PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 04 May 2026 01:26 PM

PROPERTY DETAILS

Address:	**113 MOUNT LONARCH ROAD MOUNT LONARCH 3468**
Crown Description:	**Allot. 13 Sec. B PARISH OF AMPHITHEATRE**
Standard Parcel Identifier (SPI):	**13~B\PP2013**
Local Government Area (Council):	**PYRENEES** www.pyrenees.vic.gov.au
Council Property Number:	**311000600**
Planning Scheme:	**Pyrenees** Planning Scheme - Pyrenees
Directory Reference:	**Vicroads 57 G6**

UTILITIES

Rural Water Corporation:	**Grampians Wimmera Mallee 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

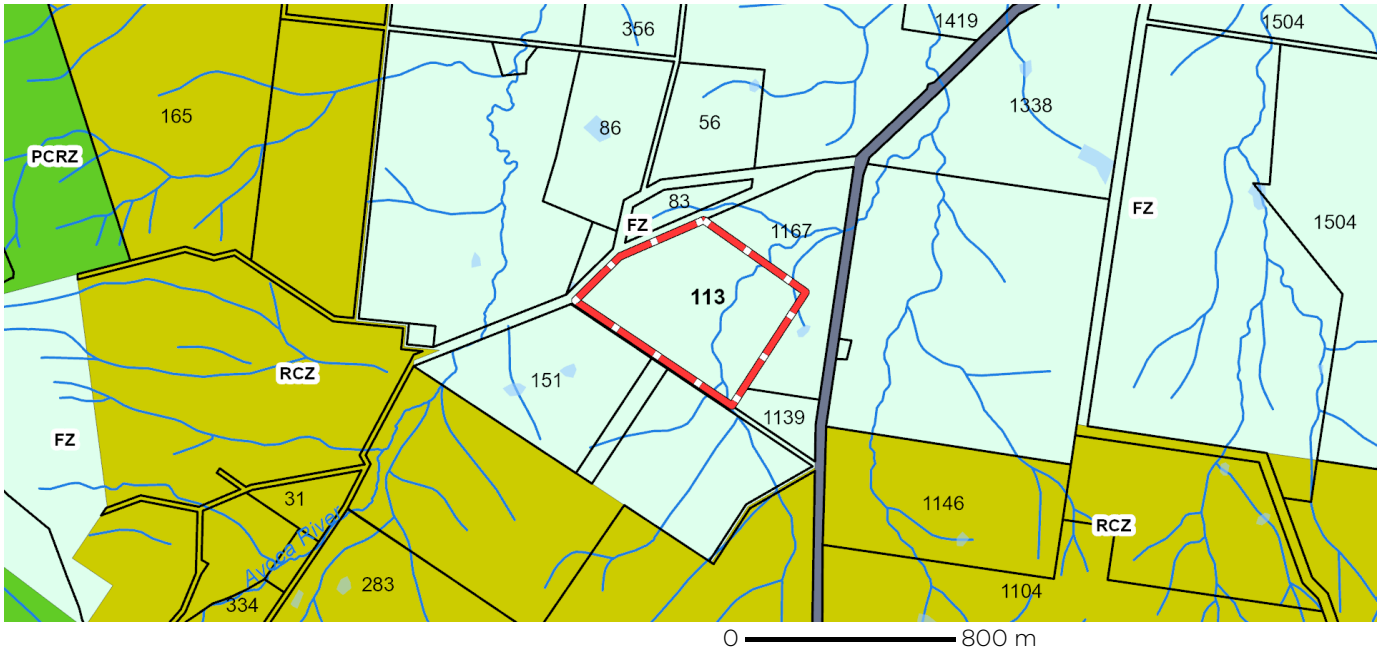
Registered Aboriginal Party:	**Dja Dja Wurrung Clans Aboriginal Corporation**
Fire Authority:	**Country Fire Authority**

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.

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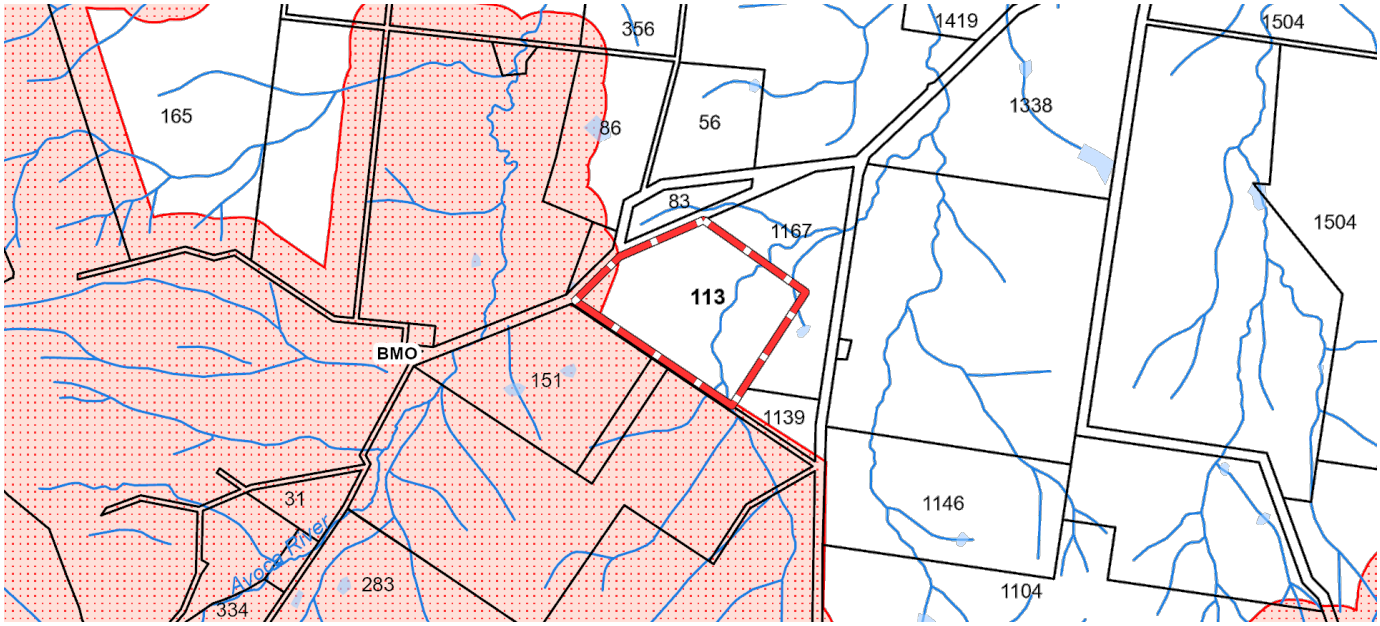
Department of Transport and Planning

Planning Overlay

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

Further Planning Information

Planning scheme data last updated on 30 April 2026.

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

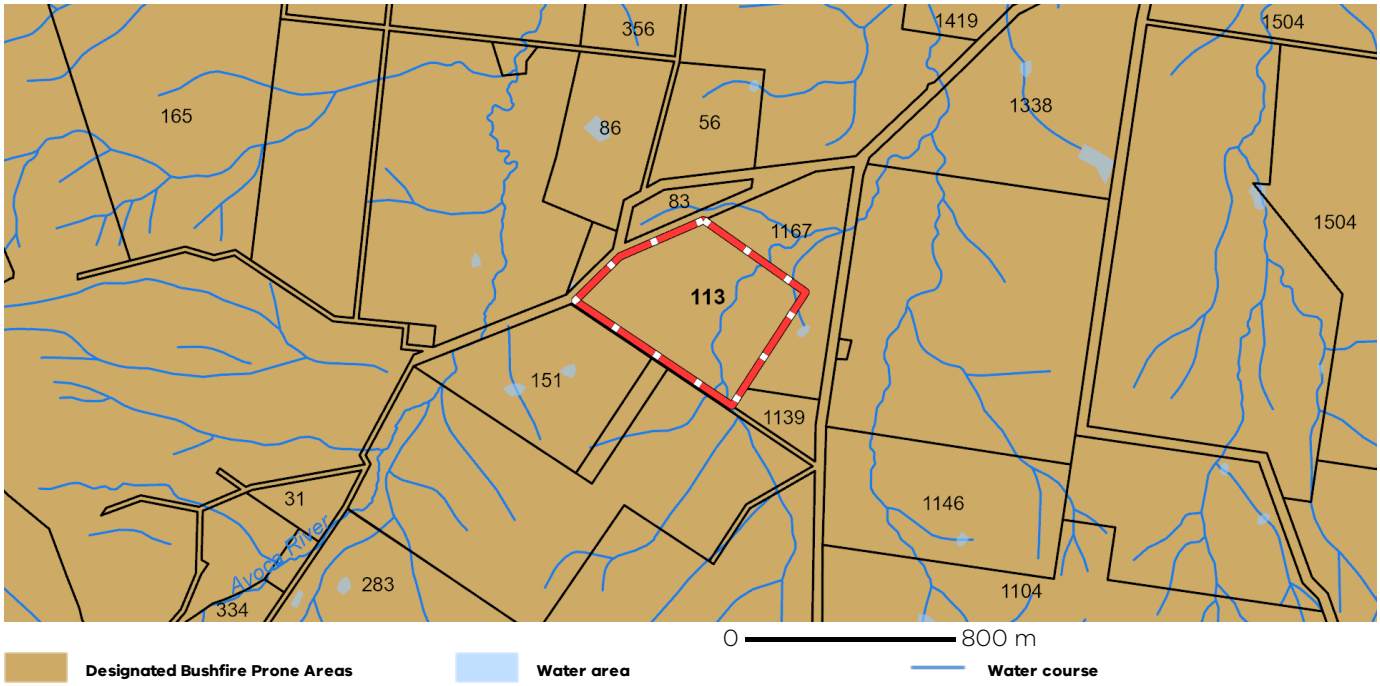
Department of Transport and Planning

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)

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

VOLUME 09881 FOLIO 638

Security no : 124134268926T
Produced 01/05/2026 11:29 AM

LAND DESCRIPTION

Crown Allotment 13 Section B Parish of Amphitheatre.
PARENT TITLES :
Volume 08847 Folio 654 to Volume 08847 Folio 655
Created by instrument P029976U 22/02/1989

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
[redacted]
AQ073875L 24/07/2017

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE [redacted]

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

DIAGRAM LOCATION

SEE TP260233K FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 113 MOUNT LONARCH ROAD MOUNT LONARCH VIC 3468

DOCUMENT END

TITLE PLAN		EDITION 1	TP 260233K

Location of Land

Parish: AMPHITHEATRE
Township:
Section: B
Crown Allotment: 13
Crown Portion:

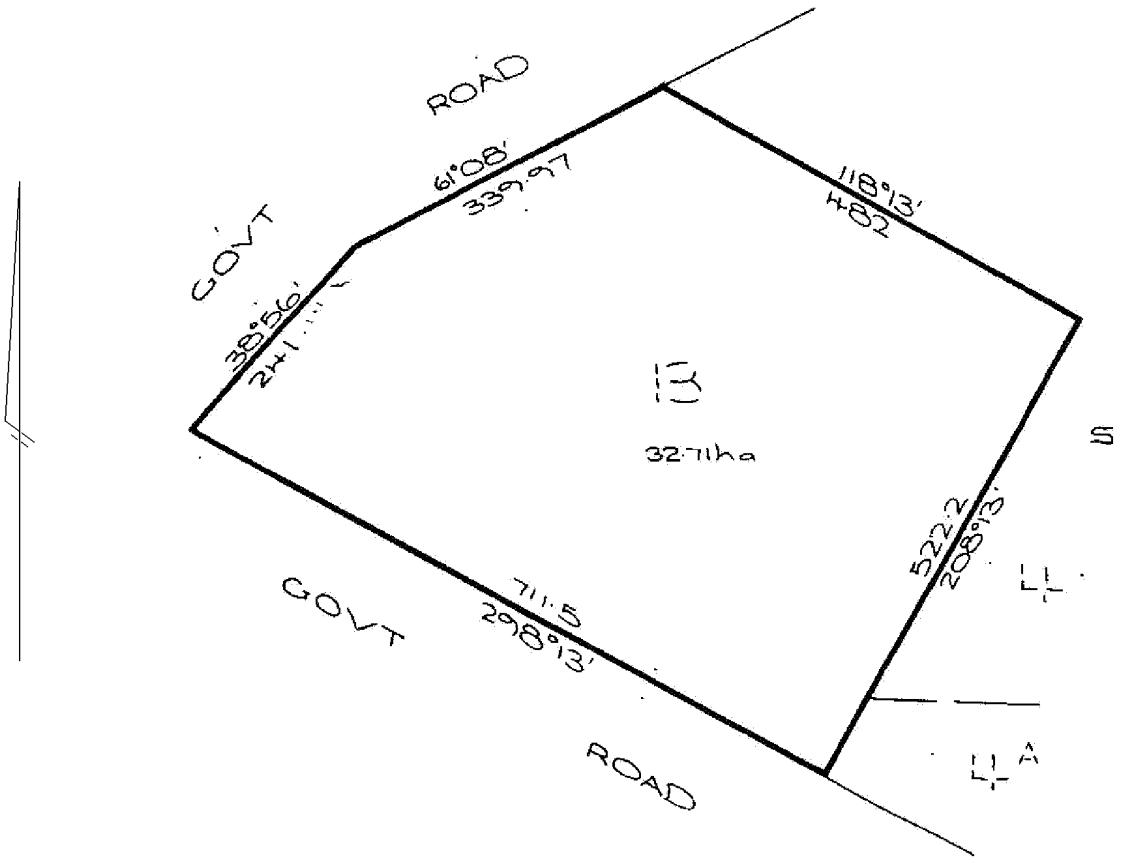
Last Plan Reference:
Derived From: VOL 9881 FOL 638
Depth Limitation: 15.24 m

Notations

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: 05/01/2000
VERIFIED: BE



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

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: **REFPA20260056**

Date Lodged: **6/05/2026**

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?

False

If 'yes', with whom?:

Date: 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: **113**	St. Name: **MOUNT LONARCH ROAD**

Suburb/Locality: **MOUNT LONARCH** Postcode: **3468**

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: **13** Section No: **B**

Parish/Township Name: **Ampitheatre**

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?*

Single dwelling, Use land for agriculture

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 **$509,000.00**

⚠ 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.

Beef cattle production, 1 farm storage shed.

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: **Darren** | Surname: **Howlett**
Organisation (if applicable): [redacted]
Postal Address | If it is a PO Box, enter the details here:
Unit No: | St. No: [redacted] | St. Name: [redacted]
Suburb/Locality: [redacted] | State [redacted] | Postcode [redacted]

Owner *

The person or organisation who owns the land

Name:
Title: [redacted] | First Name: [redacted] | Surname [redacted]
Organisation (if applicable) [redacted]

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

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

Unit No.: | St. No.: [redacted] | 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:

Date:6 May 2026 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

GENERAL NOTES

DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. THE OWNER BUILDER, SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCING ANY WORK OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA, A.S CODES (CURRENT EDITIONS) BUILDING REGULATIONS, LOCAL BY-LAWS AND TOWN PLANNING REQUIREMENTS.

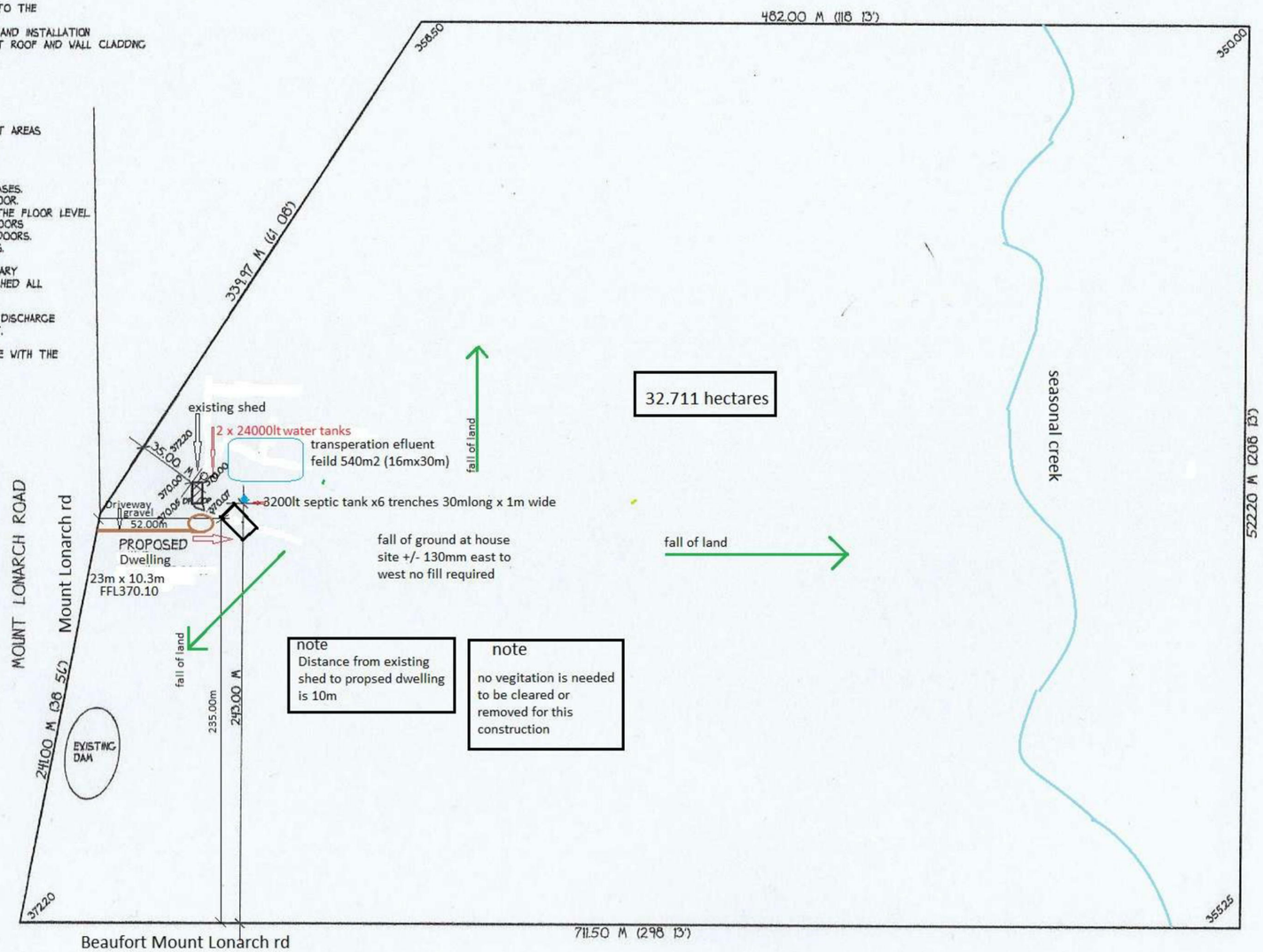
ALL WORKS SHALL COMPLY WITH BUT NOT LIMITED TO THE FOLLOWING AUSTRALIAN STANDARDS:
A.S. 1288 - 2006 GLASS IN BUILDINGS - SELECTION AND INSTALLATION
A.S. 1562 - 1992 DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING
A.S. 1684 - 2010 NATIONAL TIMBER FRAMING CODE
A.S. 2049 - 2002 ROOF TILES
A.S. 2050 - 2018 FIXING OF ROOF TILES
A.S. 2870 - 2011 RESIDENTIAL SLABS & FOOTINGS
A.S. 3660 - 2014 TERMITE MANAGEMENT
A.S. 3700 - 2018 MASONRY IN BUILDING
A.S. 3740 - 2010 WATERPROOFING OF DOMESTIC WET AREAS
A.S. 3786 - 2014 SMOKE ALARMS
A.S. 4055 - 2012 WIND LOADINGS FOR HOUSING
A.S. 4100 - 1998 STEEL STRUCTURES

SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES.
ALL ROOMS - WITHIN 500 MM VERTICAL OF THE FLOOR.
BATHROOMS & ENSUITES - WITHIN 2000 MM ABOVE THE FLOOR LEVEL
LAUNDRY - WITHIN 300 MM HORIZONTAL FROM ALL DOORS
DOORWAY - WITHIN 300 MM HORIZONTAL FROM ALL DOORS.
SHOWER SCREENS SHALL BE GRADE A SAFETY GLASS.

WINDOW SIZE ARE NOMINAL ONLY ACTUAL SIZE WILL VARY ACCORDING TO MANUFACTURER. WINDOWS TO BE FLASHED ALL AROUND.

STORMWATER SHALL BE TAKEN TO LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF THE RELEVANT AUTHORITY.

SEVER OR SEPTIC SYSTEM SHALL BE IN ACCORDANCE WITH THE RELEVANT AUTHORITIES REQUIREMENTS.



MOUNT LONARCH - BEAUFORT ROAD

SITE PLAN

DOWNPIPES TO CONNECT TO 90 DIA. P.V.C. DRAINS & DISCHARGE IN AN APPROVED MANNER. MIN FALL 1:100

DATE	PLANS ISSUED
SHEET DETAIL	SITE PLAN
DATE	AMENDMENT
PROJECT	PROPOSED Dwelling
PROPRIETOR	[redacted]
SITE LOCATION	113 MOUNT LONARCH ROAD MOUNT LONARCH
DATE	13 : 2 : 20
SCALES	1:2000
DRAWN	T. Janssens
SHEET NUMBER	1 OF 1

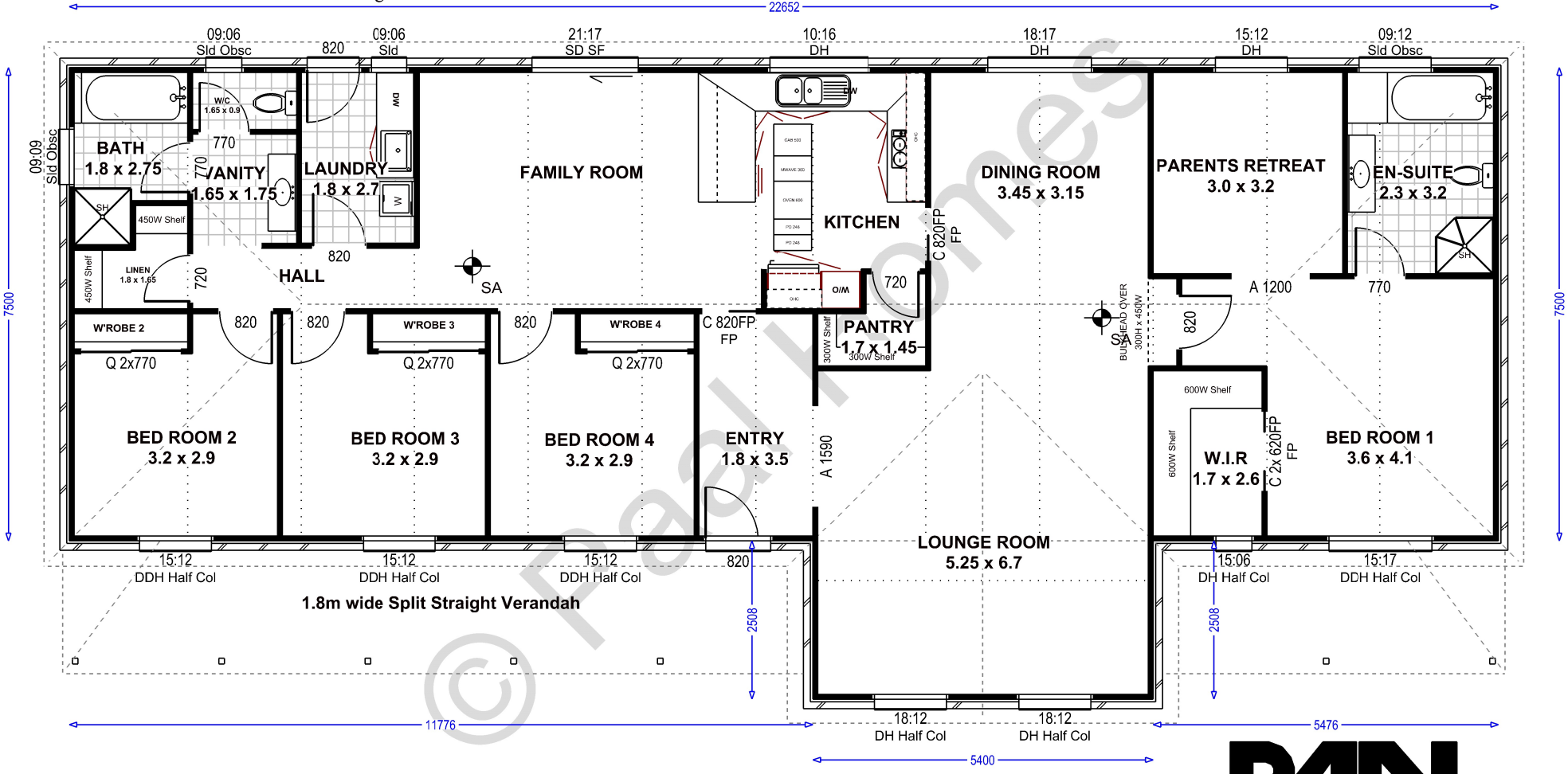
NORTH

SON **with the following specifications :**
(For comprehensive list of inclusions, please refer to pricelist.)

Roof Truss Span : 7500, 5400
Roof Pitch : 25°
Cladding : Brick Veneer
Front Door : Raised Timber Moulding

Windows : Aluminium as specified on plan
Eaves Overhang : 250mm
Gable End Overhang : 350 mm
Internal Doors : Oakfield - OAK
Door Architraves : Colonial 67 x 19 mm - Primed Pine Architrave

Window Architraves : Colonial 67 x 19 mm - Primed Pine Architr
Floor Skirtings : Colonial 89 x 19 mm - Primed Pine Skirting
Kitchen Cupboard Doors : Vinyl 4
Frontage : 22.95m



PROPOSAL FOR Robertson (5) **© 4/05/2026 Paal Homes P/L**
Sld=sliding, DH=double hung, Awn=awning, Col=colonial bars, CW=cedar window
Plan not to scale

WITH AS4200.2
R SIDE OF THE

MUST HAVE A VAPOUR PERMEANCE

4 & 5
7 & 8
ONES 1 & 2 = CLASS 2 VAPOUR BARRIER

EMS:
MUST MEET THE MINIUMUM
OF;

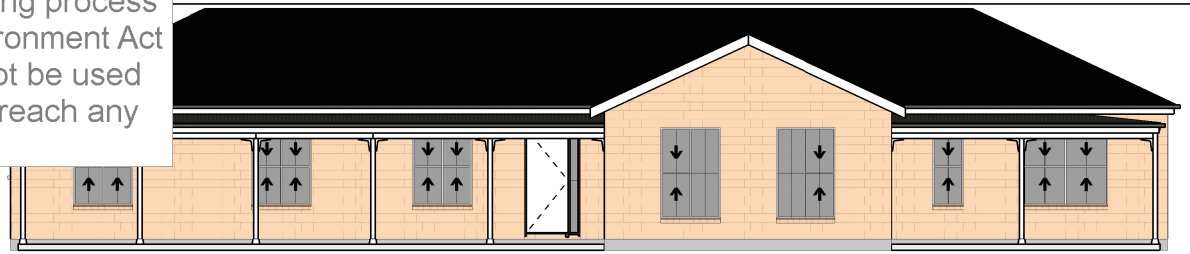
CHEN RANGE HOOD, BATHROOM,
AUNDRY MUST DISCHARGE
UCT TO OUTDOOR AIR.
NG VENTILATION MUST BE
R.
ATHROOM THE EXHAUST MUST BE
SWITCH AND INCLUDE A RUN-ON

F ROOF SPACES -
Y:
ED TO THE OUTSIDE AIR BY
ORDANCE WITH PART 10.8.3 FOR

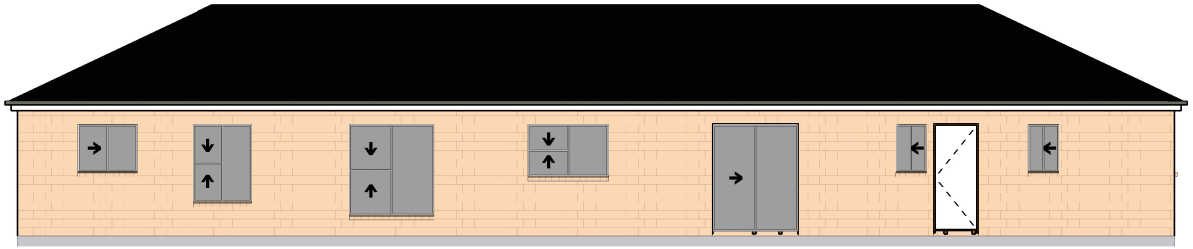
EAVES
RIDGE (within 900mm vertically of the ridge)

ECIFIED AS A MINIMUM FREE OPEN AREA
ORIZONTAL DIMENSION OF THE ROOF.
BE MAINTAINED BETWEEN THE CEILING
E OF THE ROOF SARKING AT THE POINT
VER THE EXTERNAL WALL.

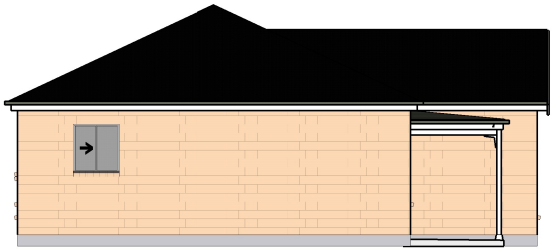
DDITIONAL VENT COUNTER MEASURES
WILL BE REQUIRED WHERE THE
RONE AREA.



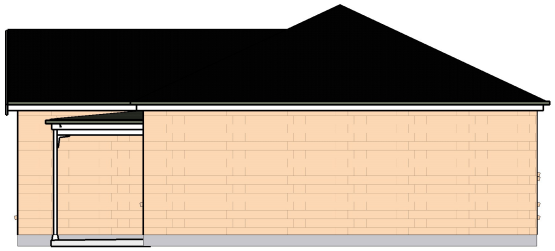
South Elevation



North Elevation



West Elevation



East Elevation

EXTERNAL MATERIAL FINISHES AND COLOURS

COLORBOND CORRUGATED ROOFING - MANGROVE
WINDOWS - PEARL WHITE
EXTERNAL CLADDING - BRICK VENEER

SURFACE WATER MUST BE DIVERTED AWAY FROM CLASS 1 BUILDINGS. MINIMUM 50mm FOR THE FIRST 1.0m FROM THE BUILDING.

FOR PLANNING PURPOSES ONLY
To be used exclusively for the construction of a PAAL home

REV	DATE	DESCRIPTION

DESIGNED AND SUPPLIED BY
PAAL Homes Pty Ltd

P.O Box 290
Penrith NSW 2751
Ph: (02) 4735 4377

SCALE	1:100 on A3
PRINTED ON	04-05-2026
DRAWN	
E.V	0 (2.2.154)

Issue	DWG No.	JOB No.
	2/2	

PROPOSED NEW RESIDENCE FOR
Robertson (5)
at
-

ELEVATE PLANNING

Planning Submission

113 MOUNT LONARCH ROAD MOUNT LONARCH 3468

USE AND DEVELOPMENT OF A DWELLING IN ASSOCIATION WITH A FARM MANAGEMENT PLAN

REV	DATE	DETAILS
1	17.06.2026	VERSION 1
2		
3		

1. Outline

Elevate Planning has been engaged to prepare a report on behalf of [redacted] for the use and development of the land for a dwelling at 113 Mt Lonarch Road, Mt Lonarch.

The site which consists of one title is formally described as 13 Section B Parish of Amphitheatre. There are no restrictions registered on title.

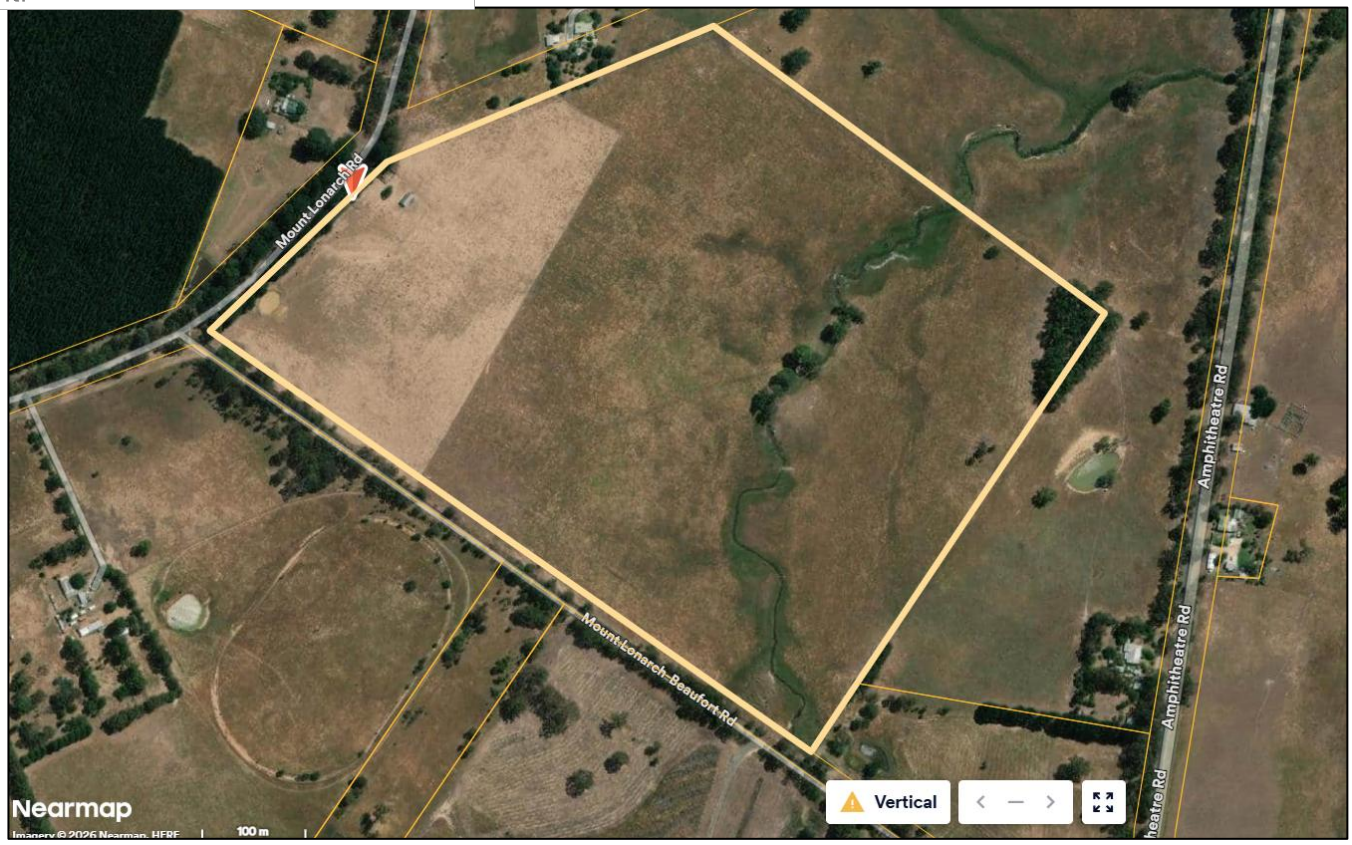


Figure 1 Site Aerial

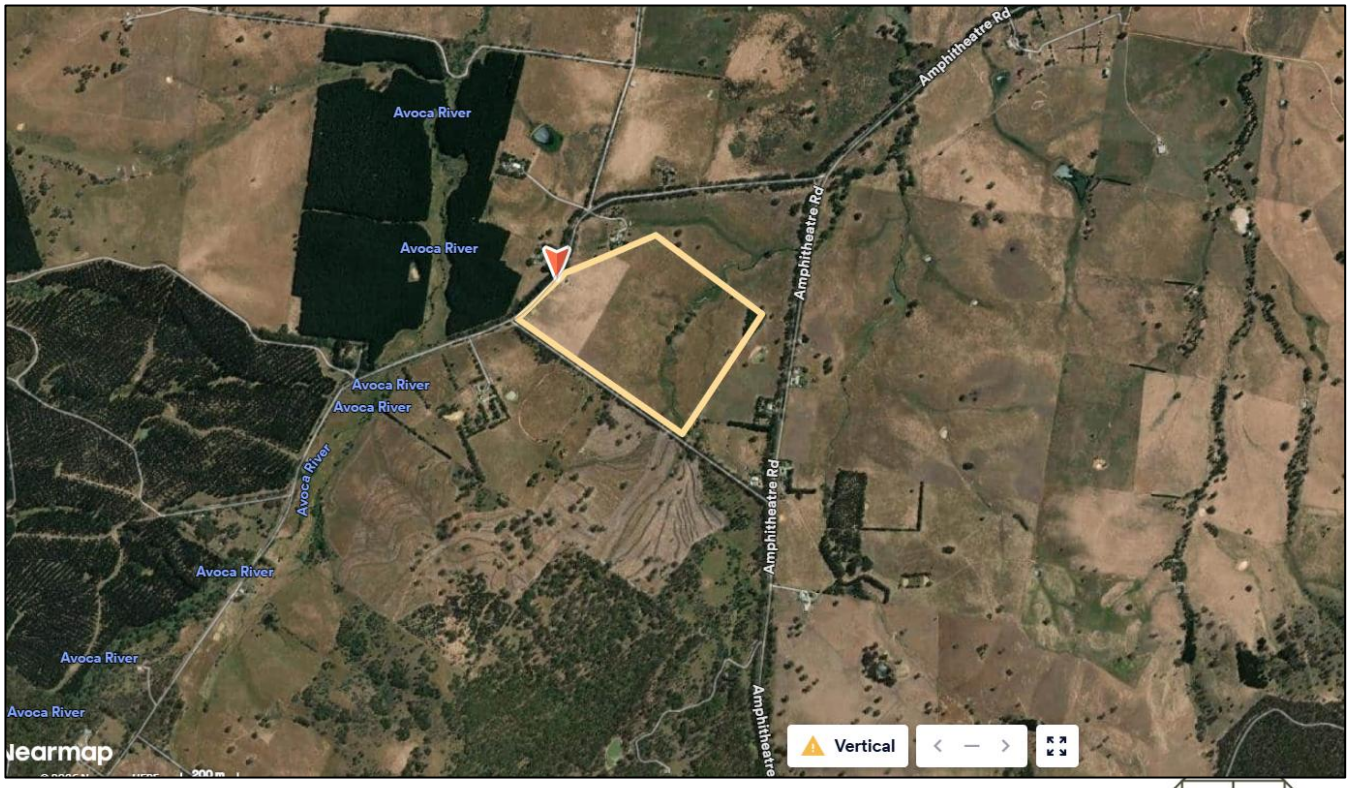


Figure 2 Surrounding context area

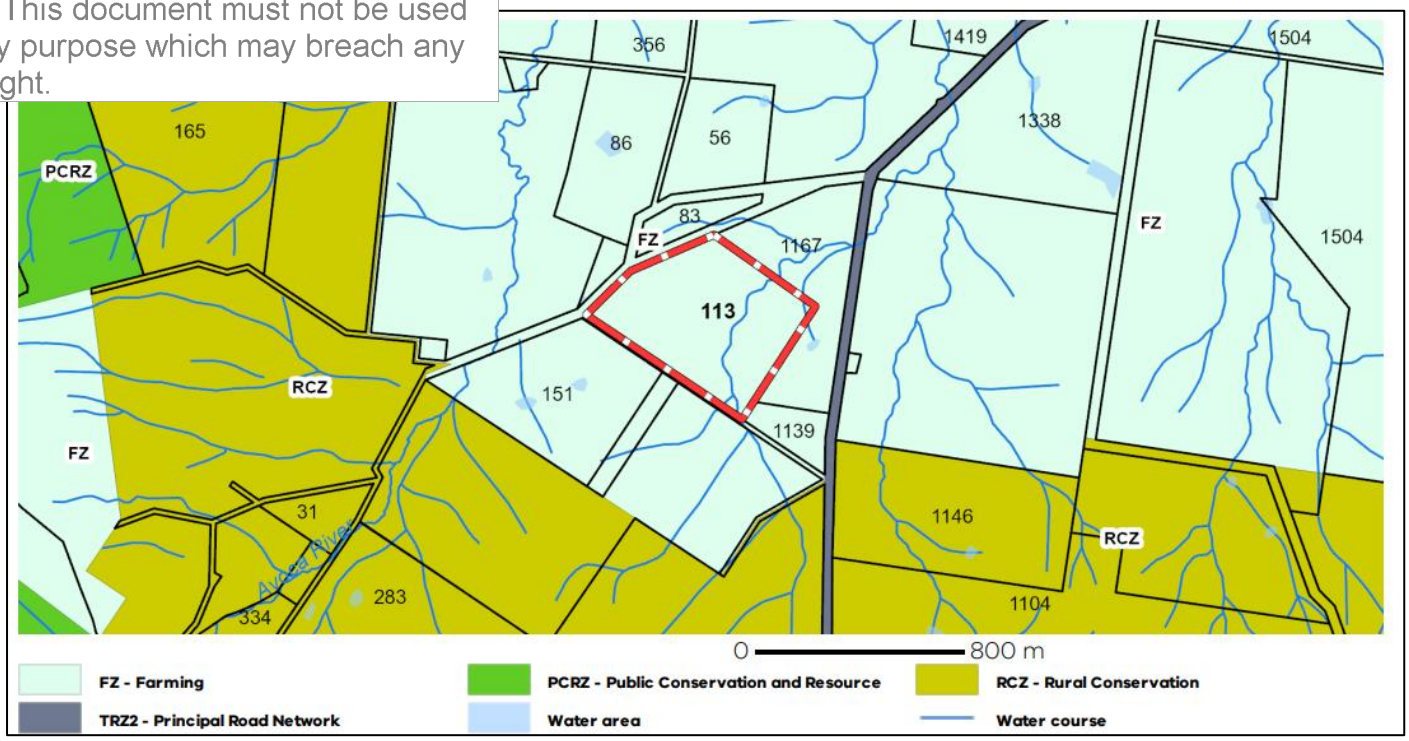


Figure 3 VicPlan Zoning Mapping

Street Address:	113 Mt Lonarch Road, Mt Lonarch
Title Details:	13 Section B Parish of Amphitheatre
Restrictions/Covenants:	Nil
Land Size:	32 hectares
Zone:	Farming Zone
Overlays:	Bushfire Management Overlay (partial)
Other Regulatory Constraints:	The site is not affected by AAV Mapping The site is mapped within the bushfire prone area
Site Features:	The subject land is known as 113 Mount Lonarch Road, Mount Lonarch and comprises approximately 32.7 hectares of rural land. The site is located on the eastern side of the Avoca River, approximately 8 kilometres south-west of Beaufort, within an established farming landscape characterised by broadacre grazing and agricultural activities. The land has frontage to both Mount Lonarch Road along its north-western boundary and Beaufort–Mount Lonarch Road along its south-western boundary. Vehicle access is currently provided via an existing crossover and driveway from

Lonarch Road, servicing an existing shed and associated farm infrastructure in the western portion of the site.

The site is irregular in shape and generally cleared of native vegetation, being predominantly utilised for grazing purposes. A seasonal watercourse traverses the eastern portion of the land in a north-south direction, with associated riparian vegetation occurring intermittently along its banks. Apart from this watercourse and scattered trees, the balance of the site is characterised by open pasture with limited vegetation cover.

Topographically, the land exhibits a gentle fall from west to east toward the seasonal creek. The proposed dwelling site is located within the western portion of the property adjacent to existing farm infrastructure and is positioned on elevated land well removed from the seasonal watercourse. No native vegetation removal is proposed as part of the development.

The surrounding area is rural in character and is predominantly zoned Farming Zone. Adjoining land is generally developed for agricultural and rural living purposes and contains a mix of grazing paddocks, scattered farm dwellings, sheds, dams and shelterbelt vegetation. The Avoca River and associated riparian vegetation are located to the west of the site, while larger areas of vegetation associated with plantation forestry occur further beyond the river corridor.

The land is situated within the Farming Zone and is not located within a township or settlement boundary. The site's size, existing agricultural use, established access arrangements and separation from neighbouring dwellings are consistent with the prevailing rural character of the locality.

Surrounds

The subject site is surrounded by large rural allotments, some of which contain existing dwellings and associated agricultural buildings. A dwelling and outbuildings are located on the property to the north-west of the site, near Mount Lonarch Road. Further dwellings are also located to the south-west and east/south-east, including properties with access from Beaufort–Mount Lonarch Road and Amphitheatre Road. These dwellings are generally well separated from the proposed dwelling location by large paddocks, road reserves and intervening vegetation.

To the west, the Avoca River corridor forms a significant natural landscape feature within the locality. The river is accompanied by riparian vegetation and areas of plantation forestry, which provide a more heavily vegetated backdrop when viewed from the western portion of the site. Beyond the river corridor, the landscape continues to be characterised by agricultural and conservation land uses.

Road reserves within the area are generally narrow rural roads with sealed trafficable surfaces and vegetated edges. Mount Lonarch Road provides local access through the area, while Beaufort–Mount Lonarch Road functions as the principal east-west connection between surrounding rural properties and Beaufort.

The broader landscape is gently undulating with drainage lines and seasonal watercourses traversing a number of properties. Vegetation is generally limited to scattered paddock trees, shelterbelts, riparian corridors and isolated patches associated with waterways. The predominance of open pasture and agricultural activity results in expansive rural vistas and a distinctly agricultural landscape character.

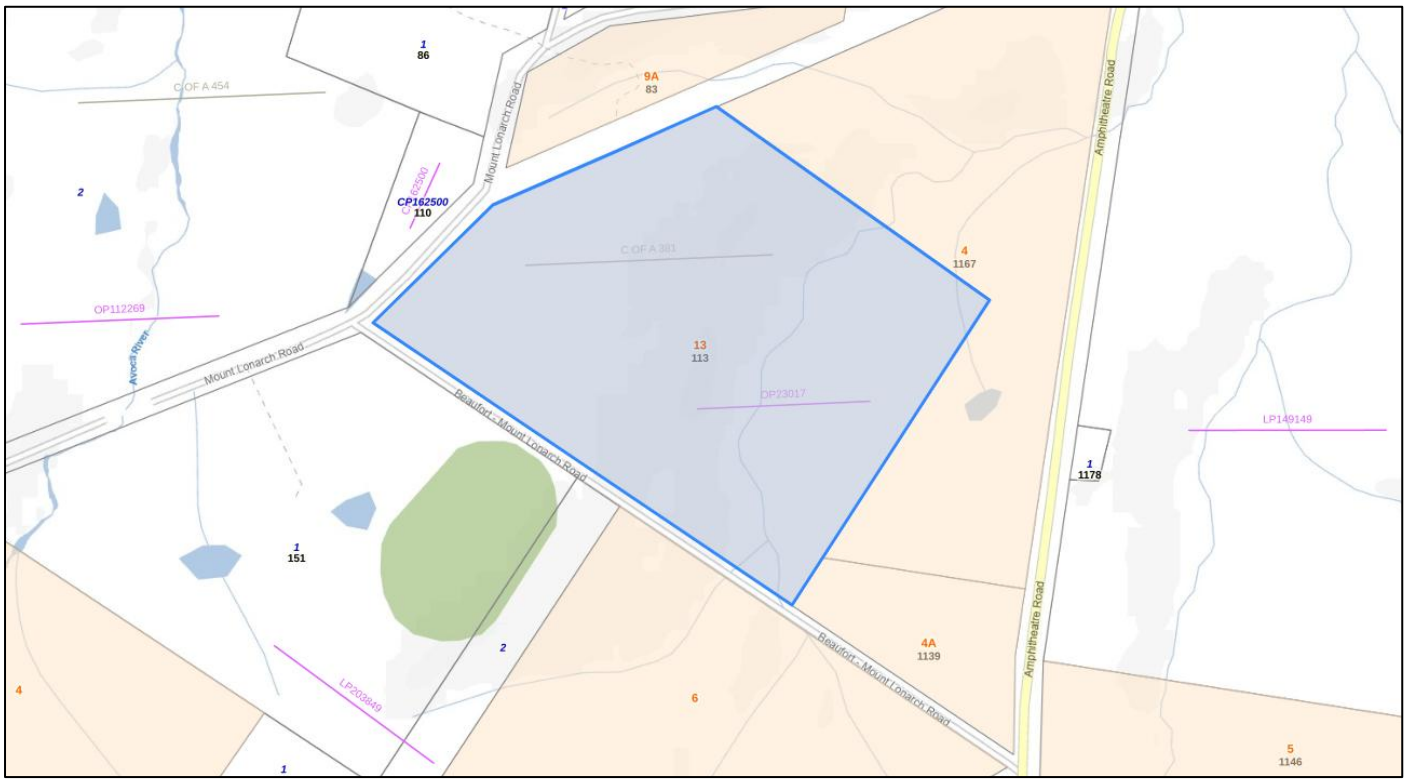


Figure 4 – Lassi extract

Figure 5 Roadside elevation and existing access

3. PROPOSAL

The application seeks planning permission for the use and development of the land for a dwelling in association with the farm management plan located at 113 Mt Lonarch Road in Mt Lonarch.

Development

The proposed dwelling is a four-bedroom detached residence based on the "Robertson" design by Paal Kit Homes. The dwelling incorporates four bedrooms, two bathrooms, open-plan kitchen, dining and family areas, a separate lounge, walk-in pantry, laundry and a front verandah. The dwelling has an overall footprint of approximately 23.0 metres by 10.3 metres and a floor area of approximately 237m².

The dwelling is proposed within the western portion of the site adjacent to the existing shed and established access arrangements. It is setback approximately 52 metres from Mount Lonarch Road, 230 metres from Beaufort–Mount Lonarch Road and approximately 10 metres from the existing shed. The siting consolidates development within an already disturbed area of the property and utilises the existing crossover and driveway access. No native vegetation removal is required.

The development will be serviced by an on-site wastewater treatment system and associated effluent disposal field located north of the dwelling. Water supply will be provided via existing water tanks located adjacent to the shed.

The dwelling adopts a traditional rural design incorporating a hipped roof with a central projecting gable and integrated front verandah. The building presents a low-scale form with a maximum building height of approximately 4.8 metres and a roof pitch of 25 degrees.

External materials and finishes comprise brick veneer wall construction, Colorbond roofing in the colour "Mangrove", painted aluminium-framed windows and timber verandah detailing. The use of muted colours and conventional rural building materials ensures the dwelling integrates with the surrounding agricultural landscape.

Overall, the proposal represents a modest rural dwelling clustered with existing site infrastructure, maintaining generous setbacks from boundaries and surrounding properties while remaining consistent with the character of the Farming Zone and broader rural locality.

Farm Management Plan

A Farm Management Plan has been prepared to support the application and demonstrates that the proposed dwelling is directly associated with the ongoing agricultural use of the land. The plan identifies an established grazing and breeding enterprise comprising Angus cattle production with a complementary Dorper sheep component, supported by existing and proposed farm infrastructure including shedding, stock handling facilities, fencing, water infrastructure and rotational grazing paddocks.

The Farm Management Plan outlines the operational requirements of the enterprise, including livestock management, calving supervision, animal welfare, water security, biosecurity, pasture improvement and emergency response. It also details a five-year program of infrastructure investment, pasture management, creek protection works and livestock improvement measures designed to strengthen the long-term productivity and sustainability of the farm.

roposed dwelling forms part of the broader agricultural operation by providing an

pport livestock husbandry, infrastructure monitoring, biosecurity management, farm security and the day-to-day operation of the enterprise.

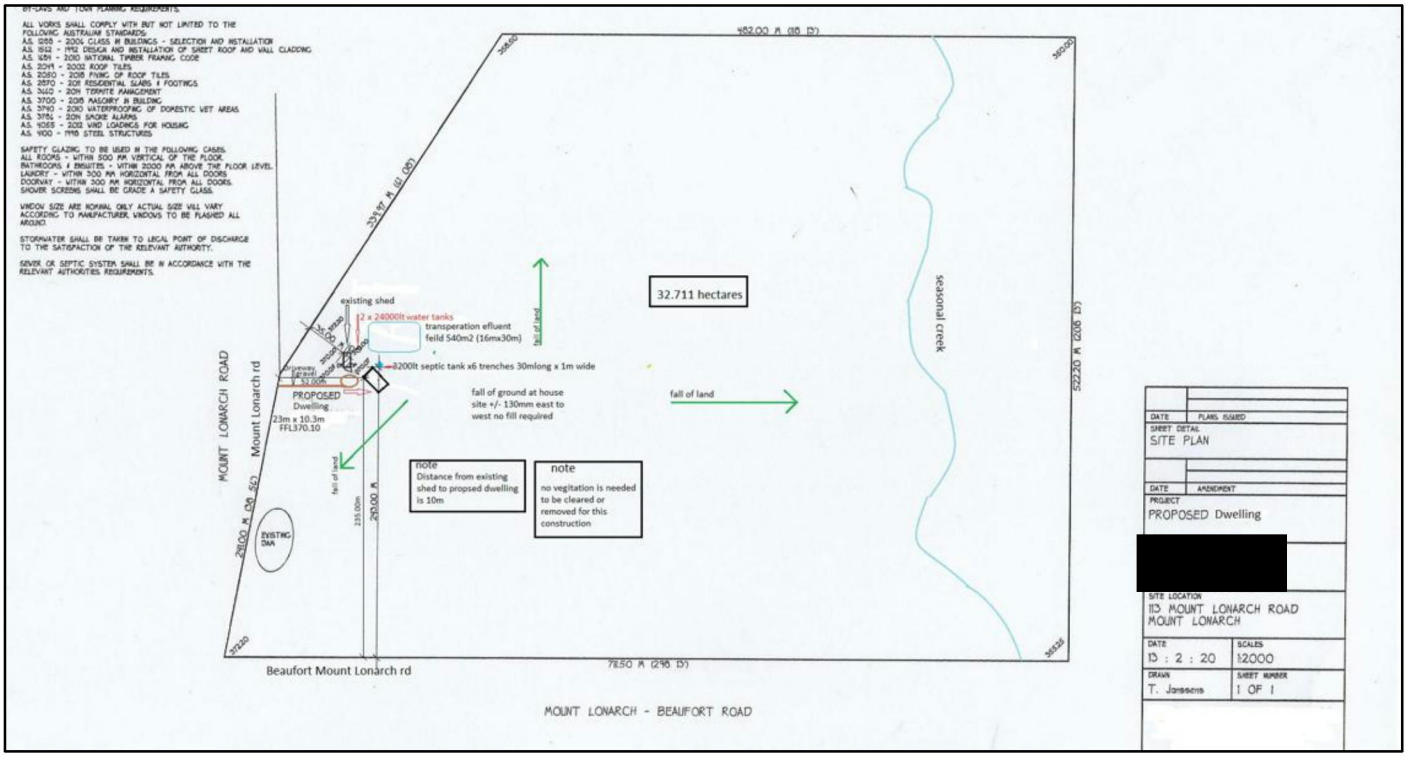


Figure 6 Site Plan

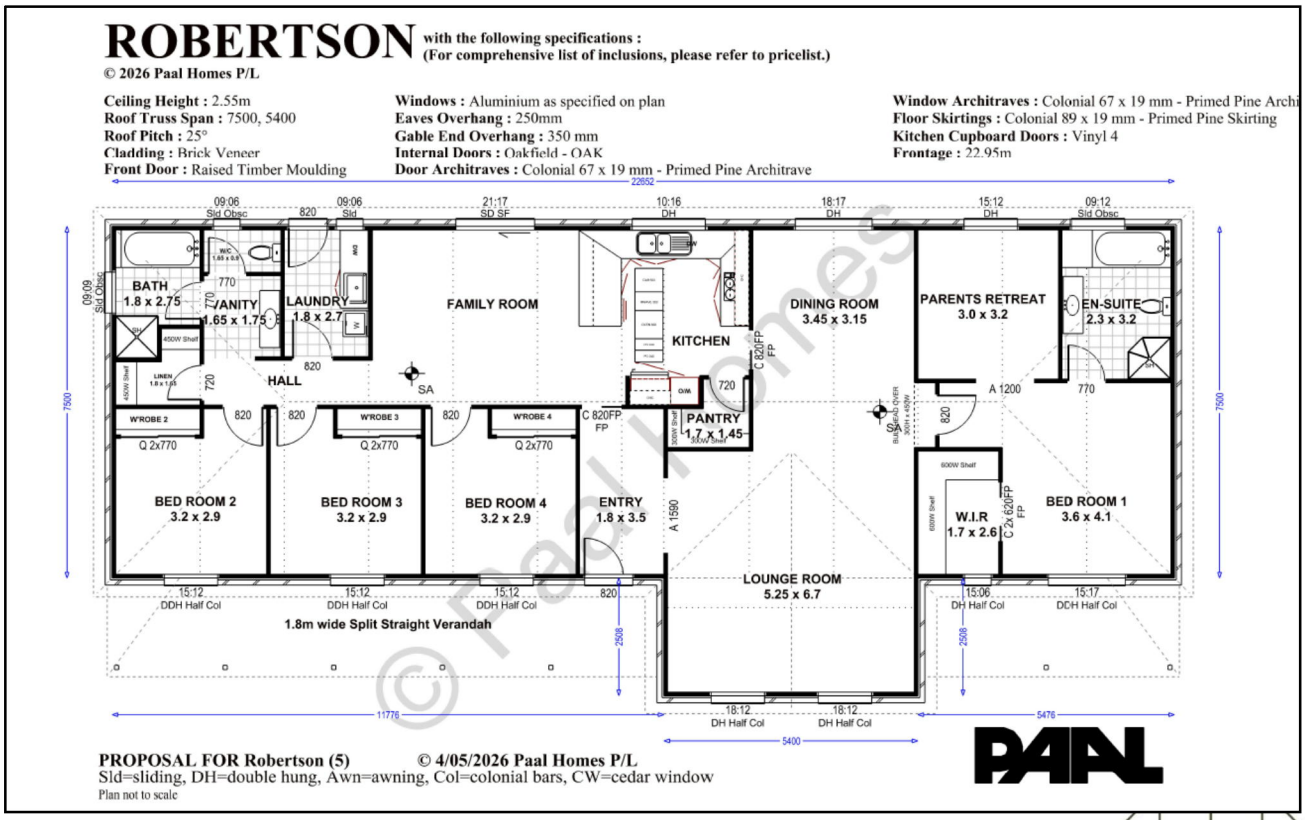


Figure 7 Dwelling Layout

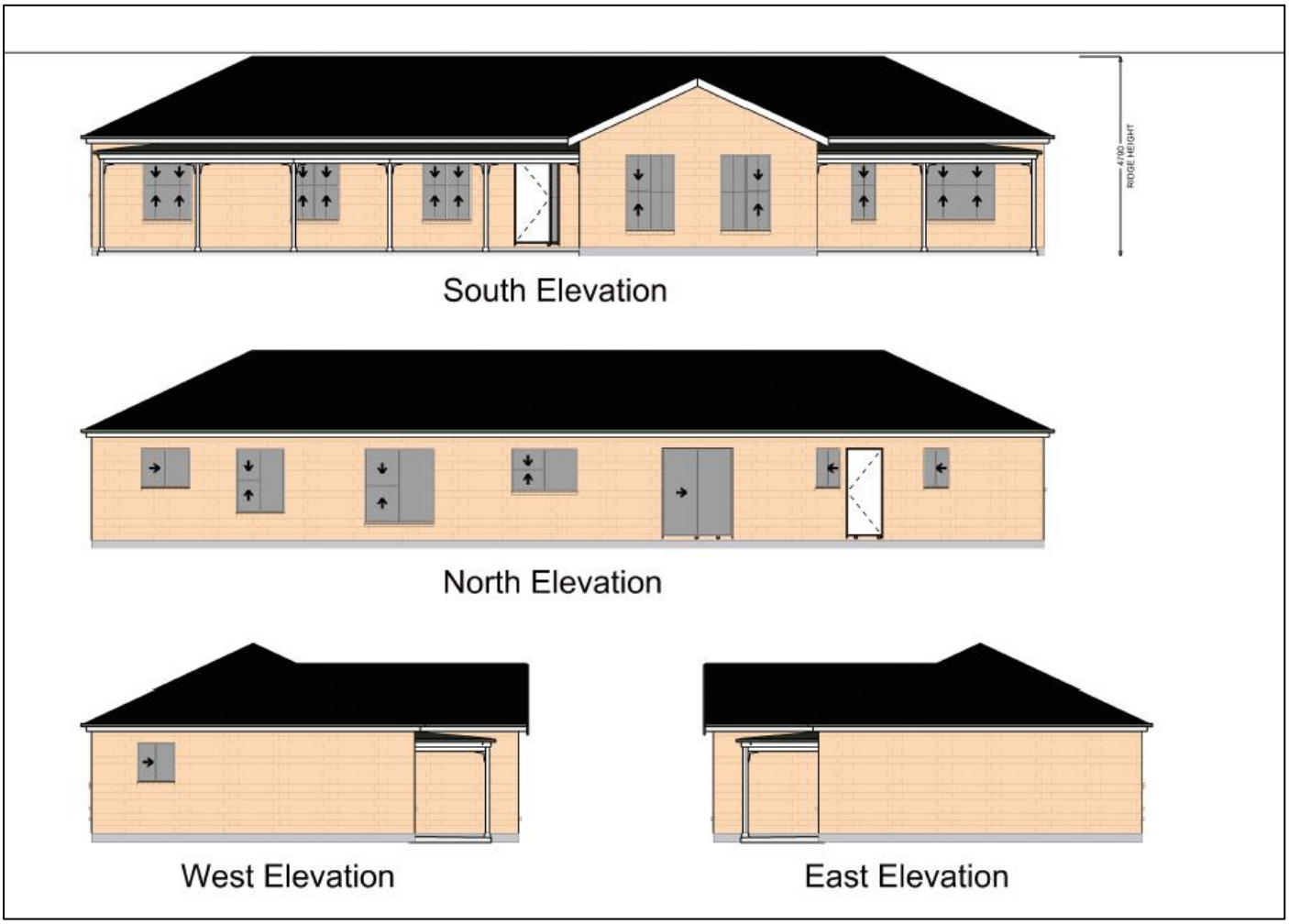


Figure 8 Dwelling elevations

4. Planning Triggers

Clause 35.07-1 – Use of the land for a dwelling (site is less than 40 hectares)

Clause 35.07-4 – development associated with a section 2 use.

5. Municipal Planning Strategy

CLAUSE 02.03-3 NATURAL RESOURCE MANAGEMENT

Agriculture

The majority of non-urban land in the Shire is used for agricultural purposes. A continuation of these uses is encouraged, consistent with responsible land management practices.

Pyrenees Shire will support agriculture by:

- Protecting agricultural land from fragmentation.
- Encouraging sustainable and diverse agriculture.
- Consolidating inappropriately subdivided rural land.
- Discouraging rural-residential development where it impacts on agricultural land.

Response to Municipal Planning Strategy

The proposal is consistent with the agricultural objectives of Clause 02.03-3 as it will support the ongoing development, management and long-term viability of a 32.7 hectare farming property without resulting in the fragmentation or loss of agricultural land. The land is used for grazing and livestock production and is the subject of a detailed Farm Management Plan that outlines a structured program of investment in livestock breeding, fencing, pasture improvement, water infrastructure, biosecurity and environmental management.

A key component of this strategy is the provision of an on-site dwelling to support the efficient operation of the enterprise. The farm management plan identifies ongoing requirements for calving supervision, animal welfare monitoring, rotational grazing, water infrastructure management, biosecurity control and emergency response. The enterprise relies on breeding stock, a split-calving program, reticulated stock watering infrastructure and significant farm assets that require regular inspection and timely intervention. An on-site management presence will improve the ability to respond to livestock health issues, calving difficulties, water supply failures, stock escape and other operational matters that can directly affect productivity and animal welfare.

Importantly, the dwelling is clustered with existing farm infrastructure, retains the balance of the land for agricultural production and does not facilitate rural residential development. Rather, it forms part of a broader program of agricultural investment intended to improve the productivity, sustainability and long-term management of the farm. The proposal therefore supports the continuation and enhancement of agricultural use in accordance with the objectives of Clause 02.03-3.

6. Planning Policy Framework

Clause 14.01-1S Protection of agricultural land

Objective

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

Strategies

- Identify areas of productive agricultural land, including land for primary production and intensive agriculture.
- Consider state, regional and local, issues and characteristics when assessing agricultural quality and productivity.
- Avoid permanent removal of productive agricultural land from the state's agricultural base without consideration of the economic importance of the land for the agricultural production and processing sectors.
- Protect productive farmland that is of strategic significance in the local or regional context.
- Protect productive agricultural land from unplanned loss due to permanent changes in land use.
- Prevent inappropriately dispersed urban activities in rural areas.
- Protect strategically important agricultural and primary production land from incompatible uses.

Limit new housing development in rural areas by:

- Directing housing growth into existing settlements.
- Discouraging development of isolated small lots in the rural zones from use for dwellings or other incompatible uses.
- Encouraging consolidation of existing isolated small lots in rural zones.

Identify areas of productive agricultural land by consulting with the Department of Energy, Environment and Climate Action and using available information.

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

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

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

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

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

Clause 14.01-2S Sustainable agricultural land use

Objective

To encourage sustainable agricultural land use.

Strategies

- Ensure agricultural and productive rural land use activities are managed to maintain the long-term sustainable use and management of existing natural resources.
- Support the development of innovative and sustainable approaches to agricultural and associated rural land use practices.
- Support adaptation of the agricultural sector to respond to the potential risks arising from climate change.
- Encourage diversification and value-adding of agriculture through effective agricultural production and processing, rural industry and farm-related retailing.
- Assist genuine farming enterprises to embrace opportunities and adjust flexibly to market changes.
- Support agricultural investment through the protection and enhancement of appropriate infrastructure.
- Facilitate ongoing productivity and investment in high value agriculture.
- Facilitate the establishment and expansion of cattle feedlots, pig farms, poultry farms and other intensive animal industries in a manner consistent with orderly and proper planning and protection of the environment.
- Ensure that the use and development of land for animal keeping or training is appropriately located and does not detrimentally impact the environment, the operation of surrounding land uses and the amenity of the surrounding area.

14.01-1L Agriculture in Pyrenees Shire

Strategies

- Limit small-lot rural excisions.
- Encourage the effective restructuring of inappropriate subdivisions.
- Designate ‘restructure’ parcels of sufficient size and configuration to construct a dwelling on each parcel without prejudicing the environmental capacity and landscape qualities of the area.

14.01-2L Sustainable agriculture in Pyrenees Shire

Strategies

- Facilitate the preparation and implementation of land and water management plans at a farm and regional scale.
- Encourage the development of vineyards and wineries.
- Facilitate the development of supporting infrastructure (e.g. shedding, transport loading facilities and processing facilities) required in association with vineyard development.
- Limit land use and development in grape-growing areas that may be incompatible with viticulture.

Response to Planning Policy Framework

The proposal is strongly aligned with Clauses 14.01-1S, 14.01-2S, 14.01-1L and 14.01-2L as it supports the ongoing productive use, management and investment in agricultural land while avoiding fragmentation or the loss of land from the agricultural base. The subject land comprises approximately 32.7 hectares within the Farming Zone and is utilised for a commercial grazing and breeding enterprise comprising Angus cattle production with a complementary Dorper sheep component. The Farm Management Plan demonstrates that the land is actively managed for agricultural purposes and outlines a structured program of ongoing investment in livestock breeding, fencing, water infrastructure, pasture improvement, biosecurity, creek protection and farm management practices designed to improve productivity and long-term sustainability.

A critical aspect of the proposal is the provision of a dwelling that directly supports the agricultural operation of the land. The enterprise involves a breeding herd, a split-calving program, livestock handling facilities, reticulated stock watering infrastructure, paddock management and ongoing animal welfare obligations that require regular monitoring and management throughout the year. The proposed dwelling will provide an on-site management presence capable of undertaking early morning, evening and after-hours livestock inspections, supervising calving activities, responding to animal health issues, monitoring water infrastructure, maintaining biosecurity controls and responding to emergencies such as stock escape, grassfire, storm damage or infrastructure failure. These activities are not incidental to the use of the land but are fundamental to the successful operation of the enterprise and directly influence livestock welfare, productivity and financial performance.

The Farm Management Plan further demonstrates that the dwelling forms part of a broader agricultural development strategy rather than a rural residential outcome. Over the next five years the landowners intend to continue investing in fencing, rotational grazing systems, pasture improvement programs, livestock genetics, fodder production, water security infrastructure and environmental management initiatives. The dwelling will support the implementation of these measures by enabling more intensive and responsive day-to-day management of livestock, pastures and farm infrastructure. The proposal therefore assists the enterprise to operate more efficiently, adapt to seasonal conditions and respond to the increasing demands associated with modern livestock production and biosecurity management.

Importantly, the proposal will not result in the subdivision or fragmentation of productive agricultural land and will not diminish the long-term agricultural capability of the property. The dwelling is clustered with existing farm infrastructure within the western portion of the site, utilises the existing access arrangements and avoids native vegetation removal and the seasonal creek corridor. The balance of the land will remain available for grazing and agricultural production. The proposal will not introduce an incompatible use, prejudice the ongoing operation of adjoining farming land or result in the permanent removal of productive farmland from the agricultural base.

The proposal therefore represents an investment in the continued agricultural use and management of the property and is consistent with the objectives of protecting productive agricultural land, encouraging sustainable agricultural practices, facilitating agricultural investment and supporting the long-term viability of genuine farming enterprises within the Pyrenees Shire.

7. Zone

Clause 35.07 FARMING ZONE

Purpose

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for the use of land for agriculture.
- To encourage the retention of productive agricultural land.
- To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.
- To encourage the retention of employment and population to support rural communities.
- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.
- To provide for the use and development of land for the specific purposes identified in a schedule to this zone.

CLAUSE 35.07 FARMING ZONE (FZ)	COMMENTS
Purpose To implement the Municipal Planning Strategy and the Planning Policy Framework. To provide for the use of land for agriculture. To encourage the retention of productive agricultural land. To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture. To encourage the retention of employment and population to support rural communities. To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision. To provide for the use and development of land for the specific purposes identified in a schedule to this zone.	The proposal is consistent with the purpose of the Farming Zone as it will support the ongoing use and management of the land for agriculture while ensuring the productive capacity of the property is retained and enhanced. The subject land comprises approximately 32.7 hectares and is utilised for a grazing and breeding enterprise comprising Angus cattle production and a complementary Dorper sheep component. The Farm Management Plan demonstrates that the land is actively managed for agricultural purposes and outlines ongoing investment in livestock breeding, fencing, water infrastructure, pasture improvement, biosecurity, environmental management and farm infrastructure. A key consideration of the Farming Zone is ensuring that dwellings are genuinely associated with and support agricultural use rather than introducing rural residential development into farming areas. In this instance, the proposed dwelling is directly linked to the operation of the farming enterprise and is required to support the day-to-day management of livestock, infrastructure and land.

	The enterprise involves a split-calving program, breeding stock, stock watering infrastructure, rotational grazing systems, biosecurity obligations and ongoing animal welfare responsibilities that require frequent monitoring and timely intervention. The dwelling will provide an on-site management presence capable of undertaking early morning, evening and after-hours inspections, responding to calving difficulties, managing animal health issues, monitoring water infrastructure, maintaining farm security and responding to emergencies such as stock escape, grassfire, storm damage and infrastructure failure. These functions are integral to the productive operation of the farm and directly influence livestock welfare, productivity and enterprise performance. Importantly, the proposal does not remove the land from agricultural production, fragment the landholding or introduce an incompatible non-agricultural use. The dwelling is clustered with existing farm infrastructure within the western portion of the property and is positioned to support the operational area of the farm while retaining the balance of the land for grazing and agricultural production. The proposal will therefore assist in strengthening the long-term viability of the agricultural enterprise, encourage continued investment in farming activities and support the retention of productive agricultural land in accordance with the purpose and objectives of the Farming Zone.
Clause 35.07-6 - Decision Guidelines	
Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate: General issues The Municipal Planning Strategy and the Planning Policy Framework.	The proposal is consistent with the relevant decision guidelines of the Farming Zone. The Farm Management Plan demonstrates a commitment to sustainable land management through rotational grazing, pasture improvement, creek protection works, weed and pest control, biosecurity measures and ongoing investment in water infrastructure. These measures will assist in maintaining soil health, protecting water quality, retaining groundcover and improving the long-term productive capacity of the land. The land is capable of accommodating both the agricultural enterprise and the proposed dwelling. The property comprises

Any Regional Catchment Strategy and associated plan applying to the land. The capability of the land to accommodate the proposed use or development, including the disposal of effluent. How the use or development relates to sustainable land management. Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses. How the use and development makes use of existing infrastructure and services. 	approximately 32.7 hectares of grazing land and contains sufficient area to support the proposed development while retaining the balance of the site for agricultural production. A Land Capability Assessment has confirmed that the land is suitable for on-site wastewater treatment and effluent disposal, with the proposed wastewater system capable of being sustainably managed on the site. The proposal is also compatible with the surrounding rural environment and adjoining land uses. The locality is characterised by broadacre grazing, agricultural activities, rural dwellings and associated farm infrastructure. The proposed dwelling is clustered with existing farm infrastructure and will not constrain the ongoing use of adjoining land for agricultural purposes. The landowners acknowledge and accept the normal amenity impacts associated with farming activities within the locality. The proposal makes efficient use of existing infrastructure and services. The dwelling is located adjacent to the existing shed, farm access and water infrastructure, utilises the existing crossover from Mount Lonarch Road and will connect to existing farm servicing arrangements including water storage and on-site wastewater treatment. Consolidating development within the existing farm infrastructure cluster minimises land disturbance, avoids fragmentation of productive paddocks and supports the efficient operation of the broader farming enterprise.
Agricultural issues and the impacts from non-agricultural uses Whether the use or development will support and enhance agricultural production. Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production. The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.	The proposal will support and enhance agricultural production by facilitating the ongoing management of an established grazing and breeding enterprise comprising Angus cattle and a complementary Dorper sheep component. The accompanying Farm Management Plan demonstrates a clear commitment to improving livestock performance, pasture productivity, water security, biosecurity management and farm infrastructure through a structured program of ongoing investment. The proposed dwelling forms a key component of this strategy by providing an on-site management presence capable of supporting livestock husbandry, calving supervision, animal

The capacity of the site to sustain the agricultural use. The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure. Any integrated land management plan prepared for the site. Whether Rural worker accommodation is necessary having regard to: The nature and scale of the agricultural use. The accessibility to residential areas and existing accommodation, and the remoteness of the location. The duration of the use of the land for Rural worker accommodation.	welfare monitoring, water infrastructure management and emergency response. The proposal will not adversely affect soil quality or permanently remove a meaningful area of land from agricultural production. The dwelling is clustered with existing farm infrastructure within the western portion of the property and occupies a relatively small footprint in the context of the 32.7-hectare landholding. The balance of the site will remain available for grazing and agricultural use. No native vegetation removal is required and the Farm Management Plan incorporates measures relating to rotational grazing, pasture improvement, creek protection, weed and pest control, groundcover retention and sustainable land management. The proposal will not limit the operation or future expansion of adjoining agricultural uses. The locality is characterised by grazing and agricultural activities and the dwelling is separated from neighbouring properties by large paddocks, road reserves and rural landscape features. The landowners acknowledge and accept the normal noise, dust, odour and operational impacts associated with farming activities in the locality. As such, the proposal will not create land use conflict or prejudice the continued use of surrounding land for agricultural purposes. The site has demonstrated capacity to sustain the agricultural enterprise. The property contains suitable grazing land, established access arrangements, stock handling facilities, fencing, a bore, reticulated stock water infrastructure, a holding tank, a dam and existing farm shedding. The Farm Management Plan identifies further investment in fencing, pasture management, fodder storage, livestock genetics and water security measures, all of which support the long-term productive use of the land. The agricultural qualities of the site, including its size, grazing capability, water availability and access to rural infrastructure, make it well suited to the ongoing operation of the proposed enterprise.

	An integrated Farm Management Plan has been prepared for the site and forms part of the application. The plan provides a comprehensive framework for livestock management, pasture improvement, water management, biosecurity, environmental protection, risk management and ongoing agricultural investment. While the proposal is not specifically for Rural Worker Accommodation, consideration of the relevant matters supports the need for an on-site dwelling. The agricultural enterprise involves a breeding herd operating under a split-calving program, regular livestock monitoring, water infrastructure management, animal welfare obligations and ongoing farm management responsibilities. The property is located within a rural area approximately 8 kilometres from Beaufort and requires regular early morning, evening and after-hours attendance, particularly during calving periods, dry seasonal conditions and emergency situations. The dwelling is therefore required to support the efficient operation of the agricultural enterprise and will provide a permanent on-site management presence directly associated with the use of the land for agriculture.
Accommodation issues Whether the dwelling will result in the loss or fragmentation of productive agricultural land. Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation. Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses. The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture. The potential for accommodation to be adversely affected by noise and shadow flicker impacts if it is	The accommodation-related decision guidelines strongly support the proposal. The dwelling will not result in the loss or fragmentation of productive agricultural land, as no subdivision is proposed and the land will remain as a single 32.7-hectare farming unit. The dwelling occupies a relatively small footprint and is clustered with existing farm infrastructure, including the existing shed, access arrangements, stock handling areas and water infrastructure. This approach minimises the amount of land required for the dwelling and ensures the balance of the property remains available for grazing and agricultural production. The dwelling will not be adversely affected by agricultural activities occurring on the subject land or surrounding properties. The locality is characterised by broadacre grazing and agricultural land uses, and the landowners acknowledge and accept the normal noise, dust, odour, farm machinery movements, livestock transport and seasonal farming activities

located within one kilometre from the nearest title boundary of land subject to: A permit for a wind energy facility; or An application for a permit for a wind energy facility; or An incorporated document approving a wind energy facility; or A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the *Environment Effects Act 1978*. The potential for accommodation to be adversely affected by vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the *Mineral Resources (Sustainable Development) Act 1990.*	associated with a rural environment. The dwelling is proposed specifically to support and manage these activities and is therefore not expected to give rise to amenity complaints or land use conflict. Similarly, the dwelling will not adversely affect the operation or future expansion of adjoining agricultural uses. The proposal does not introduce a sensitive non-agricultural use into the area, but rather supports an existing and ongoing agricultural enterprise. The Farm Management Plan demonstrates that the dwelling is directly linked to the management of livestock, water infrastructure, biosecurity, pasture improvement and animal welfare outcomes. As a result, the proposal will support the continuation of farming activities rather than constrain them. Importantly, the proposal does not create a precedent for rural residential development or contribute to a concentration or proliferation of dwellings in the area. The dwelling is sought in conjunction with a detailed Farm Management Plan that establishes a clear agricultural justification for an on-site management presence. The proposal is intrinsically linked to the operation of the farm enterprise and should be distinguished from a lifestyle or rural residential dwelling. The dwelling is required to support a breeding-based livestock operation involving a split-calving program, regular livestock monitoring, water infrastructure management, biosecurity obligations and emergency response requirements. The ability to undertake early morning, evening and after-hours inspections, respond to calving difficulties, monitor water infrastructure failures and manage livestock welfare provides a clear functional nexus between the dwelling and the agricultural use of the land. There are no known wind energy facility approvals, applications or incorporated documents affecting nearby land that would result in unreasonable noise or shadow flicker impacts on the dwelling. Similarly, the proposal is not known to be located within 500 metres of an existing or proposed extractive industry operation subject to a work authority under the Mineral Resources (Sustainable Development) Act 1990. Consequently,

	the dwelling is not expected to be adversely affected by wind energy or extractive industry operations.
Environmental issues The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality. The impact of the use or development on the flora and fauna on the site and its surrounds. The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area. The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.	The proposal is unlikely to result in any adverse environmental impacts and is supported by a comprehensive Farm Management Plan that incorporates a range of land, water and biodiversity management measures. The dwelling is proposed within an already disturbed area of the property adjacent to existing farm infrastructure and access arrangements, ensuring that impacts on natural physical features and resources are minimised. The broader agricultural enterprise will continue to operate in accordance with sustainable land management practices including rotational grazing, pasture improvement, groundcover retention, weed and pest management, creek protection and water infrastructure maintenance. The proposal will not adversely affect soil quality or water quality. The Farm Management Plan identifies measures to maintain adequate groundcover, manage stocking rates in response to seasonal conditions, reduce erosion risk and protect the productive capacity of the land. A seasonal spring-fed creek traverses the eastern portion of the property and forms an important environmental feature. The landowners have committed to progressively implementing and maintaining creek exclusion fencing, reducing stock access to the waterway, protecting riparian vegetation, improving water quality outcomes and reducing the potential for bank erosion and trampling. The proposal will not result in the removal of native vegetation or significant impacts on flora and fauna values. Existing red gums, scattered paddock trees and riparian vegetation associated with the creek corridor will be retained and protected. The dwelling has been deliberately sited within the western infrastructure cluster, well removed from the seasonal creek and associated vegetation. The Farm Management Plan also includes commitments to protect existing vegetation,

	maintain riparian areas and continue land management practices that support the environmental values of the site. The proposal is consistent with the objective of protecting and enhancing biodiversity within rural areas. The retention of existing vegetation, protection of the creek corridor, ongoing weed and pest management and progressive creek exclusion fencing will contribute to improved environmental outcomes over time. These measures will assist in protecting habitat values, supporting riparian vegetation and enhancing the long-term ecological condition of the property. A Land Capability Assessment has been prepared in support of the application and confirms that the land is capable of sustainably accommodating on-site wastewater treatment and disposal. The proposed effluent disposal field is located away from the seasonal creek and areas of native vegetation, ensuring nutrient loads are appropriately managed and minimising any risk to water quality or ecological values. The assessment concludes that the site is suitable for the proposed wastewater system and that wastewater can be managed in an environmentally sustainable manner. Overall, the proposal will support the ongoing agricultural use of the land while incorporating appropriate environmental safeguards and sustainable land management practices. The dwelling will assist in the active management of the property and support the implementation of the environmental protection measures identified within the Farm Management Plan.
Design and siting issues The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land. The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.	The proposal responds appropriately to the design and siting considerations of the Farming Zone by clustering the dwelling with existing farm infrastructure within the western portion of the property. This approach minimises the loss of productive agricultural land, avoids fragmentation of the grazing enterprise and reinforces the functional relationship between the dwelling and the agricultural operation. The dwelling is located adjacent to the existing shed, farm access and water infrastructure, ensuring it can effectively support the day-to-day management of livestock, farm assets and agricultural activities while retaining

The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance. The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities. Whether the use and development will require traffic management measures. The need to locate and design buildings used for accommodation to avoid or reduce noise and shadow flicker impacts from the operation of a wind energy facility if it is located within one kilometre from the nearest title boundary of land subject to: A permit for a wind energy facility; or An application for a permit for a wind energy facility; or An incorporated document approving a wind energy facility; or A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the *Environment Effects Act 1978*. The need to locate and design buildings used for accommodation to avoid or reduce the impact from vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the *Mineral Resources (Sustainable Development) Act 1990*.	the balance of the land for ongoing grazing and agricultural production. The siting has been selected to respond to the physical characteristics of the land and avoid environmental impacts. The dwelling is located on elevated land well removed from the seasonal creek corridor and associated vegetation, with no native vegetation removal required. The proposal therefore avoids impacts on waterways, riparian vegetation and other natural features while supporting the broader land management objectives outlined within the Farm Management Plan. The dwelling adopts a modest rural design comprising a single-storey form with a maximum height of approximately 4.8 metres, brick veneer construction and muted external materials including Mangrove Colorbond roofing. Given the generous setbacks from roads and neighbouring properties, the dwelling will integrate comfortably within the surrounding agricultural landscape and will not adversely affect the rural character of the area. The proposal utilises the existing crossover and driveway from Mount Lonarch Road and will be serviced by existing water infrastructure and an approved on-site wastewater system. Traffic generation will be limited to normal residential and farming activities and no traffic management measures are required. Overall, the siting and design of the dwelling supports the efficient operation of the agricultural enterprise, makes effective use of existing infrastructure and ensures the productive and environmental values of the land are maintained.

7. Overlays

Dwelling is sited outside the area of the land affected by the BMO.

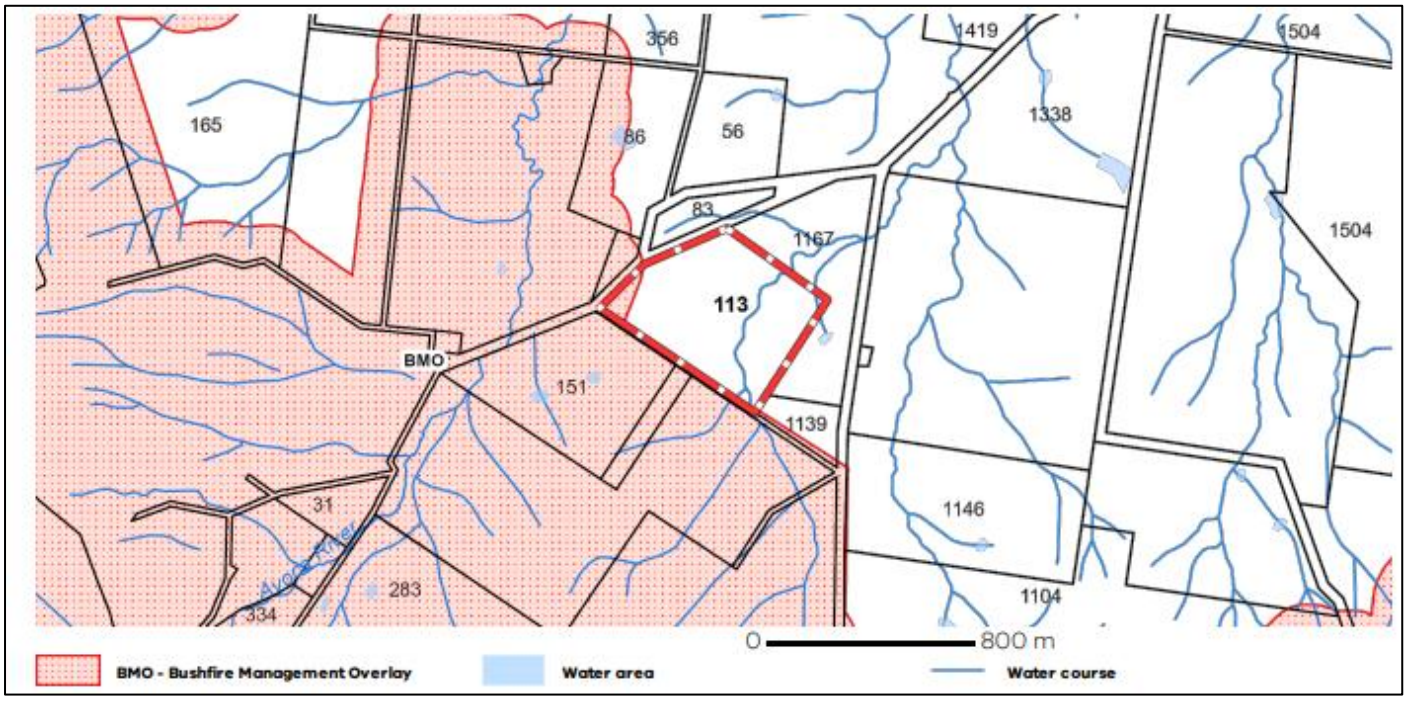


Figure 9 BMO Mapping

8. Particular Provisions

Clause 53.02 – Bushfire Planning

Although the proposed dwelling is located outside the area affected by the Bushfire Management Overlay, a bushfire assessment has been undertaken to ensure the development responds appropriately to bushfire risk. A BAL Assessment has been prepared for the proposed dwelling and concludes that the development can achieve a BAL-12.5 construction standard. This outcome reflects the highly modified nature of the site and the predominance of managed grassland surrounding the proposed building envelope.

The proposed dwelling is located within the western portion of the property adjacent to existing farm infrastructure on land that is largely cleared and actively managed for grazing purposes. The siting of the dwelling provides substantial separation from the seasonal creek corridor and associated vegetation and is located within an area where defendable space can be readily achieved and maintained. Given the cleared nature of the site and the ongoing agricultural management of the land, the required defendable space can be established wholly within the subject land without impacting native vegetation or the productive use of the property.

Access arrangements are also considered appropriate. The dwelling will utilise the existing crossover and driveway from Mount Lonarch Road, providing direct and reliable vehicle access to the building. The existing access arrangements are capable of accommodating both everyday vehicle movements and emergency vehicle access if required.

Water supply requirements can also be readily achieved. The property contains an existing bore, reticulated stock water infrastructure, a 5,000-gallon holding tank and an existing dam, providing multiple water sources across the landholding. The site is therefore well positioned to provide an appropriate water supply for both domestic and firefighting purposes.

Overall, the BAL Assessment demonstrates that bushfire risk can be reduced to an acceptable level through the implementation of a BAL-12.5 construction standard. The proposed dwelling is located within a cleared and actively managed farming environment where access, water supply and defendable space can be readily achieved, consistent with the objectives and decision guidelines of Clause 53.02.

10. Conclusion

The proposal represents an appropriate and justified use and development of land within the Farming Zone. The application is supported by a comprehensive Farm Management Plan which demonstrates that the land is actively managed for agricultural purposes and that the proposed dwelling is directly associated with the ongoing operation, management and future development of the farming enterprise. The plan identifies a clear agricultural basis for the dwelling, including livestock husbandry, calving supervision, animal welfare management, water infrastructure monitoring, biosecurity obligations, farm security and emergency response requirements.

The proposal will not fragment productive agricultural land, prejudice surrounding agricultural activities or introduce an incompatible rural residential outcome. Rather, the dwelling will support the long-term viability, productivity and sustainable management of the 32.7-hectare farming property while retaining the balance of the land for ongoing agricultural production. The development is appropriately sited adjacent to existing farm infrastructure, utilises existing access arrangements and can be adequately serviced by on-site wastewater treatment and existing water infrastructure.

The proposal responds positively to the objectives of the Farming Zone, State Planning Policy Framework and Local Planning Policy Framework by protecting productive agricultural land, supporting ongoing agricultural investment, encouraging sustainable land management practices and facilitating the efficient operation of a genuine farming enterprise. Furthermore, the bushfire assessment demonstrates that bushfire risk can be reduced to an acceptable level through a BAL-12.5 construction standard, with defendable space, access and water supply readily achievable on the cleared and actively managed site.

Having regard to the characteristics of the land, the agricultural use of the property, the findings of the Farm Management Plan and the relevant provisions of the Pyrenees Planning Scheme, the proposal is considered to represent an appropriate planning outcome and should be supported.

ELEVATE PLANNING

FARM MANAGEMENT PLAN

113 MOUNT LONARCH ROAD MOUNT LONARCH 3468

USE AND DEVELOPMENT OF A DWELLING IN ASSOCIATION WITH A FARM MANAGEMENT PLAN

REV	DATE	DETAILS
1	17.06.2026	VERSION 1
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1. Outline

Elevate Planning has been engaged to prepare a Farm Management Plan on behalf of [redacted] for the use and development of the land for a dwelling at 113 Mt Lonarch Road, Mt Lonarch.

The site which consists of one title is formally described as 13 Section B Parish of Amphitheatre. There are no restrictions registered on title.

The purpose of this plan is to explain the existing and proposed farming enterprise, the operational layout of the property, the infrastructure required to support the enterprise, and why an on-site dwelling is reasonably required to support animal husbandry, land management, biosecurity, infrastructure monitoring and emergency response. This plan is intended to supplement, not replace, the separate planning report responding to Clause 35.07 - Farming Zone and Clause 53.02 - Bushfire Planning.

The plan has been prepared using information provided by the landowners, the submitted site and infrastructure plans, the Land Capability Assessment prepared by Ballarat Soil Testing, the Bushfire Attack Level Report prepared by Ballarat Soil Testing, and the relevant planning application material.

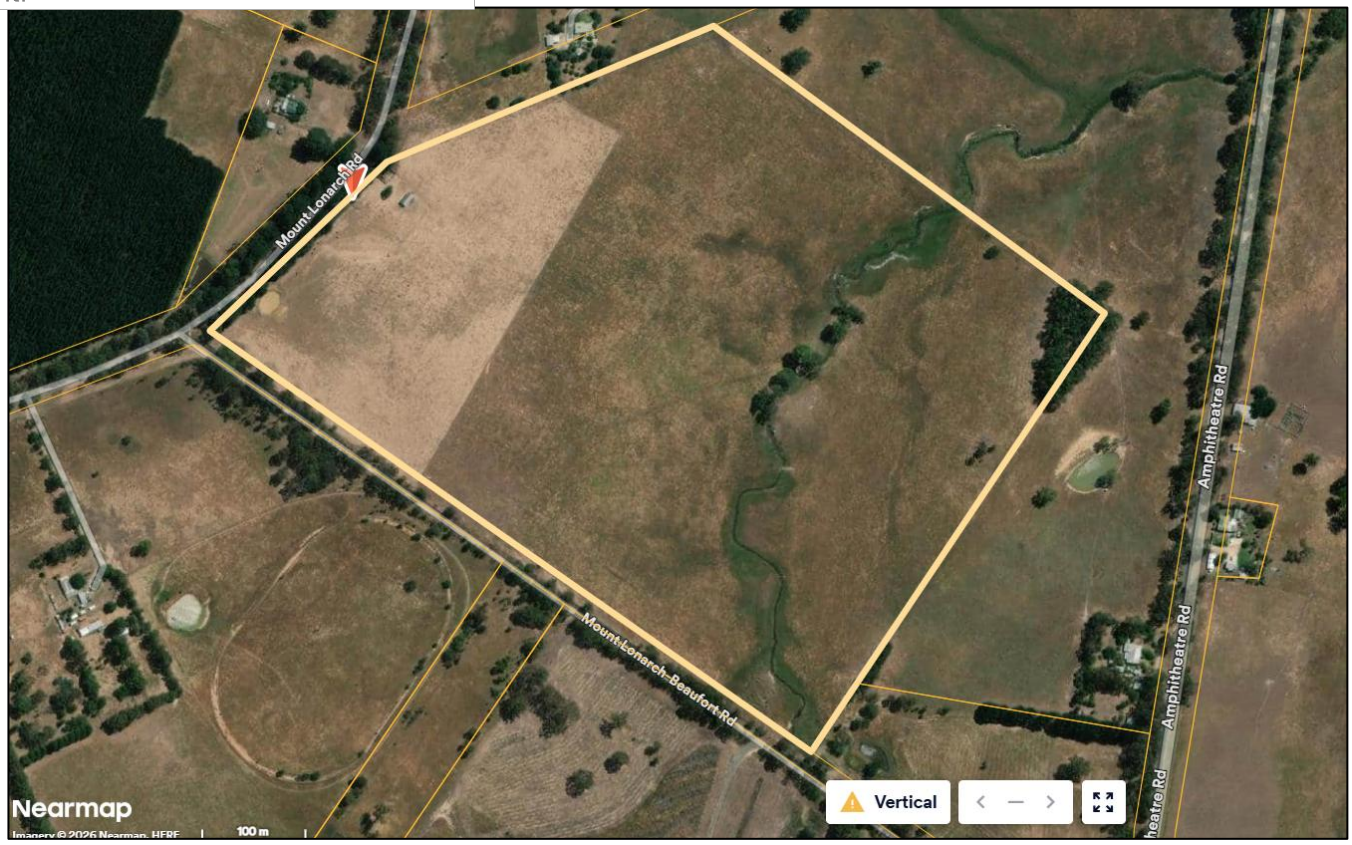


Figure 1 Site Aerial

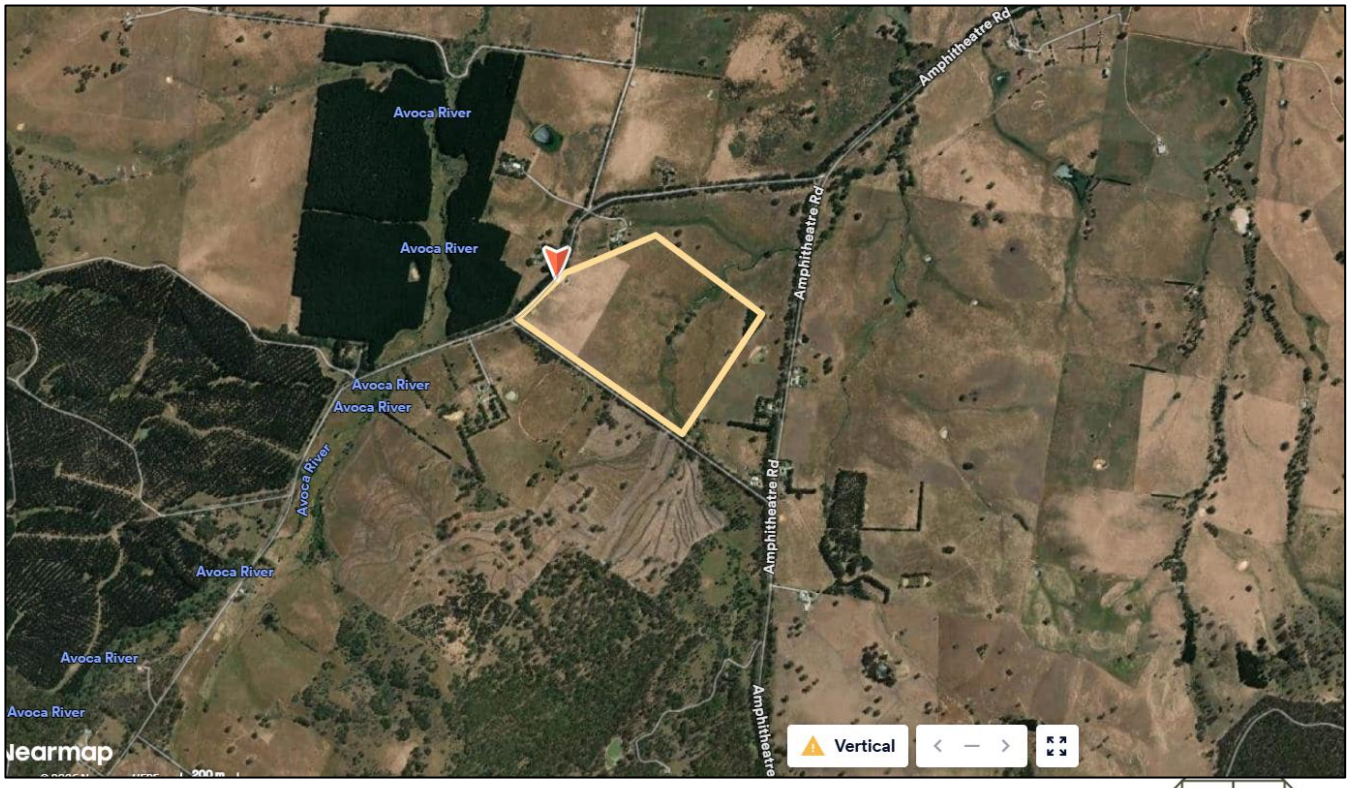


Figure 2 Surrounding context area

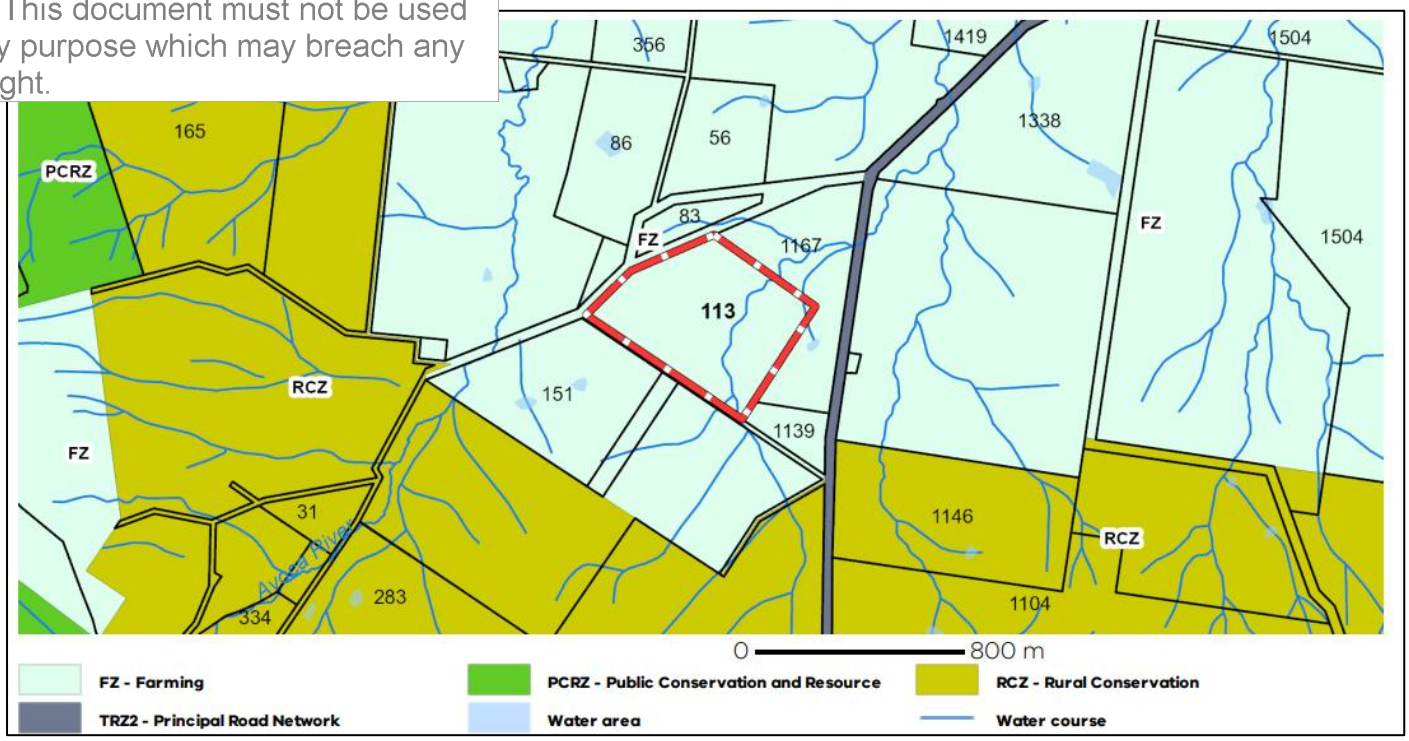


Figure 3 VicPlan Zoning Mapping

Street Address:	113 Mt Lonarch Road, Mt Lonarch
Title Details:	13 Section B Parish of Amphitheatre
Restrictions/Covenants:	Nil
Land Size:	32 hectares
Zone:	Farming Zone
Overlays:	Bushfire Management Overlay (partial)
Other Regulatory Constraints:	The site is not affected by AAV Mapping The site is mapped within the bushfire prone area
Site Features:	The subject land is known as 113 Mount Lonarch Road, Mount Lonarch and comprises approximately 32.7 hectares of rural land. The site is located on the eastern side of the Avoca River, approximately 8 kilometres south-west of Beaufort, within an established farming landscape characterised by broadacre grazing and agricultural activities. The land has frontage to both Mount Lonarch Road along its north-western boundary and Beaufort–Mount Lonarch Road along its south-western boundary. Vehicle access is currently provided via an existing crossover and driveway from

Lonarch Road, servicing an existing shed and associated farm infrastructure in the western portion of the site.

The site is irregular in shape and generally cleared of native vegetation, being predominantly utilised for grazing purposes. A seasonal watercourse traverses the eastern portion of the land in a north-south direction, with associated riparian vegetation occurring intermittently along its banks. Apart from this watercourse and scattered trees, the balance of the site is characterised by open pasture with limited vegetation cover.

Topographically, the land exhibits a gentle fall from west to east toward the seasonal creek. The proposed dwelling site is located within the western portion of the property adjacent to existing farm infrastructure and is positioned on elevated land well removed from the seasonal watercourse. No native vegetation removal is proposed as part of the development.

The surrounding area is rural in character and is predominantly zoned Farming Zone. Adjoining land is generally developed for agricultural and rural living purposes and contains a mix of grazing paddocks, scattered farm dwellings, sheds, dams and shelterbelt vegetation. The Avoca River and associated riparian vegetation are located to the west of the site, while larger areas of vegetation associated with plantation forestry occur further beyond the river corridor.

The land is situated within the Farming Zone and is not located within a township or settlement boundary. The site's size, existing agricultural use, established access arrangements and separation from neighbouring dwellings are consistent with the prevailing rural character of the locality.

Surrounds

The subject site is surrounded by large rural allotments, some of which contain existing dwellings and associated agricultural buildings. A dwelling and outbuildings are located on the property to the north-west of the site, near Mount Lonarch Road. Further dwellings are also located to the south-west and east/south-east, including properties with access from Beaufort–Mount Lonarch Road and Amphitheatre Road. These dwellings are generally well separated from the proposed dwelling location by large paddocks, road reserves and intervening vegetation.

To the west, the Avoca River corridor forms a significant natural landscape feature within the locality. The river is accompanied by riparian vegetation and areas of plantation forestry, which provide a more heavily vegetated backdrop when viewed from the western portion of the site. Beyond the river corridor, the landscape continues to be characterised by agricultural and conservation land uses.

Road reserves within the area are generally narrow rural roads with sealed trafficable surfaces and vegetated edges. Mount Lonarch Road provides local access through the area, while Beaufort–Mount Lonarch Road functions as the principal east-west connection between surrounding rural properties and Beaufort.

The broader landscape is gently undulating with drainage lines and seasonal watercourses traversing a number of properties. Vegetation is generally limited to scattered paddock trees, shelterbelts, riparian corridors and isolated patches associated with waterways. The predominance of open pasture and agricultural activity results in expansive rural vistas and a distinctly agricultural landscape character.

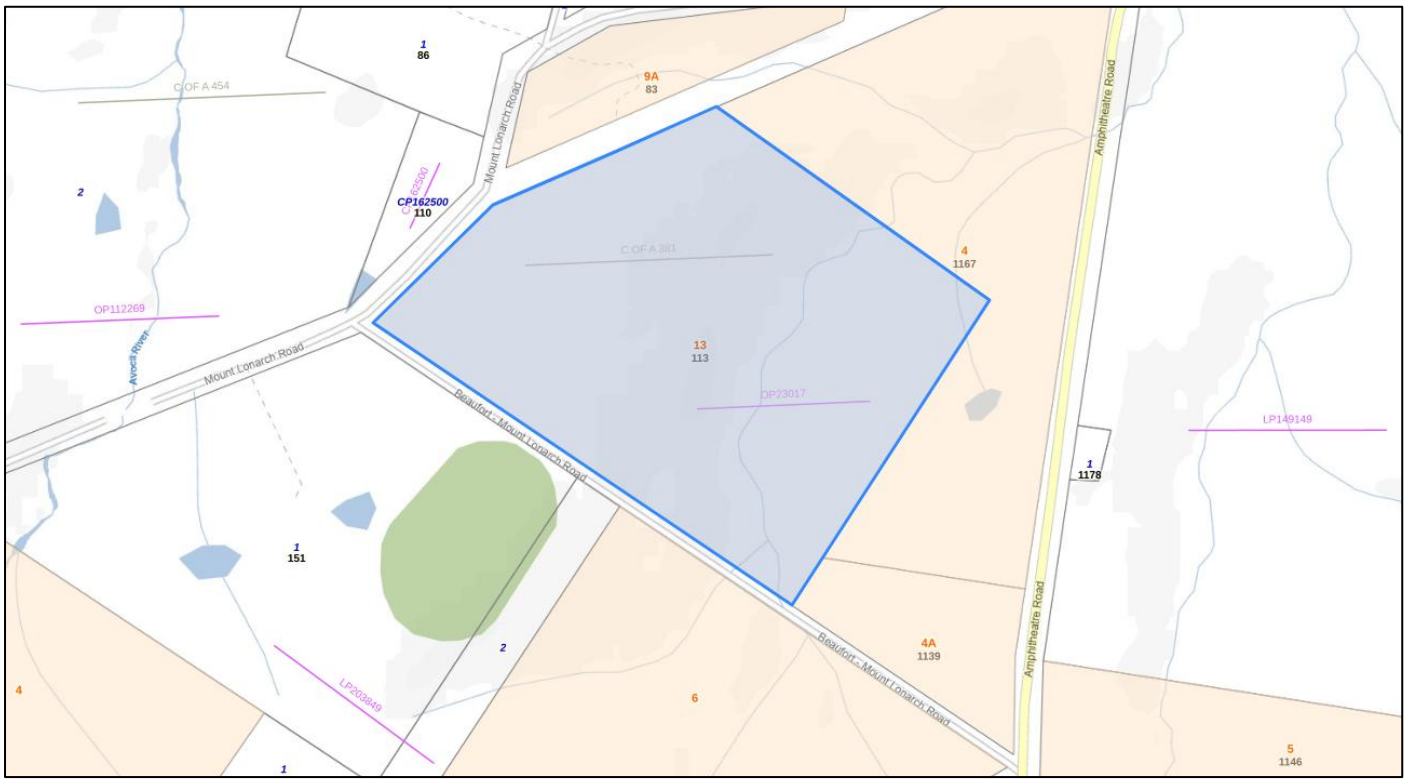


Figure 4 – Lassi extract

Figure 5 Roadside elevation and existing access

3. Farm Management Plan

Agricultural enterprise overview

The property has been operated for cattle grazing and Angus breeding purposes during the landowners' ownership. The enterprise is a grazing-based breeding operation rather than an intensive animal production use. Stock are grazed across paddocks, with rotational grazing and supplementary fodder as required by seasonal conditions. No cattle feedlot, intensive animal husbandry, pig farm, poultry farm, broiler farm, abattoir or saleyard use is proposed.

Enterprise component	Details
Core enterprise	Angus cattle breeding and sale of weaner calves at approximately 8 to 9 months of age.
Stock numbers	Approximately 25 Angus cows, 1 Angus bull, 10 Dorper sheep and 1 ram, subject to seasonal carrying capacity and pasture conditions.
Calving program	Split calving program, with approximately half the cows calving in September/October and half in February/March. This spreads husbandry risk and allows calves to be marketed at different times of year.
Grazing system	Rotational grazing through four paddocks, with stock moved to manage pasture cover, reduce overgrazing and support soil protection.
Products	Sale of Angus weaners; sale of cull cows and surplus stock; supplementary sheep/lamb production where seasonal conditions allow.
Intensity	Grazing consistent with the size and carrying capacity of the land. Stocking levels will be adjusted in response to pasture growth, water availability, seasonal conditions and groundcover targets.
Hours of operation	The enterprise operates on an as-needed agricultural basis. Daily monitoring is generally required, with increased activity during calving, joining, weaning, water system checks, pasture improvement, fencing, animal health treatment and fire season preparation.

Existing and proposed farm infrastructure

The layout consolidates the dwelling and proposes additional farm buildings with the existing shed, access and stock handling area. This clustering is important because it keeps residential development within an already disturbed part of the property and maintains the balance of the land for paddock-based grazing.

Infrastructure	Existing / proposed	Purpose / farming function
Existing shed	Existing 12m x 9m shed	Storage, amenities and general farm support. The proposed dwelling is located approximately 10 metres from the existing shed.
Proposed dwelling	Proposed four-bedroom dwelling, Paal Kit Homes Robertson design	On-site management of livestock, calving, water infrastructure, biosecurity, security and emergency response.
Machinery / feed storage shed	Proposed	Secure storage of machinery, equipment, animal health supplies, mineral supplements, fencing materials and feed.
Hay/fodder storage	Existing/proposed area shown on infrastructure layout	Storage of hay cut when seasonal conditions permit and supplementary feed for dry periods or animal welfare requirements.
Stock handling yards and laneway	Existing/proposed as shown on infrastructure layout	Safe movement, drafting, animal health treatment, loading, unloading and management of cattle and sheep.
Loading ramp / access loop	Proposed/maintained as shown on infrastructure layout	Efficient truck and trailer access for stock transport and farm deliveries.
Internal fencing	Proposed completion/refinement	Four-paddock rotational grazing, creek exclusion, stock control and pasture recovery.
Water bore, tank and troughs	Existing bore constructed in 2023; 5,000 gallon holding tank; reticulated troughs	Permanent water security for stock and irrigation of approximately 0.4 hectares where required.
Dam	Existing	Supplementary water source and farm water security.
Roadside fencing and biosecurity gate	Existing roadside fencing and single controlled access point	Stock containment, visitor control, biosecurity and security.

The existing and proposed fencing and infrastructure layout has been designed to support the ongoing agricultural use of the land for cattle grazing, Angus breeding and associated sheep grazing. The layout consolidates the dwelling, shedding, stock handling areas, driveway, hay storage and water infrastructure within the western portion of the property, close to the existing access from Mount Lonarch Road. This avoids unnecessary fragmentation of the broader grazing paddocks and ensures the balance of the land remains available for productive agricultural use.

Figure 6 Infrastructure Layout

Fencing layout

The property is, and will continue to be, managed through a paddock-based rotational grazing system. The internal fencing layout is intended to support approximately four grazing paddocks, allowing stock to be moved between paddocks to manage pasture recovery, maintain groundcover and reduce the risk of overgrazing. This is particularly important during dry seasonal conditions, calving periods and periods of supplementary feeding.

The roadside boundaries are already secured by fencing, including a 2.1 metre high fence along the road frontage. Access to the property is controlled through the existing farm entry from Mount Lonarch Road. This single controlled access point assists with stock containment, farm security and biosecurity management by directing visitors, contractors, feed deliveries and stock movements through one managed entry point.

A stock laneway is proposed/maintained to connect the paddocks with the stock handling yards, loading area and farm infrastructure cluster. This will allow cattle and sheep to be moved safely and efficiently without needing to move stock across unmanaged parts of the property or through the proposed domestic area. The laneway also reduces stress on livestock during handling, weaning, treatment, loading and unloading.

The seasonal creek corridor traversing the eastern portion of the property will be fenced or managed to exclude stock access where required. This will protect the watercourse from trampling, pugging, erosion and direct stock impacts, while retaining existing red gums and riparian vegetation. Creek protection fencing forms part of the broader land management strategy and will assist in maintaining water quality, bank stability and environmental values.

The proposed fencing program will therefore support:

Fencing element	**Purpose**
Roadside boundary fencing	Stock containment, property security and controlled access
Internal paddock fencing	Four-paddock rotational grazing, pasture recovery and groundcover protection
Stock laneway	Safe and efficient stock movement between paddocks, yards and loading areas
Creek exclusion fencing	Protection of the seasonal creek, erosion control and vegetation retention
Yard and holding fencing	Safe animal handling, treatment, drafting, weaning and loading
Biosecurity gate/signage	Visitor control, stock movement management and farm biosecurity

Figure 7 Proposed fencing plan

Proposed dwelling and siting

The proposed dwelling is a four-bedroom detached residence based on the Robertson design by Paal Kit Homes. It includes four bedrooms, two bathrooms, open-plan kitchen, dining and family areas, a separate lounge, walk-in pantry, laundry and a verandah. The dwelling has an overall footprint of approximately 23.0 metres by 10.3 metres and an indicative floor area of approximately 237 square metres.

The dwelling is proposed within the western portion of the site adjacent to the existing shed and farm access. It is setback approximately 52 metres from Mount Lonarch Road, approximately 230 metres from Beaufort-Mount Lonarch Road and approximately 10 metres from the existing shed. The dwelling will be serviced by an on-site wastewater system and effluent field in accordance with the Land Capability Assessment. Domestic water will be provided by tank water supply.

The siting responds to farming needs by placing the dwelling near the working farm area, stock handling facilities, water infrastructure and access point. It also avoids the seasonal creek, retains the productive paddocks for grazing and does not introduce a separate isolated rural residential component into the farm.

dwelling

The proposed dwelling is required to support the agricultural use of the land and is not proposed as a stand-alone rural residential use. The dwelling will improve the landowners' ability to manage livestock, respond to animal welfare issues, protect infrastructure and maintain the farm in a manner consistent with the Farming Zone.

The enterprise involves approximately 25 breeding cows operating under a split-calving program, resulting in two annual calving periods requiring regular livestock monitoring. The property also contains bore infrastructure, reticulated stock watering systems, stock yards, laneways, fencing and associated agricultural assets requiring regular inspection and maintenance. Given the nature of the enterprise and the need for frequent monitoring of livestock and infrastructure, the landowners consider an on-site presence necessary for the efficient operation of the farm and the timely management of animal welfare and infrastructure issues.

Operational requirement	**How the dwelling supports the farming enterprise**
Calving supervision	Split calving occurs in September/October and February/March. On-site presence allows early morning, evening and overnight monitoring, timely intervention for calving difficulties, and reduced risk of calf/cow mortality.
Animal welfare and husbandry	Regular observation supports early identification of illness, injury, dystocia, mis-mothering, water failure, stock distress and biosecurity risks.
Water security	The farm relies on reticulated troughs from the bore and holding tank. On-site presence allows rapid response to pump, pipe, trough and tank failures, particularly in dry or hot weather.
Rotational grazing and pasture management	Living on site supports frequent stock moves, checking fence integrity, pasture monitoring and response to seasonal pasture growth.
Biosecurity	The dwelling creates an on-site management point for visitors, contractors, stock transport, feed deliveries and stock movement documentation.
Farm security	On-site occupation improves monitoring of gates, fencing, machinery, feed, stock and water assets.
Emergency response	The dwelling supports rapid response to grassfire, fallen trees, stock escape, storm damage, flooding/drainage issues, injured animals and other rural emergencies.
Amenity management	On-site management allows quieter, lower-stress weaning practices, better stock handling and more timely responses to issues that could otherwise affect neighbours.

Farm manager experience and responsibilities

The farm managers have practical experience in cattle breeding, grazing management and day-to-day livestock husbandry. This includes approximately 14 years of Angus cattle breeding experience and ongoing management of the subject land during their ownership. The enterprise is operated in accordance with National Livestock Identification System requirements and is supported by an active Property Identification Code, PIC 3PYHW203.

The farm managers are responsible for the daily operation of the agricultural enterprise, including livestock observation, calving supervision, pasture and water monitoring, animal health treatment, fencing maintenance, weed and pest control, NLIS compliance, stock movement records, contractor coordination and implementation of biosecurity practices.

A key responsibility is the close monitoring of breeding stock during joining, pregnancy, calving and weaning. The proposed split-calving program requires increased supervision during September/October and February/March, when cows and calves need to be checked regularly for calving difficulty, mis-mothering, injury, illness or other animal welfare risks. Living on site will improve the ability to respond quickly to these issues, including outside normal daytime hours.

The farm managers are also responsible for maintaining the productive capacity of the land through rotational grazing, managing stock numbers to seasonal conditions, maintaining groundcover, arranging pasture improvement works and protecting the seasonal creek corridor from stock impacts.

In addition, the farm managers oversee the property's water, access and infrastructure systems, including the bore, holding tank, troughs, dam, fencing, stock yards, gates, laneways, machinery, hay storage and feed supplies. These tasks are particularly important during hot weather, dry periods and calving, when water or fencing failures can quickly create animal welfare or stock containment issues.

The proposed dwelling will therefore support the practical management of the farm by providing an on-site presence for livestock monitoring, infrastructure management, biosecurity control and emergency response.

Five-year operational plan

The five-year plan is focused on strengthening the existing grazing enterprise rather than changing the land to a rural residential use. The key objectives are to improve animal welfare, improve pasture productivity, improve water security, complete internal fencing, protect the seasonal creek and consolidate farm infrastructure.

The enterprise is intended to continue operating as a productive grazing and breeding business over the long term. The following five-year plan identifies the key infrastructure, livestock management, pasture improvement and land management actions proposed to improve productivity, animal welfare, water security and environmental outcomes across the property. The plan focuses on strengthening the agricultural capability of the land and improving the efficiency of the existing enterprise rather than facilitating a rural residential outcome.

Timing	Works / management action	Purpose
Year 1	Complete or refine internal fencing, including paddock fencing and fencing of the seasonal creek corridor where required.	Improve rotational grazing, stock control, creek protection and groundcover management.
Year 1	Confirm and maintain biosecurity gate/signage and stock movement protocols.	Control visitor/contractor access and support NLIS/biosecurity compliance.
Year 1-2	Construct the dwelling in the western infrastructure cluster, subject to permit and building approval.	Enable on-site farm management, livestock monitoring and emergency response.
Year 1-2	Construct machinery/feed storage shed and establish designated hay/fodder storage area.	Improve storage of farm materials, feed, tools, fencing supplies and animal health products.
Year 1-5	Implement annual pasture improvement program including harrowing, seed drilling, fertiliser/lime application as required and fodder conservation when seasonal conditions allow.	Increase carrying capacity, protect soils, improve groundcover and improve stock weight gain.
Year 1-5	Continue Angus breeding program, culling unproductive cows and replacing with younger fertile cattle where required.	Improve genetic performance, calving outcomes, animal welfare and sale weights.
Year 1-5	Maintain split calving and market weaners at approximately 8 to 9 months, with sale timing adjusted to seasonal and market conditions.	Spread production risk and provide two annual sale windows.
Year 1-5	Maintain water infrastructure, troughs, tank, bore and dam, and progressively incorporate monitoring technology where feasible.	Ensure reliable livestock water supply and reduce animal welfare risk.

cial framework

The farm enterprise is an established commercial grazing and breeding operation based on Angus cattle production, with a complementary Dorper sheep component. The core enterprise involves breeding Angus cattle, managing calves through to weaner stage, and selling weaner calves at approximately 8 to 9 months of age. Additional revenue is generated through the sale of cull cows, surplus breeding stock and other livestock as required by seasonal conditions and herd management objectives.

The enterprise is intended to operate as a productive and actively managed agricultural business, with a focus on improving livestock performance, pasture utilisation and saleable output from the land. Revenue will vary according to seasonal conditions, calving percentages, calf survival rates, sale weights, market conditions and the timing of livestock sales. The split-calving program provides two annual production and sale windows, which assists with cashflow, spreads seasonal risk and allows stock to be marketed at different times of the year.

The commercial objective is to increase kilograms of saleable livestock per hectare through improved genetics, careful breeding selection, active stock management, pasture improvement, rotational grazing and strong animal husbandry practices. This requires regular supervision of breeding stock, monitoring of pasture and water conditions, timely animal health intervention and ongoing maintenance of fencing, yards, laneways and water infrastructure.

The proposed dwelling directly supports this production model by enabling an on-site management presence. This will improve calving supervision, animal welfare outcomes, water and pasture monitoring, biosecurity control, farm security and response times during periods of increased operational demand, including calving, weaning, dry seasonal conditions and emergency events.

Financial component	Description
Revenue streams	Sale of Angus weaner calves; sale of cull cows and surplus stock; sale of sheep/lambs or surplus hay when seasonal conditions allow.
Primary cost items	Animal health and veterinary costs, NLIS and compliance costs, bull maintenance, seed, fertiliser/lime, hay/fodder, fuel, machinery maintenance, fencing, water infrastructure, transport, rates, insurance and contractor costs.
Key production drivers	Calving percentage, calf survival, pasture quality, sale weights, seasonal rainfall, water reliability, health management, genetics and market timing.
Risk controls	Split calving, rotational grazing, pasture improvement, bore/tank/trough water security, fencing, biosecurity controls, weed/pest control and on-site monitoring.
Accounting note	Detailed annual profit/loss figures and balance sheet information can be provided by the landowner/accountant if required. This Farm Management Plan provides the planning and operational framework rather than taxation or accounting advice.

The enterprise is expected to generate recurring agricultural income through the sale of Angus weaner calves, cull cows, surplus breeding stock and Dorper lambs. The commercial objective is to breed Angus cattle, raise calves through to weaner stage and sell calves at approximately 8 months of age. The Dorper sheep component complements the cattle enterprise, with lambs raised to approximately 6 months of age and a target live weight of approximately 30 kilograms.

At the time of preparing this Farm Management Plan, the farm enterprise comprises approximately 1 Angus bull, 23 Angus cows and 19 calves, including 6 calves approximately 3 months old and 13 calves approximately 7 months old. The Dorper sheep component comprises approximately 10 ewes, 1 ram and 1 wether, with lambing expected to commence from around 1 May.

The enterprise has established sale pathways. Cattle are generally sold through the Central Victorian Livestock Exchange at Miners Rest, including the monthly store sale held on the third Friday of the month. Sheep may be sold through the weekly sheep market, held each Tuesday. These sale pathways provide access to established livestock markets and support the ongoing commercial operation of the farm.

The landowners' indicative financial goal is to sell Angus calves for approximately $1,000 to $1,500 per head, depending on market conditions, sale weight, seasonal conditions and the timing of sale. Based on the current calf numbers, the sale of 23 calves at approximately $1,500 per head would generate an indicative gross return of approximately $34,500. Based on the Dorper component, the sale of 12 lambs at approximately $260 per head would generate an indicative gross return of approximately $3,120. This equates to an indicative combined gross livestock return of approximately $37,620 over a 12-month period, before operating costs and subject to seasonal and market conditions.

Financial component	Description
Revenue streams	Sale of approximately 23 Angus weaner calves through the Central Victorian Livestock Exchange (CVLX), sale of cull cows and surplus breeding stock, and sale of Dorper lambs through established regional livestock markets.
Indicative annual livestock revenue	Based on current stock numbers, indicative gross livestock revenue is approximately $37,620 per annum, comprising $34,500 from calf sales and $3,120 from lamb sales, subject to seasonal and market conditions.
Primary cost items	Insurance, rates, animal health treatments, veterinary expenses, worming and vaccination programs, fodder and hay production, fencing maintenance, fuel, transport, livestock selling fees, water infrastructure maintenance and machinery operation.

The financial performance of the enterprise will vary from year to year depending on livestock prices, rainfall, pasture growth, calving percentages, lambing percentages, calf and lamb survival, supplementary feeding requirements, veterinary costs, freight, fertiliser, fuel and other farm inputs. The above figures are therefore indicative only and should not be read as a fixed forecast. However, they demonstrate that the property is being managed as a productive agricultural enterprise with identifiable livestock outputs, established sale channels and recurring income potential.

The proposed dwelling directly supports this financial model by improving the management inputs that influence production outcomes. These include calving supervision, lambing observation, calf and lamb survival, animal health response, water reliability, pasture utilisation, stock security, biosecurity and the efficient use of farm infrastructure. In this way, the dwelling is connected to the productive and commercial operation of the farm, rather than being a stand-alone rural residential use.

Soil, pasture and land management

The predominant soil profile identified for the site comprises loam and clay loam topsoils to depths of approximately 200–300mm, overlying moderately structured sandy clay subsoils. These soil conditions are suitable for grazing and pasture-based agricultural production, provided that stocking rates, groundcover and seasonal conditions are actively managed. The land is lightly undulating and the Land Capability Assessment identifies generally good drainage in the proposed effluent field area, with no significant erosion, landslip or drainage constraints identified for the proposed development area.

Soil and pasture management will be central to the ongoing productivity of the farm enterprise. The landowners will continue to manage the property through rotational grazing, with stock moved between paddocks to allow pasture recovery, maintain groundcover and reduce grazing pressure on any one area of the property. This approach will assist in protecting the soil structure, limiting compaction, reducing erosion risk and maintaining pasture availability for cattle and sheep.

Pasture improvement works will be undertaken as part of the broader farm management program. These works may include harrowing, seed drilling, seasonal pasture renovation, fertiliser application, lime application where required, and the use of turnip seed or other suitable pasture and fodder crops to improve feed availability and soil productivity. Soil testing and agronomic advice will be used to guide fertiliser, lime and pasture improvement programs so that inputs are targeted, efficient and appropriate to the soil conditions.

The farm managers will seek to maintain adequate pasture cover throughout the year, particularly during dry seasonal conditions and periods of increased grazing pressure. Stocking levels will be adjusted in response to seasonal pasture growth, rainfall, available feed, water security and groundcover conditions. Where required, supplementary feeding and fodder storage will be used to reduce grazing pressure and avoid overgrazing.

The management objective is to improve pasture quality and livestock carrying capacity over time while protecting the long-term productive condition of the land. Maintaining groundcover, avoiding overstocking, protecting the seasonal creek corridor, managing weeds and applying appropriate soil improvement measures will assist in reducing soil exposure, erosion, dust generation and nutrient loss. These measures will ensure that the agricultural use of the land remains sustainable and compatible with the surrounding Farming Zone landscape.

resource protection

Reliable water supply is critical to the ongoing operation of the grazing enterprise and the welfare of livestock. The property contains a bore constructed in 2023 to improve permanent water security for stock and limited irrigation of approximately 0.4 hectares. Water is pumped to a 5,000-gallon holding tank and reticulated to stock troughs located throughout the grazing areas. The property also contains an existing dam which provides supplementary water storage and additional resilience during periods of reduced rainfall or increased water demand.

The water infrastructure has been established to reduce reliance on natural waterways, improve grazing distribution across the property and provide a reliable supply of clean water for livestock. The farm managers regularly inspect and maintain the bore, pumps, pipes, tanks and troughs to ensure the ongoing reliability of the system and minimise the risk of livestock welfare issues associated with water supply failure.

A seasonal spring-fed creek traverses the property from south to north and forms an important environmental feature within the broader farm landscape. The management of this watercourse is an ongoing priority of the farm enterprise. Creek exclusion fencing will be progressively installed and maintained to reduce stock access, minimise bank erosion, prevent trampling and protect water quality. Existing red gums and scattered riparian vegetation associated with the creek corridor will be retained and protected wherever practicable.

The proposed dwelling has been deliberately located within the existing infrastructure cluster in the western portion of the property, well removed from the seasonal creek and associated vegetation. No native vegetation removal is required to facilitate the development.

Natural resource management measures to be implemented across the property include:

- Maintaining adequate pasture cover and groundcover across grazing paddocks to minimise erosion, sediment movement and nutrient loss.
- Managing stock access to the seasonal creek through fencing, rotational grazing and paddock management practices.
- Retaining existing red gums, scattered paddock trees and riparian vegetation where they do not conflict with approved bushfire protection measures.
- Maintaining troughs, tanks, pumps and reticulated water infrastructure to reduce livestock reliance on natural watercourses.
- Applying fertilisers, lime and soil ameliorants in accordance with soil testing, agronomic advice and seasonal pasture requirements.
- Monitoring drainage patterns, water infrastructure and seasonal conditions to ensure sustainable use of water resources and minimise land degradation.
- Maintaining rotational grazing practices that support pasture recovery, soil health and long-term carrying capacity.

The overall objective of the water management and natural resource protection program is to maintain the productive capacity of the land while protecting soil health, water quality, riparian vegetation and the environmental values of the seasonal creek corridor. These measures will support the long-term sustainability of the agricultural enterprise and ensure the ongoing responsible management of the property.

Amenity, traffic and off-site impact management

The farm enterprise is consistent with the rural agricultural character of the locality and the purpose of the Farming Zone. The operation is based on grazing and livestock breeding activities that are commonly undertaken throughout the surrounding area. The proposal does not involve a feedlot, intensive animal husbandry, poultry farm, pig farm, abattoir, saleyard or other high-intensity agricultural use that would generate significant off-site amenity impacts.

The dwelling and associated farm infrastructure are clustered within the western portion of the property and are well separated from neighbouring dwellings by large paddocks, road reserves and intervening rural landscape features. The proposal will not alter the existing agricultural character of the locality and will not prejudice the continued use and development of surrounding land for farming purposes.

Potential amenity impacts associated with the enterprise will be managed as follows:

Potential impact	**Management response**
Noise	Noise is limited to normal grazing/farm activities, including stock handling and seasonal weaning. Low-stress weaning practices will be used, including allowing cows and calves to see each other through a fence where appropriate.
Odour	The enterprise is grazing based and does not involve feedlotting, intensive animal production or concentrated animal housing. Livestock are dispersed across grazing paddocks and managed through rotational grazing, minimising the potential for unreasonable odour impacts beyond those normally associated with farming activities in the Farming Zone.
Dust	Rotational grazing, groundcover management and avoidance of overgrazing will reduce bare ground and dust.
Traffic	Traffic is limited to normal farm movements, stock transport, feed deliveries, contractors and residents. Existing access from Mount Lonarch Road will be used.
Waste	No agricultural wastewater is generated by the grazing enterprise. Domestic wastewater will be managed through the approved on-site wastewater system.
Neighbouring farming	The dwelling is clustered with existing infrastructure and does not constrain existing or future farming on adjoining land.

est/weed management

Biosecurity controls form an important component of the ongoing management of the farm enterprise. The property operates under an active Property Identification Code (PIC) and participates in the National Livestock Identification System (NLIS). The farm managers are responsible for maintaining stock movement records, monitoring livestock health and ensuring the enterprise complies with relevant livestock traceability and biosecurity requirements.

The proposed dwelling will strengthen these controls by providing a permanent on-site management presence capable of monitoring livestock, coordinating visitors and contractors, responding to animal health issues and maintaining oversight of stock movements. This is particularly important given the breeding focus of the enterprise and the need to minimise disease risk, livestock stress and production losses.

Biosecurity and animal health measures will include:

- Maintaining biosecurity signage at the primary access point and requiring visitors, contractors and livestock transport operators to report to the dwelling or farm management point before entering operational areas of the property.
- Maintaining accurate NLIS records, waybills, vendor declarations and stock movement documentation for all livestock entering or leaving the property.
- Undertaking routine livestock inspections to identify illness, injury, parasite burdens, nutritional deficiencies, calving complications or other animal welfare concerns at an early stage.
- Implementing vaccination, worming and animal health programs as required, including consultation with veterinarians and livestock advisors where necessary.
- Isolating, treating or segregating sick, injured or newly introduced livestock where appropriate to minimise disease transmission and support animal welfare outcomes.
- Maintaining secure storage of feed, supplements, animal health products and chemicals within farm sheds and designated storage areas.
- Maintaining fences, gates, laneways and stock handling facilities to prevent stock escape, uncontrolled animal movement and interaction with neighbouring livestock.
- Monitoring water quality and water supply infrastructure to minimise livestock health risks associated with contaminated or interrupted water supplies.

Pest animal and weed management will also form an ongoing component of the farm management program. Rabbits will be controlled through a combination of burrow ripping, harbour removal and shooting where required. Weed species including thistles and other declared or environmental weeds will be monitored and managed through targeted spraying, manual removal, grazing management and ongoing property inspections. These measures will assist in maintaining pasture productivity, protecting soil health and preventing the spread of weeds to adjoining properties.

The overall objective of the biosecurity, animal health and pest management program is to protect livestock welfare, maintain agricultural productivity, support market access requirements and ensure the ongoing viability of the grazing enterprise.

General risk management and technology use

The farm enterprise involves a range of operational risks that require active and regular management. These risks are typical of a grazing and breeding operation and include stock containment, water reliability, animal welfare, trespass, drought conditions, pasture availability and the efficient use of farm infrastructure. The proposed dwelling will materially assist in managing these risks by providing an on-site presence capable of undertaking regular inspections, responding quickly to infrastructure failures, monitoring livestock during high-risk periods and implementing timely management actions. This is particularly important during calving, extreme weather, dry seasonal conditions and periods of increased stock movement, when delayed response times can result in animal welfare, biosecurity, security or land management impacts. The use of monitoring technology, soil testing and cattle pregnancy screening will further support informed decision-making and improve both productivity and animal welfare outcomes.

Risk / opportunity	**Management response**
Stock escape	Maintain boundary fencing, internal fencing, controlled gate access and regular inspections.
Water failure	Regular trough, tank, pump and bore checks; use of water monitoring technology where feasible.
Animal welfare	On-site dwelling enables frequent and after-hours checks, particularly during calving and extreme weather.
Trespass/security	Single controlled access point, roadside fencing, biosecurity signage and on-site presence.
Drought/low pasture growth	Adjust stocking rates, use supplementary feed, protect groundcover and retain hay/fodder storage capacity.
Data/technology	Use water monitoring, soil testing and cattle pregnancy screening to improve productivity and welfare outcomes.

Bushfire management

The property is within a Bushfire Prone Area and is affected in part by the Bushfire Management Overlay. The BAL Report prepared by Ballarat Soil Testing identifies a Bushfire Attack Level of BAL-12.5 for the proposed dwelling and recommends defendable space of 19 to 22 metres.

The dwelling and surrounding area will be managed to maintain defendable space in accordance with the BAL Report and any endorsed Bushfire Management Plan. This includes maintaining grass to no more than 100mm within the required defendable space, managing leaf litter and elevated fuels, avoiding high-threat planting near the dwelling and ensuring trees do not overhang the roofline.

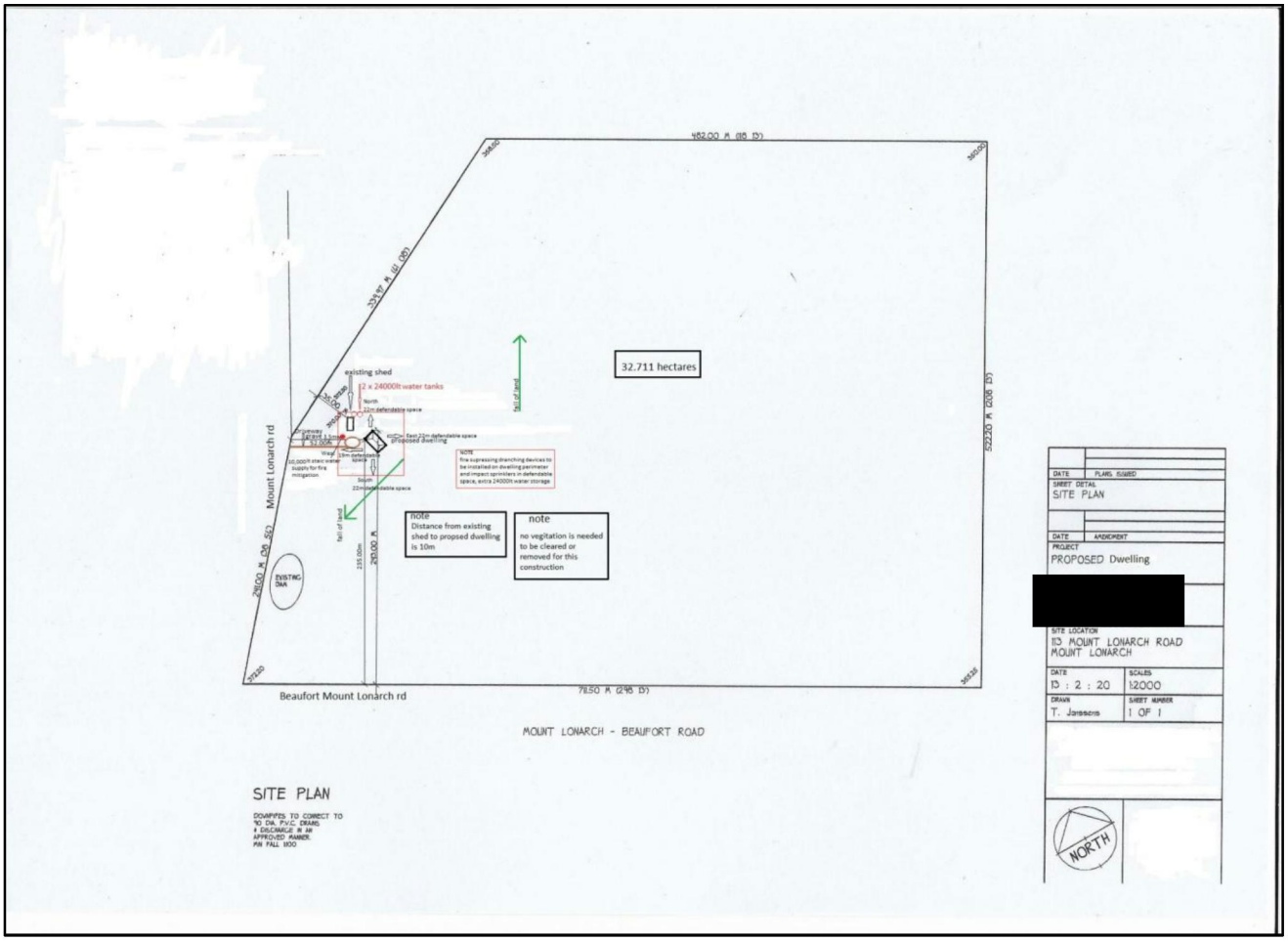


Figure 8 - Indicative defendable space and bushfire management site plan.

Domestic wastewater and servicing

The Land Capability Assessment prepared by Ballarat Soil Testing concludes that sustainable onsite wastewater management is feasible for the proposed four-bedroom dwelling. The report recommends a primary treatment septic tank with 3,000-3,500 litre capacity and a conventional trench and bed system comprising 150 lineal metres, with a total effluent field area of approximately 390 square metres and a design loading rate of 750 litres per day.

The dwelling will be provided with on-site wastewater treatment and disposal in accordance with the LCA, Council permit requirements and relevant EPA guidance. The wastewater system is domestic in nature and separate from the grazing enterprise, which does not generate agricultural wastewater.

4. Conclusion

The Farm Management Plan demonstrates that the proposed dwelling is directly associated with the ongoing agricultural use of 113 Mount Lonarch Road. The enterprise is an established, grazing-based Angus breeding operation, supported by a Dorper sheep component, existing water infrastructure, existing and proposed shedding, stock handling arrangements, fencing and pasture management.

The dwelling will provide an on-site management presence that materially assists with calving, animal welfare, water monitoring, biosecurity, stock security, emergency response and ongoing land management. Its location adjacent to the existing shed and farm access consolidates development within the existing infrastructure cluster, avoids the seasonal creek, avoids native vegetation removal and protects the productive use of the balance of the land.

For these reasons, the proposed dwelling is considered to support the agricultural use and management of the property and is not a stand-alone rural residential outcome.

CAPABILITY ASSESSMENT

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

SUMMARY:	
Primary treatment device	Septic tank with 3000 - 3500 *L* capacity
Land application system	Conventional trench and bed system of 150 *lineal metres* • Length of each trench - 30 metres • Width of each trench - 1.0 metre • Spacing between trenches - 2.0 metres • Total effluent field area - 390m^2
Loading rate	750*L/day*
Soil category (AS/NZ 1547:2012)	5a - strongly structured light clay
Design loading rate (DLR)	5*mm/day*

JOB:	
Reference No	DH040526
Date	May 5, 2026

SITE:	
Proposed development	New dwelling with on-site effluent treatment
Property address	113 Mount Lonarch Road, Mount Lonarch
Shire council	Pyrenees Shire Council

PREPARED FOR:	
Client name	[redacted]
Address	

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

REVIEW:	DATE:	DETAILS:
A	May 5, 2026	Initial draft for submission
B		
C		
D		
E		
F		

Table of contents

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 1547:1994, 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:	32.416 ha
The ground surface is:	Lightly undulating.
The gradient of the site is:	Slight slope falling to north 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:	Farming
The buildings or works located on the site are:	Shed to north of proposed dwelling construction area.

	Existing access arrangements
The main vehicle access to the site is provided from:	Gate access from Mount Lonarch 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 is:	New dwelling with on-site effluent treatment.
The number of bedrooms/study is proposed to be:	4 x bedrooms.
The maximum occupancy is proposed to be:	5 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 4 x bedroom dwelling with water-saving fixtures, 5 x people maximum occupancy and wastewater generation of 150*L/day/person*. Therefore: • Total Design Load = 750*L/day*. This design loading is consistent with EPA Victoria guidance, which assumes maximum potential occupancy based on the number of bedrooms.

3.3 Intended water supply and sewer source

	Services
Domestic water supply:	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:	May 4, 2026

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	Moderate	Conventional absorption trench system with 1.0 metre wide trenches to be installed.
Erosion (or potential for erosion)	Nil or minor	Nil	NN
Exposure to sun and wind	Full sun	Nil	NN
Fill (imported)	No fill	Nil	NN
Flood frequency (ARI)	Less than 1 in 100 years	Nil	NN
Groundwater bores	No bores onsite or on neighbouring properties	Nil	NN
Land area available for LAA	Exceeds LAA and duplicate LAA and buffer distance requirements	Nil	NN
Landslip (or landslip potential)	Nil	Nil	NN
Rock outcrops (% of surface)	<10%	Nil	NN
Slope Form (affects water shedding ability)	Straight side-slopes	Moderate	NN

Slope gradient (%) for absorption trenches and beds	<6%	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 more than the required 40 metres from the drainage line to the north.
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.

*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:	G368
Description:	Ben Major Granite: Hornblende-biotite granite: pale grey, medium grained.
Reference:	CAYLEY, R.A., 1995. Beaufort 1:100,000 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 presence of any mining activity on this site, and the site appears to be outside any known mined area."

4.6 Soil

	Soil conditions
The predominant soil profile on site is:	Loam and clay loam topsoils to depths of approximately 200 - 300mm overlying moderately structured sandy clay subsoils.

4.7 Soil profile determination

	Assessment
Field work:	5 x boreholes were established and excavated in the proposed building envelope, effluent field and reserve field areas.
Method of drilling or excavation:	Trailer-mounted soil sampling machine.
Method of classification:	The soil was classified in accordance with AS/NZS 1547:2012, taking into account the local wet temperate climatic conditions.
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)	4b - weakly structured clay loam overlying 5a - strongly structured light clay.		
Soil depth	Topsoil: 200 - 300*mm*	Minor	Conventional absorption trench system with 1.0 metre wide trenches to be installed.
Soil Permeability & Design Loading Rates	Topsoil: 4b - weakly structured clay loam: indicative saturated hydraulic conductivity (Ksat) in the range of 0.12–0.5 m/day based on soil texture and structure; 6mm/day Design Loading Rate (DLR) for absorption trench system and 3.5mm/day Design Loading Rate (DIR) for irrigation system.	Minor	NN

	gly structured light clay: d hydraulic conductivity of 0.12–0.5 m/day based on soil classification in accordance with AS/NZS 1547:2012; 5mm/day Design Loading Rate (DLR) for absorption trench system and 3mm/day Design Irrigation Rate (DIR) for irrigation system (Guideline for onsite wastewater management, EPA Victoria, May 2024).	Moderate	Adopt DLR = 5mm/day.
Gleying	Nil	Nil	NN
Mottling	Very well to well-drained soils generally have uniform brownish or reddish colour	Nil	NN
pH	5.5 - 8 is the optimum range for a wide range of plants	Nil	NN
Rock Fragments	0 - 10%	Nil	NN
Soil Depth to Rock or other impermeable layer	>1.5 m	Nil	NN
Soil Structure (pedality)	Highly to moderately-structured	Nil	NN
Soil Texture, Indicative Permeability	5a	Moderate	Adopt DLR = 5mm/day.
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: 500 - 1000*mg/L*

4.10 Victorian Planning Provision – Overlays

Overlay	Assessment
Planning Zone:	FZ - Farming Zone

Planning Overlay:	BMO - Bushfire Management Overlay
Declared Special Water Supply Catchment Area:	None.

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 not constrained:

- The site is not in a Declared Special Water Supply Catchment Area.
- The site is significantly larger than 8000m^2, it is characterized by light clays with adequate topsoils to depths of 200 - 300*mm* and is not subject to flooding.

The proposed effluent management area is not subject to flooding and by using primary treatment and conventional absorption trench and beds, there will be ample protection of surface waters and groundwater.

The combination of favourable site characteristics, adequate soil depth and permeability, and large land area indicates a high level of long-term sustainability for onsite wastewater management.

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.

enches and beds system

e absorption trenches and beds system, trench sizing has been undertaken using the hydraulic loading method adopted within 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:	750*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:	390m^2

Size
As a result of these calculations, a proposed 4 x bedroom dwelling on this site requires at least 150 *lineal metres* of conventional absorption trenches and beds. Sufficient land area exists on the allotment to accommodate both the primary effluent field and a duplicate reserve area.

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

5.5 Siting and configuration of the land application system

Description
It is preferable to keep the land application area as high on the property and a maximum distance from the drainage line to the north as possible. **The preferred area is to the north of the proposed dwelling building envelope.** Attachment 4 shows an envelope of land that is suitable for effluent management. Final placement and configuration of the land application system will be determined by the client and/or system installer, provided it remains within this envelope.

n area away from surface drainage features and within a defined land

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 land application area.

It is recommended that the owner consult a wastewater system designer or licensed plumber experienced with onsite wastewater disposal systems, and an appropriately registered plumbing/drainage practitioner to install the system. The land application plan must ensure even application of effluent throughout the entire irrigation area.

5.6 Buffer distances

Description

Setback buffer distances from effluent land application areas and treatment systems are required to help prevent human contact, maintain public amenity and protect sensitive environments. The relevant buffer distances for this site, taken from 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 up-gradient and 3 metres down-gradient of property boundaries, buildings and swimming pools

All buffer distances are achievable.

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

5.7 Installation of the land application system

Description

Installation of the land application system must be carried out by a suitably qualified licensed plumber or drainer experienced with onsite wastewater disposal systems. Trenches should be installed level and evenly graded to ensure uniform distribution of effluent along the full length of each trench.

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.

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 land application area and to limit their access and impact on the area.

Stormwater run-on is not expected to be a concern for the proposed land application 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.

5.8 Monitoring, operation and maintenance

Description

Maintenance is to be carried out pursuant to the selected primary treatment system and Council's permit conditions. The treatment system will only function adequately if appropriately and regularly maintained.

To ensure the treatment system functions adequately, residents must:

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

To ensure the land application system functions adequately, residents must:

- Regularly harvest (mow) vegetation within the LAA and remove this to maximise uptake of water and nutrients;
- Monitor and maintain the land application 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 4 x bedroom dwelling at 113 Mount Lonarch Road, Mount Lonarch.

Based on the most constraining site features and soil assessment, the overall land capability of the proposed effluent management area is not constrained:

- The site is not in a Declared Special Water Supply Catchment Area.
- The site is significantly larger than 8000m^2, it is characterized by light clays with adequate topsoils to depths of 200 - 300*mm* and is not subject to flooding.

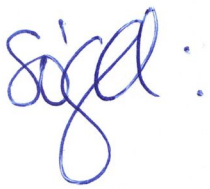
Given the large allotment size, there is substantial capacity for long-term sustainable wastewater dispersal with negligible risk to groundwater or surrounding properties.

The proposed effluent management area is not subject to flooding and by using primary treatment and conventional absorption trench and beds, there will be ample protection of surface waters and groundwater.

Specifically, we recommend the following:

- Primary treatment of wastewater by an EPA-accredited septic tank.
- Land application of wastewater in a 150 *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 - 390m^2
    - Location of Land Application Area to the north of the proposed dwelling building envelope.
- 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.

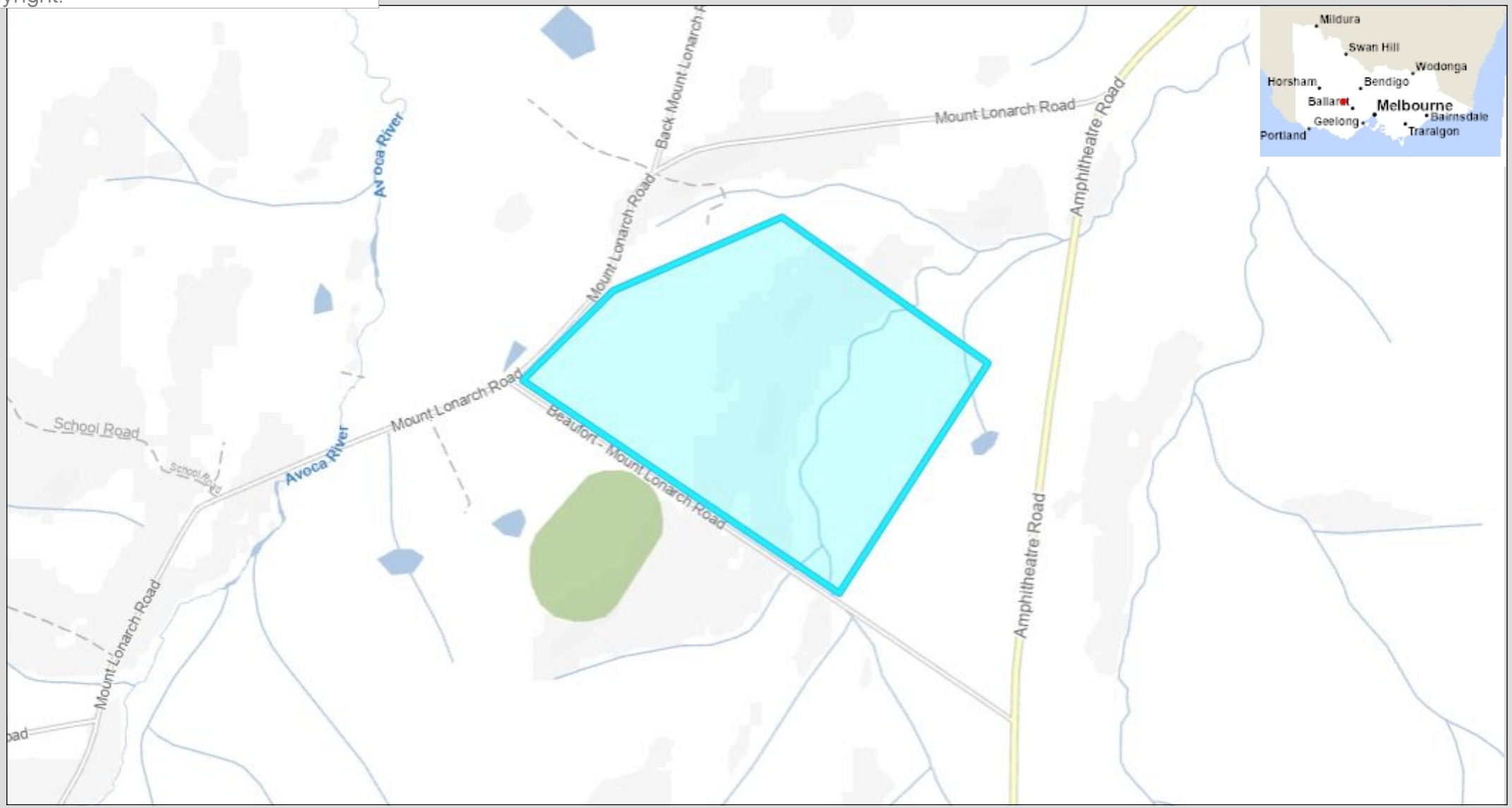
If there are any queries regarding the content of this report, please contact this office.



STEPHEN O'LOUGHLIN
Geologist

Attachment 1 – Locality plan

Plan included on next page.



508 0 254 508 Meters

GDA2020_Vicgrid

Map Created on 05-May-2026

Scale 1:10,000

Attachment 2 – Soil testing program plan

Plan included on next page.

Attachment 3 – Sample hole results

Sample Hole BH01

Depth (mm)	Description	Fill	Moisture	Consistency	Allowable Bearing Pressure (kPa)	Reactivity
100 200	Silty LOAM; grey	–	Slightly moist	Soft	–	–
300 400 500	Sandy CLAY; grey/orange	–	Slightly moist	Stiff	180	Moderate
600 700 800 900 1000 1100 1200 1300 1400	Sandy CLAY; dark grey/ orange/white	–	Slightly moist	Stiff	200	Moderate
1500	END OF HOLE					

Sample Hole BH02

Depth (mm)	Description	Fill	Moisture	Consistency	Allowable Bearing Pressure (kPa)	Reactivity
100	Sandy LOAM; dark brown	–	Slightly moist	Soft	–	–
200 300	Fine sandy clay LOAM; grey/ brown	–	Slightly moist	Firm	–	–
400 500	Sandy CLAY; grey/orange/red	–	Slightly moist	Stiff	180	Moderate
600 700 800 900 1000 1100 1200 1300 1400	Sandy CLAY; dark grey/ orange/white	–	Slightly moist	Stiff	200	Moderate
1500	END OF HOLE					

Sample Hole BH03

Depth (mm)	Description	Fill	Moisture	Consistency	Allowable Bearing Pressure (kPa)	Reactivity
100	Sandy LOAM; grey/brown	–	Slightly moist	Soft	–	–
200 300	Fine sandy clay LOAM; brown/ grey	–	Slightly moist	Firm	–	–
400 500 600	Sandy CLAY; grey/orange	–	Slightly moist	Stiff	180	Moderate
700 800 900 1000 1100 1200 1300 1400	Sandy CLAY; dark grey/ orange/white	–	Slightly moist	Stiff	200	Moderate
1500	END OF HOLE					

Sample Hole BH04

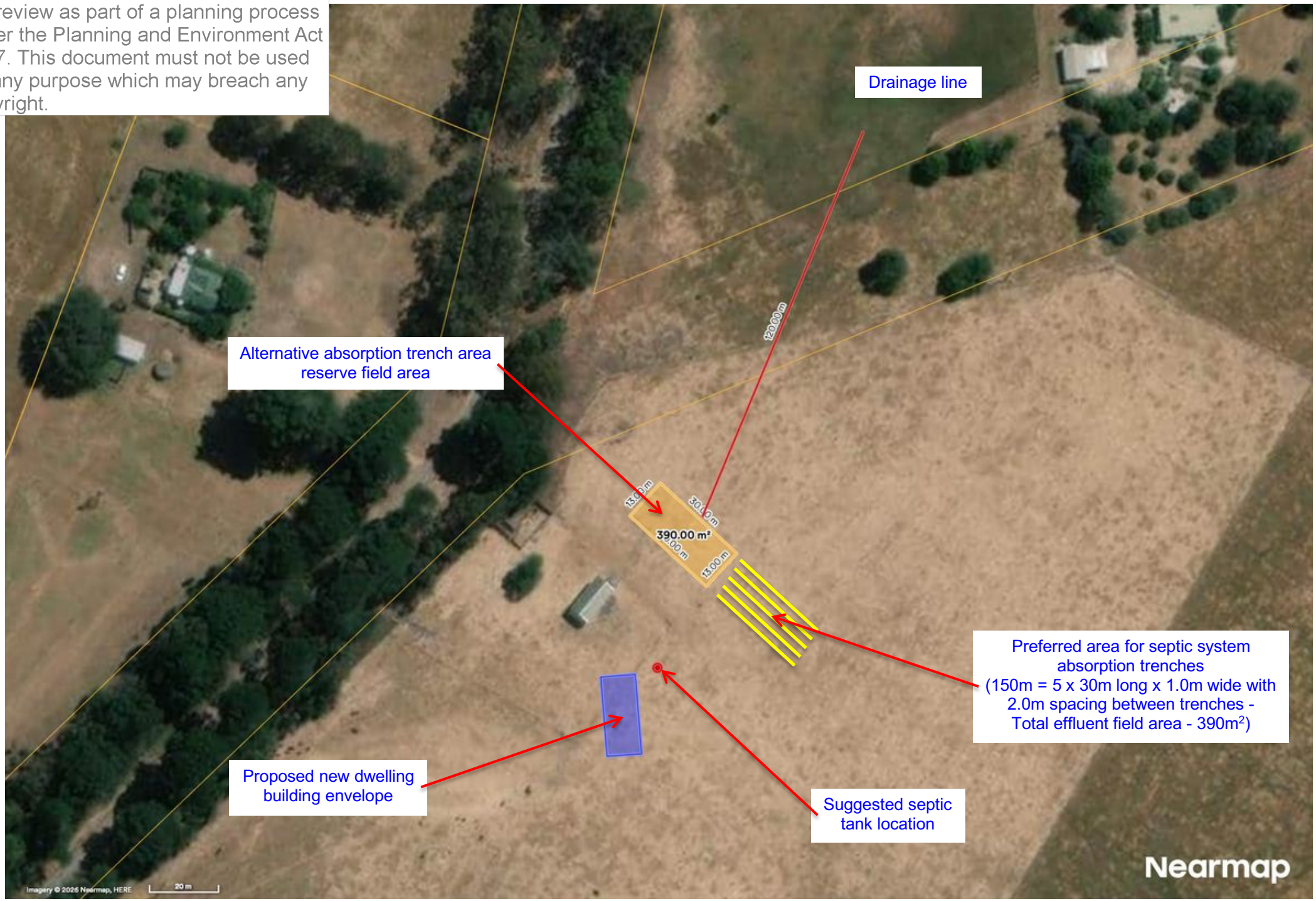
Depth (mm)	Description	Fill	Moisture	Consistency	DLR (mm/day)	Reactivity
100	Sandy LOAM; dark brown	–	Slightly moist	Soft	15	–
200 300	Fine sandy clay LOAM; light brown	–	Slightly moist	Firm	6	–
400 500 600	Sandy CLAY; red/yellow/white	–	Slightly moist	Stiff	5	Moderate
700 800 900	Sandy CLAY; dark grey/white/ brown	–	Slightly moist	Stiff	5	Moderate
1000 1100 1200 1300 1400	Sandy CLAY; red/black/orange	–	Slightly moist	Stiff	5	Moderate
1500	END OF HOLE					

Sample Hole BH05

Depth (mm)	Description	Fill	Moisture	Consistency	DLR (mm/day)	Reactivity
100 200	Sandy clay LOAM; grey	–	Slightly moist	Soft	6	–
300 400 500 600 700 800 900	Sandy CLAY; light brown/red	–	Slightly moist	Stiff	5	Moderate
1000 1100 1200 1300 1400	Sandy CLAY; orange/brown/ white	–	Slightly moist	Stiff	5	Moderate
1500	END OF HOLE					

Attachment 4 – Proposed wastewater treatment plan

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	750	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	150.0	m^2	
Selected trench or bed width	W	1.0	m	As selected by designer/installer

OUTPUT			
Required trench or bed length	L	150.0	m

CELLS

	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 – VicPlan planning property report

Report included on next page.

Attachment 8 – 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

BUSHFIRE ATTACK LEVEL REPORT

Ballarat Soil Testing

Specialising in building site soil classification & land capability assessments

ABN 24 586 140 741

SUMMARY:	
BAL for this site	BAL – 12.5
Description	Ember attack
Defendable space	19 to 22 metres required

JOB:	
Reference No	DH040526
Date	May 5, 2026

SITE:	
Construction	New Class 1a building – a single dwelling
Property Address	113 Mount Lonarch Road, Mount Lonarch

PREPARED FOR:	
Client name	[redacted]
Address	

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

1 Commission

This property is in a designated bushfire prone area. It is therefore subject to the requirements of "AS 3959:2018 – Construction of buildings in bushfire-prone areas".

The residential building standard AS 3959:2018 is primarily concerned with improving the ability of buildings in designated bushfire-prone areas to better withstand attack from bushfire thus giving a measure of protection to the building occupants (until the fire front passes) as well as the building itself.

Improving the design and construction of buildings to minimize damage from the effects of bushfire is but one on several measures available to property owners and occupiers to address damage during bushfire.

The objective of this standard is to prescribe particular construction details for buildings to reduce the risk of ignition from a bushfire, appropriate to the –

a) Potential for ignition caused by burning embers, radiant heat or flame generated by a bushfire; and

b) Intensity of the bushfire attack on the building

The Standard sets out construction requirements based on Bushfire Attack Levels (BAL). The BAL takes into consideration a number of factors including the Fire Danger Index, the slope of land, types of surrounding vegetation and its proximity to any building.

This site has been assessed according to "AS 3959:2018 – Construction of buildings in bushfire-prone areas".

All reasonable steps have been taken to ensure that the information provided in this assessment is accurate and reflects the conditions on and around the site and allotment on the date of this assessment.

2 Type of building work

New Class 1a building	☑
New Class 1b building	☐
New Class 10a building	☐
New Class 2 building	☐
New Class 3 building	☐
Alteration/Additions to an existing building	☐

Description of building work: *e.g. single dwelling with attached garage*

New Class 1a building – a single dwelling.

Note:

Class 1a: a single dwelling being— a detached house;
or one of a group of two or more attached dwellings, each being a building, separated by a fire-resisting wall, including a row house, terrace house, town house or villa unit; or

Class 1b: a boarding house, guest house, hostel or the like— with a total area of all floors not exceeding 300m2 measured over the enclosing walls of the Class 1b; and in which not more than 12 persons would ordinarily be resident; or 4 or more single dwellings located on one allotment and used for short-term holiday accommodation, which are not located above or below another dwelling or another Class of building other than a private garage.

Class 10a: a non-habitable building being a private garage, carport, shed, or the like.

Class 2: a building containing 2 or more sole-occupancy units, each being a separate dwelling.

Class 3: a residential building, other than a building of Class 1 or 2, which is a common place of long term or transient living for a number of unrelated persons, including— a boarding-house, guest house, hostel, lodging-house or backpackers accommodation; or a residential part of a hotel or motel; or a residential part of a school; or accommodation for the aged, children or people with disabilities; or a residential part of a health-care building which accommodates members of staff; or a residential part of a detention centre.

3 Bushfire attack level

3.1 Relevant fire danger index:

(see AS 3959:2018 Table 2.1)

FDI 50 (Alpine areas) ☐

FDI 100 (Victoria general – excluding alpine areas) ☑

3.2 Vegetation within 100m in all directions

Vegetation shall be classified in accordance with AS 3959:2018 Table 2.3. Where there is more than one vegetation type, each type shall be classified and assessed separately.

(see AS 3959:2018 Table 2.3)

Vegetation classification (see Table 2.3)	North	South	East	West
Group A Forest and type	Tall open forest ☐ Tall woodland ☐ Open forest ☐ Low open forest ☐ Pine plantation ☐	Tall open forest ☐ Tall woodland ☐ Open forest ☐ Low open forest ☐ Pine plantation ☐	Tall open forest ☐ Tall woodland ☐ Open forest ☐ Low open forest ☐ Pine plantation ☐	Tall open forest ☐ Tall woodland ☐ Open forest ☐ Low open forest ☐ Pine plantation ☐
Group B Woodland and type	Woodland ☐ Open woodland ☐ Low woodland ☐ Low open wood ☐ Open shrubland ☐	Woodland ☐ Open woodland ☐ Low woodland ☐ Low open wood ☐ Open shrubland ☐	Woodland ☐ Open woodland ☐ Low woodland ☐ Low open wood ☐ Open shrubland ☐	Woodland ☐ Open woodland ☑ Low woodland ☐ Low open wood ☐ Open shrubland ☐
Group C Shrubland and type	Closed heath ☐ Open heath ☐ Low shrubland ☐	Closed heath ☐ Open heath ☐ Low shrubland ☐	Closed heath ☐ Open heath ☐ Low shrubland ☐	Closed heath ☐ Open heath ☐ Low shrubland ☐
Group D Scrub and type	Closed scrub ☐ Open scrub ☐	Closed scrub ☐ Open scrub ☐	Closed scrub ☐ Open scrub ☐	Closed scrub ☐ Open scrub ☐
Group E Mallee/mulga	Tall shrubland ☐	Tall shrubland ☐	Tall shrubland ☐	Tall shrubland ☐
Group F Rainforest and type	Tall closed forest ☐ Closed forest ☐ Low closed forest ☐	Tall closed forest ☐ Closed forest ☐ Low closed forest ☐	Tall closed forest ☐ Closed forest ☐ Low closed forest ☐	Tall closed forest ☐ Closed forest ☐ Low closed forest ☐

Group G Grassland	Low open shrubland ☐ Hummock grassland ☐ Closed tussock grassland ☐ Tussock grassland ☐ Open tussock ☐ Sparse open tussock ☐ Dense sown pasture ☐ Sown pasture ☑ Open herbfield ☐ Sparse open herbfield ☐ Tussock herbfield ☐	Low open shrubland ☐ Hummock grassland ☐ Closed tussock grassland ☐ Tussock grassland ☐ Open tussock ☐ Sparse open tussock ☐ Dense sown pasture ☐ Sown pasture ☑ Open herbfield ☐ Sparse open herbfield ☐ Tussock Herbfield ☐	Low open shrubland ☐ Hummock grassland ☐ Closed tussock grassland ☐ Tussock grassland ☐ Open tussock ☐ Sparse open tussock ☐ Dense sown pasture ☐ Sown pasture ☑ Open herbfield ☐ Sparse open herbfield ☐ Tussock Herbfield ☐	Low open shrubland ☐ Hummock grassland ☐ Closed tussock grassland ☐ Tussock grassland ☐ Open tussock ☐ Sparse open tussock ☐ Dense sown pasture ☐ Sown pasture ☑ Open herbfield ☐ Sparse open herbfield ☐ Tussock herbfield ☐

Exclusions	North	South	East	West
Descriptor from clause 2.2.3.2. i.e. (a), (b), (c), (d), (e) or (f)	N/A	N/A	N/A	N/A

3.3 Distance of the site from classified vegetation

(see AS 3959:2018 Clause 2.2.4)

	North	South	East	West
Distance	22 metres of defendable space required.	22 metres of defendable space required.	22 metres of defendable space required.	19 metres of defendable space required.

3.4 Effective slope of land under the classified vegetation

(see AS 3959:2018 Figure 2.2 and 2.3)

Effective slope	North	South	East	West
Slope under the classified vegetation	Upslope/0° ☐	Upslope/0° ☐	Upslope/0° ☐	Upslope/0° ☑
	Downslope			
	>0° to 5° ☑	>0° to 5° ☑	>0° to 5° ☑	>0° to 5° ☐
	>5° to 10° ☐	>5° to 10° ☐	>5° to 10° ☐	>5° to 10° ☐
	>10° to 15° ☐	>10° to 15° ☐	>10° to 15° ☐	>10° to 15° ☐
	>15° to 20° ☐	>15° to 20° ☐	>15° to 20° ☐	>15° to 20° ☐

3.5 Determination of Bushfire Attack Level (BAL)

(see AS 3959:2018 Table 2.4)

The BAL and applicable defendable space for this site are:

BAL:	12.5
Defendable space:	19 to 22 metres required

3.6 Determination of the appropriate construction requirements

Proceed to “AS 3959:2018 Section 3 – General Construction Requirements” to determine the appropriate construction requirements.

TABLE 3.1

BUSHFIRE ATTACK LEVELS AND CORRESPONDING SECTIONS FOR SPECIFIC CONSTRUCTION REQUIREMENTS

Bushfire Attack Level (BAL)	Classified vegetation within 100 m of the site and heat flux exposure thresholds	Description of predicted bushfire attack and levels of exposure	Construction Section
BAL—LOW	See Clause 2.2.3.2	There is insufficient risk to warrant specific construction requirements	4
BAL—12.5	≤12.5 kW/m^2	Ember attack	3 and 5
BAL—19	>12.5 kW/m^2 ≤19 kW/m^2	Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux	3 and 6
BAL—29	>19 kW/m^2 ≤29 kW/m^2	Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux	3 and 7
BAL—40	>29 kW/m^2 ≤40 kW/m^2	Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux with the increased likelihood of direct contact with flames	3 and 8
BAL—FZ	>40 kW/m^2	Direct exposure to flames from fire front in addition to heat flux and ember attack	3 and 9

4 Conclusions

4.1 Bushfire Attack Level (BAL)

BAL for this site	BAL – 12.5
Description	Ember attack
Defendable space	19 to 22 metres required

4.2 Site recommendations

The proposed dwelling must be constructed to BAL 12.5.

It is recommended that the garden surrounding the new dwelling is maintained so that high threat vegetation is not planted around the house. We recommend that the site is maintained to the following requirements:

- Grass be no more than 100mm in height in a radius of 22 metres around the proposed dwelling.
- Leaf litter be less than 10mm deep.
- No elevated fuel on at least 50% of the area. On the remaining 50% the elevated fuel must be at most, sparse, with very little dead material.
- Dry shrubs be isolated in small clumps more than ten metres away from the dwelling.
- Trees don't overhang the roofline of the dwelling.

Please note, design and construction in accordance with the BAL specified does not guarantee protection from bushfires, it merely reduces the risk of bushfire impact on the building.

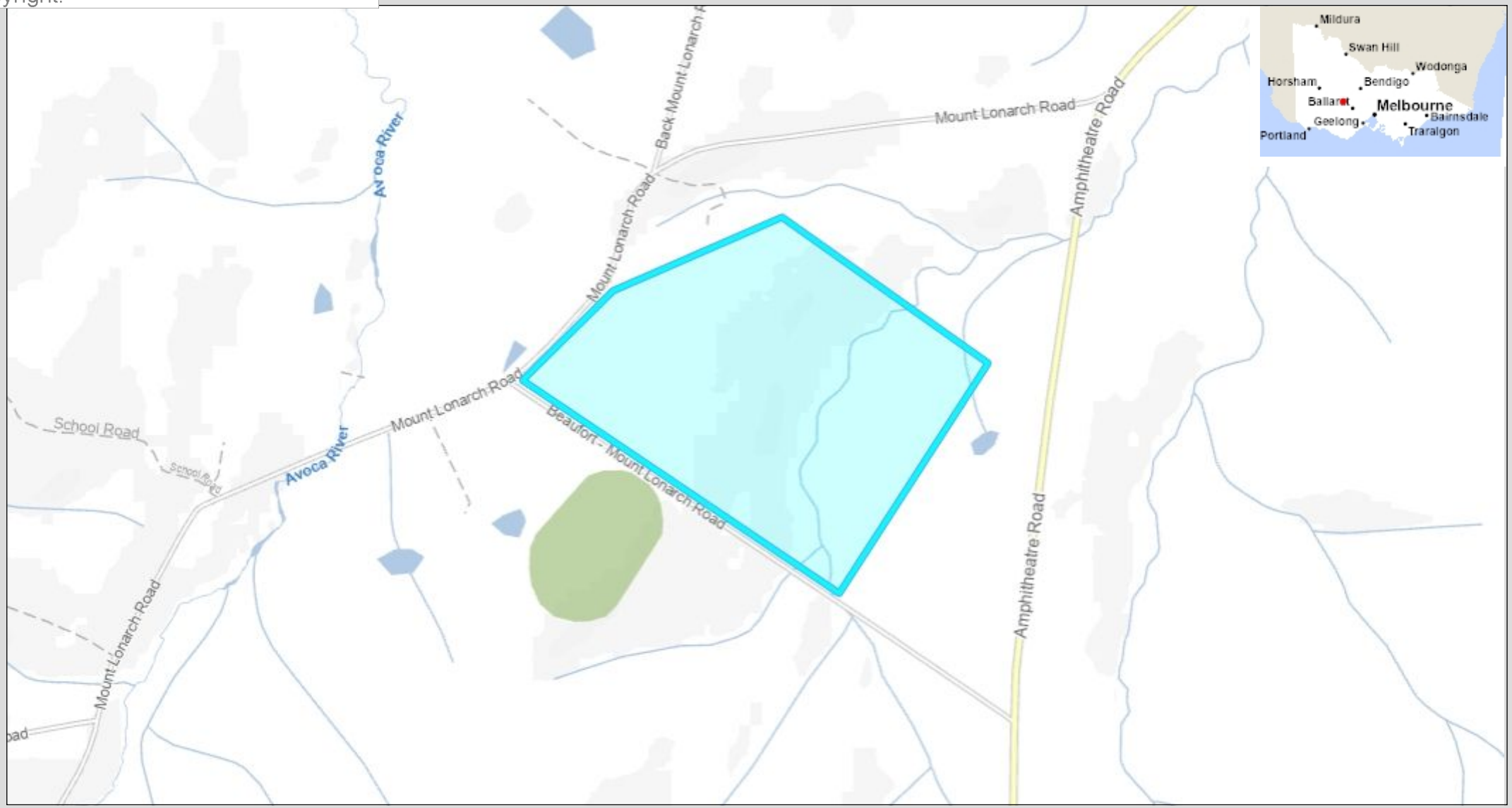
All reasonable steps have been taken to ensure that the information provided in this assessment is accurate and reflects the conditions on and around the site and allotment on the date of this assessment.

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.



508 0 254 508 Meters

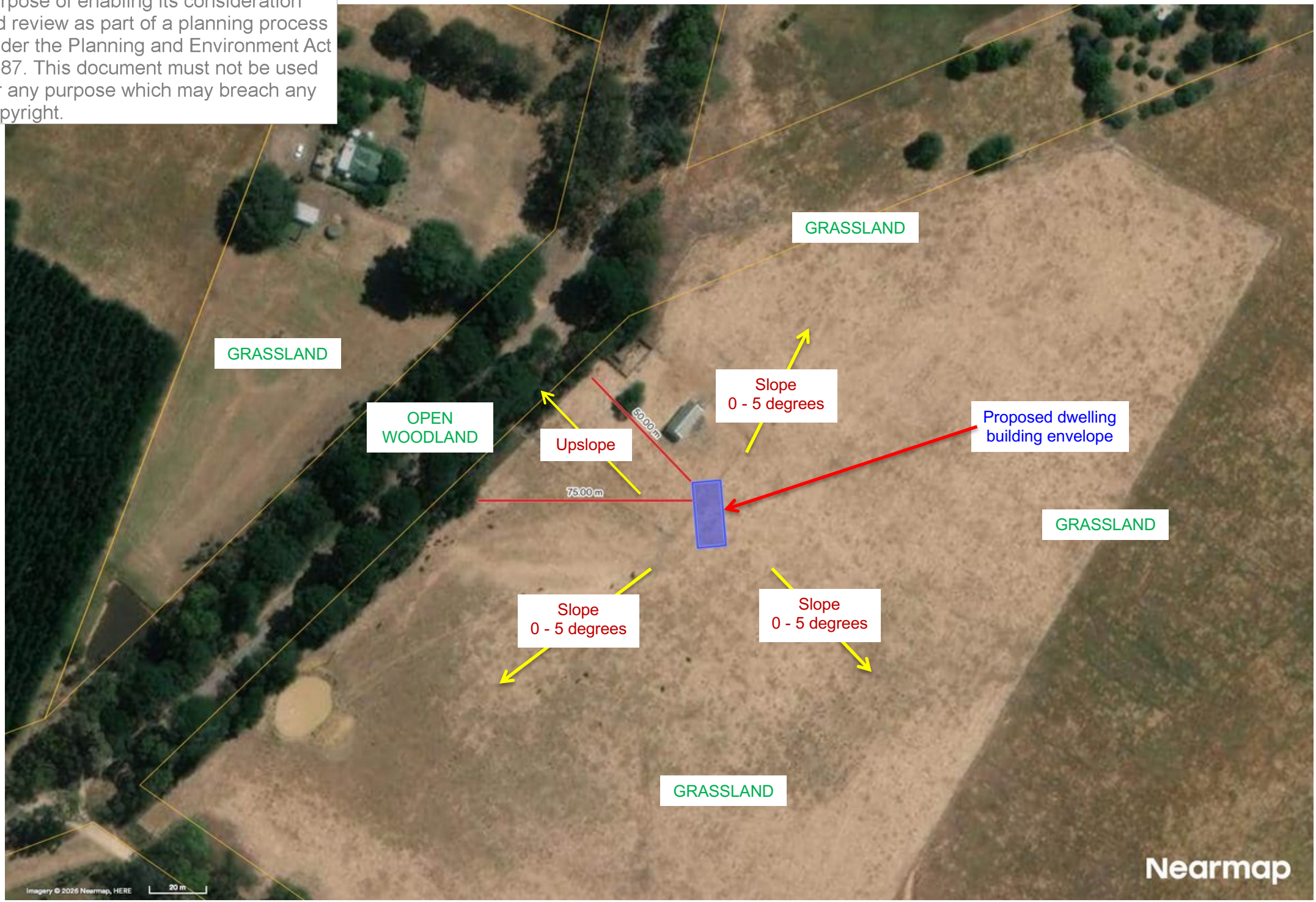
GDA2020_Vicgrid

Map Created on 05-May-2026

Scale 1:10,000

Attachment 2 – Site plan

Plan included on next page.



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on area

View to east from proposed extension area

ion area

View to west from proposed extension area