



**Southern Grampians**  
SHIRE COUNCIL

# Planning Committee

## Agenda

20 May 2024

To be held at 1.00 pm in the  
Martin J Hynes Auditorium  
5 Market Place, Hamilton

## Contents

1.MEMBERSHIP .....	3
2.WELCOME .....	3
3.APOLOGIES.....	3
4.CONFIRMATION OF MINUTES.....	3
5.DECLARATION OF INTEREST .....	3
6.MATTERS FOR DECISION .....	4
6.1Planning application Planning application TP-06-2024 – 306 Mill Road, Hamilton .....	4
7.NEXT MEETING .....	20
8.CLOSE OF MEETING.....	20

**1. MEMBERSHIP****Councillors**

Cr Mary-Ann Brown  
Cr Fran Malone

**Officers**

Mr Rory Neeson, Director Wellbeing Planning and Regulation  
Mr Darren Barber, Director, People and Performance

**Minutes**

Sharon Clutterbuck, Executive Assistant - Director Wellbeing Planning and Regulation

**2. WELCOME****3. APOLOGIES**

Marg Scanlon, Director Infrastructure and Sustainability

**4. CONFIRMATION OF MINUTES**

Minutes of the Meeting held on 6 May 2024 have been circulated.

**RECOMMENDATION**

That the Minutes of the Planning Committee meeting held on 6 May 2024 be confirmed as a correct record

**5. DECLARATION OF INTEREST**

## **6. MATTERS FOR DECISION**

### **6.1 Planning application Planning application TP-06-2024 – 306 Mill Road, Hamilton**

#### **Attachments**

#### **Executive Summary**

This planning application is for the use and development of a second dwelling at the subject site at 306 Mill Road, Hamilton. A shed is also proposed, however insufficient information has been provided to assess this component.

The subject site is zoned Farming Zone and has no overlays affecting it. The site has a total area of approximately 3.2 hectares and currently contains a three-bedroomed dwelling and some outbuildings. The existing dwelling is to be retained while some outbuildings are proposed for removal. The proposal is for an additional four-bedroomed dwelling on the site and an additional shed.

The assessment of the planning application for a second dwelling on a Southern Grampians farming allotment highlights the inconsistency of the proposal with zoning provisions and policy objectives of the Planning Scheme. Such a development on a 3.2-hectare lot raises compatibility concerns with intended land use and zoning goals.

The applicant's justifications do not adequately address the potential negative impacts of an additional dwelling in a rural area. The proposal for a second dwelling is problematic with respect to the Farming Zone's purpose and an approval may set a precedence, risking the proliferation of dwellings in farming areas and will result in the permanent loss of productive agricultural land. Largely, the proposal focuses on the personal motivations for the activity, rather than agricultural needs and broader community good.

Given that the proposal lacks a strategic basis and does not comply with the provisions of the Farming Zone, as well as agricultural policy at state and local levels, the application is recommended for refusal.

#### **Proposal**

The application proposes the use and development of the subject land for a second dwelling. The existing dwelling is proposed to be retained. The applicant wishes to construct a family residence and use the existing dwelling at the site to house employees from his earthworks business.

The existing dwelling comprises three bedrooms, bathroom, a kitchen, living area and laundry. The site also contains several outbuildings, troughs and water storage tanks, a few paddocks and sheep yards.

#### **Second dwelling**

The applicant is proposing a second dwelling consisting of an open plan living area, dining and kitchen area, four bedrooms, parents' retreat, study, alfresco and a single garage to be built within a 55m x 20m proposed building envelope. A new crossover to Mill Road is



proposed with a separate 3.5m wide all-weather access driveway for the second dwelling. It is apparent from an inspection of the site that preparatory work has already been completed for this new accessway.

Setbacks of the proposed second dwelling include:

- 77.31 metres from Mill Road
- 58.42m from the west/side boundary
- 41.5m from the east/side boundary
- 112.41m from the Grange burn river/south boundary

The applicant proposes to connect both the existing dwelling and the proposed second dwelling to two primary treatment septic tanks or one 4500L septic tank with 152m of 1.6m wide effluent wick trenches. It is proposed the site will have a 35m x 35m wastewater envelope east of the existing dwelling and north of the proposed second dwelling.

Both dwellings will be connected to a reticulated electricity supply, and an alternative potable water supply will be provided through rainwater tanks, ensuring sufficient storage for domestic use and fire-fighting purposes. These are requirements of the zone which can be met.

The proposal also includes a 144sqm shed 10m west of the proposed new dwelling. It is proposed to be setback approximately 32.42m from the west/side boundary and 141.98m from the Grange Burn river/south boundary. No plans have been provided for the shed and therefore this component cannot be properly assessed.

The application also proposes earthworks to create a level building site for both the proposed dwelling and the outbuilding. Following a recent site inspection, Council officers note that the applicant has already commenced earthworks at the site without planning permission.



**Figure 1: showing earthworks that have commenced at the site.**

It is also proposed to demolish several outbuildings at the site. A planning permit is not required for demolition works.

The applicant has provided the following information which summarises the intent of the owner:

*‘Our client owns and operates Walkers Earthworks, a locally run family business. The company, employing up to 12 staff, with an additional 3-4 seasonal workers during dry months, is a significant business in the Southern Grampians municipality. The primary activities of Walkers Earthworks include operating a bluestone quarry at Harmans Road and providing diverse civil contracting services such as road making, driveways, and hardstand areas.*

*Our client's motivation for acquiring the Subject Site is twofold: to construct a family residence and to offer housing for their company's employees’.*

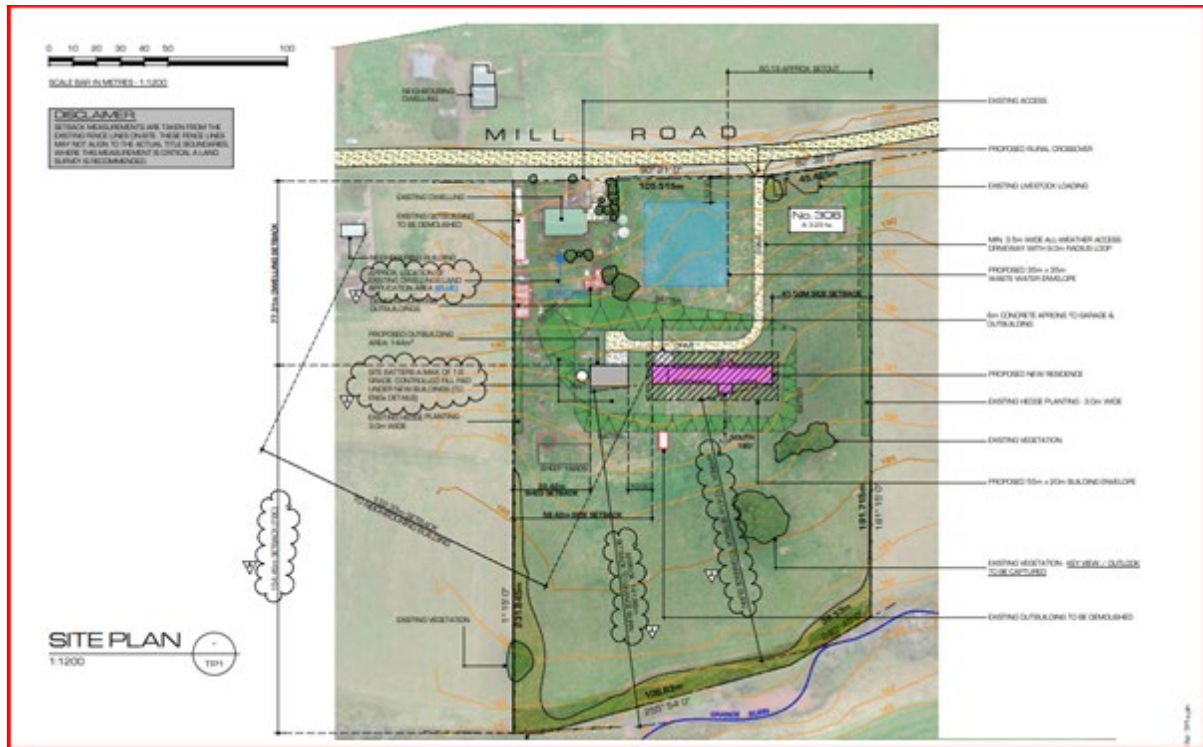


Figure 2: Proposed Site Plan

Refer to submitted plans for full details.

### **Subject Site & Locality**

The land is contained within Certificate of Title Volume 08477 Folio 873, identified as Crown Allotment 23, Section D, Parish of Hamilton North.

The subject site has an approximate area of a total 3.2 hectares.

The site has access from Mill Road on the northern boundary of the site. The land gently slopes from the north boundary (Mill Road) towards the Grange Burn River in the south.

There are no encumbrances stated on the title documents.

The subject site has mature vegetation along the Grange Burn River and scattered around the site but has very few mature trees.

Although the site contains sheeyards and paddocks, the site is not currently used for any agricultural production.

The existing dwelling and outbuildings are located in the northwest corner of the site and can be accessed through a driveway from the northern boundary (Mill Road).

Neighbouring properties along Mill Road are of similar size, all zoned Farming Zone (FZ) and each contain a single dwelling. No neighbouring properties contain two or more dwellings.



Figure 3: Subject site highlighted

### **Permit/Site History**

The following planning permits are associated with the site:

- TP/115/2019 – Building and works to construct a Shed – this permit expired on 2 December 2021.

### **Public Notification**

The application was advertised pursuant to Section 52 of the *Planning and Environment Act 1987* by sending notices to the owners and occupiers of adjoining land. No objections were received.

### **Referrals**

Referrals were undertaken for this planning application pursuant to Section 52 of the *Planning and Environment Act 1987*.

Referrals/Notice	
Section 52 Notice	Comment



Country Fire Authority	No objection.
Glenelg Hopkins CMA	No objection.
DEECA – Department of Energy, Environment & Climate Action	No response.
<b>Internal Council Referrals</b>	<b>Comments</b>
SGSC Environmental Health	Recommends refusal. Comments are below.

The following comments were provided by Council's Environmental Health Officer:

It is recommended that Town Planning Permit TP-06-2024 be refused, due to the following summarised reasons:

**Refusal Reasons:**

- Proposed development and its onsite wastewater management system is unsuitable and poses an unacceptable risk of harm to the environment and human health (refer to the below email for further details).
- *Holmes Mcleod Consulting Engineers Pty Ltd Land Capability Assessment Report no. V23-174 dated 22 August 2023* (LCA report) not to a standard acceptable to the Responsible Authority.
  - The LCA report does not adequately identify or assess the development of 2 dwellings and sites environmental and public health limitations.
  - The LCA report does not detail appropriate measures to mitigate proposed developments negatively impacting on the sites and area environmental and public health limitations.
  - LCA report does not detail the cumulative impact of treating sewage from 2 dwellings in a primary treatment onsite wastewater management system on allotment classified [Southern Grampians Shire Domestic Wastewater Management Plan \(2019\)](#). High hazard on-site (CoS) onsite wastewater management system Land Capability Hazard Classification.
  - The proposed primary treatment onsite wastewater treatment system is inconsistent with [Southern Grampians Shire Domestic Wastewater Management Plan \(2019\)](#). High hazard on-site (CoS) onsite wastewater management system requirements; High hazard on-site (CoS) require onsite wastewater management systems to have higher level of treatment, best practice design, construction, maintenance, and oversight essential to manage risk and meet health and environmental protection requirements.
  - The allotment's High Hazard on-site (CoS) is likely to increase as the development proposal of 2 dwellings with a combined 7 bedrooms reduces the available land of the onsite wastewater management system effluent area, increase sewage and effluent compared to one 4–5-bedroom dwelling on which the onsite wastewater management risk management modelling is based on.

## **Planning Framework**

### **Clause 00 Purpose and Vision**

The following clauses are the most recent to the planning application, particularly within the Municipal Strategic Statement:

- Clause 02.01 Context

The Shire is located at a major highway junction and has good connections to the southeast of South Australia, as well as to agricultural regions. Primary production and conservation are the main land uses, followed by forestry and extractive industry. The Shire is known for its quality health and education sector, and has strengths in mineral sands processing, cutting tool manufacturing, and agricultural and building materials manufacturing. Fine wool production is famous in the Shire, but large-scale cropping, hay production, and horticulture are now bigger parts of the primary industry sector. Agro-forestry, mining, and renewable energy are expected to grow.

- Clause 02.02 Vision

The Shire's vision is to be a well-connected, dynamic regional centre, supporting a vibrant, healthy, and inclusive community.

The Council Plan (2021-2025) identifies five priority areas. Those relevant to land use and development are to:

- Grow the regional economy.
- Maintain and renew the infrastructure.
- Protect the natural environment.

- Clause 02.03 Strategic directions

- o Clause 02.03-1 Settlement

**Hamilton** (pop 8,888 (ABS, 2017)) is the major urban centre in the Shire. It contains a strong service sector, including health, education and administrative services, as well as an established and thriving central business district serving a regional and local role.

Housing consists predominantly of conventional detached dwellings. Hamilton has two key areas of industrial land: to the south-west and to the north-east, around Coleraine Road.

The landscape and environment in and around Hamilton exerts a strong influence on the city. It has a wealth of heritage buildings and precincts, including numerous churches, and 19th century civic, commercial and residential buildings.

- o Clause 02.03-3 Environmental risk and amenity

#### **Floodplains**

Parts of the Shire are affected by flooding, and there is a need to protect floodplains from inappropriate development. The protection of life and property from flood events is also an important issue for the Shire.

In managing flooding, Council will:

- Ensure urban development seeks to mitigate flooding risks.
  - Apply the precautionary principle to development within flood prone areas.
  - Plan for the protection of life, property and community infrastructure from flood hazard.
  - Maintain the natural flood carrying and storage capacity of floodplains and waterways.
  - Avoid intensifying the impacts of flooding through inappropriately located uses and developments.
- Clause 02.03-4 Natural resource management

### Agriculture

The Shire's economy is primarily built upon the agricultural sector. Fertile and arable soils, together with a very reliable rainfall, provide a natural advantage. The Shire is renowned for producing fine wool; however, through diversification into meat production, the Hamilton Regional Livestock Exchange (saleyards) has risen to become Victoria's third largest. The Shire's agricultural base also includes large-scale cropping, hay production and horticulture.

Significant growth is expected in agro-forestry, together with mining and renewable energy. Newer industries such as viticulture and olives, and value adding of primary produce, provide significant potential.

Agriculture is supported by established infrastructure and services, scientific research and development, and training and professional services. Dwellings and small lot subdivision in the Farming Zone can impact detrimentally on agriculture and the rural character of an area.

In supporting agriculture, Council will:

- Support use and development that maintains the significance of agriculture and protects the Shire's agricultural capacity.
- Protect agriculture from use and development that is inconsistent with farming practices, recognising the 'right to farm'.
- Minimise the impact and area of any non-agricultural development in agricultural areas.
- Minimise the impacts of dwellings and small lot subdivisions in farming areas.
- Support use and development that efficiently use and manage land, water and other finite resources.
- Encourage agricultural diversity, particularly adding value to primary products through processing, distribution, research and marketing, and new agricultural industries like horticulture and timber.
- Protect natural resources important to agriculture from soil decline, dryland salinity, water quality decline, erosion, pest plants and animals, loss of native vegetation and inappropriate land management practices.

- Clause 02.04 Strategic framework plan

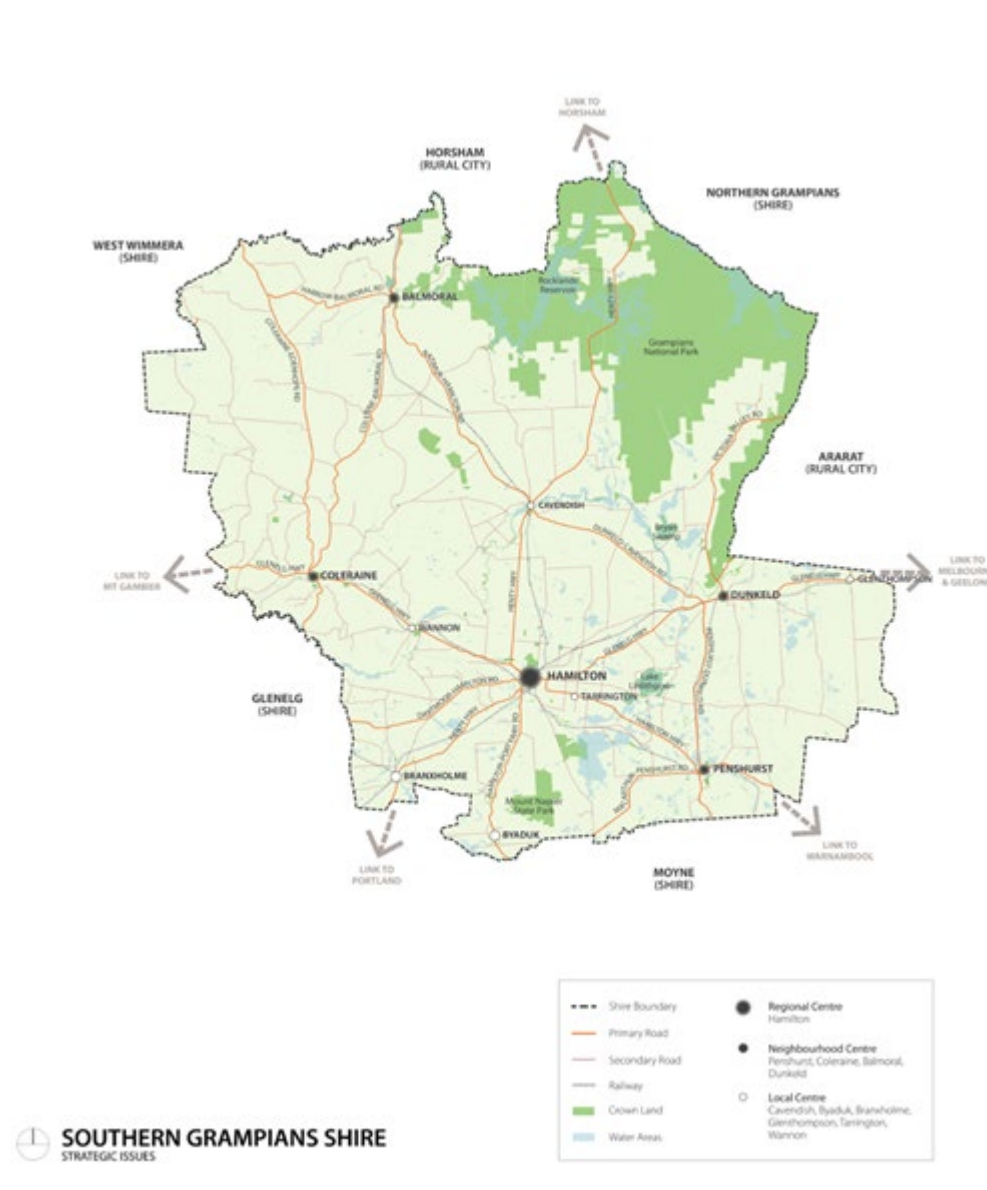


Figure 4: Strategic Framework Plan

### Clause 10 Planning Policy Framework

The Planning Policy Framework includes a number of policies that relate to this proposal. The Planning Policy Framework (PPF) and the Local Planning Policy Framework give direction supporting the objectives of planning in Victoria (as set out in Section 4 of the *Planning and Environment Act 1987*) and are fostered through appropriate land use and development policies and practices.

The following clauses within the Planning Policy Framework are the most relevant to the planning application:

Clause 11.01-1S Settlement – seeks to facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

Clause 11.03-6S Regional and local places – seeks to facilitate integrated place-based planning.

Clause 11.03-6L Hamilton – this policy applies to all land shown in the Hamilton Structure Plan and Hamilton City Centre Urban Design Framework maps (Hansen Partnership, 2011).

### **Clause 12 Environmental and Landscape Values**

Planning should help to protect the health of ecological systems and the biodiversity they support (including ecosystems, habitats, species and genetic diversity) and conserve areas with identified environmental and landscape values.

Planning must implement environmental principles for ecologically sustainable development that have been established by international and national agreements. Foremost amongst the national agreements is the Intergovernmental Agreement on the Environment, which sets out key principles for environmental policy in Australia. Other agreements include the National Strategy for Ecologically Sustainable Development, National Greenhouse Strategy, the National Water Quality Management Strategy, Australia's Strategy for Nature 2019-2030, the National Forest Policy Statement and National Environment Protection Measures.

Planning should protect, restore and enhance sites and features of nature conservation, biodiversity, geological or landscape value.

Clause 12.03-1S River and riparian corridors, waterways, lakes, wetlands and billabongs – seeks to protect and enhance waterway systems including river and riparian corridors, waterways, lakes, wetlands and billabongs.

### **Clause 13 Environmental risks and amenity**

Planning should strengthen the resilience and safety of communities by adopting a best practice environmental management and risk management approach.

Planning should identify, prevent and minimise the risk of harm to the environment, human health, and amenity through:

- Land use and development compatibility.
- Effective controls to prevent or mitigate significant impacts.

Planning should identify and manage the potential for the environment and environmental changes to impact on the economic, environmental or social wellbeing of society.

Planning should ensure development and risk mitigation does not detrimentally interfere with important natural processes.

Planning should prepare for and respond to the impacts of climate change.

#### **Clause 13.03-1S Floodplain management**

To assist the protection of:

Life, property and community infrastructure from flood hazard, including coastal inundation, riverine and overland flows.

The natural flood carrying capacity of rivers, streams and floodways.

The flood storage function of floodplains and waterways.

Floodplain areas of environmental significance or of importance to river, wetland or coastal health.

Clause 14.01-1S Protection of agricultural land – aims to protect the state's agricultural base by preserving productive farmland.

Strategies include:

Identify areas of productive agricultural land, including land for primary production and intensive agriculture.



- Consider state, regional and local, issues and characteristics when assessing agricultural quality and productivity.
  - Avoid permanent removal of productive agricultural land from the state's agricultural base without consideration of the economic importance of the land for the agricultural production and processing sectors.
  - Protect productive farmland that is of strategic significance in the local or regional context.
  - Protect productive agricultural land from unplanned loss due to permanent changes in land use.
  - Prevent inappropriately dispersed urban activities in rural areas.
  - Protect strategically important agricultural and primary production land from incompatible uses.
  - Limit new housing development in rural areas by:
    - Directing housing growth into existing settlements.
    - Discouraging development of isolated small lots in the rural zones from use for dwellings or other incompatible uses.
    - Encouraging consolidation of existing isolated small lots in rural zones.
  - Identify areas of productive agricultural land by consulting with the Department of Energy, Environment and Climate Action and using available information.
  - In considering a proposal to use, subdivide or develop agricultural land, consider the:
    - Desirability and impacts of removing the land from primary production, given its agricultural productivity.
    - Impacts on the continuation of primary production on adjacent land, with particular regard to land values and the viability of infrastructure for such production.
    - Compatibility between the proposed or likely development and the existing use of the surrounding land.
    - The potential impacts of land use and development on the spread of plant and animal pests from areas of known infestation into agricultural areas.
    - Land capability.
  - Avoid the subdivision of productive agricultural land from diminishing the long-term productive capacity of the land.
  - Give priority to the re-structure of inappropriate subdivisions where they exist on productive agricultural land.
  - Balance the potential off-site effects of a use or development proposal (such as degradation of soil or water quality and land salinisation) against the benefits of the proposal.
- Clause 14.02-1S Catchment planning and management – aims to assist the protection and restoration of catchments, waterways, estuaries, bays, water bodies, groundwater, and the marine environment.
- Clause 14.02-2S Water quality – aims to protect water quality.

### Farming Zone

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

Pursuant to Clause 35.07-1 a planning permit is required use the land for a second dwelling (Section 2). A planning permit is also required for the buildings and works of the dwelling under Clause 35.07-4 as it is in association with a Section 2 Use.

Pursuant to Clause 35.07-2 a lot used for a dwelling must meet the following requirements:

Access to the dwelling, small second dwelling or rural worker accommodation must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.

Each dwelling, small second dwelling or rural worker accommodation must be connected to reticulated sewerage, if available. If reticulated sewerage is not available all wastewater from each dwelling must be treated and retained within the lot in accordance with the requirements of the Environment Protection Regulations under the *Environment Protection Act 2017* for an on-site wastewater management system.

The dwelling, small second dwelling or rural worker accommodation must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for firefighting purposes.

The dwelling, small second dwelling or rural worker accommodation must be connected to a reticulated electricity supply or have an alternative energy source.

The Schedule to the Farming Zone notes that the minimum lot size for when a dwelling can be constructed without a planning permit is 40 hectares. The subject lot is less than 40 hectares and more than one dwelling is proposed so a permit is required.

Further, the decision guidelines outlined at Clause 35.07-6 must be considered by the responsible authority.

## **Overlays**

The land is not affected by any planning overlays.

## **Relevant Particular Provisions**

### Clause 52.06 Car Parking

Clause 52.06 applies to new uses.

Car parking and access can be provided in accordance with the requirements of Clause 52.06-5 and Clause 52.06-9.

## **General Provisions**

### Clause 65 Decision guidelines

Because a permit can be granted does not imply that a permit should or will be granted. The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the decision guidelines of this clause.

### Clause 65.01 Approval of an application or plan

Before deciding on an application or approval of a plan, the responsible authority must consider this clause.

## **Summary of Key Issues**

The key issues for consideration are:

- Is the proposal consistent with the objectives and strategies of the Municipal Planning Strategy and the Planning Policy Framework?
- Is the proposal consistent with the Farming Zone?

- Does the proposal provide for an orderly planning outcome?

### **Assessment**

An evaluation of the planning application for a second dwelling has been carried out to weigh the proposal against the provisions of the Southern Grampians Planning Scheme. While recognising that the development of a second dwelling within the Farming Zone is a Section 2 use that can be considered, it is evident that the proposed second dwelling, situated on a relatively small lot of approximately 3.2 hectares, is incompatible with the overarching objectives of the zoning regulations.

The Farming Zone decision guidelines underscore the significance of sustainable land management for proposed use and development. This entails careful consideration of how the proposed second dwelling aligns with agricultural activities, whether it contributes to the fragmentation of productive agricultural land, and its potential to proliferate dwellings that might impede ongoing agricultural operations in the region.

The local and state policies explicitly seek to restrict new housing in rural areas, reflecting a commitment to preserve the integrity of agricultural land and maintain the rural character of the region. This commitment extends to limiting housing development to instances where it demonstrably supports and enhances agricultural land utilisation. The existing zoning specifications and the Planning Policy Framework (PPF) reaffirm this stance, emphasising that any proposed housing must unequivocally demonstrate its essential connection to agricultural needs. Furthermore, the proliferation of dwellings in non-residential areas, such as the Farming Zone, creates a need for additional infrastructure and servicing, such as rubbish collection, telecommunications connections and utilities infrastructure. Residential zones are carefully planned and managed to provide adequate amenity and access to services which rural zones do not afford.

The applicant has failed to demonstrate the necessity of a second dwelling to facilitate or enhance agricultural practices on the land or surrounding area. The presented arguments fall short of justifying the adverse consequences of introducing an additional dwelling on this small rural lot. Instead, the applicant has focused more on the provision of employee accommodation for his business and the provision of a family home both of which are not agriculturally related nor, make use of rural land for its preferred purpose. The proposal could negatively impact the farming viability of the area and set a precedence in the surrounding Farming Zone.

The application lacks a farm management plan that highlights how the land will be used for agricultural or farming purposes instead the applicant notes that the subject site has long been removed from agricultural production and that it is not of a size that can be used for any meaningful agriculture. The applicant has focused on a transition of the Mill Road area into tourist and accommodation uses though this area is wholly within the Farming Zone and similar sized neighbouring properties are primarily used for agriculture.

A further evaluation of the proposal reveals that the justifications provided for the use and development of a second dwelling at the site primarily centres on a vision for tourist orientated uses and personal needs with no demonstrable links to agriculture. The applicant has included the following statement, *'The proposal supports this by offering additional accommodation along Mill Road. While initially intended for worker accommodation, it remains flexible for potential alternative uses, including short-term accommodation.'* Both State and local policy presents a strong desire to ensure continuing agricultural productivity by limiting the permanent loss of productive agricultural land and the proliferation of dwellings in the Farming Zone. This means that the continued future expansion of multiple dwellings in the

surrounding area is unlikely to be supported from a policy perspective. Additionally, the allotment size in the Mill Road locale predominantly features lots that are approximately 3ha to 4ha in size and there are no examples of multiple dwellings. Allowing such an arrangement outside of an existing settlement without substantial justification is inappropriate and not an acceptable planning outcome.

#### Rural Land Use Strategy

The proposal is inconsistent with the *Rural Land Use Strategy* adopted 10 May 2023, which seeks to protect agricultural land and environmental assets by establishing town growth boundaries to avoid urban sprawl. Dwellings for accommodation purposes should be located within identified settlement boundaries of townships, rather than in rural areas. The background report recommended the following principles within the Farming Zone:

- Rural residential development will be discouraged on productive agricultural land.
- Existing townships and settlements including land within the residential zones, will remain the focus for new dwelling development to avoid further fragmentation of rural land and land use conflicts.
- Rural residential development will not impede the long-term urban growth of Southern Grampians' settlements.
- Rural residential development will be located in areas serviced by physical and social infrastructure, or in locations where infrastructure improvements can be undertaken without significant cost or environmental impacts.
- The location of rural residential development will seek to avoid or minimise adverse impacts on the environment, native vegetation and biodiversity.
- Rural residential development will be discouraged in areas prone to environmental hazards, and where the risk or environmental cost of making people safe is too high.

Furthermore, it is recommended in the Rural Land Use Strategy that policy should continue to support the position where productive agricultural land is unencumbered by unwanted dwellings and where small lots already exist, the ongoing use of the land for agriculture will be the primary consideration in the assessment of permits for dwellings.

#### Hamilton Structure Plan

The *Hamilton Structure Plan 2012* currently has no plans to rezone this land from the Farming Zone to a less restrictive zone that allows for residential use.

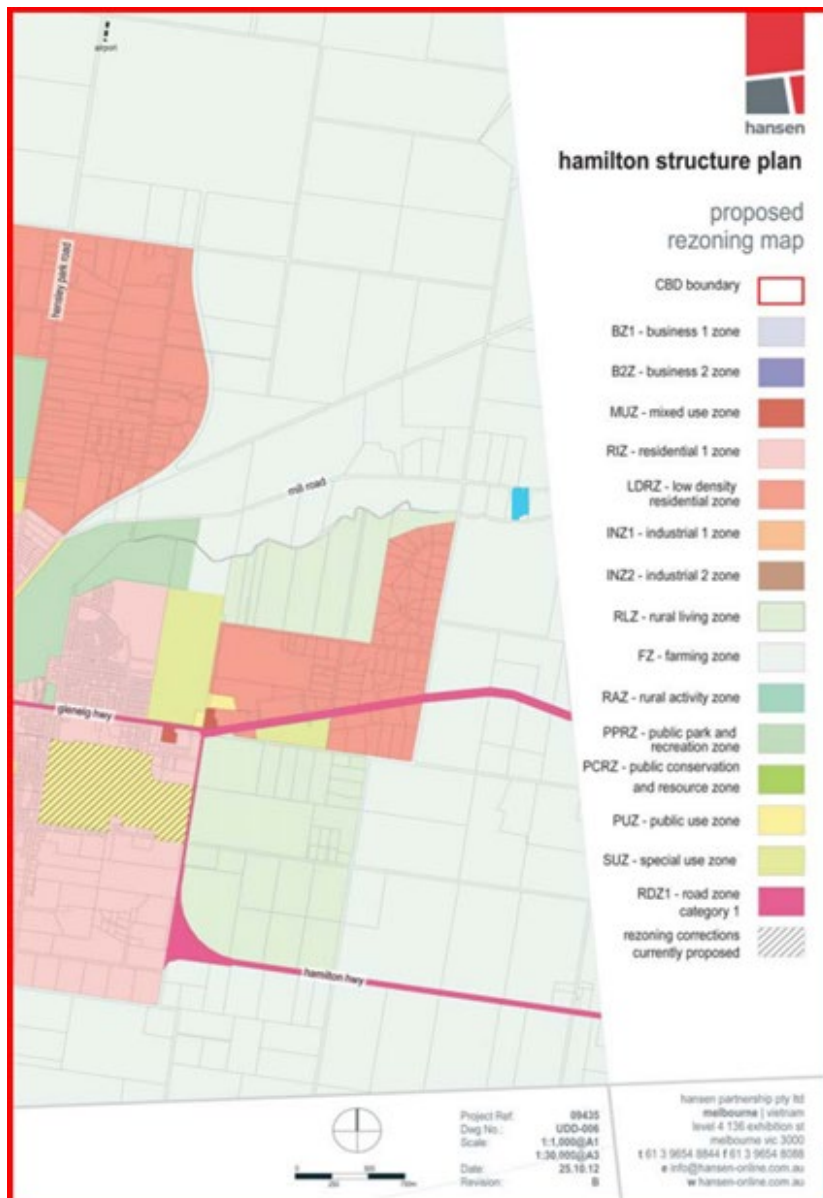


Figure 5: Hamilton Structure Plan proposed rezoning map showing 306 Mill Road in the colour blue.

### Wastewater Management

The applicant has provided a Land Capability Assessment Report no. V23-174 dated 22 August 2023 (LCA report) prepared by *Holmes Mcleod Consulting Engineers Pty Ltd* which proposes the two dwellings to be connected to two primary treatment septic tanks or one 4500L septic tank with 152m of 1.6m wide effluent wick trenches. Council's Environmental Health Officer has provided comments that this proposed development and its onsite wastewater management system is unsuitable and poses an unacceptable risk of harm to the environment and human health. The on-site (CoS) hazard is likely to increase as the development proposal of two dwellings, with a combined seven bedrooms, reduces the available land for the onsite wastewater management system effluent area and increases sewage and effluent compared to one four-to-five-bedroom dwelling on which the onsite wastewater management risk management modelling is based on. The Land Capability Report submitted by the applicant has not addressed the environmental protection risk. The Grange Burn waterway and riparian zone is a sensitive receiving environment. Therefore, for these reasons she recommends refusal as the proposed on-site wastewater management system is not to a standard acceptable to the Responsible Authority.

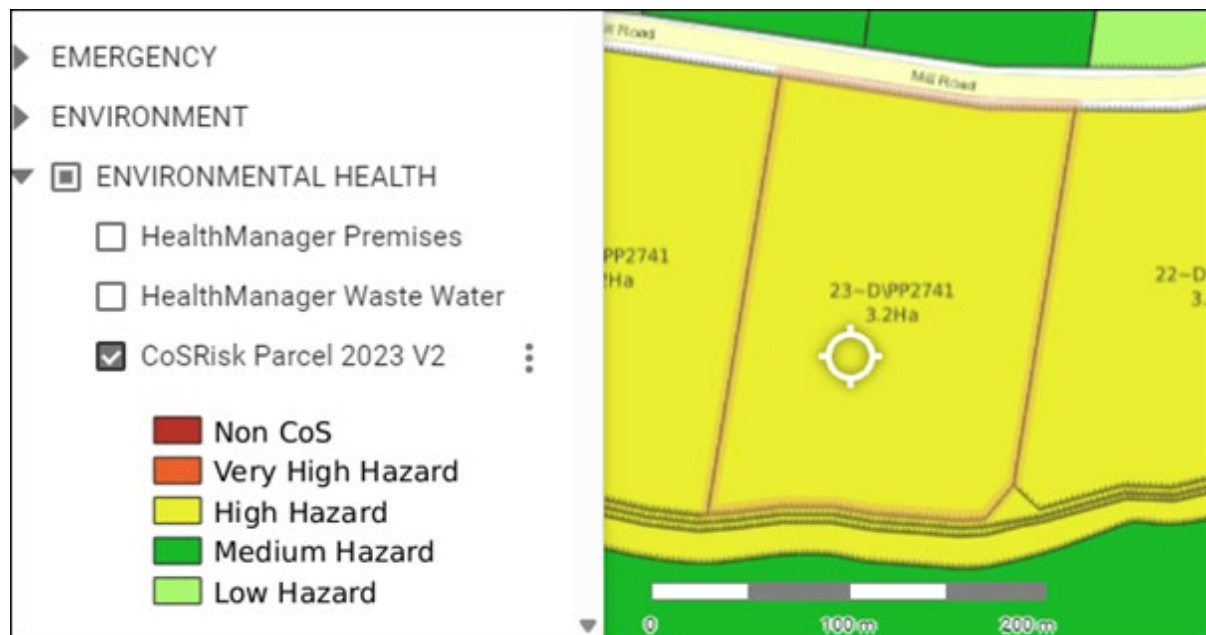


Figure 6: showing that the onsite wastewater management system Land Capability Hazard Classification for the subject property is High Hazard on-site (CoS) for (1) contemporary dwelling (e.g. 4-5 bedroomed house) as per the Southern Grampians Shire Domestic Wastewater Management Plan (2019).

In addition, the LCA report identifies the overall Land Capability risk as poor but inadequately addressed the risk by just recommending effluent wick trenches to be installed in clay soil. The LCA report does not discuss the reasons why primary wastewater treatment was selected instead of secondary or advanced secondary wastewater treatment. The Grange Burn is the receiving water of Lake Hamilton, which regularly experiences algal blooms from high nutrients levels (including elevated phosphorus, nitrogen and E.coli as per the *Victorian Environmental Reference Standard*. Lake Hamilton experienced its most recent algae blue in March 2024 where warning signs were erected on Lake Hamilton foreshore to inform people to avoid swimming, water skinning and any form of direct contact with the water as per the *Blue Green Algae Regional Coordination Plan* and the *Victorian Blue Green Algae Circular*. Exposure to elevated blue green algae can cause skin irritation and result in premature death of humans. During the winter and spring, the Grange Burn waterway is observed to increase in width, greater than its normal width and the waterway also fans out into the land, picking up nutrients and faecal matter not normally in the waterway's reach during the other times of the year. Presently the Flood study data is available up to Robson Road, Hamilton and no further west along the Grange Burn. The Planning Scheme indicates Flood Overlay (FO) and Land Subject to Inundation (LSI01) north and south of the Grange Burn as far as the flood study reaches which is consistent to the flooding observed by the Grange Burn west of Robson Road, Hamilton.

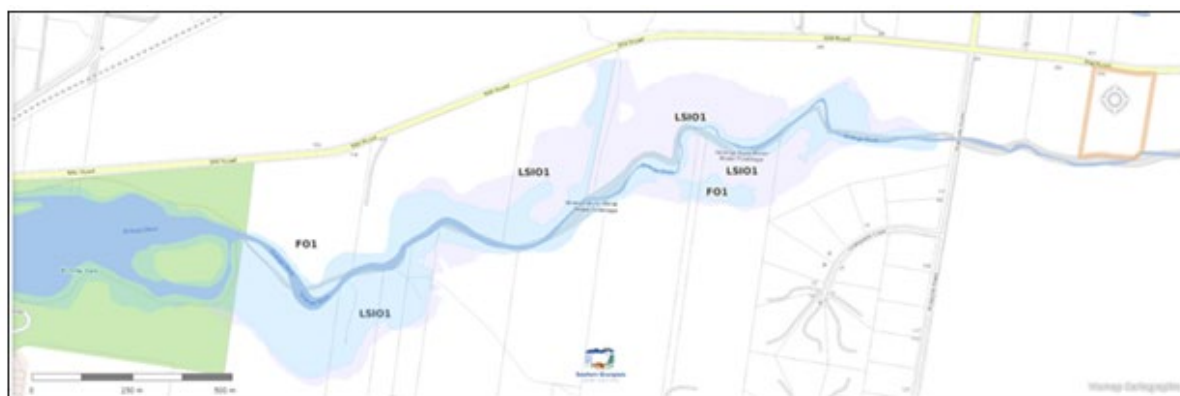


Figure 7: shows the Flood Overlay (FO) and Land Subject to Inundation (LSI01) on and along the Grange Burn to Robsons Road Hamilton where the flood study finishes, up stream of Lake Hamilton.

In conclusion, the current application for a second dwelling does not align with the core objectives of the Farming Zone as outlined in Clause 35.07 and is inconsistent with planning policy at Clause 14.01-1S. The absence of a detailed farm management plan or an agricultural productivity report, prepared by a qualified expert, further weakens the application's foundation. Ultimately, the proposed second dwelling fails to deliver an orderly planning outcome for the locality and threatens the agricultural integrity of the site. Given these considerations, the application for a second dwelling on the specified property should be refused.

### **Conclusion**

This report has assessed the proposal against the relevant provisions of the planning scheme and demonstrates the proposal presents an inappropriate outcome for the following reasons:

- The application is contrary to the purpose of:
  - o Clause 35.07 – Farming Zone.
  - o Clause 14.01-1S - Protection of agricultural land.
  - o Clause 14.02-1S - Catchment planning and management.
  - o Clause 14.02-2S Water quality.
- The application does not demonstrate how the wastewater requirements of Clause 35.07-2 can be met.
- The application is contrary to the objectives and strategies of the Planning Policy Framework and Municipal Planning Strategy.
- Having regard to Clause 65 of the Southern Grampians Planning Scheme, the proposal is not in line with the existing dwelling pattern or orderly planning of the area.

It will therefore be recommended that Council refuse the planning application.

### **References**

1. [Victorian Environmental Reference Standard](#).
2. [Blue Green Algae Regional Coordination Plan](#)
3. [Victorian Blue Green Algae Circular](#)
4. [Southern Grampians Shire Domestic Wastewater Management Plan \(2019\)](#)

**RECOMMENDATION**

That Council having caused notice of Planning Application No. TP-06-2024 to be given under Section 52 of the *Planning and Environment Act 1987* and having considered all the matters required under Section 60 of the *Planning and Environment Act 1987* decides to issue a Notice of Decision to Refuse to Grant a Permit in respect of the land known and described as 306 Mill Road, Hamilton for the Use and Development of the land for a dwelling (Second dwelling), based on the following grounds:

Grounds for Refusal:

1. The application is contrary to the purpose of:
  - a. Clause 35.07 – Farming Zone.
  - b. Clause 14.01-1S - Protection of agricultural land.
  - c. Clause 14.02-1S - Catchment planning and management.
  - d. Clause 14.02-2S Water quality.
2. The application does not demonstrate how the wastewater requirements of Clause 35.07-2 can be met.
3. The application is contrary to the objectives and strategies of the Planning Policy Framework and Municipal Planning Strategy.
4. Having regard to Clause 65 of the Southern Grampians Planning Scheme, the proposal is not in line with the existing dwelling pattern or orderly planning of the area.

**7. NEXT MEETING****8. CLOSE OF MEETING**





Planning Enquiries  
Phone: (03) 5573 0444  
Web:  
[www.sthgrampians.vic.gov.au](http://www.sthgrampians.vic.gov.au)

#### Office Use Only

VicSmart:

No

Specify class of VicSmart application:

Application No:

Date Lodged: 15/01/2024

## 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?

If 'yes', with whom?: Andrew Nield

Date: 17/05/2023

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: 306

St. Name: Mill Road

Suburb/Locality: Hamilton

Postcode: 3300

#### Formal Land Description\*

Complete either A or B



This information can be found on the certificate of title.

A

Lot No:



Lodged Plan



Title Plan



Plan of Subdivision

No:

OR

B

Crown Allotment No: 23

Section No: D

Parish/Township Name: Hamilton North

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.

- ① For what use, development or other matter do you require a permit?\*

Use and Development of the land for a dwelling (Second dwelling)



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

- ① Estimated cost of development for which the permit is required\*

Cost **\$980,000.00**



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 ①

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 dwelling



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

## Title Information ①

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 ①

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

**Applicant \***

The person who wants the permit

Name:		
Title:	First Name: <b>Steve</b>	Surname: <b>Myers</b>
Organisation (if applicable): <b>Myers Planning &amp; Associates</b>		
Postal Address		If it is a PO Box, enter the details here:
Unit No:	St. No:	St. Name: <b>Dispensary Lane</b>
Suburb/Locality: <b>Warrnambool</b>		State: <b>VIC</b>
		Postcode: <b>3280</b>

**Owner \***

The person or organisation who owns the land

Name:		
Title:	First Name: <b>Thomas &amp; Talina</b>	Surname: <b>Barber</b>
Organisation (if applicable):		

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

Postal Address		If it is a PO Box, enter the details here:	
Unit No.:	St. No.: <b>306</b>	St. Name: <b>Mill Road</b>	
Suburb/Locality: <b>Hamilton</b>		State: <b>VIC</b>	Postcode: <b>3300</b>
Owner's Signature (optional):		Date:	
		day / month / year	

## Information Requirements

Is the required information provided?

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

- ☐ Yes
- ☐ No

## Declaration ⓘ

This form must be signed by the applicant\*

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

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

Signature:  
*Electronically Signed.*



Date: 15 January 2024

day / month / year

This application has been lodged online. The declaration has been electronically signed.

## 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:

Southern Grampians Shire Council  
111 Brown St, Hamilton VIC 3300  
Telephone: (03) 5573 0444

**Contact information:**

Telephone: (03) 5573 0444  
Email: [council@sthgrampians.vic.gov.au](mailto:council@sthgrampians.vic.gov.au)

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

Page 1 of 1

VOLUME 08477 FOLIO 873

Security no : 124111853993C  
Produced 15/01/2024 10:27 AM

### LAND DESCRIPTION

Crown Allotment 23 Section D Parish of Hamilton North.  
PARENT TITLE Volume 06238 Folio 460  
Created by instrument B703954 16/07/1963

### REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors  
THOMAS SPENCER BARBER  
TALINA SUSAN BARBER both of 306 MILL ROAD HAMILTON VIC 3300  
AX052958P 17/07/2023

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX052959M 17/07/2023  
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

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

### DIAGRAM LOCATION

SEE TP322123A FOR FURTHER DETAILS AND BOUNDARIES

### ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 306 MILL ROAD HAMILTON VIC 3300

### ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED  
Effective from 17/07/2023

DOCUMENT END

TITLE PLAN		EDITION 1		TP 322123A	
Location of Land			Notations		
<div>Parish: HAMILTON NORTH</div> <div>Township:</div> <div>Section: D</div> <div>Crown Allotment: 23</div> <div>Crown Portion:</div> <div>Last Plan Reference:</div> <div>Derived From: VOL 8477 FOL 873</div> <div>Depth Limitation: 50 FEET</div>			<div>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</div>		
Description of Land / Easement Information				THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 18/02/2000 VERIFIED: EWA	
<div><div><div></div></div><div></div></div>					
LENGTHS ARE IN LINKS		Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets	



15 January 2024

Andrew Neild  
Planning Coordinator  
Southern Grampians Shire Council  
1 Market Place, Hamilton, Victoria, 3300

By email only: [anield@sthgrampians.vic.gov.au](mailto:anield@sthgrampians.vic.gov.au)

Dear Andrew,

**PLANNING PERMIT APPLICATION - USE AND DEVELOPMENT OF LAND FOR SECOND DWELLING, 306 MILL ROAD, HAMILTON**

Please find enclosed a planning permit application on behalf of Thomas and Talina Walker, owners of 306 Mill Road, Hamilton. The application proposes the use and development of the subject land for a dwelling (second dwelling). Please find below a description of the proposal and response to the decision guidelines of clause 35.07 (Farming Zone).

Our client owns and operates Walkers Earthworks, a locally run family business. The company, employing up to 12 staff, with an additional 3-4 seasonal workers during dry months, is a significant business in the Southern Grampians municipality. The primary activities of Walkers Earthworks include operating a bluestone quarry at Harmans Road and providing diverse civil contracting services such as road making, driveways, and hardstand areas.

Walkers Earthworks is one of the largest suppliers of bluestone products in the region. The company's clientele includes local councils, Regional Roads Victoria, agricultural businesses, and various civil contractors. The bluestone products sourced from the quarry are integral in road building and construction projects, contributing to a wide array of commercial, transport, and residential developments.

**Subject land and site context**

In July 2023, our client purchased land at 306 Mill Road, Hamilton (Crown Allotment 23 Section D Parish of Hamilton North - Vol 08477 Fol 873) (**Subject Site**). The Subject Site is around 3.2 hectares in area and contains an existing 3-bedroom dwelling situated in the north-western corner. As elaborated below, our client's motivation for acquiring the Subject Site is twofold: to construct a family residence and to offer housing for their company's employees.

The Subject Site is located around 4.4 kilometres north-east of the Hamilton Central Business District. To the west of the Subject Site, is a rural living precinct (Jennings Road). The rural living settlement pattern continues along Mill Road, including the subject land. There are several properties within the vicinity of the Subject Site that are developed with dwellings and used for rural living / hobby-scale farming purposes. Land to the south of the Grange Burn are larger farming-zoned properties used to agriculture.

The land slopes from Mill Road towards the Grange Burn in the south and consists of three paddocks. The property includes some 'farm' infrastructure, such as troughs and shedding and features mature vegetation to be preserved, including vegetation along the Grange Burn interface.

It is observed that the Subject Site (and adjoining properties) has long been removed from agricultural production and it not of a size that can be used for any meaningful agriculture.

### Proposal

The proposal entails the construction of a modern family home on the site, positioned to capture expansive rural views to the south. The dwelling design encompasses four bedrooms, an open-plan layout for meals, living, and kitchen areas with access to an alfresco dining space, a second living room serving as a parents' retreat, a study, double garage, mudroom, and bathrooms. Positioned approximately 77 metres from Mill Road and 41.5 metres from the eastern boundary, the dwelling will feature Scyon 'Linea' weatherboards for cladding (painted), a corrugated Zincalume roof, and cypress timber posts at the entry and alfresco. The dwelling's dimensions are 50.53 metres in length, 7.77 metres wide, with an overall height of 5.15 metres above finished ground level.

The design of the proposed dwelling deliberately mirrors the appearance of traditional farm structures commonly found in rural areas across the shire. Its strategic placement ensures a distinct separation from the existing dwelling and contributes to the perception of a cluster of buildings within the rural landscape. This intentional design approach aims to seamlessly integrate the new structure into the surrounding environment, fostering a harmonious visual relationship with the rural character of the area. The choice of materials for the proposed dwelling is intentional, aiming to evoke the aesthetic of agricultural buildings.

Materials and finishes for the proposed dwelling have yet to be finalised. The envisioned colours are proposed to be muted tones. We recommend that a condition be placed on the permit, necessitating confirmation of materials and colours before the commencement of construction. This approach allows for flexibility in the selection process while ensuring that the final choices align with the intended design aesthetics and broader considerations.

A separate outbuilding with a floor area of 144 square metres is proposed to the west of the main dwelling (height of 3 metres). Earthworks are planned to create a level building site for both the proposed dwelling and the outbuilding, enhancing the overall functionality of the property. Please note that elevations for the proposed outbuilding have not been finalised. To address this, we recommend the inclusion of a condition in the permit requiring confirmation of both elevations and finishes prior to the commencement of construction.

It is intended to retain the existing dwelling for workers accommodation, for workers associated with our client's company. Separate access is proposed to the new dwelling to allow for separation and privacy between the landowners dwelling and workers accommodation.

Please see enclosed plans (**Appendix B**) for details of the proposal. Please also see **Appendix C** for a floor plan of the existing dwelling.

### Planning requirements

The subject land is zoned Farming Zone and is not affected by any overlays.

Pursuant to clause 35.07-1, a planning permit is required for the use and development of land for a dwelling. A lot used for a dwelling must meet the following requirements:

- Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.
- Each dwelling must be connected to reticulated sewerage, if available. If reticulated sewerage is not available all wastewater from each dwelling must be treated and retained within the lot in accordance with the requirements of the Environment Protection Regulations under the Environment Protection Act 2017 for an on-site wastewater management system.
- The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for firefighting purposes.
- The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.

The proposed dwelling (and existing dwelling) meets the above requirements. Both dwellings will have access via an all-weather road suitable for emergency vehicles. Furthermore, they will be connected to a wastewater treatment plant, as detailed in the Land Capability Assessment prepared by Holmes McLeod (**Appendix D**). The report indicates that on-site wastewater management is feasible, with a designated treatment field to the east of the existing dwelling and north of the proposed dwelling.



Both dwellings will be connected to a reticulated electricity supply, and an alternative potable water supply will be provided through rainwater tanks, ensuring sufficient storage for domestic use and fire-fighting purposes. To enhance privacy, each dwelling will have independent access, with a new crossover to Mill Road proposed. All requirements are set to be met, and any necessary conditions related to the new crossover can be managed through the permit approval process.

It is not uncommon for dwellings to be replaced in rural areas, and we frequently facilitate approvals for replacement dwellings. In this specific case, our client intends to retain the existing dwelling. Therefore, a permit is necessary for the use of land for the second dwelling, along with a permit trigger for buildings and works.

### Application requirements for dwellings

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

Decision guideline	Response
<b>Agricultural issues and the impacts from non-agricultural uses</b>	
The Municipal Planning Strategy and the Planning Policy Framework.	<p>The proposal aligns with the Municipal Planning Strategy and the Planning Policy Framework.</p> <p>Clause 11.03-6L designates the land as part of a 'farming area,' with Mill Road identified as a 'new tourist route'. The proposal supports this by offering additional accommodation along Mill Road. While initially intended for worker accommodation, it remains flexible for potential alternative uses, including short-term accommodation.</p> <p>The proposal also adheres to Clause 12.03-1S, focusing on the protection and enhancement of waterway systems. The proposed dwelling and wastewater treatment areas are strategically sited to ensure minimal impact on river and riparian corridors, lakes, wetlands, and billabongs.</p> <p>In compliance with Clause 13.02-1S regarding bushfire protection, the dwelling will be constructed to the relevant Bushfire Attack Level (BAL12.5) with ample space designated for defendable space requirements.</p> <p>The proposal is consistent with Clause 14.01-1S, which prioritises the protection of agricultural land. Given the property's 3-hectare size and historical non-agricultural use, it doesn't impact productive farmland. The plan aligns with the strategic direction to transition the Mill Road area into tourist and accommodation uses, in line with the local council's intentions. The proposal doesn't remove land from productive agriculture and avoids developing an isolated lot, thus conforming entirely with the policy directions outlined in Clause 14.01-1S.</p>
Any Regional Catchment Strategy and associated plan applying to the land.	The Glenelg Hopkins Regional Catchment Strategy 2021-2027 is applicable to the application. The strategy does not contain policy or recommendations of direct relevance to this proposal.
The capability of the land to accommodate the proposed use or development, including the disposal of effluent.	The application is accompanied with a Land Capability Assessment which demonstrates the land can accommodate the proposal.

Decision guideline	Response
Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.	The proposed dwelling is in consistent with the surrounding areas used for rural living and agriculture. It is entirely compatible with neighbouring properties to the east, west, and north, which are developed for rural living and hobby farm uses. Likewise, the dwelling is not expected to disrupt or impact agricultural uses to the south of Grange Burn.
<b>Agricultural issues and the impacts from non-agricultural uses</b>	
Whether the use or development will support and enhance agricultural production.	The land has long been removed from agricultural production. Properties along Mill Road have long been used for rural living / hobby farm purposes. These existing uses, along with Council's vision to create a new tourist route along Mill Road, support the use of the land as proposed.
Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.	The application is accompanied with a Land Capability Assessment which demonstrates the land can accommodate the proposal.
The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.	The dwelling is not expected to disrupt or impact agricultural uses to the south of Grange Burn.
<b>Accommodation issues</b>	
Whether the dwelling will result in the loss or fragmentation of productive agricultural land.	As discussed above, the land has long been removed from agricultural production. The proposal is therefore not expected to result in the loss or fragmentation of productive agricultural land.
Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.	The dwelling is not expected to disrupt or impact agricultural uses to the south of Grange Burn. The proposed dwelling is sufficiently setback from the agricultural activities to the south. The dwelling is not expected adversely affect the operation and 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 development aligns with the Hamilton Structure Plan, designating Mill Road as a new tourist route. The plan envisions various tourist-oriented uses, such as bed and breakfasts, small second dwellings (a section 1 use), and group accommodations. While the current application is not anticipated to result in a concentration or proliferation of dwellings in the area, it is in accordance with the broader planning scheme, which encourages the development of tourist-oriented uses along Mill Road. This collective effort is expected to contribute to the establishment of a concentrated hub for accommodation services, aligning with the overall vision outlined in the planning scheme.
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.	
<b>Environmental issues</b>	
The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.	The application is accompanied with a Land Capability Assessment which demonstrates the land can accommodate the proposal.

Decision guideline	Response
The impact of the use or development on the flora and fauna on the site and its surrounds.	The site comprises pasture, several mature trees, and vegetation along Grange Burn. Significant vegetation is maintained.
The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.	The application is accompanied with a Land Capability Assessment which demonstrates the land can accommodate the proposal. The wastewater disposal area is sufficiently setback from Grange Burn. The current wastewater treatment situation will be improved by connecting the existing dwelling to the new system.

#### Design and siting issues

The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land.	The design of the proposed dwelling deliberately mirrors the appearance of traditional farm structures commonly found in rural areas across the shire. Its strategic placement ensures a distinct separation from the existing dwelling and contributes to the perception of a cluster of buildings within the rural landscape. This intentional design approach aims to seamlessly integrate the new structure into the surrounding environment, fostering a harmonious visual relationship with the rural character of the 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.	The choice of materials for the proposed dwelling is intentional, aiming to evoke the aesthetic of agricultural buildings. Incorporating weatherboards, a corrugated Zinalume roof, and cypress timber posts, the design seamlessly integrates with the rural surroundings.  The position of the dwelling approximately 6 metres lower than the property frontage along Mill Road, coupled with the natural dulling of the Zinalume roof over time, will minimise risk for any potential glare. This thoughtful approach to design, along with the use of Zinalume, not only aligns with the agricultural character of the area but also contributes to a visually pleasing and contextually fitting addition to the landscape.

In conclusion, the proposal aligns with purposes of the Farming Zone and planning policies. The design, materials, and placement of the new dwelling reflects a careful consideration of the rural landscape. The proposal not only adheres to the necessary criteria for access, wastewater management, water supply, and energy sources but also incorporates an agricultural design that harmonises with the surroundings. Furthermore, the intention to accommodate both family living and the workforce of Walkers Earthworks demonstrates a balanced approach to personal and professional needs. Overall, the proposal is well-aligned with the existing character of the area and is a thoughtful and compliant addition to the rural landscape.

We commend the application to Council, and look forward to working with Council in the assessment of the application.

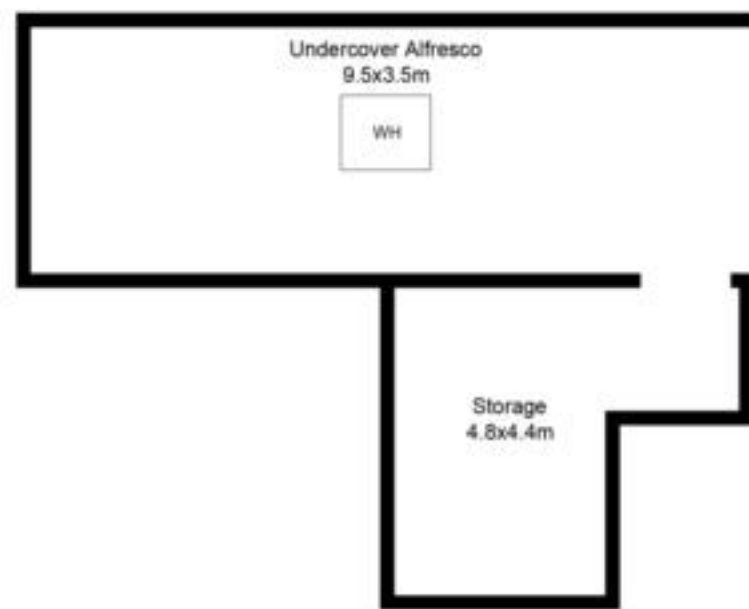
Please do not hesitate to contact us if you require any further information or clarification.

Yours faithfully,

**Myers Planning & Associates**

**Steve Myers**

Managing Director



FLOOR PLAN



306 Mill Road, Hamilton

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
Karia Northcott gives no guarantee, warranty or representation as to the accuracy and layout.  
All enquiries must be directed to the agent, vendor or party representing this floor plan.



0 10 20 30 40 50 100

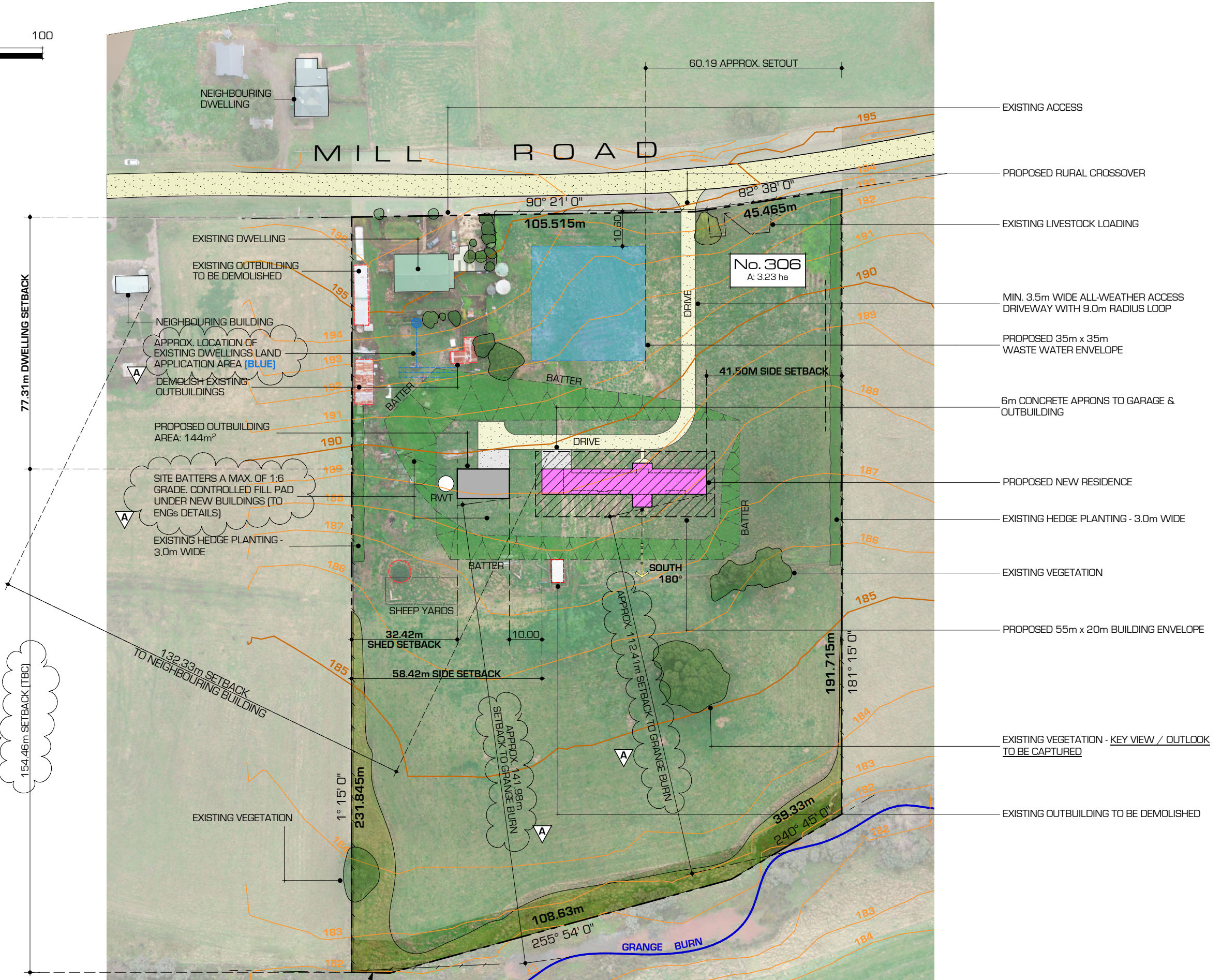
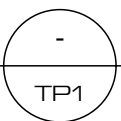
SCALE BAR IN METRES - 1:1200

**DISCLAIMER:**

SETBACK MEASUREMENTS ARE TAKEN FROM THE EXISTING FENCE LINES ON-SITE. THESE FENCE LINES MAY NOT ALIGN TO THE ACTUAL TITLE BOUNDARIES, WHERE THIS MEASUREMENT IS CRITICAL A LAND SURVEY IS RECOMMENDED.

**SITE PLAN**

1:1200



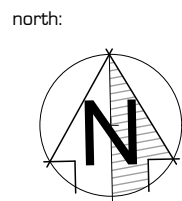
Level 1, Co Lab Degrandi Lane  
Warrnambool VIC 3280  
Phone: (03) 5562 9443  
www.assembledesigncollective.com.au  
Reg No DP-AD 40515  
ABN 53253414622

revision:	description:	date:
/	Revised siting dwelling & shed	31/10/2023
A	Setbacks added - see revision clouds	23/02/2024

ALL WORKS TO BE CARRIED OUT IN STRICT COMPLIANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) OF AUSTRALIA. CONTRACTORS TO CHECK ALL SITE DIMENSIONS & LEVELS BEFORE COMMENCEMENT OF WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.

© MYERS PLANNING & ASSOCIATES 2023

project: PROPOSED NEW RESIDENCE AT 306 MILL ROAD  
HAMILTON VIC. 3300  
project: TOM & TALINA BARBER  
drawing title: PROPOSED SITE PLAN

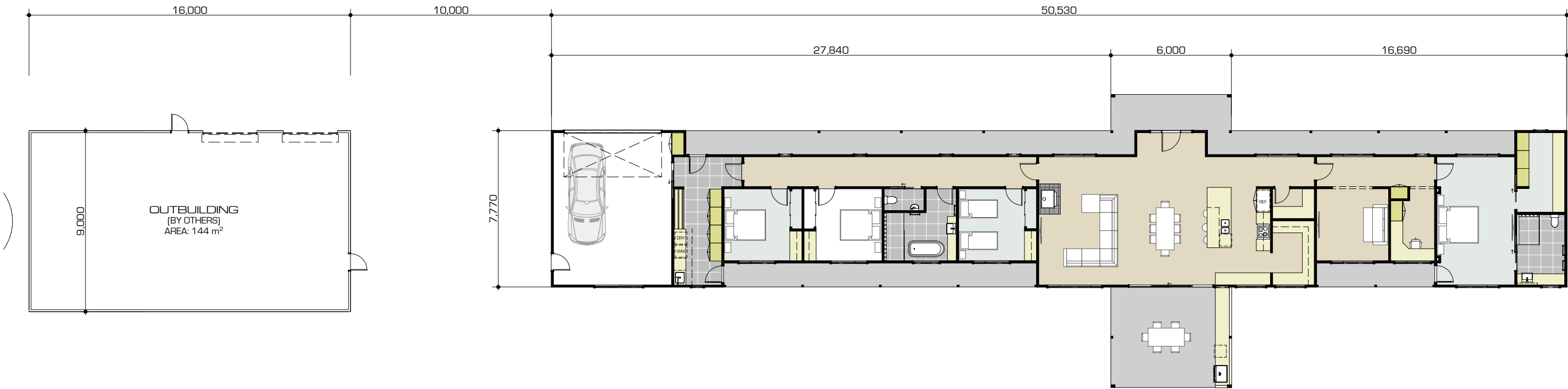


date: JAN. 2024	drawn by: MZ
scale: AS SHOWN A3	project no.: 23-1157
designed by: MZ	rev.: /
	dwg no: TP1 of TP8

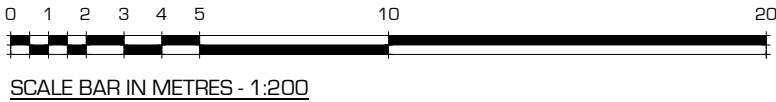



BUILDING AREAS

AREA	SGM.	SGs
PROPOSED GROUND FLOOR	271.72	29.24
PROPOSED GARAGE	51.55	5.55
<b>SUB-TOTAL BUILDING AREA</b>	<b>323.27</b>	<b>34.78</b>
PROPOSED FRONT PORCH / VER.	56.06	6.03
PROPOSED REAR VERANDAH	24.09	2.59
PROPOSED ALFRESCO	23.40	2.52
<b>TOTAL BUILDING AREA</b>	<b>426.82</b>	<b>45.93</b>
PROPOSED OUTBUILDING	144	15.49



OVERALL GROUND FLOOR PLAN  
1:200





Level 1, Co Lab Degrandi Lane  
Warrnambool VIC 3280  
Phone: (03) 5562 9443  
www.assembledesigncollective.com.au

Reg No DP-AD 40515  
ABN 53253414622

revision:	description:	date:
/	Revised siting dwelling & shed	31/10/2023

ALL WORKS TO BE CARRIED OUT IN STRICT COMPLIANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) OF AUSTRALIA. CONTRACTORS TO CHECK ALL SITE DIMENSIONS & LEVELS BEFORE COMMENCEMENT OF WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.

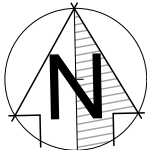
© MYERS PLANNING & ASSOCIATES 2023

project: PROPOSED NEW RESIDENCE AT 306 MILL ROAD  
HAMILTON VIC. 3300

project: TOM & TALINA BARBER

drawing title: PROPOSED GROUND FLOOR PLAN

north:

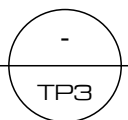


date:	JAN. 2024	drawn by:	MZ
scale:	AS SHOWN	project no.:	23-1157
designed by:	A3	rev.:	/
	MZ	dwg no:	TP2 of TP8



## GROUND FLOOR PLAN - PART A

1:100



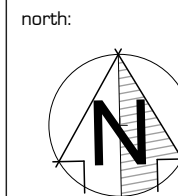
SCALE BAR IN METRES - 1:100



Level 1, Co Lab Degrandi Lane  
Warrnambool VIC 3280  
Phone: (03) 5562 9443  
www.assembledesigncollective.com.au  
Reg No DP-AD 40515  
ABN 53253414622

revision: description: date:  
/ Revised siting dwelling & shed 31/10/2023  
ALL WORKS TO BE CARRIED OUT IN STRICT COMPLIANCE WITH THE NATIONAL  
CONSTRUCTION CODE (NCC) OF AUSTRALIA. CONTRACTORS TO CHECK ALL SITE  
DIMENSIONS & LEVELS BEFORE COMMENCEMENT OF WORK. WRITTEN  
DIMENSIONS TAKE PRECEDENCE OVER SCALE.  
© MYERS PLANNING & ASSOCIATES 2023

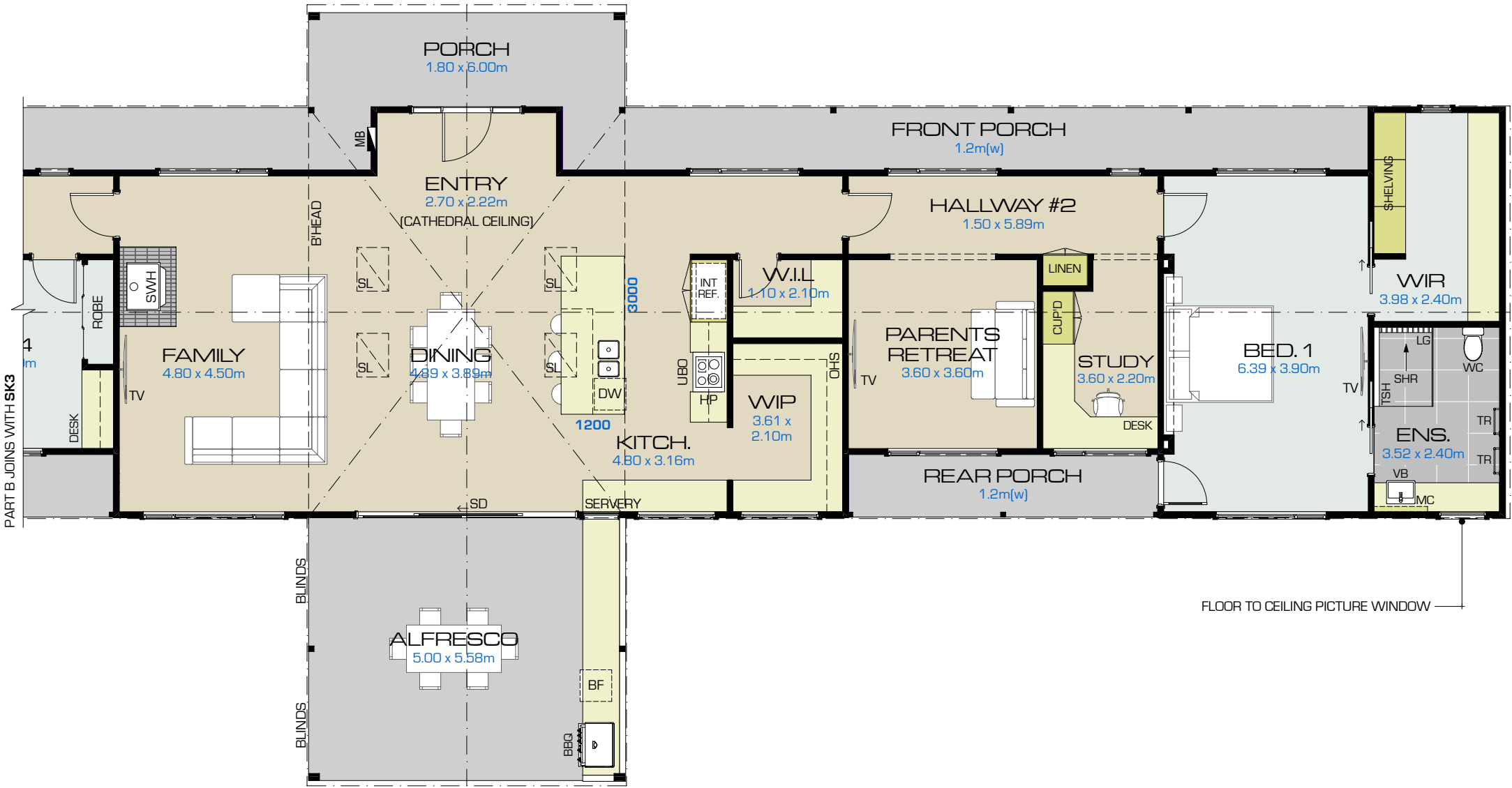
project: PROPOSED NEW RESIDENCE AT 306 MILL ROAD  
HAMILTON VIC. 3300  
project: TOM & TALINA BARBER  
drawing title: GROUND FLOOR PLAN - PART A



date: JAN. 2024  
scale: AS SHOWN A3  
designed by: MZ  
drawn by: MZ  
project no.: 23-1157  
rev.: /  
dwg no: TP3 of TP8

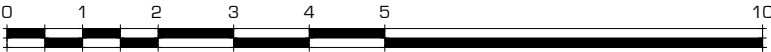
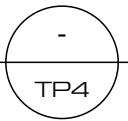
ABBREVIATIONS

- UBO Electric underbench oven
- OHC Overhead cupboards
- OHS Overhead shelving
- HP Electric hot plates
- S Undermount stainless steel sink
- INT. REF Intergrated refrigerator min. 1000mm
- BF Underbench bar fridge
- DW Dishwasher
- WC Toilet pan
- VB Vanity basin
- HB Handbasin
- TR Towel rail
- SHR Shower
- TSH Tiled shelf nominal 1000(h)
- LG Stainless Steel linear grate
- T Laundry tough
- LH Laundry hamper
- WM Under bench washing machine
- DRY Under bench dryer
- SWH Freestanding solid wood heater
- SD Sliding doors
- SL Velux skylights (or similar)



GROUND FLOOR PLAN - PART B

1:100



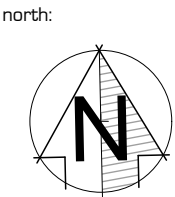
SCALE BAR IN METRES - 1:100



Level 1, Co Lab Degrandi Lane  
Warrnambool VIC 3280  
Phone: (03) 5562 9443  
www.assembledesigncollective.com.au  
Reg No DP-AD 40515  
ABN 53253414622

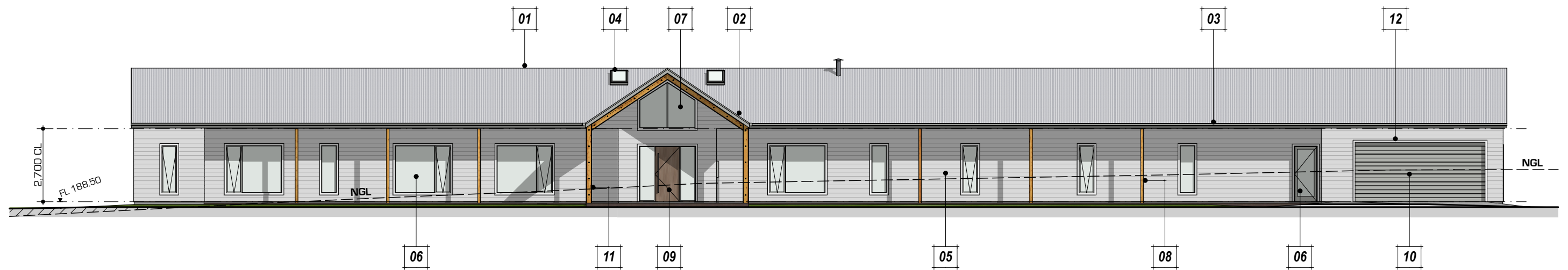
revision:	description:	date:
/	Revised siting dwelling & shed	31/10/2023
ALL WORKS TO BE CARRIED OUT IN STRICT COMPLIANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) OF AUSTRALIA. CONTRACTORS TO CHECK ALL SITE DIMENSIONS & LEVELS BEFORE COMMENCEMENT OF WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.		
© MYERS PLANNING & ASSOCIATES 2023		

project:	PROPOSED NEW RESIDENCE AT 306 MILL ROAD HAMILTON VIC. 3300
project:	TOM & TALINA BARBER
drawing title:	GROUND FLOOR PLAN - PART B



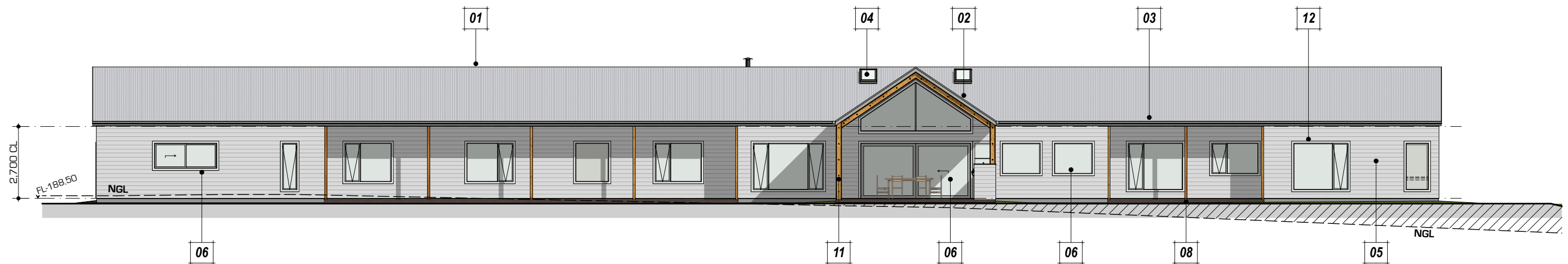
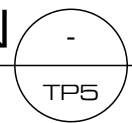
date:	JAN. 2024	drawn by:	MZ
scale:	AS SHOWN	project no.:	23-1157
designed by:	A3	rev.:	/
	MZ	dwg no:	TP4 of TP8





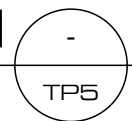
## NORTH ELEVATION

1:150



## SOUTH ELEVATION

1:150



### EXTERNAL FINISHES SCHEDULE:

REFER TO SHEET **SK6**



SCALE BAR IN METRES - 1:200



Level 1, Co Lab Degrandi Lane  
Warrnambool VIC 3280  
Phone: (03) 5562 9443  
www.assembledesigncollective.com.au  
Reg No DP-AD 40515  
ABN 53253414622

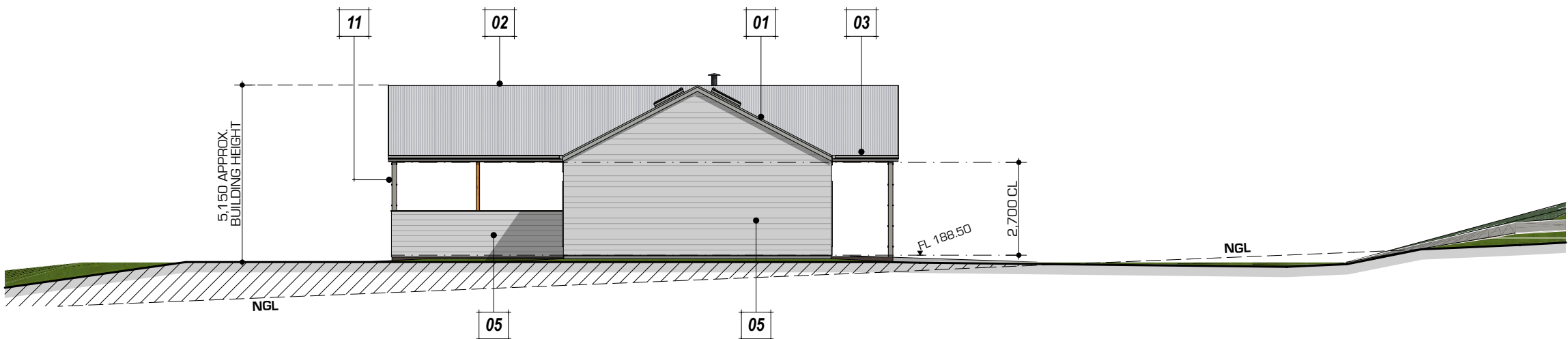
revision:	description:	date:
/	Revised siting dwelling & shed	31/10/2023
ALL WORKS TO BE CARRIED OUT IN STRICT COMPLIANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) OF AUSTRALIA. CONTRACTORS TO CHECK ALL SITE DIMENSIONS & LEVELS BEFORE COMMENCEMENT OF WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.		
© MYERS PLANNING & ASSOCIATES 2023		

project: **PROPOSED NEW RESIDENCE AT 306 MILL ROAD  
HAMILTON VIC. 3300**

project: **TOM & TALINA BARBER**

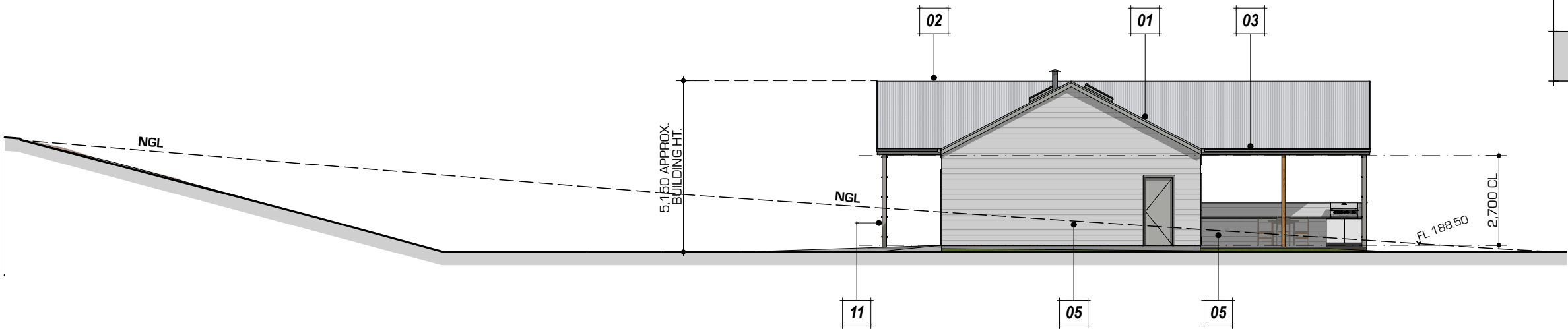
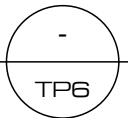
drawing title: **NORTH & SOUTH ELEVATIONS**

north:  +	date: JAN. 2024	drawn by: MZ
	scale: AS SHOWN <b>A3</b>	project no.: <b>23-1157</b> /
	designed by: MZ	dwg no: <b>TP5</b> of TP8



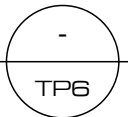
## EAST ELEVATION

1:150



## WEST ELEVATION

1:150



### EXTERNAL FINISHES SCHEDULE:

TAG No.	DESCRIPTION
01	CORRUGATED ZINCALUME ROOF SHEETS @ 27.5° PITCH, RAKED FC EAVES NOM. 150mm VERGE.
02	ENTRY / ALFRESCO ROOF: CORRUGATED 'ZINCALUME' ROOF SHEETS @ NOM. 33° PITCH.
03	COLORBOND EAVES GUTTER ON COLORBOND METAL FASCIA
04	VELUX SKYLIGHTS (OR SIMILAR) TO RAKED CEILING FEATURE IN LIVING ZONE.
05	LIGHTWEIGHT SCYON 'LINEA' COMPRESSED FIBRE CEMENT (CFC) 180mm DEEP SMOOTH WEATHERBOARDS, PAINT FINISH.
06	ALUMINIUM POWDERCOATED FRAMED WINDOWS & DOORS. TYPICALLY AWNING SASH WINDOWS.
07	ALUMINIUM POWDERCOATED TRAPEZOID GABLE HIGHLIGHT WINDOW FEATURES.
08	NOM. 100sq. CYPRESS PINE FEATURE POSTS AT PORCH & ALFRESCO. NOM. 100sq. TO VERANDAHS - CLEAR FINISH.
09	FEATURE TIMBER ENTRY DOOR IN POWDERCOATED ALUMINIUM FRAME.
10	2200(h) x 5400(w) COLORBOND PANEL LIFT SECTIONAL DOOR.
11	POWDERCOATED STEEL UNIVERSAL BEAM COLUMNS w/. TIMBER INLAYS TO MATCH VERANDAH POSTS.
12	EXTERNAL MOULDINGS / TRIMS TO WINDOW & DOORS, PAINT FINISH.



**Assemble**  
Design  
Collective

Level 1, Co Lab Degrandi Lane  
Warrnambool VIC 3280  
Phone: (03) 5562 9443  
www.assembledesigncollective.com.au  
Reg No DP-AD 40515  
ABN 53253414622

revision: description: date:  
/ Revised siting dwelling & shed 31/10/2023

ALL WORKS TO BE CARRIED OUT IN STRICT COMPLIANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) OF AUSTRALIA. CONTRACTORS TO CHECK ALL SITE DIMENSIONS & LEVELS BEFORE COMMENCEMENT OF WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.

© MYERS PLANNING & ASSOCIATES 2023

project: PROPOSED NEW RESIDENCE AT 306 MILL ROAD  
HAMILTON VIC. 3300

project: TOM & TALINA BARBER

drawing title:  
EAST & WEST ELEVATIONS

north:

+

date:  
JAN. 2024

scale:  
AS SHOWN **A3**

designed by:  
MZ

drawn by:  
MZ

project no.: rev.:  
**23-1157** /

dwg no:  
**TP6** of TP8

23-1157 New Home 306 Mill Rd - TP1a.pln





NORTHERN ENTRY PERSPECTIVE



ALFRESCO PERSPECTIVE



NORTH ELEVATION PERSPECTIVE

<div><div><div></div></div><div>Assemble</div><div>Design Collective</div></div> <div><div>Level 1, Co Lab Degrandi Lane Warrnambool VIC 3280 Phone: (03) 5562 9443 www.assembledesigncollective.com.au</div><div>Reg No DP-AD 40515 ABN 53253414622</div></div>		<div><div>revision: /</div><div>description: Revised siting dwelling &amp; shed</div><div>date: 31/10/2023</div></div>	<div><div>project: PROPOSED NEW RESIDENCE AT 306 MILL ROAD HAMILTON VIC. 3300</div><div>project: TOM &amp; TALINA BARBER</div><div>drawing title: EXTERNAL 3D PERSPECTIVES</div></div>	<div><div>north: +</div></div>	<div><div>date: JAN. 2024</div><div>scale: AS SHOWN</div><div>designed by: MZ</div></div>	<div><div>drawn by: MZ</div><div>project no.: 23-1157</div><div>rev.: /</div><div>dwg no: TP7 of TP8</div></div>
		<div><div>ALL WORKS TO BE CARRIED OUT IN STRICT COMPLIANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) OF AUSTRALIA. CONTRACTORS TO CHECK ALL SITE DIMENSIONS &amp; LEVELS BEFORE COMMENCEMENT OF WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.</div><div>© MYERS PLANNING &amp; ASSOCIATES 2023</div></div>				






LIVING, DINING & KITCHEN PERSPECTIVE



DINING & LIVING PERSPECTIVE

<div><div><div></div></div><div>Assemble</div><div>Design Collective</div></div>	<div>Level 1, Co Lab Degrandi Lane Warrnambool VIC 3280 Phone: (03) 5562 9443 www.assembledesigncollective.com.au</div> <div>Reg No DP-AD 40515 ABN 53253414622</div>	<div>revision: description: date:</div> <div>/ Revised siting dwelling &amp; shed 31/10/2023</div>	<div>project: PROPOSED NEW RESIDENCE AT 306 MILL ROAD HAMILTON VIC. 3300</div>	<div>north:</div> <div>+</div>	<div>date:</div> <div>JAN. 2024</div>	<div>drawn by:</div> <div>MZ</div>
		<div>ALL WORKS TO BE CARRIED OUT IN STRICT COMPLIANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) OF AUSTRALIA. CONTRACTORS TO CHECK ALL SITE DIMENSIONS &amp; LEVELS BEFORE COMMENCEMENT OF WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.</div> <div>© MYERS PLANNING &amp; ASSOCIATES 2023</div>	<div>project: TOM &amp; TALINA BARBER</div>		<div>scale:</div> <div>AS SHOWN A3</div>	<div>project no.: rev.:</div> <div>23-1157 /</div>
			<div>drawing title:</div> <div>INTERNAL 3D PERSPECTIVES</div>		<div>designed by:</div> <div>MZ</div>	<div>dwg no:</div> <div>TP8 of TP8</div>

Page:	1
Date:	22/08/23
Job No:	V23-174
Checked by:	
Design by:	GM

Reference Drawings:

Part of Structure:

**LAND CAPABILITY**  
**ASSESSMENT REPORT:**

306 Mill Road, Hamilton, VIC

**CLIENT:**

Tom Barber

**REPORT BY:**

George McLeod BE MIEAust PE0001841

**CHECKED BY:**


Mary Holmes BE FIEAust PE0002195

**OUR REFERENCE:**

V23-174

**DATE ASSESSED:**

21 July 2023

Page:	2
Date:	22/08/23
Job No:	V23-174
Checked by:	
Design by:	GM

Reference Drawings:

Part of Structure:

## **LAND CAPABILITY ASSESSMENT REPORT**

Report by George McLeod BE MIEAust NER  
For and on Behalf of Holmes McLeod Consulting Engineers Pty Ltd  
451 Raglan Parade, Warrnambool, VIC 3280

### **1.0 Introduction**

Holmes McLeod Consulting Engineers Pty Ltd was been engaged to undertake a Land Capability Assessment (LCA) for a 3.19 ha site at 306 Mill Road by Tom Barber. The field investigation and report have been undertaken and prepared by suitably experienced staff. Holmes McLeod Consulting Engineers Pty Ltd has appropriate professional indemnity insurance for this type of work. Our professional indemnity insurance certificate is available on request.

This report will accompany an application submitted to Southern Grampians Shire Council for a proposed residence with an on-site wastewater system. This document provides information about the site and soil conditions. It also provides a detailed LCA for the house site, and includes a design check for a suitable onsite wastewater management system, including recommendations for monitoring and management requirements.


The site is covered by the Farming Zone schedule. Refer to the attached copy of the Planning Property Report in Appendix B. There do not appear to be any environmentally sensitive overlays on this site. The sites nearest environmentally sensitive receptor is a waterway that runs along the South boundary of the site.

The site features grasses and some large trees. The land surface generally slopes towards the waterway to the South. There is sufficient land available for onsite effluent management that maintains appropriate buffers to sensitive receptors.

The proposed development is for a new residence to be constructed on the site in addition to the existing residence. There is an existing effluent disposal system connected to the existing residence but it is assumed that it is old and unlikely to comply with current regulations. It is proposed that a new effluent disposal system shall be constructed to accommodate both dwellings in the future.

The anticipated daily wastewater flow rate for the new effluent disposal system is 1620L/Day (maximum). The main constraint influencing the design of an effluent disposal system and this Land Capability Assessment is poor site soil drainage.

We have assessed the options for effluent treatment and disposal on this site, and recommend that an All-Purpose septic system be adopted with Primary Treatment and disposal of wastewater in a land application area using Wick trenches and beds.

Page:	3
Date:	22/08/23
Job No:	V23-174
Checked by:	
Design by:	GM

Reference Drawings:

Part of Structure:

## 2.0 Site Description

Site Address: 306 Mill Road, Hamilton, VIC.  
 Client/Developer: Tom Barber  
 Postal Address: C/- Myers Planning & Associates, Level 1 Co Lab Dispensary, Warrnambool, VIC 3280.  
 Contact: C/- Dan Pech: 0436 016 612.  
 Council Area: Southern Grampians Shire Council  
 Zoning: Farming Zone  
 Allotment Size: 3.19 ha.  
 Domestic Water Supply: Rainwater supply.  
 Anticipated Wastewater Load: Proposed new 4 bedroom residence and existing 3 bedroom residence. Adopt 180L/person/day maximum as per AS1547, 9 persons total design occupancy.  
 Maximum daily flow, Q = 1620L/day.  
 Availability of Sewer: The proposed development area is unsewered and unlikely to be sewerred in the short to medium term future.

## 3.0 Site Key Features

George McLeod BE undertook site investigations on the 21<sup>st</sup> of July 2023. A range of site features were assessed in terms of the degree of limitation they present for a range of onsite wastewater management systems.

There is a waterway (Grange Burn) that runs along the southern boundary and the land surface falls towards the southern boundary. The proposed land application area is on the West side of the site, downslope from the proposed residence. There are several existing large trees scattered around the site but the vegetation is primarily grasses. The soils encountered near the proposed land application area were strongly structured light clays.

The existing land application system was not identified.

There is no evidence of a shallow watertable, or other significant constraints and the risk of effluent transport offsite is low. The primary offset for the effluent disposal envelope is 60m from the waterway.

It is proposed to install one or two new septic tanks (if required) and a new land application system to suit the proposed additions to the site.

Page:	4
Date:	22/08/23
Job No:	V23-174
Checked by:	<i>WPC</i>
Design by:	GM

Reference Drawings:

Part of Structure:

### 3.1 Features

Climate:	The site experiences an average annual rainfall of 619mm (Hamilton Airport – BOM Station 090173). Average annual pan evaporation is taken as 1295mm.
Exposure:	The site has high sun and wind exposure with a general southerly aspect.
Vegetation:	The site contains grasses and some large trees.
Landform:	The area generally slopes to the South.
Slope:	The site slope is approximately 5-7%
Fill:	No evidence of fill on site.
Rocks and Rock Outcrops:	No rock outcrops were observed on the surface.
Erosion Potential:	There is minimal erosion potential.
Surface Water:	The site is well contoured and unlikely to allow ponding of water.
Flood Potential:	The site is not in a recognised flood zone.
Stormwater run-on and upslope seepage:	No evidence of stormwater run-on found on this site.
Groundwater:	Watertable not encountered during investigation.
Site Drainage and Subsurface Drainage:	Surface drainage is good, Subsurface drainage is poor.
Recommended Buffer Distances:	Effluent disposal area must be located a minimum of 60m from waterway.
Available Land Application Area:	The site has ample land that is suitable and available for land application of effluent.

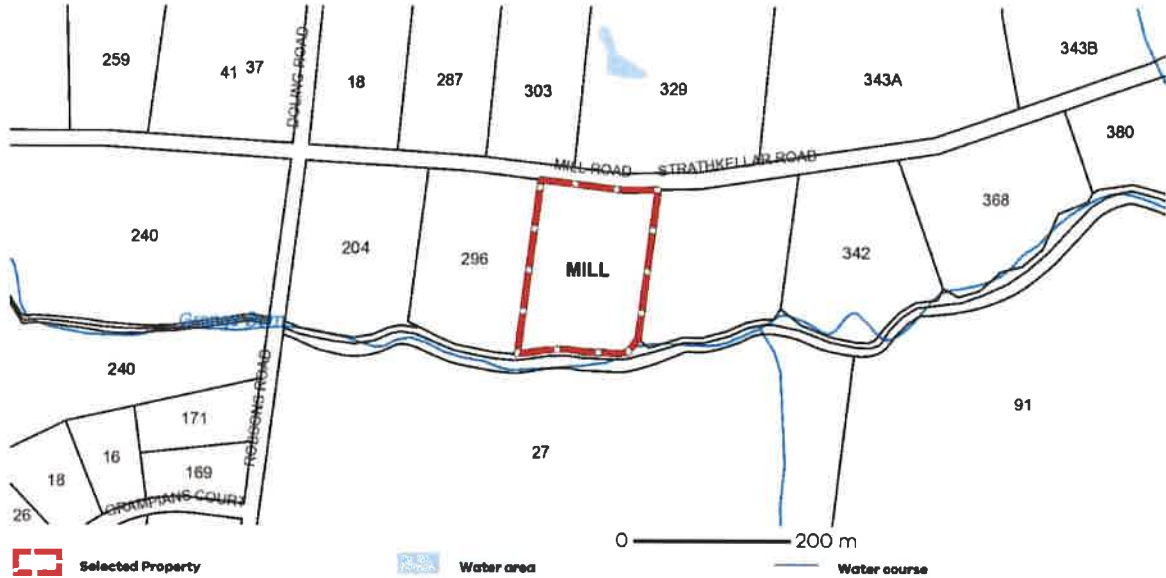


Page:	5
Date:	22/08/23
Job No:	V23-174
Checked by:	<i>MPV</i>
Design by:	GM

Reference Drawings:

Part of Structure:

### 3.2 Figure 1: Site Locality Plan



### 3.3 Figure 2: Site Aerial Photo



Reference Drawings:

Part of Structure:

#### 4.0 Soil Assessment and Constraints

The site's soils have been assessed for their suitability for onsite wastewater management by an on-site soil survey.

#### 4.1 Soil Survey and Analysis

A soil investigation was carried out on the site to determine suitability for application of treated effluent. A shallow subsoil investigation was conducted in the vicinity of the effluent disposal envelope using a hand auger.

Soils encountered in the land application area were strongly structured light clays. Borehole 1 near the proposed Land Application Area terminated at approximately 1.5m. Refer to the attached soil bore log.

#### 4.2 Soil Features:

<b>Soil Depth</b>	Silty loam to 0.6m, then light clay below.	
<b>Depth to watertable</b>	Watertable not encountered. Depth to the watertable is assumed to be >5m.	
<b>Coarse Fragments (%)</b>	<10% coarse fragments occur in the clay soil profile.	
<b>Soil Permeability and Design Loading Rates</b>	<p>Soil permeability was not directly measured but can be inferred with reference to Table 9 of the EPA Code of Practice 891.4 and also Appendix L and M of AS/NZ 1547:2012, which describe conservative design loading rates (DLRs) and Design Irrigation Rates (DIRs) for various effluent application systems according to soil type. Critical soil properties are texture and structure, but depth, colour and degree of mottling are also used to infer drainage conditions.</p> <p>We note that the indicative loading rates below assume primary treatment systems.</p>	
	<b>Top Soils</b>	<b>Sub Soils</b>
<b>Description</b>	Dark Brown Silty Loam	Brown Silty Light Clay
<b>Soil Category (AS/NZ 1547:2012)</b>	3b	5a
<b>Design Irrigation Rate (DIR mm/day)</b>	4	3
<b>Design Loading Rate (DLR mm/day) for Trenches/Beds</b>	10	8 (with Evapotranspiration Trenches / Beds)
<b>pH</b>	Not measured	Not measured
<b>Electrical Conductivity</b>	Not measured	Not measured

Reference Drawings:

Part of Structure:

## 5.0 Land Capability Risk Assessment Matrix

Land Features	Land Capability Class Rating					Site Rating
	Very Good (1)	Good (2)	Fair (3)	Poor (4)	Very Poor (5)	

### General Characteristics

Site drainage	No visible signs of dampness	Moist soil, but no standing water in soil pit		Visible signs of dampness, such as moisture-tolerant plants	Water ponding on surface	1
Runoff	None	Low	Moderate	High - need for diversionary structures	Very High - diversion not practical	1
Flood levels	Never		> 1 in 100	< 1 in 100 and > 1 in 20	< 1 in 20	1
Proximity to watercourses	> 60				< 60	1
Slope %	0 - 2	2 - 8	8 - 12	12 - 20	> 20	2
Landslip	No actual or potential failure		Low potential failure	High potential failure	Present or past failure	1
Groundwater (seasonal watertable depth (m))	> 5	5 - 2.5	2.5 - 2	2.0 - 1.5	< 1.5	1
Rock outcrop (% of land surface containing rocks > 200mm)	0	< 10%	10 - 20%	20 - 50%	> 50%	1
Erosion potential	No erosion potential	Minor	Moderate	High	Severe erosion potential	2
Exposure	High sun and wind		Moderate	Low sun and wind exposure		1
Landform	Hill crests, convex side slopes and plains		Concave slopes and footslopes		Floodplains and incised channels	1
Vegetation Type	Turf or pasture				Dense forest with little understorey	1
Average Rainfall (mm/yr)	< 450	450 - 650	650 - 750	750 - 1000	> 1000	2

Page:	8
Date:	22/08/23
Job No:	V23-174
Checked by:	<i>WPU</i>
Design by:	GM

Reference Drawings:

Part of Structure:

### 5.1 Land Capability Risk Assessment Matrix (continued)

Land Features	Land Capability Class Rating					Site Rating
	Very Good (1)	Good (2)	Fair (3)	Poor (4)	Very Poor (5)	
General Characteristics						
Pan Evaporation	< 1500	1250 - 1500	1000 -1250		< 1000	2
Fill	No fill		Fill present			1
Soil Profile Characteristics						
Soil permeability category 1	2 and 3	4		5	1 and 6	4
Profile depth	> 2m	2m – 1.5m	1.5m - 1m	1m - 0.5m	< 0.5m	2
Presence of mottling	None				Extensive	1
Course fragments (%)	< 10	10 - 20	20 - 40		> 40	1
pH	6 - 8		4.5 - 6		< 4.5, > 8	-
Emerson Aggregate	4, 6, 8	5	7	2, 3	1	-
Electrical Conductivity (Ece)(dS/m)	< 0.3	0.3 - 0.8	0.8 - 2	2 - 4	> 4	-
Sodicity ESP%	< 3%		6 - 8	8 - 14	> 14	-
Overall Site Rating						4

Reference Drawings:

Part of Structure:

## 5.2 Site Constraints and Mitigation Measures

As per the above risk assessment table, there are some constraints on this site that should be discussed.

**Soil Permeability:** The dominant soil on this site is Category 5 light clays. As such the land application system should be selected and designed appropriately. We recommend the adoption of a Wick trench and bed system, due to its design and suitability for clay soils.

## 6.0 The Management Program

This LCA has been prepared to accompany a development application to the Southern Grampians Shire Council. As such, this report provides recommendations for treatment and land application systems that are appropriate to the land capability. The following sections provide an overview of a suitable system, with sizing and design considerations and justification for its selection.

Detailed design for the system is beyond the scope of this report, but we have provided an overview of a proposed system on the plan attached in Appendix A.

### 6.1 Treatment System

To treat domestic wastewater and allow dispersal of the treated effluent, we recommend using a primary treatment system that meets the Environment Protection Authority requirements. To suit the daily design flows from the residences, septic tanks should be adopted. Each residence may be supported with a 3000L septic tank, or both residences may connect to the same 4500L septic tank. These volumes assume a recommended 5 year pumpout frequency, but a 3 year pumpout frequency is recommended for improved performance.

Unlike secondary standard effluent, primary treated effluent does not have a specific water quality standard. We recommend the use of an outlet filter in septic tanks, for which the expected quality is:

BODs: 100 to 140mg/L.


TSS: 20 to 55mg/L.

Primary treated effluent can only be dispersed to land via below ground applications.

### 6.2 Land Application

A range of possible land applications have been considered. The preferred system is wick trenches. These trenches disperse wastewater along their length and use a geofabric liner to wick wastewater up into an adjacent evapotranspiration bed, which greatly improves disposal rates.



Page:	10
Date:	22/08/23
Job No:	V23-174
Checked by:	 GM
Design by:	

Reference Drawings:

Part of Structure:

### 6.3 Sizing the Land Application System

To determine the necessary amount of the trench area a water balance calculation was completed. The calculation can be simply expressed by the equation:

Precipitation + Effluent Applied = Evapotranspiration + Percolation.

The results can be viewed in Appendix A, which show that the required trench area is 224m<sup>2</sup>

The required length of Wick Trenches can also be determined by the following simple calculation:

$$\begin{aligned}\text{Length of Trench/Bed} &= Q / [\text{DLR} \times (W / F)] \\ &= 1620 \text{ L/Day} / [8 \text{ L/m}^2 \times (1.6\text{m} / 1.2)] = 151.8\text{m}\end{aligned}$$


For a 1600mm wide trench, we would require 152m of total trench length. 6 x 26m long wick trenches could be installed in the proposed land application area, as shown in the plan in Appendix A. For use in clay soils, a side wall to side wall trench spacing of 2m minimum may be adopted. Trenches should be installed at least 3m away from trees, and have a maximum length of 30m.

### 6.5 Siting and Configuration of the Land Application Area

The site has sufficient land area available for the proposed trenches. The preferred location for the proposed trenches is to the West, South and downslope of the proposed residence in an area that can easily be fenced off to restrict stock access. The trenches must be level at the base and surface and run across the land slope. Wastewater should be distributed evenly to each trench, either by distribution boxes or similar solution.

The effluent disposal system is required to be more than 6m from downslope boundaries and 3m from upslope buildings or boundaries. The land application area must not be subjected to stock or vehicular traffic, as these could damage the trenches/beds and reduce their efficiency. Ride on mowers are acceptable to use on the land application area. If new trees are planted around the land application this will provide a natural barrier to prevent vehicles driving on the trenches. Small trees should be planted at least 3m away from the trenches.

Refer to the site plan attached in Appendix A.

Page:	11
Date:	22/08/23
Job No:	V23-174
Checked by:	 GM
Design by:	

Reference Drawings:

Part of Structure:

## 6.6 Irrigation System Description

A general description of the proposed effluent disposal system is provided here:

Primary treatment occurs in the septic tank using physical methods such as screening, flocculation, sedimentation, flotation and composting to remove the gross solids from the wastewater, plus biological anaerobic and aerobic microbial digestion to treat the wastewater and biosolids.

Primary treated wastewater outflows from the septic tank and is distributed into several wick trenches. Wicking effects draw effluent out of the trench and across a drainage bed where it can be drawn up by grasses and transpired into the air. Absorption by the soil occurs across the wick trench and bed system, further disposing of wastewater. Undesirable particles from the effluent remain trapped in the soil of the land application area and are further digested by bacteria over time. The base and surface of the trenches are level so that water can be more evenly distributed along the entire length.

## 6.7 Buffer Distances

Buffer distances from Land Application Areas are required to help prevent human contact, maintain public amenity and protect sensitive environments. Council generally adopts the following nominal buffers, as described in the EPA Code of Practice:

- 20m from groundwater bores,
- 60m from non-potable watercourses, dams etc,
- 100m from potable watercourses,
- 6m from downhill boundaries,
- 3m from uphill boundaries, buildings, and swimming pools.


For this site, all nominal buffers are achievable.

## 7.0 Monitoring, Operation and Maintenance

Maintenance is to be carried out in accordance with the certificate of approval and Council's permit conditions. The system proposed will only function adequately if appropriately maintained. Residents will be required to carry out maintenance as recommended by the EPA Code of Practice 891 and AS 1547-2012, or as per guidelines from the treatment system manufacturer. Some general guidelines for maintenance are outlined below.

To ensure the septic tank functions adequately residents must:

- Use household cleaning products sparingly and only use products marked "Suitable for Septic Tanks".
- Keep as much fat, grease, and oil out of the system as possible.
- Conserve water. Increasing the hydraulic flow in the system may overload the land application area. AAA rated plumbing is recommended on all future water fixtures to reduce water use.

Page:	12
Date:	22/08/23
Job No:	V23-174
Checked by:	
Design by:	GM

Reference Drawings:

Part of Structure:

To maintain the land application area, residents must:

- Regularly harvest/mow vegetation within the land application area and remove this to maximise the uptake of water and nutrients.
- Not erect any structures over the land application area.
- Minimise vehicle and stock access to the land application area to prevent soil compaction.
- Ensure that water cannot pond in the land application area by filling any depressions with good quality topsoil.

## 8.0 Stormwater Management

Stormwater run on is not expected to be a major concern on this site. Generally, surface cut-off drains should be provided on the high side of the land application area to divert stormwater around the trenches. Any stormwater management systems for the proposed structures on this site must not discharge stormwater into or across the land application area.

## 9.0 Conclusions

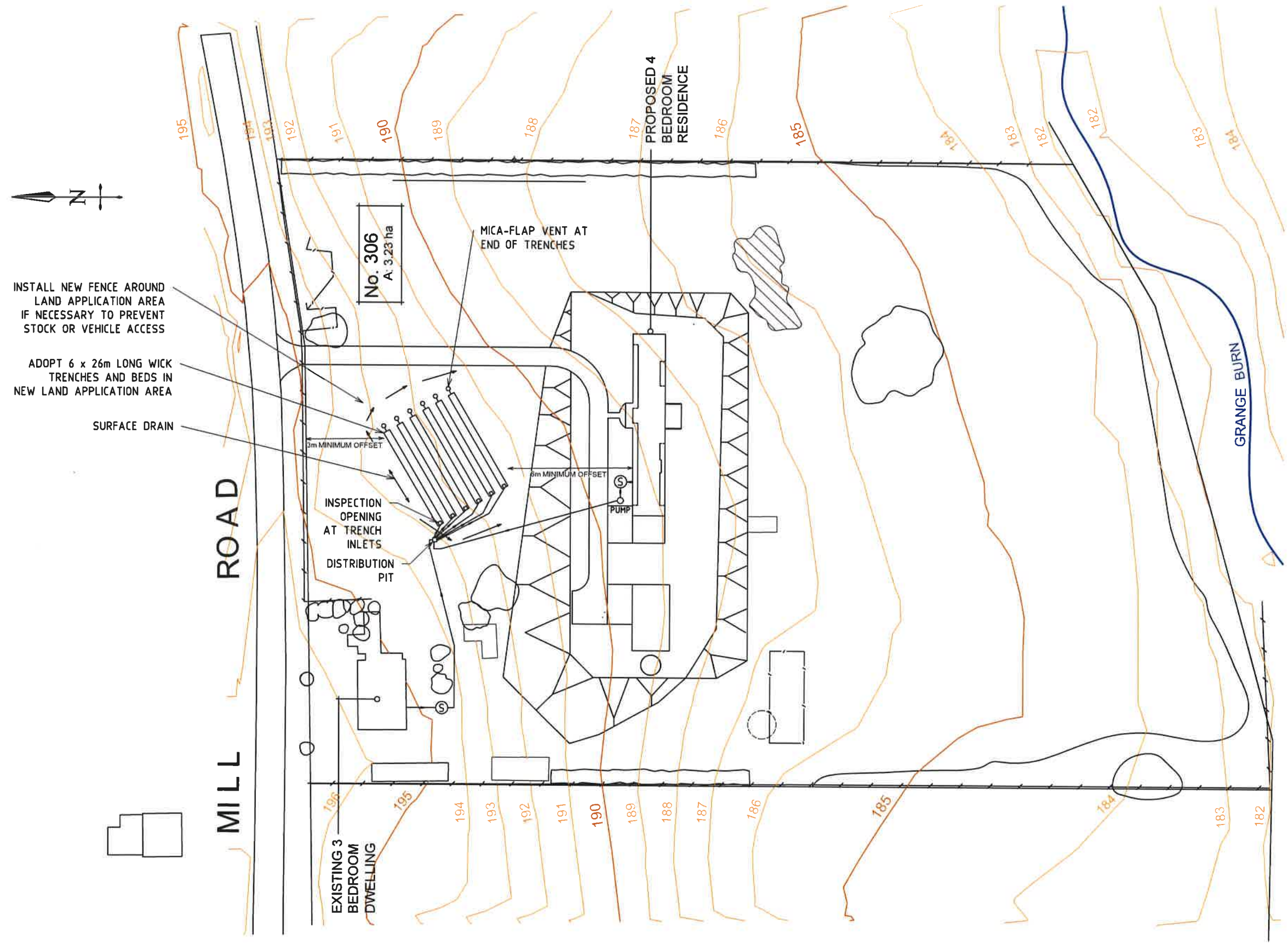
Following our investigations, we recommend that the existing and proposed residences be supported by the installation of new all-purpose septic tanks, disposing of wastewater to wick trenches and beds.

Specifically, we recommend the following:

- Primary treatment of wastewater in 2 x 3000L septic tanks or 1 x 4500L septic tank, with biofilter;
- Land application of wastewater in 6 x 26m long wick trenches (152m minimum length total);
- Improving the land application area with restricted access to stock and vehicle traffic, surface cut off drains for stormwater diversion on the upslope sides of the land application area;
- Installation of water saving fixtures in the proposed residence;
- Use of products acceptable for septic tanks to improve effluent quality and maintain soil properties;
- Operation and management of the treatment and disposal system in accordance with manufacturer's recommendations, recommendations made in this report, and recommendations by the local shire council.



# **APPENDIX A**



INSTALL NEW FENCE AROUND  
LAND APPLICATION AREA  
IF NECESSARY TO PREVENT  
STOCK OR VEHICLE ACCESS

ADOPT 6 x 26m LONG WICK  
TRENCHES AND BEDS IN  
NEW LAND APPLICATION AREA

SURFACE DRAIN

No. 306  
A 3.23 ha

MICA-FLAP VENT AT  
END OF TRENCHES

3m MINIMUM OFFSET

6m MINIMUM OFFSET

INSPECTION  
OPENING  
AT TRENCH  
INLETS

DISTRIBUTION  
PIT

PUMP

EXISTING 3  
BEDROOM  
DWELLING

PROPOSED 4  
BEDROOM  
RESIDENCE

GRANGE BURN



**HOLMES McLEOD**  
CONSULTING ENGINEERS PTY LTD  
A.C.N 053 696 272  
451 RAGLAN PDE, WARRNAMBOOL, VIC 3280  
PH: (03) 55629990  
EMAIL: vicoffice@holmesmcleod.com.au

DESIGN GM  
DRAWN GM  
CHECK  
SCALE 1:1000  
DATE JAN 2024

PROJECT  
PROPOSED RESIDENCE  
AT 306 MILL ROAD, HAMILTON  
TITLE  
EFFLUENT DISPOSAL PLAN

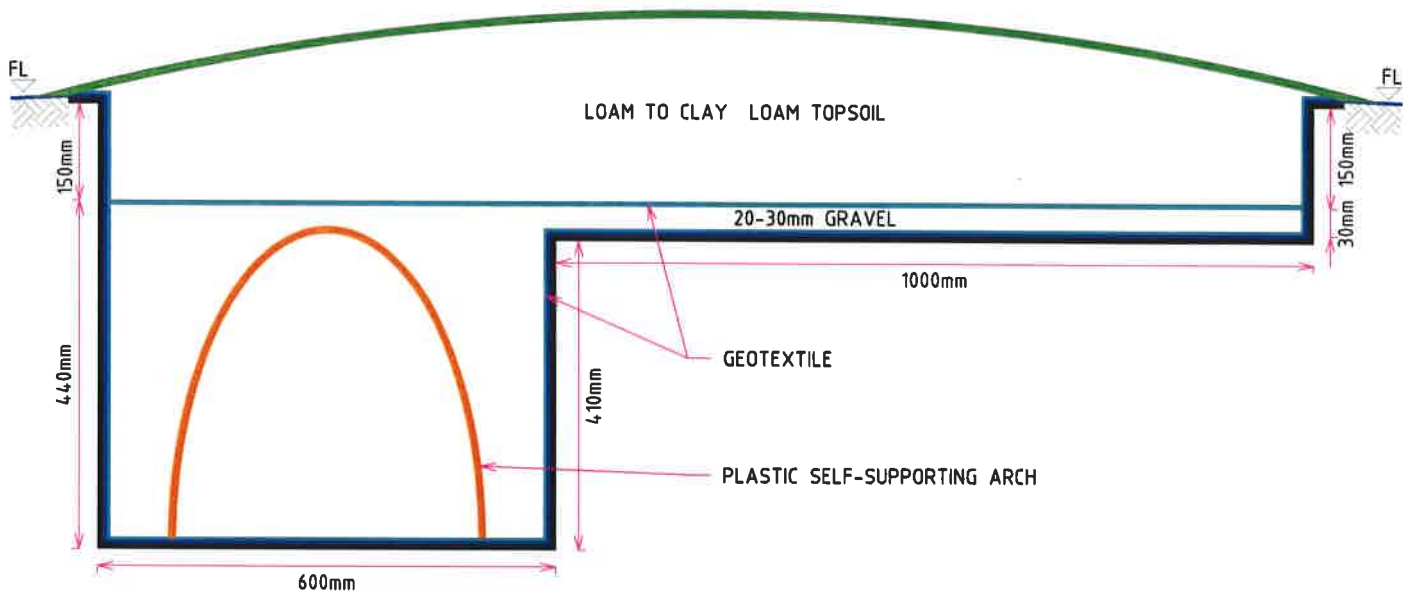
JOB No.  
V23-174  
DRAWING No.  
A1  
SHT. SIZE  
A3

REV.	DESCRIPTION	BY	DATE

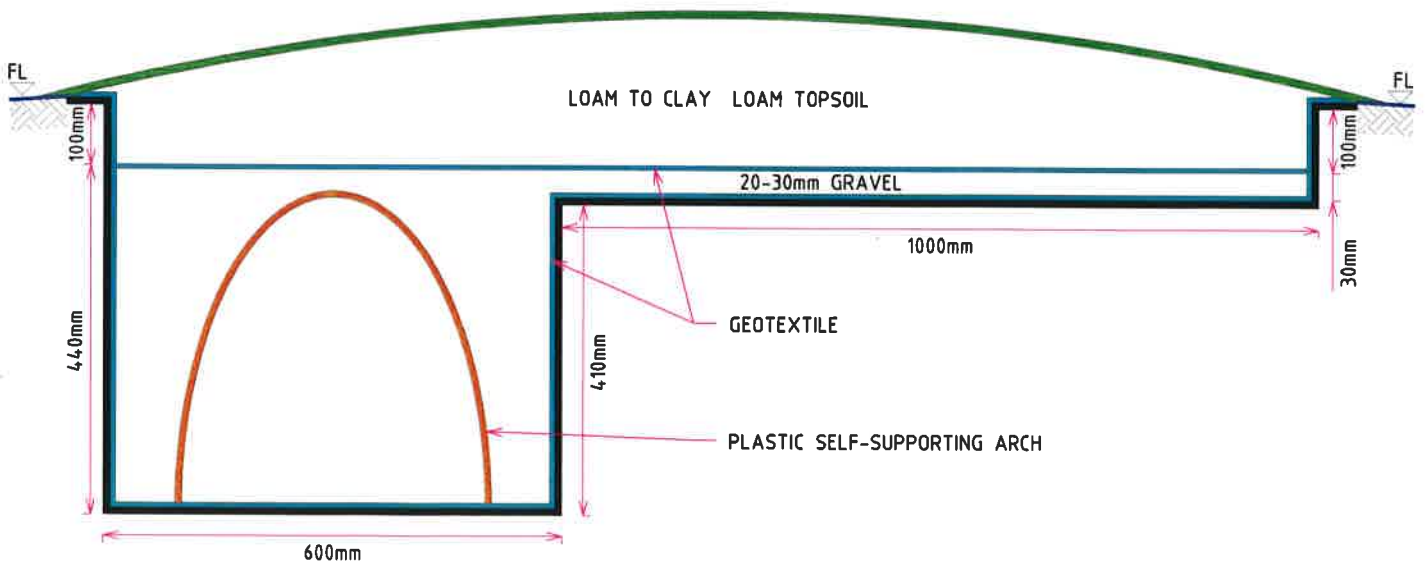
Reference Drawings:

Part of Structure:

## WICK TRENCH & BED SYSTEM FOR PRIMARY TREATED EFFLUENT



## FOR SECONDARY TREATED EFFLUENT



Reference Drawings:

Part of Structure:

#### INSTALLATION

1. PEG OUT THE TRENCH AND PAN AREAS
2. REMOVE THE TOPSOIL AND STOCKPILE, WHERE THIS IS A FRIABLE, LOAMY SOIL IT CAN BE REUSED AS THE FINAL LAYER OF THE WICK TRENCH AND BED, OTHERWISE NEITHER THE TOPSOIL NOR LOWER SOIL HORIZONS ARE TO BE REUSED IN THE SYSTEM, AND SUITABLE LOAMY SOIL MUST BE IMPORTED.
3. EXCAVATE THE TRENCH TO A DEPTH OF 600mm AND THE ADJACENT PAN TO 130mm FOR SECONDARY EFFLUENT AND 180mm FOR PRIMARY EFFLUENT SYSTEMS.
4. CONTINUOUSLY CHECK THE LEVEL OF THE BED OF THE TRENCH AND THE PAN WITH A LASER LEVEL TO ENSURE THEY ARE FLAT.
5. LAY THE 'A12 GRADE' GEOTEXTILE FABRIC (WITH DRY PORE SIZE 230µm IN A CONTINUOUS LENGTH ACROSS THE TRENCH AND PAN. I.E. DOWN THE OUTER SIDE WALL OF THE TRENCH, ACROSS THE BASE OF THE TRENCH, UP THE INNER SIDE WALL OF THE TRENCH, ACROSS THE BASE OF THE PAN AND UP THE OUTER SIDE WALL OF THE PAN.
6. ENSURE THE GEOTEXTILE EXTENDS AT LEAST 50mm FURTHER THAN THE TOP OF SIDE WALLS.
7. OVERLAP THE EDGES OF THE GEOTEXTILE DOWN THE LENGTH AND PAN SYSTEM UNTIL ALL BASES AND SIDE WALLS ARE COVERED.
8. PLACE THE PLASTIC SELF-SUPPORTING ARCH IN SECTIONS 410mm WIDE AND 1500mm LONG, INTO THE TRENCH ON TOP OF THE GEOTEXTILE.
9. INSTALL INSPECTION PORTS AT TRENCH ENTRY POINTS AND THE CONNECTION POINTS TO OTHER TRENCHES.
10. INSTALL A MICA-FLAP VENT AT THE END OF THE TRENCH TO FACILITATE AIR BEING DRAWN INTO THE TRENCH, UP THE PIPE LINE INTO THE SEPTIC TANK, THROUGH THE PIPE LINE INTO THE HOUSE DRAINAGE SYSTEM AND UP THROUGH THE ROOF VENT. THE MICA-FLAP ACTS AS A MARKER FOR THE END OF THE TRENCH.
11. SPREAD CLEAN 20-30mm GRAVEL OVER THE ARCH IN THE TRENCH AND ACROSS THE PAN TO A DEPTH OF 30mm. ENSURE THE TOP OF THE GRAVEL LAYER IS LEVEL.
12. LAY OVERLAPPING LENGTHS OF GEOTEXTILE ACROSS THE TOP OF THE GEOTEXTILE LAYER, ENSURING THE GEOTEXTILE EXTENDS AT LEAST 50mm FURTHER THAN THE SIDE WALLS OF THE TRENCH AND PAN.
13. SPREAD GOOD QUALITY FRIABLE AND PERMEABLE LOAMY SOIL OVER TOP OF THE GEOTEXTILE TO A DEPTH OF 100mm FOR SECONDARY EFFLUENT AND 150mm FOR PRIMARY EFFLUENT SYSTEMS. NEVER USE SOIL FROM LOWER SOIL HORIZONS.
14. SLIGHTLY MOUND THE SURFACE OF THE TOPSOIL ACROSS THE TRENCH AND BED TO HELP SHED RAINWATER OFF THE SYSTEM (SEE THE DIAGRAM BELOW).
15. PLANT THE TOPSOIL WITH A SUITABLE GRASS OR PLANTS THAT THRIVE WHEN THEIR ROOTS ARE CONTINUOUSLY WET. ESPECIALLY THOSE WITH LARGE LEAVES AS THEY WILL TRANSPIRE MORE WATER THAN PLANTS WITH SMALL LEAVES.
16. INSTALL STORMWATER DIVERSION DRAINS TO DIRECT STORMWATER AWAY FROM THE WICK SYSTEM.

#### MAINTENANCE

THE SEPTIC TANK MUST BE PERIODICALLY DESLUDGED TO ENSURE PROPER FUNCTIONING OF THE WICK TRENCH AND BED SYSTEM.



Reference Drawings:

Part of Structure:

## **BUILDING OWNERS GUIDE TO SEPTIC MAINTENANCE**

### **T5.2 Operation and maintenance requirements**

This clause provides general advice about operation and maintenance that is specifically relevant to the property owner/occupier of an on-site system. Detailed advice should be provided in the operation and maintenance guidelines for the specific system as designed and installed.

#### **T5.2.1 Advice to a property owner/occupier on use of the system**

For the on-site system to work well, there are some good habits to encourage and some bad habits to avoid:

- (a) To reduce sludge building up in the tank:
  - (i) Scrape all dishes to remove fats, grease, and so on before washing
  - (ii) Keep all possible solids out of the system
  - (iii) Don't use a food waste disposal unit unless the system has been specifically designed to carry the extra load (see 5.4.2.2.3), and
  - (iv) Don't put sanitary napkins and other hygiene products into the system;
- (b) To keep the bacteria working in the tank and in the land application area:
  - (i) Use biodegradable soaps
  - (ii) Use a low-phosphorus detergent
  - (iii) Use a low-sodium detergent in dispersive soil areas
  - (iv) Use detergents in the recommended quantities
  - (v) Don't use powerful bleaches, whiteners, nappy soakers, spot removers and disinfectants, and
  - (vi) Don't put chemicals or paint down the drain;
- (c) Conservation of water will reduce the volume of effluent requiring disposal to the land application area, make it last longer and improve its performance. Conservation measures include:
  - (i) Installing water conservation fittings
  - (ii) Taking showers instead of baths
  - (iii) Washing clothes only when there is a full load, and
  - (iv) Using the dishwasher only when there is a full load;
- (d) Avoid overloading the system by spacing out water use as evenly as possible. For example:
  - (i) Do not do all the washing on one day, and
  - (ii) Do not run the washing machine and dishwasher at the same time.

#### **T5.2.2 Advice on maintenance**

Maintenance instructions should cover the following matters:

- (a) The primary wastewater treatment unit (septic tank) should:
  - (i) Be inspected at least annually and pumped out regularly once the scum and sludge occupy two thirds of the tank volume, (or two thirds of the first stage of a two-stage system)
  - (ii) Be protected from vehicle access
  - (iii) Have any grease trap inspected at least quarterly and cleaned out regularly
  - (iv) Have the vent and the access cover of the septic tank exposed, and
  - (v) Have any outlet filter inspected and serviced in accordance with the manufacturer's recommendations;
- (b) The land application area should be protected by the following measures:
  - (i) Access to spray or irrigation areas should be restricted and the area never available as play areas for children
  - (ii) Any evapotranspiration areas should be designed to deter pedestrian traffic

Page:	A5
Date:	22/8/23
Job No:	V23-174
Checked by:	WPH
Design by:	GM

Reference Drawings:

Part of Structure:

- (iii) No vehicles or stock should be allowed to access any land application area
  - (iv) Deep rooting trees or shrubs should not be grown over absorption trenches or pipes
  - (v) Surface water diversion drains should be maintained upslope of and around the land application area and kept clean to reduce seepage of rainwater into trenches or beds, and
  - (vi) The baffles or valves in the distribution system should be periodically (monthly or seasonally) changed to direct effluent into alternative trenches or beds, as required by the design;
- (c) Evapotranspiration and irrigation areas including areas within trenches and beds should:
- (i) Have their grass mown and plants maintained to ensure that these areas take up nutrients with maximum efficiency
  - (ii) Be checked for wet spots, uneven grass colour, any symptoms of emitter blockage (either evident from under-irrigated dry areas or over-irrigated wet areas)
  - (iii) Have blocked or damaged irrigation lines replaced;
- (d) Spray irrigation areas should have appropriate warning signs always visible to persons undertaking any activity near a spray irrigation area; and
- (e) Equipment should be checked, and:
- (i) The manufacturer's instructions followed for maintaining and cleaning pumps, siphons and septic tank outlet filters and the root intrusion chemical dosing system (if provided)
  - (ii) Disc filters or filter screens on irrigation-dosing equipment cleaned periodically by rinsing back into the primary wastewater treatment unit
  - (iii) Irrigation lines flushed periodically to scour out any accumulated sediment.

#### **T5.2.3 Advice on operating problems**

Problems can occur with systems which have not been maintained and where absorption areas have become blocked or clogged. The warning signs include:

- (a) The absorption field becoming wet or soggy with wastewater ponding on the surface of the ground;
- (b) A smell of effluent near the septic tank or absorption area;
- (c) Drains and toilets running slowly; and
- (d) The grease trap being full or blocked.

#### **T5.2.4 Consequences of failure**

A failed septic tank and land applications system is a serious health and environmental hazard and can lead to any one or more of the following:

- (a) Spread of infectious diseases;
- (b) Breeding of mosquitoes and attraction of flies and rodents;
- (c) Nuisance and unpleasantness;
- (d) Pollution and infection of waterways, beaches, streams and shellfish beds;
- (e) Contamination of bores, wells and groundwater; and
- (f) Alteration of the local ecology.

In the event of any of the above adverse effects, immediate action should be taken to remedy the situation.

#### **T5.2.5 Advice on property owner/occupier responsibilities**

Property owners and occupiers are legally responsible to keep their on-site system in good working order. If any of the warning signs in T5.2.3 are evident, the property owner or occupier should contact a servicing agent right away, and inform the regulatory authority that repair or maintenance work is underway.

Page:	A6
Date:	22/8/23
Job No:	V23-174
Checked by:	WPU
Design by:	CM

Reference Drawings:

Part of Structure:

### **EFFLUENT CALCULATIONS:**

EXISTING 3 BEDROOM DWELLING PLUS PROPOSED 4 BEDROOM DWELLING.

EXISTING DWELLING HAS 4 PERSONS MAXIMUM DESIGN OCCUPANCY.

PROPOSED DWELLING HAS 5 PERSONS MAXIMUM DESIGN OCCUPANCY.

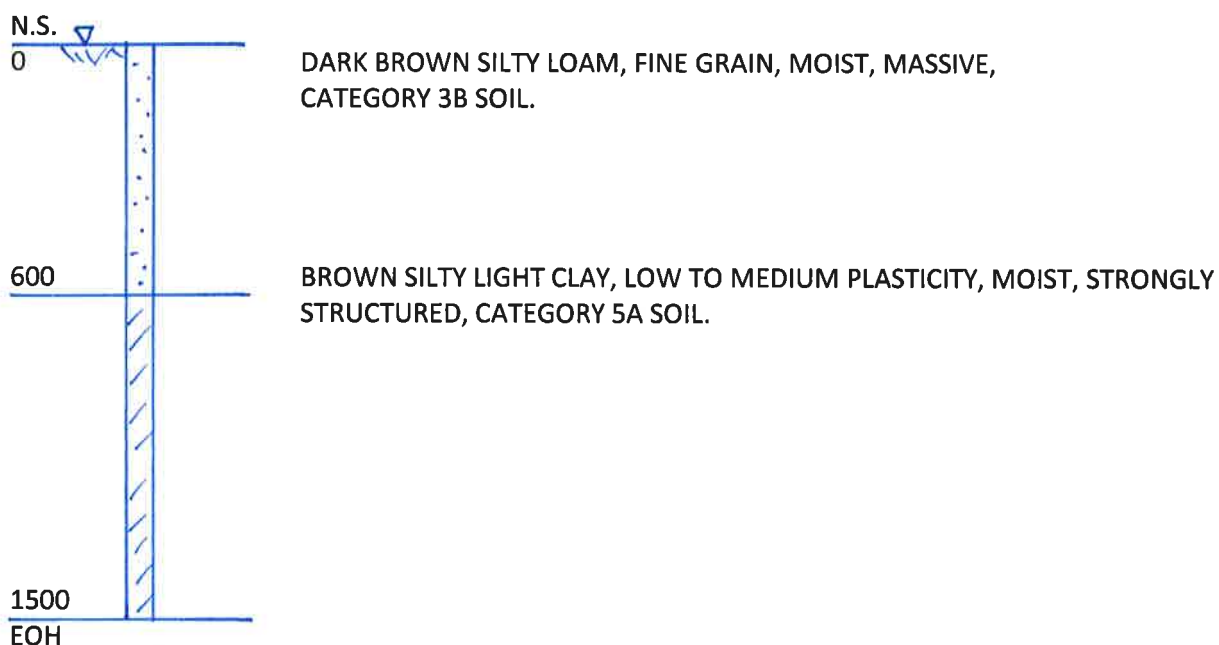
IT IS PROPOSED TO INSTALL A NEW EFFLUENT DISPOSAL SYSTEM THAT COLLECTS WASTEWATER FROM BOTH DWELLINGS.

RAINWATER OR PUBLIC SUPPLY, STANDARD WATER SAVING FIXTURES ARE TO BE USED.

EPA VIC CODE OF PRACTICE, TABLE 4:  $Q = 180\text{L/PERSON/DAY}$

$Q = 180 \times 9 = 1620\text{L/DAY}$  MAXIMUM FLOW.

### **SOIL BORE LOG:**



ADOPT DLR = 8mm/DAY FOR SUB-SURFACE LOADING USING SOIL CATEGORY 5A WITH PRIMARY TREATMENT OF EFFLUENT,  
 OR DIR = 3mm/DAY FOR SUB-SURFACE IRRIGATION USING SOIL CATEGORY 5A WITH SECONDARY TREATMENT OF EFFLUENT.

Page:

A7

Date:

22/8/23

Job No:

V23-174

Checked by:

UPE

Design by:

gm

Reference Drawings:

Part of Structure:

**HAMILTON AREA (90173) EVAPOTRANSPIRATION CALCULATIONS**

NUMBER OF EXISTING TREES = 0 YEAR = 20  
NUMBER OF NEW TREES = 0 YEAR = 2  
DLR = 8 VOLUME= 1620

TABLE 1 - SIZE OF AREA FOR EACH MONTH (DISREGARDING EFFLUENT STORAGE)

(1) MONTH	(2) PAN EVAPO E	(3) EVAPO- TRANS ET	(4) RAINFALL R	(5) RETAINED RAINFALL Rr	(6) L.T.A.R. PER MONTH	(7) TREE WATER USE PER MONTH	(8) DISPOSAL RATE PER MONTH	(9) EFFLUENT APPLIED TO TRENCH MONTH	(10) SIZE OF AREA (9)/(8) [m^2]
X	[mm]	0.75*(2) [mm]	[mm]	0.75*(4) [mm]	[mm]	[L]	(3)-(5)+6 [mm]	[L]	
Jan	210	157.5	33.5	25.125	248	0	380.375	50220	132
Feb	190	142.5	24.2	18.15	232	0	356.35	46980	132
Mar	155	116.25	33.5	25.125	248	0	339.125	50220	148
Apr	87	65.25	40.5	30.375	240	0	274.875	48600	177
May	53	39.75	54.5	40.875	248	0	246.875	50220	203
Jun	36	27	66.8	50.1	240	0	216.9	48600	224
Jul	43	32.25	69.6	52.2	248	0	228.05	50220	220
Aug	59	44.25	78.2	58.65	248	0	233.6	50220	215
Sep	78	58.5	67.9	50.925	240	0	247.575	48600	196
Oct	109	81.75	57.6	43.2	248	0	286.55	50220	175
Nov	129	96.75	49	36.75	240	0	300	48600	162
Dec	174	130.5	42.5	31.875	248	0	346.625	50220	145

TABLE 2 - DEPTH OF STORED EFFLUENT

(11) MONTH	(12) FIRST TRIAL AREA	(13) APPLICATION RATE	(14) DISPOSAL RATE PER MONTH	(15)	(16) INCREASE OF STORED EFFLUENT	(17) DEPTH OF EFFLUENT PER MONTH	(18) COMPUTED DEPTH OF EFFLUENT
	[m^2]	(9)/(12) [mm]	(8) [mm]	(13)-(14) [mm]	(15)/0.3 [mm]	(X-1) [mm]	(16)+(15) [mm]
Dec	224						0
Jan		224.1964	380.375	-156	-521	0	0
Feb		209.7321	356.35	-147	-489	0	0
Mar		224.1964	339.125	-115	-383	0	0
Apr		216.9643	274.875	-58	-193	0	0
May		224.1964	246.875	-23	-76	0	0
Jun		216.9643	216.9	0	0	0	0
Jul		224.1964	228.05	-4	-13	0	0
Aug		224.1964	233.6	-9	-31	0	0
Sep		216.9643	247.575	-31	-102	0	0
Oct		224.1964	286.55	-62	-208	0	0
Nov		216.9643	300	-83	-277	0	0
Dec		224.1964	346.625	-122	-408	0	0

Width of Trench = 1.6 Depth of Trench = 0.4  
Abs Trench Length = 140.0 No. of Trenches = 6

Therefore adopt 6 23 m long x 1.6 m wide x 0.4 m deep  
Wick Trenches and Beds.



# **APPENDIX B**

# PROPERTY REPORT



Environment,  
Land, Water  
and Planning

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 21 August 2023 03:56 PM

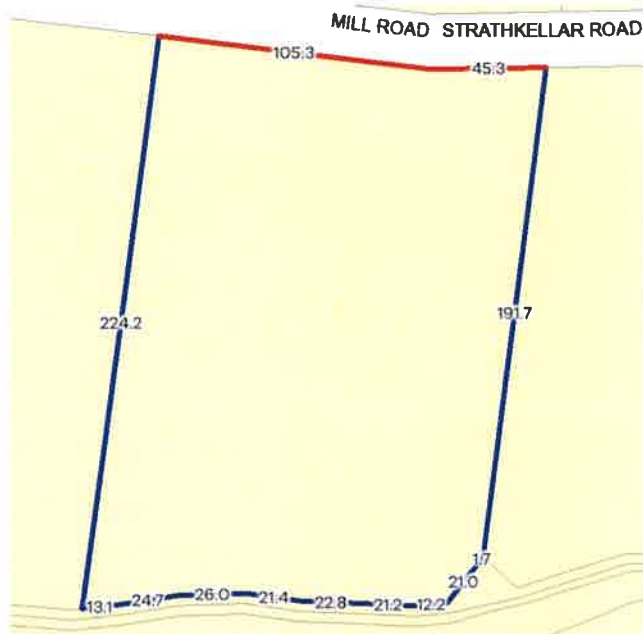
## PROPERTY DETAILS

Address: **306 MILL ROAD HAMILTON 3300**  
Crown Description: **Allot. 23 Sec. D PARISH OF HAMILTON NORTH**  
Standard Parcel Identifier (SPI): **23-D\PP2741**  
Local Government Area (Council): **SOUTHERN GRAMPIANS**  
Council Property Number: **2845**  
Directory Reference: **Vicroads 73 C5**

[www.sthgrampians.vic.gov.au](http://www.sthgrampians.vic.gov.au)

## SITE DIMENSIONS

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



**Area:** 31894 sq. m (3.19 ha)

**Perimeter:** 730 m

For this property:

— Site boundaries

— Road frontages

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

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

For more accurate dimensions get copy of plan at [Title and Property Certificates](http://Title and Property Certificates).

## UTILITIES

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

## STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**  
Legislative Assembly: **LOWAN**

## PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to address duplication with the Planning Property Reports which are DELWP's authoritative source for all Property Planning information.

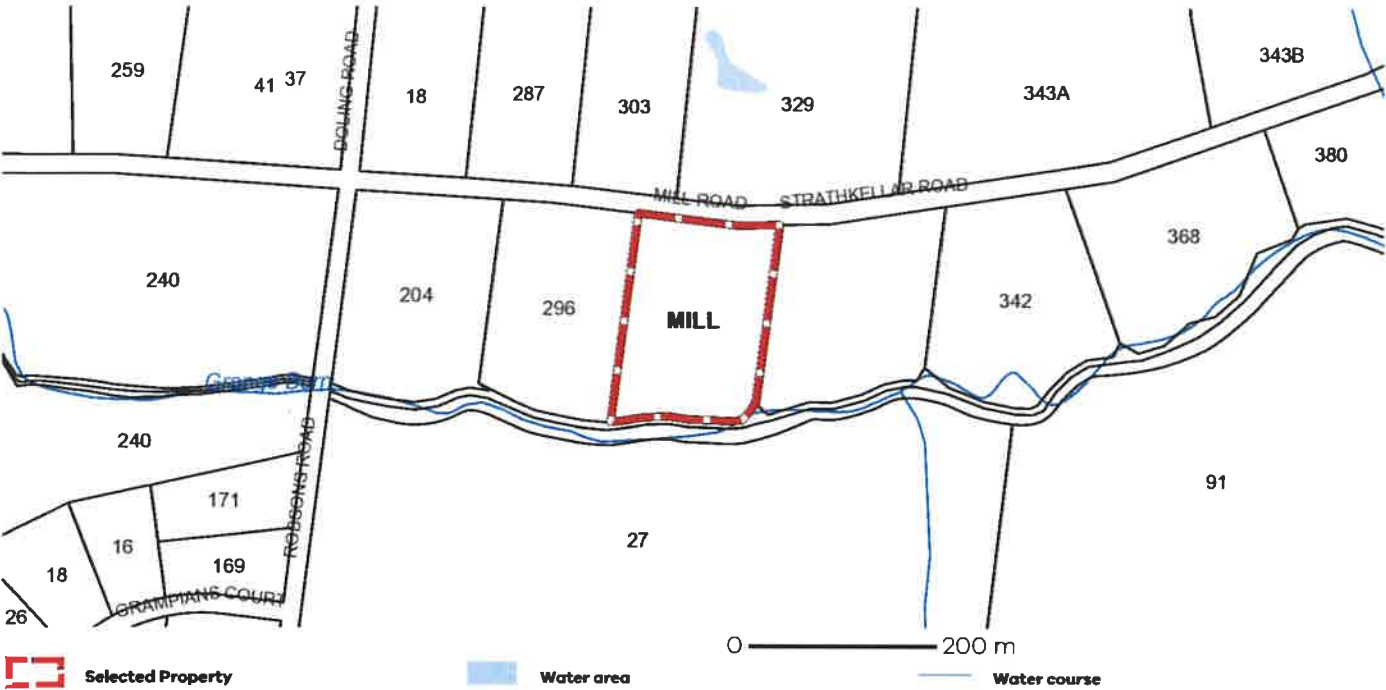
The Planning Property Report for this property can found here - [Planning Property Report](#).

Planning Property Reports can be found via these two links

**Vicplan** <https://mapshare.vic.gov.au/vicplan/>

**Property and parcel search** <https://www.land.vic.gov.au/property-and-parcel-search>

Area Map



# PLANNING PROPERTY REPORT

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 21 August 2023 03:57 PM

## PROPERTY DETAILS

Address: **306 MILL ROAD HAMILTON 3300**  
Crown Description: **Allot. 23 Sec. D PARISH OF HAMILTON NORTH**  
Standard Parcel Identifier (SPI): **23-D\PP2741**  
Local Government Area (Council): **SOUTHERN GRAMPIANS**  
Council Property Number: **2845**  
Planning Scheme: **Southern Grampians**  
Directory Reference: **Vicroads 73 C5**

[www.southerngrampians.vic.gov.au](http://www.southerngrampians.vic.gov.au)

[Planning Scheme - Southern Grampians](#)

## UTILITIES

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

## STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**  
Legislative Assembly: **LOWAN**

## OTHER

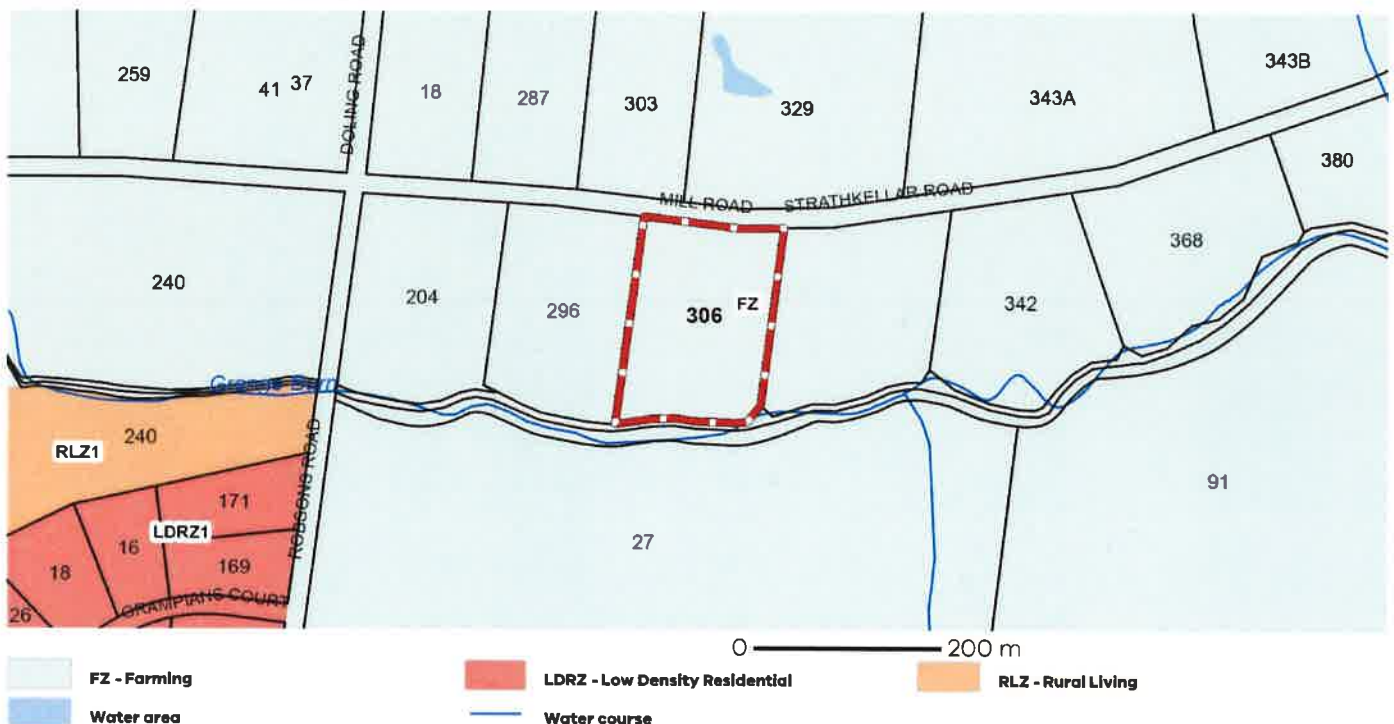
Registered Aboriginal Party: **Gunditj Mirring Traditional Owners Aboriginal Corporation**

[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

Copyright © - State Government of Victoria

**Disclaimer:** This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

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 PROPERTY REPORT: 306 MILL ROAD HAMILTON 3300

## Planning Overlay

None affecting this land - there are overlays in the vicinity

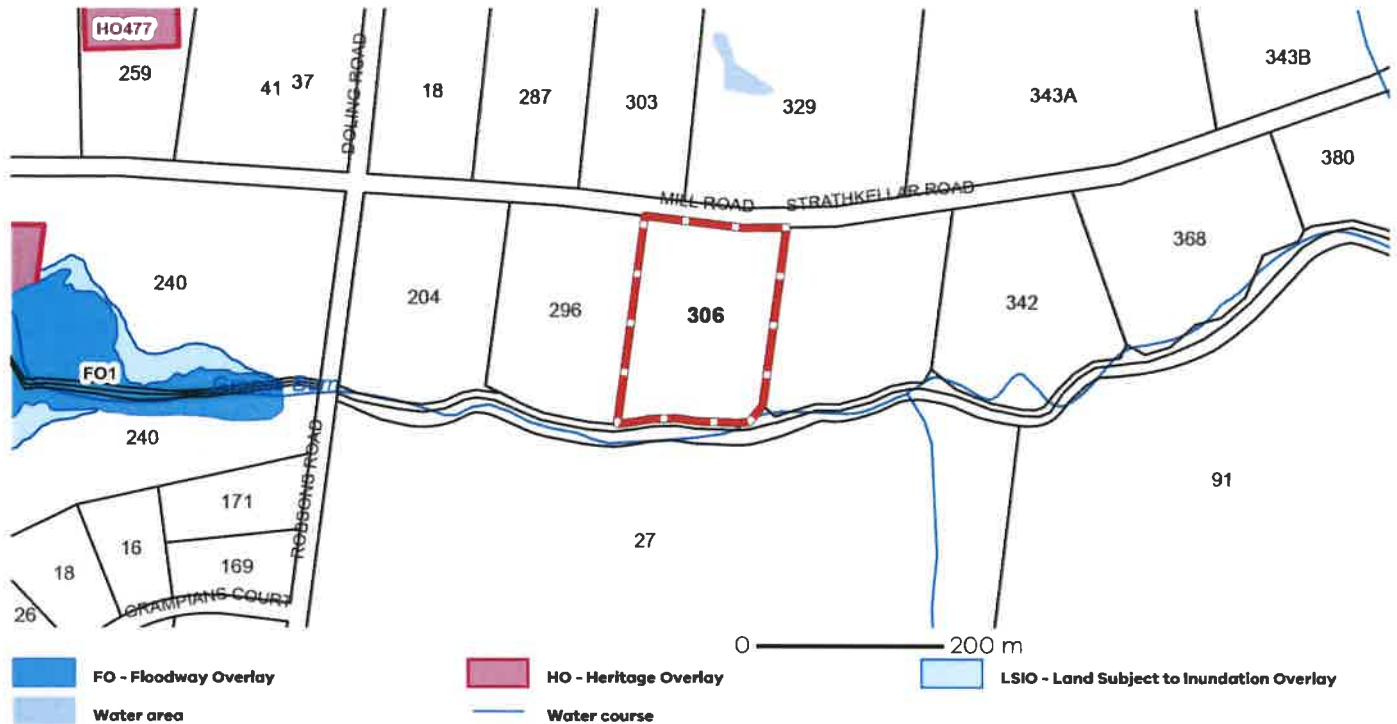
### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

FLOODWAY OVERLAY (FO)

HERITAGE OVERLAY (HO)

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



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.

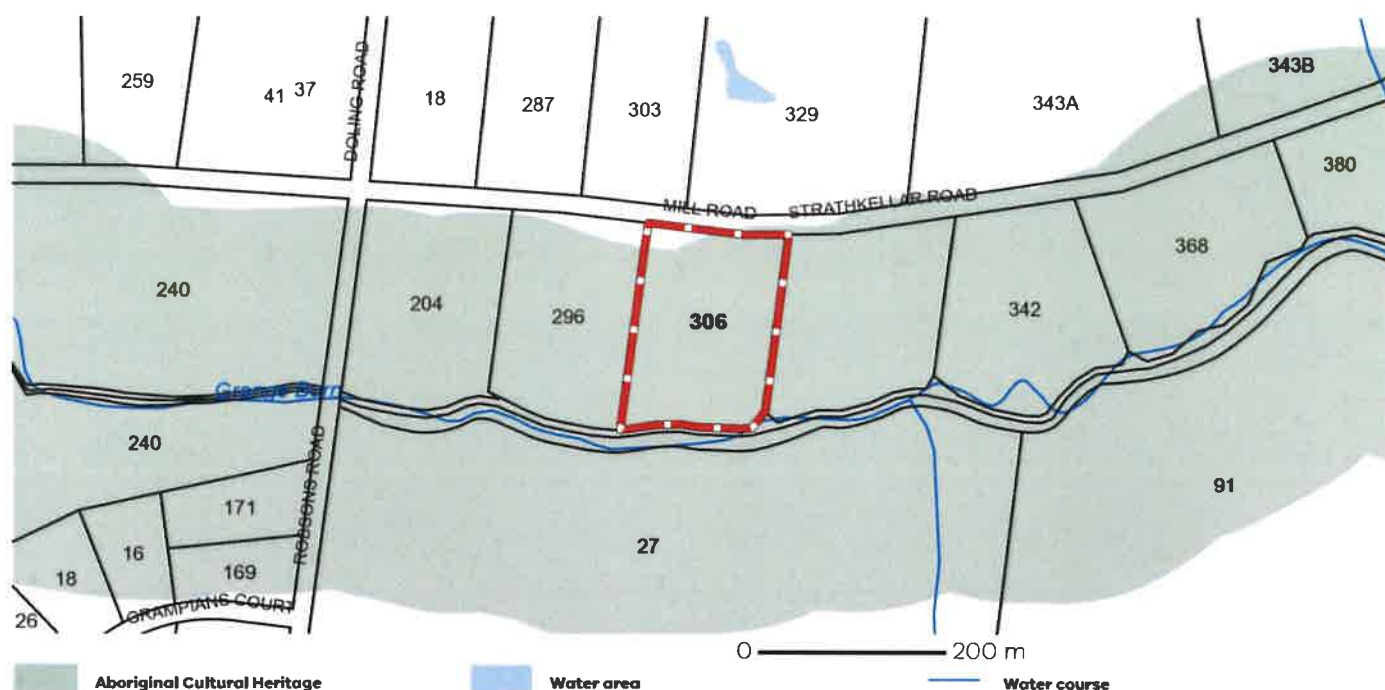
Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to

<http://www.advrma.net.au/cavQuestion1.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 16 August 2023.

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>

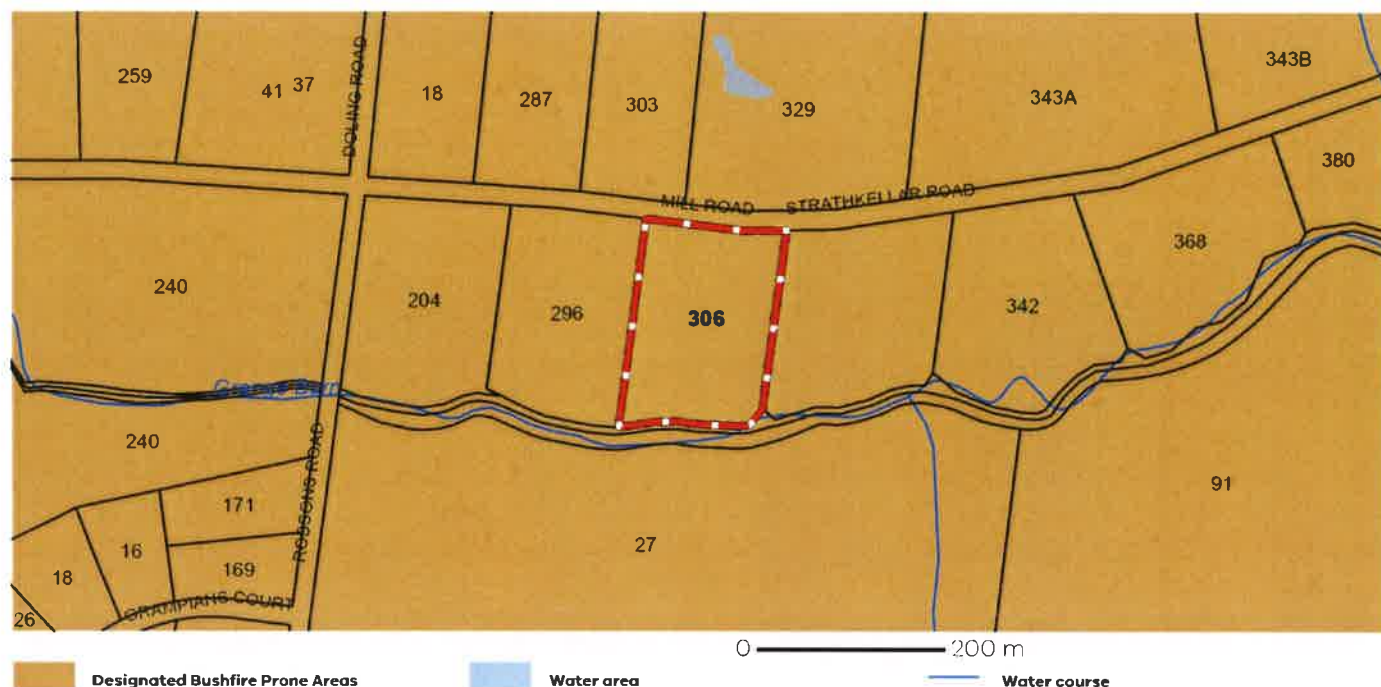


## Designated Bushfire Prone Areas

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

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

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



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

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

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

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

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

## Native Vegetation

Native plants that are indigenous to 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 this 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 \(environment.vic.gov.au\)](#) or please contact your relevant council.

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



Myers Planning & Associates  
ABN 53 253 414 622  
[www.myersplanning.com.au](http://www.myersplanning.com.au)

Dispensary Lane, Warrnambool VIC 3280  
(03) 5562 9443  
[admin@myersplanninggroup.com.au](mailto:admin@myersplanninggroup.com.au)

27 February 2024

Anita Collingwood  
Senior Statutory Planner  
Southern Grampians Shire Council  
1 Market Place  
Hamilton VIC 3300

By email only: [council@sthgrampians.vic.gov.au](mailto:council@sthgrampians.vic.gov.au)

Dear Anita,

**PLANNING PERMIT APPLICATION TP-06-2024, PROPOSED DWELLING, 306 MILL ROAD, HAMILTON**

On 5 January 2024, Council requested the following additional information to assist with the assessment of the application.

1. **Amended site plan**, including existing **land application area** for existing dwelling - see enclosed.
2. **Amended site plan**, including **setback** of proposed dwelling and shed **to the Grangeburn waterway** - see enclosed.
3. **Amended site plan**, including **details of batters and cut and fill earthworks** - see enclosed.
4. **A written response as to whether native vegetation is impacted by the proposal** - The site contains several planted native trees. There is a planted blue gum located near the existing dwelling (east of the existing shed) which is at the edge of the proposed batter (northwest corner). The intention is to retain the tree and removal is not proposed. In any event, the removal of the tree is exempt from the requirements of clause 52.17 as the vegetation is planted.

We appreciate your attention to this matter and kindly request a prompt review of the application. If you require any additional information or clarification, please do not hesitate to contact us.

Yours faithfully,

**Myers Planning & Associates**

**Steve Myers**  
Managing Director

18 March 2024

Anita Collingwood  
Senior Statutory Planner  
Southern Grampians Shire  
Locked Bag 685  
Hamilton Vic 3300

Dear Anita

<b>CMA Reference:</b>	GHCMA-F-2024-00091
<b>Council Reference:</b>	TP-06-2024
<b>Greenlight Reference:</b>	270845
<b>Property Address:</b>	306 Mill Road Hamilton Vic 3300
<b>Cadastral:</b>	Allotment 23, Section D, Parish of Hamilton North
<b>Development Description:</b>	Use and development of the land for a second dwelling

Thank you for your notice received at our office on 04 March 2024 in accordance with the provisions of *Section 52 of the Planning and Environment Act 1987*.

Pursuant to Section 56 of the *Planning and Environment Act 1987*, **the CMA does not object to the granting of a permit.**

**The CMA's estimate for the 1%AEP flood level for this property is 185.00m AHD.** This estimate is based on extrapolation (upstream to this location) of the flood level estimate provided by the 2012 Hamilton Flood Investigation and accounts for a 30% increase in rainfall intensity due to climate change as per Victoria's planning policy.

The CMA has rectified the proposed site plan submitted with the application into its GIS system. This is shown in figure 1 below. The proposed position of the dwelling and outbuilding shown in figure 1 closely matches the setbacks provided in the site layout plan. However, there is an approximate 2m difference in the ground level contours between the CMA's information and the information provided in the site layout plan. The CMA considers its ground-level information (2010 Index of Stream Condition) to be more reliable than the ground-level information submitted with the application. The CMA considers that the proposed dwelling site is no lower than 190m AHD based on our ground level information.

The CMAs ground level information indicates that the proposed dwelling will be sited on land that is in the order of 5 metres higher than the estimated 1%AEP flood level accounting for climate change. The CMA also estimates that the proposed dwelling site is just outside the estimated extent of the probable maximum flood (PMF). The proposed dwelling site is therefore considered to be flood-free (outside the floodplain).

The table below summarises the available flood data for this property.

**Flood Information Summary (extrapolated from 2012 Hamilton Flood Study)**

Item	Best Available Information
1% AEP flood level – no climate change factor	186.7 m AHD
1% AEP flood level – including 30% increased rainfall intensity (climate change factor)	187.0 m AHD
0.5% AEP flood level – no climate change factor	186.95 m AHD
PMF flood level – no climate change factor	190 m AHD





Minimum depth of flooding on building site – 1% AEP 0.0m

Maximum depth of flooding on building site – 1% AEP 0.0m

Property Hazard category – 1% AEP Nil

Maximum depth of flooding on access – 1% AEP 0.0m

Access Hazard category – 1% AEP Nil

Given the above information the CMA will not object to the granting of a permit with no flood related permit conditions

Contact us at [planning@ghcma.vic.gov.au](mailto:planning@ghcma.vic.gov.au) or on 03 5571 2526 should you have any queries. Please quote **GHCMA-F-2024-00091** to assist the CMA in handling your enquiry.

Yours sincerely,

Peter Robertson

Waterway Planning Manager

Figure 1 showing extent of 2012 Hamilton flood study with proposed dwelling location and 2010 Index of Stream Condition ground level contours.





The information contained in this correspondence is subject to the disclaimers and definitions below.

## Definitions and Disclaimers

1. The area referred to in this letter as the 'property' is the land parcel(s) that, according to the CMA's assessment. Most closely represent(s) the location identified by the applicant. The identification of the 'property' on the CMA's GIS has been done in good faith and in accordance with the information given to the CMA by the applicant(s) and/or relevant local government authority.
2. While every endeavour has been made by the CMA to identify the proposed development location on its GIS using VicMap Parcel and Address data, the CMA accepts no responsibility for or makes no warranty with regard to the accuracy or naming of this proposed development location according to its official land title description.
3. No warranty is made as to the accuracy or liability of any studies, estimates, calculations, opinions, conclusions, recommendations (which may change without notice) or other information contained in this letter and, to the maximum extent permitted by the law, the CMA disclaims all liability and responsibility for any direct or indirect loss or damage which may be suffered by any recipient or other person through relying on anything contained in or omitted from this letter.
4. This letter has been prepared for the sole purpose by the party to whom it is addressed and no responsibility is accepted by the CMA with regard to any third party use of the whole or of any part of its contents. Neither the whole nor any part of this letter or any reference thereto may be included in any document, circular or statement without the CMA's written approval of the form and context in which it would appear.
5. The flood information provided represents the best estimates based on current available information. This information is subject to change as new information becomes available and as further studies are carried out.
6. The information contained in this letter is valid for three (3) months from date of issue and should not be relied upon for planning purposes beyond this timeframe.
7. **AEP** refers to the Annual Exceedance Probability. AEP is a measure of the likelihood of a certain event happening in any given year expressed as a percentage (%) risk.
8. **1% AEP Flood**- A flood of this magnitude has a 1% chance of occurring in any given year. The 1% AEP flood is the minimum standard for land use and development planning decisions in Victoria, also known as the design flood.
9. **PMF** refers to Probable Maximum Flood, which is the largest flood theoretically possible for a location.
10. **AHD**- Australian Height Datum is the adopted national height datum that generally relates to height above mean sea level. Elevation is in metres.
11. **Freeboard** is a height allowance above a flood level to provide additional protection from flood impacts, In the context of planning for development of flood-prone land. Freeboard is applied to ensure floors are finished at a level above the estimated flood level. This lowers the risk of over-floor flooding due to floods bigger than the 1% AEP event and due to uncertainties in estimation of the planned for flood level. Uncertainties include factors such as the effect of waves caused by wind or the effect of vehicles moving through a flooded area, or the impact of rising mean sea level.
12. **Nominal Flood Protection Level (NFPL)** is the 1% AEP flood level plus a freeboard (height) allowance to provide increased protection against flooding. It is generally the minimum floor level for habitable spaces and the level below which no electrical outlets or sewer openings are permitted.



**Fire Safety Referrals**

**Fire & Emergency Management**

Email: [firesafetyreferrals@cfa.vic.gov.au](mailto:firesafetyreferrals@cfa.vic.gov.au)

Telephone: 03 9262 8578

Our Ref: 5000-81415-135086

Council Ref: TP-06/2024

28 March 2024

**Town Planner  
Southern Grampians Shire Council  
111 Brown Street  
HAMILTON VIC 3300**

Dear Town Planner

**CONSENT TO THE GRANT OF AN AMENDMENT TO A PERMIT**

**Site Name:** Second Dwelling In BPA  
**Address:** 306 Mill Road HAMILTON 3300  
**Purpose:** Use & Development Of Second Dwelling In BPA

Thank you for providing the CFA with the opportunity to comment under Section 52 of the Planning and Environment Act. CFA does not object to the grant of an amendment to at 306 Mill Road Hamilton.

If you wish to discuss this matter in more detail, please do not hesitate to contact FRV Fire Safety Officer Timoci Nakaruru, Fire Safety Officer on 04 7522 0922.

Yours faithfully

**Mark Holland  
Manager Bushfire Safety & Natural Environment (A)  
FIRE RISK RESEARCH & COMMUNITY PREPAREDNESS**

CC:

**From:** Tendai Mhasho  
**To:** Sharon Clutterbuck  
**Subject:** FW: Environmental Health Referral response : TP 06/2024 - 306 Mill Road Hamilton 2nd dwelling  
**Date:** Wednesday, 15 May 2024 2:25:40 PM  
**Attachments:** [image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)

---

Hi Sharon,  
Please find below the Environmental Health referral response.

If you wish to obtain an official statement of the planning controls that apply to this property, a Planning Property Report can be obtained through the following link <https://mapshare.vic.gov.au/vicplan/>

*Please note this information is provided without prejudice and information is given in good faith based on the information provided. Please also note that it is the owner's responsibility to check titles and any registered restrictions/covenants applying to the land which may be relevant to this enquiry.*

Kind regards,

**Tendai S. Mhasho**  
Statutory Planner  
Southern Grampians Shire Council  
1 Market Place, Hamilton, Victoria 3300  
P: 03 5573 0208

[tmhasho@sthgrampians.vic.gov.au](mailto:tmhasho@sthgrampians.vic.gov.au)  
[www.sthgrampians.vic.gov.au](http://www.sthgrampians.vic.gov.au)

*I acknowledge the traditional custodians of the land within the Southern Grampians Shire the Gunditjmarra, Tjap Wurrung and Bunganditj people and pay my respects to their Elders, past and present, and the Elders from other communities visiting or residing within our Shire*

Innovative – Respectful – Collaborative – Trusting - Empowering



**A well-connected, dynamic Regional Centre, supporting a vibrant, healthy and inclusive community.**

---

**From:** Pauline Porter <[PPorter@sthgrampians.vic.gov.au](mailto:PPorter@sthgrampians.vic.gov.au)>  
**Sent:** Thursday, April 18, 2024 3:46 PM  
**To:** Tendai Mhasho <[TMhasho@sthgrampians.vic.gov.au](mailto:TMhasho@sthgrampians.vic.gov.au)>  
**Cc:** Planning Admin <[planning@sthgrampians.vic.gov.au](mailto:planning@sthgrampians.vic.gov.au)>  
**Subject:** Environmental Health Referral response : TP 06/2024 - 306 Mill Road Hamilton 2nd dwelling

Tendai,

Environmental Health Coordinator, Pauline Porter, has reviewed TP 06/2024 306 Mill Road Hamilton (Crown Allotment 23 Section D Hamilton North ) proposing to construct a 2<sup>nd</sup> dwelling with 4 bedrooms in addition to the existing 3 bedroom dwelling on an 3.2 hectare allotment located on the banks of the Grange Burn. It proposed the existing onsite wastewater management system will be replaced . The e 2 dwellings to be connected to 2 x primary treatment septic tanks or 1 4500L septic tank with 152m of 1.6m wide effluent wick trenches.

**It is recommended Town Planning Permit TP 06/2024 is refused, because the proposed development and its onsite wastewater management system is unsuitable and poses an unacceptable risk of harm to the environment and human health.**

### **Refusal Reasons:**

Holmes Mcleod Consulting Engineers Pty Ltd Land Capability Assessment Report no. V23-174 dated 22 August 2023 (LCA report) provided with Town Planning Permit TP 06/2024 does not adequately identify or assess the sites environmental and public health limitations per [MAV Victorian Land Capability Assessment Framework 2014](#), and [Southern Grampians Shire Domestic Wastewater Management Plan \(2019\)](#) . Nor detail appropriate



measures to be put in place to mitigate proposed developments negatively impacting on the sites' and area environmental and public health limitations.

2 dwellings development with a total of 7 bedrooms to be serviced by primary treatment septic tank/s and 152m of 1.6m wide effluent wick trenches onsite wastewater management systems is proposed to be installed on an environmentally sensitive site. The proposed site development is 170m uphill of Grange Burn on the southern boundary of the allotment *refer to diagram 1* .

The LCA report has recommend an primary septic onsite wastewater management system with an outlet filter that treats sewage to the lowest effluent water quality of 100 to 140 mg/L BOD5 and 20 to 55 mg/L TSS with pathogen indicator, E. coli, can be in the hundreds of thousands to millions of organisms per 100 mL [Victorian EPA Code of Practice Onsite Wastewater Management 891.4](#) . Compared to advanced secondary treatment type onsite wastewater management system with nutrient production that treats sewage to a higher effluent water quality . <10mg/L Biochemical Oxygen Demand (BOD5), <10mg/L Total Suspended Solids (TSS), <10 Escherichia coli cfu/100mL with nitrogen ( ie 54% reduction) and phosphorus ( ie 24% reduction) [Victorian EPA Code of Practice Onsite Wastewater Management 891.4](#) & [Taylex Wastewater Specification Guide](#).

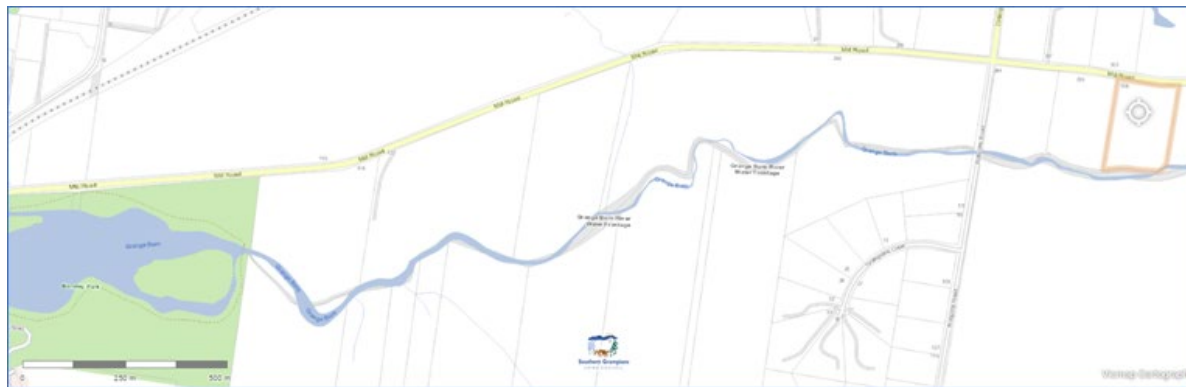
The LCA report identifies the overall Land Capability risk as poor but inadequately addressed the risk by just recommending effluent wick trenches to be installed in clay soil.

The LCA report does not discuss the reasons why primary wastewater treatment was selected instead of secondary or advanced secondary wastewater treatment.

The Grange Burn is the receiving water of Lake Hamilton, which regularly experiences algal blooms from high nutrients levels( including elevated phosphorus, nitrogen and E.coli per [Victorian Environmental Reference Standard](#). Lake Hamilton experienced its most recent algae blue in March 2024 where warning signs were erected on Lake Hamilton foreshore and safety alter issued to informing people to avoid swimming, water skinning and any form of direct contact with the water per [Blue Green Algae Regional Coordination Plan](#) and [Victorian Blue Green Algae Circular](#) . Exposure to elevated blue green algae can cause skin irritation and result in premature death of humans.

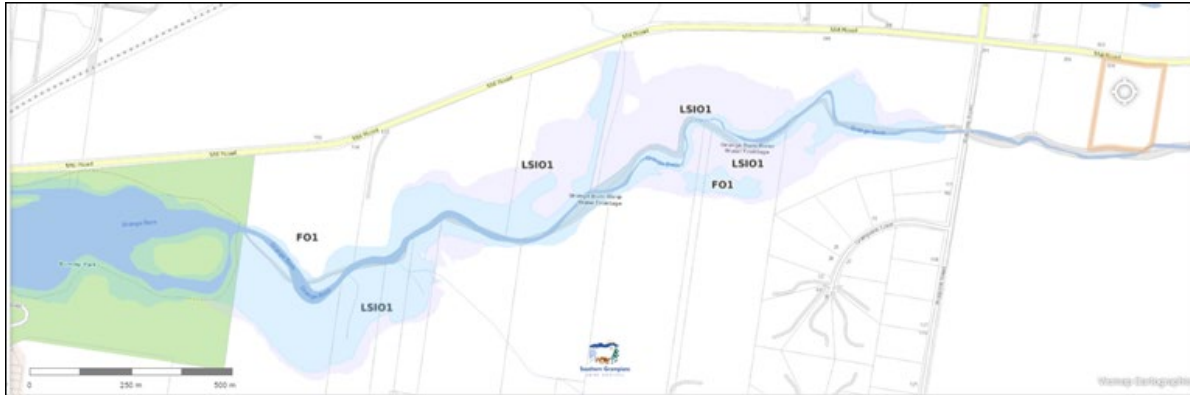
Lake Hamilton and Grangeburn water quality results are available in the following Sharepoint Links:

- [Results - Lake Hamilton and Grange Burn Water Sample Results.XLSX](#)
- [Results - Blue Green Algae - Lake Hamilton.XLS](#)
- [Diagram Lake Hamilton Stormwater Entry and Water Sampling points.DOCX](#)



**Diagram 1:** refer to orange outline, 306 Mill Road Hamilton is an environmentally sensitive site located on the banks of the Grange Burn up stream of Lake Hamilton.

During the winter and spring Grange Burn waterway is observed to increase in width, greater to the width indicate in the above diagram and the waterway also fans out into the land, picking up nutrients and faecal matter not normally in the waterways reach during the other times of year. Presently the Flood study data available upto Robson Road Hamilton and no further west along the Grange Burn. The Planning Scheme indicates Flood Overlay (FO) and Land Subject to Inundation (LSI01) north and south of the Grange Burn as far as the flood study reaches which is consistent to the flooding observed by the Grange Burn west of Robsons Road Hamilton., *refer to diagram 2*.

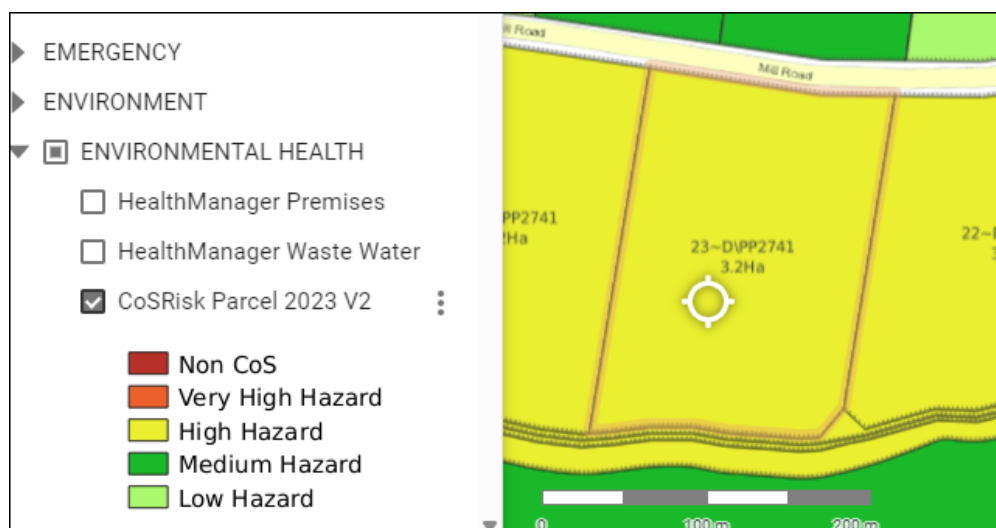


**Diagram 2:** Planning Scheme Flood Overlay (FO) and Land Subject to Inundation (LSIO1) on and along the Grange Burn to Robsons Road Hamilton where the flood study finishes, up stream of Lake Hamilton.

During the winter and spring Grange Burn waterway is observed to increase in width, greater to the width indicate in the above diagram and the waterway also fans out into the land, picking up nutrients and faecal matter not normally in the waterways reach during the other times of year. Presently the Flood study data available up to Robson Road Hamilton and no further west along the Grange Burn. The Planning Scheme indicates Flood Overlay (FO) and Land Subject to Inundation (LSIO1) north and south of the Grange Burn as far as the flood study reaches which is consistent to the flooding observed by the Grange Burn west of Robson Road Hamilton

[Southern Grampians Shire Domestic Wastewater Management Plan \(2019\)](#) identifies 306 Mill Road Hamilton (Crown Allotment 23 Section D Hamilton North) allotment onsite wastewater management system Land Capability Hazard Classification as **High Hazard on-site (CoS)** Hazard, for a (1) contemporary dwelling (e.g 4-5 bedrooms house), refer to **orange outline** in the below diagram 3. High hazards means, individual and/or cumulative hazards significantly elevate the likelihood and/or consequences of onsite wastewater management system failure. **Onsite wastewater management system is required to implement higher level of treatment, best practice design, construction, maintenance and oversight essential to manage risk and meet health and environmental protection requirements**.

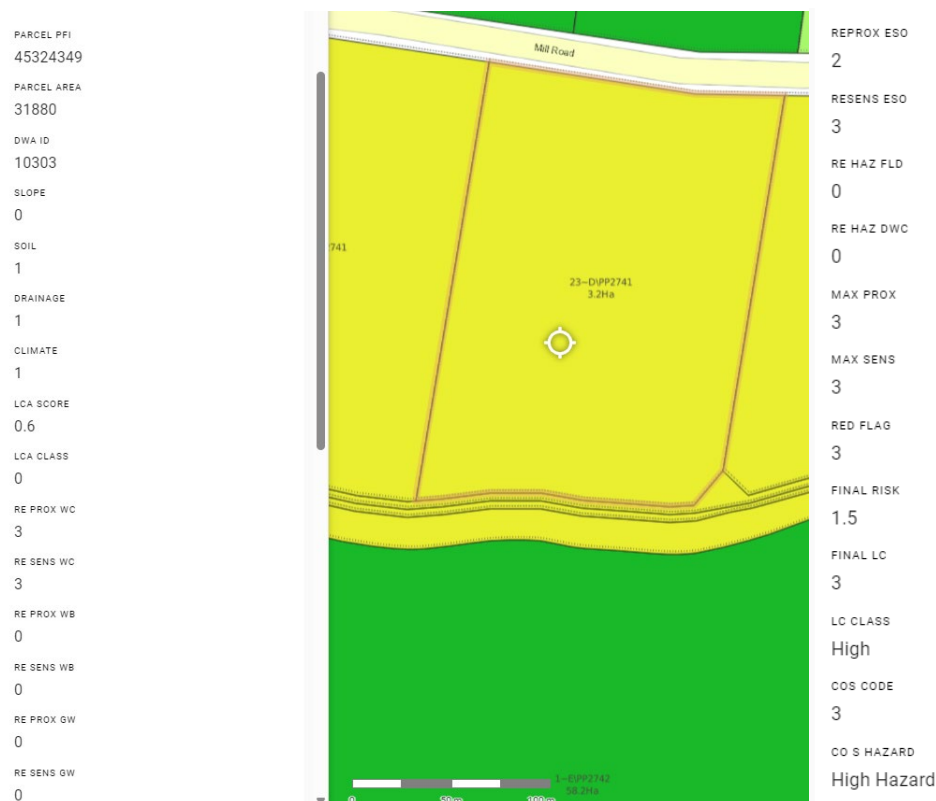
The **on-site (CoS)** Hazard is likely to increase as the development proposal of 2 dwellings with a combined 7 bedrooms reduces the available land of the onsite wastewater management system effluent area, increase sewage and effluent compared to 1 4-5 bedroom dwelling on which the onsite wastewater management risk management modelling is based on.



**Diagram 3:** 3.2 hectare 306 Mill, Hamilton property [Southern Grampians Shire Domestic Wastewater Management Plan \(2019\)](#) onsite wastewater management system Land Capability Hazard Classification is **High Hazard on-site (CoS)** Hazard for a (1) contemporary dwelling (e.g 4-5 bedrooms house), refer to **orange** outline

[Southern Grampians Shire Domestic Wastewater Management Plan \(2019\)](#) onsite wastewater management system Land Capability Hazard Sub criteria for a (1) contemporary dwelling (e.g 4-5 bedrooms house) mapping indicates the allotment has the following limitations:

- Imperfectly drained soil profile.
- Rainfall exceeds potential evapotranspiration for close half of the year.
- High hazard proximity watercourse receiving environment intersects at boundary of allotment which requires careful onsite wastewater management system design and oversight required as likelihood of impact high in failure event
- High hazard permanent water course / water body receiving environment.
- Medium hazard receiving Environmental Significant Overlay (ESO) proximity
- High Hazard receiving value riparian environmental significant vegetation / bio-conservation areas receiving environments which require a need for greater onsite wastewater management system vigilance.



**Diagram 3:** 306 Mill, Hamilton property [Southern Grampians Shire Domestic Wastewater Management Plan \(2019\)](#) onsite wastewater management system Land Capability Hazard Sub criteria for a (1) contemporary dwelling (e.g 4-5 bedrooms house) , refer to **orange** outline and adjacent score.

**If Town Planning Permit TP 06/2024 is approved, the following conditions are recommended to be included :**

1. Before the commencement of the development, amended plans must be submitted to and approved by the Responsible Authority. When approved the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale and dimensioned and must be generally in accordance with the plans submitted with the application, but modified to show:
  - a. The location and dimensions of existing and proposed onsite wastewater management treatment tank, effluent areas and sewerage pipes in relation to the buildings, driveways, watercourse, dams, rainwater tanks, stormwater drains, water pipe, fences and allotment boundaries.
2. An advance secondary treatment onsite wastewater management system with nutrient reduction must be constructed concurrently with the dwelling/building works hereby permitted, so that all liquid waste is at all times contained within the curtilage of the lot. The design and installation of any wastewater disposal system for any building on the land must comply with Southern Grampians Shire Domestic Wastewater Management Plan (2019), Victorian EPA Code of Practice Onsite Wastewater Management 891.4 and

Municipal Association of Victorian Land Capability Assessment Framework (January 2014) and Australian Standards 1547: On-site domestic wastewater management, as updated.

3. Before the commencement of the development, submit the following to the satisfaction of the Responsible Authority Amended Land Capability Assessment that details the management of all onsite wastewater in a manner that sustainably minimises risk to human health and the environment and effluent is maintained within the allotment boundaries in accordance with Southern Grampians Shire Domestic Wastewater Management Plan (2019), Victorian EPA Code of Practice Onsite Wastewater Management 891.4, Municipal Association of Victorian Land Capability Assessment Framework (January 2014) and *Australian Standards 1547: On-site domestic wastewater management*, as updated.
4. Stormwater discharge must only be distributed across the property by sheet flow (i.e. along a contour). No sheet flow discharge point may occur within five metres of the lowest property boundaries and any discharge point must not be located so as to surcharge the onsite wastewater management system.

**Add as a note:**

Before the development is approved by this permit is occupied, Certificate of Use of an On-site Wastewater Management System must be issued as required under the Environment Protection Act 2017, to the satisfaction of the Responsible Authority.

**Pauline Porter** BAppSc(EnvironHealth), BAppSc(Geol)  
Environmental Health Coordinator  
Southern Grampians Shire Council

1 Market Place, Hamilton, Victoria 3300  
Locked bag 685, Hamilton, Victoria 3300  
**P:** 03 5573 0244 **M:** 0408 103 411

[pporter@sthgrampians.vic.gov.au](mailto:pporter@sthgrampians.vic.gov.au)  
[www.sthgrampians.vic.gov.au](http://www.sthgrampians.vic.gov.au)

**From:** [Tendai Mhasho](#)  
**To:** [Sharon Clutterbuck](#)  
**Subject:** FW: [EXTERNAL] OFFICIAL: FW: 306 Mill Road Hamilton VIC 3300 Australia(TP-06-2024): Planning Application has been Referred from Southern Grampians Shire Council  
**Date:** Wednesday, 15 May 2024 11:28:41 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[Referral Letter.pdf](#)

---

As discussed, please see below.

If you wish to obtain an official statement of the planning controls that apply to this property, a Planning Property Report can be obtained through the following link <https://mapshare.vic.gov.au/vicplan/>

*Please note this information is provided without prejudice and information is given in good faith based on the information provided. Please also note that it is the owner's responsibility to check titles and any registered restrictions/covenants applying to the land which may be relevant to this enquiry.*

Kind regards,

**Tendai S. Mhasho**

Statutory Planner  
Southern Grampians Shire Council  
1 Market Place, Hamilton, Victoria 3300  
P: 03 5573 0208

[tmhasho@sthgrampians.vic.gov.au](mailto:tmhasho@sthgrampians.vic.gov.au)  
[www.sthgrampians.vic.gov.au](http://www.sthgrampians.vic.gov.au)

*I acknowledge the traditional custodians of the land within the Southern Grampians Shire the Gunditjmarra, Tjap Wurrung and Bunganditj people and pay my respects to their Elders, past and present, and the Elders from other communities visiting or residing within our Shire*

Innovative – Respectful – Collaborative – Trusting - Empowering



**A well-connected, dynamic Regional Centre, supporting a vibrant, healthy and inclusive community.**

---

**From:** Sarah J Hall (DEECA) <sarah.hall@delwp.vic.gov.au>  
**Sent:** Friday, March 15, 2024 8:59 PM  
**To:** Planning Admin <planning@sthgrampians.vic.gov.au>  
**Subject:** [EXTERNAL] OFFICIAL: FW: 306 Mill Road Hamilton VIC 3300 Australia(TP-06-2024): Planning Application has been Referred from Southern Grampians Shire Council

You don't often get email from [sarah.hall@delwp.vic.gov.au](mailto:sarah.hall@delwp.vic.gov.au). [Learn why this is important](#)

**CAUTION:** This email originated from outside the organisation. Please take care with the content of this email and contact Business Systems if you doubt its authenticity.

Hi Council,

Thanks for sending this one through to DEECA in accordance with Section 52 of the *Planning and Environment Act 1987*. Based on an initial review against DEECA's interests and due to current resourcing constraints, a response won't be provided to this case.

Regards,

**Sarah Hall** (she/her)

**Senior Planning Officer – DEECA Planning Services (West)**

Planning and Environment Assessment | Regions, Environment, Climate Action and First Peoples  
Department of Energy, Environment and Climate Action

Sending to you from Wadawurrung Country

30-38 Little Malop Street, Geelong, Victoria 3220  
M: 0436 349 221 | E: [sarah.hall@delwp.vic.gov.au](mailto:sarah.hall@delwp.vic.gov.au)  
[deeca.vic.gov.au](http://deeca.vic.gov.au)



[Facebook](#) | [Twitter](#) | [Linkedin](#) | [Instagram](#) | [YouTube](#)



We acknowledge Victorian Traditional Owners and their Elders past and present as the original custodians of Victoria's land and waters and commit to genuinely partnering with them and Victoria's Aboriginal community to progress their aspirations.

We work flexibly at DEECA. I am sending this message now because it suits me. I don't expect you to read, respond or action outside your working hours.

---

## OFFICIAL

**From:** Tendai Mhasho <[greenlight-noreply@e-vis.com.au](mailto:greenlight-noreply@e-vis.com.au)>

**Sent:** Monday, March 4, 2024 12:01 PM

**To:** Bsw Planning (DEECA) <[bsw.planning@delwp.vic.gov.au](mailto:bsw.planning@delwp.vic.gov.au)>

**Subject:** 306 Mill Road Hamilton VIC 3300 Australia(TP-06-2024): Planning Application has been Referred from Southern Grampians Shire Council

**EXTERNAL SENDER: Do not click links or open attachments unless you recognise the sender and know the content is safe.**

Dear DEECA - Department of Energy, Environment & Climate Action,

I refer to the above mentioned application lodged with Council and advise that pursuant to Section 52 of the Planning and Environment Act the application is referred to your Authority for comment. Please find enclosed information in relation to the proposal via visiting the link below

**Application details:**



Application Number: **TP-06-2024**

Property Address: **306 Mill Road Hamilton VIC 3300 Australia**

Description Of Proposal: **Use and Development of the land for a dwelling (Second dwelling)**

To view application please click here

<https://referral.greenlightopm.com/referral-request/details/270846>.

This is an auto-generated email. Please do not reply. Powered by [Greenlight OPM \(E-VIS\)](#)