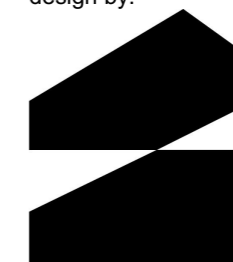


TOWN PLANNING DRAWINGS FOR
NEW ACCOMMODATION PODS
FOR QUOIN HILL WINERY AT
76 QUOIN HILL ROAD, WAUBRA

DRAWING INDEX

- 1 COVER SHEET
- 2 OVERALL SITE PLAN
- 3 ENLARGED SITE PLAN
- 4 OVERLAYS PLAN
- 5 PODS 1-3 (TYPE A) FLOOR PLANS
- 6 PODS 4-8 (TYPE B) FLOOR PLANS
- 7 POD 1 - EXTERNAL ELEVATIONS
- 8 POD 2 - EXTERNAL ELEVATIONS
- 9 POD 3 - EXTERNAL ELEVATIONS
- 10 POD 4 - EXTERNAL ELEVATIONS
- 11 POD 5 - EXTERNAL ELEVATIONS
- 12 POD 6 - EXTERNAL ELEVATIONS
- 13 POD 7 - EXTERNAL ELEVATIONS
- 14 POD 8 - EXTERNAL ELEVATIONS
- 15 TYPE A POD - SECTION
- 16 TYPE B POD - SECTION
- 17 TYPE A POD - MATERIALS & COLOURS
- 18 TYPE B POD - MATERIALS & COLOURS
- 19 PERPSECTIVE RENDER
- 20 PERPSECTIVE RENDER
- 21 PERSPECTIVE RENDER
- 22 VIEW FROM ENTRY GATE

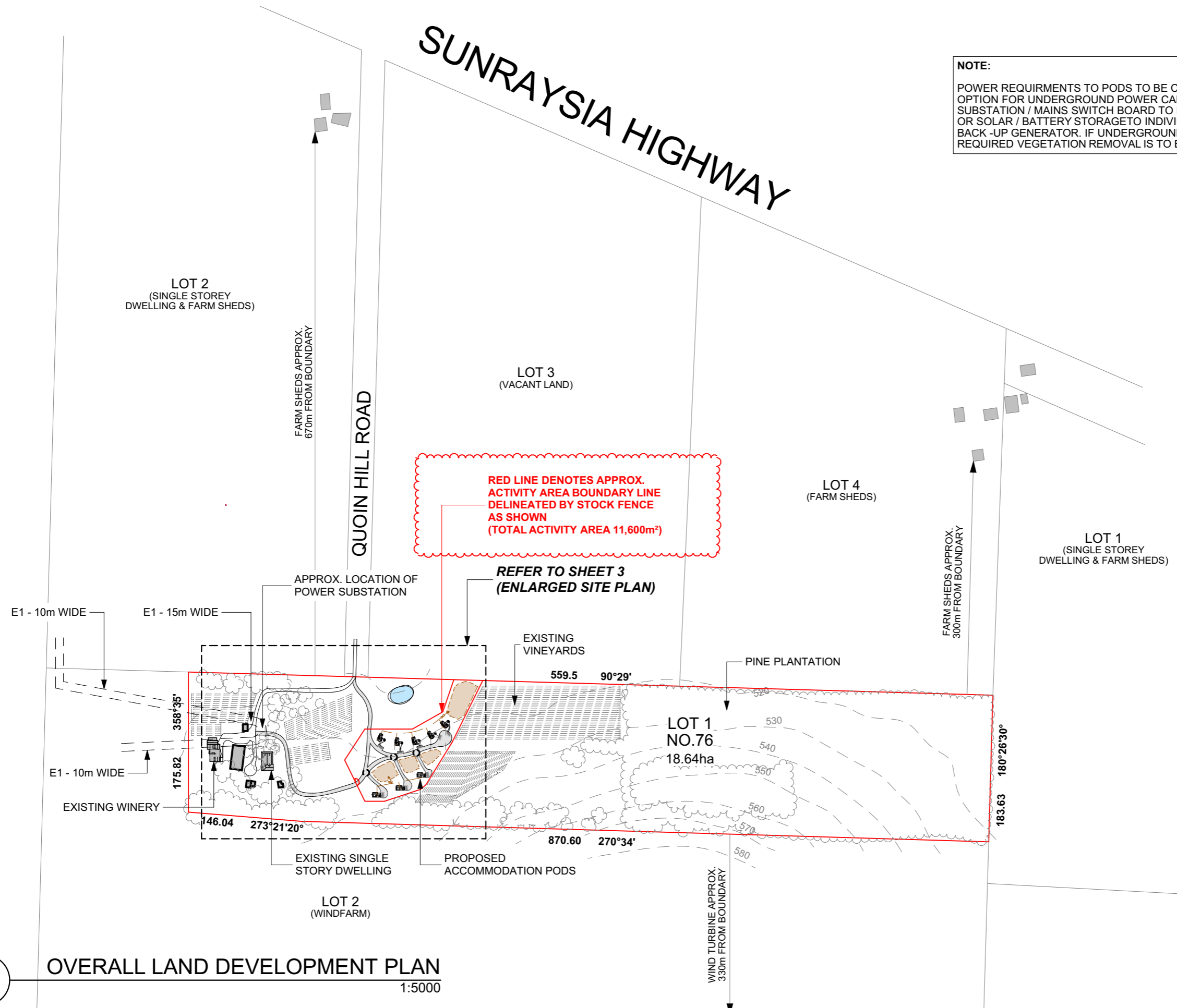
design by:



Shape
Building
Design

SUNRAYSIA HIGHWAY

NOTE:
 POWER REQUIREMENTS TO PODS TO BE CONFIRMED.
 OPTION FOR UNDERGROUND POWER CABLE RUNNING FROM
 SUBSTATION / MAINS SWITCH BOARD TO INDIVIDUAL PODS
 OR SOLAR / BATTERY STORAGE TO INDIVIDUAL PODS WITH
 BACK -UP GENERATOR. IF UNDERGROUND POWER IS
 REQUIRED VEGETATION REMOVAL IS TO BE MINIMISED OR AVOIDED



- STOCKFENCE WITH TOP WIRE



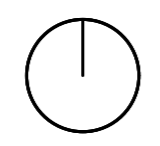
- EXISTING WINERY



- EXISTING DWELLING

OVERALL LAND DEVELOPMENT PLAN
 1:5000

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DRAWING TITLE:
 OVERALL SITE PLAN

THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE DESIGNER. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY DESIGNER FOR CONSTRUCTION.

PROJECT NAME:
 PROPOSED ACCOMMODATION PODS

PROJECT NUMBER:
 SBD218002

PROJECT ADDRESS:
 76 QUOIN HILL ROAD, WAUBRA

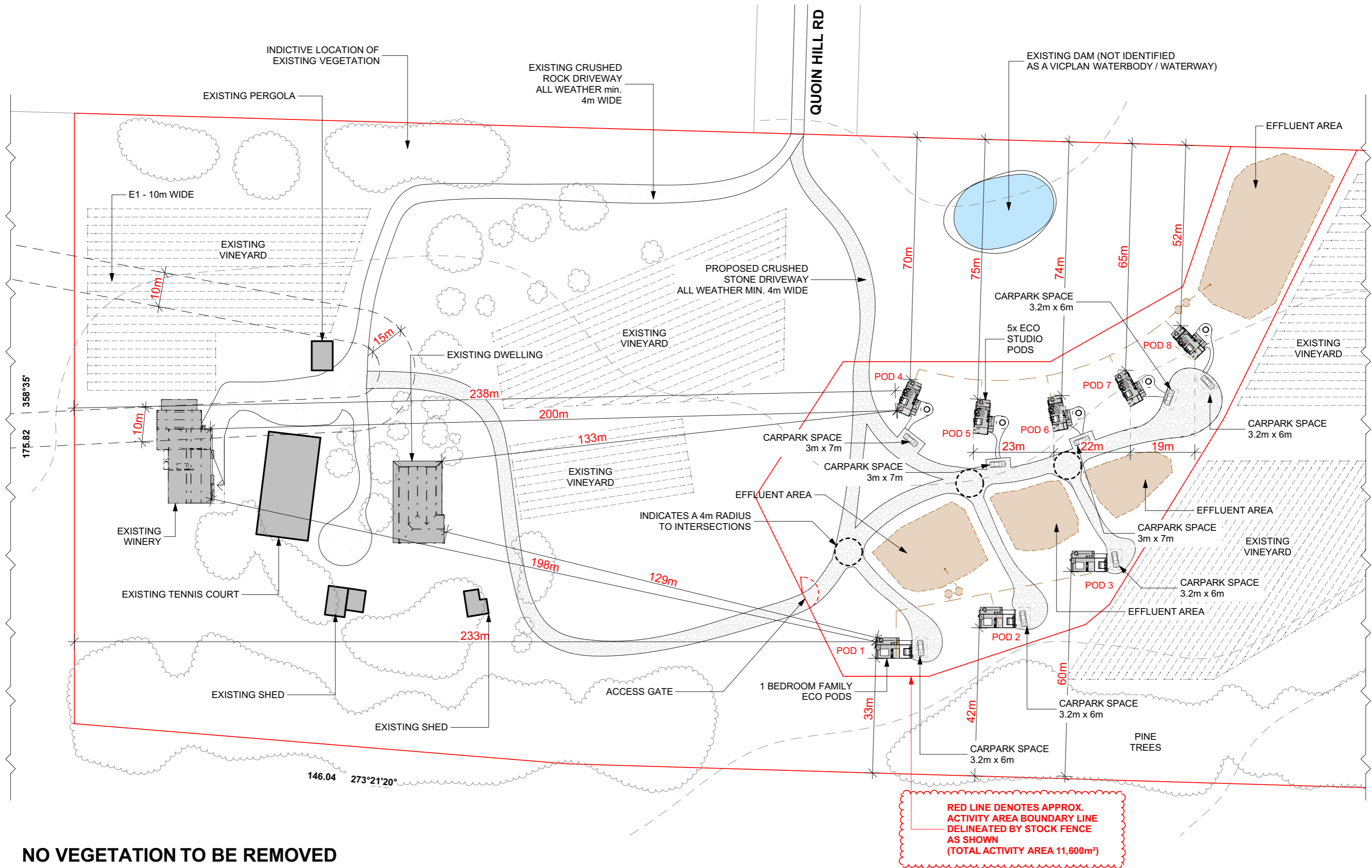
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 BAL TBC

SCALE
 1:5000

STATUS
 PLANNING

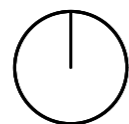
DRAWING No.

2



NO VEGETATION TO BE REMOVED

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DRAWING TITLE:
 ENLARGED SITE PLAN

THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE DESIGNER. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY DESIGNER FOR CONSTRUCTION.

PROJECT NAME:
 PROPOSED ACCOMMODATION PODS

PROJECT NUMBER:
 SBD218002

PROJECT ADDRESS:
 76 QUOIN HILL ROAD, WAUBRA

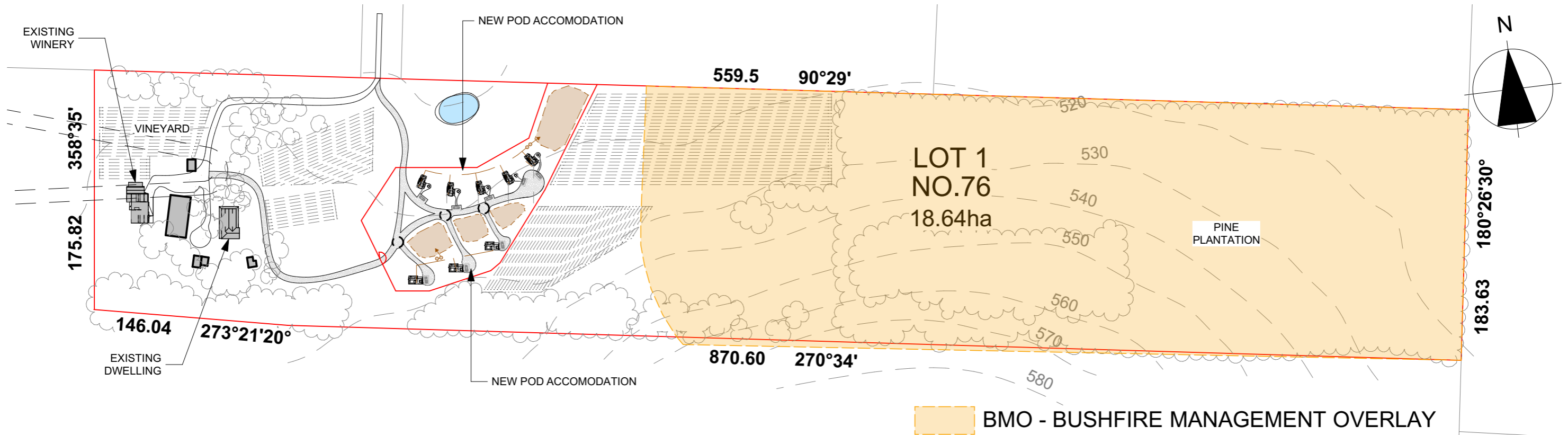
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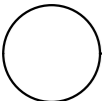
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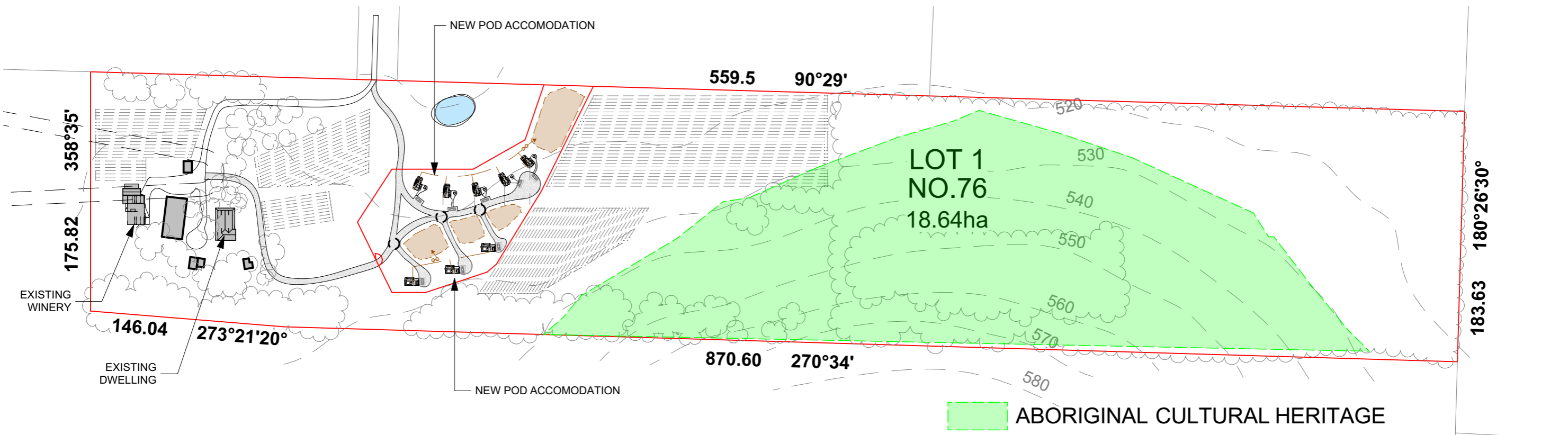
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3

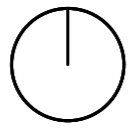


 **BUSHFIRE MANAGEMENT OVERLAY**



 **ABORIGINAL CULTURAL HERITAGE OVERLAY**

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DRAWING TITLE:
OVERLAYS PLAN

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PROJECT NAME:
PROPOSED ACCOMMODATION PODS

PROJECT NUMBER:
SBD218002

PROJECT ADDRESS:
76 QUOIN HILL ROAD, WAUBRA

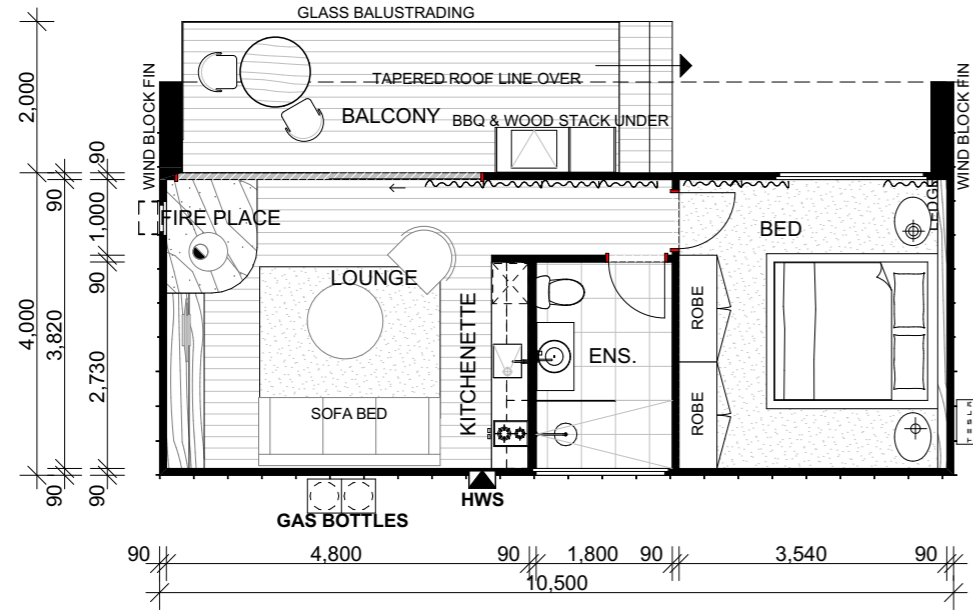
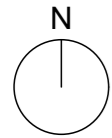
BUSHFIRE ATTACK LEVEL:
BAL TBC

SCALE

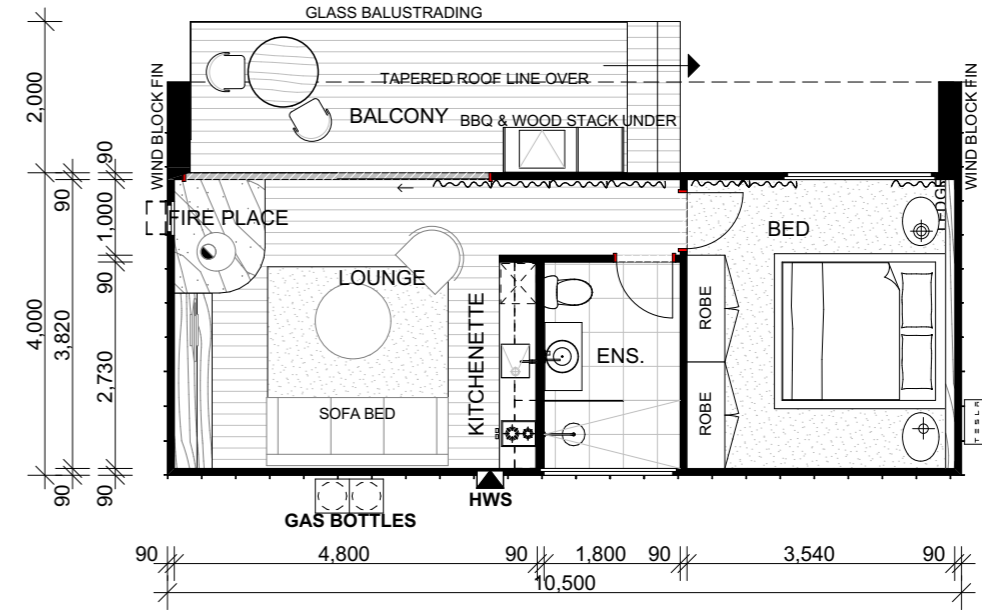
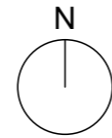
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PLANNING

DRAWING No.
4

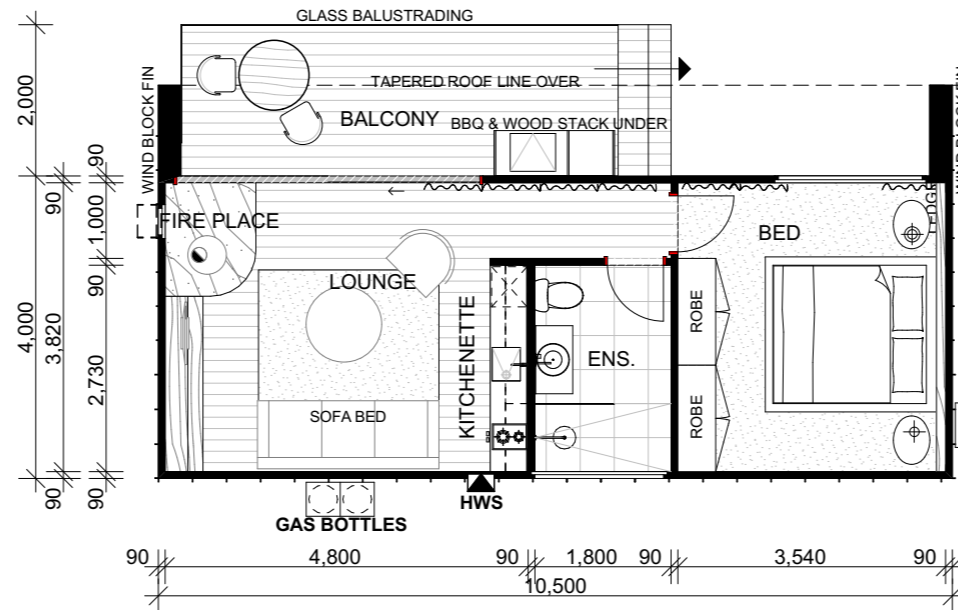
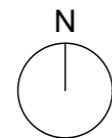
**POD 1
TYPE A**



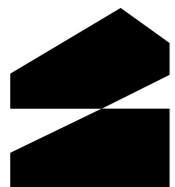
**POD 2
TYPE A**



**POD 3
TYPE A**

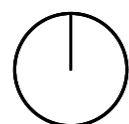


FLOOR AREA		
FLOOR	LOCATION	AREA
GROUND FLOOR PLAN		
	TYPE A FLOOR	39.4m ²
	TYPE A BALCONY	11.6m ²
		51m²



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DRAWING TITLE:
PODS 1-3 (TYPE A) FLOOR
PLANS

THE BUILDER SHALL CHECK AND VERIFY ALL
DIMENSIONS AND VERIFY ALL ERRORS AND
OMISSIONS TO THE DESIGNER. DRAWINGS SHALL
NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL
ISSUED BY DESIGNER FOR CONSTRUCTION.

PROJECT NAME:
PROPOSED ACCOMMODATION PODS

PROJECT NUMBER:
SBD218002

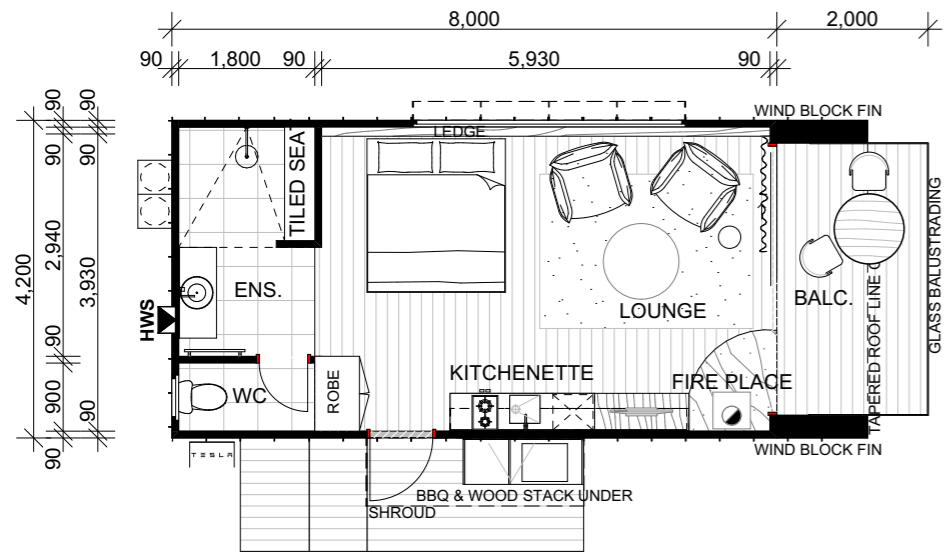
PROJECT ADDRESS:
76 QUOIN HILL ROAD, WAUBRA

BUSHFIRE ATTACK LEVEL:
BAL TBC

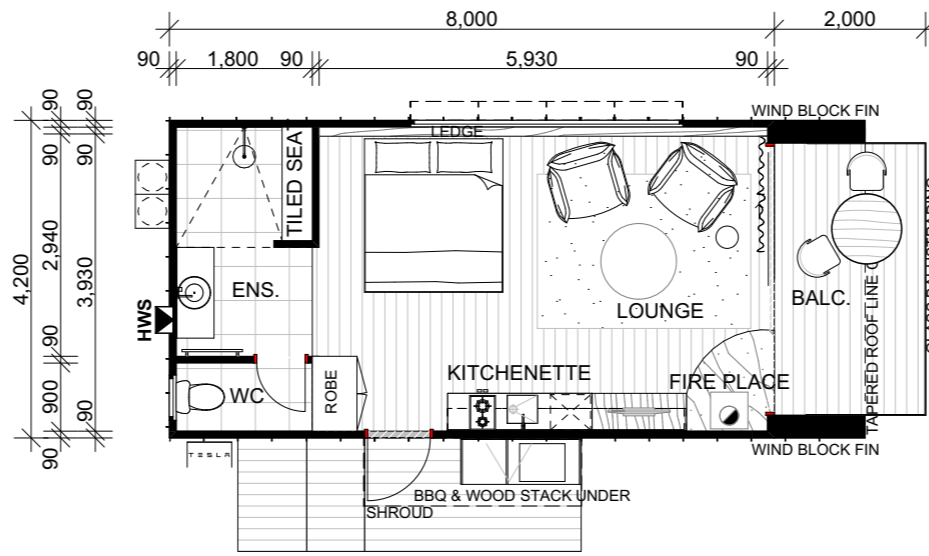
SCALE
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1:1,
1:200
STATUS
PLANNING

DRAWING No.

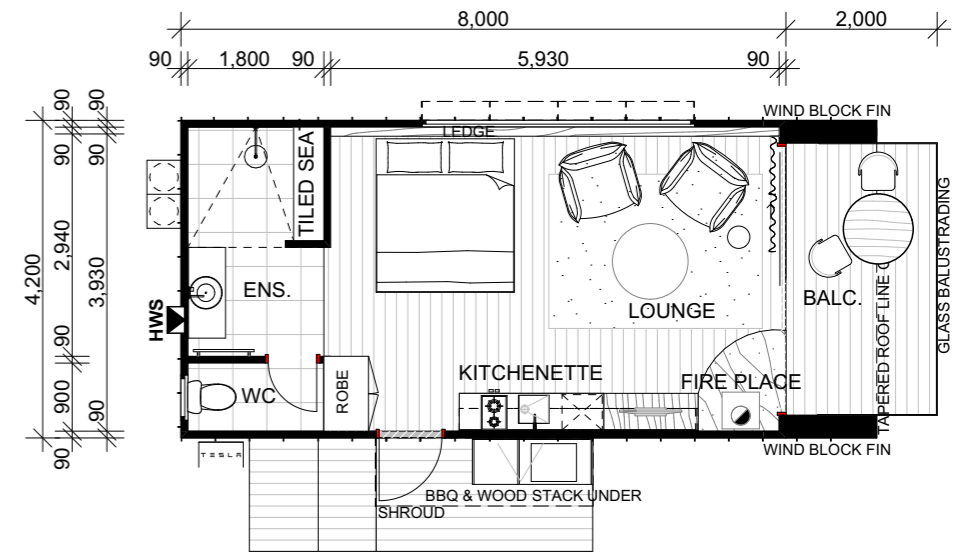
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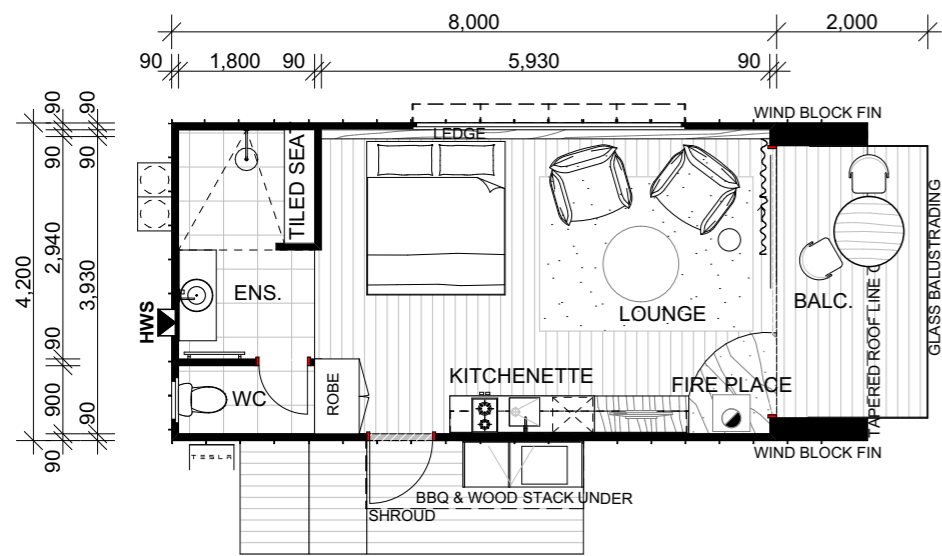
POD 4
TYPE B



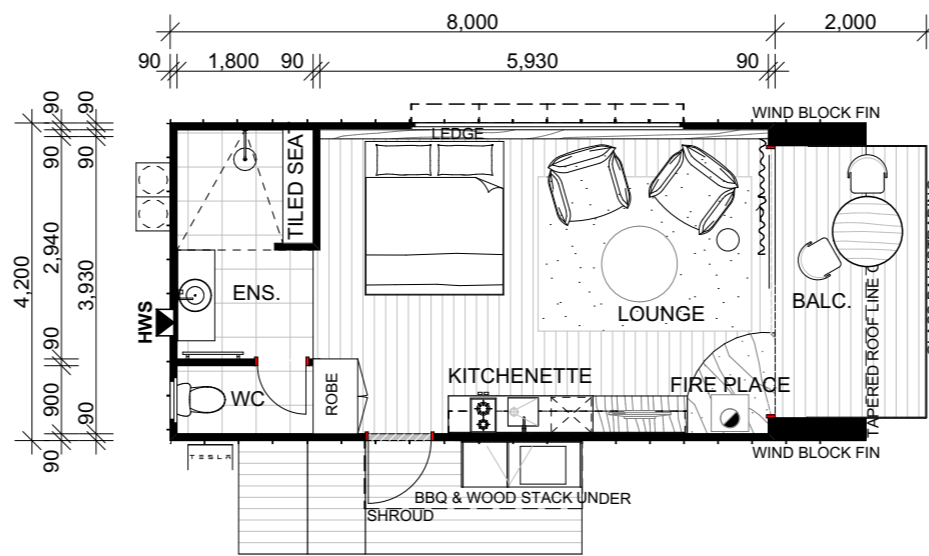
POD 5
TYPE B



POD 6
TYPE B

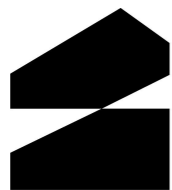


POD 7
TYPE B



POD 8
TYPE B

FLOOR AREA		
FLOOR	LOCATION	AREA
GROUND FLOOR PLAN		
	TYPE B FLOOR	31.5m ²
	TYPE B BALCONY	7.2m ²
		38.7m ²



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DRAWING TITLE:

PODS 4-8 (TYPE B) FLOOR
PLANS

THE BUILDER SHALL CHECK AND VERIFY ALL
DIMENSIONS AND VERIFY ALL ERRORS AND
OMISSIONS TO THE DESIGNER. DRAWINGS SHALL
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ISSUED BY DESIGNER FOR CONSTRUCTION.

PROJECT NAME:

PROPOSED ACCOMMODATION PODS

PROJECT NUMBER:

SBD218002

PROJECT ADDRESS:

76 QUOIN HILL ROAD, WAUBRA

BUSHFIRE ATTACK LEVEL:

BAL TBC

SCALE

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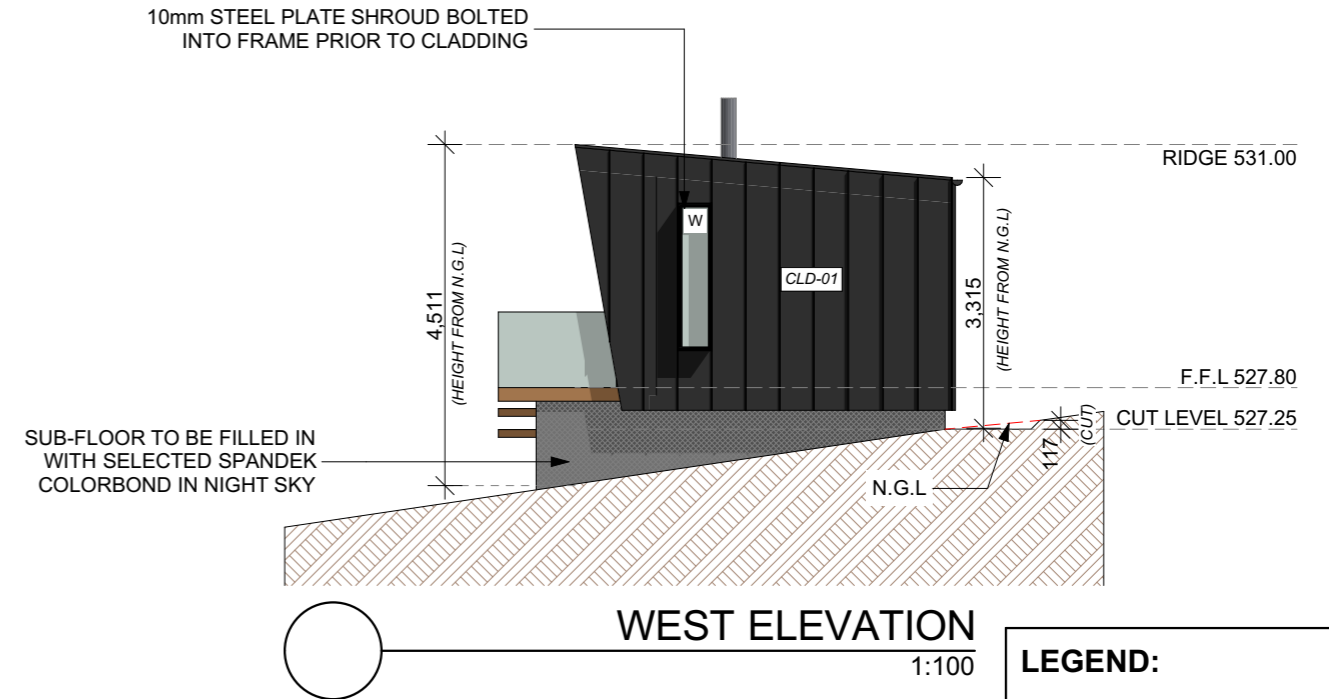
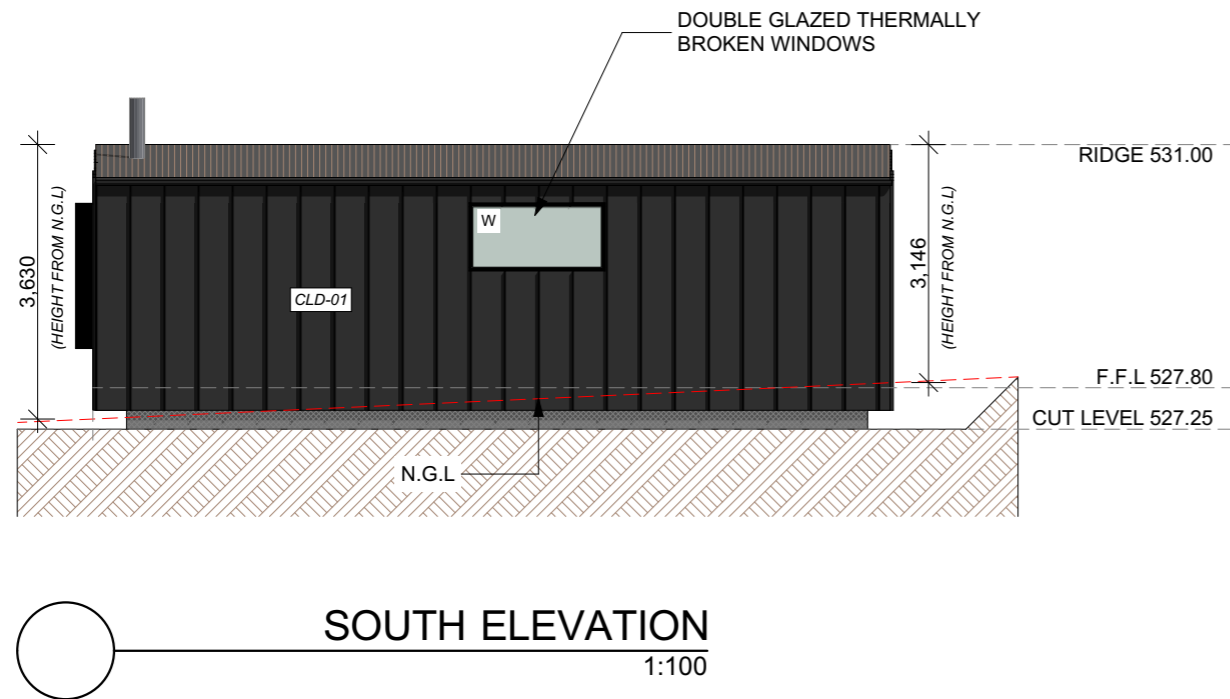
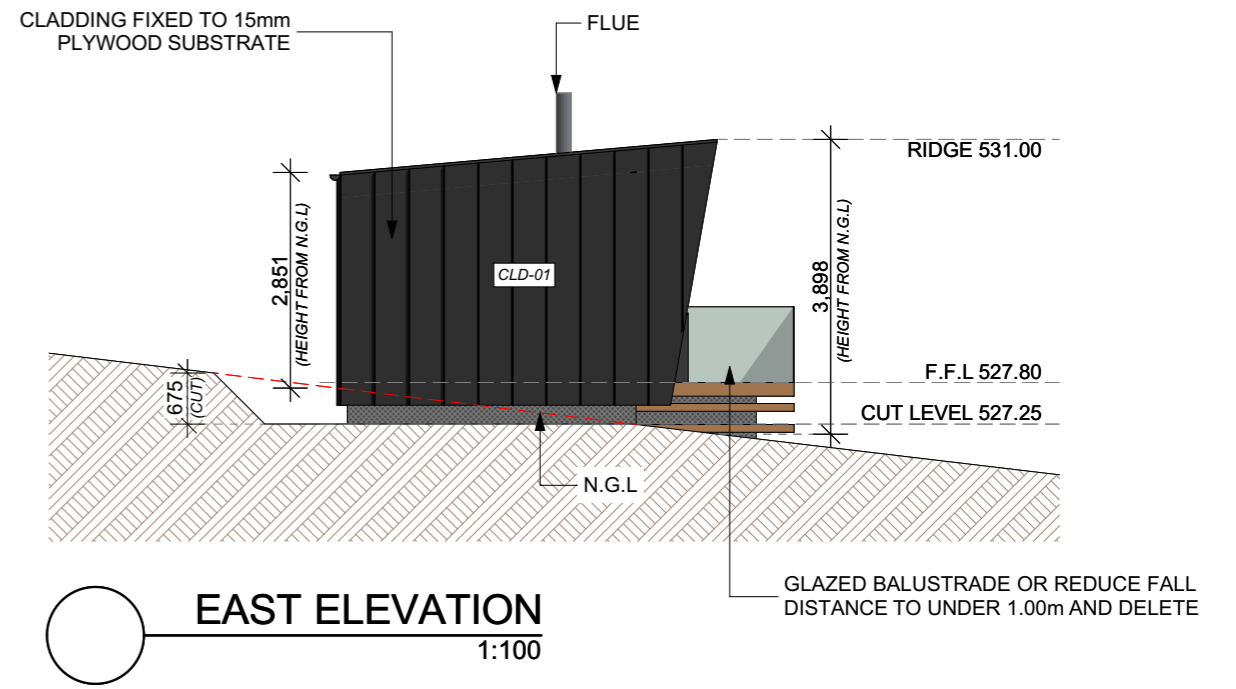
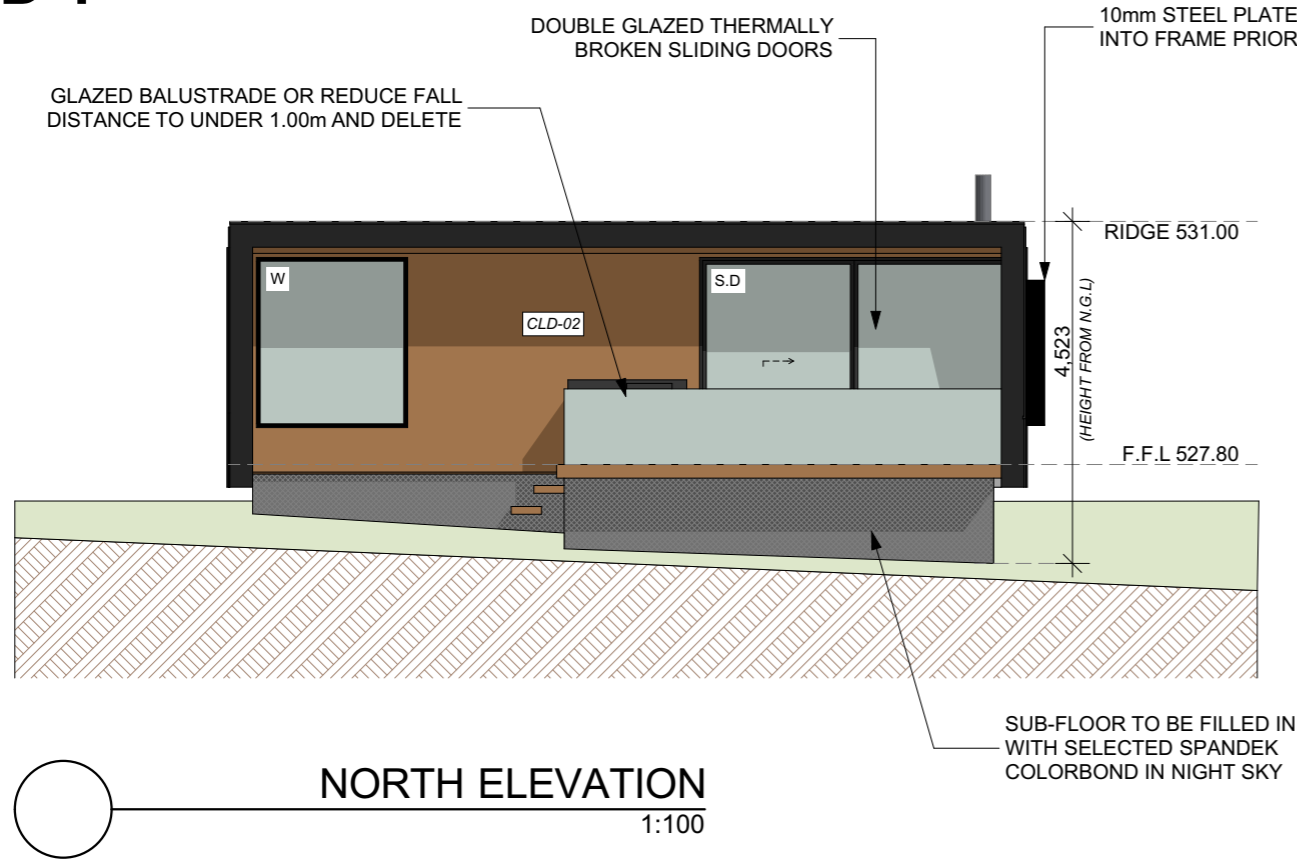
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PLANNING

DRAWING No.

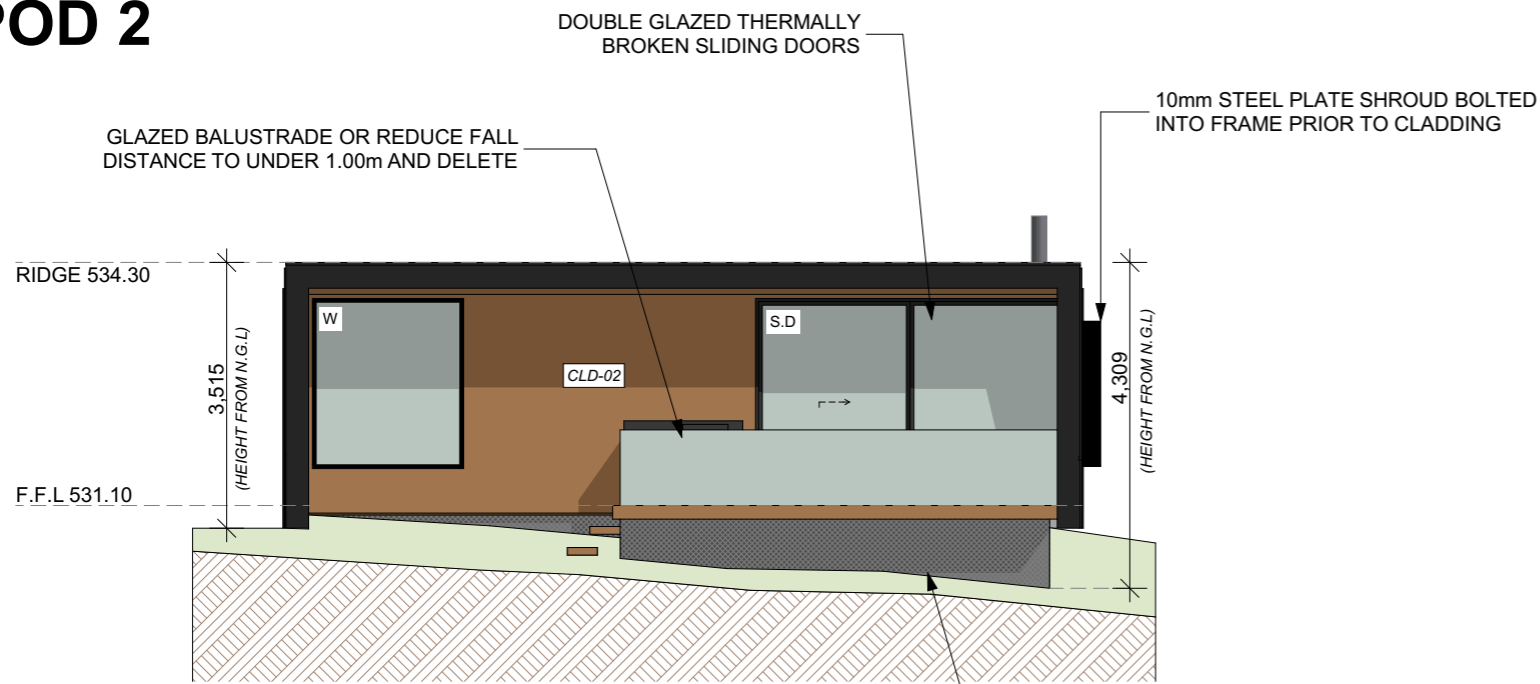
6

POD 1



LEGEND:	
CLD-01	- STANDING SEAM COLORBOND CLADDING IN NIGHTSKY
CLD-02	- SELECTED SHIPPLAPPED AUSTRALIAN HARDWOOD CLADDING

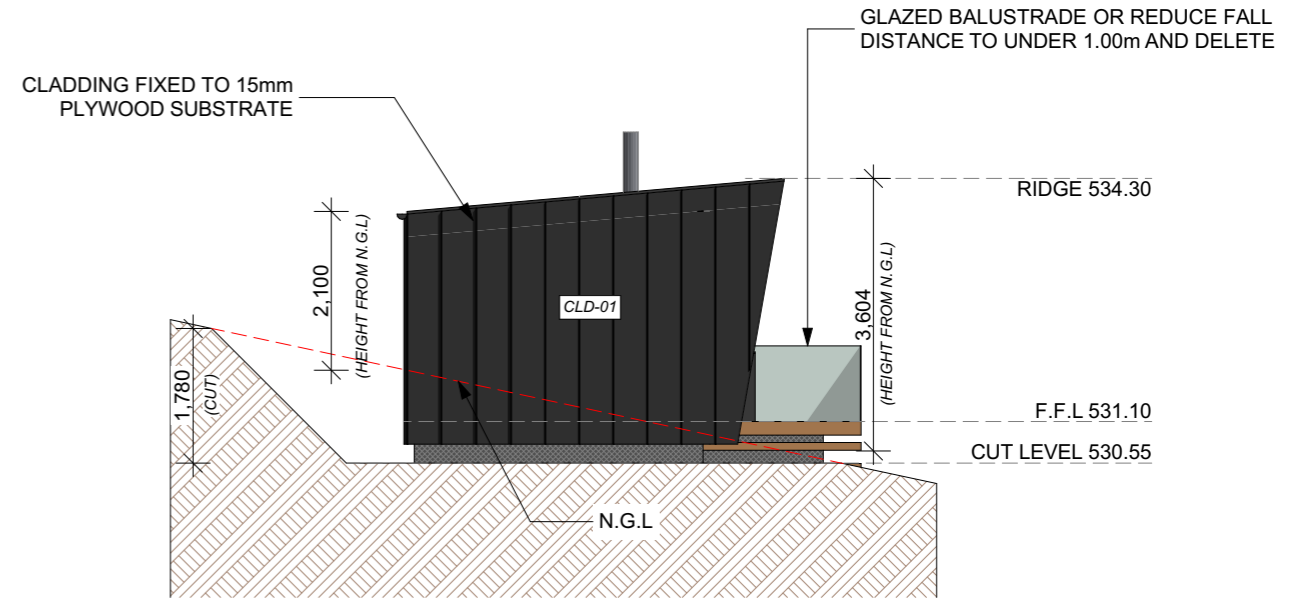
POD 2



NORTH ELEVATION

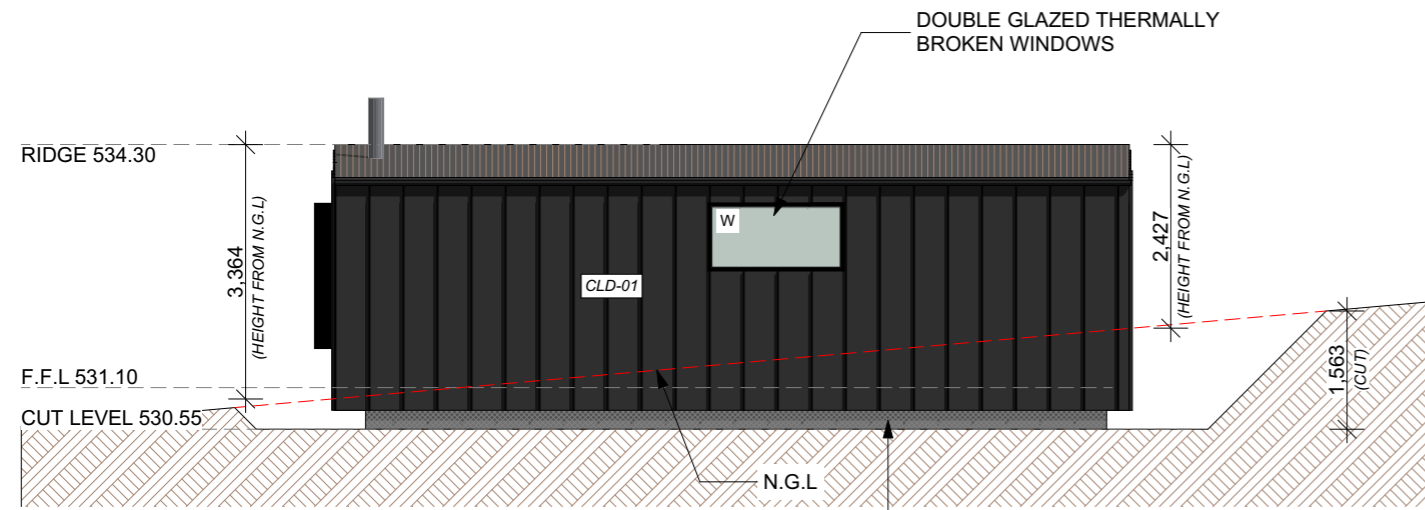
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SUB-FLOOR TO BE FILLED IN WITH SELECTED SPANDEK COLORBOND IN NIGHT SKY



EAST ELEVATION

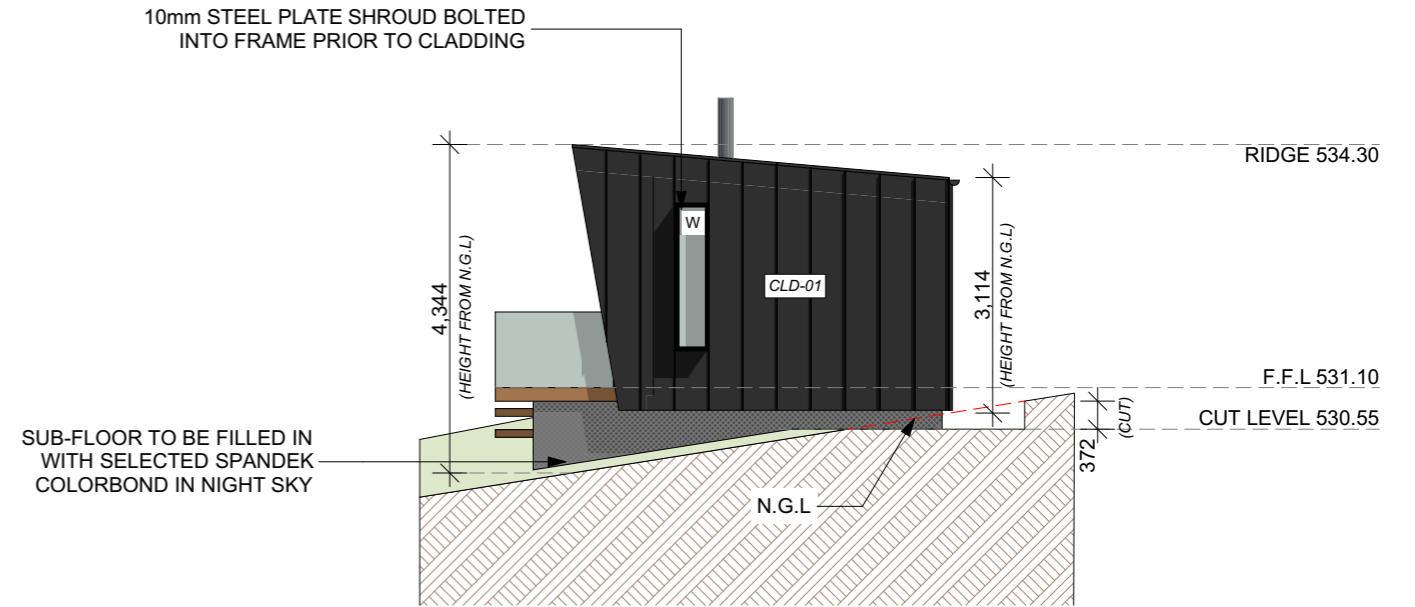
1:100



SOUTH ELEVATION

1:100

SUB-FLOOR TO BE FILLED IN WITH SELECTED SPANDEK COLORBOND IN NIGHT SKY



WEST ELEVATION

1:100

LEGEND:

- CLD-01** - STANDING SEAM COLORBOND CLADDING IN NIGHTSKY
- CLD-02** - SELECTED SHIPPLAPPED AUSTRALIAN HARDWOOD CLADDING

DRAWING TITLE:

POD 2 - EXTERNAL ELEVATIONS

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PROJECT NAME:

PROPOSED ACCOMMODATION PODS

PROJECT NUMBER:

SBD218002

PROJECT ADDRESS:

76 QUOIN HILL ROAD, WAUBRA

BUSHFIRE ATTACK LEVEL:

BAL TBC

SCALE

1:100

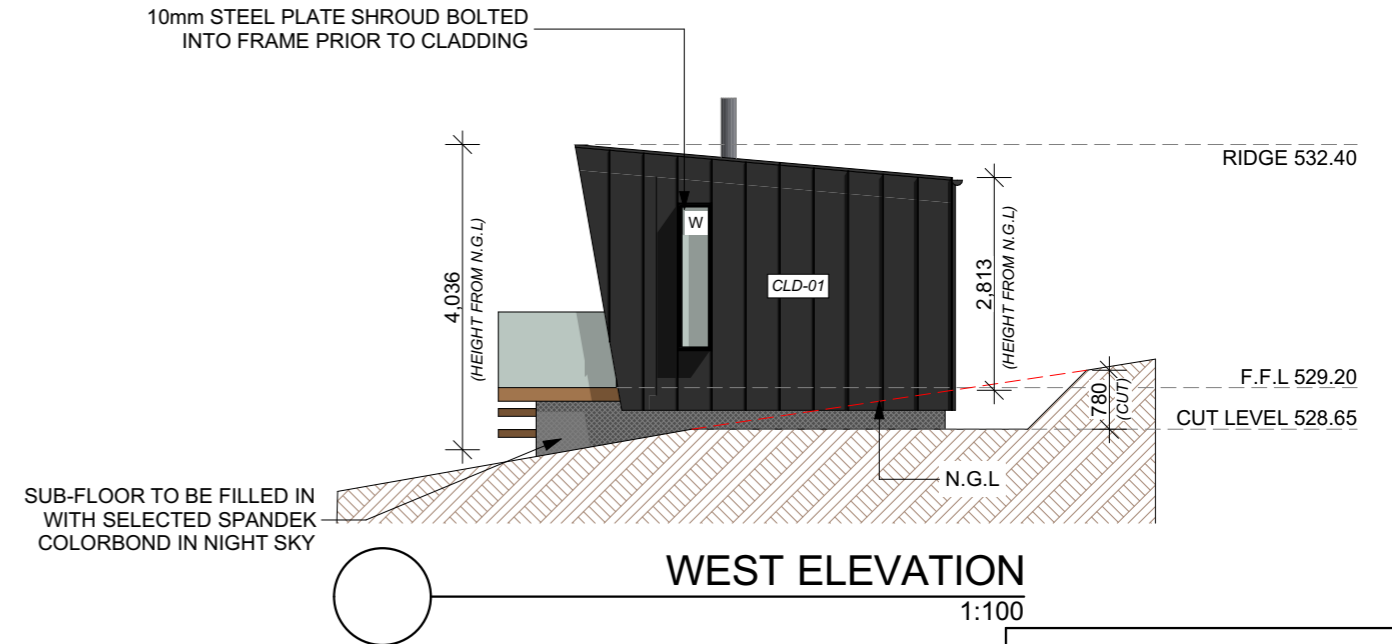
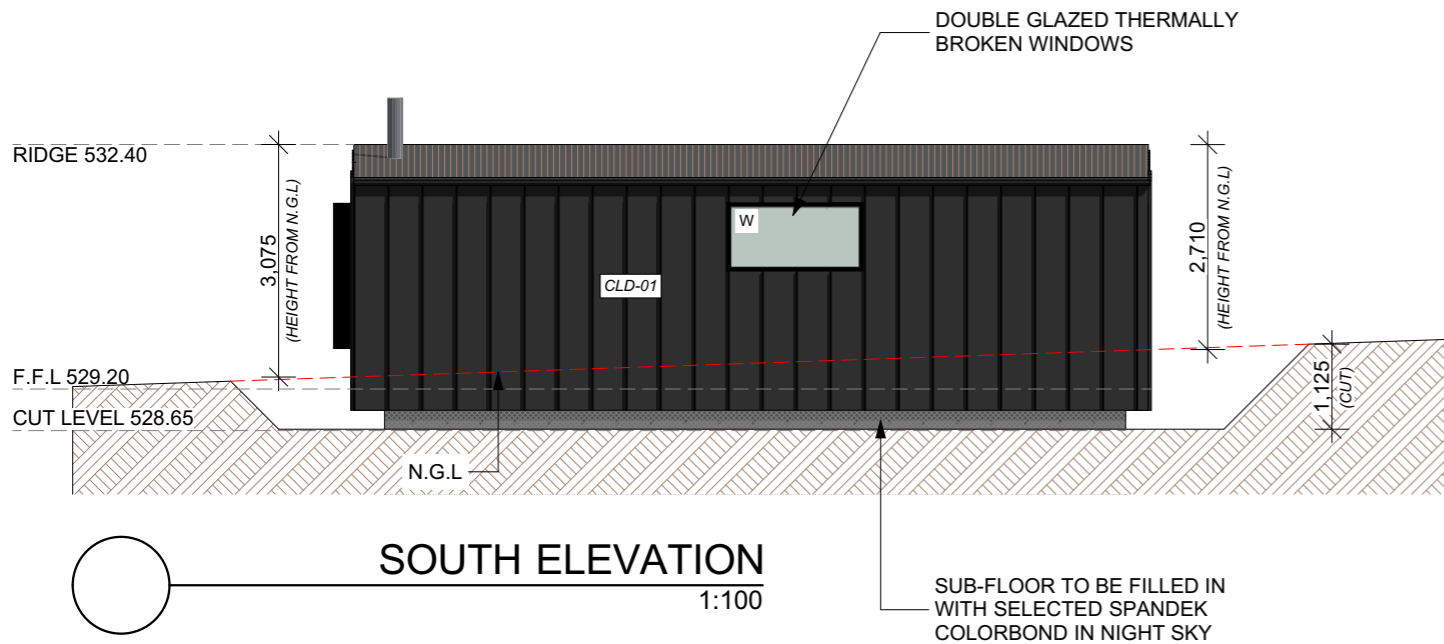
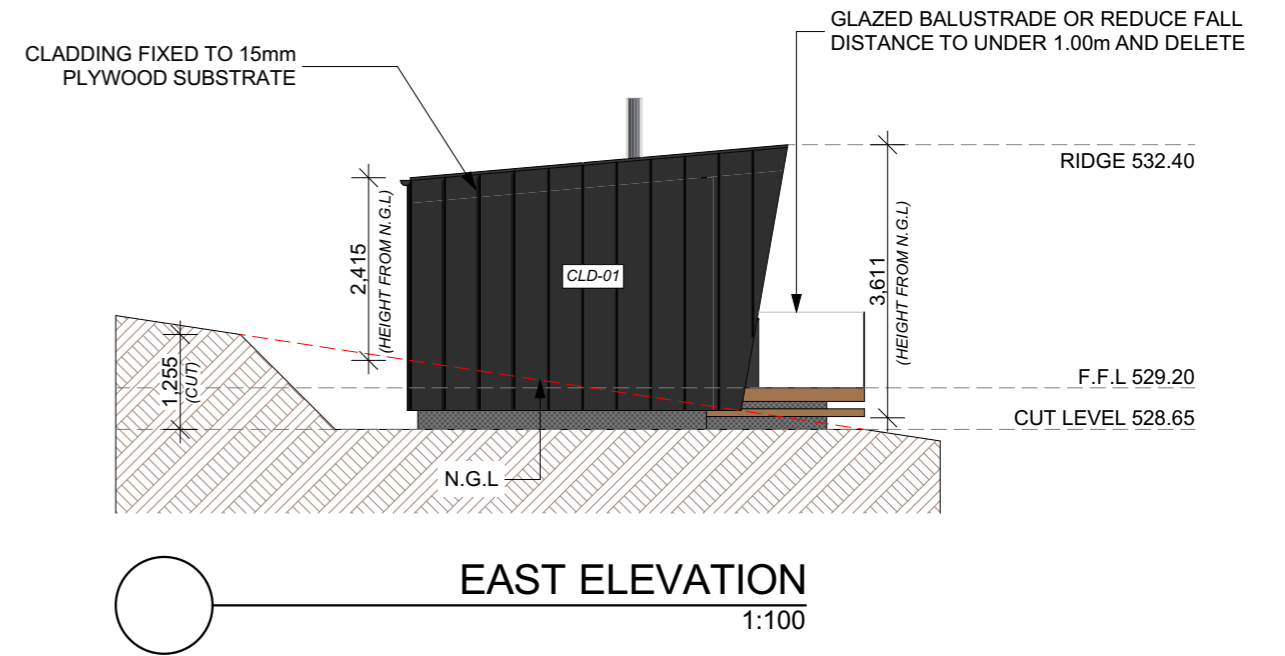
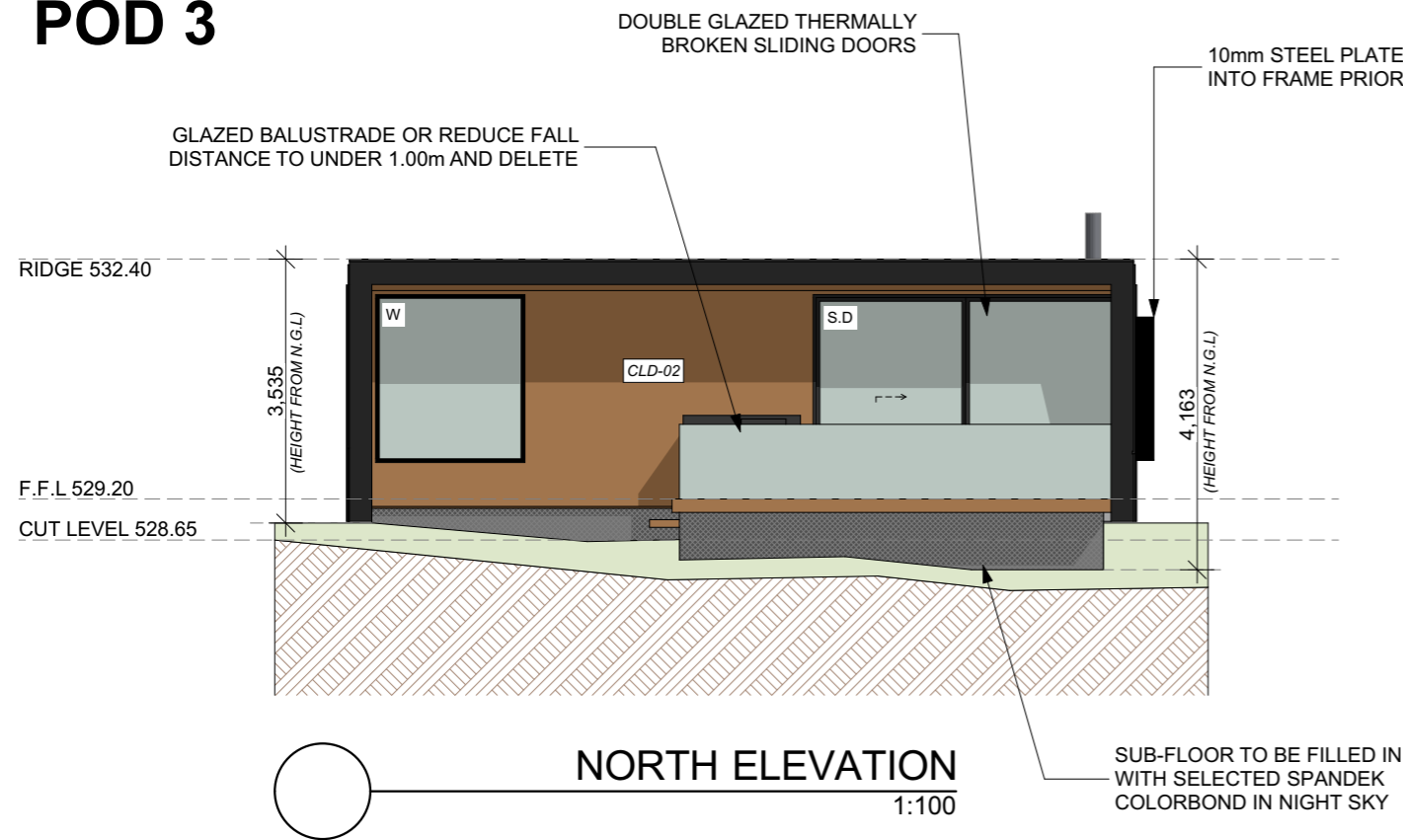
STATUS

PLANNING

DRAWING No.

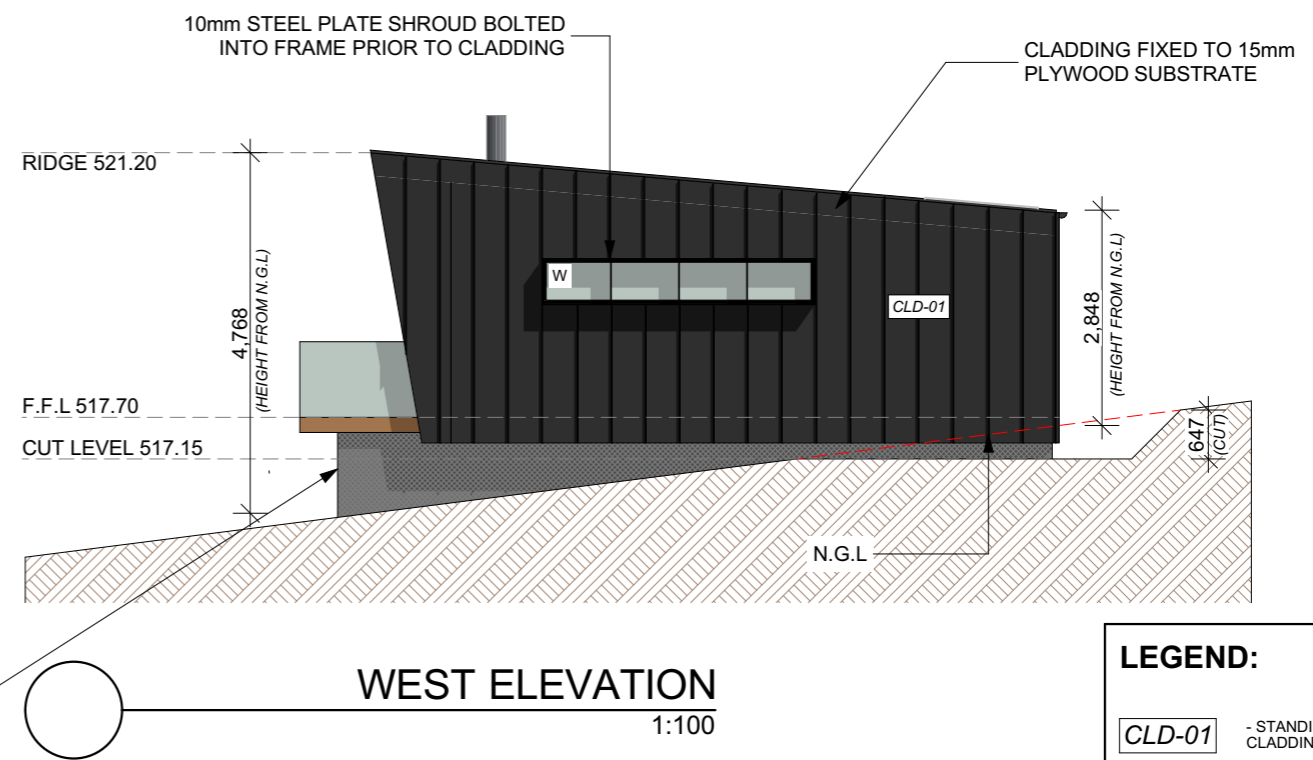
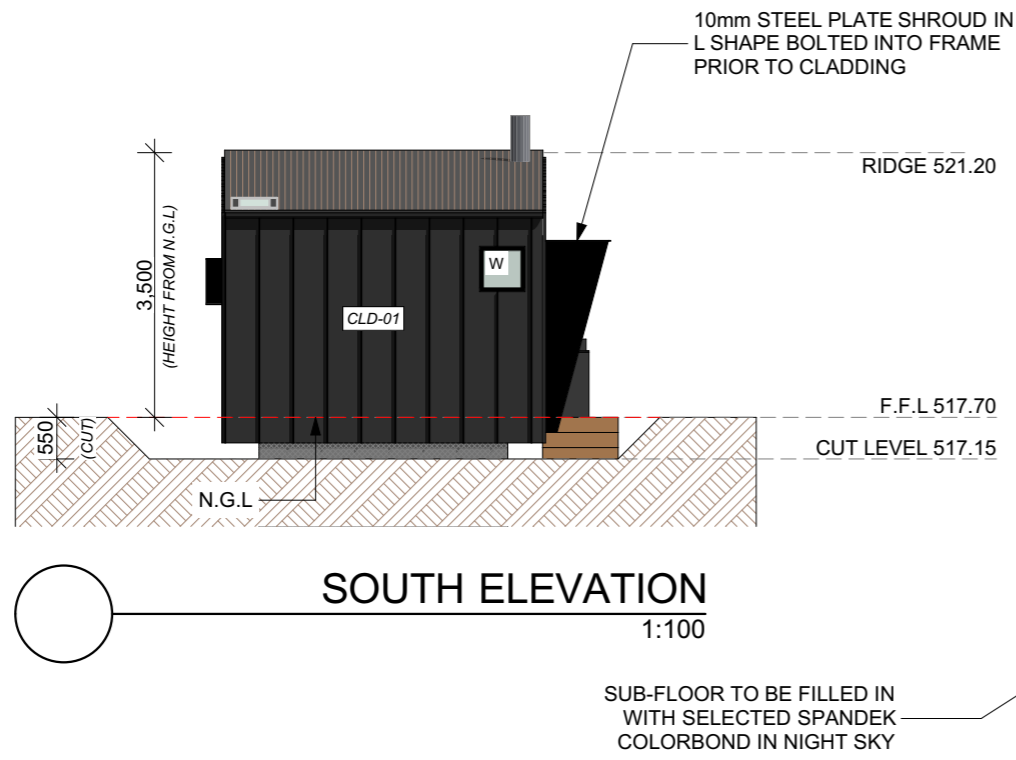
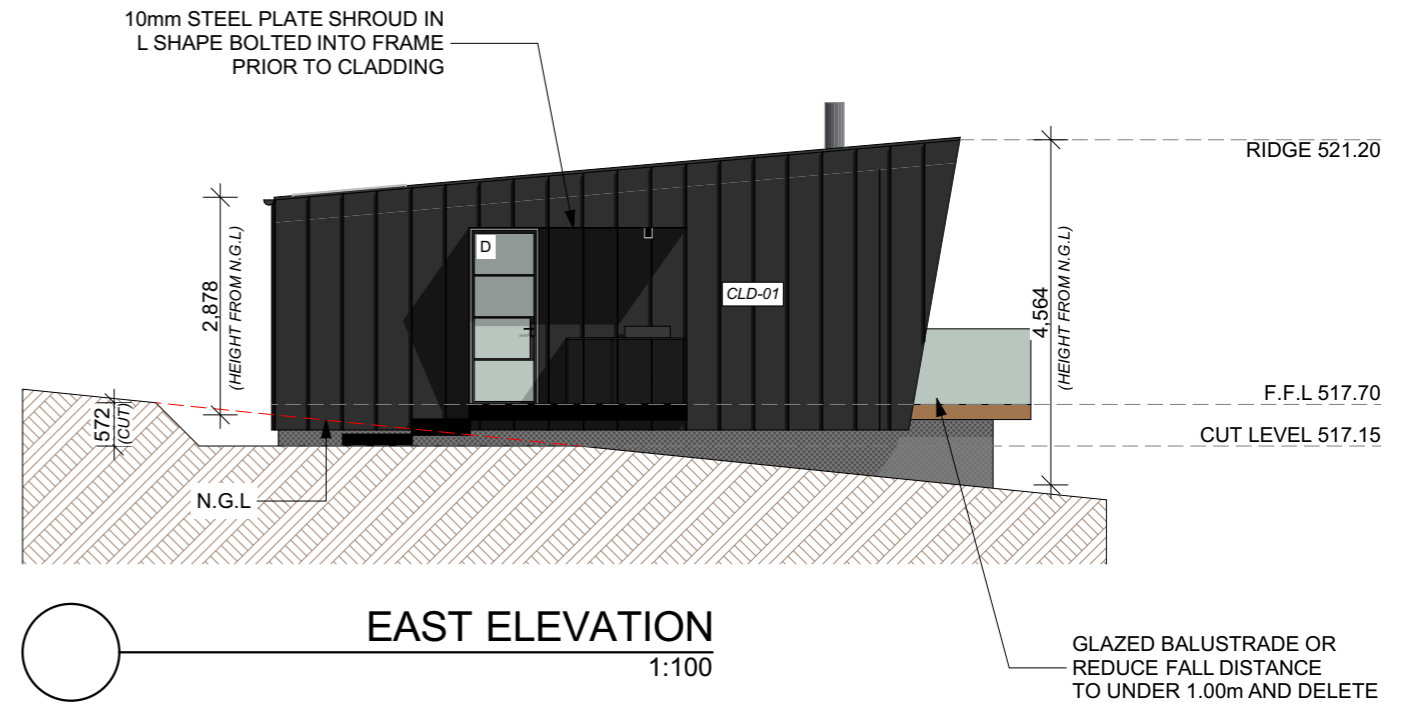
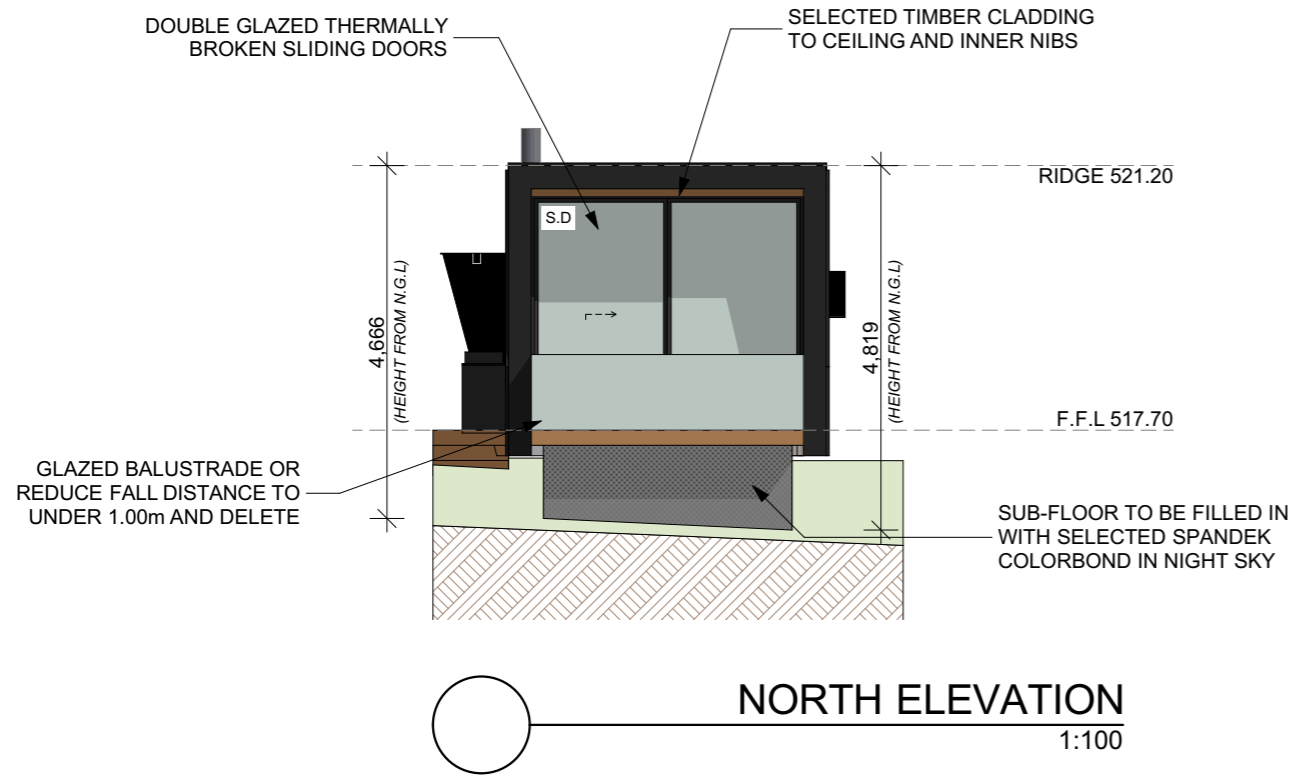
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POD 3



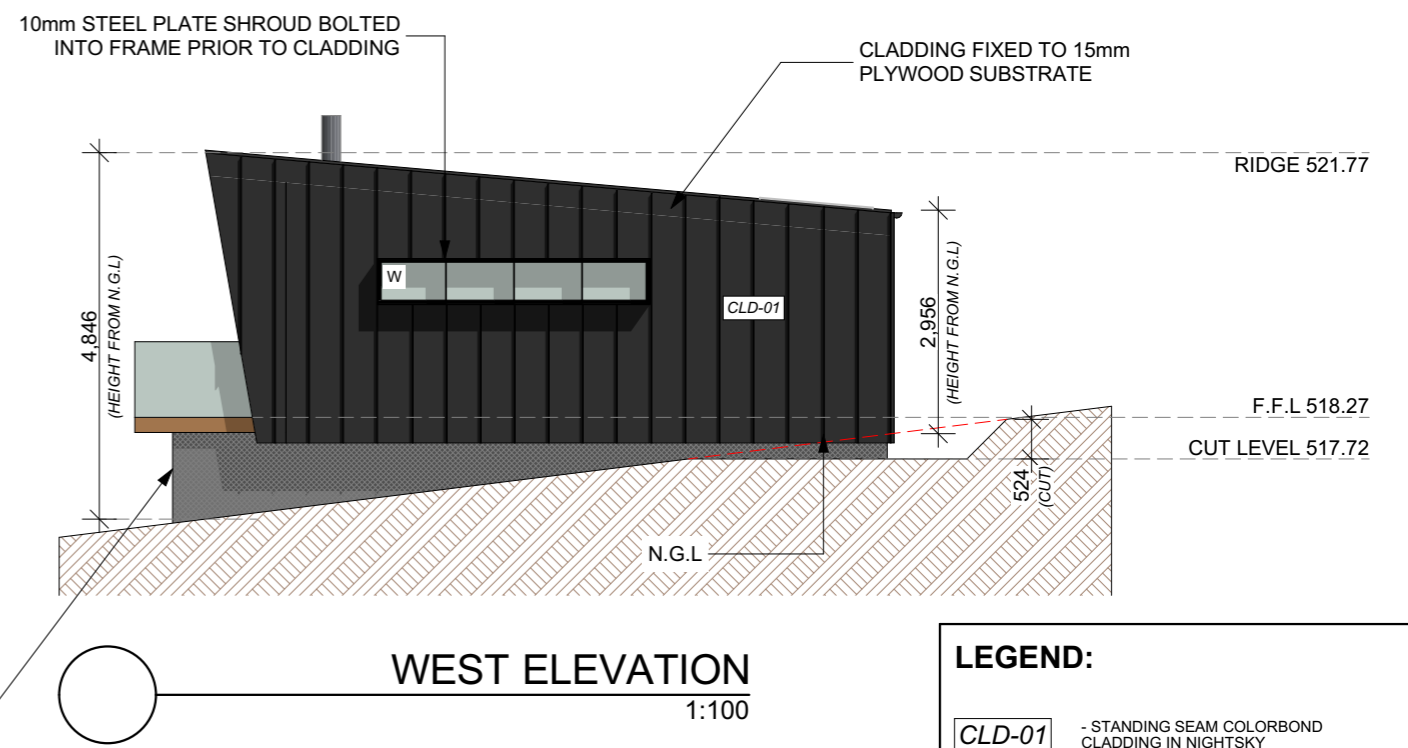
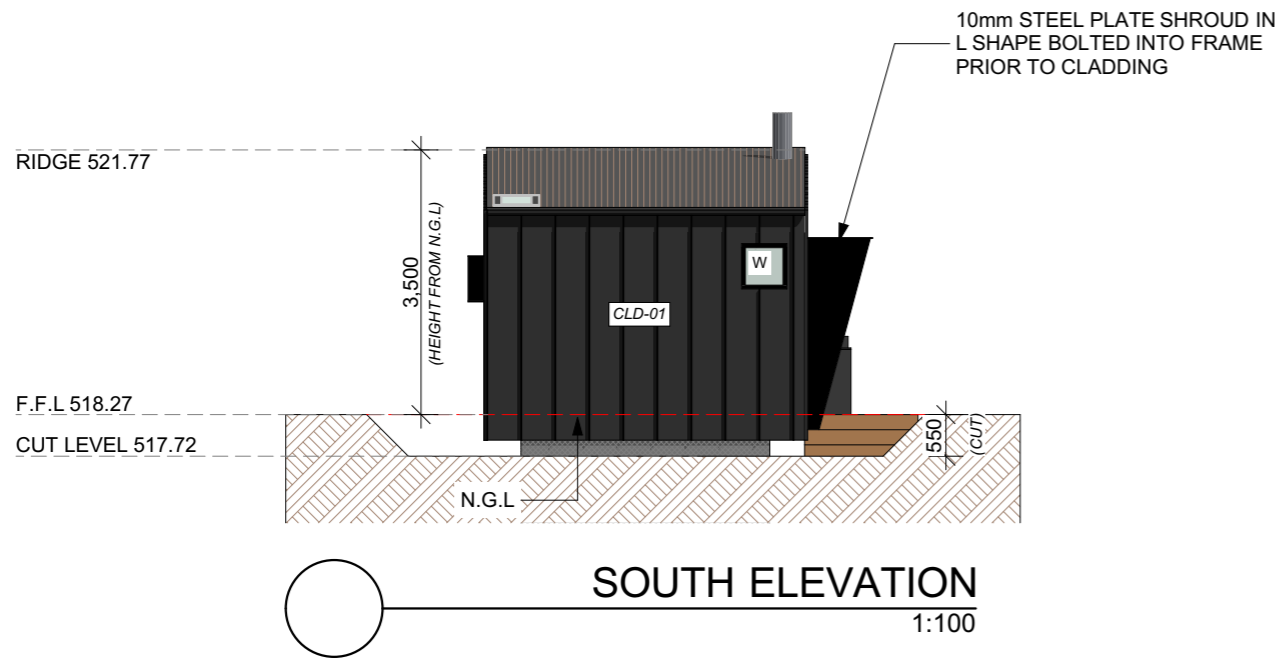
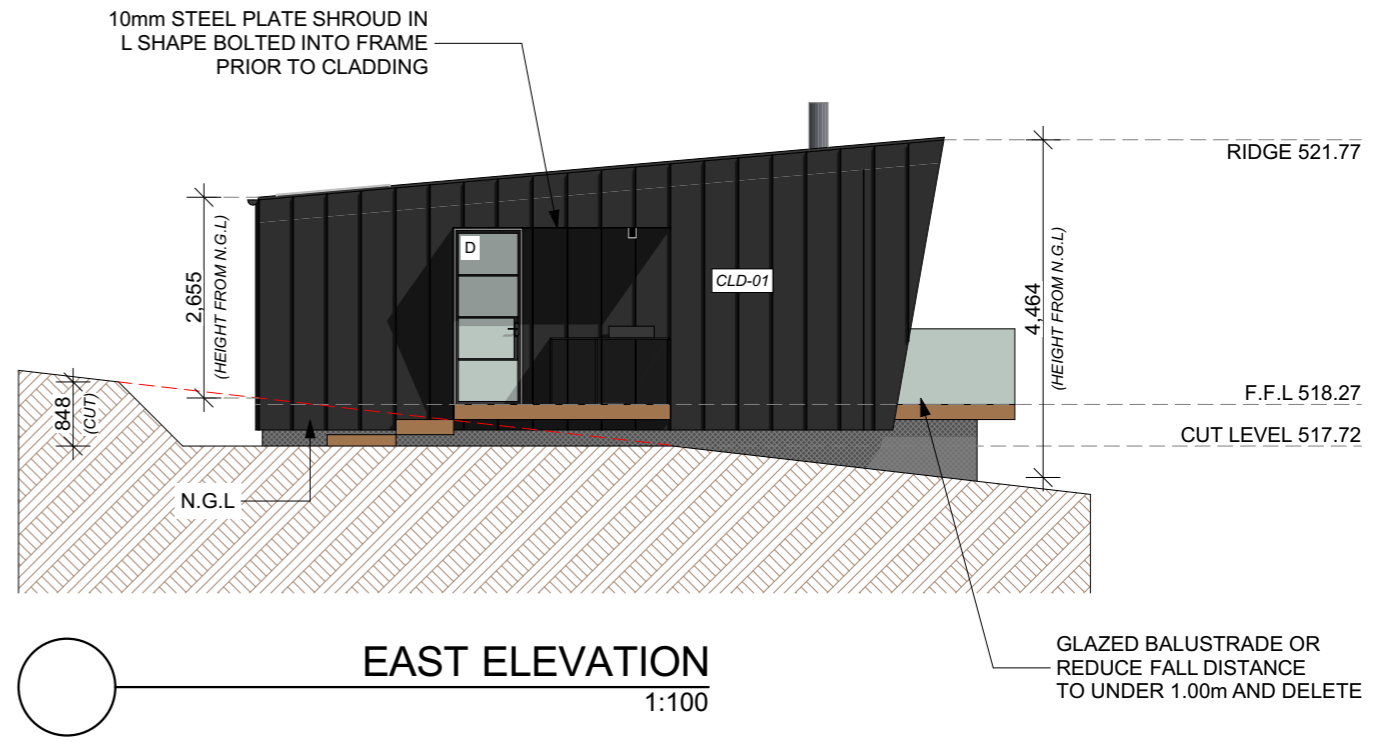
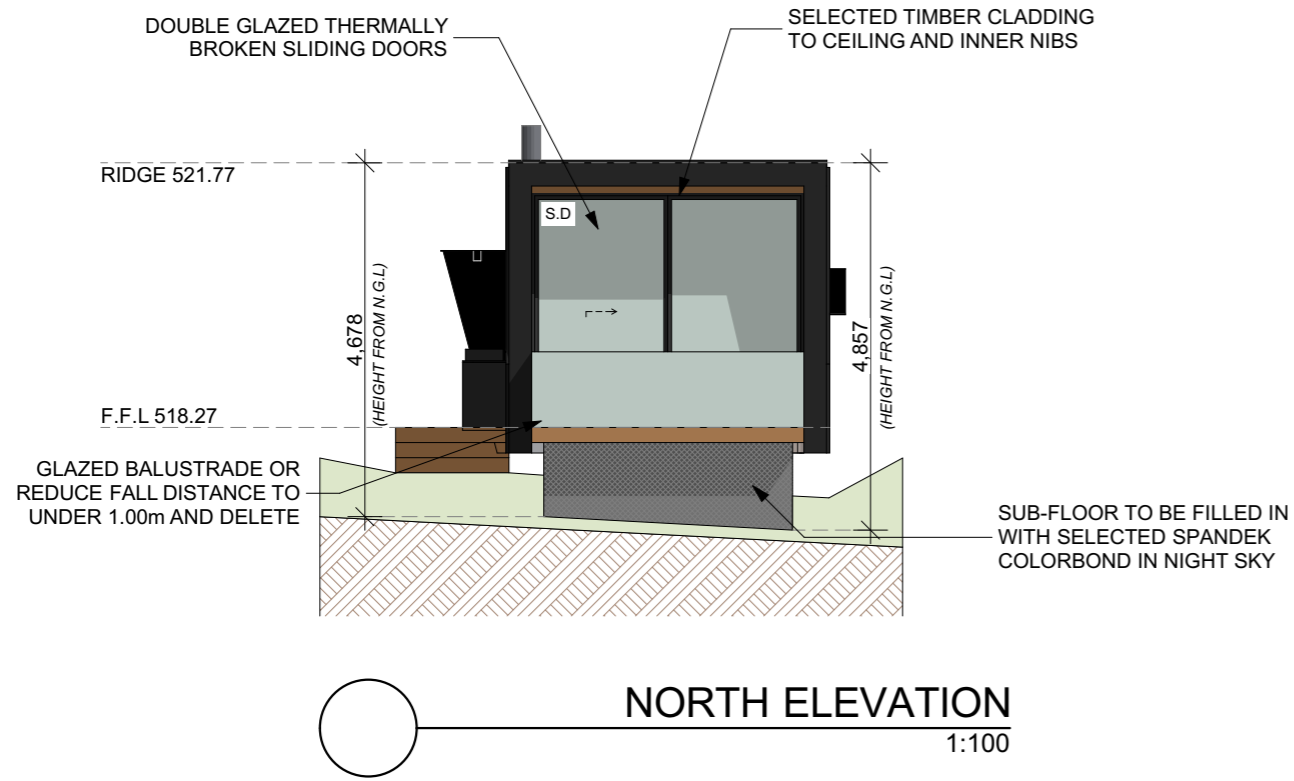
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CLD-02	- SELECTED SHIPPLAPPED AUSTRALIAN HARDWOOD CLADDING

POD 4



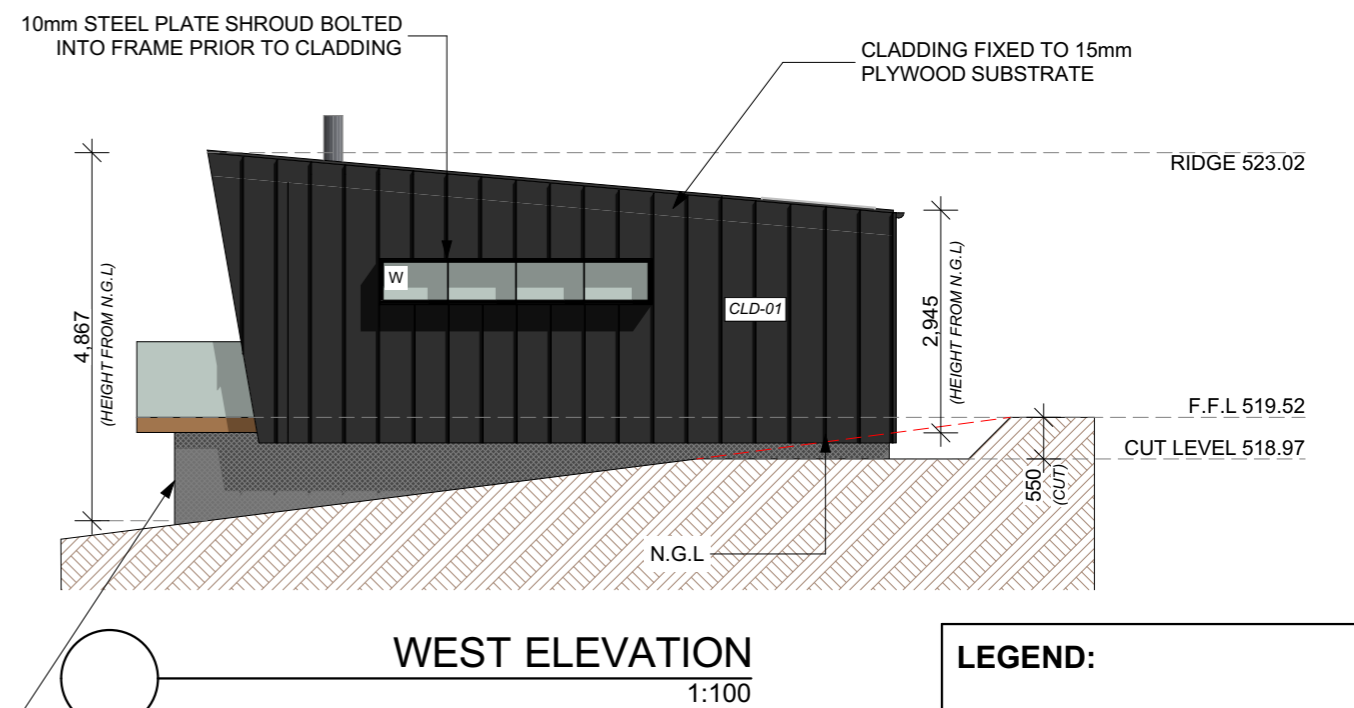
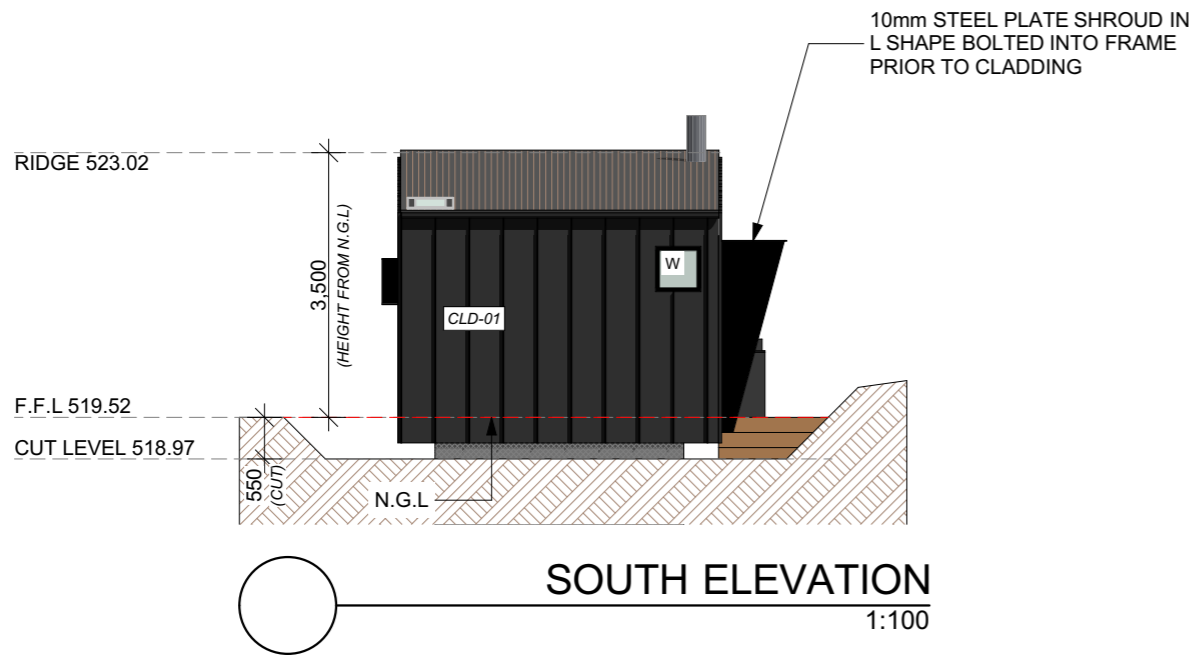
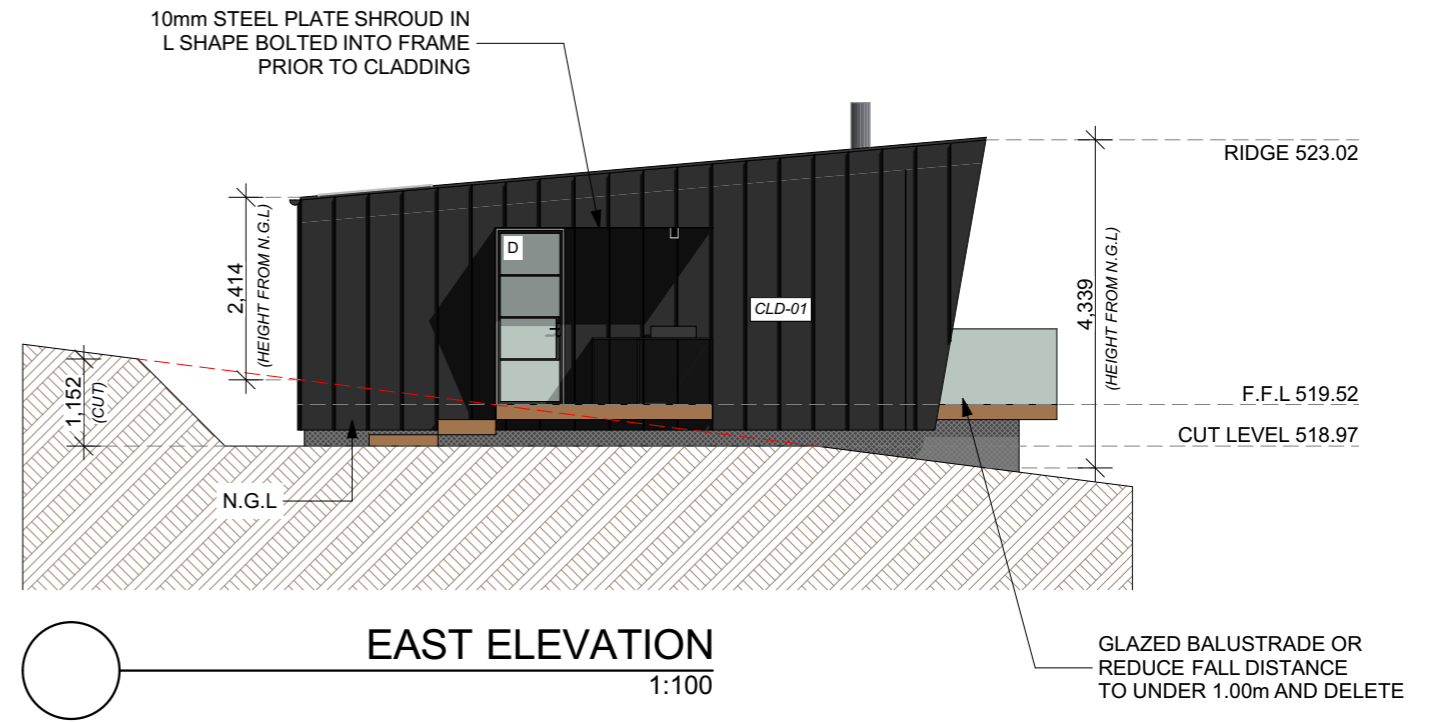
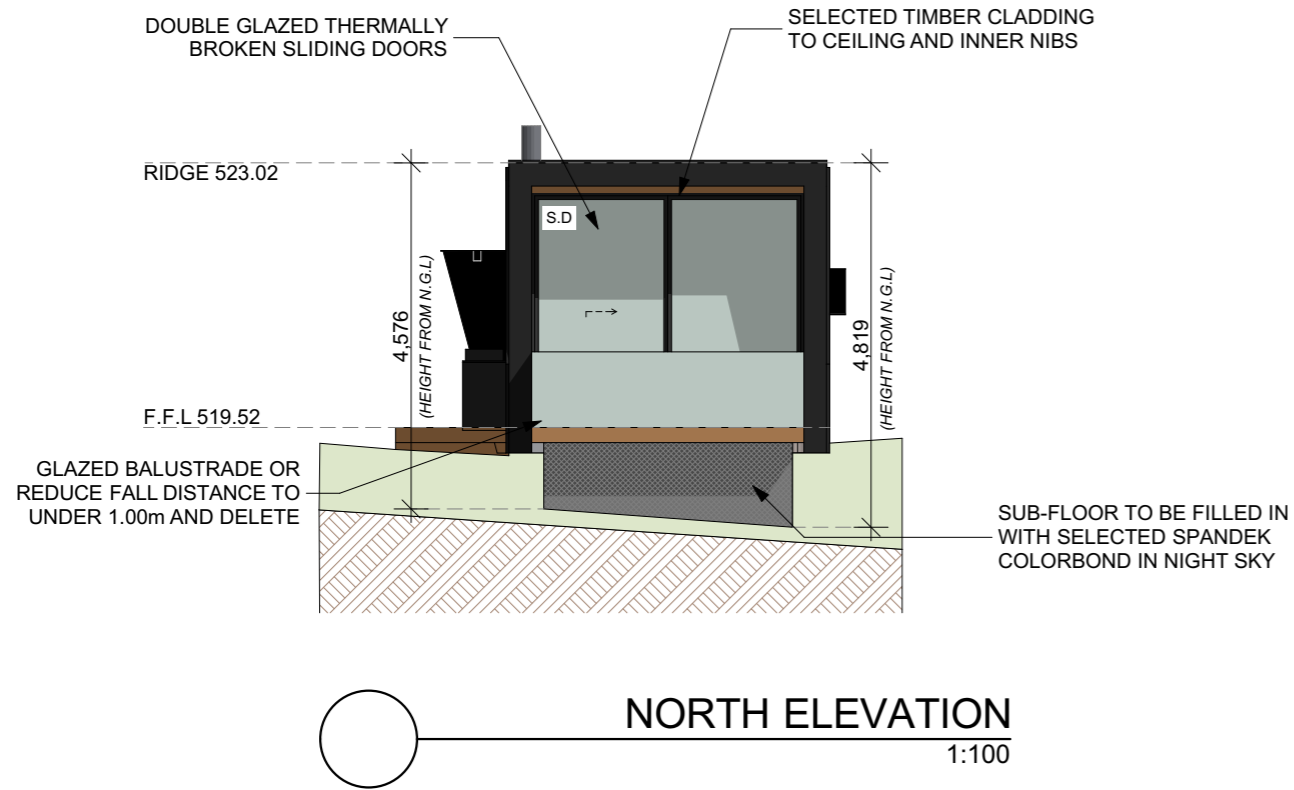
LEGEND:	
CLD-01	- STANDING SEAM COLORBOND CLADDING IN NIGHTSKY
CLD-02	- SELECTED SHIPLAPPED AUSTRALIAN HARDWOOD CLADDING

POD 5



LEGEND:	
CLD-01	- STANDING SEAM COLORBOND CLADDING IN NIGHTSKY
CLD-02	- SELECTED SHIPLAPPED AUSTRALIAN HARDWOOD CLADDING

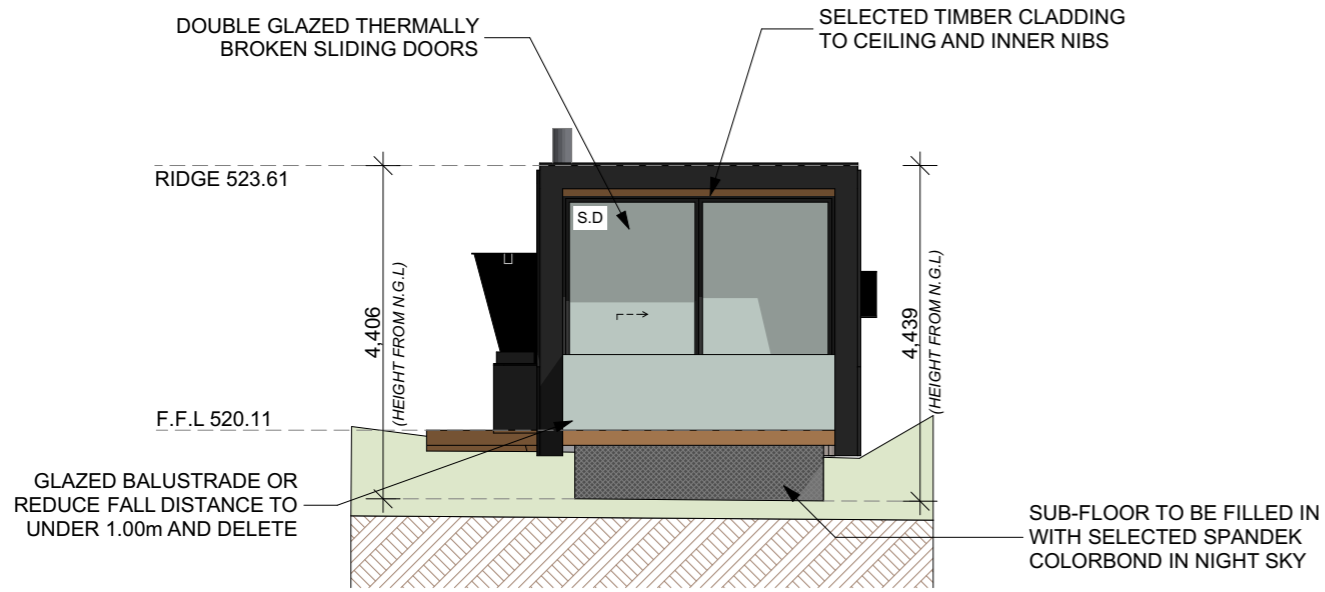
POD 6



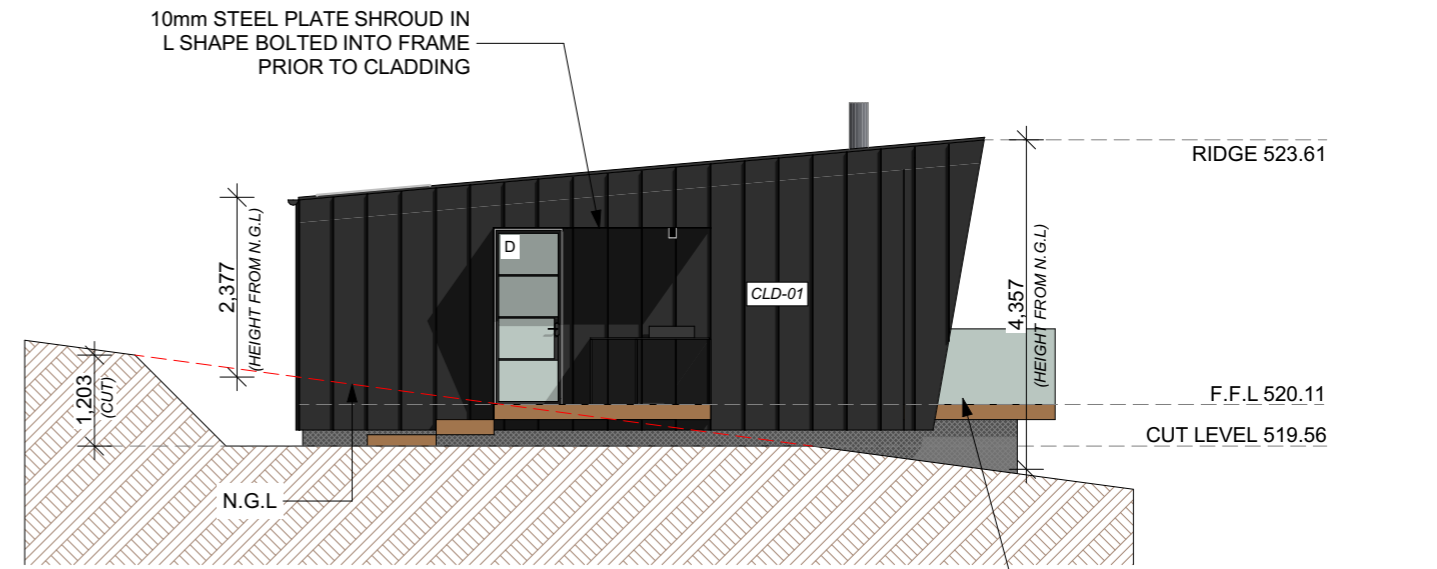
SUB-FLOOR TO BE FILLED IN WITH SELECTED SPANDEK COLORBOND IN NIGHT SKY

LEGEND:	
CLD-01	- STANDING SEAM COLORBOND CLADDING IN NIGHTSKY
CLD-02	- SELECTED SHIPPLAPPED AUSTRALIAN HARDWOOD CLADDING

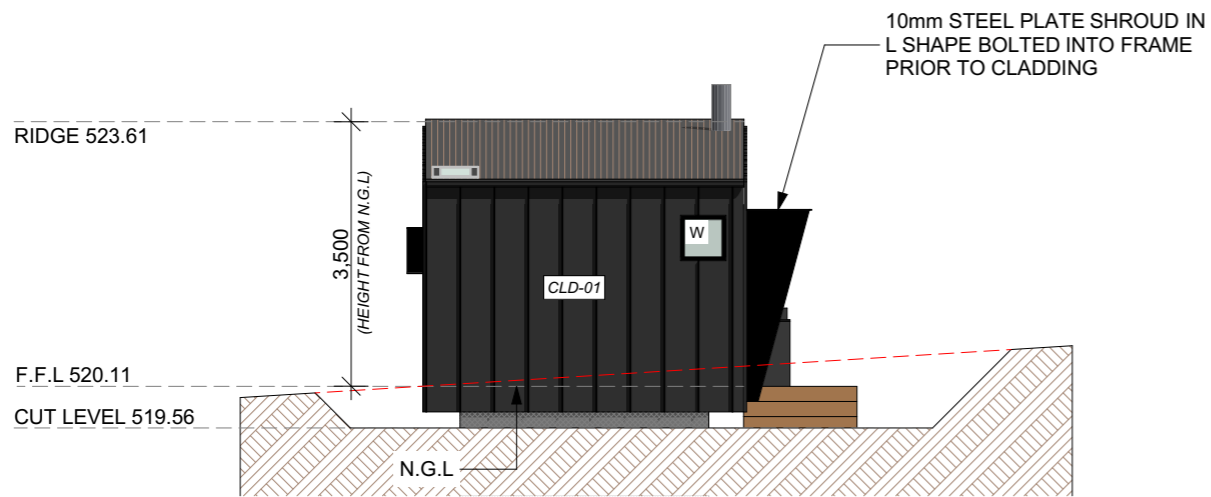
POD 7



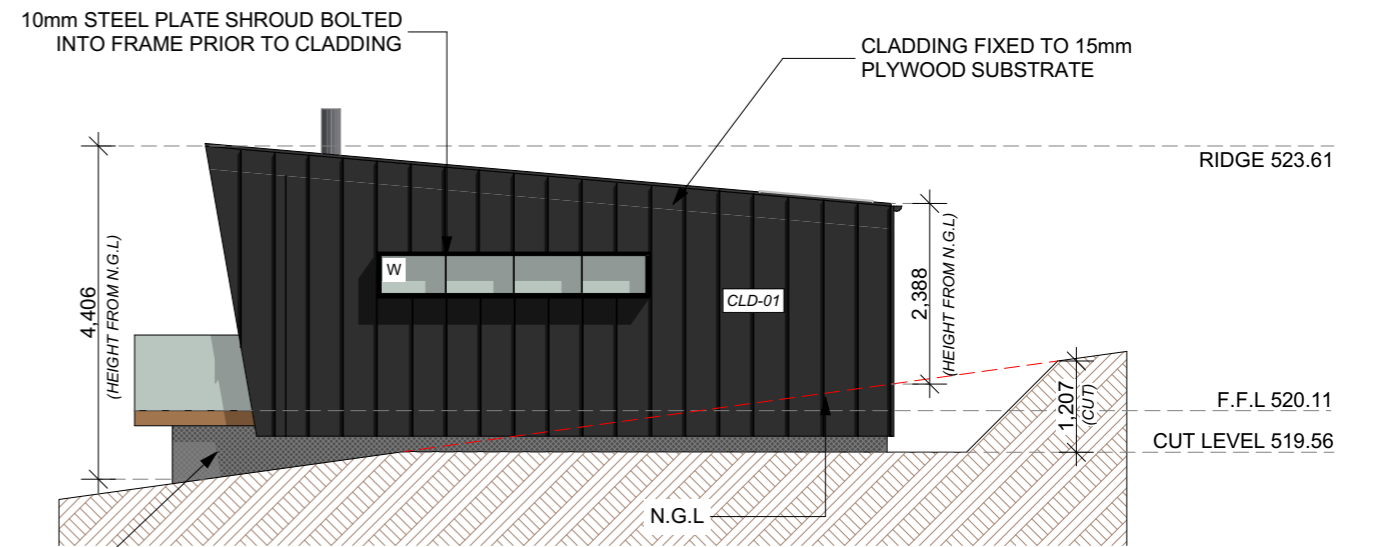
NORTH ELEVATION
1:100



EAST ELEVATION
1:100



SOUTH ELEVATION
1:100

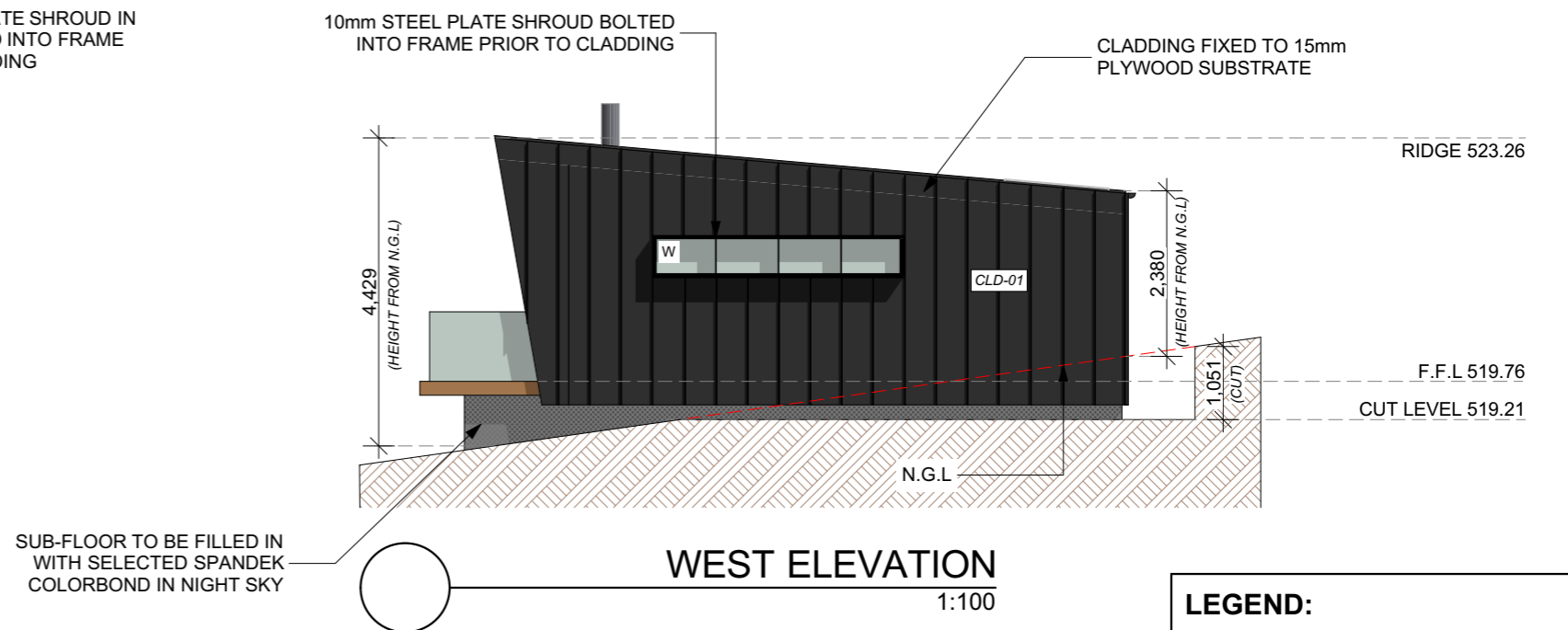
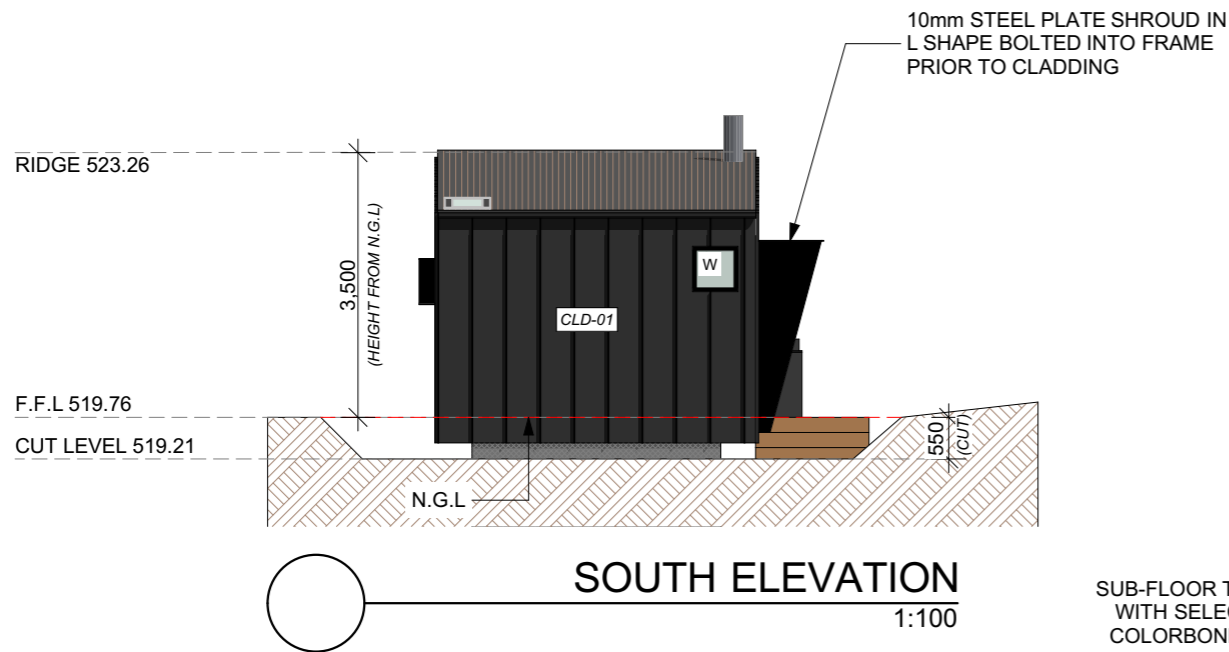
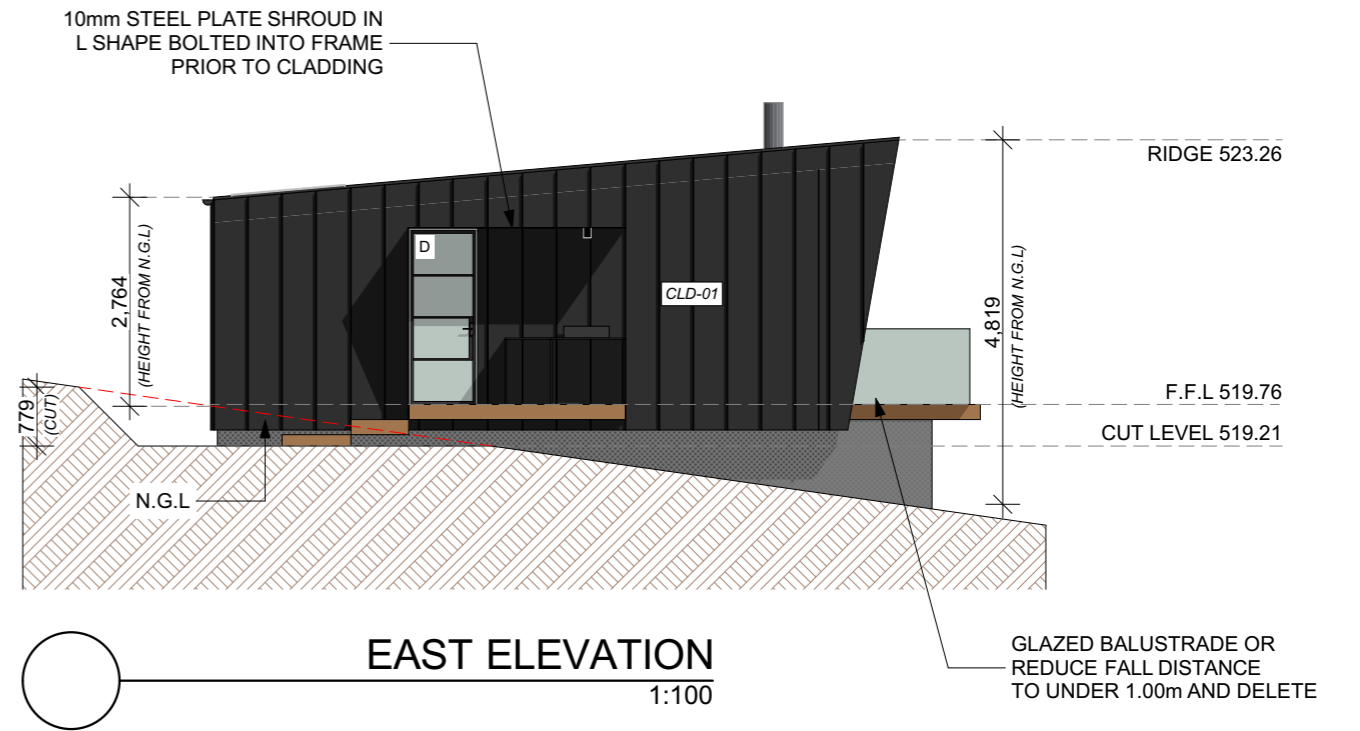
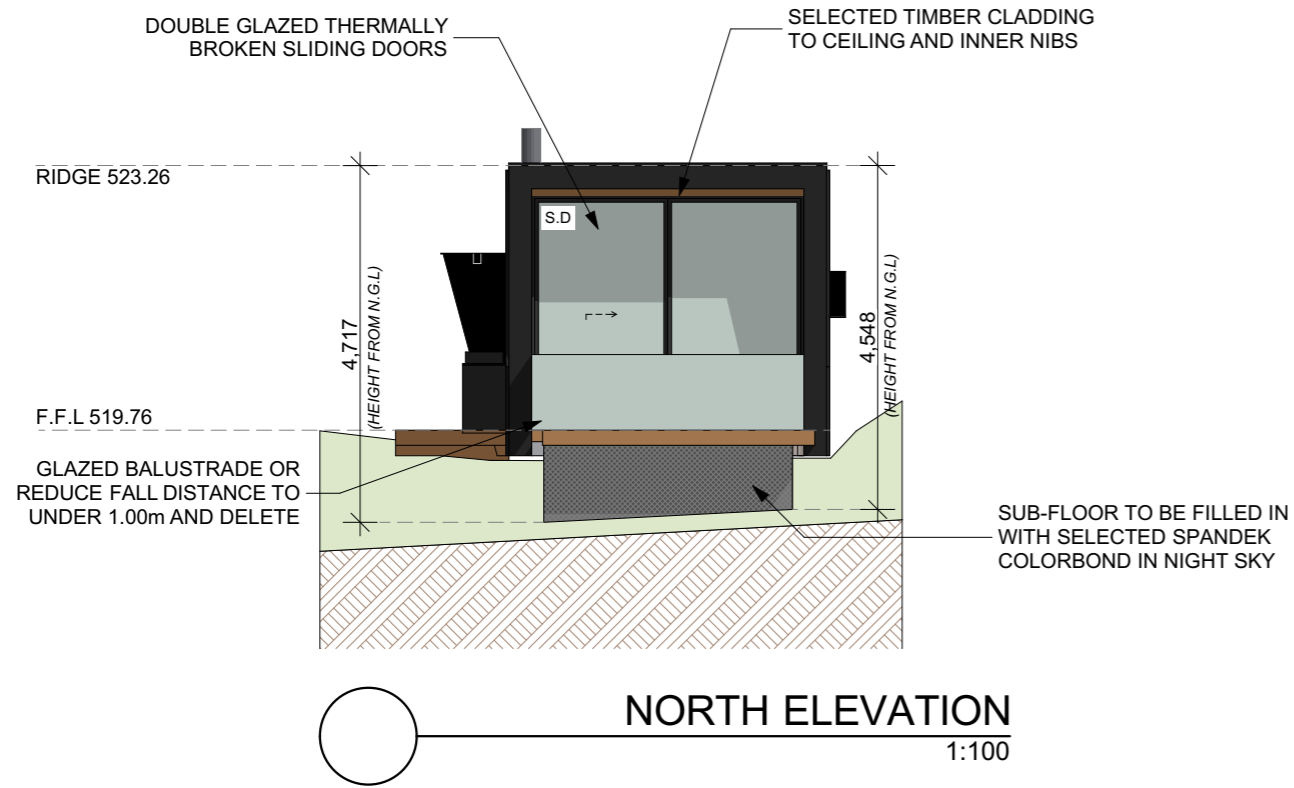


WEST ELEVATION
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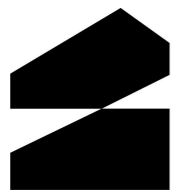
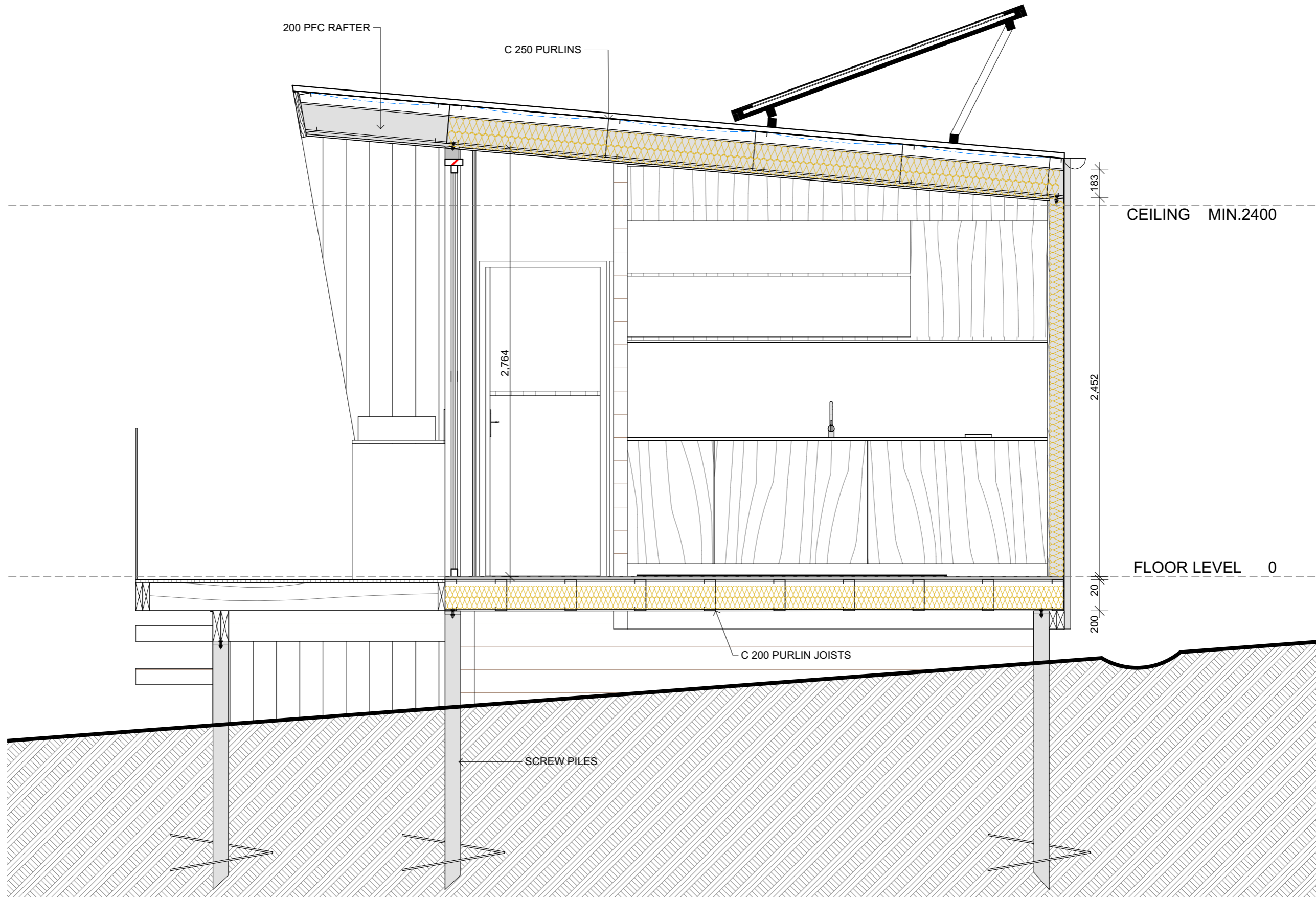
SUB-FLOOR TO BE FILLED IN WITH SELECTED SPANDEK COLORBOND IN NIGHT SKY

LEGEND:	
CLD-01	- STANDING SEAM COLORBOND CLADDING IN NIGHTSKY
CLD-02	- SELECTED SHIPLAPPED AUSTRALIAN HARDWOOD CLADDING

POD 8



LEGEND:	
CLD-01	- STANDING SEAM COLORBOND CLADDING IN NIGHTSKY
CLD-02	- SELECTED SHIPLAPPED AUSTRALIAN HARDWOOD CLADDING



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DRAWING TITLE:
 TYPE A POD - SECTION

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PROJECT NAME:
 PROPOSED ACCOMMODATION PODS

PROJECT NUMBER:
 SBD218002

PROJECT ADDRESS:
 76 QUOIN HILL ROAD, WAUBRA

BUSHFIRE ATTACK LEVEL:
 BAL TBC

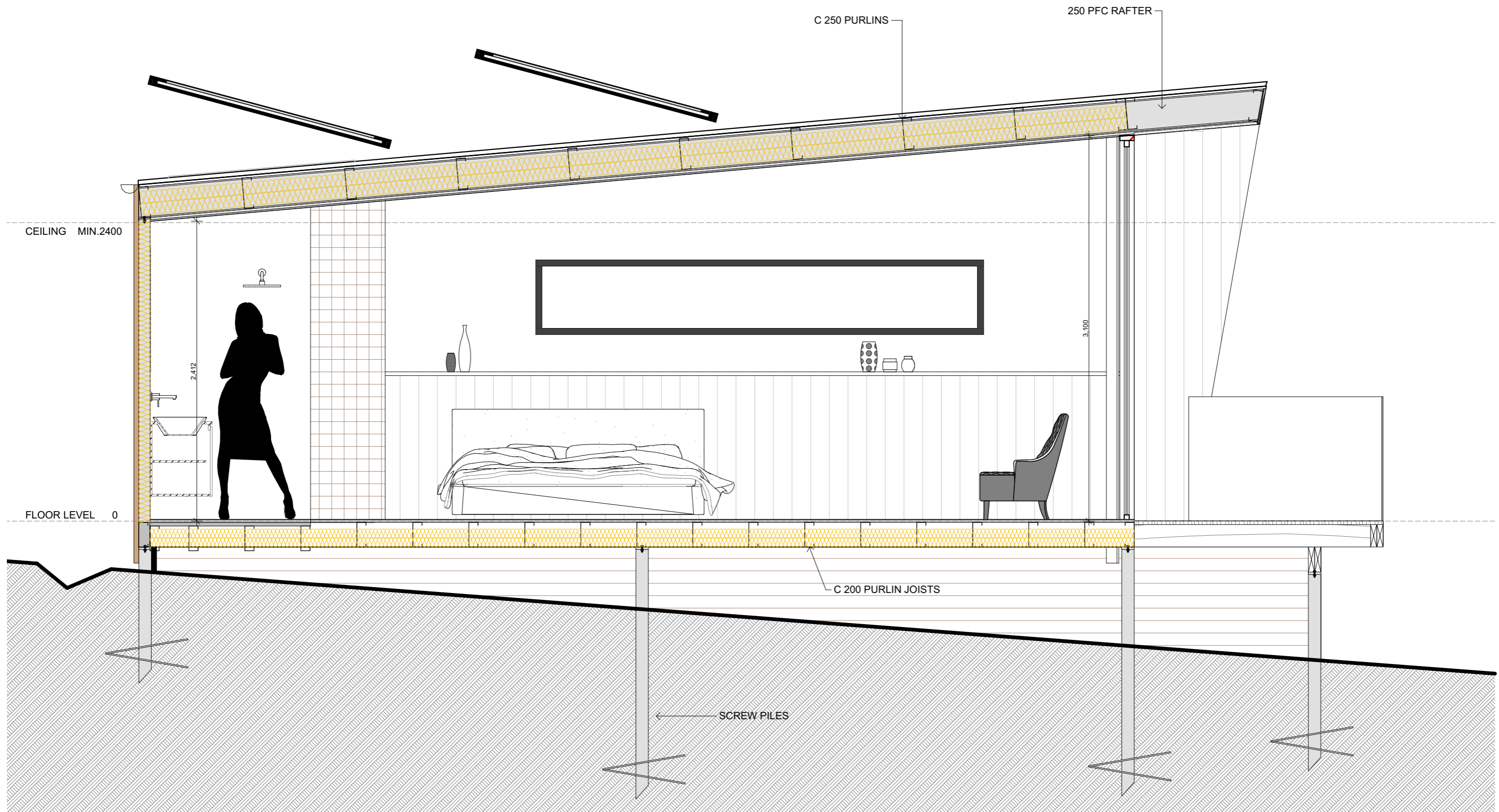
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STATUS
 PLANNING

DRAWING No.

15

ENGINEERING NOTE: THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERS DETAILS AND COMPUTATIONS.





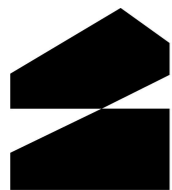
STUDIO ECO POD PERSPECTIVE



SHIPLAPPED HARDWOOD TIMBER CLADDING
(SILVERTOP ASH OR SIMILAR)



COLORBOND STANDING SEAM CLADDING
(COLOUR - NIGHT SKY OR SIMILAR)



Shape Building Design

412 RAGLAN STREET S, BALLARAT CENTRAL
VICTORIA 3350
W. SHAPEBUILDINGDESIGN.COM.AU
T. (03) 4310 7204

DRAWING TITLE:
TYPE A POD - MATERIALS &
COLURS

THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE DESIGNER. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY DESIGNER FOR CONSTRUCTION.

PROJECT NAME:
PROPOSED ACCOMMODATION PODS

PROJECT NUMBER:
SBD218002

PROJECT ADDRESS:
76 QUOIN HILL ROAD, WAUBRA

BUSHFIRE ATTACK LEVEL:
BAL TBC

SCALE
1:1

STATUS
PLANNING

DRAWING No.

17



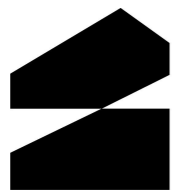
STUDIO ECO POD PERSPECTIVE



SHIPLAPPED HARDWOOD TIMBER CLADDING
(SILVERTOP ASH OR SIMILAR)



COLORBOND STANDING SEAM CLADDING
(COLOUR - NIGHT SKY OR SIMILAR)



Shape Building Design

412 RAGLAN STREET S, BALLARAT CENTRAL
VICTORIA 3350
W. SHAPEBUILDINGDESIGN.COM.AU
T. (03) 4310 7204

DRAWING TITLE:
TYPE B POD - MATERIALS &
COLOURS

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PROJECT NAME:
PROPOSED ACCOMMODATION PODS

PROJECT NUMBER:
SBD218002

PROJECT ADDRESS:
76 QUOIN HILL ROAD, WAUBRA

BUSHFIRE ATTACK LEVEL:
BAL TBC

SCALE
1:1

STATUS
PLANNING

DRAWING No.

18



STUDIO ECO POD PERSPECTIVE



Shape Building Design

412 RAGLAN STREET S, BALLARAT CENTRAL
 VICTORIA 3350
 W. SHAPEBUILDINGDESIGN.COM.AU
 T. (03) 4310 7204

DRAWING TITLE:
 PERSPECTIVE RENDER

THE BUILDER SHALL CHECK AND VERIFY ALL
 DIMENSIONS AND VERIFY ALL ERRORS AND
 OMISSIONS TO THE DESIGNER. DRAWINGS SHALL
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PROJECT NAME:
 PROPOSED ACCOMMODATION PODS

PROJECT NUMBER:
 SBD218002

PROJECT ADDRESS:
 76 QUOIN HILL ROAD, WAUBRA

BUSHFIRE ATTACK LEVEL:
 BAL TBC

SCALE
 1:1

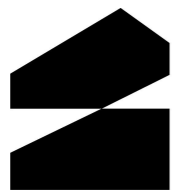
STATUS
 PLANNING

DRAWING No.

19



STUDIO ECO POD PERSPECTIVE



Shape Building Design

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 VICTORIA 3350
 W. SHAPEBUILDINGDESIGN.COM.AU
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DRAWING TITLE:
 PERSPECTIVE RENDER

THE BUILDER SHALL CHECK AND VERIFY ALL
 DIMENSIONS AND VERIFY ALL ERRORS AND
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PROJECT NAME:
 PROPOSED ACCOMMODATION PODS

PROJECT NUMBER:
 SBD218002

PROJECT ADDRESS:
 76 QUOIN HILL ROAD, WAUBRA

BUSHFIRE ATTACK LEVEL:
 BAL TBC

SCALE
 1:1

STATUS
 PLANNING

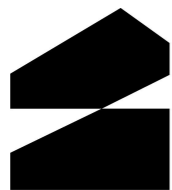
DRAWING No.

20



STUDIO ECO POD PERSPECTIVE

TYPE B
ECO PODS



Shape Building Design

412 RAGLAN STREET S, BALLARAT CENTRAL
VICTORIA 3350
W. SHAPEBUILDINGDESIGN.COM.AU
T. (03) 4310 7204

DRAWING TITLE:
PERSPECTIVE RENDER

THE BUILDER SHALL CHECK AND VERIFY ALL
DIMENSIONS AND VERIFY ALL ERRORS AND
OMISSIONS TO THE DESIGNER. DRAWINGS SHALL
NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL
ISSUED BY DESIGNER FOR CONSTRUCTION.

PROJECT NAME:
PROPOSED ACCOMMODATION PODS

PROJECT NUMBER:
SBD218002

PROJECT ADDRESS:
76 QUOIN HILL ROAD, WAUBRA

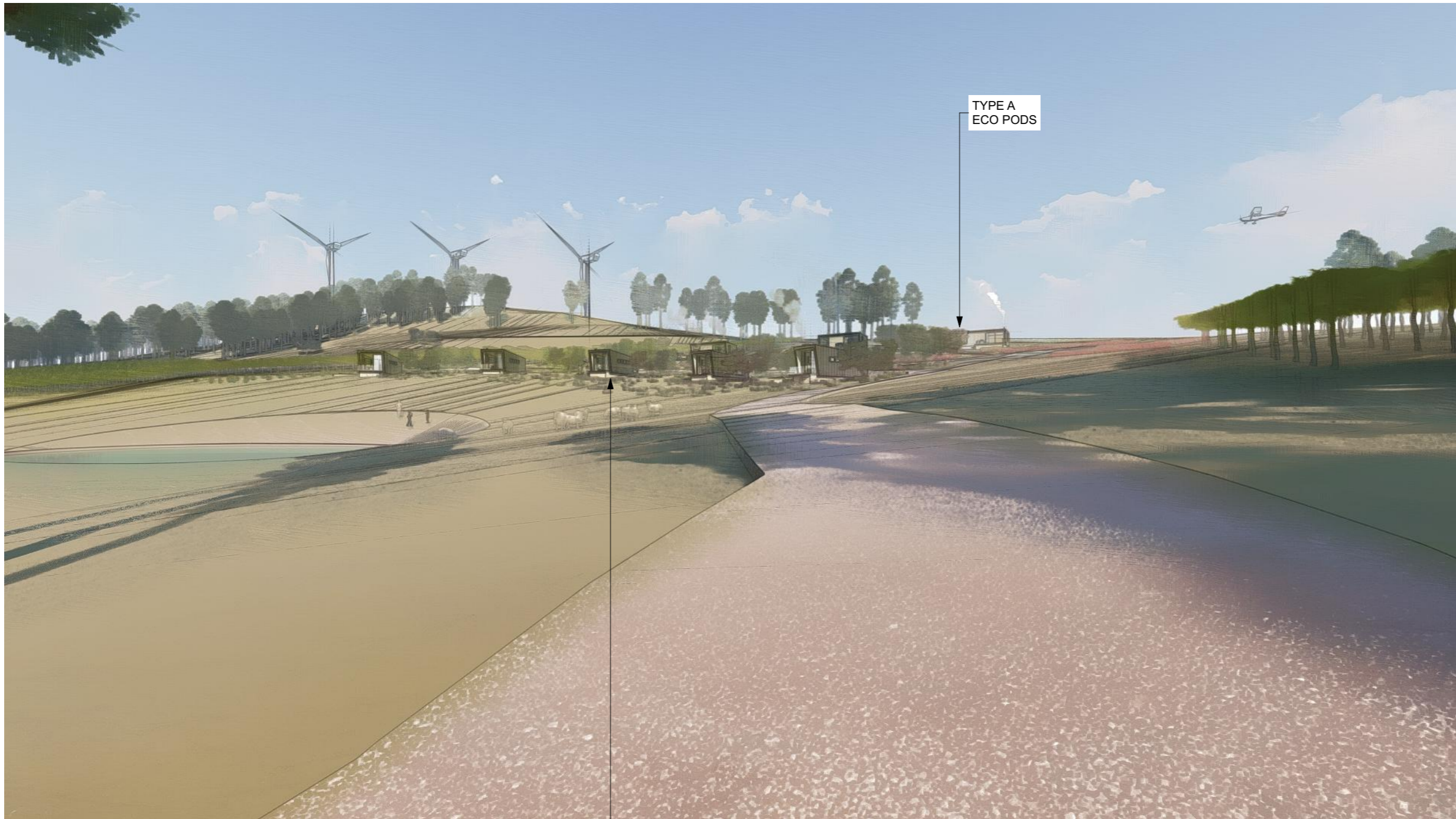
BUSHFIRE ATTACK LEVEL:
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SCALE
1:1

STATUS
PLANNING

DRAWING No.

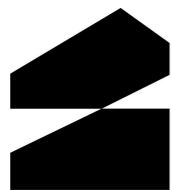
21



STUDIO ECO POD PERSPECTIVE

TYPE B
ECO PODS

TYPE A
ECO PODS



Shape Building Design

412 RAGLAN STREET S, BALLARAT CENTRAL
VICTORIA 3350
W. SHAPEBUILDINGDESIGN.COM.AU
T. (03) 4310 7204

DRAWING TITLE:
VIEW FROM ENTRY GATE

THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE DESIGNER. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY DESIGNER FOR CONSTRUCTION.

PROJECT NAME:
PROPOSED ACCOMMODATION PODS

PROJECT NUMBER:
SBD218002

PROJECT ADDRESS:
76 QUOIN HILL ROAD, WAUBRA

BUSHFIRE ATTACK LEVEL:
BAL TBC

SCALE
1:1

STATUS
PLANNING

DRAWING No.

22



Pyrenees Planning Scheme
Planning Report for Use and
Development of Group
Accommodation, Associated Works
and a Business Identification Sign

Address: 76 Quoin Hill Road, Waubra
Reference: P-00978

Pyrenees Shire Council

iPlanning Services Pty Ltd – July 2022 (amended Jan 2024)

Prepared for:

PWLT Buyers Club Pty Ltd

Prepared by:

iPlanning Services Pty Ltd

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Quality Information

Document	Planning Report
Reference No.	P-00978
Date	July 2022 (amended Jan 2024)
Prepared by	James Iles

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Table of Contents

1. Introduction	1
2. Permit Trigger/s	1
3. Subject Site and Site Context	1
4. Proposal	3
5. Planning Controls	4
5.1 Zoning	4
5.2 Use	5
5.3 Buildings and works	5
5.4 Decision Guidelines	5
6. Overlays	8
6.1 Environmental Significance Overlay	8
6.2 Bushfire Management Overlay	10
7. Particular Provisions	11
7.1 Native Vegetation.....	11
7.2 Car Parking.....	12
7.3 Advertising Signs	12
7.4 Stormwater Management in Urban Development	15
8. General Provisions	16
8.1 Decision Guidelines	16
9. Policy Context	17
9.1 Municipal Planning Strategy	17
9.2 Planning Policy Framework	18
10. Conclusion	20

1. Introduction

iPlanning Services Pty. Ltd. has been engaged by PWLT Buyers Club Pty Ltd to submit a Planning Permit Application on their behalf for the use and development of Group Accommodation, associated works and a business identification sign located at 76 Quoin Hill Road, Waubra.

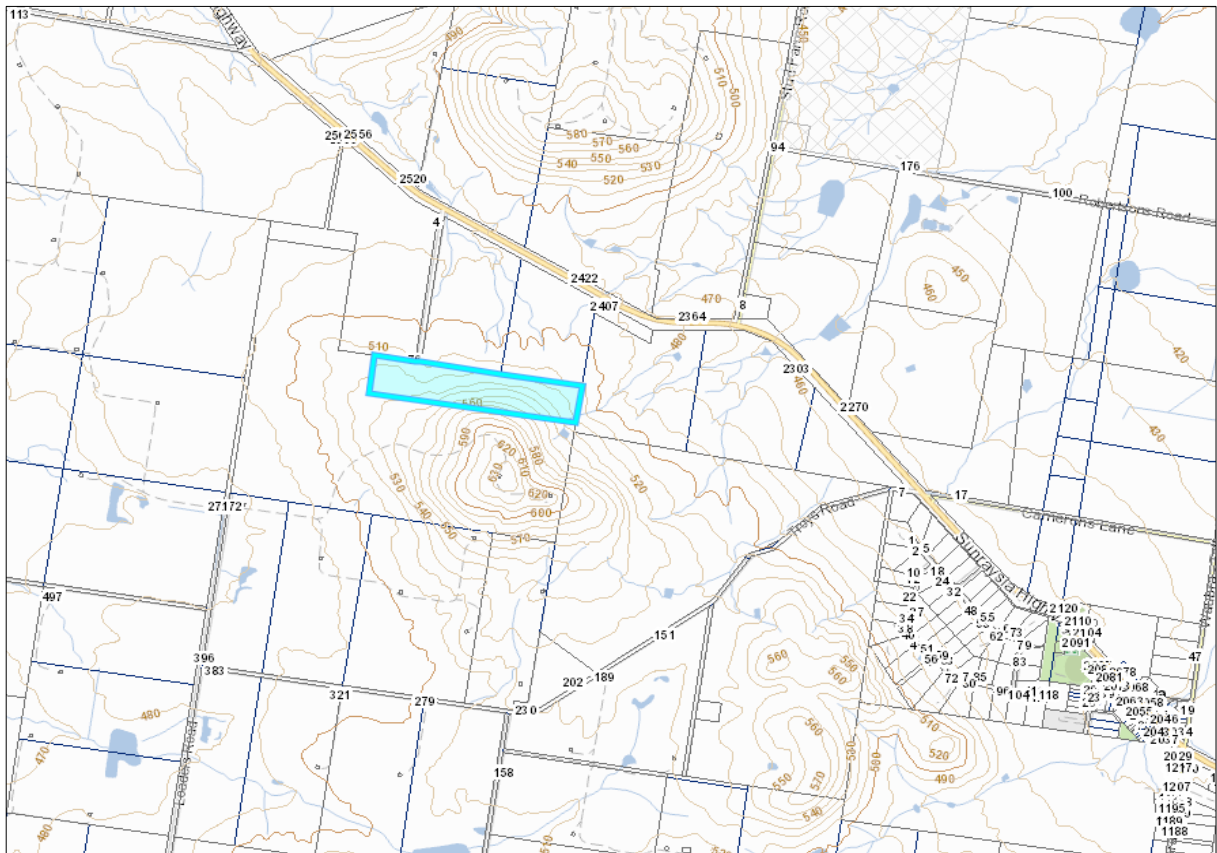
2. Permit Trigger/s

A Planning Permit is required for the above proposal under the following provisions of the Planning Scheme:

▪ Farming Zone	Clause 35.07-1	Use of land
	Clause 35.07-4	Buildings and works
▪ Environmental Significance Overlay	Clause 42.01-1	Buildings and works
▪ Advertising Signs	Clause 52.05-14	Business Identification Sign

3. Subject Site and Site Context

The subject site is located on the south side of Quoin Hill Road. The site consists of one Title and it is described as Vol. 09221 Fol. 045 Lot 1 on Plan of Subdivision No. 121450. The site is regular in shape with a frontage of approximately 20.12 metres to Quoin Hill Road, a northern boundary (which does not include the road frontage) of approximately 1,022.2 metres, a western boundary of approximately 175.82 metres, a southern boundary of approximately 1,016.6 metres and an eastern boundary of approximately 183.63 metres with a total land area of approximately 18.64 hectares.



The site currently contains an existing dwelling, the existing homestead, outbuildings, tennis court as well as a separate building that is currently being used as a restaurant/winery. There is also areas on the site which are currently under vines which are used as part of the wine making that occurs as well as an area that is under pine

trees (eastern portion of the site). There is a car parking area located adjacent to the restaurant which is accessed via a driveway from the end of Quoin Hill Road.

The land is undulating which falls from the west to the east and there is an existing watercourse that runs through the site from west to east and provides for the filling of an existing dam located on the property.

Power is available to the site and water is captured and stored in existing water tanks from the existing roofed areas.



The surrounding development includes farming land around the site. The farming land is used for cropping and grazing of animals. Also to the south of the site are a number of existing wind turbines that are a part of a larger Waubra Wind Farm which covers a number of farming properties in the Waubra area.

The subject site and the surrounding land is located within the Farming Zone. The land and the surrounding land is also included within the Environmental Significance Overlay and partially within the Bushfire Management Overlay.

Quoin Hill Road is a narrow sealed bitumen road that has gravel shoulders and open drains on both sides and existing trees line both sides of the road. Quoin Hill Road is controlled and maintained by Pyrenees Shire Council.



4. Proposal

The proposal is to use and develop the land for Group Accommodation and the following is a breakdown of the proposal:

Proposed Group Accommodation:

It is proposed to construct 8 individual eco pods on the site and there are two different floor plans.

Eco pod Type A (Family pod) comprises a single bedroom, ensuite, kitchenette and a lounge room. A balcony is also provided with access from the lounge room. The floor area of the pod is approximately 42.0m² with the balcony having a floor area of approximately 12.0m². Total floor area is approximately 54.0m².

Eco pod Type B (Studio pod) comprises an open floor plan which is a separate ensuite, and a room that has the bed, kitchenette, lounge room. Two small decks are provided with the larger deck extending at the end of the building which opens up from the lounge room. The floor area of the pod is approximately 34.0m² and the decks has a combined floor area of approximately 24.0m². Total floor area being 68.0m².

The external materials of the pods are a selected standing seam cladding with iron clad roofing. The windows frames will be steel shroud frames and the windows and doors will be double glazed. Solar panels will be erected on each pod to provide the necessary power to the pod. Wood heating will be provided in appropriate fire places.

There is no provision for undercover car parking for each pod. Car spaces will be located in front of the family pods while car parking for the studio pods will be located next to the pod.

Proposed Use:

The accommodation is to be provided all year round. The existing restaurant would be used by guests, however, the pods are self-contained allowing guests to bring their own food and drinks.

Proposed Wastewater Treatment:

The Family pods will be connected to individual wastewater treatment systems and a separate effluent field will be provided. The Studio pods will be connected to a combined septic system that will require secondary treatment.

Proposed Associated works:

Additional roads will be constructed to provide access to the proposed eco pods. The roads will be crushed rock and will be 3 to 4 metres wide.

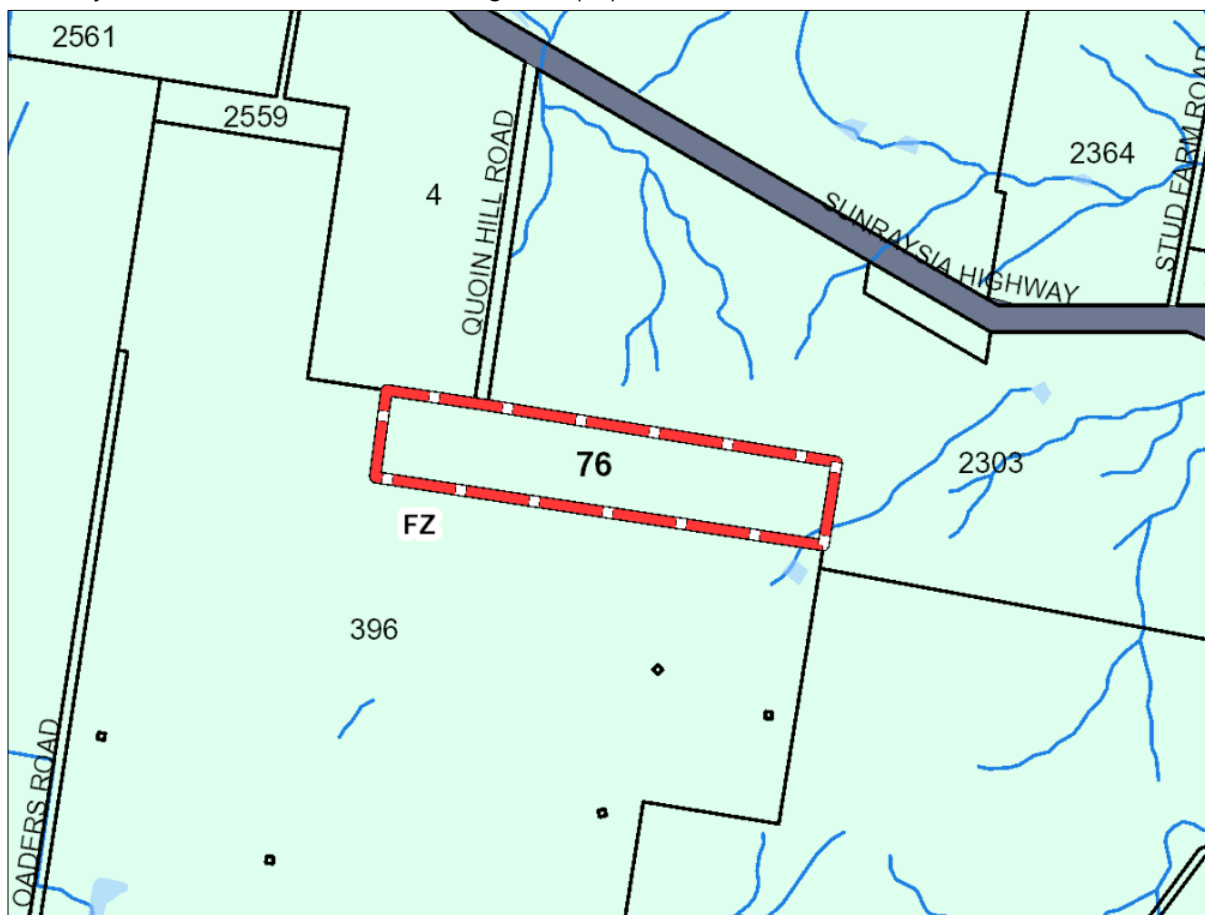
Proposed Business Identification Sign:

A proposed 2.0m² Business Identification sign is to be located on the Quoin Hill Road reserve near to the corner of the Sunraysia Highway. The sign will depict the name of the winery and when the winery will be open.

5. Planning Controls

5.1 Zoning

The subject site is situated within the **Farming Zone (FZ)**.



Clause 35.07 of the Planning Scheme refers to the Farming Zone and the purpose of the Zone is:

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

- To provide for the use of land for agriculture.
- To encourage the retention of productive agricultural land.
- To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.
- To encourage the retention of employment and population to support rural communities.
- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

Response:

The purpose of the zone is to allow rural activities to occur with the potential of some more intensive type uses. The proposed accommodation units are not having any impact on the surrounding agricultural uses and will utilise the other facilities on the site.

5.2 Use

Under **Clause 73.03** of the use is defined as 'Group Accommodation' which is included within the broader definition of 'Accommodation'. The definition of Group Accommodation is:

'Land, in one ownership, containing a number of dwellings used to accommodate persons away from their normal place of residence.'

Response:

Under Table 1 to **Clause 35.07-1**, Group Accommodation is a Section 2 Permit Required Use under the Farming Zone, therefore a planning permit is required.

5.3 Buildings and works

Under **Clause 35.07-4** of the Planning Scheme, a Planning Permit is required for a building or works associated with a use in Section 2 of **Clause 35.07-1**.

Response:

Group Accommodation is a Section 2 use; therefore any buildings and works will require a planning permit.

5.4 Decision Guidelines

Decision guidelines pursuant to **Clause 35.07-6** relevant to this proposal are as follows:

General issues	Comment
The Municipal Planning Strategy and the Planning Policy Framework.	The proposed use and development complies with the MPS and PPF of the Pyrenees Planning Scheme.
Any Regional Catchment Strategy and associated plan applying to the land.	There is no regional catchment strategy.
The capability of the land to accommodate the proposed use or development, including the disposal of effluent.	The site is 18.0 hectares which is more than adequate in size to accommodate the proposed eco pods without undermining the landscape and scenic value

	<p>of the area. The location and the design of the pods are to blend in with the existing landscape and there is sufficient separation between each to reduce the bulk of the buildings.</p> <p>Wastewater can comfortably be treated and retained on the subject land without compromising the health of waterways and native vegetation</p>
How the use or development relates to sustainable land management.	It is intended that the eco pods will provide for tourism in this wine making area of Pyrenees Shire.
Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.	<p>Again, at over 18.0 hectares the subject land is more than adequate in size to accommodate the proposed eco pods.</p> <p>There are other examples within the surrounding area where accommodation is provided with wineries.</p>
How the use and development makes use of existing infrastructure and services.	<p>The proposed eco pods will be provided with solar panels for power and heating will be through the use of wood fires.</p> <p>Access to an all-weather road (Quoin Hill Road) provides appropriate access.</p> <p>Water will be contained in water tanks and effluent will be disposed of into approved septic systems.</p>

Agricultural issues and the impacts from non-agricultural uses	Comments
Whether the use or development will support and enhance agricultural production.	The proposed eco pods will support the existing agricultural use of the land which is a vineyard. The proposed pods will allow for quests to experience the produce from the property, enjoy eating of food in the existing restaurant while staying on the site. The accommodation pods will also allow guests to experience other wineries and local foods in the surrounding area.
Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.	The location of the proposed accommodation pods is not in an area that is currently being used for agriculture.
The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.	The proposed eco pods will have no impact on the operation or expansion of adjoining properties.
The capacity of the site to sustain the agricultural use.	The land has been used for grape growing for many years.
The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.	The site has access to water and other rural infrastructure.
Any integrated land management plan prepared for the site.	Not applicable.

Accommodation issues	Comments
Whether the dwelling will result in the loss or fragmentation of productive agricultural land.	The site has been used of growing of grapes for many years and the proposed eco pods are to provide accommodation for quests to experience the winery and food experience. The site will continue to be used for agricultural purposes.
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.	The site is close to the existing Waubra Wind Farm. It is unlikely that adjoining and nearby properties would consider this land suitable for agricultural expansion. The proposed eco pods will not affect the operation or expansion of adjoining and nearby agricultural uses.
Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.	The proposed accommodation pods will not result in any apparent adverse impacts on agriculture in the local area.
The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.	The proposal is for short term accommodation.

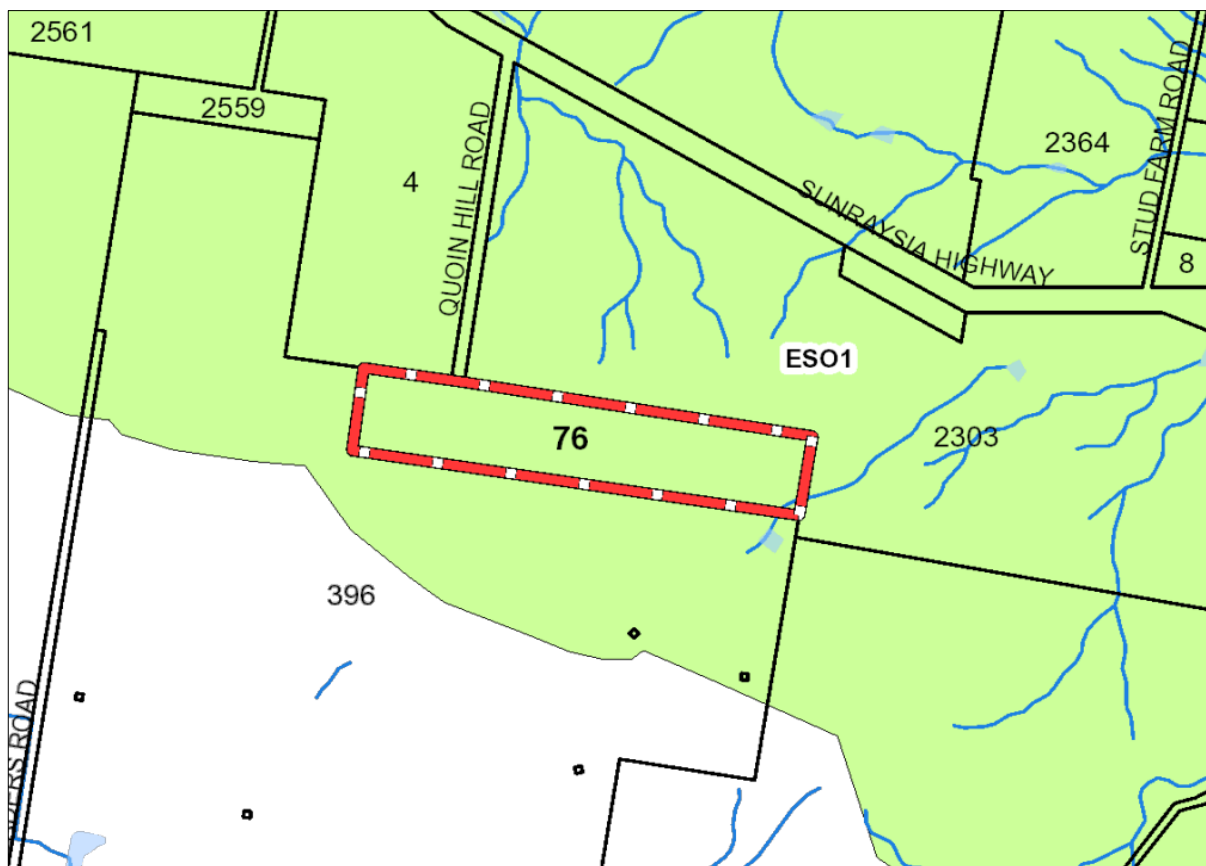
Environmental issues	Comments
The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.	The proposal to construct a single dwelling on the property with the balance of the land to be managed for conservation purposes is expected to result in a net positive impact to the soil and water of the property. The proposed land management initiatives including ongoing weed and vermin control and management of natural regeneration of indigenous flora will result in positive benefits to the natural features and resources of the property.
The impact of the use or development on the flora and fauna on the site and its surrounds.	There is no impact on the existing flora and fauna. Additional landscaping of the site will occur. This will maximise the conservation opportunities of the property resulting in improved site sustainability and habitat diversity, therefore leading to a net positive environmental benefit to the site and local area.
The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.	The construction of a proposed eco pods will result in positive benefits to the natural features of the property. As previously outlined the future development of this property is directed towards using the sustainability and biodiversity of the property. The provision of solar panels on each pod will provide the necessary power without having any further impact on the planet. The establishment of further plantings of native vegetation on the site will also contribute to the greening of the planet.
The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.	The proposed effluent disposal area associated with the proposed eco pods are suitably located in accordance with relevant EPA requirements and will not result in unacceptable nutrient loads to local waterways (providing the effluent treatment systems and installed and managed correctly).

Design and siting issues	Comments
The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land.	The proposed accommodation pods are located within one area.
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.	Each accommodation pod is considered to be an appropriate scale with a design and use of materials that will blend with the surrounding landscape, therefore not having any adverse impact on the natural environment, vista, water features etc....
The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.	The proposed accommodation pods materials, form, design and siting will not be a significant feature of the landscape from adjoining road reserves or adjoining properties. The Planning Scheme has not identified this site as having any architectural, historic or scientific significance, or of natural scenic beauty or importance.
The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.	Each pod will be fitted with solar panels. Potable water can be accessed from existing water tanks. Effluent disposal will be managed on site.
Whether the use and development will require traffic management measures.	There will be minimal change in traffic movements or detrimental impacts on the road network as a result of the proposed accommodation pods.

6. Overlays

6.1 Environmental Significance Overlay

The subject site is included within the **Environmental Significance Overlay (ESO1)**.



Clause 42.01 of the Planning Scheme refers to the Environmental Significance Overlay and the purpose of the Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas where the development of land may be affected by environmental constraints.
- To ensure that development is compatible with identified environmental values.

Clause 42.01-2 refers to Permit requirement and 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.

Schedule 1 to the ESO refers to the Designated Water Supply Areas and the environmental objectives to be achieved are:

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

Clause 3.0 refers to Permit requirements and a permit is not required to construct a building or construct or carry out works unless the buildings or works:

- Will generate wastewater or increase or potentially increase wastewater generation and will not be connected to reticulated sewerage.

Response:

The proposed eco pods will generate wastewater which will need to be treated and disposed of through a septic tank system. The Family Eco pods will be connected to their own wastewater treatment system while the Studio Eco pods will be connected to a combined wastewater treatment system.

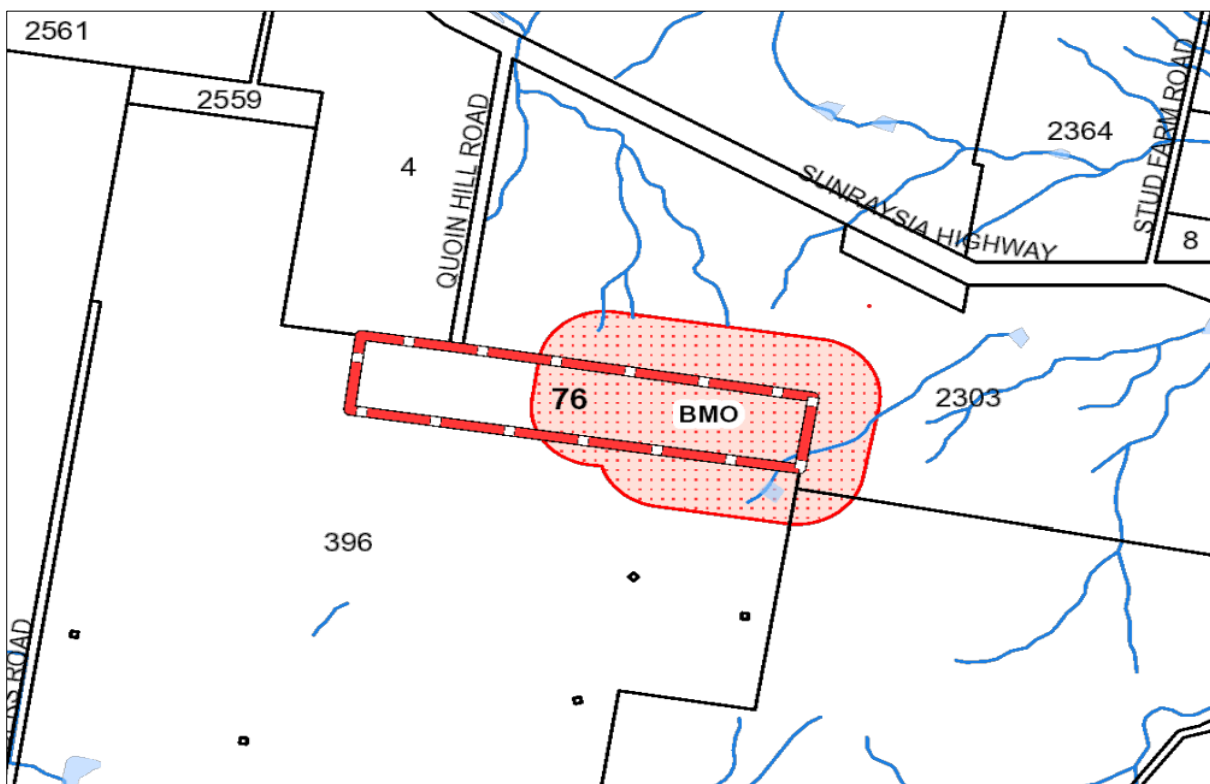
The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

Decision Guidelines	Comments
The issues (as appropriate) listed under the decision guidelines specified for the zone.	All wastewater will be treated and disposed of in accordance with the Septic Tank Code of Practice. A detailed Land Capability Assessment is provided with the planning application.
The slope, soil type and other environmental factors including the potential for pollution of waterways and groundwater.	There will be no pollution of waterways and groundwater.
Any recommendations or requirements made in any land capability report or development plan.	Refer to the Land Capability Assessment prepared by McClellands Consulting Engineers.

The need to maintain water quality at a local and regional level and whether the proposal is consistent with the provisions of any incorporated documents (including the state Environment Protection Policies – Waters of Victoria and Groundwaters of Victoria).	Refer to the Land Capability Assessment prepared by McClellands Consulting Engineers.
The possible effect of the subdivision or development on the quality and quantity of water in waterways, water bodies, storages and drains.	There will be no impact on the quality and quantity of water.
The preservation of and impact on soils and the need to prevent erosion.	Appropriate sediment controls will be applied when construction works are to occur on site.
The need to manage incremental development that is likely to result in, or create a precedent for, development densities or activities likely to be detrimental to water quality or yield.	The proposal is to construct 8 individual one bedroom eco pods on the site. Appropriate wastewater treatment will occur through the use of approved wastewater treatment systems.
The information contained in any site context plan or development plan which the Responsible Authority may have requested.	Not applicable.
Any relevant catchment management plan, policy strategy or Ministerial Direction (including the Interim Guideline for Planning Permit Applications in Open Potable Water Supply Catchment Areas or any subsequent revision of that guideline).	Not applicable.
If within the Troy, Musical Gully and Avoca (Sugarloaf) catchments, Sections 5.2 and 5.3 of the Forest Management Plan – Midlands Forest Management Area (Department of Sustainability and Development).	Not applicable.

6.2 Bushfire Management Overlay

The subject site is also included within **Bushfire Management Overlay (BMO)**.



Clause 44.06 of the Planning Scheme refers to the Bushfire Management Overlay and the purpose of the Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.
- To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

Clause 44.06-1 Permit Requirement states that a Permit is required for Buildings and works.

This does not apply to any of the following:

- If a schedule to this overlay specifically states that a permit is not required.
- A building or works consistent with an agreement under Section 173 of the Act prepared in accordance with a condition of permit issued under the requirements of Clause 44.06-5.
- An alteration or extension to an existing building used for a dwelling or a dependent person's unit that is less than 50 percent of the gross floor area of the existing building.
- An alteration or extension to an existing building (excluding a dwelling and a dependent person's unit) that is less than 10 percent of the gross floor area of the existing building.
- A building or works with a floor area of less than 100 square metres not used for accommodation and ancillary to a dwelling.
- A building or works associated with Timber production provided the buildings or works are not within 150 metres of Accommodation or land zoned for residential or rural residential purposes.

Response:

The proposed eco pods are not within the designated overlay area.

7. Particular Provisions

7.1 Native Vegetation

Clause 52.17 of the Planning Scheme refers to Native Vegetation requirements and the purpose of the Clause is:

- To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017) (the Guidelines):
 - Avoid the removal, destruction or lopping of native vegetation.
 - Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
 - Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.
- To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.

Clause 52.17-1 Permit Requirement states that a permit is required to remove, destroy or lop native vegetation, including dead native vegetation. This does not apply:

- If the table to **Clause 52.17-7** specifically states that a permit is not required.

- If a native vegetation precinct plan corresponding to the land is incorporated into this scheme and listed in the schedule to **Clause 52.16**.
- To the removal, destruction or lopping of native vegetation specified in the schedule to this clause.

Response:

No native vegetation is to be removed as part of the application.

7.2 Car Parking

The table contained in **Clause 52.06-5** of the Planning Scheme does not state a car parking ratio for group accommodation. Clause 52.06-6 refers to number of car spaces required for other uses and it states:

'Where a use of land is not specified in Table 1 or where a car parking requirement is not specified for the use in another provision of the planning scheme or in a schedule to the Parking Overlay, before a new use commences or the floor area or site area of an existing use is increased, car parking spaces must be provided to the satisfaction of the responsible authority. This does not apply to the use of land for a temporary portable land sales office located on the land for sale.'

Response:

Each pod provides one bedroom and accommodates up to 2 persons. Each pod will be provided with a single car space. Currently for a two bedroom dwelling, one car space is required. Group Accommodation is provided for a short term stay and the provision of one space per pod is sufficient. There is ample room for additional parking in the immediate area if required. A traffic assessment has been done and the proposal complies with the provisions of the Clause 52.06 of the Planning Scheme. A copy of the assessment is provided with the application documents.

7.3 Advertising Signs

Clause 52.05 of the Planning Scheme refers to Advertising signs and the purpose is:

- To regulate the display of signs and associated structures.
- To provide for signs that are compatible with the amenity and visual appearance of an area, including the existing or desired future character.
- To ensure signs do not contribute to excessive visual clutter or visual disorder.
- To ensure that signs do not cause loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of a road.

Under **Clause 52.05** Advertising Sign requirements within the Farming Zone is a Category 4. Clause **52.05-14** Sensitive Areas specifies that a Business Identification Signs must not exceed 3.0m² and this type of sign is a Section 2 sign.

Response:

The proposed business identification sign on the Quoin Hill Road reserve will require a planning permit.

Clause 52.05-6 Application requirements states that an application to display an advertising sign must be accompanied by the following information, as appropriate:

Application requirements	Comment
<p><u>A site context report:</u></p> <ul style="list-style-type: none"> ▪ The location of the proposed sign on the site or building and distance from property boundaries. ▪ The location and size of existing signage on the site including details of any signs to be retained or removed. ▪ The location and form of existing signage on abutting properties and in the locality. ▪ The location of closest traffic control signs. ▪ Identification of any view lines or vistas that could be affected by the proposed sign. 	<ul style="list-style-type: none"> ➤ Refer to the attached plans. ➤ Refer to the attached plans. ➤ Refer to plans and the photos. ➤ Not applicable. ➤ The signs are located on the road reserve will not have any impact on the road users along Quoin Hill Road.
<p><u>Sign details:</u></p> <ul style="list-style-type: none"> ▪ The location, dimensions, height above ground level and extent of projection of the proposed sign. ▪ The height, width, depth of the total sign structure including method of support and any associated structures such as safety devices and service platforms. ▪ Details of associated on-site works. ▪ Details of any form of illumination, including details of baffles and the times at which the sign would be illuminated. ▪ The colour, lettering style and materials of the proposed sign. ▪ The size of the display (total display area, including all sides of a multi-sided sign). ▪ The location of any logo box and proportion of display area occupied by such a logo box. ▪ For animated or electronic signs, a report addressing the decision guidelines at Clause 52.05-8 relating to road safety. ▪ Any landscaping details. 	<ul style="list-style-type: none"> ➤ Refer to the attached plans. ➤ Refer to the attached plans. ➤ Not applicable. ➤ Sign will not be illuminated. ➤ Refer to the attached plans. ➤ Approximately 2.0m² ➤ Not applicable. ➤ Not applicable. ➤ Not applicable.
<p><u>Signs with a display area of 18 square metres or more:</u></p> <ul style="list-style-type: none"> ▪ For a sign with a display area of 18 square metres or more: <ul style="list-style-type: none"> ▪ A description of the existing character of the area including built form and landscapes. ▪ The location of any other signs over 18 square metres, or scrolling, electronic or animated signs within 200 metres of the site. ▪ Any existing identifiable advertising theme in the area. ▪ Photo montages or a streetscape perspective of the proposed sign. ▪ Level of illumination including: <ul style="list-style-type: none"> ▪ Lux levels for any sign on or within 60 metres of a Road Zone or a residential zone or public land zone. 	<p>Not applicable.</p>

<ul style="list-style-type: none"> ▪ The dwell and change time for any non-static images. ▪ The relationship to any significant or prominent views and vistas. 	
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Clause 52.05-8 Decision Guidelines states that before deciding on an application to display a sign, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

Decision Guidelines	Comment
<p>The character of the area including:</p> <ul style="list-style-type: none"> ▪ The sensitivity of the area in terms of the natural environment, heritage values, waterways and open space, rural landscape or residential character. ▪ The compatibility of the proposed sign with the existing or desired future character of the area in which it is proposed to be located. ▪ The cumulative impact of signs on the character of an area or route, including the need to avoid visual disorder or clutter of signs. ▪ The consistency with any identifiable outdoor advertising theme in the area 	<ul style="list-style-type: none"> ➤ This section of Waubra is characterised by minimal signage. ➤ The proposed sign will be compatible with the area and intends to display the type of business that will operate from the site. ➤ There will be no cumulative impact on the character of the area will continue to remain as rural. ➤ The proposed sign as consistent with the theme of the area which is a tourist area.
<p>Impacts on views and vistas:</p> <ul style="list-style-type: none"> ▪ The potential to obscure or compromise important views from the public realm. ▪ The potential to dominate the skyline. ▪ The potential to impact on the quality of significant public views. ▪ The potential to impede views to existing signs. 	<ul style="list-style-type: none"> ➤ There will be no impacts caused to views or vistas. ➤ Not applicable. ➤ Not applicable. ➤ Not applicable.
<p>The relationship to the streetscape, setting or landscape:</p> <ul style="list-style-type: none"> ▪ The proportion, scale and form of the proposed sign relative to the streetscape, setting or landscape. ▪ The position of the sign, including the extent to which it protrudes above existing buildings or landscape and natural elements. ▪ The ability to screen unsightly built or other elements. ▪ The ability to reduce the number of signs by rationalising or simplifying signs. ▪ The ability to include landscaping to reduce the visual impact of parts of the sign structure. 	<ul style="list-style-type: none"> ➤ Refer to the plans. ➤ Signs to be located on the road reserve. ➤ Not applicable. ➤ Not applicable. ➤ Not applicable.
<p>The relationship to the site and building:</p> <ul style="list-style-type: none"> ▪ The scale and form of the sign relative to the scale, proportion and any other significant characteristics of the host site and host building. ▪ The extent to which the sign displays innovation relative to the host site and host building. ▪ The extent to which the sign requires the removal of vegetation or includes new landscaping. 	<ul style="list-style-type: none"> ➤ The sign is to designate the operation on the site. ➤ Refer to the attached plans. ➤ Not applicable.
<p>The impact of structures associated with the sign:</p>	

<ul style="list-style-type: none"> ▪ The extent to which associated structures integrate with the sign. ▪ The potential of associated structures to impact any important or significant features of the building, site, streetscape, setting or landscape, views and vistas or area. 	<ul style="list-style-type: none"> ➤ Attached to poles in the ground. ➤ Not applicable.
<p>The impact of any illumination: The impact of glare and illumination on the safety of pedestrians and vehicles.</p> <ul style="list-style-type: none"> ▪ The impact of illumination on the amenity of nearby residents and the amenity of the area. ▪ The potential to control illumination temporally or in terms of intensity. 	<ul style="list-style-type: none"> ➤ The sign will not be illuminated. ➤ Not applicable. ➤ Not applicable.
<p>The need for identification and the opportunities for adequate identification on the site or locality.</p>	<p>The signs are needed to provide identification for the public.</p>
<p>The impact on road safety. A sign is a safety hazard if the sign:</p> <ul style="list-style-type: none"> ▪ Obstructs a driver's line of sight at an intersection, curve or point of egress from an adjacent property. ▪ Obstructs a driver's view of a traffic control device, or is likely to create a confusing or dominating background which might reduce the clarity or effectiveness of a traffic control device. ▪ Could dazzle or distract drivers due to its size, design or colouring, or it being illuminated, reflective, animated or flashing. ▪ Is at a location where particular concentration is required, such as a high pedestrian volume intersection. ▪ Is likely to be mistaken for a traffic control device, because it contains red, green or yellow lighting, or has red circles, octagons, crosses, triangles or arrows. ▪ Requires close study from a moving or stationary vehicle in a location where the vehicle would be unprotected from passing traffic. ▪ Invites drivers to turn where there is fast moving traffic or the sign is so close to the turning point that there is no time to signal and turn safely. ▪ Is within 100 metres of a rural railway crossing. ▪ Has insufficient clearance from vehicles on the carriageway. ▪ Could mislead drivers or be mistaken as an instruction to drivers. 	<p>The signs will have no impact on the safety of road users as they are located high on the building and will not impede traffic users. The signs will provide a reference for those who are using the facility.</p>

7.4 Stormwater Management in Urban Development

Clause 53.18 of the Planning Scheme refers to that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.

Clause 53.18-5 Stormwater management objective for buildings and works aims:

- To encourage stormwater management that maximises the retention and reuse of stormwater.
- To encourage development that reduces the impact of stormwater on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.
- To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.
- To ensure that industrial and commercial chemical pollutants and other toxicants do not enter the stormwater system.

Response:

Treatment of stormwater will be through designated water tanks.

8. General Provisions

8.1 Decision Guidelines

Under the provisions of **Clause 65.01**, before deciding on an application or approval of a plan, the responsible authority must also consider, as appropriate:

Clause 65.01- Application or approval of a plan	Comments
The Municipal Planning Strategy and the Planning Policy Framework.	The proposed development complies with the MPS and PPF of the Pyrenees Planning Scheme.
The purpose of the zone, overlay or other provision	The development complies with the Farming Zone and the Environmental Significance Overlay.
Any matter required to be considered in the zone, overlay or other provision	Not applicable.
The orderly planning of the area	This proposal represents an orderly, sensible and practical response to land that is situated within a rural context.
The effect on the amenity of the area	There will be no measurable effect or impacts on the amenity of the area. Appropriate offsets distances exist between the proposed eco pods and adjoining farming properties.
The proximity of the land to any public land	The land is not in close proximity to any public land.
Factors likely to cause or contribute to land degradation, salinity or reduce water quality	Not applicable.
Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site	Any storm or surface water runoff will be discharged to the current legal point of discharge. The proposal will not increase stormwater runoff.
The extent and character of native vegetation and the likelihood of its destruction	Not applicable.
Whether native vegetation is to be or can be protected, planted or allowed to regenerate	Not applicable
The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard	Not applicable.

The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.	Vehicles can enter and leave in safe and efficient manner from the site.
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9. Policy Context

It is considered the proposal is consistent with the relevant Municipal Planning Strategies and Planning Policies as outlined below:

9.1 Municipal Planning Strategy

Clause 02.03-2 – Environmental Risks and Amenity – The Shire seeks to:

- Discourage use and development that causes pollution of water resources.
- Minimise use and development that causes land degradation, fire hazards or other adverse environmental impacts.
- Protect existing native vegetation and encouraging further planting of native vegetation, particularly on land in areas with erosion and salinity problems.
- Discourage development on land demonstrated to have serious environmental management constraints.

Response:

Appropriate wastewater treatment systems will be installed to treat and dispose of wastewater in accordance with the Septic Tank Code of Practice. No vegetation is to be removed from the site, but further landscaping will occur on the site.

Clause 02.03-3 – Natural Resource Management – The Shire aims to:

Agriculture:

- Protect agricultural land from fragmentation.
- Encourage sustainable and diverse agriculture.
- Consolidate inappropriately subdivided rural land.
- Discourage rural-residential development where it impacts on agricultural land.

Response:

The land has been used for an agricultural use for many years in growing grapes for the production of wines. The accommodation pods are to provide accommodation for guests who wish to experience the winery and the restaurant and also to explore the other tourist operations that occur in the Pyrenees.

Viticulture:

Pyrenees Shire seeks to support viticulture and expand the wine industry by:

- Facilitating the further development of viticultural operations.
- Protecting land of high suitability for viticulture from incompatible development.

Response:

The site is a winery and restaurant has been operating for many years. The proposed accommodation pods will further enhance the winery operations and provide further opportunity for guests to experience tourism the Pyrenees Shire.

9.2 Planning Policy Framework

Clause 12.01-1L – Biodiversity – contains strategies such as:

- Protect significant and sensitive areas, including wetlands, from the negative effects of vegetation clearance and modification.
- Retain areas of remnant understorey vegetation.
- Encourage the planting of native vegetation in winery developments, within lots that are not required for the growing of grapes.

Response:

No native vegetation is to be removed from the site.

Clause 14.01-1L – Agriculture in Pyrenees Shire – contains strategies such as:

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

Response:

The proposal will have very little impact on the existing and adjoining agricultural uses.

Clause 14.01-2L – Sustainable Agriculture in Pyrenees Shire – contains strategies such as:

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

Response:

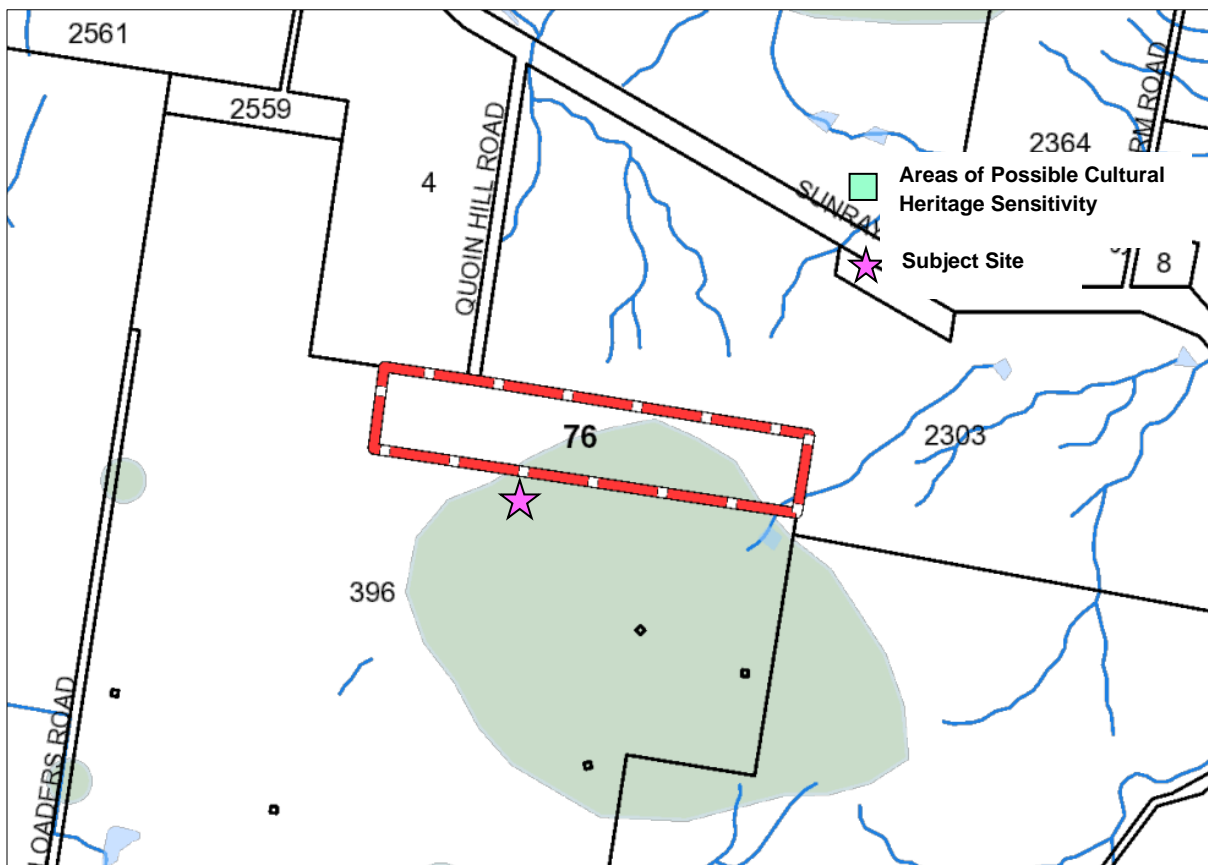
The site will continue to be used for growing of grapes.

Clause 15.03-2S – Aboriginal Cultural Heritage – aims:

- To ensure the protection and conservation of places of Aboriginal cultural heritage significance.

The strategies that relevant to this application are:

- Identify, assess and document places of Aboriginal cultural heritage significance, in consultation with relevant Registered Aboriginal Parties, as a basis for their inclusion in the planning scheme.
- Provide for the protection and conservation of pre-contact and post-contact Aboriginal cultural heritage places.
- Ensure that permit approvals align with the recommendations of any relevant Cultural Heritage Management Plan approved under the Aboriginal Heritage Act 2006.



Response:

An area of Aboriginal Cultural Heritage Sensitivity is located on the site. The proposed development is not located within the area. A letter from a cultural heritage consultant details that a Cultural Heritage Management Plan is not required in this instance and a copy of the letter is attached to the application documents.

Clause 17.04-1S – Facilitating Tourism – aims:

- To encourage tourism development to maximise the economic, social and cultural benefits of developing the state as a competitive domestic and international tourist destination.

The strategies that are relevant to this application are:

- Encourage the development of a range of well-designed and sited tourist facilities, including integrated resorts, accommodation, host farm, bed and breakfast and retail opportunities.
- Seek to ensure that tourism facilities have access to suitable transport.
- Promote tourism facilities that preserve, are compatible with and build on the assets and qualities of surrounding activities and attractions.
- Create innovative tourism experiences.
- Encourage investment that meets demand and supports growth in tourism.

Response:

The proposed accommodation will provide and support tourism in the Pyrenees Shire. The eco pods have been designed with the landscape and environment in mind with small individual buildings that utilize solar power and use of existing water on the site.

Clause 19.03-3L – Integrated Water Management – contains strategies such as:

- Discourage residential development near the Beaufort Sewage Treatment Plant.
- Design private sewerage treatment and effluent disposal systems to minimise the discharge of waste into stream water in periods of flood.

Response:

The proposed eco pods are to be self-sustaining with the use of solar power, water tanks and septic tanks.

10. Conclusion

In summary, it is respectfully submitted that this proposed development is consistent with the objectives and strategies of both the Municipal Planning Strategy and the Planning Policy Framework of the Pyrenees Planning Scheme. In conclusion, it is considered that the proposed development is appropriate to the site and its surrounds given the following:

- The proposal meets the Planning and Local planning policy objectives.
- The proposal is consistent with the purpose of the Farming Zone.
- The proposal is consistent with the Environmental Significance Overlay.
- It is anticipated that there is no impact to any Aboriginal Cultural Heritage.
- The proposal responds positively to the decision guidelines of Clause 65.01.
- The proposed eco pods are to be self-sustaining.
- The proposal will have no impact on the existing or adjoining agricultural uses.
- The proposal will further expand the increasing tourism of the area in the Shire.

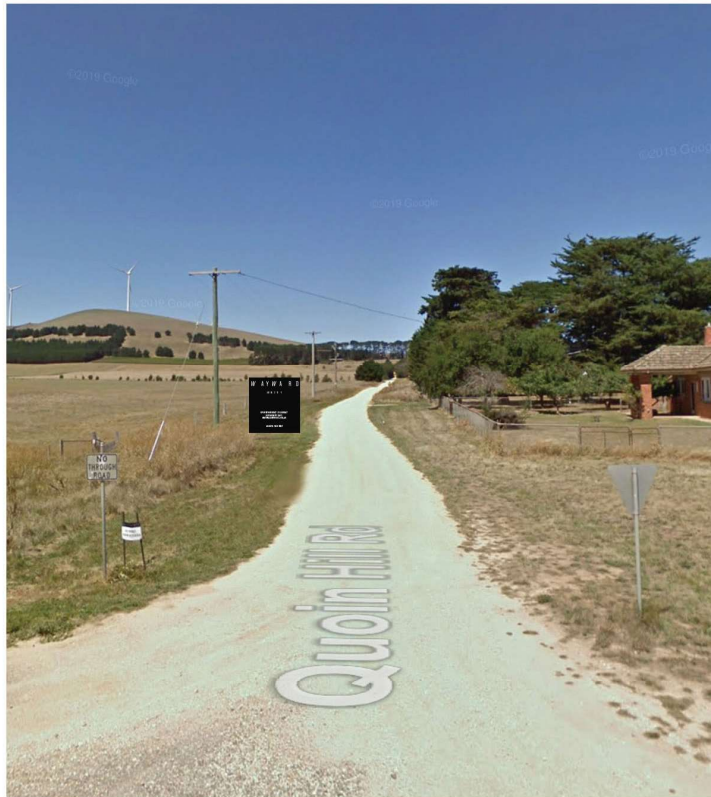
For all of the reasons outlined above, which have been expanded upon throughout this report, it is respectfully requested that the Pyrenees Shire Council support the application and issue a planning permit to allow for the use and development of group accommodation, associated works and business identification sign located at 76 Quoin Hill Road, Waubra.



James Iles
Town Planner

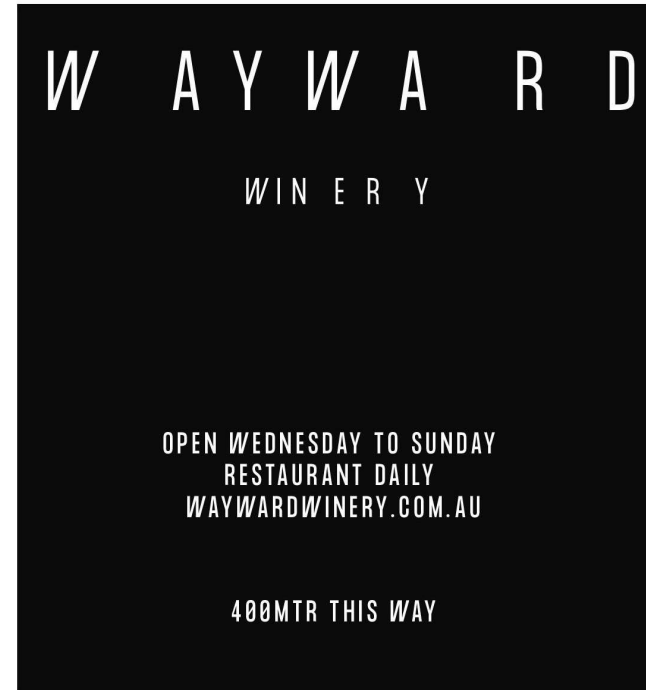
Concept 3.0

W A Y W A R D




Steel construct.

Size: Approx 1500H x 1350W



FROM THE DESK OF
WAYWARD WINERY


Wayward Winery Waubra
76 Quoin Hill Road Waubra 3352
0419 596 281

Business Plan: Wayward Winery Accommodation Pods

Executive Summary:

· We propose the establishment of four self-contained studio pods at the renowned Wayward Winery, designed to provide a luxurious and unique experience for mid to high-end clientele. This accommodation venture aims to complement the winery's existing trade, attract weekend couples getaways and overnight visitors, and serve as a marketing and promotional tool for the Pyrenees and Ballarat councils. With a strategic location near Ballarat, the accommodation pods will act as a pivotal point for new tourism in the Pyrenees region. The pods will be promoted through various channels, including historic stays, county living magazines, the local project, and the Wayward Winery website. We anticipate operating at an 85% occupancy rate over weekends, in line with current trends and data. This venture will also generate employment opportunities, including maintenance staff, receptionists, and gardeners.

Business Overview:

· The Wayward Winery Accommodation Pods will offer a unique and upscale accommodation experience, catering to the mid to high-end demographic seeking weekend couples getaways or overnight stays. The pods will be designed to complement the winery's recent renovation and provide guests with a luxurious and comfortable stay surrounded by the winery's picturesque setting.

Market Analysis:

· The target market for the accommodation pods includes couples and individuals seeking a premium accommodation option in proximity to the Wayward Winery. With a focus on the mid to high-end demographic, we aim to attract guests who value a luxury experience and are willing to pay a premium for it. The location near

Ballarat provides access to a large pool of potential visitors who are looking for weekend getaways and tourism experiences in the Pyrenees region.

Marketing and Promotion:

- We will implement a comprehensive marketing and promotion strategy to generate awareness and attract customers to the Wayward Winery Accommodation Pods. Key marketing initiatives will include collaborations with local businesses for giveaways and complementary night stays, partnering with Pyrenees and Ballarat councils for promotional campaigns, and targeted advertisements in county living magazines. The Wayward Winery website will also serve as a central hub for information and online bookings.

Operations:

- The accommodation pods will be managed by a dedicated team, including maintenance staff, receptionists, and gardeners. The maintenance staff will ensure the upkeep and functionality of the pods, while the receptionists will handle guest check-ins, bookings, and inquiries. Gardeners will maintain the surrounding landscape and create an aesthetically pleasing environment for guests.

Financial Projections:

- Based on industry research and current market trends, we anticipate operating at an 85% occupancy rate over weekends. The average nightly rate will be set at a premium level to cater to the targeted mid to high-end demographic. Detailed financial projections will be developed, including revenue and expense forecasts, to determine profitability and return on investment. Funding for this project will be sought through a combination of equity, loans, and potential partnerships.

Competitive Advantage:

- The Wayward Winery Accommodation Pods will offer a unique experience by combining luxurious accommodation with the renowned winery's ambiance. The partnership with local businesses and councils will create promotional opportunities and further enhance the brand's visibility. The proximity to Ballarat, coupled with the historic appeal of the region, will position the accommodation pods as a sought-after destination for weekend getaways and tourism experiences.

Sustainability and Future Growth:

- We will prioritize sustainable practices in the operation of the accommodation pods, including energy-efficient design, waste management, and eco-friendly amenities. As the business gains traction, expansion plans can be considered, such as adding additional pods or diversifying the accommodation offerings to cater to a broader range of guests.

In conclusion, the Wayward Winery Accommodation Pods represent an exciting opportunity to provide a luxurious and unique experience for mid to high-end clientele in the Pyrenees region. By leveraging the winery's reputation, partnering with local businesses and councils, and targeting the growing market for weekend getaways, this venture has the potential to become a successful and profitable addition to the Wayward Winery's offerings while contributing to the local economy and tourism sector.

'TO BE DIFFERENT TO WHAT IS EXPECTED'



4 January 2024

Suite 2.03, 789 Toorak Road
Hawthorn East Victoria 3123

T: +61 3 9804 3610
W: obrientraffic.com

James Iles
iPlanning Services Pty Ltd
PO Box 1401
Wendouree Vic 3355

E-mail: james@.com.au

Dear James,

76 QUOIN HILL ROAD, WAUBRA PROPOSED GROUP ACCOMMODATION

I refer to your request for the provision of traffic engineering advice in relation to a proposed group accommodation development on the subject site in Waubra. I understand that it is proposed to provide individual accommodation pods for short-stay guests within an undeveloped area on the site.

Amended plans of the proposed development have been prepared by Shape Building Design, dated December 2023. I have reviewed the latest plans and virtually inspected the subject site and the surrounding road network by recent *Nearmap* aerial photos and *Google StreetView*. My advice on traffic engineering related matters is as follows.

Amended Plans

The amended plans show that a total of eight accommodation pods, three single bedroom and five studios, will be provided on site. A single car parking space is proposed to be provided on site for each pod. Vehicle access is proposed via an extended internal driveway connecting to the existing site access at the southern end of Quoin Hill Road.

Car Parking Provision

I note that the car parking provision of eight spaces meets the car parking requirement of Clause 52.06 of the Planning Scheme for eight dwellings with up to one-bedroom each.

Car Parking Layout

The car parking space dimensions and the width of the access driveway are all in accordance with the requirements of Clause 52.06 of the Planning Scheme.

Vehicle Access

I am satisfied that convenient vehicle access to the on-site car parking will be provided as the dimensions of all car parking spaces and the access aisles are in accordance with Planning Scheme requirements. I see no necessity for the provision of vehicle swept paths for the car parking spaces.

Traffic Generation and Impact

The accommodation pods are anticipated to experience peak demands on weekends and on public holidays in the warmer months of the year (December to April). The accommodation pods, when occupied, are likely to generate an average of 4 vehicle trips per day each.

When all eight are occupied, this would equate to a total of 32 vehicle trips per day (16 trips to the site and 16 trips from the site). This level of additional traffic, generally between 9am and 5pm on weekends and public holidays (December to April) is anticipated to have minimal traffic impact on the surrounding road network.

Waste Collection

It is understood that waste collection for the pods is proposed to be via a private waste collection service. Commercial bins from *JJ Richards* are already provided on site and get collected once a week (general waste and recycling). After cleaning of the accommodation pods, the waste will be placed into the existing commercial bins for regular collection.

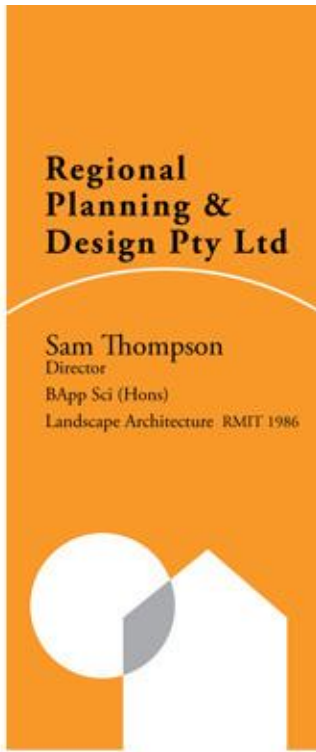
I trust that this advice is of assistance and if you require any additional information, you can contact me on 0411 066 523.

Yours sincerely

O'BRIEN TRAFFIC

A handwritten signature in blue ink that reads 'Terry Hardingham'.

Terry Hardingham
Director



BUSHFIRE EMERGENCY MANAGEMENT PLAN



76 QUOIN HILL ROAD, WAUBRA
Ref No.23.67

**Prepared by Regional Planning &
Design Pty Ltd**
13 Bridport Street Dayleford 3460
Phone 0447 073 107
s.thompsondesign@bigpond.com

August 2023

Version Control

Report Version	Description	Date Completed	Issued to
A	Draft issued to client	21/8/2023	Client
B	Issued as a final version	12/10/2023	Client

Disclaimer

This report has been made with careful consideration and with the best information available to Regional Planning and Design Pty Ltd at the time of writing. Before relying on information in this report, users should evaluate the accuracy, completeness and relevance of the information provided for their purposes. Regional Planning and Design Pty Ltd do not guarantee that it is without flaw or omission of any kind and therefore disclaim all liability for any error, loss or other consequence that may arise from you relying on any information in this report.

Requirements detailed in this document do not guarantee survival of the buildings or the occupants.

1 DEFINITIONS, ABBREVIATIONS AND ACRONYMS

AFDRS - Australian Fire Danger Rating System

AS 3959-2018 – Australian Standard AS 3959 -2018 Construction of buildings in bushfire-prone areas.

BOM – Bureau of Meteorology

CFA – Country Fire Authority

Clause – A clause relates to a specific piece within the planning scheme.

Clause 44.06 – Bushfire Management Overlay

Clause 53.02 – Bushfire Planning

Clause 13.02 1 S –Bushfire Planning

DELWP – Department of Environment, Land, Water and Planning

BAL – Bushfire Attack Level

BEMP – Bushfire Emergency Management Plan

BPA – Bushfire Prone Area

BMO – Bushfire Management Overlay

Planning Practice Note – a guide for using various sections of the planning scheme prepared by DTPI

RA – Responsible Authority

FDR - Fire Danger Rating

FBI – Fire Behaviour Index

FDP – Fire Danger Period

TFB - Total Fire Ban Day – is declared by CFA on days when fires are likely to spread rapidly and could be difficult to control.

SIP – Shelter in Place

2 INTRODUCTION

2.1 Purpose and Objective

This Bushfire Emergency Management Plan (BEMP) has been prepared to document the Bushfire Emergency Management Response for the proposed accommodation at 76 Quoin Hill Road, Waubra.

The BEMP forms a holistic approach to risk mitigation and outlines Management's response to bushfire risk, including actions prior to the declared bushfire season and during the declared bushfire season.

The BEMP gives significant weight to the state governments risk reduction measures including forecasted Fire Danger Ratings and weather forecast information from the Bureau of Meteorology (BOM).

The key objective of this plan is to provide recommendations to improve the life safety of occupants of the site.

The protection of life safety relies heavily on the evacuation of the site and surrounding area on days when the Australian Fire Danger Rating System (AFDRS) Fire Behavior Index (FBI) is forecast to exceed 75.

2.2 Background

The site at 76 Quoin Hill Road, Waubra has a restaurant and cellar door and there are eight accommodation pods proposed in the central part of the site (See Figure 1).

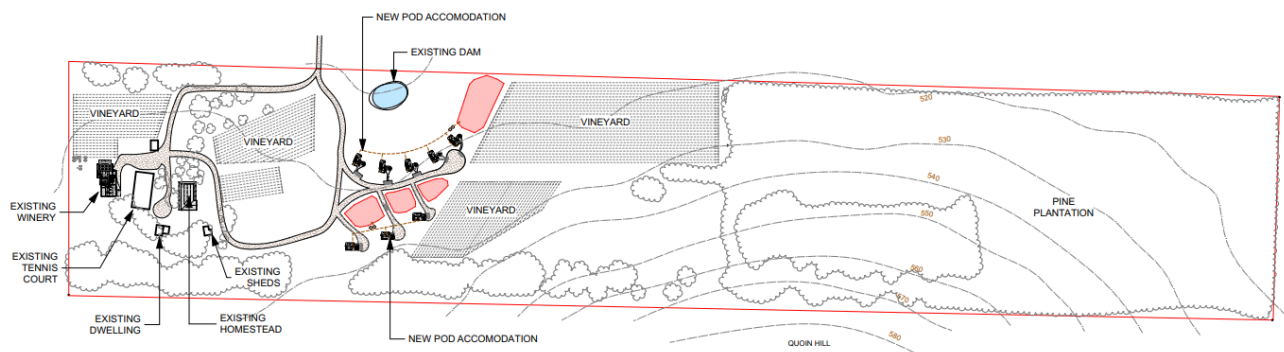


FIGURE 1 DEVELOPMENT PLAN

The site is located within an established farming area to the north west of the town of Waubra.

This BEMP has been prepared to enable all staff and management of the site to make informed decisions during the declared fire danger period.

This BEMP proposes a number of measures proposed to enhance the protection of human life and property. These include:

- Evacuation of the site if there is a threatening grass or bushfire within 10km of the property.
- Evacuation of the site during a the AFDRS FBI is 75 or above.
- Manage vegetation within the site to reduce the flammability of the surrounding landscape.
- Static water supply for CFA.

The proposed BEMP is a staged response in line with state governments risk reduction measures including Fire Danger Ratings and Emergency Warnings.

2.3 Location

The site is approximately 4 kilometres to the north west of the town of Waubra, some 35 kilometres to the north west of Ballarat. The road network is good as Quoin Hill Road joins the main Sunraysia Highway 800 metres to the north, which is a fully sealed road with gravel edges.

However, evacuation from the site during an emergency is not considered safe and this is a contributing factor in recommending that the site be evacuated when the AFDRS FBI is 75 or above. Closure on these days will ensure that staff and patrons will not be put at risk during high fire danger days.

2.4 Occupancy

The property is proposed to be occupied throughout the year including the declared bushfire season.

This BEMP proposes to evacuate the site based on the forecasted Fire Danger Rating.

The site will not be occupied on a Australian Fire Danger Rating System (AFDRS) Fire Behavior Index (FBI) is forecast to exceed 75 due to the surrounding bushfire risk.

During days when the AFDRS FBI is 75 or above emergency services are under increased pressure and there is no guarantee that an incident at this site will be attended.

2.5 Evacuation

The nominated Neighbourhood Safer Place is the Waubra Recreation Reserve (See Figure 1)

Evacuation from the site during an emergency is not considered safe and this is a contributing factor in recommending that the site be evacuated when the AFDRS FBI is 75 or above. Closure on these days will ensure that staff and patrons will not be put at risk during high fire danger days.

Evacuation of the site has been considered for two scenarios:

1. In the event of an uncontrolled grass or bushfire within 10km of the site.
2. Before 9am on a day when the AFDRS FBI is forecast to be 75 or above.

Evacuation of the site during a bushfire emergency is not recommended. A bushfire emergency is considered to be when a fire is within the immediate surroundings. It may be difficult to establish where a surrounding bushfire is or how far away it is. If the site is impacted by smoke or embers it is recommended that all guests shelter within the SIP buildings if a bushfire emergency occurs and it is too late to leave the site.

An uncontrolled grass or bushfire less than 10km from the site will impact the site with limited time for evacuation. It is for this reason that the response plan regarding occupants' risks is a pivotal component of this BEMP.

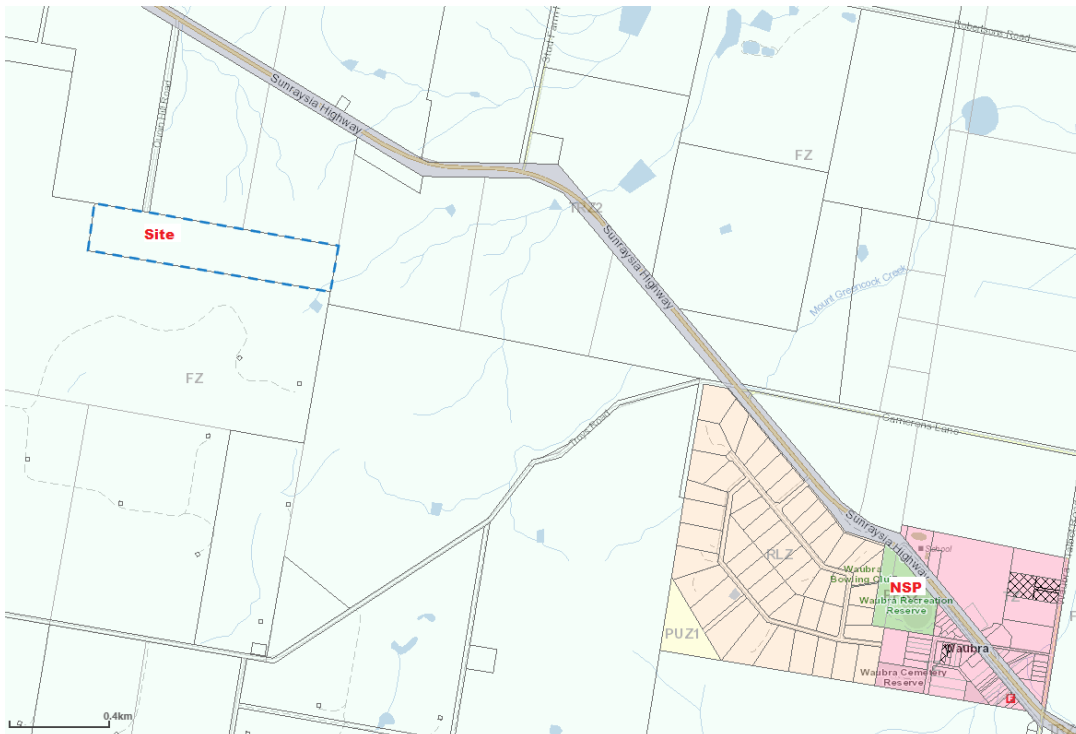


FIGURE 2 NEIGHBORHOOD SAFER PLACE (NSP) LOCATION

2.6 Shelter in Place

If evacuation of the site is not considered safe; the Pods 4 and 5 will act as a 'Shelter-In-Place' (SIP) structures. Both buildings will be constructed to BAL 29 and land around them will be managed for minimum distance of 50m to the defensible space standards listed in Table 6 of Clause 53.02 – 5 (see Appendix 3) to reduce the chance of ignition in a fire event.

For those needing to use the SIP, they will need to keep alert to the surroundings, keep up to date of notifications via the VicEmergency App and ensure all windows and openings are closed. Occupants need to plan to exit the building following the passing of the fire front if the building ignites.

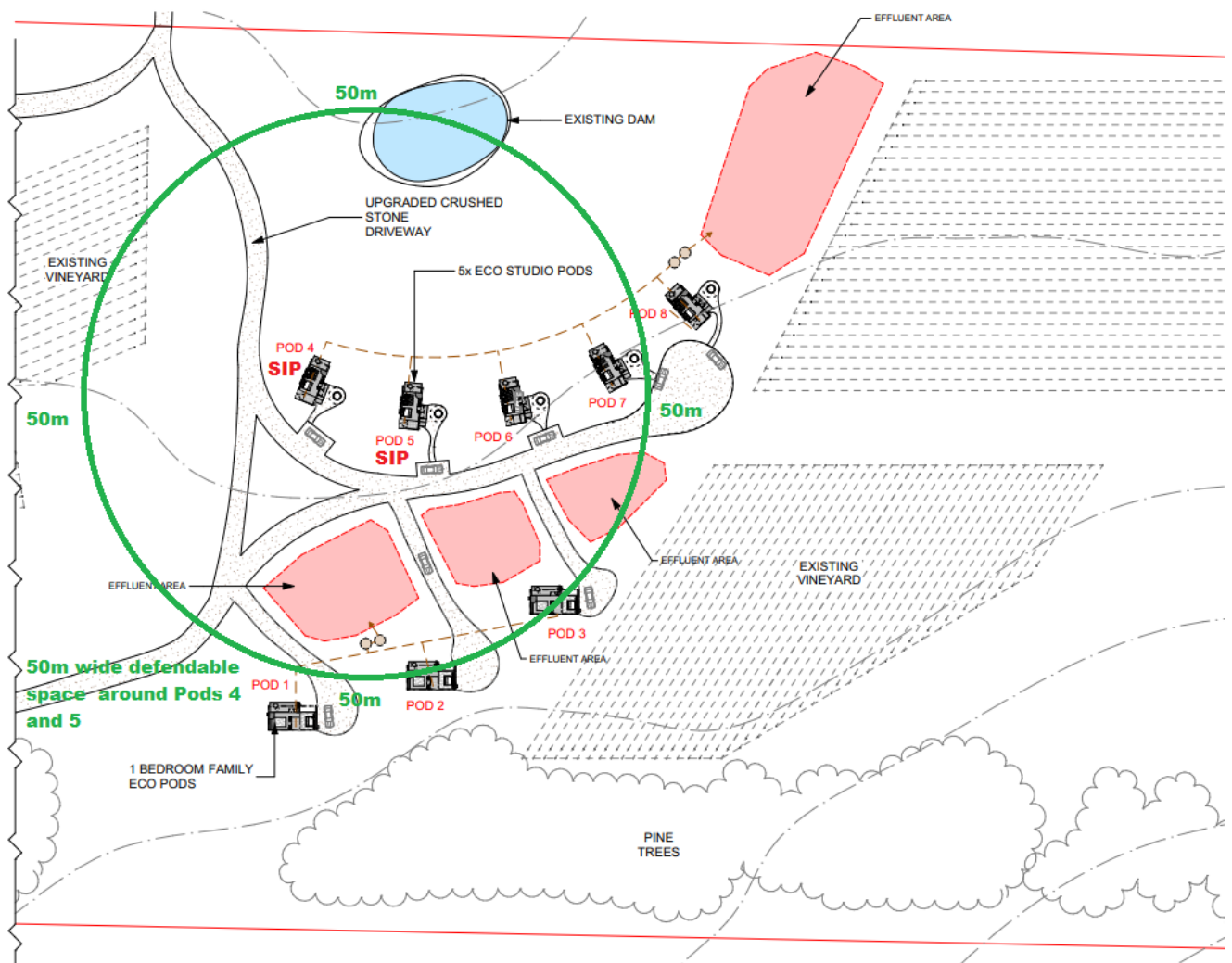


FIGURE 3 SIP LOCATIONS

3 SUMMARY OF BUSHFIRE EMERGENCY MANAGEMENT RESPONSES

The bushfire emergency response strategy adopts a tiered approach, based on the Fire Danger Period being declared and the Fire Danger Ratings (FDR) as well as actions when a fire is in the surrounding landscape or threatening the site.

Risk	Summary of actions
Pre- Fire Danger Period	Training and induction, Scenario Testing, Grounds maintenance, Building maintenance
Total Fire Ban Days (TFB)	Implement Communications Plan. Chief Warden (Booking Manager) to monitor the Vic Emergency App (use the 20km and 50km watch zone). Visual assessment – look outside in the surrounding area for smoke
Fire Danger Rating (FDR) –moderate	Chief Warden (Booking Manager) to monitor the Vic Emergency App (use the 20km watch zone).
FDR - High	Implement Communications Plan. Chief Warden (Booking Manager) to monitor the Vic Emergency App (use the 20km and 50km watch zone). Visual assessment – look outside in the surrounding area for smoke.
FDR - Extreme	Implement Communications Plan. Chief Warden (Booking Manager) to monitor the Vic Emergency App (use the 20km and 50km watch zone). Visual assessment – look outside in the surrounding area for smoke.
FDR – Catastrophic	Closure and evacuation of the property.
A Local Bushfire Event within 20km of the site.	Chief Warden (Booking Manager) to Implement Communications Plan. Chief Warden to monitor the Vic Emergency App. Activate Shelter-In-Place procedures. Assess location of the fire, the current wind direction, forecasted wind direction and direction the fire is traveling.
A Local Bushfire Event within 10km of the site.	Implement Communications Plan. Chief Warden (Booking Manager) to monitor the Vic Emergency App. Activate Shelter-In-Place procedures. Assess location of the fire, the current wind direction, forecasted wind direction and direction the fire is traveling.

4 ROLES AND RESPONSIBILITIES

Prior to the declared Bushfire Season the property manager is required to refresh the Bushfire Emergency Management Plan and make sure it is current and consistent with CFA/FRV recommendations.

The property manager (chief warden) will need to ensure the following information is provided to the cellar door and accommodation booking manager and staff prior to the fire danger period:

- The site is required to be closed and evacuated by 9am on AFDRS FBI is 75 or above.

It is recommended that staff have the Vic Emergency App installed on their mobile phones with a 50km and 20km watch zone set around the property. For Vic Emergency App Procedure refer Appendix 2.

4.1.1 Roles and Responsibilities

Role	Name	Contact Detail	Responsibility during the Bushfire Season	Reports to	Delegated Roles
Chief Warden (Property Manager/ Booking manager)			<ul style="list-style-type: none"> - Monitor the Fire Danger Rating - Monitor bushfire warnings. - Determine appropriate response to a bushfire threat. - Initiate Emergency Procedures. - Ensure the Deputy Warden is notified, and all occupants of the property have been notified. - Any other action as considered necessary or as directed by Emergency Services. - Induct Contractors or workers attending the site on the BEMP. 	Emergency Services (CFA, SES, Vic Pol)	Coordinate evacuation Assembly to the Shelter-In-Place procedures.
Deputy Warden			<ul style="list-style-type: none"> - Undertake the Chief Warden responsibilities if the Chief Warden is unavailable. 	Chief Warden and Emergency Services	

5 TRAINING AND EXERCISES

All management staff that would assume a role in emergency management must be familiar with this plan and the procedures and response required during each fire danger day and in the event of an impacting bushfire.

All training will be discussed annually prior to the Fire Danger Period. The meeting should include the following topics:

- Works program to manage surrounding bushfire hazards,
- Bushfire awareness,
- Designation of all roles,
- Evacuation procedures,
- Shelter-In-Place procedures,
- Understanding the nature of warnings and alerts,
- Understanding their role in a bushfire emergency, and
- Ensuring the Booking Manager has read and understood this BEMP.

All management staff must practice an annual simulated response to a bushfire impact to familiarise themselves with the actions associated with their roles and responsibilities.

The simulated bushfire attack must include the use of the following:

- use of the VicEmergency App,
- activation of the Shelter-In-Place procedures (including being familiar with all exit doors and potential exit paths to be used following the passing of a fire front),
- evacuation, and
- official warnings (Advice, Watch and Act and Emergency Warning).

New management staff appointed during the designated bushfire season must be inducted on this BEMP.

6 PREPAREDNESS

6.1 Seasonal Outlook

The Chief Warden is responsible for being informed about the season outlook to ensure that all preparedness activities are appropriate for the level of risk.

Each year the Bushfire and Natural Hazards Co-operative Research Centre (BNHCRC) issue a report based on its research activities titled 'Southern Australia Seasonal Bushfire Outlook' which includes scientific based long-term predictions of both influencing weather and bushfire behavior characteristics for the forthcoming bushfire season.

This plan must be reviewed and updated annually by the Property Manager to the commencement of the declared Fire Danger Period and the intended use be considered in light of the BNHCRC Southern Australian Season Bushfire Outlook.

7 FIRE DANGER RATINGS AND BUSHFIRE INFORMATION

The communication plan is based on the forecasted Fire Danger Ratings for the Central forecast district.

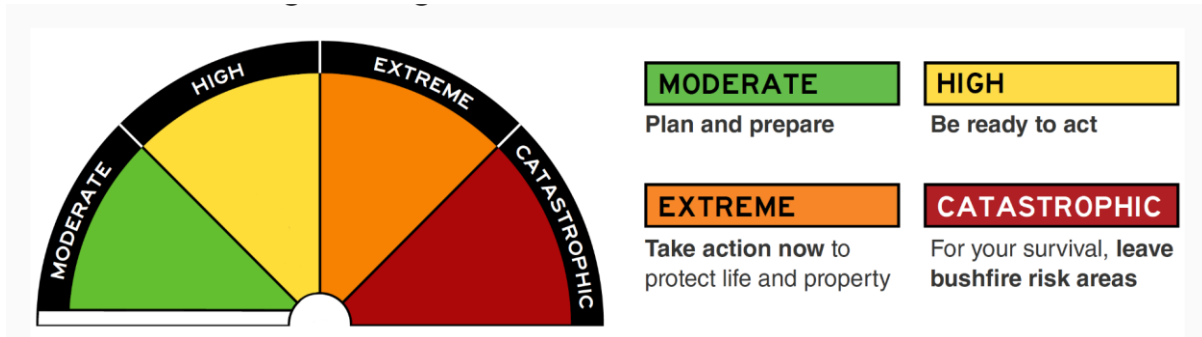


Figure 1 – Fire danger rating scale (to be adopted September 2022)

The FDR is a prediction of a fire's behavior (once started) including an assessment of the difficulty in extinguishing it.

It provides information on:

- Potential Impact – the type of threat bushfires may pose to life and property on any day given the forecast weather conditions.
- Fire Behavior- the sort of bushfire behavior that could be experienced on that day and the difficulty of suppressing a fire burning under those conditions.
- Recommended Actions – the recommended actions for people living or located in the relevant FDR district, principally focused on advice relating to leaving the area/district.

Throughout the declared Fire Danger Period the Chief Warden is required to check the daily Fire Danger Rating (FDR) and Total Fire Ban (TFB) status of Central District.

During the declared Fire Danger Period the Chief Warden should continually monitor the Emergency Management Victoria website for fire activity.

Visual assessment is critical, and all occupants of the site should be notified to be bushfire aware and report any smoke or fire activity to the Chief Warden.

During Catastrophic Fire Danger Days or on a day when the AFDRS FBI is forecast to be 75 or above the Chief Warden and Deputy Warden must co-ordinate the evacuation of the site prior to 9am.

7.1 Bushfire Information Sources

Contact	Phone		
Emergency (Police, Fire, Ambulance)	000		
Bushfire Information	Vic Emergency Hotline 1800 226 226 National Relay Service – 133 677 (if you are deaf, hard of hearing or have a speech impediment) Translating and interpreting service – 131 450		
SES	132 500		
Organisation	Website Address	Phone	Description
VicEmergency Management (Warnings, incidents and planned burns)	www.emergency.vic.gov.au	Hotline 1800 226 226	Warnings, incidents and planned burns are all displayed on the VicEmergency website – the single location for all emergency information in Victoria.
Vic Roads – Road closures	www.alerts.vicroads.vic.gov.au		On this website you will find information about unplanned (emergency) road closures and traffic alerts. It is Victoria's official source of information about roads and traffic during incidents and emergencies that may impact road users.
Department of Environment, Land, Water and Planning (DELWP)	www.delwp.vic.gov.au		Latest information on current fires on public land, including threat alerts, warnings and community meetings
Bureau of Meteorology	www.bom.gov.au/vic/		Victorian Weather and Warnings.

Department of Health	www.health.vic.gov.au/emergency		This site has important information for the bushfire season from the Department of Health and Human Services.
State Emergency Service (SES)	www.ses.vic.gov.au		Floods, High storms, earthquakes, road accident rescue, search and rescue and other emergency support.
Victorian Country Fire Authority (CFA)	www.cfa.vic.gov.au		Provides advice and warnings.
Victoria Police	www.police.vic.gov.au		Information for motorists travelling in a bush fire environment - access during road closures.
Australian Red Cross	www.redcross.org.au		Includes information about relief centres, registering and comforting evacuees and first aid care.

Social Media Sources

CFA Facebook page

SES Facebook page

Vic Emergency Facebook page

APP's

VicEmergency App for bushfire warnings and other emergencies for mobile phones and tablets

Twitter

Bureau of Meteorology App

Emergency Broadcasters

ABC Radio

8 COMMUNICATION PLAN

An essential component of emergency management planning is providing accurate timely information that is consistent with lead emergency management agencies to ensure consistency of messaging. The following communications plan demonstrates how the manager will communicate with all occupants of the site during the fire danger period.

It is important to note that all Catastrophic and Extreme Fire Danger Days will also be Total Fire Ban Days.

Audience	Channel	Responsibility	Key Messages	Key Messages	Key Messages
			Catastrophic Day (forecast 3 days prior)	Extreme Day (forecast 3 days prior)	High Fire Day (forecast 3 days prior)
STAGE ONE: 3 days prior to a Catastrophic, Extreme and High Fire Danger Day					
GUESTS (future and current)	SMS, email and phone call	Chief Warden (<ul style="list-style-type: none"> A Catastrophic Day has been forecast for <i>(insert day)</i>. A Catastrophic Day signals the worst possible bushfire conditions. The Site will be closed on a Catastrophic Fire Danger Day. 	<ul style="list-style-type: none"> An Extreme Fire Danger Day has been forecast for <i>(insert day)</i>. All occupants need to be aware that this represents a significant bushfire risk and should be aware of their surroundings. 	No action required.

STAGE TWO: 1 day prior to a Catastrophic Fire Danger Day					
			Catastrophic Day	Extreme Day	High Day
GUESTS (future and current)	Email, SMS and Social Media	Chief Warden	<ul style="list-style-type: none"> A Catastrophic Fire Danger Day has been declared. A Catastrophic Day signals the worst possible bushfire conditions. The site will be closed and must be evacuated by 9am tomorrow. 	<ul style="list-style-type: none"> An Extreme Fire Danger Day has been declared. All occupants need to be aware that this represents a significant bushfire risk and should be aware of their surroundings. 	<ul style="list-style-type: none"> No action required.

STAGE THREE: Catastrophic, Extreme or High Day					
			Catastrophic Day	Extreme Day	High Day
GUESTS	Email, SMS and Social Media	Chief Warden	<ul style="list-style-type: none"> TOTAL FIRE BAN is in place Today has been declared a Catastrophic Fire Danger Day. Stay informed by following: VicEmergency APP or tune into ABC Local Radio. The site is closed and must be evacuated by 9am. 	<ul style="list-style-type: none"> TOTAL FIRE BAN is in place Today has been declared an EXTREME FIRE Danger Day Stay informed by following: VicEmergency APP or tune into ABC Local Radio. 	<ul style="list-style-type: none"> No action required.

FIRE IN THE LANDSCAPE – likely to impact the property.					
Guests	Telephone	Chief Warden	<ul style="list-style-type: none"> • A fire identified in the landscape. • Activate Emergency Management Plan. • Stay alert and follow instructions by the Chief and Deputy Wardens. • Follow directions as per Bushfire Threat and Response section 9 of this report. • Stay informed by following: VicEmergency APP or tune into ABC Local Radio 		
Future Occupants	SMS and Email	Booking Manager	<ul style="list-style-type: none"> • Notify people who are intending to stay in the up and coming days that there is fire in the landscape. • Recommended guests DO NOT access the area if the fire is expected to impact the property. This information can likely be accessed through CFA agencies but is not guaranteed. 		
Occupants	In person, SMS, and phone	Chief Warden	Follow directions as per Bushfire Threat and Response section 9 of this report.		
STAGE FOUR: After a Bushfire Emergency					
Occupants	SMS, Email and phone	Chief Warden	<ul style="list-style-type: none"> • Notify occupants if and when it is safe to return. 		•

1. BUSHFIRE THREAT ASSESSMENT AND RESPONSE

Where a fire incident has been identified in a 20km radius around the site through visual assessment or through a formal warning (Advice, Watch and Act or Emergency Warning) the Chief Warden must be notified.

1.1 Process for Assessment of the Risk

The process for assessing the likelihood of the bushfire incident impacting the site is complex and requires specialist knowledge. Decisions may be required under stressful circumstances and a matrix to aid decision making has been developed.

Assess viability of evacuation with advice regarding, forecasted weather, including wind speed and direction.



It is important to note that the site will be closed on all Catastrophic Fire Danger Rating Days or on a day when the AFDRS FBI is forecast to be 75 or above and the impacts of a surrounding bushfire are less likely to occur under lower fire danger ratings and the intensity of a fire will also be reduced.

Decision Making Matrix to Assess Evacuation – The communication proposed is for occupants onsite at the time of the formal warning.

ADVICE

- An incident is occurring or has occurred in the area
- Access information and monitor conditions.

Action	Description	Responsibility	Action	Communication
Response Level #1	Uncontrolled bushfire generally beyond 20km.	Chief Warden	<p>Continue monitoring with regard to wind direction and forecast bushfire weather.</p> <p>Evacuate site if safe to do so.</p> <p>Activate Shelter-In-Place procedures.</p>	<ul style="list-style-type: none"> • A fire has been identified in the landscape. • An Advice Warning has been issued. • Stay informed by following: • VicEmergency APP or tune into ABC Local Radio.

 WATCH AND ACT				
<ul style="list-style-type: none"> o An emergency is developing nearby. o You need to take action now to protect yourself and others. 				
Action	Description	Responsibility	Action	Communication
Response Level #2	Uncontrolled grass or bushfire within 10km of the site or a Watch and Act Warning.	Chief Warden	Increase monitoring of bushfire information sources. Activate Shelter-in-Place procedures.	<ul style="list-style-type: none"> • A Watch and Act Warning has been issued. • Stay informed by following: • VicEmergency APP or tune into ABC Local Radio.
 EMERGENCY WARNING				
<ul style="list-style-type: none"> o You are in imminent danger and need to take action now. o You will be impacted. 				
Action	Description	Responsibility	• Action	Communication
Response Level #3	Uncontrolled grass or bushfire close to the site and/or an Emergency Warning has been issued.	Chief Warden	Declare a bushfire emergency. Activate Shelter-in-Place procedures.	<ul style="list-style-type: none"> • An Emergency Warning has been issued. • Shelter-in-place

- It important to understand that impact can occur with little warning and little or no CFA/FRV or EMV warnings or notification

9 EMERGENCY CONTACTS

Name	Responsibility	Phone Number
Police / Fire / Ambulance	Responsible Authority	000
SES		132 500
Central – District 7		03 5240 2700
Victorian Bushfire Information Line		1800 240 667
Powercorp		132 412
Poisons Information Centre		131 126
Interpreter Service		131 452
Worksafe Victoria		132360
Ballarat Base Hospital		(03) 5320 4000

2. REFERENCES

Lapsley, C (2017) Catastrophic Day: determination processes and communications approach. An overview for Victorian Government Departments and agencies. Emergency Management Victoria. Victorian State Government, Melbourne 2017.

CFA (2012). FSG LUP 0002 Requirements for water supply and access in the Bushfire Management Overlay (BMO). Country Fire Authority, Burwood East, Victoria.

Standards Australia (2007) Australian Standard AS 1530.8.2 Methods for fire tests on building materials, components and structures – Tests on elements of construction for buildings exposed to simulated bushfire attack – Large flaming sources AS 1530.

Standards Australia (2017) Australian Standard AS 2419.1 2017 Fire Hydrant installations system design, installation and commissioning. Standards Australia, North Sydney, New South Wales.

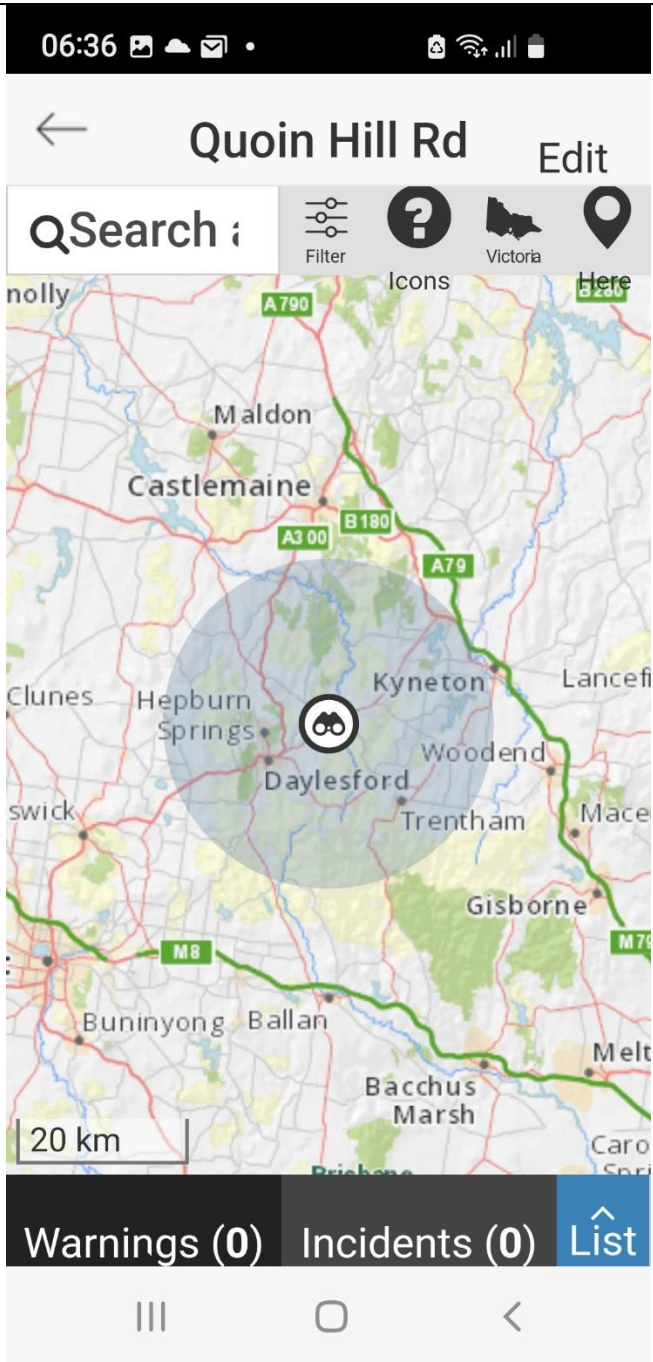
Standards Australia (2018). AS 39359-2018 Construction of Buildings in Bushfire Prone Areas. Standards Australia, North Sydney, New South Wales.

3. APPENDICES

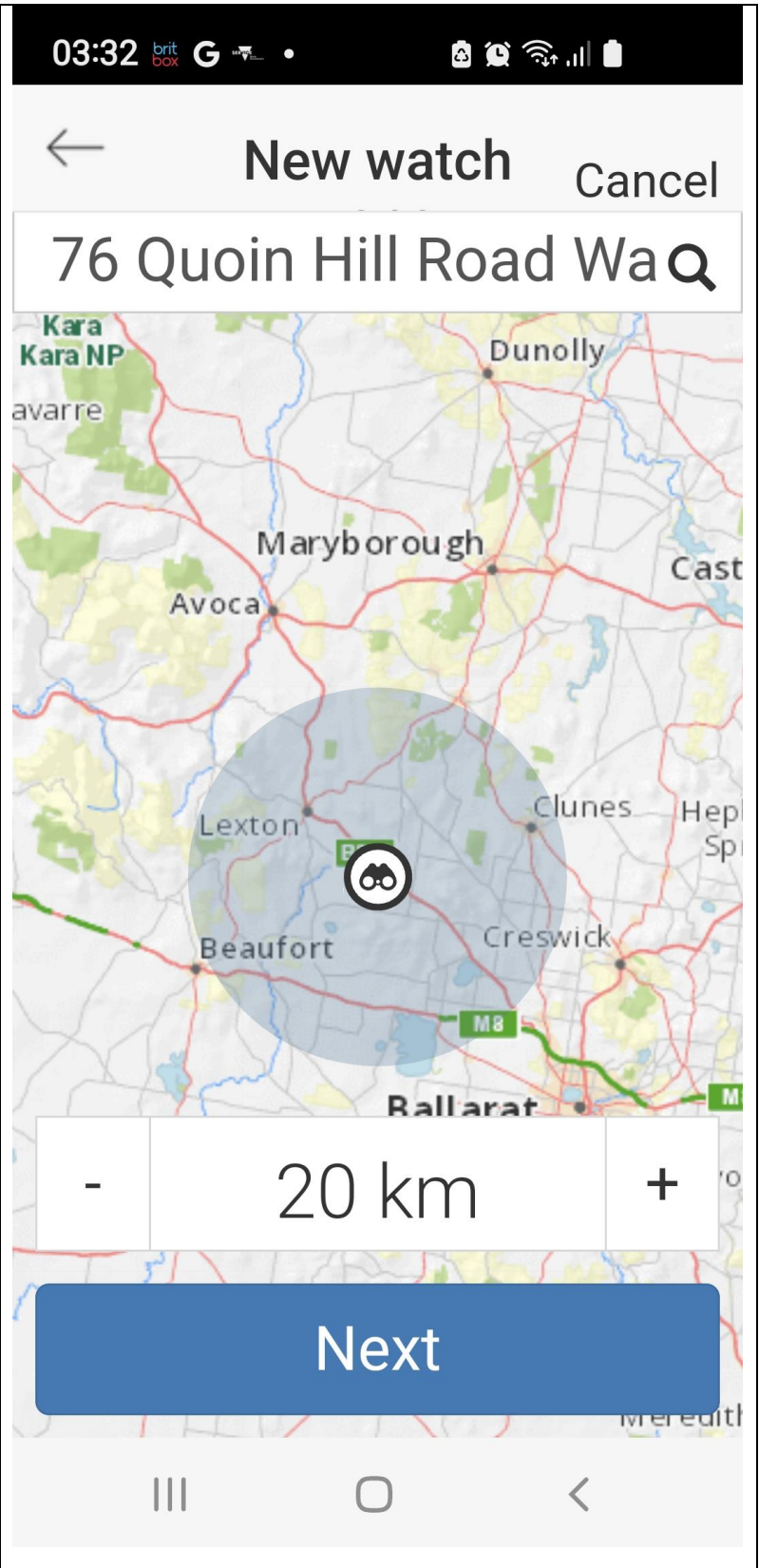
12.1 Appendix 1 – Vic Emergency App Alerts

Table 1: Vic Emergency App – Bushfire alert procedure

1. Download Vic Emergency App.
2. Create Watchzone
3. Set 76 Quoin Hill Road, Waubra 'as a new watch zone with 20km radius



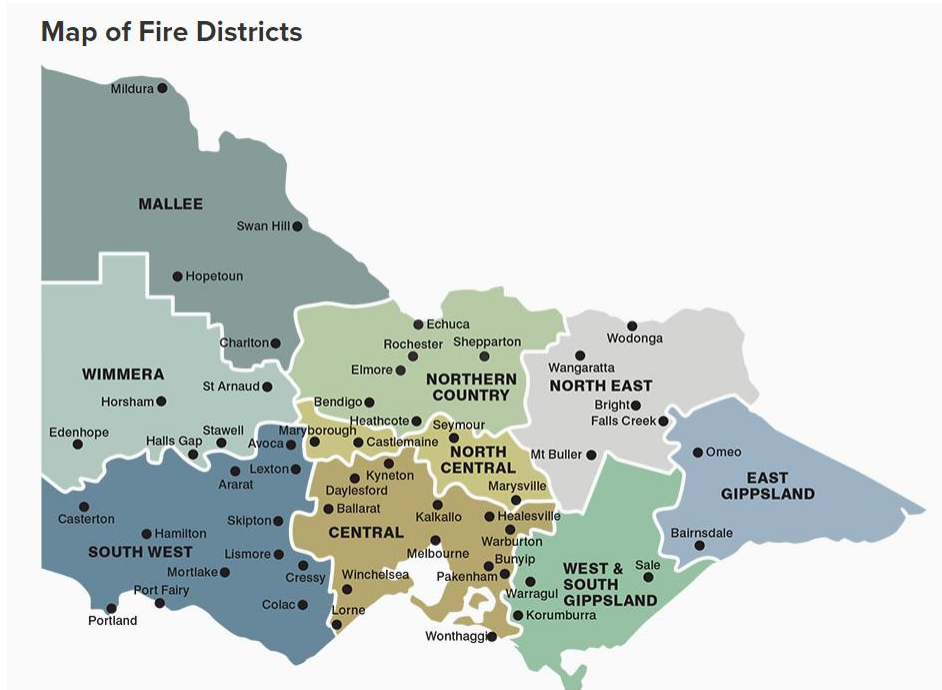
- 4. Watch zone on homepage
- 5. Ensure Alerts are on



12.2 Appendix 2 – Victoria Fire Danger Ratings

Victoria Fire Danger Rating Forecast – Bureau of Meteorology

This screen shot below given an indication of where to look for the Fire Danger Ratings and which region should be selected.



[Bureau Home](#) > [Australia](#) > [Victoria](#) > [Forecasts](#) > Victoria Fire Danger Ratings

Victoria Fire Danger Ratings

IDV18555

Victoria Fire Danger Ratings

Issued at 5:30 am EDT on Tuesday 15 February 2022.

District	Tuesday	Wednesday	Thursday	Friday
Mallee	High	Very High	Very High	Very High
Wimmera	High	Very High	Very High	Very High
Northern Country	High	Very High	High	Very High
North Central	High	Very High	High	High
North East	High	High	Low-Moderate	High
South West	High	High	High	High
Central	Low-Moderate	High	High	High
West and South Gippsland	Low-Moderate	Low-Moderate	Low-Moderate	Low-Moderate
East Gippsland	Low-Moderate	High	Low-Moderate	Low-Moderate

12.3 Appendix 3 Defendable space standards (TABLE 6, CLAUSE 53.02 -3)

Requirement	Compliance	Comment	Is a permit required to remove vegetation
All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.	No	Leaf litter to be removed	No
Grass must be short cropped and maintained during the declared fire danger period.	No	Grass to be cut	No
Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.	Yes		No
Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.	No	Grass to be cut	No
Shrubs must not be located under the canopy of trees.	Yes		No
Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.	Yes		No
Trees must not overhang or touch any elements of the building.	Yes		No
The canopy of trees must be separated by at least 5 metres.	Yes		No
There must be a clearance of at least 2 metres between the lowest tree branches and ground level.	Yes		No

Note: The above checklist should be used at the start of the fire danger season each year

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ABN 78 157 804 203

11 August 2023

James Iles
Town Planner/Director
iPlanning Services Pty Ltd
PO Box 1401
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Dear Sir

PLANNING AND ABORIGINAL HERITAGE ADVICE IN RELATION TO PROPOSED ACCOMMODATION PODS ON PART OF 76 QUOIN HILL ROAD, WAUBRA

You have sought my advice on planning matters arising from Aboriginal heritage legislation in relation to proposed accommodation pods on part of Lot 1, LP121450, 76 Quoin Hill Road, Waubra. In consideration of this matter I have carried out background research, checked the available records of registered cultural heritage places and considered the implications of the *Aboriginal Heritage Regulations 2018* and the *Aboriginal Heritage Act 2006*.

Qualification to provide expert advice

I am a qualified Aboriginal heritage advisor, and am recognised as such by the relevant State Government agency (First Peoples-State Relations within the Department of Premier and Cabinet) with oversight of Aboriginal heritage matters in this State. I hold a Bachelors degree (Botany and Geology), Graduate Diploma in Maritime Archaeology and a Graduate Diploma in Humanities (Aboriginal History & Archaeology). I was formerly a staff archaeologist and Site Registrar with the State Government agency Victoria Archaeological Survey (1984-1989) and have been working as a consultant archaeologist/heritage advisor in Victoria for the past 33 years.

Apart from my expertise in Aboriginal archaeology, Aboriginal history and Aboriginal heritage management, my tertiary studies and practical experience include botany, plant physiology, soil science, geomorphology, horticulture, 19th Century gold mining and early colonial history and technology.

Executive summary

1. The proposed activity will occur on an activity area that is part of Lot 1, LP121450, 76 Quoin Hill Road, Waubra.
2. Although the “use” as group accommodation is not a high impact activity under the *Aboriginal Heritage Regulations 2018*, the “development” part of the activity is considered to be construction of dwellings under Victorian Planning Provisions. As such, the proposed activity is a high impact activity under the *Aboriginal Heritage Regulations 2018*.
3. There are no mapped areas of cultural heritage sensitivity that extend onto the proposed activity area.
4. As a consequence of items 2 and 3 above, Under Regulation 7 of the *Aboriginal Heritage Regulations 2018*, there is no requirement for a cultural heritage management plan (CHMP).
5. There are no registered cultural heritage places¹ on the property, so there is no prospect of works associated with the proposed subdivision causing harm to registered cultural heritage places. Consequently, there is no requirement for any Aboriginal heritage permits to harm registered Aboriginal places.

Lot 1, LP121450, 76 Quoin Hill Road, Waubra: proposed activity and activity area

Activity - in accordance with the relevant VCAT decision² the “development” part of the proposed activity is considered to be construction of dwellings, so is a high impact activity under Regulation 48 of the *Aboriginal Heritage Regulations 2018*.

Activity area

As is defined in Regulation 5 of the *Aboriginal Heritage Regulations 2018*, the “activity area” is the “...area or areas to be used for an activity”. It is implicit in the legislation and as has been well established in numerous VCAT decisions, that for activities other than the activity of subdivision, an “activity area” may be some part of a parcel of land.

The activity area is an 11,600 square metre area in the western portion of the property: that is, the activity area is part of Lot 1, LP121450, Parish of Ercildoun (part of 76 Quoin Hill Road, Waubra) as shown on the plans on the following page.

1 A ‘registered cultural heritage place’ is defined in the *Aboriginal Heritage Regulations 2018* (Regulation 4) as ‘an Aboriginal place recorded in the Register’. The Register is the Victorian Aboriginal Heritage Register.

2 *Big Hill Vineyard Pty Ltd v Greater Bendigo CC* [2015] VCAT 397

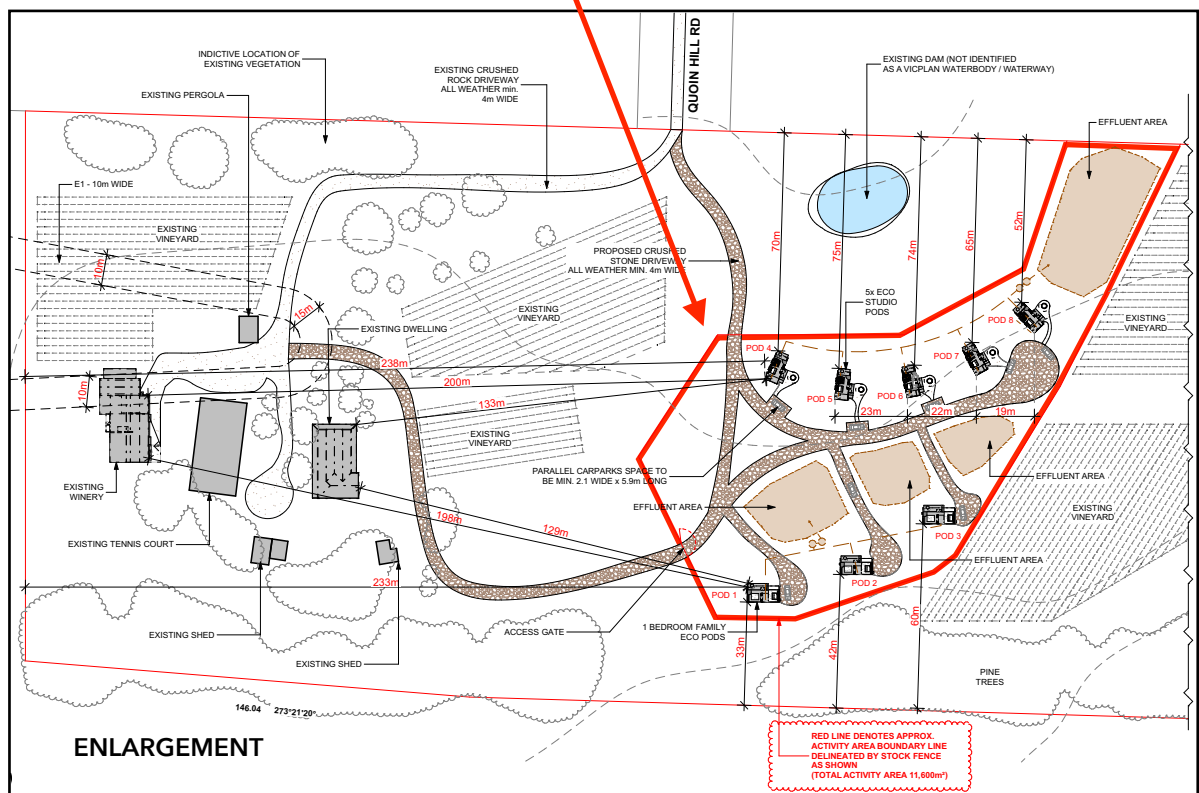
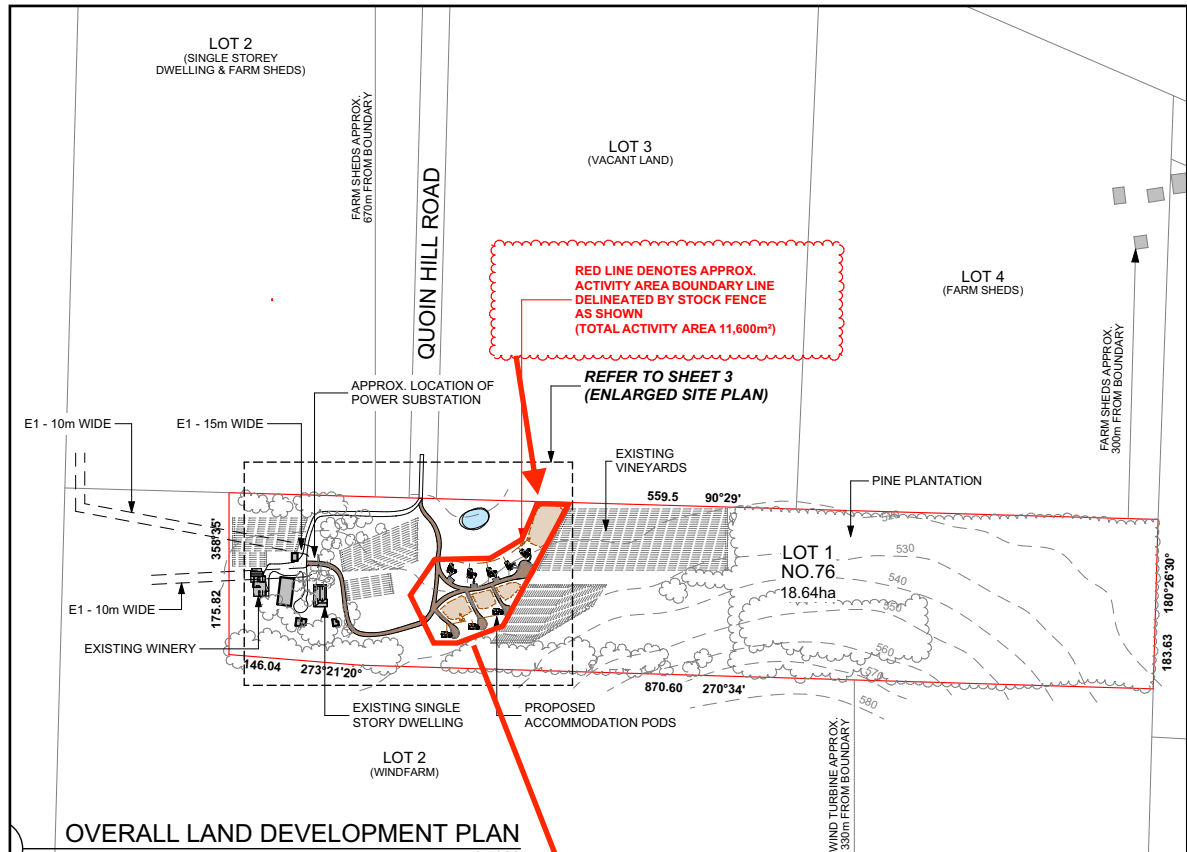
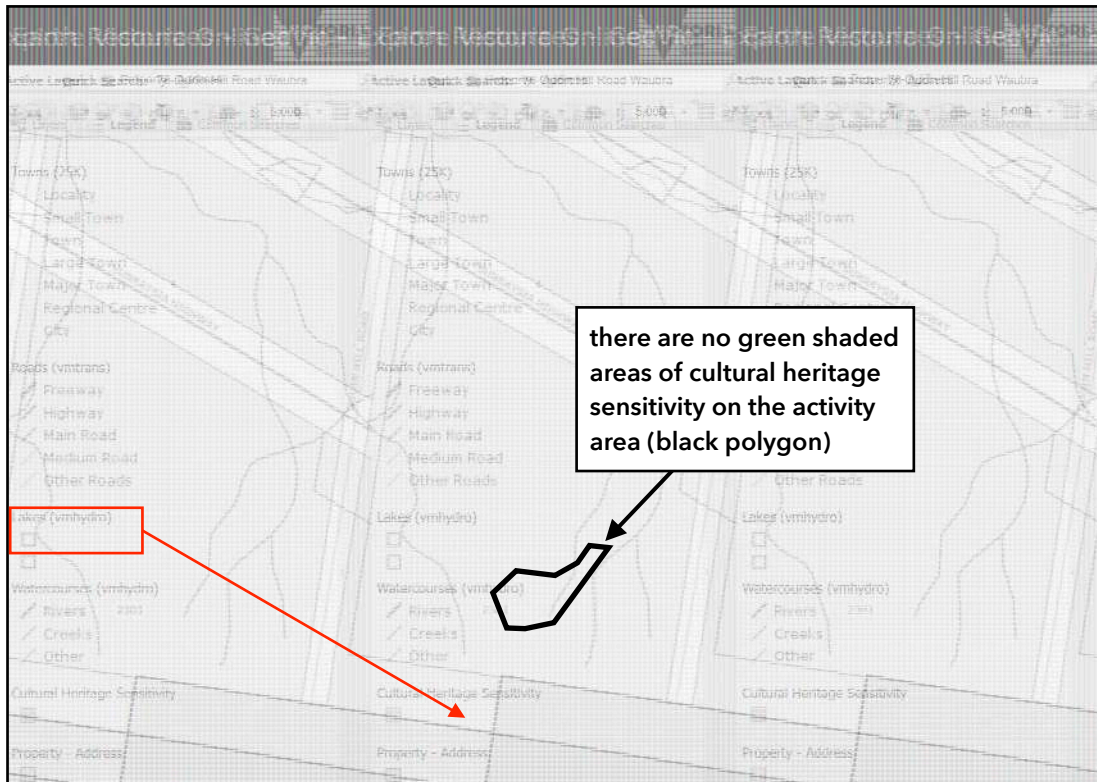


Figure 1. Proposed activity area (bold red polygon, both plans) for the proposed accommodation pods at 76 Quoin Hill Road, Waubra. The activity area is part of Lot 1, LP121450, Parish of Ercildoun (part of 76 Quoin Hill Road, Waubra).

Mapped areas of cultural heritage sensitivity under the *Aboriginal Heritage Regulations 2018*

Under the *Aboriginal Heritage Regulations 2018* (r. 37) there is a mapped area of cultural heritage sensitivity to the south and east of the activity area, which is the area mapped geologically as a volcanic cone.

As shown on Map 1 below, no part of the activity area is mapped as an area of cultural heritage sensitivity (green shading).



Map 1. Map from the State Government's GeoVic website showing the property at 76 Quoin Hill Road (purple polygon) with the activity area (black polygon) superimposed. There are no green shaded areas of cultural heritage sensitivity on the activity area.

The activity area will be surrounded by an effective barrier fence

In the plans that you have provided to me, Drawing 2 indicates that the activity area will be enclosed in a 'ring-lock' stock-fence with a barbed wire top strand (see Photo 1, following page). You have indicated that the purpose of this fence is twofold:

- to prevent the users of the accommodation pods from accessing the adjacent vineyard areas for reasons of biosecurity control, and
- to ensure that the users of the activity area will not be able to access the areas of cultural heritage sensitivity: these are no less than 75 metres distant at the closest point.

I am satisfied that the barbed wire topped, ring-lock fence which serves as demarcation of the activity area boundary, will be an effective barrier to prevent accommodation pod users of the activity area from accessing the areas of cultural heritage sensitivity which lie to the south and east.



Photo 1. Photo duplicated from Drawing 2 that you have provided, showing the 'ring-lock' fence with barbed wire top strand which will be constructed around the activity area boundary.

Registered cultural heritage places

On your behalf I have checked the State government records of Registered cultural heritage places (Aboriginal sites, artefacts, places etc.) and can confirm that there are no registered cultural heritage places on the activity area for the proposed accommodation pods at 76 Quoin Hill Road, Waubra. As there will be no impact on Registered cultural heritage places from the proposed activity, there is no requirement for any Aboriginal heritage permits.

Aboriginal Heritage Regulations 2018 as they apply to the proposed use and development of accommodation pods at 76 Quoin Hill Road, Waubra

Unless directly required by the Minister, or unless an Environmental Effects Statement is required³, the possible statutory requirement for a CHMP is dealt with under Regulation 7 of the *Aboriginal Heritage Regulations 2018*. Under this Regulation there are two triggers, both of which must be activated, for there to be a statutory requirement for an Aboriginal Cultural Heritage Management Plan to be prepared and approved prior to statutory approvals being granted. The two triggers are:

- that the proposed activity is listed in the Regulations as a *high impact activity* and,
 - that the proposed activity area includes an area defined by the Regulations as being an area of cultural heritage sensitivity which has not been affected by significant ground disturbance.
- a) High impact activity? Under the definitions in the Victorian Planning Provisions, the "development" part of the proposed activity is the construction of dwellings. As such the proposed accommodation pods are a high impact activity under Regulation 48 of the *Aboriginal Heritage Regulations 2018*.

3 Under S. 48 and 49 of the *Aboriginal Heritage Act 2006*: neither of these apply in this case.

The first trigger **is** activated by the proposed activity.

- b) Areas of cultural heritage sensitivity? Although the allotment on which the activity area is situated Lot 1, LP121450, Parish of Ercildoun (part of 76 Quoin Hill Road, Waubra) includes areas of cultural heritage sensitivity, there are no areas of cultural heritage sensitivity extending onto the activity area.

The second trigger **is not** activated.

As only one of the two required triggers is activated, **there is no statutory requirement for a cultural heritage management plan (CHMP)** to be prepared in relation to the proposed accommodation pods at 76 Quoin Hill Road, Waubra. My assessment accords with the analogous situation which was considered in the VCAT decision *Big Hill Vineyard Pty Ltd v Greater Bendigo CC* [2015] VCAT 397.

Concluding notes

1. Although the proposed activity is a high impact activity, there is no requirement for a cultural heritage management plan. This is because no part of the activity area for the proposed accommodation pods at 76 Quoin Hill Road, Waubra is an area of cultural heritage sensitivity.
2. There are no known Registered cultural heritage places on the activity area property, so there is no requirement for any Aboriginal cultural heritage permits.
3. There are statutory requirements under *Aboriginal Heritage Act 2006* to report the discovery of Aboriginal heritage materials to the Secretary of the Department of Premier and Cabinet. Should suspected Aboriginal heritage materials of any kind be discovered during work, contact the heritage advisor Nicholas Clark (0418-548-559) or First Peoples-State Relations (Department of Premier and Cabinet) directly. In relation to the extremely unlikely scenario that human remains are located during works, there is a legal obligation to report the discovery to the State Coroner's Office⁴ (Coronial Admissions and Enquiries on 1300-309-519) or to the nearest local Police station.

If you require any further information or assistance, please contact me anytime on 0418-548-559 or email to clarkeology@bigpond.com

Yours faithfully

Nicholas Clark

4 The majority of human remains found in Victoria are associated with crime scenes - which is why there is mandatory reporting to the Police or the Coroner. In a very small proportion of cases, the human remains are from Aboriginal burials.

iPlanning Services P/L

PO Box 1401
Bakery Hill Vic 3354
ABN 45 160 262 000



8 January 2024

Our Reference: P-00978

Your Reference: PA22091

Ms Rachel Blackwell
Manager Statutory Planning
Pyrenees Shire Council
5 Lawrence Street
BEAUFORT VIC 3373

Dear Rachel,

**RE: Planning Permit Application PA22091
Group Accommodation and Business Identification Sign
76 Quoin Hill Road, Waubra**

I refer to the letter dated 18th November 2022 requesting further information pursuant to Section 54 of the *Planning and Environment Act 1987* for group accommodation and a business identification sign located at 76 Quoin Hill Road, Waubra.

I provide you with the following responses:

1. Cultural Heritage Sensitivity Area:

Attached is a letter from a Cultural Heritage Consultant indicating that a Cultural Heritage Management Plan is not required for the application. The letter has been prepared by Clarkeology.

2. Wind Energy Facility:

No objection to the adjoining owners and occupiers being notified on the application. It is requirement under Section 52 of the *Planning and Environment Act 1987*.

3. Plans:

The attached amended plans have addressed the issues around the site, floor plans and elevations as detailed in the further information letter.

4. Colours and materials:

Amended plans have been prepared addressing the issues raised in the letter and they are attached to this letter.

5. Access:

There is no native vegetation to be removed as part of the proposed internal roadways.

6. Clause 13.02 Bushfire Planning:

A Bushfire Emergency Management Plan has been prepared by Regional Planning and Design Pty Ltd and is attached to this letter.

7. Traffic and car parking:

Car parking has been detailed on the amended plans. Also a letter from a Traffic Engineering company provides advice on any traffic impact on surrounding roads. It also addresses the waste management collection for the site.

8. Landscape Plans:

It is requested that a landscape plan be a condition of permit. The amended plans provides details of topography.

9. Business Management Plan:

A business management plan has been prepared by the owner and is attached to this letter.

10. Business Identification Sign:

The planning report has been updated to reflect the information needed to consider the proposed sign.

Other issues raised in the letter refer to visual impact, land capability and liquor licensing. The visual impact will be determined by officers if there needs to be further work done on this matter. Land Capability has been provided with the original information and with liquor, there is not to be any sold to be consumed within the accommodation pods.

The information to accompany this letter is as follows:

- ***Updated Planning Report;***
- ***Set of amended plans;***
- ***Letter from the Cultural Heritage Consultant;***
- ***Bushfire Emergency Management Plans;***
- ***Letter from a Traffic Engineer;***
- ***Business Management Plan; and,***
- ***Details of the proposed business identification sign.***

If you have any issues, please don't hesitate to contact me on 0408 577 880 or email james@iplanning.com.au.

Yours faithfully,
iPLANNING SERVICES P/L




James Iles
Director/Town Planner


Office Use Only


VicSmart: **No**
Specify class of VicSmart application:
Application No: **REFPA20220432**
Date Lodged: **29/07/2022**

Application for Planning Permit

If you need help to complete this form, read [How to complete the Application for Planning Permit form](#).


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

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

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

Application type

Is this a VicSmart Application?*

No
If yes, please specify which VicSmart class or classes:
 If the application falls into one of the classes listed under Clause 92 or the schedule to Clause 94, it is a VicSmart application

Pre-application meeting

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

True
 day / month / year

The Land


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

Street Address*

Unit No:	St. No: 76	St. Name: Quoin Hill Road
Suburb/Locality: Waubra		Postcode: 3352

Formal Land Description*


Complete either A or B


 This information can be found on the certificate of title.

A Lodged Plan Title Plan Plan of Subdivision
OR
B


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


The Proposal

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


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

Group Accommodation and Business Identification Sign

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

 Estimated cost of development for which the permit is required*

Cost \$700,000.00

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


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

Existing Conditions

Describe how the land is used and developed now*

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

Existing Manager Residence, Homestead, Outbuildings, Winery and Vineyards

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


Title Information

Encumbrances on title*

If you need help about the title, read: [How to complete the Application for Planning Permit form](#)

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

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

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

Applicant and Owner Details

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

Applicant *

The person who wants the permit

Name:		
Title:	First Name: James	Surname: Iles
Organisation (if applicable): iPlanning Services Pty Ltd		
Postal Address		If it is a PO Box, enter the details here:
Unit No:	St. No: PO Box 1401	St. Name: 922A Howitt Streetl
Suburb/Locality: Wendouree		State: VIC
		Postcode: 3355

Information Requirements

Is the required information provided?


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

Yes

No

Declaration

This form must be signed by the applicant*

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

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



Signature:

Date: 29 July 2022

day / month / year

Checklist

Have you:

<input type="checkbox"/>	Filled in the form completely?	 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.
<input type="checkbox"/>	Paid or included the application fee?	
	Provided all necessary supporting information and document?	
<input type="checkbox"/>	A full and current copy of the information for each individual parcel of land forming the subject site.	
<input type="checkbox"/>	A plan of existing conditions.	
<input type="checkbox"/>	Plans showing the layout and details of the proposal.	
<input type="checkbox"/>	Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.	
<input type="checkbox"/>	If required, a description of the likely effect of the proposal (eg traffic, noise, environmental impacts).	

Lodgement

Lodge the completed and signed form and all documents with:

Pyrenees Shire Council
5 Lawrence Street BEAUFORT Vic 3373

Telephone: (03) 5349 1100

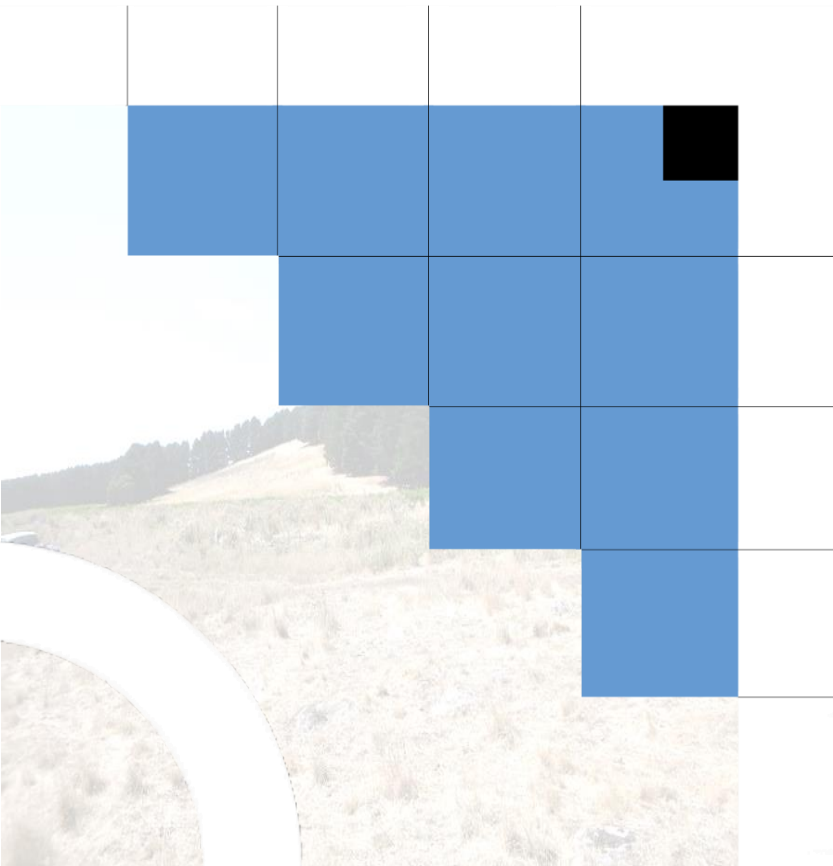
Contact information:

Telephone: (03) 5349 1100

Email: pyrenees@pyrenees.vic.gov.au



LAND CAPABILITY ASSESSMENT FOR ON-SITE DOMESTIC WASTEWATER MANAGEMENT



CLIENT:
PWLT Group Pty Ltd

PROJECT:
Accommodation Pods for Quoin Hill Winery
Lot 1, No. 76 Quoin Hill Road,
Waubra

REPORT No: 220056 LCA01

REVISION: -

DATE: 19 April 2022





CONTENTS

EXECUTIVE SUMMARY	2
SUMMARY OF REPORT RESULTS	2
DOCUMENT INFORMATION	2
1. INTRODUCTION.....	3
1.1. TYPE DEVELOPMENT	3
1.2. SCOPE OF WORK:	3
1.3. CODES & REFERENCES:	3
1.4. REPORT LIMITATIONS	3
2. SITE INFORMATION	4
2.1. TITLE INFORMATION.....	4
2.2. SITE LOCATION	4
2.3. STATUTORY PLANNING INFORMATION	4
2.4. REGULATORY AUTHORITIES	4
2.5. SITE PHOTOGRAPH	5
2.6. PROCLAIMED CATCHMENT AREA	5
2.7. CLIMATE DATA	5
2.8. SITE GEOLOGY.....	5
2.9. SEWER AVAILABILITY	5
3. SITE AND SOIL INVESTIGATION	6
3.1. SITE FEATURES	6
3.2. SOIL PROFILE	6
3.3. SOIL PROFILE COMMENTS	6
3.4. SOIL PERMEABILITY	7
3.5. SOIL DISPERSION:	7
3.6. PH.....	7
3.7. ELECTRICAL CONDUCTIVITY	7
3.8. SUMMARY OF EXISTING WASTEWATER TREATMENT SYSTEM(S) AND LAND APPLICATION AREA(S)	7
4. RISK ASSESSMENT	9
4.1. RISK ASSESSMENT TABLES	9
4.2. OVERALL RATING	9
4.3. PROCLAIMED SPECIAL WATER SUPPLY CATCHMENT:	9
5. RECOMMENDATIONS.....	10
5.1. PROPOSED WASTEWATER FLOWS	10
5.2. DESIGN LOADING AND IRRIGATION RATES	10
5.3. TREATMENT SYSTEM.....	11
5.4. LAND APPLICATION SYSTEM.....	12
5.5. WASTEWATER ENVELOPE	13
5.6. STORMWATER DRAINAGE	13
6. MANAGEMENT PLAN	14
6.1. SITE MANAGEMENT	14
6.2. SPECIFIC RISK MITIGATION.....	16
7. ENVIRONMENTAL RISK & CONCLUSION	17
APPENDICES	18






EXECUTIVE SUMMARY

SUMMARY OF REPORT RESULTS

Overall Assessment:	Severely constrained site	
Treatment Systems:	Primary:	Not Readily Suitable
	Secondary:	Suitable (with restrictions)
	Secondary with Disinfection:	Suitable
Land Application Systems:	Absorption Trenches:	Not Readily Suitable
	Wick Trenches & Beds:	Not Readily Suitable
	Evapotranspiration Absorption Trenches and Beds:	Not Readily Suitable
	Sub-surface Irrigation:	Suitable - Secondary Only
	Surface Irrigation:	Not Readily Suitable
	Low Pressure Effluent Dist.:	Not Readily Suitable
	Wisconsin Mounds:	Not Readily Suitable

The above summary of results is not to be considered in isolation. It is to be read in conjunction with the entirety of this report and particularly given the context of the limitations outlined in the report.

DOCUMENT INFORMATION

PROJECT:	Accommodation Pods for Quoin Hill Winery		
LOCATION:	Lot 1, No. 76 Quoin Hill Road, Waubra		
CLIENT:	PWLTL Group Pty Ltd		
REPORT No:	220056 LCA01	DATE:	19 April 2022
REVISION:	-		
REVIEWED:	Patrick M O'Neill	PREPARED:	Ned J Talbot BEng (Civil) (Hons), GradIEAust (No. 5592658)
APPROVED:	 Digitally Signed by Patrick M O'Neill		
	Patrick M O'Neill MEngT MIEAust (No. 3637795)		
FILE:	P:\Jobs\2022\220056\WORKING\220056 220316 LCA01.docx		





1. INTRODUCTION

1.1. TYPE DEVELOPMENT

Eight proposed 1 bedroom equivalent accommodation buildings.
Existing domestic 4-bedroom residence. Existing detached building to be used as restaurant / function centre for 'Quoin Hill Winery'.

1.2. SCOPE OF WORK:

To undertake a Land Capability Assessment for onsite domestic wastewater management which includes:

- Site and soil evaluation to assess the capability of the site to sustainably use and manage wastewater within the allotment boundaries, using a risk assessment methodology.
- Identification of a management program for minimising the health and environmental impacts of the on-site wastewater system.

1.3. CODES & REFERENCES:

EPA Publication 891.4 – July 2016 – Code of Practice – Onsite Wastewater Management
Victorian Land Capability Assessment Framework – January 2014 – MAV, DEPI and EPAVic

AS/NZS 1546.1:2008 On-site Domestic Wastewater Treatment Units – Part 1: Septic Tanks

AS/NZS 1546.2:2008 On-site Domestic Wastewater Treatment Units – Part 2: Waterless Composting Toilets

AS/NZS 1546.3:2017 On-site Domestic Wastewater Treatment Units – Part 3: Aerated Wastewater Treatment Systems

AS/NZS 1547:2012 On-site Domestic Wastewater Management

AS/NZS 1726:1993 Geotechnical Site Investigations

Planning Permit Applications in Open, Potable Water Supply Catchment Areas -

November 2012 - State of Victoria Department of Sustainability & Environment

Pyrenees Shire Council Domestic Wastewater Management Plan, 2015 – 2018

1.4. REPORT LIMITATIONS

Recommendations are provided based on the site and soil conditions encountered at the specific test sites identified, whilst also considering our experience with the performance of similar sites in this area. It is neither economically feasible nor practical to determine all sub-surface site conditions given the type of development proposed. The tests and test sites have been selected to provide an indication of overall site and soil conditions at the location where development is proposed, however, variations can occur. The recommendations are specific for the type of development identified, development location identified and the site conditions at the time of investigation and/or proposed as described in this report. Site conditions that differ to those outlined, either in the past or with future changes, will alter the recommendations provided. Changes to site conditions include planting or removing trees, cut or fill works, demolition or addition of structures, demolition or addition of ground paving, alterations to or failing to maintain site drainage and the treatment and land application system. We must be notified of and provide written approval to proceed with development: for any known pre-existing site conditions that are not outlined in this report; where site conditions encountered do not coincide with those described in this report; or where site conditions are changed prior to development occurring. It is beyond the scope of this investigation to comment on site contamination, slope stability or building foundation soil conditions. This report primarily considers the ability to sustainably manage wastewater within the allotment boundaries and not the overall long term possible effects that higher density of development within the catchment may create. The Responsible Authority for the catchment is responsible for assessing the suitability of the catchment to sustainably support the proposed development. The recommendations outlined in this report are subject to Council, EPA and Referral Authority approval as deemed appropriate. This report and its attachments do not constitute detailed design of the wastewater treatment system, which should be undertaken by appropriately qualified personnel. We are able to assist with design of the wastewater treatment system where required.





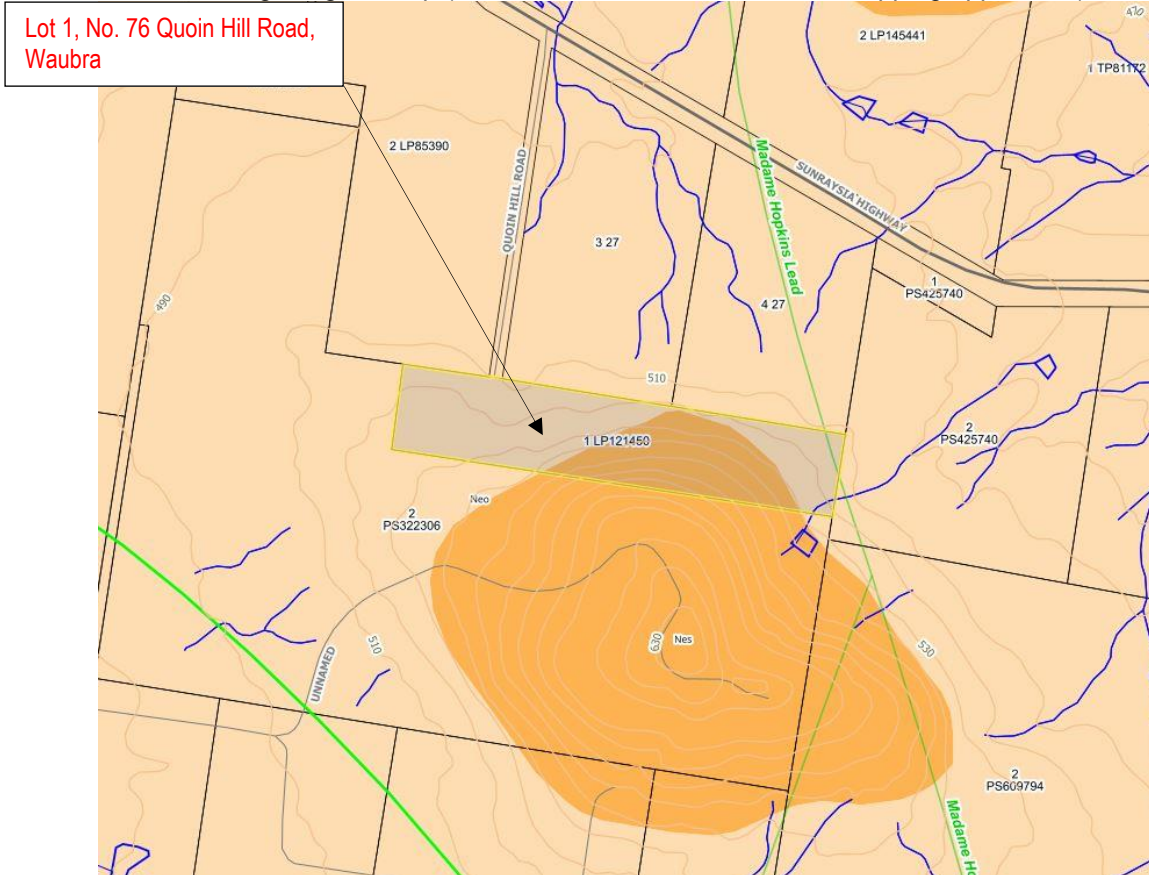
2. SITE INFORMATION

2.1. TITLE INFORMATION

Site Address:	76 Quoin Hill Road,
Title Description:	Lot 1 LP 121450
Exist. Allotment Area:	18.64 ha

2.2. SITE LOCATION

Location and geological map (DoEDJT&R – Geovic interactive mapping application)



2.3. STATUTORY PLANNING INFORMATION

The risk assessment table in APPENDIX A identifies current planning zones for the site, any special planning requirements and planning overlays applicable to this assessment.

2.4. REGULATORY AUTHORITIES

Municipal Council:	Pyrenees Shire Council
Catchment Management Authority:	North Central Catchment Management Authority
Regional Urban Water Business:	Central Highlands Water





2.5. SITE PHOTOGRAPH



PH1. View over the westernmost development site for proposed accommodation buildings looking north



PH2. View over the easternmost development site for proposed accommodation buildings looking south

Refer attachments for further site photographs (APPENDIX E)

2.6. PROCLAIMED CATCHMENT AREA

The risk assessment table in APPENDIX A identifies whether the site is located within or outside of a special proclaimed catchment as defined under the Catchment and Land Protection Act 1994 – Schedule 5.

2.7. CLIMATE DATA

Rainfall and evaporation data has been obtained from SILO (<https://www.longpaddock.qld.gov.au/silo/>) for the latitude and longitude at the subject property. This data is summarised in APPENDIX A, with detailed data provided in the water balance computations sheet.

2.8. SITE GEOLOGY

Current Geological Unit Code (seamless geology project 2011):	Neo
Former (equivalent) Unit Codes:	Qno1, Qvn1, Qvn2, Qvn, CXNV, Qv.
Geological Name:	Newer Volcanic Group – basalt flows
Former (equivalent) Names:	Newer Volcanics – sheet flow basalts
Geological Age:	Neogene (Miocene to Holocene)
Geological Origin:	Igneous (volcanic)
Geological Description:	Basaltic sheet flows and valley flows (with minor scoria and ash deposits) intercalated with fluvial gravel, sand and clay.
Conditions observed on-site:	Consistent with above

2.9. SEWER AVAILABILITY

Sewer is currently unavailable and is unlikely to be available in the short to medium term. We are not aware of any plans to provide a sewer service to this area.



3. SITE AND SOIL INVESTIGATION

3.1. SITE FEATURES

A summary of significant site features, relevant to this assessment, are outlined in the risk assessment table in APPENDIX B and as shown in the attached Site Investigation Plan (APPENDIX F).

3.2. SOIL PROFILE

Twelve 90mm diameter mechanically augured boreholes were placed in the locations indicated on the accompanying Site Investigation Plan (APPENDIX F) as part of the site investigation undertaken 24 February 2022. The soil profile results, observed from a visual tactile assessment of the in-situ conditions and disturbed samples taken, are included in the attachments to this report (APPENDIX D).



Borehole BH1



Borehole BH2

3.3. SOIL PROFILE COMMENTS

3.3.1. Soil Profile

Soil profiles are generally consistent across the site comprising CLAYEY SILT overlying CLAY. Refusal on basaltic rock floaters is encountered at varying depths.

The limiting layer for irrigation and mound systems on this site is the CLAY.

3.3.2. Rock

Rock was encountered in boreholes on this site ranging from 400mm to >1500mm. Isolated areas of surface rock were observed about steeper areas of the site. The rock encountered not likely to be monolithic in nature but is likely to be many isolated rock floaters of varying size. This type of rock is unlikely to act as an impermeable barrier to water infiltration until significant depth. The volume of soil available for water infiltration is limited however.

3.3.3. Groundwater

No special comments – Refer APPENDIX C

3.3.4. Fill

No special comments – Refer APPENDIX C



3.4. SOIL PERMEABILITY

On-site testing has been conducted to determine indicative soil permeability rates under constant head conditions using a Talsma and Hallam Permeameter as described in Appendix G of AS/NZS 1547:2012. The test results and permeability calculations worksheet is included in the attachments to this report (APPENDIX G). The location of testing is shown on the attached Site Investigation Plan (APPENDIX F). A summary of the results and indicative site permeability parameters, applicable to the wastewater envelope(s) are as follows:

Soil permeability (saturated hydraulic conductivity K_{sat}) for the CLAY layer as measured (excluding PT3 & PT8):

Indicative:	0.632 m/day
Typical range observed during testing:	0.125 – 0.876 m/day

Soil permeability (saturated hydraulic conductivity K_{sat}) for the CLAY layer as inferred:

Indicative:	<0.06 m/day
-------------	-------------

The results above should be analysed, considering dry expansive clays existed on this site at the time of testing. An indicative long-term soil permeability less than 0.06 is to be expected on this site.

3.5. SOIL DISPERSION:

Testing of collected soil samples has been conducted to determine possible soil dispersion potential using the modified version of the Emerson Aggregate Test as set-out in AS 1289.3.8.1 and modified by AS/NZS 1547:2012. Air dried peds and remoulded samples were immersed in a 'artificial effluent' solution with approximate SAR of 5 and EC around 1 dS/m for a period of 20 hours. The results are summarised in APPENDIX C.

3.6. PH

The pH of a 1:5 soil / deionised water suspension was determined as part of the laboratory analysis. The results are summarised in APPENDIX C.

3.7. ELECTRICAL CONDUCTIVITY

Electrical conductivity of the saturated extract (EC_e) was calculated by first measuring the electrical conductivity of a 1:5 soil in deionised water suspension, as part of the laboratory analysis. Using appropriate multiplier factors (after Charman & Murphy (2000)) $EC_{1:5}$ results were converted to EC_e as outlined in APPENDIX C.

3.8. SUMMARY OF EXISTING WASTEWATER TREATMENT SYSTEM(S) AND LAND APPLICATION AREA(S)

The existing dwelling and restaurant / function centre building are serviced by separate existing wastewater treatment systems and associated land application areas. Visual observations of the currently installed wastewater treatment systems and land application areas have been undertaken during the site investigation. However, specific comments on the performance of the existing treatment system(s) / land application area(s) and recommendations for any upgrades to these existing systems are outside the scope of this report. A summary is outlined below:

- All existing wastewater on this property is likely treated to primary standard by way of two septic tank systems. The existing septic tank volumes are unknown.
- Verbal communications with the property owner indicate the treated wastewater is likely applied to the soil via gravity-fed conventional sub-soil absorption trenches. However, the method of land application and lineal length / width of the land application method that has been previously installed could not be confirmed during the site investigation.
- Verbal communication with the property owner indicates there have been no historical performance problems identified. No abnormal odours or lush areas in the likely location of the existing system(s) and land application area(s) could be detected during the site investigation.





- We understand the existing wastewater treatment systems and land application areas servicing the existing dwelling and function centre are to be maintained as part of development on this site.
- We understand no increase in wastewater loading is proposed for both the existing dwelling and existing restaurant / function centre building. Furthermore, we understand the capacity for the existing restaurant / function centre building is proposed to be reduced from 120 persons to 60 persons.



4. RISK ASSESSMENT

4.1. RISK ASSESSMENT TABLES

Site context, site and soil risk assessment tables are included in APPENDIX A, APPENDIX B and APPENDIX C respectively.

Risk mitigation measures which are directly related to the identified risk are recommended in these tables. The risk mitigation measures identified form part of the site management requirements on this site.

The description and risk assessments outlined in the tables are applicable at the assessment site (ie: proposed development site / wastewater envelope). Areas on the property away from the assessment site may have adverse features which are not considered applicable in this assessment.

4.2. OVERALL RATING

We consider this site to be severely constrained for sustainable wastewater management. There exists several major and moderate constraints on this site. An on-site treatment and land application system is however possible, albeit with significant restrictions. The risk mitigation measures outlined in the risk assessment tables must be implemented on this site.

4.3. PROCLAIMED SPECIAL WATER SUPPLY CATCHMENT:

We note that the site is in a **Proclaimed Special Water Supply Catchment Area** and the density of adjacent dwellings is greater than 1 dwelling to 40 hectares. The DSE guidelines "Planning Permit Applications in Open, Potable Water Supply Catchment Areas", recommend a maximum dwelling density of 1 dwelling to 40 hectares to protect water supply catchments. This report and particularly the recommendations outlined in Section 5, primarily consider the ability to sustainably manage wastewater within the allotment boundaries and not the overall long term possible nutrient migration within the catchment. The Responsible Authority for the Proclaimed Catchment is responsible for assessing the suitability of the catchment to sustainably support the proposed development. The Responsible Authority may consider in their assessment, numerous factors external to the site including whether the relevant Council has prepared, adopted and is implementing a Domestic Wastewater Management Plan and the existing condition of the catchment and evidence of unacceptable water quality impacts. They may also consider the intensity or size of the development in relation to surrounding development and the link between the proposal and the use of the land for a productive agricultural purpose (where applicable). We suggest, to reduce development impact on the catchment, a wastewater treatment system of at least secondary treatment standard is adopted.





5. RECOMMENDATIONS

5.1. PROPOSED WASTEWATER FLOWS

Building	Design Occupancy (CI 3.4.1 – EPA 891.4)	Design Daily Flow Per Person Per Day (t4 - EPA 891.4)	Design Daily Flow Per Building Per Day
Proposed One Bedroom Accommodation Building – No Laundry Facilities	2 persons	100 L/p/day	200 L/day
Existing 4 bedroom dwelling (No alterations & additions proposed – no change in loading rate & serviced by existing functioning wastewater treatment system and land application system)	N/A	N/A	N/A
Existing restaurant / function centre building (We understand the capacity and therefore proposed loading for the restaurant / function centre is reducing from 120 persons to 60 persons – therefore no change in loading rate. The existing function centre is serviced by existing functioning wastewater treatment system and land application system)	N/A	N/A	N/A
Total System Design Flow (Proposed Development)			= 200 L/day per building x 8 proposed buildings = 1600 L/day

We understand the proposed accommodation buildings will operate throughout the year with varying occupation rates, depending on the seasons and events. The above peak daily system design flow is based on full occupancy of the proposed accommodation buildings.

5.2. DESIGN LOADING AND IRRIGATION RATES

Design Loading and Irrigation Rates (DLR & DIR) are set-out below. These parameters consider the permeability parameters set-out in Section 3 in conjunction with the relevant tables of AS/NZS1547:2012 whilst also considering other significant site and soil constraints including topography and climatic conditions.

Design Loading Rates (DLR) for absorption trenches and beds:	-	(tL1 AS/NZS 1547:2012 & Appendix A, Table 9, EPA 891.4)
Design Loading Rates (DLR) for evapotranspiration absorption trenches and beds:	-	(tL1 AS/NZS 1547:2012 & Appendix A, Table 9, EPA 891.4)



Design Loading Rates (DLR) for secondary standard effluent applied to wick trenches and beds	-	(Table 9, EPA 891.4)
Design Irrigation Rates (DIR) for irrigation systems:	N/A	(tM1&M2 AS/NZS 1547:2012 & Appendix A, Table 9, EPA 891.4) Water Balance Undertaken: Design Application Rate = 1.6mm/day
Design Irrigation Rates (DIR) for Low Pressure Effluent Distribution (LPED)	-	(tM1&M2 AS/NZS 1547:2012 & Appendix A, Table 9, EPA 891.4)
Design Loading Rates (DLR) for mound system base area:	-	(tN1 AS/NZS 1547:2012 & Appendix A, Table 9, EPA 891.4)

5.3. TREATMENT SYSTEM

With consideration of the risk assessment and limitations of a potential site management plan, possible on-site wastewater treatment systems are outlined in the table below.

Treatment System	Suitability
Primary – Septic Tank System	Not Readily Suitable
Primary – Worm Farm System	Not Readily Suitable
Primary – Composting Toilet	Not Readily Suitable
Secondary – Aerated Wastewater Treatment Plan (AWTP)	Suitable, with restrictions
Secondary – Septic Tank and Sand Filter System	Suitable, with restrictions
Secondary with Disinfection - Aerated Wastewater Treatment Plan (AWTP)	Suitable
Secondary – Septic Tank and Reed Bed System	Not Readily Suitable

All systems are to be approved and maintained EPA systems that comply with the relevant Australian Standard and EPA Certificate of Conformity. All systems are to be installed by appropriately qualified personnel (eg: licensed plumber). All systems are to be installed within the wastewater envelope as per Section 5.5. The property owner is responsible for selecting a treatment system in compliance with the above table and providing the details of that system to the Council when applying for a “Septic Tank Permit”.

For secondary standard systems, the quality of treated effluent must comply with the 20/30 rule as described in EPA Publication 891.4 2016 and AS/NZS 1546.3. Aerated wastewater treatment plants (AWTP) generally operate most effectively with continual use. Where irregular or intermittent use is likely, a system is to be selected which has the capacity to handle such flows. Secondary treated systems have the advantage of being able to recycle treated wastewater for irrigating vegetated areas. A reliable electricity supply is typically required to run most conventional secondary standard treatment systems, however specialist low-energy systems are possible. Secondary standard systems with disinfection capabilities are to use an ultra-violet or chlorinated system for disinfection in accordance with relevant Australian Standards and the EPA Certificate of Conformity.





5.4. LAND APPLICATION SYSTEM

With consideration of the risk assessment and limitations of a potential site management plan, possible land application systems are outlined in the table below.

Treatment System	Indicative Trench Lengths (m)	Indicative Effluent Land Application Area Size Required
Absorption Trenches	Not Readily Suitable	-
Wick Trenches & Beds	Not Readily Suitable	-
Evapotranspiration Absorption Trenches and Beds	Not Readily Suitable	-
Sub-surface Irrigation	Trench Lengths Not Applicable	1000m ² (Total) or 125 m ² (Per proposed accommodation building)
Surface Irrigation	Not Readily Suitable	-
Low Pressure Effluent Dist.	Trench Lengths Not Applicable	-
Wisconsin Mounds	Not Readily Suitable	-

A water balance model has been undertaken to determine the minimum indicative effluent irrigation land application areas listed above and is included in APPENDIX H. The water balance model considers the monthly balance equation:

$$\text{Rainfall} + \text{Applied Effluent} = \text{Evapotranspiration} + \text{Seepage}$$

The following parameters are used in the water balance model:

- Wastewater flows as outlined in Section 5.1;
- Design seepage loss rate less than the inferred Ksat value outlined above and factored for topography and shrink-swell potential equal to 3.0mm/day
- Monthly average rainfall and evaporation data as outlined in Section 2.7;
- No winter storage requirement;
- Crop factor of 0.7 (pasture);
- 75% of rainfall is retained and 25% runs off;
- No runoff into the effluent land application area from upslope land;
- Worst one single month considered, area conservative for all other months.

The minimum indicative areas and lengths outlined above may need to be refined during detailed design of the system using a similar water balance model. A nutrient balance model has not been undertaken given the soil types and climate data identified.

Typical land application details, in accordance with AS/NZS 1547:2012 and EPA 891.4 are attached to this report, however for full installation requirements, direct reference to the publication should be made.

Effluent must be treated to at least a secondary standard for use of a pressure compensating sub-surface irrigation system. Where the land application area is greater than 400sqm, the system must be segregated into equal sized zones with a maximum size of 400sqm and the effluent dose loaded evenly over these zones. The irrigation system must include in-line filters, provision to flush-out irrigation lines and vacuum breakers to ensure air and soil being sucked into the irrigation system when the pump is shut off.



**5.5. WASTEWATER ENVELOPE**

The recommended wastewater envelope(s), consistent with EPA Victoria recommended setback distances as outlined in EPA Publication 891.4 are shown on the attached Site Investigation Plan. The wastewater envelope is the area that we recommend the land application system(s) and treatment system(s) are confined within. All land within the wastewater envelope(s) are suitable for the land application system. It is preferable however, to ensure long term system effectiveness, that the selected land has maximum exposure to sun and wind, is as high as possible, is located in an area where it will be least likely to be disturbed and is located as far from watercourses and wet areas as possible. Minimum setback distances to significant site features are detailed on the Site Investigation Plan.

Setback distances have been determined on this site considering the following recommendations are made throughout the report:

- A secondary standard treatment system is recommended as minimum;
- The system is to include adequate alarms and lights indicating a problem
- A maintenance and service contract with an accredited technician is recommended and

When considering land to be included in the wastewater envelope(s) as shown on the attached Site Investigation Plan, overland surface water flow paths have been used in determining minimum setback distances from significant site features.

An existing low-lying area to the north of the proposed development site is to be re-invigorated as a proposed dam. This low-lying area is not marked on 1:25,000 Topographic maps as a waterway. Whilst the property is located within a potable water supply catchment with respect to the wider catchment, this proposed dam has no direct connection to any downstream waterways within the wider catchment. It is considered a stock / non-potable dam. Given a secondary standard treatment system forms part of the minimum recommendations for this property, we recommend applying a 30m setback distance to this dam in accordance with Table 5 of EPA Publication 891.4.

5.6. STORMWATER DRAINAGE

All site stormwater drainage is to be diverted away from the land application area. A surface cut-off drain is to be installed on the upslope side of the land application area. Refer to the attached typical details. Quarterly maintenance of these drains is to include clearing surface drains of accumulated sediment and cutting long grass.





6. MANAGEMENT PLAN

For Best Practice Environmental Management (BPEM) on this site, we recommend the following conditions for on-site land application system site and system management on this property for the proposed accommodation buildings.

6.1. SITE MANAGEMENT

1. A "Septic Tank Permit" must be obtained from the Relevant Local Authority prior to installation of an on-site wastewater management system. A Certificate to Use the on-site wastewater management system must be obtained prior to use.
2. Installation, commissioning, monitoring, maintenance, testing and inspection of the wastewater management system is to be in accordance with the relevant EPA Certificate of Conformity for the adopted system, any manufacturer's specifications, the Code of Practice – Onsite Wastewater Management (EPA 891.4), the Victorian Building and Plumbing Regulations including the referenced National Construction Code and relevant Australian / New Zealand Standards (eg: AS/NZS1547, AS/NZS1546 suite, AS 3500 suite, etc.) the recommendations of this report, the attached typical details and any Septic Tank Permit or Planning Permit conditions.
3. The wastewater treatment systems are to be installed by appropriately qualified personnel (eg: licensed plumber or system manufacturer). The installer must ensure the building owners and occupiers understand all the attributes of the installed systems. The installer must provide the Relevant Local Authority, building owner and building occupier with the following documents:
 - A commissioning report in accordance with AS/NZS 1547 Part 6
 - An as-built plan and report of the plumbing, treatment and/or land application systems accurately locating all components in relation to the house, driveway and allotment boundaries etc.
 - Statement of service life and warranty of parts.
 - Manufacturer's or distributor's warranty.
 - Owner's manual.
 - Maintenance and/or service manual including a service report template.
 - A copy of all plumbing compliance certificates.
4. The system is not to be modified or additions made without Council approval. Only suitably qualified persons are to perform work on the system (licensed plumber, system manufacturer etc.).
5. The effluent land application area and treatment system is to be located within the Wastewater Envelope shown on the accompanying Site Investigation Plan. Refer Section 5.5.
6. The Wastewater Envelope(s) must be of sufficient size to accommodate a reserve area for a possible future effluent land application area as shown on the accompanying Site Investigation Plan. This reserve area(s) is to be kept free of significant infrastructure development, so that if problems are being experienced with the principal land application area, a second or supplementary field can be developed in this area. Despite best intentions, effluent land application areas do sometimes fail, which requires the reserve area to be utilised.
7. The approved effluent land application area is to be set aside as a non-trafficable area and is to be subject to minimal pedestrian traffic and typically only that necessary to maintain the system and land.
8. Any proposed earthworks, which will create a site cut, are to be located with adequate setback distances to the land application area. Alternatively, the site cut is to be flatter than 1 in 6.





9. The effluent land application area should not be used for stock grazing purposes.
10. Where effluent land application is by spray irrigation, animals and humans should be prevented from entering the land application area except where absolutely necessary.
11. A sign displaying the words “Effluent Land Application Area – Restricted Access” should be placed such that it is visible to both occupants and visitors to the property.
12. The effluent land application area is to be a maintained area, which is to include regular grass-cutting (including removal), site clearing, tree pruning, weed removal and other activities to ensure healthy growth of approved vegetation. Plants in effluent land application areas must be maintained for the life of the system, including any necessary additional watering prior to occupation of the building and during times when the building is not occupied.
13. Plants that will assist in further effluent transpiration are to be encouraged across the effluent land application area. Advice for recommended plant varieties should be obtained from Council. Large trees or vegetable gardens are not to be planted in the effluent land application area.
14. On-site stormwater is to be directed away from the effluent land application area.
15. No buildings, playgrounds, fences, other utility trenches or impermeable landscaping (eg: concrete, brick paving etc) are to be constructed in the effluent land application area.
16. The effluent land application area is to be a permanent dedicated area.
17. Maintenance of a sub-surface irrigation system(is to include regular cleaning of in-line filters and flushing of irrigation lines.
18. For all systems, we recommend a service contract is entered into with an accredited and trained service technician to provide the recommended maintenance and testing requirements.
19. A regular visual inspection of the systems is to be undertaken (effluent land application area, inspection openings, alarms and pumps) and attend to any indications of a failing system immediately. A limited list of indications of a failing system are outlined below.
 - Seepage break-out at the end of some or all trench or irrigation lines;
 - A lush green growth at the end of some or all trench lines, down slope of trench lines or particular areas of the irrigation field;
 - Inspection pit or trench lines consistently exhibiting high water levels;
 - Trench lines that fill following storms;
 - General waterlogging about the land application area;
 - Presence of dead and dying vegetation (often native vegetation) about land application areas;
 - A pungent odour about the treatment system;
 - Triggering of the system alarm;
 - Blocked plumbing and wastewater overflowing from the relief point;
 - High sludge levels in the primary tank of a septic tank or a scum surface layer blocking outflow.
 - Other treatment system specific items, as identified in the EPA Certificate of Conformity.Further information is provided in the attachments to this report or in the relevant Certificate of Conformity, manufacturer’s information and EPA Publication 891.4
20. Conserve water use, particularly in times of high building occupancy and during winter months.
21. Use detergents that are low in sodium and phosphorus. Refer lanfaxlabs.com.au.



22. Use of bleaches, disinfectants and fabric softeners is detrimental to a treatment system and as such they should be used sparingly.
23. Minimise the amount of fats, cooking oils and food scraps entering the treatment system and never allow general oils, paint, petrol, acid, degreasers, cosmetics, lotions, pesticides and herbicides to enter the treatment system. Off site land application of any of these substances is desired. Insinkerators are not recommended.

6.2. SPECIFIC RISK MITIGATION

Refer to APPENDIX A, APPENDIX B and APPENDIX C for specific risk mitigation measures which relate directly to the significant environmental risks identified.



7. ENVIRONMENTAL RISK & CONCLUSION

The report demonstrates that this is a **severely constrained** site, however **secondary (with restrictions) treated wastewater** can be sustainably managed within the allotment boundaries, given the nature of the proposed development, current legislation, standards and best practice. A management plan is proposed in Section 6. Specific risk mitigation measures, which form part of the management program, are outlined in APPENDIX A, APPENDIX B and APPENDIX C. The site is not generally suitable for the application of primary treated wastewater without specialist design of a treatment system and management plan.

Approved domestic aerated wastewater treatment plant(s) or sand filter system(s), which utilise a sub-surface irrigation system to recycle treated effluent for irrigation may be adopted.

We understand energy efficient treatment system(s) are preferred on this site. This may include approved energy efficient domestic aerated wastewater treatment plant(s) or gravity assisted sand filter system(s).

This report is to be submitted as part of a planning permit application on this site. This report may be used as an input to system design when obtaining a "Septic Tank Permit".

It is our client's responsibility to provide copies of this report and any accompanying planning permit conditions to the on-site wastewater system designer, installer, ultimate property owner, future owners and occupiers.

If there are any queries regarding the content of this report, or further assistance is required with detailed design or statutory approval, please contact this office.





APPENDICES





APPENDIX A SITE CONTEXT RISK ASSESSMENT TABLE

Description		Level of Constraint	Risk Mitigation Measures
Planning Zone:	Farming Zone	Minor	-
Planning Overlays: (applicable to this assessment)	Schedule 1 Environmental Significance Overlay	Moderate	This assessment is to be included as part of a planning permit submission on this site.
Proclaimed Catchment:	The proposed development site is located right on the border of the Loddon River (Laanecoorie) and McCallum Creek catchments. Responsible Authorities – Goulburn Murray Water & Central Highlands Water	Moderate	The accommodation buildings and effluent land application area are to be located with adequate setback distances to all waterways as shown on the attached Site Investigation Plan. The Local Government Authority is to obtain approval for the development from the relevant referral authority for the catchment prior to approving. The Local Government Authority is to ensure the full recommendations of this report and Local Government requirements are adhered to, especially with regards to appropriate system design, correct installation & commissioning, strict adherence to setback distances and ensuring inspections, testing and maintenance of the system is undertaken.
Dwelling Density:	There are less than 6 dwellings within a 1km radius of the proposed dwelling, which equates to a measured dwelling density of less than 1 dwelling to every 40 Ha, excluding public land.	Minor	-
Climate Data Weather Station	Rainfall > evap. in wettest months Weather data extracted from SILO Latitude -37.35 & Longitude 143.60	Major	The selection of a location for the effluent land application area should be positioned to maximise sun and wind exposure from the north and west.
Mean Annual Rainfall	737.0 mm/year		Irrigation areas are to be determined using a water balance model which considers the high winter rainfall and low winter evaporation, as per Section 5
Mean Annual Evap.	1212.4 mm/year		





APPENDIX B SITE RISK ASSESSMENT TABLE

	Description	Level of Constraint	Mitigation Measures
General Topography and Slope Gradient: Landform: Surface Drainage: Stormwater Run-on / Overland Surface Water Flows:	Land surface falls over and downslope of the proposed wastewater envelopes are between 1 in 10 and 1 in 5 to the north and northwest, refer Site Investigation Plan for further detail. Land surface falls to the south of the proposed wastewater envelopes (on the lower slopes of Quoin Hill) are between 1 in 5 and 1 in 2 to the north and northwest, refer Site Investigation Plan for further detail	Major	Only a secondary standard treatment system with pressure compensating sub-surface irrigation system may be installed on this site. The Design Irrigation Application Rates have been factored to consider the very steep land surface falls. The Wastewater Envelope is to be located in areas where surface slopes are less than 1 in 3 as shown on the attached Site Investigation Plan. Apply conservative full minimum setback distances between the Wastewater Envelope and significant site features as outlined on the attached Site Investigation Plan. Provide surface cut-off drains on the up-hill side of the effluent land application area. Refer attached Typical Installation Details. Quarterly maintenance of these drains is to include clearing surface drains of accumulated sediment and cutting long grass. Pay careful attention to the risk of erosion during construction by not leaving areas of soil exposed for extended periods. Pumps for sub-surface irrigation systems should be carefully selected to ensure sufficient head is provided to the system to allow an even distribution of irrigation in both upper and lower sections of the field (max 10% pressure deviation). Wisconsin mound systems will be difficult to install and are generally not recommended on this site. Even effluent distribution would be hard to achieve with an LPED system and these systems are generally not recommended on this site.
	Middle slope, with concave or convergent side-slopes	Moderate	The Wastewater Envelopes are to be located away from low-lying areas and areas subject to inundation or significant overland flows as shown on the attached Site Investigation Plan.
	Good drainage	Minor	-
	Likely from areas upslope of the proposed wastewater envelopes.	Moderate	Provide surface cut-off drains on the up-hill side of the effluent land application area. Refer attached Typical Installation Details. Quarterly maintenance of these drains is to include clearing surface drains of accumulated sediment and cutting long grass.



LAND CAPABILITY ASSESSMENT FOR ON-SITE DOMESTIC WASTEWATER MANAGEMENT

Accommodation Pods for Quoin Hill Winery - Lot 1, No. 76 Quoin Hill Road, Waubra



	Description	Level of Constraint	Mitigation Measures
Ground Vegetation:	<p>Vegetation is limited to patchy grass and weed cover over proposed wastewater envelope number 1.</p> <p>Short and moderately thick grass cover is observed over proposed wastewater number 2.</p> <p>Limited to moderate topsoil available about proposed wastewater envelopes.</p>	Moderate	Establish ground cover vegetation over the proposed effluent land application area by importing good quality topsoil in irrigation fields as required.
Trees:	<p>Several rows of pine trees are observed on the subject property about the south and northwest property boundaries.</p> <p>A pine plantation is observed about the east portion of the subject property.</p> <p>Several native and pine trees are observed immediately west of the pine plantation and about proposed wastewater envelope number 2.</p> <p>Several isolated native and pine trees exist, scattered across the subject property about the existing dwelling and restaurant / function centre building.</p> <p>Vineyards are observed across the subject property.</p> <p>Refer site investigation Plan.</p>	Moderate	<p>The proposed wastewater envelope number 1 has been located away from significant vegetation shown on the attached Site Investigation Plan.</p> <p>Locate wastewater envelope number 2 in cleared and open areas away from trees. Some tree clearing will be required to achieve this. This area is to be a maintained area, clear of substantial tree canopy cover for the life of the land application system. For irrigation systems, regular thinning of the tree canopy and/or removing trees occasionally, is to be undertaken over the land application area to ensure sunlight promotes evapotranspiration.</p>
Current Land Use:	Rural residential living and vineyard.	Minor	-
Aspect:	North / Northeast / Northwest	Minor	-



LAND CAPABILITY ASSESSMENT FOR ON-SITE DOMESTIC WASTEWATER MANAGEMENT

Accommodation Pods for Quoin Hill Winery - Lot 1, No. 76 Quoin Hill Road, Waubra



	Description	Level of Constraint	Mitigation Measures
Exposure to Sun and Wind:	<p>Very high sun and wind exposure with minimal shading over proposed wastewater envelope 1.</p> <p>High to Moderate sun and wind exposure, with dappled light and patchy wind exposure over proposed wastewater envelope 2.</p>	Moderate	Regular thinning of the tree canopy is required to maintain required conditions in the location of proposed wastewater envelope number 2. All land application systems should be designed using a water balance model.
Surface Waters:	<p>Multiple streams are marked on 1:25,000 Topographic maps to the north of the subject property.</p> <p>A pre-existing low-lying area is observed north of the proposed development site as shown on attached site investigation plan. We understand the client intends to re-invigorate this dam as part of development on this site.</p>	Moderate	The Wastewater Envelope(s) have been located with adequate setback distances to all existing and proposed surface waters as shown on the attached Site Investigation Plan.
Groundwater Bores:	Bore observed as shown on the attached Site Investigation Plan	Moderate	The Wastewater Envelope(s) have been located with adequate setback distances to all groundwater bores as shown on the attached Site Investigation Plan.
Susceptibility to Flooding:	The allotment is not subject to an inundation overlay. A detailed study of flood levels has not been undertaken and the susceptibility to flooding should be checked against that listed on the Building Permit Property Information Request when obtained at Building Permit Stage.	Minor	-
Existing Developments:	Existing single storey dwelling & restaurant / function centre building, sheds, tennis court and vineyard infrastructure.	Minor	-
Adjacent Properties:	Rural properties on adjacent allotments, with dwelling on north adjacent property. Road reserve to north.	Minor	-
Adjacent Cuttings and Escarpments:	Nil	Minor	-

LAND CAPABILITY ASSESSMENT FOR ON-SITE DOMESTIC WASTEWATER MANAGEMENT

Accommodation Pods for Quoin Hill Winery - Lot 1, No. 76 Quoin Hill Road, Waubra



	Description	Level of Constraint	Mitigation Measures
Salinity:	Vegetation types and soil observations do not indicate the presence of a saline environment at the proposed development site. The site is not subject to a Salinity Management Overlay.	Minor	Refer APPENDIX C regarding soil testing for salinity.
Erosion:	Moderate erosion of exposed surface soils is likely in steeper areas of the site. The site is not subject to an Erosion Management Overlay.	Moderate	Pay careful attention to the risk of erosion during construction by not leaving areas of soil exposed for extended periods by quickly re-establishing vegetation over the proposed effluent land application area. Installation of the effluent land application area is to be undertaken in periods of fine weather.
Rock Outcrops:	Rock outcrops at surface level are observed across the subject site, particularly in steeper areas. Refer site investigation plan.	Moderate	The Wastewater Envelope(s) have been located away from areas with rock outcrops as shown on the attached Site Investigation Plan.
Electricity Supply:	Mains electricity is observed and readily available on the property, adjacent the existing buildings. We understand an energy efficient treatment system is preferred on this site for the proposed accommodation buildings.	Moderate	Effluent treatment and land application systems should be selected, designed and installed for minimal electricity use. A pump will be required for the proposed effluent treatment and land application system. A fully self-sufficient solar powered system capable of supplying constant electricity to the accommodation buildings and proposed effluent treatment and land application systems could be considered. This system should also be capable of storage over winter months where the hours of available sunlight decrease. Where the installation of such a solar powered system is not possible, the provision of mains electricity will need to be strongly considered.
Mains Water:	Mains water is not available	Minor	Nil. Adequate land is available for an effluent land application area
Land Available for an Effluent Land Application Area:	The attached Site Investigation Plan, drawn approximately to scale, demonstrates the allotment is of sufficient size to accommodate a two principal and reserve effluent land application area (where required) for each type of land application system outlined above.	Minor	-





	Description	Level of Constraint	Mitigation Measures
Other Features:	<p>Separate existing on-site wastewater treatment system(s) and land application area(s) observed – which are servicing existing residence and restaurant / function centre building. We understand no historical performance problems have been identified. Refer main report for details.</p>	Moderate	<p>With respect to the scope of this Land Capability Assessment, we have not been commissioned to provide a detailed investigation of the existing wastewater treatment systems and likely land application methods with regard to their capacity, performance and compliance with current EPA Code of Practice.</p> <p>We understand no increase in wastewater loading is proposed for both the existing dwelling and existing restaurant / function centre building. Furthermore, we understand the capacity for the existing restaurant / function centre building is proposed to be reduced from 120 persons to 60 persons.</p> <p>We anticipate the existing on-site wastewater infrastructure will continue servicing the existing residence and restaurant / function centre building on this site unless advised otherwise by the Local Government Authority and Responsible Water Authority. We note that surplus land / available areas to the west of the existing restaurant / function centre building are available if upgrades to the existing land application areas are required.</p> <p>We recommend the existing wastewater treatment system(s) are desludged and cleaned out as applicable, if this has not been undertaken recently.</p> <p>New wastewater treatment system(s) and land application area(s) are to be installed to service the proposed accommodation buildings. We recommend adopting at least a secondary standard treatment system with a shallow, pressure compensating sub-surface irrigation system. We note the proposed wastewater treatment system(s) and land application area(s) are located significant distance away from the existing infrastructure on this site.</p>





APPENDIX C SOIL RISK ASSESSMENT TABLE

	Description	Level of Constraint	Mitigation Measures
Profile Depth (m):	Varies, but less than 1.0 in areas across the site	Major	We recommend adopting a shallow sub-surface irrigation system fed by a secondary standard treatment system. Other treatment and land application systems are not readily suited to this site given the shallow soil profile. The irrigation system is to be placed no deeper than 200mm below the existing natural surface level, ie: minimal site cut over the effluent land application area. As an absolute minimum, a 400mm soil depth must be provided below land application lines. The wastewater envelope should contain sufficient land for a reserve effluent land application area.
Watertable Depth (m):	Greater than 2.5. Groundwater was not detected during the site investigation. The FedUni Spatial Visualising Victoria's Groundwater Database indicates the depth to groundwater is approximately >50m.	Minor	-
Seasonal Perched Water Table or Waterlogged Soils:	Unlikely across the site	Minor	-
Mottling:	Nil – Uniform colours observed	Minor	-
Presence of Fill:	No significant fill	Minor	-
Rock Fragments:	Up to 20% rock fragments and gravels encountered at test sites. Infiltration is limited.	Moderate	Conservative Design Irrigation Application Rates to be adopted



LAND CAPABILITY ASSESSMENT FOR ON-SITE DOMESTIC WASTEWATER MANAGEMENT

Accommodation Pods for Quoin Hill Winery - Lot 1, No. 76 Quoin Hill Road, Waubra



		Description	Level of Constraint	Mitigation Measures	
Soil Permeability: K _{sat} (m/day)		Indicative permeability rate less than 0.06	Major	We recommend adopting a secondary standard treatment system with a shallow sub-surface irrigation system. Other treatment and land application systems are not readily suitable. All land application systems should be designed using a water balance model. Prepare receiving soils by cultivating the soil to a depth of 300mm for irrigation systems and applying gypsum at a rate of 1kg/m ² to the base of the bed. Installation of the effluent land application system is to be undertaken when soils are dry or slightly moist. Planting of vigorously growing vegetation is encouraged within the effluent land application area. Minimise any site cut earthworks and the removal of topsoil over the effluent land application area so that the irrigation system can be laid in topsoil. Import good quality topsoil over any areas where existing topsoil has been stripped or is not present. For irrigation systems, the effluent land application area is to be divided equally into areas of maximum 400sqm and dose loaded with each pump cycle. Provision for winter storage could be considered in detailed design to further minimise the size of the effluent land application area. The wastewater envelopes are to contain sufficient undisturbed and undeveloped land for a reserve land application area.	
	Emerson Class:	Aggregate	Sample D01, D02, D03 & D04: Between Class 4 and 6 – Soils are not considered dispersive	Minor	-
	pH:		Sample D01 & D02: Less than 5.5 – Soils are slightly acidic Sample D03 & D04: Between 5.5 and 8 – Soils are within the neutral range	Moderate	Adopt acid accepting plant species.



LAND CAPABILITY ASSESSMENT FOR ON-SITE DOMESTIC WASTEWATER MANAGEMENT

Accommodation Pods for Quoin Hill Winery - Lot 1, No. 76 Quoin Hill Road, Waubra



	Description	Level of Constraint	Mitigation Measures
Electrical Conductivity: EC _{1:5} (dS/m) & EC _e (dS/m)	<p>EC_{1:5} Sample D01: 0.14 Multiplier Factor: 9.0 Sample D02: 0.43 Multiplier Factor: 6.0 Sample D03: 0.07 Multiplier Factor: 9.0 Sample D04: 0.11 Multiplier Factor: 6.0</p> <p>EC_e Sample D01: Between 0.8 and 2 – Slightly saline Sample D02: Greater than 2 – Moderately saline Sample D03 & D04: Less than 0.8 – Non-saline</p>	Moderate	Plant only salt tolerant vegetation within the effluent land application area.
	<p>Reactivity</p> <p>High</p>	Major	Land application systems which apply effluent to upper soil layers are preferable (eg: irrigation systems). Prepare receiving soils by cultivating the soil to a depth of 300mm for irrigation systems and applying gypsum at a rate of 1kg/m ² to the base of the bed. For irrigation systems, the effluent land application area is to be divided equally into areas of maximum 400sqm and dose loaded with each pump cycle to encourage wetting and drying of soils. The wastewater envelope is to contain sufficient undisturbed and undeveloped land for a reserve effluent land application area. The Design Irrigation Application Rates have been factored to consider the highly reactive soils.





APPENDIX D SOIL PROFILES

Depth (mm)	Graphic	Source: Mechanical Borehole Profile: BH1 Logged: NJT 24.02.22					Moisture	Consist./Density	Category	Structure	Sample
		Material Description									
0		Topsoil	with	grass cover			D				
100		CLAYEY SILT			dark brown / grey		F				
200		CLAY	with	ferruginous gravels	dark red / brown / grey		VSt				
300				high plasticity							
400				Basaltic							
500											
600											
700											
800											
900											
1000											
1100											
1200											
1300											
1400											
1500		END OF BOREHOLE									

Depth (mm)	Graphic	Source: Mechanical Borehole Profile: BH2 Logged: NJT 24.02.22					Moisture	Consist./Density	Category	Structure	Sample
		Material Description									
0		Topsoil	with	grass cover			D				
100		CLAYEY SILT			dark brown / grey		F				
200											
300											
400		CLAY	with	ferruginous gravels	dark red / brown / grey		VSt				
500				high plasticity							
600				Basaltic							
700											
800											
900											
1000		REFUSAL - Rock		3 holes attempted							
1100											
1200											
1300											
1400											
1500											

Depth (mm)	Graphic	Source: Mechanical Borehole Profile: BH3 Logged: NJT 24.02.22					Moisture	Consist./Density	Category	Structure	Sample
		Material Description									
0		Topsoil	with	grass cover			D				
100		CLAYEY SILT			dark brown / grey		F				
200		CLAY	with	ferruginous gravels	dark red / brown / grey		MH				
300				high plasticity			Fr				
400				Basaltic							
500											
600											
700											
800											
900		REFUSAL - Rock		2 holes attempted							
1000											
1100											
1200											
1300											
1400											
1500											

Graphic Log	Fill	Organic Topsoil	Cohesive A horizon	Granular A Horizon	Cohesive B Horizon	Granular B Horizon	C Horizon	Rock								
Field Test and Sampling	SPT Standard Penetration Test (Relative density N – blows/300mm)	Moisture: D Dry	Relative Density: VL Very Loose	Consistency: VS Very Soft	PP Pocket Penetrometer (Force kgf/cm ² – Unconfined Compressive Strength q _u)	SM Slightly Moist	L Loose	S Soft	VS Vane Shear (Undrained cohesion or undrained shear strength C _u or S _u kPa)	M Moist	MD Medium Dense	F Firm	DCP Dynamic Cone Penetrometer (Penetration resistance N _p – blows/300mm)	VM Very Moist	D Dense	St Stiff
Disturbed Sample D	Undisturbed Sample U	W Wet	VD Very Dense	VSt Very Stiff												
Compaction: PC Poorly Compacted MC Moderately Compacted WC Well Compacted VC Variably Compacted							Groundwater ▼	MH Moderately Hard								
								H Hard								



LAND CAPABILITY ASSESSMENT FOR ON-SITE DOMESTIC WASTEWATER MANAGEMENT

Accommodation Pods for Quoin Hill Winery - Lot 1, No. 76 Quoin Hill Road, Waubra



Depth (mm)	Graphic	Source: Mechanical Borehole Profile: BH4 Logged: NJT 24.02.22				Moisture	Consist./Density	Category	Structure	Sample
		Material Description								
0		Topsoil	with	grass cover		D				
100		CLAYEY SILT			dark brown / grey	D	F	4		
200										
300		CLAY	with	ferruginous gravels	dark red / brown / grey	M	VSt	6		
400				high plasticity						
500				Basaltic						
600										
700										
800										
900										
1000										
1100										
1200										
1300										
1400										
1500		END OF BOREHOLE								

Depth (mm)	Graphic	Source: Mechanical Borehole Profile: BH5 Logged: NJT 24.02.22				Moisture	Consist./Density	Category	Structure	Sample
		Material Description								
0		Topsoil	with	grass cover		D				
100		CLAYEY SILT			dark red / brown	D	F	4		
200										
300		CLAY	with	ferruginous gravels	dark red / brown / grey	M	VSt	6		
400				high plasticity						
500				Basaltic						
600										
700										
800										
900										
1000										
1100										
1200										
1300		REFUSAL - Rock								
1400										
1500										

Depth (mm)	Graphic	Source: Mechanical Borehole Profile: BH6 Logged: NJT 24.02.22				Moisture	Consist./Density	Category	Structure	Sample
		Material Description								
0		Topsoil	with	grass cover		D				
100		CLAYEY SILT			dark brown / grey	D	F	4		
200										
300		CLAY	with	ferruginous gravels	dark red / brown / grey	D	MH	6		D01
400				high plasticity			Fr			
500										
600										D02
700										
800										
900		REFUSAL - Rock								
1000										
1100										
1200										
1300										
1400										
1500										

Graphic Log	Fill	Organic Topsoil	Cohesive A horizon	Granular A Horizon	Cohesive B Horizon	Granular B Horizon	C Horizon	Rock	
Field Test and Sampling				Moisture:		Relative Density:		Consistency:	
SPT	Standard Penetration Test (Relative density N – blows/300mm)			D	Dry	VL	Very Loose	VS	Very Soft
PP	Pocket Penetrometer (Force kgf/cm ² – Unconfined Compressive Strength q _u)			SM	Slightly Moist	L	Loose	S	Soft
VS	Vane Shear (Undrained cohesion or undrained shear strength C _u or S _u kPa)			M	Moist	MD	Medium Dense	F	Firm
DCP	Dynamic Cone Penetrometer (Penetration resistance N _p – blows/300mm)			VM	Very Moist	D	Dense	St	Stiff
Disturbed Sample D				W	Wet	VD	Very Dense	VSt	Very Stiff
Undisturbed Sample U								MH	Moderately Hard
Compaction: PC Poorly Compacted MC Moderately Compacted WC Well Compacted VC Variably Compacted						Groundwater	▼	H	Hard



LAND CAPABILITY ASSESSMENT FOR ON-SITE DOMESTIC WASTEWATER MANAGEMENT

Accommodation Pods for Quoin Hill Winery - Lot 1, No. 76 Quoin Hill Road, Waubra



Depth (mm)	Graphic	Source: Mechanical Borehole Profile: BH7 Logged: NJT 24.02.22						Moisture	Consist./Density	Category	Structure	Sample
		Material Description										
0		Topsoil	with	grass cover			D					
100		CLAYEY SILT			dark	red / brown	D	F	4			
200		CLAY	with	ferruginous gravels	dark	red / brown / grey	M	VSt	6			
300												
400		REFUSAL - Rock		4 holes attempted								
500												
600												
700												
800												
900												
1000												
1100												
1200												
1300												
1400												
1500												

Depth (mm)	Graphic	Source: Mechanical Borehole Profile: BH8 Logged: NJT 24.02.22						Moisture	Consist./Density	Category	Structure	Sample
		Material Description										
0		Topsoil	with	grass cover			D					
100		CLAYEY SILT	with	gravel	dark	brown / red	D	F	4			
200												
300		CLAY	with	gravel	dark	brown / grey / red	SM	St	6			
400												
500												
600												
700												
800												
900		REFUSAL - Rock										
1000												
1100												
1200												
1300												
1400												
1500												

Depth (mm)	Graphic	Source: Mechanical Borehole Profile: BH9 Logged: NJT 24.02.22						Moisture	Consist./Density	Category	Structure	Sample
		Material Description										
0		Topsoil	with	grass cover			D					
100		CLAYEY SILT	with	gravel	dark	brown / red	D	F	4			
200												
300												
400		CLAY	with	gravel	dark	brown / grey / red	SM	St	6			
500												
600												
700												
800							M	VSt				
900												
1000												
1100												
1200		REFUSAL - Rock										
1300												
1400												
1500												

Graphic Log	Fill	Organic Topsoil	Cohesive A horizon	Granular A Horizon	Cohesive B Horizon	Granular B Horizon	C Horizon	Rock								
Field Test and Sampling	SPT Standard Penetration Test (Relative density N – blows/300mm)	Moisture: D Dry	Relative Density: VL Very Loose	Consistency: VS Very Soft	PP Pocket Penetrometer (Force kgf/cm ² – Unconfined Compressive Strength q _u)	SM Slightly Moist	L Loose	S Soft	VS Vane Shear (Undrained cohesion or undrained shear strength C _u or S _u kPa)	M Moist	MD Medium Dense	F Firm	DCP Dynamic Cone Penetrometer (Penetration resistance N _p – blows/300mm)	VM Very Moist	D Dense	St Stiff
	Disturbed Sample D	Undisturbed Sample U	W Wet	VD Very Dense	VSt Very Stiff											
Compaction: PC Poorly Compacted MC Moderately Compacted WC Well Compacted VC Variably Compacted							Groundwater	▼	MH Moderately Hard	H Hard						



LAND CAPABILITY ASSESSMENT FOR ON-SITE DOMESTIC WASTEWATER MANAGEMENT

Accommodation Pods for Quoin Hill Winery - Lot 1, No. 76 Quoin Hill Road, Waubra



Depth (mm)	Graphic	Source: Mechanical Borehole Profile: BH10				Logged: NJT 24.02.22		Moisture	Consist./Density	Category	Structure	Sample
		Material Description										
0		Topsoil	with	grass cover			D					
100		CLAY	with	gravel	dark	brown / grey / red	SM	St	6			
200												
300												
400												
500												
600												
700												
800							M	VSt				
900												
1000												
1100												
1200		REFUSAL - Rock										
1300												
1400												
1500												

Depth (mm)	Graphic	Source: Mechanical Borehole Profile: BH11				Logged: NJT 24.02.22		Moisture	Consist./Density	Category	Structure	Sample
		Material Description										
0		Topsoil	with	grass cover			D					
100		CLAYEY SILT	with	gravel	dark	brown / red	D	F	4		D03	
200												
300												
400		CLAY	with	gravel	dark	brown / grey / red	SM	St	6			
500												
600												
700											D04	
800												
900												
1000							M	VSt				
1100												
1200												
1300												
1400												
1500		END OF BOREHOLE										

Depth (mm)	Graphic	Source: Mechanical Borehole Profile: BH12				Logged: NJT 24.02.22		Moisture	Consist./Density	Category	Structure	Sample
		Material Description										
0		Topsoil	with	grass cover			D					
100		CLAY	with	gravel	dark	brown / grey / red	SM	St	6			
200												
300												
400												
500												
600												
700												
800							M	VSt				
900												
1000		REFUSAL - Rock										
1100												
1200												
1300												
1400												
1500												

Graphic Log	Fill	Organic Topsoil	Cohesive A horizon	Granular A Horizon	Cohesive B Horizon	Granular B Horizon	C Horizon	Rock													
Field Test and Sampling	SPT Standard Penetration Test (Relative density N – blows/300mm)	Moisture: D Dry	Relative Density: VL Very Loose	Consistency: VS Very Soft	PP Pocket Penetrometer (Force kgf/cm ² – Unconfined Compressive Strength q _u)	SM Slightly Moist	L Loose	S Soft	VS Vane Shear (Undrained cohesion or undrained shear strength C _u or S _u kPa)	M Moist	MD Medium Dense	F Firm	DCP Dynamic Cone Penetrometer (Penetration resistance N _p – blows/300mm)	VM Very Moist	D Dense	St Stiff	Disturbed Sample D	Undisturbed Sample U	W Wet	VD Very Dense	VSt Very Stiff
Compaction:	PC Poorly Compacted	MC Moderately Compacted	WC Well Compacted	VC Variably Compacted	Groundwater	▼	MH Moderately Hard	H Hard													





APPENDIX E ADDITIONAL SITE PHOTOGRAPHS



PH3. View over the proposed development site 1 looking south



PH4. Proposed wastewater envelope number 1 LAA with Permeameters



PH5. Proposed wastewater envelope number 2 LAA with Permeameters



PH6. View from proposed development site 1 looking south



PH7. View from proposed development site 1 looking east





PH8. View from proposed development site 1 looking north



PH9. View from proposed development site 1 looking west



PH10. View from proposed development site 2 looking north



PH11. View from proposed development site 2 looking west



PH12. View from proposed development site 2 looking south



PH13. View from proposed development site 2 looking east





PH14. Existing residence



PH15. Existing residence



PH16. Approximate location of existing wastewater treatment system servicing residence



PH17. View over approximate location of existing land application area, north / northeast of residence



PH18. View over existing outdoor building



PH19. Existing tennis court





PH20. Existing restaurant / function centre building



PH21. Existing wastewater treatment system servicing restaurant / function centre building



PH22. View over approximate location of existing land application area, west of restaurant / function centre building



PH23. View over vineyard and groundwater bore located within existing shed



PH24. Existing low-lying area, to be re-invigorated as proposed dam



PH25. View over land surface falls from proposed development site 1 toward proposed dam looking east





PH26. View over land surface falls from proposed development site 1 toward proposed dam looking southeast

PH27. View over proposed development site 1 looking east



PH28. View over proposed development site 1 looking northeast

PH29. View over land surface falls about proposed wastewater envelope 1



PH30. View over vineyards toward proposed development site 2 and Quoin Hill

PH31. View over trees about proposed wastewater envelope 2



PH32. View over site surface slopes about proposed development site 2 looking southwest



PH33. View over site surface slopes about proposed development site 2 looking southeast



PH34. View over vineyard southwest of proposed development site 2



PH35. Existing track looking west



PH36. View over overhead electricity running through northwest portion of subject property



PH37. Surface rock west of proposed development site 1





APPENDIX F SITE INVESTIGATION PLAN

Refer attached Site Investigation Plan SI01

APPENDIX G SOIL PERMEABILITY RESULTS

Refer attached

APPENDIX H WATER BALANCES

Refer attached

APPENDIX I TITLE PLAN – PROVIDED BY CLIENT

Refer attached

APPENDIX J PLANNING PROPERTY REPORT

Refer attached Planning Property Report

APPENDIX K DEVELOPMENT PLAN – PROVIDED BY CLIENT

Refer attached

APPENDIX L TYPICAL INSTALLATION DETAILS

Refer attached AS/NZS 1547:2012 and EPA Publication 891.4

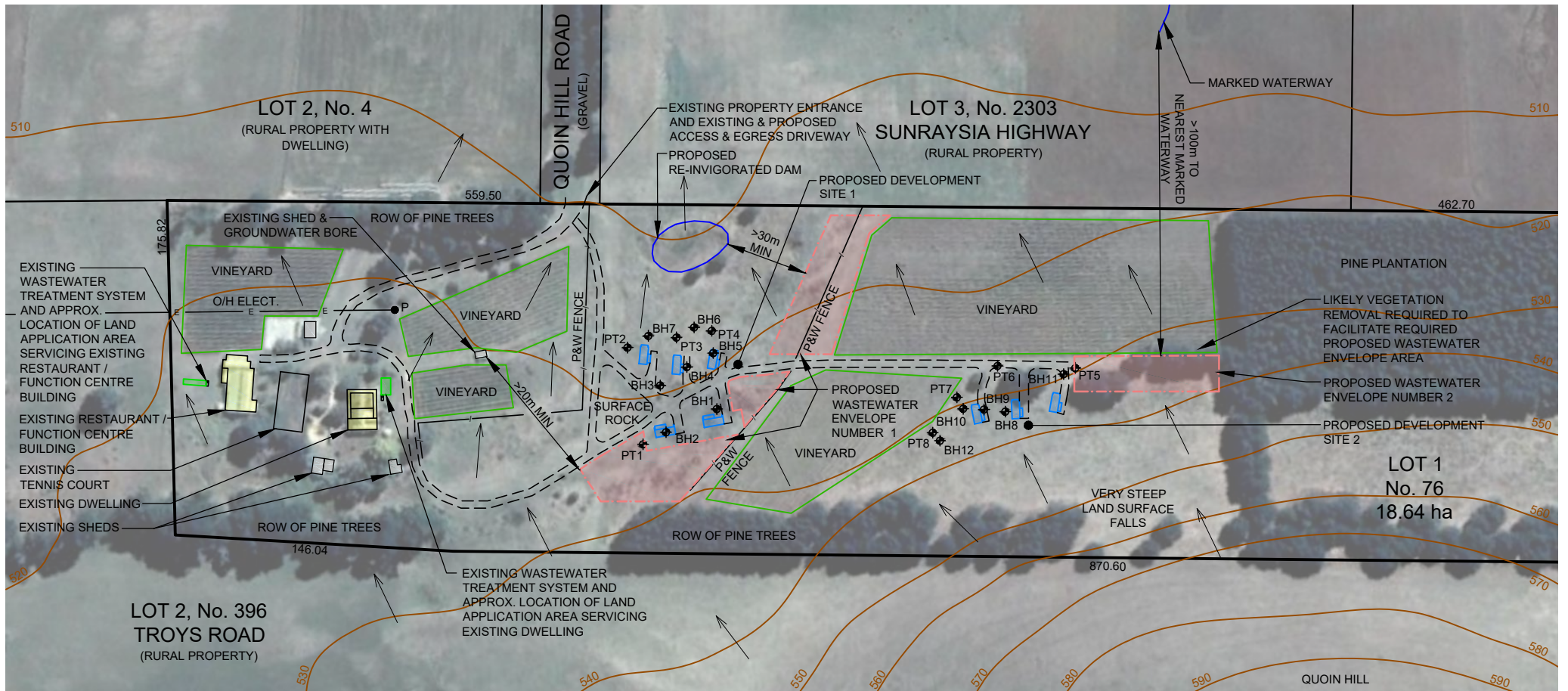
APPENDIX M EXTRACT FROM EPA PUBLICATION 891.4

Refer attached Appendix C: Useful factors to consider when selecting an EPA-Approved Onsite Wastewater Treatment System

APPENDIX N EXTRACT FROM EPA PUBLICATION 891.4

Refer attached Appendix D: Septic Tanks





NOTES:

1. ALL DIMENSIONS ARE IN METRES
2. LARGE SCALE CONTOURS AND SITE FEATURES FROM 1:25,000 SERIES TOPOGRAPHIC MAPS OR AERIAL IMAGERY
3. ANY EMBEDDED AERIAL IMAGES ARE SHOWN IN APPROXIMATE LOCATION AND SCALE ONLY AND MAY NOT REPRESENT CONDITIONS AT THE TIME OF INVESTIGATION
4. SITE FEATURES ARE LOCATED RELATIVE TO THE PEGS, STAKES AND / OR FENCES IDENTIFIED. PROPERTY TITLE BOUNDARY AND OTHER TITLE INFORMATION IS SHOWN APPROXIMATELY ONLY ON A "BEST FIT" BASIS CONSIDERING THE PEGS, STAKES AND / OR FENCES IDENTIFIED. NO OWNERSHIP RIGHTS ARE IMPLIED.
5. THE LOCATION AND DETAILS OF ALL UNDERGROUND SERVICES IS APPROXIMATE ONLY. PROOF LOCATE ALL SERVICES ON SITE PRIOR TO RELYING UPON THE INFORMATION PROVIDED.

SUMMARY OF TYPICAL WASTEWATER ENVELOPE SETBACK DISTANCES. REFER EPA PUBLICATION 891 (EXCEPT WHERE NOTED OTHERWISE)

FEATURE:	SECONDARY STANDARD TREATMENT
BUILDING - UPSLOPE:	6m
BUILDING - DOWNSLOPE:	1.5m
CUTTING / ESCARPMENT - UPSLOPE:	15m
PROPERTY BOUNDARY - UPSLOPE:	3m
PROPERTY BOUNDARY - DOWNSLOPE:	1.5m
WATER & GAS SUPPLY PIPES:	1.5m
POTABLE SUPPLY CHAN. - UPSLOPE:	150m
POTABLE SUPPLY CHAN. - D/SLOPE:	10m
IN-GROUND WATER STORAGE TANKS:	7.5m
STORMWATER DRAIN:	3m
IN-GROUND SWIMMING POOLS:	3m
DAM, LAKE OR RES. - POTABLE SUPPLY:	300m
WATERWAY - POTABLE SUPPLY:	100m
WATERWAY - NON-POTABLE SUPPLY:	30m
GROUNDWATER BORE:	20m

LEGEND

- BH 90mm Ø BOREHOLE
- PT PERMEABILITY TEST
- INDICATIVE SURFACE FALL DIRECTION
- PROPOSED BUILDING AREA
- PROPOSED WASTEWATER ENVELOPE (≈ 5750 sqm)



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www.mcclellands.com.au

PROJECT:
ACCOMMODATION PODS FOR QUOIN HILL WINERY
LOT 1, No. 76 QUOIN HILL ROAD
WAUBRA

CLIENT:
PWLT GROUP PTY LTD

ISSUES AND AMENDMENTS:

19.04.22	INITIAL ISSUE

DRAWING TITLE:
LAND CAPABILITY ASSESSMENT - SITE INVESTIGATION PLAN

STATUS:
EXISTING CONDITIONS - 24.02.22

FILE: P:\368\2022\220056\DRAWINGS\220056_230316_LCA.dwg, 19.04.2022, 11:34 AM
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PROJ. NO.	DWG NO.	REV.
220056	SI01	-
DRAWN	DESIGNED	DATE
NJT	NJT	APR '22
REVIEWED	APPROVED	SCALES
PMO'N	PMO'N	1:3000 @ A4

COMPUTATION SHEET



Project: Accomodation Pods for Quoin Hill Winery
Lot 1, No. 76 Quoin Hill Road
Waubra
Client: PWLT Group Pty Ltd
Subject: Soil Permeability Calculations - Sheet 1

Project No.: 220056
Comp: GC01
Date: 19.04.22
Design: NJT
Review: PMON

SOIL PERMEABILITY CALCULATIONS (PT1 - PT4)

Standard Comp No.: CSKSAT1
Version: 1.1
All Formulae Standard: Yes

Refer Site Investigation Plan for locations of test sites
Refer Borehole Profiles for soil types and depths encountered

Test Number:		1	2	3	4
Time Step (min):		1.5	1.5	1.5	1.5
Hole Depth(mm):		500	500	500	500
Hole Dia. (mm)		90	90	90	90
Tube Inside Dia. (mm)		50	50	50	50
Lim. Lay. Dep.(mm):		300	300	300	300
Lim. Layer Mat.:		CLAY	CLAY	CLAY	CLAY
Tube Insert. Depth:		200	200	200	200
Tube Number:					
Test Liquid:		Tap Water	Tap Water	Tap Water	Tap Water
Soil Moisture:		M	M	M	M
Time	Time				
Time	0	1129	714	522	835
Reading:	1.5	1024	637	415	778
Drop:		105	77	107	57
Reading:	3	930	540		703
Drop:		94	97		75
Reading:	4.5	835	428		629
Drop:		95	112		74
Reading:	6	731	332		554
Drop:		104	96		75
Reading:	7.5	640			500
Drop:		91			54
Reading:	9	551			434
Drop:		89			66
Reading:	10.5	459			
Drop:		92			
Reading:	12				
Drop:					
Reading:	13.5				
Drop:					
Reading:	15				
Drop:					
Reading:	16.5				
Drop:					
Reading:	18				
Drop:					
Reading:	19.5				
Drop:					
Reading:	21				
Drop:					
Reading:	22.5				
Drop:					
Reading:	24				
Drop:					
Reading:	25.5				

COMPUTATION SHEET



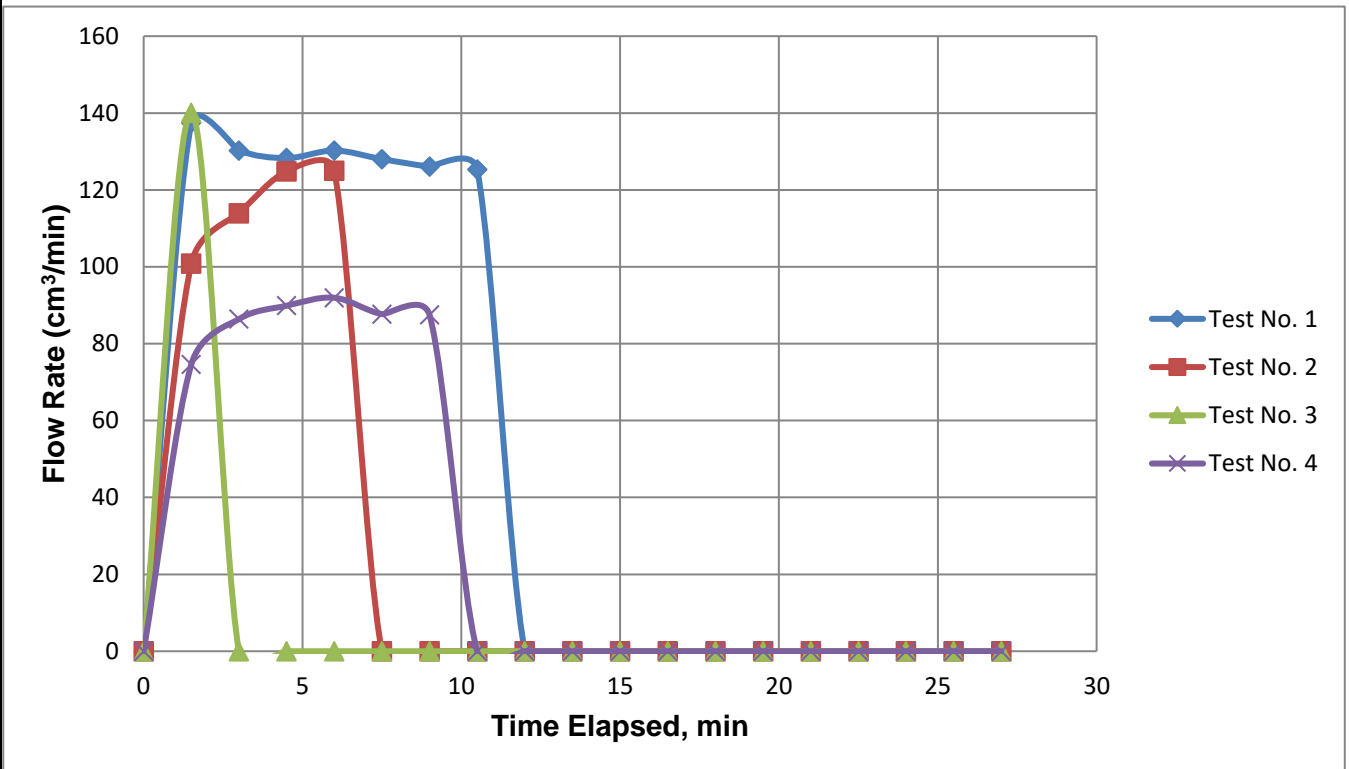
Project: Accomodation Pods for Quoin Hill Winery
Lot 1, No. 76 Quoin Hill Road
Waubra
Client: PWLT Group Pty Ltd
Subject: Soil Permeability Calculations - Sheet 1

Project No.: 220056
Comp: GC01
Date: 19.04.22
Design: NJT
Review: PMON

SOIL PERMEABILITY CALCULATIONS (PT1 - PT4)

Standard Comp No.: CSKSAT1

Drop:
Reading: 27
Drop:



	1	2	3	4
Starts uniform drop	1.5	1.5	0	1.5
Stops uniform drop	10.5	6	1.5	9
Time elapsed(min)	9	4.5	1.5	7.5
Total Drop (cm)	56.5	30.5	10.7	34.4
(H / 2r) = 'z'	3.3	3.3	3.3	3.3
Flow, Q (cm³/min)	123.3	133.1	140.1	90.1
K_{sat} (cm/min)	0.0563	0.0608	0.0640	0.0412
K_{sat} (m/day)	0.811	0.876	0.922	0.593
Average Ksat (m/day)				0.800
Average Ksat (m/day) (excl. PT3)				0.760

COMPUTATION SHEET



Project: Accomodation Pods for Quoin Hill Winery
Lot 1, No. 76 Quoin Hill Road
Waubra
Client: PWLT Group Pty Ltd
Subject: Soil Permeability Calculations - Sheet 2

Project No.: 220056
Comp: GC01
Date: 19.04.22
Design: NJT
Review: PMON

SOIL PERMEABILITY CALCULATIONS (PT5 - PT8)

Standard Comp No.: CSKSAT1
Version: 1.1
All Formulae Standard: Yes

Refer Site Investigation Plan for locations of test sites
Refer Borehole Profiles for soil types and depths encountered

Test Number:	5	6	7	8
Time Step (min):	5	5	5	5
Hole Depth(mm):	500	500	500	500
Hole Dia. (mm)	90	90	90	90
Tube Inside Dia. (mm)	50	50	50	50
Lim. Lay. Dep.(mm):	300	300	300	300
Lim. Layer Mat.:	CLAY	CLAY	CLAY	CLAY
Tube Insert. Depth:	330	330	330	330
Tube Number:				
Test Liquid:	Tap Water	Tap Water	Tap Water	Tap Water
Soil Moisture:	M	M	M	M
Time				
Time 0	1031	1180	1011	709
Reading: 5	858	1167	928	500
Drop:	173	13	83	209
Reading: 10	693	1153	824	
Drop:	165	14	104	
Reading: 15	495	1136	714	
Drop:	198	17	110	
Reading: 20	395	1120	623	
Drop:	100	16	91	
Reading: 25		1100	520	
Drop:		20	103	
Reading: 30		1070		
Drop:		30		
Reading: 35		1039		
Drop:		31		
Reading: 40		1005		
Drop:		34		
Reading: 45		983		
Drop:		22		
Reading: 50				
Drop:				
Reading: 55				
Drop:				
Reading: 60				
Drop:				
Reading: 65				
Drop:				
Reading: 70				
Drop:				
Reading: 75				
Drop:				
Reading: 80				
Drop:				
Reading: 85				

COMPUTATION SHEET



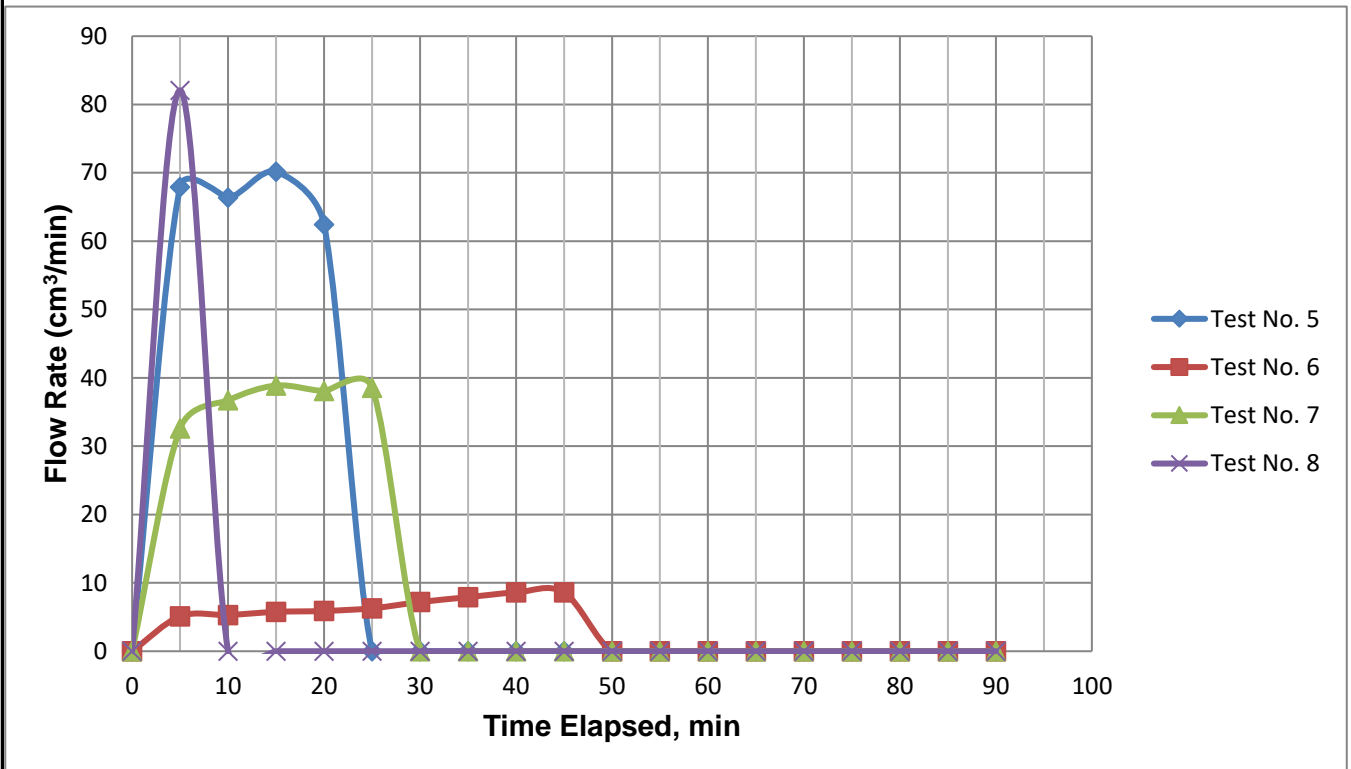
Project: Accomodation Pods for Quoin Hill Winery
Lot 1, No. 76 Quoin Hill Road
Waubra
Client: PWLT Group Pty Ltd
Subject: Soil Permeability Calculations - Sheet 2

Project No.: 220056
Comp: GC01
Date: 19.04.22
Design: NJT
Review: PMON

SOIL PERMEABILITY CALCULATIONS (PT5 - PT8)

Standard Comp No.: CSKSAT1

Drop:
Reading: 90
Drop:



	5	6	7	8
Starts uniform drop	5	5	5	0
Stops uniform drop	20	45	25	5
Time elapsed(min)	15	40	20	5
Total Drop (cm)	46.3	18.4	40.8	20.9
(H / 2r) = 'z'	1.9	1.9	1.9	1.9
Flow, Q (cm³/min)	60.6	9.0	40.1	82.1
K_{sat} (cm/min)	0.0581	0.0087	0.0384	0.0786
K_{sat} (m/day)	0.836	0.125	0.553	1.132
Average Ksat (m/day)	0.661			
Average Ksat (m/day) (excl. PT8)	0.504			

COMPUTATION SHEET



Project: Accommodation Pods for Quoin Hill Winery
 Lot 1, No. 76 Quoin Hill Road
 Waubra
Client: PWLTL Group Pty Ltd
Subject: Land Application Area Sizing Using Water Balance & Storage Calculations - Sub-surface Irrigation (Overall Loading)

Project No.: 220056
Comp: GC02
Date: 19.04.22
Attendee: NJT
Review: PMON

INPUT DATA

Design Wastewater Flow	Q	1,600	L/day	Refer report
Design Seepage Rate	DSR	3.0	mm/day	Refer report
Trial Land Application Area	LAA	1000	m ²	
Crop Factor	C	0.7	unitless	Refer report
Rainfall Runoff Factor	RF	0.75	unitless	Refer report
Effective Void Ratio	N	0.3	unitless	
Minimum Freeboard Topsoil Layer	F	100	mm	
Mean Monthly Pan Evaporation Data	Latitude -37.35 & Longitude 143.60			Extracted from Silo Data
Mean Monthly Rainfall Data	Latitude -37.35 & Longitude 143.60			Extracted from Silo Data

Standard Comp No.: CSLCA1
 Version: 1.0
 All Formulae Standard: Yes

Parameter	Symbol	Formula	Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Days in month	D		days	31	28	31	30	31	30	31	31	30	31	30	31	365
Evaporation	E		mm/month	203.8	169.9	130.7	75.5	43.3	27.1	30.3	45.3	68.0	106.0	136.3	176.7	1212.4
Rainfall	R		mm/month	40.9	39.4	39.3	55.2	69.6	77.1	87.1	85.0	74.2	67.2	55.5	47.2	737.0
Crop Factor	C		unitless	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	

OUTPUTS

Evapotranspiration	ET	E x C	mm/month	142.7	118.9	91.5	52.9	30.3	19.0	21.2	31.7	47.6	74.2	95.4	123.7	849
Seepage	S	DSR x D	mm/month	93.9	84.8	93.9	90.9	93.9	90.9	93.9	93.9	90.9	93.9	90.9	93.9	1106.0
Total Outputs		ET+S	mm/month	236.6	203.8	185.4	143.8	124.2	109.9	115.1	125.6	138.5	168.1	186.3	217.6	1955.0

INPUTS

Retained Rainfall	RR	R x RF	mm/month	30.7	29.6	29.5	41.4	52.2	57.8	65.3	63.8	55.7	50.4	41.6	35.4	553.3
Applied Effluent	W	QxD	L/month	49600	44800	49600	48000	49600	48000	49600	49600	48000	49600	48000	49600	584000
Total Inputs		RR+W	mm/month	80.3	74.4	79.1	89.4	101.8	105.8	114.9	113.4	103.7	100.0	89.6	85.0	1137.3

DISPOSAL RATE

Disposal Rate	DR	(ET+S)-RR	mm/month	205.9	174.2	155.9	102.4	72.0	52.0	49.8	61.9	82.9	117.7	144.7	182.2	
---------------	----	-----------	----------	-------	-------	-------	-------	------	------	------	------	------	-------	-------	-------	--

LAND AREA REQUIRED FOR ZERO STORAGE

	m ²	241	257	318	469	689	922	996	801	579	421	332	272	
--	----------------	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	--

MINIMUM AREA REQUIRED FOR ZERO STORAGE:

996 m²

ADOPTED LAND APPLICATION AREA:

1000 m²

DESIGN APPLICATION RATE:

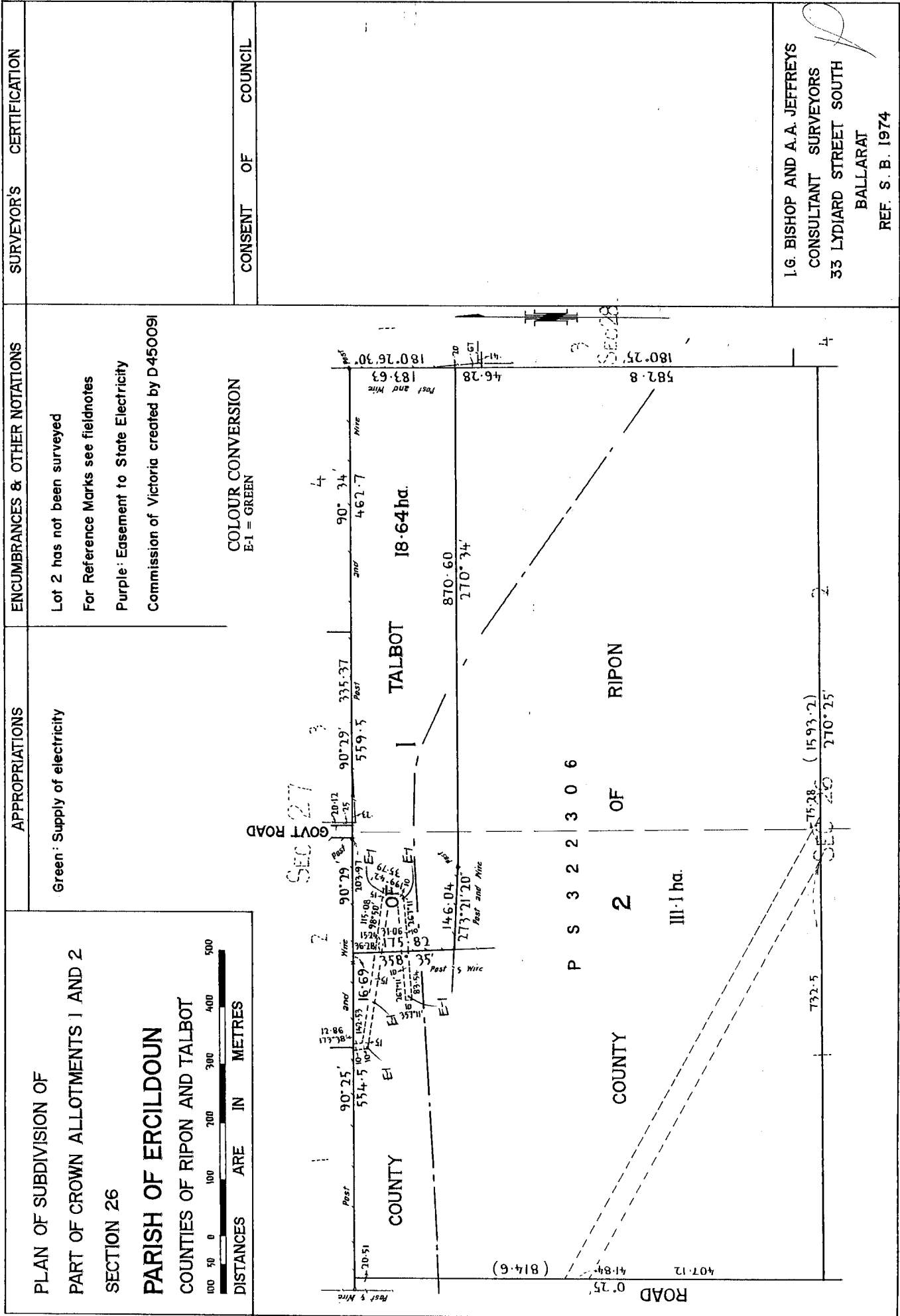
1.6 mm/day

STORAGE CALCULATION

Application Rate	AR	Q/L	mm/month	49.6	44.8	49.6	48.0	49.6	48.0	49.6	49.6	48.0	49.6	48.0	49.6
Storage For The Month	ST	AR-DR	mm/month	-156.3	-129.4	-106.3	-54.4	-22.4	-4.0	-0.2	-12.3	-34.9	-68.1	-96.7	-132.6
Increase In Depth Of Stored Effluent	ΔH	ST/N	mm/month	-521.1	-431.4	-354.5	-181.2	-74.8	-13.5	-0.7	-41.0	-116.2	-227.1	-322.3	-442.1
Storage Remaining From Previous Month			mm/month	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cumulative Storage At End Of Month	CS		mm	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cumulative Storage From Previous Year	CS		mm	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Maximum Storage Depth for Nominated Area	MS		mm	0											

DESIGN DIMENSIONS SUMMARY

Land Application Area	LAA	996	m ²
Maximum Storage Height	MS	0	mm
Minimum Freeboard Topsoil Layer	F	100	mm
Min Depth Of Land Application System	Z		mm



I.G. BISHOP AND A.A. JEFFREYS
 CONSULTANT SURVEYORS
 33 LYDIARD STREET SOUTH
 BALLARAT
 REF. S. B. 1974

FOR APPROPRIATIONS, ETC,
 SEE BACK HEREOF

From www.planning.vic.gov.au at 09 February 2022 10:24 AM

PROPERTY DETAILS

Address: **76 QUOIN HILL ROAD WAUBRA 3352**
 Lot and Plan Number: **Lot 1 LP121450**
 Standard Parcel Identifier (SPI): **1\LP121450**
 Local Government Area (Council): **PYRENEES**
 Council Property Number: **407004900**
 Planning Scheme: **Pyrenees**
 Directory Reference: **Vicroads 58 B7**

www.pyrenees.vic.gov.au

[Planning Scheme - Pyrenees](#)

UTILITIES

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

STATE ELECTORATES

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

OTHER

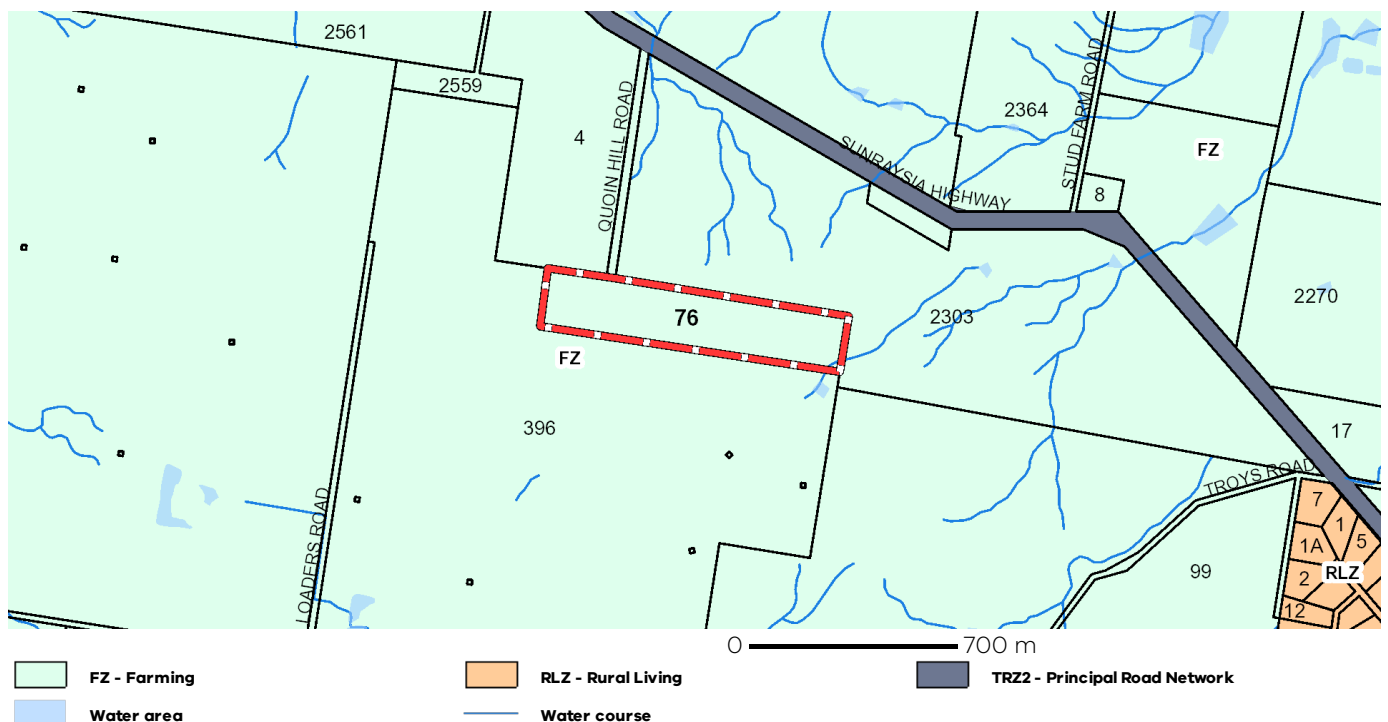
Registered Aboriginal Party: **Dja Dja Wurrung Clans Aboriginal Corporation, Wadawurrung Traditional Owners Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[FARMING ZONE \(FZ\)](#)

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



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

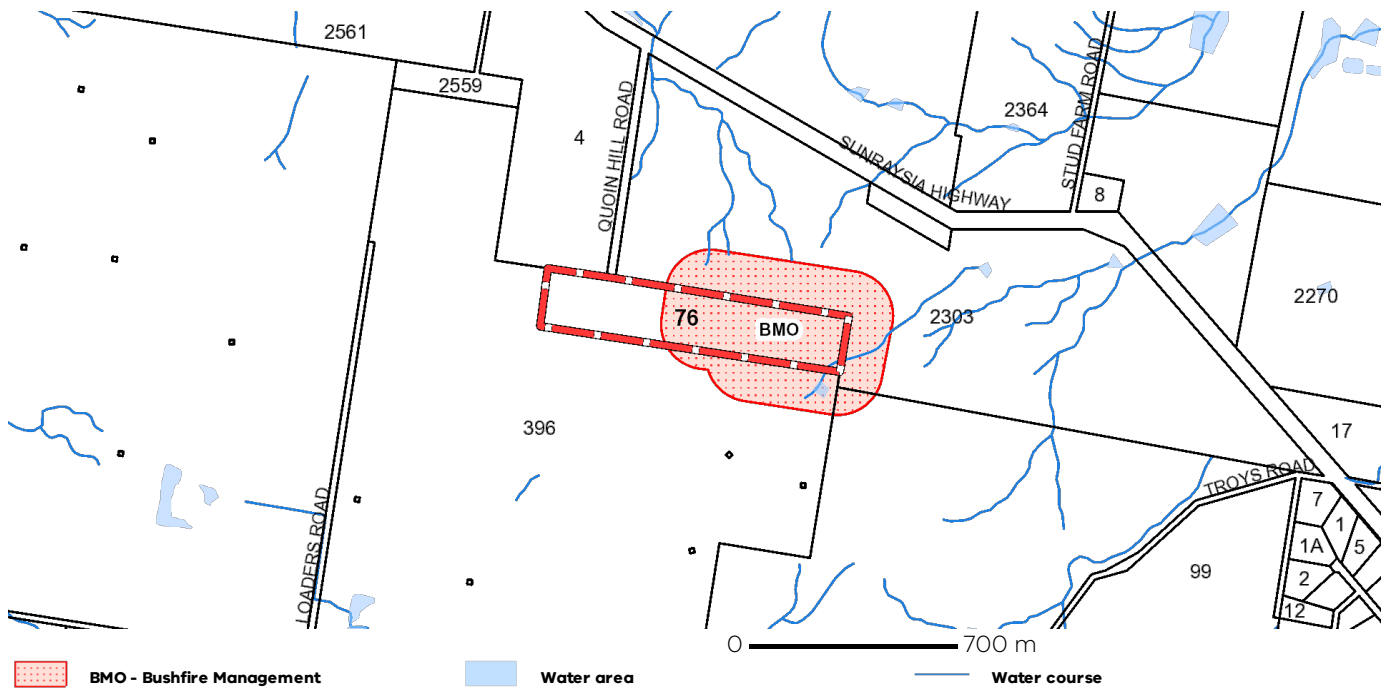
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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Planning Overlays

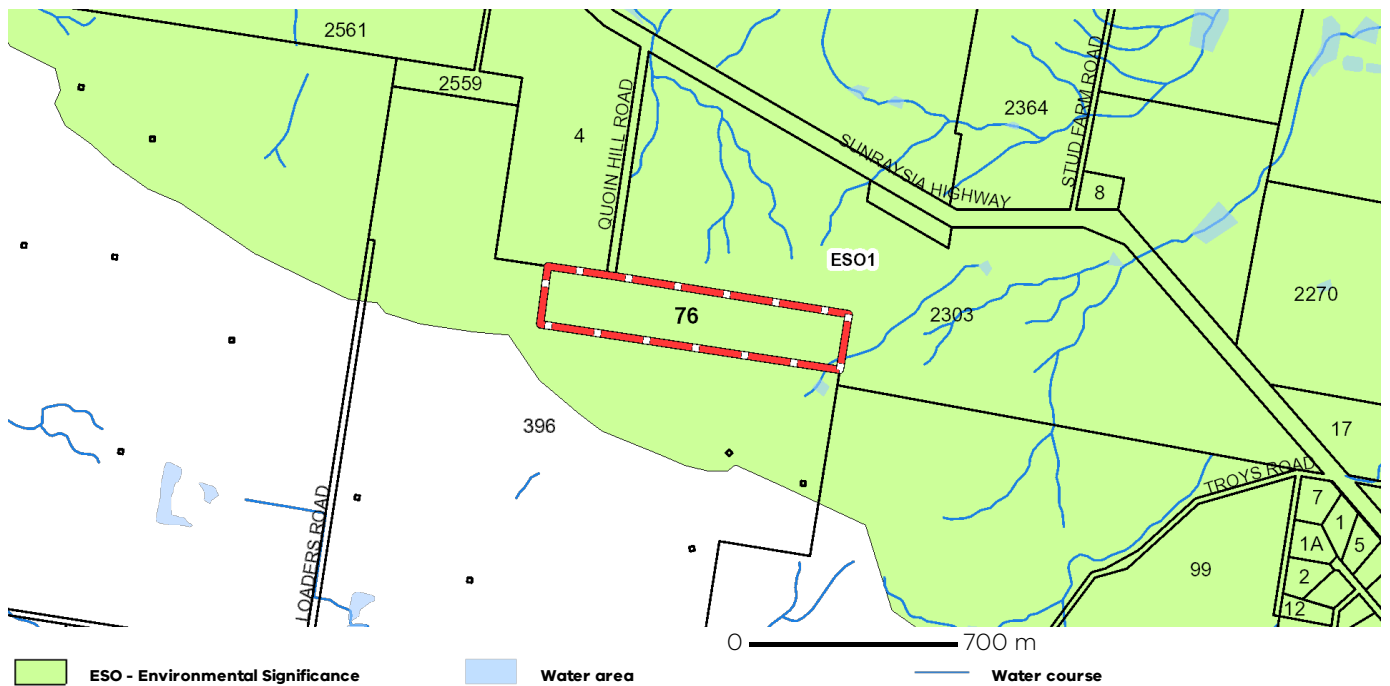
BUSHFIRE MANAGEMENT OVERLAY (BMO)



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

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)



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

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

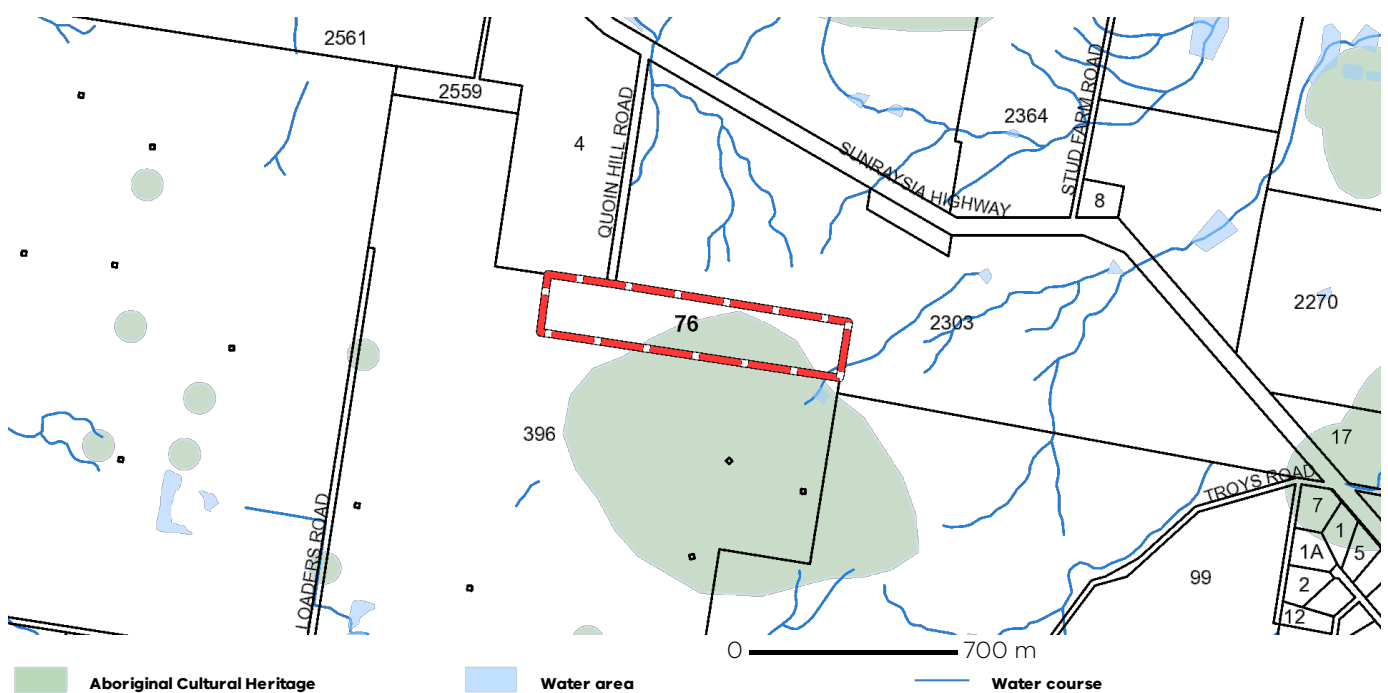
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation>



Further Planning Information

Planning scheme data last updated on 2 February 2022.

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

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

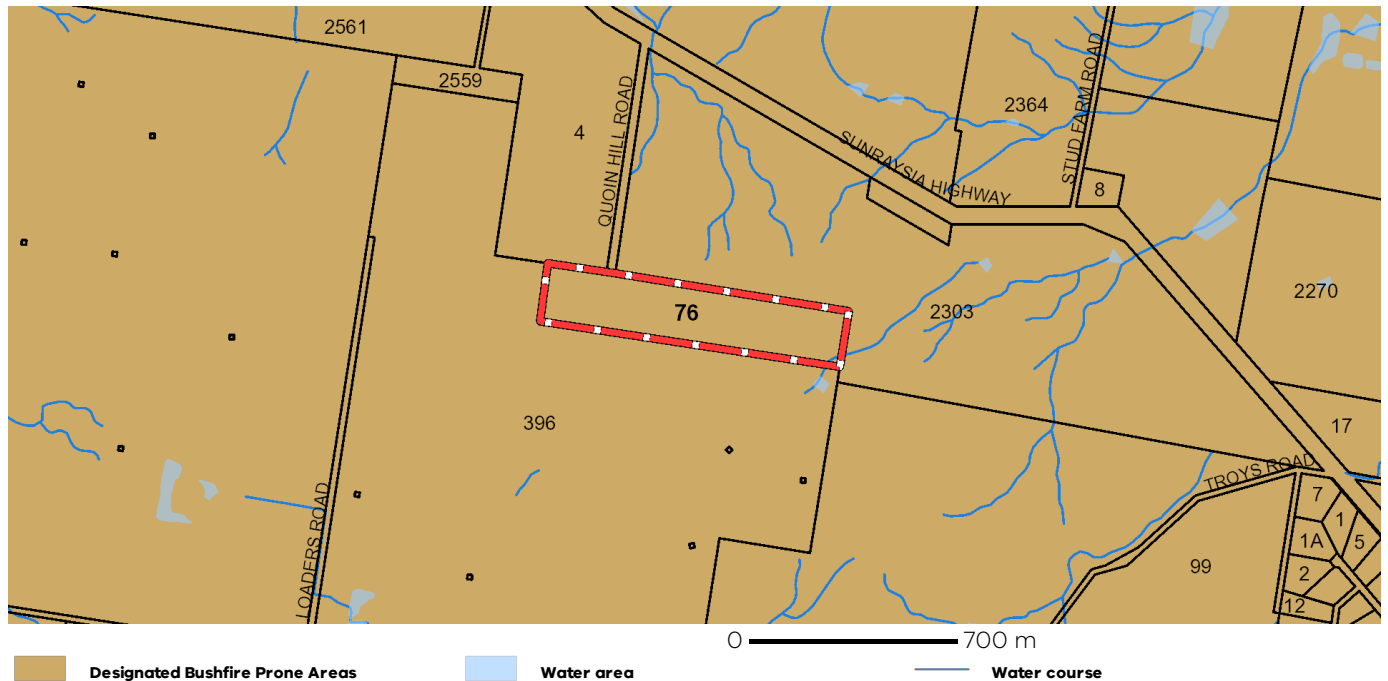
For details of surrounding properties, use this service to get the Reports for properties of interest.

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

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

Designated Bushfire Prone Areas

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



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at <https://mapshare.maps.vic.gov.au/vicplan> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>

Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

Native Vegetation

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

To help identify native vegetation on his property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](https://www.environment.vic.gov.au/) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](https://www.environment.vic.gov.au/)

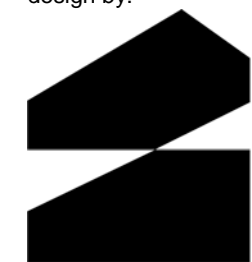


CONCEPT DRAWINGS FOR
NEW ACCOMMODATION PODS
FOR QUOIN HILL WINERY AT
76 QUOIN HILL ROAD, WAUBRA

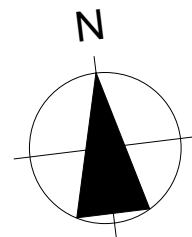
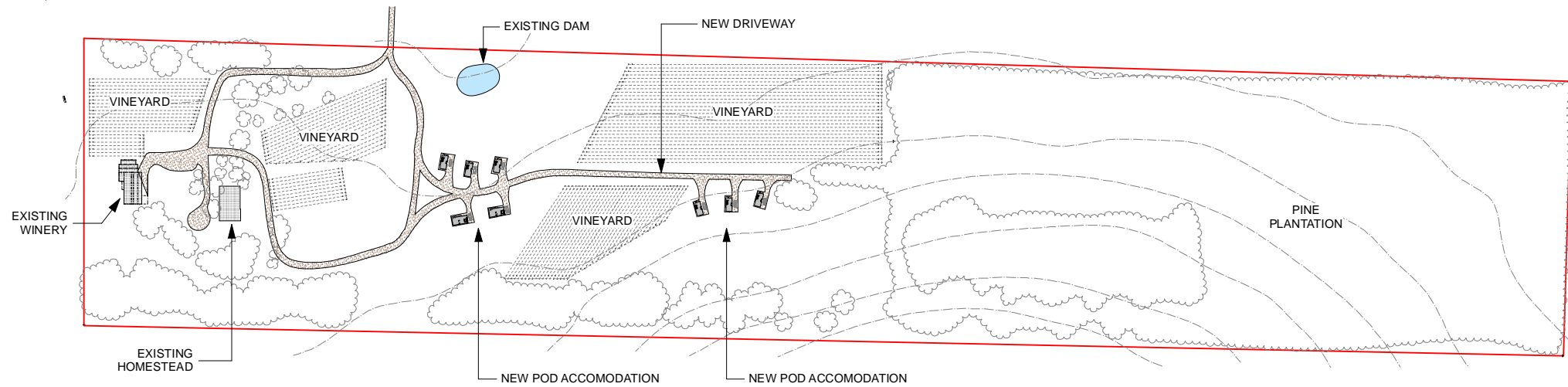
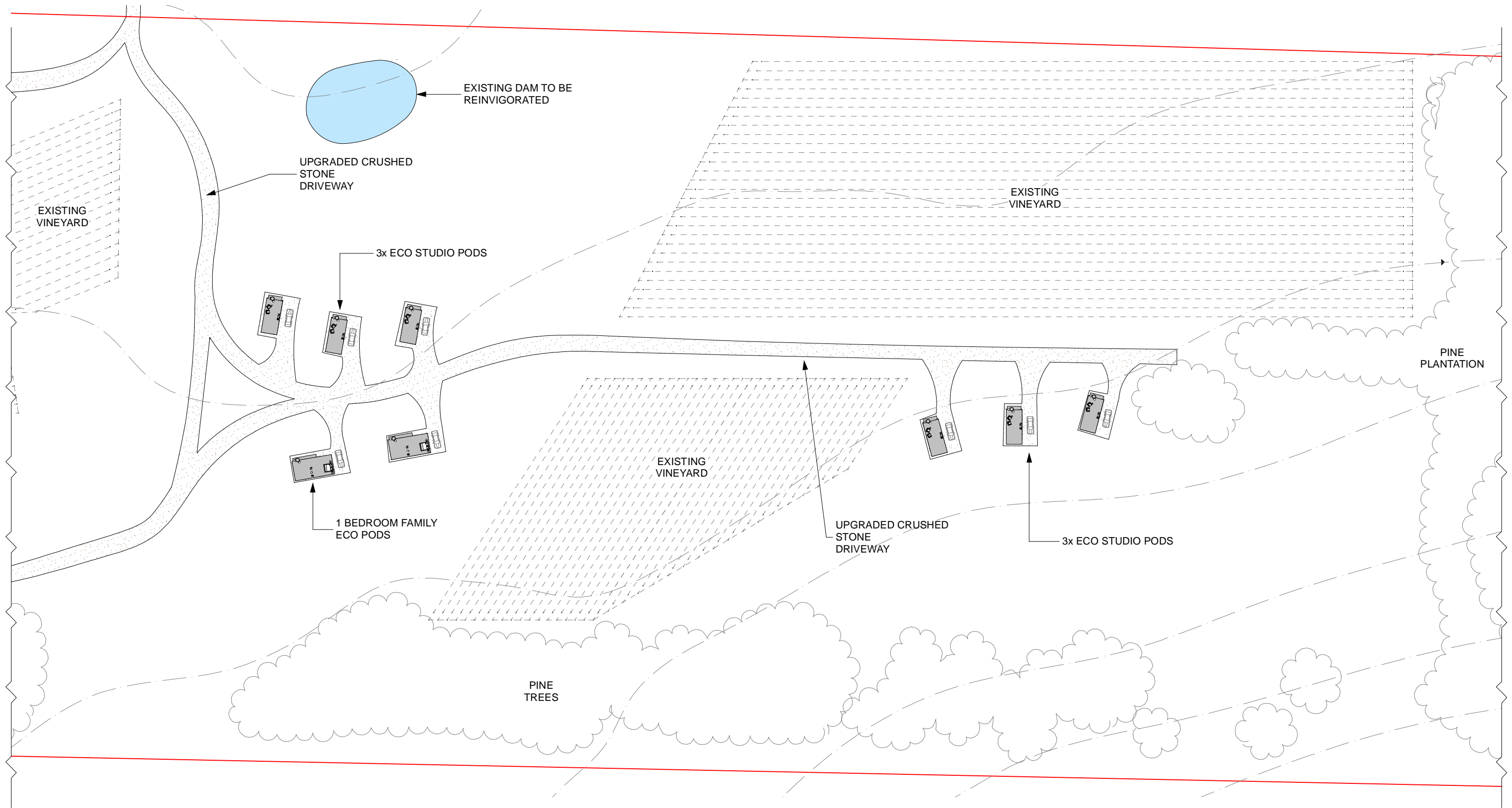
DRAWING INDEX

- 1 COVER SHEET
- 2 PROPOSAL SITE PLAN
- 3 ONE BEDROOM ECO POD
- 4 STUDIO ECO POD
- 5 EXTERNAL PERSPECTIVES
- 6 EXTERNAL PERSPECTIVES
- 7 EXTERNAL PERSPECTIVES
- 8 EXTERNAL PERSPECTIVES
- 9 EXTERNAL PERSPECTIVES
- 10 EXTERNAL PERSPECTIVES
- 11 EXTERNAL PERSPECTIVES
- 12 EXTERNAL PERSPECTIVES

design by:



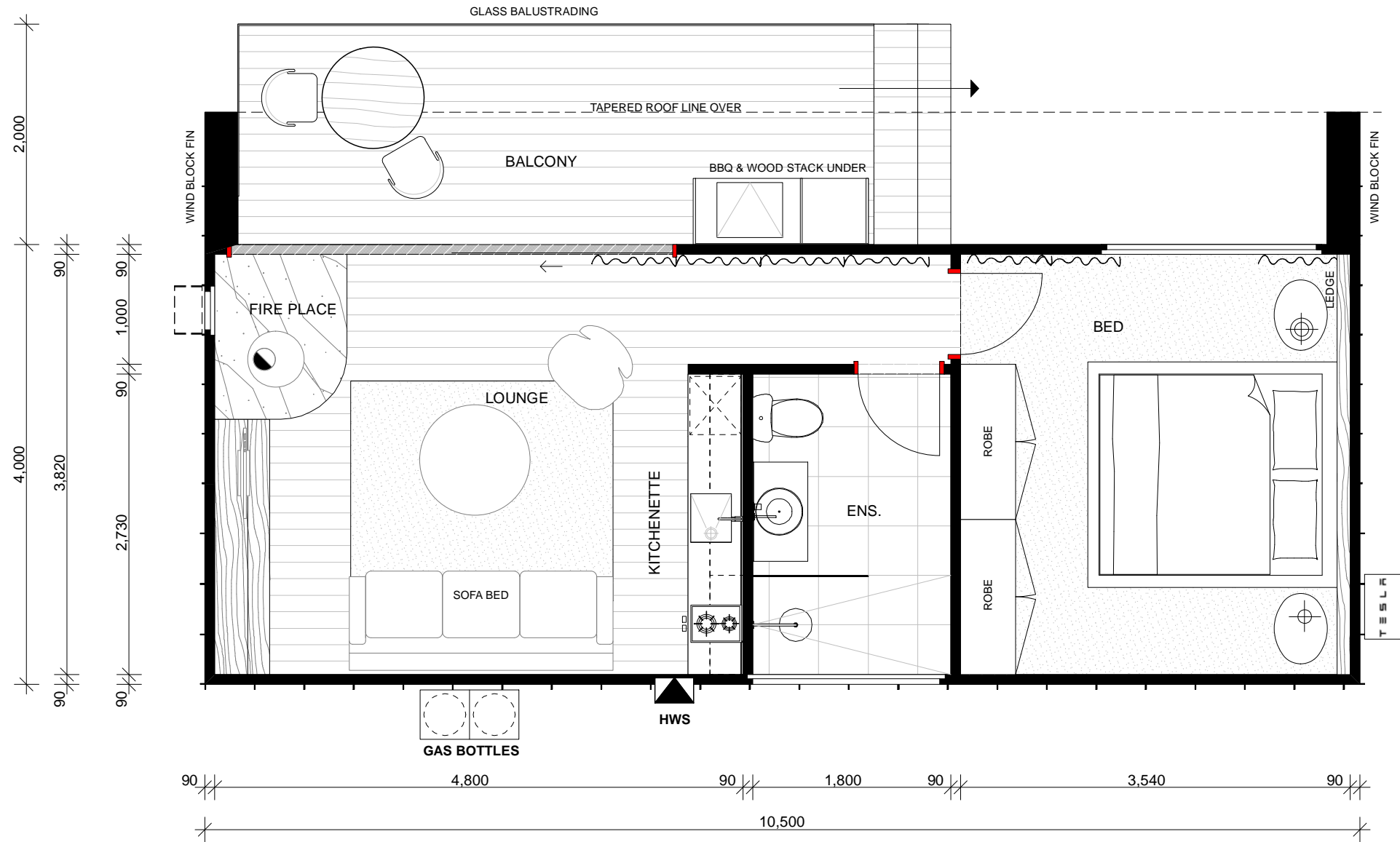
Shape
Building
Design



design by:

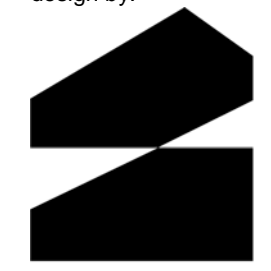


Shape
Building
Design

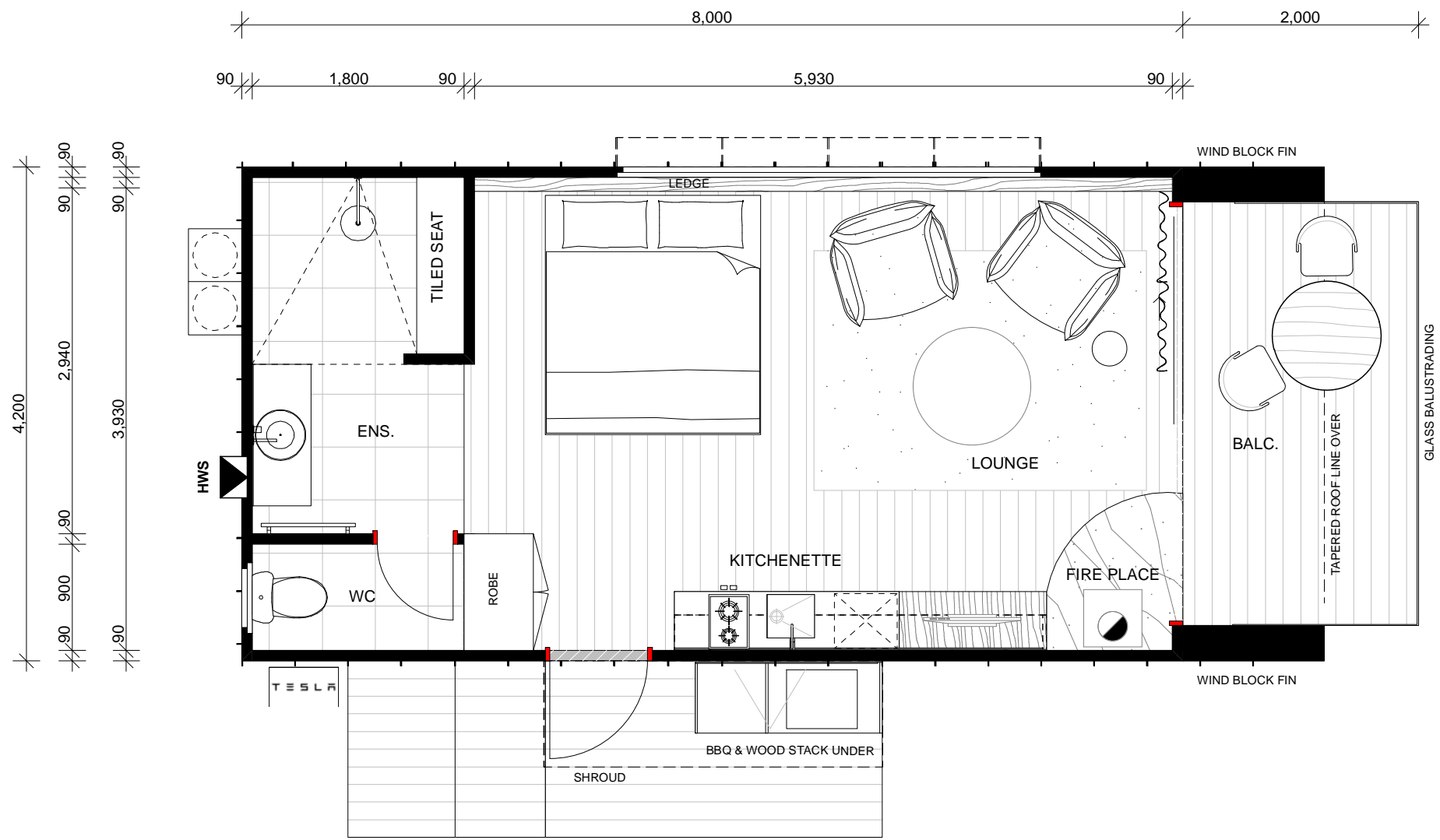


○ ONE BEDROOM ECO POD
1:50

design by:



Shape
Building
Design



○ STUDIO ECO POD
1:50

LARGE NORTH FACING GLAZING WITH EXTENSIVE OUTLOOKS

TAPERED EAVE FOR SUMMER SHADE

SHROUD DETAIL TO WINDOW TO SHADE

NORTH FACING BALCONY



STUDIO ECO POD PERSPECTIVE

SHADOWLINE / OVERHANG DETAIL



SHIPLAPPED HARDWOOD TIMBER CLADDING (SILVERTOP ASH OR SIMILAR)



COLORBOND STANDING SEAM CLADDING (COLOUR - NIGHT SKY OR SIMILAR)

design by:

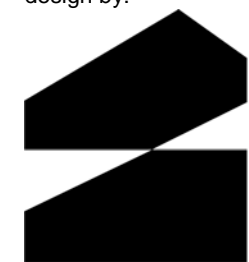


Shape Building Design



STUDIO ECO POD PERSPECTIVE

design by:



Shape
Building
Design



ONE BEDROOM ECO POD PERSPECTIVE

design by:



Shape
Building
Design

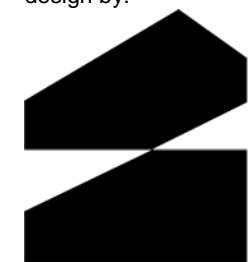
PROVISION FOR BATTERY STORAGE

SOLAR ARRAY SERVICING EACH POD



DEVELOPMENT PERSPECTIVE

design by:



Shape
Building
Design



DEVELOPMENT PERSPECTIVE

design by:

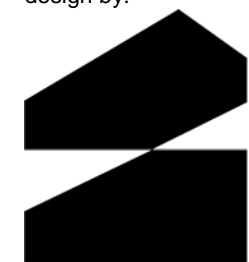


Shape
Building
Design

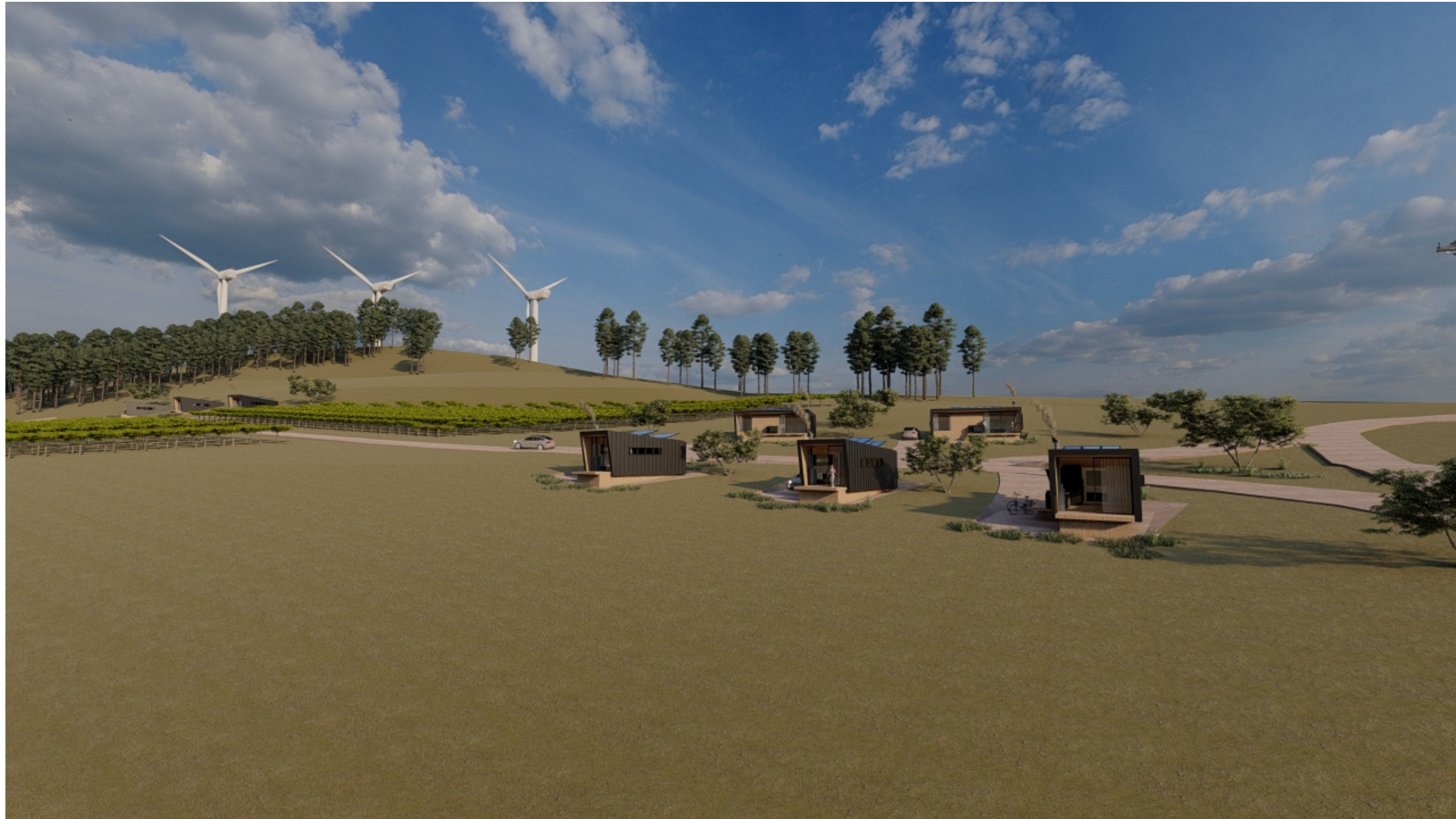


DEVELOPMENT PERSPECTIVE

design by:

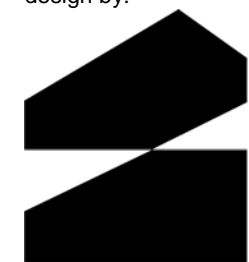


Shape
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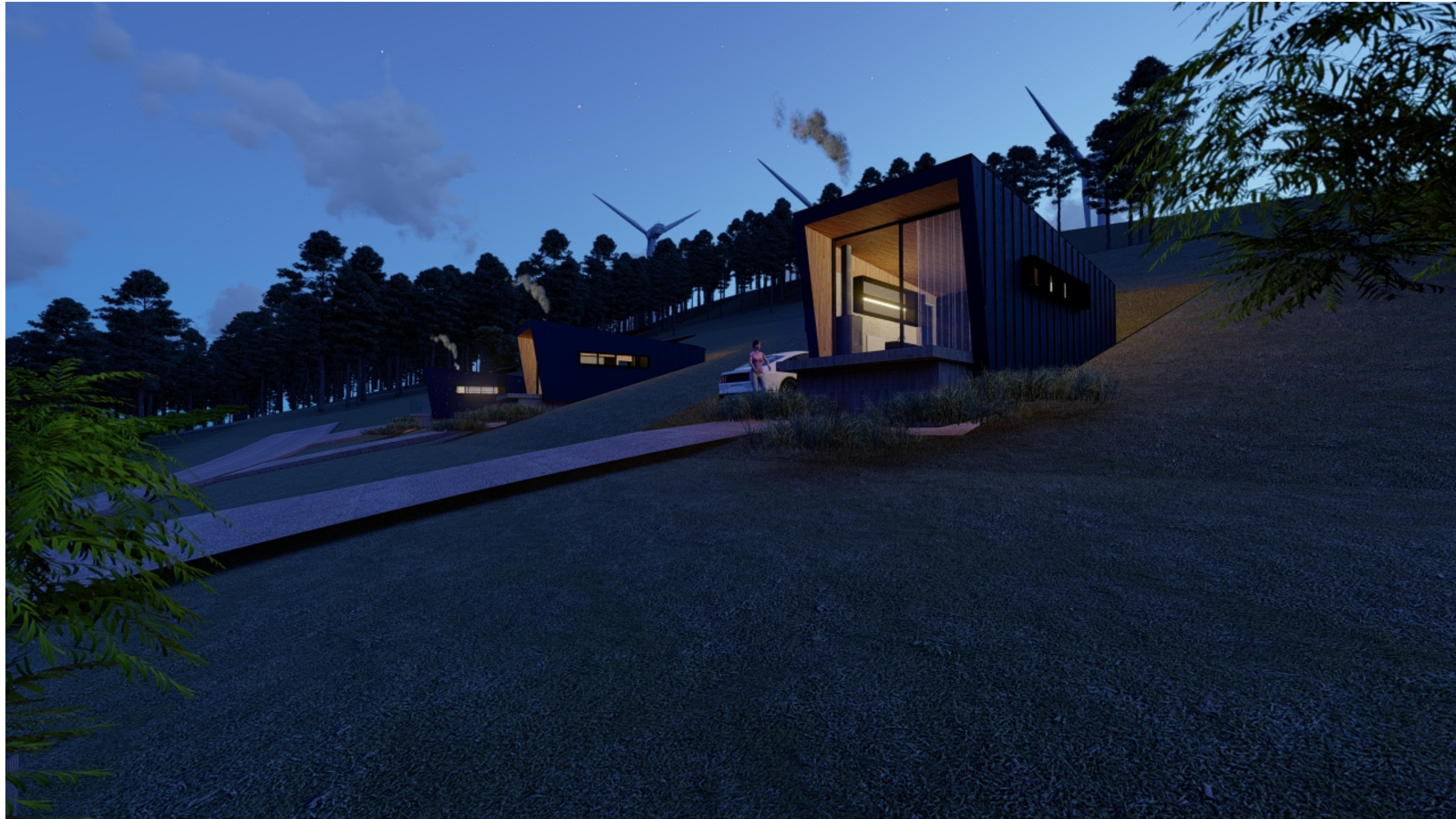


DEVELOPMENT PERSPECTIVE

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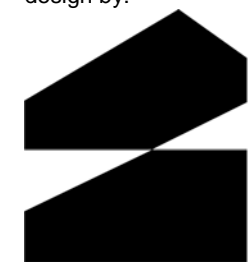


Shape
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Design

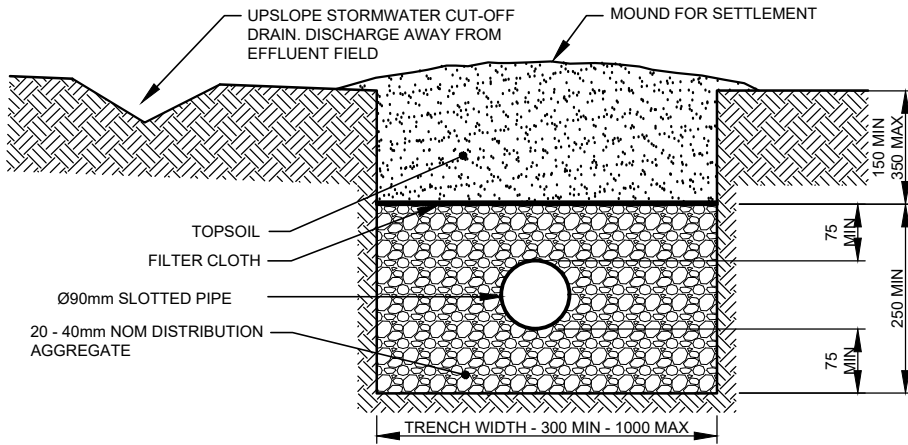


DEVELOPMENT PERSPECTIVE - NIGHT

design by:

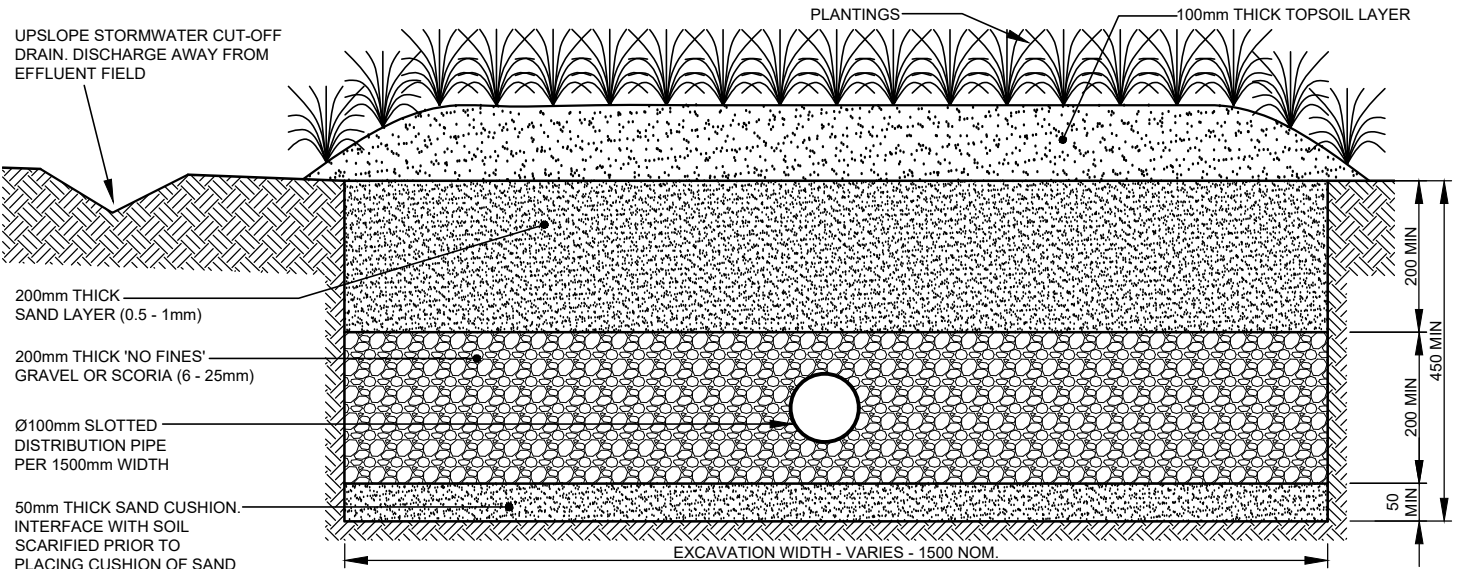


Shape
Building
Design

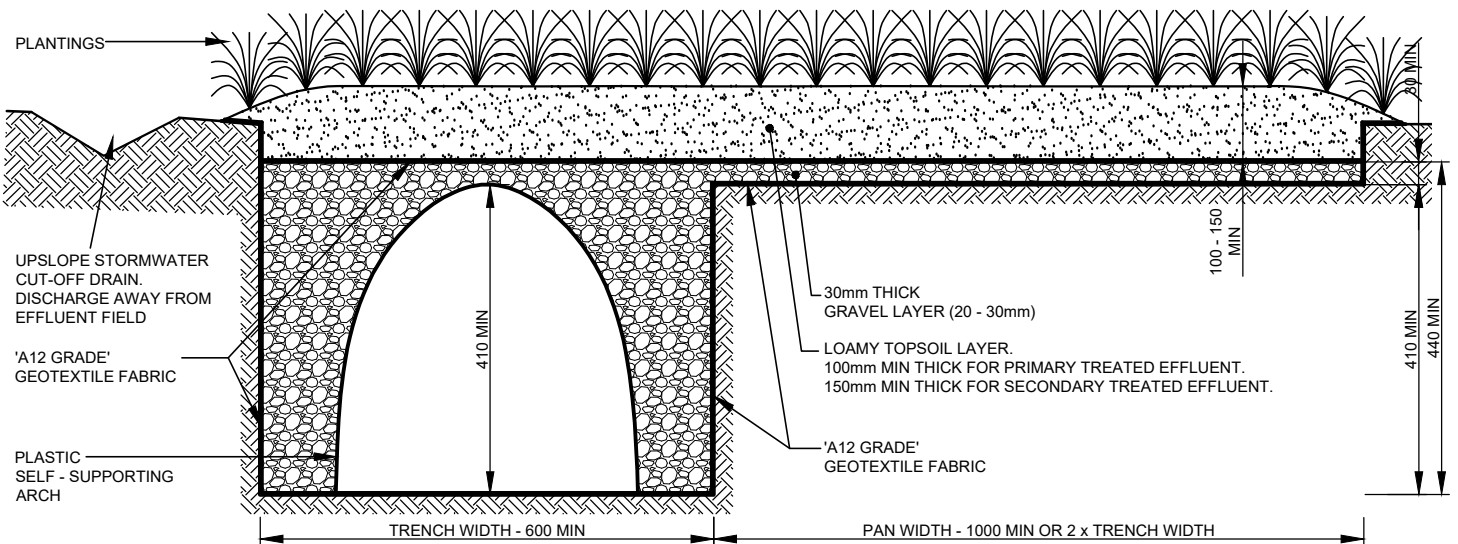


EFFLUENT ABSORPTION TRENCH
(PRIMARY OR SECONDARY TREATED WASTEWATER) - 1:10

- NOTES - EFFLUENT ABSORPTION TRENCHES**
1. MAXIMUM INDIVIDUAL TRENCH LENGTH 30m. USE SEVERAL TRENCHES IN PARALLEL TO PROVIDE MINIMUM REQUIRED LENGTH.
 2. MINIMUM SPACING BETWEEN TRENCH WALLS 1.0m
 3. MINIMUM OFFSET FROM TRENCH WALL TO WASTEWATER ENVELOPE BOUNDARY 1.0m
 4. MAXIMUM TRENCH GRADE 1 IN 100 AND IDEALLY FLAT. CONTOUR AS REQUIRED.
 5. PROVIDE PLUMBING FITTINGS AND PIPES OF SUFFICIENT SIZE TO ENSURE PEAK FLOWS ARE CATERED FOR AND EVENLY DISTRIBUTED THROUGHOUT THE EFFLUENT FIELD.
 6. PROMOTE SALT TOLERANT GRASS AND SMALL PLANT GROWTH WITHIN THE EFFLUENT FIELD. DO NOT PLANT LARGE TREES WITHIN A DISTANCE EQUAL TO THEIR MATURE HEIGHT FROM EFFLUENT DISPOSAL TRENCHES



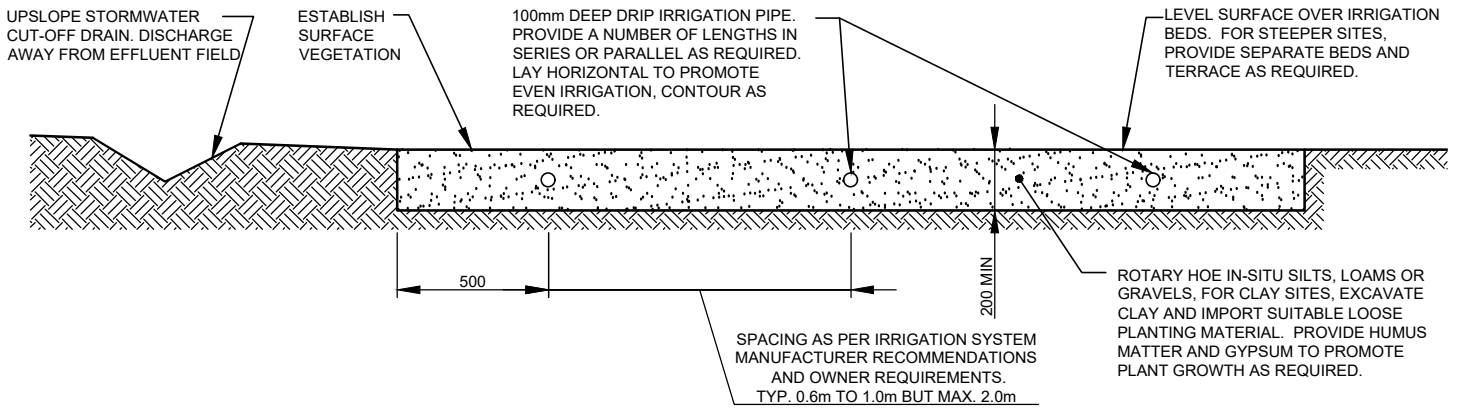
EVAPOTRANSPIRATION ABSORPTION BED
(PRIMARY OR SECONDARY TREATED WASTEWATER) - 1:10



WICK TRENCH & BED
(PRIMARY OR SECONDARY TREATED WASTEWATER) - 1:10

- NOTES - EVAPOTRANSPIRATION ABSORPTION BEDS & WICK TRENCH & BEDS**
1. MAXIMUM INDIVIDUAL TRENCH LENGTH 30m. USE SEVERAL TRENCHES IN PARALLEL TO PROVIDE MINIMUM REQUIRED LENGTH.
 2. MINIMUM SPACING BETWEEN TRENCH WALLS 1.0m
 3. MINIMUM OFFSET FROM TRENCH WALL TO WASTEWATER ENVELOPE BOUNDARY 1.0m
 4. BEDS TO BE FLAT. CONTOUR AS REQUIRED.
 5. PROVIDE PLUMBING FITTINGS AND PIPES OF SUFFICIENT SIZE TO ENSURE PEAK FLOWS ARE CATERED FOR AND EVENLY DISTRIBUTED THROUGHOUT THE EFFLUENT FIELD.
 6. PROMOTE SALT TOLERANT GRASS AND SMALL PLANT GROWTH WITHIN THE EFFLUENT FIELD. DO NOT PLANT LARGE TREES WITHIN A DISTANCE EQUAL TO THEIR MATURE HEIGHT FROM EFFLUENT DISPOSAL TRENCHES

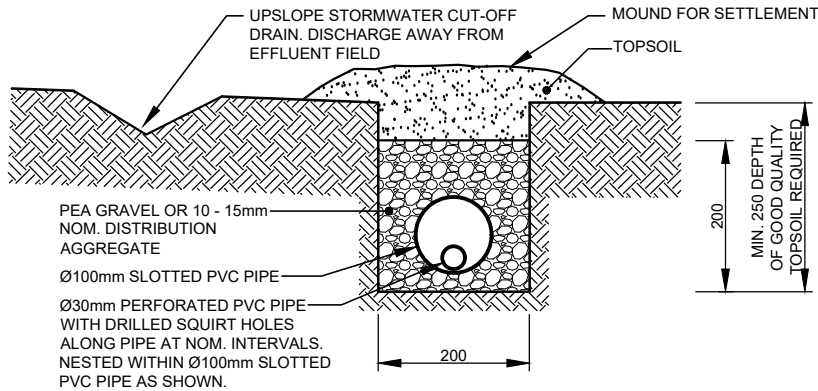
- NOTES - GENERAL**
1. THE DETAILS INDICATE ONLY SEVERAL POSSIBLE ALTERNATIVES. CONSULT REFERENCE DOCUMENTATION FOR FURTHER INFORMATION.
 2. MINIMISE DISTURBANCE TO EXISTING VEGETATION DURING INSTALLATION OF EFFLUENT DISPOSAL FIELDS
 3. RESTRICT ACCESS TO EFFLUENT DISPOSAL FIELD BY HEAVY VEHICLES AND ANIMALS
 4. INSTALLATION TO BE UNDERTAKEN BY A LICENSED PLUMBER



SHALLOW SUB-SURFACE IRRIGATION BEDS
(SECONDARY TREATED WASTEWATER) - 1:25

NOTES - SHALLOW SUB-SURFACE IRRIGATION BEDS

1. ENSURE EVEN IRRIGATION OVER DESIGN MINIMUM AREA (ALLOWING FOR DOSING AS REQUIRED) BY CONSIDERING SYSTEM LAYOUT, SELECTION OF PUMP FOR ADEQUATE PRESSURE & DELIVERY RATE, SELECTION OF IRRIGATION PIPELINE AND SUITABLE EMITTERS AND A PRESSURE COMPENSATING SYSTEM
2. INSTALL FILTERS AND FLUSHING VALVES
3. INSTALL VACUUM BREAKERS TO PREVENT AIR AND SOIL BEING SUCKED INTO THE SYSTEM FOLLOWING PUMP SHUT OFF

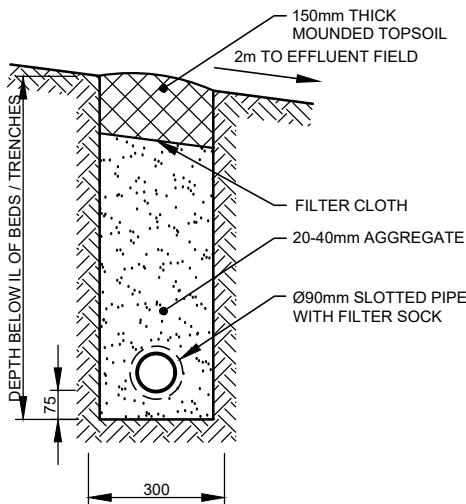


NOTES - LPED IRRIGATION

1. SPACING BETWEEN LPED TRENCHES - NOM. 1.0m. MAXIMUM LPED TRENCH LENGTH - NOM. 25m to 30m.
2. ENSURE EVEN IRRIGATION OVER DESIGN MINIMUM AREA BY CONSIDERING SYSTEM LAYOUT, SELECTION OF PUMP FOR ADEQUATE PRESSURE & DELIVERY RATE, SELECTION OF PRESSURE DISTRIBUTION PIPELINE AND DIAMETER AND SPACING OF DRILLED SQUIRT HOLES ALONG PRESSURE DISTRIBUTION PIPELINE. PREFERRED DOSING METHOD IS BY A 6-WAY AUTOMATIC SEQUENCING VALVE
3. TREATED EFFLUENT IS TO BE ADEQUATELY FILTERED USING AN OUTLET FILTER ABLE TO RETAIN ALL SOLID PARTICLES OF 3mm OR GREATER PRIOR TO ENTERING LPED LAND APPLICATION SYSTEM
4. INSTALL FLUSHING VALVES AS REQUIRED
5. MINIMUM 250mm DEPTH OF GOOD QUALITY FRIABLE AND HUMUS-RICH TOPSOIL REQUIRED. IMPORTATION OF TOPSOIL MAY BE REQUIRED TO ACHIEVE THIS MINIMUM DEPTH
6. REGULAR INSPECTIONS ARE REQUIRED TO ENSURE DISTRIBUTION HOLES HAVE NOT BECOME BLOCKED

LPED IRRIGATION

(PRIMARY OR SECONDARY TREATED WASTEWATER) - 1:10



- Ø300 CHAMBER (LID NOT SHOWN)
- OUTLET TO ABSORPTION TRENCH. ENSURE TOP OF PIPE BEND LEVEL WITH TOP OF TRENCH AGGREGATE
- INLET FROM SEPTIC OR UPSTREAM DISTRIBUTION BOX

TYPICAL UPSLOPE SUBSURFACE CUT OFF DRAIN

(IF REQUIRED - PRIMARY OR SECONDARY TREATED WASTEWATER) - 1:20

TYPICAL EFFLUENT DISTRIBUTION BOX

NOTES - GENERAL

1. THE DETAILS INDICATE ONLY SEVERAL POSSIBLE ALTERNATIVES. CONSULT REFERENCE DOCUMENTATION FOR FURTHER INFORMATION.
2. MINIMISE DISTURBANCE TO EXISTING VEGETATION DURING INSTALLATION OF EFFLUENT DISPOSAL FIELDS
3. RESTRICT ACCESS TO EFFLUENT DISPOSAL FIELD BY HEAVY VEHICLES AND ANIMALS
4. INSTALLATION TO BE UNDERTAKEN BY A LICENSED PLUMBER

DRAWING TITLE:

TYPICAL EFFLUENT LAND APPLICATION SYSTEMS

McCLELLANDS
CONSULTING ENGINEERS
201 Armstrong Street North, Ballarat VIC 3350
E: mail@mccllellands.com.au T: (03) 5333 3030
www.mccllellands.com.au

STD. DETAIL No.		REV.
LCA - 002		-
DRAWN	DESIGNED	DATE
PMON	TJmC	JUNE 2018
REVIEWED	APPROVED	SCALES
TJmC	TJmC	1:10 @ A4

Code of practice - onsite wastewater management

Appendix C: Useful factors to consider when selecting an EPA-Approved Onsite Wastewater Treatment System

Physical features
Dimensions of the treatment plant
Location of treatment unit - above-ground or below-ground
Number and power of pumps, aerators and other electrical components
Size of effluent storage tank
Type of treatment processes
Type of disinfection used if applicable
Chemicals used
Capital and installation costs
Council Permits - e.g. Permit to Install, Permit to Alter and Certificate to Use
Capital and delivery charge for the treatment system components including the septic tank, sump and sump pump (if applicable) and effluent storage tank
Cost of manoeuvring the treatment unit into the back yard (i.e. is vehicular access or a crane required or can it be carried by several people?)
Cost of digging the hole and removing the debris (if applicable)
Concrete pad (if required)
Cost of electrician's work to lay power cords to connect the treatment plant to the house, including a dedicated weather-proof power point and any modifications required to the switch board
For greywater systems - cost of internal plumbing for toilet flushing, washing machine, backflow prevention device and automatic diversion valve to sewer
Cost of the plumber/drainer digging trenches and laying pipes to connect the treatment system to the house
Cost of land application/irrigation system including ancillary equipment (e.g. effluent pump, disc or mesh filter, vacuum breakers, scour valves, soil moisture sensors or rain gauges)
Cost of the audio-visual alarm system and/or remote monitoring system
Performance
Minimum and maximum daily volumes that can be effectively treated
Effluent quality (primary, secondary 10/10/10, 10/10, 20/30/10 or 20/30)
Commissioning time to achieve approved effluent quality
Total pump run time per day
How does the system cope with: <ul style="list-style-type: none"> large shock loads or surge flows? toxic substances like bleach, oil, paint thinners etc.? 24-hour power failure? 72-hour power failure? being switched off for 1 week, 1 month, 3 months? no inflow for 1 week, 1 month, 3 months?
kWh of electricity per kilogram of BOD removed
Estimated lifetime of the treatment systems and its component parts
Sustainability features of the treatment system
Maintenance
Desludging frequency or what is the fate of the biosolids?
Number of service visits per year
Number of hours of maintenance per year
Expected maintenance tasks during each service call
Qualifications and training of service technicians
Ongoing costs
Electricity usage per day; electricity cost per kL of wastewater; electricity cost per year
Service fees per year (labour and travel costs)
Annual cost of chemicals used
Annual cost of replacing the UV lamp, membranes
Annual cost of testing any backflow prevention devices
Average annual cost of consumables, spare parts, pumps and desludging per year (annualised over 30 years)
Annual effluent monitoring cost
Cost of desludging the system every 3 to 5 years
Total annual cost to run the treatment plant (including annualised spare parts and desludging)

Appendix D: Septic Tanks

Commissioning

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

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

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

Sludge and scum

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

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

Desludging septic tanks

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

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

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

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

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

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

Septic tank failure

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

Code of practice - onsite wastewater management

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

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

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

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

Indications of failing septic tanks and soil absorption trenches

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

Decommissioning treatment systems

Septic tanks

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

Code of practice - onsite wastewater management

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

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

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

Secondary treatment systems

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

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

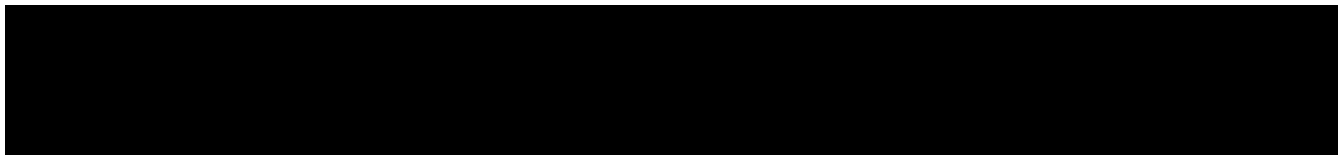
VOLUME 09221 FOLIO 045

Security no : 124098541153E
Produced 24/06/2022 11:06 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 121450.
PARENT TITLE Volume 08797 Folio 856
Created by instrument G686400 29/06/1977

REGISTERED PROPRIETOR



ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV433829V 16/03/2022
JUDO BANK PTY LTD

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP121450 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AV433362U (E)	NOMINATION OF ECT TO LC	Completed	16/03/2022
AV433829V (E)	MORTGAGE	Registered	16/03/2022

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

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

Street Address: 76 QUOIN HILL ROAD WAUBRA VIC 3352

ADMINISTRATIVE NOTICES

NIL

eCT Control 18440T MSA NATIONAL
Effective from 16/03/2022

DOCUMENT END



Imaged Document Cover Sheet


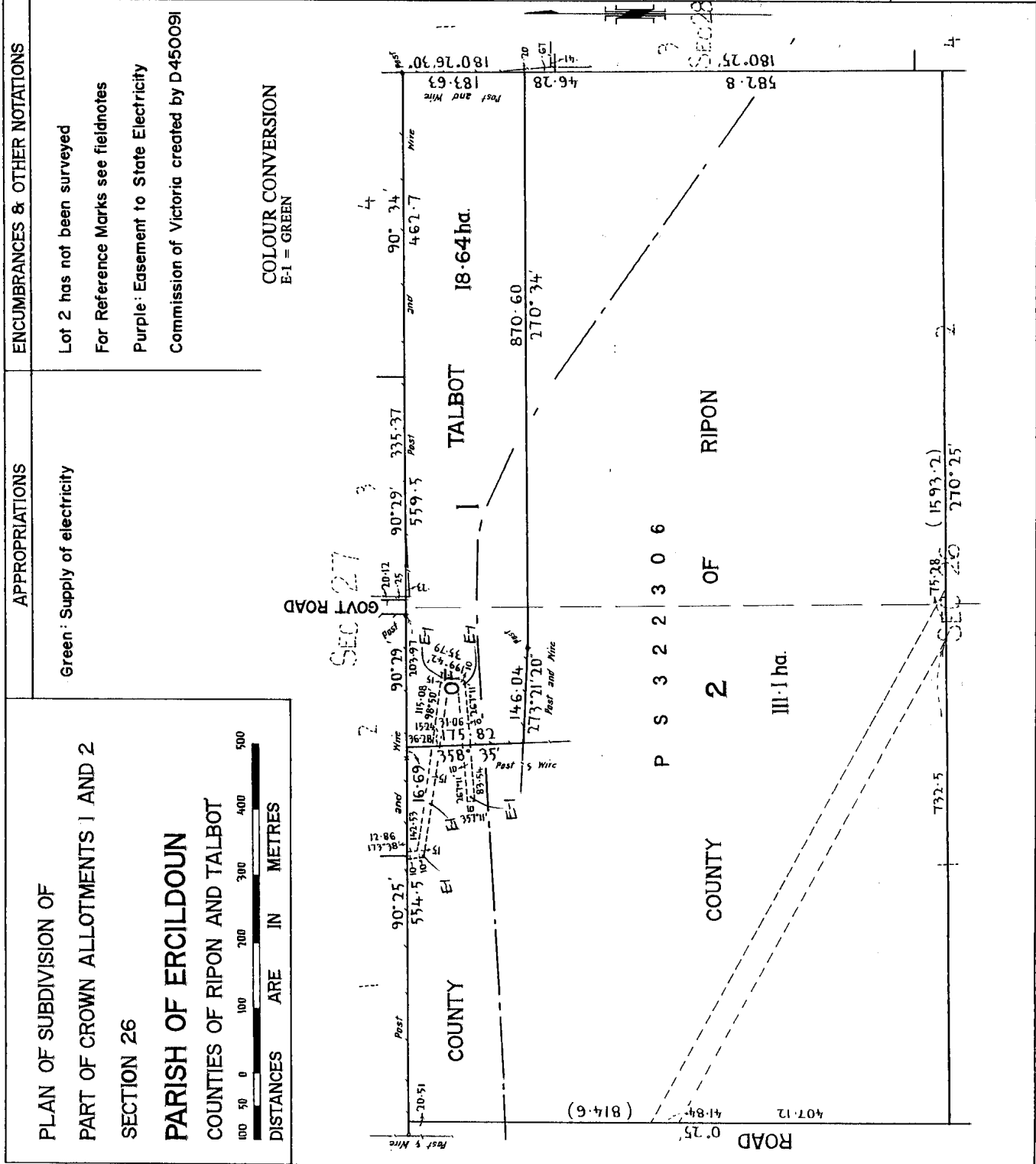
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Document Type	Plan
Document Identification	LP121450
Number of Pages (excluding this cover sheet)	2
Document Assembled	24/06/2022 11:14

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<p>PLAN OF SUBDIVISION OF PART OF CROWN ALLOTMENTS 1 AND 2 SECTION 26 PARISH OF ERCILDOUN COUNTIES OF RIPON AND TALBOT</p>  <p>DISTANCES ARE IN METRES</p>	<p>APPROPRIATIONS</p> <p>Green: Supply of electricity</p>	<p>ENCUMBRANCES & OTHER NOTATIONS</p> <p>Lot 2 has not been surveyed For Reference Marks see fieldnotes Purple: Easement to State Electricity Commission of Victoria created by D450091</p>	<p>SURVEYOR'S CERTIFICATION</p> <p>CONSENT OF COUNCIL</p> <p>I.G. BISHOP AND A.A. JEFFREYS CONSULTANT SURVEYORS 33 LYDIARD STREET SOUTH BALLARAT REF. S. B. 1974</p>
 <p>The diagram shows a large area divided into sections. Section 26 is the central focus, containing Crown Allotments 1 and 2. Section 27 is to the north, and Section 28 is to the east. The plan includes numerous boundary lines with bearings and distances, such as 90° 25' 16.69' and 554.51. It also shows 'Post and Wire' lines and 'E-1' easement markers. A 'GOVT ROAD' is shown running through the allotments. The area is labeled 'COUNTY OF RIPON' and 'COUNTY OF TALBOT'. A 'COLOUR CONVERSION' key indicates 'E-1 = GREEN'. The total area is noted as 18.64 ha. A scale bar at the bottom indicates distances in metres up to 500. A north-south arrow is also present.</p>			

SUBDIVISIONAL
CERTIFICATE OF TITLE V. 8797 F. 856

121450

FOR TITLE REFERENCES TO LOTS
SEE PARCELS INDEX

LP 121450
BACK OF SHEET 1:.....

LODGED BY..... CUTHBERTS.....

DEALING No..... DATE 25TH/JAN/1977

DECLARED BY ARTHUR ALBERT JEFFREYS.....

ON 24TH/NOV/1976

COUNCIL..... SHIRE OF LEXTON.....

DATE OF CONSENT 30TH/DEC/1976

PLAN MAY BE LODGED...../...../.....

PLAN APPROVED. DATE 14TH/APR/1977 TIME 2.00^{PM}
p.m

The land coloured GREEN
is appropriated or set apart for
easements of SUPPLY OF ELECTRICITY

ENCUMBRANCES AND OTHER NOTATIONS.
LOT 2 HAS NOT BEEN SURVEYED.
FOR REFERENCE MARKS SEE FIELDNOTES.
PURPLE : EASEMENT TO THE STATE ELECTRICITY
COMMISSION OF VICTORIA CREATED
BY D.450091.