

Does this Planning Application affect you?



Mansfield Shire

OFFICIAL

Notice of an Application for a Planning Permit

The land affected by the application is located at:

408 HUTCHINSONS ROAD BONNIE DOON 3720

The application is for a permit to:

Development of land for a dwelling extension

The application reference number is:

P059/24.

The responsible authority will not decide on the application before:

29 July 2024.



View application

How can I find out more?

- ▶ You may look at the application and any documents that support the application at the office of the responsible authority, Mansfield Shire Council, 33 Highett Street, Mansfield. This can be done during office hours and is free of charge.
- ▶ You may look at the application and any documents that support the application free of charge at: www.mansfield.vic.gov.au or scan QR Code.
- ▶ You may also call 03 5775 8555 to arrange a time to look at the application and any documents that support the application at the office of the responsible authority, Mansfield Shire Council. This can be done during office hours and is free of charge.

What are my options?

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority. An objection must be made to the responsible authority in writing, include the reasons for the objection and state how the objector would be affected.

The responsible authority must make a copy of every objection available for any person to inspect free of charge until the end of the period during which an application may be made for review of a decision on the application.

If you object, the responsible authority will tell you its decision.

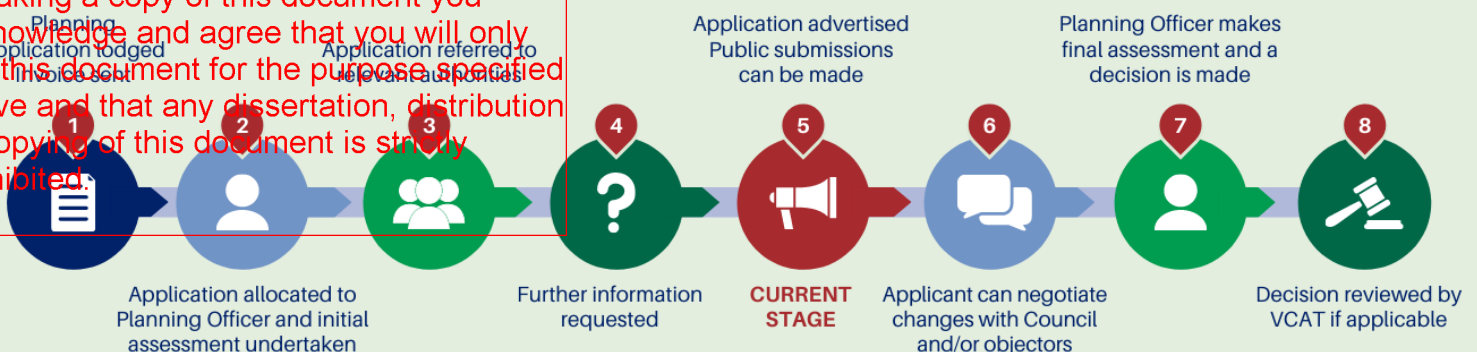
We want to hear from you about this planning proposal



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Planning Approval Process



Office Use Only

VicSmart?

YES

NO

Specify class of VicSmart application:

Application No.:

Date Lodged: / /

Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the back of this 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 (*) must be completed.

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

i Click for further information.

Clear Form

Application Type

Is this a VicSmart application?*

No Yes

If yes, please specify which

VicSmart class or classes:.....

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

Pre-application Meeting

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

No Yes

If 'Yes', with whom?:

Date:

day / month / year

The Land **i**

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

Street Address *

Unit No.:

St. No.: 4508

St. Name: Hutchinsons Road

Suburb/Locality: Bonnie Doon

Postcode: 3720

Formal Land Description *

Complete either A or B.

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

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A

Lot No.:

Lodged Plan

Title Plan

Plan of Subdivision

No.:

OR

B

Crown Allotment No.: 47A, 47B (PART)

Section No.: V9369 F393

Parish/Township Name: DOOLAM

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The Proposal

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

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

Addition to existing dwelling

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Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

i Estimated cost of any development for which the permit is required *

Cost \$400,000

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

If the application is for land within metropolitan Melbourne (as defined in section 3 of the Planning and Environment Act 1987) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy must be paid to the State Revenue Office and a current levy certificate must be submitted with the application. Visit www.sro.vic.gov.au for information.

Existing Conditions **i**

Describe how the land is used and developed now *

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

One dwelling and shedding

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

Title Information **i**

Encumbrances on title *

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- 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', for example, restrictive covenants.



Applicant and Owner Details i

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

Applicant *

The person who wants the permit.

Please provide at least one contact phone number *

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

Name:

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Contact person's details*

Same as applicant

Name:

Title:	First Name:	Surname:
--------	-------------	----------

Organisation (if applicable):

Postal Address:

If it is a P.O. Box, enter the details here:

Unit No.:	St. No.:	St. Name:
-----------	----------	-----------

Suburb/Locality:	State:	Postcode:
------------------	--------	-----------

Owner *

The person or organisation who owns the land

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

Name:

Same as applicant

Title:	First Name:	Surname:
--------	-------------	----------

Organisation (if applicable):

Postal Address:

If it is a P.O. Box, enter the details here:

Unit No.:	St. No.:	St. Name:
-----------	----------	-----------

Suburb/Locality:	State:	Postcode:
------------------	--------	-----------

Owner's Signature (Optional):	Date:
-------------------------------	-------

day / month / year

Information requirements

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

Is the required information provided?

Yes No

Declaration i

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: [REDACTED]	Date: 25/5/2024
---	-----------------

day / month / year



Department of Environment, Land, Water & Planning

Folio Report

Page 1 of 1

Produced: 2/05/2024 7:07:25 PM

VOLUME 10784 FOLIO 168

LAND DESCRIPTION

Land in Plan of Consolidation 366606H.
PARENT TITLE Volume 09369 Folio 393
Created by instrument PC366606H 19/02/2004

REGISTERED PROPRIETOR

Estate Fee Simple

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT H374307

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

DIAGRAM LOCATION

SEE PC366606H FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF FOLIO REPORT-----

Additional information: (not part of the Folio Report)

Street Address: 408 HUTCHINSONS ROAD BONNIE DOON VIC 3720

DOCUMENT END

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PLAN OF CONSOLIDATION

LR USE ONLY
EDITION 1

PLAN NUMBER
PC 366606H

LOCATION OF LAND

COUNCIL CERTIFICATION AND ENDORSEMENT

LR USE ONLY

PARISH: DOOLAM
CROWN ALLOTMENT:
108B1, 108B2 (PART). 108G
PARISH: WAPPAN
CROWN ALLOTMENT: 47A, 47B (PART)
TITLE REFERENCE/S: V9369 F393
LAST PLAN REFERENCE/S: TP 174673J
POSTAL ADDRESS: HUTCHINSONS ROAD
(At time of consolidation) BONNIE DOON
AMG Co-ordinates E 400710
(Of approx centre of land) N 5898245
ZONE: 55

COUNCIL NAME: MANSFIELD SHIRE COUNCIL. REF:
1. This plan is certified under section 6 of the Subdivision Act 1988.
~~2. This plan is certified under section 11(7) of the Subdivision Act 1988.~~
~~Date of original certification under section 6~~
~~3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988~~
Council Delegate
~~Council seat~~
Date 18/9/2003
~~Re-certified under Section 11(7) of the Subdivision Act 1988~~
~~Council Delegate~~
~~Council seat~~
Date

STATEMENT OF COMPLIANCE/
EXEMPTION STATEMENT

RECEIVED

DATE 19/02/2004

LR USE ONLY

PLAN REGISTERED

TIME 11:45 AM

DATE 19/02/2004

Assistant Registrar of Titles

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

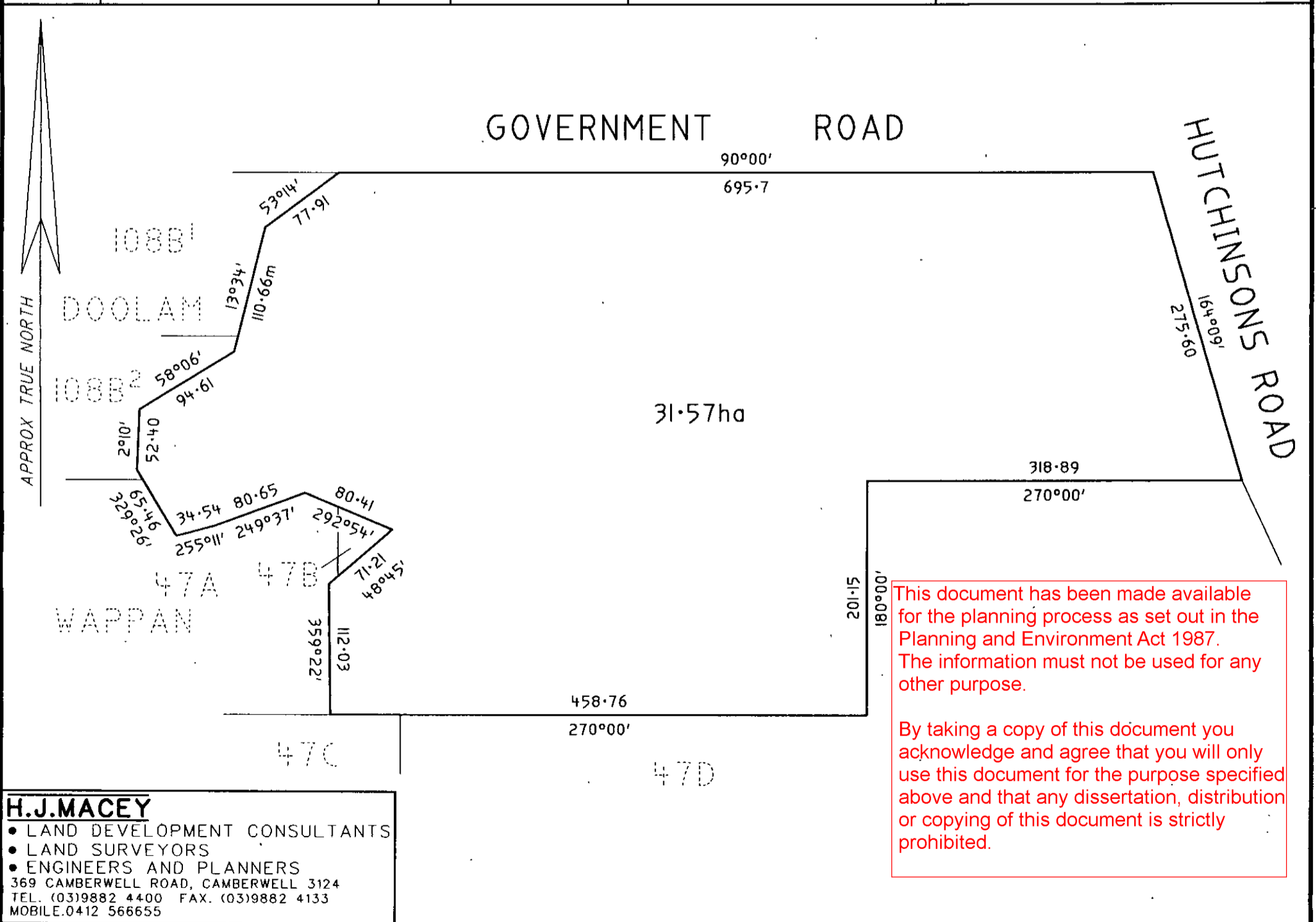
SURVEY:

THIS PLAN IS NOT BASED ON SURVEY

EASEMENT INFORMATION

LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of



H.J.MACEY
• LAND DEVELOPMENT CONSULTANTS
• LAND SURVEYORS
• ENGINEERS AND PLANNERS
369 CAMBERWELL ROAD, CAMBERWELL 3124
TEL. (03)9882 4400 FAX. (03)9882 4133
MOBILE.0412 566655

ORIGINAL	SCALE
SCALE SHEET SIZE 1:4000 A3	40 0 40 80 120 160 LENGTHS ARE IN METRES

LICENSED SURVEYOR ROADY JOHN MACEY
SIGNATURE DATE 12/9/2003
REF 4362 VERSION 1

SHEET 1 OF 1 SHEETS
DATE 18/9/03
COUNCIL DELEGATE SIGNATURE

H374307

H374307

CIT. MADE AVAILABLE TO ISSUE TO Purves Purves

REGD
H263585

02-3 544453 JAN 16-79

CLARKE RICHARDS GRANT & CO.

VICTORIA

TRANSFER OF LAND

WAPPAN PASTORAL PROPRIETARY LIMITED formerly of Suite 10, No. 65 Queens Road, Melbourne but now of 64 Crockford Street, Port Melbourne in the State of Victoria as proprietor of an estate in fee simple in the land hereinafter described, subject to the encumbrances notified hereunder in consideration of the sum of EIGHTY-FIVE THOUSAND DOLLARS (\$85,000.00) paid to it by WILLIAM

LESLIE WESTMORELAND Manager and PATRICIA DAWN WESTMORELAND Married Woman both of 31 Alfreda Avenue, Bulleen in the said State DOES HEREBY TRANSFER to the said William Leslie Westmoreland and

Patricia Dawn Westmoreland all its estate and interest in ALL THAT piece of land being Crown Allotments 108G ^{those} and parts of Crown Allotments 108B1 ^{and 108B2} Parish of Doolam County of Delatite and Parts of Crown Allotments 47A, 47B ^{NEW TITLE} Parish of Wappan ^{as are more particularly described} ~~(and being part of the land contained~~ in Certificate of Title Volume 8803 Folio 769 AND

the Transferee with the intent that the benefit of this Covenant of the Transferee shall be attached to and run at law and in equity with the land remaining in Certificate of Title Volume 8803 Folio 769 and that the burden of this Covenant shall be annexed to and run at law and in equity with the land hereby transferred DOTH

HEREBY for themselves their heirs executors and administrators and transferees COVENANT with the said Wappan Pastoral Pty. Ltd. and its transferees the registered proprietor or proprietors for the time being of the said land remaining in Certificate of Title Volume 8803 Folio 769 that the said Transferees their heirs executors administrators and transferees shall not at any time -

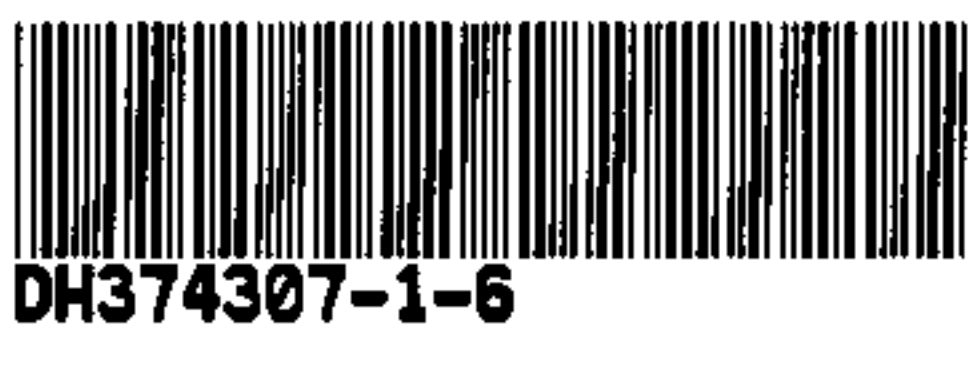
- (a) Use or permit or suffer the land to be used for any purpose other than that of grazing and residential use.
- (b) Use or suffer or permit the land transferred or any part thereof or any buildings thereon to be used for the purpose of any guest house, restaurant, licensed hotel, motel, caravan park, riding school, camping ground, motor bike track, boating complex, holiday units, orphanage, sanitarium, hospital, cemetery or similar uses, or for any extractive

2-03
94
1912-50

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47A, 8803 F. 769 (PT)
Being C.A. 108G and part of C.A. 108B1 and 108B2 P/DOOLAM and parts of C.A. 47A & 47B P/WAPPAN - C/DELATITE
ENCL: COVNT contained herein
Area 31.57 ha

Memorandum of the within instrument has been entered in the Register Book
24-3-80
28/1/79



CL. H70339
18/30/6/80

industry or for any sewerage disposal and treatment works
or for any purpose ancillary or incidental hereto

AND IT IS INTENDED that this Covenant of the Transferor shall
appear as an encumbrance on Certificate of Title Volume 8803 Folio
769 and every future Certificate of Title or Certificates of Titles
to be issued in respect of the retained land and every part
thereof.

DATED the 18th day of September One thousand nine
hundred and seventy-eight.

THE COMMON SEAL of WAPPAN PASTORAL)
)
PROPRIETARY LIMITED was hereunto)
)
affixed in accordance with its)
)
Articles of Association in the)
)
presence of:)



James Lehan
Director

James J. Lehan
Secretary

SIGNED by the said WILLIAM LESLIE)
)
WESTMORELAND in the presence of:)

[Signature]

Witness

[Signature]

SIGNED by the said PATRICIA DAWN)
)
WESTMORELAND in the presence of:)

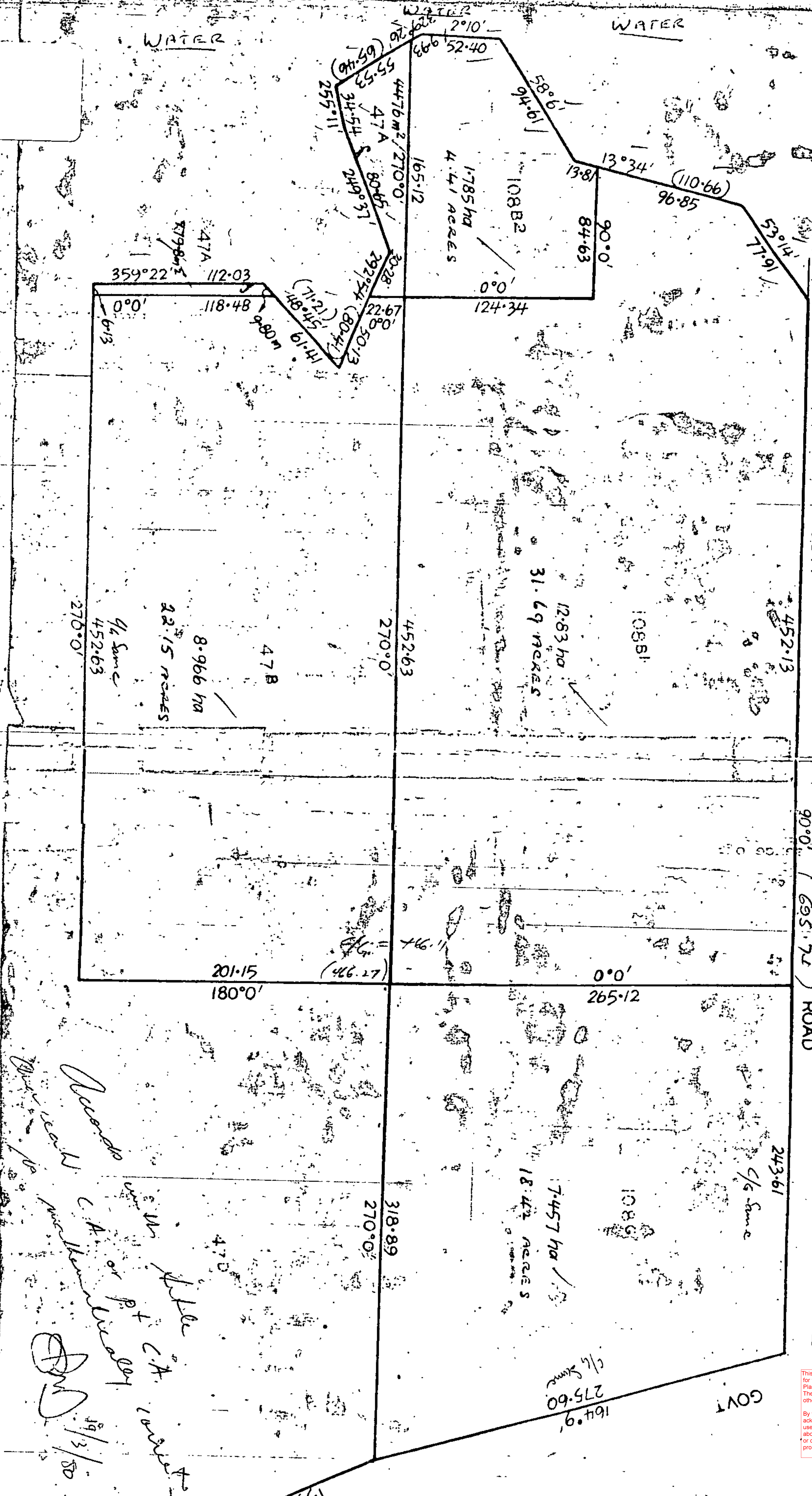
[Signature]

Witness

[Signature]

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prohibited.

H. J. MACEY
LICENSED SURVEYORS
CIVIL ENGINEERS TOWN PLANNERS
6 BURWOOD ROAD
BURWOOD
288 8682



47A
1.785 ha
4.41 ACRES

108B2
12.83 ha
31.69 ACRES

47B
8.966 ha
22.15 ACRES

108B1
7.457 ha
18.42 ACRES

47C
4.5263 ha
11.21 ACRES

108B3
2.7560 ha
6.82 ACRES

47D
4.5263 ha
11.21 ACRES

47E
4.5263 ha
11.21 ACRES

47F
4.5263 ha
11.21 ACRES

47G
4.5263 ha
11.21 ACRES

47H
4.5263 ha
11.21 ACRES

47I
4.5263 ha
11.21 ACRES

47J
4.5263 ha
11.21 ACRES

47K
4.5263 ha
11.21 ACRES

47L
4.5263 ha
11.21 ACRES

47M
4.5263 ha
11.21 ACRES

47N
4.5263 ha
11.21 ACRES

47O
4.5263 ha
11.21 ACRES

47P
4.5263 ha
11.21 ACRES

47Q
4.5263 ha
11.21 ACRES

47R
4.5263 ha
11.21 ACRES

47S
4.5263 ha
11.21 ACRES

47T
4.5263 ha
11.21 ACRES

47U
4.5263 ha
11.21 ACRES

47V
4.5263 ha
11.21 ACRES

47W
4.5263 ha
11.21 ACRES

47X
4.5263 ha
11.21 ACRES

47Y
4.5263 ha
11.21 ACRES

47Z
4.5263 ha
11.21 ACRES

Total Area = 12.833

Approved by
C.A. or P. or
M. or
DND 19/3/50

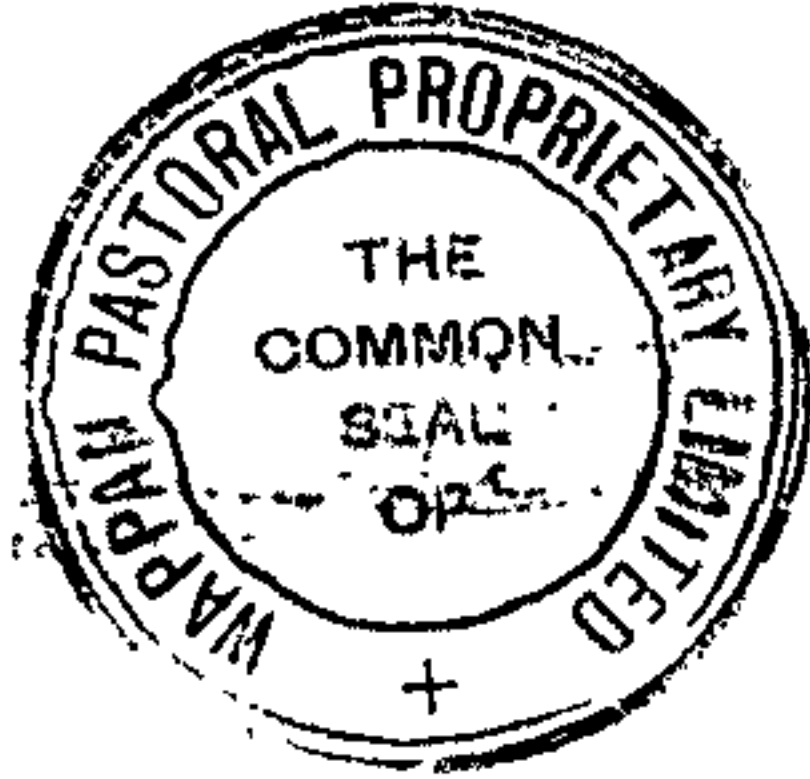
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CONSENT TO ADOPTION OF MEASUREMENTS

WE, WAPPAN PASTORAL PROPRIETARY LIMITED formerly of Suite 10, No. 65 Queens Road, Melbourne in the State of Victoria but now of 64 Crockford Street, Port Melbourne aforesaid AND WILLIAM LESLIE WESTMORELAND Manager and PATRICIA DAWN WESTMORELAND Married Woman both of 31 Alfreda Avenue, Bulleen in the said State being the parties to the Transfer of Land in Dealing No. H374307 HEREBY CONSENT to the adoption of measurements contained in the within Plan prepared by H.J. Macey of 6 Burwood Road, Burwood in the said State, Licensed Surveyor for Crown Allotments 108G and those parts of Crown Allotments 108B1 and 108B2 Parish of Doolam County of Delatite and parts of Crown Allotments 47A, 47B Parish of Wappan as are more particularly described in Certificate of Title Volume 8803 Folio 769.

DATED the 20th 1979 day of December One thousand nine hundred and seventy-nine.

THE COMMON SEAL of WAPPAN PASTORAL PROPRIETARY LIMITED was hereunto affixed in accordance with its Articles of Association in the presence of:



Director James Lehan

Secretary James J. Lehan

SIGNED by the said WILLIAM LESLIE WESTMORELAND in the presence of:

James Lehan William Leslie Westmoreland

SIGNED by the said PATRICIA DAWN WESTMORELAND in the presence of:

Patricia Dawn Westmoreland William Leslie Westmoreland

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~~Registration of title below.~~

~~Please register this transfer and on completion hand title to issuing party.~~
~~and on completion return duplicate copy of title with 8803 Vol. 769 to Purchaser's name & duplicate copy to issue to lodging party.~~
~~James James New England~~
~~Per A. Jackson~~

DATED 1978

WAPPAN PASTORAL PTY. LTD.

TO

W.L. and P.D. WESTMORELAND

TRANSFER OF LAND

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CLARKE RICHARDS GRANT & CO.
SOLICITORS,
350 La Trobe Street,
MELBOURNE, 3000
329 7322
PCH:JB

To the Registrar of Titles:

~~Please register this Transfer and on completion hand title to issue to lodging party.~~

~~DATED the _____ day of _____ 1978.~~

~~Marie T. Tehan & Associates.~~

~~per:~~

~~Registration of title below.~~
~~Please register this transfer and on completion return duplicate copy of title with 8803 Vol. 769 to lodging party.~~

~~James James~~
~~Per A. Jackson~~

PLANNING ASSESSMENT

FOR

ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING

AT

408 HUTCHINSONS RD BONNIE DOON VIC 3720

VERSION B 26/04/24

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Farming Zone (Clause 35.07)

Schedule to the Farming Zone

Overlays:

Environmental Significance Overlay (Clause 42.01)

Schedule 2 to the Environmental Significance Overlay.

3.0 Relevant Local Planning Policies.

Design and siting guidelines in rural areas and upon significant ridgelines.

Clause 22.04 Managing water quality in special water supply catchments.

5.0 Conclusion

1.0 INTRODUCTION

This planning submission has been prepared in conjunction with architectural plans for a Planning Permit application for proposed alterations and additions to the existing dwelling at 408 Hutchinsons Rd Bonnie Doon Vic 3720.

The subject site is located within a Farming Zone (Clause 35.07) – Schedule; (FZ). The site is also affected by an Environmental Significance Overlay (Clause 42.01) – Schedule 2; (ESO2)

Under the provisions of the zone, a planning permit is required for building and works pursuant to Clause 35.07-4 of the Farming Zone; and buildings and works pursuant to Clause 42.01-2 of the Environmental Significance Overlay and Clause 3 of Schedule 2 where all requirements listed are to be met if no permit is required for building and works. The permit trigger being the generation of new wastewater.

This planning submission explains the proposed development in its rural setting and explains how it responds very positively to the relevant planning controls and policy.

The site and surrounding area

The following description of the site and surrounding area should be read in conjunction with the plans submitted with the application in providing an explanation of the built form and context to the site.

Contextually, the subject site is located just to the south of the Bonnie Doon Township area on the eastern side of Lake Eildon which is widely acknowledged for its environmental attributes and hence the Environmental Significance Overlay.

The subject property No 408 is located on the western side of Hutchinsons Rd, the existing dwelling is of early 2000's origin. The site is an irregular shape extending from Hutchinson's Rd down to Lake Eildon with undulating hilly land. The existing single storey house is located overlooking the lake and is setback from the high-water line of between approximately 50m and 65m.

The property is serviced with power and water and there is an existing wastewater treatment plant on site connected to the existing house.

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2.0 RELEVANT PLANNING CONTROLS:

ZONING

The most relevant parts of the Mansfield Planning Scheme are as follows (planning scheme extracts are in italics). Following the relevant extracts is the assessment of this proposal against these policies.

Clause 35.07 FARMING ZONE

Purpose

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.

35.07-1 Table of uses

Section 1 – Permit not required

Use	Condition
Dwelling	<i>Must be the only dwelling on the lot The lot must be at least the area specified in a schedule to this zone. If no area is specified, the lot must be at least 40 hectares. Must meet the requirements of Clause 35.07-2.</i>

Section 2 – Permit required

Use	Condition
Dwelling – if the Section 1 condition is not met	<i>Must meet the requirements of Clause 35.07-2.</i>

35.07-02 Use of land for a dwelling

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.*
- Each dwelling must be connected to reticulated sewerage, if available. If reticulated sewerage is not available all wastewater from each dwelling must be treated and retained within the lot in accordance with the requirements of the Environment Protection Regulations under the Environment Protection Act 2017 for an on-site wastewater management system*
- 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 firefighting purposes.*
- The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.*

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. This does not apply to:
 - An alteration or extension to an existing dwelling provided the floor area of the alteration or extension is not more than the area specified in a schedule to this zone or, if no area is specified, 200 square metres. Any area specified must be more than 200 square metres.
 - Earthworks specified in a schedule to this zone, if on land specified in a schedule.
- A building which is within any of the following setbacks:
 - 100 metres from a waterway, wetlands or designated flood plain or, the distance specified in the schedule to this zone. Any distance specified must be less than 100 metres.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	
Construct a building or construct or carry out works associated with a Section 1 use in the Table of uses of the zone with an estimated cost of up to \$500,000.	Clause 59.13
Construct a building or construct or carry out works associated with a Section 2 use in the Table of uses of the zone with an estimated cost of up to \$500,000 where the land is not: <ul style="list-style-type: none"> • Used for Domestic animal husbandry, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery, Racing dog husbandry or Rural industry or Rural worker accommodation. • Within 30 metres of land (not a road) which is in a residential zone. • The building or works are not associated with accommodation located within one kilometre from the nearest title boundary of land subject to: <ul style="list-style-type: none"> • A permit for a wind energy facility; or • An application for a permit for a wind energy facility; or • An incorporated document approving a wind energy facility; or • A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the Environment Effects Act 1978. • The building or works are not associated with accommodation located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990. 	Clause 59.13
Any works must not be earthworks specified in the schedule to the zone.	

35.07 – 5 Application requirements for dwellings

An application to use a lot for a dwelling must be accompanied by a written statement which explains how the proposed dwelling responds to the decision guidelines for dwelling in the zone.

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35.07 – 6 Decision guidelines

Before deciding on an application to construct a building or construct or carry out works, the responsible authority must consider, as appropriate:

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

- *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.*
- *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.*

Accommodation issues

- *Whether the dwelling will result in the loss of 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 land for agriculture.*
- *The potential for accommodation to be adversely affected by noise and shadow flicker impacts if it is located within one kilometre from the nearest title boundary of land subject to:*
 - *A permit for a wind energy facility; or*
 - *An application for a permit for a wind energy facility; or*
 - *An incorporated document approving a wind energy facility; or A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the Environment Effects Act 1978.*
- *The potential for accommodation to be adversely affected by vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990.*

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*

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along the 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 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 of features of architectural, historic or scientific significance or of natural scenic beauty or importance.

SCHEDULE TO THE FARMING ZONE

	Land	Area/Dimensions/Distance
<i>Minimum area for which no permit is required to use land for a dwelling (hectares)</i>	<i>All land</i>	<i>40 hectares</i>
<i>Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres).</i>	<i>All land</i>	<i>50% increase in gross floor area, provided cladding colours/ materials used are of muted tones.</i>
<i>Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)</i>	<i>None specified</i>	

Permit requirement for earthworks

- Earthworks which change the rate of flow or the discharge point of water across a property boundary.
- Earthworks which increase the discharge of saline groundwater.

ASSESSMENT of Clause 35.07 Farming Zone and the schedule:

- The use as a dwelling is a section 2 use and requires a permit because the site at 294,339m² is less than 40Ha (40,000m²).
- The existing dwelling on site has been used for over 15 years and therefore the use as a dwelling already exists.
- The buildings and works are exempt from the permit requirements because the floor area increase is less than 50% of the existing dwelling.
- A permit is required for the buildings and works associated with the proposed extension under the schedule because the buildings and works are within 100m of the high-water mark of Lake Eildon.
- The existing dwelling is serviced by an existing all-weather road and is connected to a wastewater treatment plant located on site and rainwater tank is in use. It is also connected to town electricity.
- The proposal is compatible with the neighbouring land uses and does not have any adverse impacts on surrounding agricultural uses.
- A land capability assessment has been prepared by 'Mansfield Land Capability and Soil Assessments' and forms part of this application. See clause 42.01 assessment.

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OVERLAYS

42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Purpose

To ensure that development is compatible with identified environmental values.

42.01 – 2 Permit requirement

A permit is required to:

- Construct a building or construct or carry out works. This does not apply if a schedule to this overlay specifically states that a permit is not required.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
<p>Construct a building or construct or carry out works for:</p> <ul style="list-style-type: none">• A carport, garage, pergola, verandah, deck, shed or similar structure.• A rainwater tank. <p>The buildings and works must be associated with a dwelling</p>	<p>Clause 59.05</p>

42.01 – 4 Application requirements

An application must be accompanied by any information specified in a schedule to this overlay.

42.01-5 Decision guidelines

Before deciding on an application, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and Planning Policy Framework.
- The statement of environmental significance and the environmental objective contained in a schedule to this overlay.
- Any other matters specified in a schedule to this overlay.

SCHEDULE 2 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

CATCHMENTS AT MEDIUM RISK OF WATER QUALITY IMPACTS

1.0 Statement of environmental significance

Development in the areas where this schedule applies has a medium risk of causing adverse impacts to potable water quality, public health and the environment through increased nutrients, pathogens and sediment in waterways and water storages.

It is important that development is carefully managed to ensure there is no detriment to the catchment and cumulative benefits can be gained over time through improved management of wastewater and stormwater. This can be achieved through careful design and siting of development and works, management of wastewater generated by development and adoption of integrated water cycle management principals. As a result, there should be incremental and cumulative reductions in nutrient, pathogen and sediment loads in water storages and waterways.

2.0 Environmental objective to be achieved

- *To discourage development and works that contribute to the degradation of water quality and quantity.*

3.0 Permit requirement

Dwellings, outbuildings and associated works

- *A permit is not required for buildings and works associated with the construction of a new dwelling or outbuilding or the extension of an existing dwelling or outbuilding that is connected to a reticulated sewerage system.*

Lots less than 40 Hectares

A permit is not required for buildings and works associated with the construction of a new dwelling or outbuilding or the extension of existing dwellings or outbuildings where all of the following requirements are met:

- *No new wastewater is generated.*
- *No works are being carried out within 50 metres of Lake Eildon, Lake Nillahcootie or the Goulburn River or 30 metres of any other waterway.*
- *The total floor area of any proposed outbuilding or extension to an existing outbuilding does not exceed 200 square metres.*
- *Any site cut is less than 1 metre in depth and less than 300 square metres in area.*
- *No concentration of stormwater is discharged less than 100 metres from a waterway, water storage or reservoir unless via a drainage system approved by the responsible authority.*

4.0 Application requirements

The following application requirements apply to an application for a permit under Clause 42.01, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- *An individual site risk analysis by a suitably qualified person using the Edis Algorithm outlined in Chapter 5 of the Mansfield Shire Domestic Wastewater Management Plan 2014 (as amended). The algorithm weights various risk factors according to their potential impact on a special water supply catchment.*
- *A land capability assessment by a suitably qualified person that follows each of the twelve steps outlined in the Code of Practice-Onsite Wastewater Management, Environment Protection Authority Victoria Publication 891.4 July 2016 (as amended).*
- *If the lot is not currently connected to a reticulated sewerage system, written confirmation from Goulburn Valley Water that the land can be connected.*

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5.0 Decision guidelines

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

- The comments of the relevant water authority
- Whether the application meets the requirements of Clause 22.04 Managing Wastewater in Special Water Supply Catchments.
- Whether wastewater can be treated and contained within site boundaries in accordance with the standards of the Code of Practice-Onsite Wastewater Management, Environment Protection Authority Victoria Publication 891.4 July 2016 (as amended)
- If the setback requirements of the North East Planning Referral Committee Guidelines for the Protection of Water Quality 2016, (as amended), are met or if they are not met, whether the land capability assessment identifies mitigation measures to justify a reduced setback.
- If an incremental benefit is gained through the proposal by way of upgrades to existing onsite wastewater management systems
- If the land capability assessment supports a variation of one or more standards of the Code of Practice-Onsite Wastewater Management, Environment Protection Authority Victoria Publication 891.4 July 2016 (as amended) where infill development or extensions or alterations to existing dwellings is proposed.
- Whether measures have been included to prevent increased surface water run-off or concentration of surface water run-off leading to increase nutrient loads, erosions, siltation, pollution of waterways, drains and other features.
- Whether a section 173 Agreement is necessary to secure ongoing maintenance or management of a wastewater system or impose limitations on development such as number of habitable rooms in a dwelling or restricting further subdivision
- The potential for the proposed development to reduce water yields within the catchment.

ASSESSMENT of clause 42.01 Environmental Significance overlay and schedule 2:

- A permit is required to construct a building or construct or carry out works with exemptions listed at clause 3 of schedule 2 where on lots less than 40Ha it shows a list of all requirements to be met if no permit is required for building and works. The trigger in this application being that new wastewater is generated resulting in a permit being required for the proposed works.
- The character of the landscape remains unchanged, and no trees are being removed.
- A land capability assessment has been prepared by 'Mansfield Land Capability and Soil Assessments' and forms part of this application and the summary of its recommendations are as follows.
 - The land capability and risk assessment indicates that primary effluent and trench systems are not appropriate for this project and effluent is best treated to a minimum 20/30 standard by an AWTS. Sufficient space exists for retention of all wastewater on the allotment and is achievable by using the principle of surface irrigation as a secondary treatment.
 - The assessment concludes the proposal for an on-site wastewater management system to be sustainable, with minimal risk to the environment and human health as required by state environment protection policies.
 - The Edis risk algorithm has a combined risk assessment rating of 4.1 (Medium Risk) and due to several risk factors including the proposed irrigation area setback distance to Lake Eildon, it is recommended to use the existing AWTS to treat the effluent.

This surface irrigation is secondary available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

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LOCAL POLICIES

CLAUSE 22.02: DESIGN AND SITING GUIDELINES IN RURAL AREAS AND UPON SIGNIFICANT RIDGELINES

This policy applies to all planning permit applications in all zones of the Shire where significant ridgelines or areas deemed to be of a high-level visual amenity are proposed to be developed for the purpose of a building.

Policy Basis

In particular, the design and siting of buildings, access driveways and other earthworks must be such as to limit the impact on the visual amenity. This is particularly so in areas of high visual amenity, such as in the more scenic valleys and on or near visually exposed ridgelines.

Objectives

- *To ensure that all buildings are designed and sited to minimise environmental and visual impacts.*
- *To ensure that the siting of buildings does not threaten or reduce the rural capability of the land or introduce the potential for land use conflicts.*

Siting

- *Buildings should be unobtrusive in the landscape, be located along tree lines or topographically obscured to reduce their visual impact.*
- *Substantial landscaping should be used to reduce the visual impact of the buildings on the landscape.*
- *Buildings can only be located less than 30 metres from streams or rivers, or less than 100 metres from state water storages, with the approval of the relevant authorities (Goulburn Broken Catchment Management Authority and Goulburn-Murray Water)*

Built form

- *Buildings should be designed to respond to the topography of the land.*
- *Buildings, including sheds, should be constructed out of materials capable of blending in with natural surroundings environment whether this be in natural form or via a tailored paint scheme.*
- *External finishes on building should:*
 - *Respond to, compliment and/or reflect the colours and textures evident in the natural environment.*
 - *Have a low reflectivity to minimise glare and visual impact.*

Application Requirements

An application for building and works a report that addresses.

- *This policy*
- *The decision guidelines specified in the relevant zone provisions.*

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ASSESSMENT of clause 22.02 Design and Siting guidelines:

- The existing single storey building height is not exceeded ensuring the additions are unobtrusive in the landscape.
- The additions are constructed of materials that blend in with the natural surroundings. The render colour will match the existing house render and the roofing material and colour will match the existing roofing.
- The external finishes compliment and/or reflect the colours and textures evident in the natural environment and have a low reflectivity to minimise glare and visual impact.
- The additions are designed and sited to minimise environmental and visual impacts and ensure that the buildings do not threaten or reduce the rural capability of the land or introduce the potential for land use conflicts.
- A land capability assessment has been prepared by 'Mansfield Land Capability and Soil Assessments' and forms part of this application.
- Buildings and works are located within 100m from the high-water mark of Lake Eildon and therefore approval from the Goulburn Broken Catchment Management Authority and Goulburn-Murray Water will be required.

CLAUSE 22.04: MANAGING WATER QUALITY IN SPECIAL WATER SUPPLY CATCHMENTS

This policy applies to planning applications on land within a Special Water Supply Catchment Area listed under Scheme 5 of the Catchment and Land Protection Act 1994, as shown on the map below.

22.04-1 Policy Basis

Clause 21.05-3 of the Municipal Strategic Statement supports recognition of the environmental significance of declared catchments and encourages land management practices that contribute to improvements in the water quality.

This policy seeks to avoid cumulative impacts to water quality from domestic wastewater and other activities. Cumulative impacts result from effluent that is not contained onsite within the boundaries of an allotment and results in nutrients, pathogens and other pollutants being transported to surface waters. This has a net effect on catchment health and public health.

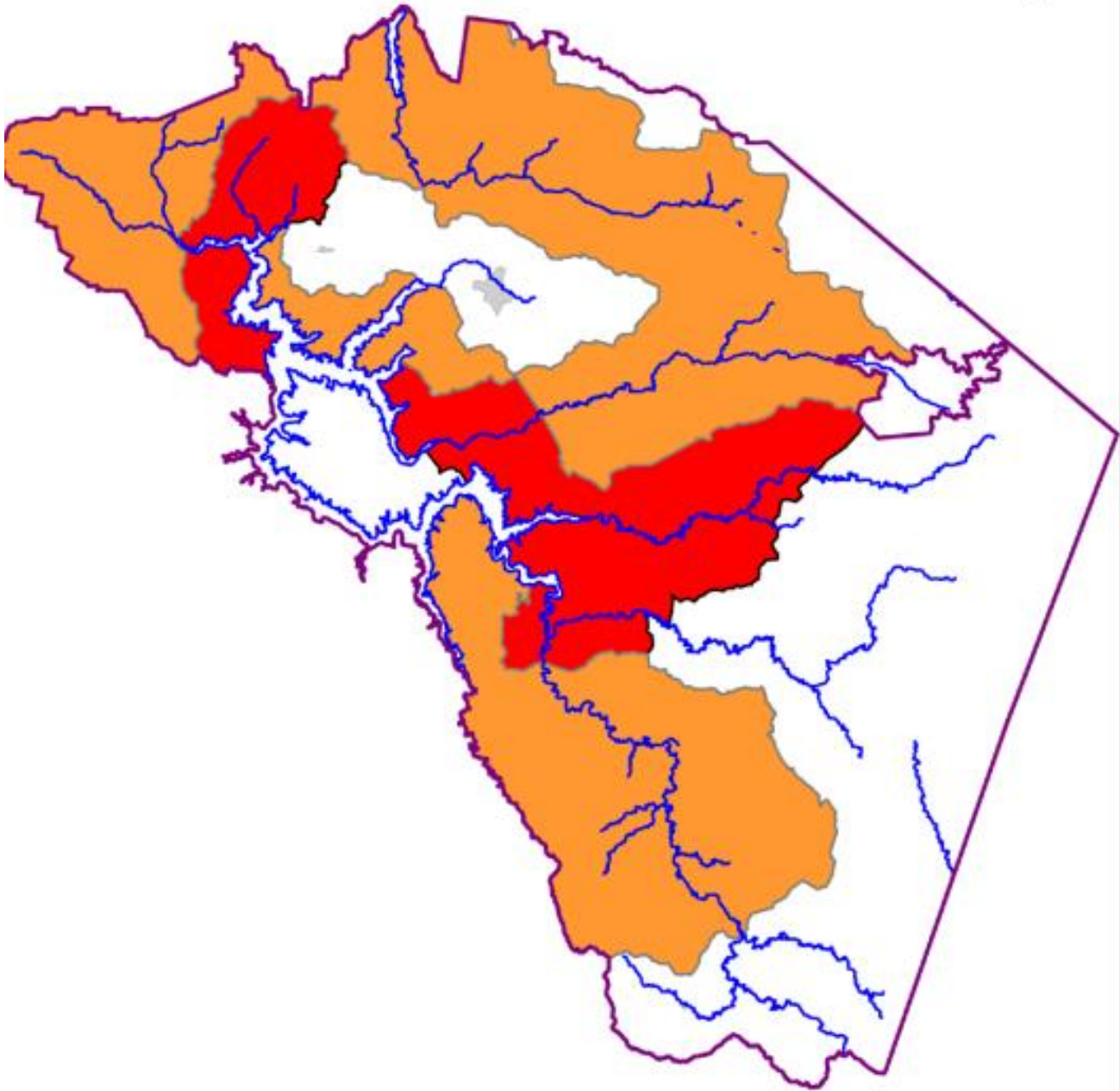
This policy gives effect to the Mansfield Shire Domestic Wastewater Management Plan 2014 (as amended). This document identifies how future growth and development can be managed to balance economic and social needs while contributing to the protection of water quality and catchment health. It also uses a scientific risk-based approach to classify land at a sub-catchment scale into high, medium and low risk of adverse impacts from domestic wastewater.

This risk assessment has informed the application of two schedules to the Environmental Significance Overlay, ES01 and ES02 to high and medium risk areas respectively.

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ESO 1 and ESO 2



ESOs		Township Areas	
	ESO 1 - High Risk		Township Areas
	ESO 2 - Medium Risk		LGA boundary
			MANGFIELD

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22.04-2 Objectives

- To reduce the potential for domestic wastewater, particularly in unsewered areas, to cause cumulative impacts on public health, water quality and catchment health by implementing the recommendations of the Mansfield Shire Domestic Wastewater Management Plan 2014 (as amended).
- To adopt a scientific, risk analysis-based approach to management of development and subdivision within declared special water supply catchments.
- To ensure cumulative benefits are achieved through incremental upgrades of existing onsite wastewater management systems to meet current day standards.
- To encourage the adoption of integrated water cycle management initiatives (such as those which minimise water consumption, recycle water and harvest rain water) to achieve better domestic wastewater management and water quality outcomes, particularly in high-risk townships.

22.04-3 Policy

It is policy to:

- Consider the risk for potential cumulative impacts on catchment health and water quality when assessing applications within declared special water supply catchments.
- Support new development where connection to reticulated sewerage infrastructure is proposed or there is scientific evidence demonstrating the proposal does not have a cumulative impact on nutrient and pathogen loads.
- Encourage integrated water cycle management features in developments to reduce overall wastewater volumes and level of nutrients, pathogens and pollutants entering the catchment.

22.04-4 Application requirements

Application requirements are based on the risk rating for the land established by the Mansfield Shire Domestic Wastewater Management Plan 2014 (as amended) and indicated by the Environmental Significance Overlay (Schedules 1 and 2). The following information must be provided to the satisfaction of council and the relevant water authority:

All applications

- An individual site risk analysis by a suitably qualified person using the Edis Algorithm outlined in Chapter 5 of the Mansfield Shire Domestic Wastewater Management Plan 2014 (as amended). The algorithm weights various risk factors according to their potential impact on a special water supply catchment.

Unsewered Land in Medium Risk Areas

- A land capability assessment by a suitably qualified person that follows each of the twelve steps outlines in the (Code of Practice-Onsite Wastewater Management Processes set out in the Protection Authority Victoria Publication 891.4 July 2016 (as amended)).

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22.04-5 Decision Guidelines

When considering an application, in addition to the decision guidelines in the zone and overlay, council will consider the following matters;

Redevelopment/extensions of existing unsewered dwellings

- *If an incremental cumulative benefit is gained through the proposal by way of upgrades to the existing system.*
- *Whether the land capacity assessment supports a variation of one or more standards from the Code of Practice-Onsite Wastewater Management, Environment Protection Authority Victoria Publication 891.4 July 2016 (as amended) on the basis that there will be no adverse impacts on catchment health or water quality to the satisfaction of Council and the relevant water authority.*

ASSESSMENT: clause 22.04: managing water quality in special water supply catchments

- Support new development where there is scientific evidence demonstrating the proposal does not have a cumulative impact on nutrient and pathogen loads.
- A land capability assessment has been prepared by 'Mansfield Land Capability and Soil Assessments' and forms part of this application and the summary of its recommendations are as follows.
 - The land capability and risk assessment indicates that primary effluent and trench systems are not appropriate for this project and effluent is best treated to a minimum 20/30 standard by an AWTS. Sufficient space exists for retention of all wastewater on the allotment and is achievable by using the principle of sub-surface irrigation after secondary treatment.
 - The assessment concludes the proposal for on-site wastewater management system to be sustainable, with minimal risk to the environment and human health as required by state environment protection policies.
 - The Edis risk algorithm has a combined risk assessment rating of 4.1 (Medium Risk) and due to several risk factors including the proposed irrigation area setback distance to Lake Eildon, it recommended to use the existing AWTS to treat the effluent.

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CONCLUSION:

The 'use' as a dwelling under the Farming Zone is a section 2 use and requires a permit because the site at 294,339m² is less than 40Ha (400,000m²), however the use as a dwelling currently exists on site with the existing house which has been in occupation for over 15 years. Whilst the buildings and works are exempt from permit requirements because the floor area increase of the existing dwelling is less than 50% of the existing dwelling, a permit is required for the buildings and works associated with the proposed extension because the buildings and works are within 100m of the high-water mark of Lake Eildon.

A permit is also required to construct or carry out building works under schedule 2 of the Environmental overlay at clause 3 because the lot is less than 40Ha and this application is generating new wastewater.

Buildings and works are located within 100m from the high-water mark of Lake Eildon and therefore approval from the Goulburn Broken Catchment Management Authority and Goulburn-Murray Water will be required.

The existing single storey home is not exceeded in height, ensuring the additions are unobtrusive in the landscape. The proposed new additions are sympathetic with its environment and the colours and materials of muted tones match the existing house, ensuring minimal impact in relation to the surrounding environment.

The land capability and risk assessment prepared by 'Mansfield Land Capability and Soil Assessments' indicates that primary effluent and trench systems are not appropriate for this project and effluent is best treated to a minimum 20/30 standard by an AWTS. Sufficient space exists for retention of all wastewater on the allotment and is achievable by using the principle of sub-surface irrigation after secondary treatment.

The Land capability assessment also concludes the proposal for on-site wastewater management system to be sustainable, with minimal risk to the environment and human health as required by state environment protection policies. The Edis risk algorithm has a combined risk assessment rating of 4.1 (Medium Risk) and due to several risk factors including the proposed irrigation area setback distance to Lake Eildon, it recommended the use of the existing AWTS to treat the effluent.

It is therefore submitted that the proposed new additions are compatible with the neighbouring land uses and do not have any adverse impacts on surrounding agricultural uses and are worthy of approval. We also consider this application given the limited impacts to be one that could be considered under delegation without advertising.

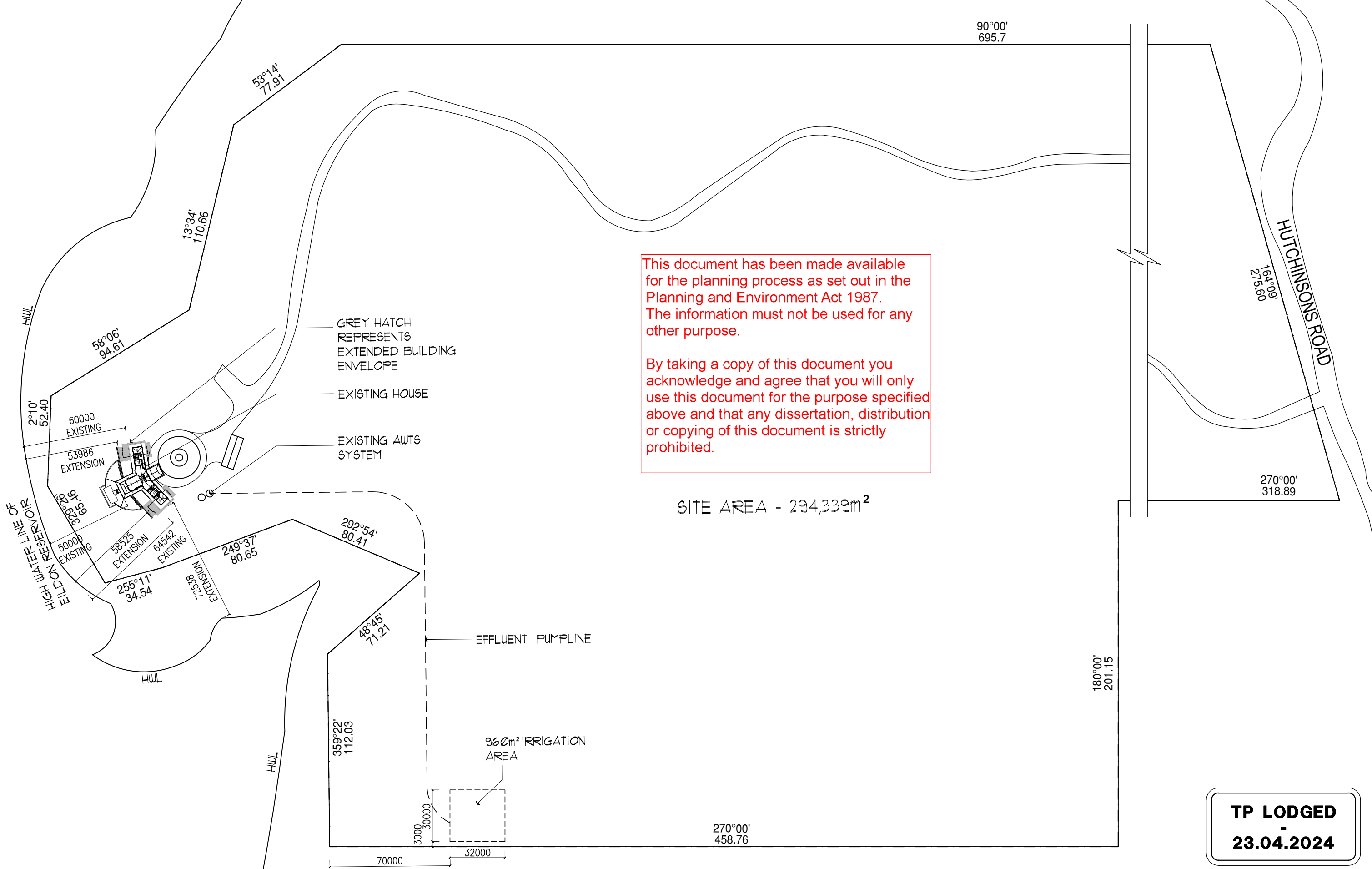
We look forward to your reply.



Malcolm Elliott
Architect B. Arch (Hon) ARAIA

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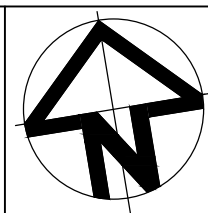
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REV.	DATE	AMENDMENTS	DRAWN

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PROJECT:
NO. 408 HUTCHINSONS RD BONNIE DOON

DRAWING:
SITE PLAN



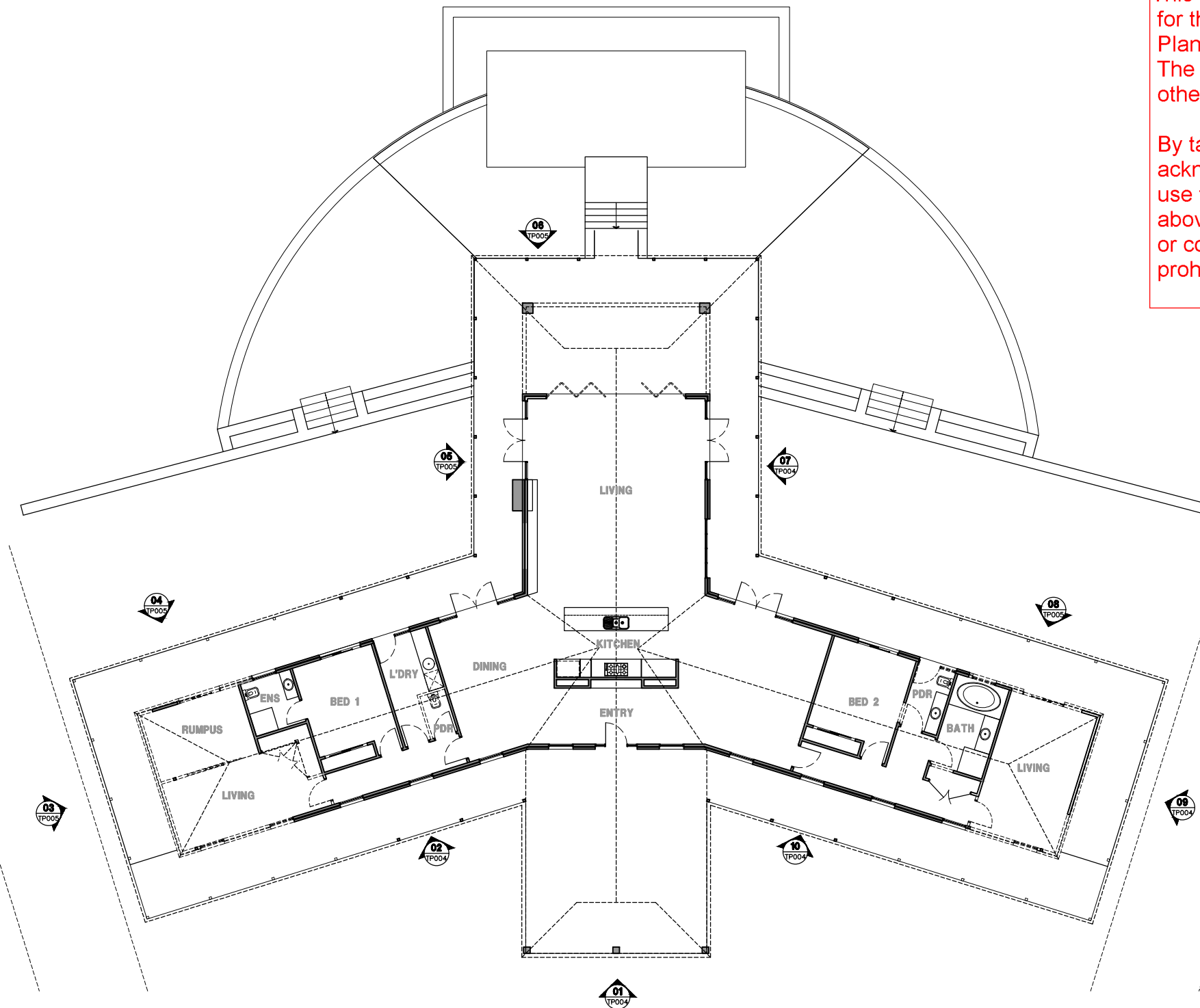
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Drawn: RW	Checked: M.E.
File:	Plot Date:
Title: TP000	REV.

EXISTING AREAS
 EXISTING HOUSE FLOOR AREA - 275.0m²
 EXISTING VERANDAH FLOOR AREA - 286.1m²
 TOTAL AREA - 561.1m²

----- EXISTING WALLS TO BE DEMOLISHED
 ———— EXISTING WALLS TO BE RETAINED

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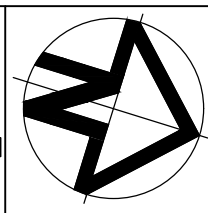
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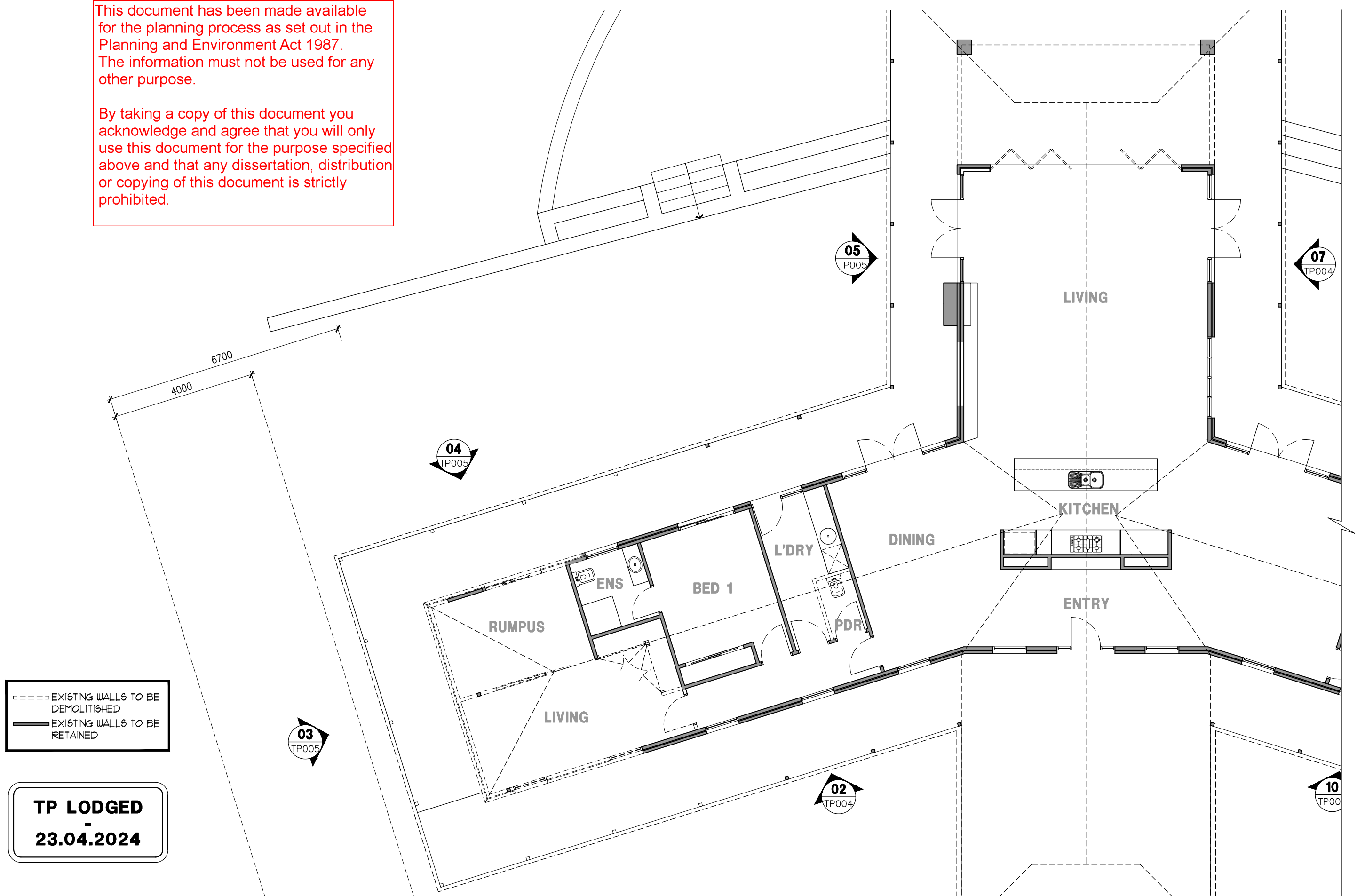
DRAWING:
EXISTING OVERALL GROUND FLR PLAN



Scale: 1:200 @ A3	Date: APR 2019
Drawn: RW	Checked: M.E.
File:	Plot Date:
Title: TP001	REV.

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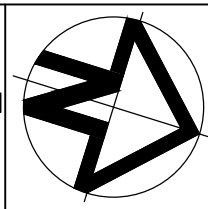
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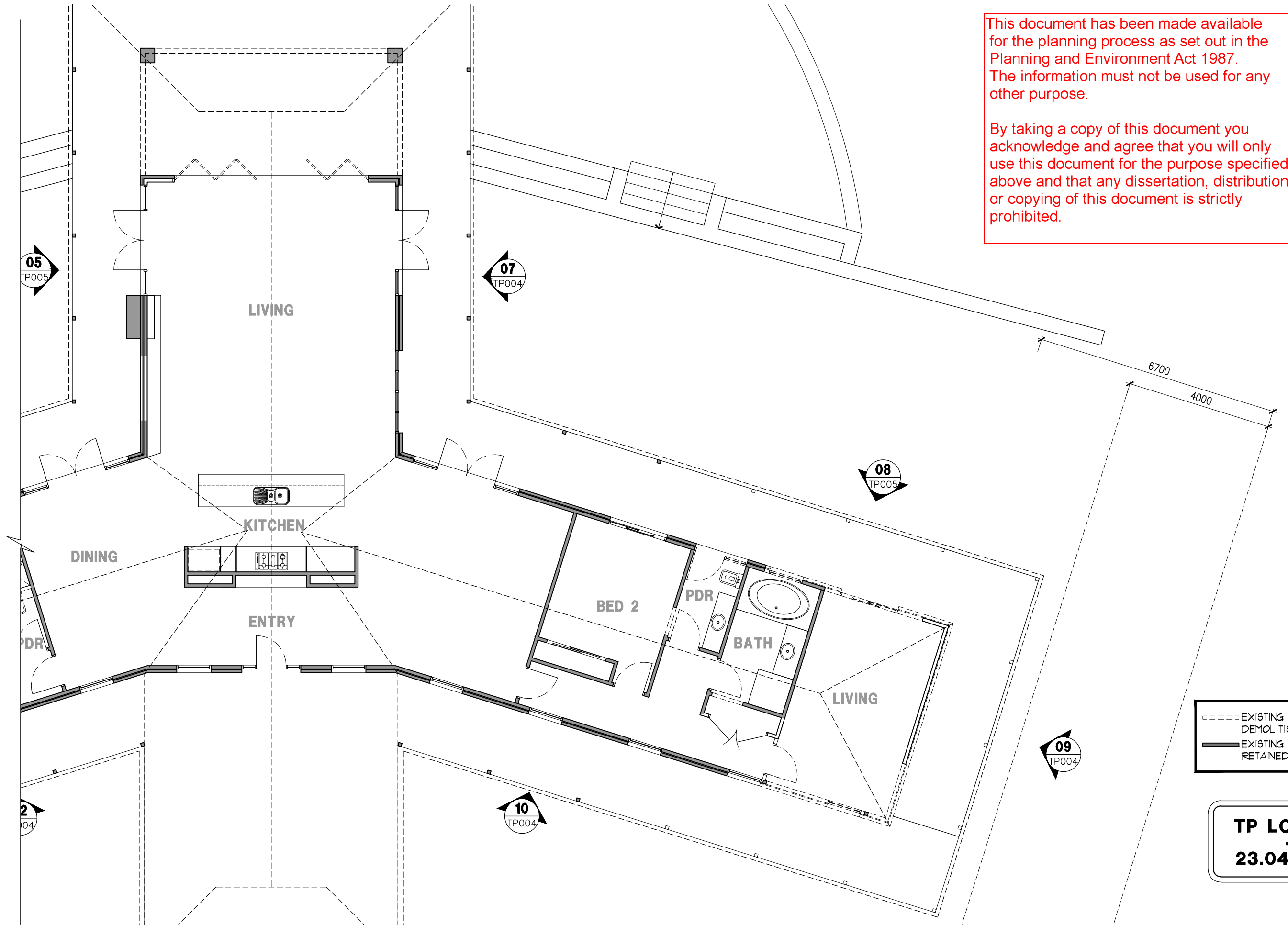
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Scale: 1:100 @ A3	Date: APR 2019
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Title: TP002	REV.

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----- EXISTING WALLS TO BE DEMOLISHED
 ———— EXISTING WALLS TO BE RETAINED

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malcolm elliot ARCHITECTS

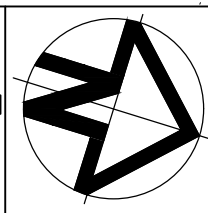
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 (ACN 076 338 399)
 trading as
 Malcolm Elliott Architects
 Malcolm Elliott B.Arch (Hon) ARAIA
 Level 14, 257 Collins Street, Melbourne Victoria 3000
 Phone (03) 9660 9099
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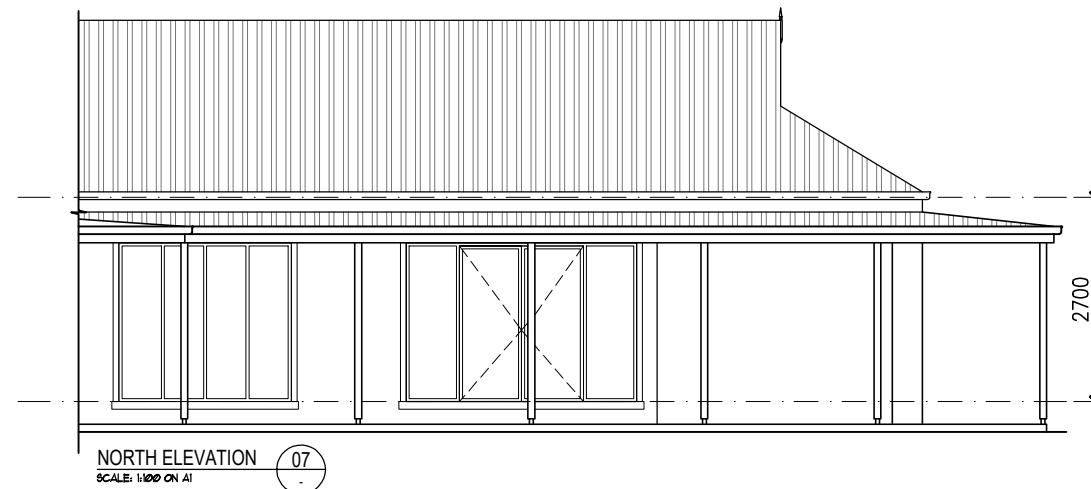
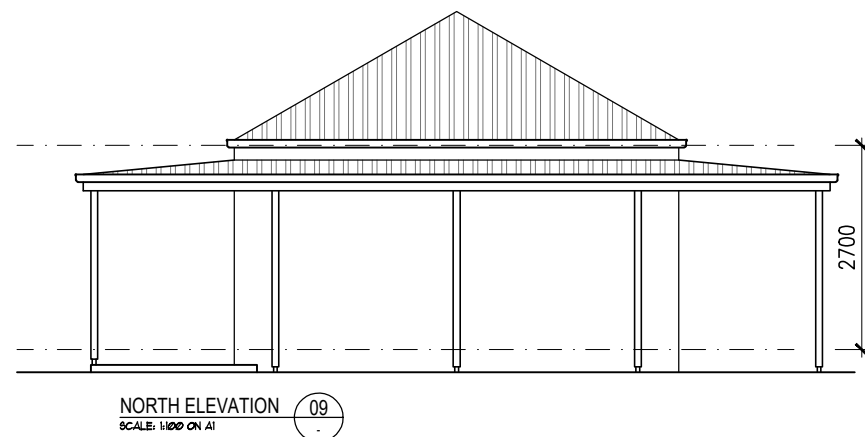
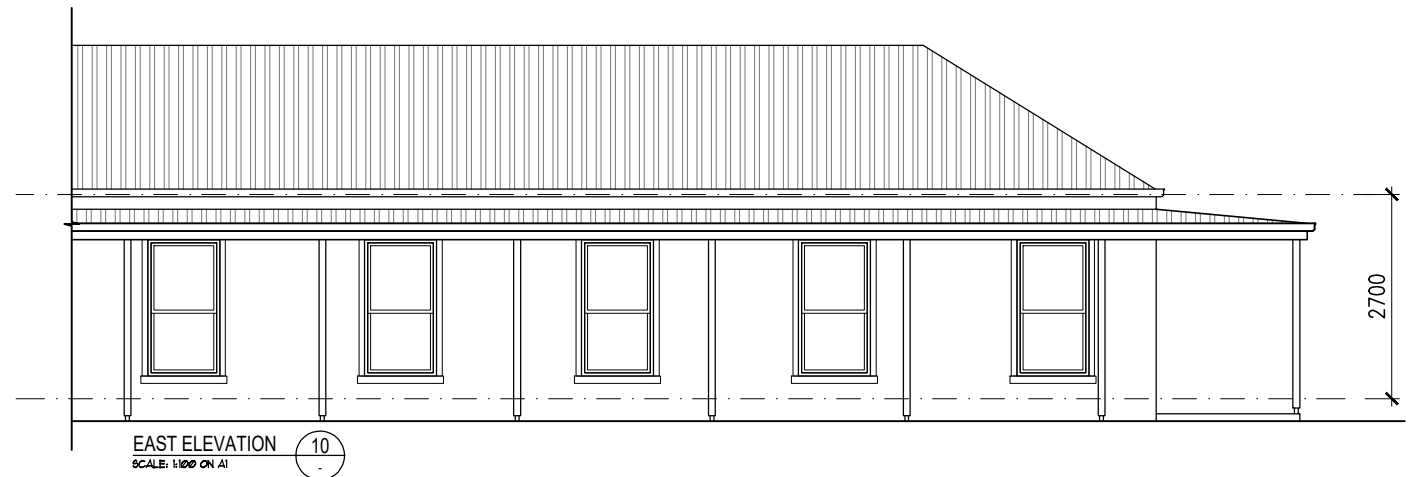
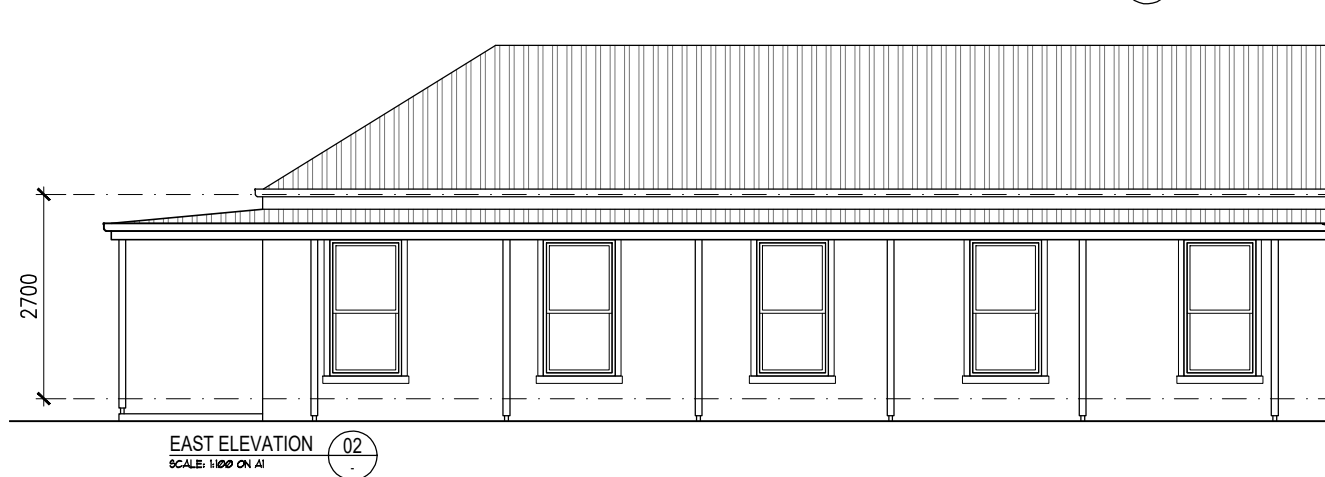
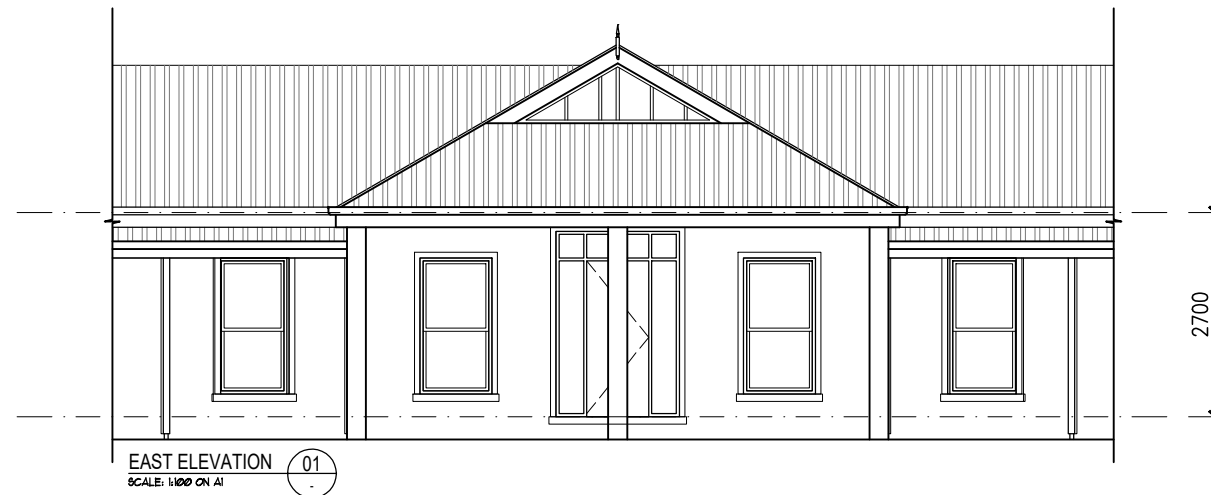
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Drawn: RW	Checked: M.E.
File:	Plot Date:
Title: TP003	REV.

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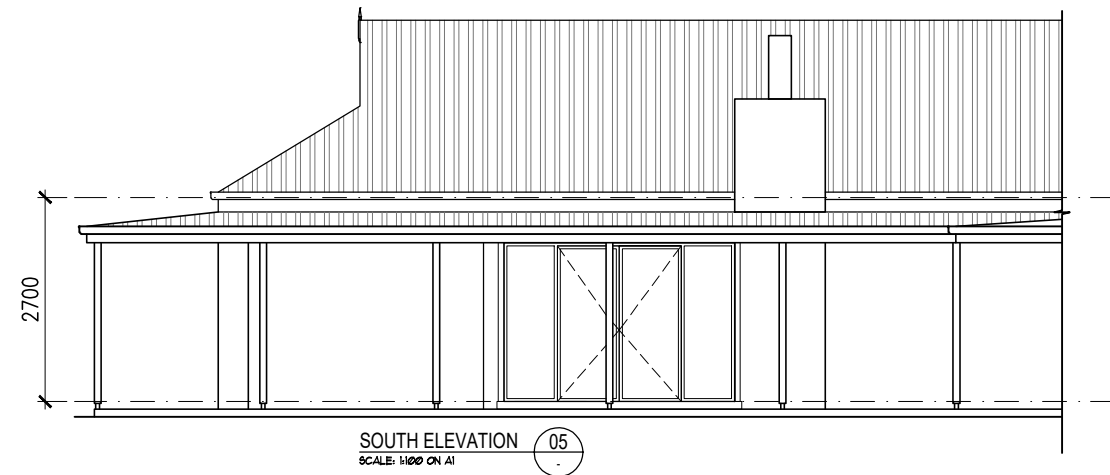
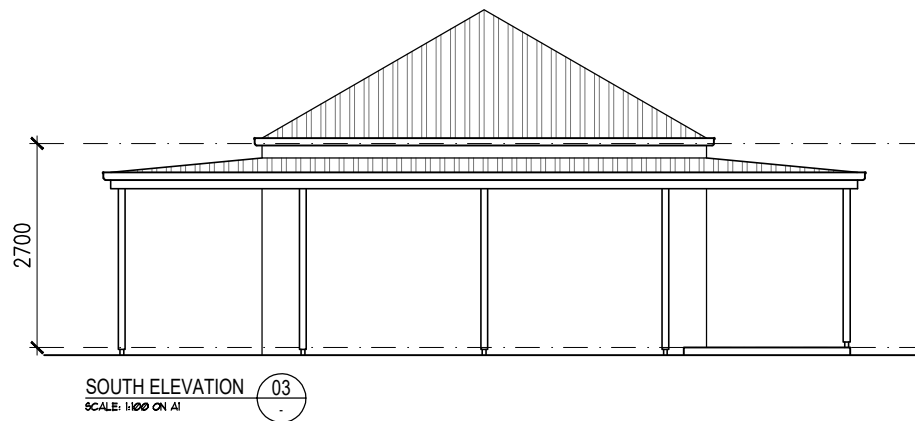
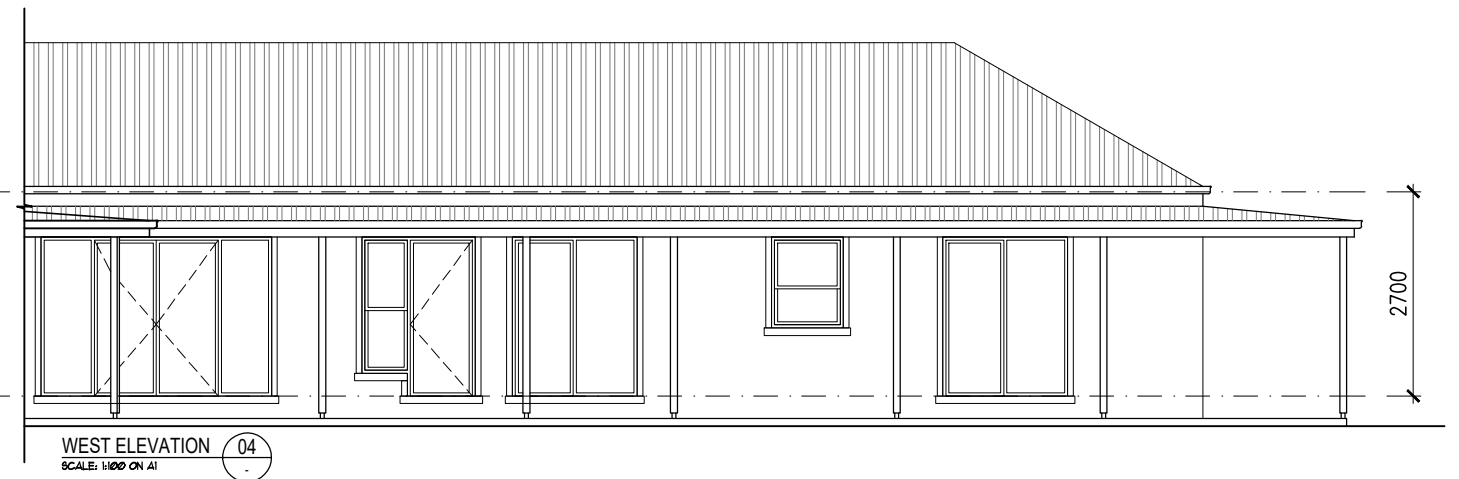
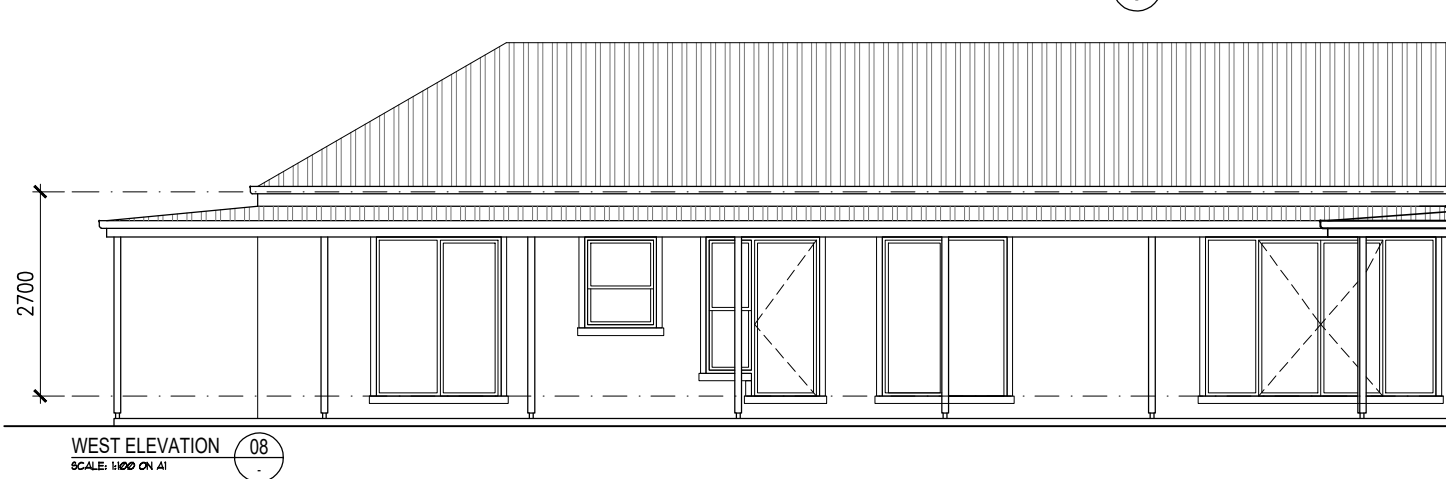
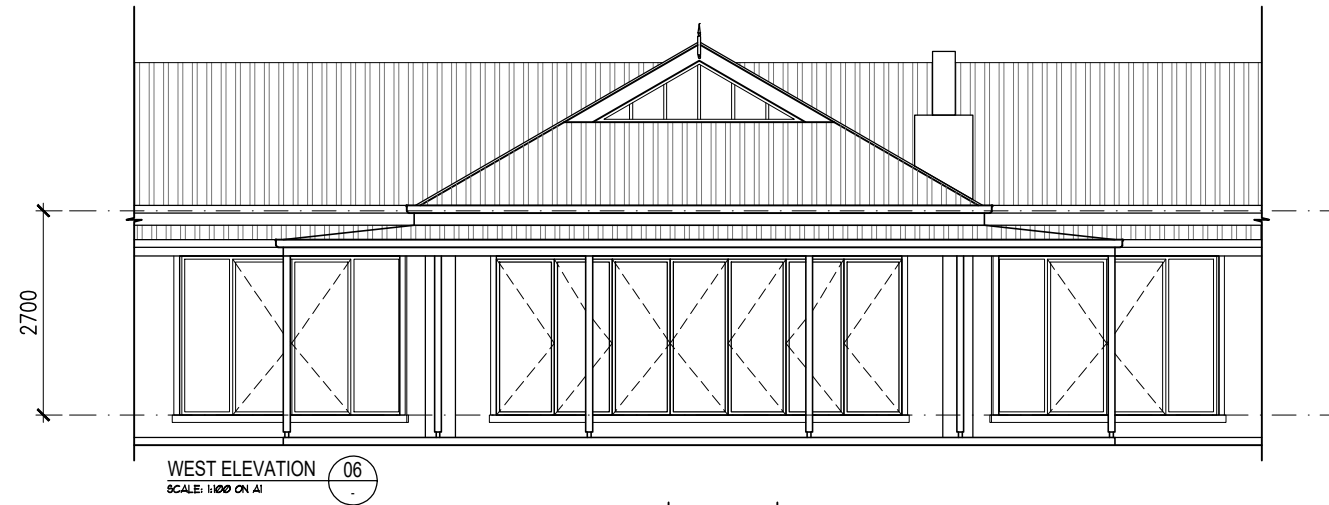


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DRAWING:
EXISTING ELEVATIONS

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Title:

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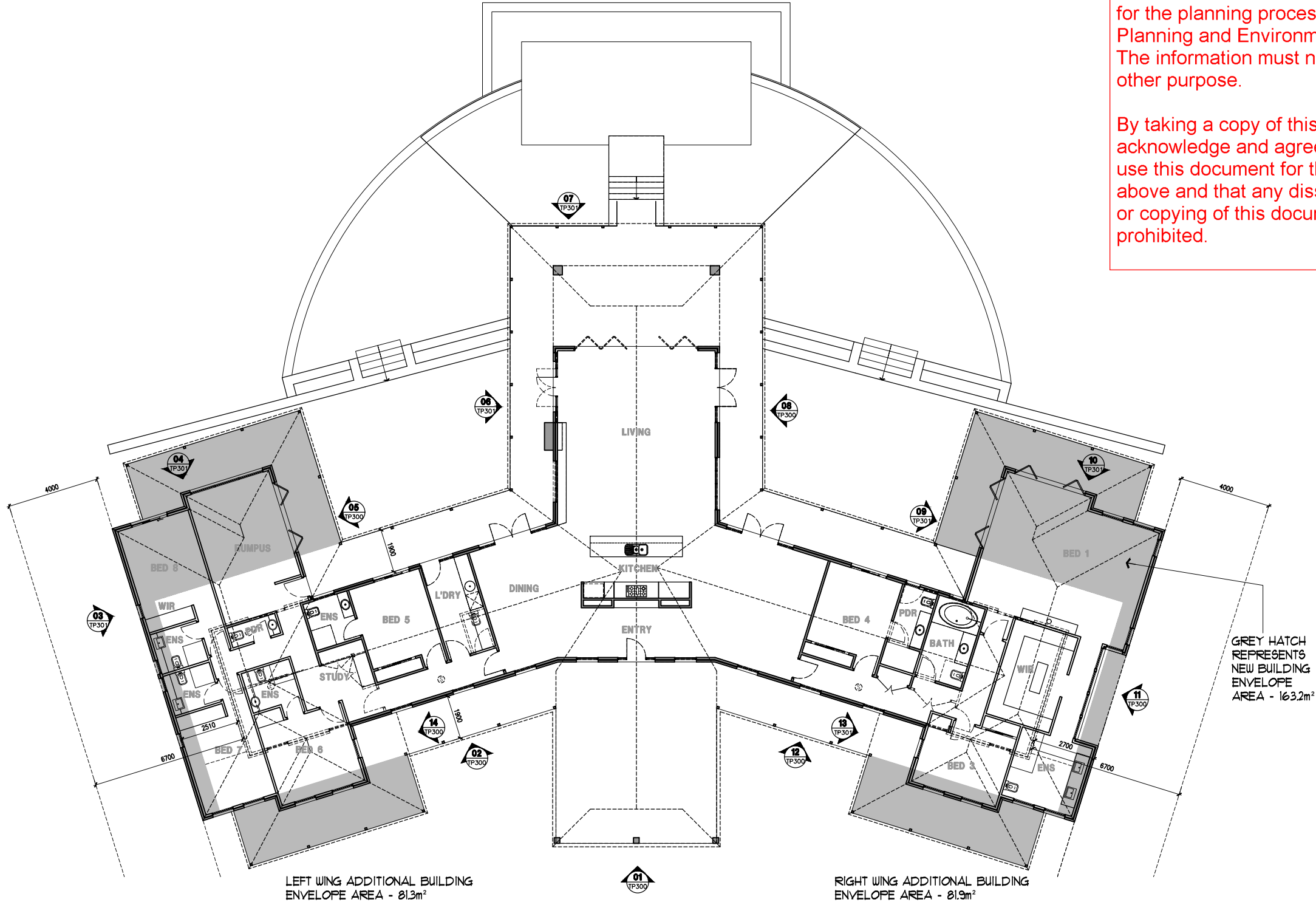
BUILDING AREA ANALYSIS
 EXISTING HOUSE FLOOR AREA - 275.0m²
 EXISTING VERANDAH FLOOR AREA - 286.1m²
 TOTAL AREA - 561.1m²
 EXTENDED BUILDING ENVELOPE AREA - 724.3m²
 INCREASE IN BUILDING ENVELOPE AREA - 163.2m² (29.1%)

LEGEND

- ====> EXISTING WALLS TO BE DEMOLISHED
- EXISTING WALLS TO BE RETAINED
- NEW WALLS
- EXTENSIONS

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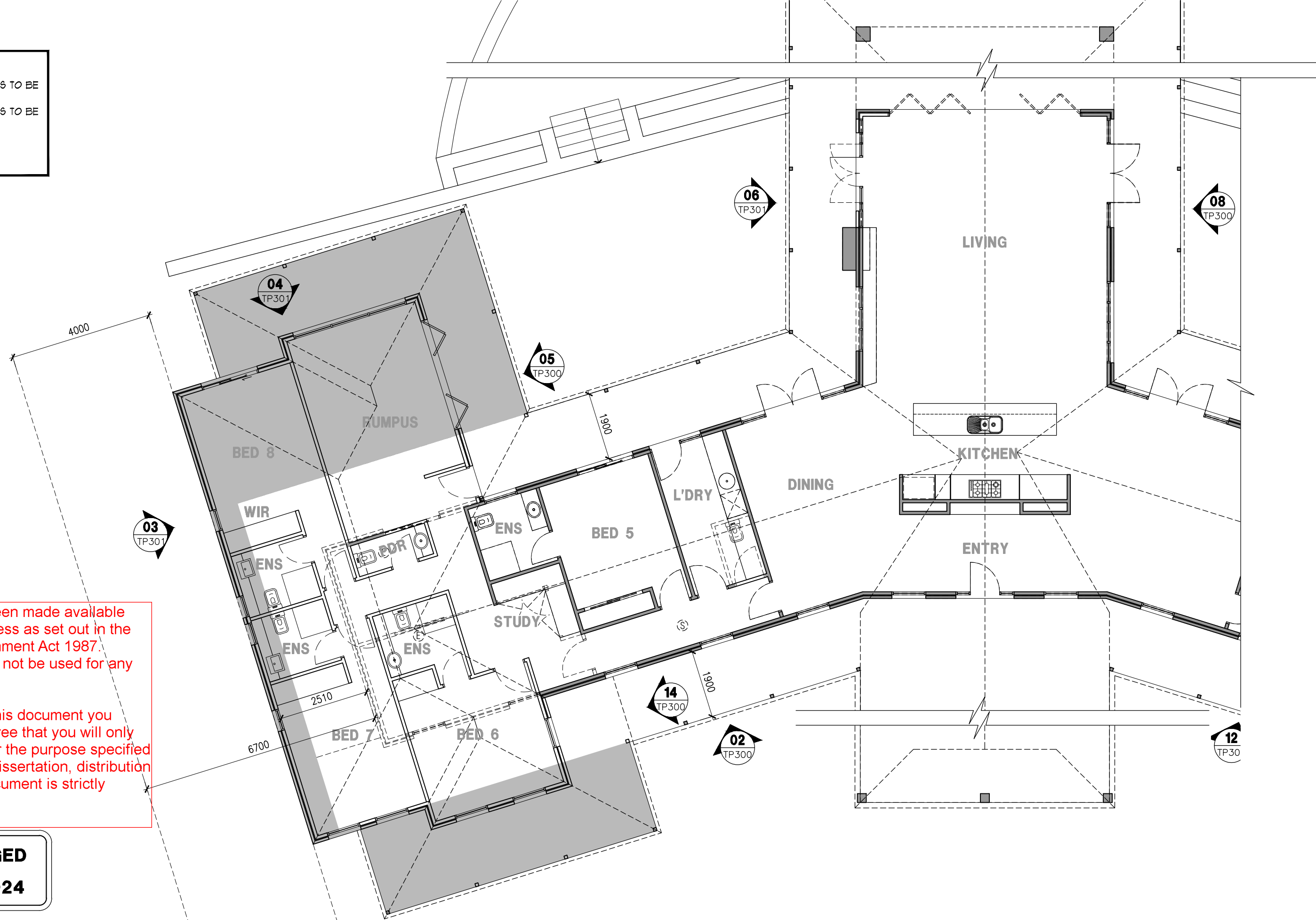


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	REV.	DATE	AMENDMENTS																			

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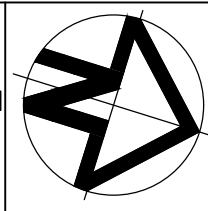
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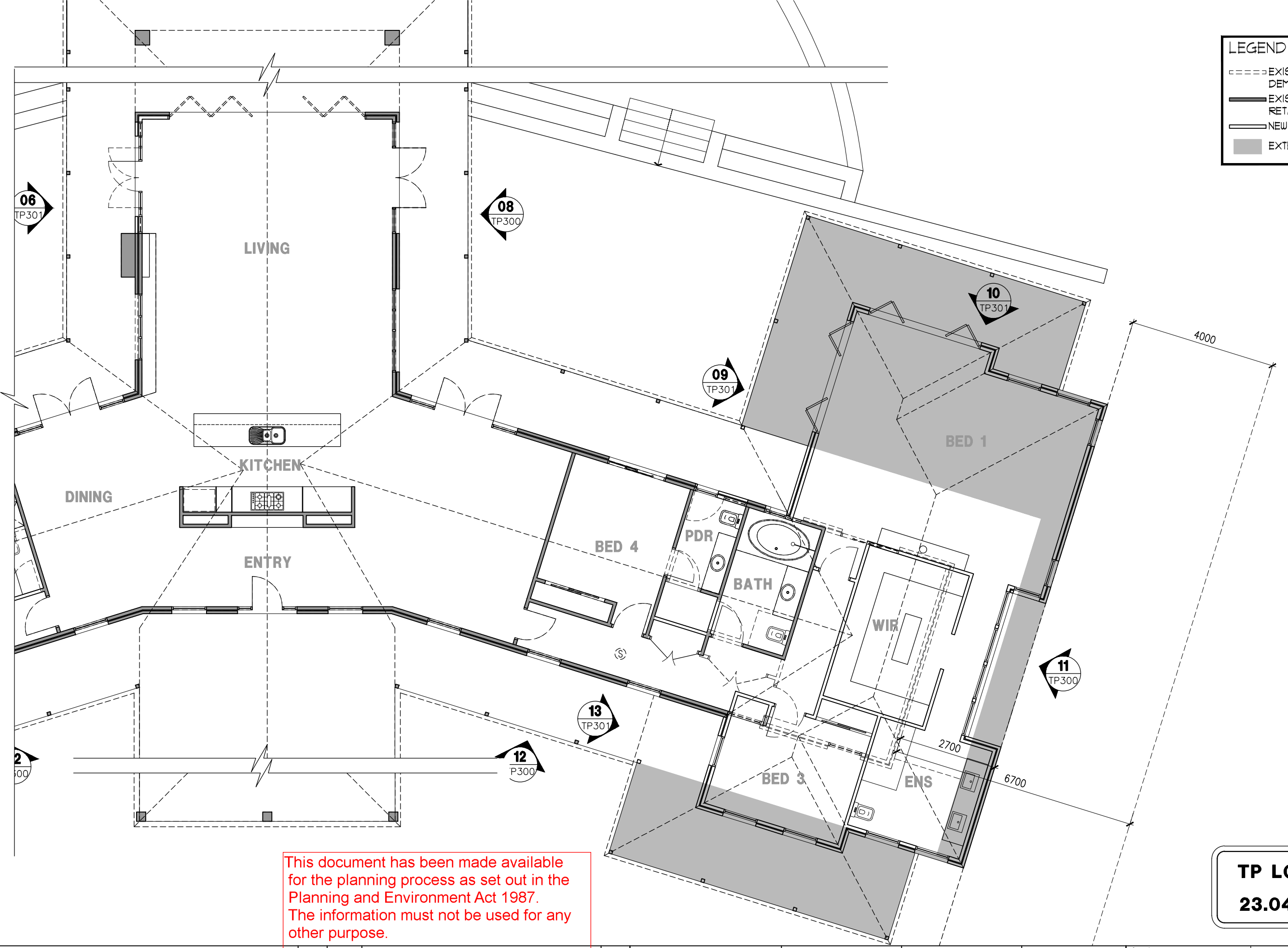
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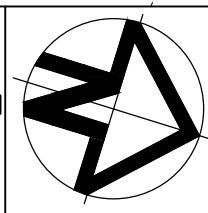
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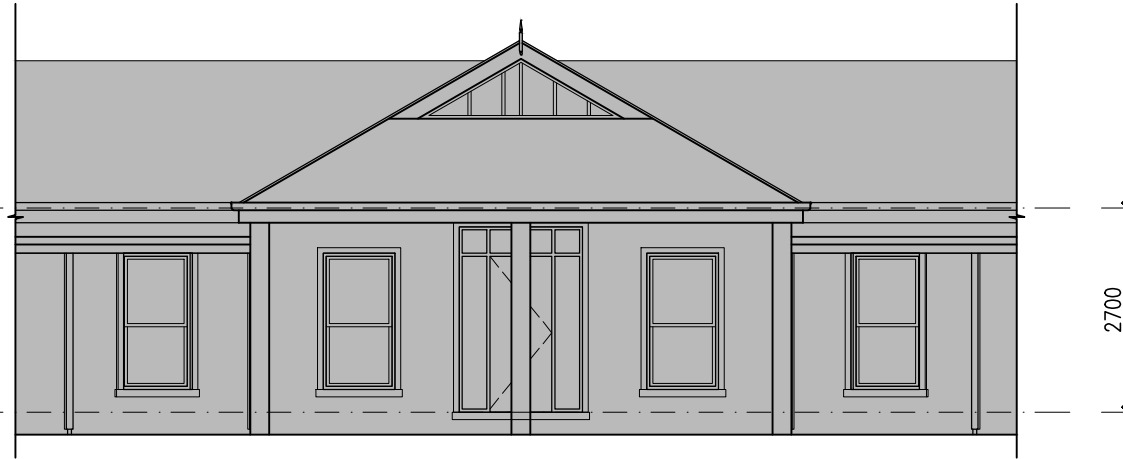
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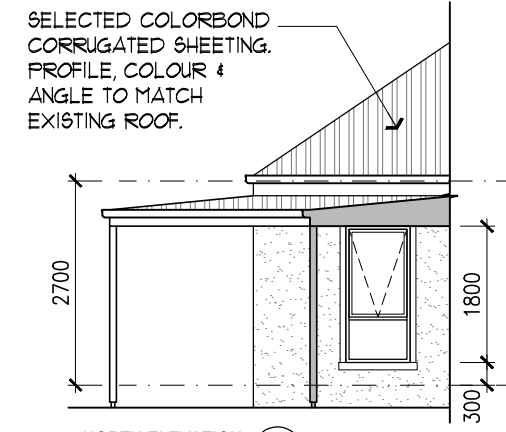
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EXISTING HOUSE FINISHES



EAST ELEVATION 01
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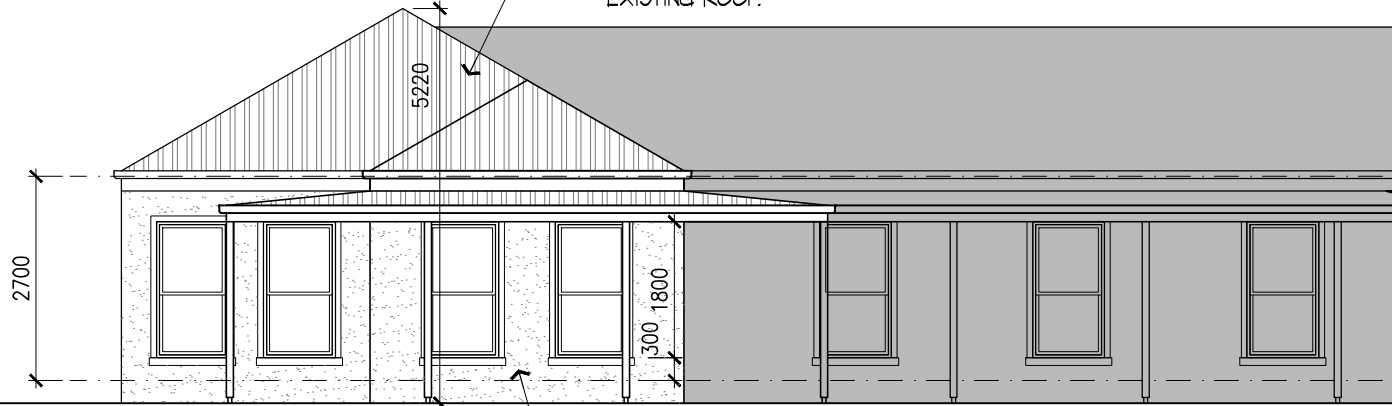
NORTH ELEVATION 14
SCALE: 1:100 ON A1

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23.04.2024**

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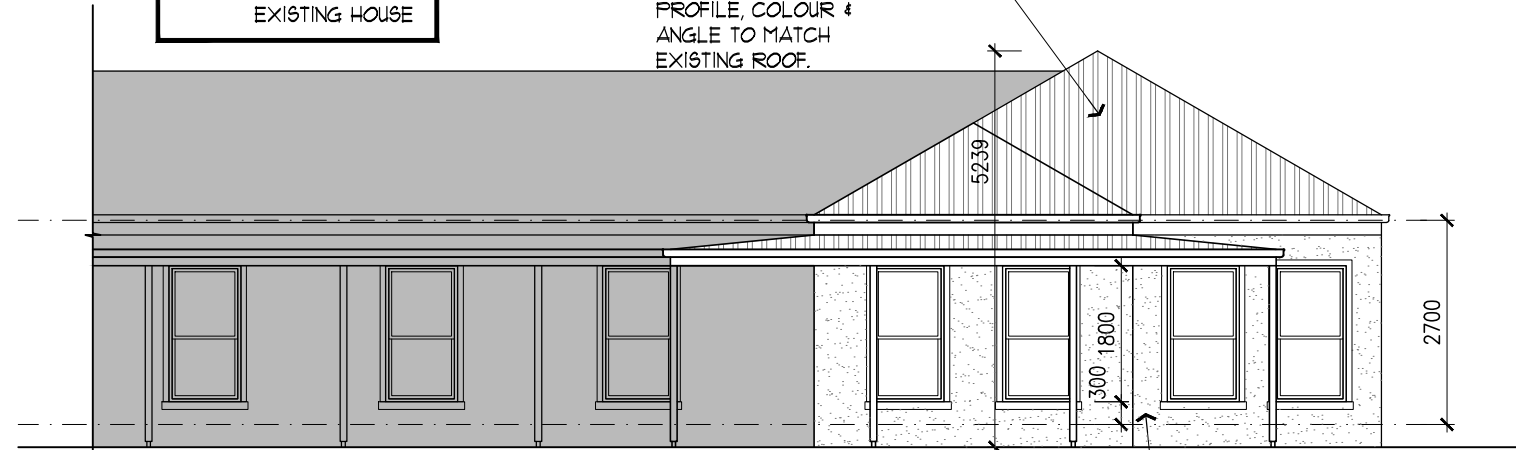
GREY HATCH REPRESENTS EXISTING HOUSE

SELECTED COLORBOND CORRUGATED SHEETING. PROFILE, COLOUR & ANGLE TO MATCH EXISTING ROOF.



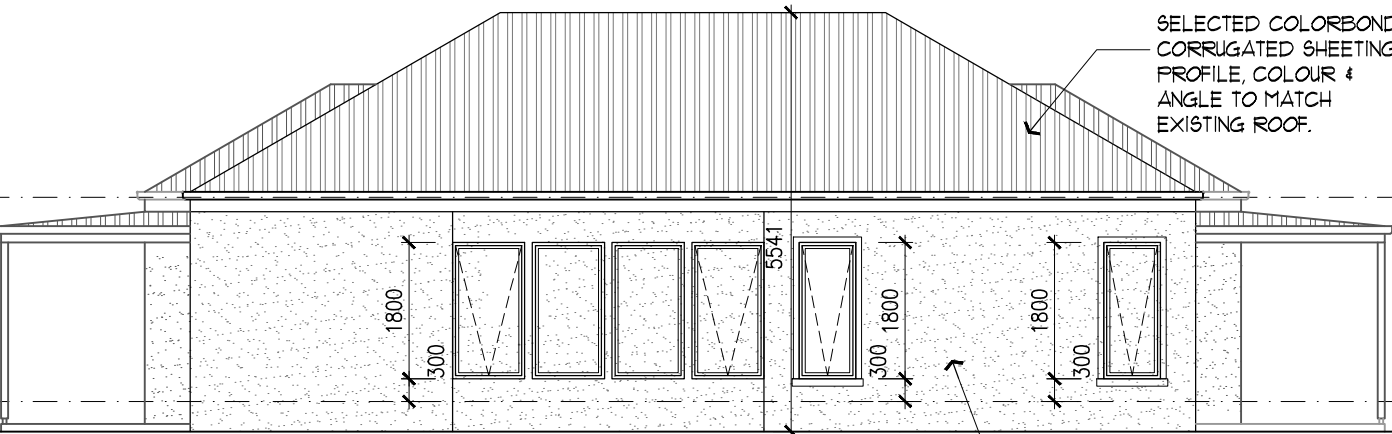
EAST ELEVATION 02
SCALE: 1:100 ON A1

NEW EXTENSION'S DESIGN AND FINISHES TO MATCH EXISTING



EAST ELEVATION 12
SCALE: 1:100 ON A1

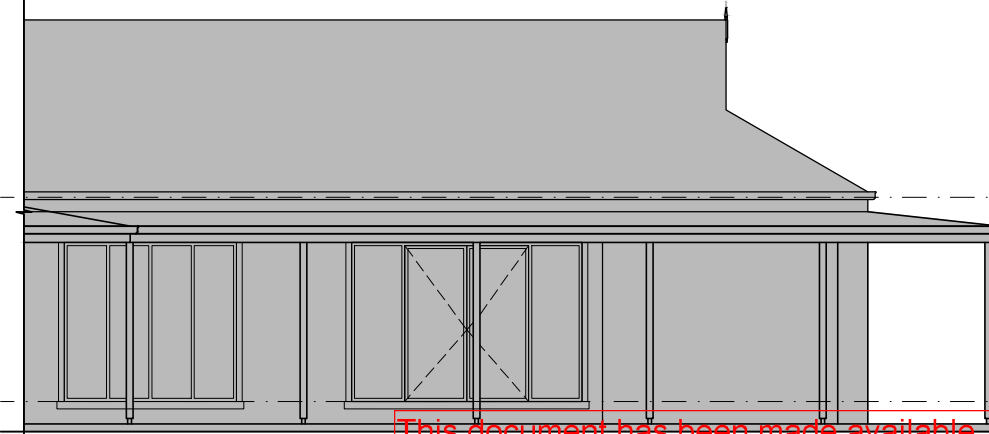
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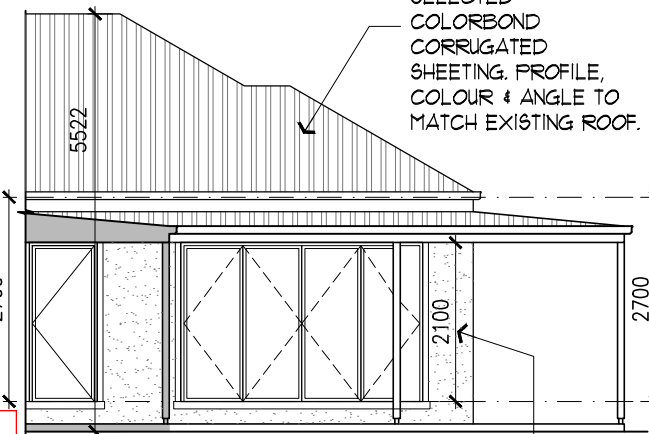
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NEW EXTENSION'S DESIGN AND FINISHES TO MATCH EXISTING



NORTH ELEVATION 08
SCALE: 1:100 ON A1



NORTH ELEVATION 05
SCALE: 1:100 ON A1

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PROJECT:
NO. 408 HUTCHINSONS RD BONNIE DOON

DRAWING:
PROPOSED ELEVATIONS

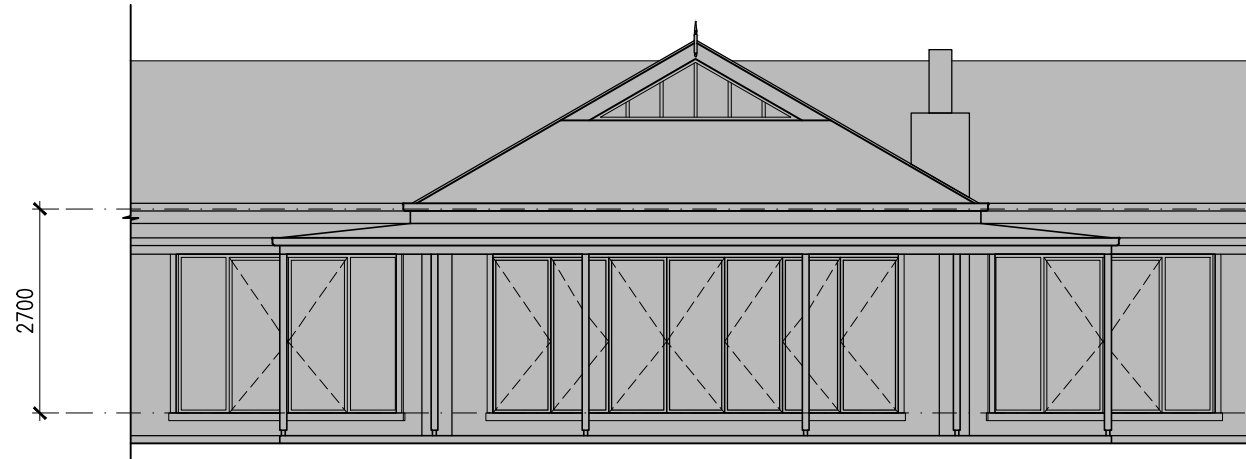
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File:	Plot Date:
Title: TP300	REV. A



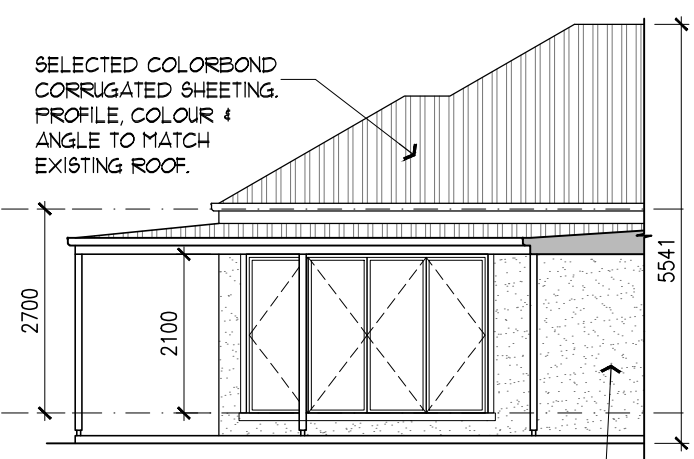
EXISTING HOUSE FINISHES

GREY HATCH REPRESENTS EXISTING HOUSE

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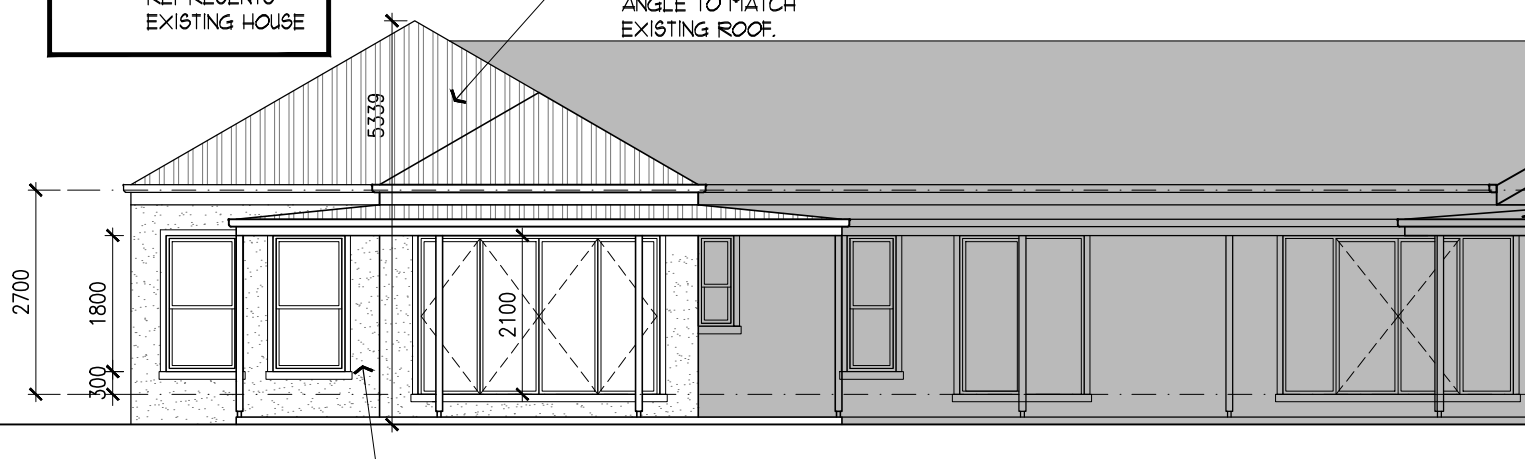
WEST ELEVATION 07
SCALE: 1:100 ON A1



SOUTH ELEVATION 09
SCALE: 1:100 ON A1

NEW EXTENSION'S DESIGN AND FINISHES TO MATCH EXISTING

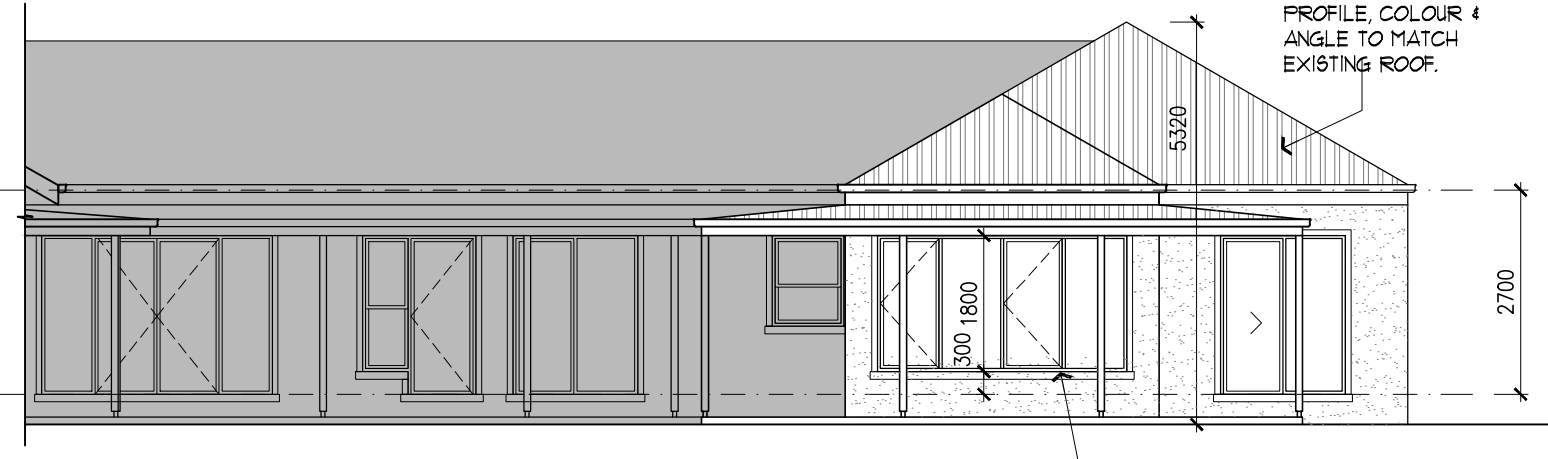
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WEST ELEVATION 10
SCALE: 1:100 ON A1

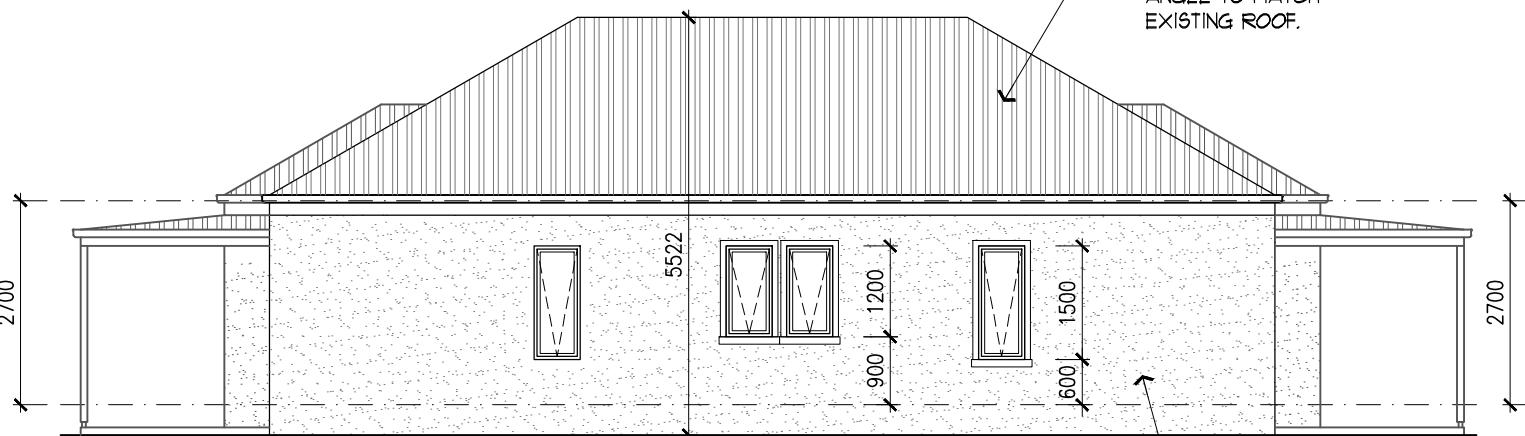
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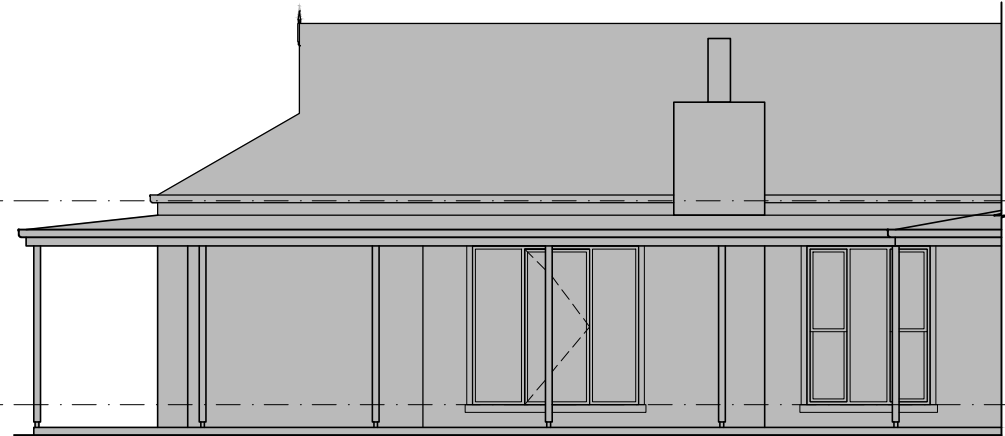
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SCALE: 1:100 ON A1

NEW EXTENSION'S DESIGN AND FINISHES TO MATCH EXISTING



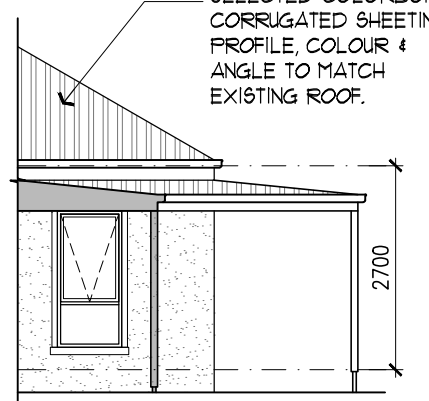
SOUTH ELEVATION 03
SCALE: 1:100 ON A1

NEW EXTENSION'S DESIGN AND FINISHES TO MATCH EXISTING



SOUTH ELEVATION 06
SCALE: 1:100 ON A1

SELECTED COLORBOND CORRUGATED SHEETING. PROFILE, COLOUR & ANGLE TO MATCH EXISTING ROOF.



SOUTHERN ELEVATION 13
SCALE: 1:100 ON A1

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E-mail meam@mea.com.au

REV.	DATE	AMENDMENTS	DRAWN
1	2019	TP LODGED	AG

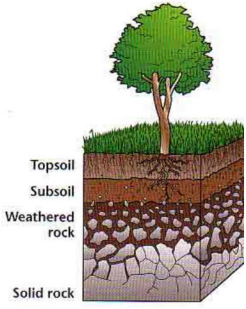
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PROJECT:
NO. 408 HUTCHINSONS RD BONNIE DOON

DRAWING:
PROPOSED ELEVATIONS

Scale: 1:100 @ A3
Drawn: RW
File:
Title:

Date: APR 2019	Checked: M.E.	REV.
Plot Date:		A
TP301		



Mansfield Land Capability & Soil Assessments

P.O. Box 623

Mansfield 3722

Phone: 0418 898 996

Email: adam@mansfieldlca.com.au

LAND CAPABILITY ASSESSMENT

Report No L28421

Client: [REDACTED]

Site Address: 408 Hutchinsons Road, Bonnie Doon.



Figure 1: Proposed Irrigation Area viewed from north to south as at 30th July 2021.

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1. INTRODUCTION

Mansfield Land Capability & Soil Assessments has been engaged to undertake a Land Capability Assessment (LCA) by [REDACTED] for a site at 408 Hutchinsons Road, Bonnie Doon, 3720.

The field visit and report have been undertaken and entirely carried out by Adam and Emma Layfield and we have the required professional indemnity insurance. The field testing included soil profile logging and sampling, laboratory testing, water and nutrient balance modelling and risk assessment has revealed that on-site effluent disposal is appropriate and sustainable.

Our submission will provide information about the site and soil conditions. It will also provide a detailed LCA and include a conceptual design for suitable onsite wastewater management, including recommendations for monitoring and management requirements.

The allotment located on Hutchinsons Road is a 31.48ha property used for farming and lifestyle purposes. There is an existing five bedroom dwelling and machinery shed with an existing secondary treatment system on the allotment. The proposed development is to alter and extend the existing dwelling from a five bedroom to an eight bedroom dwelling. The current secondary treatment system is failing as the irrigation area is significantly small, located on the side of a hill and at the time of inspection excess effluent was visible across the irrigation area. We propose to use the current AWTS tank and install a new irrigation area to treat the effluent in accordance with the current EPA guidelines. There is sufficient area available if there is a need to increase the effluent disposal area. The wastewater loading is calculated based on nine persons (eight bedrooms).

2. DESCRIPTION OF DEVELOPMENT

Site address:	408 Hutchinsons Road, Bonnie Doon, 3720.	
Parcel Details:	Plan PC366606 (Refer to Appendix C.)	
Owner:	[REDACTED]	This document has been made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.
Email address:	[REDACTED]	
Phone:	[REDACTED]	
Vic Roads directory reference:	62 G2	
Local Government Authority:	Mansfield	
Council property number:	A6661	By taking a copy of this document you acknowledge and agree that you will only use this document for the purpose specified above and that any dissertation, distribution or copying of this document is strictly prohibited.
Allotment area:	31.48ha	
Planning Zone:	Farming Zone (FZ) Schedule to the Farming Zone	
Planning Overlay:	Environmental Significance Overlay (ESO) Environmental Significance Overlay – Schedule 2 (ESO2) Refer to Appendix F	
Catchment Area:	The site is in a Special Water Supply Catchment area.	

3. INVESTIGATION METHOD

The report is in accordance with the current Code of Practice - *Onsite Wastewater Management, E.P.A. Publication 891.4, Land Capability Assessment for Onsite Domestic Wastewater Management, E.P.A. Publication 746.1* and *AS/NZS 1547:2012* and the Mansfield Shire Domestic Wastewater Management Plan Pilot Project 2014.

Our capability assessment involved investigating and reporting on climate, slope, aspect, vegetation, soil profile characteristics, proximity to surface waters and escarpments, transient soil moisture characteristics and hydraulic conductivity.

Exploratory excavating was undertaken, and a bore hole was hand drilled to a depth of 1m as shown in Appendix E.

Permeability tests within the proposed effluent disposal area could not be conducted due to recent prolonged periods of rain and the seasonally high moisture content in the topsoil and clay soils. A conservative estimate (indicative permeability Ksat) result was classified by soil laboratory results.

Water and nutrient balance analyses were based on the mean rainfall (redistribution of rainfall 9th Decile) recorded by the Bonnie Doon weather station No 88007 and mean evaporation data for Lake Eildon. The rainfall and evaporation data were obtained from the National Climate Centre, Bureau of Meteorology. The data was subsequently analysed and applied to our water and nutrient balance analyses.

4. CAPABILITY ASSESSMENT

Slope and Aspect

The allotment varies from flat to steep, the proposed irrigation area (LAA) is located on flat to undulating ground towards the south east corner of the allotment. The LAA is located approx. 70m off the east boundary and approx. 3m off the south boundary and the ground slopes varies between 9 and 12.5% in a west direction. The area is exposed to moderate winds and sunshine throughout the year. Refer to figure 1.

Slope Stability

The ground slopes stability within the proposed irrigation area is unlikely to be compromised by hydraulic loadings or slope degree due to the soil structure.

Climate

The general area receives a mean annual rainfall of 708mm and the redistribution of rainfall (9th Decile) of 928mm and a mean annual evaporation of 1156mm.

Vegetation

The proposed irrigation area is vegetated with a mixture of dense pasture grasses including ryegrass, as shown in Figure 1.

Subsurface Profile

The general subsurface profile consists of;

- A-horizon; layer of dark brown, sandy silt (loam), with a soil reaction trend of 6.28 pH and electrical conductivity of 0.23 dS/m, to a depth of 90mm
- B₁-horizon; layer of dark red-brown, sandy silty clay (Clay loam), with a soil reaction trend of 6.04 pH and electrical conductivity of 0.21 dS/m, between the depths of 90-420mm
- B₂-horizon; layer of red-brown, gravelly silty clay (Light clay), with a soil reaction trend of 5.91 pH and electrical conductivity of 0.20 dS/m, between the depths of 420-1000mm.

The soil horizon profile can be seen in Appendix E.

Soil Permeability

Soil samples were taken from the bore hole on the 30th July 2021 as seen in Appendix E.

Profile analysis in accordance with Table 5.1 in AS/NZS 1547:2012 and the EPA Code of Practice, Table 9- Appendix A and the laboratory determined swell potential shows the B-horizon soils to be moderately structured clay loam with an indicative permeability (Ksat) in the range of 0.5 to 1.5m/day.

The laboratory indicative permeability resulted in a Ksat of .62m/day.

For the moderately structured clay loam soils, we have adopted a design loading rate of 3.5mm/day with a seepage loss (Peak) of 3.6mm.

Soil Classification

In accordance with *AS/NZS1547:2012* and *EPA Code of Practice*, Table 9- Appendix A, the soil can be classified as Category 4 soil (clay loam).

Surface Waters

The proposed irrigation area slopes to the west and the nearest drainage line and waterway are both located upslope approx. 55m away to the north, the closest dam is located upslope at least 75m away to the north east. Lake Eildon is located downslope approx. 100m away to the west from the closest part of the proposed irrigation area.

Groundwater Bores

There are no groundwater bores within 20m of the proposed irrigation area and no visible evidence of groundwater use for domestic purposes within 100m of the proposed irrigation area.

Watertable

One bore hole was drilled to a depth of 1m and no sign of ground water was visible.

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5. LAND CAPABILITY AND CAPABILITY ASSESSMENT TABLE

Land features	Land Capability Risk Rating				Mitigation
	LOW	MEDIUM	HIGH	LIMITING	
Site Drainage: Run off/run on	No actual or potential	Low potential	High Potential	Cut-off drain not possible	Cut-off drain required upslope.
Flooding	Never	<1 in100	>1 in 100 and <1 in 20	<1 in 20	N/A
Proximity to waterway	>100m	70-100	40-70m	<40m	N/A
Proximity to drainage depression	>60m	40-60	<40		N/A
Slope % - Trenches & beds	<5%	5%-10%	10%-15%	>15%	Not suitable for trenches.
Slope% - Subsurface Irrigation	<10%	10%-30%	30%-40%	>40%	Install irrigation along contours.
Landslip	No actual or potential	Low potential	Potential	Present	N/A
Groundwater (m)	>2.0	2-1.5	<1.5	Surface	N/A
Compaction	No potential	Moderate	High	Severe potential	Vehicle & livestock barriers required.
Exposure	High sun and wind	Moderate	Low sun and wind		N/A
Landform - AS1547:2000 figure 4.1b2	Convex side slope and plains	Straight sided slopes	Concave side slopes	Floodplains	Cut-off drain required upslope.
Vegetation	Pasture/turf	Sparse grasses	Dense forest		Gypsum required.
Rainfall (mm/yr) site 083020	<500	500-750	750-1000	>1000	Refer to water Balance table
Pan evaporation (mm/yr) BOM site 083023	>1250	1000-1250	750-1000	<750	Refer to water Balance table
Fill	No fill			Fill present	N/A
Permeability (m/day)	<0.3	0.3-3	3-5	>5.0	Gypsum required in excavated trenches
Presence of mottling	None	Slight		Extensive	Soils deeper than 300mm.
Coarse fragments %	<10	10-20	>20		N/A
pH	6-8	4.5-6	<4.5, >8		N/A
Emerson aggregate class	4,5,6,8	7	2,3	1	N/A
Free Swell (%)	<30	30-80	80-120	>120	N/A

Note: Site assessments and soil test results are within the coloured range.

The above results indicate disposal of effluent is achievable by secondary treated effluent via on-site subsurface irrigation system.

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6. RISK ASSESSMENT

Land Feature	Land Capability Risk Rating			RISK RATING	Remarks
	LOW	MEDIUM	HIGH		
Distance to reservoir (km)	>15	2-15	<2	3	Approx. 100m to Lake Eildon FSL
Soil type rating (from LCA assessment table above)	1	2	3	2	Shallow Profile with low hydraulic conductivity of moderately structured soil.
Distance to river (m)	>80	40-80	<40	1	No river within 100m+
Distance to stream (m)	>80	40-80	<40	1	>100m to nearest watercourse.
Distance to drain (m)	>40	10-40	<10	1	>100 to nearest drain/drainage depression.
Lot size (ha)	>10	2-10	0.2-2	1	31.48ha
Density (houses/km ²)	<20	20-40	>40	3	>40 dwellings in the km ² area.
LCA rating (from LCA assessment table above)	1 (LOW)	2 (MEDIUM)	3 (HIGH)	3	Refer to LCA table above.
System fail rate (%)	<5	5-10	>10	2	Assumed conservative rating due to large allotment.

We have assessed the proposed site using the Edis risk assessment, Dr Robert Edis identified major factors which influence the level of risk posed by an on-site system. These factors have a differing level of importance, or weighting, when considered relative to other factors and that the interaction between factors must also be considered.

The individual factors can be rated as;

1. **Low risk** (R_n<2.5) which reflects the range in which there is no expected consequential impact on water quality,
2. **Medium risk** (R_n2.5-5) which reflects the range in which the factor may influence the risk to water quality, though as a minor component of the overall risk, and
3. **High risk** (R_n>5) which represents a significant influence on the risk to water quality.

The Edis risk algorithm weights the major factors appropriately in the context of protecting the integrity of the potable water supply, as shown below:

$$\text{Formula } R_n = ((R_{\text{Res}} + R_{\text{Soil}}) \times (R_{\text{Riv}} + R_{\text{Str}} + R_{\text{Drain}} + R_{\text{Lot}}) + (2 \times R_{\text{LCA}}) + (3 \times R_{\text{Fail}} + R_{\text{Den}}))/10$$

Where

R_n = Combined Risk Number,

R_{Res} = Distance to reservoir risk rating

R_{Soil} = Soil risk rating

R_{Driv} = Distance to river risk rating

R_{Dstr} = Distance to stream risk rating

R_{Drain} = Distance to drain risk rating

R_{Lot} = Lot size risk rating

R_{LCA} = Land capability assessment risk rating

R_{Fail} = System fail rate risk rating

R_{Dens} = Density of development risk rating

The combined risk number for this site is **4.1 (Medium Risk)**

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7. WATER LOADING and NUTRIENT BALANCES

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

Rainfall Station: Bonnie Doon Evaporation Station: Eildon

Location: 408 Hutchinsons Road, Bonnie Doon

Date: 30-07-2021

Client: P. McManus

ITEM	UNIT	#	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YEAR
Days in month:	D		31	28	31	30	31	30	31	31	30	31	30	31	365
Evaporation (Mean)	mm	A	173	159	121	76	44	31	33	53	68	105	130	163	1156
Rainfall (9th Decile wet year adjusted)	mm	B1	43	43	58	61	83	98	106	121	98	93	71	52	928
Effective rainfall	mm	B2	35	35	46	49	67	78	85	97	79	75	56	42	743
Peak seepage Loss ¹	mm	B3	112	101	112	108	112	108	112	112	108	112	108	112	1314
Evapotranspiration (IXA)	mm	C1	138	127	85	53	26	19	20	32	48	84	104	130	866
Waste Loading (C1+B3-B2)	mm	C2	215	193	150	112	71	49	47	46	77	121	156	200	1437
Net evaporation from lagoons (10(0.8A-B1)xlagoon area(ha))	L	NL	0	0	0	0	0	0	0	0	0	0	0	0	0
Volume of Wastewater	L	E	41850	37800	41850	40500	41850	40500	41850	41850	40500	41850	40500	41850	492750
Total Irrigation Water (E-NLY/G)	mm	F	47	42	47	45	47	45	47	47	45	47	45	47	548
Irrigation Area (E/C2) annual.	m ²	G													900
Surcharge	mm	H	-169	-151	-104	-67	-25	-4	0	0	-32	-74	-111	-154	0
Actual seepage loss	mm	J	-57	-51	8	41	87	104	111	112	76	37	-3	-42	576
Direct Crop Coefficient:		I	0.8	0.8	0.7	0.7	0.6	0.6	0.6	0.6	0.7	0.8	0.8	0.8	MAV:
Rainfall Retained:	80%	K													
Lagoon Area:	0 ha	L													
Wastewater (Irrigation):	1350 L	M													
Seepage Loss (Peak):	3.6 mm	N													Pasture:
Irrig'n Area (No storage):	900 m ²	P2													Shade:
Application Rate:	1.5 mm	Q													Fescue:
Nitrogen in Effluent:	30 mg/L	R													MAV:
Denitrification Rate:	40%	S													
Plant Uptake:	220 kg/ha/yr	T													
Mean daily seepage loss:	1.6 mm	U													
Annual N load:	8.87 kg/yr	V													
Area for N uptake:	403 m ²	W													
Application Rate:	3.3 mm	X													

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

REDISTRIBUTION OF RAINFALL															
Rainfall to be redistributed (9th decile) =	928.4	mm/yr													
Minimum mean rainfall =	43.3	mm													
9th decile (annual) - mean rainfall (annual) =	221.4	mm													
			JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Mean rainfall (mm)			43	43	50	52	62	68	72	79	69	66	56	48	707
Deviation from minimum mean (mm)			0	0	7	8	18	25	29	36	25	23	13	4	187
Redistributed rainfall (mm) (1)			43	43	58	61	83	98	106	121	98	93	71	52	928

Summary statistics for all years

Information about climate statistics

Statistic	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Mean	43.3	43.3	49.9	51.6	61.6	68.2	72.0	79.0	68.5	66.3	55.8	47.5	708.2
Lowest	0.0	0.0	0.0	0.0	0.0	6.4	17.4	8.3	12.4	0.0	0.0	0.0	387.6
5th %ile	3.3	1.2	2.0	8.3	11.7	20.5	26.8	24.4	20.1	9.2	9.2	6.3	476.6
10th %ile	4.8	3.5	5.8	12.2	19.6	27.5	34.5	31.2	27.8	17.6	15.9	10.9	501.1
Median	33.2	30.0	39.1	42.6	53.9	64.5	68.4	77.1	63.0	63.7	48.3	38.5	700.5
90th %ile	90.5	91.4	104.8	97.3	113.3	122.1	108.9	124.9	106.9	118.7	107.8	96.0	886.5
95th %ile	112.3	120.7	141.4	110.5	128.7	130.9	126.8	137.3	131.2	131.9	118.1	110.3	984.7
Highest	203.5	277.3	238.0	215.1	178.7	167.0	163.4	194.0	162.0	158.0	128.0	108.0	823.0

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The water balance table requires 900m²

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8. SIZING CALCULATIONS

The irrigation area has been determined from the results of the water and nutrient balance analyses, Victorian Land Capability Assessment Framework January 2014 and AS/NZS 1547:2012, Appendix M.

For the wastewater load of 1350 litres produced from the proposed development, the water and nutrient balance tables require the effluent to be applied to an irrigation area of 900m² with an application rate of 1.5mm/day with a peak seepage loss of 3.6mm.

Our recommendation is for an increase in irrigation area due to the degree of slope and soil profile. The recommended irrigation area to be 960m² which will reduce the application rate to 1.4mm/day and these calculations are conservative as they take into consideration the limiting factors of the site.

9. RECOMMENDATIONS

The following recommendations are based on the results of our assessment and are made in accordance with the *Code of Practice - Onsite Wastewater Management*, E.P.A. Publication 891.4, M.A.V. Model Land Capability Assessment Report and *AS/NZS 1547:2012*.

They are based on the limiting clay materials, wastewater load and are designed to demonstrate the viability of on-site effluent disposal of 1350 litres per day.

SUBSURFACE IRRIGATION

General

Based on the results of the water and nutrient balance analysis, subsurface conditions including soil profile, constant head permeameter testing, slope and adequate site drainage, on-site subsurface drip irrigation is appropriate after secondary treatment for effluent disposal.

Effluent

The effluent generated from the dwelling will be black and grey water classed as 'all waste' and will be treated using the existing AWTS and a new pressure-compensating sub-surface drip irrigation system.

Domestic Water Supply

Onsite roof water collection only and no reticulated water supply available or likely to be provided at any stage in the future.

Anticipated Wastewater Load

Design wastewater load is calculated on an eight-bedroom dwelling and therefore (8 + 1) x 150L/person/day = 1350L/day. This design is sourced from the Code of Practice - Onsite Wastewater Management, E.P.A. Publication 891.4, table 4 and adopts 150L/person/day as a household with full water reduction fixtures. Refer to Appendix B.

Irrigation Area

The irrigation area and application rate has been determined from the results of the constant head permeameter tests, water and nutrient balance analyses and *AS/NZS 1547:2012*.

General Requirements

For secondary treated effluent, it is assumed that the design, construction, operation and maintenance are carried out in accordance with *AS/NZS 1547:2012*, Code of Practice - Onsite Wastewater Management, EPA Publication 891.4 and Council Permit to install use.

Ground Preparation and Excavations

Results of the Emerson Crumb Test show the residual clay soils have a low slaking and low shrink-swell potential and are non-dispersive. It is recommended that gypsum be broadcasted over the excavated irrigation disposal trenches prior to the installation of the dripper lines at the rate of 1kg/m². Irrigation disposal trenches shall not be backfilled with clay or heavy soil (use topsoil) and

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shall be installed along the contours, not exceeding 200mm in depth with 1m separation between trenches.

Gypsum shall be reapplied every 4-5 years to assist in soil renovation.

AWTS

AWTS tank is existing and complies to current EPA guidelines.

Inspections and Monitoring

The 'permit to use' issued by the local shire council should state the required inspection periods. We recommend that the AWTS is inspected every 3 months and a service report be issued to the local shire council to ensure the ongoing effectiveness of the system.

Reserve Area

In accordance with EPA Publication 891.4, no reserve area is required.

Site Drainage

A cut-off drain shall be placed upslope of the proposed irrigation area and all potential stormwater run-on be discharged down slope well away of the proposed irrigation area.

Site Compaction

As the proposed irrigation area is located in a paddock, it will need to be fenced to prevent any vehicles or livestock from causing compaction or damage to the area.

Setback Distances

All setbacks referred to in Table 5- *Code of Practice – Onsite Wastewater Management*, E.P.A. Publication 891.4 are achievable using secondary treatment.

Permit to Install Septic Tank

Before any works commence, a 'Permit to install' must be obtained from the local shire council for all wastewater generated on the premises.

SUMMARY OF RECOMMENDATIONS

Our capability and risk assessment indicate that primary effluent and trench systems are not appropriate for this development and effluent shall be treated to a minimum 20/30 standard by an AWTS. Sufficient space exists for retention of all wastewater on the allotment and is achievable by using the principle of sub-surface irrigation after secondary treatment.

This assessment concludes the proposal for on-site wastewater management system to be sustainable, with minimal risk to the environment and human health as required by state environment protection policies.

10. CONCLUSION

We have assessed the development site and proposed irrigation area for existing and potential risks. The Edis risk algorithm has a combined risk assessment rating of 4.1 (Medium Risk) and due to several risk factors including the proposed irrigation area setback distance to Lake Eildon, we recommend using the existing AWTS to treat the effluent to a minimum 20/30 quality which will maintain sustainable onsite effluent management with appropriate buffer protection to sensitive receptors.

The effluent applied to land via a total of **960m²** of pressure-compensating sub-surface drip irrigation system and the size of LAA is conservative as it takes into consideration the limiting factors of the site and potential volume of wastewater and will provide a further increase in confidence that the system will be able to contain all wastewater.

Due to the size of irrigation area required and the degree of slope, we recommend installing an indexing valve (Rotation Valve) and splitting the irrigation area into three zones of **320m²** each. Each zone will be dosed more evenly and have time to recover between dosing.

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The irrigation design is to be in accordance with AS/NZS 1547:2012 On-site domestic wastewater management, refer to Appendix H.

The irrigation pipe to be Netafim Bioline dripper system or equivalent as the Netafim Bioline dripper system is a pressure compensating system that will allow even distribution across the irrigation field.

11. MANAGEMENT PROGRAMME

To ensure for the most effective use of any effluent system the following measures are recommended:

Wastewater treatment systems serving the proposed dwelling must comply with the EPA conditions indicated in approval conditions or equivalent.

The plumber installing the system shall provide a Plumbing Industry compliance certificate and an as-laid plan to the local Council in order to obtain a Permit to Use.

For best practice:

1. Trenches to be monitored for signs of any surcharge or seepage;
2. Sink strainer to be used to catch food particles;
3. Front-loading washing machine be used when possible;
4. Surge loads be avoided (letting out large volumes of water at the same time);
5. Use biodegradable soaps;
6. Environmentally-friendly, low-phosphate laundry products to be used;
7. Scrape all dishes to remove grease and fats before washing;
8. Do not install a garbage grinder waste disposal system;
9. Do not allow sanitary napkins or hygiene products to enter the system;
10. Do not dispose of aggressive toxic cleaning agents in the system;
11. Do not dispose of any solvents or paints in the system;
12. Do not allow bleach, whiteners, nappy soakers, spot removers or disinfectants to enter the system;
13. Water saving devices should be used where practicable, eg: shower head, aerator on sink outlet, pressure regulating valve;
14. If a spa or insinkerator is to be installed, additional trench length(s) shall be added to the system;
15. A maintenance and service contract, with a service technician accredited by the manufacturer, is in place to ensure the system is regularly serviced in accordance with the relevant EPA CA and local council permit (Approval to Use ~~Septic Tank System~~).

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12. REFERENCES

AS/NZS 1547:2012 On-site domestic wastewater management
Environment Protection Act 1970 (Victoria)
EPA Victoria (1996), *Code of Practice – Septic Tanks (Publication 451)*
EPA Victoria (2003), *Septic Tanks Code of Practice (Publication 891)*
EPA Victoria (2003), *Land Capability Assessment for Onsite Domestic Wastewater Management (Publication 746.1)*
EPA Victoria (2016), *Code of Practice – Onsite Wastewater Management (Publication 891.4)*
Municipal Association of Victoria (2006), *Model Land Capability Assessment Report, MAV & DSE*
Land Capability Assessment for On-site Wastewater Management 2010- Joe Whitehead
Mansfield Shire Domestic Wastewater Management Plan Pilot Project 2014

This report was prepared by:



Emma Layfield
B.Sc(Agr)

Reviewed by:



Adam Layfield

Member of:
Member of Victorian Construction Materials Laboratories Association (VCMLA)
Member of Australian Water Association (AWA)
Member of the Foundation and Footings Society (Vic) Inc. (FFSV)
Victorian Building Authority Licence No 32561

Mansfield Land Capability & Soil Assessments
12th August 2021.

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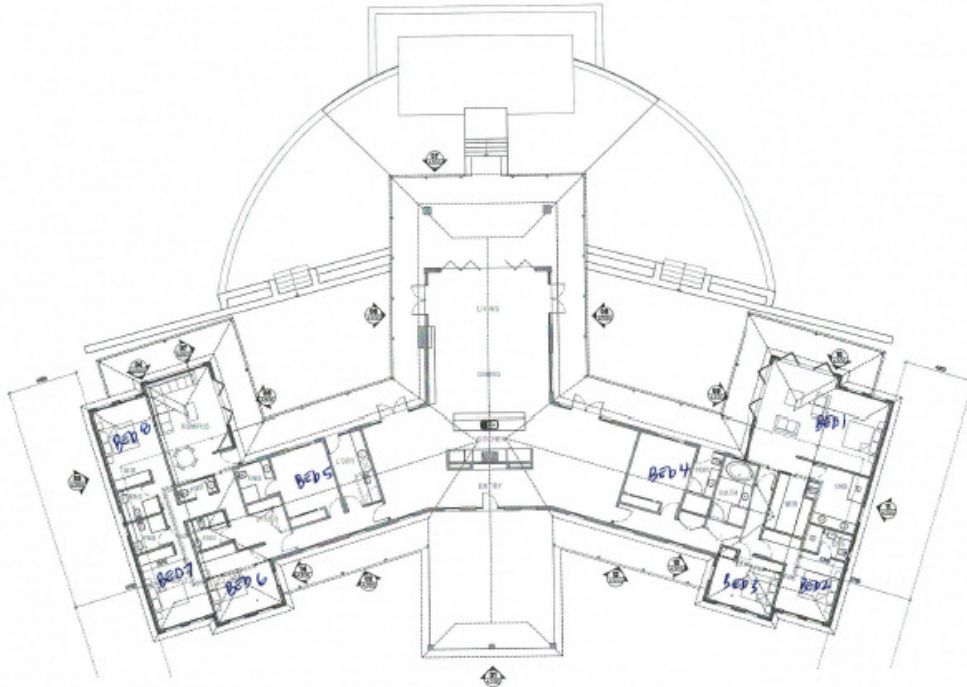
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Appendix B

Floor Plan Not to Scale

AREAS	
EXISTING HOUSE FLOOR AREA - 735.5m ²	
EXISTING VERANDAH FLOOR AREA - 286.8m ²	
NEW HOUSE FLOOR AREA - 482m ² (ADDITIONS + 52% OF EXISTING HOUSE AREA)	
NEW VERANDAH FLOOR AREA - 277.3m ²	

LEGEND	
-----	EXISTING WALLS TO BE DEMOLISHED
=====	EXISTING WALLS TO BE RETAINED
-----	NEW WALLS
-----	EXTENSIONS



TP LODGED
25.06.2021

408 HUTCHINSONS ROAD BONNIE DOON

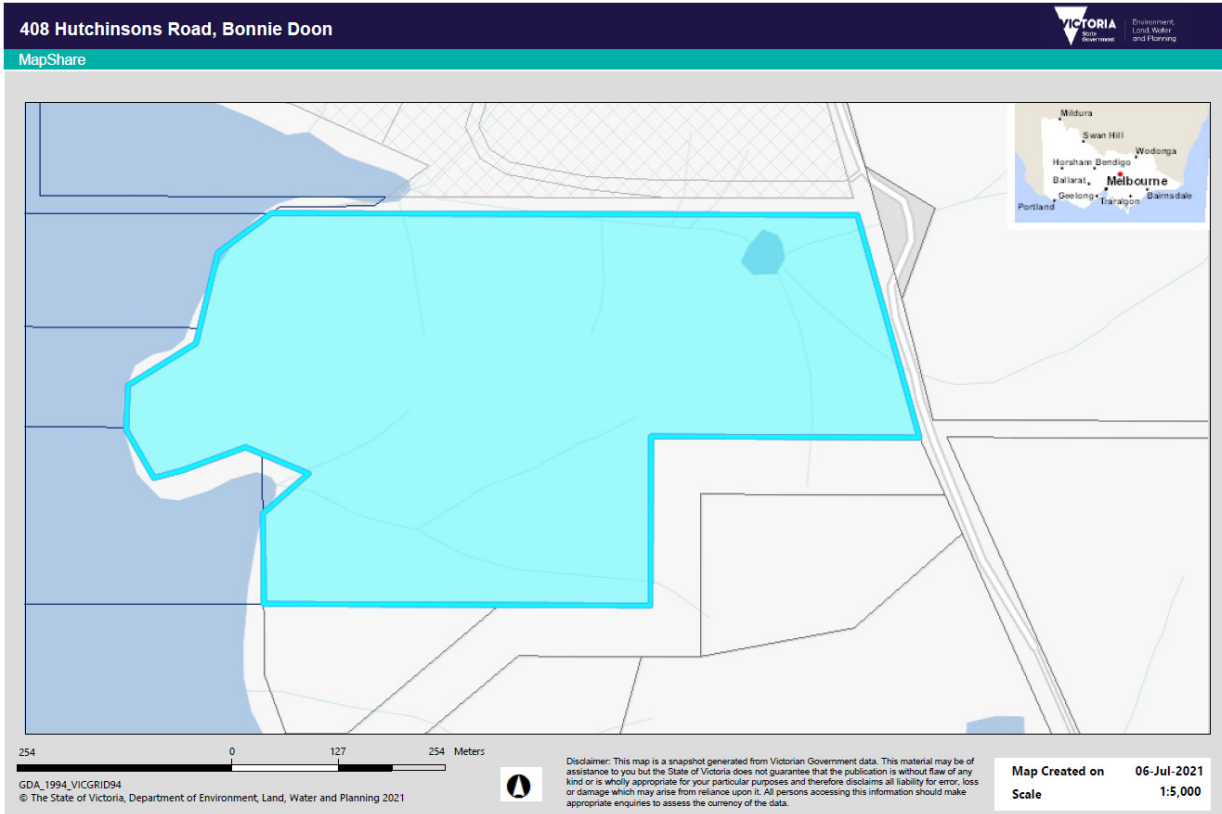
	REALIS/REALITY LTD ACN129 500 200 1st Floor Malcolm Elliott Architects 14/15-15th Floor Area (Unit) 14/15 Level 14, 257 Collins Street, Melbourne, Victoria 3000 Phone (03) 9660 5099 E-mail m.elliott@realis.com.au	REV. DATE AMENDMENTS _____ _____ _____	CHECK Check and verify all dimensions and levels on site prior to commencement of any work or shop drawings. If any discrepancies occur in documents, architect is to be consulted before proceeding with any work. Drawings to be read in conjunction with specifications. DO NOT SCALE DRAWINGS. This drawing is protected by copyright.	PROJECT: LOTS 1-5 HUTCHINSONS RD BONNIE DOON	DRAWING: PROPOSED OVERALL GROUND FLR PLAN		Scale: 1:100 @ A3 Date: APR 2019 Drawn: MJL Checked: MJE File: Plot Date: TP101

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Appendix C

Map from DELWP of 408 Hutchinsons Road, Bonnie Doon.

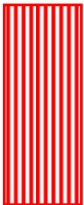
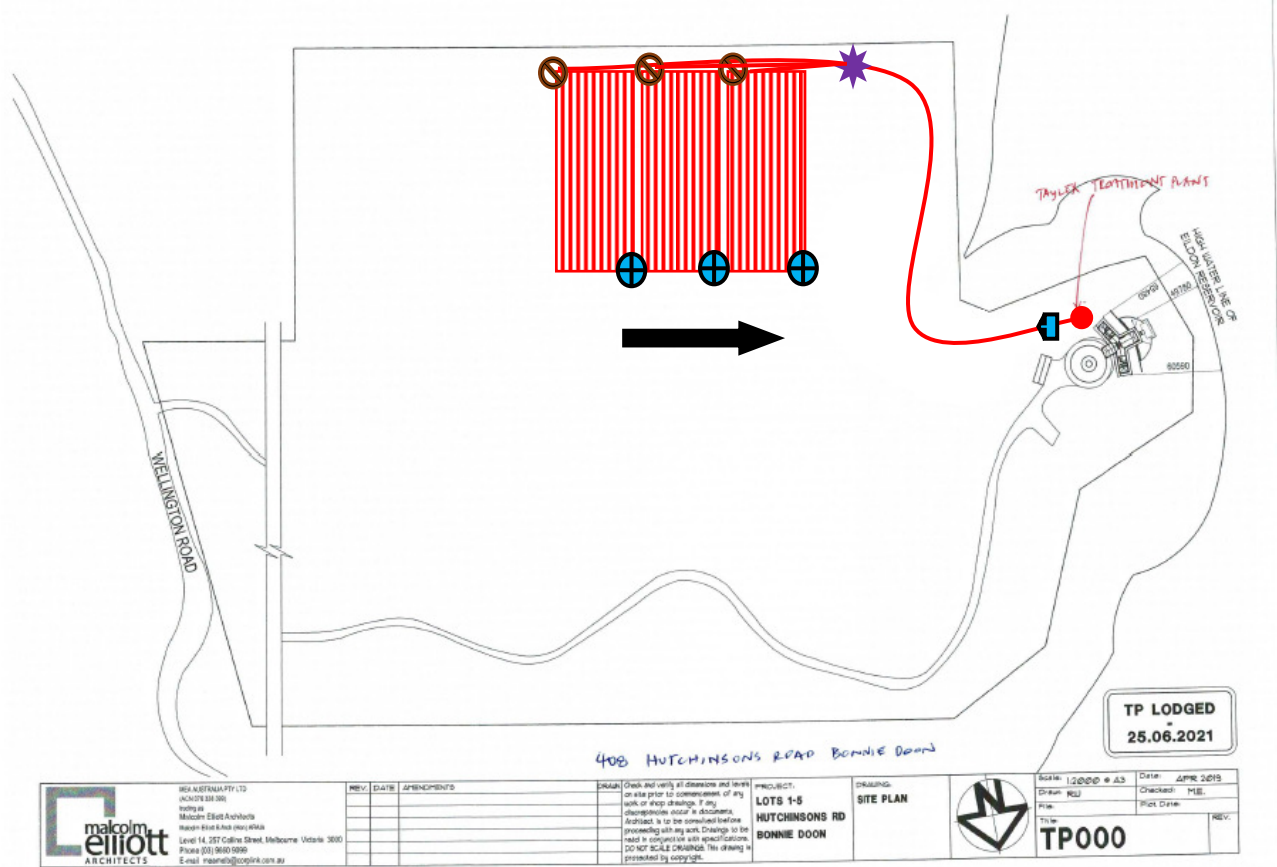


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Appendix D

Septic Design



Irrigation field (1m separation between lines)

● Existing AWTS system

— Effluent pump line

⊘ Vacuum Break

⏏ 120 Micron Inline Irrigation Filter

⊕ Flush Valve

✳ Indexing Valve

➡ Slope

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Appendix E

Soil Horizon



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From www.planning.vic.gov.au at 07 July 2021 08:30 AM

PROPERTY DETAILS

Lot and Plan Number: **Plan PC366606**
 Address: **408 HUTCHINSONS ROAD BONNIE DOON 3720**
 Standard Parcel Identifier (SPI): **PC366606**
 Local Government Area (Council): **MANSFIELD**
 Council Property Number: **A6661**
 Directory Reference: **Vicroads 62 G2**

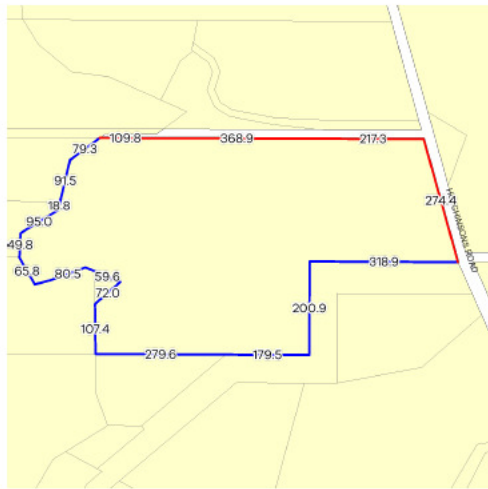
www.mansfield.vic.gov.au

This parcel is in a designated bushfire prone area. Special bushfire construction requirements apply. Planning provisions may apply.

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>

SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



Area: 314809 sq. m (31.48 ha)
Perimeter: 2728 m

For this property:
 — Site boundaries
 — Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

3 overlapping dimension labels are not being displayed

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**
 Urban Water Corporation: **Goulburn Valley Water**
 Melbourne Water: **Outside drainage boundary**
 Power Distributor: **AUSNET**

STATE ELECTORATES

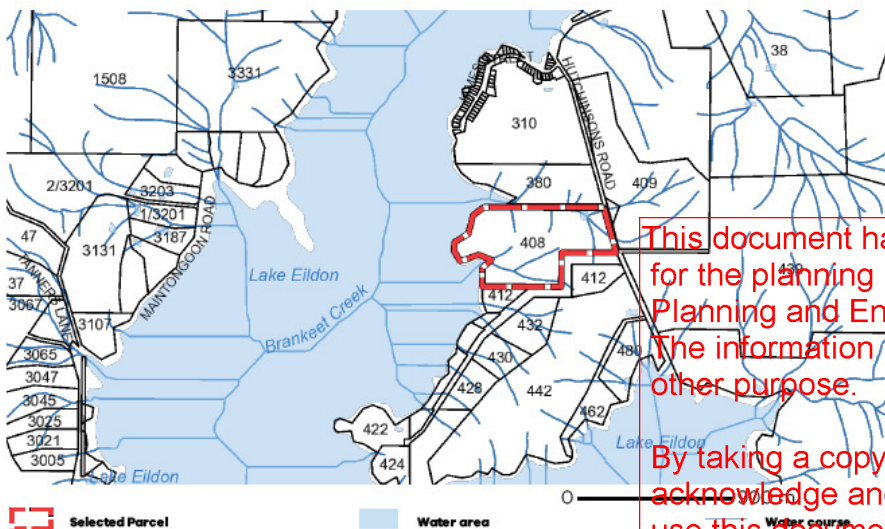
Legislative Council: **NORTHERN VICTORIA**
 Legislative Assembly: **EILDON**

PLANNING INFORMATION

Planning Zone: [FARMING ZONE \(FZ\)](#)
[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)

Planning Overlay: [ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)
[ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 2 \(ESO2\)](#)

Area Map



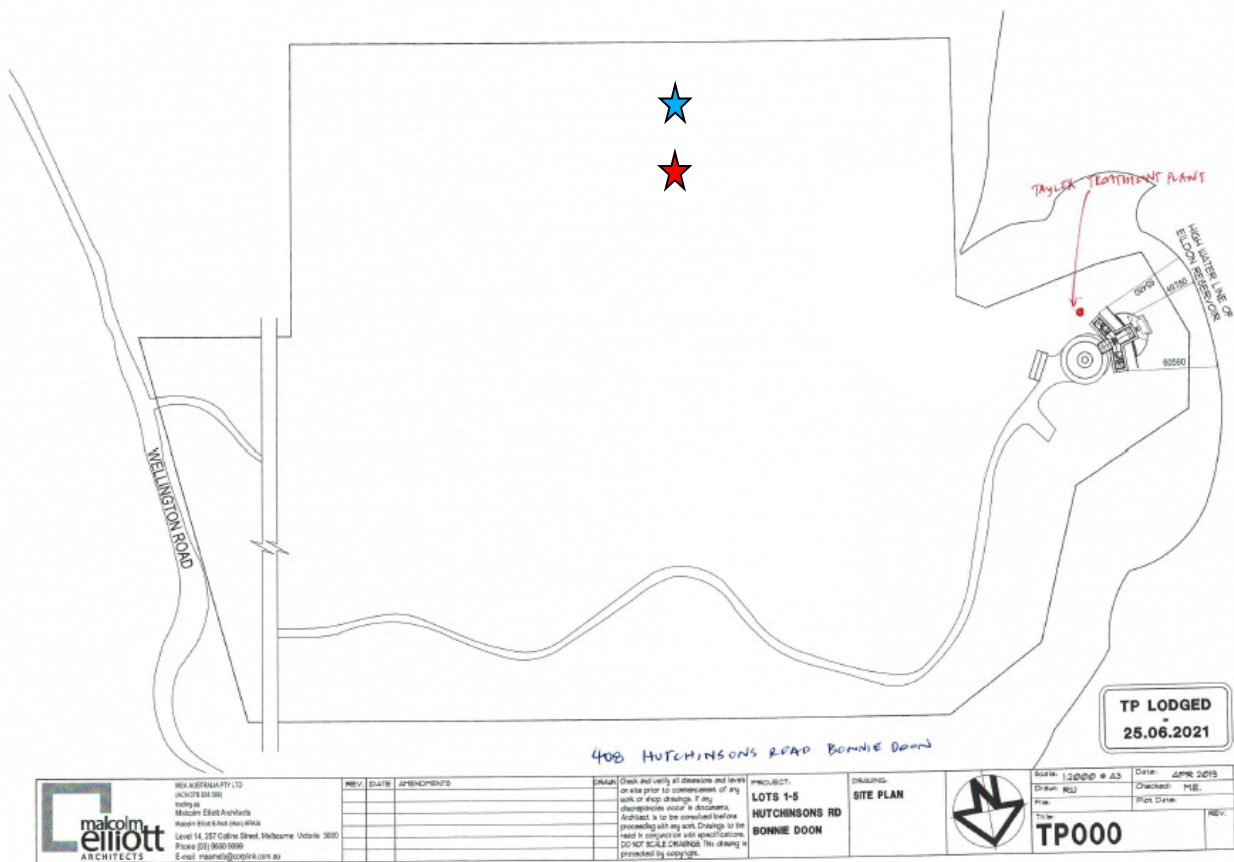
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Appendix G

Bore Hole GPS testing location

- ★ Bore Hole 1 - 37° 03.420' S
145° 52.915' E
- ★ Bore Hole 2 - 37° 03.420' S
145° 52.915' E

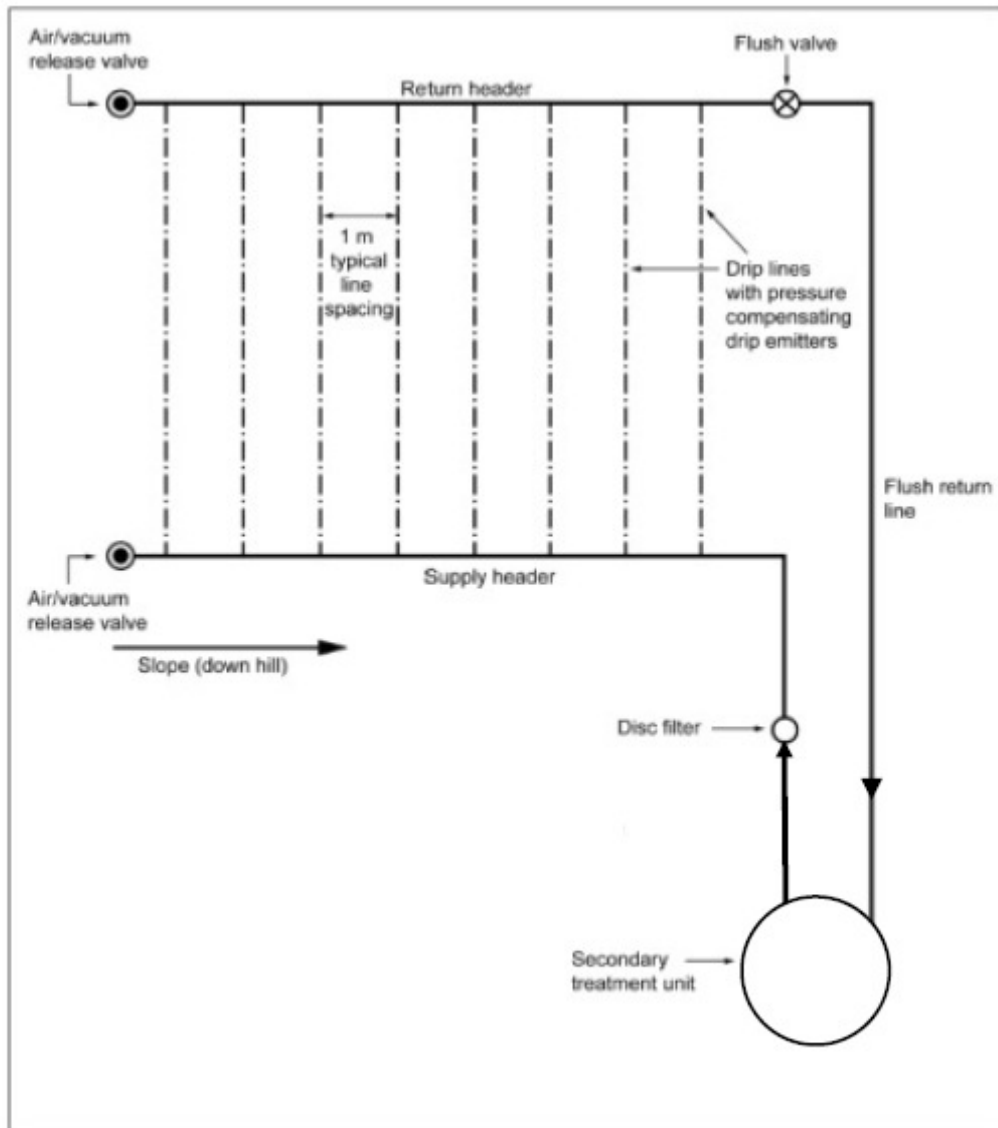


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Appendix H

Drip Irrigation System



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