Application for a Planning Permit

Lodgement Date:	10 July 2026
Application Number:	PLA0125/26
Lodgement Method:	Online
Original Permit Number:	Not Applicable

- Original Permit Number only relates to Amendment Applications
- All information in this form was submitted by the Applicant at the time of Lodgement.

The Land

Property Address*	52 Skinners Road WARRAGUL VIC 3820
Land Legal Description*	Lot 1 LP 25439 Drouin East Parish
Other Related Property	
Other Related Land	

The Proposal

Category*	Single dwelling
Proposal*	Buildings and Works (Construction of a single dwelling)
Estimated Cost*	$391008.00

Application Information

Pre-Application Meeting*	No
Existing Land Use*	Vacant
Encumbrances on Title*	No

Applicant and Owner Details

Applicant Details*

Surname/Company:	
First Name:	
Postal Address:	
Mobile Phone:	

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Date: 09 Nov 2026
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Work Phone:	

Agent/Contact Details

Surname/Company:	
First Name:	
Postal Address:	
Mobile Phone:	
Work Phone:	

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Owner Details*

Surname/Company:	

Attachment Details

Cover Letter - Regulration 74 (DOC-26-66360)
SURVEY (DOC-26-66361)
133828_PLANS_2026.07.08 (DOC-26-66362)
Cover Letter - Regulration 79 (DOC-26-66364)
COPY OF PLAN (DOC-26-66365)
TITLE (DOC-26-66366)

Applicant Declaration

I understand and declare that:

- I am the Applicant;
- all information provided within this application is true and correct; and
- the property/land owner (if not myself) has been notified of the application.

*I agree to the declaration terms**	Yes

The personal information requested on this form is being collected to enable council to consider the permit application. Council will use this information for this purpose or one closely related and may disclose this information to third parties for the purpose of their consideration and review of the application.
These third parties generally include, but are not limited to:
Transport Infrastructure Agencies such as VicRoads and VLine
Energy/Utilities Providers
Catchment Management Authorities and Water Corporations

The specific referral bodies will be dependent on factors such as the proposed activities and the location of the applicable property. Applicants are encouraged to familiarise themselves with potential referral bodies.
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 of the application as part of a planning process specified in the Planning and Environment Act 1987.
All information collected and held by Council is managed in accordance with Councils Privacy Policy which is available on our website. If you choose not to supply the requested information it may impair the ability of Council to consider your application or prevent Council from communicating with you in relation to your application.
If you have any concerns or require access to the information held by Council, please contact us on 5624 2411.

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 07937 FOLIO 077

Security no : 124136426292F
Produced 10/07/2026 04:00 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 025439.
PARENT TITLE Volume 07845 Folio 045
Created by instrument 2546352 12/03/1953

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU735464L 26/08/2021
COMMONWEALTH BANK OF AUSTRALIA

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

DIAGRAM LOCATION

SEE LP025439 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: 52 SKINNERS ROAD WARRAGUL VIC 3820

ADMINISTRATIVE NOTICES

NIL

eCT Control
Effective from

DOCUMENT END

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Document Type	**Plan**
Document Identification	**LP025439**
Number of Pages (excluding this cover sheet)	**2**
Document Assembled	**10/07/2026 16:00**

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25439

SCLP025439-1-8

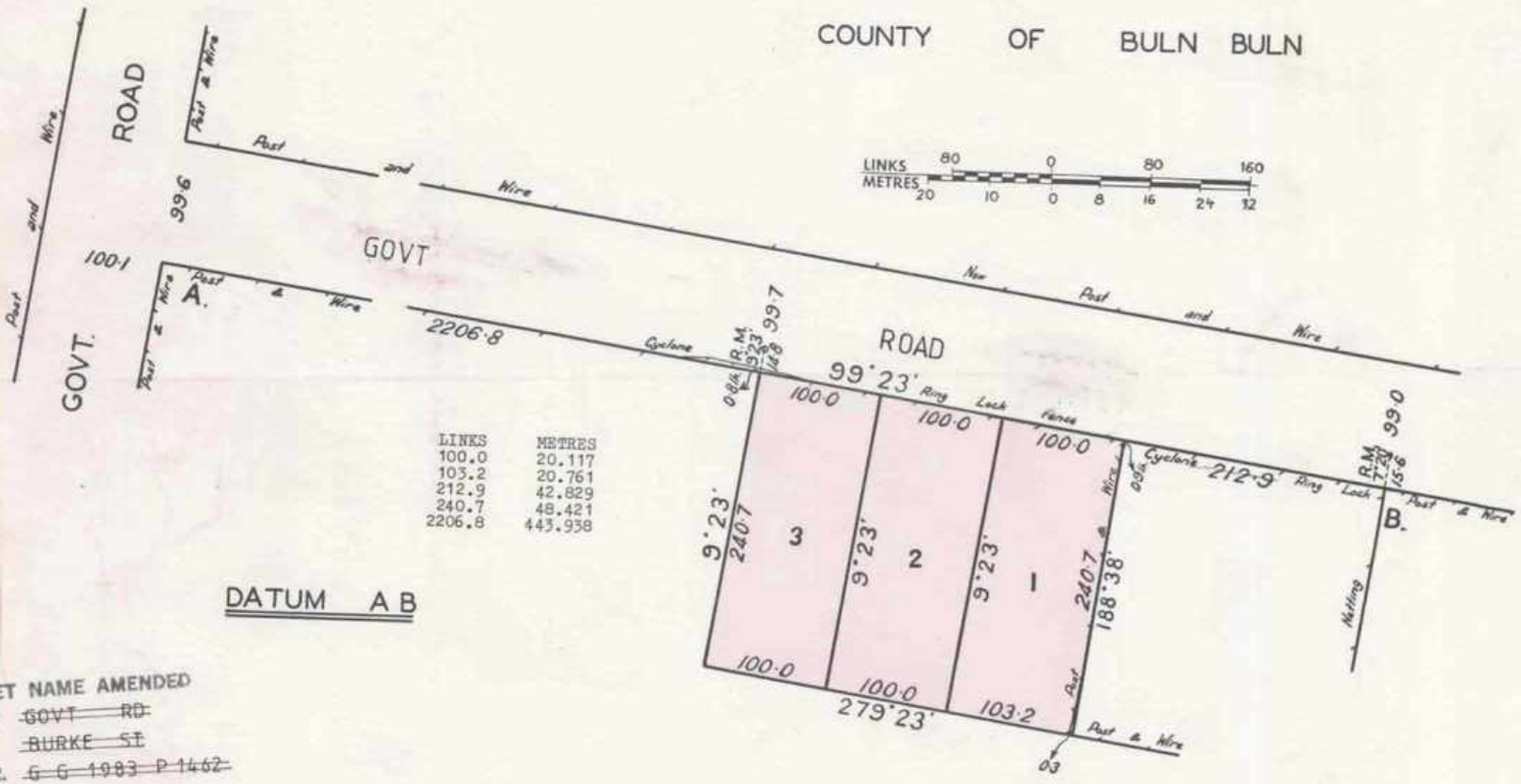
PLAN OF SUBDIVISION

PART OF CROWN ALLOTMENT 91

PARISH OF DROUIN EAST

COUNTY OF BULN BULN

LP 25439
EDITION 1



LINKS	METRES
100.0	20.117
103.2	20.761
212.9	42.829
240.7	48.421
2206.8	443.938

DATUM A B

FOR APPROPRIATIONS, ETC.
SEE BACK HEREOF

STREET NAME AMENDED
FROM ~~GOVT RD~~
TO ~~BURKE ST~~
CORR. ~~G G 1983 P 1462~~
DATE

25439

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25439

SUBDIVISIONAL
CERTIFICATE OF TITLE V. 1712 F. 344

**FOR TITLE REFERENCES TO LOTS
SEE PARCELS INDEX**

LODGED BY

DEALING N

DECLARED B

ON 1 / 9 / 52

COUNCIL SHIRE OF WARRAGUL

DATE OF CONSENT 14 / 10 / 52

PLAN MAY BE LODGED 8 / 4 / 53

PLAN APPROVED. DATE / / TIME a.m. p.m

THIS IS THE BACK OF LP 25439

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PHOTOGRAPHED AT CENTRAL PLAN OFFICE

SIZE ½ PLATE DATE 26/8/57

COLOURE

POSTED

8507/75

25439



LOT 1, 52 SKINNERS ROAD, WARRAGUL

IS RE-ESTABLISHMENT REQUIRED:	YES		COMMENT:
ARE ALL TITLE PEGS ON BLOCK:		NO	COMMENT:
IF NOT,WHICH ONE IS MISSING:			COMMENT: ALL
IS SUBDIVISION COMPLETE:	YES		COMMENT:
IS THERE ANY REASON LEVEL MAY CHANGE:		NO	COMMENT:

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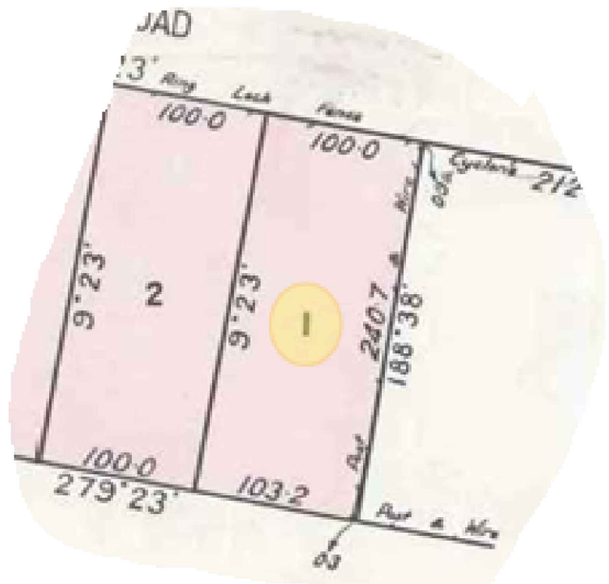
PLAN OF FEATURE AND LEVEL SURVEY

LOT 1, 52 SKINNERS ROAD, WARRAGUL		
LP 25439	SCALE AT 1:200	PAPER SIZE: A2
REFERENCE NUMBER: 2261448		VERSION A
FIELD WORK BY: M.W.		DATE : 22/04/2026

RESCOM Consulting Engineers
Land Surveying · Geotechnical · Civil · Structural
Office: 03 9468 5232
Website: rcce.com.au
Suite 4/ 20 Enterprise Drive, Bundoora, VIC 3083

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HOUSE · RIDGE EDGE · EAVES · RETAINING WALL · FENCE · GARAGE / SHED · LIP OF KERB · INVERT OF KERB · BACK OF KERB · PATH · G/FLOOR WINDOW · 1ST FLOOR WINDOW
SEWER PIT · INSPECTION SHAFT · JUNCTION PIT · SIDE ENTRY PIT · STOP VALVE · FIRE HYDRANT · TITLE PEG · NAIL / RIVET · PSM · ELECTRICITY PIT · SPOT LEVEL · SIGN · POLE AND LIGHT · TREE · SHRUB · WATER METER · PROPERTY INLET · TELECOM PIT



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N

STORMWATER DRAINAGE:
- STORMWATER TO BE CONNECTED TO OPEN EARTH DRAIN AT FRONT OF LOT. TO BE CONFIRMED BY ENGINEER.

SKINNERS ROAD

EDGE OF BITUMEN

DA COMPLIANT DRIVEWAY BY CLIENT AFTER HANDOVER. PAVING AREA: 44.74m²

TBM TOP OF ELECTRICITY PIT **RL 100.00m**

9,397 APPROX. ADJ. SETBACK

8,250 GARAGE SETOUT

8,262 GARAGE SETBACK

1,500 DISTANCE TO EXISTING TREE

1,740

3,500

1,200 SETOUT

3,000 SETBACK

PROPOSED CROSSOVER BY CLIENT

DA COMPLIANT LETTERBOX BY CLIENT AFTER HANDOVER

6,308 HOUSE SETBACK

6,010 PORCH SETBACK

2,300 SEPTIC TANK

20.12m

99° 23' 00"

OPEN EARTH DRAIN

SEPTIC TANK

EVERHARD AQUA ADVANCED POLYMER SEPTIC TANK

9,000 SEPTIC TANK

EXISTING FENCE TO BE REMOVED BY OWNER PRIOR TO SITE START.

7,113 SETBACK

CUT/FILL LINE: **100.50**

TO FENCE 1.89m

PALING FENCE 1.80M HT

RIDGE 104.57

WEATHERBOARD DWELLING SINGLE STOREY

H

U.C.A

GARAGE
FCL: 100.500
FFL: 100.885

PORCH
212 STEPDOWN

PROPOSED RESIDENCE
FCL: 100.500
FFL: 100.885

METER BOX
PCD UNIT
GAS METER

CONT. FLOW GAS HWS

DP/SP

TAP

188° 38' 00" 48.42m

BRICK WALL RL 104.03

GARAGE

SHED

THE 15000L SIZE OF THE TANK WILL CONSIST OF THE FOLLOWING USES:

1- 2/3 OF THE VOLUME TO BE USED FOR DOMESTIC USE
2- REMAINING 3RD RESERVED FOR FIRE-FIGHTING USE

16.00 m² AREA FOR WATER TANK

384.00 m² DRIP IRRIGATION

HORSE BOARD 1.00m HT

15000L POLYETHYLENE WATER TANK USED FOR WATER SUPPLY FOR DOMESTIC AND FIRE-FIGHTING PURPOSES:

DIAMETER WIDTH - 3050MM
INLET HEIGHT - 2300MM
TANK - 2500MM

INSTALLED BY OWNER PRIOR TO SITE START.

27,740 SETBACK

279° 23' 00"

20.76m

EXISTING BARN SHED TO REMAIN. CLIENT TO CONFIRM.

RIDGE 104.24

BARN

9° 23' 00" 48.42m

PALING FENCE 1.80m HT

EDGE OF GRAVEL

GRAVEL DRIVEWAY

25,997 APPROX. ADJ. SETBACK

GUTTER 104.09 EAVES 103.67

BRICK DWELLING SINGLE STOREY
LOT 2

SITE PLAN
1:150

affordable eight BY EIGHT HOMES

SURA 4-28
F1 FACADE

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MASTER PLAN ID AED.140.04.H

AREAS:

	m²	Sqrs
PORCH	6.50	0.70
GARAGE	36.54	3.93
GROUND FLOOR	106.46	11.46
FIRST FLOOR	113.33	12.20
TOTAL	**262.83 m²**	**28.29**

PROPOSED RESIDENCE FOR

AT

LOT 1 52, SKINNERS ROAD,
WARRAGUL, VIC, 3820

I / We .

agree that these plans are accurate & correct & acknowledge that alterations to them will incur variation fees at the Builder's discretion as per the terms of the contract.

Signed: .....Date.....

Signed: .....Date.....

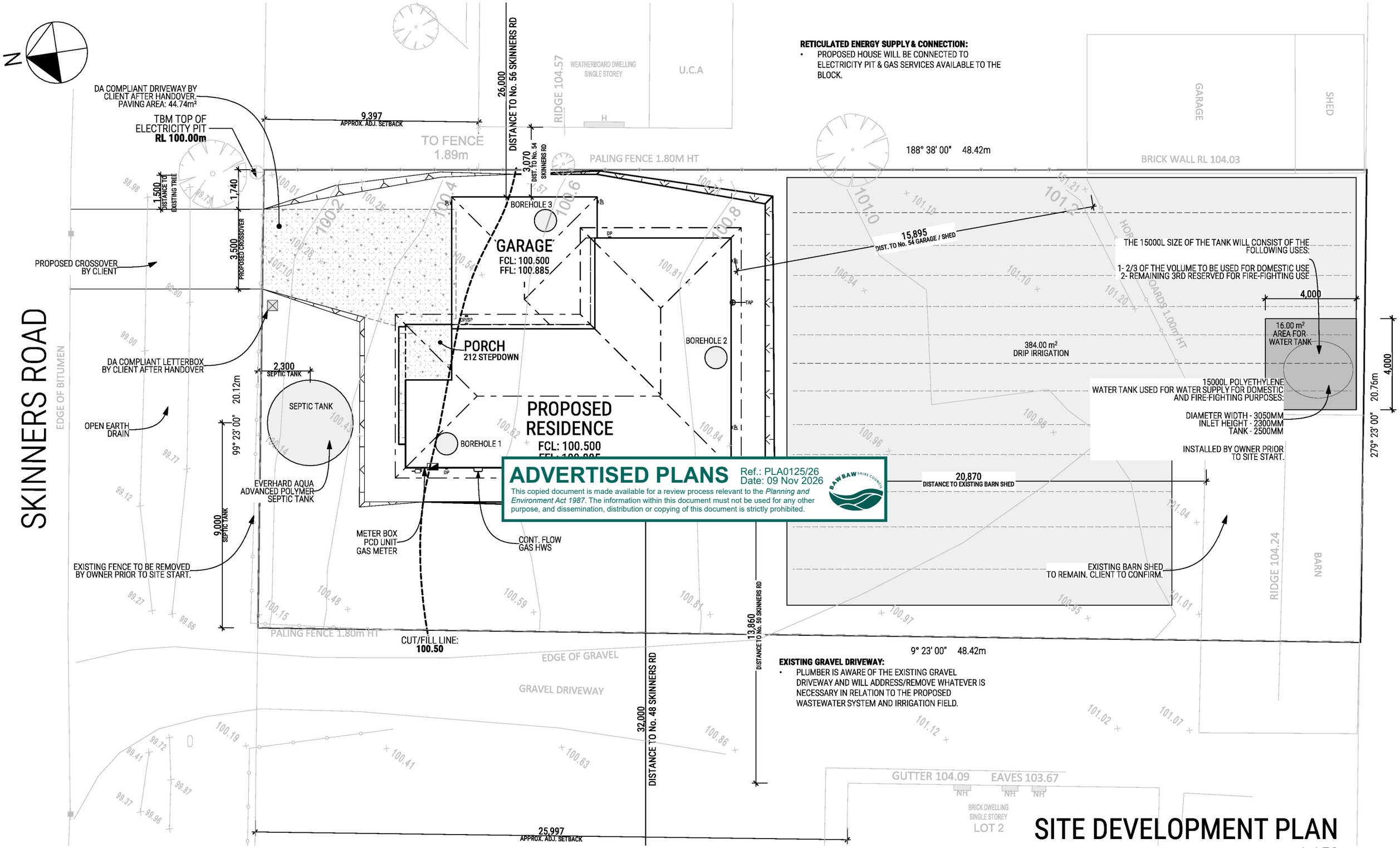
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3:	08/07/2026	MD - SEPTIC INFORMATION
4:	20/07/2026	MD - FINALS CHECK
5:	03/08/2026	RC - PCV 1
6:	17/09/2026	MD - PLANNING RFI

SITE PLAN

CONTRACT DATE: T.B.A.
WORKING DWG DATE: T.B.A.
DRAWN BY: MD

PROJECT NUMBER: 133828

02



RETICULATED ENERGY SUPPLY & CONNECTION:

- PROPOSED HOUSE WILL BE CONNECTED TO ELECTRICITY PIT & GAS SERVICES AVAILABLE TO THE BLOCK.

EXISTING GRAVEL DRIVEWAY:

- PLUMBER IS AWARE OF THE EXISTING GRAVEL DRIVEWAY AND WILL ADDRESS/REMOVE WHATEVER IS NECESSARY IN RELATION TO THE PROPOSED WASTEWATER SYSTEM AND IRRIGATION FIELD.

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SITE DEVELOPMENT PLAN

1:150

affordable eight BY EIGHT HOMES

SURA 4-28
F1 FACADE

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MASTER PLAN ID AED.140.04.H

AREAS:

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PORCH	6.50	0.70
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SITE DEVELOPMENT PLAN

CONTRACT DATE: T.B.A.

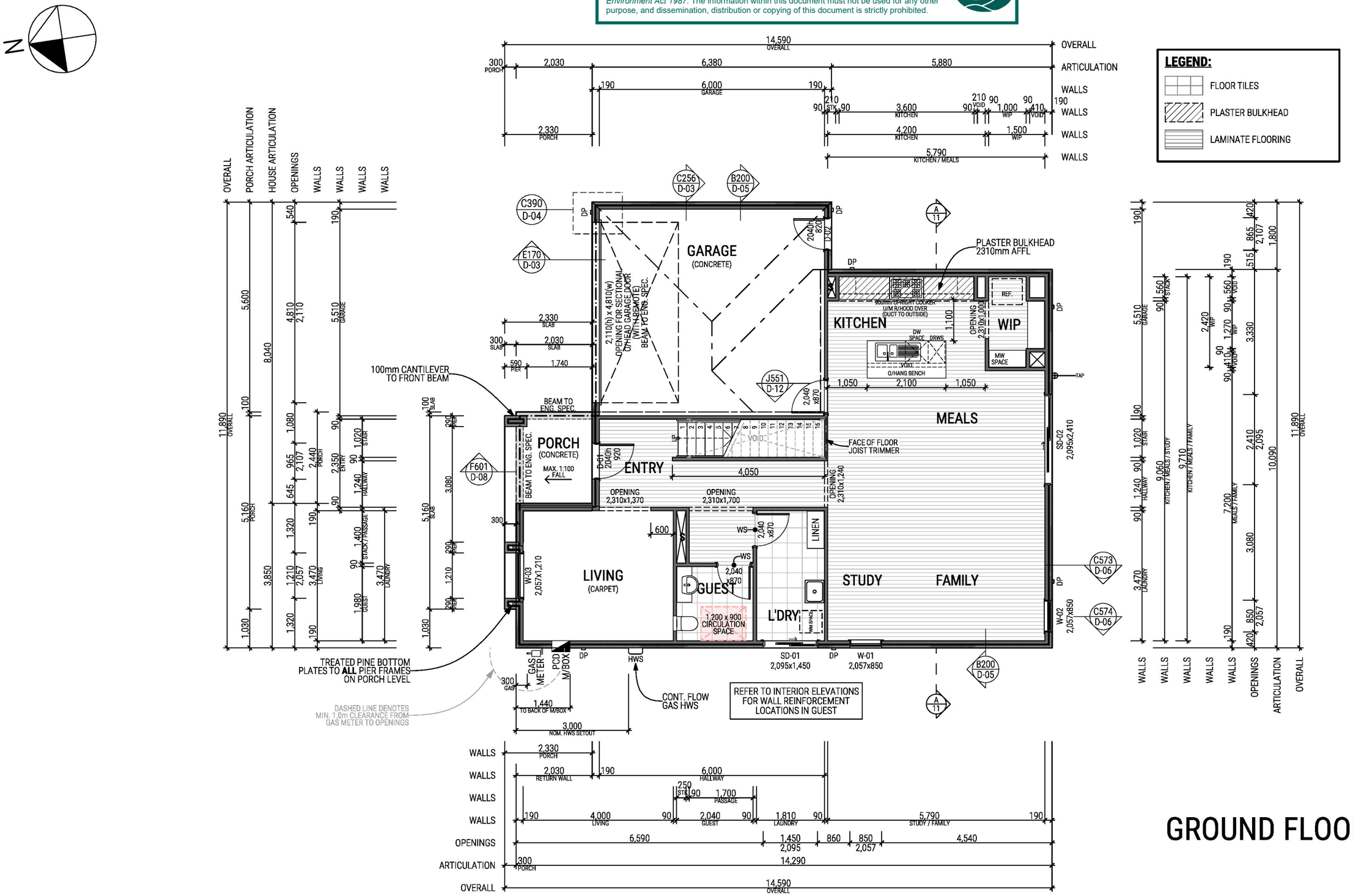
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WORKING DWG DATE: T.B.A.

DRAWN BY: MD

03

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GROUND FLOOR PLAN
1:100

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SURA 4-28
F1 FACADE

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MASTER PLAN ID AED.140.04.H

AREAS:

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PORCH	6.50	0.70
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PROPOSED RESIDENCE FOR

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LOT 1 52, SKINNERS ROAD,
WARRAGUL, VIC, 3820

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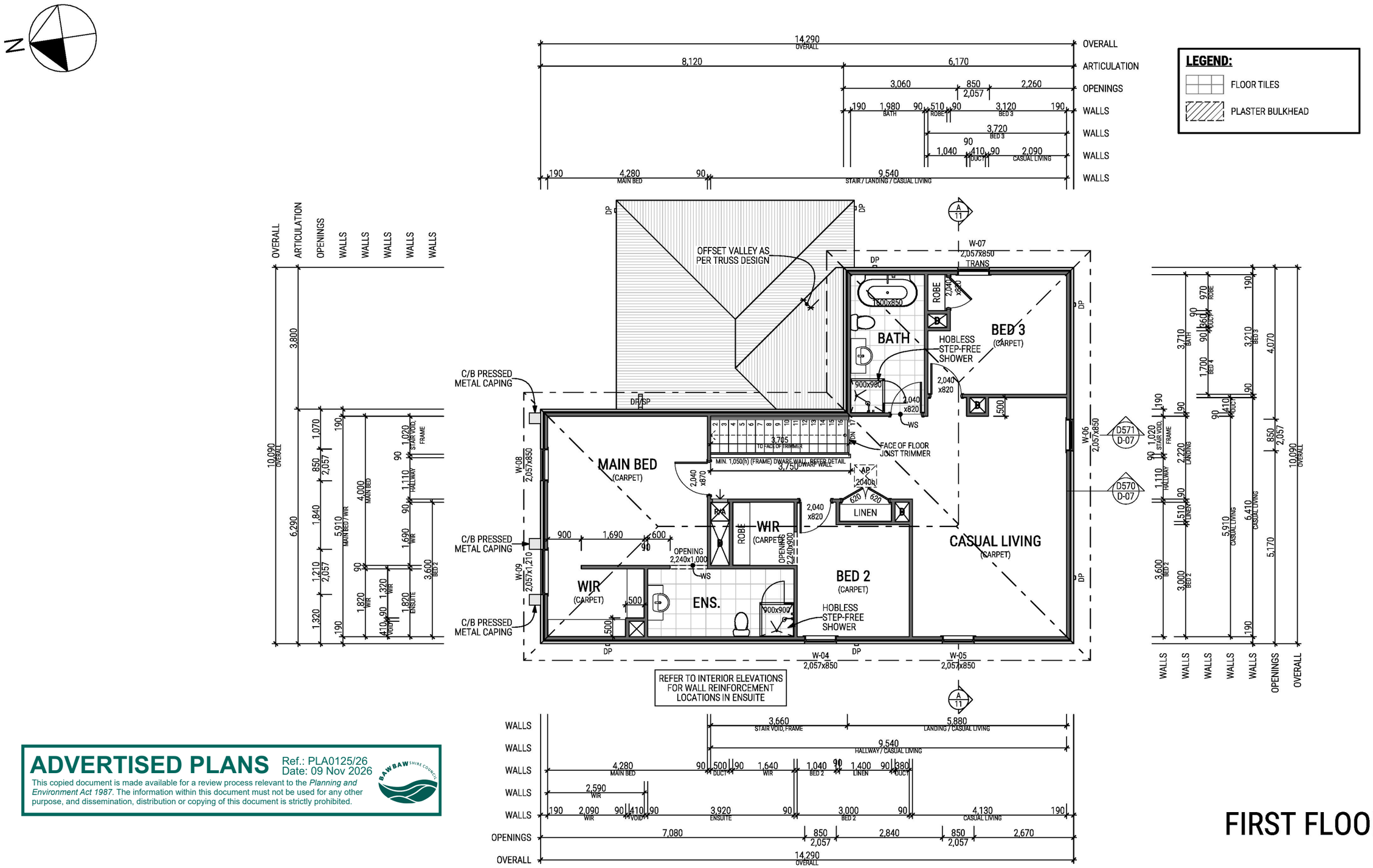
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GROUND FLOOR PLAN

CONTRACT DATE: T.B.A.
WORKING DWG DATE: T.B.A.
DRAWN BY: MD
PROJECT NUMBER: 133828
06



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FIRST FLOOR PLAN

1:100

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SURA 4-28
F1 FACADE

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AREAS:

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FIRST FLOOR PLAN

CONTRACT DATE: T.B.A.

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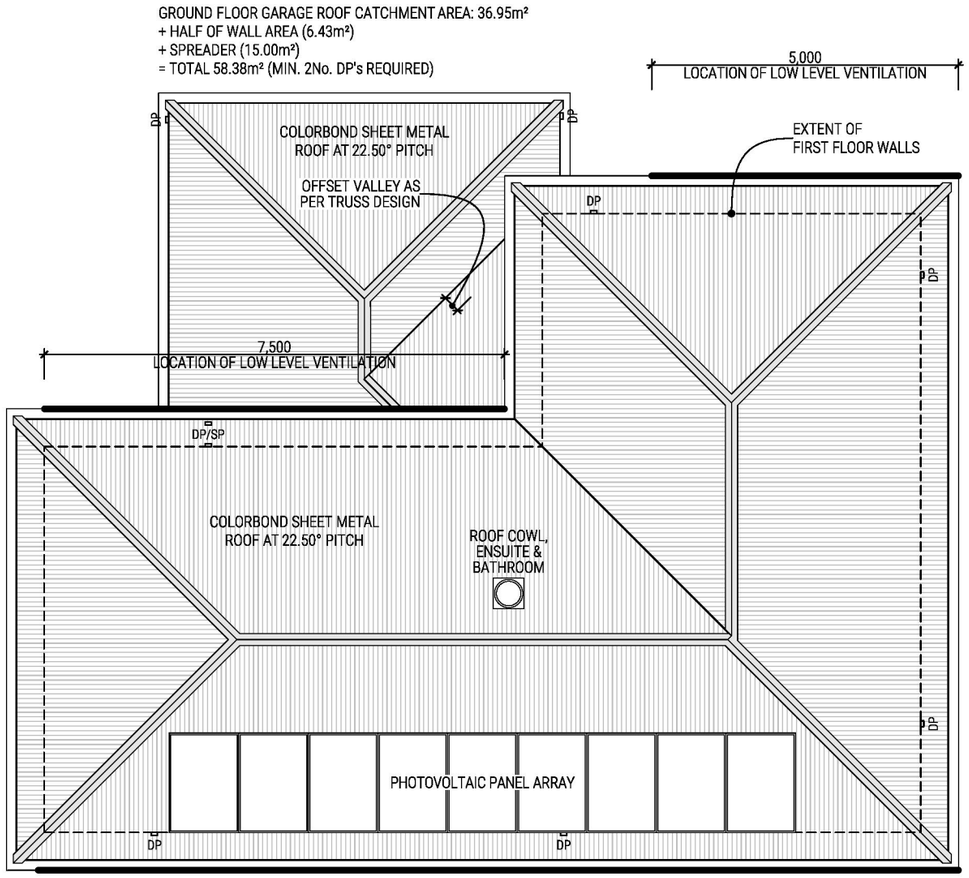
WORKING DWG DATE: T.B.A.

DRAWN BY: MD

07

ROOF COWLS:
- NO MORE THAN TWO EXHAUST FANS PER ROOF COWL.
- MAX. 4.0m RUN FROM EXHAUST TO ROOF COWL.

PV PANEL LOCATIONS ARE TO BE CONFIRMED WITH HOUSE / SITE ORIENTATION.



ROOF SERVICES PLAN
1:100

ROOF VENTILATION:
COLORBOND ROOF, WITH SARKING + RIDGE MESH (BAL AREA)

VENTILATION CALCULATION FOR ROOFS >10° and <75°	REQUIRED AREA/m (mm²)	ROOF LENGTH (m) FOR REQD AREA	TOTAL REQUIRED AREA (mm²)	PROVIDED AREA/m (mm²)	ROOF LENGTH (m) OR QTY PROVIDED	TOTAL PROVIDED AREA (mm²)
LOW LEVEL VENTILATION:	7,000	31.04 *(2 x 15.52)*	217,280	8,050	27.50	221,375
COREX COR-VENT 8K BAL TO BE PROVIDED ALONG LONGEST HORIZONTAL LENGTHS AND EVENLY DISTRIBUTED						
HIGH LEVEL VENTILATION:	5,000	15.52	77,600	15,000	12.35	185,250
NATURALLY ACHIEVED THROUGH RIDGE CAPPING. SARKING TO BE CUT AT TOP BATTEN LEVEL, WITH EMBER RESISTANT BAL METAL MESH OVER						

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F1 FACADE

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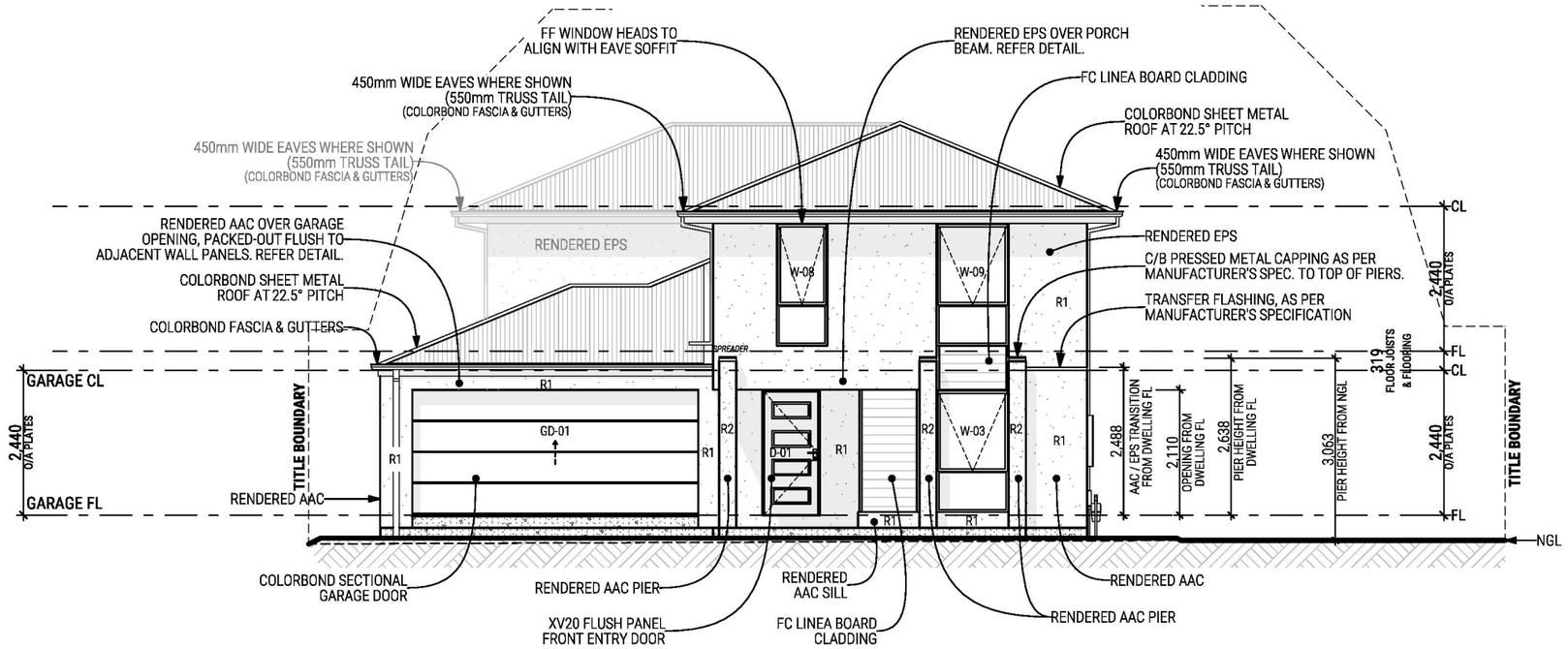
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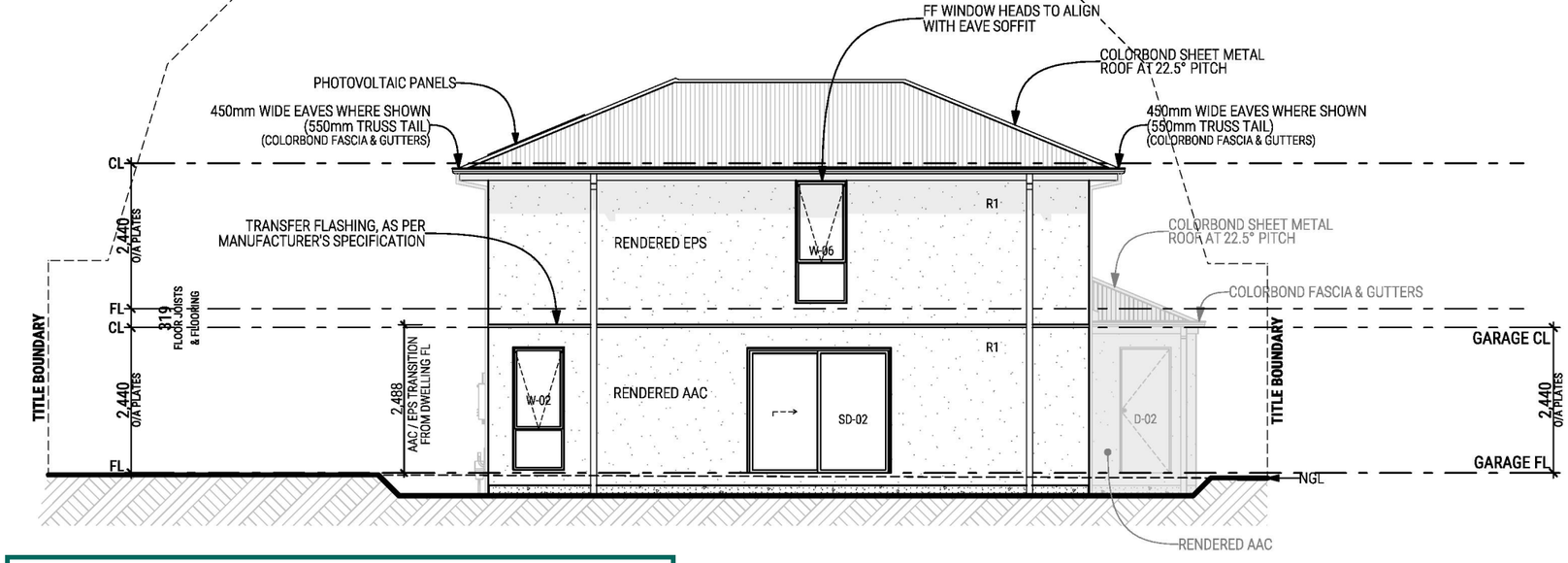
ROOF SERVICES PLAN

CONTRACT DATE: T.B.A.
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08

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NORTH ELEVATION
1:100



SOUTH ELEVATION
1:100

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F1 FACADE

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MASTER PLAN ID AED.140.04.H

AREAS:

	m²	Sqrs
PORCH	6.50	0.70
GARAGE	36.54	3.93
GROUND FLOOR	106.46	11.46
FIRST FLOOR	113.33	12.20
TOTAL	**262.83 m²**	**28.29**

PROPOSED RESIDENCE FOR

AT
LOT 1 52, SKINNERS ROAD,
WARRAGUL, VIC, 3820

agree that these plans are accurate & correct & acknowledge that alterations to them will incur variation fees at the Builder's discretion as per the terms of the contract.

Signed: .....Date.....

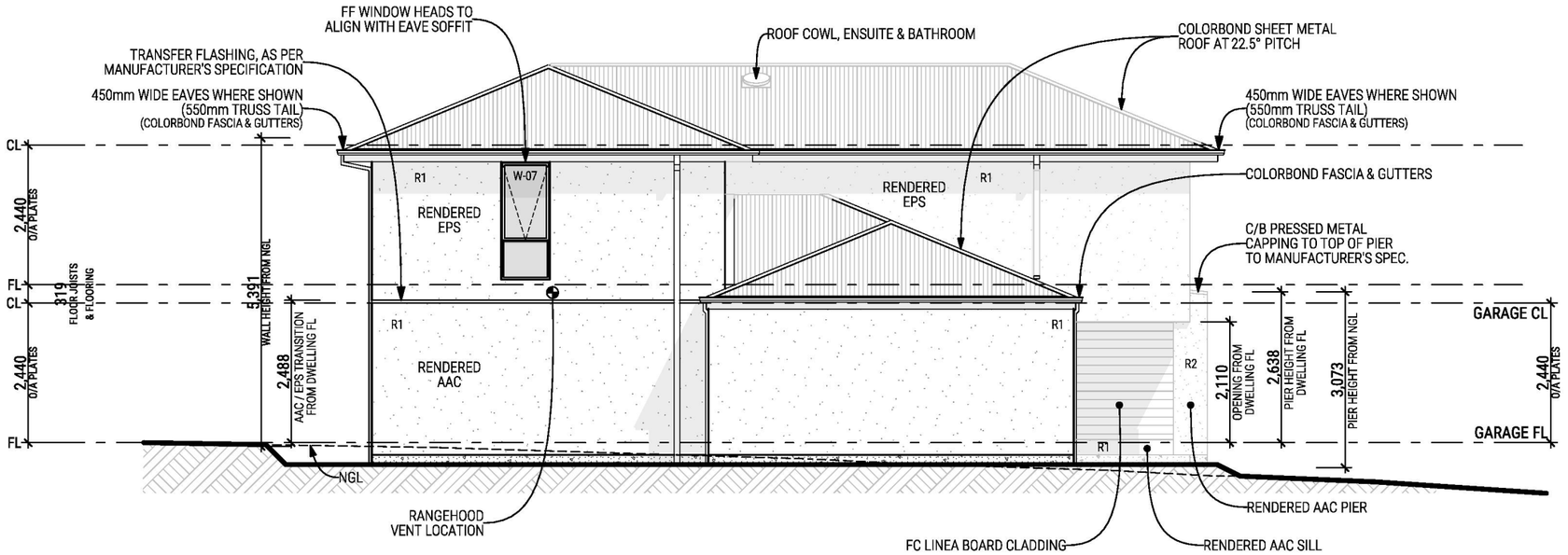
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REV	DATE	CHANGE DETAILS
1:	29/05/2026	MD - CONCEPT PLANS
2:	24/06/2026	MD - CONTRACT PLANS / TV 1
3:	08/07/2026	MD - SEPTIC INFORMATION
4:	20/07/2026	MD - FINALS CHECK
5:	03/08/2026	RC - PCV 1
6:	17/09/2026	MD - PLANNING RFI

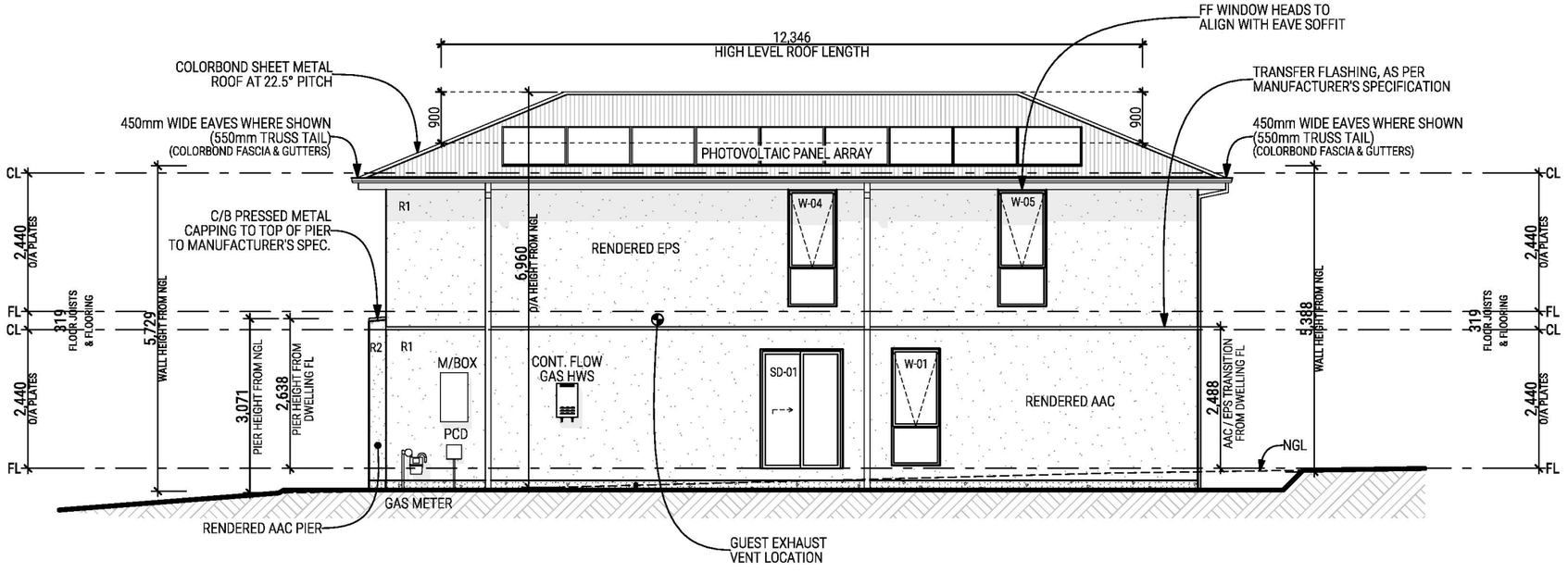
FRONT & REAR ELEVATIONS

CONTRACT DATE: T.B.A.
WORKING DWG DATE: T.B.A.
DRAWN BY: MD
PROJECT NUMBER: 133828
09

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EAST ELEVATION
1:100



WEST ELEVATION
1:100

affordable eight BY EIGHT HOMES

SURA 4-28
F1 FACADE

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MASTER PLAN ID AED.140.04.H

AREAS:

	m²	Sqrs
PORCH	6.50	0.70
GARAGE	36.54	3.93
GROUND FLOOR	106.46	11.46
FIRST FLOOR	113.33	12.20
TOTAL	**262.83 m²**	**28.29**

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6:	17/09/2026	MD - PLANNING RFI

LEFT & RIGHT ELEVATIONS

CONTRACT DATE: T.B.A.
PROJECT NUMBER: 133828
WORKING DWG DATE: T.B.A.
DRAWN BY: MD
10

Selections

Date: 17/07/2026
Job Number: 133828
Client:
Address: Lot 1 52 Skinners Road Warragul VIC 3820
House Type: Double Storey
Specification: Affordable
Contract Administrator: –
Selections Consultant:

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1 DOCUMENT VERSION CONTROL			QTY	PRICE
		Version Number and Edited By		
	Version Number	***Builder:*** *Colour Document 3 PCV1 JR* *Colour Document 2* *Colour Document 1*		Standard

2 ROOF			QTY	PRICE
	Colorbond Roof Colour	Monument (Standard Inclusion) Colorbond		Standard
	Gutter Colour	Monument (Standard Inclusion) Colorbond		Standard
	Fascia Colour	Monument (Standard Inclusion) Colorbond		Standard
	Downpipe Colour	Dover White (Standard Inclusion) Colorbond		Standard
	Colorbond Transition Flashing	Dover White (Standard Inclusion) Colorbond		Standard

3 EXTERNAL			QTY	PRICE
	Main Render	Greyology 3 Haymes 6084		Standard
	Contrast Render	Sense Haymes 6918 ***Builder:*** *to 3No. Projections Facade only*		Standard
	Cladding Profile	Linea™ Weatherboard - Horizontal Installation - 180mm James Hardie		Standard
	Cladding Colour	Greyology 1 Haymes 6082		Standard
	Colorbond Capping	Monument (Standard Inclusion) Colorbond		Standard

4 EXTERNAL PAINTING		QTY	PRICE
	Paint type	Solashield® Exterior (Standard) Haymes	Standard
	Meter Box	Dover White (Standard Inclusion) Colorbond	Standard
	Eaves & External Ceiling Colour	Mahercorp White	Standard

5 WINDOWS AND SLIDING DOORS		QTY	PRICE
	Flyscreens	Aluminium Flyscreen with Aluminium Mesh (Standard Inclusion)	Standard
	Window, Flyscreen & Sliding Door Frame Colour	Monument (Standard Inclusion)	Standard
	Wet Area Glazing	Clear Glazing (Standard Inclusion)	Standard
	Sliding Door Handle	Alpha Cylinder/Snib Locking - Black (Standard Inclusion) Southern Star	Standard

6 EXTERNAL DOORS		QTY	PRICE
	Entry Door	Vaucluse Premier - XV20 - Painted (Category 2) Hume Doors	
	Front Entry Door Height and Width	2040mm x 920mm Pricing applicable to doors in Category 1 - 4 only (Door Sizes)	
	Entry Door and Frame Colour	Greyology 1 Haymes 6082	Standard
	Garage External Door	Duracote Flush - X1 (Standard inclusion) Hume Doors	Standard

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7 GARAGE DOOR			QTY	PRICE
	Garage Door Profile	**Flatline** (Dynamic Garage Doors) Dynamic Garage Doors		Standard
	Garage Door Colours	**Monument** (Standard Inclusion) Colorbond		Standard

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Planning Report

Site Address: 52 Skinners Road, Warragul, VIC, 3820

Lot and Plan Description: Lot 1/LP025439,

Applicant: Eight Homes

Prepared By:

Date: 19/08/2026

Introduction

This report has been prepared in support of a planning permit application pursuant to Section 54 of the Planning and Environmental Act 1987.

The purpose of this report is to assess the proposal against the relevant provisions of the Baw Baw Planning Scheme and demonstrate that the proposal achieves the objectives and decision guidelines of the applicable planning controls.

Site Description

The subject land is located at 52 Skinners Road, Warragul, VIC, 3820 and is legally described as Lot1/LP025439.

The site is characterised by:

- Site area of approximately 990 square metres.
- There is no existing development on this lot.
- Vehicle and pedestrian access from Skinners Road.
- Surrounding land uses comprised mostly residential dwellings
- Limited vegetation consisting of scattered grass coverage. The land is generally level with no significant topographical features or changes in elevation.

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Proposal

The proposal involves the construction of a new residential dwelling and associated garage. No significant vegetation removal is proposed. The site is largely devoid of established vegetation, and no native or significant trees will be impacted by the development. Given the site's generally level topography, only minor site preparation works will be required, with no substantial earthworks, excavation, cut, or fill anticipated

---

Planning Controls - Applicable Zone

The subject land is affected by the Rural Activity Zone (RAZ)

Assessment

The proposal is consistent with the objectives of the Rural Activity Zone, as it facilitates the development of a dwelling associated with the ongoing use of rural land. The proposal will not influence the productive use of surrounding agricultural land, does not require significant vegetation removal or earthworks, and is compatible with the rural and environmental characteristics of the locality.

Planning Controls - Applicable Overlays

The subject land is affected by the following overlay controls:

Overlay	Applicable	Comments
Bushfire Management Overlay (BMO)	No	N/A
Environmental Significance Overlay (ESO)	No	N/A
Significant Landscape Overlay (SLO)	No	N/A
Vegetation Protection Overlay (VPO)	No	N/A
Land Subject to Inundation Overlay (LSIO)	No	N/A
Development Contributions Plan Overlay	Yes	Located in a Rural Activity Zone

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Assessment

The proposal is consistent with the objectives of the Rural Activity Zone, as it facilitates the development of a dwelling associated with the ongoing use of rural land. The proposal will not influence the productive use of surrounding agricultural land, does not require significant vegetation removal or earthworks, and is compatible with the rural and environmental characteristics of the locality.

Assessment Against Clause 35.08-2

Clause 35.08-2 Rural Activity Zone

Requirement

Clause 35.08-2 seeks to ensure that uses and development within the Rural Activity Zone support the purposes of the zone and are compatible with:

- Agricultural activities;
- Environmental values;
- Landscape values;
- Rural character;
- Sustainable land management practices.

Assessment

The proposal satisfies Clause 35.08-2 because:

Agricultural Compatibility

The proposed development comprises the construction of a single residential dwelling and associated garage. The development is contained within an existing rural allotment and is not expected to adversely affect surrounding agricultural activities. The proposal does not result in the destruction of agricultural land, nor does it introduce a land use that would unreasonably constrain existing or future farming operations on adjoining properties. Accordingly, the proposal is considered compatible with the agricultural function of the locality.

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Environmental Considerations

The site is largely cleared of vegetation and contains no identified native or significant vegetation that would be impacted by the development. No significant vegetation removal is proposed, and the development footprint is limited in scale. As such, the proposal is not expected to adversely affect the environmental values of the site or surrounding area.

Landscape and Rural Character

The proposed dwelling and garage are of a scale and form typical of rural residential development. Given the generally level nature of the site and the presence of surrounding residential and rural development, the proposal will integrate appropriately within the existing landscape setting. The development is not anticipated to result in any detrimental visual impacts on the broader rural landscape.

The proposal will maintain the established rural character of the area by providing a low-density residential outcome consistent with surrounding land uses. The scale, siting and design of the dwelling and garage are considered appropriate within the context of the Rural Activity Zone and will not detract from the spacious, open character that defines the locality

Infrastructure and Access

The development is located on a substantial allotment of approximately 990 square metres and requires only minor site preparation works. Due to the site's generally level topography, no substantial earthworks, cut or fill are required. The proposal facilitates the orderly use and development of the land while minimising disturbance to the site and supporting appropriate land management outcomes

Conclusion

Overall, the proposal responds positively to the requirements of Clause 35.08-2. The development is compatible with the agricultural, environmental and landscape values of the area, maintains the rural character of the locality, and incorporates sustainable land management practices. The proposal is therefore considered to satisfy the decision guidelines of the Rural Activity Zone.

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Assessment Against Clause 13.02 (Bushfire)

Clause 13.02 Environmental Risks and Amenity - Bushfire

Objective

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

Assessment

The site is not affected by the Bushfire Management Overlay, and the Building Regulations assessment has confirmed that a Bushfire Attack Level (BAL) rating is not required. The site is largely cleared of vegetation and is generally level, resulting in a low bushfire risk setting. Accordingly, the proposal is considered to satisfy the objectives of Clause 13.02 (Bushfire) and will not result in an increased bushfire risk to life or property.

Assessment Against Clause 53.02-6 Bushfire Prone Area Decision Guidelines

Applicability

Clause 53.02-6 applies where:

- Land is not affected by the Bushfire Management Overlay

Assessment

Clause 53.02-6 requires consideration of bushfire risk where relevant to the proposed development.

The subject land is not affected by the Bushfire Management Overlay, and the site has been assessed as not requiring a Bushfire Attack Level (BAL) rating under the Building Regulations.

The site is largely cleared of vegetation, with only limited grass coverage and no significant native vegetation or other features that would present an elevated bushfire hazard. Additionally, the land is generally level, and the surrounding area comprises established development and managed land uses.

Having regard to the characteristics of the site and surrounding locality, the proposal is not expected to increase bushfire risk to occupants, neighbouring properties, or emergency

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service operations. Accordingly, the development presents a low bushfire risk outcome and is considered to appropriately respond to the objectives of Clause 53.02-6.

Confirmation that the wastewater system related to 50 Skinners Road is located entirely within its boundaries

Refer to the provided confirmation received from dated 18/08/2026.

Confirmation on the use and access requirements of existing barn

Vehicle access will not be maintained to the existing barn/shed.
The only vehicle access to the property will be via the proposed driveway into the Garage.
The existing gravel driveway to the shed will be removed in accordance to the requirement of the wastewater system and irrigation field.

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Please note that this form MUST be completed by a licensed plumber / drainer. If any issues have been identified that may impact on the operation of the system, council may need to investigate and may require the owner of the land to carry out rectification / upgrade works.

Property Address:

Owners Name:

Inspection Date: 18/8/26

Septic Tank: 3200 Ltr

Sludge Level: Min

Other Comments:
The existing septic system is working correctly and as designed under the current load from the existing house.
After reviewing the septic system layout, all the septic system and wastewater is contained within the property boundary of Skinners rd.

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Date: 18/8/26

LAND CAPABILITY ASSESSMENT

FOR ON-SITE DOMESTIC WASTEWATER MANAGEMENT

FOR A PROPOSED THREE BEDROOM DWELLING

AT 52 SKINNERS ROAD, WARRAGUL

for

ADVERTISED PLANS Ref.: PLA0125/26
Date: 09 Nov 2026
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by

Land Safe is a division of Ag-Challenge Consulting
PO Box 571
Warragul, Victoria, 3820

(October 2026)

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Summary of Land Capability Assessment

Property Address	52 Skinners Road, Warragul (Lot 1 LP25439)
Property Zoning	Rural Activity Zone – (RAZ)
Allotment size	Total Property = 989 m^2
Present & Proposed land use	Present = Colourbond shed at southern end (to be removed) Proposed = Three bedroom dwelling
Anticipated Wastewater	Maximum based on full water-reduction fixtures: (3 bedrooms + 1) = 4 x 150 L = 600 L/day
Slope	The property is located on the crest of a ridge. The northern three quarters of the property slopes to the north with a convex gradient of 2.5%, while the southern quarter slopes to the south with a slope of ~1%.
Surface Water	The closest watercourse downslope of the property is a farm dam 175 m away to the south. EPA setback distances to surface waters from LAAs for non-potable water of 30 m for secondary treated wastewater and subsurface drip irrigation are therefore fully met.
Soil Permeability	K_{sat} of the B1 medium clay subsoil horizon measured at 0.29 m/day.
Soil Category	4b (AS/NZ1547:2012)
Design Irrigation Rate (DIR) for subsurface irrigation & required Land Application Area (LAA)	The DIR for a category 4b soil is 24.5 mm/week or 3.5 mm/day. **LAA of 336 m^2** No reserve area is required with this land application method.
Factors impacting upon the ability of the property to sustainably apply wastewater to land	Limited land availability presents the most significant constraint, but there is adequate suitable land available to accommodate the required LAA of 336 m^2 for onsite wastewater application (taking into account setbacks to the building and boundaries). The soils on this property are well suited to onsite wastewater management, as they are well-structured and have suitable permeability, the property is situated in a low risk position given the elevated location in the landscape, and distance from surface waters. This means the proposal remains feasible despite most of the available land around the house, being required for wastewater irrigation. Ensuring the current and future land holders are made aware of the presence and location of the subsurface irrigation drip irrigation system to prevent damage from inadvertent disturbance, presents the most significant risk for wastewater management on this property.

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1. Introduction

Land Safe[1] has been contacted by Angie Taylor to undertake a Land Capability Assessment (LCA) for onsite wastewater management for the 989 m^2 property at 52 Skinners Road, Warragul (Lot 1 LP25439).

The owner proposes to construct a new three bedroom residence. The existing shed on the property is to be retained.

This LCA has been commissioned to determine whether the land is capable of treating and applying domestic wastewater to land from the new three bedroom residence in an environmentally sustainable manner in accordance with both EPA Victoria and Council requirements. If the land is deemed suitable, the size of the designated wastewater Land Application Area (LAA) on the allotment will be calculated for the sustainable application to land of domestic wastewater produced from a three bedroom home, with full water-reduction fixtures.

The size of the LAA will be determined on the basis of the wastewater being treated to secondary standard (20/30) and subsurface irrigation used as the land application method. The owner proposes to install an Aqua Advanced Aerated Wastewater Treatment Systems (AWTS) for treatment of domestic wastewater up to a secondary standard for use in a subsurface irrigation system.

There is town water available for potable water supply and there is no town sewer access.

completed the field assessment on 31 August 2021. specialises in the field of LCA's for domestic onsite wastewater management. This LCA report presents an update to the first edition dated October 2021.

2. The Development & Key Features of the Property

An aerial photo of the property and existing site features to be removed has been included in Figure 1. Figure 2 contains a site plan with the proposed house and the 384 m^2 subsurface drip irrigation for wastewater land application, given set back distances to the buildings and property boundaries. Figure 3 shows the location of the property and distances from surface waters. A detailed plan of the proposed house layout is shown in Figure 4. A brief description of the property is presented in Table 1.

The property was assessed according to the environmental factors that may limit or prevent sustainable wastewater application to land on the site according to the Municipal Association of Victoria (MAV) Land Capability Assessment Template. The significant environmental features are presented in Table 2.

[1] Land Safe is a division of Ag-Challenge Consulting Pty Ltd.

Table 1. Property Description.

Property Address	52 Skinners Road, Warragul (Lot 1 LP25439)
Property Zoning	Rural Activity Zone – (RAZ)
Allotment size	Total Property = 989 m^2
Present & Proposed land use	Present = Colourbond shed at southern end (To be retained) Proposed = Three bedroom dwelling
Anticipated Wastewater	Maximum based on full water-reduction fixtures: (3 bedrooms + 1) = 4 x 150 L = 600 L/day

Table 2. Significant environmental features of the property.

Feature	**Description**
Annual rainfall & Pan Evaporation	Rainfall - 1024 mm, Pan Evaporation - 1145 mm Rainfall based on Noojee-Silvar (085277) & Evaporation on mean of Noojee-Silvar (085277), Moondarra Reservoir (085199) & Willow Grove (085195)
Landform	Upper slope.
Slope	The property is located on the crest of a ridge. The northern three quarters of the property slopes to the north with a convex gradient of 2.5%, while the southern quarter slopes to the south with a slope of ~1%.
Surface Wa	rm dam 175 m ce waters from astewater and
Groundwater	Groundwater is >50-100 m below the soil surface[2].
Stormwater run-on & upslope seepage	Stormwater from roofs and paved areas should be directed away from the wastewater LAA. Given the elevated location of the property upslope seepage presents a low risk.
Site drainage & Subsurface drainage	Site and subsurface drainage unlikely to be an issue given adequate slope and free draining soils. The size of the wastewater LAA takes the anticipated soil permeability into account.
Recommended Setbacks	EPA[3] setbacks have been included in Appendix 2. An exemption to the property boundary, from 1.5 m to 1 m is requested given the effluent is treated to a secondary standard of 20/30 and the system is to be regularly serviced. Further, the risks to the environment and public health are minimal as the property is not in a water supply catchment area, is elevated from Skinners Road so receives negligible stormwater run-on and has no neighbouring houses to the north or south.

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The property is located on the crest of a ridge slopes of 2.5% to the north and ~1% to the south,). Figure 3 shows the closest surface water is 175 m away to a farm dam.

[2] Visualising Victoria's Groundwater - https://www.vvg.org.au/vvg_map.php?view=10633_9b785e2 Accessed 21 Oct 2020

[3] EPA Victoria (May 2024) Guidelines for Environmental Management – Onsite Wastewater Management

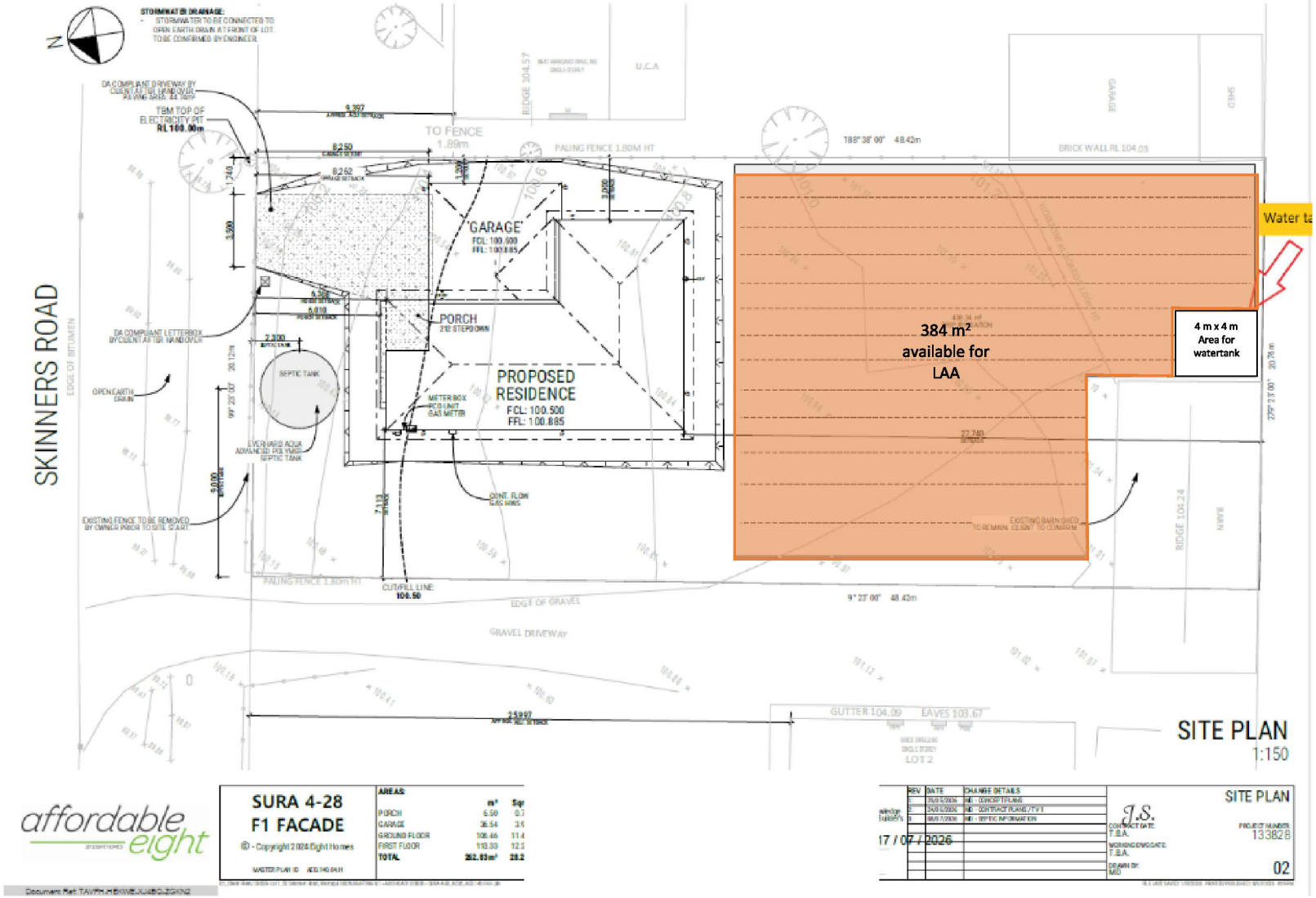
The EPA setback distance to surface waters from the wastewater Land Application Area as a non-potable source is 30 m where subsurface drip with secondary treated wastewater is used. Given that the closest surface water is 175 m away from the property, EPA setbacks to surface waters are fully satisfied.

Figure 1. Aerial photo of property with boundary in blue. *(Existing shed to be retained, but gravel in black to be removed).*



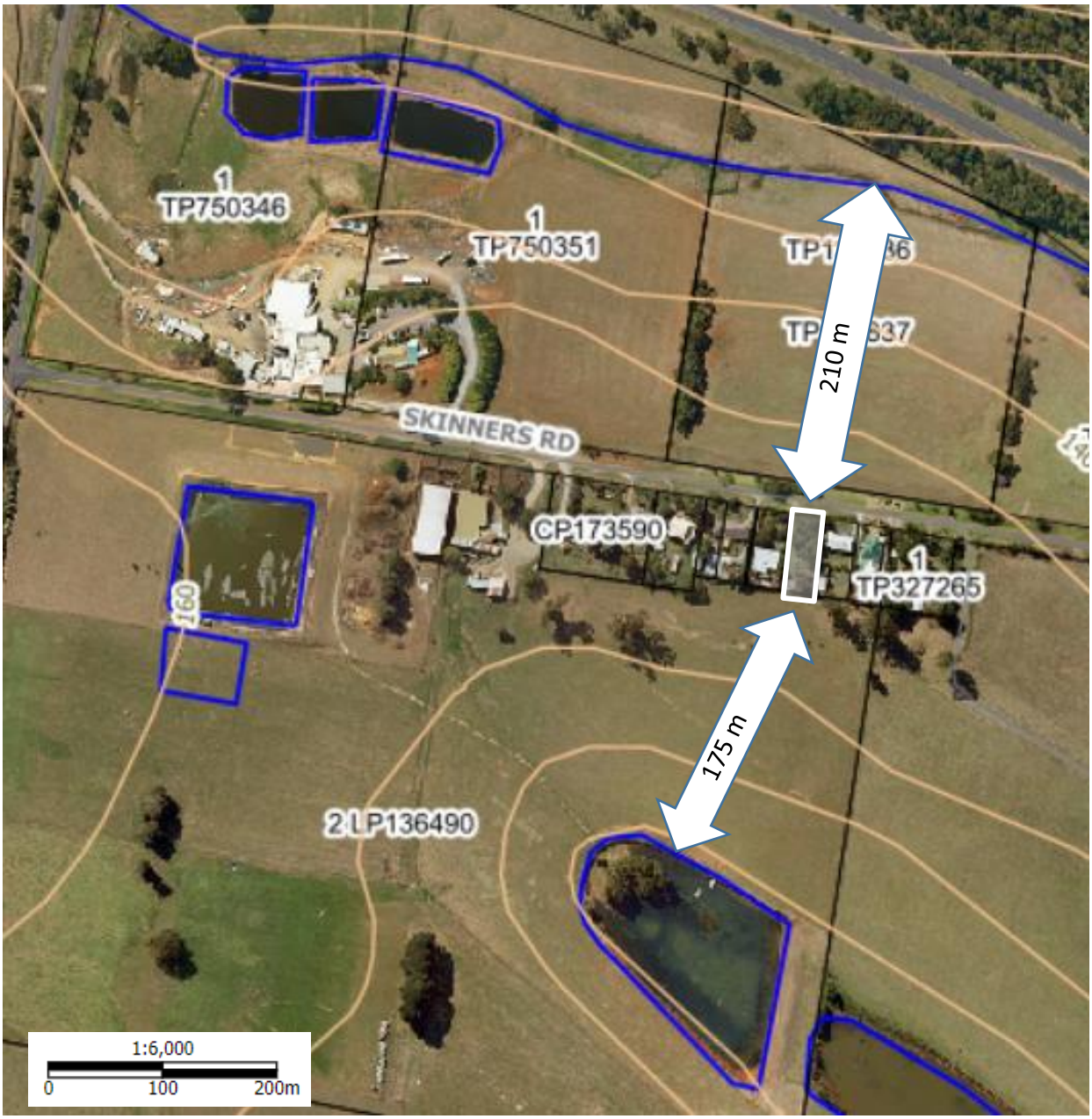
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Figure 2. Site Plan with 384 m^2 subsurface drip wastewater LAA in orange. The 384 m^2 available is larger than the required 336 m^2



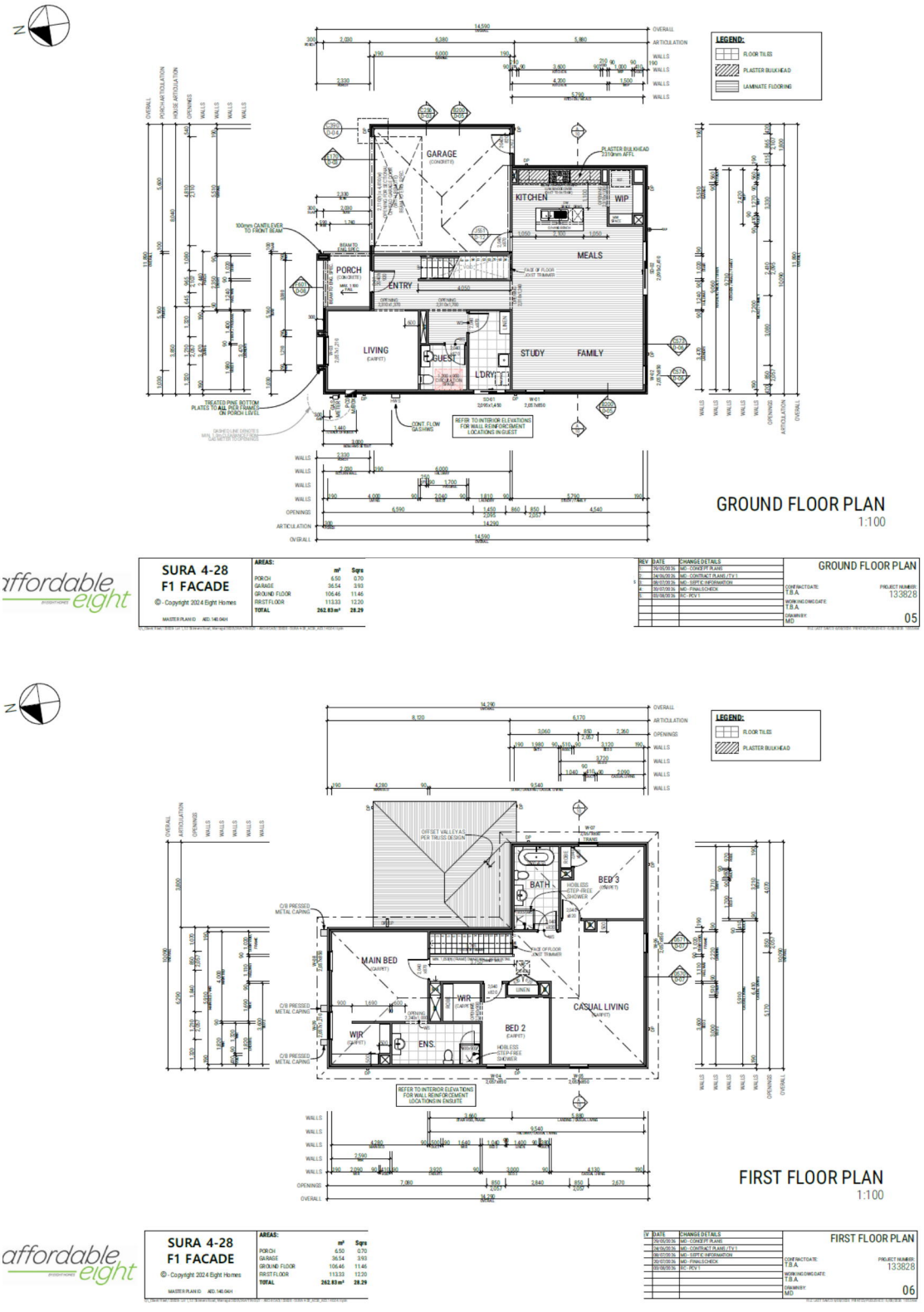
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Figure 3. Aerial photo of property with distances to nearest surface waters downslope.



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Figure 4. Proposed layout of new three bedroom dwelling.



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3. Soil Assessment & Constraints

The soils on the property have been assessed for their suitability to the application of domestic wastewater.

The soils were investigated to a maximum depth of 1.0 metre with a handheld manual auger. These soils are considered representative of the natural soils on this property. Soils were classified according to Australian/New Zealand Standard (AS/NZS 1547:2012). A soil profile description is included in Appendix 1.

3.1 Soil Chemical and Physical Analysis

A soil sample was collected from a depth of 40-80 cm (B1 soil horizon) and sent to a laboratory for analysis of soil chemical and physical properties considered relevant to sustainable wastewater application. The completed data set is included in Appendix 8.

The subsoil (B1 soil horizon) pH is strongly acidic at $pH_{(1:5\ water)}$ 4.8. The pH is low and unsuitable for deep rooted plant species without restrictions to plant growth and nutrient availabilities. To correct soil pH, it is recommended that lime ($CaCO_3$) be applied to the LAA at a rate of 0.1 kg/m^2.

The Exchangeable Sodium Percentage (ESP) of the subsoil (B1 soil horizon) is 5.7%, and non-sodic being less than 6%. There is a low risk these subsoils will disperse upon application of sodium-rich but low salinity domestic wastewater, and this is supported by the Loveday-Pyle dispersion index of zero on a scale of zero to 16. As a precautionary measure it is recommended that gypsum be applied to the LAA at a rate of 0.2 kg/m^2.

The calcium magnesium ratio is 3.1 in the B1 soil horizon and being greater than 2 is adequate for plant availability and subsoil structural stability.

The level of soil salinity as measured by the electrical conductivity ($EC_{1:5}$) of the subsoil is 0.22 dS/m, which is well below 0.6 dS/m at which soils are considered saline. This low level of salinity is a product of salts having been readily leached from the soil profile.

The phosphorus binding capacity is expected to be extremely high with a Phosphorus Binding Index (PBI) value of 1900. This indicates that the soil has an extremely high ability to bind and lock up phosphorus applied in the wastewater, and that there is a very low risk of phosphorus being mobilised through the soil profile if the LAA is overloaded. The soil PBI has been considered in the nutrient balance in Appendix 7.

Overall, the subsoils are chemically and physically very well suited to sustainable wastewater application, based upon the assessment of parameters measured. The subsoils have a low level of salinity and low sodicity which are positives for sustainable wastewater application along with strong structural stability and a limited risk of dispersion. The soils also have a very high phosphorus binding capability which means there is low risk of phosphorus being lost to the environment.

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Table 3. Soil features.

Soil Feature	Description
Soil Depth	Soil depth likely to be greater 2 m.
Soil Permeability (K_{sat})	B1 Medium clay soil horizon measured at 0.29 m/day.
Soil Category	4b (AS/NZ1547:2012)
Design Irrigation Rate (DIR) for subsurface irrigation & required Land Application Area (LAA)	The DIR for a category 4b soil is 24.5 mm/week or 3.5 mm/day. **LAA of 336 m^2.** No reserve area is required with this land application method.
Soil pH (1:5 water)	4.8 (B1 soil horizon): Strongly acidic subsoil pH. Could be improved with the application of lime 0.1 kg/m^2, should acid intolerant deep rooted shrubs wish to be grown within the wastewater LAA.
Exchangeable Sodium Percentage (ESP)	5.7% (B1 soil horizon): Soil is non-sodic, but as a precaution it is recommended that gypsum be applied at 0.2 kg/m^2.
Electrical Conductivity (EC)	0.22 dS/m (B1 soil horizon): Low level of salinity, no concern.
Calcium Magnesium ratio	3.1 (B1 soil horizon): Adequate for subsoil structural stability and will be improved with the application of gypsum at 0.2 kg/m^2.
Dispersion Index (Loveday-Pyle)	0 (B1 soil horizon): Minimal potential for dispersion, to be reduced with gypsum application to the LAA.

3.2 Soil Permeability

Soil permeability (K_{sat}) was measured at 0.29 m/day with the Talsma-Hallam method[4] at a depth of 30-50 cm in the B1 soil horizon.

This subsoil permeability is considered acceptable for wastewater application with subsurface irrigation, provided it is appropriately sized with an appropriate design application rate in conjunction with a water balance.

3.3 Environmental Constraints

The environmental features of the property and surrounds have been assessed to determine their suitability for on-site wastewater management.

The property is mostly well suited for the application of domestic wastewater. The property is in an elevated position within the landscape and well away from surface waters (Figure 3). The soils are suitably permeable and have been identified as having good chemical and physical properties, including good structure and a very high ability to bind and retain phosphorus applied in the wastewater.

[4] As described in the AS/NZS 1547:2012 for on-site domestic wastewater management

Given the size of the allotment and the footprint of the proposed three-bedroom house there remains 384 m^2 available for land application of wastewater once EPA setbacks have been accounted for (Figure 2). This presents a significant constraint as it means that most of the land around the house must be committed to wastewater land application (with the exception of the setback areas of 1.5 m from the house and 1 m from property boundaries). The current and future land holders will need to be made aware of this to prevent potential disturbance of the wastewater irrigation system, through disturbance of the soil. Committing the land to wastewater application prevents any flexibility in future land use, such as vegetable gardens or sheds and cannot be driven on with vehicles. Subsurface irrigation with secondary treated wastewater is the recommended option for wastewater management given the limited land available for wastewater land application. Land application of secondary treated wastewater via subsurface irrigation removes the need for a reserve area and reduces EPA setback distances to the house and property boundaries.

The southwestern corner of the property appears to have had the topsoil removed and replaced with approximately 10 cm of compacted gravel to create a driveway to the shed. Given subsurface irrigation systems require vegetation to be grown above the pipework to take up the wastewater and nutrients, the gravel will need to be removed, the subsoil cultivated, and quality topsoil replaced to a minimum depth of 100 mm, prior to installation of subsurface drip irrigation system.

Given the limited land available surrounding the house available for wastewater land application, it is recommended that any landscaping and gardening be installed prior to installation of the wastewater LAA. Cultivation of the soil will not be possible, once the drip lines are installed.

There is also potential for surface run-on from the impervious surfaces (ie, dwelling, shed and footpaths). Stormwater including surface run-on will need to be diverted away from the LAA.

4. Design Parameters for On-site Wastewater Dispersal

According to AS/NZS 1547:2012 standard soil categories (Appendix 4), the soil belongs in category 4b based on the measured K_{sat} value of 0.29 m/day.

For subsurface irrigation with secondary treated wastewater a Design Irrigation Rate (DIR) of 24.5 mm/wk or 3.5 mm/day is recommended.

The option of absorption trenches with primary treated wastewater has not been explored in this report, as it is not considered a suitable option, given the limited and irregular shape of the area available for wastewater application to land.

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4.1 Required Area for Subsurface Irrigation

Wastewater applied to land via subsurface irrigation, must be treated up to a secondary (20/30) standard[5]. An Aqua Advanced Aerated wastewater treatment system has been selected by the owner as the preferred method of treating wastewater up to a 20/30 standard.

There are a number of benefits from using pressure compensated subsurface irrigation with secondary treated wastewater including:

- the application of wastewater under pressure so wastewater is applied evenly across the entire land application area (LAA), maximising the uptake of nutrients
- the wastewater can more easily be pumped to higher parts of the property
- wastewater can be used beneficially to irrigate either gardens or lawns
- the LAA can be comprised of multiple areas of irregular shape
- reduced EPA setback distances of up to 50%
- avoids the need for a reserve area[6]

The MAV water and nutrient balances in Appendix 6 & 7 calculate the size of the LAA on the most limiting factor without the need for winter storage. The size can be limited by (a) the sustainable dispersal of the water in the effluent or (b) the sustainable dispersal of the nutrients in the effluent. The largest area predicted by either of the two MAV balances should be implemented as the LAA.

For subsurface irrigation with secondary treated wastewater, the MAV method predicts that a LAA of 336 m^2 is required for a three bedroom home using 600 L/day.

These wastewater Land Application Areas (LAAs) do not include the area required for the wastewater secondary treatment system, as the area required for the secondary treatment system will depend on the type of system selected. Based on Figure 2 there is sufficient area available to accommodate the proposed wastewater treatment system in front of the house.

5. Conclusions and Recommendations

The property at 52 Skinners Road, Warragul has been assessed as being suitable for on-site wastewater management. Given the size of the house relative to the size of the property, there remains adequate land available for the required 336 m^2 wastewater land application area, provided a relaxation of setback distances of 1 m to property boundaries.

The subsurface drip irrigation system will need to be installed after the landscaping works around the house are completed. This includes removal of the gravel driveway on the property and remediation with importation of quality topsoil (details in Section 3.3).

[5] Secondary standard wastewater (20/30) requires treatment to 20 mg/L of Biological Oxygen Demand (BOD) and 30 mg/L of Suspended Solids (SS).

[6] EPA Victoria (May 2024) Guidelines for Environmental Management – Onsite Wastewater Management

The subsoil permeability has been measured at 0.29 m/day and therefore classified as a category 4b soil. This level of soil permeability is suitable for wastewater application with subsurface irrigation and secondary treated wastewater.

The size of the wastewater Land Application Area (LAA) required for the sustainable application to land of domestic wastewater has been determined on the basis of both the water and nutrient loading capacity of the soil.

Applying the wastewater to land with sub-surface irrigation would require a LAA of 336 m^2 for a 3 bedroom home (600 L/day, with full water-reduction fixtures). No reserve area is required for subsurface irrigation with secondary treated wastewater as the LAA has been designed and sized using the latest version of the Model LCA report. Wastewater is to be treated up to a secondary standard with an Aqua Advanced aerated wastewater treatment system.

The property is 175 m away from the closest surface water and therefore compliant with EPA setback distances.

Most of the land around the house will be required for subsurface drip irrigation, with the exception of the setback areas of 1.5 m from the house and 1 m from property boundaries. The current and future land holders will need to be made aware of this to prevent potential disturbance of the wastewater irrigation system.

The land available for wastewater application around the house is well suited to wastewater land application. The property is positioned within an elevated location in the landscape and has soils which are permeable and well suited to wastewater application.

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Appendix 1 Soil Profile Descriptions

Site 1. Proposed wastewater LAA, near shed at rear (south end) of property.

Depth (cm)	Horizon	Description
0 – 20	A1	Dark brown **clay loam.** Gravel < 3 mm. Very well structured. *Diffuse transition to:*
20 – 40	A2	Reddish brown **light clay.** Reddish yellow mottles. Very well structured. *Clear transition to:*
40 – 80	B1	Reddish brown **medium clay.** Very well structured. *Diffuse transition to:*
80 – 100	BC	Highly weather parent material. Reddish brown. Spewy texture when wet. *Diffuse transition to:*



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Appendix 2 EPA Setback distances

Table 4-10: Setback distances (m) [20,21]

Landscape feature or structure	OWMS with primary treated effluent	OWMS with secondary treated effluent or Level 3 greywater effluent	OWMS with Level 1 and 2 greywater effluent
Building/allotment boundary			
Up-slope of building (See Note 1)	6	3	3
Down-slope of building	3	1.5	1.5
Up-slope of adjacent lot	6	3	1
Down-slope of adjacent lot	3	1.5	0.5
Services			
Water supply pipe	3	1.5	1.5
Up-slope of potable supply channel (stock and domestic)	300	150	150
Down-slope of potable water supply	20	10	10
Up-slope of cutting/escarpment (See Note 8)	15	15	15
Groundwater bores			
Groundwater bores – category 1 and 2a soils	NA	50	20
Groundwater bores – category 2b to 6 soils	20	20	20
Soil depth (See Note 9)			
Depth to highest seasonal water table (See Note 10)	1.5	1.5	1.5
Depth to hydraulically limiting layer (for example, bedrock)	1.5	0.6	0.6

Notes to Table 4-10:

1. Establishing an OWMS up-slope of a building may have implications for the structural integrity of the building. This should be examined by a building surveyor on a site-by-site basis.
2. It is recommended that OWMS are installed down-slope of an in-ground water tank.
3. Means a school, council, community or other children's grassed playground managed by an organisation which may contain play equipment but does not mean a sports field.
4. Means a waterway as defined in the *Water Act 1989*.
5. Applies to land adjacent to a dam, lake, reservoir or waterway that provides source water used for the supply of public drinking water or, which is subject to an environmental significance overlay (ESO) that designates maintenance of water quality as the environmental objective to be achieved, or within a special water supply catchment area listed in Schedule 5 of the *Catchment and Land Protection Act 1994*.
6. Does not apply to dams, lakes or reservoirs located above ground level that cannot receive runoff.
7. An intermittent stream that is found to be a drainage line (drainage depression) with no defined banks and the bed is not incised. The topography of the drainage line should be demonstrated in writing and photographs in the LCA report.
8. A cutting/escarpment from which water is likely to emanate.
9. Depth is measured vertically through the soil profile from the base of absorption/ETA trenches/beds or from the irrigation pipes.
10. The highest seasonal water table occurs when groundwater is closest to the ground surface. This usually occurs in the wettest months of the year.

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Landscape feature or structure	OWMS with primary treated effluent	OWMS with secondary treated effluent or Level 3 greywater effluent	OWMS with Level 1 and 2 greywater effluent
Surface waters			
Dam, lake or reservoir (used as source water for drinking or within a special water supply catchment) (See Notes 5, 6)	300	300	150
Waterways (used as a source of water for drinking or within a special water supply catchment) (See Notes 4, 5)	100	100	50
Waterways not used as source of water for drinking or within a special water supply catchment (for example, wetlands (continuous or ephemeral); estuaries (See Note 4)	60	30	30
Ocean beach at high-tide mark; dams, reservoirs or lakes not used as source of water for drinking or within a special water supply catchment (See Note 6)	60	30	30
Dam, lake or reservoir (used as source water for drinking or within a special water supply catchment) (See Notes 5, 6)	300	300	150
Drainage lines (See Note 7)	40	20	20
channel (stock and domestic)			
In-ground water tank (See Note 2)	15	7.5	3
Closed stormwater drain	6	3	2
Open stormwater drain	50	30	10
Gas supply pipe	3	1.5	1.5
Recreational areas			
Children's grassed playground (See Note 3)	6	3	2
In-ground swimming pool	6	3	2

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Appendix 3 EPA Design Flow Rates

Table 4-1: Design flow rates for households[3].

Sewage source	Design flow rate (L/person/day)	
	Reticulated water supply[4]	Onsite roof water tank supply
Households with standard water fixtures	180	150
Households with extra sewage-producing facilities[5]	220	190
Households with WELS[6] scheme fixtures and fittings	150	120

[3] Adapted from Government of South Australia, SA Health (2013), On-site wastewater systems Code.
[4] Includes reticulated town water supply, groundwater bores or stock and domestic waterway diversion licences (where connected to household use).
[5] Extra wastewater producing facilities could include, but are not limited to, spa baths.
[6] WELS – Water efficiency labelling scheme. Requires 4 Stars or higher for dual-flush toilets, shower-flow restrictors, aerator taps, flow/pressure control valves, and 3 Stars or higher for all appliances (for example. clothes washing machines).

Table 4-2: Typical wastewater design flow allowances for each household fixture source[7]

Source	Design flow rate (L/person/day)
Toilet only	50
Toilet + handbasin	60
Shower + bath + handbasin + laundry	90
Laundry only	50
Kitchen only	10

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Appendix 4 DLR & DIR Table from AS/NZS 1547:2012

TABLE 5.2
SOIL CATEGORIES AND RECOMMENDED DESIGN IRRIGATION/LOADING RATES (DIR/DLR) FOR LAND-APPLICATION SYSTEMS

Soil Category	Soil texture	Structure	Indicative permeability (K_{sat}) (m/d)	Design irrigation/loading rate (DIR/DLR) (mm/day)						
				Trenches and beds (see Table L1)			ETA/ETS beds and trenches (Table L1)	Drip and spray irrigation (Table M1)	LPED irrigation (Table M1)	Mounds (basal area) (Table N1)
				Primary treated effluent		Secondary treated effluent				
				Conservative rate	Maximum rate					
1	Gravels and sands	Structureless (massive)	> 3.0	(see Note 1 of Table L1 for DLR values)			(see Note 4 of Table L1)	5 (see Note 2 of Table M1)	(see Note 3 of Table M1)	32
2	Sandy loams	Weakly structured massive	> 3.0						4	24
			1.4 – 3.0	15	25	50				
3	Loams	High/ moderate structured	1.5 – 3.0	15	25	50		4 (see Note 1 of Table M1)	3.5	24
		Weakly structured or massive	0.5 – 1.5	10	15	30				16
4	Clay loams	High/ moderate structured	0.5 – 1.5	10	15	30	12	3.5 (see Note 1 of Table M1)	3	16
		Weakly structured	0.12 – 0.5	6	10	20	8			8
		Massive	0.06 – 0.12	4	5	10	5			(see Note to Table N1)
5	Light clays	Strongly structured	0.12 – 0.5	5	8	12	8	3 (see Note 1 of Table M1)	2.5 (see Note 4 of Table M1)	8
		Moderately structured	0.06 – 0.12	(see Notes 2 and 3 of Table L1)	5	10	5 (see Notes 2, 3, and 5 of Table L1)			(see Note to Table N1)
		Weakly structured or massive	< 0.06			8				
6	Medium to heavy clays	Strongly structured	0.06 – 0.5					2 (see Note 2 of Table M1)	(see Note 3 of Table M1)	
		Moderately structured	< 0.06							
		Weakly structured or massive	< 0.06							

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Appendix 5 Estimating Coefficient of Run-off

Estimating coefficient of run-off R, as a percentage value, for use with the rational formula (Q = RiA) for catchments with area less than 1 square mile (2.56 square km). Values in brackets are percentage run-off and are to be added together for each combination of the five catchment characteristics (Burton[7] 1965).

	Run-off producing characteristics			
Catchment characteristics	**Extreme - 100**	**High - 75**	**Normal - 50**	**Low - 25**
Rainfall intensity	(30) 75-100 mm/hour	(25) 50-75 mm/hour	(15) 25-50 mm/hour	(5) < 25 mm/hour
Relief	(10) Steep rugged country with average slope above 20%	(5) Hilly with average slopes of 10%-20%	(0) Rolling with average slopes of 5%-10%	(0) Relatively flat land with average slopes of 0%-5%
Surface retention stream and surface storage	(10) Negligible; few surface depressions; water courses steep with thin film overland flow	(5+) Well-defined system of small water courses	(5) Considerable surface depressions; overland flow is significant; some farm ponds and swamps; some contour banks and furrows	(0) Poorly defined and meandering stream courses; large surface storage; water and soil conservation plan on 90% of the catchment
Infiltration	(25) No effective soil cover; either solid rock or thin mantle of negligible infiltration capacity	(20) Slow water infiltration; e.g. solodic soils when surface sealed or saturated	(10) Loam soils or well-structured clay soils; e.g. krasnozems	(5) Deep sands or well-aggregated soil, e.g. chernozems
Cover	(25) No effective plant cover	(20) Sheet-eroded native pasture; less than 10% of area under good native or improved pasture; clean cultivated crops	(10) About 50% of area with improved cover; not more than 50% cultivation; open woodlands	(5) About 90% of area with improved pasture; dry sclerophyll type forest

Note: Determine the cumulative value for each of the characteristics of the catchment in question by summing individual % run-off value.

[7] Burton J.R (1965). "Water Storage on the Farm", Bulletin No.9, Water Research Foundation of Australia.

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Appendix 6 MAV Water balance – Irrigation

Three bedroom home 600 L/day (with full water-reduction fixtures)

Nominated Area Water Balance & Storage Calculations For Irrigation

Site Address: **52 Skinners Road - Warragul**

INPUT DATA						
Design Wastewater Flow	Q	600	L/day	No. of Bedrooms =	3	
Design DIR	DI R	24.5	mm/week		4	
Daily DIR		3.50	mm/day	L/day per bedroom	150	
Nominated Land Application Area	L	336	m sq	Design Wastewater Flow	600	L/day
Crop Factor	C	0.7-0.8	unitless			
Retained Rainfall		0.85	unitless			
Rainfall Data (mean monthly)	Warragul (085093) mean monthly					
Evaporation Data	Moondara (85199), Noojee Slivar (85277), Willow Grove (85283)					

Parameter	Symbol	Formula	Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Days in month	D	\	days	31	28	31	30	31	30	31	31	30	31	30	31	**365**
Rainfall	R	\	mm/month	61.9	51.9	68	83.5	93.9	91.7	91.2	102.5	103.8	107.3	88.8	79.2	**1024**
Evaporation	E	\	mm/month	169	144	115	71	50	38	44	60	77	105	122	150	**1145**
Crop Factor	C			0.80	0.80	0.80	0.70	0.70	0.70	0.70	0.70	0.70	0.80	0.80	0.80	
OUTPUTS																
Evapotranspiration	ET	ExC	mm/month	135	115	92	50	35	27	31	42	54	84	98	120	**882**
Percolation	B	(DIR/7)xD	mm/month	108.5	98	108.5	105.0	108.5	105.0	108.5	108.5	105.0	108.5	105.0	108.5	**1278**
Outputs		ET+B	mm/month	243.7	213	201	155	144	132	139	151	159	193	203	229	**2160**
INPUTS																
Retained Rainfall	RR	R*0.80	mm/month	52.6	44.1	57.8	71.0	79.8	77.9	77.5	87.1	88.2	91.2	75.5	67.3	**870**
Effluent Irrigation	W	(QxD)/L	mm/month	55.4	50.0	55.4	53.6	55.4	53.6	55.4	55.4	53.6	55.4	53.6	55.4	**652**
Inputs		RR+W	mm/month	108.0	94.1	113.2	124.5	135.2	131.5	132.9	142.5	141.8	146.6	129.1	122.7	**1522**
STORAGE CALCULATION																
Storage remaining from previous month			mm/month	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Storage for the month	S	(RR+W)-(ET+B)	mm/month	-135.7	-119.1	-87.3	-30.2	-8.3	-0.1	-6.4	-8.0	-17.1	-45.9	-73.5	-105.8	**-259**
Cumulative Storage	M		mm	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	**0**
Maximum Storage for Nominated Area	N		mm	**0.00**												
	V	NxL	L	**0**												
LAND AREA REQUIRED FOR ZERO STORAGE			m^2	97	99	130	215	292	335	301	293	255	184	142	115	

MINIMUM AREA REQUIRED FOR ZERO STORAGE: **335.5** m^2

Appendix 7 Nutrient balance – Irrigation

Three bedroom home 600 L/day

Nutrient Balance

Site Address: **52 Skinners Road - Warragul**

Please read the attached notes before using this spreadsheet.

SUMMARY - LAND APPLICATION AREA REQUIRED BASED ON THE MOST LIMITING BALANCE = **292 m^2**

INPUT DATA [1]

Wastewater Loading			Nutrient Crop Uptake				
Hydraulic Load	600	L/Day	Crop N Uptake	250 kg/ha/yr	which equals	68	$mg/m^2/day$
Effluent N Concentration	41.7	mg/L	Crop P Uptake	50 kg/ha/yr	which equals	14	$mg/m^2/day$
% Lost to Soil Processes (Geary & Gardner 1996)	0.2	Decimal	**Phosphorus Sorption**				
Total N Loss to Soil	5000	mg/day	P-sorption result	350 mg/kg	which equals	10500	kg/ha
Remaining N Load after soil loss	20000	mg/day	Bulk Density	1.5 g/cm^2			
Effluent P Concentration	13.9	mg/L	Depth of Soil	2 m			
Design Life of System	50	yrs	% of Predicted P-sorp. [2]	0.75 Decimal			

METHOD 1: NUTRIENT BALANCE BASED ON ANNUAL CROP UPTAKE RATES

Minimum Area required with zero buffer			Determination of Buffer Zone Size for a Nominated Land Application Area (LAA)		
Nitrogen	292	m^2	Nominated LAA Size	336	m^2
Phosphorus	147	m^2	Predicted N Export from LAA	-1.10	kg/year
			Predicted P Export from LAA	-3.93	kg/year
			Phosphorus Longevity for LAA	194	Years
			Minimum Buffer Required for excess nutrient	0	m^2

PHOSPHORUS BALANCE

STEP 1: Using the nominated LAA Size

Nominated LAA Size	336	m^2				
Daily P Load	0.0083	kg/day	Phosphorus generated over life of system		152.1	kg
Daily Uptake	0.0046	kg/day	Phosphorus vegetative uptake for life of system		0.250	kg/m^2
Measured p-sorption capacity	1.05	kg/m^2				
Assumed p-sorption capacity	0.788	kg/m^2	Phosphorus adsorbed in 50 years		0.788	kg/m^2
Site P-sorption capacity	264.60	kg	Desired Annual P Application Rate		6.972	kg/year
				which equals	0.0191	kg/day
P-load to be sorbed	1.36	kg/year				

NOTES

[1]. Model sensitivity to input parameters will affect the accuracy of the result obtained. Where possible site specific data should be used. Otherwise data should be obtained from a reliable source such as,

- *Environment and Health Protection Guideline*

[2]. A multiplier, normally between 0.25 and 0.75, is used to estimate actual P-sorption under field conditions which is assumed to be less than laboratory estimates.

The effluent N & effluent P concentrations in the original MAV version have been increased by a factor of 1.39 to allow for the lower wastewater volumes predicted in the most recent EPA Onsite Wastewater Managment Code of Practice (8191.4)

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Appendix 8 Soil Laboratory Data

Sample Name		SKINNERS RD B1
Sample Depth From		40
Sample Depth To		80
Paddock Name		SKINNERS RD
Grower Name		TAYLOR
Sampling Date		31/08/2021
Sample ID		022028342
Test Code		0
Phosphorus (Olsen)	mg/kg	<2
Potassium (Colwell)	mg/kg	
Sulphur (KCl40)	mg/kg	
pH (1:5 Water)		4.8
pH (1:5 CaCl2)		4.6
Electrical Conductivity (1:5 water)	dS/m	0.22
Chloride	mg/kg	
Nitrate Nitrogen	mg/kg	
Ammonium Nitrogen	mg/kg	
Total Nitrogen (Kjeldahl)	%	
Organic Carbon (W&B)	%	
Carbon : Nitrogen Ratio	C : N	
Calcium (Amm-acet.)	cmol(+)/kg	2.2
Potassium (Amm-acet.)	cmol(+)/kg	0.83
Magnesium (Amm-acet.)	cmol(+)/kg	0.7
Sodium (Amm-acet.)	cmol(+)/kg	0.24
Aluminium (KCl)	cmol(+)/kg	0.3
Cation Exch. Cap.	cmol(+)/kg	4.3
Sodium % of Cations (ESP)	%	5.70
Calcium/Magnesium Ratio		3.1
Aluminium Saturation	%	7.2
Phosphorus (Colwell)	mg/kg	<5
Phosphorus Buffer Index (PBI-Col)		1,900
Phosphorus Environmental Risk Index		0.00
Aluminium (KCl)	mg/kg	28.0
Calcium (Amm-acet.)	%	51.0
Magnesium (Amm-acet.)	%	17.0
Potassium (Amm-acet.)	%	19.00
Organic Matter (W&B * 1.72)	%	
Available Potassium	mg/kg	320
Disp. Index, Loveday/Pyle		0
Slaking 2Hrs		Water Stable

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