1.3	0.0	0.0	239.5
5th %ile	0.5	0.4	1.4	4.9	11.1	13.1	17.5	15.1	15.0	6.0	6.9	4.8	301.9
10th %ile	1.9	2.3	3.3	7.7	13.4	19.0	20.4	25.5	21.0	14.3	9.9	8.6	367.8
Median	22.1	21.0	24.0	32.3	41.5	53.9	52.3	52.9	45.4	48.0	33.5	29.3	535.7
90th %ile	79.4	75.8	71.2	79.2	89.4	88.4	84.4	93.2	90.8	88.2	82.6	77.5	688.3
95th %ile	90.8	102.2	83.3	94.2	101.2	103.7	96.4	107.6	112.2	103.3	90.7	92.7	716.1
Highest	240.7	186.7	113.8	133.5	174.6	169.0	137.9	154.9	166.7	195.0	155.3	178.4	1022.2

### 4.4 SURFACE DRAINAGE

The property lies in the upper reaches of the Timor Creek sub-catchment with a tributary of Timor Creek located about 30-40m to the west of the subject property and within the Loddon Declared Water Supply Catchment. Timor Creek joins Bet Bet Creek about 5km to the north. The nominated building and waste water envelope lie over 60m to the west of this tributary. There are no dams on the property.



Plate 3 View to west across property showing gently sloping, generally featureless landscape..



Relevant Observations :

- Local terrain is gently sloping throughout and within the area of the planned dwelling and waste water envelope.
- The property has no evidence of erosion on the block.
- Soils across the property are gravelly alluvial soils.
- There no evidence of springs, waterlogging or dryland salinity on the block.

## **4.6 WATERTABLE DEPTH**

There are no registered groundwater bores on the property. The nearest groundwater bores are about 800m to the south-west of the property. The website Visualising Victoria Groundwater (VVG) provides an estimate of regional watertable depth which at this location is 5-10m. On this basis it would be reasonable to assume that watertables would be at low 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 under agricultural use.

### **5.2 MINING**

There is no evidence of mining across the block.

### **5.3 BORES AND DAMS**

There are no dams or bores within the property.

### **5.4 UTILITIES**

The block has no access to town water.

## **5.5 LOCATION OF BUILDING & WASTE WATER ENVELOPES**

As discussed in Section 1, the LCA has been prepared for development and establishment of a new max 4 bedroom dwelling in the centre-north of the block. The location of building envelope and suitable waste water envelope is discussed below :

### **5.5.1 BUILDING ENVELOPE**

A building envelope is located across an area of open ground in the centre and some 10m south of the northern block boundary (Plate 4). According to current design a garage/shed is proposed due east of the planned dwelling.



Plate 4 View to west across open area and location of building envelope in centre-northern part of the subject property.

### 5.5.2 WASTE WATER ENVELOPE

A large waste water envelope (450m<sup>2</sup>) has been assigned across an area to the south of the proposed dwelling and 50m west of the eastern boundary. This location is set back 100m from a waterway to the east with use of a conventional septic system in accord with the EPA Septic Code. Local soils described above are alluvial gravels over deep reddish silty clays. (Fig 4).



Plate 5 View to west across WWE located south of the proposed building envelope

The aim of the LCA is to assess suitability of the block for development works and an appropriate waste water disposal system. Recommendations for waste water (WW) disposal are discussed in Section 6.5. The WWE (450m<sup>2</sup>) is shown in Fig 4 below.

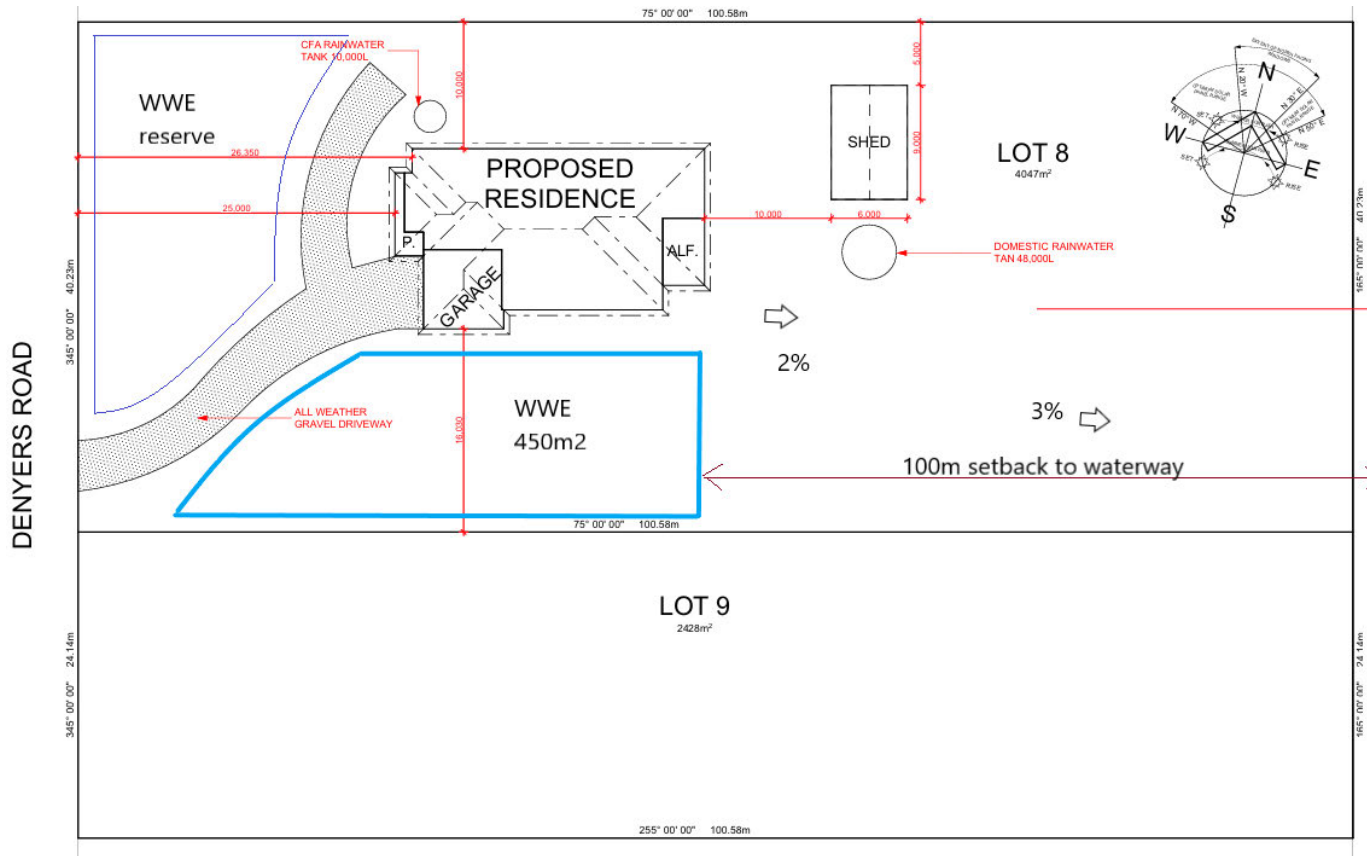


Fig 4 Location of proposed building envelope and waste water envelope for use of primary treatment (450m<sup>2</sup>) with setting, setbacks and slope direction. WWE (reserve) shown to west of residence.

### Setbacks

A gullied tributary of Timor Creek lies about 50m to the east of the property boundary. On this basis the WWE (primary and reserve) is located >100m from this feature. There are otherwise no dams, or drainage lines within 100m of the subject property. The WWE is well separated from neighbouring blocks and adjoining land uses - a factor which, suggests that boundary effects are low (Fig 4).

## 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 is considered to present several constraints.

- No sewer connection

### 6.2 MITIGATING CIRCUMSTANCES

Factors which mitigate these constraints include :

- The property is well buffered from surrounding properties and land uses.
- The block is gently sloping and is well drained.
- Local alluvial soils are gravelly topsoil above reddish silty clays and alluvial parent material.
- Watertable depth is estimated to be > 5m in the area of the building and waste water envelope.
- Rainfall is low and summers are expected to dry out soil profiles.

### 6.3 ASSUMPTIONS

Several assumptions are made regarding this development proposal:-

- That proposed dwelling would have 4 bedrooms plus games room. On this basis daily water use estimate is net 5bedrooms or 900 litres/day.
- It is suggested that these are upper level estimates.

### 6.4 RISK RATING

Considering all of the above factors, the proposed subdivision and development plans are regarded as having a medium LCA risk rating. 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, various soil depth and soil permeability parameter have been identified as of medium risk (see Appendix A).

## 6.5 WASTE WATER MANAGEMENT

The assessed environmental risk indicates that residential development on this land will need moderate 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

Given the medium environmental risk, but notably the 100m set back to a gullied waterway to the east a conventional septic system is recommended.

#### **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 5.5 the waste water envelope is suggested to the south of the planned residence (Fig 4).

#### **Sizing of waste water area – proposed net 4 bedroom dwelling**

The area of the waste water envelope can be approximated using the estimated design loading rate (DLR) or Water Balance.

#### **(i) Design Loading Rate (DLR)**

*Based upon the estimated household discharge for a net 5 bedroom dwelling (900 litres/day) and with an application (DLR) of 4.0L/m<sup>2</sup>/day (based on general percolation rates on light-medium alluvial clay sub-soils) onto a series of raised, disposal areas (garden or treed), there would be a requirement for an area of 225m<sup>2</sup> to address the wastewater disposal needs for any new dwelling on this property.*



**(ii) Water and nutrient balance**

A water-nitrogen balance (Table 2 below) has been generated (courtesy Paul Williams & Assoc.) using daily effluent estimate (**900L/day**) and monthly rainfall (90 percentile) from an equivalent BOM station (Barkers Creek). In this case an irrigation area of **440m<sup>2</sup>** is generated.

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 <sup>1</sup>	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-B1)xlagoon area(ha))	L	NL	0	0	0	0	0	0	0	0	0	0	0	0	0
Volume of Wastewater	L	E	27900	25200	27900	27000	27900	27000	27900	27900	27000	27900	27000	27900	328500
Total Irrigation Water(E-NL)/G	mm	F	63	57	63	61	63	61	63	63	61	63	61	63	747
Irrigation Area(E/C2)annual.	m <sup>2</sup>	G													440
Surcharge	mm	H	-113	-100	-86	-51	-16	-8	-1	0	-17	-43	-63	-88	0
Actual seepage loss	mm	J	11	12	38	69	108	112	123	124	103	81	57	36	875
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 %	K	1. Seepage loss (peak) equals deep seepage plus lateral flow: 4mm (<10% ksat)												
Lagoon Area:	0 ha	L	CROP FACTOR												
Wastewater (Irrigation):	900 L	M	0.7	0.7	0.7	0.6	0.5	0.45	0.4	0.45	0.55	0.65	0.7	0.7	Pasture:
Seepage Loss (Peak):	4 mm	N	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	Shade:
Irrig'n Area(No storage):	440 m <sup>2</sup>	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:	2.0 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:	7.88 kg/yr	V													
Area for N uptake:	358 m <sup>2</sup>	W													
Application Rate:	2.5 mm	X													

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

**NOMINATED WW APPLICATION AREA**

- (i) According to Water/Nitrogen Balance above the estimated irrigation area (no storage) = 440m<sup>2</sup>
- (ii) According to DLR estimates in Section 4.2 above the estimated irrigation area = 250m<sup>2</sup>  
This value is highly dependent on soil percolation estimates which in this case are conservative.

Accounting for both methods of WWE approximation, the more conservative estimate from Water Balance calculations indicates the area required for land application = **440 m<sup>2</sup>**.

The primary WWE (**450m<sup>2</sup>**) shown in Fig 4 is of sufficient area to accommodate disposal and some flexibility of design of treated waste water discussed above. The WWE is also slightly larger than determined via water balance to accommodate some design flexibility. Both a primary field and reserve field of equivalent size are shown in Fig 4 in accord with Central Goldfields Shire requirements.



## Trench length and layout

There is ample room for design of a waste water field of these dimensions shown in Figure 3a. 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	900L
D =	design loading rate (m/day)	4mm/day
W =	trench width	1m

Using the above formula, the required trench length would be = 250metres. It is considered at this setting that 187.5m is an over estimate and that 130-140m would be sufficient length.

Layout design may vary, with 4 trenches (such as 32-35m long, 1m+ wide and 60cm deep, with appropriate setbacks. Other configurations may suit, subject to site conditions and plumbing contractor advice. The WWE mapped in Fig 4 is large enough to accommodate the recommended trench layout.

## General

- The active disposal field should be restricted from access by vehicles, children, pets and visitors.
- The waste water field should be established with vegetation to enhance transpiration and soil-water use.
- 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 additional use, the wastewater management program should be reviewed by Council.
- No wastewater should come into direct contact with vegetables, fruits or herbs intended for human use or consumption.

## 7.0 LIMITATIONS OF THIS REPORT

This report is solely for the use of Client Central Victoria Planning, Central Goldfields Shire and local Water Authorities. 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

Table 1 Land Capability Assessment Table FEATURE	LAND CAPABILITY RISK RATING			AMELIORATIVE MEASURES & RISK REDUCTION
	LAND LOW	MEDIUM	HIGH	LIMITING / UNSUITABLE
Available land for LAA	Exceeds LAA and duplicate LAA requirements	Meets LAA and duplicate LAA requirements	Meets LAA and partial duplicate LAA requirements	Insufficient LAA area
Aspect	North, north-east or north-west	East, west or south-west	South or south-east	South – full shade
Exposure	Full sun and / or high wind or minimal shading	Partial shade	Limited light, little wind, heavily shaded area	Perpetual shade
Slope Form	Convex or divergent side slopes	Straight sided slopes	Concave or convergent side slopes	Locally depressed
Slope Gradient	< 5%	5 – 10%	10 – 15%	> 15%
Trenches & beds				
Slope Gradient	< 10%	10 – 30%	30 – 40%	> 40%
Subsurface Irrigation				
Site drainage	LAA backs onto crest or ridge	Moderate likelihood	High likelihood	Cut off drain not possible
Run off / run on				Existing
Landslip *	Potential	Potential	Potential	No practical amelioration
Erosion Potential	Low	Moderate	High	> 5% AEP
Flood / inundation	Never	< 1 AEP	5%AEP	
Distance to surface waters (m)	Buffer distances exceeds all Code requirements	Buffer distances complies with all Code requirements	Buffer distances do not comply with all/some Code requirements	< 40 m <b>Please list the setback distances that fail to comply with Code of Practice requirements in this column</b>
Distance to groundwater bores (m)	No bores on site or within a significant distance	Buffer distances comply with the Code	Buffer distances do not comply with the Code	No suitable treatment method
Vegetation	Plentiful / healthy vegetation	Moderate vegetation	Sparse or limited vegetation	Propagation not possible
Depth to water table (potentiometric) (m)	> 2 m	2 – 1.5 m	1.5 m	1.5 m - Surface
Depth to water table (seasonal parched) (m)	> 1.5 m	< 0.5 m	0.5 – 1.5 m	0.5m - Surface
Rainfall ** (9 <sup>th</sup> decile) (mm)	< 500 mm	500 – 750 mm	750 – 1000 mm	> 1000 mm
Pan evaporation (mean) (mm)	1250 – 1500 mm	1000 – 1250 mm	750 – 1000 mm	< 750 mm
<b>SOIL PROFILE CHARACTERISTICS</b>				
Structure	High or moderately structured	Weakly structured		Structureless, massive or hardpan
Fill materials	Nil or mapped good quality topsoil	Mapped variable depth and quality materials	Variable quality and / or uncontrolled filling	Uncontrolled poor quality / unsuitable filling
<b>THICKNESS OF SOIL* (M) AT THE LOCATION OF:</b>				
Trenches & beds	> 1.4 m	>1.4m	< 1.4 m	< 1.2 m
Subsurface irrigation	> 1.5 m	1 – 1.5 m	0.75 m	< 0.75 m
<b>*equivalent permeable weathered bedrock profile</b>				
<b>PERMEABILITY</b>				
Permeability *** (limiting horizon) (m / day)	0.15 – 0.3	0.03 – 0.15 0.3 – 0.6	0.01 – 0.03 0.6 – 3.0	> 3.0 < 0.03
Permeability **** (buffer evaluation) (m / day)	< 0.3	0.3 – 3	3 – 5	> 5

\* Landslip assessment is based on proposed hydraulic loading, slope, profile characteristics and past/present land use

\*\* 9<sup>th</sup> decile monthly rainfalls

\*\*\* Saturated hydraulic conductivity measured in situ

\*\*\*\* Saturated hydraulic conductivity estimated from AS/NZS 1547:2012 and database.

## **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.

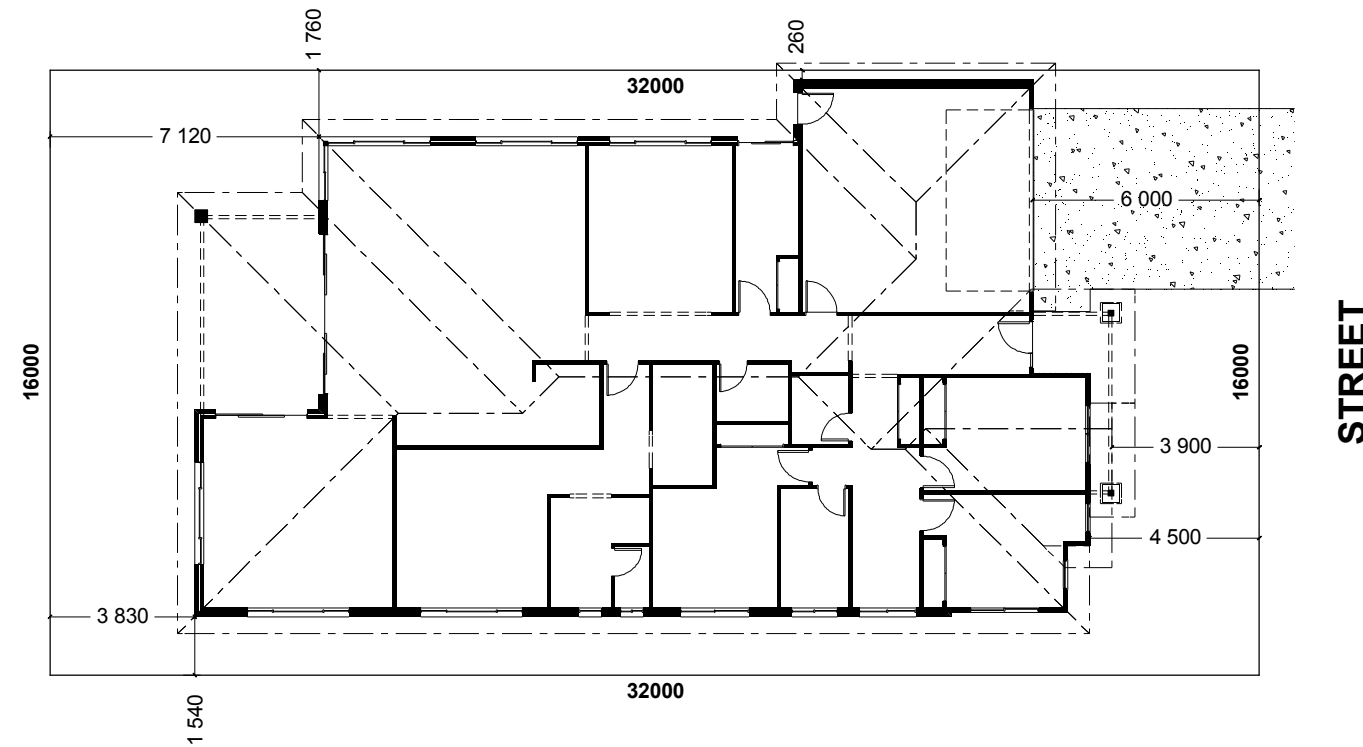


**ARTISTS IMPRESSION** - for illustrative purposes only  
(Broadbeach Hamptons Facade Shown)

14 200  
(Not available in all areas. Check Local office for availability)

**PLANS ARE SUBJECT TO LOCAL COUNCIL & DEVELOPERS GUIDELINES (COVENANTS).**

<h1>BROADBEACH 300</h1> <p>Hamptons Streetscape Element Series</p>	<p><b>CONCEPT</b> 5/12/2019</p> <p>© Copyright Archiman Pty Ltd exclusive to <b>G.J. Gardner Homes</b> Concept plans only, final working drawings may vary</p>	<p><b>FLOOR AREAS</b></p> <p>LIVING 237.5 m<sup>2</sup> GARAGE 37.8 m<sup>2</sup> ALFRESCO 17.4 m<sup>2</sup> PORCH 5.4 m<sup>2</sup></p>	<p><b>TOTAL</b> 298.1 m<sup>2</sup></p>	<p><b>Min. Lot Width</b> 16.0 m - 17.0 m</p>	<p><b>PRESENTATION PLAN</b> Scale 1:100 @A3</p>	<h1>G.J. Gardner.</h1> <p><b>HOMES</b></p>
	<p>PLANS ARE SUBJECT TO LOCAL COUNCIL &amp; DEVELOPERS GUIDELINES (COVENANTS).</p>					



INDICATIVE SITE PLAN ONLY. ACTUAL LOT WIDTH, SIZE AND SETBACKS MAY VARY TO SUIT LOCAL REQUIREMENT'S.  
 SITE SIZE INDICATED IS THE SMALLEST POSSIBLE AND MAY REQUIRE A LARGER SITE OR PLAN MODIFICATIONS TO SUIT A PARTICULAR SITE.

(Not available in all areas. Check Local office for availability)

PLANS ARE SUBJECT TO LOCAL COUNCIL & DEVELOPERS GUIDELINES (COVENANTS).

# BROADBEACH 300

Hamptons Streetscape

Element Series

CONCEPT 5/12/2019

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 G.J. Gardner Homes  
 Concept plans only,  
 final working drawings may vary

FLOOR AREAS TOTAL 298.1 m<sup>2</sup>

LIVING	237.5 m <sup>2</sup>
GARAGE	37.8 m <sup>2</sup>
ALFRESCO	17.4 m <sup>2</sup>
PORCH	5.4 m <sup>2</sup>

Min. Lot Width  
 16.0 m - 17.0 m

SITE PLAN  
 Scale 1:200 @A3

# G.J. Gardner.

HOMES



(Not available in all areas. Check Local office for availability)

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Hamptons Streetscape

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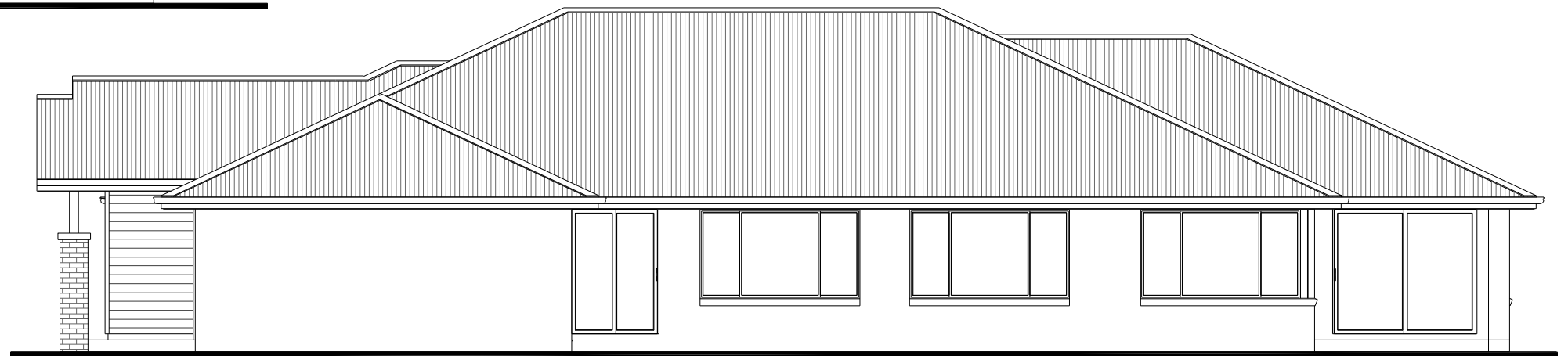
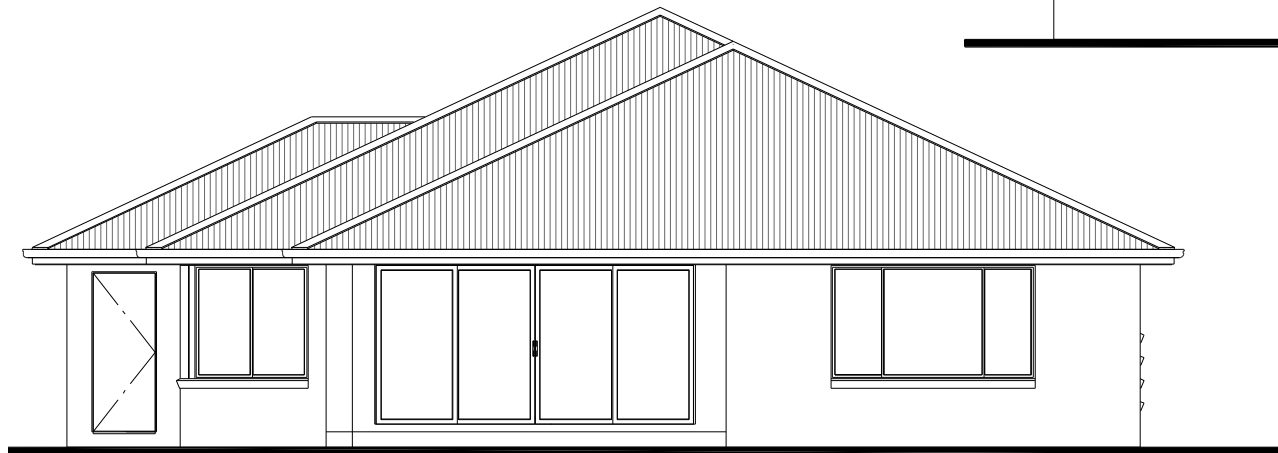
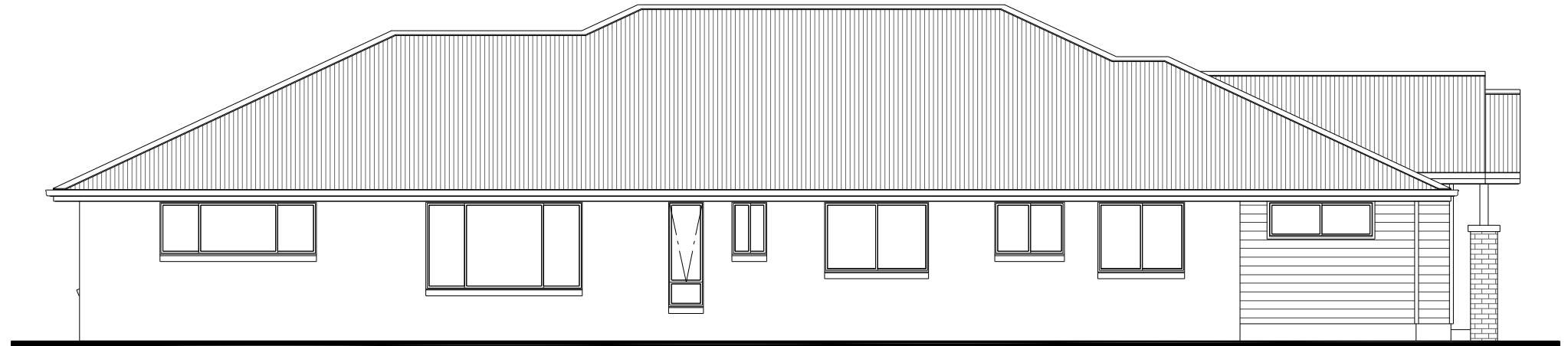
Min. Lot Width  
16.0 m - 17.0 m

FLOOR PLAN  
Scale 1:100 @A3

# G.J. Gardner.

HOMES





(Not available in all areas. Check Local office for availability)

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# BROADBEACH 300

Hamptons Streetscape

Element Series

CONCEPT 5/12/2019

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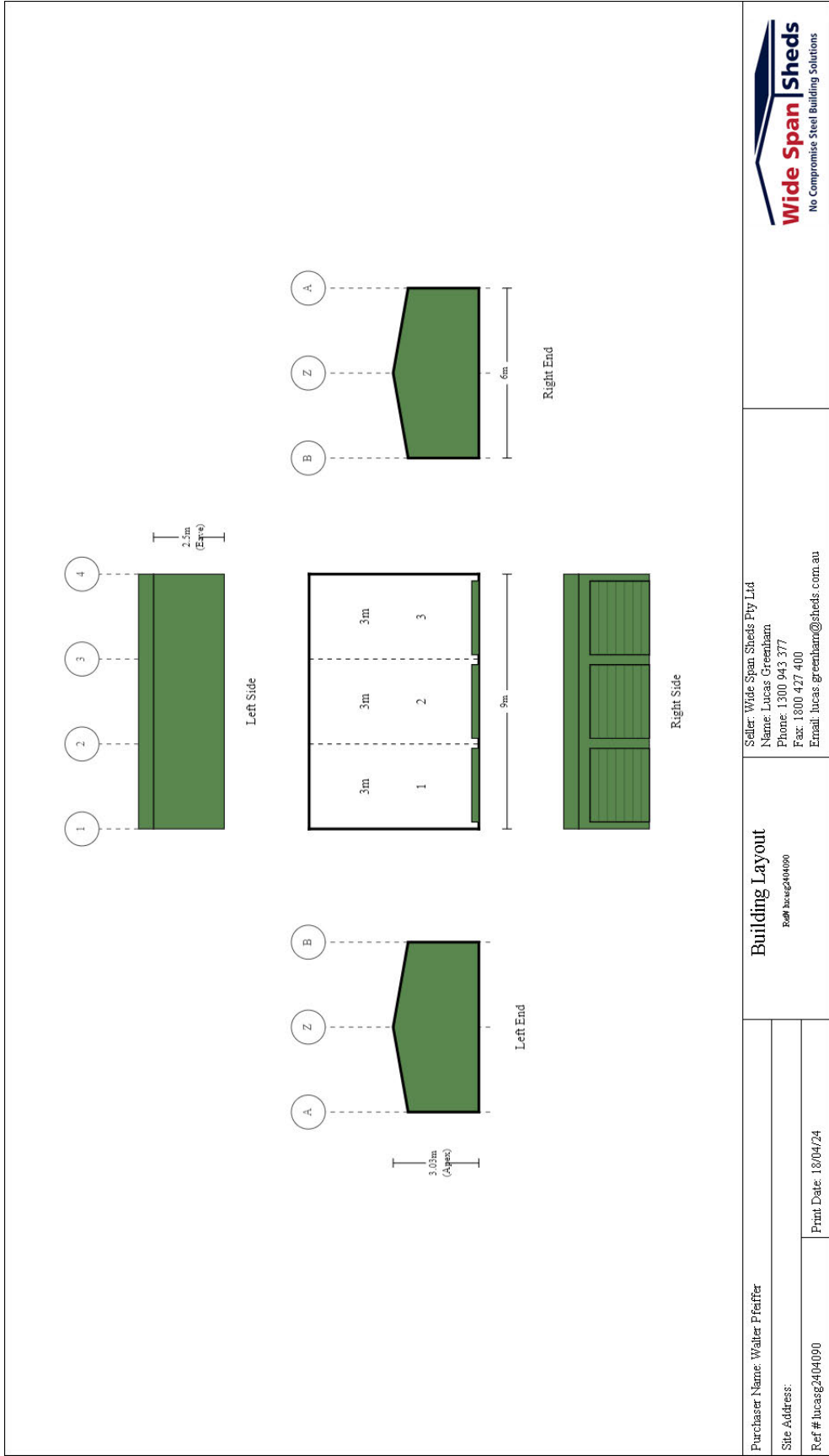
Min. Lot Width  
16.0 m - 17.0 m

ELEVATIONS  
Scale 1:100 @A3

## G.J. Gardner.

**HOMES**

# Building Layout



Purchaser Name: Walter Pfeiffer

Site Address:

Ref # Lucasg2404090

Print Date: 18/04/24

## Building Layout

Ref # Lucasg2404090

Seller: Wide Span Sheds Ply Ltd

Name: Lucas Greenham

Phone: 1300 043 377

Fax: 1800 427 400

Email: lucas.greenham@sheds.com.au



NO COMPROMISE STEEL BUILDING SOLUTIONS

www.sheds.com.au

- 15% initial deposit to be paid to receive all appropriate plans, engineering specifications & certificates.
- 45% further deposit to be paid to commence manufacturing.
- 40% final payment to be paid 10 working days prior to the confirmed delivery date of your steel building.

The price covers entirely our offer. Anything discussed or implied but not specifically referenced in this quote, does not form part of our offer. Please contact us for a revised quote if there are any amendments or inclusions you require.

All payments must be made directly to Wide Span Sheds as per the payment details on our invoice. An invoice is issued on acceptance of this quotation along with the purchase agreement.

The discount offered is dependent on completion of the purchase agreement within 10 days of issue and final payment being made on time.

## Details of your Wide Span Sheds Building

<b>Building Class</b>	10 A non-habitable building or structure. (Refer NCC A6G11)
<b>Weight</b>	Approximately: 1,500 kg
<b>Span</b>	Main Building: 6 metres
<b>Length</b>	9 metres (3 Bays of 3 metres each)
<b>Height</b>	2.5 metres
<b>Roof Type</b>	Gable, 10 degree pitch
<b>Roof</b>	COLORBOND® steel TRIMCLAD® 0.42 BMT (0.47TCT) sheeting, BlueScope
<b>Walls &amp; Trims</b>	COLORBOND® steel TRIMCLAD® 0.42 BMT (0.47TCT) sheeting, BlueScope
<b>Gutters</b>	COLORBOND® GUTTER-01. We have calculated the number of [Supplied by Others] downpipes required for: Left Side = 1. Right Side = 1.
<b>Roller Doors</b>	Three (3) COLORBOND® steel 2.1m high x 2.6m wide roller doors (roller door is wind rated). Refer to the General Specification (# Access Doors) in relation to opening sizes. The Roller Doors are boxed or steel wrapped for protection during transport.
<b>Roof Purlins &amp; Wall Girts</b>	Tophat sections with a minimum overlap of 10% of the bay width.
<b>Fixing to Concrete</b>	Tru-Bolts fitted after concrete is cured.

## Specific Inclusions

- Determination of the design criteria by the engineer. This includes assessment in 8 cardinal directions to determine the site design wind speed based on the building orientation.
- A comprehensive step by step Construction Kit. This kit is specific to your building and gives step by step, simple to follow instructions on how to build your building.
- Engineering certification of the steel building to the appropriate Australian Standards.
- Slab or Pier designs for soil classes A, S, M, H1 and H2.
- Materials as nominated above supplied as per the attached "General Specification".
- BlueScope - product warranties of up to 15 years apply.

## Specific Exclusions

- Drawings other than detailed above.
- Consent authority including any building, development or construction certificate application(s).
- Construction of the steel building and any foundations (building is supplied as a kit).
- Insurance of the steel building once delivered to site or collected from depot.



NO COMPROMISE STEEL BUILDING SOLUTIONS

[www.sheds.com.au](http://www.sheds.com.au)

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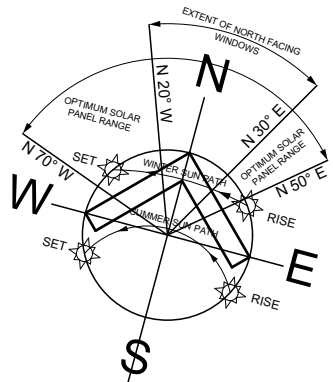
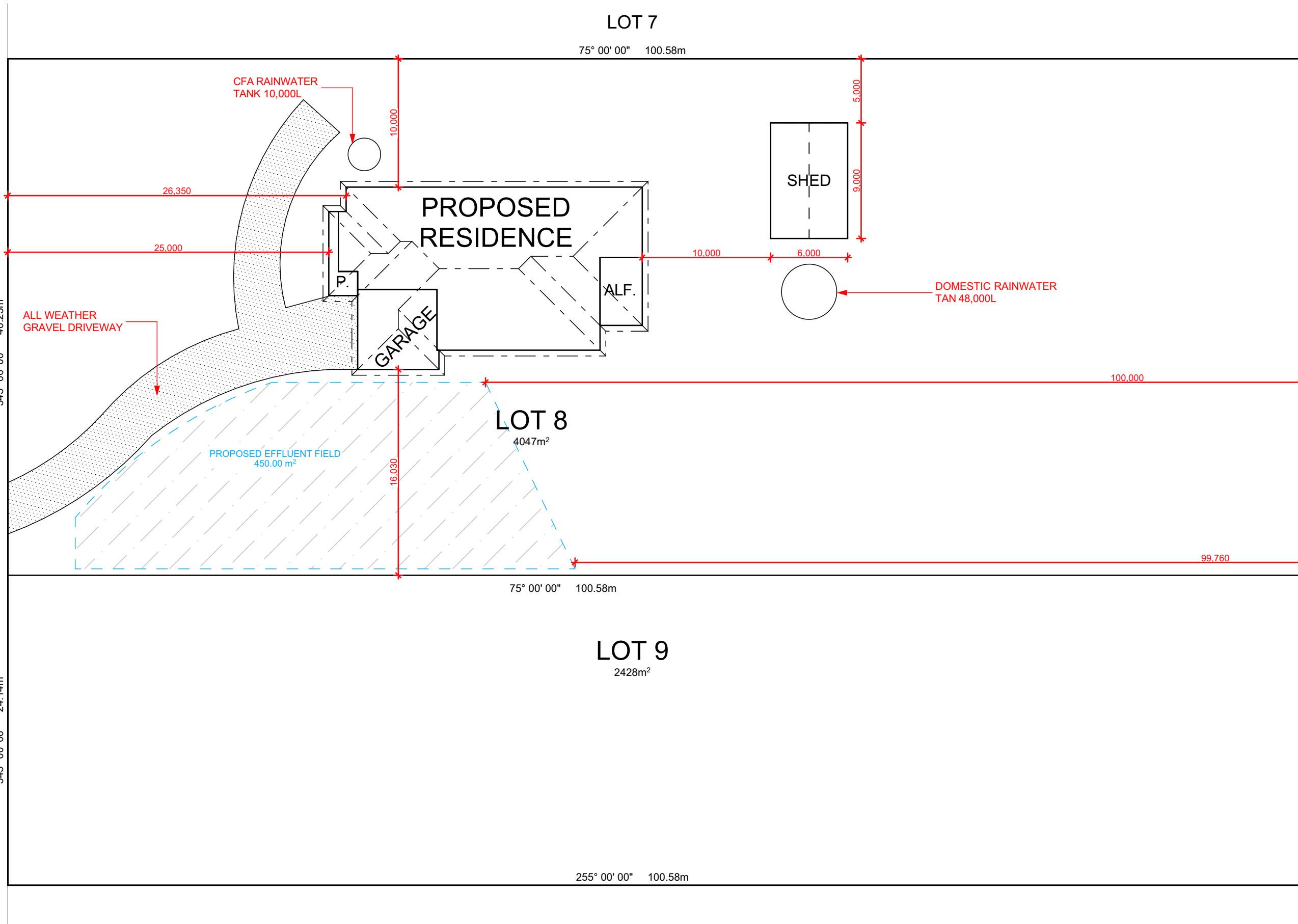
# PROPOSED RESIDENCE

LOT 8 & 9, No.44 DENYERS ROAD, **BOWENVALE**

---



- SITE GENERAL NOTES**
- LEVELS RELATING TO GROUND LEVELS ARE APPROXIMATE ONLY & ARE TO BE CHECKED & VERIFIED ON SITE BY THE BUILDER AFTER COMPLETION OF ANY SITE WORK AND / OR PRIOR TO COMMENCEMENT OF ANY BUILDING WORKS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
  - STORMWATER DRAINAGE TO COMPLY WITH AS3500
  - TEMPORARY DOWNPIPES TO BE USED DURING CONSTRUCTION
  - STORM WATER TO BE TAKEN TO LEGAL POINT OF DISCHARGE TO THE SATISFACTORY OF THE LOCAL AUTHORITIES. DISCHARGE RATE TO BE DETERMINED BY COUNCIL.
  - ALL WORKS INCLUDING BRICKS, BRICKWORK, CONCRETE SLABS & FOOTINGS SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT AUSTRALIAN STANDARDS.
  - SITE SERVICES (POWER, WATER, GAS etc) SHALL BE EXCAVATED, LAID AND BACKFILLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT AUTHORITIES.
  - REQUIRED FILL AND COMPACTION TO BE IN ACCORDANCE WITH A.S. 2870 - 2011
  - SURFACES AROUND THE PERIMETER OF A RESIDENTIAL SLAB SHALL FALL AWAY FROM THAT SLAB BY NOT LESS THAN 50mm OVER THE FIRST 1m. WHERE NOT STIPULATED IN THE GEOTECHNICAL REPORT. FREEBOARD SHALL BE NOT LESS THAN 50mm FROM AN IMPERMEABLE SURFACE OR 150mm FROM A PERMEABLE SURFACE THE FIRST 1m FROM THE BUILDING AS PER NCC 3.1.3.3
  - REFER TO CIVIL ENGINEERING FOR STORMWATER DESIGN



**SITE PLAN** SCALE 1:300

DATE	AMENDMENT	STATUS
30/09/22	PLANNING COMPLETED (SITING)	PL
21/06/24	AMENDED PLANNING COMPLETED (SITING)	RWK

AREAS	
GROUND FLOOR:	237.29
GARAGE:	38.73
PORCH:	7.73
ALFRESCO:	17.40
SHED:	54.00
TOTAL	355.15 m²
SITE AREA	6475m²
SITE COVERAGE	5.5%

**INFINITE BUILDING DESIGN**

**ROB COOPER** (DP-AD 41023)

0488 672 039  
 rob@infinitebuildingdesign.com.au  
 www.infinitebuildingdesign.com.au

Design Matters Member  
 REGISTERED Building Practitioner

**PLANNING ISSUE**

DRAWN:	DATE:	CHECKED:	DATE:
BT	14/05/24	RC	14/05/24

**PROPOSED RESIDENCE FOR W & J Pfeiffer AT LOT 8 & 9, No.44 DENYERS ROAD, BOWENVALE**

JOB NUMBER:	SHEET:
0524IBD520	2 of 2

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# Bushfire Management Statement for CA8 and 9, Section 10, 44 Denyers Road, Bowenvale

## Construction of a dwelling in a Bushfire Management Overlay

Prepared by:



<b>PREPARED FOR:</b>	
Client:	
Address:	
<b>Version 1</b>	6 May 2024



<b>PROPOSAL</b>	
What is proposed?	Construction of a dwelling

<b>SITE DESCRIPTION</b>	
The shape of the site is:	Rectangular.
The dimensions of the site are:	63.37m – 100.58m – 63.37m – 100.58m
The site has a total area of:	6475m <sup>2</sup>
The zoning of the site is:	Rural Living Zone (RLZ)
The overlays that apply to this site are:	Bushfire Management Overlay (BMO) Erosion Management Overlay (EMO)
The current use of the site is:	Vacant
The buildings or works located on the site are:	None
The main vehicle access to the site is provided from:	Access is from Denyers Road to the west of the allotment.
Roads and access within the site are currently constructed from the following materials:	Denyers Road is an unsealed road, but access is very good.
Describe the vegetation on the site including the type, location, extent and any other relevant information:	The allotment is covered with pasture grass with a small scattering of native trees to the south. The allotment is generally flat with a very slight downslope from west to east.
Describe other features and constraints on the site that may be relevant to bushfire hazard and which may influence future use and development of the site:	The house has been sited to the centre-north of the property to avoid the more vegetated southern half and to maintain a good distance from forest vegetation to the east and west. The house itself will therefore be in an area with much reduced risk from direct flame in the event of a bushfire.

<b>LOCATION AND SURROUNDS</b>	
<p>Describe the land and existing land uses in all directions around the subject land:</p>	<p>The allotment is located south of the rural town of Bowenvale and north of Maryborough. The allotment vegetation is generally well-maintained with short-cropped grass and a small number of native trees with no understorey. The allotment is bordered to the north, south, east and west by other Rural Living Zone allotments, some containing dwellings and defensible space (cultivated gardens), with areas of forest and grassland.</p> <p><b>NORTH</b></p> <p>To the north of the proposed dwelling is short-cropped grass within the property to the boundary for approximately 10m. The property to the north has a dwelling under construction at the time of assessment, with a large shed and gravel driveway. There is currently no vegetation on this site. It is anticipated that it will in the future contain cultivated gardens, but given the extent of works, these are likely to be very limited. Beyond this property, approximately 52m north is a vacant property containing grassland. Beyond this is a vacant property containing outbuildings and building materials and very little vegetation save a small patch of forest vegetation. The dwelling for this property is being stored to the east of the subject site, but will be moved into place and developed in due course. Beyond 150m of the subject site is a patchwork of dwellings with managed gardens, grasslands, woodlands and forest for several kilometers.</p> <p><b>EAST</b></p> <p>To the east of the proposed house site is short-cropped grass within the property for 52m to the eastern boundary. To the immediate east is grassland for around 20m, forest along the creek, then beyond this is a mineral extraction operation, Doran Earthmovers, where no vegetation is present for around 5 hectares. Further east, however is a large area of forest vegetation within Timor State Forest, extending approximately 2km east – west and around 9km north – south.</p> <p><b>SOUTH</b></p> <p>To the south of the proposed house site is short-cropped grass within the property for 40m to the boundary, with a handful of small native trees. The property to the south has several native trees, but they are scattered, with no understorey and the land is considered grassland. Patchy forest extends for around 250m from here. Maryborough airport sits around 1km from the site, which is cleared of vegetation, but surrounded by forest. Forest extends south-west of the property for around 2.5km and this is possibly the most hazardous vegetation in close proximity to the site, given the nature of wind direction during a bushfire event.</p> <p><b>WEST</b></p> <p>To the west of the proposed house site is short-cropped grass within the property to the boundary 25m west. Denyers Road contains a well-managed nature strip,</p>

	<p>containing grass. The road and reserve are 20m deep in total. The property to the west is a mix of woodland and grassland vegetation, however as the vegetation is connected with forest vegetation to the south-west, a more blanket assessment of forest is considered appropriate. To the west, the woodland is interspersed with grassland and dwellings for several kilometres.</p>
<p>Describe the infrastructure and constraints on the site and in the surrounding area (where relevant) including the roads, town water and power supply to the site:</p>	<p>The allotment is serviced by an unsealed road and there is an existing access gate into the property. The property is fully fenced with post and wire. There is no access to reticulated water or sewer. The property will be connected to rainwater tanks for domestic and firefighting purposes, an effluent management system will be installed and connection to reticulated electricity is available near the house site.</p>
<p>Describe the surrounding landscape:</p>	<p>The land around the allotment is generally flat in all directions. Land immediately surrounding the property to is privately owned, several containing dwellings with cultivated gardens, grassland, forest and woodland.</p> <p>The proposed house site has been assessed using the bushfire hazard assessment and found to be a BAL-19. Please refer to table in Appendix D.</p>
<p>Are there any other features or characteristics in the area relevant to bushfire hazard?</p>	<p>Neighbouring Maryborough has a <u>very high</u> bushfire level.</p> <p>The property is considered to sit within a Broader Landscape Type Three:</p> <ul style="list-style-type: none"> <li>• The type and extent of vegetation located more than 150 metres from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to a site.</li> <li>• Bushfire can approach from more than one aspect.</li> <li>• The site is located in an area that is not managed in a minimum fuel condition.</li> </ul>

# BUSHFIRE MANAGEMENT STATEMENT

REQUIREMENT	RESPONSE/COMMENTS
<p><b>53.02-3 Dwellings in existing settlements – Bushfire Protection Objective</b></p> <p>To specify bushfire design and construction measures for a single dwelling or alteration and extension to an existing dwelling that reduces the risk to life and property to an acceptable level.</p> <p><b>Approved Measure 1.1</b></p> <p>A building is sited to ensure the site best achieves the following:</p> <ul style="list-style-type: none"> <li>• The maximum separation distance between the building and the bushfire hazard.</li> <li>• The building is in close proximity to a public road.</li> <li>• Access can be provided to the building for emergency service vehicles.</li> </ul>	<p><input checked="" type="checkbox"/> Meets Approved Measure  <input checked="" type="checkbox"/> Meets Standard  <input type="checkbox"/> Meets standard in part  <input type="checkbox"/> Does not comply</p> <p>The closest bushfire threat to the house site is forest 52m to the west and 69m to the east, there is no slope under this vegetation. There is also classified grassland 55m to the north and 39m to the south under no slope. The dwelling has been sited centrally to maximise the distance to the bushfire hazard. It also allows the dwelling to sit in close proximity to the road.</p> <p>Emergency vehicles will be able to access the property using the proposed all-weather access. The accessway will be approximately 40m and will be constructed as per Clause 53.02 Table 5 requirements.</p>
<p><b>Approved Measure 1.2</b></p> <p>A building provides the defendable space in accordance with Table 1 Column A, B, C, D or E and Table 6 to Clause 53.02-5. Adjoining land may be included as defendable space where there is a reasonable assurance that the land will remain or continue to be managed in that condition as part of the defendable space.</p> <p>A building is constructed to the bushfire attack level:</p> <ul style="list-style-type: none"> <li>- That corresponds to the defendable space provided in accordance with Table 1 to Clause 53.02-5, or</li> <li>- The next lower bushfire attack level that corresponds to the defendable space provided in accordance with Table 1 to Clause 53.02-5 where all of the following apply:</li> </ul>	<p><input checked="" type="checkbox"/> Meets Approved Measure  <input type="checkbox"/> Meets Mandatory Standard  <input type="checkbox"/> Meets Approved Measure in part  <input type="checkbox"/> Does not comply</p> <p>The siting of the proposed dwelling has considered bushfire hazard and the necessary area of defendable space required and is positioned centrally, as close as practicable to the front boundary and public road.</p> <p>The vegetation surrounding the allotment is forest 52m to the west and 69m to the east, there is no slope under this vegetation. There is also classified grassland 55m to the north and 39m to the south under no slope, as defined for the Bushfire Site Assessment and Table 1 of Clause 53.02-5. The process set out by the CFA Fire Service Guideline: <i>Assessing Vegetation</i> was used to support this determination.</p> <p>The proposed dwelling will be constructed to a BAL -19 based upon the forest vegetation 52m</p>

<ul style="list-style-type: none"> <li>▪ A private bushfire shelter (a Class 10c building within the meaning of the Building Regulations 2006) is constructed on the same land as the dwelling.</li> <li>▪ A minimum bushfire attack level of BAL 12.5 is provided in all circumstances.</li> </ul>	<p>to the west.</p> <p>Defendable space will be provided from the edges of the building to 35m or to the property boundary, whichever is closest. Adjoining land will be included as defendable space as there is a reasonable assurance that the land will remain or continue to be managed in that condition as part of the defendable space.</p> <p>The site will be maintained to comply with the defendable space requirements:</p> <ol style="list-style-type: none"> <li>1. Grass will be short cropped and maintained during the declared fire danger period.</li> <li>2. All leaves and vegetation debris will be removed at regular intervals during the declared fire danger period.</li> <li>3. Within 10 metres of a building, flammable objects will not be located close to the vulnerable parts of the building.</li> <li>4. Plants greater than 10cm in height will not be placed within 3m of a window or glass feature of a building.</li> <li>5. Shrubs will not be located under the canopy of trees.</li> <li>6. Individual and clumps of shrubs will not exceed 5m<sup>2</sup> in area and must be separated by at least 5m.</li> <li>7. Trees will not overhang or touch elements of the building.</li> <li>8. The canopy of trees will be separated by at least 5m.</li> <li>9. There will be a clearance of at least 2m between the lowest tree branches and ground level.</li> </ol>
<p><b>Approved measure 1.3</b></p> <p>A building is provided with:</p> <ul style="list-style-type: none"> <li>▪ A static water supply for fire fighting and property protection purposes specified in Table 4 to Clause 53.02-5. The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for fire fighting water supplies.</li> <li>▪ Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5.</li> </ul>	<p><input checked="" type="checkbox"/> Meets Approved Measure  <input checked="" type="checkbox"/> Meets Mandatory Standard  <input type="checkbox"/> Does not comply</p> <p>A static water supply will be provided through the installation of an above ground corrugated iron water storage tank used to capture roof runoff. 10,000 litres will be available solely for fire-fighting purposes. All fixed above ground water pipes and fittings required for firefighting purposes are to be made of corrosive resistant metal. The tank will be positioned within 4m of the accessway and within 60m of the dwelling. It will be readily identifiable from the building and accessway.</p> <p>The accessway to the dwelling is 40m, from Denyers Road. The accessway will be a 5m wide all-weather driveway with a load limit of at least 15 tonnes and a minimum trafficable width of 3.5 metres. It will be clear of encroachments for at least 0.5m on each side and at least 4m</p>

	<p>vertically. Curves will have a minimum inner radius of 10m. The average grade will be no more than 1 in 7 with a maximum grade of no more than 1 in 5 for no more than 50m. Dips will have no more than a 1 in 8 entry and exit angle.</p>
--	---



#### **OTHER RELEVANT PLANNING PROVISIONS**

The State Planning Policy Framework (SPPF) provides the broad framework for bushfire protection policy and provisions in the planning scheme. This includes policy seeking to 'assist to strengthen community resilience to bushfire'. The proposal has been designed having regard to the overarching policy objectives of the SPPF.

Council's Municipal Strategic Statement (MSS) identifies particular bushfire risk areas in the municipality and outlines the Council's strategy for fire protection and fire risk management. Clause 44.06 - Bushfire Management Overlay (BMO) has been applied to identify areas of bushfire hazard, including the subject land and surrounds. No local policy applies. This Bushfire Management Statement has been prepared to respond to the requirements of the BMO, and Clause 53.02 - Bushfire Planning.

Clause 65 – Decision Guidelines requires that before deciding on an application or approval of a plan, the responsible authority must consider, among other things, whether the proposal will 'produce acceptable outcomes' in relation to the degree of 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. This Bushfire Management Statement has made an assessment of fire hazard, resulting in a design response, which is responsive to the opportunities and constraints presented by the site and its surrounds.

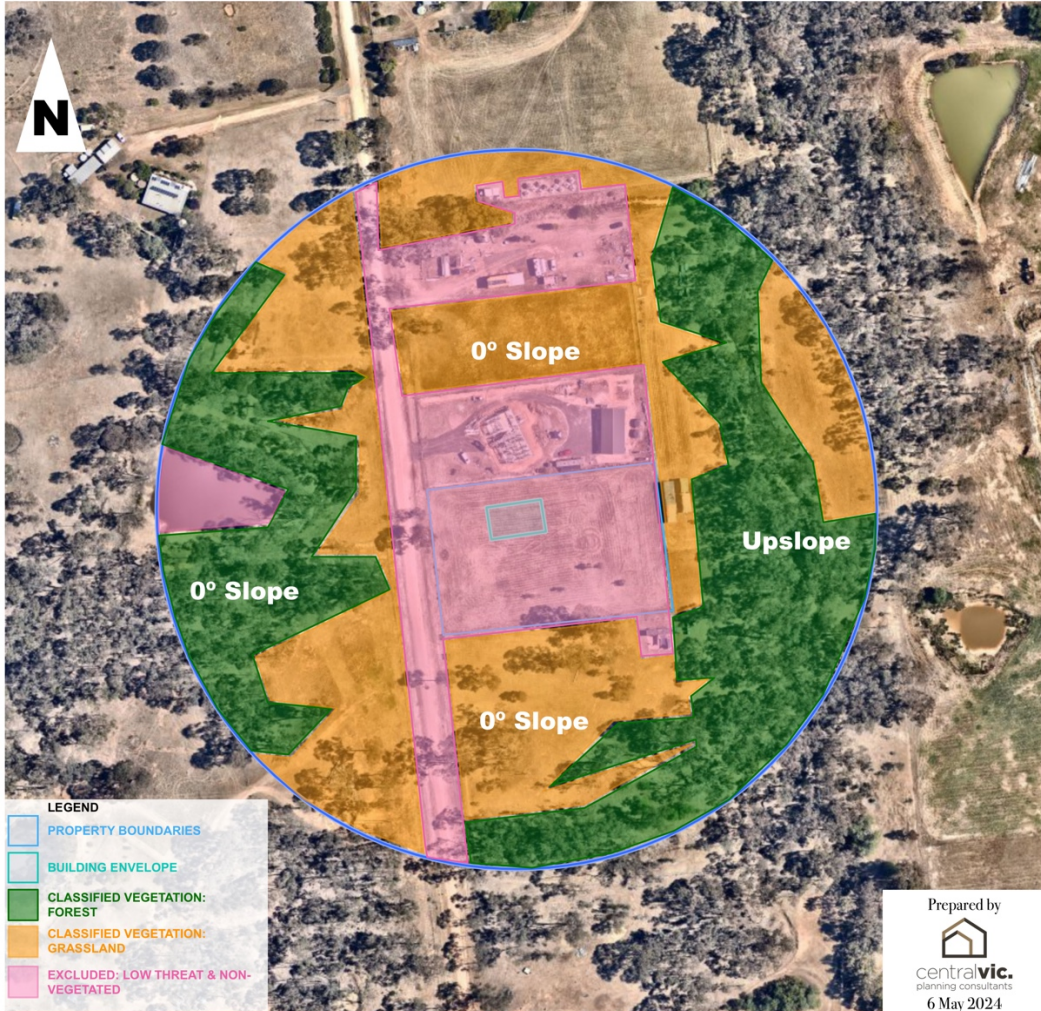
#### **CONCLUSION**

A BAL of 19 can be achieved on this allotment. The siting of the proposed dwelling has given regard to bushfire hazard and the necessary area of defendable space required. It is recommended that the entire allotment is managed to reduce bushfire risk including the removal of all dead vegetation and trees and the removal of dead branches on all living trees. The emergency access way and defendable space around the dwelling must be managed to the defendable space requirements as per the Bushfire Management Plan.

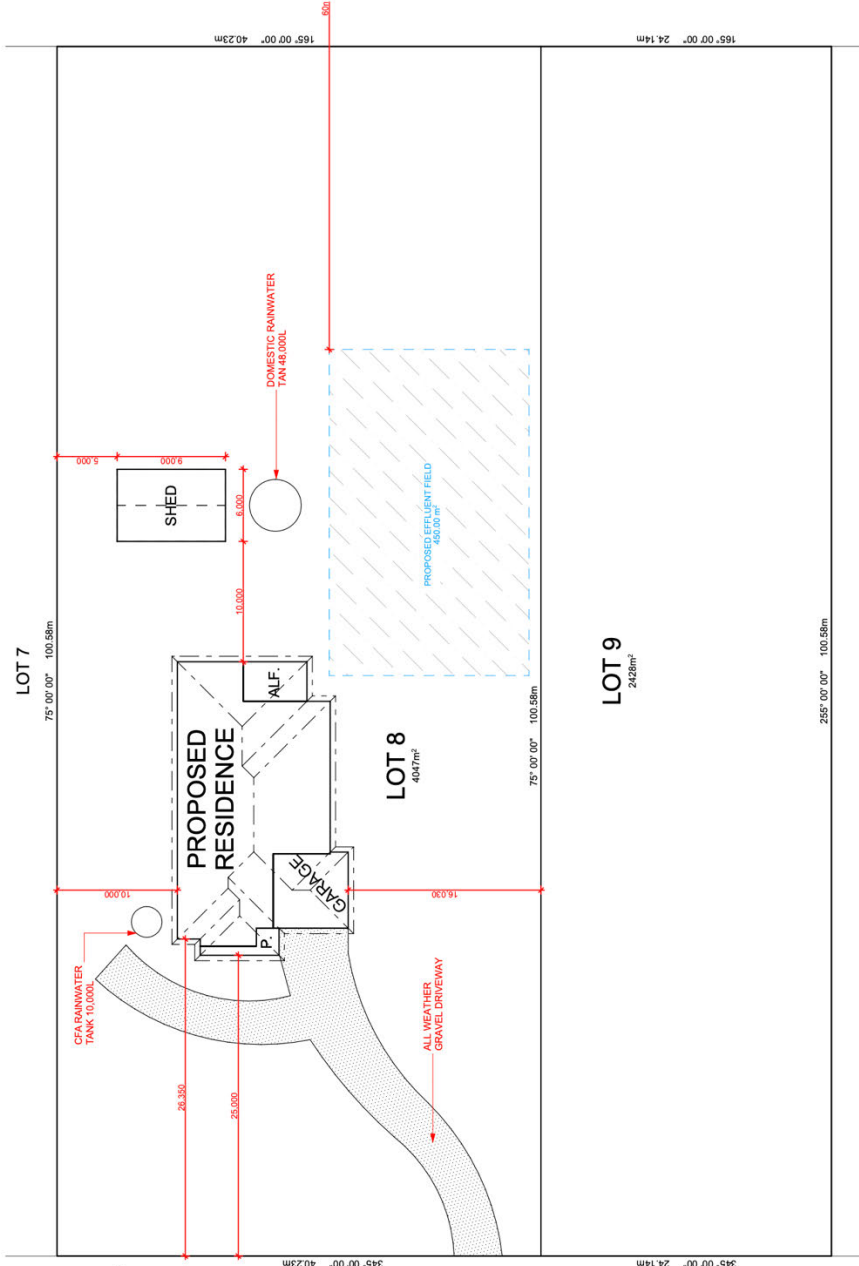
Overall, the proposed dwelling meets the requirements of the BMO and Clause 53.02 – Bushfire Planning.

# Bushfire Hazard Site Assessment to 150m

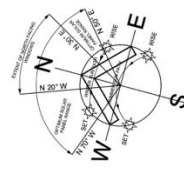
44 Denyers Road, Bowenvale



Appendix B – Site plan



- ### SITE GENERAL NOTES
1. ONLY WORK TO BE CONSIDERED AS SHOWN AND APPROVED ON THIS PLAN AND THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY. THE CLIENT IS ADVISED THAT THE DESIGNER IS NOT RESPONSIBLE FOR ANY OTHER WORK OR INFORMATION CONTAINED ON ANY OTHER PLAN.
  2. STORMWATER DRAINAGE TO COMPLY WITH AS2000.
  3. STORMWATER TO BE TAKEN TO LOCAL DRAINAGE DRAINAGE.
  4. ALL CONSTRUCTION SHALL BE TO LOCAL DRAINAGE DRAINAGE.
  5. ALL CONSTRUCTION SHALL BE TO LOCAL DRAINAGE DRAINAGE.
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  19. ALL CONSTRUCTION SHALL BE TO LOCAL DRAINAGE DRAINAGE.
  20. ALL CONSTRUCTION SHALL BE TO LOCAL DRAINAGE DRAINAGE.



**SITE PLAN**

SCALE: 1:200

DATE:	AMENDMENT:	STATUS:	AREA'S:
30/08/22	P L A N N I N G C O M P L E T E D (S 7 1 0)	R	GRAVAND
			38.71
			17.40
			13.20
			393.57
			447.28
			647.28
			5.5%

**ROB COOPER** (07-40-4103)  
0488 872 039  
rob@infiniteengineering.com.au  
infiniteengineering.com.au  
4 Builders

**PROPOSED RESIDENCE FOR LOT 8 & 9, No. 44 DENYERS ROAD, BOWENVALE**

PLANNING ISSUE

DATE: 14/05/24  
CHECKED: RC  
JOB NUMBER: 0524BD030

DRAWN: BT  
DATE: 14/05/24  
CHECKED: RC

SHEET: 2 of 2

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Appendix C – Detailed plans of proposal

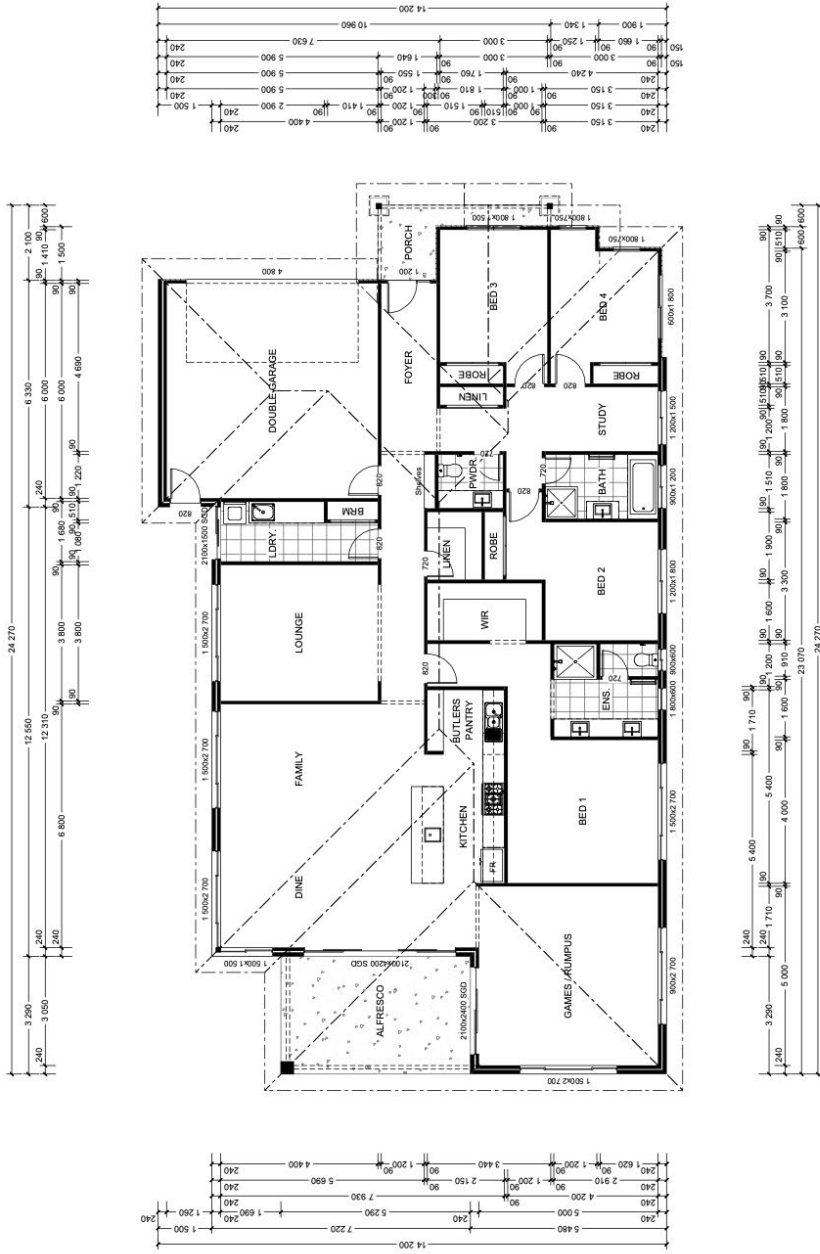


ARTISTS IMPRESSION - for illustrative purposes only  
(Broadbeach Hamptons Facade Shown)

<p><b>BROADBEACH 300</b> Hamptons Streetscape Element Series</p>	<p>CONCEPT 5/12/2019 © Copyright Archimian Pty Ltd exclusive to G.J. Gardner Homes Concept plans only. final working drawings may vary</p>	<p>FLOOR AREAS TOTAL 288.1 m<sup>2</sup></p> <p>LIVING 237.5 m<sup>2</sup> GARAGE 37.8 m<sup>2</sup> ALFRESCO 17.4 m<sup>2</sup> PORCH 5.4 m<sup>2</sup></p>	<p>PLANS ARE SUBJECT TO LOCAL COUNCIL &amp; DEVELOPERS GUIDELINES (COVENANTS).</p>
	<p>MIN Lot Width 16.0 m - 17.0 m</p> <p>Scale 1:100 @A3</p>	<p>PRESENTATION PLAN</p>	<p><b>G.J. Gardner.</b> HOMES</p>

(Not available in all areas. Check Local office for availability)





(Not available in all areas. Check Local office for availability)

**BROADBEACH 300**  
**Hamptons Streetscape**  
**Element Series**

PLANS ARE SUBJECT TO LOCAL COUNCIL & DEVELOPERS GUIDELINES (COVENANTS).

**CONCEPT** 5/12/2019  
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 G.J. Gardner Homes  
 Concept plans only.  
 final working drawings may vary

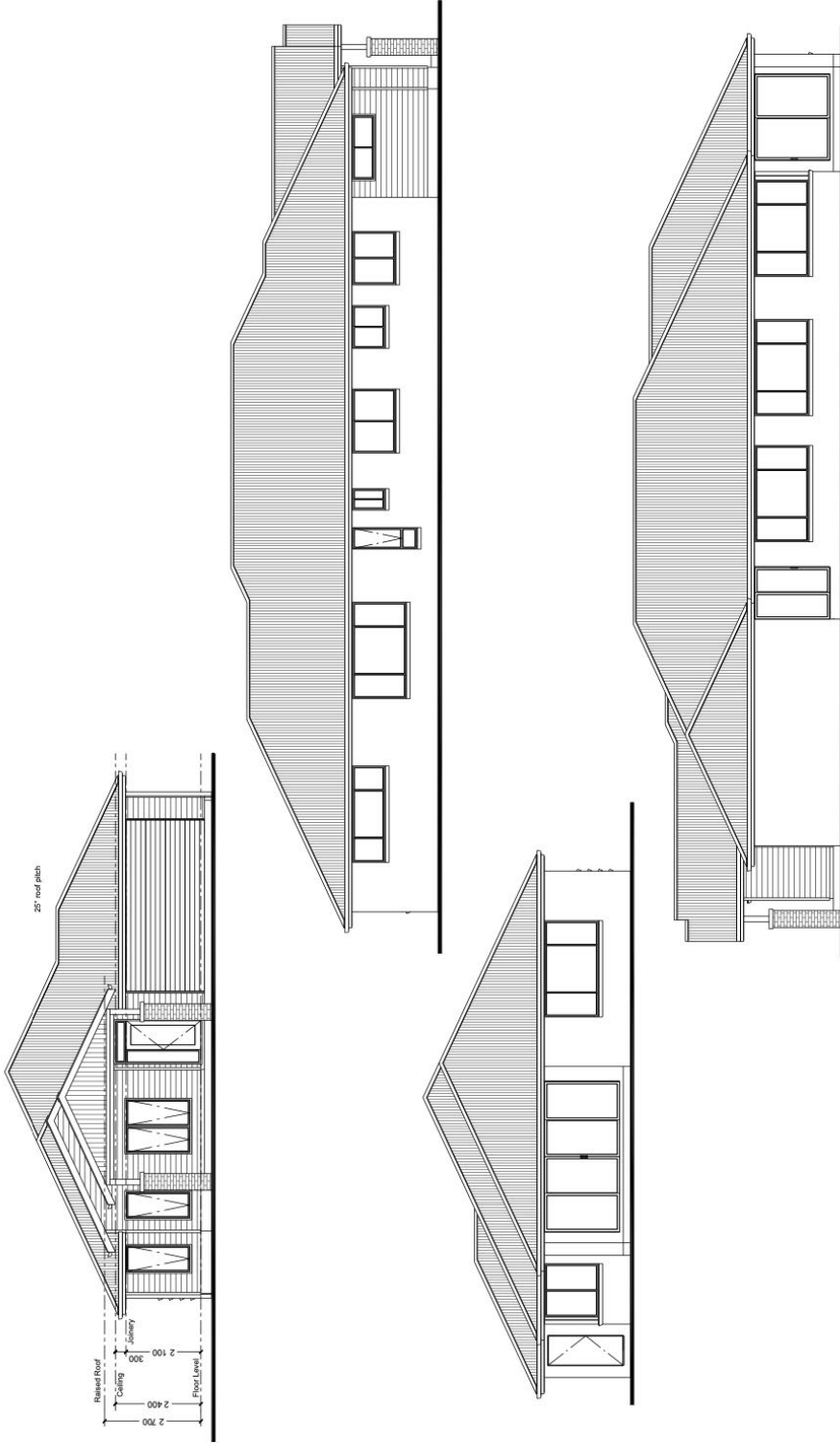
**FLOOR AREAS**  
 LIVING 237.5 m<sup>2</sup>  
 GARAGE 37.8 m<sup>2</sup>  
 ALFRESCO 17.4 m<sup>2</sup>  
 PORCH 5.4 m<sup>2</sup>

**TOTAL** 298.1 m<sup>2</sup>

**FLOOR PLAN**  
 Scale 1:100 @A3

**G.J. Gardner.**  
**HOMES**





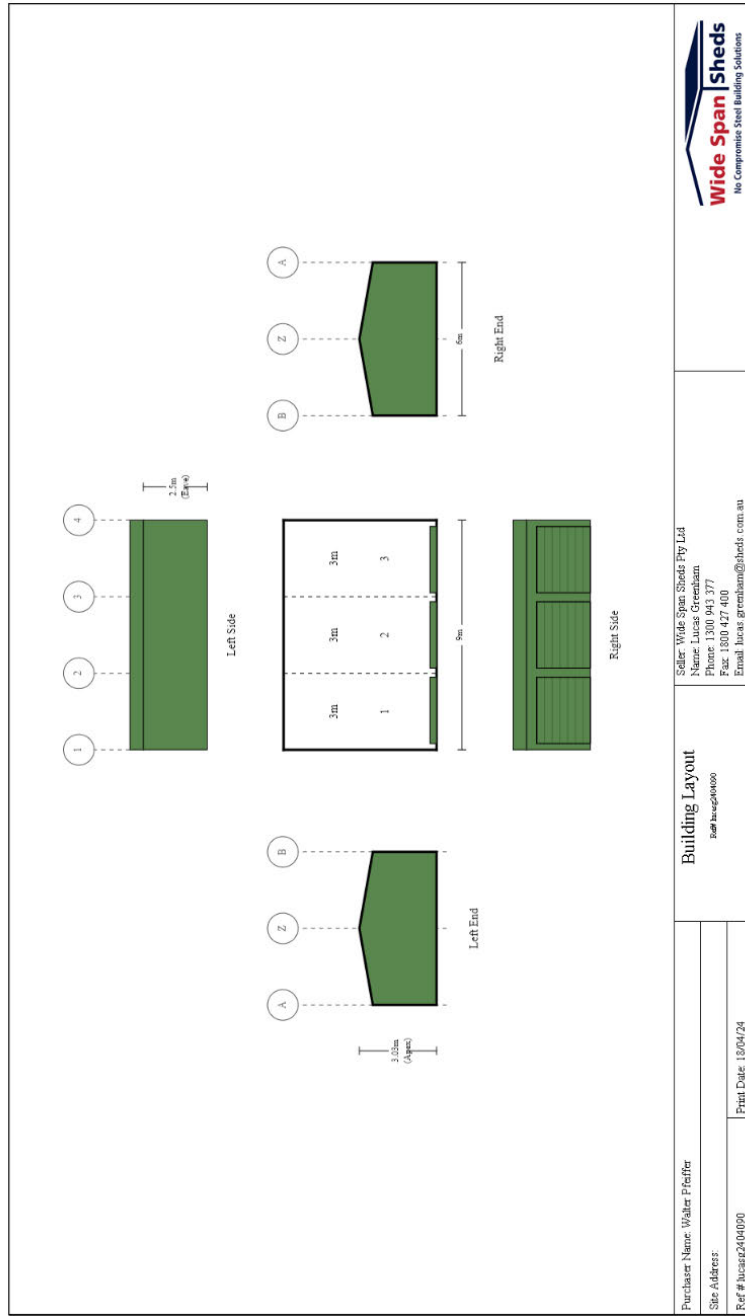
(Not available in all areas. Check Local office for availability.)


**BROADBEACH 300**  
 Hamptons Streetscape  
 Element Series

PLANS ARE SUBJECT TO LOCAL COUNCIL & DEVELOPERS GUIDELINES (COVENANTS).	
<b>CONCEPT</b>	5/12/2019
© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary	
<b>FLOOR AREAS</b>	<b>TOTAL 298.1 m<sup>2</sup></b>
LIVING	237.5 m <sup>2</sup>
GARAGE	37.8 m <sup>2</sup>
ALFRESCO	17.4 m <sup>2</sup>
PORCH	5.4 m <sup>2</sup>
<b>ELEVATIONS</b>	<b>Scale 1:100 @A3</b>
<b>Min. Lot Width</b>	16.0 m - 17.0 m

**G.J. Gardner.**  
 HOMES

# Building Layout



<b>Purchaser Name:</b> Walter Pfeifer <b>Site Address:</b> <b>Ref #:</b> wscspg2404000		<b>Building Layout</b> Bldg: wscspg24000		<b>Seller:</b> Wide Span Sheds Pty Ltd Name: Lucas Greenham Phone: 1300 943 377 Fax: 1300 427 400 Email: lucas.greenham@sheds.com.au	
<b>Site Address:</b> <b>Ref #:</b> wscspg2404000		<b>Building Layout</b> Bldg: wscspg24000		<b>Seller:</b> Wide Span Sheds Pty Ltd Name: Lucas Greenham Phone: 1300 943 377 Fax: 1300 427 400 Email: lucas.greenham@sheds.com.au	
<b>Ref #:</b> wscspg2404000		<b>Print Date:</b> 18/04/24		 No Compromise Steel Building Solutions	

## Appendix D – BAL assessment

### Bushfire Attack Level Assessment

#### Fire danger index

FDI 50

FDI 100

#### Vegetation Assessment within 150m of building

Vegetation Classification	North	South	East	West
Group A Forest & type	Tall open forest	<input type="checkbox"/>	Tall open forest	<input type="checkbox"/>
	Tall woodland	<input type="checkbox"/>	Tall woodland	<input type="checkbox"/>
	Open forest	<input checked="" type="checkbox"/>	Open forest	<input checked="" type="checkbox"/>
	Low open forest	<input type="checkbox"/>	Low open forest	<input type="checkbox"/>
	Pine plantation	<input type="checkbox"/>	Pine plantation	<input type="checkbox"/>
Group B Woodland & type	Woodland	<input type="checkbox"/>	Woodland	<input type="checkbox"/>
	Open woodland	<input type="checkbox"/>	Open woodland	<input type="checkbox"/>
	Low woodland	<input type="checkbox"/>	Low woodland	<input type="checkbox"/>
	Low open woodland	<input type="checkbox"/>	Low open woodland	<input type="checkbox"/>
	Open shrubland	<input type="checkbox"/>	Open shrubland	<input type="checkbox"/>
Group C Shrubland & type	Closed Heath	<input type="checkbox"/>	Closed Heath	<input type="checkbox"/>
	Open heath	<input type="checkbox"/>	Open heath	<input type="checkbox"/>
	Low shrubland	<input type="checkbox"/>	Low shrubland	<input type="checkbox"/>
Group D Scrub & type	Closed scrub	<input type="checkbox"/>	Closed scrub	<input type="checkbox"/>
	Open scrub	<input type="checkbox"/>	Open scrub	<input type="checkbox"/>
Group E Mallee/mulga	Tall shrubland	<input type="checkbox"/>	Tall shrubland	<input type="checkbox"/>
Group F Rainforest & type	Tall closed forest	<input type="checkbox"/>	Tall closed forest	<input type="checkbox"/>
	Closed forest	<input type="checkbox"/>	Closed forest	<input type="checkbox"/>
	Low closed forest	<input type="checkbox"/>	Low closed forest	<input type="checkbox"/>
Group G Grassland	Low open shrubland	<input type="checkbox"/>	Low open shrubland	<input type="checkbox"/>
	Hummock grassland	<input type="checkbox"/>	Hummock grassland	<input type="checkbox"/>
	Closed tussock grassland	<input type="checkbox"/>	Closed tussock grassland	<input type="checkbox"/>
	Tussock grassland	<input type="checkbox"/>	Tussock grassland	<input type="checkbox"/>
	Open Tussock	<input checked="" type="checkbox"/>	Open Tussock	<input checked="" type="checkbox"/>
	Sparse open tussock	<input type="checkbox"/>	Sparse open tussock	<input type="checkbox"/>
	Dense sown pasture	<input type="checkbox"/>	Dense sown pasture	<input type="checkbox"/>
	Sown pasture	<input type="checkbox"/>	Sown pasture	<input type="checkbox"/>
	Open herbfield	<input type="checkbox"/>	Open herbfield	<input type="checkbox"/>
	Sparse open herbfield	<input type="checkbox"/>	Sparse open herbfield	<input type="checkbox"/>
	Tussock moorland	<input type="checkbox"/>	Tussock moorland	<input type="checkbox"/>

#### Exclusions

	North	South	East	West
Clause 2.2.3.2	Non-vegetated areas, buildings, defendable space	Short-cropped grass	Short-cropped grass	Non-vegetated areas, waterbody, short-cropped grass

#### Distance from classified vegetation

Distance	North	South	East	West
	55m	39m	69m	52m

#### Effective slope under the classified vegetation

Effective slope	North	South	East	West
Upslope/0°	<input checked="" type="checkbox"/>	Upslope/0°	<input checked="" type="checkbox"/>	Upslope/0°
Downslope >0° to 5°	<input type="checkbox"/>	Downslope >0° to 5°	<input type="checkbox"/>	Downslope >0° to 5°
Downslope >5° to 10°	<input type="checkbox"/>	Downslope >5° to 10°	<input type="checkbox"/>	Downslope >5° to 10°
Downslope >10° to 15°	<input type="checkbox"/>	Downslope >10° to 15°	<input type="checkbox"/>	Downslope >10° to 15°
Downslope >15° to 20°	<input type="checkbox"/>	Downslope >15° to 20°	<input type="checkbox"/>	Downslope >15° to 20°

BAL:	19
Defendable space	35m or property boundary

BAL calculated using AS3959-2018 Table 2.4.2 and planning maps from land.vic.gov.au.  
Defendable space calculated using planning scheme document 53.02 Table 1.

Appendix E – Site Photos



Looking north from the proposed house site



Looking east from the proposed house site





**Looking south from the proposed house site**



**Looking west from the proposed house site**





**Property entrance – existing access**

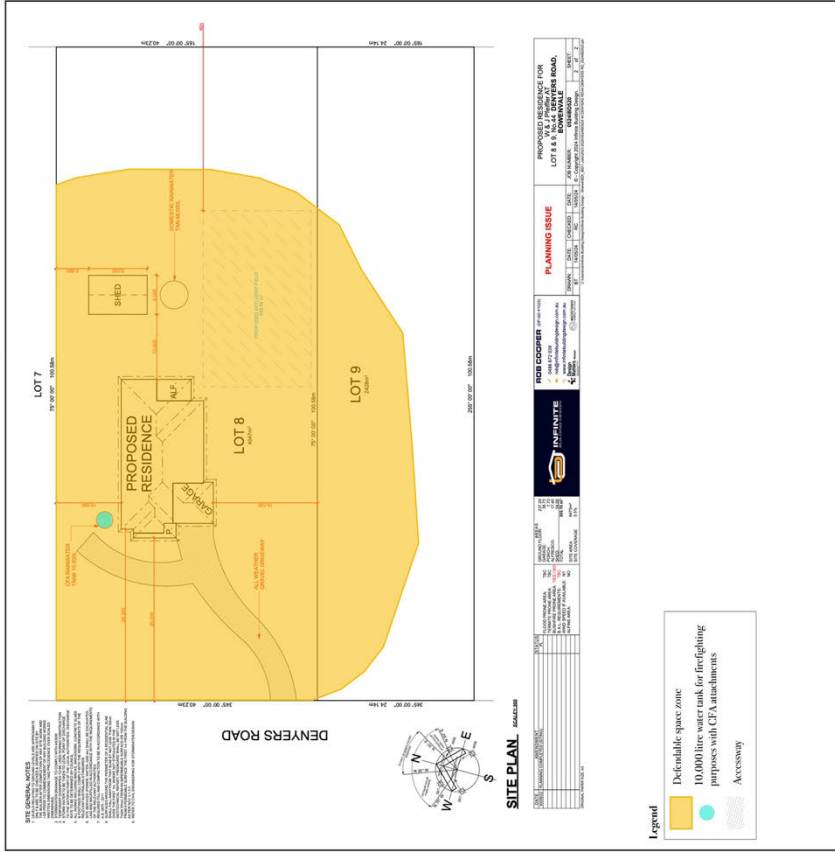


**Denyers Road looking north**



**Denyers Road looking south**

Bushfire Management Plan – CA8 & 9 Section 4A, 44 Denyers Road, Bowenvale



Bushfire Protection Measures

**Mandatory Condition**  
 The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defensible space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.

**a)Defensible Space**  
 Defensible space is provided for a distance of 35metres around the building or to the perimeter of the building, whichever is the greater:  
 Grass must be short cropped and maintained during the declared fire danger period.  
 All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.  
 Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.  
 Planting of trees and shrubs in height must not be placed within 3m of a window or glass front of the building.  
 Shrubbs must not be located under the canopy of trees.  
 Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.  
 Trees must not overhang or touch any elements of the building.  
 The canopy of trees must be separated by at least 5 metres.  
 There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

**b)Construction Standard**  
 The building must comply to a minimum Bushfire Attack Level of BAL - 19

**c)Water Supply**  
 The following requirements apply:  
 An effective capacity of 10,000 litres.  
 Be stored in an above ground water tank constructed of concrete or metal.  
 Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.  
 Include a separate outlet for occupant use.  
 Where a 10,000 litre water supply is required, the following fire authority fittings and access must be provided:  
 Be readily identifiable from the building or appropriate identification signage to the building.  
 Be located within 80 metres of the outer edge of the approved building.  
 The outlets of the water tank must be within 4 metres of the accessway and unobstructed.  
 Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA.3 thread per inch male fitting).  
 Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

**d)Access**  
 Access Required: No  
 Yes: The following design and construction requirements apply:  
 All-weather construction.  
 A load limit of at least 15 tonnes.  
 Provide a minimum trafficable width of 3.5 metres.  
 Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres beyond.  
 Curbets must have a minimum inner radius of 10 metres.  
 The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.  
 Dips must have no more than a 1 in 8 (12.5%) (7.1°) entry and exit angle.  
 Length of access is greater 100 metres: Yes  
 Where length of access is greater than 100 metres the following design and construction requirements apply:  
 A turning circle with a minimum radius of eight metres, or  
 The provision of other vehicle turning heads – such as a T or Y Head – which meet the specification of Austroad Design for an metre service vehicle.  
 Length of driveway is greater than 200 metres: Yes  
 Where length of access is greater than 200 metres the following design and construction requirement applies:  
 Passing bays are required at least every 200 metres that are a minimum 20 metres long and a minimum trafficable width of 6 metres.

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

VOLUME 12044 FOLIO 495

Security no : 124114069474U  
Produced 10/04/2024 04:28 PM

**LAND DESCRIPTION**

Crown Allotment 8 Section 4A Parish of Maryborough.  
PARENT TITLE Volume 00586 Folio 198  
Created by Application No. 141325F 19/12/2018

**REGISTERED PROPRIETOR**

[REDACTED]

**ENCUMBRANCES, CAVEATS AND NOTICES**

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

**DIAGRAM LOCATION**

SEE TP966715E 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: 44 DENYERS ROAD BOWENVALE VIC 3465

DOCUMENT END

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

VOLUME 12044 FOLIO 494

Security no : 124114069473V  
Produced 10/04/2024 04:28 PM

**LAND DESCRIPTION**

Crown Allotment 9 Section 4A Parish of Maryborough.  
PARENT TITLE Volume 00134 Folio 747  
Created by Application No. 141325F 19/12/2018

**REGISTERED PROPRIETOR**



**ENCUMBRANCES, CAVEATS AND NOTICES**

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

**DIAGRAM LOCATION**

SEE TP966715E 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: 44 DENYERS ROAD BOWENVALE VIC 3465

DOCUMENT END





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Document Identification	<b>TP966715E</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>10/04/2024 16:28</b>

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TITLE PLAN	EDITION 1	TP966715E
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<p><b>LOCATION OF LAND</b>                  PARISH: MARYBOROUGH                  TOWNSHIP:                  SECTION: 4A                  CROWN ALLOTMENT: 6,7,8,9                  LAST PLAN REFERENCE: TP746841A, TP603669M                     TP792612H                  DERIVED FROM: V.681 F.124, V.586 F.198, V.134 F. 747                  DEPTH LIMITATION: DOES NOT APPLY</p>	<p><b>NOTATIONS</b></p>
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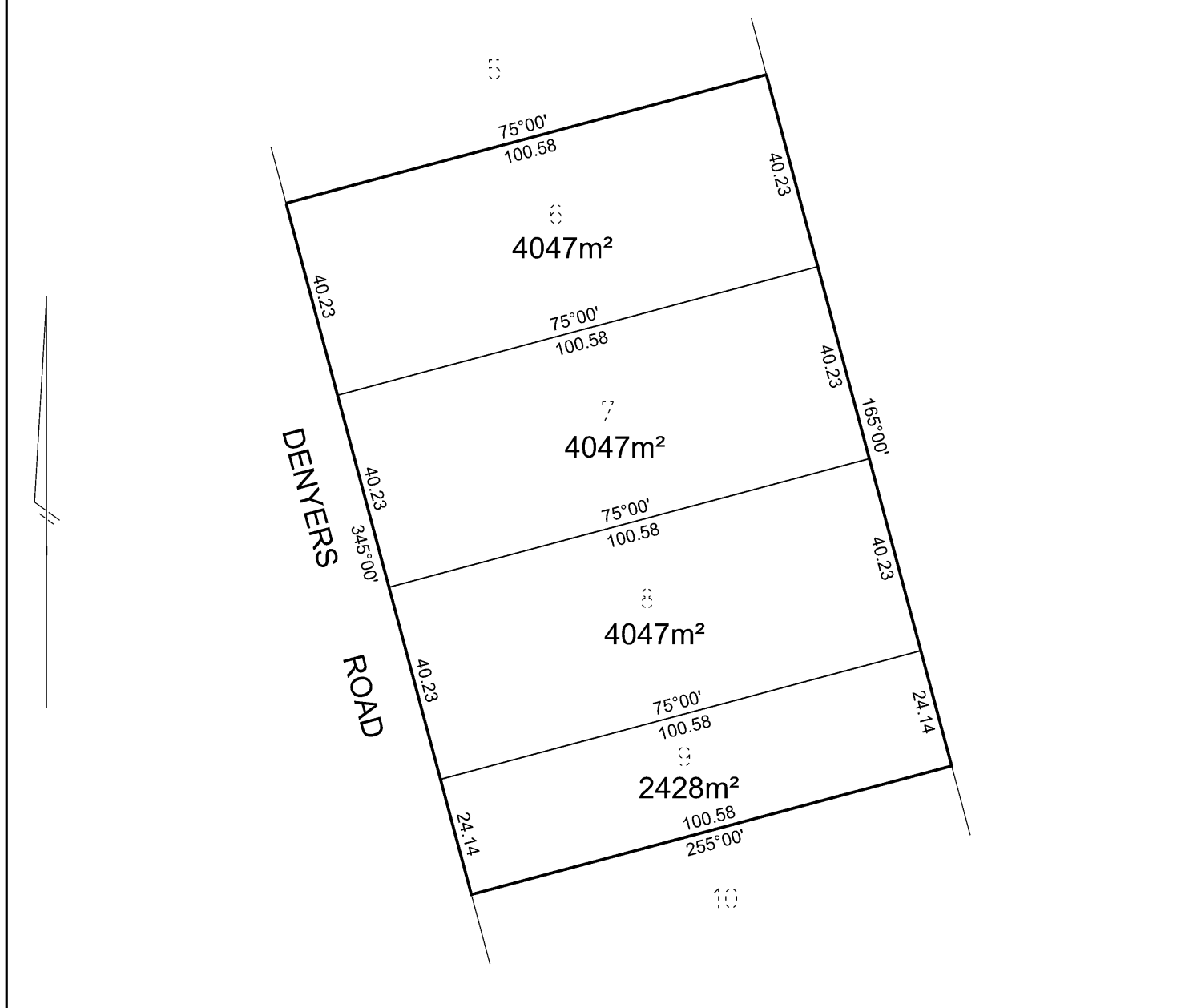
EASEMENT INFORMATION	THIS PLAN HAS BEEN PREPARED BY LAND VICTORIA FOR TITLE DIAGRAM PURPOSES
E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD) A - APPURTENANT EASEMENT	

Easement Reference	Purpose	Width (Metres)	Origin	Land benefited / In favour of

Checked by: GA

Date: 19/09/2018

Assistant Registrar of Titles





# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

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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 10/04/2024 04:28:09 PM

Status	Registered	Dealing Number	AU272582H
Date and Time Lodged	26/04/2021 12:46:05 PM		

### Lodger Details

Lodger Code	24114X
Name	INDEPENDENT CONVEYANCING GROUP PTY LTD
Address	
Lodger Box	
Phone	
Email	
Reference	

## TRANSFER

Jurisdiction	VICTORIA
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### 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

12044/494  
12044/495

### Transferor(s)

Name	[REDACTED]
ACN	[REDACTED]

### Estate and/or Interest being transferred

Fee Simple

### Consideration

\$AUD 129000.00

### Transferee(s)

Tenancy (inc. share)	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]



# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

Street Type [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Given Name(s) [REDACTED]  
[REDACTED]

Address  
Street Number 4  
Street Name [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**Duty Transaction ID**  
5063989

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 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 legislation and any Prescribed Requirement.

Executed on behalf of	JOSEPHINE PFEIFFER WALTER PFEIFFER
Signer Name	EVE CHAU
Signer Organisation	INDEPENDENT CONVEYANCING GROUP PTY LTD
Signer Role	LICENSED CONVEYANCER
Execution Date	20 APRIL 2021



# Department of Environment, Land, Water & Planning

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## Electronic Instrument Statement

### 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 legislation and any Prescribed Requirement.

[Redacted signature area]

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### File Notes:

NIL

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Statement End.



# REPORT TO SUPPORT THE APPLICATION FOR THE CONSTRUCTION OF A DWELLING AND SHED AT CA 8 AND 9, SEC 4A, 44 DENYERS ROAD, BOWENVALE

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Prepared by:



Applicant	Walter and Josephine Pfeiffer
Responsible Authority	Central Goldfields Shire Council
Planning Scheme	Central Goldfields Shire Planning Scheme
Title	CA8 and 9, Section 4A, 44 Denyers Road, Bowenvale 3465 Vol.12044 Fol.495
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



## CURRENT LAND USE, SITE AND SURROUNDS

The subject land at 44 Denyers Road, Bowenvale sits within the Rural Living Zone (RLZ). It consists of two titles, CA 8 and CA 9, Section 4A, and is a total of 6475m<sup>2</sup> in size. It has a 64.37m western frontage to Denyers Road, and a 64.37m eastern boundary and 100.58, north and south boundaries to other RLZ properties. An aerial image of the subject land follows below (please note that the cadastre boundaries (orange) are incorrect, so I've indicated property boundaries with blue lines):



Image 1: Satellite imagery Lot 8 and 9, 44 Denyers Road, Bowenvale (Nearmap 6 December 2023)

The land is vacant. There are a handful of small native trees in the southern portion of the site. Gated access is provided from Denyers Road to the centre of the western boundary. There is farm fencing to all boundaries.

The site has a very gentle fall from the western boundary to the east, with similar levels to surrounding properties.

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



Image 2. Existing conditions (front gate looking north-east to house site) (CVPC 7.2.24)

## **PROPOSAL**

To construct a 298.1m<sup>2</sup> four bedroom weatherboard clad dwelling, with attached double garage and alfresco, installation of a septic system, and a 9m x 6m shed. No trees need to be removed for any part of the proposal. Two rainwater tanks will be connected to the roof of the dwelling and shed, and will include 10,000L for firefighting purposes. Final colours for the dwelling, shed and tanks are 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 Bowenvale.

# 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 required for a dwelling on a lot less than 2 hectares.
- It is the only dwelling on the lot.
- The dwelling will be located less 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.

### 35.03-2 Use of land for a dwelling or small second dwelling

Requirement	Response
Access to the dwelling or small second 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 Denyers Road.
Each dwelling or small second 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.
The dwelling or small second 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 48,000L 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 for the dwelling as the proposed dwelling is a Section 2 use.
- The dwelling will be sited 82m from the nearest waterway
- No significant earthworks are proposed.
- The dwelling will be located within 500 metres (approximately 121m) 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*.

### 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
<p>The Municipal Planning Strategy and the Planning Policy Framework.</p>	<p>The proposal is generally supported by the MPS and PPF:</p> <p><b>02.03 STRATEGIC DIRECTIONS</b></p> <p><b>02.03-1: Settlement</b></p> <p>The subject site falls within the rural living zone area of Bowenvale, 4.5km from central Maryborough and 3.5km to Bowenvale. The location is easily accessible to Maryborough, with a well-maintained road, and serviced by reticulated electricity and communications, The dwelling can easily be entirely self-sufficient in terms of water and effluent management.</p> <p><b>02.03-2: Environment and landscape values</b></p> <p>No vegetation will be destroyed, lopped or removed as part of this proposal, and the development is sited a sufficient distance from significant watercourses, with the effluent management field over 60m from the waterway.</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><b>02.03-3 Environmental risks and amenity</b></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</p>

	<p>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><b>02.03-4 Natural resource management</b></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><b>02.03-5 Built environment and heritage</b></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><b>02.03-6 Housing</b></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 Erosion Management Overlay. The proposal is considered to comply with the EMO 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. The dwelling will make use of collected stormwater for domestic and firefighting purposes. The onsite domestic water tanks will be approximately 48,000L 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 are also RLZ. 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</p>	<p>The property owner is aware of the extractive industry operational in the property to the east of their site. It is</p>

<p>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>understood that the nature of the extraction operation is unlikely to adversely affect their accommodation in any way that would provide a discomfort to them.</p>
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<b>Agricultural issues</b>	<b>Response</b>
<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>

<b>Environmental issues</b>	<b>Response</b>
<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 350sqm, plus an area for the rainwater tanks, effluent field 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. EMO 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 EMO is provided below in further detail.</p>



	Revegetation can form part of a landscaping plan required via condition of permit should council determine this to be necessary.
The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.	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. A septic permit will be sought should a planning permit be issued.

<b>Design and Siting issues</b>	<b>Response</b>
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>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, shed 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>
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.	The dwelling, shed and rainwater tanks represent a common built form and choice of material for the area, reflecting the existing area's character.
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 Denyers Road, which is an existing unsealed road. The proposed driveway and crossover will provide vehicle access to the dwelling. Egress will be excellent for residents in the event evacuation is required.</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> .	The property owner is aware of the potential impact from the operational extractive industry and has sited the dwelling as far from the land as possible, while ensuring defensible space can be retained entirely within their property boundaries.

### 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 44.01 EROSION MANAGEMENT OVERLAY (EMO)

#### The purpose of this overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To protect areas prone to erosion, landslip, other land degradation or coastal processes by minimising land disturbance and inappropriate development.

#### 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.
Regional Catchment Strategy ( <i>Catchment and Land Protection Act 1994</i> ).	The site falls within land subject to the North Central Regional Catchment Strategy 2013-2019.
Civil construction, building and demolition guide (Publication 1834, Environment Protection Authority, November 2020).	The proposed dwelling will require a building permit and construction practices will be undertaken subject to EPA guidelines and to the satisfaction of the Responsible Authority.

Control of Erosion on Construction Sites, Soil Conservation Authority.	Construction practices will adhere to guidelines to the satisfaction of the Responsible Authority and any other authority as required by law.
Your Dam, an Asset or a Liability, Department of Conservation and Natural Resources.	Not applicable.
Any proposed measures to manage concentrated runoff and site drainage.	The dwelling and shed rooves will capture 100% of stormwater runoff for domestic and firefighting purposes. Tanks are to be installed with a total 58,000L capacity. Roof runoff has been calculated using an anticipated average rainfall of 400mm per annum, on a roof area of 345sqm, to equal approximately 138,000 litres rain harvest per annum, assuming the tank can fill 3 times per year, requiring a minimum tank size of 46,000L.
Any proposed measures to minimise the extent of soil disturbance.	The driveway is proposed to be constructed of all-weather gravel and will require no soil disturbance. The dwelling will be constructed on a slab and rainwater tank will be on pads, requiring very little soil disturbance.
Whether the removal of vegetation will increase the possibility of erosion, the susceptibility to landslip or other land degradation processes, and whether such removal is consistent with sustainable land management.	No vegetation will be removed as part of the proposal.
The need to stabilise disturbed areas by engineering works or revegetation.	There will be very little disturbance to soil and no engineering or revegetation works are anticipated.
Whether the land is capable of providing a building envelope which is not subject to high or severe erosion concern.	The land is capable of providing a building envelope, driveway and pads for rainwater tanks that are relatively flat and will require limited earthworks and are not subjected to erosion concerns.
Whether buildings or works are likely to cause erosion or landslip.	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.
Whether access and servicing of the site or building envelope is likely to result in erosion or landslip.	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

	<p>waterways, drainage lines or reservoirs and reduce the percentage of total suspended solids entering these waterways.</p> <p>An effluent management system will be designed to accommodate an anticipated future load calculated on a four-bedroom dwelling. The design will be sourced from the Code of Practice - Onsite Wastewater Management, E.P.A. Publication 891.4, table 4.</p>
<p>Land Capability Report (if prepared) as developed by the Department of Environment, Land, Water and Planning.</p>	<p>No Land Capability Report has been prepared. Anticipated design wastewater load will be calculated on a four-bedroom dwelling, with the design sourced from the Code of Practice - Onsite Wastewater Management, E.P.A. Publication 891.4, table 4 and adopting 150L/person/day as a household with full water reduction fixtures. A septic permit will be applied for during the building permit phase.</p>

## **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 35m from the edges of the dwelling or to the property boundary, whichever is closest. AltM 3.3 is proposed for part of the defendable space to be included on land adjacent to the site to the north and west, as there is reasonable assurance that the land will remain or continue to be managed in its present condition.

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 forest 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.

### **Extractive Industry Work Authorities (WA1302)**

Proposed use and development of land in an EIIA, or within specified proximity to existing quarries or protected SERAs are subject to planning scheme provisions to ensure such new uses do not unreasonably restrict quarrying or are not excessively affected by quarrying. Such provisions include clause 52.09, rural zones, the State Resource Overlay (clause 44.07) and policy considerations around land use incompatibility in clause 13.07-1.

**Clause 52.09** states that notice of an application must be given in accordance with section 52(1)(c) of the Act to the person or body specified as the person or body to be notified in Clause 66.05.

**Clause 44.07** does not apply.

### **Clause 13.07-1S Amenity, Human Health and Safety: Land use compatibility**

The stated objective is to protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts. Strategies

- Ensure that use or development of land is compatible with adjoining and nearby land uses
- Avoid locating incompatible uses in areas that may be impacted by adverse off-site impacts from commercial, industrial and other uses.
- Avoid or otherwise minimise adverse off-site impacts from commercial, industrial and other uses through land use separation, siting, building design and operational measures.
- Protect commercial, industrial and other employment generating uses from encroachment by use or development that would compromise the ability of those uses to function safely and effectively.

The proposed dwelling is sited, as are others in the neighbourhood, within 500m of the extractive industry site operated by Doran Earthmoving Pty Ltd. The property owners are aware of the operation and are very comfortable to construct their home in this place, and understand that part of rural living is to be among the sounds and smells of rural life. The property owners are aware that it is to be expected that there will be some noise and dust from the site.

### **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.