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ORT

Department of Transport and Planning

PROPERTY DETAILS

Address:	**653 MAIN LEAD ROAD RAGLAN 3373**
Crown Description:	**More than one parcel - see link below**
Standard Parcel Identifier (SPI):	**More than one parcel - see link below**
Local Government Area (Council):	**PYRENEES** www.pyrenees.vic.gov.au
Council Property Number:	**405065200**
Planning Scheme:	**Pyrenees** Planning Scheme - Pyrenees
Directory Reference:	**Vicroads 57 G7**

This property has 56 parcels. For full parcel details get the free Property report at Property Reports

UTILITIES

Rural Water Corporation:	**Southern Rural Water**
Urban Water Corporation:	**Central Highlands Water**
Melbourne Water:	**Outside drainage boundary**
Power Distributor:	**POWERCOR**

STATE ELECTORATES

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

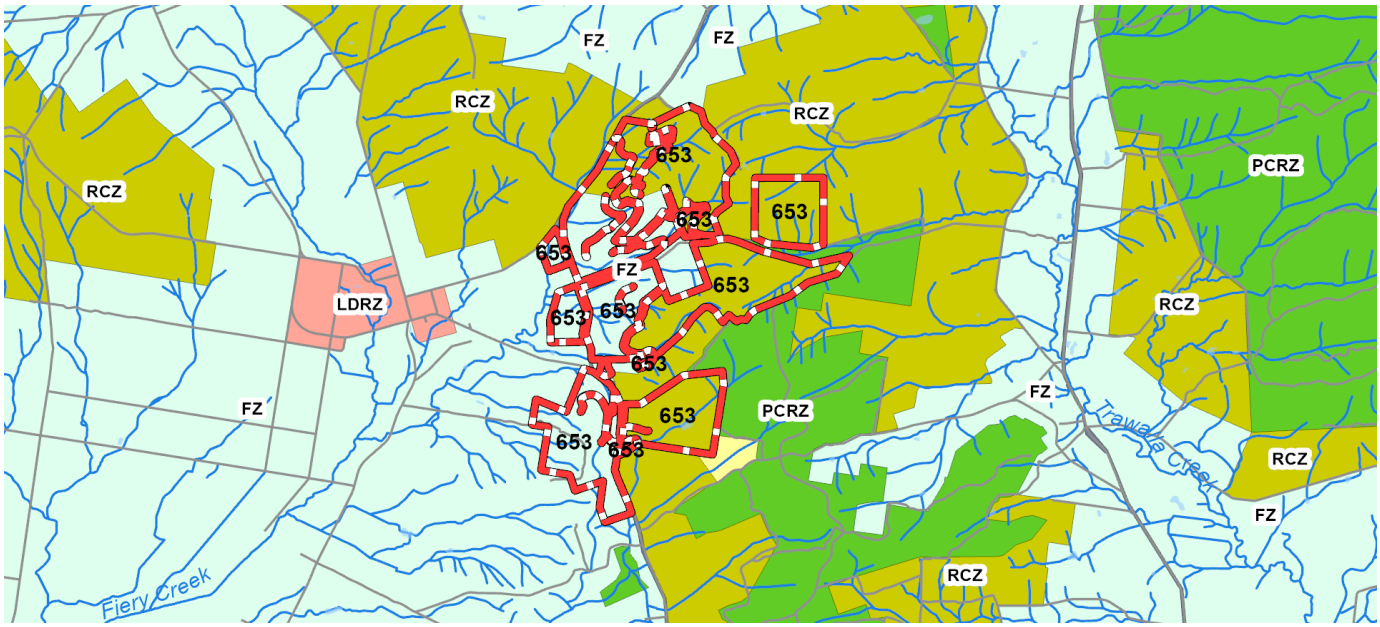
OTHER

Registered Aboriginal Party:	**Wadawurrung Traditional Owners Aboriginal Corporation**
Fire Authority:	**Country Fire Authority**

View location in VicPlan

Planning Zones

FARMING ZONE (FZ)
SCHEDULE TO THE FARMING ZONE (FZ)
RURAL CONSERVATION ZONE (RCZ)
SCHEDULE TO THE RURAL CONSERVATION ZONE (RCZ)



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

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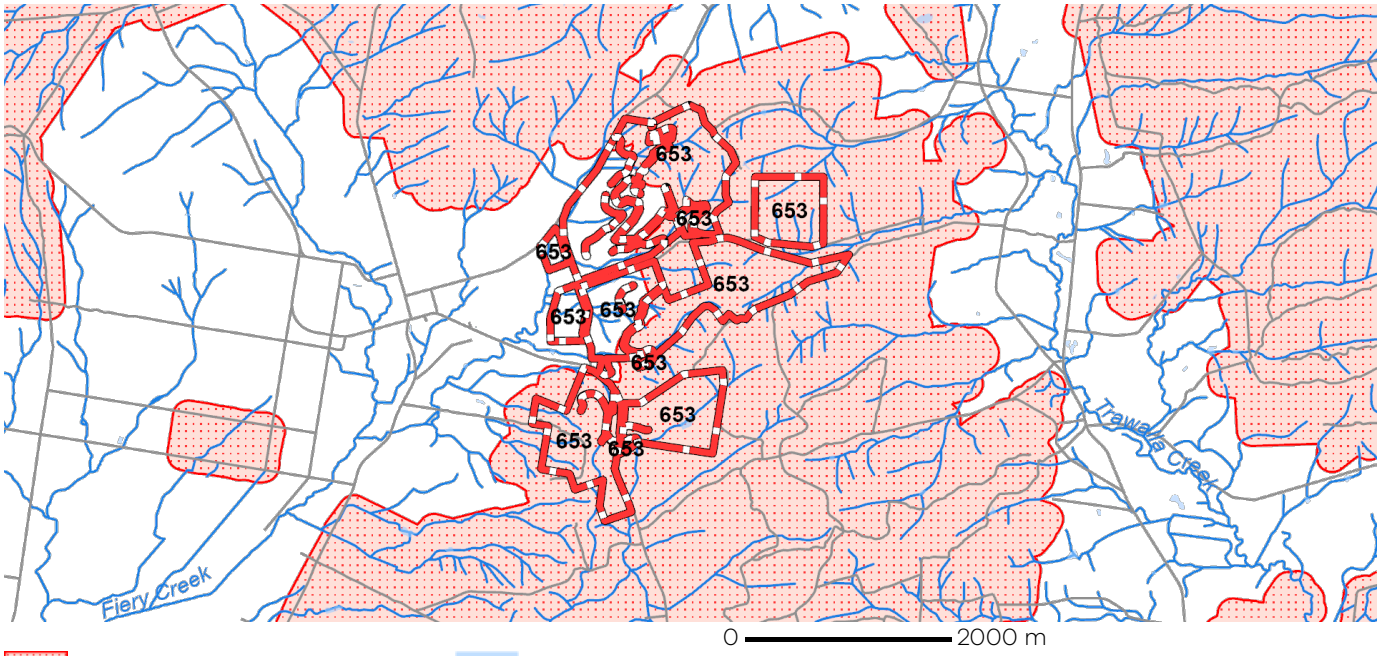
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PLANNING PROPERTY REPORT

Department of Transport and Planning

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)

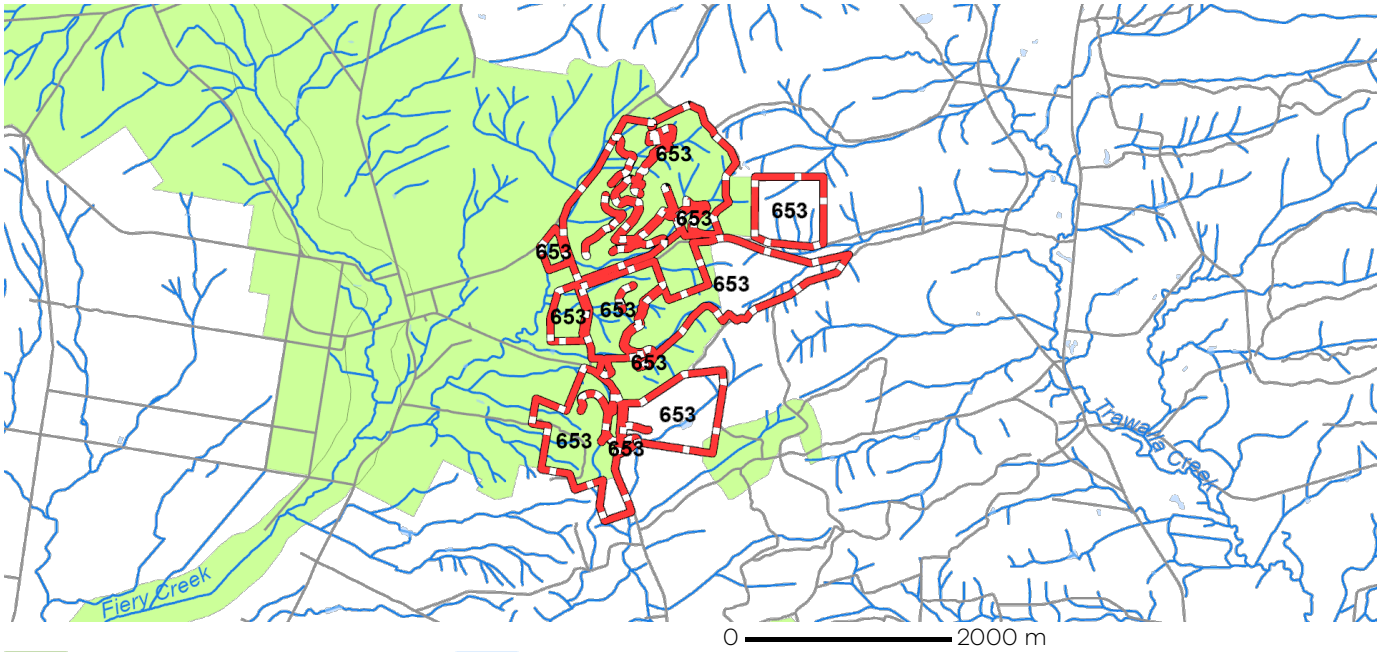


BMO - Bushfire Management Overlay **Water area** **Water course**

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

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)



ESO - Environmental Significance Overlay **Water area** **Water course**

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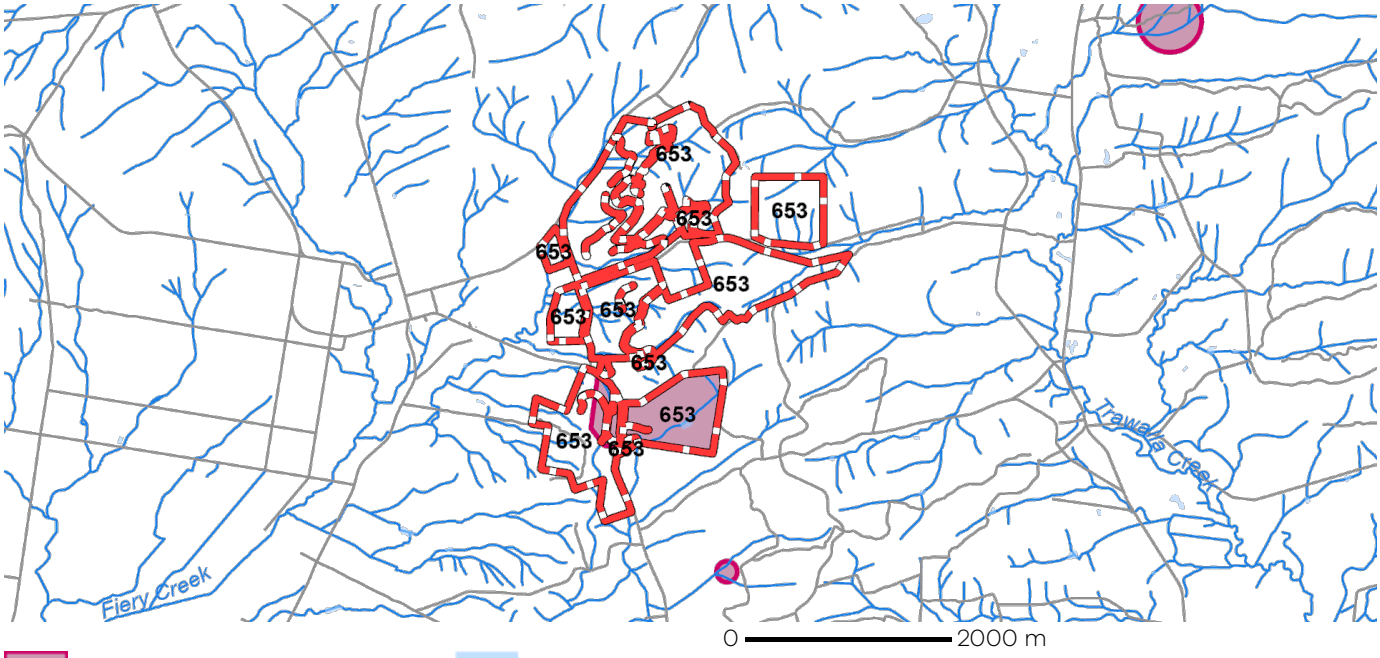
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HERITAGE OVERLAY (HO)

HERITAGE OVERLAY - SCHEDULE (HO21)



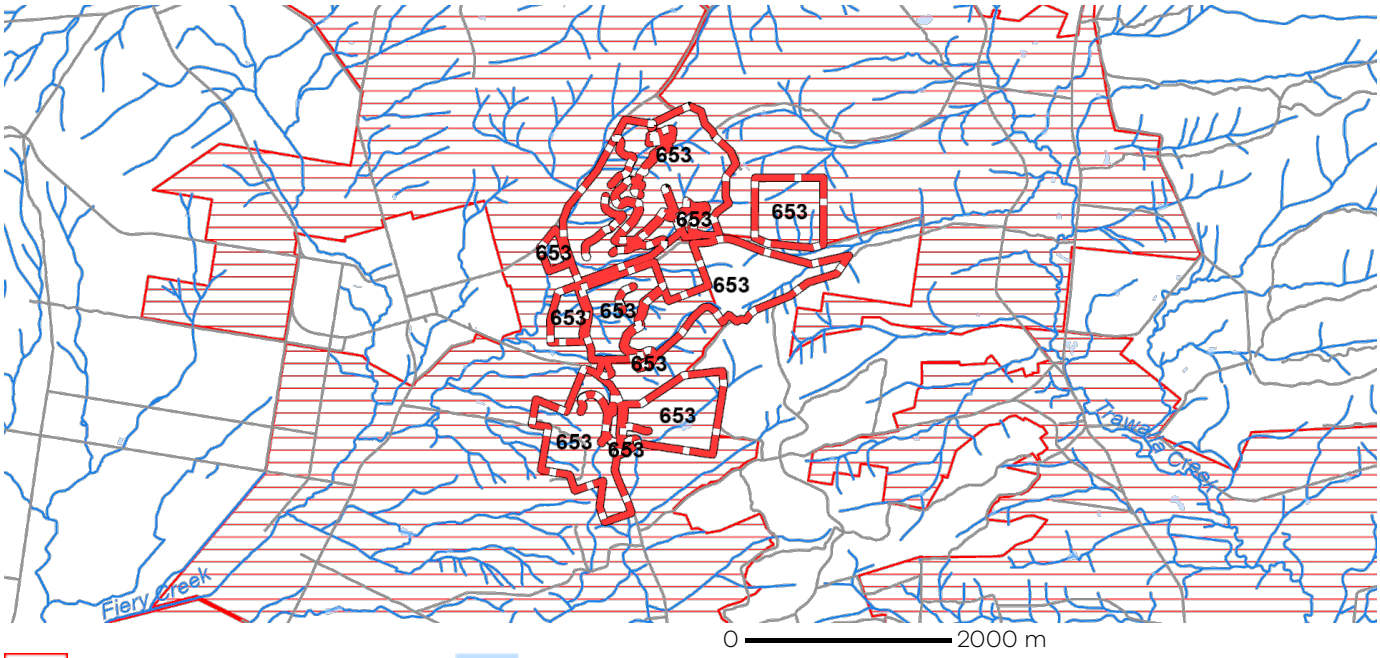
HO - Heritage Overlay | Water area | Water course

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

RESTRUCTURE OVERLAY (RO)

RESTRUCTURE OVERLAY - SCHEDULE 21 (RO21)

RESTRUCTURE OVERLAY - SCHEDULE 22 (RO22)



RO - Restructure Overlay | Water area | Water course

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

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PLANNING PROPERTY REPORT

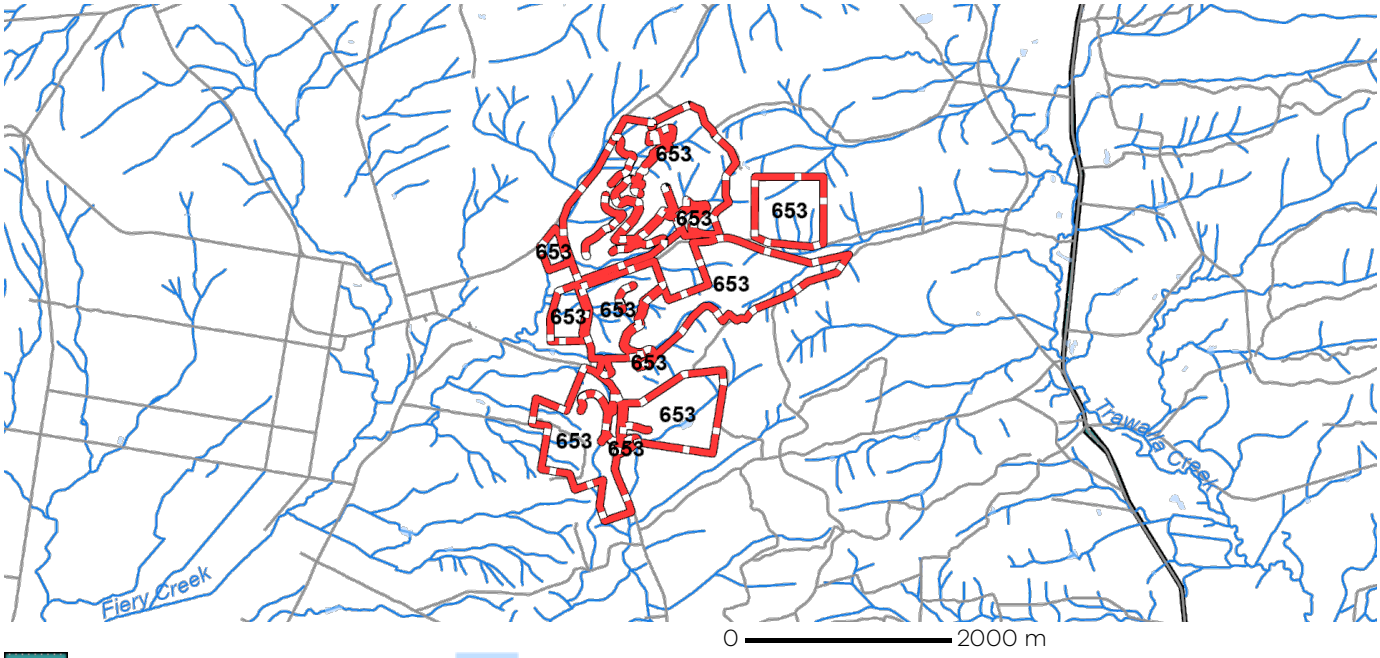
Department of Transport and Planning

Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

VEGETATION PROTECTION OVERLAY (VPO)



VPO - Vegetation Protection 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

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This property is affected by an entry on the Victorian Heritage Register.

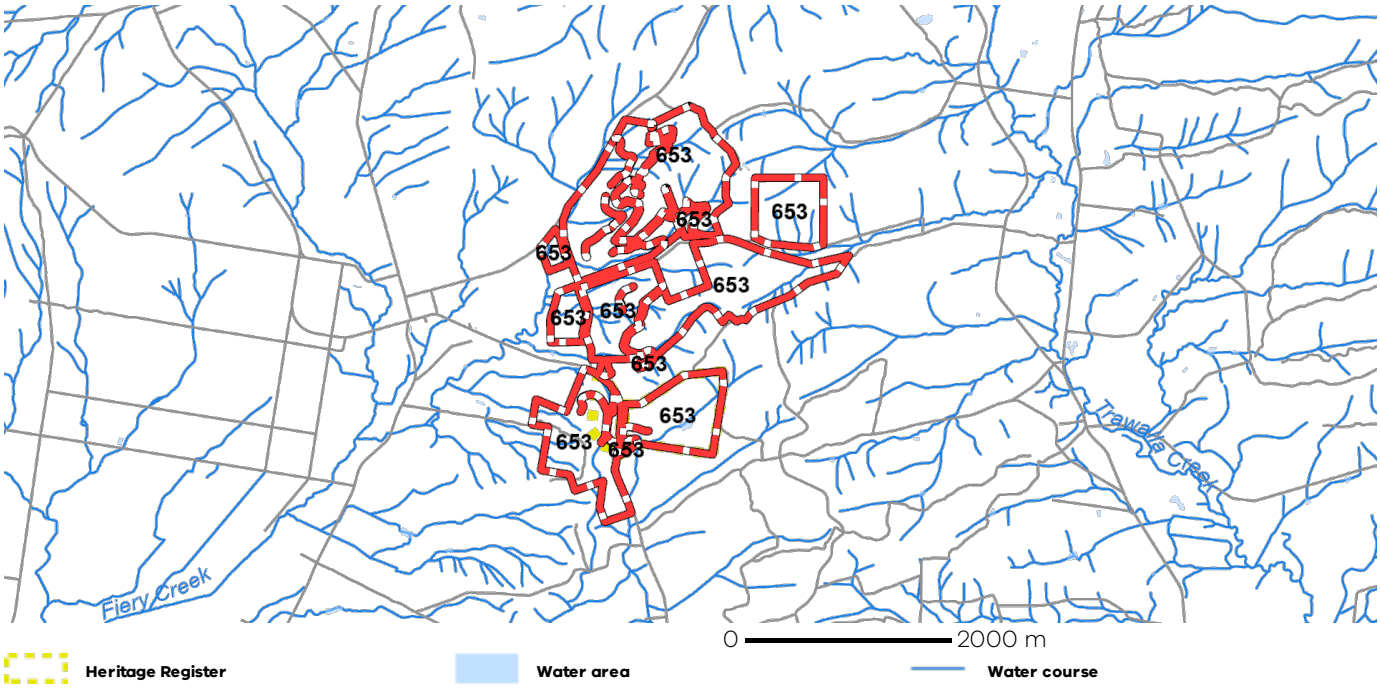
View information about VHR Number H0644 - BELMONT

Heritage Register data last updated on 26 May 2026.

This report is NOT a **Heritage Certificate** issued pursuant to Section 50 of the Heritage Act 1995.
It does not show places which may be under consideration for inclusion in the Victorian Heritage Register.

For more information on the **Victorian Heritage Register** go to Victorian Heritage Database

Other information about the heritage status of this property, how to obtain a Heritage Certificate, and any heritage approvals that may be required, may be obtained from Heritage Victoria



Further Planning Information

Planning scheme data last updated on 28 May 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

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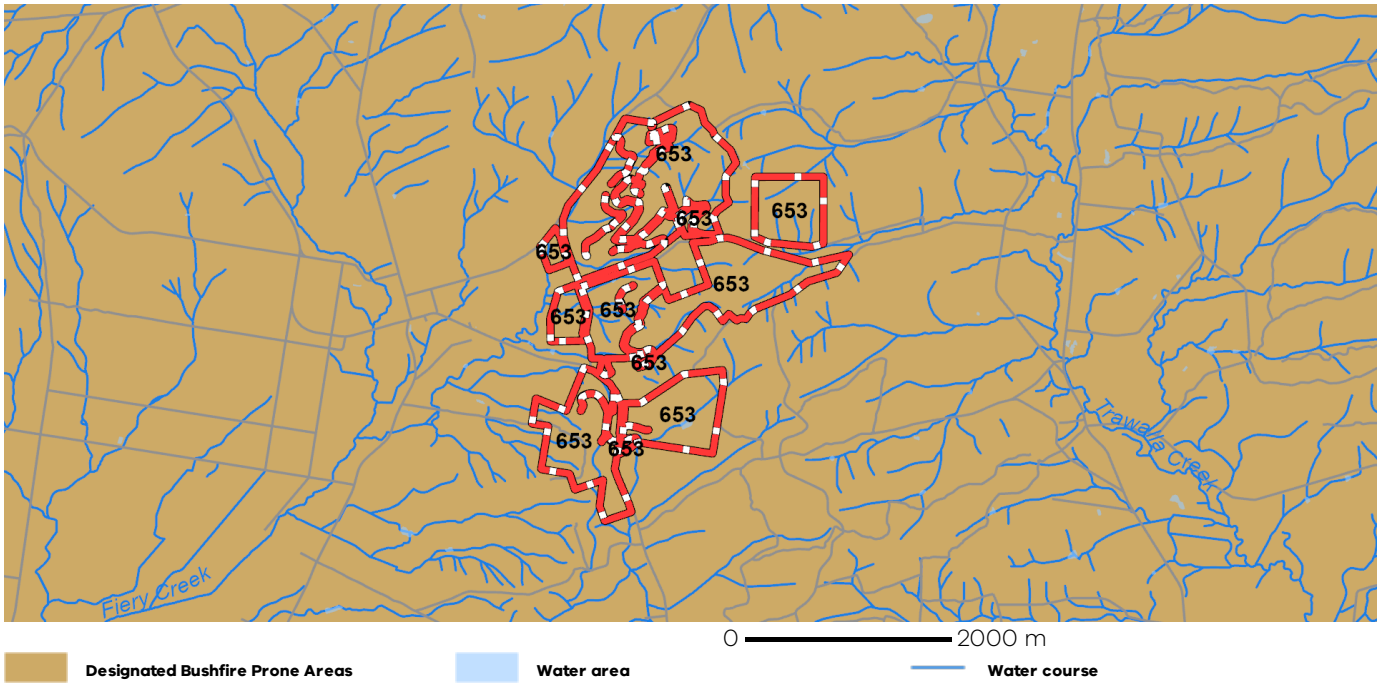
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This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

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)

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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: **REFPA20260068**

Date Lodged: **4/06/2026**

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: **653**	St. Name: **MAIN LEAD ROAD**

Suburb/Locality: **RAGLAN** Postcode: **3373**

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: Section No:

Parish/Township Name:

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

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ttach the information required to assess the application. Insufficient or unclear information

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

Development and use of dwelling

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 **$650,000.00**

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

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

Existing Conditions

Describe how the land is used and developed now*

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

Vacant

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: **Sean** | Surname: **O'Keeffe**
Organisation (if applicable): **Southern Cross Town Planning Pty Ltd**
Postal Address | If it is a PO Box, enter the details here:
Unit No: | St. No [redacted] | St. Name: [redacted]
Suburb/Locality: **Soldiers Hill** | [redacted] | Postcode: [redacted]

Owner *

The person or organisation who owns the land

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

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:4 June 2026 day / month / year

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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

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ing Application

PYRENEES SHIRE

Is this form for me? This form is for making amendments to an application that has already been lodged with Council, but which has not yet been decided. Please see the notes on the reverse if you are unsure.

Please print clearly and read the notes on the back before completing this for.

Date received:

Name	SEAN O'KEEFFE
Address	316 LIGAR ST SOUTH MELBOURNE Phone (business hours): 0407 205 58
E-mail	info@sctownplanning.com.au Fax (business hours):

THE LAND What is the address of the land?

Address 653 MAIN LEAD ROAD RAGLAN

THE APPLICATION What application are you seeking to amend?

Town Planning Application Number: PA2026008
Council officer processing application:

THE PROPOSAL What changes are to be made to the application?

MINOR CHANGE TO DWELLING + INCLUDE FARM SHED

See the reverse for assistance completing this section. You should attach a full schedule of all changes, including all changes to plans, if there is not room to describe these on this form. It is strongly suggested that you discuss any amendments with the officer processing the application.

Does the amended proposal breach, in any way, a registered covenant, section 173 agreement or restriction on title?

☐ Yes ☒ No ☐ Not applicable (no such covenant, section 173 agreement or restriction applies)

If yes, you should contact Council for advice as to how to proceed with the application. See reverse for more information.

THE COST OF THE DEVELOPMENT
State the estimated cost of the proposed development. This is the total cost of the proposal, including the amendments.

☐ Unchanged from Initial Application
Or: $ 30,000

THE OWNER Complete either A, B or C

A. I/We, the Applicant, own the land. Signature:

B. I am the owner of the land. I have seen this application. Owner's signature:

Name & address

Phone

C. I/We, the Applicant, declare that I/We have notified the owner about this application. SEAN O'KEEFFE Signature:

I declare that all the information I have given is true.

Name SEAN O'KEEFFE **Date** 28/7/26 **Signature**

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

VOLUME 08715 FOLIO 209

Security no : 124134834406R
Produced 20/05/2026 02:23 PM

LAND DESCRIPTION

Crown Allotment 7 Section Z Parish of Raglan.
PARENT TITLE Volume 02523 Folio 507
Created by instrument C992672 01/02/1968

REGISTERED PROPRIETOR

[redacted]

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP669841F 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: 653 MAIN LEAD ROAD RAGLAN VIC 3373

ADMINISTRATIVE NOTICES

NIL

eCT Control 17084U BJT LEGAL
Effective from 24/10/2024

DOCUMENT END

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Document Assembled	**20/05/2026 14:23**

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Delivered by LANDATA®, timestamp 20/05/2026 14:23 Page 1 of 1

TITLE PLAN		EDITION 1	TP 669841F

Location of Land

Parish: RAGLAN
Township:
Section: Z
Crown Allotment: 7
Crown Portion:

Last Plan Reference:
Derived From: VOL 8715 FOL 209
Depth Limitation: NIL

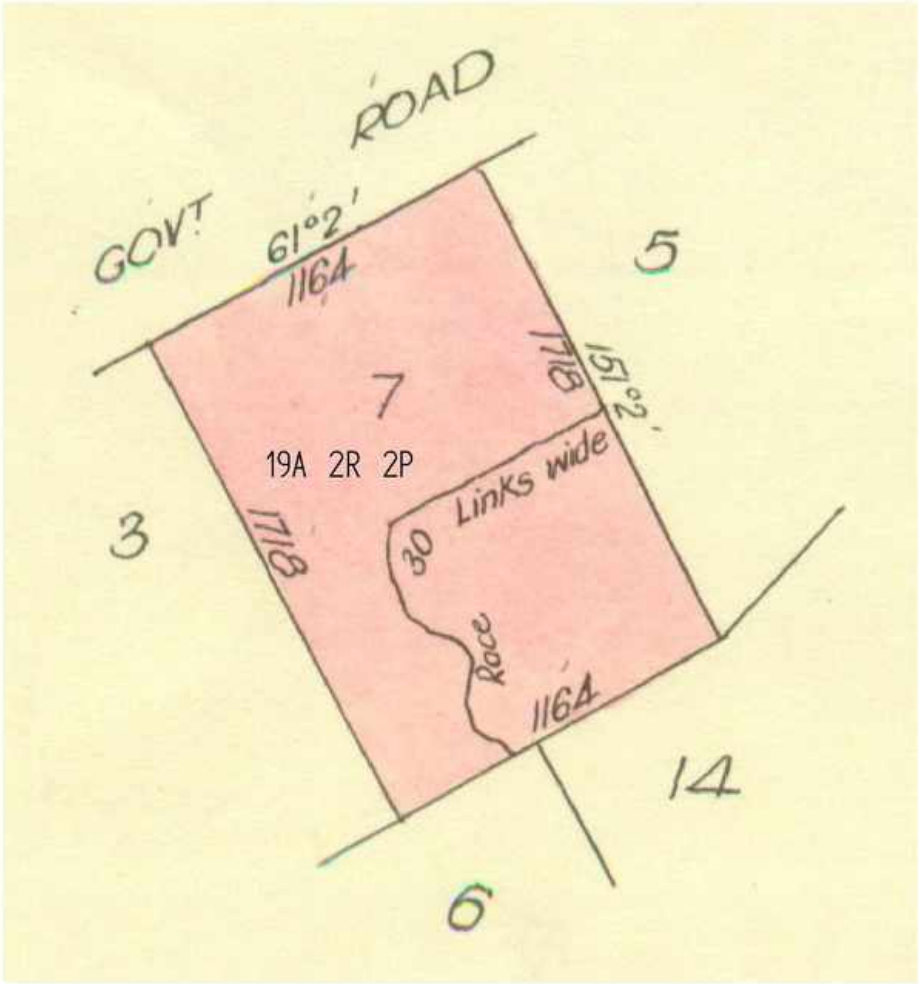
Notations

THE RACE IS NOT INCLUDED IN THE FEE OF THE TITLE

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

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 30/10/2000
VERIFIED: MP



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

PLANNING PERMIT APPLICATION SUBMISSION

Allotment 7 Sec. Z Parish of Raglan (653 Main Lead Road, Raglan)

Use and develop of the land for a Dwelling

October 2026

Version 4

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Southern Cross
TOWN PLANNING

INTRODUCTION

Southern Cross Town Planning Pty Ltd has been engaged by [redacted] to prepare and submit a planning permit application to support the development and use of 653 Main Lead Road, Raglan for the purpose of a new dwelling.

The subject site is one of a number of land parcels forming part of a larger farm holding. The subject site is located off King Charlies Lane to the east of Raglan.

PROPOSAL

It is proposed to develop and use 653 Main Lead Road, Raglan for the purposes of a new dwelling.

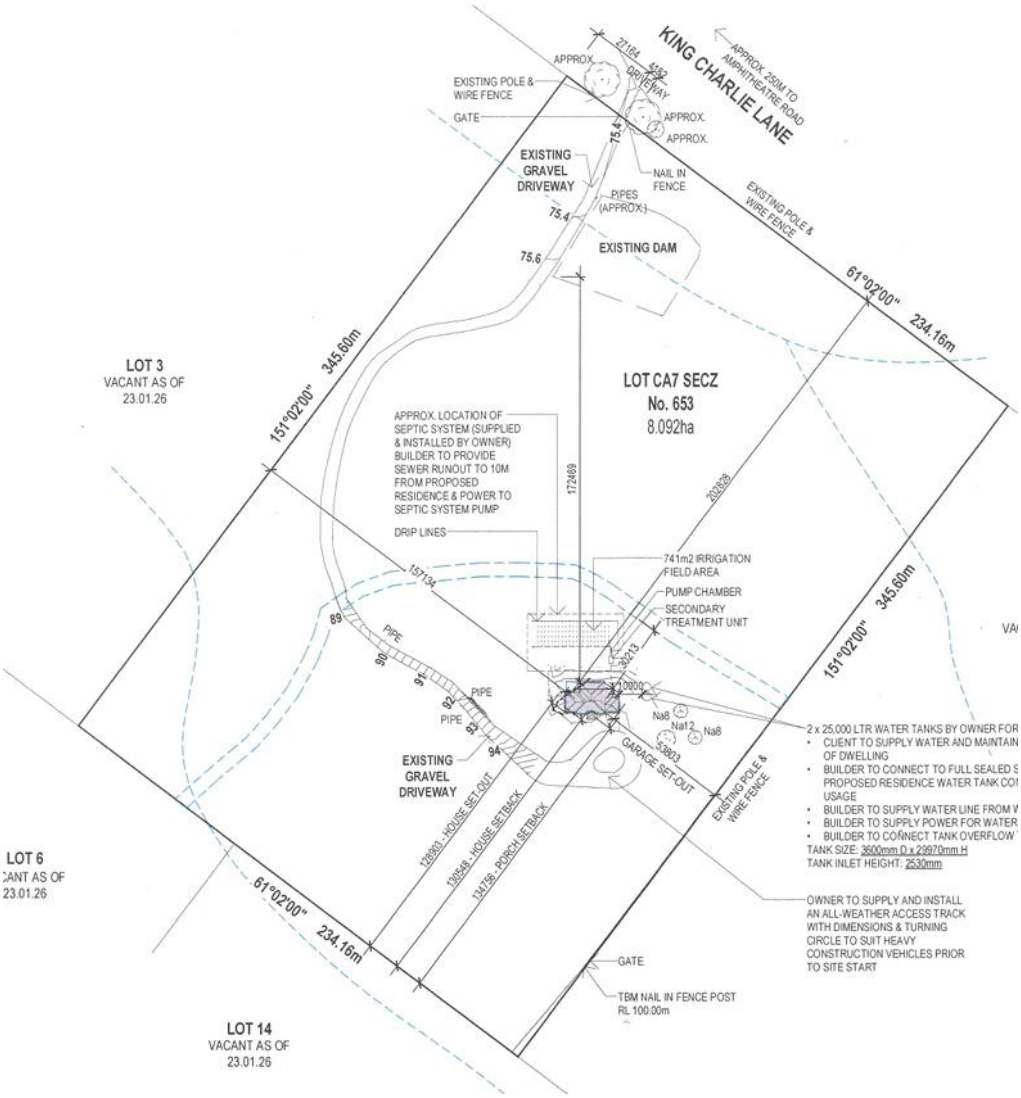
The dwelling will be of a contemporary design and consist of three bedrooms, kitchen, living areas and ablutions and a double garage. The dwelling will be constructed from a combination of face brick and a metal roof. The dwelling will be set back 202m from the north-eastern road frontage, and 53m from the nearest (south-eastern) boundary of the land parcel. The dwelling will also be set back 172m from the existing farm dam located on the land, and its associated waterway.

An existing crossover and driveway will provide access to the dwelling. The driveway is over 300m long and runs off King Charlie Lane. No native vegetation will be removed as part of this proposal. No other works are proposed.



Proposed dwelling

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Site plan

PERMIT TRIGGERS

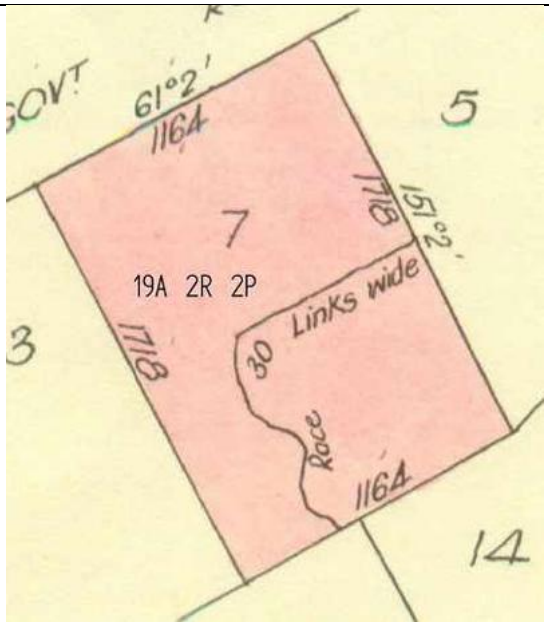
A permit is required pursuant to the following provisions of the Pyrenees Planning Scheme;

- Farming Zone – Use of the site for a dwelling
- Farming Zone – Development of the site for a dwelling
- Restructure Overlay – Works
- Environmental Significance overlay Schedule 1 - Works

SUBJECT SITE AND SITE CONTEXT DESCRIPTION

Site shape	Rectangular
Title	The lot is formally known as Allotment 7 Section Z Parish of Raglan, on King Charlies Lane, Raglan (see title extract below).

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	 A former water race crosses the site and is noted on the land title. The proposed works are clear of this water race. There are no other restrictions on land title relevant to this application.
Site dimensions	The total site dimensions of the site are 343m deep (north-south) and 235m wide (east-west) across the road frontage.
Site area	Total lot area of the title is 7.88ha in area.
Existing use	Vacant (grazed)
Existing works	Existing works include a farm dam, fencing and driveways and cleared areas for improved grazing. There are no dwellings on the site.
Existing vegetation	Cleared (pasture grasses) with isolated remnant trees scattered across the site.
Slope and topography	Rises to the south-east.
Existing vehicle arrangements	Existing crossover and drive to and within site to proposed building envelope.
Surrounding land uses, development, vegetation and slope	Surrounding land is within the Farming Zone and is owned by the subject site landowner. All abutting lots are vacant and used for agriculture. Forested land is located further to the east and within and abutting the road reserve to the front of the site. The nearest existing dwelling to the proposed dwelling is approximately 350m to the east.

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Subject site

PLANNING CONTROLS

Zone

The land is in the Farming Zone. The purpose of the Farming Zone is;

- 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 Schedule to the Zone states that the minimum area for which no permit is required to use land for a dwelling is 40 hectares for land north of the Western Highway. As the subject land parcel is less than 40ha in area, the use and development of a dwelling on the land is a Section 2 use requiring a planning permit.

35.07-4 Buildings and works

A permit is required to construct or carry out any of the following

- A building or works associated with a use in Section 2 of Clause 35.07-1.

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A lot used for a dwelling must meet the following requirements;

- Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.
- The dwelling must be connected to a reticulated sewerage system or if not available, the waste water must be treated and retained on-site in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.
- The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.
- The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.

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 State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- 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.

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 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.

Dwelling 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.

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.

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 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.

Overlay Provisions

Two Overlays of the Pyrenees Planning Scheme affect the site. They are;

Restructure Overlay

Purpose

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify old and inappropriate subdivisions which are to be restructured.
- To preserve and enhance the amenity of the area and reduce the environmental impacts of dwellings and other development.

RO21

Land generally to the north of the Western Highway at Beaufort (and to the south of the Raglan and Waterloo Restructure areas) - Beaufort Environs (Restructure Plan No 27)

Objectives

- To give maximum practical effect to the provisions of the Raglan Environs Restructure Plan.
- To achieve the basic strategic planning objectives for Areas of Inappropriate Subdivision as
- stated in Clause 21.05-01.4 of the Planning Scheme.
- To encourage the subdivisional restructuring of multiple-lot landholdings.
- To discourage inappropriate small lot rural residential development.
- To limit development on land which is subject to flooding.
- To prevent inappropriate development in the environs of Fiery Creek (which drains into the
- Wimmera River).
- To prevent inappropriate development on environmentally hazardous land in the Palaeozoic
- Sediments III Land System

A planning permit is required to develop a dwelling in the RO.

Response

The Restructure Overlay seeks to identify and restructure old subdivisions. The subject site is in the Farming Zone and comprises of multiple separate land parcels that were subdivided many years ago. The Overlay covers and extensive area around Raglan and captures a large number of lots.

The proposed development involves one dwelling on a lot, and the development site is clear of flooding. It is anticipated that the Responsible Authority will require consolidation of several land titles to achieve a minimum 40ha land title as part of any planning permit conditions. Six additional lots abutting and adjacent to the subject site are identified for potential consolidation (see planning report below). The potential consolidation of land titles into one lot with one dwelling (the proposed development) will meet the key requirement of the Restructure Overlay of removing inappropriate subdivisions from Pyrenees Shire.

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ay Schedule 1 - Designated Water Supply Areas

Environmental objective to be achieved

- To ensure the protection and maintenance of water quality and water yield within the designated water supply catchments as detailed in Clause 21.05-1.6.
- To maintain and where practicable enhance the quality and quantity of water produced within the catchments and in waterways.
- To protect the quality of surface and groundwater supplies within the Shire and the broader region.
- To prevent erosion of land, pollution, siltation and eutrification of waterways, water bodies, storages and drains.
- To ensure that catchment yield and environmental flows are maintained.
- To manage the impact of incremental development on water quality and yield.

Response

The proposed dwelling is within a cleared area of the site. No vegetation will be impacted. The dwelling is also well clear of any waterways. It is noted that the water race on the site is a man-made engineering device that is no longer operable. The development is clear of the water race. A Land Capability Assessment (LCA) has been prepared for the site and accompany the application. The LCA identifies an effluent field and raises no concerns regarding effluent disposal.

Policy context

02.03-1 - Settlement

The townships within the Shire function as rural service centres for the Shire's agricultural base. The emergence of tourism as a significant new industry is continuing to influence settlement patterns in the Shire.

The previous zoning arrangements in many settlements across the Shire included the whole of the original Crown Township in a residential zone, which has no relationship to the existing development of these townships. Many townships include residentially zoned areas that are unsuitable for development.

The overarching strategic directions relating to settlement in the Shire are to:

- Maintain viable communities at times of static or low population growth.

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.

Rural subdivision

Parts of Pyrenees Shire were the focus of intensive gold-mining activity in the 19th century, resulting in the creation of extensive Crown Subdivisions that converted widespread areas of rural land into smallholdings, including on some steep and environmentally hazardous land.

The pattern of subdivision within the Shire does not reflect current patterns of settlement and land use. Many of the original Crown Townships are now defunct and there are extensive areas of open farmland comprised of small lots. Fragmented ownership of these lots and the potential demand to construct a dwelling on them is not consistent with responsible management of rural land.

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ural subdivision by:

- identifying areas that are unsuitable for small lot development and encouraging the consolidation of small lots.
- Restructuring rural areas with subdivisional patterns that are not conducive to responsible land management.

11.01-1L - Settlement in Pyrenees Shire

Strategy

- Support rural use and restructuring of obsolete and defunct Crown Townships, fragmented rural land and environmentally hazardous hilly land.

11.06-Central Highlands regional growth

- To strengthen the region's economy so that it is more diversified and resilient.
- Create communities that offer local jobs and services.

13.02 Bushfire

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

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.

14.01-2 Sustainable agricultural land use

- To encourage sustainable agricultural land use.

Response to policies

The proposed dwelling positively responds to the policies of the Pyrenees Planning Scheme. The proposed dwelling, to be sited close to the Raglan township will assist in adding vitality to the township and contribute to local and Shire population growth. The proposed dwelling supports the agricultural use of the site, which is strongly emphasised at the local, regional and state level. The proposal also supports the rural use of fragmented rural land and environmentally hazardous hilly land, as per Clause 11.01-1L - Settlement in Pyrenees Shire. It also supports Clause 11.06-Central Highlands regional growth by strengthen the region's economy so that it is more diversified and resilient and creating communities that offer local jobs and services.

The proposed dwelling is also clear of the nearby Bushfire Management Overlay, and as such assists in strengthening the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life, which is a key policy consideration.

Particular Provisions

Clause 53.02 Bushfire Planning

53.02-6 - Bushfire prone area decision guidelines
Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General

- *The Municipal Planning Strategy and the Planning Policy Framework.*

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egional or local bushfire management and prevention actions
nd in the wider area on the bushfire hazard and the level of risk to the proposed development.

- *The risk of bushfire to people, property and community infrastructure.*
- *Whether the risk arising from the broader landscape can be mitigated to an acceptable level.*
- *Whether bushfire protection measures to address the identified bushfire risk are required and can be practically implemented, including any measure set out in clause 53.02-4.*
- *Whether bushfire protection measures can be implemented without unacceptable biodiversity impacts.*

Proposed vegetation

- *If vegetation is proposed, whether it will cause or contribute to the bushfire hazard or increase the risk to life, property, or community infrastructure.*
- *Dwellings and Small Second Dwellings*
- *Whether a static water supply for bushfire firefighting is required having regard to the size of the lot, proximity to a hydrant and connection to reticulated water.*
- *If a vehicle accessway is greater than 30 metres in length or the relevant fire authority requires access to the static water supply on the land, whether the access design and construction requirements set out in Table 3 to clause 53.02-5 should be met.*

Vulnerable people

- *For a building used for accommodation (other than a dwelling or small second dwelling), education centre, hospital, indoor recreation facility, major sports and recreation facility or place of assembly the responsible authority must also consider:*
- *The capacity for vulnerable occupants to evacuate.*
- *Whether emergency management arrangements are provided and are sufficient for the site.*
- *Whether the risk to vulnerable occupants warrants the closure of the use or development on days of elevated fire danger.*
- *Whether measures to shelter in place are warranted and whether the measures will protect human life.*
- *The net benefit provided to any existing vulnerable people.*

Subdivision

- *Whether each lot can achieve the setback from the bushfire hazard in accordance with the vegetation type and slope set out in Table 1 to clause 53.02-5 for the corresponding distance specified in Column C of that Table.*
- *Whether a staged subdivision manages interim bushfire hazard during the construction or staging.*

In response to the requirements of Clause 53.02 of the Pyrenees Planning Scheme, it is noted that the site is clear of any BMO and the risk of bushfire to people, property and community infrastructure can be mitigated though BAL construction standards which will be enforced though the building permit process.

It is also noted that the surrounding vegetation is predominately grassland vegetation associated with agricultural production and cleared vegetation associated with the future building site. The bushfire risk from the wider landscape is associated with the broader forested lands around Raglan. However, these surrounding forests are interspersed with cleared land which is used for agriculture. The use of the land for a farm dwelling, its proposed setback from boundaries and its immediate surrounding of managed vegetation (farming land) assist in mitigating the bushfire risk to the new dwelling. The dwelling will also be located close to the road frontage to assist in emergency vehicle access and quick escape routes from the site if required. No vulnerable people are expected to occupy the dwelling.

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rds associated with any building permit will assist in minimising the bushfire risk, including from ember attack. No additional bushfire protection measures are required on the site, and the proposal responds to the provisions of Clause 53.02 Bushfire Planning.

Decision Guidelines

Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:

- The matters set out in Section 60 of the Act.
- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The purpose of the zone, overlay or other provision.
- Any matter required to be considered in the zone, overlay or other provision.
- The orderly planning of the area.
- The effect on the amenity of the area.
- The proximity of the land to any public land.
- Factors likely to cause or contribute to land degradation, salinity or reduce water quality.
- Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.
- The extent and character of native vegetation and the likelihood of its destruction.
- Whether native vegetation is to be or can be protected, planted or allowed to regenerate.
- The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.
- The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.

The Decision Guidelines have been considered in considering this application.

DISCUSSION

The proposal involves the construction of a new dwelling on Allotment 7 Sec. Z Parish of Raglan (653 Main Lead Road, Raglan). The lot and surrounding lots are owned by the one family landowner. All lots are located within the Farming Zone. As the subject site is 7.88ha in area, a planning permit is required to develop and use the land for the purposes of a dwelling. In this Zone a dwelling as proposed is a section 2 use and must meet the requirements of Clause 35-07-2 of the Scheme.

The landowner proposes to use the site for agricultural production. Livestock grazing has traditionally been undertaken at the site. However, the livestock husbandry business will perform better if there is permanent presence on the land associated with the full time occupancy of a farming family.

The purpose of the Farming Zone is;

- 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.

In response to the purpose of the Farming Zone, it is noted that the land will continue to be used for and retained for agricultural purposes. The construction of a dwelling on the site will remove a very small portion of the site from potential agricultural use. As previously noted, the use of the land for a dwelling will not negatively impact on surrounding agricultural activities as the proposed dwelling

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the nearest property in another ownership. The proposal also nent and population to support rural communities in the Pyrenees Shire.

Clause 35.07-2 *Use of land for a dwelling*, states that a lot used for a dwelling must meet the following requirements:

- Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.
- The dwelling must be connected to a reticulated sewerage system or if not available, the waste water must be treated and retained on-site in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.
- The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.
- The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.

In response to these requirements, it is noted that an internal all-weather road is provided to the dwelling via an existing crossover. The current driveway and crossover can be upgraded if required. Given the size of the allotment, the provision of a wastewater treatment system within the site boundary can be readily achieved, and an LCA is appended to this planning permit application to demonstrate such an outcome. A potable water supply can also be provided via new water tanks. Electricity will be connected as required or supplied via an alternate generation system.

Response to Decision Guidelines

Before deciding on an application to use the 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 the Decision Guidelines of Clause 35.07. A response to the requirements is listed below.

General issues

The land is not connected to a reticulated sewerage system however the disposal of effluent can be managed via an approved wastewater system, as per the attached LCA. The proposed dwelling will occupy a small section of the site and facilitates agricultural practice on the land. As discussed earlier, the proposed dwelling is set back from adjacent agricultural activities and will not unreasonably compromise surrounding agricultural practices. It also takes full advantage of the limited public utilities available to the site.

Agricultural issues and the impacts from non-agricultural uses

The proposed dwelling will support the proposed agricultural use of the land. As stated, the proposed dwelling will remove a small section of the site from agricultural production and will not impact on neighbouring farming.

Dwelling issues

The dwelling will not result in the unreasonable loss or fragmentation of productive agricultural land. There will be no impact on surrounding land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.

Environmental issues

The proposed dwelling will not impact on the flora and fauna on the site and its surrounds. The dwelling will be located within a cleared area of the site and away from waterways. No native vegetation will be impacted by this proposal. Permanent presence on the land will assist in achieving land management outcomes. The existing driveway will be reused.

Design and siting issues

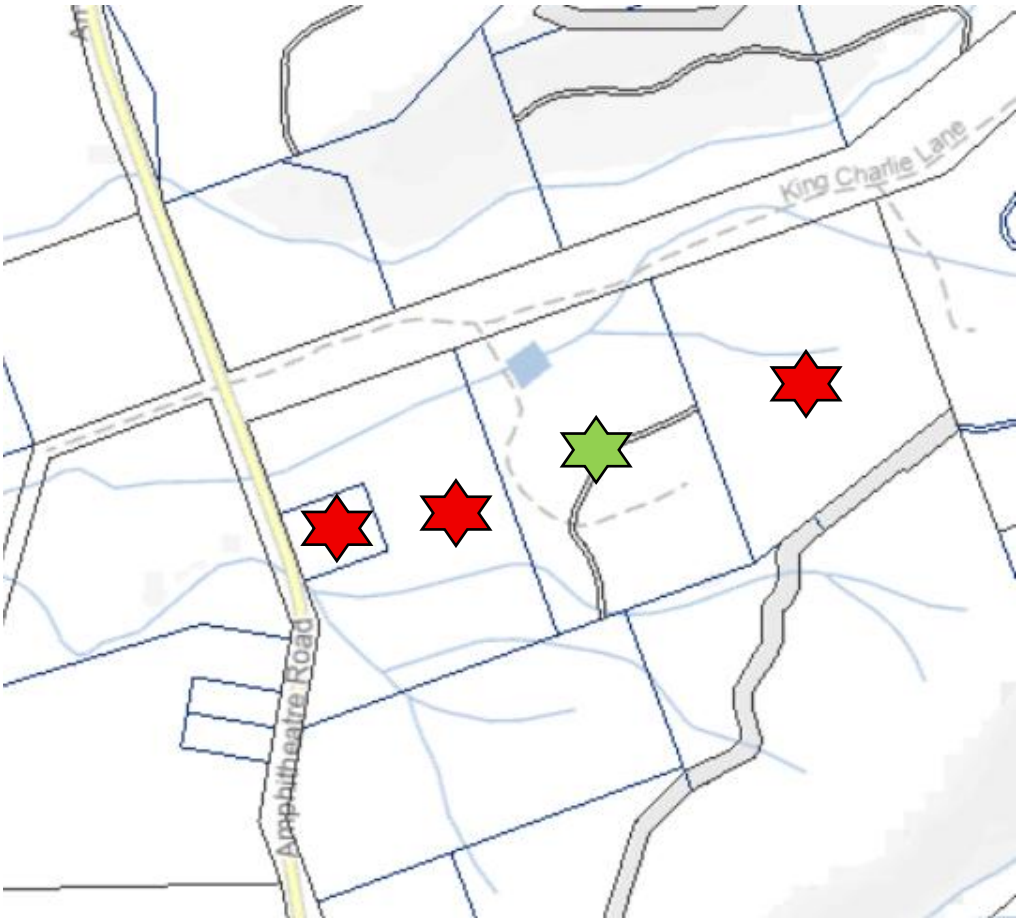
The dwelling has been sited on a cleared area of the site to avoid the removal of any native vegetation and to ensure that the proposal meets the bushfire requirements of the Pyrenees Planning Scheme. The single storey building design is typical of recent dwelling design elements within the locality. There will be no perceived impact upon utilities, the road network nor the

character of the locality. The dwelling will utilise the existing driveway, will be set back from boundaries and have minimal visual impacts on the landscape.

Land consolidation

A permit is required to use the land for a dwelling under the Farming Zone if the land is less than 40ha in area. Council has advised as part of Further Information Request letter dated 10 August 2026 that it will accept the consolidation of land titles that have a minimum area of 20 hectares, in accordance with the Restructure Overlay provisions.

In response, it is noted that the subject site is 7.88ha in area. To achieve a 20ha minimum lot size, several abutting and adjacent lots owned by the family farming business have been identified which can be consolidated into the one lot. A plan of such lots and a table detailing their formal address and sizer is included below.



Red star lots can be consolidated with green star lot

The formal address of the lots and total are noted below.

- Allot. 7 Sec. Z PARISH OF RAGLAN (subject site) – 7.88ha
- Allot. 5 Sec. Z PARISH OF RAGLAN – 7.96ha
- Allot. 1 Sec. Z PARISH OF RAGLAN – 0.81ha
- Allot. 3 Sec. Z PARISH OF RAGLAN - 8.08ha

Total Area – 24.73ha

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As can be seen, if these lots within the one family farming business are consolidated into the one land parcel, then the site will be over 20ha in area. The landowner has given permission to consolidate these lots, subject to a planning permit for the dwelling being issued by Council.

There are no restrictions noted on these additional land titles that can impact on their consolidation. All lots are vacant and have been used for agricultural purposes (grazing) for many years with little regard for property boundaries. All of these lots are substantially cleared of vegetation. It is noted that the smallest lot (0.81ha in area) fronting Amphitheatre Road historically contained a dwelling forming part of the family farm.

CONCLUSION

It is proposed to develop and use 653 Main Lead Road, Raglan for the purpose of a single dwelling. The proposed new dwelling will support and enable the ongoing primary use of the land for agricultural production.

Surrounding farming lots form part of a wider farm holdings that have operating in Raglan for many years as a family farm. Whilst this application does not include a subdivision application to consolidate land titles, there is the opportunity to consolidate seven land parcels identified in this report (including the subject site) into a single lot of over 24ha in area, if required by Council as a condition on any planning permit. The lots are abutting and located to the south of King Charlies Lane, which will allow for a contiguous lot of suitable dimensions and road frontage.

The proposal is also in keeping with the Planning Policy Frameworks of the Pyrenees Planning Scheme and will support the agricultural use and development of the land. It responds to the requirements of the bushfire threat and the provisions of the Restructure Overlay in consolidating land titles. It will provide for the growth of an agricultural business in Pyrenees Shire, thus supporting the economic expansion of the community and population growth. A dwelling on the site will also not impact on surrounding agricultural activities. Approval is therefore requested.

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Entrance to subject site



Proposed building envelope

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From proposed building envelope looking south



From proposed building envelope looking west

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From proposed building envelope looking east



From proposed building envelope looking north

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Vegetation across lane to north



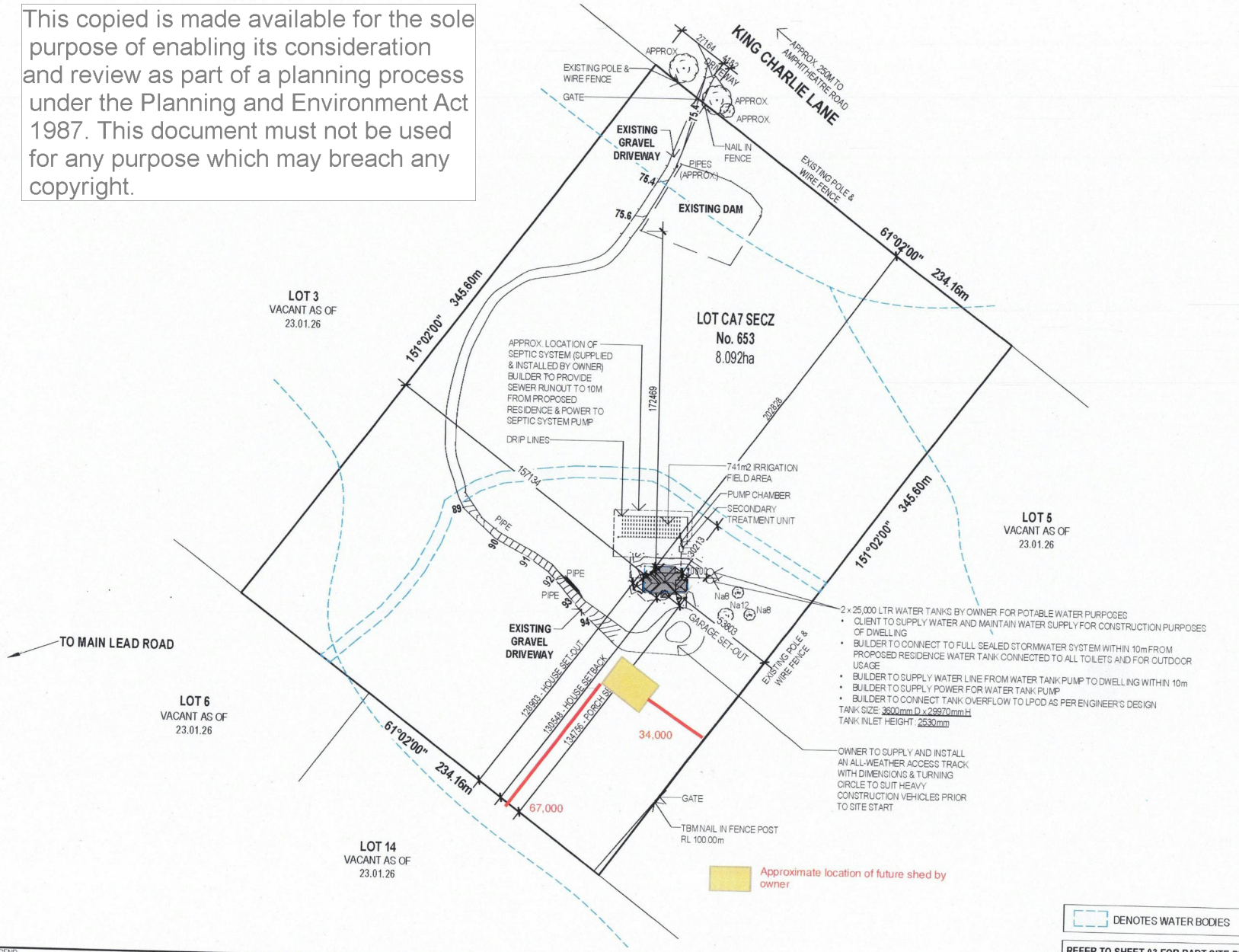
King Charlies Lane looking west



King Charlies Lane looking east

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SITING INFORMATION

SITE AREA	BUILDING AREA	SITE COVERAGE
8.092 HA	254.41 M²	N/A %
PAVING AREA	BLDG+PAV AREA	PERMEABILITY
N/A M²	254.41 M²	N/A %
GARDEN AREA	GARDEN PER.	POS
N/A M²	N/A %	N/A M²

HOUSE INFORMATION

SITE SCRAPE RL :	93.800M
HOUSE FFL	GARAGE FFL
94.140M	94.105M
SLAB TYPE	SLAB HEIGHT
WAFFLE	340mm

SITE SCRAPE INFORMATION

PROVIDE **SITE SCRAPE** TO REMOVE ALL SURFACE VEGETATION AND PROVIDE A LEVEL BUILDING PLATFORM

PROVIDE AN ADDITIONAL **SITE SCRAPE** TO **GARAGE** AREA TO SUIT A **35** mm STEPDOWN
IF BATTER(S) ARE TO BE PROVIDED THEY WILL BE AT A **CUT @ 45° &** ANGLE **FILL @ 30°**

GENERAL NOTES

TOWN PLANNING REQUIRED
SITING SUBJECT TO TOWN PLANNING APPROVAL

TERMITE TREATMENT REQUIRED
PROVIDE TERMITE TREATMENT IN ACCORDANCE WITH AS 3660

BOUNDARY FENCE(s) REQUIRED
EXISTING FENCE AS PER SITE PLAN

ADDITIONAL NOTES
- CLIENT TO SUPPLY OFF GRID SOLAR SYSTEM (THREE PHASE)

- STORMWATER DRAINAGE LPOD TO BE DISPERSED/CONTAINED ON-SITE (RUBBLE PIT MAYBE REQUIRED)

BUSHFIRE ATTACK LEVEL (BAL)

BAL 12.5 EMBER ATTACK

ALL HOMES TO COMPLY WITH AS 3959-2018 (BAL)

WIND SPEED INFORMATION

THE MAXIMUM DESIGN GUST WIND SPEED FOR THIS SITE IS: **N2-40 m/s**

THE WIND SPEED CALCULATION IS HAS BEEN TAKEN FROM THE JOB/SITE SPECIFIC SOIL REPORT

OUR STANDARD HOMES ARE DESIGNED TO SUIT A WIND GUST SPEED OF 33 m/s

SITE DRAINAGE INFORMATION

SITE DRAINAGE MUST COMPLY WITH NCC 3.1.2 DRAINAGE AND AS 3500 - 3 -2021 PLUMBING AND DRAINAGE

GRADE ALL SURFACES AWAY FROM FOOTINGS WITH A MIN 1:20 FALL

PROVIDE TEMPORARY DOWNPIPES CONNECTED TO STORMWATER AS SOON AS THE ROOF CLADDING IS COMPLETE. DURING CONSTRUCTION DOWNPIPES MAY BE REMOVED FOR OPERATION PROCEDURES

ALL STORMWATER DRAINS ARE TO BE CONNECTED TO THE NOMINATED LEGAL POINT OF DISCHARGE

REFER TO ENGINEERS DESIGN FOR STORMWATER DRAINAGE DESIGN AND LAYOUT

SURVEY LEGEND

SEWER MANHOLE		WATER TAP	
ELECTRICITY PIT		WATER METER	
ELECTRICITY CABINET		POWER POLE	
TBM		P.S.M.	
WATER VALVE		FIRE HYDRANT	
LIGHTPOLE		FIRE PLUG	
GRATED PIT		SEWER VENT	
SIDE ENTRY PIT		SEWER INSPECTION SHAFT	
JUNCTION PIT		SIGN	
UNKNOWN PIT		GAS VALVE	
TELSTRA PIT		EVERGREEN TREE HEIGHT 5m SPREAD 3m	
GAS METER			

LEGEND

- PROPOSED FENCE
- PROPOSED WING FENCE
- PROPOSED FRONT FENCE
- EXISTING FENCE

REFER TO FENCES NOTE FOR HEIGHT & MATERIAL SPECIFICATIONS

- 100mm DIA. UPVC SEWER PIPE
- METER BOX POSITION
- EXTERNAL TAP

NOTE: 1 x EXTERNAL TAP TO BE WALL MOUNTED BY BUILDER. 1 x EXTERNAL TAP LOCATED NEXT TO WATER METER (LOCATION TBC)

NORTH DIRECTION

CLIENT ACKNOWLEDGEMENT

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CLIENT 1: DATE 1:

CLIENT 2: DATE 2:

JGK BUILDER: DATE 3:

SHEET TITLE
FULL SITE PLAN

HOUSE NAME	HAND	CATEGORY
BAROSSA 24	RH	D

FACADE NAME
HOMESTEAD

SHEET SCALE	ORIGINAL SHEET SIZE	COPYRIGHT
1 : 2000	A3	2026

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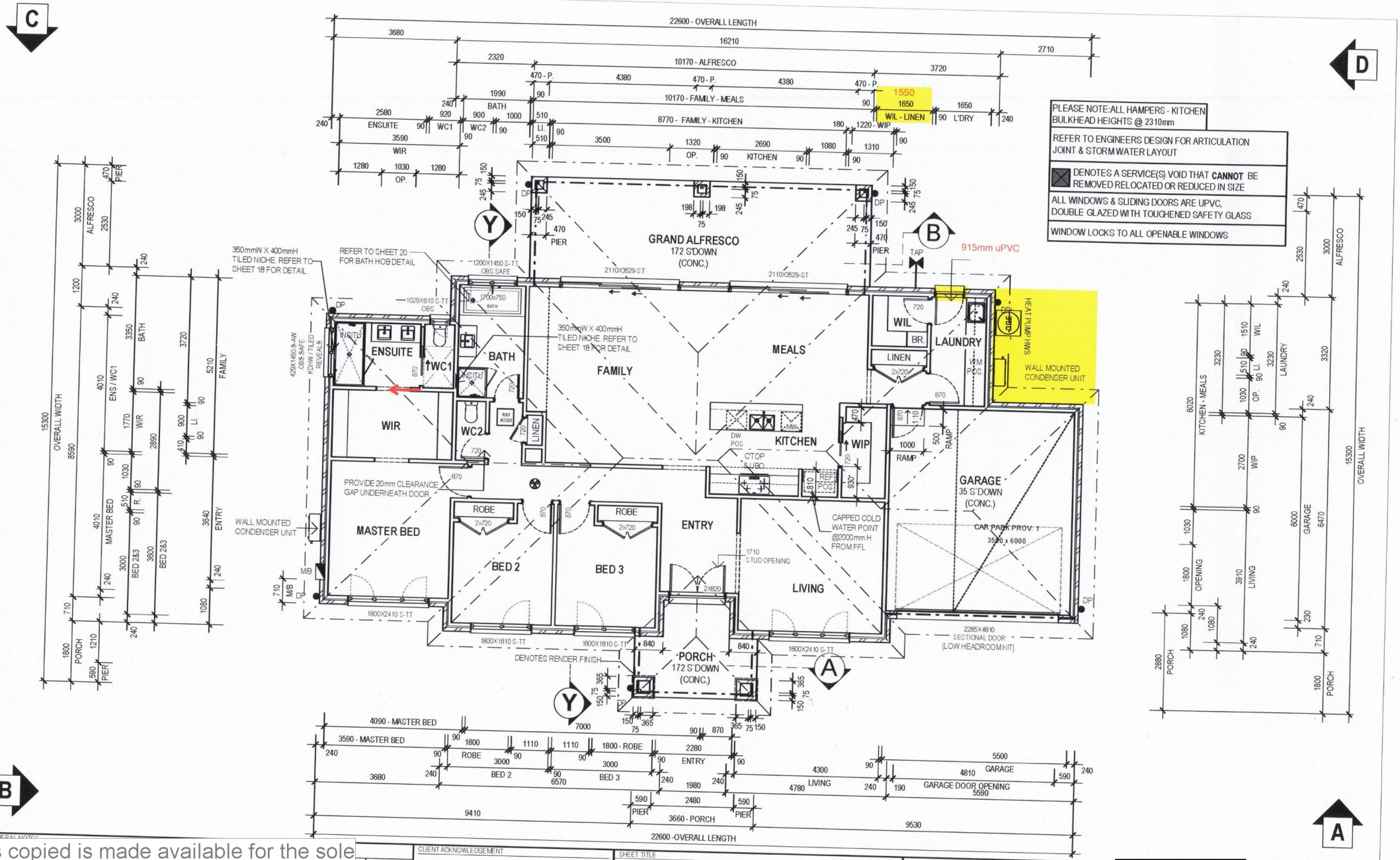
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John G. King

JG KING HOMES
BALLARAT
1B16 STURT STREET, ALFREDTON, VIC 3350
T (03) 5330 4444

[redacted]
ADDRESS
LOT CA7 SECZ, NO. 653 MAIN LEAD ROAD
SUBURB
RAGLAN VIC 3373

JOB NO	JOB DATE
2508BAA178	13/03/2026
DRAWN	CHECKED
TT	AM
PROJECT STAGE	CONTRACT
MASTER RELEASE DATE	SHEET NO / TOTAL NO
21/08/2024	02 of 21



PLEASE NOTE:ALL HAMPERS - KITCHEN BULKHEAD HEIGHTS @ 2310mm

REFER TO ENGINEERS DESIGN FOR ARTICULATION JOINT & STORM WATER LAYOUT

DENOTES A SERVICE(S) VOID THAT **CANNOT** BE REMOVED RELOCATED OR REDUCED IN SIZE

ALL WINDOWS & SLIDING DOORS ARE UPVC, DOUBLE GLAZED WITH TOUGHENED SAFETY GLASS

WINDOW LOCKS TO ALL OPENABLE WINDOWS

MF	19.24 SQ*
MF	0.00 SQ*
MF	19.24 SQ*
MF	3.92 SQ*
MF	0.94 SQ*
MF	0.00 SQ*
MF	3.28 SQ*
MF	0.00 SQ*
MF	8.14 SQ*
MF	27.38 SQ*

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CLIENT 1: DATE 1:

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JGK BUILDER: DATE 3:

SHEET TITLE

GROUND FLOOR PLAN

HOUSE NAME	HAND	CATEGORY
BAROSSA 24	RH	D
FACADE NAME		
HOMESTEAD		
SHEET SCALE	ORIGINAL SHEET SIZE	COPYRIGHT
1 : 100	A3	2026

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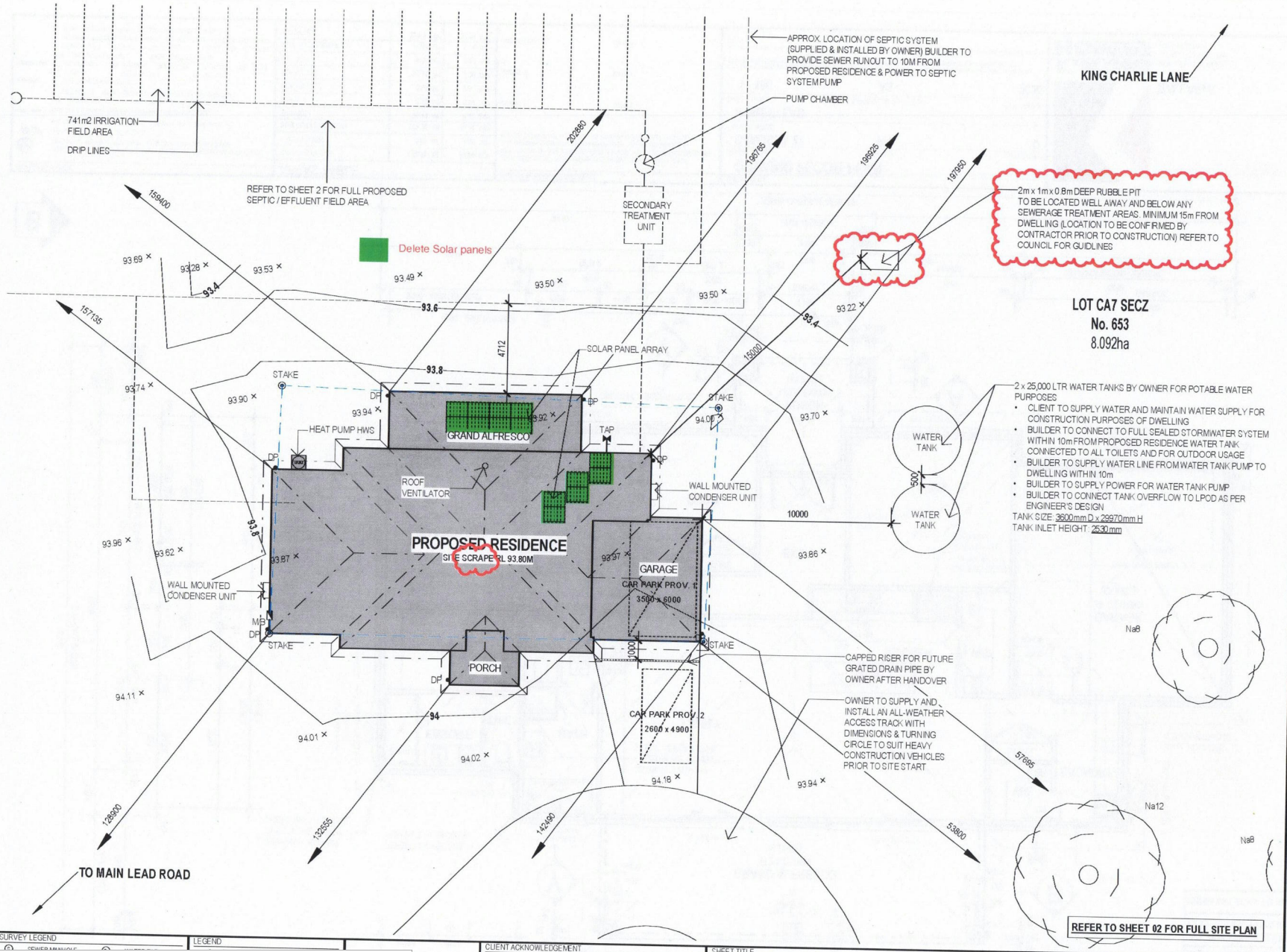
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ALFREDTON, VIC 3350
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John G. King

[redacted]

LOT CA7 SECZ, NO. 653 MAIN LEAD ROAD
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CONTRACT
MASTER RELEASE DATE
21/08/2024
SHEET NO
04
of
TOTAL NO
21

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SITING INFORMATION

SITE AREA	BUILDING AREA	SITE COVERAGE
8.092 HA	254.41 M²	N/A %
PAVING AREA	BLDG+PAV AREA	PERMEABILITY
N/A M²	254.41 M²	N/A %
GARDEN AREA	GARDEN PER.	POS
N/A M²	N/A %	N/A M²

HOUSE INFORMATION

SITE SCRAPE RL :	93.800M
HOUSE FFL	GARAGE FFL
94.140M	94.105M
SLAB TYPE	SLAB HEIGHT
WAFFLE	340mm

SITE SCRAPE INFORMATION

PROVIDE **SITE SCRAPE** TO REMOVE ALL SURFACE VEGETATION AND PROVIDE A LEVEL BUILDING PLATFORM

PROVIDE AN ADDITIONAL **SITE SCRAPE** TO **GARAGE** AREA TO SUIT A **35** mm STEPDOWN

IF BATTER(S) ARE TO BE PROVIDED THEY WILL BE AT A **CUT @ 45° &** ANGLE **FILL @ 30°**

GENERAL NOTES

TOWN PLANNING REQUIRED

SITING SUBJECT TO TOWN PLANNING APPROVAL

TERMITE TREATMENT REQUIRED

PROVIDE TERMITE TREATMENT IN ACCORDANCE WITH AS 3660

BOUNDARY FENCE(s) REQUIRED

EXISTING FENCE AS PER SITE PLAN

ADDITIONAL NOTES

- CLIENT TO SUPPLY OFF GRID SOLAR SYSTEM (THREE PHASE)

- STORMWATER DRAINAGE LPOD TO BE DISPERSED/CONTAINED ON-SITE (RUBBLE PIT MAYBE REQUIRED)

BUSHFIRE ATTACK LEVEL (BAL)

BAL 12.5 EMBER ATTACK

ALL HOMES TO COMPLY WITH AS 3959-2018 (BAL)

WIND SPEED INFORMATION

THE MAXIMUM DESIGN GUST WIND SPEED FOR THIS SITE IS: **N2-40 m/s**

THE WIND SPEED CALCULATION IS HAS BEEN TAKEN FROM THE JOB/SITE SPECIFIC SOIL REPORT

OUR STANDARD HOMES ARE DESIGNED TO SUIT A WIND GUST SPEED OF 39 m/s

SITE DRAINAGE INFORMATION

SITE DRAINAGE MUST COMPLY WITH NCC 3.1.2 DRAINAGE AND AS 3500 - 3 -2021 PLUMBING AND DRAINAGE

GRADE ALL SURFACES AWAY FROM FOOTINGS WITH A MIN 1:20 FALL

PROVIDE TEMPORARY DOWNPIPES CONNECTED TO STORMWATER AS SOON AS THE ROOF CLADDING IS COMPLETE. DURING CONSTRUCTION DOWNPIPES MAY BE REMOVED FOR OPERATION PROCEDURES

ALL STORMWATER DRAINS ARE TO BE CONNECTED TO THE NOMINATED LEGAL POINT OF DISCHARGE

REFER TO ENGINEERS DESIGN FOR STORMWATER DRAINAGE DESIGN AND LAYOUT

SURVEY LEGEND | LEGEND

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CLIENT 1: DATE 1:

CLIENT 2: DATE 2:

JGK BUILDER: DATE 3:

SHEET TITLE

PART SITE PLAN

HOUSE NAME	HAND	CATEGORY
BAROSSA 24	RH	D
FACADE NAME		
HOMESTEAD		
SHEET SCALE	ORIGINAL SHEET SIZE	COPYRIGHT
As indicated	A3	2026

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JG KING HOMES

BALLARAT

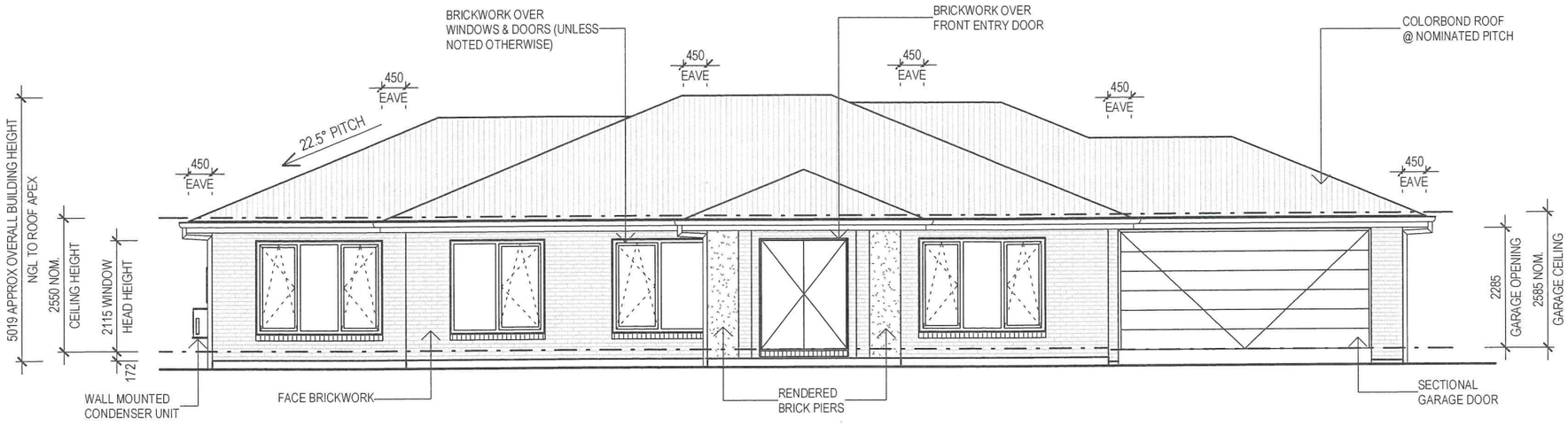
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ADDRESS
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SUBURB
RAGLAN VIC 3373

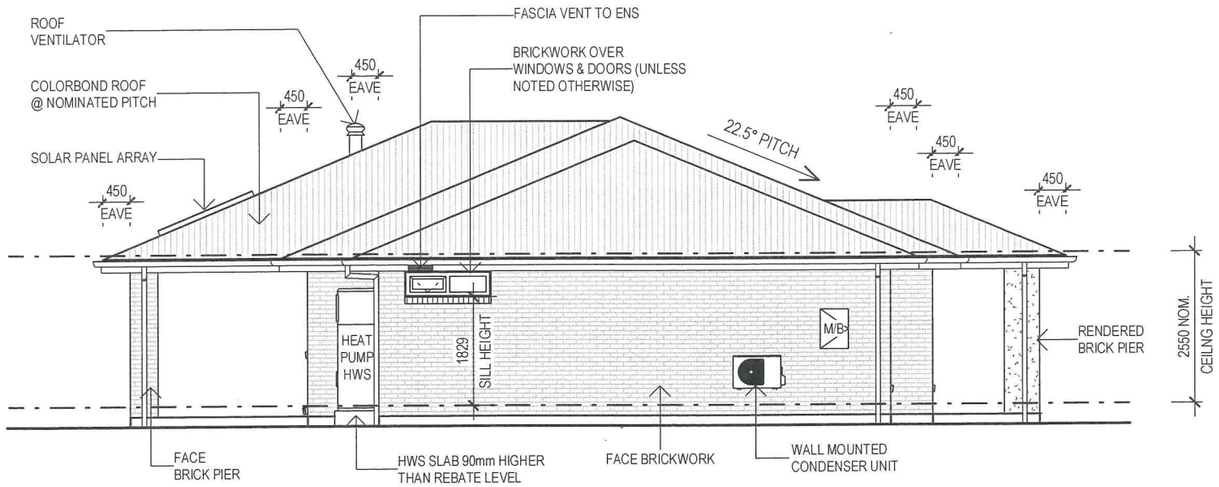
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ELEVATION A

SCALE: 1 : 100



ELEVATION B

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GENERAL NOTES

- WINDOW HEAD HEIGHT DIMENSIONS TO BE TAKEN TO THE NEAREST BRICK COURSE (UNLESS NOTED OTHERWISE)
- ALL GLAZING TO COMPLY WITH A.S. 1288 - 2021 (REFER TO ENERGY RATING FOR ALL GLAZING VALUES.) & A.S.2047-2014
- HWS : HOT WATER SYSTEM
  IHWS : INSTANTANEOUS HOT WATER SYSTEM
  M/B : METER BOX
  G : GAS METER

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CLIENT 2: DATE 2:

JGK BUILDER: DATE 3:

SHEET TITLE
ELEVATIONS

HOUSE NAME	HAND	CATEGORY
BAROSSA 24	RH	D

FACADE NAME
HOMESTEAD

SHEET SCALE	ORIGINAL SHEET SIZE	COPYRIGHT
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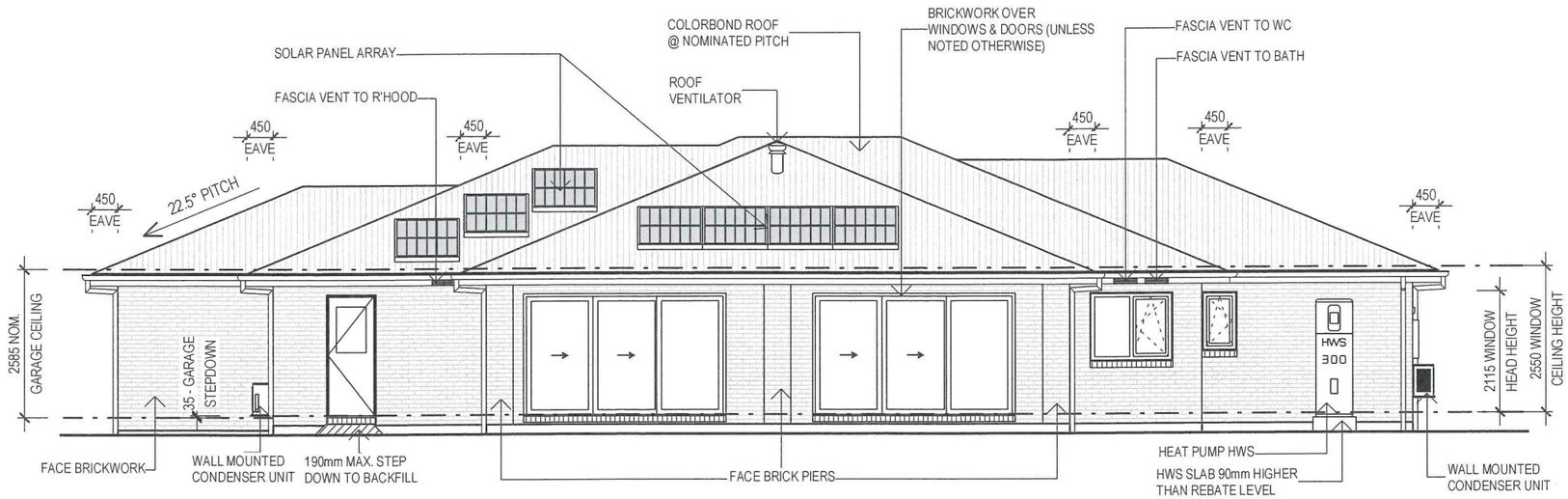
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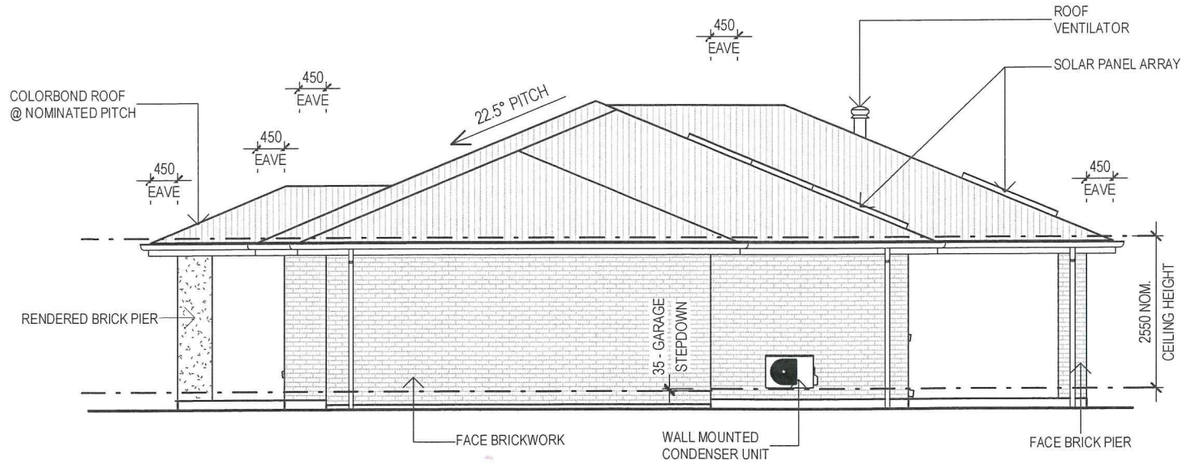
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RAGLAN VIC 3373

JOB NO	JOB DATE
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PROJECT STAGE: CONTRACT	
MASTER RELEASE DATE: 21/08/2024	SHEET NO: 05 of TOTAL NO: 21



ELEVATION C

SCALE: 1 : 100



ELEVATION D

SCALE: 1 : 100

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CLIENT 1: DATE 1:

CLIENT 2: DATE 2:

JGK BUILDER: DATE 3:

SHEET TITLE

ELEVATIONS

HOUSE NAME	HAND	CATEGORY
BAROSSA 24	RH	D

FACADE NAME

HOMESTEAD

SHEET SCALE	ORIGINAL SHEET SIZE	COPYRIGHT
1 : 100	A3	2026

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John G. King COLLECTION

JG KING HOMES

BALLARAT

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T(03) 5330 4444

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LOT CA7 SECZ, NO. 653 MAIN LEAD ROAD
SUBURB
RAGLAN VIC 3373

JOB NO	JOB DATE
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PROJECT STAGE: CONTRACT	
MASTER RELEASE DATE: 21/08/2024	SHEET NO: 06 of TOTAL NO: 21

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Colour Selection

Complete colour, fittings and tile selection document

		Contact:	[redacted]
Client Name:	[redacted]	**Phone (H):**	
		Phone (M):	[redacted]
Job Address:	Lot Ca 7 SEC Z, 653 Main Lead Road RAGLAN VIC 3373	**Administrator:**	Sally Quayle
House Package:	Barossa 24 John G King Inclusions Homestead Facade	**Consultant:**	Tayla Dargaville
Document:	1	**Prepared:**	1/04/26
Raised By:	Tayla Dargaville	**Status:**	**Colours Complete**

Item	Selection Level 1		Selection Level 2		Selection Level 3	
External Materials and Fixtures Selection						
External Materials and Fixtures						
Natural Clay Bricks	**Note:**	Variations in colour, texture and size can occur due to natural characteristics of clay products.		Whilst every effort is made to provide samples consistent with products to site, they should be viewed as a guide only.		Please visit the brick manufacture Disclaimer for more details.
Bricks including window sills	**Manufacturer**	Selkirk	**Category**	Category 1	**Colour**	Rebellion Red
Mortar Joints			**Style**	Rolled	**Colour**	Natural
Roof - Colorbond					**Colour**	Monument
Roof Whirlybird Ventilator					**Colour**	Monument
Colorbond Gutter					**Colour**	Monument
Colorbond Fascia					**Colour**	Monument
Downpipes (on Brick)			**Material**	Colourbond 100mm x 50mm		
Downpipes (on Post)			**Material**	Colourbond 100mm x 50mm		
Colorbond Barge Capping						
Colorbond Barge Fascia						
Colorbond Spreader					**Colour**	Monument
Colorbond Parapet Capping						
Colorbond Box Gutter						
Z Flashing / Transition Flashing						
Windows & Window winders				All Windows		Toffee (extra cost) (Handle Colour - Silver)
Glass Sliding Doors				Sliding door - As per plan		Toffee (extra cost) (Handle Colour - Silver)
Flyscreen colour & Flydoor colour (if app)				All Windows		Toffee
Front Door type	**Selection**	Newington XN5			**Glazing**	Clear Glazing (standard)
Laundry Door type	**Selection**	uPVC			**Glazing**	Clear Glazing
Garage Door - Front	**Type**	Steel-Line Textured (standard range)	**Profiles**	Flatline Textured	**Colour**	Monument
Verandah items						
Verandah Gutter - Colorbond						
Verandah Fascia - Timber/Colorbond						

Client 1 Initial / ..... Initial RRA JB Client 2 Initial / .....

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Job Number:	2508BAA178	**Document:**	1	**Contact:**	[redacted]
Client Name:	[redacted]			**Phone (H):**	**(W):**
				Phone (M):	[redacted]
Job Address:	Lot Ca 7 SEC Z, 653 Main Lead Road RAGLAN VIC 3373			**Administrator:**	Sally Quayle
House Package:	Barossa 24 John G King Inclusions Homestead Facade			**Consultant:**	Tayla Dargaville

Item	Selection Level 1		Selection Level 2		Selection Level 3	
Miscellaneous items						
_____ External Paint Selection _____						
External Paint						
Front Door Colour	**Note:**	If a dark paint colour is selected the manufacturer's warranty is voided. the manufacturer's warranty is voided. the manufacturer's warranty is voided.				
Front Door (Outside of Door)			**Finish**	Painted Ext door - Haymes Elite High Gloss Acrylic	**Colour**	Monument
Front Door Entry Frame & Sidelite (if app)			**Finish**	Painted Ext door - Haymes Elite High Gloss Acrylic	**Colour**	Monument
Porch/Eave & Alfresco Lining			**Finish**	Painted Infill/ Eaves & Doors - Haymes Ultra Premium Low Sheen Solashield	**Colour**	JGK White
Infill - Windows (FC Sheet or Other)			**Finish**	Brick infill	**Colour**	Refer Brick section
Infill - Garage (FC Sheet or Other)			**Finish**	Brick infill	**Colour**	Refer Brick section
Meter Box			**Finish**	Painted Meterbox/ Cladding - Haymes Ultra Premium Low Sheen Solashield	**Colour**	Monument
Render #1	**Applies to**	As per plans	**Finish**	Painted	**Colour** Aged Grey 6	See below
Verandah Beams/Rafters/Posts/Brackets			**Finish**	Painted	**Colour**	Monument
Finials/Mouldings/Sills/ Fretwork/Quoining						

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Client 1 Initial / ..... Initial RRA JB Client 2 Initial / .....

ENGINEERING SCHEDULE

CERTIFIED STEEL PORTAL FRAME SHED DESIGN IN ACCORDANCE WITH NCC 2025 FOR SITE WIND SPEED "44.22m/s", WIND REGION "A5", TERRAIN CATEGORY "2.5", IMPORTANCE LEVEL "2"
Internal Pressure: 0.5
Design Snow Load: 0.00 KPa, Roof Snow Load: 0.00 KPa

Customer: Robert Reid
Site Address: King Charlie Lane, Raglan VIC 3373

Main Building: Span: 15, Length: 24, Height: 5, Roof Pitch: 11 degrees
The length being comprised of 5 bays, the largest bay is 5m bays.
Left LeanTo: NA
Right LeanTo: NA

Total Kit Weight: 10927.77kg

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INTERNAL PORTALS	
Column:	2C30024
Rafter:	2C30024
Knee Brace:	2C15024
Knee Brace Length:	2600
Apex Brace:	2C15024
Apex Brace Length:	5400

END PORTALS	
Column:	C30024
Rafter:	C30024
Knee Brace:	NA
Knee Brace Length:	NA
Apex Brace:	NA
Apex Brace Length:	NA
Endwall Mullion:	C30024

LEFT LEAN TO PORTALS	
Internal Column:	NA
Internal Rafter:	NA
End Column:	NA
End Rafter:	NA
Knee Brace:	NA
Knee Brace Length:	NA

RIGHT LEAN TO PORTALS	
Internal Column:	NA
Internal Rafter:	NA
End Column:	NA
End Rafter:	NA
Knee Brace:	NA
Knee Brace Length:	NA

NOTE: All unclad intermediate columns are always back to back (refer to drawing: Floor Plan).

PURLINS AND GIRTS			
Eave Purlin:	TH120100		
Side Wall Girts:	TH120100	Max Spacing: 1000	Overlap: 10%
Front End Wall Girts:	TH120100	Max Spacing: 1000	Overlap: 10%
Back End Wall Girts:	TH120100	Max Spacing: 1000	Overlap: 10%
Roof Purlins:	TH120100	Max Spacing: 900	Overlap: 10%

NOTE: Girt spacing will vary to a maximum 1.0m where window/s are located.

FASTENERS	
Sleeve Anchor Bolts:	M16x105 Sleeve Anchor
Frame Bolts:	M16x45 Purlin Assembly Zinc (Mild)
Frame Screws:	Frame Screw 14x14x22
Cross Bracing Strap:	32mm x 1.2 strap
Open Bay Header Height:	NA

COLOUR SCHEDULE	
Roof Sheets:	Slate Grey
External Wall Sheets:	Heritage Red
Roller Doors:	Heritage Red
Flashings:	Slate Grey
PA Doors:	Heritage Red
Windows:	NA

DOMESTIC & LIGHT INDUSTRIAL STEEL PORTAL FRAME SHED STRUCTURES
This structure is designed in compliance with AS4600, AS3600 and AS1170 1 to 4 as Importance Level 2 with a Live Load of 0.25kPa as "Air Leaky Structures" providing stability when openings are prevalent.

The structures are clad with corrugated pre-painted finish, 0.42mm walls and 0.42mm roof (compliant with AS1562.1 Metal) over cold formed 450 to 550mPa galvanized steel C sections primary frames.

Primary framing is fastened together with 4.6 Class galvanized bolts adequately tensioned on ground prior to erection.

Secondary framing steel bracing, with purlins and girts lapped, are all tek fastened to primary steel with a minimum of two (2) teks per connection as specified in details.

All rainwater products are compliant with AS2179.1 (Metal).

ENGINEERING
The undersigning engineer has checked that the design of the structure complies with relevant current Australian Standards as stated above and the following i.e AS4671- 2001 Steel Reinforcing materials, AS3600 - Concrete structures. However, he will not be present during construction, neither will he conduct inspections nor construction supervision.

The class 10a buildings are designed for erection on pad footings or slab based on soil of classification "A"-"P" with minimum bearing capacity 100kPa (i.e. organic soil is to be removed to a suitable material below natural surface).

Where (suitable) fill is required to level the site, it should be placed and compacted in layers of 150mm maximum.

Concrete pad footings and slab supply and placement is to be in compliance with AS2870-2011 Residential Slabs & Footings, AS3600-2018 Concrete Structures for A2 and B2 exposure (i.e. 25mPa strength @ 28 days strength) with recommended slump 75 to 80mm for light pneumatic tyred traffic all trafficable floors.

25mm deep concrete saw cut, to be made into the surface of the concrete slab every 6m in width or length as crack control joints.

For sites where these conditions are considered to be inadequate, a customized foundation design for the structure can be supplied to suit a specific purpose.

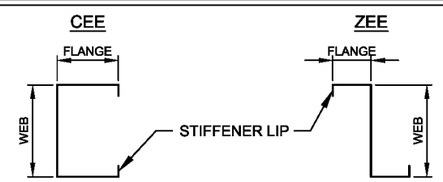
CONSTRUCTION
Erection of the structure is to be in compliance with local and state ordinances,

Occupational Health and Safety Regulations and with plans provided.

GENERAL
The designs as portrayed on the drawings remain the intellectual property of Best Sheds Pty Ltd and are provided for building approval and construction purposes only.

SNOW LOAD
Following conditions only apply to buildings with snow loading:
- No maintenance or roof traffic permitted on the roof while there is snow present.
- No other structure to be erected within 500mm of the gutters of this building.

COMPONENT DIAGRAM



TYP. = TYPICAL U.N.O. = UNLESS NOTED OTHERWISE

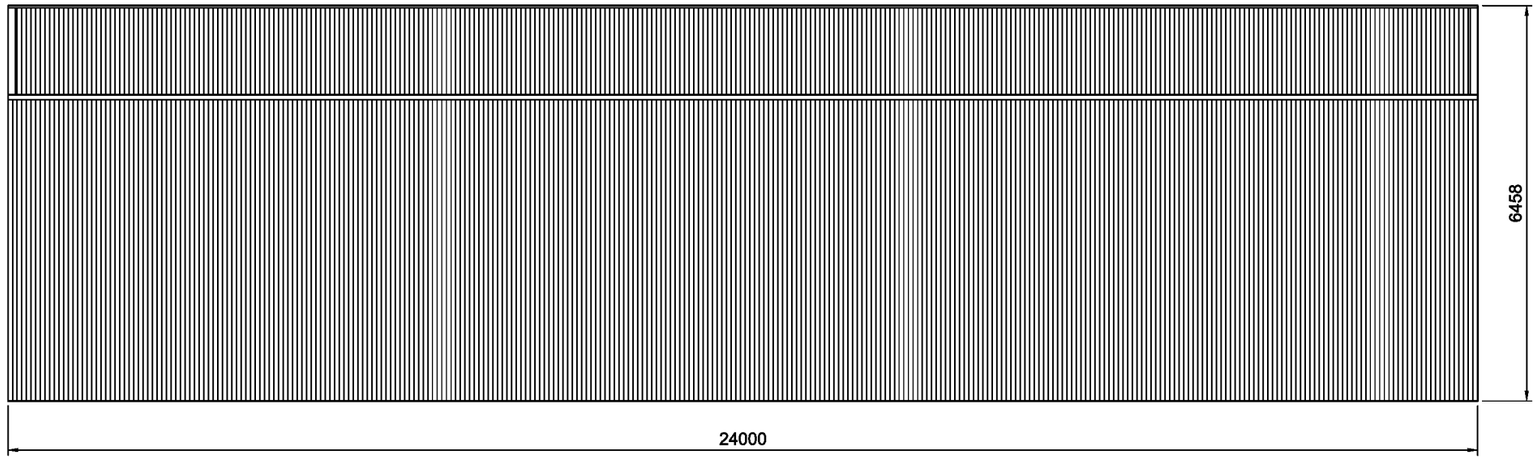
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Signature:
Date: 03.07.2026

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VIC, 3373

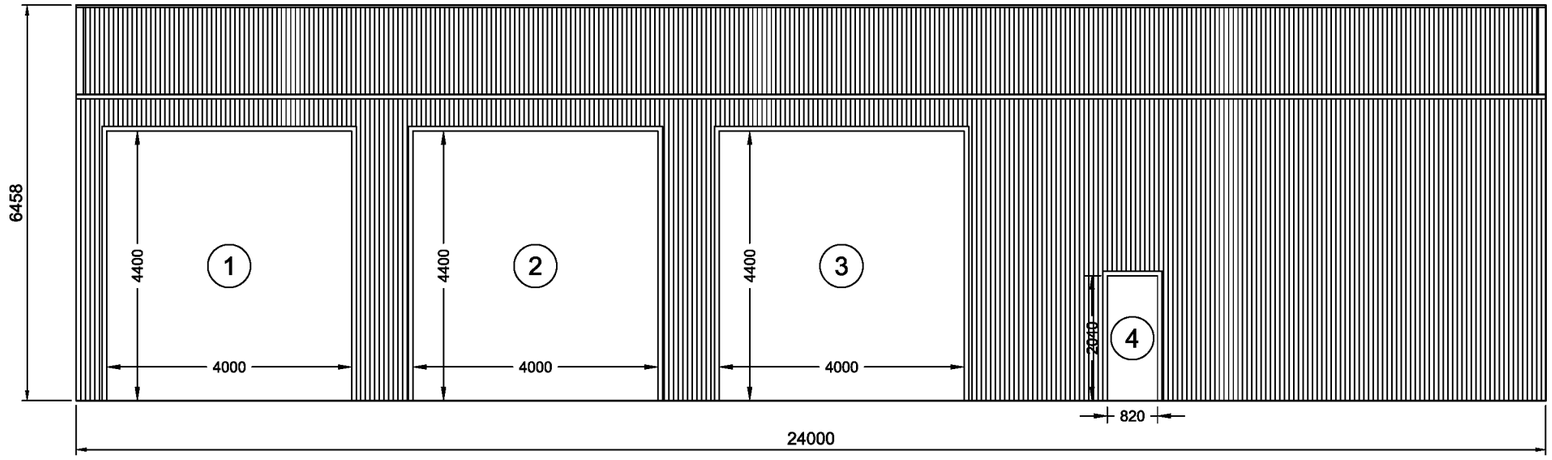
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2/2 LEFT ELEVATION

SCALE: 1:100



1/2 RIGHT ELEVATION

SCALE: 1:100

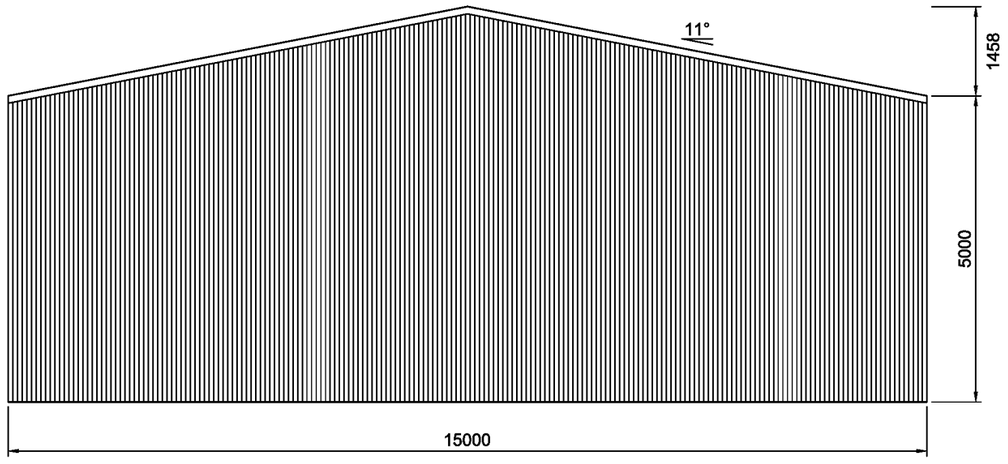
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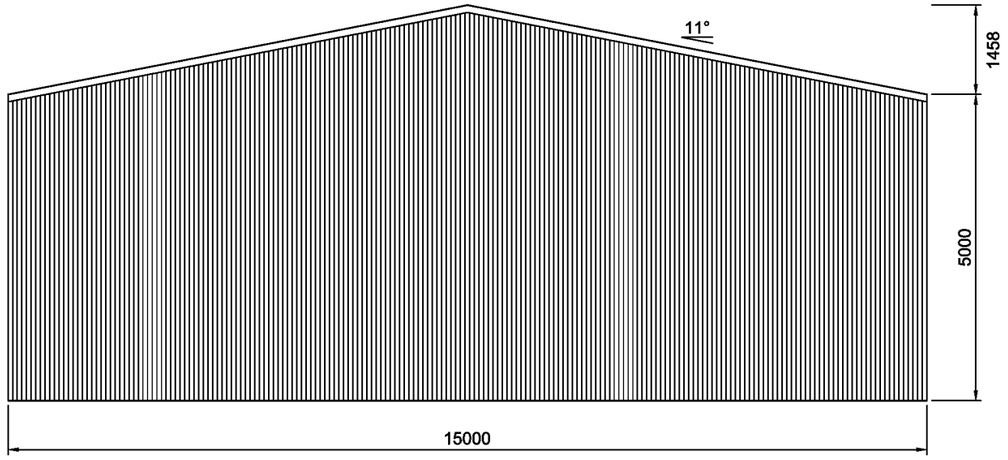
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1/3 REAR ELEVATION

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2/3 FRONT ELEVATION

SCALE: 1:100

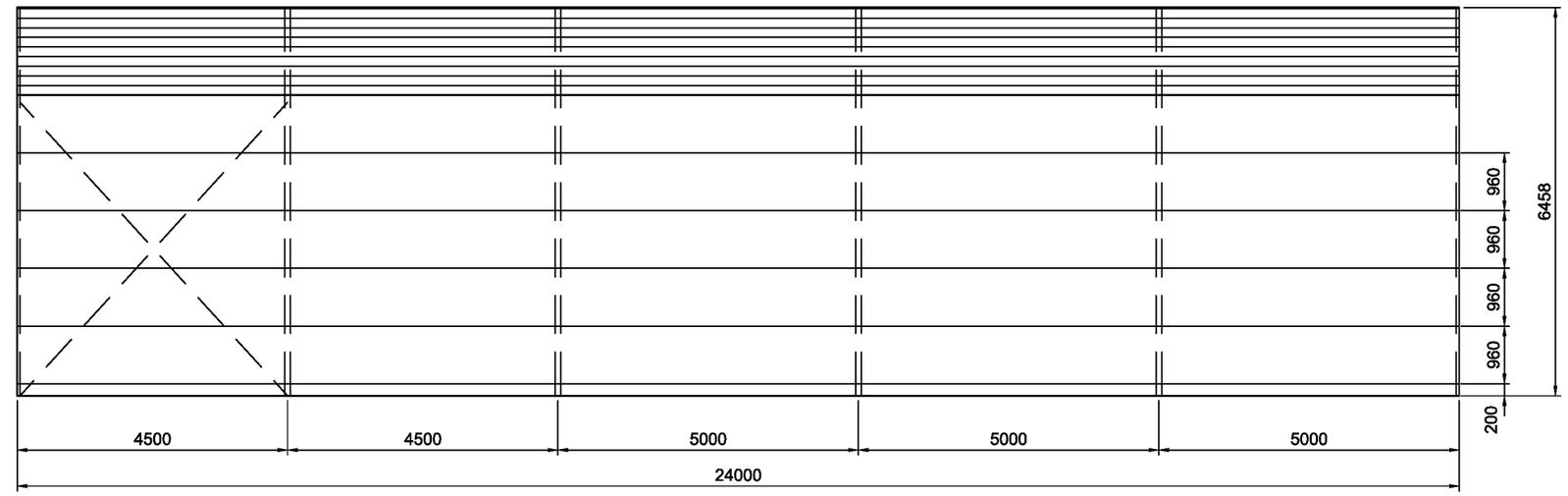
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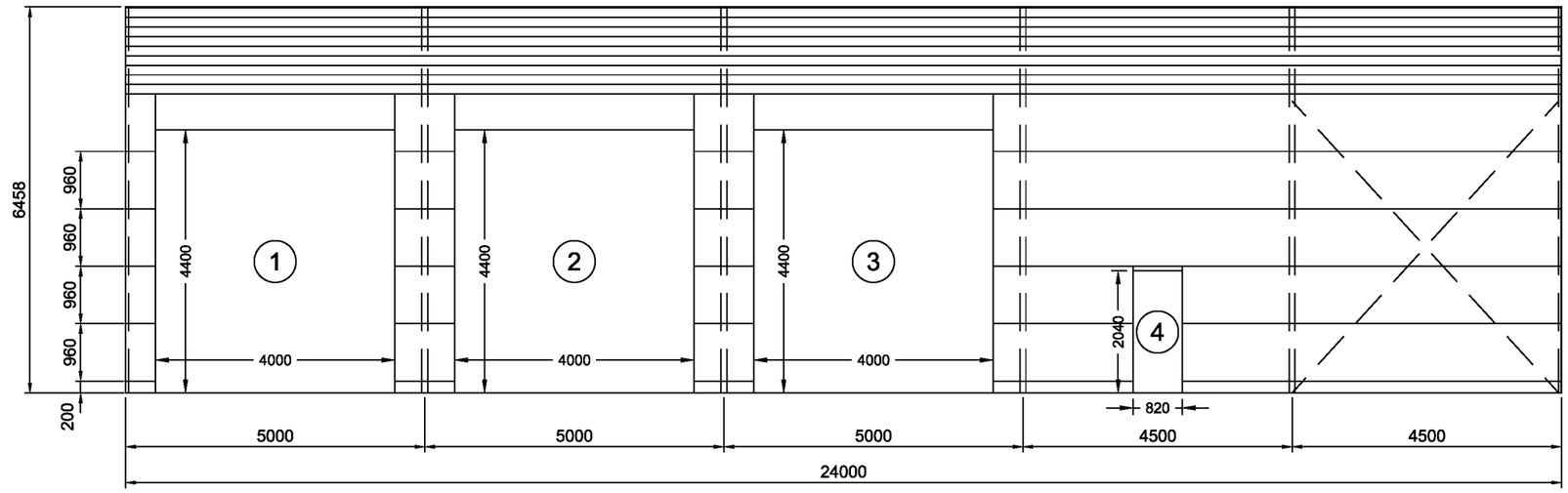
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2/4 LEFT ELEVATION

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1/4 RIGHT ELEVATION

SCALE: 1:100

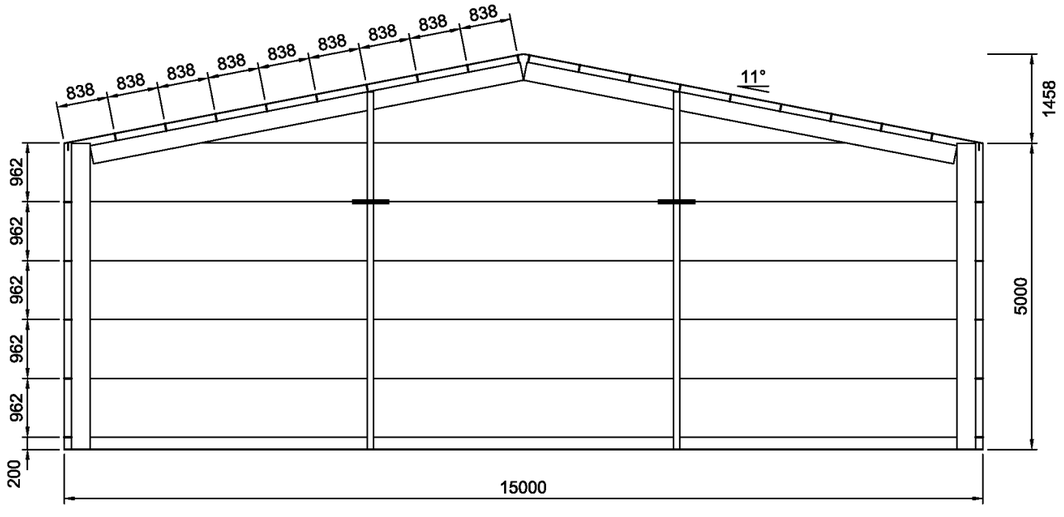
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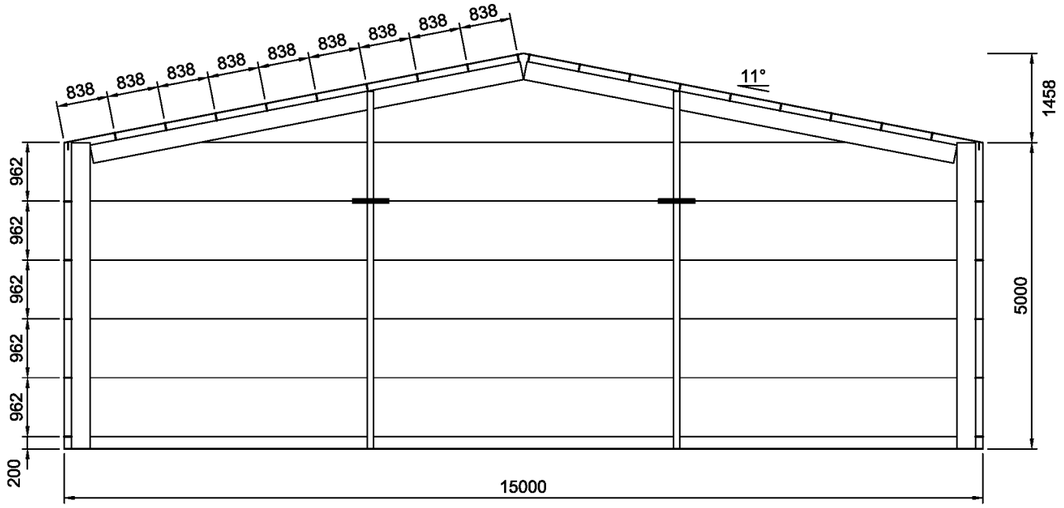
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1/5 REAR ELEVATION

SCALE: 1:100 FRAME #6



2/5 FRONT ELEVATION

SCALE: 1:100 FRAME #1

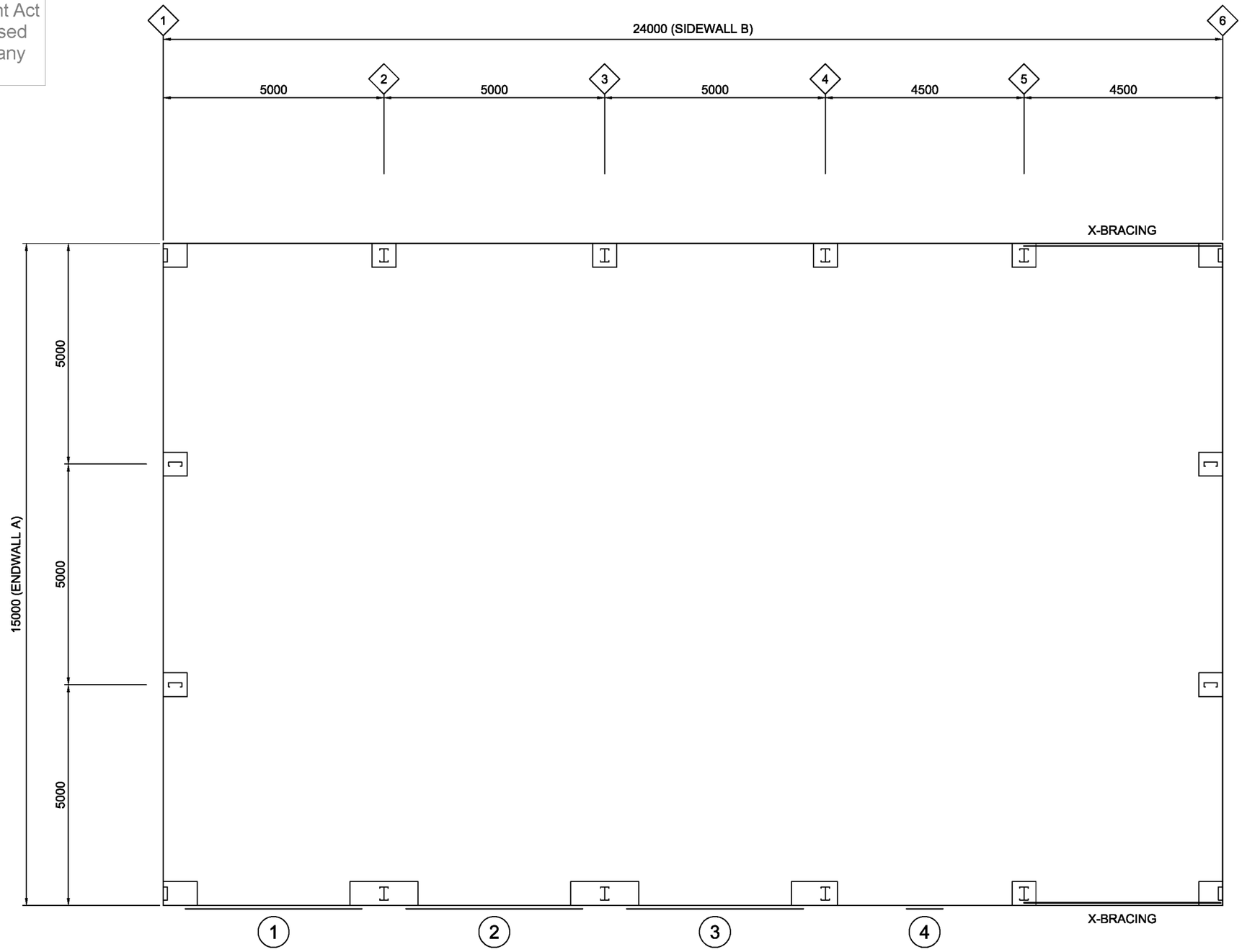
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1/6 FLOOR PLAN

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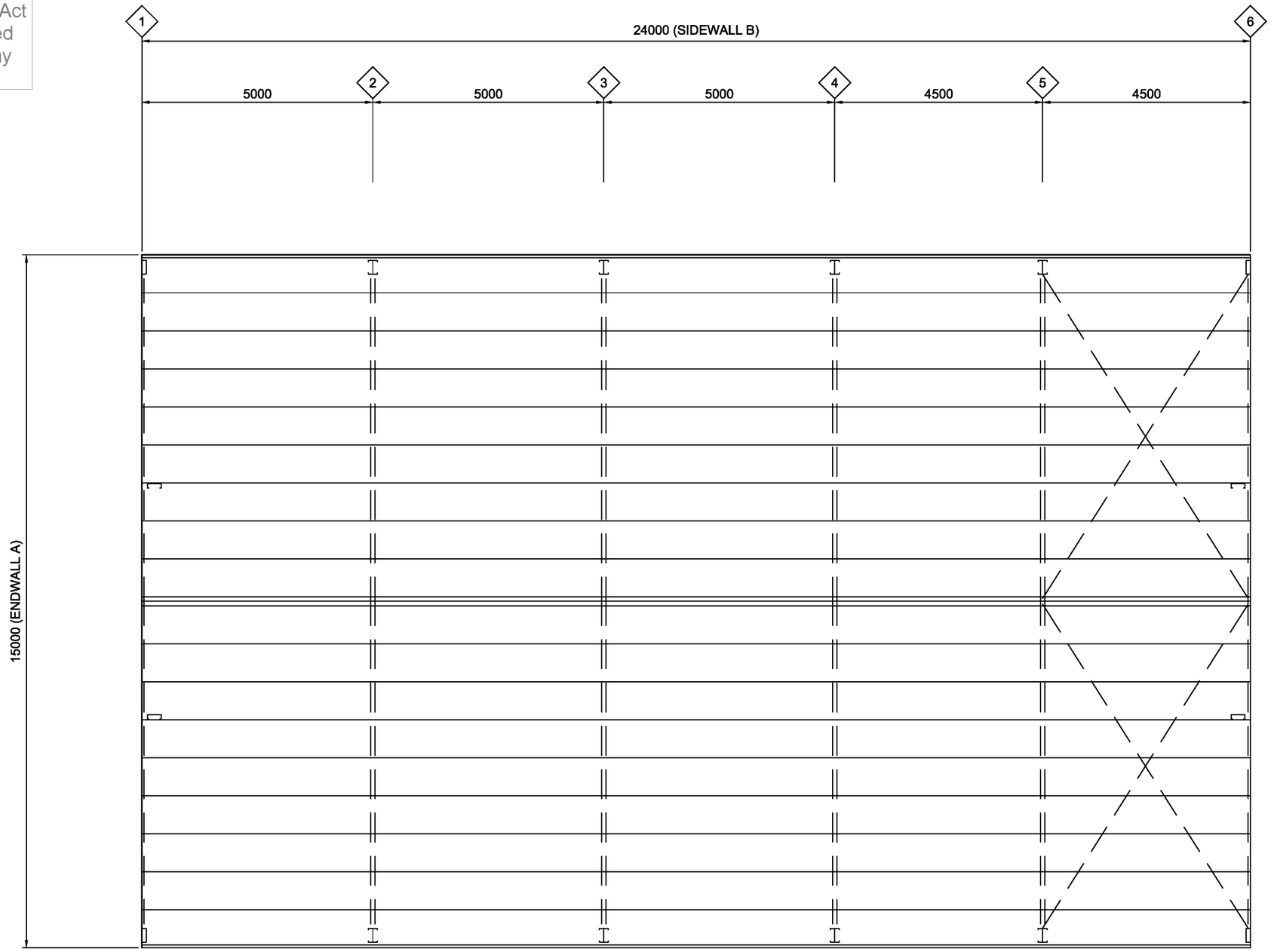
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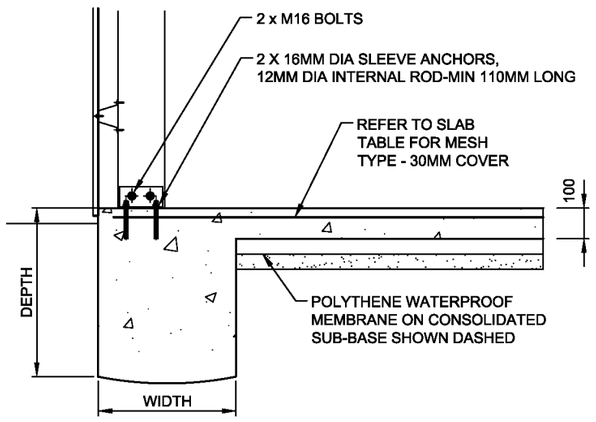
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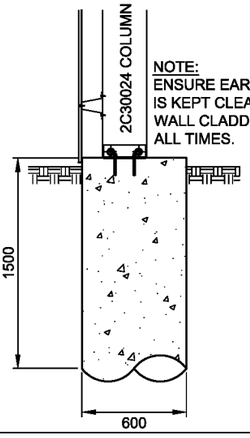
	MESH REINFORCING	TRENCH MESH	ø x DEPTH	EDGE BEAM (slab thickness not included) DEPTH	WIDTH
A, S, & M	SL72	—	450 x 400	—	—
M - D	SL82	L11TM3	---	300	300
H TO H - D	SL82	L11TM3	---	400	300
E TO E - D	SL82	L11TM4	---	400	400
P (DROP EDGE BEAM OR STANDARD EDGE BEAM WITH PIERS UNDER COLUMNS 300 INTO FIRM GROUND)	SL82	L11TM4	450ø	400	400

THICKNESS: 100MM WITH MINIMUM 30MM COVER. REFER TO SLAB FOUNDATION TABLE FOR REINFORCING SPECIFICATION

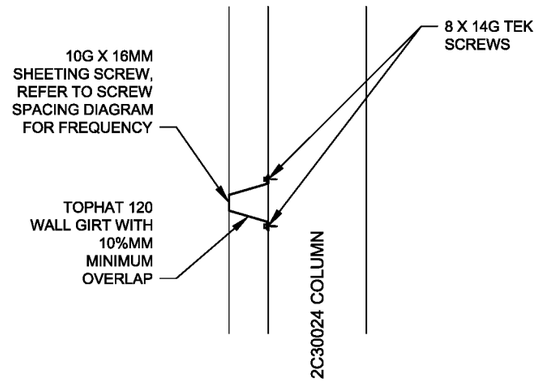
STRENGTH: 25mPa



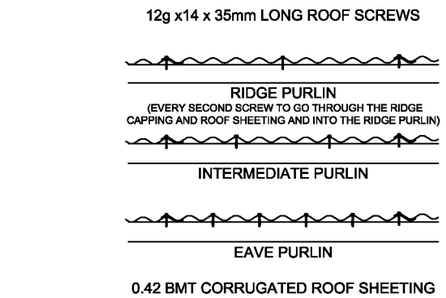
Y SLAB DETAIL

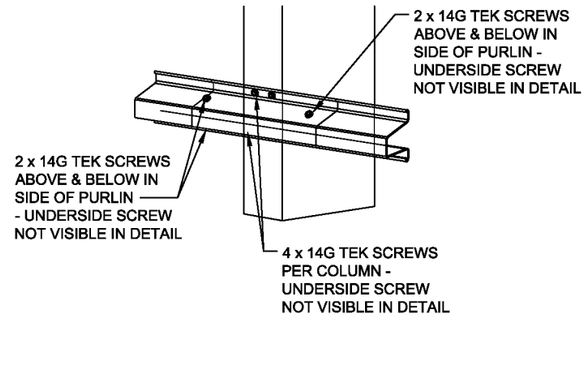


Z ALTERNATE PIER DETAIL

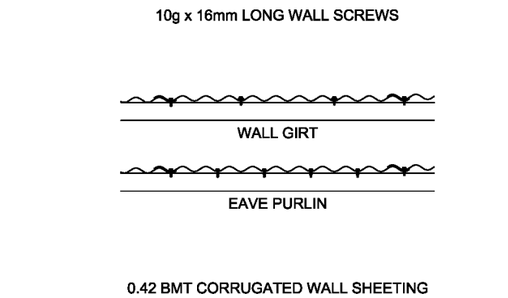


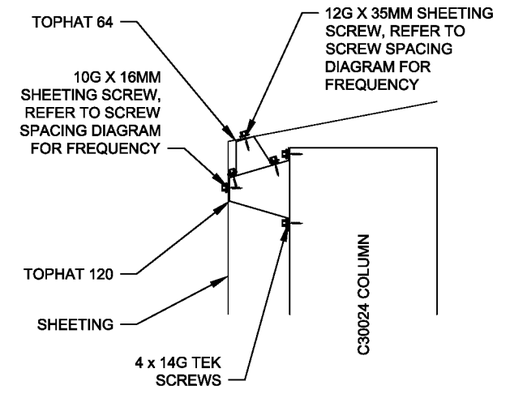
I ROOF SHEETING



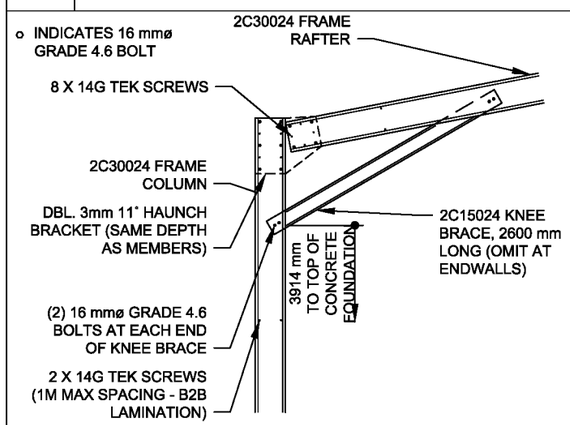


J WALL SHEETING



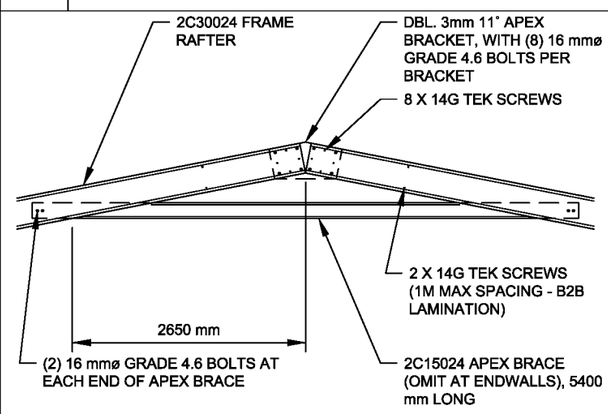


A HAUNCH CONNECTION



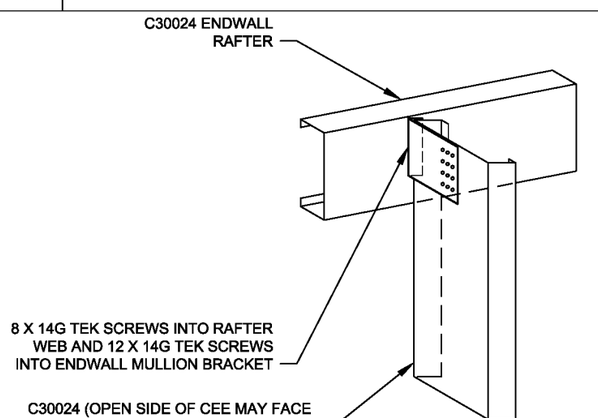
NOTE: ALL DOUBLE COMPONENTS SHALL BE SINGLE AT ENDWALLS.

B APEX CONNECTION

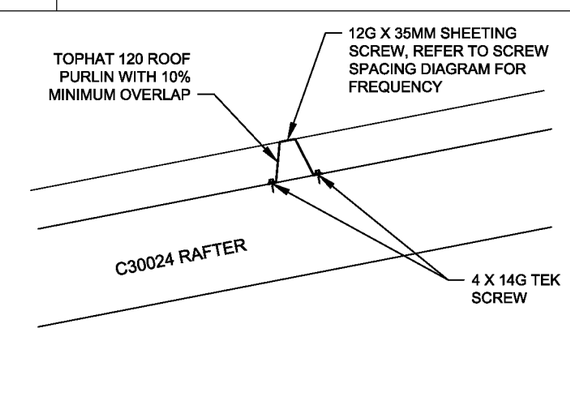


NOTE: ALL DOUBLE COMPONENTS SHALL BE SINGLE AT ENDWALLS.

C ENDWALL MULLION TO RAFTER



E PURLIN CONNECTION



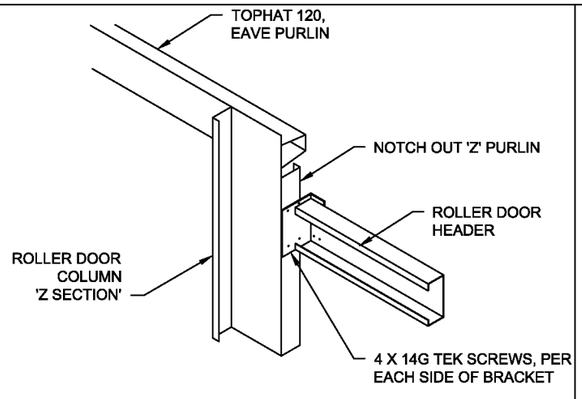
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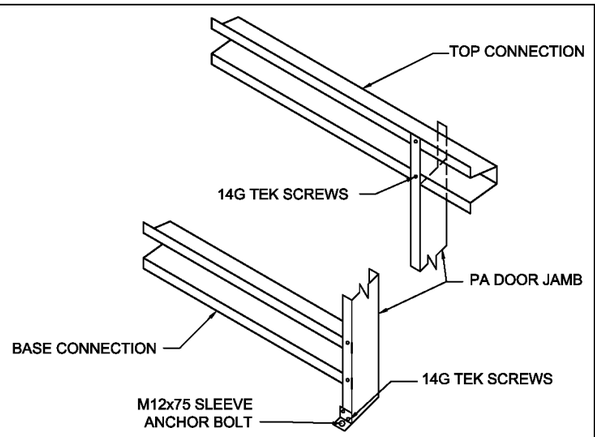
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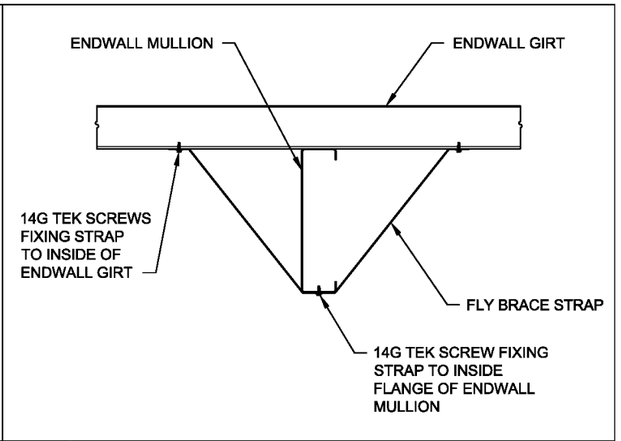
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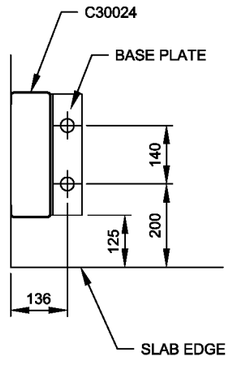
O TH120 SIDE ROLLER DOOR DETAIL



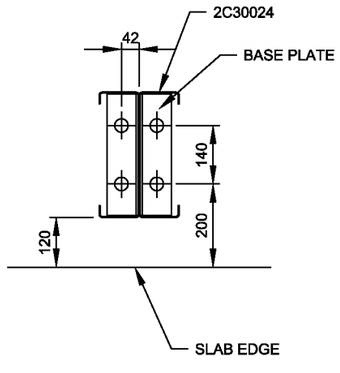
P PA DOOR STYLE CONNECTION



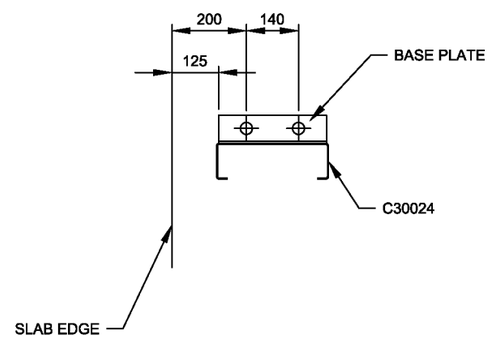
Q FLYBRACE



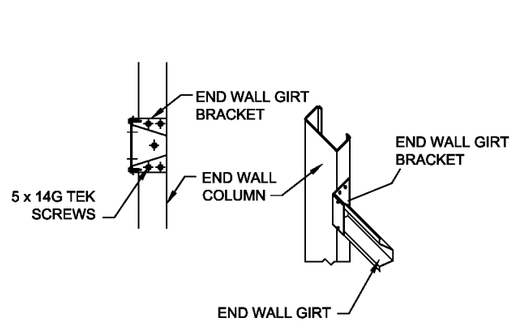
K CORNER COLUMN BASE



L INTERNAL COLUMN BASE



M ENDWALL MULLION BASE



N ENDWALL GIRT BRACKET

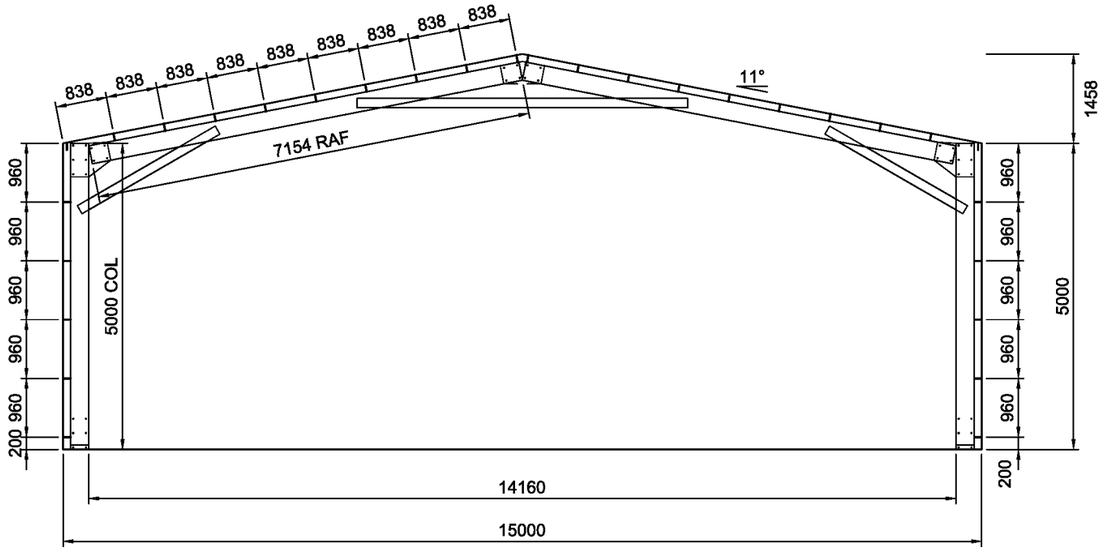
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1/10 TYP. FRAME CROSS-SECTION

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FRAMES 2-5

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FARM MANAGEMENT PLAN

Sheep Enterprise — Wool & Meat Production

Crown Allotment 7, Section Z, Parish of Raglan
653 Main Lead Road, Raglan VIC 3373

Landholder	[redacted]
Plan Date	12 October 2026
Planning Authority	Pyrenees Shire Council

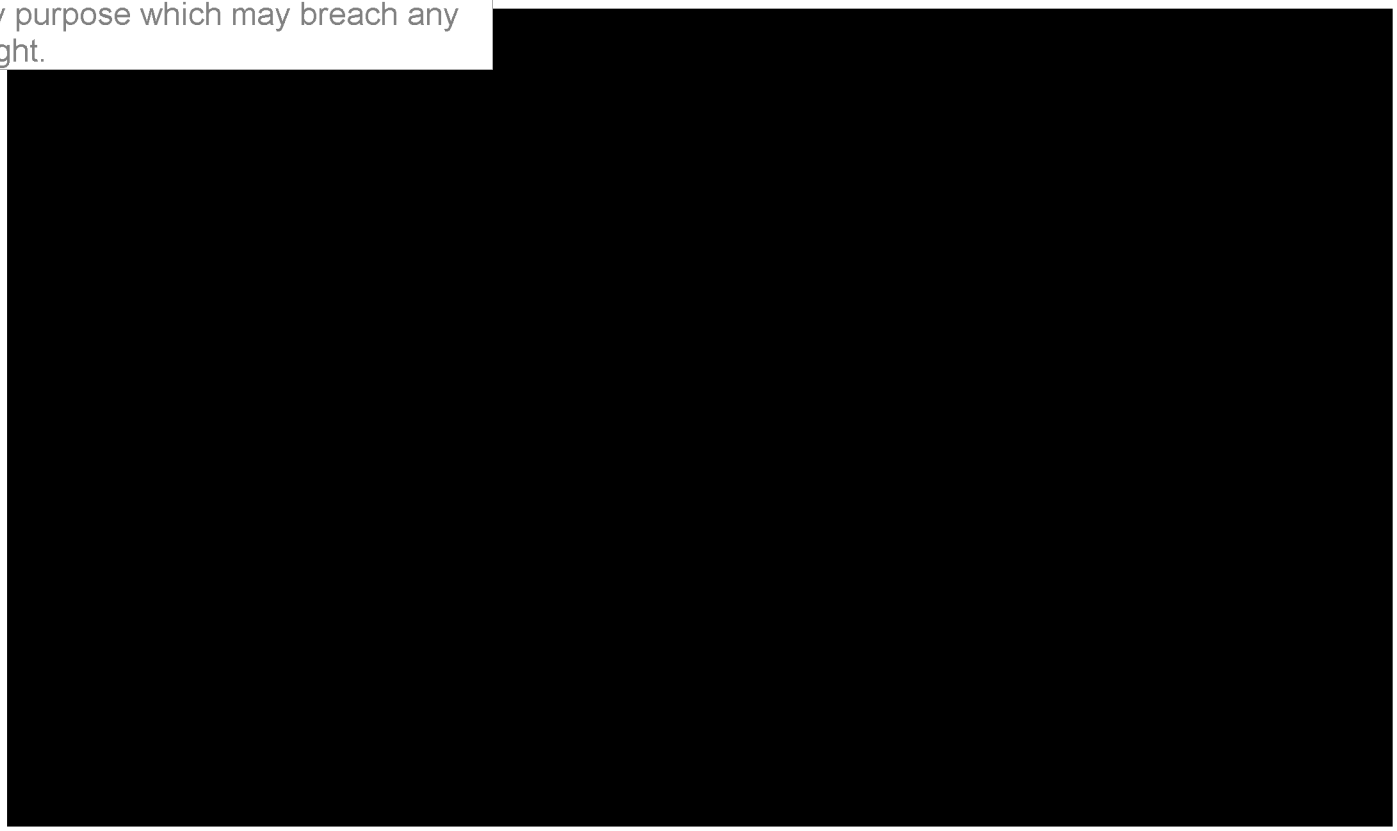
Agricultural enterprise, land rehabilitation and dwelling management

This plan describes the proposed sheep enterprise, its infrastructure and environmental management program, and the relationship of the proposed dwelling to farm operations.

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and



1. Farm Enterprise Overview

This Farm Management Plan sets out a detailed roadmap for establishing a sheep enterprise on approximately 20 hectares (about 50 acres) with an additional 52.6 hectares (130 acres (; at Crown Allotment 7 Section Z, Parish of Raglan, 653 Main Lead Road, Raglan VIC 3373.

The proposed enterprise combines pasture rehabilitation, staged stocking, reliable stock water and a year-round management program. Wool and lamb production will be matched to seasonal feed availability, with supplementary feeding and timely stock reductions used to protect animal welfare and ground cover. The property was previously held in the Reid family by Jocelyn Reid (Robert's mother) for 65 years for fine wool merino production.

- Property size and stocking calculations: Use the 20 hectare (with an additional 52.6 hectares) site to model realistic Dry Sheep Equivalent (DSE) carrying capacity and ewe numbers.
- Infrastructure layout: Fencing, water reticulation, laneways, handling yards and shelter aligned with the property scale.
- Refined grazing plan: Rotational grazing intervals matched to seasonal pasture growth and recovery requirements.
- Land rehabilitation: Maintain productive pasture and shelter, with biodiversity outcomes built into the design.
- Bushfire response capability: On-site presence, defendable space, water supply and access tracks structured to support both farm operations and broader community fire response.

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ves

g numbers using the 20ha land area (plus an additional 52.6 hectares) to calculate realistic stocking rates and plan paddock subdivisions.

2. Detail infrastructure requirements so fencing, water supply and shed infrastructure align with a carefully managed flock size.
3. Address enterprise-specific risks including biosecurity, pests, weeds, climate and bushfire.
4. Justify on-site residency through livestock survival, lambing oversight and overall farm productivity.
5. Support neighbourhood safety through on-site presence, surveillance and early fire awareness.
6. Maintain environmental stewardship through fuel-load management, grazing, weed control and rapid response to land-management issues.
7. Reduce feral pest pressure from foxes, rabbits and over-abundant kangaroos.
8. Contribute to community resilience through water resources, managing pasture and resident farm operations.

3. Property & Planning Profile

3.1 Location and Landholding

- Address: Crown Allotment 7 Section Z Parish of Raglan, 653 Main Lead Road, Raglan VIC 3373.
- Local Government Area: Shire of Pyrenees; Pyrenees Planning Scheme applies.
- Area used for farm planning: Approximately 20 hectares (with adjoining 52.6 hectares). Productive grazing area excludes buildings, access, infrastructure and protected areas.
- Landholder: Robert John Reid.
- Regional context: Rural Raglan district, north of Beaufort in western Victoria.
- Land use and surroundings: Predominantly rural land used for grazing, mixed livestock and cropping, with saleyard access at Ballarat within convenient driving distance.

3.2 Planning Framework

The property is subject to the Pyrenees Planning Scheme. The dwelling application is being assessed in the Farming Zone and under the Bushfire Management Overlay. This Farm Management Plan describes the proposed agricultural enterprise and the management practices that support its establishment and continuing operation.

The proposal is for a dwelling associated with the farm operation. Detailed building design, access, defendable space, firefighting-water supply and wastewater disposal are addressed through the accompanying drawings, Bushfire Management Statement and Land Capability Assessment. The agricultural management program will be implemented consistently with approved plans and permit conditions.

3.3 Landform, Soil & Vegetation

- Topography: Largely made up of a rectangular allotment, broadly undulating in contour, running along Amphitheatre-Chute Road and King Charlie Lane to the north with a small area to the south of King Charlie Lane.
- Soil and vegetation: Soils in the district are typical of western Victorian volcanic plains and surrounding uplands, with moderately fertile profiles suitable for improved pasture.
- Soil stability and erosion control: Land has been maintained to help prevent erosion and support water infiltration.
- Fire risk mitigation: Future tree placement, shelterbelt design and undergrowth management will align with CFA guidance to limit fuel continuity.

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and shelterbelt programs will support native fauna and habitat corridors.
arge amount of well-established native gum trees and is home to a vast

3.4 Existing Farm Assets

- Water resources: Existing water assets are significant. The property is not connected to reticulated water. Stock and firefighting water will be developed through rainwater capture, dedicated tanks, with several existing paddock dams already established; bore potential will be investigated if deemed necessary to maintain sufficient water for stock.
- Fencing: Boundary fencing is in good condition with ongoing monitoring and maintenance.
- Internal fencing: Partially installed; a planned subdivision will enable rotational grazing, soil protection and pasture recovery.
- Sheep handling: No fixed woolshed currently exists. Sheep will continue to be transported to a neighboring farm for crutching and shearing, as has been the case since the 2024 bushfire burnt down the previous shearing shed, with permanent facilities planned as the enterprise scales.
- Access: Frontage to Amphitheatre-Chute Road and King Charlie Lane, with the proposed vehicle entrance from King Charlies Lane.

4. Farm Production Strategy

4.1 Enterprise Goals

- Implement a dual-purpose sheep flock balancing wool quality with prime lamb production.
- Develop stock fencing, water distribution, handling infrastructure and access tracks.
- Maximise farm and animal health through rotational grazing, weed management, parasite monitoring and a safe lambing environment.
- Time lambing and production to make best use of spring pasture growth and manage summer feed gaps with conserved fodder.

4.2 Land Capability & Pasture Program

- Ongoing erosion, weed and feral animal control will continue.
- Strategic shelterbelt planting and revegetation will improve wind protection, soil retention and biodiversity.
- Spring and early summer pasture surpluses may be conserved as hay or silage to buffer late-summer and autumn feed gaps.

4.3 Water Security

- Rainwater captured from the proposed dwelling and shedding will feed dedicated tanks.
- Stock water will be reticulated to troughs across subdivided paddocks.
- Dam development in low points is part of the medium-term water-security plan.
- Bore potential may be investigated, including water-quality testing for total dissolved solids and livestock suitability.
- A dedicated 10,000-litre firefighting reserve will be provided separately from household and livestock water, with CFA-compatible connections.

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Raglan and the surrounding Pyrenees foothills typically receive between 600 and 750 millimetres of rainfall annually, with rainfall concentrated through the cooler months. The seasonal pattern supports a dual wool and lamb enterprise built around rotational grazing and conserved feed reserves.

Season	Key activities	Management focus
Summer (Dec–Feb)	Weaning; pasture topping; summer drenching; external parasite checks.	Water monitoring, feed reserves, fire-risk reduction.
Autumn (Mar–May)	Joining; soil and pasture work; stocking evaluation.	Select rams, renovate tired paddocks, assess pasture residue.
Winter (Jun–Aug)	Lambing; supplementary feeding; foot-health inspections.	Shelter, close monitoring and maintaining ewe condition.
Spring (Sep–Nov)	Peak pasture growth; lamb marking; shearing.	Rotational grazing, lamb growth and flystrike risk management.

5.2 Flock Composition & Carrying Capacity

The enterprise will develop towards a management target of approximately 30 to 45 breeding ewes with their lambs and 2 rams. This is a staged operating objective, not a claim that all title area can be grazed or that the land will support a fixed stocking rate in every season. Initial numbers will be lower while pasture, fences and water infrastructure are developed.

A Dry Sheep Equivalent (DSE) expresses relative feed demand. Agriculture Victoria uses 1 DSE for a 50 kg adult dry sheep at condition score 3. Pregnancy, lactation, lamb growth, liveweight and condition affect demand. The seasonal feed budget will total animals by stock class and compare demand with feed on offer, expected pasture growth, stored fodder and available water.

Before joining, available pasture and conserved feed will be reviewed against intended ewe numbers. If feed, ground cover or water becomes limiting, supplementary feeding, earlier sale of surplus stock or a reduction in breeding numbers will occur before paddock condition deteriorates.

6. Environmental Stewardship

6.1 Shelter, Biodiversity & Landscape Protection

- Shelterbelts will reduce wind exposure, provide shade and improve lamb survival during cold and wet periods.
- Native revegetation zones will support species such as superb fairy wrens, kingfishers, raptors, waterfowl and echidnas.
- Vegetation structure and understorey management will limit fuel continuity and support fire-risk reduction.
- Revegetation will follow natural contours and landscape features to stabilise soil while preserving productivity.
- Vegetation buffers will be maintained around dams, drainage lines and runoff areas to protect water quality.

6.2 Weed, Pest & Feral Animal Control

- Targeted spraying, mechanical removal and hand removal will be used for gorse, blackberry and broadleaf weeds.

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aged through fencing reinforcement and controlled access to grazing

led through monitoring, baiting where appropriate, exclusion and habitat reduction.

- Domestic dog risks will be addressed through secure fencing, community awareness and reporting protocols.

6.3 Soil & Water Protection

- Rotation and rest will aim to keep ground cover above the 70% management target.
- Slope and erosion will be actively managed.
- Ungrazed buffer strips near drainage lines will filter sediment.
- Stock will be directed to established dams and future water works will be assessed separately before construction.
- Tank and bore infrastructure (if developed) will be checked routinely for integrity, yield and water quality.

7. Risk, Biosecurity & Emergency Management

Risk area	Primary exposure	Management response
Financial & market	Wool and prime-lamb price volatility; major capital costs.	Track market indicators, budget annually, stage capital works and adjust flock size.
Seasonal feed	Late summer feed gaps or delayed autumn break.	Conserved fodder, supplementary feeding and timely destocking.
Flood / waterlogging	Saturated low-lying areas after heavy rainfall.	Drainage management and rotation timing.
Bushfire	Dry summer grass and rapid-fire movement.	Defendable space, dedicated water, maintained access, grazing/fuel management and emergency planning.
Biosecurity & disease	Wildlife, neighbouring livestock, dogs and parasites.	Worm egg counts, quarantine, drenching, NLIS traceability, fence monitoring and surveillance.

8. Infrastructure & Development Program

Infrastructure	Planned provision
Dwelling & farm office	Positioned for oversight of paddocks, yards and lambing areas; visitor sign-in and footbath station support biosecurity.
Sheep yards	Curved race design; capacity of at least 100–130 sheep at once for drafting at mature flock scale; shade and low-stress gathering.
Paddock fencing	Establish 6–8 grazing paddocks with stock water, gates and practical access; temporary fencing for lambing/recovery areas.
Laneways & tracks	All-weather gravel access, erosion control and emergency/fire access.
Storage facilities	1 stand equivalent shearing/handling shed; hay/feed storage; secure chemical and equipment storage.

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itoring & Review

	Actions
Before stocking	Confirm boundary fencing is secure; dependable stock water; confirm pasture/feed availability; portable handling and quarantine arrangements.
Establishment phase	Renovate selected pasture, control weeds, progressively establish 6–8 grazing divisions and keep initial stock below mature target.
Progressive development	Laneway connections and handling/storage facilities as flock needs justify; establish shelter plantings where necessary.
Every season	Review feed and water before joining; inspect flock and water routinely; increase checks during lambing/adverse weather; maintain >70% ground cover target.
Annual review	Reconcile stock/sale records, compare actual costs, and return with budget, inspect infrastructure and pasture, and set next season's stocking level.

10. Financial & Production Outlook

The enterprise will derive income from wool, sale of lambs and cull animals. A 40-ewe flock is used as an illustrative operating scale within the proposed 30–45 ewe range. Wool production of 5 kg per ewe gives approximately 200 kg of greasy wool annually.

Item	Planning basis	Annual amount
Wool revenue	40 ewes × 5 kg × $12.50/kg	$2,500
Lamb revenue	40 sale lambs × $195/head	$7,800
Illustrated revenue	Wool plus lambs	$11,020
Animal health	40 ewes × $25	$1,000
Shearing	40 ewes × $6.50	$260
Feed and supplements	40 ewes × $30	$1,400
Fertiliser and weed control	20 ha × $125/ha	$3,000
Listed variable costs	Before additional costs	$5,660
Partial operating contribution	Revenue less listed costs	$15,660

The illustrated balance is a partial operating contribution, not net profit. It excludes replacement livestock, rams, freight, selling costs, additional contractor charges, insurance, rates, utilities, owner labour, finance, depreciation, and capital expenditure.

The operating budget will be reviewed before major feed or capital purchases and take into account revenue for the adjoining 56.2 hectares. Changes in lamb prices, lamb survival or supplementary-feed requirements will be addressed through expenditure control, earlier turn-off, and adjustment of flock size.

11. On-Site Farm Residence: Operational Need

- Enables timely and frequent lamb checks through the lambing window.
- Provides immediate response to predator threats or extreme weather including storms, flooding, and heat events.
- Supports better weed and pest surveillance.
- Simplifies visitor management and monitoring of incoming vehicles and deliveries.
- Allows continuous parasite-control checks and centralises critical farm records.
- Supports early fire monitoring, livestock evacuation, and rapid access to tank and dam water for asset protection.

- Supports management of stock-water systems, injured or distressed animals, fence damage, pasture monitoring, and seasonal grazing.
- Relief care arrangements will be provided when the operator is away; the dwelling does not replace the need for suitable shearing shed, reliable water, fencing, and professional advice.

12. Conclusion & Commitment to Sustainable Operation

This Farm Management Plan establishes the operating framework for a sheep enterprise on Crown Allotment 7, Parish of Raglan, 653 Main Lead Road, Raglan VIC 3373 (King Charlie Lane). The program combines 65 years' operating as a successful enterprise and [redacted] eliable water, secure fencing, rotational grazing, and regular monitoring.

The landholder's objectives are to restore productive pasture, protect animal welfare, manage weeds and pests, maintain ground cover, and develop shelter and biodiversity features consistent with bushfire protection requirements. The proposed dwelling supports the regular farm-management tasks described in this plan.

Implementation will be assessed through infrastructure readiness, pasture condition, water availability, livestock performance and annual budgeting. Stock numbers and expenditure will respond to those results so that agricultural use remains suited to the land and seasonal conditions.

References & Supporting Documents

- Farm Management Plan — Crown Allotment 7, Parish of Raglan, 653 Main Lead Road, Raglan VIC 3373 (King Charlie Lane).
- Raglan architectural drawing set: seven-page set reproduced in Appendix A.
- Agriculture Victoria — Resources for assessing feed and animal requirements over summer. Sheep Notes, Autumn 2021. DSE definition and feed-budget approach.
- Country Fire Authority — BMO Individual Conditions: Water Supply, November 2024. Dedicated firefighting storage and outlet access.

Appendix A — Site & Building Plans

The following drawings are to be read in conjunction with this Farm Management Plan for Crown Allotment 7, King Charlie Lane, Raglan:

- Site plan
- Floor plan
- Elevations and schedules
- Roof plan

Drawing set: 1.pdf. The 7-page architectural set operates alongside the farm-management measures, Bushfire Management Statement, Land Capability Assessment and applicable permit conditions.

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REGIONAL PROJECT CONSULTING Pty Ltd

LAND CAPABILITY ASSESSMENT

653 Main Lead Road, Raglan

24 November 2023
Ref: 230920-1

Rev A

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1. Introduction

An investigation has been undertaken to assess the land capability at 653 Main Lead Road, Raglan, for the purpose of on-site wastewater management.

This report provides information for:

- Site constraints;
- Soil conditions;
- Recommend most appropriate wastewater treatment system and land application methods;
- Indicative land application area sizing.

The recommendations of this report are made in accordance with the key-performance objectives for any on-site wastewater management system:

- To maintain public health;
- To maintain and enhance the quality of the environment;
- To maintain and enhance community amenity;
- To protect resources.

2. Proposed Development

The following are known particulars with regard to proposed improvements for the site:

Site Address: 653 Main Lead Road, Raglan
Lot and Plan Number: 7~Z\PP3439
LGA: Pyrenees
Zone: FZ (Farming Zone)
Allotment size: 7.88 Ha
Domestic Water Supply: Onsite roof collection
Proposed Dwelling: 3-bedroom house
Anticipated Wastewater Load: 4 people max. occupancy. Wastewater generation = 150 L/person/day (not reticulated water, rainwater from roof only); total design load = **600** L/day (source Table H1 AS1547:2012 On-site Domestic Wastewater Management)
Availability of sewer: Unlikely the area will be sewered in the foreseeable future.

The land downslope and northwest of the proposed dwelling is the preferred location for the effluent field.

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3. Methodology

The following method was engaged in collecting information and preparing this Land Capability Assessment:

- **Desktop Study** to reveal information regarding geological, topographical, climate and soil references.
- **Onsite Investigation** to identify soil profile and undertake a site assessment;
- **Laboratory Testing** to accurately determine soil parameters
- **Analysis** of findings and report writing.

Analysis is in line with the MAV Land Capability Assessment Framework, 2014. All components of this Land Capability Assessment have been undertaking in accordance with:

- Publication 891.4 *Victorian Code of Practice Onsite Wastewater Management* 2016
- Victorian EPA publication No. 746.1 *Land Capability Assessment for Onsite Domestic Wastewater Management*
- Australian Standard AS/NZS 1547:2012 *On-site Domestic Wastewater Management*
- Municipal Association of Victoria Victorian Land Capability Assessment Framework 2014

4. Site and Soil Assessment

A site inspection was undertaken by Jeremy Rudd 11 July 2023. Weather conditions were fine.

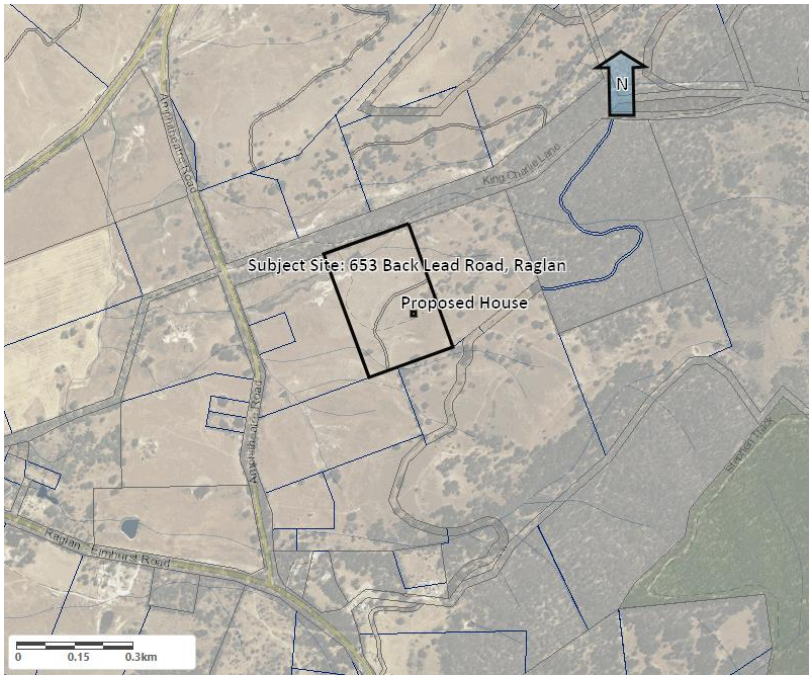


Figure 1: Locality Map

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- The site is well vegetated with native and exotic grasses;
- Some established trees are present and sparsely spread across the propert
- An Unnamed watercourse crosses the property.
- An existing cut-off drain traverses the property from south to east.



Figure 2: Photo facing northeast showing proposed land application area

Table 1: Key Site Features

Feature	Assessment	Level of Constraint	Mitigation Measures
Aspect	Sloping steeply to the north-west. Grass, cover across the site.	Minor	-
Climate	Mean annual Rainfall at closest station (Avoca): 537.4mm. Mean wettest month, June: 59.7mm. Mean driest month, March: 29.1mm. Average Annual Pan Evaporation is approx. 1,390mm (from BOM Map data). Average Evaporation exceeds rainfall throughout the year.	Moderate	Secondary Treatment system recommended

Erosion and Landslip	Site is not within an Erosion Management Overlay	Minor	-
Fill (imported)	Not within proposed land application area	Minor	-
Flooding	Not identified as Land Subject to Inundation or flooding overlay.	Minor	-
Ground-water	No groundwater observed	Minor	-
Land Suitability	Land size 7.88 Ha	Minor	-
Rock Outcrops	Nil	Minor	-
Setback Distances	The site is not within a designated water catchment area. Unnamed watercourses are located north and south of the proposed effluent disposal area beyond the minimum setback distance.	Minor	-
Site Drainage	Reasonable	Minor	-
Stormwater Run-on and Runoff	potential for sheeting flows across site	Moderate	Install ground drains to divert surface water away from LAA
Slope	Approximately 10% to northwest	Minor	-
Surface Waters	Dams located on the site beyond minum set-back distances	Minor	-
Vegetation	Grass coverage in excess of 90% of site. Established trees present	Minor	-

Soil Profile

Review of published soil information revealed the site is regionally in an area of Palaeozoic (Ca) sedimentary, St Arnaud Group sandstone, mudstone, shale.

A soil survey was carried out at the site to determine suitability for application of treating effluent. Soil investigations were conducted at three locations in the vicinity of the desired LAA envelope using a hand auger. This was sufficient to adequately characterise the soils as only minor variation would be expected throughout the area of interest. Three soil horizons were encountered in these investigations. Full profile descriptions are provided in Appendix A. Samples of discrete soil layers were collected for subsequent laboratory analysis of pH, electrical conductivity and Emerson Aggregate Class, Cation Exchange Capacity, Sodicity and Sodium Absorption Ratio. Table 2 describes the soil constraints in detail for each of the soils encountered.

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ed LAA are characterised as a brown clayey loam topsoil (first horizon) overlying a moderately structured brown mediumclay (second horizon) overlaying a moderately structured brown light clay (third horizon). Each borehole met refusal at up to 1.4m depth.



Figure 3: Photo showing excavated soil profile from BH3

Table 2: Key Soil Features

Feature	Assessment	Level of Constraint	Mitigation Measures
Cation Exchange Capacity	**9.7** (Refer to Laboratory results)	Minor	-
Colour and Mottling	Not observed	Minor	-
Electrical Conductivity (EC)	**0.011 dS/m** (Refer to Laboratory results)	Minor	-
Emerson Aggregate Class	**5** (Refer to Laboratory results)	Minor	-
Permeability and Design Loading Rate	Restrictive horizon: Moderately Structured, Medium Clay. Cat 6b	Moderate	Set aside reserved area additional LAA if required
pH	**6.5**	Minor	-
Rock Fragments	Some gravel and small rocks observed in lower sub-soil, < 5%	Minor	-

Feature	Assessment	Level of Constraint	Mitigation Measures
Sodicity [Exchangeable Sodium Percentage (ESP)]	**0.6%** - not sodic	Minor	-
Sodium Absorption Ratio (SAR)	High ratio of sodium to calcium and magnesium.	Moderate	Treatment of receiving soil with gypsum
Soil Depth	Boreholes able to penetrate up to 1.4m depth	Moderate	Restrict land application to receival of secondary treated effluent
Soil Texture	First horizon (Topsoil): Moderately structured clayey loam 4a Second horizon: Moderately structured medium clay 6b Third Horizon: Moderately structured medium clay 6b	Moderate	Apply DIR appropriate to restrictive soil horizon
Watertable (depth to)	Watertable not encountered	Minor	-

5. Analysis

Consideration for the most appropriate method for treating wastewater at this site gives regard to the most cost efficient means of effectively managing environmental and health risk. The following describes the deliberation in determining the most appropriate method for managing wastewater at this site:

- The soil depth at the site is such that the minimum depth for receiving primary effluent cannot be achieved. This, coupled with adverse rainfall to evaporation ratio and low permeability receiving soil means the site is not suitable for receiving primary wastewater;
- However, characteristics of the soil and appropriate setback distance from watercourses means the site appears capable of receiving secondary treated wastewater via a sub-surface irrigation method;
- The topsoil (first horizon) identified on the site is considered to be of reasonable quality;
- The slope (approx. 10% at the LAA) would be capable of receiving sub-surface irrigation.

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- Sub-surface irrigation is considered the most appropriate method of dispersing secondary treated wastewater to the root-zone.

In recommending this approach the following constraints will need to be managed appropriately as described:

- No large trees or densely foliaged trees shall be planted within the LAA or close enough that they would cast shade onto the LAA or act as a wind break;
- A cut-off drain shall be constructed across the upper slope sides of the LAA that diverts stormwater run-off away from the LAA. Downpipes will divert roof water from the house and sheds away from the LAA;
- Trenches excavated for irrigation lines shall be treated with gypsum, at no greater than 1kg per 5 sq.m;
- A second (reserved) LAA of equivalent size shall be set aside (adjacent to the primary) to mitigate the risk of failure;

6. Wastewater Management System

This section provides an overview of a suitable onsite wastewater management system, with sizing and design considerations and justification for its selection. Detailed design for the system should be undertaken at the time of the building application and shall be submitted to Council for approval.

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TREATMENT SYSTEM

The secondary effluent quality required is:

- Biochemical Oxygen Demand (BOD) < 20 mg/L;
- Suspended Solids (SS) < 30 mg/L;

Refer to the EPA website for the list of approved options that are available https://www.epa.vic.gov.au/for-community/environmental-information/water/about-wastewater/onsite-wastewater-systems. The property owner shall make final selection of the secondary treatment system and will include the details of it in the Septic Tank Permit to Install application form for Council approval.

EFFLUENT MANAGEMENT SYSTEM

The preferred system, described in the previous section, is a pressure compensating subsurface irrigation to provide even and widespread dispersal of the treated effluent within the root-zone of plants. This system will provide beneficial reuse of effluent. It will also ensure that the risk of effluent being transported off-site will be negligible.

Subsurface irrigation comprises a network of drip-irrigation lines that is specially designed for use with wastewater. The pipe contains pressure compensating emitters (drippers) that employ a biocide to prevent build-up of slimes and inhibit root penetration. The lateral pipes are usually 0.6 to 1.0 m apart, installed parallel along the contour. Installation depth is 100-150 mm in accordance with AS/NZS 1547:2012. It is critical that the irrigation pump be sized properly to ensure adequate pressure and delivery rate to the irrigation network.

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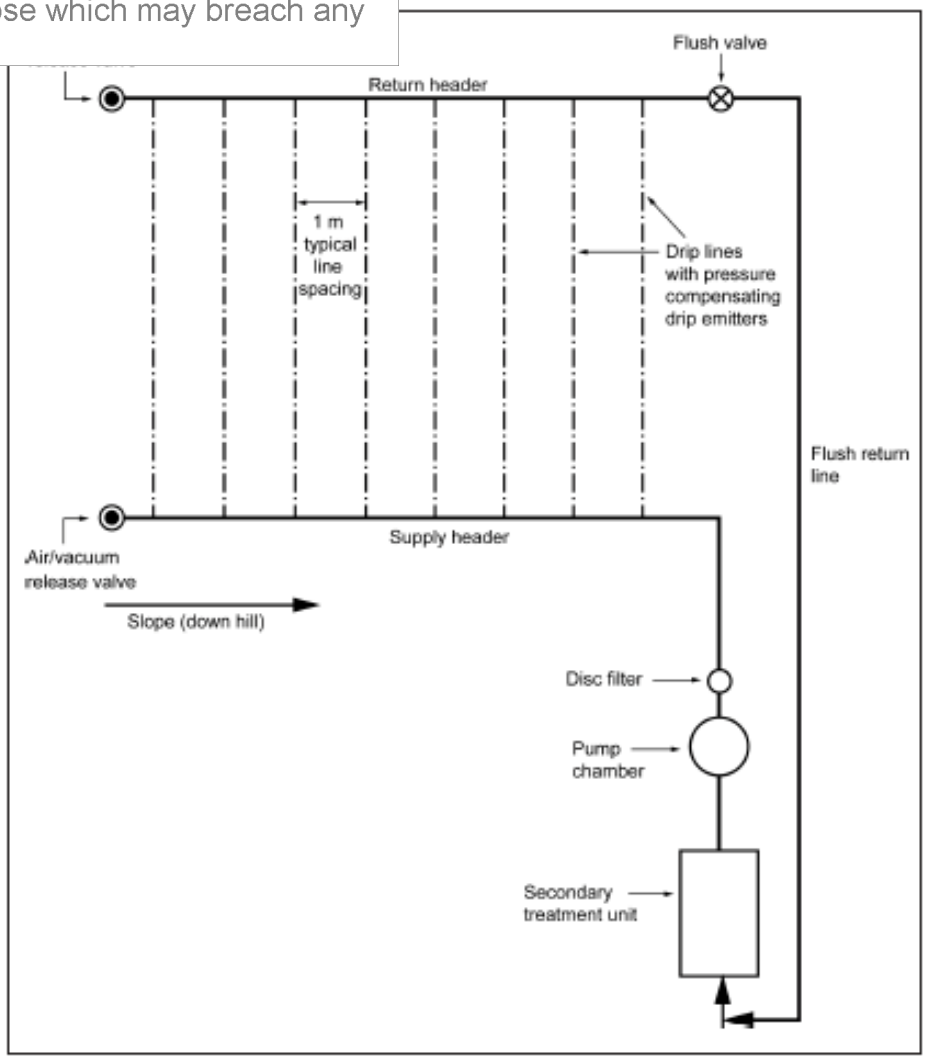


Figure 4: Example layout of drip irrigation components

A filter is installed in the main line to remove fine particulates that could block the emitters. This must be cleaned regularly (typically monthly) following manufacturer's instructions. Vacuum breakers should be installed at the high point/s in the system to prevent air and soil being sucked back into the drippers when the pump shuts off. Flushing valves are an important component and allow periodic flushing of the lines, which should be done at six monthly intervals. Flush water can be either returned to the treatment system, or should be released to a small dedicated gravel-based trench.

All trenching used to install the pipes must be backfilled properly to prevent preferential subsurface flows along trench lines. Irrigation areas must not be subject to high foot traffic movement, and vehicles and livestock must not have access to the area otherwise compaction around emitters can lead to premature system failure.

Sizing the Irrigation System

The size of the irrigation area water balance modelling has been determined using the Victorian Land Capability Assessment Framework calculator in conjunction with the EPA Code of Practice (the Code) and AS1547:2012. The required irrigation area is **741** m². The calculations are summarised below, with full details provided in Appendix C.

The water balance can be expressed by the following equation:

Precipitation + Effluent Applied = Evapotranspiration + Percolation

Data used in the water balance includes:

- Mean monthly rainfall and mean monthly pan evaporation;
- Average daily effluent load – **600** L (from Table 4 of the Code);
- Design irrigation rate (DIR) – **2.0** mm/day (from Table 3 of the Code);
- Crop factor – **0.6** to **0.8**; and
- Rainfall runoff factor – **1**

The nominated area method is used to calculate the area required to balance all inputs and outputs to the water balance.

Sizing for alternative house configurations

To provide flexibility for changing the desired size of the proposed house, the following table represents the sizing for the irrigation area based on the number of bedrooms:

No. Bedrooms	Average Daily Effluent Load (L)	Irrigation Area Required (sq.m)
2	450	556
3	600	741
4	750	926

Siting and Configuration of the System

The irrigation area shall be positioned central on lot towards the south-eastern end of the property, north-west and downslope from the proposed house. A minimum setback distance of 30m from the unnamed watercourses (closest watercourse approximately 140m to the south). A setback distance of at least 3m from the northern and western boundaries and 1.5m from the southern and eastern boundary is also required. A soil profile of at least 1.4m depth below the surface is expected.

The location of the Land Application Area (LAA) is shown in Figure 2. This envelope is drawn much larger than the area required to give flexibility in for the client and system installer to strategically position the irrigation lines while maintaining the required setback distance. The envelope also provides space to be reserved for an additional field should it be required at any point in the future.

It is recommended that the owner consult an irrigation expert familiar with effluent irrigation equipment to design the system, and an appropriately registered plumbing/drainage practitioner to install the system. The irrigation plan must ensure even application of effluent throughout the entire irrigation area.

Setback Distances

The setback distances relevant for this site for a secondary treatment irrigation system are as follows (taken from Table 5 of the EPA Code of Practice):

- 30 metres from watercourses;

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- 3 metres upslope and 1.5m downslope from a neighbouring property
- 3 metres upslope and 1.5m downslope from a swimming pool

All setback distances are achievable on this site whilst maintaining sizing required for the LAA.

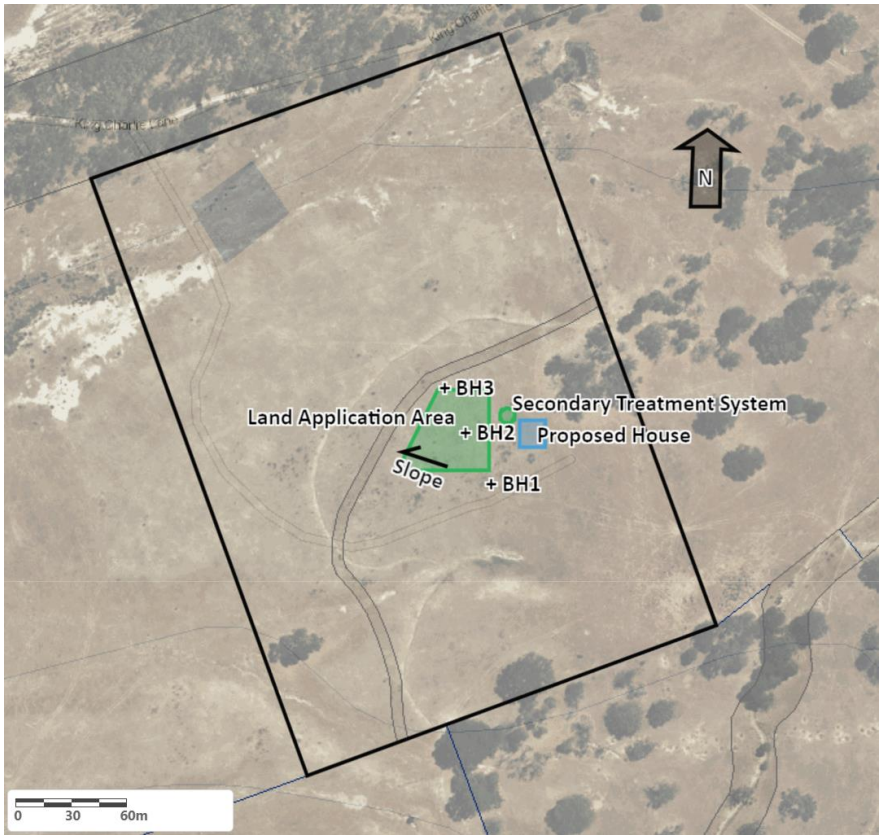


Figure 5: Location of the proposed wastewater management system

Installation of the Irrigation System

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

To ensure even distribution of effluent, it is essential that the pump capacity is adequate for the size and configuration of the irrigation system, considering head and friction losses due to changes in elevation, pipes, valves, fittings etc.

The irrigation area and surrounds must be revegetated immediately following installation of the system with turf or grasses. The area should be isolated (such as by landscaping or fencing), to prevent vehicle and stock access. Signs should be erected to inform resiudents and visitors of the extent of the effluent irrigation area and to limit their access and impact on the area.

Stormwater run-on shall be prevented by upslope diversion berms or drains along up slope side are necessary to divert stormwater away from the LAA. Stormwater from roofs and other impervious surfaces must not be disposed of into the wastewater treatment system or onto the effluent management system.

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7. Operation and Maintenance

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

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

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

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

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

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8. Recommendation

Sustainable onsite wastewater management is feasible with appropriate mitigation measures, as outlined, for the proposed residence.

Specifically, we recommend the following:

- Secondary treatment of wastewater by an EPA-accredited treatment system;
- The irrigation Area for secondary treated effluent to be minimum **741** m² for a 3-bedroom house.
- Subsurface irrigation area shall incorporate the following measures:
    - No additional large or densely foliaged trees shall planted within the LAA or close enough that they would cast shade onto the LAA or act as a wind break;
    - A cut-off drain shall be constructed across the upper slope sides of the LAA that diverts stormwater run-off away from the LAA. Downpipes will divert roof water from the house or any sheds away from the LAA;
    - Trenches excavated for irrigation lines shall be treated with gypsum, at no greater than 1kg per 5 sq.m;
    - A second (reserved) area of equivalent size shall be set aside (adjacent to the primary) to mitigate the risk of failure. ;
    - The depth of soil profile within the irrigation area shall be checked to ensure at least 600mm of soil profile is present above the rock horizon;
- Details of the irrigation design, including the filter, manifold, irrigation line location and diameter, number and length of dripper lines, number and location of vacuum breaker(s), and location of flush valve(s);
- Installation of water saving fixtures and appliances in the new residence to reduce the effluent load;
- Use of low phosphorus and low sodium (liquid) detergents to improve effluent quality and maintain soil properties for growing plants;
- Operation and management of the treatment and disposal system in accordance with manufacturer's recommendations, the EPA Certificate of Approval, the EPA Code of Practice (2016) and the recommendations made in this report.

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9. References

Environment Protection Authority (2003). *Guidelines for Environmental Management: Use of Reclaimed Water* Publication 464.2.

Environment Protection Authority (2016). Publication 891.4 *Code of Practice for Onsite Wastewater Management.*

Isbell, R.F. (1996). The Australian Soil Classification. CSIRO Publishing, Melbourne.

Municipal Association of Victoria, Department of Environment and Sustainability and EPA Victoria (2013) *Victorian Land Capability Assessment Framework.*

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10. Attachments

A Borelogs

A – 230920-1 Borelogs.pdf

B Soil Laboratory Tests

B – 230706-1 Lab Results.pdf

C Irrigation Area Sizing

C – 230706-1 Irrigation Area Sizing.pdf

D BOM Data

D – Avoca - Mean Rainfall.pdf

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