Pyrenees Shire Council

Planning Enquiries
Phone: (03) 5349 1100
Web: www.pyrenees.vic.gov.au

Office Use Only

VicSmart: **No**

Specify class of VicSmart application:

Application No: **REFPA20250146**

Date Lodged: **16/12/2025**

Application for
Planning Permit

If you need help to complete this form, read How to complete the Application for Planning Permit form.

⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.

⚠ **Questions marked with an asterisk (*) are mandatory and must be completed.**

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

Application type

Is this a VicSmart Application?*

No

If yes, please specify which VicSmart class or classes:

⚠ If the application falls into one of the classes listed under Clause 92 or the schedule to Clause 94, it is a VicSmart application

Pre-application meeting

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

True

If 'yes', with whom?: **Virgina Mcleod**

Date:**3/11/2025** day / month / year

The Land ⓘ

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address*

Unit No:	St. No: **490**	St. Name: **CLUNES-EVANSFORD ROAD**

Suburb/Locality: **EVANSFORD** Postcode: **3371**

Formal Land Description*
Complete either A or B

⚠ This information can be found on the certificate of title.

A Lot No: ○ Lodged Plan ○ Title Plan ○ Plan of Subdivision No:

OR

B Crown Allotment No: **10,11,12** Section No:

Parish/Township Name: **CARALULUP**

If this application relates to more than one address, please attach details.

The Proposal

⚠ 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.

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

PROPOSED NEW SINGLE STOREY DWELLING & ASSOCIATED GARAGE / FREE STANDING SHED @ #490 CLUNES-EVANSFORD RD, EVANSFORD - 3371.

Provide additional information on 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 **$100,000.00**

⚠ You may be required to verify this estimate
Insert '0' if no development is proposed

Insert '0' if no development is proposed (eg. change of use, subdivision, removal of covenant, liquor licence)

Existing Conditions ⓘ

Describe how the land is used and developed now*

Eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

VACANT SITE

Provide a plan of the existing conditions. Photos are also helpful.

Title Information ⓘ

Encumbrances on title*

If you need help about the title, read: How to complete the Application for Planning Permit form

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?

- ◯ Yes. (if 'yes' contact Council for advice on how to proceed before continuing with this application.)
- ◯ No
- ◯ Not applicable (no such encumbrance applies).

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

Applicant and Owner Details ⓘ

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit

Name:
Title: **MR** | First Name: **Micheal** | Surname: **Mu**

Organisation (if applicable):

Postal Address | If it is a PO Box, enter the details here:
Unit No: | St. No: **PO BOX 59,** | St. Name: **Military RD**

Suburb/Locality: **Avondale Heights** | State: **Vic** | Postcode: **3034**

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

Contact person's details* | Same as applicant (if so, go to 'contact information') ☐

Name:
Title: **MR** | First Name: **Michael** | Surname: **Mu**

Organisation (if applicable): **Mu**

Postal Address

Unit No.:

St. No.: **PO Box 59, Avondale Heights**

If it is a PO Box, enter the details here:

St. Name: **PO Box 59, Avondale Heights**

Suburb/Locality: **Avondale Heights**

State: **Vic**

Postcode: **3034**

*Please provide at least one contact phone number **

Contact Information

Business Phone: **0412098287**

Email: **m2bdnd@hotmail.com**

Mobile Phone: **0412098287**

Fax:

Owner *

The person or organisation who owns the land

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

Name:

Title: [redacted]

First Name: [redacted]

Surname: [redacted]

Organisation (if applicable):

Postal Address

Unit No.:

St. No.: [redacted]

If it is a PO Box, enter the details here:

St. Name: [redacted]

Suburb/Locality: [redacted]

State: [redacted]

Postcode: [redacted]

Owner's Signature (optional):

Date:

day / month / year

Information Requirements

Is the required information provided?

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

- ○ Yes
- ○ No

Declaration ⓘ

This form must be signed by the applicant*

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

I declare that I am the applicant; and that all the information in this application is true and correct and the owner (if not myself) has been notified of the permit application.

Signature: N. Nii

Date:16 December 2025

day / month / year

Checklist ⓘ

Have you:

- ☐ Filled in the form completely?
- ☐ Paid or included the application fee?

⚠ Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

- Provided all necessary supporting information and document?
  - ☐ A full and current copy of the information for each individual parcel of land forming the subject site.
  - ☐ A plan of existing conditions.
  - ☐ Plans showing the layout and details of the proposal.
  - ☐ Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.
  - ☐ If required, a description of the likely effect of the proposal (eg traffic, noise, environmental impacts).

Lodgement ⓘ

Lodge the completed and signed form and all documents with:

Pyrenees Shire Council
5 Lawrence Street BEAUFORT Vic 3373

Telephone: (03) 5349 1100

Contact information:
Telephone: (03) 5349 1100
Email: pyrenees@pyrenees.vic.gov.au

ARCHITECTURAL PLANS:

TP01	- EXISTING CON.	- URBAN CONTEXT & DRAWING REGISTER
TP02	- PROPOSED	- SITE LOCALITY & SETOUT PLAN.
TP03	- PROPOSED	- LCA & BMO DESIGN & NOTATION/S.
TP04	- PROPOSED	- FLOOR PLAN.
TP05	- PROPOSED	- ROOF & STORMWATER PLAN.
TP06	- PROPOSED	- EXTERNAL ELEVATIONS - SHEET 1/2.
TP07	- PROPOSED	- EXTERNAL ELEVATIONS - SHEET 2/2.
TP08	- PROPOSED	- GARAGE / STORAGE SHED - FLOOR / ROOF PLANS & EXTERNAL ELEVATIONS.

SITE STATISTIC

EXISTING CONDITION:			
CARPORT / GARAGE	:	0.0m2	0.0sq's
GROUND FLOOR	:	0.0m2	0.0sq's
UPPER FLOOR	:	0.0m2	0.0sq's
TOTAL	:	0.0m2	0.0sq's
TOTAL SITE AREA	:	6.89 HECTARE	
TOTAL PORCH / SHED AREAS	:	0.0m2	
TOTAL GRND COVER AREA's	:	0.0m2	
TOTAL SITE COVERAGE	:	0.0%	
PERMEABLE SURFACE	:	100.0%	6.89 HECTARE
EXISTING - SPOS	:	6.89 HECTARE	
PROPOSED:			
CARPORT / GARAGE	:	71.5m2	7.7sq's
GROUND FLOOR	:	261.5m2	28.1sq's
UPPER FLOOR	:	0.0m2	0.0sq's
TOTAL	:	333.0m2	35.8sq's
TOTAL SITE AREA	:	6.89 HECTARE	
TOTAL PORCH / SHED AREAS	:	164.0 (VERANDAH) + 100.0 (SHED) = 264.0m2	
TOTAL GRND COVER AREA's	:	597m2	
TOTAL SITE COVERAGE	:	0.086%	
PERMEABLE SURFACE	:	99.1%	68,303m2
EXISTING - SPOS	:	APP. 6.83 HECTARE	

PLEASE NOTE:
1. THE REQUIRED GARDEN AREA FOR THIS PROJECT - COMPLY (WELL OVER THE REQ'MT).
2.PERMEABLE SURFACE - COMPLY (WELL OVER THE REQ'MT).
3.SPOS - COMPLY (WELL OVER THE REQ'MT).

PLEASE NOTE:
THIS SITE IS LOCATED WITHIN AN AREA PRONE TO TERMITES:
WHERE THE BUILDING (OTHER THAN A CLASS 10A) IS LOCATED WITHIN A DESIGNATED TERMITE INFECTION AREA, THE BUILDING SHALL BE PROTECTED IN ACCORDANCE WITH THE RELEVANT NCC & AS3660.1-CURRENT TERMITE MANAGEMENT SYSTEM APPLICABLE TO NEW WORK (SEE POINT 30 WITHIN GENERAL NOTES FOR FURTHER DETAIL/S).

PRELIMINARY 20260210

Notes	Notes	Notes	Revision	Date
			-	-

Project
PROPOSED NEW SINGLE STOREY DWELLING & ASSOCIATED GARAGE / FREE STANDING SHED @ #28
D - 3371.
[redacted]

Drawing Title
EXISTING CONDITION: URBAN CONTEXT DRAWING & DRAWING REGISTER.
-

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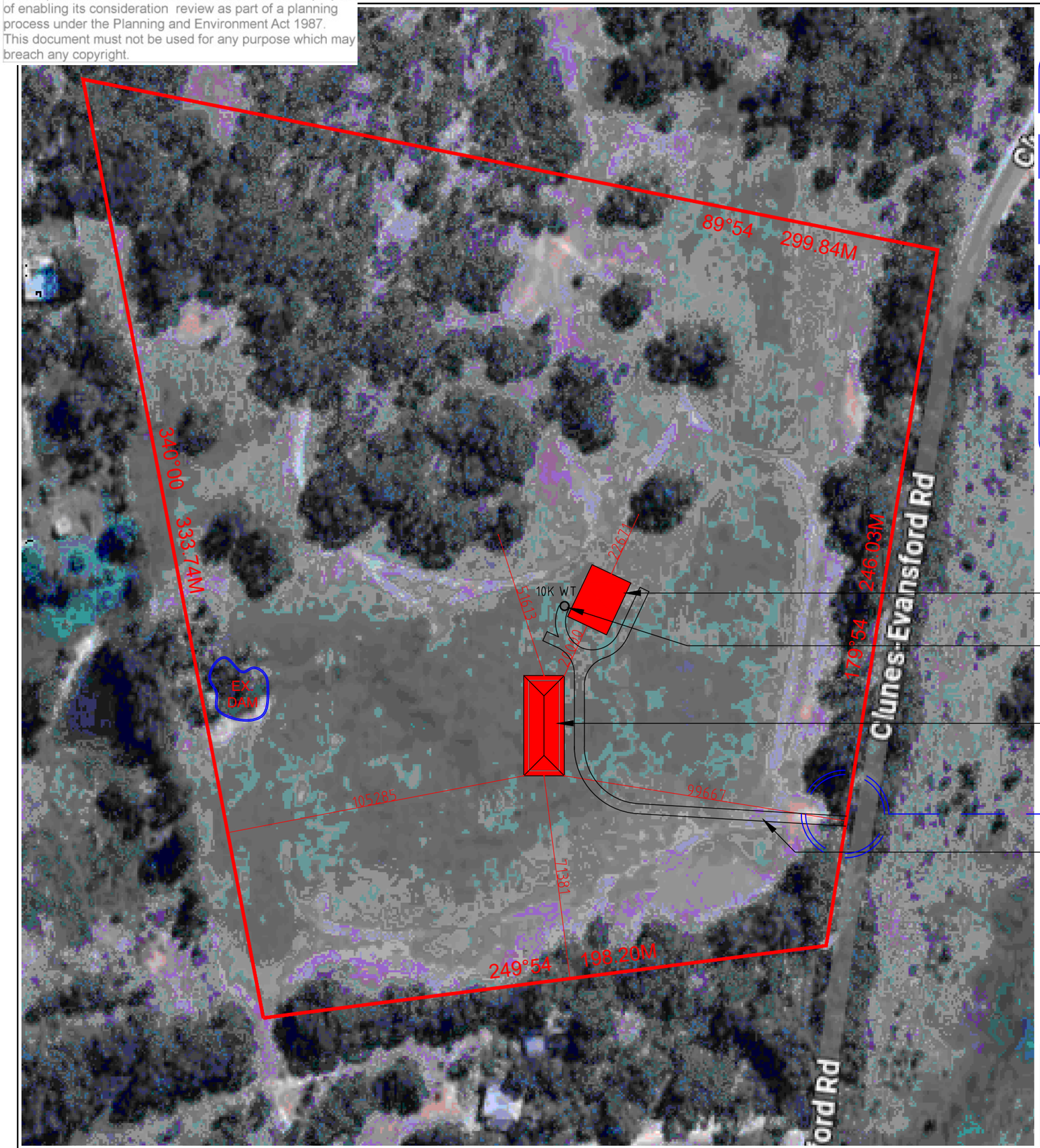
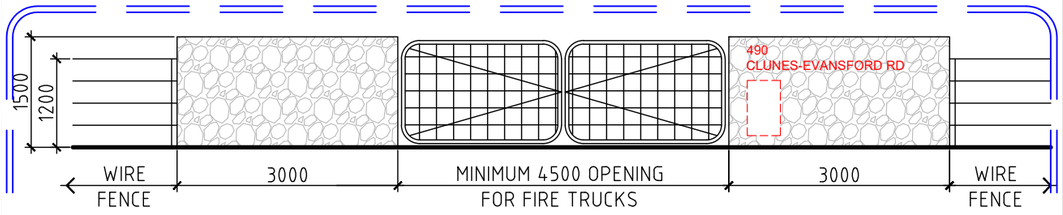
m2 building design + drafting

Scale.	1:1500 on A3
Date.	OCT. 2025
Drawn.	
Checked	
File No.	
Project No.	-
Drawing No.	TP01

North.





FRONT ENTRY ACCESS

SELECTED STONE FINISH WING WALLS TO BOTH SIDES OF GATE.
INCORPORATE STREET NUMBER INTO STONE WING WALL.
INCORPORATE MAIL RECEIVING (LETTER & PARCEL BOX) INTO STONE WING WALL.
METAL GATES EITHER MANUALLY OR REMOTE CONTROLLED OPERATED.
REMAINING LENGTH OF FRONT FENCE TO BE EXISTING WIRE FENCING.
VEHICLE ACCESS

- 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 VERTICALLY.
- CURVES 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.

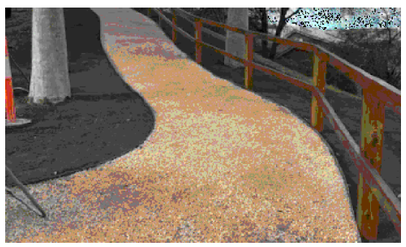
1. FUTURE PROPOSED GARAGE / STORAGE SHED BY OTHER.
2. ALLOW FOR EXTERNAL POWER FOR FUTURE SHED AS DETERMINED BY CLIENT WITH BUILDER.

10K WATERTANK LOCATED BEHIND FUTURE SHED WITH MINIMUM ACCESS ROAD WIDTH OF 3.5M WIDE WITH 0.5M CLEAR ENCROACHMENT ON EACH SIDE.

1. ALLOW TO REFER TO ALL PROPOSED DRAWING SHEETS FOR EXTENT OF PROPOSED NEW BUILDING & WORKS APPLICABLE FOR THIS PROJECT.
2. BUILDER TO CONFIRM FINAL SITING OF PURPOSED DWELLING ON SITE WITH CLIENT.
3. BUILDER TO DETERMINE WITH CLIENT FOR INTERNAL ACCESS ROADS
4. ALLOW FOR EXTERNAL POWER FOR FUTURE LANDSCAPING AS DETERMINED BY CLIENT WITH BUILDER.
5. ALL SITE WORKS TO BE DETERMINED ON BY BUILDER & CLIENT ON SITE.

VEHICULAR ACCESS

EXTENT OF ALL NEW INTERNAL &/OR ANY FUTURE ACCESS ROAD TO BE OF 3.5M IN WIDTH & TO COMPLY WITH VEHICLE ACCESS REQUIREMENT AS DETAILED ABOVE.



ALL ACCESS DRIVEWAY TO BE MINIMUM 3.5M WIDE & BE OF COMPRESSED TUSCAN / LILYDALE TOPPING &/OR SIMILAR AS APPROVED BY TP DEPARTMENT.

PLEASE NOTE:
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PRELIMINARY 20260210

Notes	Notes	Notes	Revision	Date
			-	-

Project
PROPOSED NEW SINGLE STOREY DWELLING & ASSOCIATED GARAGE / FREE STANDING SHED @ #28 SEVERINOS RD, EVANSFORD - 3371.
[redacted]

Drawing Title
PROPOSED:
SITE LOCALITY & SETOUT PLAN.
-
-

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Drawing No.	TP02
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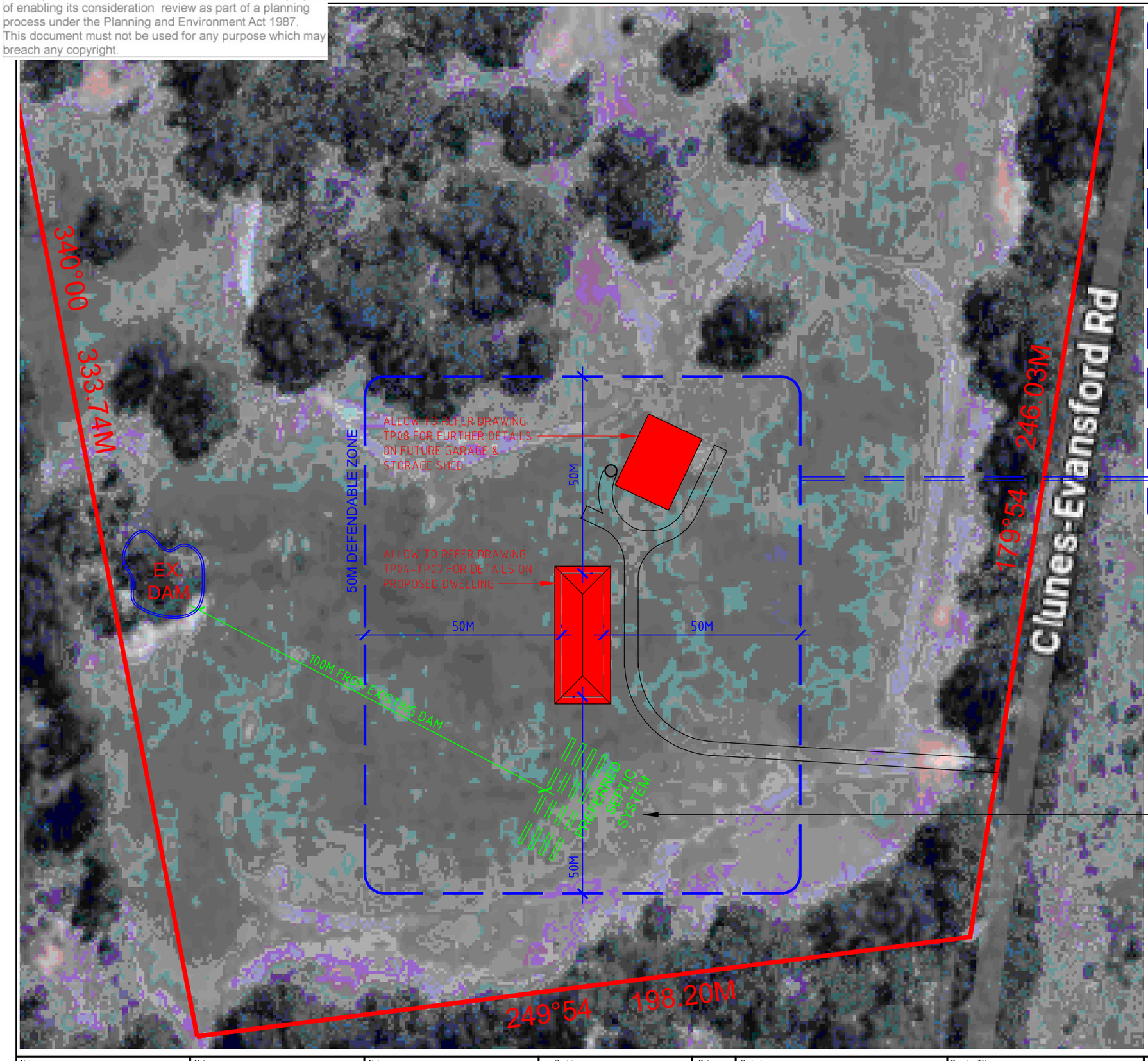

BUSHFIRE MANAGEMENT & BAL RATING BY GEOKAL.

BAL RATING - 12.5

- ALLOW TO REFER REPORT AS PREPARED BY GEOKAL SERVICES FOR BAL-12.5 RATING ASSESSMENT AS PROVIDED.

DEFENDABLE SPACE

DEFENDABLE SPACE IS PROVIDED FOR A DISTANCE OF 50 METRES AROUND THE BUILDING OR TO THE PROPERTY BOUNDARY WHICHEVER IS THE LESSER AND MANAGED IN ACCORDANCE WITH THE FOLLOWING:

- 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
- PLANTS GREATER THAN 10 CENTIMETRES IN HEIGHT MUST NOT BE PLACED WITHIN 3M OF A WINDOW OR GLASS FEATURE OF THE BUILDING.
- SHRUBS 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

VEHICLE ACCESS

- 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 VERTICALLY.
- CURVES 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.

LCA & SEPTIC SYSTEM BY BALLARAT SOIL TESTING

THE PROPOSED EFFLUENT MANAGEMENT AREA IS LOCATED ABOVE THE 1:100 FLOOD LEVEL & BY USING PRIMARY TREATMENT & CONVENTIONAL ABSORPTION TRENCH & BEDS, THERE WILL BE AMPLE PROTECTION OF SURFACE WATERS & GROUNDWATER.

SHOULD SECONDARY TREATMENT BE INSTALLED, AN AERATED WASTEWATER TREATMENT SYSTEM (AWTS) & PRESSURE COMPENSATING SUBSURFACE IRRIGATION IS THE RECOMMENDED SYSTEM.

SPECIFICALLY, WE RECOMMEND THE FOLLOWING:

- PRIMARY TREATMENT OF WASTEWATER BY AN EPA-ACCREDITED SEPTIC TANK.
- LAND APPLICATION OF WASTEWATER IN A 120 LINEAL METRES (MINIMUM) CONVENTIONAL TRENCH AND BED SYSTEM.
  - LENGTH OF EACH TRENCH - 30 METRES
  - WIDTH OF EACH TRENCH - 1.0 METRE
  - SPACING BETWEEN TRENCHES - 2.0 METRES
  - TOTAL EFFLUENT FIELD AREA - 300M2
- LOCATION OF LAND APPLICATION AREA TO THE SOUTH OF THE PROPOSED DWELLING.
- INSTALLATION OF WATER SAVING DEVICES IN THE NEW RESIDENCE TO REDUCE THE EFFLUENT LOAD FOR ONSITE DISPOSAL.
- USE OF LOW PHOSPHORUS AND LOW SODIUM (LIQUID) DETERGENTS TO IMPROVE EFFLUENT QUALITY AND MAINTAIN SOIL PROPERTIES.
- OPERATION AND MANAGEMENT OF THE TREATMENT AND DISPOSAL SYSTEM IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, THE EPA CERTIFICATE OF APPROVAL, THE GUIDELINE FOR ONSITE WASTEWATER MANAGEMENT, EPA VICTORIA, MAY 2024 AND THE RECOMMENDATIONS MADE IN THIS REPORT.
- ALLOW TO REFER TO FULL REPORT FOR LCA REPORT AS PERPARED BY BALLARAT SOIL TESTING AS PROVIDED FOR FURTHER CLARIFICATION/S.
- FULL SEPTIC SYSTEM TO BE MADE AS A CONDITION OF PERMIT TO BE PREPARED BY OTHERS AS DETERMINED BY CLIENT.

PRELIMINARY 20260210

Notes	Notes	Notes	Revision	Date
			-	-

Project: PROPOSED NEW SINGLE STOREY DWELLING & ASSOCIATED GARAGE / FREE STANDING SHED @ #28 SEVERINOS RD, EVANSFORD - 3371.

[redacted]

Drawing Title: PROPOSED: LCA & BMO DESIGN & NOTATION/S.

-

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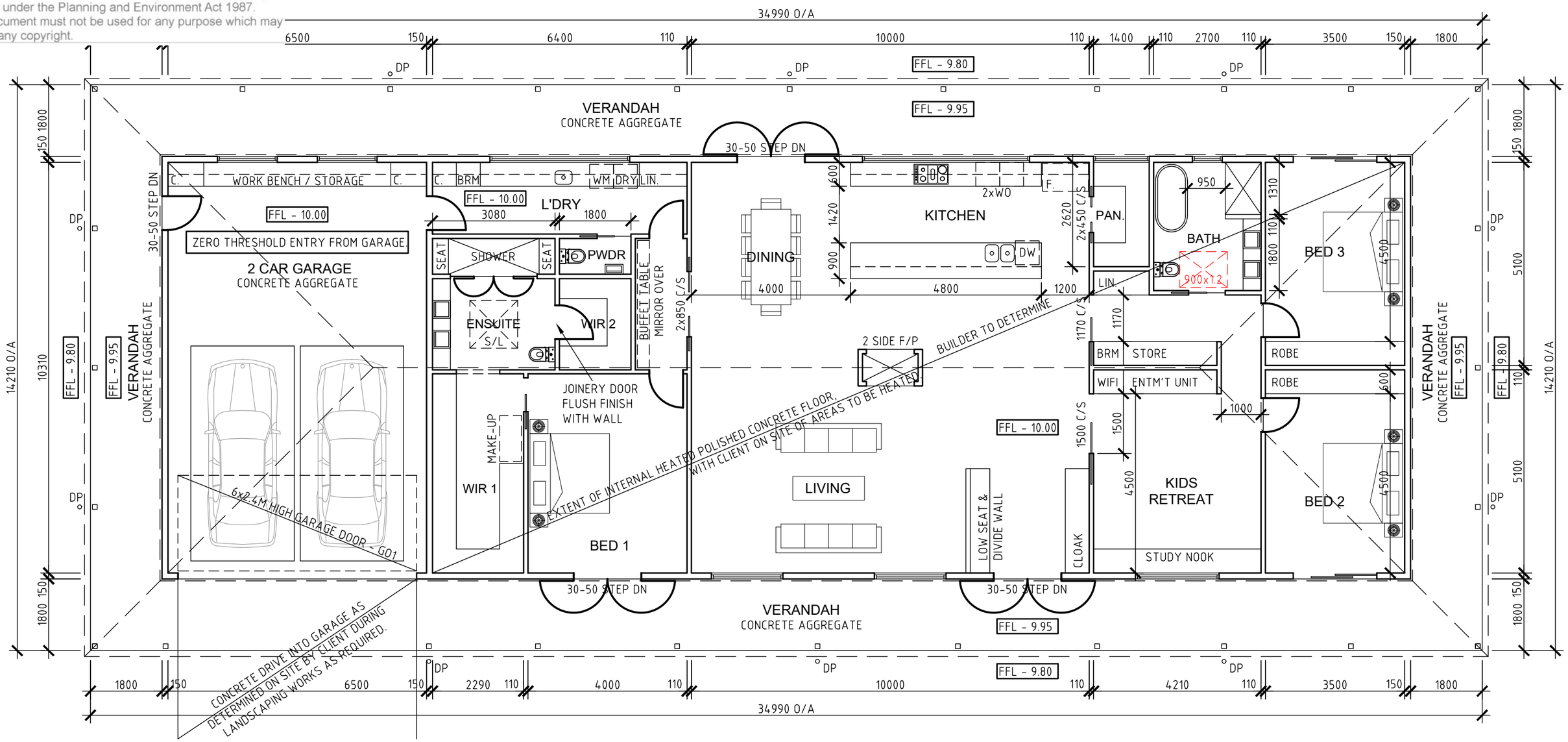
Date. OCT. 2025	Project No. -	
Drawn.	Drawing No. TP03	
Checked		



PROPOSED FLOOR PLAN NOTES:

DENOTES NEW 90X45 MPG10 STUD WALLS WITH 10MM P'BOARD ON BOTH SIDES UNLESS OTHERWISE INDICATED.

DENOTES NEW 90X45 MPG10 STUD WALLS WITH 10MM P'BOARD INTERNALLY & SELECTED W'BOARD EXTERNALLY, UNLESS OTHERWISE INDICATED.

NEW INTERNAL NON-LOAD BEARING WALL FRAMING:

- 90X45MM MPG10 STUD WALLS UP TO 4000MM HIGH.
- 120X45MM MPG10 STUD WALLS UP TO 4200MM HIGH.
- ALL STUDS ARE TO BE SPACED @ 450MM CTS MAX. UNLESS OTHERWISE INDICATED &/OR BY STRUCTURAL ENGINEER.
- ALL NEW TIMBER WEATHERBOARD CLADDING TO BE AS PER PART 3.5.3.2 OF THE NCC-2012 - IF & WHERE IS APPLICABLE.

dp&dp/s — NEW DOWNPIPE/S TO CONNECT INTO EXISTING L.P.D. BUILDER TO DETERMINE ONSITE. REFER ROOF PLAN FOR FURTHER DETAIL/S.

720 / 850 — DENOTES CLEAR DOOR OPENINGS, ALL NEW INTERNAL DOORS TO BE SEMI-HOLLOW DOORS AS SELECTED BY CLIENT.

W01 — DENOTE NEW WINDOW/S.

PRELIMINARY 20260210

Notes	Notes	Notes	Revision	Date
			-	-

Project: PROPOSED NEW SINGLE STOREY DWELLING & ASSOCIATED GARAGE / FREE STANDING SHED @ #28 SEVERINOS RD, EVANSFORD - 3371. [redacted]

Drawing Title: PROPOSED: FLOOR PLAN. - -

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Date. OCT. 2025	Project No. -	
Drawn.	Drawing No. TP04	
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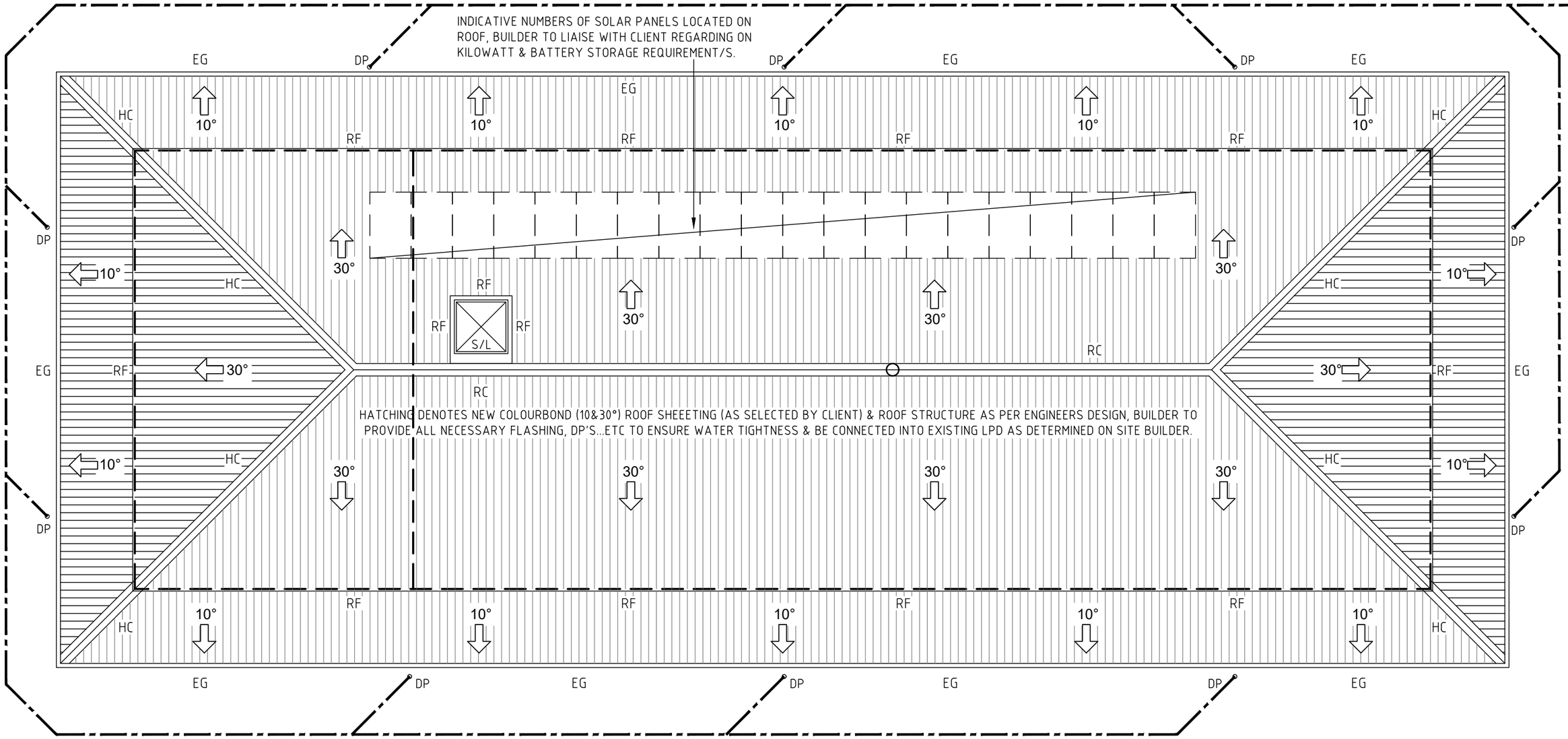
THIS STORMWATER DIAGRAM IS SHOWN ARBITRARILY. BUILDER TO CONNECT ALL NEW DOWNPIPES INTO EXISTING L.P.D. &/OR WATER TANKS AS DETERMINED ON SITE.



ROOFLEGEND:

EG	NEW EAVE GUTTER AS SELECTED BY CLIENT.
DP/S	APPROXI. LOCATION OF NEW 90MM DIAMETER DP'S, DP/SP (SPREADER) & RAIN WATERHEAD TO BE CONNECTED INTO LPD OR SIMILAR, BUILDER TO DETERMINE ONSITE.
RWH	NEW RAINHEAD WITH OVERFLOW RELIEF & DP AS SELECTED BY CLIENT - IF APPLICABLE.
BC	NEW BARGE CAPPING TO SUIT ROOF MATERIAL.
RC	NEW RIDGE CAPPING TO SUIT ROOF MATERIAL.
HC	NEW HIP CAPPING TO SUIT ROOF MATERIAL.
VG	NEW VALLEY GUTTER TO SUIT ROOF MATERIAL.
RF	NEW ROOF FLASHING TO SUIT.
PC	NEW PARAPET CAPPING TO SUIT - IF APPLICABLE.
RF	ROOF FLASHING TO SUIT & AS REQUIRED.
TF	NEW TIMBER FASCIA.
10°	NEW APPROXIMATE ROOF PITCH, BUILDER TO DETERMINED ON SITE.
⇨	DENOTES EXTENT OF NEW ROOF FALL.

PRELIMINARY 20260210

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Project: PROPOSED NEW SINGLE STOREY DWELLING & ASSOCIATED GARAGE / FREE STANDING SHED @ #28 SEVERINOS RD, EVANSFORD - 3371. [redacted]

Drawing Title: PROPOSED: ROOF PLAN. - -

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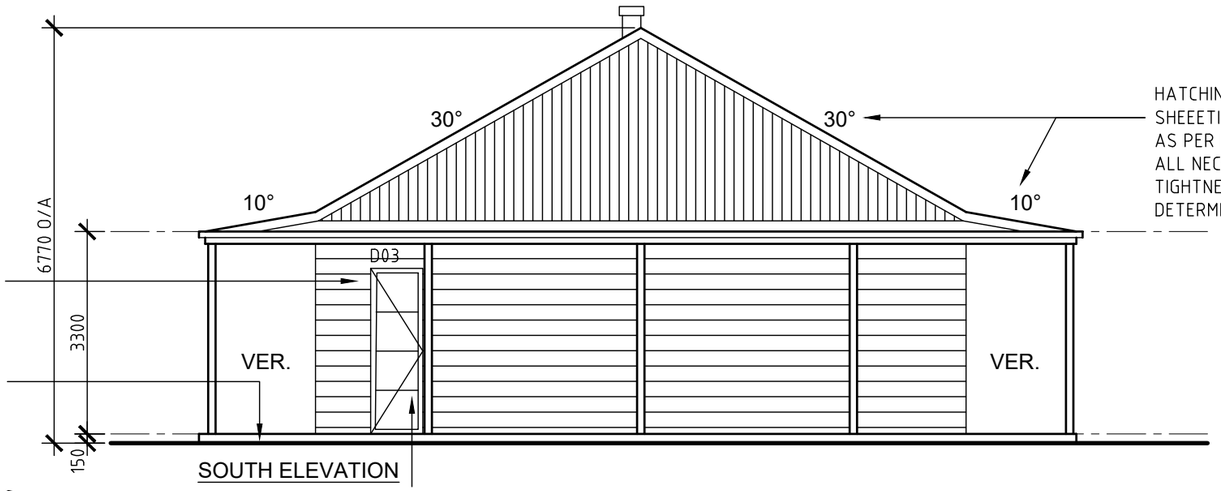
North.	



HATCHING DENOTES NEW COLOURBOND (10&30°) ROOF SHEEETING (AS SELECTED BY CLIENT) & ROOF STRUCTURE AS PER ENGINEERS DESIGN, BUILDER TO PROVIDE ALL NECESSARY FLASHING, DP'S...ETC TO ENSURE WATER TIGHTNESS & BE CONNECTED INTO EXISTING LPD AS DETERMINED ON SITE BUILDER.

ALL NEW TIMBER WEATHERBOARD CLADDING TO BE AS PER PART 3.5.3.2 OF THE NCC-2012 - IF & WHERE IS APPLICABLE.

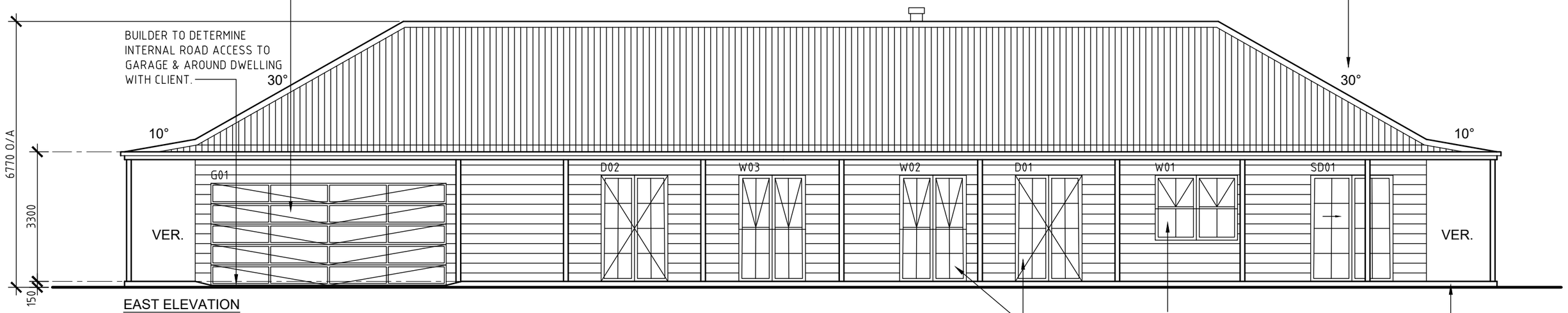
VERANDAH SLAB SURROUNDING DWELLING AS PER ENGINEER'S DESIGN.

SOUTH ELEVATION

ALUMINIMUM FRAME WINDOWS &/OR DOORS AS SELECTED BY CLIENT.

EXTENT OF NEW REMOTE CONTROLLED GARAGE DOOR AS SELECTED BY CLIENT TO BE SUPPLIED & INSTALLED AS PER MANUF'S SPECIFICATION.

BUILDER TO DETERMINE INTERNAL ROAD ACCESS TO GARAGE & AROUND DWELLING WITH CLIENT.



EAST ELEVATION

ALUMINIMUM FRAME WINDOWS &/OR DOORS AS SELECTED BY CLIENT.

VERANDAH SLAB SURROUNDING DWELLING AS PER ENGINEER'S DESIGN.

MATERIALS AND FINISHES

ROOF SHEETS DOWN PIPES VERANDAH POSTS	DULUX GULLY	GULLY® Satin 2728233S
EAVE GUTTER FASCIA WINDOWS DOOR	DULUX DUNE	DUNE® Matt 2727558M Satin 2723087S
WEATHERBOARD	DULUX EVENING HAZE	EVENING HAZE® Satin 2723055S

PRELIMINARY 20260210

Notes	Notes	Notes	Revision	Date
			- -	-

Project
PROPOSED NEW SINGLE STOREY DWELLING & ASSOCIATED GARAGE / FREE STANDING SHED @ #28 SEVERINOS RD, EVANSFORD - 3371.
[redacted]

Drawing Title
PROPOSED: EXTERNAL ELEVATIONS - SHEET 1/2.
-

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Project No. -
Drawing No. TP06
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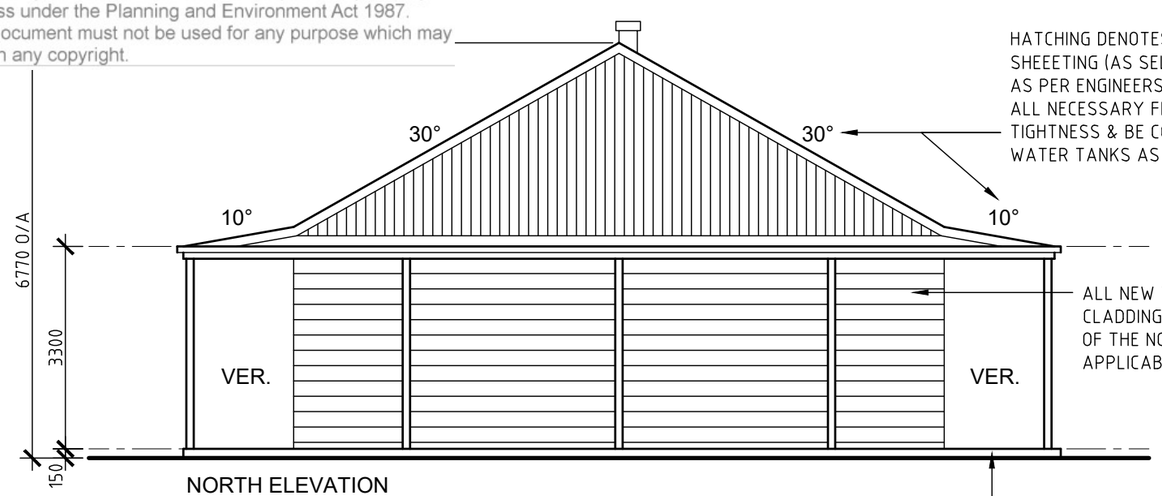
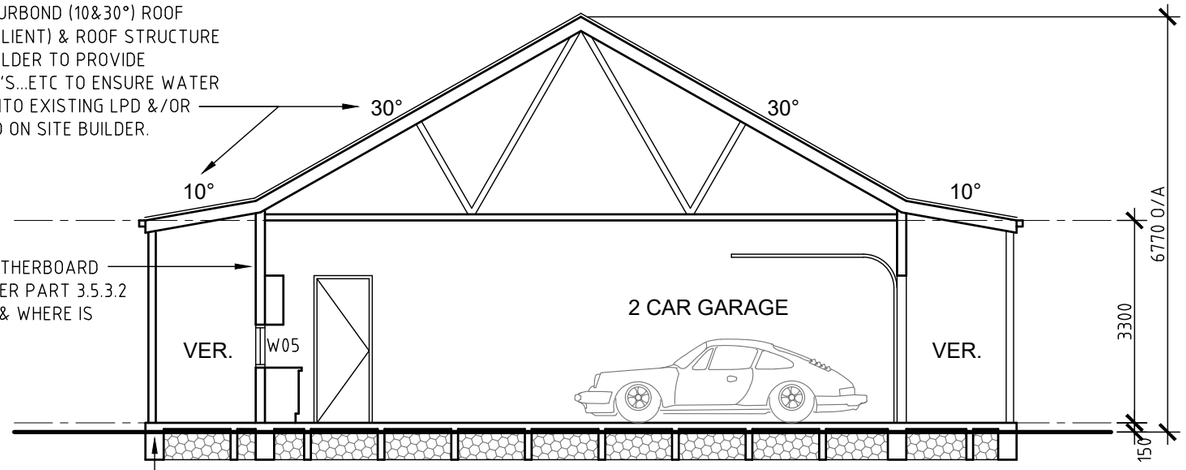


HATCHING DENOTES NEW COLOURBOND (10&30°) ROOF SHEEETING (AS SELECTED BY CLIENT) & ROOF STRUCTURE AS PER ENGINEERS DESIGN, BUILDER TO PROVIDE ALL NECESSARY FLASHING, DP'S...ETC TO ENSURE WATER TIGHTNESS & BE CONNECTED INTO EXISTING LPD &/OR WATER TANKS AS DETERMINED ON SITE BUILDER.

ALL NEW TIMBER WEATHERBOARD CLADDING TO BE AS PER PART 3.5.3.2 OF THE NCC-2012 - IF & WHERE IS APPLICABLE.

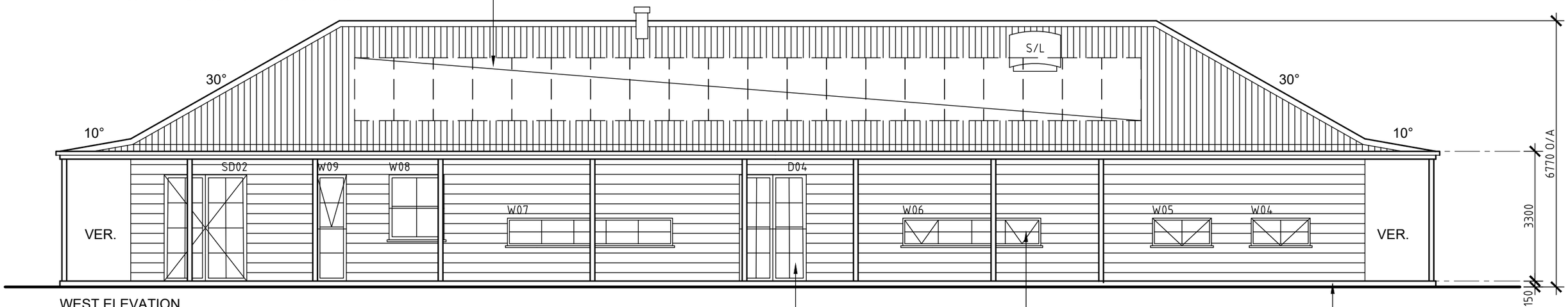
VERANDAH & HOUSE SLAB AS PER ENGINEER'S DESIGN.

NORTH ELEVATION



SECTIONAL ELEVATION

INDICATIVE NUMBERS OF SOLAR PANELS LOCATED ON ROOF, BUILDER TO LIAISE WITH CLIENT REGARDING ON KILOWATT & BATTERY STORAGE REQUIREMENT/S.



WEST ELEVATION

ALUMINIMUM FRAME WINDOWS &/OR DOORS AS SELECTED BY CLIENT.

VERANDAH SLAB SURROUNDING DWELLING AS PER ENGINEER'S DESIGN.

MATERIALS AND FINISHES

ROOF SHEETS DOWN PIPES VERANDAH POSTS	DULUX GULLY	GULLY® Satin 2728233S
EAVE GUTTER FASCIA WINDOWS DOOR	DULUX DUNE	DUNE® Matt 2727558M Satin 2723087S
WEATHERBOARD	DULUX EVENING HAZE	EVENING HAZE® Satin 2723055S

PRELIMINARY 20260210

Notes	Notes	Notes	Revision	Date
			-	-

Project
PROPOSED NEW SINGLE STOREY DWELLING & ASSOCIATED GARAGE / FREE STANDING SHED @ #28 SEVERINOS RD, EVANSFORD - 3371.
[redacted]

Drawing Title
PROPOSED:
EXTERNAL ELEVATIONS - SHEET 2/2.
-

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Drawing No. TP07
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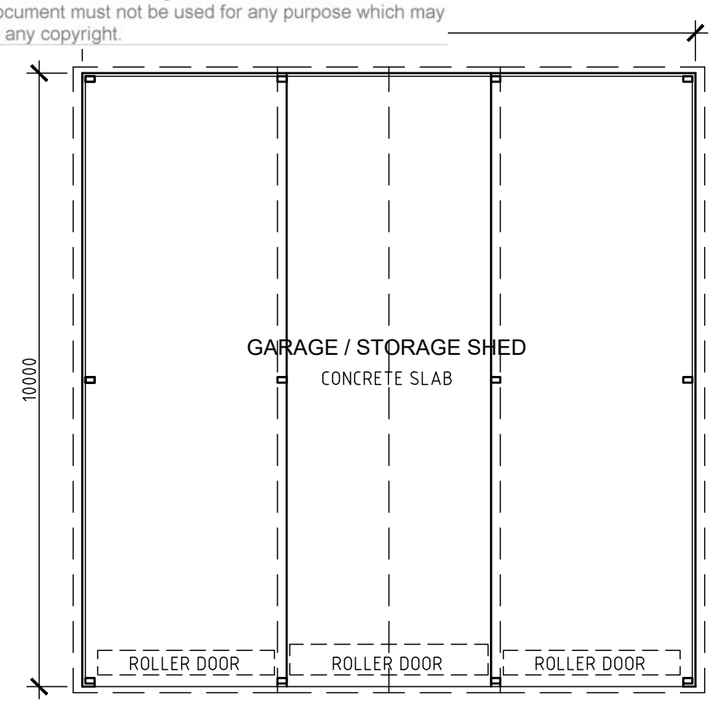
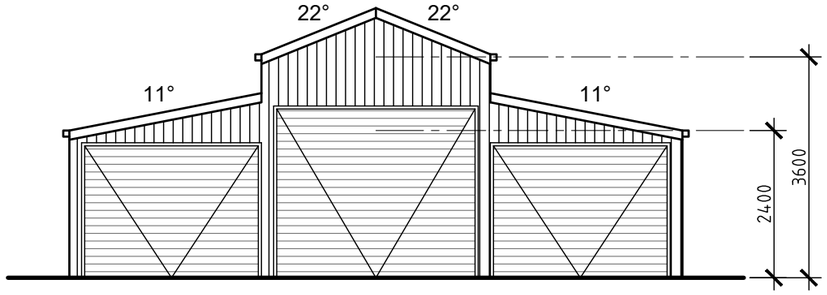
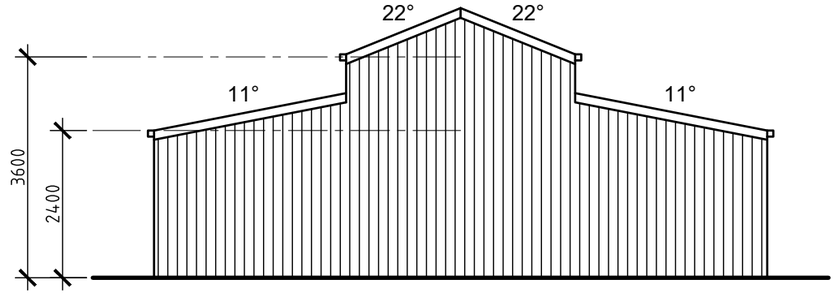


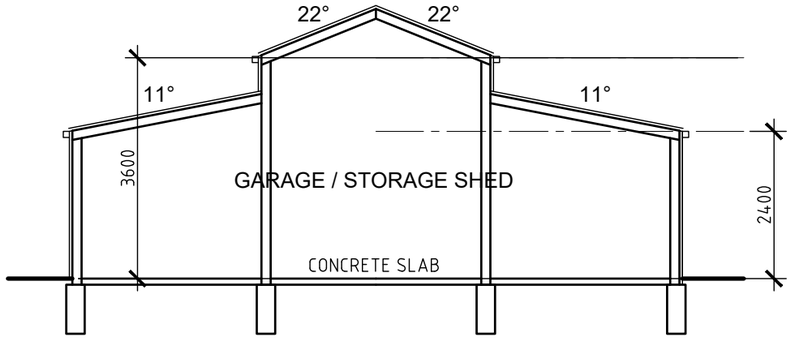
FLOOR PLAN.



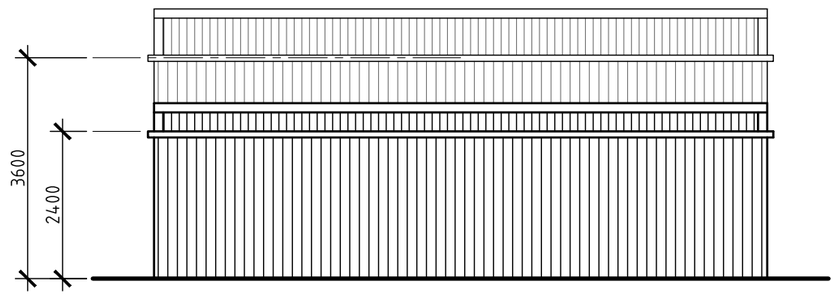
FRONT ELEVATION



BACK ELEVATION



SECTION ELEVATION



TYPICAL SIDE ELEVATIONS

ROOF PLAN.

MATERIALS AND FINISHES		
ROOF SHEETS DOWN PIPES VERANDAH POSTS	DULUX GULLY	GULLY® Satin 2728233S
EAVE GUTTER FASCIA WINDOWS DOOR	DULUX DUNE	DUNE® Matt 2727558M Satin 2723087S
SHEET WALL CLADDING	DULUX EVENING HAZE	EVENING HAZE® Satin 2723055S

IMAGE OF SAME &/OR SIMILAR DESIGN.

Notes	Notes	Notes	Revision	Date
			-	-

Project: PROPOSED NEW SINGLE STOREY DWELLING & ASSOCIATED GARAGE / FREE STANDING SHED @ #28 SEVERINOS RD, EVANSFORD - 3371. [redacted]

Drawing Title: PROPOSED: GARAGE / STORAGE SHED - FLOOR / ROOF PLANS & EXTERNAL ELEVATIONS.

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Checked	Drawing No. TP08	

LAND CAPABILITY ASSESSMENT

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

SUMMARY:	
Preferred treatment device	Septic tank with 3000 - 3500 *L* capacity (primary treatment)
Preferred land application system	Conventional trench and bed system of 120 *lineal metres* • Length of each trench - 30 metres • Width of each trench - 1.0 metre • Spacing between trenches - 2.0 metres
Alternative treatment device	Aerated Wastewater Treatment System (AWTS) (secondary treatment)
Alternative land application system	Subsurface irrigation system of 302m^2 • The drip irrigation system needs to be installed at a depth of 150 - 250*mm in* situ or in imported good quality topsoil with a 1*m* spacing between lines
Loading rate	600*L/day*

JOB:	
Reference No	DB091225
Date	December 15, 2025

SITE:	
Proposed development	New dwelling requiring updated on-site effluent treatment.
Property address	490 Clunes-Evansford Road, Evansford
Shire council	Pyrenees Shire Council

PREPARED FOR:	
Client name	[redacted]
Address	c/o M2 Building Design and Drafting Pty. Ltd. PO Box 59, Avondale Heights VIC 3034

PREPARED BY:	
Geologist	S. O'Loughlin
Contact	0419 536 910 - ballaratsoiltesting@gmail.com

REVIEW:	DATE:	DETAILS:
A	December 10, 2025	Initial draft for submission
B	December 15, 2025	Second draft
C		
D		
E		
F		

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1 Commission

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

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

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

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

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

- Guideline for onsite wastewater management, EPA Victoria, May 2024;
- Guideline for onsite wastewater effluent dispersal and recycling systems, EPA Victoria, May 2024;
- AS/NZS 1547:2012, Onsite domestic wastewater management;
- AS/NZS 1547:2012, Onsite domestic wastewater management;
- AS/NZS 1547:1994, Onsite domestic wastewater management;
- Code of Practice Onsite Wastewater Management, Publication No. 891.4, July 2016, Environmental Protection Authority;
- Land Capability Assessment for Onsite Domestic Wastewater Management, Publication 746.1, March 2003, EPA Victoria;
- Victorian Land Capability Assessment Framework, January 2014, Municipal Association of Victoria.

Exclusion of liability:

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

2 Locality and site description

2.1 The site

	Site shape, dimensions, size, gradient and drainage
The site has a total area of:	6.96 *ha*
The ground surface is:	Relatively flat.
The gradient of the site is:	Slight slope falling to northwest in proposed effluent field area.
The drainage on site is:	Good

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

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

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

2.2 The locality and surrounding land

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

3 Proposed development

3.1 Construction

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

3.2 Wastewater

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

3.3 Intended water supply and sewer source

	Services
Domestic water supply:	Tank water. Reticulated water supply is not likely to be provided.
Availability of sewer:	No town sewerage system is available.

4 Site and soil assessment

4.1 Work undertaken

	Assessment
Assessor:	Stephen O'Loughlin
Date:	December 9, 2025

4.2 Site assessment

Feature	Description	Level of constraint	Mitigation measures
Aspect (affects solar radiation received)	North	Nil	NN
Climate (difference between annual rainfall and pan evaporation)	Excess of rainfall over evaporation in the wettest months	Major	Conventional absorption trench system with 1.0 metre wide trenches to be installed. Irrigation area sizing using the Nominated Area Water Balance & Storage Calculations allows for the wettest recorded months should secondary treatment be installed.
Erosion (or potential for erosion)	Nil or minor	Nil	NN
Exposure to sun and wind	Full sun	Nil	NN
Fill (imported)	No fill	Nil	NN
Flood frequency (ARI)	Less than 1 in 100 years	Nil	NN
Groundwater bores	Setback distance from bore complies with requirements in Guideline for onsite wastewater management, EPA Victoria, May 2024	Moderate	The proposed effluent field area is to be installed at least 20 metres away from the groundwater bore mapped in the allotment to the south.
Land area available for LAA	Exceeds LAA and duplicate LAA and buffer distance requirements	Nil	NN
Landslip (or landslip potential)	Nil	Nil	NN

Rock outcrops (% of surface)	<10%	Nil	NN
Slope Form (affects water shedding ability)	Straight side-slopes	Moderate	NN
Slope gradient (%)			
(a) for absorption trenches and beds	<6%	Nil	NN
(b) for surface irrigation	<6%	Nil	NN
(c) for subsurface irrigation	<10%	Nil	NN
Soil Drainage (qualitative)	No visible signs or likelihood of dampness, even in wet season	Nil	NN
Stormwater run-on	Low likelihood of stormwater run-on	Nil	NN
Surface waters - setback distance (m)	Setback distance complies with requirements in Guideline for onsite wastewater management, EPA Victoria, May 2024	Nil	The proposed effluent field area is to be installed at least 100 metres away from the dam in the west of the allotment.
Vegetation coverage over the site	Plentiful vegetation with healthy growth and good potential for nutrient uptake	Nil	NN
Soil Drainage (Field Handbook definitions)	Moderately well drained. Water removed somewhat slowly in relation to supply, some horizons may remain wet for a week or more after addition	Moderate	Conventional absorption trench system with 1.0 metre wide trenches to be installed. Shallow subsurface irrigation recommended with thorough water balance calculated should secondary treatment be installed.

*NN: not needed

4.3 Soil key features

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

4.4 Geology

	Geological mapping
Geological Survey Code:	Ocl
Description:	Deep marine turbidites and hemipelagic sediments: sandstone, mudstone, black shale and minor granule quartz conglomerate; mostly thick- bedded sandstone, coarse- to fine-grained, often graded.
Reference:	TAYLOR, D.H. & SIMONS, B.A., 2000. Waubra 1:50,000 geological map. Geological Survey of Victoria.

4.5 Local Mine Hazards

	DPI Search for Mine Hazard results
Department of Primary Industries records:	"do not indicate the existence of any mining activity on or under this site, but the site is within an area of past prospecting or mining activity. Note that there may be unrecorded mine workings present."

4.6 Soil

	Soil conditions
The predominant soil profile on site is:	Shallow silty loam overlying stiff silty clay.

4.7 Soil profile determination

	Assessment
Field work:	5 x boreholes were established and excavated in the proposed construction and effluent field areas.
Method of drilling or excavation:	Trailer-mounted soil sampling machine.
Method of classification:	The soil was classified according to AS/NZS 1547-1994/2012 while considering Evansford's temperate climate.
Site and test plan:	Please refer to Attachment 2.
Reporting:	Please refer to Attachment 3 for sample hole results.

4.8 Soil assessment

Feature	Assessment	Level of Constraint	Mitigation Measures
Soil category (AS/NZ 1547:2012)	5b - moderately structured light clay.		
Soil depth	Topsoil: 100 - 200*mm*	Minor	Conventional absorption trench system with 1.0 metre wide trenches to be installed. Shallow subsurface irrigation recommended should secondary treatment be installed.
Soil Permeability & Design Loading Rates	Subsoil: 5a - strongly structured light clay: 0.12 - 0.5*m/day* saturated conductivity (K_{sat}) (AS/NZS1547:2012); 5*mm/day* Design Loading Rate (DLR) for irrigation system and 3*mm/day* Design Irrigation Rate (DIR) for irrigation system (Guideline for onsite wastewater management, EPA Victoria, May 2024).	Moderate	Adopt DLR = 5*mm/day* for preferred primary treatment system. Adopt DIR = 3*mm/day* for alternative secondary treatment system.
Gleying	Nil	Nil	NN
Mottling	Very well to well-drained soils generally have uniform brownish or reddish colour	Nil	NN
pH	5.5 - 8 is the optimum range for a wide range of plants	Nil	NN
Rock Fragments	0 - 10%	Nil	NN
Soil Depth to Rock or other impermeable layer	1.5 - 1 m	Moderate	NN
Soil Structure (pedality)	Highly to moderately-structured	Nil	NN
Soil Texture, Indicative Permeability	5b	Major	Adopt DLR = 5*mm/day* for preferred primary treatment system. Adopt DIR = 3*mm/day* for alternative secondary treatment system.
Watertable Depth (m) below the base of the LAA	>2m	Nil	NN

*NN: not needed

4.9 Groundwater Assessment

	Visualising Victoria's Groundwater Data Search
VVG records:	Groundwater depth: 10 - 20*m* Groundwater salinity: 1000 - 3500*mg/L*

4.10 Victorian Planning Provision – Overlays

Overlay	Assessment
Planning Zone:	FZ - Farming Zone
Planning Overlay:	BMO - Bushfire Management Overlay ESO1 - Bushfire Management Overlay • Schedule 1 - Designated water supply areas RO13 - Restructure Overlay
Declared Special Water Supply Catchment Area:	Loddon River (Laanecoorie).

4.11 Overall assessment results

Based on the most constraining site features and soil assessment, the overall land capability of the proposed effluent management area is slightly constrained:

- Climate - moderate rainfall
- Soil texture and permeability
- The site is in the Loddon River (Laanecoorie) Declared Special Water Supply Catchment Area
- There is a dam downslope in the west of the allotment.

However, the effluent management system will be designed, installed and maintained in ways which will mitigate these factors.

- The site is larger than 8000m^2, it is characterized by light clays with adequate topsoils to a depth of 100 - 200*mm* and is not subject to flooding.
- The proposed effluent field area is to be installed at least 100 metres away from the dam in the west of the allotment.

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

Should secondary treatment be installed, an Aerated Wastewater Treatment System (AWTS) and pressure-compensating subsurface irrigation is the recommended system.

5 Wastewater management system

5.1 Overview

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

5.2 Treatment system

Septic tank

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

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

5.3 Type of land application system

Absorption trenches and beds

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

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

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

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

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

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

5.4 Sizing the absorption trenches and beds system

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

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

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

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

5.5 Type of secondary treatment systems available should they be required

Aerated Wastewater Treatment System (AWTS) or Sand Filter
To treat domestic wastewater and allow irrigation with the treated effluent, we recommend installing a system that provides secondary treatment with disinfection to meet Environmental Protection Authority requirements for irrigation. Indicative target effluent quality is: • BOD <20 mg/L; • SS <30mg/L. Several suitable options are available, including a **Aerated Wastewater Treatment System (AWTS) or sand filter** . Either of these options are capable of achieving the desired level of performance and final selection is the responsibility of the property owner, who will forward details to Council for approval.

5.6 Alternative type of treatment system

Aerated Wastewater Treatment System (AWTS)

To treat domestic wastewater and allow irrigation with the treated effluent, we recommend installing a system that provides secondary treatment with disinfection to meet Environmental Protection Authority requirements for irrigation. The water quality of secondary standard effluent in Victoria is <20 *mg/L* BOD_5, <30 *mg/L* TSS and, where disinfected, *E. coli* <10 *cfu* /100 *mL*.

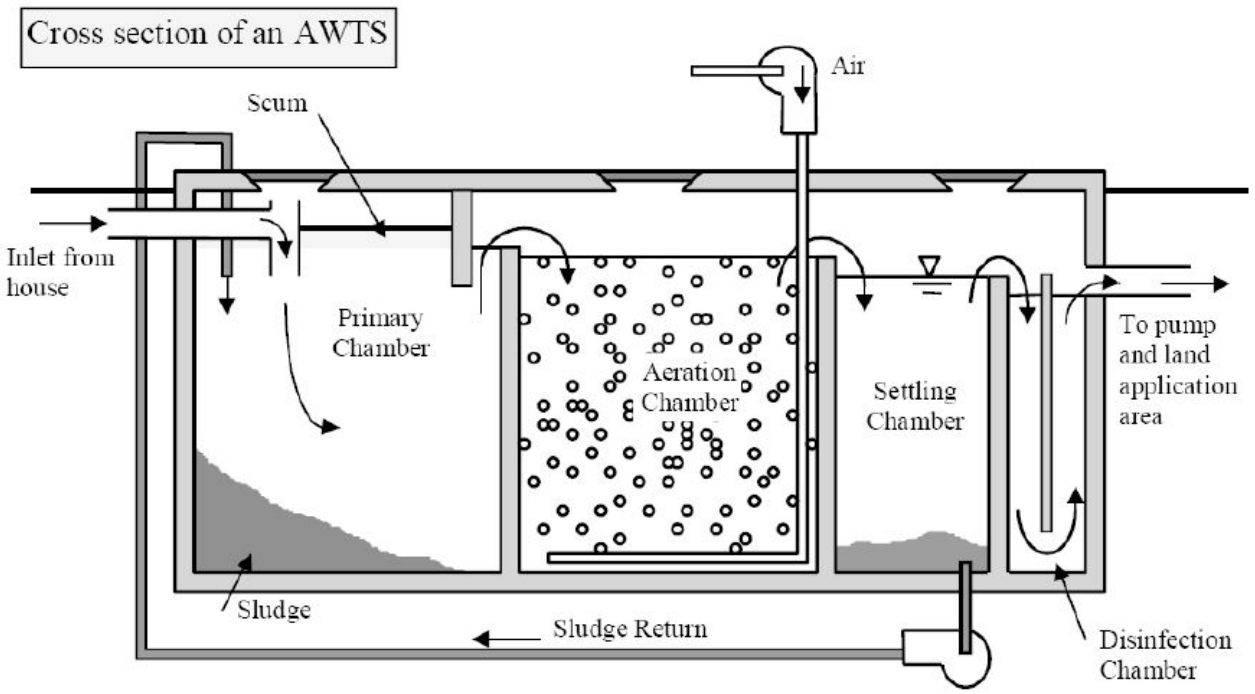
An **Aerated Wastewater Treatment System (AWTS)** is the preferred option and is designed to treat small (<2000*L/day*) wastewater flows. This system consists of a series of treatment chambers combined where air is bubbled through wastewater in a tank provides oxygen to micro-organisms to facilitate aerobic biological digestion of the organic matter in the wastewater.

Wastewater from a household is treated in stages in several separate chambers. The first chamber is similar to a conventional septic tank. The wastewater enters the chamber where the solids settle to the bottom and are retained in the tank forming a sludge layer.

Scum collects at the top, and the partially clarified wastewater flows into a second chamber. Here the wastewater is mixed with air to assist bacteria to further treat it.

A third chamber allows additional clarification through the settling of solids, which are returned for further treatment to either the septic chamber or to the aeration chamber. The clarified effluent is disinfected in another chamber (usually by chlorination) before irrigation can take place.

Bacteria in the first chamber break down the solid matter in the sludge and scum layers. Material that cannot be fully broken down gradually builds up in the chamber and must be pumped out periodically.



5.7 Alternative type of land application system

Pressure-compensating subsurface irrigation system
The default land application system for sustainably recycling secondary treated sewage or greywater effluent to land is **pressure-compensating subsurface irrigation** (with disc or mesh filters and scour and vacuum valves) which evenly distributes effluent throughout the irrigation area. The distribution pipes (drip-lines) fill up with effluent until a certain pressure is reached which opens the emitter valves. More controlled pressure can be applied when the field is divided into two or more zones and these smaller areas are intermittently dosed using a sequencing valve. Water is not wasted by evaporation or runoff, flexible garden designs are possible, water is delivered to the plants' roots in the topsoil layer and it provides the highest protection for environmental and public health. In combination with the selected secondary treatment system, these systems will provide even and widespread dispersal of highly treated effluent loads within the root-zone of plants. Secondary quality effluent is a valuable water and nutrient resource and should be used beneficially to support vegetation growth, not be discharged deep in the soil profile where it provides very little beneficial use to the land or to the residents. A gravity-flow effluent irrigation system is not allowed, due to the lack of even distribution. Irrigation distribution pipes must not have dripper-holes drilled or cut into them after purchase because the effluent will flow out of the holes in the first few metres of pipe at a far higher rate than the system is designed for and higher than the soil is capable of sustainably absorbing.

5.8 Sizing the irrigation system

To determine the necessary size of the effluent field system, water balance modelling has been undertaken using the method and water balance tool developed for the Victorian Land Capability Assessment Framework (2014). The calculations are summarised below, with full details provided in Attachment 8.

The water balance can be expressed by the following equation:

Precipitation + Effluent Applied = Evapotranspiration + Percolation

	Data used in the water balance
Mean monthly rainfall station:	Lexton (88038)
Mean monthly pan evaporation station:	Lexton (88038) - SILO
Average daily effluent load:	600*L/day*
Design irrigation rate (DIR):	3*mm/day*
Crop factor:	0.6 to 0.8
Rainfall runoff factor:	0.8

Size
As a result of these calculations, a subsurface irrigation field of at least 302m^2 is required for a proposed 3 x bedroom dwelling on this site should secondary treatment be installed.

Number of habitable rooms	Number of occupants	Total daily household wastewater	Area of subsurface irrigation bed
2	3	450	227m^2
3	**4**	**600**	**302m^2**
4	5	750	378m^2

5.9 Siting and configuration of the irrigation system

Description
It is preferable to keep the irrigation area as high on the property and a maximum distance from the dam downslope to the west as possible. **The preferred area is to the south of the proposed dwelling.** Attachments 4 and 7 show an envelope of land that is suitable for effluent management. Final placement and configuration of the irrigation system will be determined by the client and/or system installer, provided it remains within this envelope. Whilst there is ample area for application of the effluent, it is important that appropriate buffer distances to any waterways be maintained. It is important to note that buffers are measured as the overland flow path for run-off water from the effluent irrigation area. It is recommended that the owner consult an irrigation expert familiar with effluent irrigation equipment to design the system, and an appropriately registered plumbing/drainage practitioner to install the system. The irrigation plan must ensure even application of effluent throughout the entire irrigation area.

5.10 Buffer distances required for primary treatment system

Description
Setback buffer distances from effluent land application areas and treatment systems are required to help prevent human contact, maintain public amenity and protect sensitive environments. The relevant buffer distances for this site, taken from the Guideline for onsite wastewater management, EPA Victoria, May 2024 are: • 300 metres from a dam, lake or reservoir (potable water supply); • 100 metres from waterways (potable water supply); • 60 metres from waterways, wetlands (continuous or ephemeral, non-potable); estuaries, ocean beach at high-tide mark; dams, lakes or reservoirs (stock and domestic, non-potable);

- 20 metres from groundwater bores in Category 2b to 6 soils; and
- 6 metres if area up-gradient and 3 metres if area down-gradient of property boundaries, swimming pools and buildings (conservative values for primary effluent).

Where an intermittent stream on a topographic or orthographic map is found through ground-truthing to be a drainage line (drainage depression) with no defined banks and the bed is not incised, the setback distance is 40 metres.

All buffer distances are achievable.

The site plan in Attachment 4 shows the location of the proposed primary treatment system components and other relevant features.

5.11 Buffer distances required for secondary treatment system

Description

Setback buffer distances from effluent land application areas and treatment systems are required to help prevent human contact, maintain public amenity and protect sensitive environments. The relevant buffer distances for this site, taken from Guideline for onsite wastewater management, EPA Victoria, May 2024 are:

- 150 metres from a dam, lake or reservoir (potable water supply);
- 100 metres from waterways (potable water supply);
- 30 metres from waterways, wetlands (continuous or ephemeral, non-potable); estuaries, ocean beach at high-tide mark; dams, lakes or reservoirs (stock and domestic, non-potable);
- 20 metres from groundwater bores in Category 2b to 6 soils; and
- 3 metres if area up-gradient and 1.5 metres if area down-gradient of property boundaries, swimming pools and buildings (conservative values for primary effluent).

Where an intermittent stream on a topographic or orthographic map is found through ground-truthing to be a drainage line (drainage depression) with no defined banks and the bed is not incised, the setback distance is 20 metres (SCA 2010).

All buffer distances are achievable.

The site plan in Attachment 7 shows the location of the alternative secondary treatment system components and other relevant features.

5.12 Installation of the irrigation system

Description

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

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

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

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

5.13 Monitoring, operation and maintenance

Description

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

<u>To ensure the treatment system functions adequately, residents must:</u>

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

<u>To ensure the land application system functions adequately, residents must:</u>

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

6 Conclusions

As a result of our investigations we conclude that sustainable onsite wastewater management is feasible with appropriate mitigation measures, as outlined, for the proposed 3 x bedroom dwelling at 490 Clunes-Evansford Road, Evansford.

Based on the most constraining site features and soil assessment, the overall land capability of the proposed effluent management area is slightly constrained:

- Climate - moderate rainfall
- Soil texture and permeability
- The site is in the Loddon River (Laanecoorie) Declared Special Water Supply Catchment Area
- There is a dam downslope in the west of the allotment.

However, the effluent management system will be designed, installed and maintained in ways which will mitigate these factors.

- The site is larger than 8000m^2, it is characterized by light clays with adequate topsoils to a depth of 100 - 200*mm* and is not subject to flooding.
- The proposed effluent field area is to be installed at least 100 metres away from the dam in the west of the allotment.

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

Should secondary treatment be installed, an Aerated Wastewater Treatment System (AWTS) and pressure-compensating subsurface irrigation is the recommended system.

Specifically, we recommend the following:

- Primary treatment of wastewater by an EPA-accredited septic tank.
- Land application of wastewater in a 120 *lineal metres* (minimum) conventional trench and bed system.
    - Length of each trench - 30 metres
    - Width of each trench - 1.0 metre
    - Spacing between trenches - 2.0 metres
    - Total effluent field area - 300m^2

Should secondary treatment be installed, the following is recommended:

- Secondary treatment of wastewater in an Aerated Wastewater Treatment System (AWTS).
- Land application of wastewater in a 302m^2 pressure compensating subsurface irrigation field
    - Length of field - 30 metres
    - Width of field - approx. 10 metres
    - See Attachment 9 - Subsurface irrigation system example.
- Location of Land Application Area to the south of the proposed dwelling.
- Installation of water saving devices in the new residence to reduce the effluent load for onsite disposal.

- Use of low phosphorus and low sodium (liquid) detergents to improve effluent quality and maintain soil properties.

- Operation and management of the treatment and disposal system in accordance with manufacturer's recommendations, the EPA Certificate of Approval, the Guideline for onsite wastewater management, EPA Victoria, May 2024 and the recommendations made in this report.

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

STEPHEN O'LOUGHLIN
Geologist

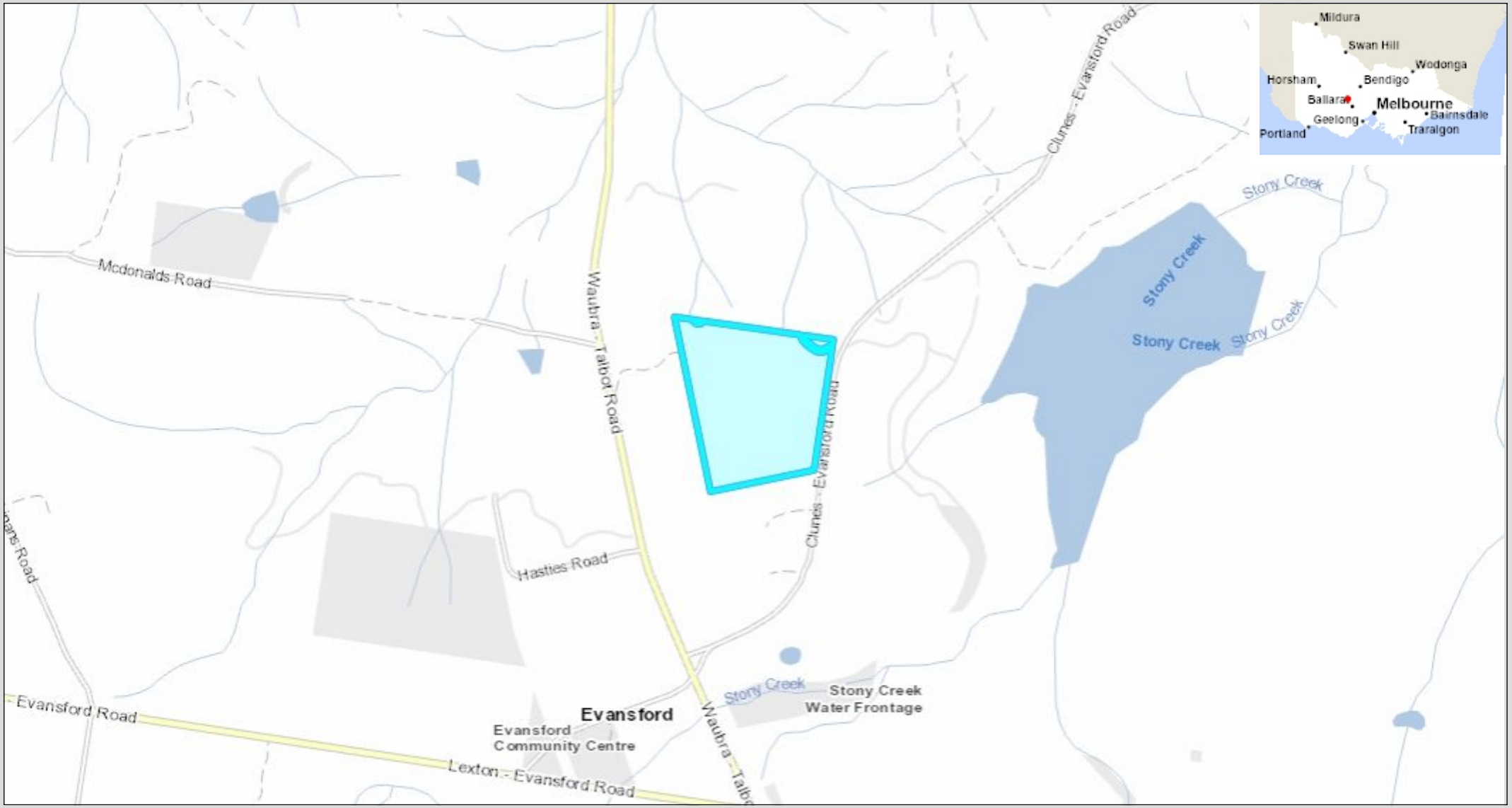
Attachment 1 – Locality plan

Plan included on next page.

Locality plan

VICTORIA State Government | Energy, Environment and Climate Action

490 Clunes-Evansford Road, Evansford



508 0 254 508 Meters

GDA2020_Vicgrid

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

Map Created on 10-Dec-2025

Scale 1:10,000

Attachment 2 – Soil testing program plan

Plan included on next page.

490 Clunes-Evansford Road, Evansford

Attachment 3 – Sample hole results

Sample Hole BH01

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

Sample Hole BH02

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

Sample Hole BH03

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

Sample Hole BH04

Depth (mm)	Description	Fill	Moisture	Consistency	DLR (mm/day)	DIR (mm/day)
100	Silty LOAM; grey	–	Dry	Firm	6	3.5
200 300 400 500 600 700	Silty CLAY; brown/red	–	Slightly moist	Stiff	5	3
800 900 1000 1100	Sandy CLAY; light grey/orange	–	Slightly moist	Stiff	5	3
1200 1300	Silty CLAY; grey/brown	–	Slightly moist	Stiff	5	3
1400 1500	END OF HOLE - Refusal					

Sample Hole BH05

Depth (mm)	Description	Fill	Moisture	Consistency	DLR (mm/day)	DIR (mm/day)
100 200	Silty LOAM; grey	–	Dry	Firm	6	3.5
300 400 500 600 700	Sandy CLAY; brown/orange/ grey	–	Slightly moist	Stiff	5	3
800 900 1000	Silty CLAY; orange/red/light grey	–	Slightly moist	Stiff	5	3
1100 1200 1300 1400 1500	END OF HOLE - Refusal					

Attachment 4 – Proposed wastewater treatment plan for preferred primary treatment system

Plan included on next page.

Attachment 5 – Trench bed sizing calculations

Spreadsheet included on next page.

Victorian Land Capability Assessment Framework

Trench & Bed Sizing

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

INPUT DATA				
Design Wastewater Flow	Q	600	L/day	Based on maximum potential occupancy and derived from Table 4 in the EPA Code of Practice (201
Design Loading Rate	DLR	5.0	mm/day	Based on soil texture class/permeability and derived from Table 9 in the EPA Code of Practice (201
Trench basal area required	B	120.0	m^2	
Selected trench or bed width	W	1.0	m	As selected by designer/installer

OUTPUT			
Required trench or bed length	L	**120.0**	m

CELLS

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

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

Table included on next page.

Appendix D: Septic Tanks

Commissioning

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

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

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

Sludge and scum

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

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

Desludging septic tanks

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

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

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

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

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

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

Septic tank failure

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

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

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

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

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

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

Indications of failing septic tanks and soil absorption trenches

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

Decommissioning treatment systems

Septic tanks

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

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

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

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

Secondary treatment systems

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

Attachment 7 – Proposed wastewater treatment plan for alternative secondary treatment system

Plan included on next page.

Attachment 8 – Water balance calculations

Spreadsheets included on next page.

Victorian Land Capability Assessment Framework

Irrigation area sizing using Nominated Area Water Balance & Storage Calculations

Site Address:	490 Clunes-Evansford Road, Evansford		
Date:	December 10, 2025	**Assessor:**	S. O'Loughlin - Ballarat Soil Testing

INPUT DATA

Design Wastewater Flow	Q	600	L/day	Based on maximum potential occupancy and derived from Table 4 in the EPA Code of Practice (2013)
Design Irrigation Rate	DIR	3.0	mm/day	Based on soil texture class/permeability and derived from Table 9 in the EPA Code of Practice (2013)
Nominated Land Application Area	L	302	m^2	[1]
Crop Factor	C	0.6-0.8	unitless	Estimates evapotranspiration as a fraction of pan evaporation; varies with season and crop type[2]
Rainfall Runoff Factor	RF	0.8	unitless	Proportion of rainfall that remains onsite and infiltrates, allowing for any runoff
Mean Monthly Rainfall Data		Lexton (88038)		
Mean Monthly Pan Evaporation Data		Lexton (88038) - SILO		BoM Station and number

Parameter	Symbol	Formula	Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Days in month	D		days	31	28	31	30	31	30	31	31	30	31	30	31	**365**
Rainfall	R		mm/month	33.8	37.0	31.6	40.7	57.2	60.5	64.8	65.2	59.4	55.9	45.4	38.7	**590.2**
Evaporation	E		mm/month	215.6	177.6	141.1	82.7	46.9	30.2	34.1	50.1	73.7	114.1	148.2	194.0	**1308.4**
Crop Factor	C		unitless	0.80	0.80	0.70	0.70	0.60	0.60	0.60	0.60	0.80	0.80	0.80	0.80	
OUTPUTS																
Evapotranspiration	ET	ExC	mm/month	173	142	99	58	28	18	20	30	59	91	119	155	**992.1**
Percolation	B	DIRxD	mm/month	93.0	84	93.0	90.0	93.0	90.0	93.0	93.0	90.0	93.0	90.0	93.0	**1095.0**
Outputs		ET+B	mm/month	265.5	226.1	191.7	147.9	121.1	108.1	113.5	123.1	149.0	184.3	208.6	248.2	**2087.1**
INPUTS																
Retained Rainfall	RR	RxRF	mm/month	27.04	29.6	25.28	32.56	45.76	48.4	51.84	52.16	47.52	44.72	36.32	30.96	**472.16**
Applied Effluent	W	(QxD)/L	mm/month	61.6	55.6	61.6	59.6	61.6	59.6	61.6	61.6	59.6	61.6	59.6	61.6	**725.2**
Inputs		RR+W	mm/month	88.6	85.2	86.9	92.2	107.3	108.0	113.4	113.7	107.1	106.3	95.9	92.5	**1197.3**
STORAGE CALCULATION																
Storage remaining from previous month			mm/month	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Storage for the month	S	(RR+W)-(ET+B)	mm/month	-176.9	-140.9	-104.9	-55.8	-13.8	-0.1	0.0	-9.3	-41.9	-78.0	-112.6	-155.6	
Cumulative Storage	M		mm	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Maximum Storage for Nominated Area	N		mm	0.00												
	V	NxL	L	0												
LAND AREA REQUIRED FOR ZERO STORAGE			m^2	78	86	112	156	247	301	302	262	177	133	105	86	

MINIMUM AREA REQUIRED FOR ZERO STORAGE: 302.0 m^2

CELLS

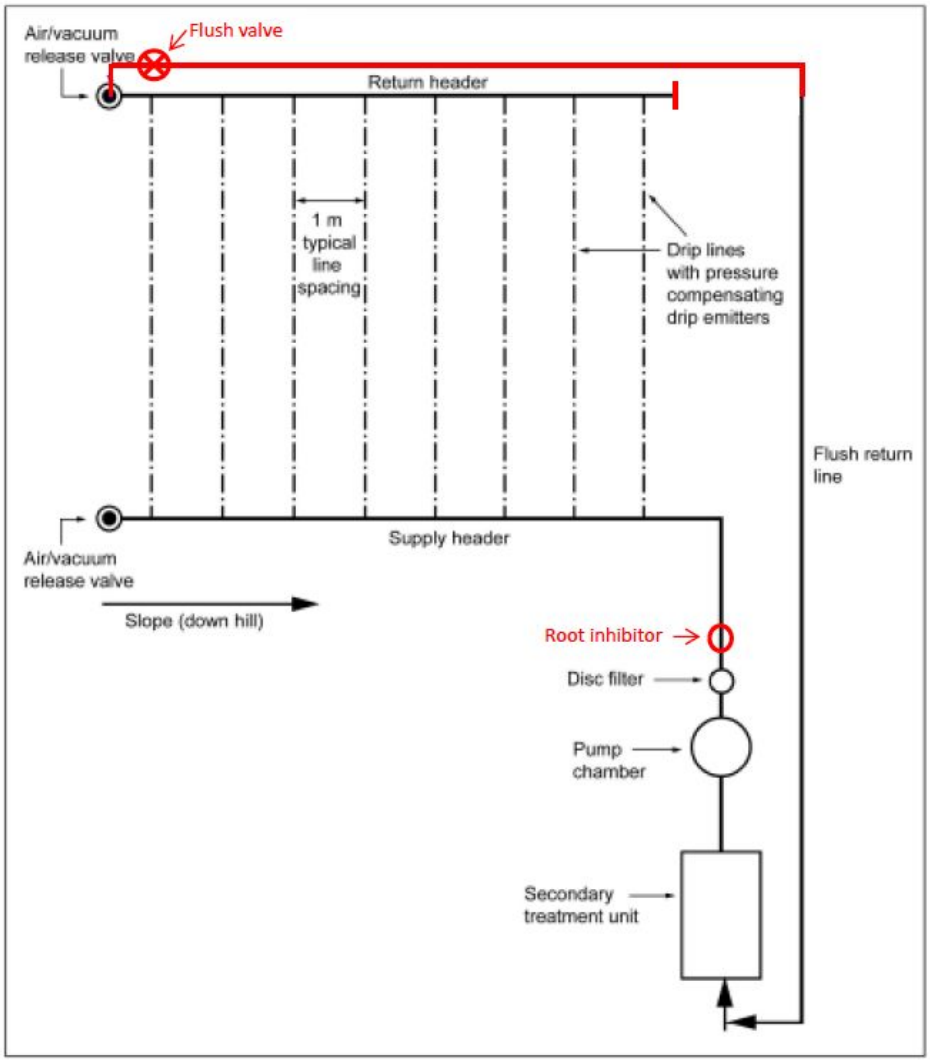
	Please enter data in blue cells
XX	Red cells are automatically populated by the spreadsheet
XX	Data in yellow cells is calculated by the spreadsheet, DO NOT ALTER THESE CELLS

NOTES

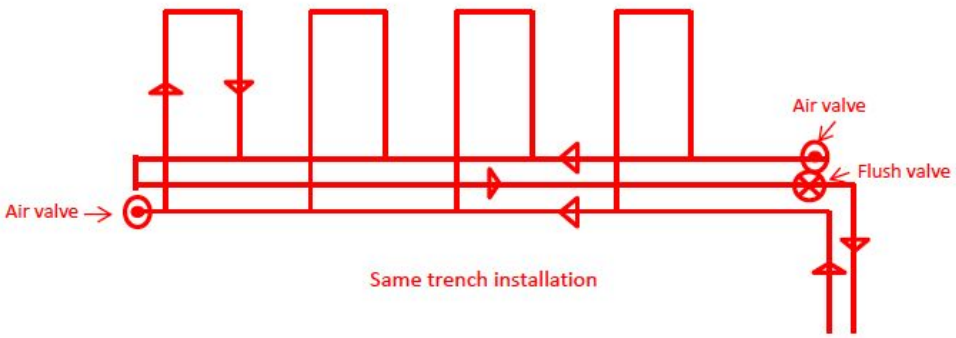
[1] This value should be the largest of the following: land application area required based on the most limiting nutrient balance or minimum area required for zero storage

[2] Values selected are suitable for pasture grass in Victoria

Attachment 9 – Subsurface irrigation system example



Revised Figure M1 Page 167 AS/NZS1547:2012 to ensure effective distribution and flushing



Attachment 10 – VicPlan planning property report

Report included on next page.

PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 10 December 2025 01:53 PM

PROPERTY DETAILS

Address:	**490 CLUNES-EVANSFORD ROAD EVANSFORD 3371**
Crown Description:	**More than one parcel - see link below**
Standard Parcel Identifier (SPI):	**More than one parcel - see link below**
Local Government Area (Council):	**PYRENEES** www.pyrenees.vic.gov.au
Council Property Number:	**405000020**
Planning Scheme:	**Pyrenees** Planning Scheme - Pyrenees
Directory Reference:	**Vicroads 58 C6**

This property has 3 parcels. For full parcel details get the free Property report at Property Reports

UTILITIES

Rural Water Corporation:	**Goulburn-Murray Water**
Urban Water Corporation:	**Central Highlands Water**
Melbourne Water:	**Outside drainage boundary**
Power Distributor:	**POWERCOR**

STATE ELECTORATES

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

OTHER

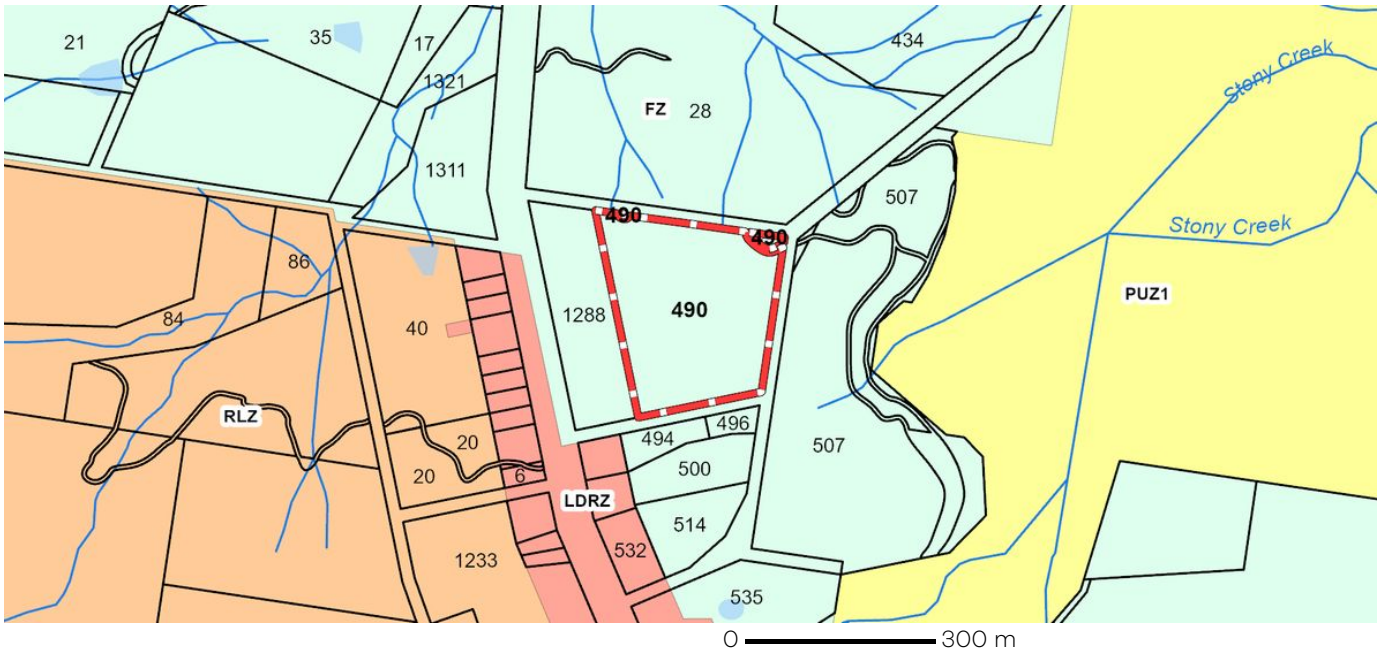
Registered Aboriginal Party:	**Dja Dja Wurrung Clans Aboriginal Corporation**
Fire Authority:	**Country Fire Authority**

View location in VicPlan

Planning Zones

FARMING ZONE (FZ)

SCHEDULE TO THE FARMING ZONE (FZ)

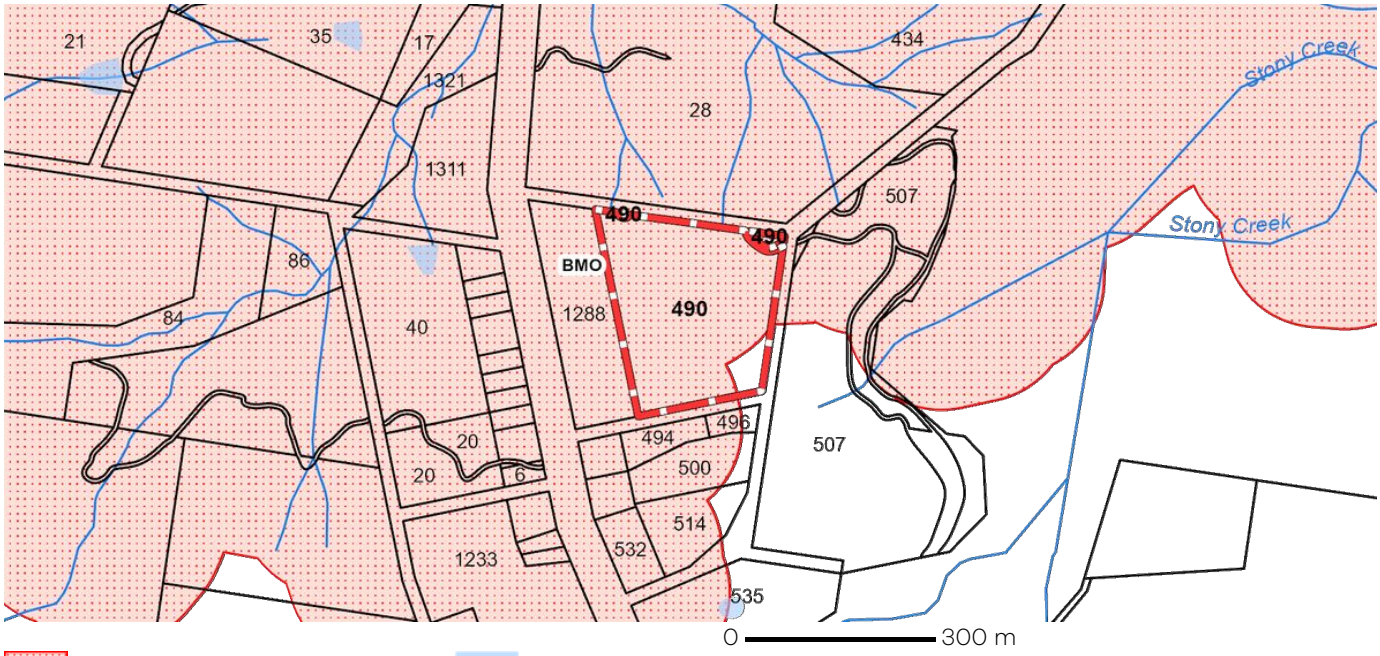


Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

PLANNING PROPERTY REPORT

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)



BMO - Bushfire Management Overlay | Water area | Water course

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

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)

ESO - Environmental Significance Overlay | Water area | Water course

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

PLANNING PROPERTY REPORT

Department of Transport and Planning

Planning Overlays

RESTRUCTURE OVERLAY (RO)
RESTRUCTURE OVERLAY - SCHEDULE 13 (RO13)

RO - Restructure Overlay | Water area | Water course

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

Further Planning Information

Planning scheme data last updated on 10 December 2025.

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

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

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

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

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

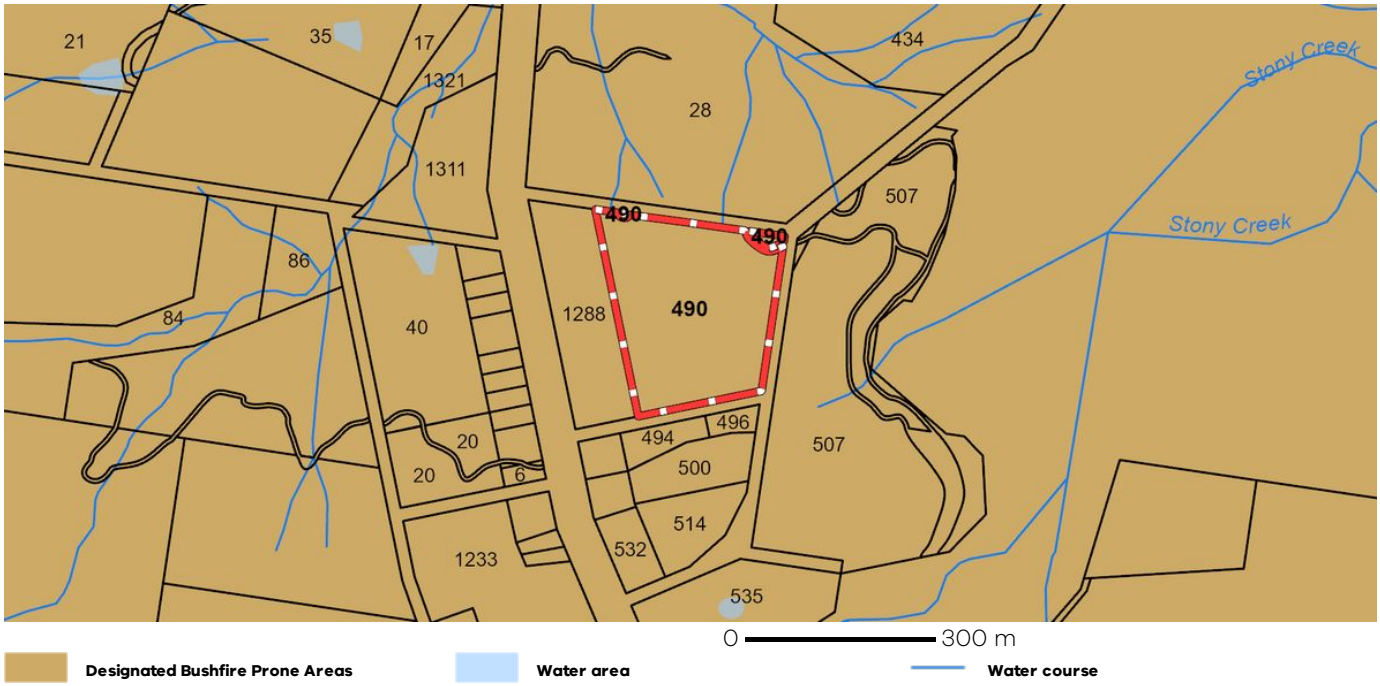
PLANNING PROPERTY REPORT

Designated Bushfire Prone Areas

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

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

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



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

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

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

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

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

Native Vegetation

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

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Regulations Map (NVR Map) https://mapshare.vic.gov.au/nvr/ and Native vegetation (environment.vic.gov.au) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit NatureKit (environment.vic.gov.au)

Attachment 11 – Reducing Wastewater

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

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

PYRENEES SHIRE COUNCIL – ENVIRONMENTAL SIGNIFICANCE OVERLAY:

5.0 Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The issues (as appropriate) listed under the decision guidelines specified for the zone.
  The issue, NO reticulated sewerage system available to this site &/or to the area.
  If reticulated sewerage was available our proposed buildings & works will not require a permit approval from Council.
  However, this is not the case, the proposal will incorporate an onsite septic system to handle wastewater generated by the household user/s (Allow to refer to LCA report for further detail/s).
- The slope, soil type and other environmental factors including the potential for pollution of waterways and groundwater.
  The site is relatively flat with slight fall to the north/west towards the septic system where it is been proposed.
- The soil classification is “M - moderately reactive clay or silt site” & good ground absorption with little to no environmental factors including the potential for pollution of waterways and groundwater (Allow to refer to LCA report for further detail/s).
- Any recommendations or requirements made in any land capability report or development plan.
  To install a septic tank system with 3000 - 3500 *L* capacity as a primary treatment (Allow to refer to LCA report for further detail/s).
- The need to maintain water quality at a local and regional level and whether the proposal is consistent with the provisions of any incorporated documents (including the state Environment Protection Policies – Waters of Victoria and Groundwaters of Victoria).
  Our proposal will maintain water quality at a local and regional level as our subject is not located near any waterways.
- The possible effect of the subdivision or development on the quality and quantity or water in waterways, water bodies, storages and drains.
  Our proposal is not located near any waterways.
- The preservation of and impact on soils and the need to prevent erosion.
  Our proposal will limit the impact of soil erosion within the site, with limited excavation for the proposed buildings with the use of waffle pods (which only require minimum excavation/s).
- The need to manage incremental development that is likely to result in, or create a precedent for, development densities or activities likely to be detrimental to water quality or yield.
  The subject site currently in 3 lots, it will combine into 1 larger allotment of just 7 hectares.
  A family home has been proposed, where there will be no detrimental effect to the water quality or yield.
- The information contained in any site context plan or development plan which the Responsible Authority may have requested.
  Please refer to architectural drawings / Soil Report & LCA report for further clarification/s.
- Any relevant catchment management plan, policy strategy or Ministerial Direction (including the Interim Guideline for Planning Permit Applications in Open Potable Water Supply Catchment Areas or any subsequent revision of that guideline).
  Our proposal is not located near any waterways.
- If within the Troy, Musical Gully and Avoca (Sugarloaf) catchments, Sections 5.2 and 5.3 of the Forest Management Plan – Midlands Forest Management Area (Department of Sustainability and Development).
  Not applicable.

Bushfire Development Report

Project: Construction of a new dwelling

Address: 490 Clunes-Evansford Road, Evansford

Reference Number: 2025208

Date: 15 December 2025

Prepared by: Geokal Service Pty Ltd

GEOKAL SERVICES PTY LTD

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9 – Bushfire Planning – Clause 53.02 Page 10

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10 – Conclusion Page 12

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Appendix 2 – Defendable Space Management Plan Page 15

Revision	Issue	Date
-	First Issue	25th November 2025
A	Second Issue	15 December 2025
B	Third Issue	15 December 2025

1. SCOPE

1.1. The scope of this report is to assess the proposed residential dwelling at 490 Clunes-Evansford Road, Evansford. This report will determine the Bushfire Assessment Level as required by AS3959 and Pyrenees Shire Council Bushfire Management Overlay requirements.

2. SITE DESCRIPTION

2.1. The site subject to this assessment will be used construction of a new residential dwelling. Site is located within a residential suburban area. Closest vegetation withing 150m is a forest hazard and a grassland hazard. For a bushfire site hazard assessment see appendix 1. For response to Clause 53.02, see page 12 of this report.

Property details

Property size (Site):	69,000m²
Local Government:	Pyrenees
Planning Zones:	Farm Zone
Planning Overlay:	Bushfire Management Overlay (BMO)

Site Characteristics

Property currently is an empty undeveloped site, and the current proposal is to construct a residential dwelling.

Brigade Access

Closest CFA station is located in Lexton approximately 15km away with an estimated travel time of 13mins.

3. DOCUMENTATION REVIEWED

3.1. Building design drawings have been reviewed as part of this assessment

4. ASSESSMENT METHOD

4.1. This site has been inspected 25th November 2025, further to this a desktop assessment was undertaken using Clause 44.06 & Clause 53.02 planning provisions, Australian Standard AS3959 – 2018 and electronic tools such as calculator. Further information has been obtained from mapsharevic website.

5. LIMITATIONS

5.1. This report is not to be used for any of the following;

- Comparison to any other sites,
- Used in advertising of the property,
- Used in validation or reference to any other site which are not nominated in this report.

6. BUSHFIRE ASSESSMENT LEVEL (BAL)

6.1. This report is not to be used for any of the following;

Fire Danger Index (FDI)

The Fire Danger under AS3959-2018 allocated to this property is 100, as this site is found outside the alpine region.

Site Vegetation

Closest vegetation to subject site is Class B Woodland to the north, east, south and west of the property.

Trees 10 m–30 m high; 10%–30% foliage cover dominated by eucalypts and/or callistris with a prominent grassy understorey. May contain isolated shrubs.

Vegetation excluded from Assessment

Such areas classified as low threat under AS3959-2018 within 150m of the site can be excluded from this assessment where they meet the following criteria under section 2.2.3.2

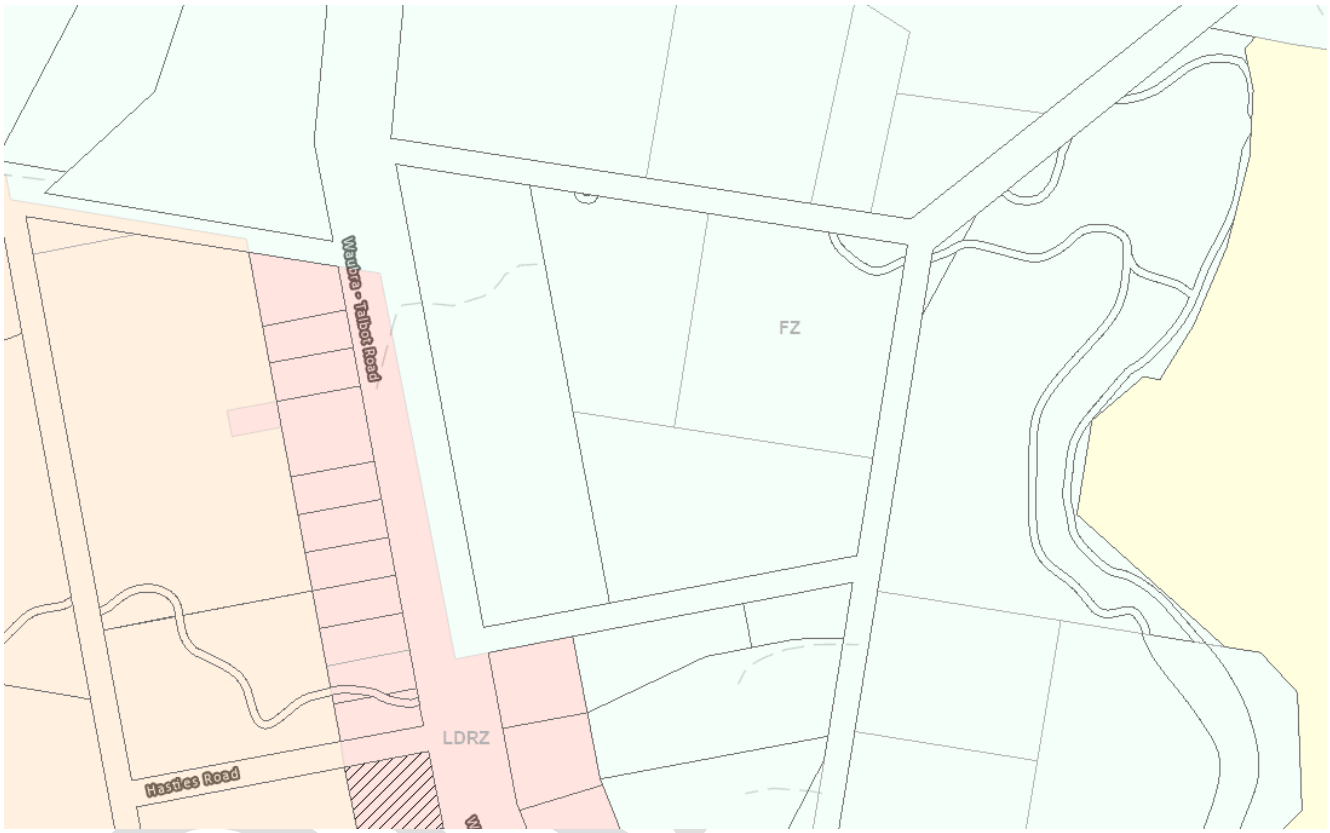
- Vegetation of any type that is more than 100m from site,
- Single areas of vegetation less than 1ha in area and not within 100m of other areas of vegetation being classified vegetation,
- Multiple areas of vegetation less than 0.25ha in area and not within 20m of the site, or each other, or of other areas of vegetation being classified vegetation,
- Strips of vegetation less than 20m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20m of the site or each other, or other areas of vegetation being classified vegetation.
- Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths and buildings and rocky outcrops.
- Vegetation regarded as low threat due factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, mangroves and other saline wetlands, maintained lawns, golf courses (such as playing and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens (and other non-curing crops), cultivated gardens, commercial nurseries, nature strips and windbreaks.

Vegetation Distance

The site is located within residential area, the densest vegetation is approximately 46m away from the North building Façade. Besides woodland hazard the closest additional hazard is grassland which surrounds most of the site.

Site Slope

The site is elevated in the relation to the closest Woodland. The overall slope of the land is upslope (5>10° degrees) of forest to south of the building.



<u>Prescribed Construction Requirements</u>

Prescribed Construction requirements as required to be achieved by AS3959-2018 is **BAL 12.5**. Proposed building works must be designed to meet these requirements. The following table outlines the BAL ratings to each orientation.

	Elevation			
	North	**South**	**East**	**West**
Vegetation (within 100m)	Woodland Grassland	Woodland Grassland	Woodland Grassland	Woodland Grassland
Approx Slope	Upslope 5>10°	Downslope 5>10°	Downslope 5>10°	Downslope 5>10°
Approx Distance to Vegetation (m)	46m from building	70m from building	86m from building	93m from building
Bush Fire Assessment Level	BAL 12.5	BAL 12.5	BAL 12.5	BAL 12.5

7. BUSHFIRE PLANNING AND BUILDING CONTROLS

7.1. The applicable Bushfire Planning and Building Controls are as following;

i. 13.02-1S Bushfire Planning – This policy must be applied to all planning and decision making under the *Planning and Environment Act 1987* relating to land that is:

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

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

Strategies – Following table identifies the Goals and Strategies associated with accomplishing the objectives of 13.02.1S.

Protection of human life	Give priority to the protection of human life by: • Prioritising the protection of human life over all other policy considerations. • Directing population growth and development to low risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire. • Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages of the planning process.
Bushfire hazard identification and assessment	Identify bushfire hazard and undertake appropriate risk assessment by: • Applying the best available science to identify vegetation, topographic and climatic conditions that create a bushfire hazard. • Considering the best available information about bushfire hazard including the map of designated bushfire prone areas prepared under the *Building Act 1993* or regulations made under that Act. • Applying the Bushfire Management Overlay to areas where the extent of vegetation can create an extreme bushfire hazard. • Considering and assessing the bushfire hazard on the basis of: ○ Landscape conditions - meaning conditions in the landscape within 20 kilometres (and potentially up to 75 kilometres) of a site; ○ Local conditions - meaning conditions in the area within approximately 1 kilometre of a site; ○ Neighbourhood conditions - meaning conditions in the area within 400 metres of a site; and ○ The site for the development. • Consulting with emergency management agencies and the relevant fire authority early in the process to receive their recommendations and implement appropriate bushfire protection measures. • Ensuring that strategic planning documents, planning scheme amendments, planning permit applications and development plan approvals properly assess bushfire risk and include appropriate bushfire protection measures. • Not approving development where a landowner or proponent has not satisfactorily demonstrated that the relevant policies have been addressed, performance measures satisfied or bushfire protection measures can be adequately implemented.
Settlement planning	Plan to strengthen the resilience of settlements and communities and prioritise protection of human life by:

	• Directing population growth and development to low risk locations, being those locations assessed as having a radiant heat flux of less than 12.5 kilowatts/square metre under *AS 3959-2018 Construction of Buildings in Bushfire-prone Areas* (Standards Australia, 2018). • Ensuring the availability of, and safe access to, areas assessed as a BAL-LOW rating under *AS 3959-2018 Construction of Buildings in Bushfire-prone Areas* (Standards Australia, 2018) where human life can be better protected from the effects of bushfire. • Ensuring the bushfire risk to existing and future residents, property and community infrastructure will not increase as a result of future land use and development. • Achieving no net increase in risk to existing and future residents, property and community infrastructure, through the implementation of bushfire protection measures and where possible reducing bushfire risk overall. • Assessing and addressing the bushfire hazard posed to the settlement and the likely bushfire behaviour it will produce at a landscape, settlement, local, neighbourhood and site scale, including the potential for neighbourhood-scale destruction. • Assessing alternative low risk locations for settlement growth on a regional, municipal, settlement, local and neighbourhood basis. • Not approving any strategic planning document, local planning policy, or planning scheme amendment that will result in the introduction or intensification of development in an area that has, or will on completion have, more than a BAL-12.5 rating under *AS 3959-2018 Construction of Buildings in Bushfire-prone Areas* (Standards Australia, 2018).
Areas of biodiversity conservation value	Ensure settlement growth and development approvals can implement bushfire protection measures without unacceptable biodiversity impacts by discouraging settlement growth and development in bushfire affected areas that are important areas of biodiversity.
Use and development control in a Bushfire Prone Area	In a bushfire prone area designated in accordance with regulations made under the *Building Act 1993,* bushfire risk should be considered when assessing planning applications for the following uses and development: • Subdivisions of more than 10 lots. • Accommodation. • Child care centre. • Education centre. • Emergency services facility. • Hospital. • Indoor recreation facility. • Major sports and recreation facility. • Place of assembly. • Any application for development that will result in people congregating in large numbers. When assessing a planning permit application for the above uses and development: • Consider the risk of bushfire to people, property and community infrastructure. • Require the implementation of appropriate bushfire protection measures to address the identified bushfire risk. • Ensure new development can implement bushfire protection measures without unacceptable biodiversity impacts.

Response to 13.02

This report will assess the hazards and identify the bushfire protection measures that will be required for proposed construction. Proposed construction works will replace the existing residential dwelling on the site. No subdivision will occur, or non-residential buildings be constructed.

It is considered that the proposed dwelling can adequately provide protection of human life as the proposed building will be constructed with suitable BAL rating in accordance to AS3959-2018. No subdivision is occurring, and the proposed works are a replacement of an existing building which is in derelict condition and not built to any AS3959 requirements.

Proposed works are at an existing residential land with no significant biodiversity is found within the site nor will be impacted by future residential development.

8. *BUSHFIRE MANAGEMENT OVERLAY(BMO) – CLAUSE 44.06*

Clause 44.06 states the purpose as the following;

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.

Application requirements under 44.06-3 as state that under this overlay an application must be accompanies by the following

- *A **bushfire hazard site assessment** including a plan that describes the bushfire hazard within 150 metres of the proposed development. The description of the hazard must be prepared in accordance with Sections 2.2.3 to 2.2.5 of AS3959:2018 Construction of buildings in bushfire prone areas (Standards Australia) excluding paragraph (a) of section 2.2.3.2. Photographs or other techniques may be used to assist in describing the bushfire hazard.*
- *A **bushfire hazard landscape assessment** including a plan that describes the bushfire hazard of the general locality more than 150 metres from the site. Photographs or other techniques may be used to assist in describing the bushfire hazard. This requirement does not apply to a dwelling that includes all of the approved measures specified in Clause 53.02-3.*
- *A **bushfire management statement** describing how the proposed development responds to the requirements in this clause and Clause 53.02. If the application proposes an alternative measure, the bushfire management statement must explain how the alternative measure meets the relevant objective.*

Response to Clause 44.06

A bushfire hazard site and landscape assessment are in appendix 1. Closest hazard to the site is Class B Woodland hazard approximately 46m away from the building at closest point.

Within 150m surrounding the property the most evident hazard is Woodland type forming part of north pocket of tree, surrounding the proposed building will be Grass hazard. Property is adjacent to a public road which will be classified as low risk due to the it being public property which will be maintained, and across the road is Talbot Reservoir.

During the site inspection it was notes grass onsite was well maintained and kept generally under 10cm.

Bushfire Hazard Site & Landscape Assessment

A Bushfire Hazard Site Assessment for the proposed site has been undertaken and is found within Appendix 1 including site photographs. Property has been assessed using AS3959, some of the following have been considered during the Bushfire Hazard Assessment;

AS3959 Requirements	Remark
Fire Danger Index (FDI)	The Fire Danger under AS3959-2018 allocated to this property is 100, as this site is found outside the alpine region.
Site Vegetation	Closest vegetation to subject site is Class B Woodland which is located to the south and west of the property. This is generally considered to be as following; Trees 10 m–30 m high; 10%–30% foliage cover dominated by eucalypts and/or callistris with a prominent grassy understorey. May contain isolated shrubs.
Vegetation excluded from Assessment	Such areas classified as low threat under AS3959-2018 within 150m of the site can be excluded from this assessment where they meet the following criteria under section 2.2.3.2 - Vegetation of any type that is more than 100m from site, - Single areas of vegetation less than 1ha in area and not within 100m of other areas of vegetation being classified vegetation, - Multiple areas of vegetation less than 0.25ha in area and not within 20m of the site, or each other, or of other areas of vegetation being classified vegetation, - Strips of vegetation less than 20m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20m of the site or each other, or other areas of vegetation being classified vegetation. - Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths and buildings and rocky outcrops. - Vegetation regarded as low threat due factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, mangroves and other saline wetlands, maintained lawns, golf courses (such as playing and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens (and other non-curing crops), cultivated gardens, commercial nurseries, nature strips and windbreaks
Vegetation Distance	The site is located within a suburban area, the densest woodland vegetation will be a minimum of 26m of the site to the South of the building after the trees are cut back.
Site Slope	The site slope is approximately 5 - 10 degrees up and downslope of the Woodland hazard.
Prescribed Construction Requirements	Prescribed Construction requirements as required by AS3959-2018. Proposed building works must meet these requirements and be designed accordingly.

Bushfire Management Plan

See response to Clause 53.02.

9. *BUSHFIRE PLANNING – CLAUSE 53.02*

Clause 53.02 states the purpose as the following;

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.

This clause applies to an application under Clause 44.06 - Bushfire Management Overlay, unless the application meets all of the requirements specified in a schedule to Clause 44.06.

Clause 53.02-3 applies to an application to construct a single dwelling or construct or carry out works associated with a single dwelling if all of the following requirements are met:

- The land is zoned Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Urban Growth Zone, Low Density Residential Zone, Township Zone or Rural Living Zone.
- There is only one dwelling on the lot.
- The application meets all of the approved measures contained in Clause 53.02-3.

Clause 53.02-4 applies to all other applications.

53.02- Dwellings in existing settlements – Bushfire protection objectives

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.

Measure	Requirement
AM 1.1	A building is sited to ensure the site best achieves the following: • The maximum separation distance between the building and the bushfire hazard. • The building is in close proximity to a public road. • Access can be provided to the building for emergency service vehicles.
AM 1.2	A building provides the defendable space in accordance with Table 1 Columns 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. A building is constructed to the bushfire attack level: • That corresponds to the defendable space provided in accordance with Table 1 to Clause 53.02-5, or • 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: o 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.

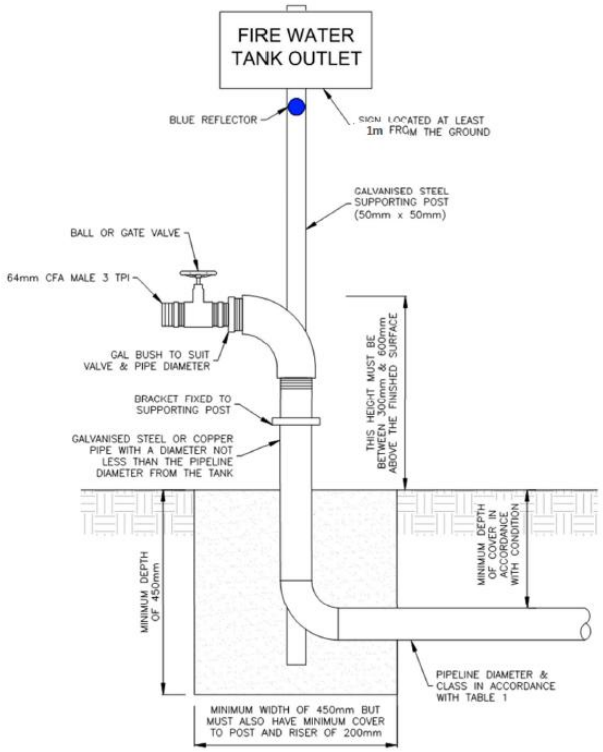
	○ A minimum bushfire attack level of BAL12.5 is provided in all circumstances.
AM 1.3	A building is provided with: • A static water supply for fire fighting and property protection purposes specified in Table 4 to Clause 53.02-5. The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for fire fighting water supplies. • Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5.

Bushfire Management Statement - Response to Clause 53.02

This following are responses to the Approved Measures as nominated above;

Measure	*Response*
AM1.1	The proposed building will be provided with excellent road access. Building is also well separate away from bushfire hazards allowing plenty of space for defendable space and terrain maintenance.
AM1.2	Proposed building will be provided with BAL 12.5 requirements under AS3959-2018, in addition to this there will be a separation of approximately 50m from the proposed building to the Northern Bushfire hazard. Under Table 1 Column A of clause 53.02-5, a minimum 50m defendable space must be provided.
AM1.3	Proposed dwelling must be provided with a 10,000L above ground water tank to the back of the dwelling. Proposed road provides suitable access and truck parking to water tank.

Compliance to AM1.3 – Fire Brigade and Water Tank Requirements

Water Tank Requirements & Fire Brigade Truck Access	A 10,000 litre above ground water tank to be provided for fire fighting purposes which meet the following; ○ Be constructed of concrete or metal material and be non-combustible. ○ Must be designed to CFA guidelines, ○ Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal as per detail below; 

9.1. ***Defendable Space Management Plan***

A Bushfire Management Plan for the proposed site has been undertaken and is found within in Appendix 2.

Identified Defendable Space must be managed in accordance with the following Clause 53.02 requirements;

- Grass must be short cropped and maintained during the declared fire danger period,
- All leaves & vegetation debris must be removed at regular intervals during the declared fire danger period,
- Within 10m of a building, flammable objects must not be located close to the vulnerable parts of the building,
- Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass features of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed $5m^2$ in areas 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 at least 2 metres between the lowest tree branches and ground level.

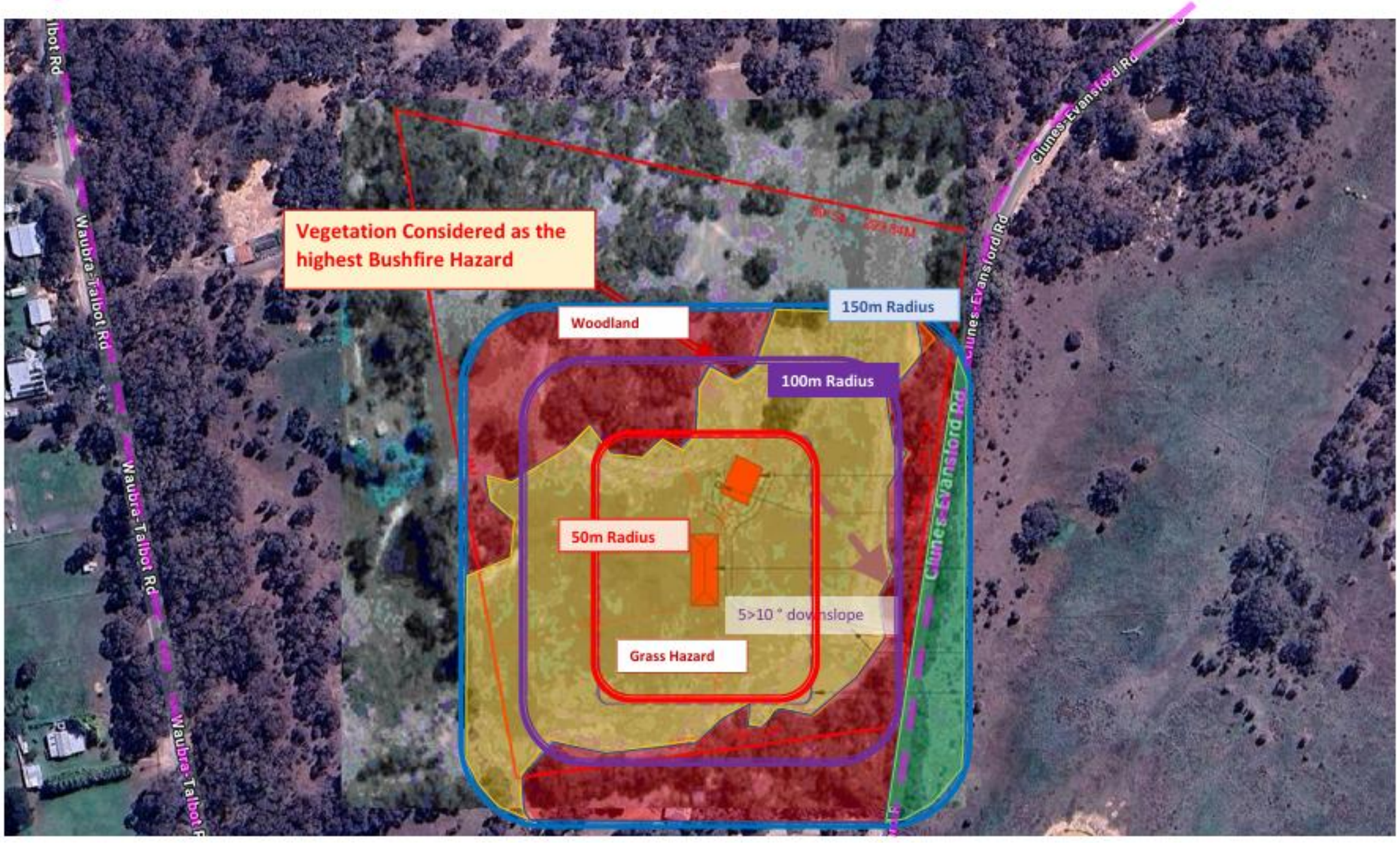
10. CONCLUSION

We believe that the proposed building works will comply with PyreneesCouncil Bushfire Management Overlay provisions as required under Clause 44.06-3 and Clause 53.02. Proposed building works will not increase the risk of bushfire to the surrounding environment and must be constructed as per the requirements under AS3959. In addition to this sufficient, space exists to ensure defendable management spaces surrounding the dwelling.

Surrounding landscapes do contain pockets of bushfire hazard, the development itself will be provided with good safe access for vehicles including emergency vehicles and various escape routes exist in case of emergency. Most of the surrounding areas around the property are maintained which will help reduce the risk of bushfires spreading to the current site and surrounding environment. Current building when constructed will most likely reduce the risk of bushfires as the site will be occupied and regularly maintained, compared to similar site which are unoccupied and not as well maintained.

Appendix 1 – Bushfire Hazard Site Assessment

The following are the observations from our site visit and justification of the prescribed BAL assessment.



N
W E
S

Bushfire Hazard Site Assessment
490 Clunes-Evansford Road, Evansford

Subject Property
Slope direction (stand onsite)
Vegetation considered as Bushfire Hazard
Grassland hazard
1m Contours
10 Contours
Bitumen Road
Fire Hydrant Point
50m Radius Zone
150m Radius Zone
Maintained Road/Council Reserve (Low Risk)

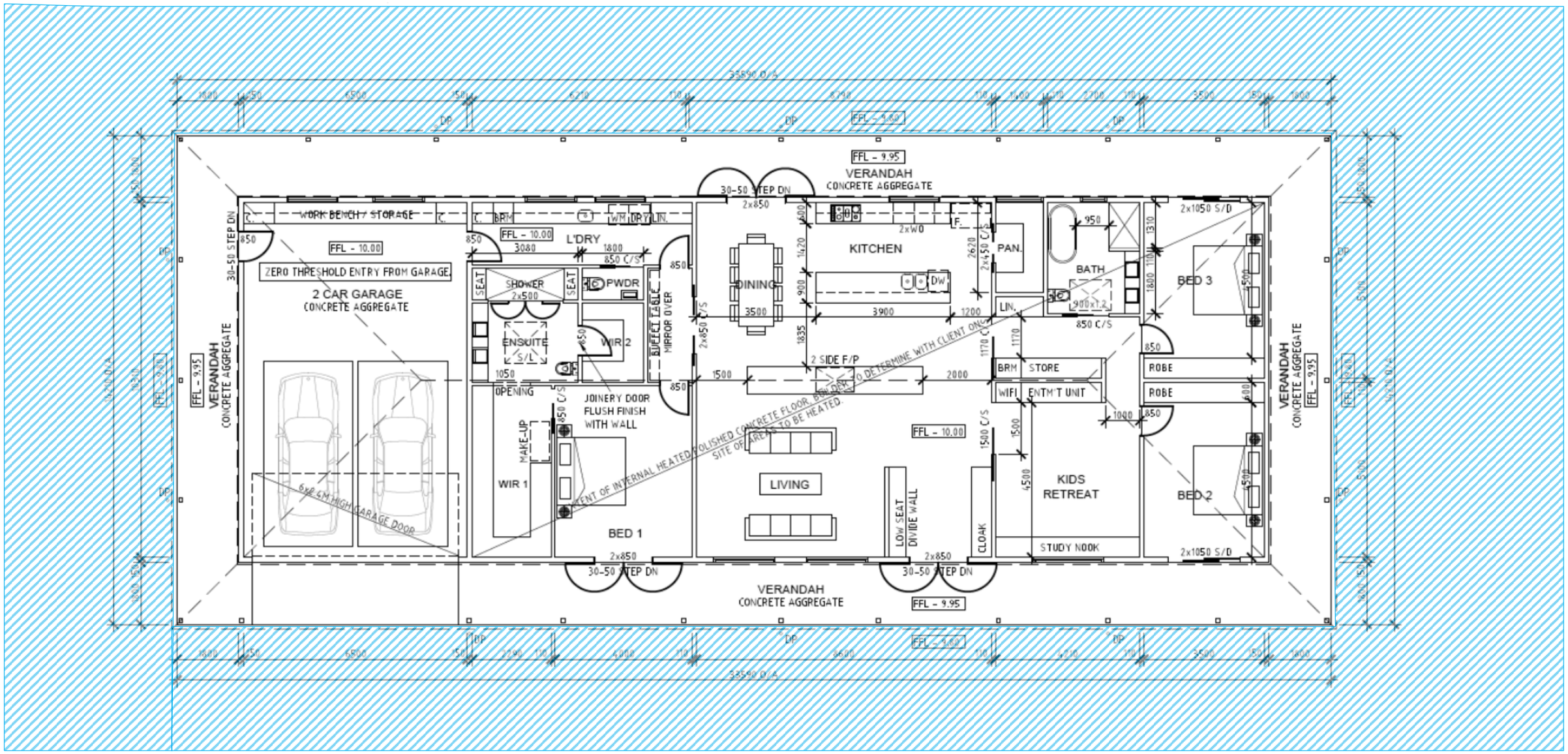
Site Inspection Notes

The following are the observations from our site visit and justification of the prescribed BAL assessment.

Photo: 1 **Elevation**: West **Plot**: B, E **Vegetation Classification:** Grassland **Description:** Subject site to be built on	
Photo: 2 **Elevation**: North **Plot**: A **Vegetation Classification:** Grassland & Woodland **Description:** Building site, vegetation considered as hazard	
Photo: 3 **Elevation**: East **Plot**: C **Vegetation Classification:** Grassland **Description:** Public road & wind break	
Photo: 4 **Elevation**: South **Plot**: A, B, D, E **Vegetation Classification:** Grass Hazard & adjoining property **Description:** Grass Hazard	

Photo: 5	
Elevation: North	
Plot: C	
Vegetation Classification: Woodland Hazard	
Description: Woodland hazard approximately over 50m away from proposed building	

BAL Construction Map – Forest Hazard



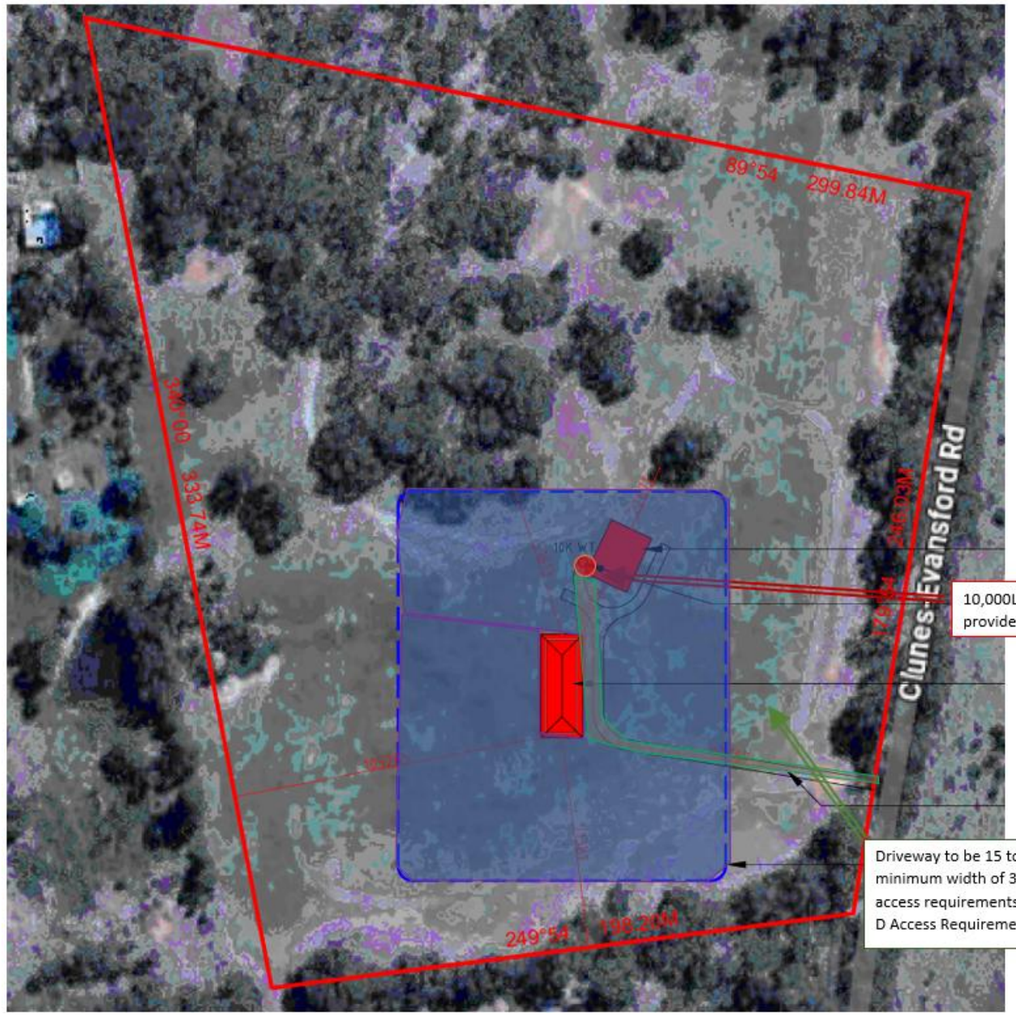
Woodland Hazard (5 to 10 Degree Slope)

- **BAL – FZ** (within 20m of fire source)
- **BAL – 40** (within 20-26m of fire source)
- **BAL – 29** (within 26-37m of fire source)
- **BAL – 19** (within 37-50m of fire source)
- **BAL – 12.5** (within 50-100m of fire source)

Appendix 2 – Defendable Space Management Plan

Following is plan showing extend of defendable space for buildings complying.

Bushfire Management Plan – 490 CLUNES-EVANSFORD ROAD EVANSFORD 3371



Prepared by: George Kalajdzic Version: A Date: 26 November 2025

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, defendable 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) Defendable Space

Defendable space is provided for a distance of 50 metres around the building or to the property boundary whichever is the lesser and managed in accordance with the following:

- 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.
- Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs 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 – 12.5

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 satisfaction of the relevant fire authority.
- Be located within 60 metres of the outer edge of the approved building.
- The outlet/s 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 vertically.
- Curves 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 ☐ No ☑
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
- A driveway encircling the building, or
- The provision of other vehicle turning heads – such as a T or Y Head – which meet the specification of Austroad Design for an 8.8 metre service vehicle.

Length of driveway is greater than 200 metres: Yes ☐ No ☑
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.

FARM MANAGEMENT PLAN
FOR A SMALL HOLDING IN PYRENEES SHIRE COUNCIL, VICTORIA

Date: February 07, 2026

Adress: #490 Clunes-Evansford Road, Evansford.

Submitted by [redacted]

This Farm Management Plan (FMP) is submitted in support of a planning permit application for a dwelling in the Farming Zone (FZ) under the Pyrenees Planning Scheme. It demonstrates that the proposed dwelling is necessary for the agricultural use of the land and outlines sustainable farm operations. The plan complies with the Pyrenees Shire Council's Farm Management Plans guide, Dwellings in the Farming Zone checklist, and relevant strategies including the Council Plan 2025–2029, Climate Change Response Plan, Roadside Weeds and Pests Control Plan 2023–2026, and Municipal Fire Management Plan. Financial and operational data are based on 2026 conditions using ABARES forecasts, Agriculture Victoria small farm benchmarks, and Livestock Farm Monitor Project data.

The property is 20 acres (approximately 8.09 hectares) with a small existing dam. The proposed enterprise is small-scale viticulture (wine grape production) with supplementary sheep grazing, selected for its alignment with the Pyrenees wine region, low environmental impact, and justification for an on-site dwelling. This FMP incorporates a five-year operational timeline, water and natural resource management, pest control, mitigations for surrounding impacts, biosecurity, risks, and technology utilization.

Based on Pyrenees Shire's emphasis on protecting productive agricultural land and requiring dwellings to support (not hinder) farming, small-scale viticulture (wine grape) operation with supplementary grazing (e.g., a small flock of sheep for weed control and diversification

Pyrenees is a recognized wine region (part of the Pyrenees Wine Region), with viticulture being a key economic driver. Small vineyards are common on holdings under 10 ha, and council supports enterprises that contribute to regional strengths, as per their Council Plan 2025–2029 and tourism strategies. This reduces scrutiny compared to unrelated activities.

Justification for Dwelling

Viticulture requires year-round on-site management (pruning, pest control, harvesting), especially on small scales where contractors are uneconomical. This demonstrates the dwelling is "necessary for the agricultural use," a key criterion for approval under the FZ. Supplementary sheep grazing adds daily stock oversight needs.

Low Environmental Impact:
Vineyards have minimal noise/dust/odor compared to intensive livestock. They align with council's sustainability goals (e.g., Climate Change Response Plan) through practices like regenerative farming. Small-scale operations on 20 acres are low-risk for erosion or water overuse, especially with a small dam. Alternatives like alpacas or olives could work but lack the regional fit; intensive poultry might face more biosecurity scrutiny.

Economic Viability:
ABARES data shows Victorian viticulture recovering in 2026 with export demand, yielding viable income on small plots (e.g., 4–6 ha under vines). This strengthens the farm plan's credibility.

Other options (e.g., sheep-only or horticulture like berries) are viable but less "easy" due to lower regional synergy. Avoid hobby-level activities without income projections, as council requires evidence of productive use. Consult Agriculture Victoria for site-specific advice.

Farm Description:

- 20 acres (8.09 ha) in the Pyrenees Shire, Victoria, in the Farming Zone (FZ).
- Infrastructure: Small existing dam (1–2 ML capacity) for irrigation/stock water. Proposed dwelling (single-story, 3-bedroom, ~200 m²) sited away from productive areas to minimize land loss. Basic fencing, shed, and irrigation setup.
- Environmental Features: Minimal native vegetation; dam supports biodiversity. Adhere to council's Roadside Weeds and Pests Control Plan 2023–2026.
- Goals: Establish sustainable viticulture yielding $20,000–$30,000 annual revenue by year 3; justify dwelling for on-site management; comply with FZ provisions and biosecurity requirements.

Farm Enterprise Operations and Hours

- The enterprise focuses on viticulture with sheep integration for sustainability. Key activities:
- **Viticulture**: Plant disease-resistant varieties suited to Pyrenees. Operations include planting (year 1), pruning/training (winter), pest/weed control (year-round), harvesting (autumn). Grapes sold to local wineries.
- **Grazing**: Small flock (10–20 ewes) for lamb production and under-vine weed control. Rotational grazing, lambing (autumn), shearing (spring).
- **Water and Soil Management**: Dam water for drip irrigation (vines need ~2–4 ML/ha annually). Soil testing, organic amendments to maintain pH 6–7. Regenerative practices (cover crops) to reduce erosion.
- **Pest Control**: Integrated management aligned with council plans; minimal chemicals for low impact.
- **Dwelling Justification**: On-site residence essential for daily vineyard monitoring (e.g., frost protection, irrigation faults) and stock welfare, especially during peak seasons. Remote management impractical for small-scale viability.

Hours of Operation

- Operations are seasonal and flexible, with the dwelling enabling efficient management:
- **Daily Hours**: 7:00 AM to 5:00 PM, 5–6 days/week for routine tasks (vine checks, stock feeding). Reduced in off-peak.
- **Seasonal Variations**:
- **Pruning/Harvest (June–August, February–April)**: 8–10 hours/day, including weekends for weather-dependent work.
- **Lambing/Shearing (March–May, September)**: Extended to 10 hours/day, with night checks.
- **Off-Peak (May–June, October–January)**: 4–6 hours/day for planning/maintenance.
- **Total Annual Labor**: ~1,000 hours for owner-operator (dwelling resident), plus 200 hours casual/contractors. Minimal neighbour impact.

Qualifications

Qualified carpenter 10 plus years and currently studying a cert 3 in Farming management. I have no formal qualification thought do have 5 plus years as a farm hand. Also grew up in the country my grandfather has farms with livestock.
Leadership and supervisory roles in my current job will help with farming routines and timeframes.

Five-Year Operation Plan

This outlines phased development over 2026–2030, assuming planning permit approval in early 2026. It integrates dwelling construction, enterprise establishment, and risk management for progressive viability.

Year 1 (2026): Establishment Phase

- Submit farm plan and dwelling permit application to council (Q1).
- Dwelling development timeframe: Obtain permit (1–3 months post-submission), commence construction (Q2), complete by Q4 (total 6–9 months, budgeted $300,000).
- Plant 2 ha vines (disease-resistant varieties e.g., Shiraz, Cabernet Sauvignon); introduce 10 ewes for grazing trials.
- Initial water, pest, and biosecurity setup (e.g., fencing, monitoring).
- Technology integration: Install basic IoT sensors for soil moisture.
- Projected output: Minimal revenue ($2,000 from initial sheep); focus on infrastructure.

Year 2 (2027): Expansion and Stabilization

- Expand vines to 4 ha; increase flock to 15–20 ewes.
- Full dam utilization for irrigation; annual soil tests.
- Implement natural resource practices (e.g., cover cropping).
- Dwelling occupied for on-site management.
- Revenue ramp-up: $10,000 (early grape/lamb sales).

Year 3 (2028): Production Optimization

- First full harvest; target 5–7 t/ha grapes.
- Refine grazing rotation; lamb production at 20 head.
- Technology upgrades: Adopt precision apps for pest detection.
- Risk reviews: Update biosecurity plan annually.
- Revenue: $25,000–$30,000; breakeven achieved.

Year 4 (2029): Sustainability Focus

- Enhance biodiversity (e.g., native plantings around dam).
- Mitigate external risks (e.g., neighbour buffers).
- Explore carbon credits via regenerative practices.
- Revenue growth: 5–10% increase via quality improvements.

Year 5 (2030): Maturity and Review

- Full enterprise maturity; assess expansion (e.g., value-added wine).
- Comprehensive plan review; adapt to climate changes.
- Revenue: $35,000+; ROI >3%.

Management Practices

Land Management

- Divide into zones: 4 ha vines (rows at 2–3 m spacing), 2 ha pasture (stocking 5–10 DSE/ha), 1 ha dam/infrastructure, 1 ha dwelling/buffer. Rotational practices to sustain soil.

Risk Management:

- Drought plan using dam; insurance; fire management per Municipal Fire Plan.

Sustainability:

- Carbon sequestration via vines; biodiversity plantings. Align with Agriculture Victoria's small farm guidelines.

Monitoring and Review:

- Annual soil/stock audits; plan reviewed every 2 years.

Amendments for 2026:

- Incorporate ABARES price forecasts; start with 2 ha vines, expand based on yields.

Financial Projections: Costs, Forecasts, and Revenue

Projections based on Agriculture Victoria small farm data and ABARES 2025–26 forecasts (viticulture income up 5–10% due to exports). Assumptions: Establishment costs high in year 1; breakeven by year 3. All in AUD. Risks factored into sensitivity analysis.

Revenue Forecasts:

Sources:

- Grape sales (4 ha at 5–7 t/ha, $1,200/t): $24,000–$33,600 (year 3+)
- Lamb/wool sales (15 ewes, 20 lambs at $150/head + wool): $4,000

Total Projected Revenue (2026, Year 1 Establishment):

- $5,000 (initial lambs/wool); rising to $28,000 by 2028.

Forecast Rationale:

- Small vineyards viable at this scale; Pyrenees premiums for quality grapes.

Costs Forecasts:

Variable Costs (~$15,000/year):

- Plants/fertilizer/irrigation: $8,000 (high in year 1)
- Livestock health/feed: $3,000
- Fuel/maintenance: $4,000

Overhead Costs (~$10,000/year):

- Labor (owner): Imputed $0 (resident), casual $2,000
- Rates/insurance: $3,000 (council farm rate ~0.188 cents/$ CIV)
- Dwelling construction (one-off): $300,000 (permit-dependent)
- Depreciation/interest: $5,000

Total Projected Costs (2026):

- $25,000 (establishment); steady at $20,000/year ongoing.

Forecast Rationale:

- Low inputs for regenerative viticulture; offsets via grants (e.g., sustainable farming incentives).

- Profit and Cash Flow:

Projected EBIT (Year 3+):

- $8,000 ($990/ha)

Net Farm Income:

- $5,000–$10,000 annually post-establishment.

Return on Assets:

- 2–3% by year 5.

Break-Even:

- Revenue >$20,000; achievable with regional sales.

Sensitivity:

- Dry year increases irrigation costs by 20%; positive wine market boosts revenue 15%. Market/climate risks mitigated through diversification and insurance.

Water Management (Including Existing Dam)

- The small dam (1–2 ML) is the primary water source for drip irrigation (vines: 2–4 ML/ha/year) and stock watering.
- Practices: Annual dam inspections for leaks/sedimentation; water quality testing for salinity/pH (target <1,000 EC). Rainwater harvesting supplements during droughts.
- Allocation: 70% vines, 20% sheep, 10% reserves. Efficiency via timed drip systems to minimize evaporation.
- Drought contingency: Access Victorian grants for infrastructure (e.g., On-Farm Drought Infrastructure Grants).
- Monitoring: IoT sensors for real-time levels; comply with council water strategies.

Natural Resource Management

- Soil: Annual testing; apply lime/organics to maintain pH 6–7. Rotational grazing prevents erosion; cover crops on 1 ha for carbon sequestration.
- Biodiversity: Protect dam edges with native vegetation buffers (e.g., eucalypts) to enhance habitat, aligning with council's Keystone Species Tracking Project.
- Land: Zone management to avoid overgrazing (5–10 DSE/ha); tree plantings for windbreaks/shade.
- Sustainability: Adhere to Victoria's Climate Science Report; target net-zero practices by year 5.

Pest Plant and Animal Management

- Integrated approach per council's Weeds and Pests page: Target weeds (e.g., serrated tussock) with herbicides/mowing; animals (rabbits/foxes) via baiting/trapping.
- Vineyard-specific: Monitor for phylloxera/phytophthora; sheep for worms/flies via drenching.
- Schedule: Quarterly inspections; collaborate with neighbors under Roadside Vegetation Management.
- Technology: Apps for pest identification; drones for surveying small areas.

Adverse Effects of Surrounding Properties Mitigations

- Spray drift (from adjacent farms): 20m vegetated buffers; coordinate with neighbors on application timings.
- Noise/odor: Site dwelling away from boundaries; limit sheep density to reduce impacts.
- Water runoff: Contour banks to prevent erosion from uphill properties; dam filters for contaminants.
- Fire: Clear buffers per Municipal Fire Management Plan.
- General: Fencing to prevent stock ingress; regular boundary checks.

Biosecurity Risks

- Risks: Disease introduction (e.g., footrot in sheep, grapevine trunk diseases) via visitors/stock/equipment.
- Plan: Follow Agriculture Victoria template – quarantine new stock (14 days), footbaths/boot cleaning for visitors, vehicle wash-downs.
- Signage: Biosecurity signs at entry; restrict access during outbreaks.
- Monitoring: Annual vet checks; reportable diseases protocol (e.g., call 1800 675 888).
- Interstate fodder: Obtain Plant Biosecurity Permit if needed.

Other Potential Risks

- Climate: Drought/floods – mitigated via dam reserves, insurance, and drought grants.
- Market: Price volatility – diversify sales (local wineries, direct lamb); monitor ABARES forecasts.
- Financial: Cost overruns – budget contingencies (10%); seek grants.
- Operational: Labor shortages – on-site dwelling reduces; technology automates tasks.
- Emergency: Align with Municipal Emergency Management Plan (e.g., bushfire evacuation).

Utilization of Technology

- Precision Agriculture: GPS apps for vine row mapping; IoT sensors for soil moisture/irrigation automation (e.g., reduce water use 20%).
- Monitoring: Drones for pest/weed surveys on small scale; electronic ear tags for sheep tracking (health/grazing).
- Data Management: Farm apps (e.g., from Agriculture Victoria) for records, biosecurity logs, and yield predictions.
- Sustainability: Virtual fencing trials for sheep if scalable; weather stations for frost alerts.
- Integration: Start basic (year 1), expand to AI-driven insights by year 3 for efficiency gains.

Supporting information, allow to refer to the following:

Appendix 1 - Architectural drawings for extent of existing & proposed land use; building locations; site fencing; surrounding properties locations; septic tank location…etc.

Appendix 2 - Soil & LCA reports for extent of soil quality; waterways; septic tank location assessment applicable to subject site.

Appendix 3 - Bush fire management assessment report regarding site assessment & other fire management system/s to be implemented (Ie. Defendable spaces & fire vehicle access).

SITE CLASSIFICATION

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

SUMMARY:	
Class	M
Description	Moderately reactive clay or silt sites, which may experience moderate ground movement from moisture changes.
Rationale	Group (3) soils – non-basaltic and non-calcareous residual clays derived from sedimentary, metamorphic, granitic or other acid volcanic rocks • >1.0*m* to ≤1.8*m* depth of clay over massive rock

JOB:	
Reference No	DB091225
Date	December 10, 2025

SITE:	
Construction	New dwelling
Property Address	490 Clunes-Evansford Road, Evansford

PREPARED FOR:	
Client name	[redacted]
Address	c/o M2 Building Design and Drafting Pty. Ltd. PO Box 59, Avondale Heights VIC 3034

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

1 Commission

The purpose of the site investigation is to provide sufficient information to enable a site classification to be made in accordance with all relevant clauses in AS2870-2011.

This classification is based on AS2870-2011, samples taken, experience of footing performance in this area, and the type of structure involved. Information is to be included on the presence and depth of fill material, natural soil profile and soil reactivity where required.

2 Locality and site description

2.1 The site

	Site shape, dimensions, size, gradient and drainage
The ground surface is:	Lightly undulating.
The gradient of the site is:	Slight to moderate slope falling to west.
The drainage on site is:	Good

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

	Existing access arrangements
The main vehicle access to the site is provided from:	Gate access from Clunes-Evansford Road.
The space available for vehicle maneuverability can be considered:	Excellent

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

2.2 The locality and surrounding land

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

3 Ground conditions

3.1 Soil

	Soil conditions
The predominant soil profile on site is:	Shallow silty loam overlying stiff silty clay.
Sample hole results:	Please refer to Appendix 2 for sample hole results.

3.2 Geology

	Geological mapping
Geological Survey Code:	Ocl
Description:	Deep marine turbidites and hemipelagic sediments: sandstone, mudstone, black shale and minor granule quartz conglomerate; mostly thick- bedded sandstone, coarse- to fine-grained, often graded.
Reference:	TAYLOR, D.H. & SIMONS, B.A., 2000. Waubra 1:50,000 geological map. Geological Survey of Victoria.

3.3 Local Mine Hazards

	DPI Search for Mine Hazard results
Department of Primary Industries records:	"do not indicate the existence of any mining activity on or under this site, but the site is within an area of past prospecting or mining activity. Note that there may be unrecorded mine workings present."

4 Site classification

4.1 Testing program

	Field work
Field work:	Five (5) holes were established and excavated. Please refer to Appendix 1 for sample hole locations.
Method of drilling or excavation:	Trailer-mounted soil sampling machine.

4.2 Method

	Methodology
Method of classification:	Where sufficient data has been established, site classification of a reactive clay soil profile may be associated with the typical soil profiles given for sites in Table D1 – Classification based on typical profiles – Victoria from AS2870-2011. Where variable soil conditions are expected across a site, the Tables shall be used only as an aid to a site investigation. The soil was classified according to typical Victorian profiles using Table D1 while considering Evansford's temperate climate.

4.3 Classification

	Site classification according to AS2870-2011
Class:	M
Description:	Moderately reactive clay or silt sites, which may experience moderate ground movement from moisture changes.
Rationale:	Group (3) soils – non-basaltic and non-calcareous residual clays derived from sedimentary, metamorphic, granitic or other acid volcanic rocks • >1.0*m* to ≤1.8*m* depth of clay over massive rock
Reference:	From 'Classification based on typical profiles – Victoria' • Table D1 of AS2870-2011.

5 Foundation advice

5.1 Foundation material

	Foundation clay depth and reactivity
Foundation clay:	The most suitable foundation material on this site is brown/red Silty CLAY.
Foundation clay depth:	Surface drilling encountered this clay at a depth of 100*mm*.
Clay reactivity:	This material may be considered to be a moderately (M) reactive clay.
Approximate allowable bearing pressure:	200 kPa.
Characteristic surface movement (y_s) as per Table 2.3 of AS2870-2011:	40*mm* under normal conditions.

5.2 Foundation design

	Design & system
Foundation design:	All footings are to be designed in accordance with AS2870-2011 for the site classification and founding material identified in this report. Footing specification shall take into account proximate vegetation.
Footings system:	To be confirmed by builder, architect or structural engineer by client.

6 Limitations of this report

This report is a geotechnical report only and the classification stated shall not be regarded as an engineering design nor shall it replace a design by engineering principles although it may contribute information for such designs.

When this report is to be used as a reference by the engineer or builder or other relevant party, this report must be reproduced in total.

The details in this report are based on a minimal site investigation as described. The nature of foundation materials can vary over small areas and therefore conditions may exist which have not been encountered or foreseen in this report.

Although every effort has been made to determine possible soil variations, no responsibility is taken for any undetected variations. The most careful exploration program may not locate all soil profile variations due to time and economic restraints.

If footing excavations reveal soil conditions differing from those shown on the site investigation in this report, we recommend that you contact us immediately to carry out further testing to confirm or revise our conclusions and recommendations. Conditions differing from those described may result in additional costs for footing and foundation works.

The above site classifications are for the site conditions observed at the time of field investigation and consequently if site works are undertaken on the proposed lots subsequent to this report, the site classifications will require review.

Site works may include:

- Changes to the existing soil profile by cutting and filling;
- Landscaping, including trees removed from the general building area and those planted; and
- Drainage and watering systems.

The foundation depths quoted in this report are measured from the surface during our testing and may vary accordingly if any filling or excavation works are carried out. The description of the foundation material has been provided for its easy recognition over the whole building site.

Any sketches in this report should be considered as only an approximate pictorial evidence of our work. Therefore, unless otherwise stated, any dimensions or slope information should not be used for any building cost calculations and/or positioning of the building. Dimensions on logs are correct.

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

STEPHEN O'LOUGHLIN
Geologist

Attachment 1 – Soil testing program plan

Plan attached next page.

490 Clunes-Evansford Road, Evansford

Attachment 2 – Sample hole results

Sample Hole BH01

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

Sample Hole BH02

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

Sample Hole BH03

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

Sample Hole BH04

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

Sample Hole BH05

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

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.

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

VOLUME 09421 FOLIO 708

Security no : 124129427040N
Produced 28/10/2025 08:29 PM

LAND DESCRIPTION

Crown Allotment 10 Township of Evansford, Crown Allotment 11 Township of Evansford and Crown Allotment 12 Township of Evansford Parish of Caralulup.
PARENT TITLE Volume 01294 Folio 799
Created by instrument H217013 21/07/1981

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
[redacted]

ENCUMBRANCES, CAVEATS AND NOTICES

[redacted]

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

DIAGRAM LOCATION

SEE TP772064B 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)

ADMINISTRATIVE NOTICES

NIL

[redacted]

DOCUMENT END

Imaged Document Cover Sheet

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

Document Type	**Plan**
Document Identification	**TP772064B**
Number of Pages (excluding this cover sheet)	**1**
Document Assembled	**28/10/2025 20:29**

TITLE PLAN		EDITION 1	TP 772064B

Location of Land

Parish: CARALULUP
Township: EVANSFORD
Section:
Crown Allotment: 10, 11, 12
Crown Portion:

Last Plan Reference:
Derived From: VOL 9421 FOL 708
Depth Limitation: NIL

Notations

THE RACE RESERVES ARE NOT INCLUDED IN THE FEE OF THE TITLE

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

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 07/02/2003
VERIFIED: DA

TOTAL AREA = 6·890 ha (EXC. RACES)

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

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Estate Fee Simple
Joint Proprietors

[redacted]

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[redacted]

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DIAGRAM LOCATION

SEE TP772064B 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)

ADMINISTRATIVE NOTICES

NIL

[redacted]

DOCUMENT END

21th December 2025

0412-098-287 :(M)

info@m2buildingdesign.com.au
m2bdnd@hotmail.com
www.m2buildingdesign.com.au

Re: PROPOSED NEW SINGLE STOREY DWELLING & ASSOCIATED GARAGE / FREE STANDING SHED @ #490 CLUNES-EVANSFORD RD, EVANSFORD - 3371.

Attention: Virgina Mcleod,

Here enclosed for your consideration is our formal Town Planning Application submission for the "Proposed new single storey dwelling with associated garage & shed at #490 Clunes-Evansford Road, Evansford – 3371".

This site is within the following Pyrenees Planning Zone & Overlays:

- Framing Zone (FZ),
- Schedule to the Framing Zone (FZ),
- Bushfire Management Overlay (BMO),
- Environmental Significance Overlay (ESO),
- Environmental Significance Overlay – Schedule 1 (ESO1),
- Restructure Overlay (RO),
- Restructure Overlay – Schedule 13 (RO13),
- See attached Planning Property Report for further detail/s.

Please note:
A pre-application has been conducted with Virginia on the 5th of November 2025, regarding our proposal for a new single storey dwelling with associated garage & shed to the above nominated site.

The proposal seems to be acceptable for the subject site.

- However, the following will need to be address by our specialise consultants:
- Framing Zone (Farm Management Plan & Land Management Plan)
- Bushfire Overlay (Bal Rating & Bushfire Management Assessment Report)
- Land Capability Assessment / Septic & Wastewater Design

I now enclosed the following information for your consideration:

1. Covering letter,
2. Planning Property Report,
3. Current Certificate of Title,
4. Architectural Drawings,
5. Written Report to Clause 35.07-6,
6. Written Report for Framing Zone (Farm Management & Land Management Plans)
7. Written Report for Bushfire Overlay (Bal Rating & Bushfire Management Assessment Report),
8. Written Report for Environmental Significance Overlay,
9. Written Report for Land Capability Assessment & Design for Septic & Wastewater,
10. Written Report for Restructure Overlay.

Should you have any further enquiries, please contact myself on 0412-098-287.

Sincerely,

Michael Mu.

PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 25 October 2025 12:25 PM

PROPERTY DETAILS

Address:	**490 CLUNES-EVANSFORD ROAD EVANSFORD 3371**
Crown Description:	**More than one parcel - see link below**
Standard Parcel Identifier (SPI):	**More than one parcel - see link below**
Local Government Area (Council):	**PYRENEES** www.pyrenees.vic.gov.au
Council Property Number:	**405000020**
Planning Scheme:	**Pyrenees** Planning Scheme - Pyrenees
Directory Reference:	**Vicroads 58 C6**

This property has 3 parcels. For full parcel details get the free Property report at Property Reports

UTILITIES

Rural Water Corporation:	**Goulburn-Murray Water**
Urban Water Corporation:	**Central Highlands Water**
Melbourne Water:	**Outside drainage boundary**
Power Distributor:	**POWERCOR**

STATE ELECTORATES

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

OTHER

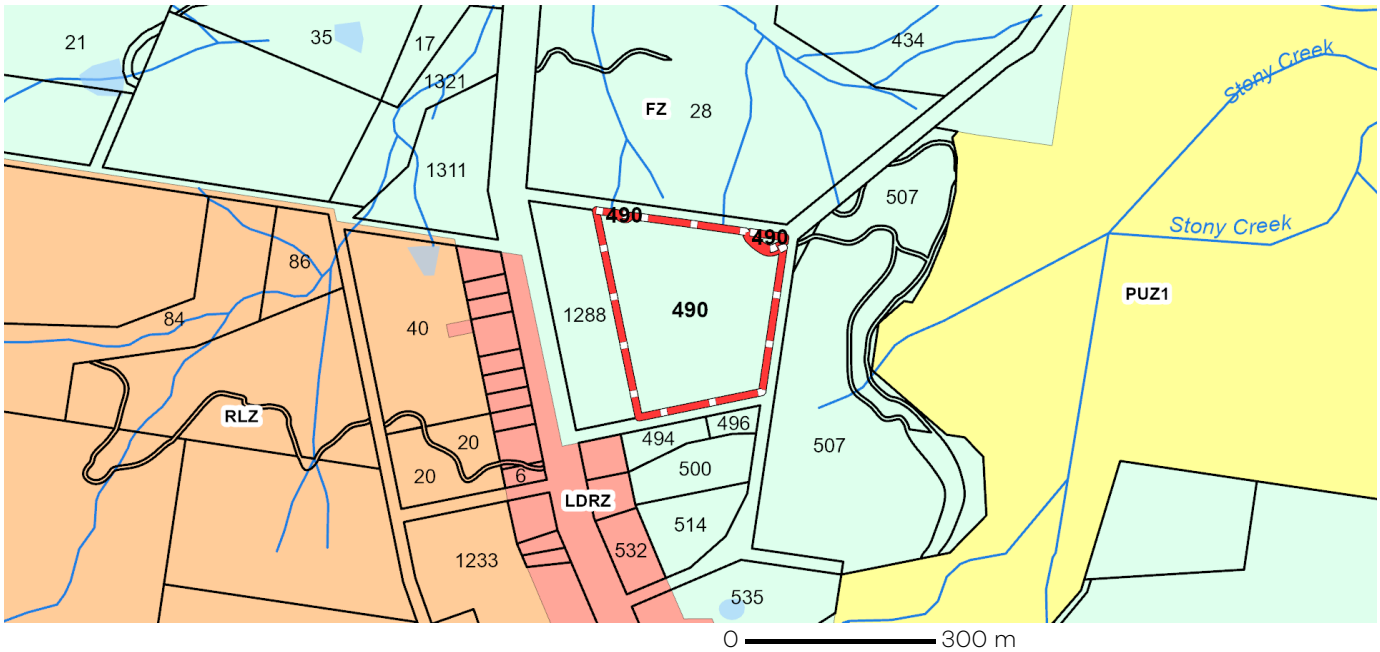
Registered Aboriginal Party:	**Dja Dja Wurrung Clans Aboriginal Corporation**
Fire Authority:	**Country Fire Authority**

View location in VicPlan

Planning Zones

FARMING ZONE (FZ)

SCHEDULE TO THE FARMING ZONE (FZ)

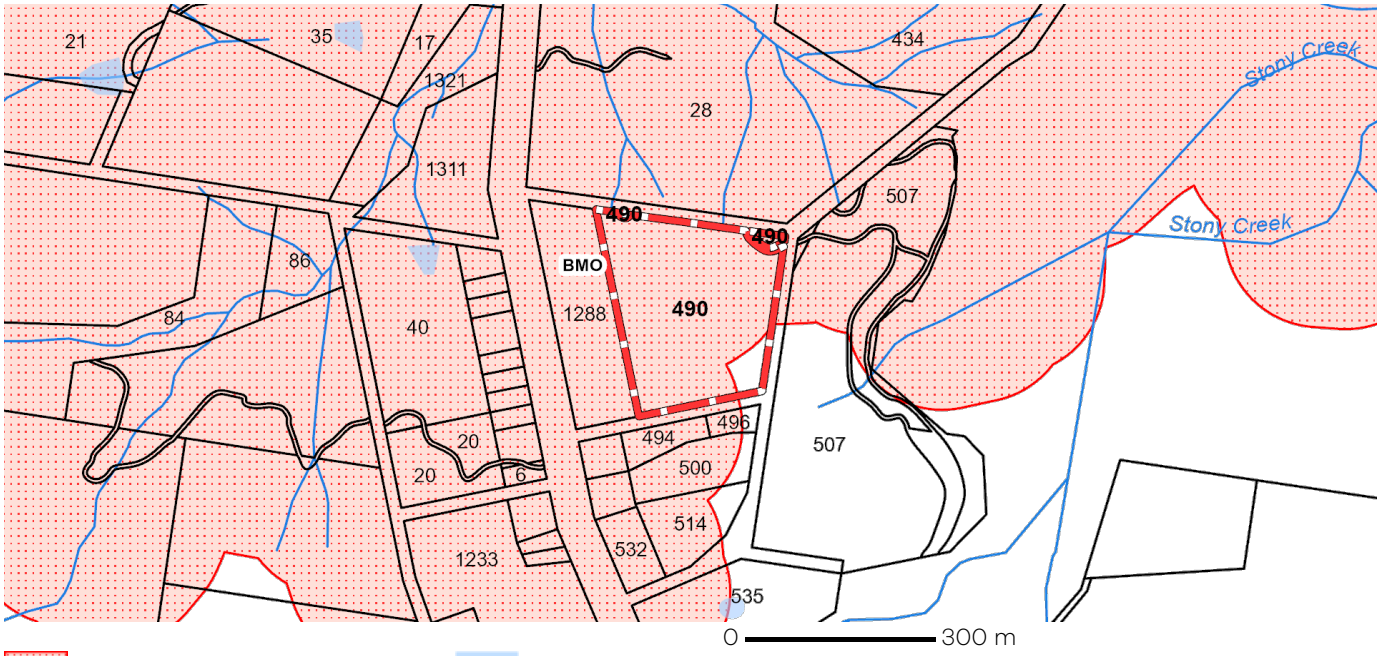


Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

PLANNING PROPERTY REPORT

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)



BMO - Bushfire Management Overlay | Water area | Water course

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

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)

ESO - Environmental Significance Overlay | Water area | Water course

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

PLANNING PROPERTY REPORT

Department of Transport and Planning

Planning Overlays

RESTRUCTURE OVERLAY (RO)
RESTRUCTURE OVERLAY - SCHEDULE 13 (RO13)

RO - Restructure Overlay | Water area | Water course

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

Further Planning Information

Planning scheme data last updated on 23 October 2025.

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

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

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

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

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

PLANNING PROPERTY REPORT

Department of Transport and Planning

Designated Bushfire Prone Areas

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

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

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

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

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

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

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

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

Native Vegetation

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

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Regulations Map (NVR Map) https://mapshare.vic.gov.au/nvr/ and Native vegetation (environment.vic.gov.au) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit NatureKit (environment.vic.gov.au)

PYRENEES SHIRE COUNCIL – CLAUSE 35.07-6:

M2's architectural design for #490 Clunes-Evansford Rd has been prepared with full consideration of the Decision Guidelines outlined in Clause 35.07-6 of the Pyrenees Planning Scheme. The proposal is consistent with the purpose of the Farming Zone and responds appropriately to all relevant matters, as detailed below.

General Issues

Municipal Planning Strategy & Planning Policy Framework - The design aligns with the MSS and PPF by supporting sustainable rural development, respecting agricultural values, and ensuring land use compatibility within the broader regional context.
Regional Catchment Strategy - The proposal does not conflict with any applicable catchment strategies and incorporates suitable measures to protect soil and water resources. Allow to refer to consultants reports as provided.
Land Capability & Effluent Disposal - A preliminary site discussion & assessment confirms the land's capability to accommodate the proposed development. Effluent disposal areas are appropriately located to avoid impacts on soil health, waterways, and vegetation. Allow to refer to consultants reports as provided.
Sustainable Land Management - The design minimises disturbance to the land, retains existing site features where possible, and supports ongoing responsible rural land management. Allow to refer to consultants reports as provided.
Suitability & Compatibility with Surrounding Land Uses - The proposal is compatible with adjoining and nearby land uses and has been sited and designed to avoid conflicts with active agricultural operations.
Use of Existing Infrastructure - The development utilises existing road access, utility connections (where possible), and services without creating unreasonable demand for new infrastructure.

Agricultural Issues

Support for Agricultural Production – The site is too small to support for agricultural production.
Soil Quality & Agricultural Land Protection – The construction is contained within an area of lower agricultural value, ensuring no significant loss of productive soil or long-term removal of land from agricultural use.
Impact on Nearby Agricultural Uses - The proposed works do not limit the operation, expansion, or efficiency of adjoining land uses.
Site Capacity & Agricultural Qualities - The site retains its capacity for ongoing use, with appropriate access to water and existing rural infrastructure preserved.
Integrated Land Management - The layout and siting are consistent with good land management practices and allow continued effective rural land use.
Rural Worker Accommodation (if relevant) - Not applicable. No rural-worker accommodation is proposed.

Accommodation Issues

Agricultural Land Retention - The dwelling is positioned to avoid unnecessary loss or fragmentation of productive agricultural land.
Amenity Impacts from Agriculture - The dwelling has been sited to minimise exposure to dust, noise, odour, chemical use, and farm machinery operations, and will not be adversely affected by typical agricultural activities.
Impact on Nearby Agricultural Operations - The proposal will not restrict or impact the operation of surrounding agricultural enterprises.
Proliferation of Dwellings - The development will not contribute to an excessive concentration of dwellings in the area or undermine agricultural land use.
Wind Energy & Extractive Industry Buffers - The site is not located within the buffer distances specified for wind energy facilities or extractive industries; therefore, no adverse impacts relating to noise, shadow flicker, blasting, or dust are anticipated.

Environmental Issues

Soil and Water Protection - The design minimises earthworks, manages stormwater effectively, and ensures no adverse impact on soil stability or water quality.
Flora and Fauna - The proposal avoids removal of native vegetation and maintains habitat values. No significant impacts on local biodiversity are expected.
Biodiversity and Vegetation Management - Where relevant, opportunities to enhance vegetation, including property boundaries and drainage lines, are incorporated into the landscape strategy.
Effluent Disposal Impacts - Effluent is contained on site in accordance with environmental guidelines, ensuring nutrient loads do not affect waterways or vegetation. Allow to refer to consultants reports as provided.

Design and Siting Issues

Minimisation of Agricultural Land Loss - Buildings and works are consolidated within a single area to avoid unnecessary disruption to agricultural activities.

Design, Height, Bulk, Colours & Materials - The built form is modest in scale and utilises materials, colours, and finishes that blend with the rural setting, minimising visual impact on the landscape.

Impact on Natural and Scenic Features - The proposal respects the rural character of the area and avoids adverse impacts on scenic vistas, ridgelines, and water features.

Infrastructure Provision - All necessary services including access, water, drainage, and telecommunications are appropriately located and designed to meet service requirements.

Traffic Management - The proposal will not generate traffic levels requiring additional traffic management measures.

Wind Energy or Extractive Industry Buffers - The development is located outside the required buffer distances for wind energy facilities and extractive industries; therefore, no additional design responses are necessary.

Conclusion

M2's architectural design fully complies with the Decision Guidelines of Clause 35.07-6.

The proposal supports the ongoing agricultural use of the land, protects environmental values, aligns with strategic planning policy, and ensures a high-quality design outcome appropriate to the rural context of the Pyrenees Shire.

PYRENEES SHIRE COUNCIL – ENVIRONMENTAL SIGNIFICANCE OVERLAY:

Based on the Environmental Significance Overlay & Schedule 1 provisions outlined in these applicable requirements, a planning permit is not required for the proposed works. The proposal complies with the overlay requirements, and none of the conditions that would trigger the need for a permit apply. Specifically, the works:

- Are not within 100 metres of a waterway, spring, or bore, and not within 300 metres of a water body or water supply channel.
- Will not generate wastewater, nor increase or potentially increase wastewater generation that would require connection to reticulated sewerage.
- Are not within 6 metres of an effluent disposal field.
- Do not include a site cut or fill greater than one metre in depth or exceeding 300 square metres in area.
- Are not associated with the construction or enlargement of a dam or swimming pool.
- Are not intended to facilitate intensive animal husbandry, aquaculture, or horticulture.

Accordingly, the proposal satisfies all relevant requirements, and no planning permit is required under this overlay.

PYRENEES SHIRE COUNCIL – RESTRUCTURE OVERLAY:

Based on the Restructure Overlay & Schedule 13 provisions outlined in these applicable requirements, a planning permit is required for the proposed works.

The site currently has 3 separate allotments, and it will be consolidated all into 1, with a total size of less than 7 hectare.

The site is a virgin site and has no structure/s on the land.