FORM 2

NOTICE OF AN APPLICATION FOR A PLANNING PERMIT
SECTION 52 (1) *PLANNING AND ENVIRONMENT ACT 1987*

Hindmarsh Shire Council

The application reference number is:	**PA1875-2024**
The land affected by the application is located at:	**Faith Street, Dimboola VIC 3414** **Lot 3 on Title Plan 874548**
The application is for a permit to allow:	**Use and development of land for a dwelling and associated outbuildings**
Submissions to be received by:	**22 January 2025**

Viewing the application
You may view the application and any supporting documentation at www.hindmarsh.vic.gov.au/Planning-Permits-on-Public-Notice or by scanning the QR code below. Alternatively, you can call 5391 4444 to arrange a time to view the application at the Nhill office during business hours and free of charge.

Lodging an objection or submission
Any person who may be affected by the granting of the permit may object or make other submissions to Council (the responsible authority). An objection must be made in writing with an explanation of how the objector would be affected by the proposal.

Deciding on the Planning Permit Application
The application will be assessed by Council on its merits against the Hindmarsh Planning Scheme and any submissions received. A decision will not be made on this application until after 22 January 2025. Please lodge any submissions prior to this date.

If Council decides to grant the permit despite your objection, you can appeal against the decision. Instructions for appeals are outlined within the Notice of Decision that Council will provide to every objector upon decision of the application.

Privacy and other considerations for lodging an objection or submission
Please note that all personal information contained within a submission will be publicly available until the date of decision, except for any telephone numbers provided.

Responsible Officer: Manager of Planning and Environment

Scan to view documents

PLANNING PERMIT ON PUBLIC NOTICE

Hindmarsh Shire Council

What is a Planning Permit?

Land-use Planning considers the way land is used and developed, and how this impacts the character and amenity (liveability) of the municipality. Assessed against the Hindmarsh Planning Scheme, a Planning Permit is a legal document that gives you permission to use or develop land in a certain way. It usually includes conditions and approved plans, which must be complied with.

What is Public Notice?

S52 of the *Planning and Environment Act 1987* set out Council's responsibilities for public notice. The purpose is to ensure that any persons who may be affected by a land use or development proposal are aware of the proposal, have the opportunity to learn more about the proposal, and have the opportunity to make a submission about or object to the proposal.

How do I lodge a submission

If you believe you will be affected by this proposal, Form 2 (attached) describes the process of lodging a submission.

Viewing the supporting documentation

You can view the supporting documentation by scanning the QR code on Form 2. Some of the information may be redacted or excluded for privacy reasons.

Questions?

Please contact the Nhill Customer Service centre on (03) 5391 4444. Alternatively, you can email development@hindmarsh.vic.gov.au with any questions. Please quote the application number if applicable.

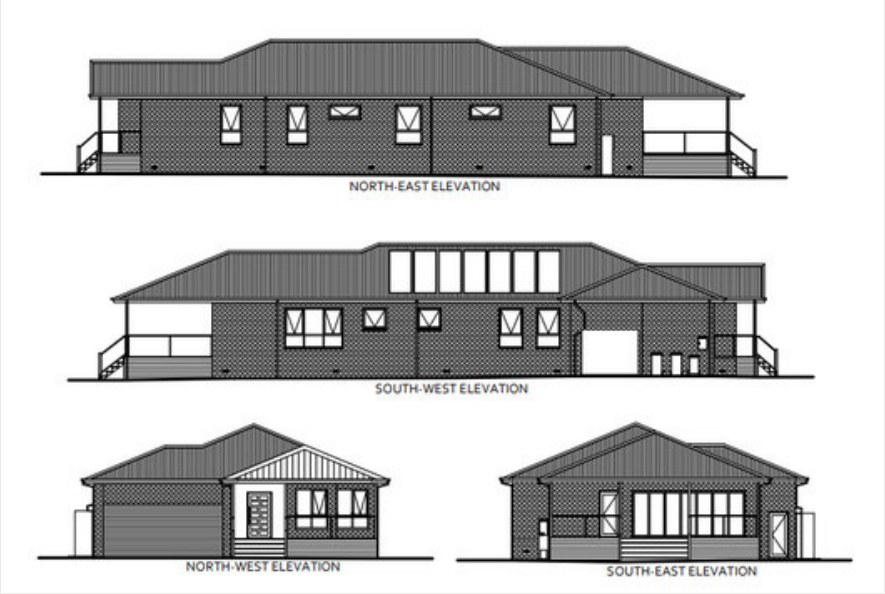
Planning Permit Application PA1875-2024

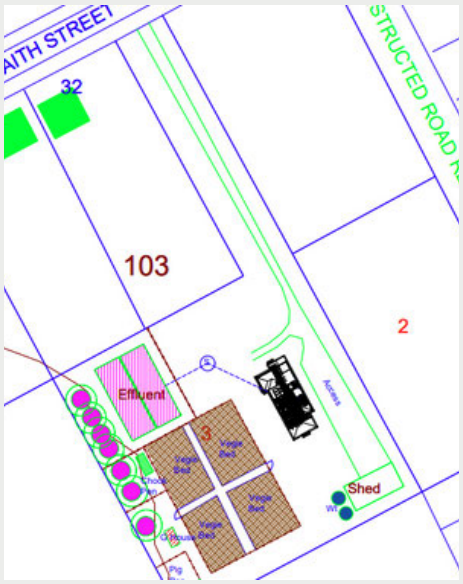
Lot 3 on TP874548 |Faith Street, Dimboola 3414 Dwelling and Associated Outbuildings

A Planning Permit is required under Clause 35.072 and Clause 35.07-2 of the Hindmarsh Planning Scheme for the use and development of land for a dwelling (house) on a lot less than 40ha in the Farming Zone.

The proposal consists of a family sized home and small-scale agricultural production on a 1.22ha lot. The agricultural component consists of vegetable beds, fruit trees, storage sheds and various animals.

Snippets of Proposal:





Hindmarsh Shire Council	**Office Use Only**	
	VicSmart:	**No**
Planning Enquiries Phone: (03) 5391 4444 Web: http://www.hindmarsh.vic.gov.au/	Specify class of VicSmart application:	-
	Application No:	Date Lodged: **20/11/2024**

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?: **Tim Berger**

Date:**15/10/2024** 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:	St. Name: **Faith Street**

Suburb/Locality: **Dimboola** Postcode: **3414**

Formal Land Description*
Complete either A or B

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

A Lot No: **3** ○ Lodged Plan ○ Title Plan ○ Plan of Subdivision No: **TP874548**

OR

B Crown Allotment No: Section No:

Parish/Township Name:

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

The Proposal

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

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

Development in Farming Zone

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

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

Cost **$450,000.00**

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

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

Existing Conditions ⓘ

Describe how the land is used and developed now*

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

Site is vacant

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

Title Information ⓘ

Encumbrances on title*

If you need help about the title, read: How to complete the Application for Planning Permit form

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

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

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

Applicant and Owner Details ⓘ

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

Applicant *

The person who wants the permit

Name:
Title:
First Name: [redacted]
[redacted]
Email: [redacted]
[redacted]
Organisation (if applicable): [redacted]
Postal Address
Unit No:
St. No:
If it is a PO Box, enter the details here:
St. [redacted]
Suburb/Locality: [redacted]
[redacted]
[redacted]

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

Contact person's details*
Same as applicant (if so, go to 'contact information') ☐

[redacted]

Name:

[redacted]

Owner *

The person or organisation who owns the land

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

[redacted]

Owner's Signature (optional):

Date:

day / month / year

Information Requirements

Is the required information provided?

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

- ○ Yes
- ○ No

Declaration ⓘ

This form must be signed by the applicant*

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

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

Signature:
Electronically Signed.

Date:20 November 2024

day / month / year

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

Checklist ⓘ

Have you:

- ☐ Filled in the form completely?
- ☐ Paid or included the application fee?

⚠ Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

Provided all necessary supporting information and document?

- ☐ A full and current copy of the information for each individual parcel of land forming the subject site.
- ☐ A plan of existing conditions.
- ☐ Plans showing the layout and details of the proposal.
- ☐ Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.
- ☐ If required, a description of the likely effect of the proposal (eg traffic, noise, environmental impacts).

Lodgement ⓘ

Lodge the completed and signed form and all documents with:

Hindmarsh Shire Council
92 Nelson St, Nhill VIC 3418 92 Nelson Street, Nhill
Telephone: (03) 5391 4444

Contact information:
Telephone: (03) 5391 4444
Email: Building@hindmarsh.vic.gov.au

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

VOLUME 12529 FOLIO 301

Security no : 124120003399C
Produced 20/11/2024 03:09 PM

LAND DESCRIPTION

Lot 3 on Title Plan 874548J.
PARENT TITLE Volume 07279 Folio 701
Created by instrument AX596227V 21/12/2023

REGISTERED PROPRIETOR

[redacted]

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP874548J FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AY276820M (E)	CAVEAT	Registered	05/08/2024
AY399904T (E)	TRANSFER	Registered	13/09/2024

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

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

Street Address: FAITH STREET DIMBOOLA VIC 3414

ADMINISTRATIVE NOTICES

NIL

eCT Control 16739A KAREN LEE PROBST
Effective from 13/09/2024

DOCUMENT END

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	**Plan**
Document Identification	**TP874548J**
Number of Pages (excluding this cover sheet)	**3**
Document Assembled	**20/11/2024 15:09**

TITLE PLAN

EDITION 2

TP 874548J

Location of Land

Parish : DIMBOOLA
Section : B
Crown Allotment: 27, 28 & 38
Crown Portion :

Last Plan Reference : LP 12273
Derived From : VOL. 7279 FOL. 701

Depth Limitation : NIL

Notations

N.I.T = NOT IN TITLE

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

Description of Land/ Easement Information

ENCUMBRANCES

As to the land shown marked E-1 ---

THE EASEMENTS (if any) existing over the same by virtue of Section 212 of the Transfer of Land -- Act 1928 - - - - - - - - - - - - - - - - - - -

THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES

COMPILED: Date 2/11/06

VERIFIED: A. DALLAS

Assistant Registrar of Titles

COLOUR CODE

BL=BLUE	G=GREEN
BR=BROWN	P=PURPLE
Y=YELLOW	R=RED
H=HATCH	CH=CROSS HATCH

FOR DIAGRAM SEE SHEET 2

TABLE OF PARCEL IDENTIFIERS

WARNING: Where multiple parcels are referred to or shown on the Title Plan this does Not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962

LOT 1 = CROWN ALLOTMENT 27 (PT) SECTION B
LOT 2 = CROWN ALLOTMENT 28 (PT) SECTION B
LOT 3 = CROWN ALLOTMENT 38 (PT) SECTION B
LOT 4 = LOT 10 ON LP 12273
LOT 5 = LOT 11 ON LP 12273
LOT 6 = LOT 14 ON LP 12273
LOT 7 = LOT 15 ON LP 12273
LOT 8 = LOT 16 ON LP 12273
LOT 9 = LOT 17 ON LP 12273
LOT 10 = LOT 18 ON LP 12273

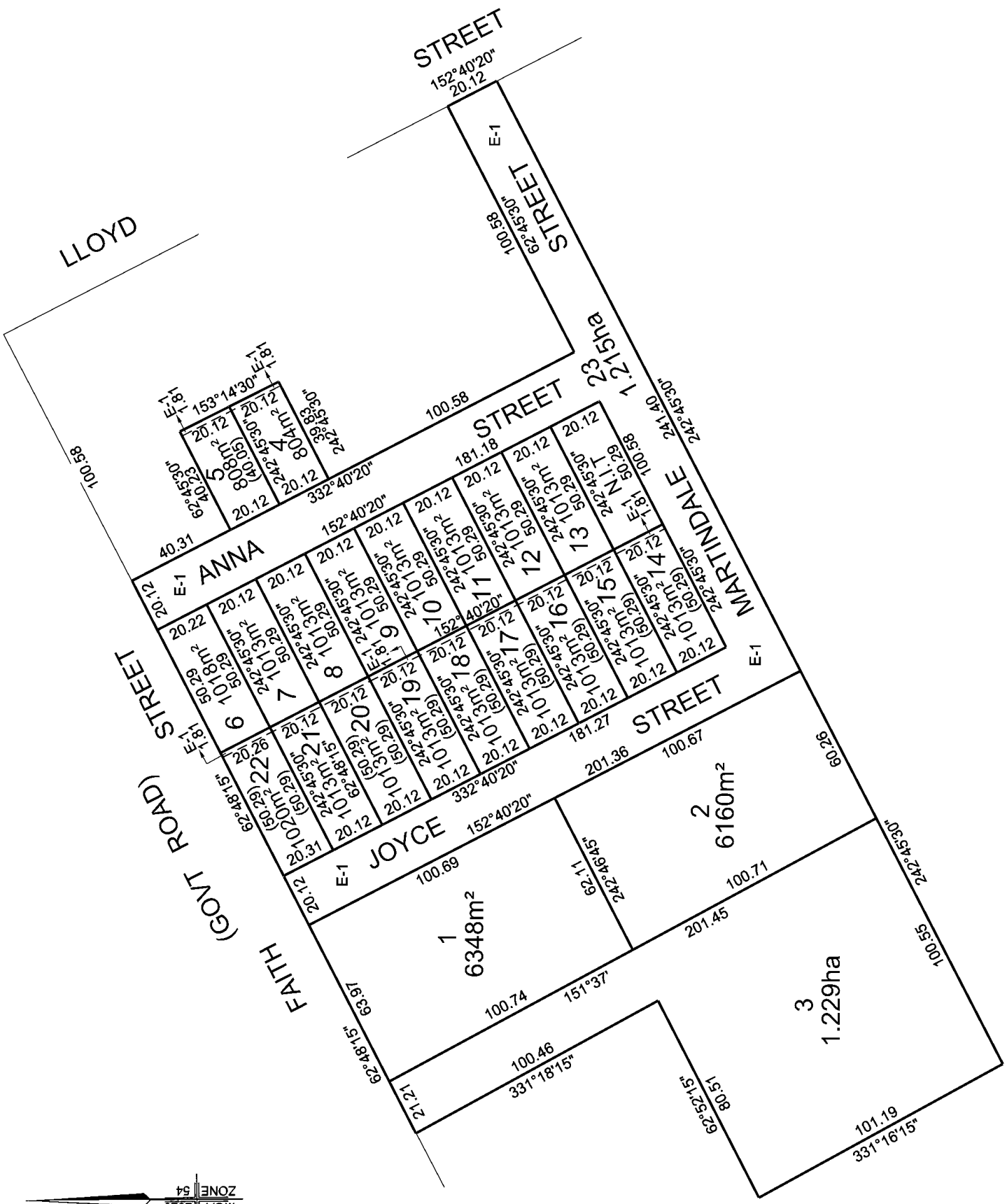
LOT 11 = LOT 19 ON LP 12273
LOT 12 = LOT 20 ON LP 12273
LOT 13 = LOT 21 ON LP 12273
LOT 14 = LOT 23 ON LP 12273
LOT 15 = LOT 24 ON LP 12273
LOT 16 = LOT 25 ON LP 12273
LOT 17 = LOT 26 ON LP 12273
LOT 18 = LOT 27 ON LP 12273
LOT 19 = LOT 28 ON LP 12273
LOT 20 = LOT 29 ON LP 12273

LOT 21 = LOT 30 ON LP 12273
LOT 22 = LOT 31 ON LP 12273
LOT 23 = ROAD R1 ON LP 12273

LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 2 Sheets

TITLE PLAN

TP 874548J



LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 2

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

TP874548J

WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LOTS 1-23		SEPARATE DIMENSIONS & AREAS	AX596227V	21/12/23	2	KL

Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Produced 20/11/2024 03:14:06 PM

Status	Registered	Dealing Number	AY276820M
Date and Time Lodged	05/08/2024 04:57:58 PM		

Lodger Details

Lodger Code	16739A
Name	[redacted]
Address	
Lodger Box	
Phone	
Email	
Reference	[redacted]

CAVEAT

Jurisdiction VICTORIA

Privacy Collection Statement
The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Land Title Reference
12529/301

Caveator

[redacted]

Grounds of claim
Agreement with the following Parties and Date.

Parties
The Registered Proprietor(s)

Date
30/07/2024

Estate or Interest claimed
Freehold Estate

Prohibition
Unless an instrument is expressed to be subject to my/our claim

Reference :Rainbow & Craig 2427
Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
Locked bag 20005, Melbourne 3001, DX 210189
ABN 86 627 986 396

Department of Environment, Land, Water & Planning

Electronic Instrument Statement

[redacted]

[redacted] specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

Execution

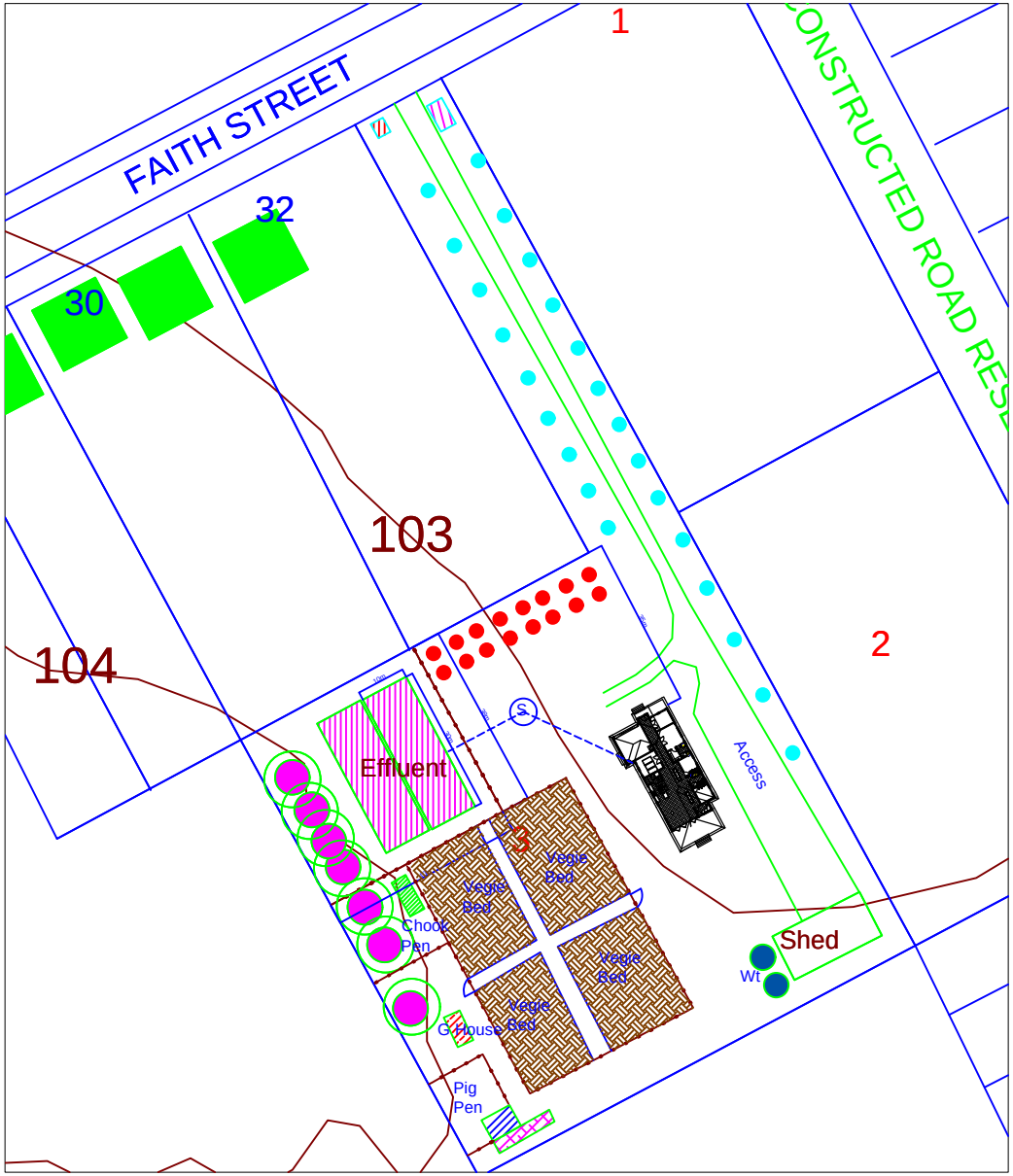
[redacted]

File Notes:
NIL

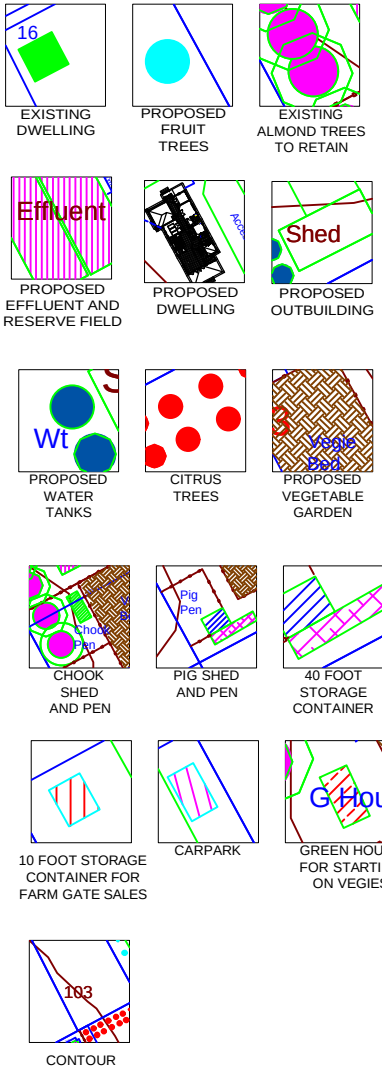
This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

Reference :Rainbow & Craig 2427
Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
Locked bag 20005, Melbourne 3001, DX 210189
ABN 86 627 986 396



LEGEND



Note:
The contractor shall verify all dimensions and all underground services at the site before commencing work. The contractor shall verify all levels from the consulting engineer prior to construction.

DO NOT SCALE FROM DRAWINGS

PROJECT:
LOT 3 TP874548
Faith Street,
Dimboola

PROJECT NO: *2669*

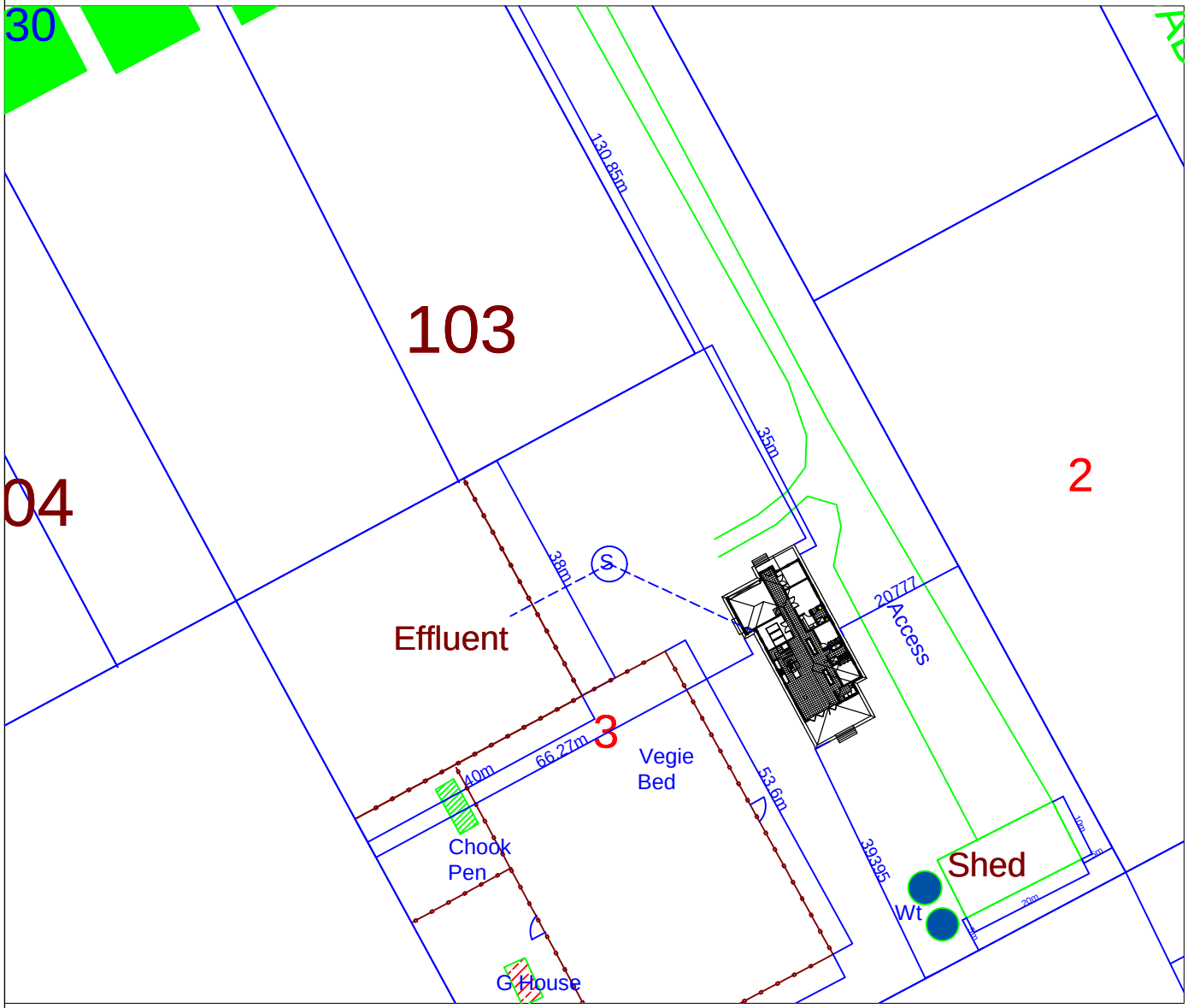
DATE:
NOV 2024

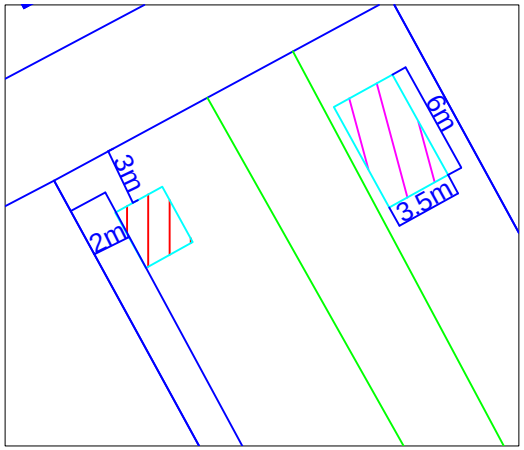
DWG TITLE:
PROPOSED PLAN

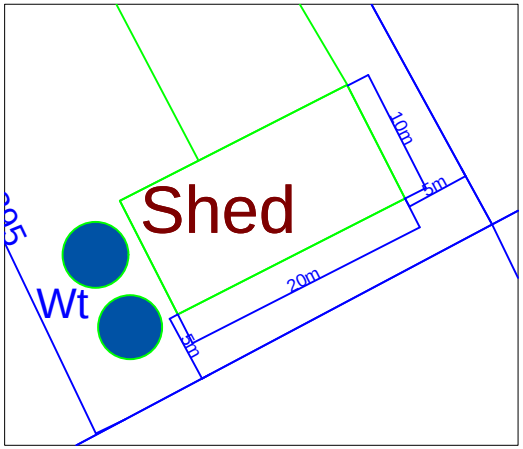
SCALE: 1:1,500 @A4

West East NORTH South

DRAWINGS FOR PLANNING PERMIT ONLY
NOT TO BE USED FOR CONSTRUCTION







NOTE: FRONT SETBACK TO FAITH STREET IS 130.85m

DIMENSIONED PLAN-REV-A- 16/12/2024

Note:
The contractor shall verify all dimensions and all underground services at the site before commencing work. The contractor shall verify all levels from the consulting engineer prior to construction.

DO NOT SCALE FROM DRAWINGS

PROJECT:
Lot 3 TP874548
Faith Street,
Dimboola

PROJECT NO: *2663*

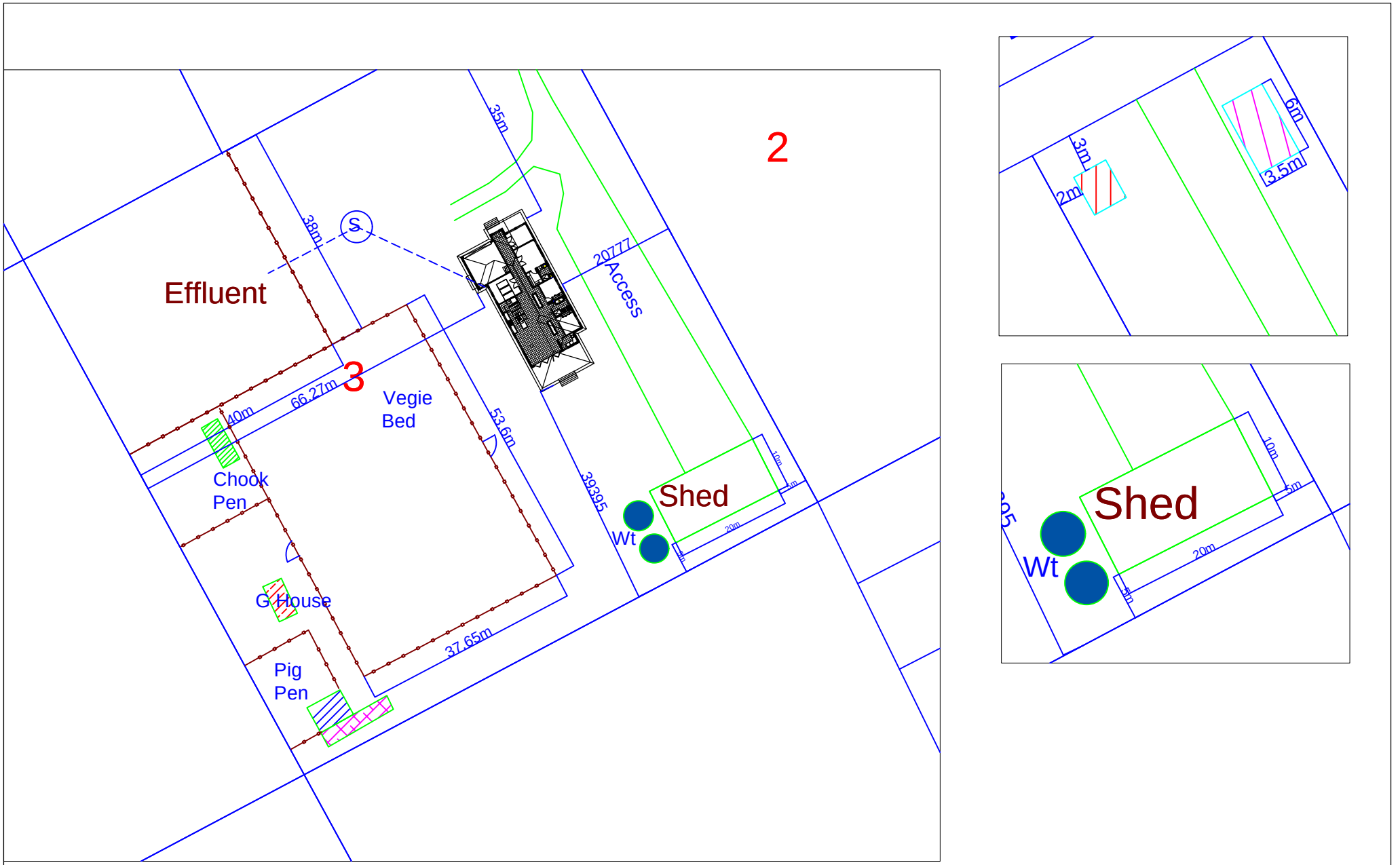
DATE:
NOV 2024

DWG TITLE:
DIMENSIONED PLAN-REV-A

SCALE: 1:1000 @A4

NORTH
West East
South

DRAWINGS FOR PLANNING PERMIT ONLY NOT TO BE USED FOR CONSTRUCTION



Note:
The contractor shall verify all dimensions and all underground services at the site before commencing work. The contractor shall verify all levels from the consulting engineer prior to construction.

DO NOT SCALE FROM DRAWINGS

PROJECT:
Lot 3 TP874548
Faith Street,
Dimboola

PROJECT NO: *2663*

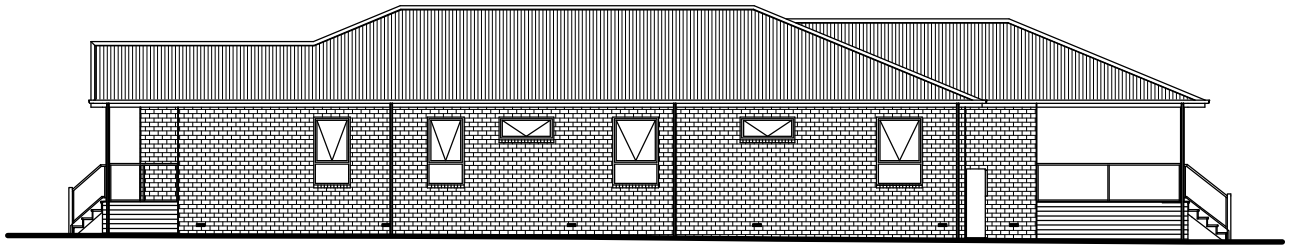
DATE:
NOV 2024

DWG TITLE:
DIMENSIONED PLAN

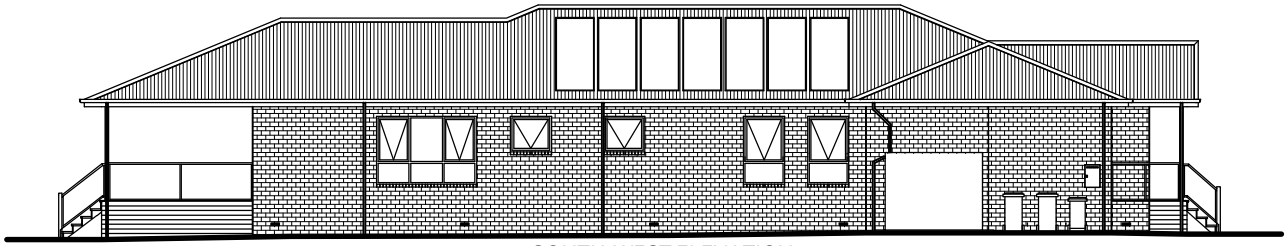
SCALE: 1:100 @A3

NORTH
West East
South

DRAWINGS FOR PLANNING PERMIT ONLY
NOT TO BE USED FOR CONSTRUCTION

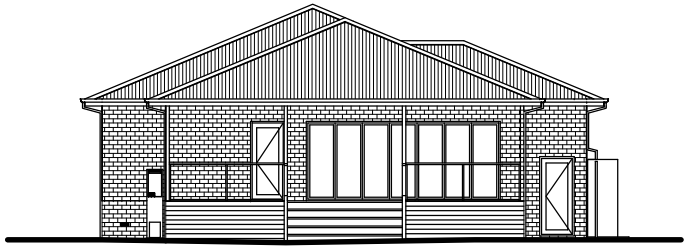


NORTH-EAST ELEVATION



SOUTH-WEST ELEVATION

NORTH-WEST ELEVATION



SOUTH-EAST ELEVATION

Note:
The contractor shall verify all dimensions and all underground services at the site before commencing work. The contractor shall verify all levels from the consulting engineer prior to construction.

DO NOT SCALE FROM DRAWINGS

PROJECT:
LOT 3 TP874548
Faith Street,
Dimboola

PROJECT NO: *2669*

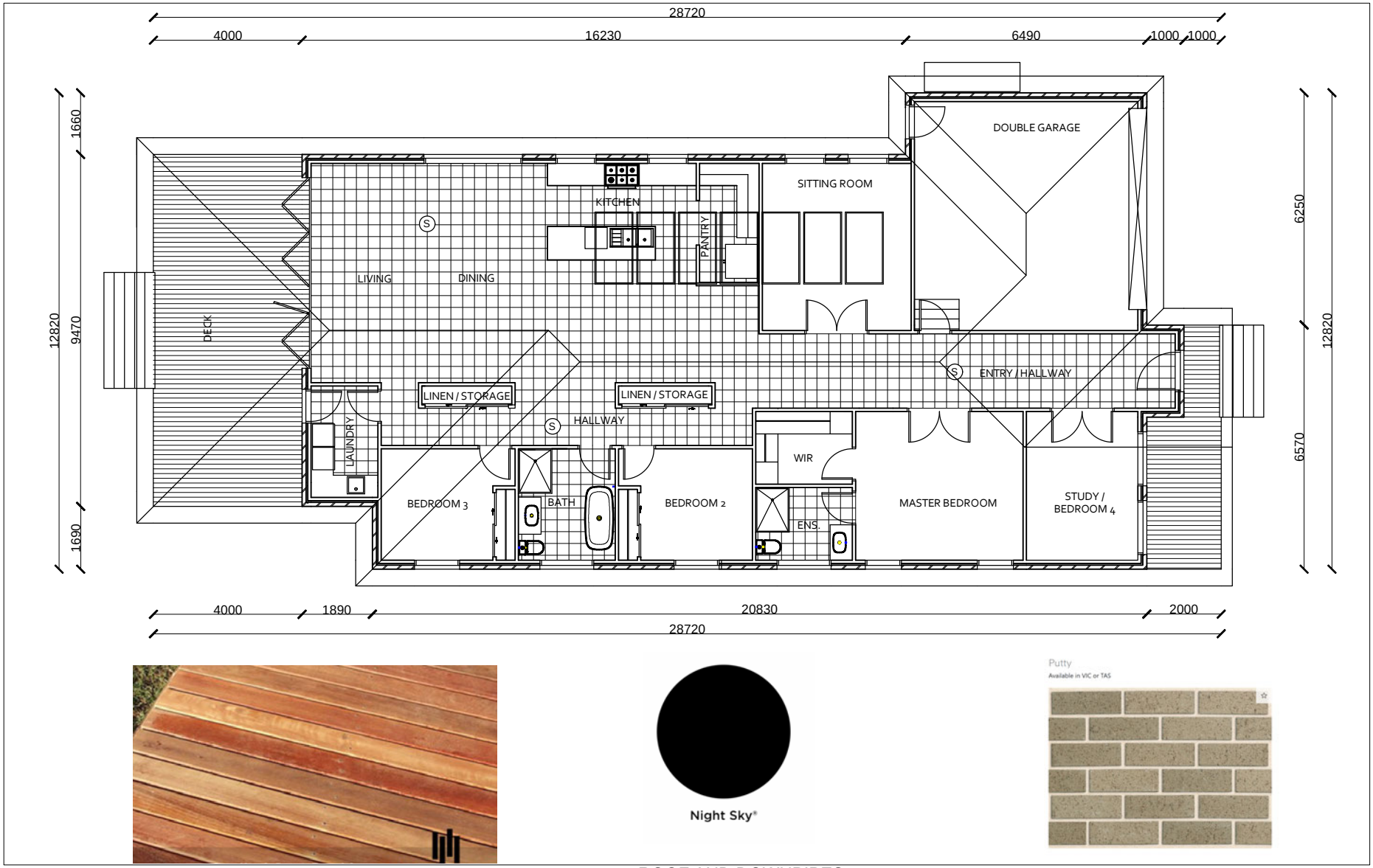
DATE:
NOV 2024

DWG TITLE:
DWELLING ELEVATION PLAN

SCALE: 1:200 @A4

NORTH
West East
South

DRAWINGS FOR PLANNING PERMIT ONLY
NOT TO BE USED FOR CONSTRUCTION



SPOTTED GUM DECKING

ROOF AND DOWNPIPES
COLORBOND CLASSIC
NIGHT SKY

PGH Bricks- Charater Range-Putty

Note:
The contractor shall verify all dimensions and all underground services at the site before commencing work. The contractor shall verify all levels from the consulting engineer prior to construction.

DO NOT SCALE FROM DRAWINGS

PROJECT:
LOT 3 TP874548
Faith Street,
Dimboola

PROJECT NO: *2669*

DATE:
NOV 2024

DWG TITLE:
DWELLING FLOOR PLAN

SCALE: 1:150 @A4

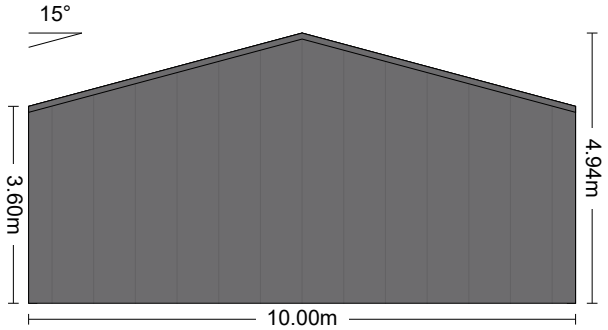
West NORTH East South

DRAWINGS FOR PLANNING PERMIT ONLY NOT TO BE USED FOR CONSTRUCTION

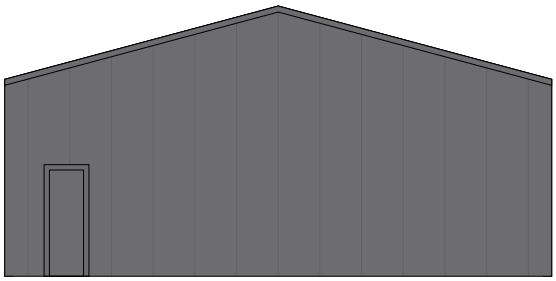
[redacted]

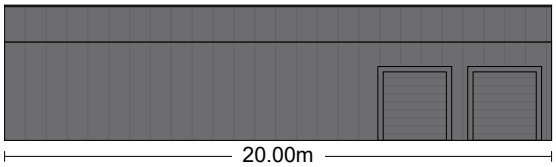
Quotation

No: **415584**
Date: 23/10/2024
Valid: 21 Days

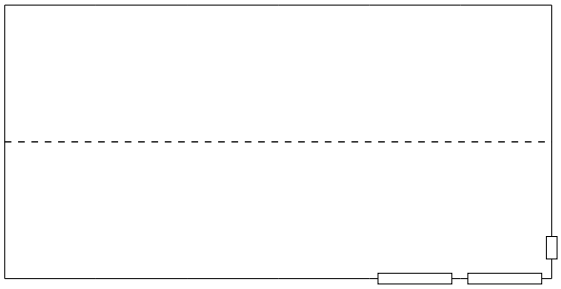


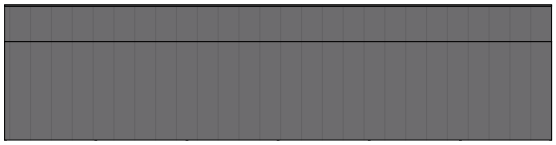
FRONT VIEW


REAR VIEW



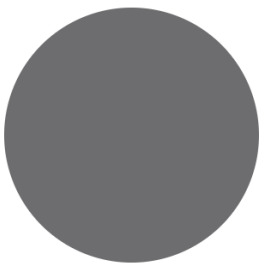
FRONT ELEVATION


PLAN VIEW


REAR ELEVATION


Night Sky®

ROOF


Basalt®

WALLS

[redacted]

PLANNING PERMIT REPORT

Proposal: Use and development of a dwelling

Address: Faith Street, Dimboola 3414
Council Property Number: 83020 (part)

Job No: 2663

October 2024

[redacted]

Planning Report for: Use and development of a dwelling
Project / Job No: 2663

REV	DATE	DETAILS
	20/11/2024	Final

CONTENTS

Images

PROPERTY DETAILS

Image 1 site Aerial

Applicant	[redacted]
Proposal	Use and development of a dwelling
Location	Faith Street Dimboola
Legal Description	Lot 3 Title Plan 874548
Zone	Farming Zone (FZ)
Surrounding Zone	Farming Zone (FZ) General Residential Zone Schedule 1 (GRZ1)
Overlay(s)	Environmental Significance Overlay Schedule 6
Aboriginal Cultural Heritage	Proposal is exempt from a mandatory CHMP being a single dwelling pursuant to regulation 9 of the Aboriginal Heritage Regulations 2018.
Lot Size	1.225 ha
Responsible Authority	Hindmarsh Shire Council
Prepared By	[redacted]

[redacted] been engaged to submit a Planning Permit Application.

SUBJECT SITE AND SITE CONTEXT

Image 2 Landscape Context

The subject land consists of a single title described in the start of the report.

The site is irregular in shape and has a total area of 1.225 ha (approximately). The subject land is located to the south of the Faith Street setback 185 metres west from the intersection with Anna Sreet.

Image 3 Surrounding context area

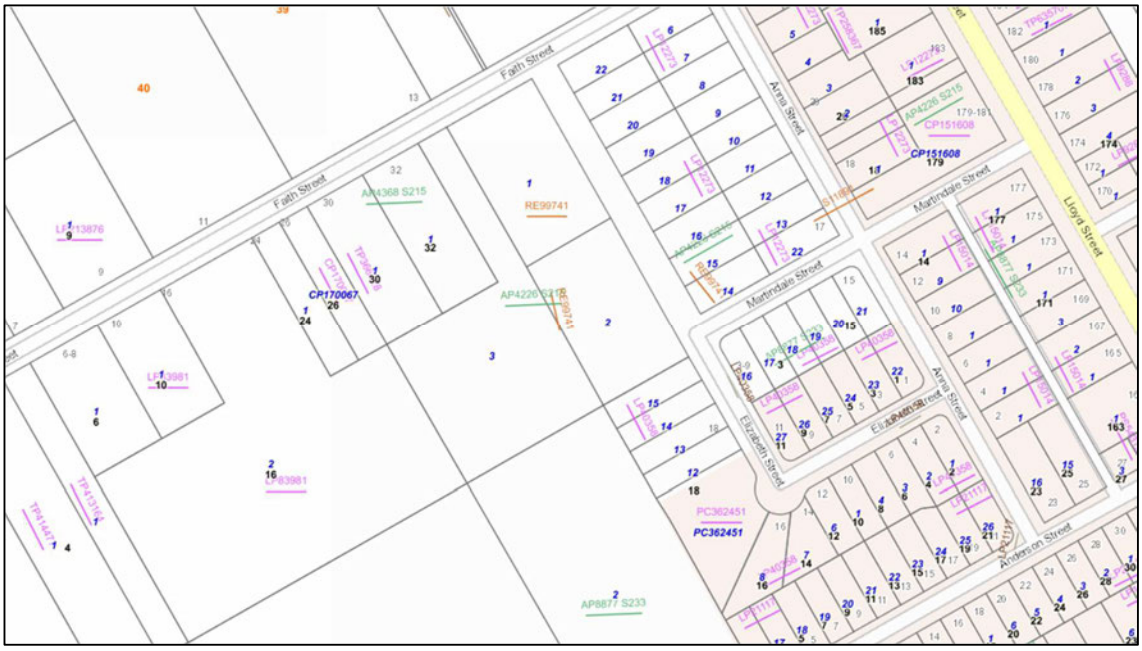


Image 4 Allotment Context - Lassi

The subject site is flat throughout and has a covering of native grasses. The site is devoid of buildings and works. Post and wire fencing constraints the property boundaries.

The site is located within a broader farming zone area where dwellings on undersized allotments are present throughout the surrounding district, particularly along Faith Street to the southwest of the site. A spattering of crown allotments is present throughout the landscape as is depicted within image 4 above. General Residential Zone land is located to the east and southeast where small holdings and dwellings are present leading towards the centre of Dimboola.

The centre of Dimboola is located to the southeast of the site (1 kilometre) which services the districts commercial retail and recreational needs.

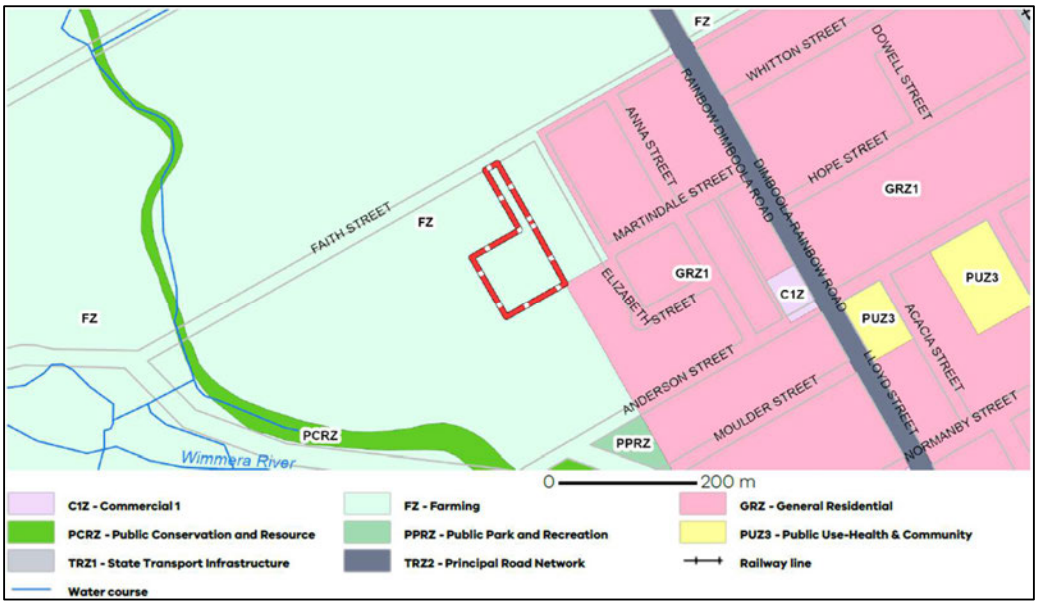


Image 5 VicPlan Zoning Map

Image 6 ***13*** *Faith Street Dimboola.*

Image. 7 32 Faith Street, Dimboola.

Image. 8 11 Faith Street, Dimboola.

Image.9 9 Faith Street, Dimboola.

Image.10 7 Faith Street, Dimboola

Image.11 5 Faith Street, Dimboola.

Image. 12 Far west end of Faith Street showing turning circle for rubbish truck

Image. 13 4 Faith Street, Dimboola

Image 14. 6-8 Faith Street Dimboola

Image. 15 10 Faith Street, Dimboola.

Image.16 16 Faith Street Dimboola.

Image.17. 24 Faith Street, Dimboola

Image.18 26 Faith Street, Dimboola

Image.19 30 Faith Street, Dimboola.

Image.20 Subject site

Image.21 Cnr of Anna and Faith Streets (Residential area)

Image.22 62 Faith Street, Dimboola

Image.23 Depression/dam to be levelled on site

PROPOSAL

The proposal is for the use and development dwelling that is sympathetic with the landscape and will have minimal impact on the vista.

Access will be provided from a crossover to Faith Street to the east of the site.

The application has been supported with the following documents:

- Development plan set detailing, elevations and floor layout for the dwelling and shed.
- Copy of title
- Farm Management Plan and report
- Land Capability Assessment for effluent

PERMIT TRIGGERS

- Clause 35.07-4 (FZ): A permit is required for the use and development of a dwelling on a lot of less than 40 hectares.
- Clause 35.07-4 (Schedule to FZ): A permit is required for the use and development of a dwelling on a lot of less than 40 hectares.

MUNICPAL PLANNING STATEMENT

Clause 02.03-1 Settlement and housing

Dimboola

Dimboola is located on the Wimmera River and the Melbourne to Adelaide Railway passes through the town. The Wimmera River constrains further development of the town to the south. There is sufficient vacant industrial land in the town, although there is no substantial industrial activity located in Dimboola. Dimboola has sufficient residential land to support gradual development. The town is well catered for with community facilities and services. Dimboola is the eastern gateway to the Little Desert National Park.

Council's strategic directions for settlement are to:

- Promote the development of Nhill as the major service and business centre in the Shire providing a range of economic and community opportunities.
- Define the Nhill town centre boundaries with entry statements, such as landscaping and signage.
- Promote and enhance the role of Dimboola as a key service and tourist centre in the Shire.
- To retain Rainbow and Jeparit as local community and service centres.
- Promote the strong sense of identity that the small towns provide to the local community.
- Provide a range of housing and accommodation options to suit the various and changing needs of the Shire's residents and visitors.
- Provide residential aged care and special care accommodation facilities at Nhill, Dimboola, Rainbow and Jeparit.

Clause 02.03-3 Environmental risks and amenity

Hindmarsh Shire is within the Mallee and Wimmera catchments. Key environmental management issues include control of soil erosion and salinity, loss of native vegetation and habitat, pollution of the water catchment and changes to drainage patterns.

There are large areas of grass/cropping land and bushland in the Shire which regularly burn as a result of natural causes, accidents or deliberate action. Bushfire risks need to be managed to decrease the level of risk to life and property.

While all forms of erosion occur in the Shire, wind erosion causes the greatest problem. This can be severe when hot, dry winds remove topsoil from fallow or overgrazed land. Salinity is present in many areas due to historical removal of indigenous vegetation and extensive water harvesting and redistribution. Salt occurrence is evident in a band west of the Wimmera River and in the vicinity of Lake Hindmarsh. It is also prevalent in small patches throughout the Shire.

Land clearing and poor land management practices have affected waterways. These have become contaminated through farm and streambank clearance, nutrient and soil runoff, increasing salinity and waste or effluent discharge, thereby reducing both the ecological and economic value of the land. Changes to natural drainage patterns have exacerbated flooding of rivers and creeks, diverted water from wetlands and have had a dramatic negative effect on some farm operations.

The catchments of the various waterways within the municipality include areas of flood prone land, where flooding may cause damage to the natural and built environment. Floods are naturally occurring events and the inherent function of floodplains to convey and store floodwater should be recognised and protected.

Land and farm management problems relating to erosion, fencing, drainage and pest control exist within some local farming communities. There is a need to improve farm production and address land degradation.

Council's strategic directions for environmental risks and amenity are to:

- Minimise fire risk and include adequate fire protection measures.
- Minimise flood risk to agricultural production, the built and natural environment and the community.
- Minimise the existence and impacts of soil salinity.
- Protect the region's soil resources for the long-term benefit of all users.
- Encourage tree planting, tree lots and agroforestry as mechanisms to reduce land degradation and salinity throughout the Shire.

Clause 02.03-4 Natural resource management

While traditional forms of farming have formed the backbone of the economy for many years, profitability is declining. There is a need to pursue improved and alternative agricultural activities, diversify the agricultural base and develop additional local value adding opportunities.

The natural watercourses have changed, with extensive harvesting and redistribution from the surface water system to sustain agriculture and the rural and township communities. The groundwater resources in the Shire are limited both in terms of quality and yield.

The natural drainage patterns in the flat parts of the Shire are dramatically affected by activities such as clearing, roads and railway lines and the creation of levee banks and channels. The drainage of agricultural land without regard to adjoining, downstream and upstream land also significantly affects natural drainage patterns. Drainage is being undertaken continuously as farmers try to make more land suitable for cropping. The interference with natural drainage patterns also has major implications for the conservation of wetlands. The lakes system is an important environmental, cultural and economic feature of the Shire.

Council's strategic directions for natural resource management are to:

- Manage levee bank construction, laser grading and other land forming so that it does not have an adverse impact on adjacent properties, natural water courses or sites of environmental significance.
- Support traditional rural industries such as cropping, livestock and wool production.
- Promote the expansion or establishment of agricultural and horticultural activities, having regard to potential impacts on natural resources.
- Adopt minimum lot sizes that allow farmers to diversify while preventing inappropriate small lot subdivision.
- Provide for the co-location of additional accommodation on farming land where the building is adjacent to the existing dwelling without the need for subdivision.

- Provide adequate buffers around potential activities such as cattle feed lots to avoid the creation of incompatible land use scenarios.
- Promote effective land management by facilitating community drainage schemes and controlling drainage works.
- Facilitate drainage of agricultural land that has regard for adjoining, downstream and upstream land and is ecologically sustainable.
- Protect and enhance the integrity, security of supply and water quality in the catchment area.

Municipal Planning Statement Response

The use and development of a dwelling on the land will provide a logical response to the characteristics of the site. The site is atypical for a farming allotment, as it is surrounded by existing dwellings on similar-sized parcels, demonstrating that residential development is already established in this area. Additionally, the allotment's specific siting prevents it from being utilized for any viable farming purposes.

In response to settlement and housing (Clause 02.03-1) The proposed dwelling aligns with Dimboola's role as a key service and tourist centre given;

- The design reflects the existing architectural style of the area, ensuring a cohesive neighborhood aesthetic.
- The development contributes to a range of housing options, catering to the changing needs of residents and visitors.
- Through increasing residential accommodation, the dwelling enhances Dimboola's appeal to tourists visiting the nearby Little Desert National Park.
- Production of food builds into the circular economy that supports a strong sense of community and as the socioeconomic sector is highly disadvantaged will be a strong positive outcome for the community.

In response to environmental risks and amenity (Clause 02.03-3) it is submitted that the proposal incorporates measures to address environmental risks through

- The dwelling is sited within a clearing which makes use of the existing access to the centre roadside of the site near to the existing buildings and works present on the site.
- Adequate fire protection measures are included in the design.
- The dwelling is strategically positioned to mitigate potential flood risks without disrupting natural drainage.
- The proposal promotes soil conservation and minimizes degradation, aligning with the Council's sustainability goals.
- The siting for the effluent will involve a Land Capability assessment to determine if there is a shallow water table and mapping shows the site to have a deep-water table which avoids any environmental risk to ground water.
- No deep cuts for the house is required except to remove the top soil to mitigate any risk of erosion.
- No drainage lines are evident on site so no changes to hydrology are proposed.
- A BAL will be undertaken, and the dwelling is sited to near the open square area to provide room all around the dwelling that can be managed by the homeowner.
- No salt indicator plants were noted on site.
- Historic land management has led to an infestation of opportunistic weeds and the farm management plan notes to increase the soil health prior to the building of infrastructure to rehabilitee the area.

Flood areas and inundation areas have been mapped to the landscape and show the site is well outside of these restrictions.

- Pest control is imperative as the site shows infestations of pest animals (rabbits) which is often an issue with land that is not managed. The adjacent site has a house but has no one living in the house and is over run and most possibly providing habitat for the rabbits. The owner is going to put up a quality dog proof fence to the perimeter and once settled the dogs will control any rabbits that enter the site.
- The land except for weed infestation and compaction of loss of cover has been addressed in the farm management plan and there is no need to establish deep rooted trees on site to ameliorate the risk of salinity or erosion on site.

In response to natural resource management (Clause 02.03-4) it is submitted that the proposed dwelling acknowledges the shifting dynamics of agriculture in the area noting:

- The site's configuration and existing residential context mean that the dwelling will not impede traditional farming practices. Instead, it supports the idea of co-location of additional accommodation without subdividing agricultural land.
- Through establishing a dwelling in a location with existing residential development, the proposal contributes to the local community without compromising agricultural viability. This approach aligns with the strategic direction to diversify and enhance the local agricultural base.
- Local economic development and policy notes that there is a need to diversify agriculture and this application poses a type that can work in a developed area without contributing to land use conflicts and contributes to the local community.
- The site is located well away from any waterway or drainage line so that any improvements to soils are not likely at all to travel across with sediment into waterways to lead to increased turbidity and eutrophication.

In conclusion, the proposed dwelling is appropriate for the site's context and is consistent with the strategic directions of the planning scheme.

10 PLANNING POLICY FRAMEWORK

Clause 12.01-2S – Native Vegetation Management

Clause 13.02-1S – Bushfire Planning

Policy application

This policy must be applied to all planning and decision making under the *Planning and Environment Act 1987* relating to land that is:

- Within a designated bushfire prone area;
- Subject to a Bushfire Management Overlay; or
- Proposed to be used or developed in a way that may create a bushfire hazard.

Objective

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

Clause 14.01-1S – Protection of agricultural land
Objective

- To protect the state's agricultural base by preserving productive farmland.

Strategies

- 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 Economic Development, Jobs, Transport and Resources 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 14.01-2R - Agricultural productivity - Wimmera Southern Mallee

Strategies

Support local industries, activities and infrastructure that complement and enhance the region's agricultural sector.

Facilitate the economic opportunities presented by the Wimmera Mallee Pipeline taking advantage of water security to encourage more intensive agriculture.

Clause 14.01-2S Sustainable agricultural land use

Objective
To encourage sustainable agricultural land use.

Strategies

- Ensure agricultural and productive rural land use activities are managed to maintain the long-term sustainable use and management of existing natural resources.
- Support the development of innovative and sustainable approaches to agricultural and associated rural land use practices.
- Support adaptation of the agricultural sector to respond to the potential risks arising from climate change.
- Encourage diversification and value-adding of agriculture through effective agricultural production and processing, rural industry and farm-related retailing.
- Assist genuine farming enterprises to embrace opportunities and adjust flexibly to market changes.
- Support agricultural investment through the protection and enhancement of appropriate infrastructure.
- Facilitate ongoing productivity and investment in high value agriculture.
- Facilitate the establishment and expansion of cattle feedlots, pig farms, poultry farms and other intensive animal industries in a manner consistent with orderly and proper planning and protection of the environment.
- Ensure that the use and development of land for animal keeping or training is appropriately located and does not detrimentally impact the environment, the operation of surrounding land uses and the amenity of the surrounding area.

Clause 15.01-6S – Design for Rural Areas
Objective
To ensure development respects valued areas of rural character.
Strategies

- Ensure that the siting, scale and appearance of development protects and enhances rural character.

- Protect the visual amenity of valued rural landscapes and character areas along township approaches and sensitive tourist routes by ensuring new development is sympathetically located.
- Site and design development to minimise visual impacts on surrounding natural scenery and landscape features including ridgelines, hill tops, waterways, lakes and wetlands.

Response to the Planning Policy Framework:

This submission supports the proposed dwelling on the undersized farming zone allotment in Dimboola. The following addresses the relevant clauses regarding bushfire planning, agricultural land protection, and rural design, demonstrating how the proposal aligns with these policies.

Clause 13.02-1S – Bushfire Planning

The proposed dwelling will adhere to the bushfire planning policies outlined in Clause 13.02-1S. The site has been assessed for bushfire risk, and appropriate measures will be implemented to strengthen resilience against bushfire hazards. Key strategies include:

- The design will incorporate landscaping and building materials that enhance defendable space, minimizing potential risks to human life.
- Safe access for emergency services will be prioritized, ensuring that the dwelling is equipped to manage potential bushfire threats effectively.
- Positing the dwelling to be able to maintain adequate defndable space within the lot boundary to achieve a low risk BAL.

Clause 14.01-1S – Protection of Agricultural Land

The proposed dwelling is positioned in a manner that respects the state's agricultural base, recognizing the site's context:

- The allotment is not suitable for agricultural use due to its size and existing residential development. The soils capacity is very low being a land class 4 so the dwelling does not involve the loss of a productive agricultural soil.
- Through situating the dwelling within an established residential area, the proposal discourages the development of isolated small lots in rural zones and promotes the consolidation of existing residential patterns. The use of a market garden/orchard forms part of a rural domestic lifestyle block and as such is synonymous with the landscape use. Typical farming on this site would be greatly inhibitted by the modification of dwellings and would be greatly hindered if undertaken. Land use conflicts would be a serious issue in this landscape.
- The proposed dwelling is compatible with the existing residential uses in the vicinity, ensuring that agricultural productivity on adjacent lands is not adversely affected.

Clause 14.01-2R – Agricultural Productivity - Wimmera Southern Mallee

The application supports local industries and infrastructure by enhancing the community's housing options. Through increasing residential accommodation, it will support local businesses and services, thereby indirectly benefiting the agricultural sector. This application conitunes pat this by increasing soil health, pest infestations and developing on a site that is well serviced for emergency access and can be bdeveloped to a low BAL leve.

Clause 15.01-6S – Design for Rural Areas

The dwelling has been designed to complement the rural landscape, ensuring that its siting, scale, and appearance enhance rather than detract from the area's character. Careful consideration has

been given to minimize visual impacts on the surrounding scenery, respecting the natural features and aesthetic of the rural environment.

In conclusion, the proposed dwelling is consistent with the strategic directions outlined in the relevant planning clauses. It enhances community resilience to bushfire risks, protects the agricultural base by not compromising productive farmland, and respects the valued rural character of the area.

The image below shows 13 dwellings developed within the Farming Zone on allotments of similar charcterisitcs to the subject applciaiton detailing the rural residential node which the allotment is situated within.

Image 23 Existing dwellings in the area in the Farming Zone

Local municipal policy

Community Strategy-Economic Development.

The proposed use fits in well with the community vision being it will respond to climate change, feeds the community adds to the circular economy by supporting disadvantaged people in the community.

Image.24 Council Strategy (Source: Hindmarsh Shire Council Economic Development Strategy 2024-28 p.7)

One of council's current economic strategies is to support local community enterprises and supporting and building on the free pantry at the laundry will enable food growers to supply excess food to people that are disadvantaged.

Hindmarsh Shire has a high level of socio-economic disadvantage*. It is in the highest decile for disadvantage in Victoria and is ranked the 8th most disadvantaged (over advantage) local government area in the State (of 79 total local government areas). The Shire's larger towns have high levels of socio-economic disadvantage. The four main towns are within the most disadvantaged 20% of all 'suburbs' in Victoria, with:

- Jeparit being the most disadvantaged, ranking 53rd of all 2,816 suburbs and localities in the State.
- Dimboola ranking 156th
- Nhill ranking 313th
- Rainbow ranking 371st.

Image.25 Extract of page 4 (Source: Hindmarsh Shire Council Economic Development Strategy 2024-28)

Councils current economic development notes the high level of socio-economic disadvantage and adding to the circular economy by supporting a food is free in the community of Dimboola.
There is a need for more people and skills in Dimboola to increase housing supply and more people on the ground to volunteer and to assist the elderly. The food is free concept would work in well with a Neighbourhood House that is required in the community.

2.2 Support land and affordable housing development initiatives for key workers and older residents	9 (75%)	• Need more land and housing available (both for sale and rent) • Vacant houses – finding a way to sell or rent them. • Medium density living, close to CBD • New forms of community living/housing styles • Quality housing. Housing an issue for people wanting to work in town. • Residential subdivisions • Large lot residential subdivisions • Find a way to deal with derelict housing and unavailable land allotments. • Retirement village to free up existing housing with one person style dwellings.

Image.26 Extract of page 21 (Source: Hindmarsh Shire Council Economic Development Strategy 2024-28)

A large proportion of the community wants to have more land and development to keep towns viable. [redacted] is one of the owners of this lot bring a wealth of development construction expertise that will be required in the future. These services are noted in the economic development as being in short supply through the shire.
There has been a lack of investment in Agriculture with new sectors looking to value add to community health and assist with community disadvantage is a newer emerging business that

typically forms part of the circular economy. Council notes that there is now a shift to these emerging and niche business . The advantage of this site is that it is well serviced by electricity and potable water enabling the owners to develop a small-scale food production.
The only barrier to this supporting the community is there will be a need to establish a larger pantry for the community to access any free food.

"Australia's annual food waste is more than 7.6 million tonnes each year, emitting significant levels of greenhouse gasses and costing our economy more than $36.6 billion.
Whether your initiative focuses on food rescue/diversion or a food relief/distribution initiative, it is important to consider all of the following steps on your path to success. For both food rescue/diversion and relief/distribution initiatives, we have highlighted several key capabilities that are worth further consideration. They may provide more challenges and opportunities along the way."

(Source Sustainability Victoria 2024, Guide to running a food rescue and distribution program, https://www.sustainability.vic.gov.au/circular-economy-and-recycling/community-circular-economy-guides/guide-to-running-a-food-rescue-and-distribution-program)

30 ZONE

CLAUSE 35.07 FARMING ZONE (FZ)	**COMMENTS / RESPONSE**
Purpose To implement the Municipal Planning Strategy and the Planning Policy Framework. To provide for the use of land for agriculture. To encourage the retention of productive agricultural land. To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture. To encourage the retention of employment and population to support rural communities. To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision. To provide for the use and development of land for the specific purposes identified in a schedule to this zone.	The proposal is deemed to be consistent with the prevailing land use character and amenity of the site and surrounding area. The proposal does not promote any loss of productive agricultural soils and brings in owners that have skills and qualifications that are highly required in the Wimmera. The use is based on comprehensive/sustainable land use practices by increasing cover and returning this into the soil prior to the dwelling being constructed on site. Ongoing management will ensure that the soils in the orchard and market garden areas increased through composting involving plant material from these areas and waste products from the pig and chickens.
Clause 35.07-1 Table of uses- Section 2	
Use of land for a dwelling A lot used for a dwelling must meet the following requirements: Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles. Each dwelling must be connected to reticulated sewerage, if available. If reticulated sewerage is not available all wastewater from each dwelling must be treated and retained within the lot in accordance with the requirements of the Environment Protection Regulations under the *Environment Protection Act 2017* for an on-site wastewater management system. The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for firefighting purposes. The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.	All services are available to the site. The dwelling will be served by a septic system for wastewater purposes. A land capability assessment has been undertaken to ensure that the site can contain the effluent. The dwelling will be connected to electricity nd potable water.
Use of the land for a dwelling. A permit is required to construct or carry out any of the following: A building or works associated with a use in Section 2 of Clause 35.07-1.	The proposed use and development of a dwelling requires a planning permit due to the size of the allotment being under 40 hectares.

A building or works associated with accommodation located within one kilometre from the nearest title boundary of land subject to: A permit for a wind energy facility; or An application for a permit for a wind energy facility; or An incorporated document approving a wind energy facility; or A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the *Environment Effects Act 1978*.	There are no wind energy facilities within 1 km of the title boundary
A building or works associated with accommodation located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the *Mineral Resources (Sustainable Development) Act 1990*.	There are no quarries or license for extraction within 500m of the property boundary
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.	Provided within this planning report.
Decision guidelines Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate: General issues The Municipal Planning Strategy and the Planning Policy Framework. Any Regional Catchment Strategy and associated plan applying to the land. The capability of the land to accommodate the proposed use or development, including the disposal of effluent. How the use or development relates to sustainable land management. Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses. How the use and development makes use of existing infrastructure and services.	The proposal is consistent with the PPF as described in the body of the report. The land is capable to accommodate the proposed dwelling. The 1.2 hectare subject site has sufficient area to accommodate a waste water system which will treat and retain waste water within the bounds of the subject site.
Agricultural issues and the impacts from non-agricultural uses	The use and development of a dwelling on the land will provide a logical response to the characteristics of the site. The allotment is

Whether the use or development will support and enhance agricultural production. Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production. The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses. The capacity of the site to sustain the agricultural use. The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure. Any integrated land management plan prepared for the site. Whether Rural worker accommodation is necessary having regard to: The nature and scale of the agricultural use. The accessibility to residential areas and existing accommodation, and the remoteness of the location. The duration of the use of the land for Rural worker accommodation.	not suitable for agricultural use due to its size and existing residential development. Thus, it does not contribute to the loss of productive agricultural land. Through situating the dwelling within an established residential area, the proposal discourages the development of isolated small lots in rural zones and promotes the consolidation of existing residential patterns. The proposed dwelling is compatible with the existing residential uses in the vicinity, ensuring that agricultural productivity on adjacent lands is not adversely affected.
Accommodation issues Whether the dwelling will result in the loss or fragmentation of productive agricultural land. Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation. Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses. The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture. The potential for accommodation to be adversely affected by noise and shadow flicker impacts if it is located within one kilometre from the nearest title boundary of land subject to: A permit for a wind energy facility; or An application for a permit for a wind energy facility; or An incorporated document approving a wind energy facility; or A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the *Environment Effects Act 1978*. The potential for accommodation to be adversely affected by vehicular traffic, noise,	The development of dwellings on undersized allotments is an existing characteristic of the area and ensures the presence of another dwelling will not adversely impact any existing agricultural pursuits on abutting or nearby allotments. Other dwellings in the area will not be led by this application as it is a case by case basis and this is not just an application for a dwelling. No energy (wind) within 1km or an extractive quarry within 500m of the property boundary.

blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the *Mineral Resources (Sustainable Development) Act 1990.*	
Environmental issues The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality. The impact of the use or development on the flora and fauna on the site and its surrounds. The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area. The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.	The use and development of a dwelling on the land will provide a logical response to the characteristics of the site. Applications like this, help create biological infrastructure to underpin environmental and agricultural sustainability of the Shire for the future generations.
Design and siting issues The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land. The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts. The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance. The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities. Whether the use and development will require traffic management measures. The need to locate and design buildings used for accommodation to avoid or reduce noise and shadow flicker impacts from the operation of a wind energy facility if it is located within one kilometre from the nearest title boundary of land subject to:	Access to the site of the proposed development is existing and no further buildings or works are required in this respect. The design of the dwelling is of a single storey and a contemporary rural nature. The single storey development has been considered to reduce the impact of the additional built form on the sensitive and highly valuable surrounding district plains and ensures that views from surrounding properties will not be impacted by the proposal.

A permit for a wind energy facility; or An application for a permit for a wind energy facility; or An incorporated document approving a wind energy facility; or A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the *Environment Effects Act 1978*. The need to locate and design buildings used for accommodation to avoid or reduce the impact from vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the *Mineral Resources (Sustainable Development) Act 1990*.	
Schedule to Farming Zone Minimum area for which no permit is required to use land for a dwelling 40 (hectares)	Triggers a permit
Minimum setback from a road 20m	134m
Minimum setback from a boundary 5m	Shortest side setback is 20m
Minimum setback from a dwelling not in the same ownership 100 (metres)	Closest dwelling is 113m away
Earthworks which change the rate of flow or the discharge point of water across a property boundary	All drainage will be maintained within property boundaries.

CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO6)	**COMMENTS / RESPONSE**
Purpose To implement the Municipal Planning Strategy and the Planning Policy Framework. To identify areas where the development of land may be affected by environmental constraints. To ensure that development is compatible with identified environmental values.	
CATCHMENTS OF WETLANDS OF CONSERVATION VALUE Statement of environmental significance	The proposed dwelling and associated sub surface irrigation area set aside for the dispersal of wastewater generated onsite has been strategically sited onsite with setbacks from the marked waterway and

The Hindmarsh Shire contains numerous low-lying areas that hold wetland conservation values. These conservation values indicate areas that may be of ecological significance. Each of these wetlands of conservation value has the potential to receive water from the primary catchment areas identified in ESO6, as defined by the topography of the landscape. Development and land use within these primary catchments has the ability to affect the quality and quantity of water entering the wetlands of conservation value, and as such, degrade their ecological condition. The Wimmera Catchment Management Authority has undertaken investigations that seek to identify the location of a range of conservation values of various wetlands. Wetlands identified as being of conservation value are included in ESO5. The primary catchments of wetlands of conservation value are included in ESO6. These sites are identified in Shire of Hindmarsh, Wetlands and Catchments of Conservation Value (WCMA 2007) Decision Guidelines which is incorporated in this Scheme (Clause 72.04). Development and land use within the primary catchment of wetlands of conservation value must be controlled to ensure that it does not degrade the ecological condition of wetlands of conservation value.	dam to ensure the protection of water catchment areas. The dwelling is strategically positioned to mitigate potential flood risks without disrupting natural drainage.
Environmental objective to be achieved. • To ensure that land use and development within the primary catchment areas (ESO6) of wetlands of conservation value (ESO5), does not impact on the ecological condition of these wetlands. • To prevent waste discharge, nutrients, other pollutants and increased turbidity of water within the primary catchment areas	The dwelling is strategically positioned to mitigate potential flood risks without disrupting natural drainage. The proposal includes considerations for sustainable drainage that respect natural watercourses and drainage patterns. Measures will be taken to ensure that any alterations do not adversely impact adjacent properties or the surrounding environment.

(ESO6) from degrading the ecological condition of wetlands of conservation value (ESO5). • To ensure that changes to the biological, physical and chemical quality and quantity of water entering wetlands of conservation value (ESO5) from the primary catchment area (ESO6) does not degrade its ecological condition. • To ensure that the increase or decrease of surface runoff or concentration of surface water runoff from primary catchment areas (ESO6) does not lead to erosion and siltation of conservation value wetlands (ESO5). • To maintain or enhance the ability of wetlands of conservation value (ESO5) to carry natural flows. • To prevent changes in surface water flow within primary catchment areas (ESO6) from degrading the ecological condition of wetlands of conservation value (ESO5). • To protect, conserve and encourage the long term future of fauna and flora habitats in wetlands of conservation value. • To protect threatened wetland flora and fauna within wetlands of conservation value. • To ensure that any land use and development within a primary catchment area (ESO6) is consistent with maintaining the existing ecological condition of the wetlands of conservation value (ESO5). • To recognise the significance of wetlands identified under the Ramsar treaty and support the strategic management of Ramsar sites. • To protect or enhance the ecological condition of wetlands	

that have low levels of modification from further modification. • To identify wetlands listed on the Directory of Significant Wetlands and support the implementation of the recommendations of the Directory. • To protect the ecological condition of wetland types, identified in Wimmera Catchment Management Authority Wetland Mapping (2004). as depleted since Corrick Wetland Mapping (1994) from further loss. • To identify and support the management of wetlands protected under the Flora and Fauna Guarantee Act (1988). • To ensure that the natural alignment of waterways are not altered.	
Permit required A permit is required for: • Earthworks. • Vegetation removal. • Generation of wastewaters. • Construction of a fence that may obstruct the flow of water. A permit is not required for: • Construction of a building. • Informal outdoor recreation. • Unenclosed buildings. • Repairs and routine maintenance to existing buildings and works. • A building or works carried out by or on behalf of a public land manager or Parks Victoria under the Local Government Act 1989, the Reference Areas Act 1978, the National Parks Act 1975, the Fisheries Act 1995, the Wildlife Act 1975, the Forest Act 1958, the Water Industry Act 1994, the Water Act 1989, the Marine Act 1988, the	Permit is not triggered as no earthworks over a 100mm scrape for the dwelling footing is proposed. There is a small dam that was dug and its now to be filled in and levelled. Trenches will be dug to supply services and connect to effluent discharge as typical of a development.

Port of Melbourne Authority Act 1958, the Land Act 1958 or the Crown Land (Reserves) Act 1978. • The construction of a post and wire fence that does not obstruct the flow of water.	
Decision guidelines – Overlay The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority: • The Incorporated Document titled *Shire of Hindmarsh, Wetlands and Catchments of Conservation Value (WCMA 2007) Decision Guidelines.*	This proposal is consistent with the incorporated document.

60 GENERAL PROVISIONS

CLAUSE 65.01 **APPROVAL OF AN APPLICATION OR PLAN**	**COMMENTS / RESPONSE**
Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate: • The matters set out in section 60 of the Act.	The proposal is consistent with the provisions of Section 60 of the P & E Act 1987.
• Any significant effects the environment, including the contamination of land, may have on the use or development.	The dwelling is strategically positioned to mitigate potential flood risks without disrupting natural drainage.
• The Municipal Planning Strategy and the Planning Policy Framework.	Meets the MPS and the Planning Policy Framework as discussed.

• The purpose of the zone, overlay or other provision.	The purpose of the zone is for agriculture.
• Any matter required to be considered in the zone, overlay or other provision.	As above
• Factors likely to cause or contribute to land degradation, salinity or reduce water quality.	The dwelling has a large roof area and so that this does not run onto the ground it will be captured on site and used to supply the dwelling with water.
• Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.	This will be maintained by the use of stormwater catchment on site.
• The extent and character of native vegetation and the likelihood of its destruction.	No vegetation is required to be removed to enable the development.
• Whether native vegetation is to be or can be protected, planted or allowed to regenerate.	No native vegetation is to be removed.
• The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard	Stormwater control is required from the development.

Requirement for a dwelling

The requirement for the house is to monitor the watering of the orchard and market garden including increasing supply as needed daily. There is also a requirement to respond to frosts, storms, severe rainfall events, soil monitoring, monitor for pests and diseases, long periods of drought and heat that would impact on crops and provide appropriate amelioration such as blankets, shading, increasing soil cover and adjusting watering.
This involves a monitoring that can change daily and can involve multiple changes in one day.
Livestock on site need to be monitored to produce appropriate shelter, food and water requirements. This too will involve twice daily monitoring, and this can be increased depending on climatic conditions.
Soil moisture data is produced quarterly as shown in Image 27 and forms part of the analysis for the orchard. The market garden will use raise beds to provide a deeper soil profile for root crops and other crops will be grown in the soil once improved. Monitoring soil moisture in these structures is imperative to the survival of the food production.
Recovering from climate change impacts is imperative to increase resilience and different species respond differently. Assessments after these events such as:

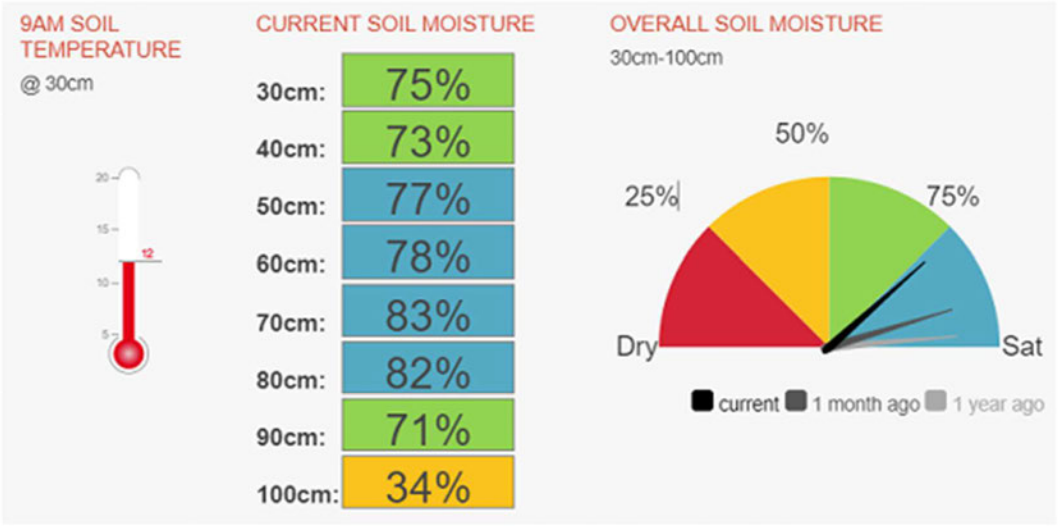
- Sunburn Protection for Apples
- Managing dry seasons for all the orchard species
- How to manage extended dry periods with increasing resilience by appropriate watering to establish a deep root profile.
- Recovering from hail
- Recovering from fire
- Recovering from frost

The dwelling enables the owners to manage this small crop and animals before and after work with being on site and reduces the need to travel in fuel and time costs. Often delays in response times can have a detrimental effect on animals and crops.
As climate change impacts increase the requirement for monitoring and recovery will become more imperative to building resilience and survival of produce.

[redacted]

Wimmera

Sheep Hills soil moisture (30 – 100 cm)



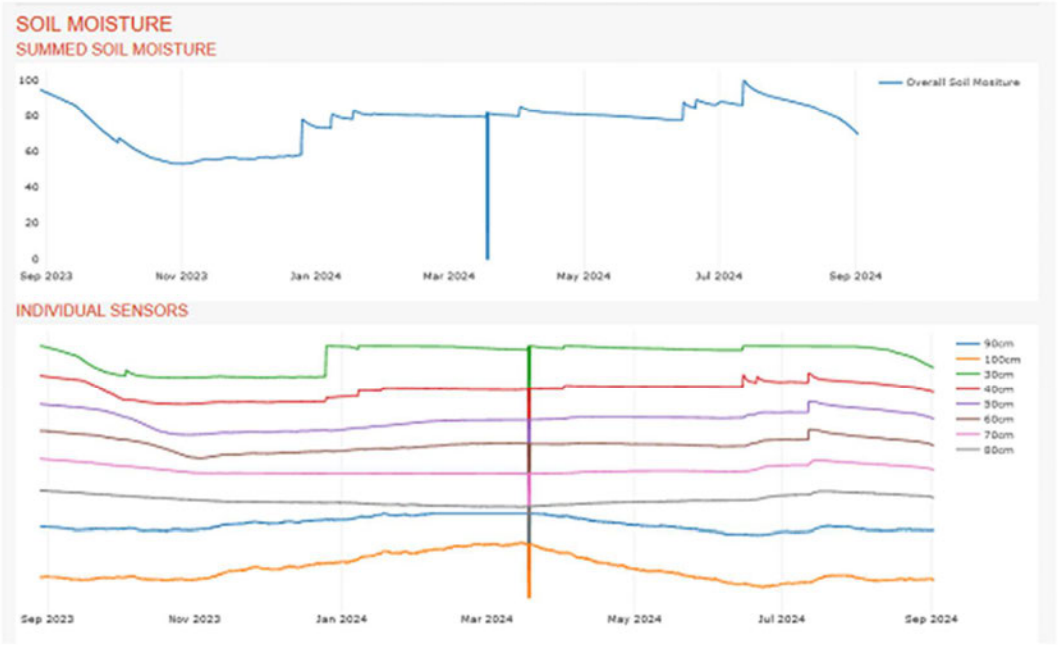


Image.27 Quarterly results for period 4 Wimmera soil moisture. Department of Agriculture (September 2024), Soil Moisture for cropping, https://createsend.com/t/r-5D08B3B7D52D0A502540EF23F30FEDED#wimmera

CONCLUSION

A per-application meeting was undertaken with Tim Berger in September 2024.

The proposed use and development of a dwelling onsite is an appropriate planning outcome when assessed against the provisions and objectives of the Hindmarsh Planning Scheme.

Of relevance, it is noted that the allotment is not suitable for agricultural use due to its size and existing residential development. Thus, it does not contribute to the loss of productive agricultural land as it is quantified that the soil would be a land Class 4 albeit an Agricultural use is proposed that meets state and local policy.

Through situating the dwelling within an established residential area, the proposal discourages the development of isolated small lots in rural zones and promotes the consolidation of existing residential patterns. The proposed dwelling is compatible with the existing residential uses in the vicinity, ensuring that agricultural productivity on adjacent lands is not adversely affected.

The application supports local industries and infrastructure by enhancing the community's housing options. Through increasing residential accommodation, it will support local businesses and services, thereby indirectly benefiting the agricultural sector. The use of food production to local marketrs and excess stock to the food pantry contributes to the social disdavnatage in Dimboola.

The dwelling has been designed to complement the rural landscape, ensuring that its siting, scale, and appearance enhance rather than detract from the area's character. Careful consideration has been given to minimize visual impacts on the surrounding scenery, respecting the natural features and aesthetic of the rural environment.

The dwelling is strategically positioned in an area that is not mapped to flood or become inundated under a 1 in 100 model.

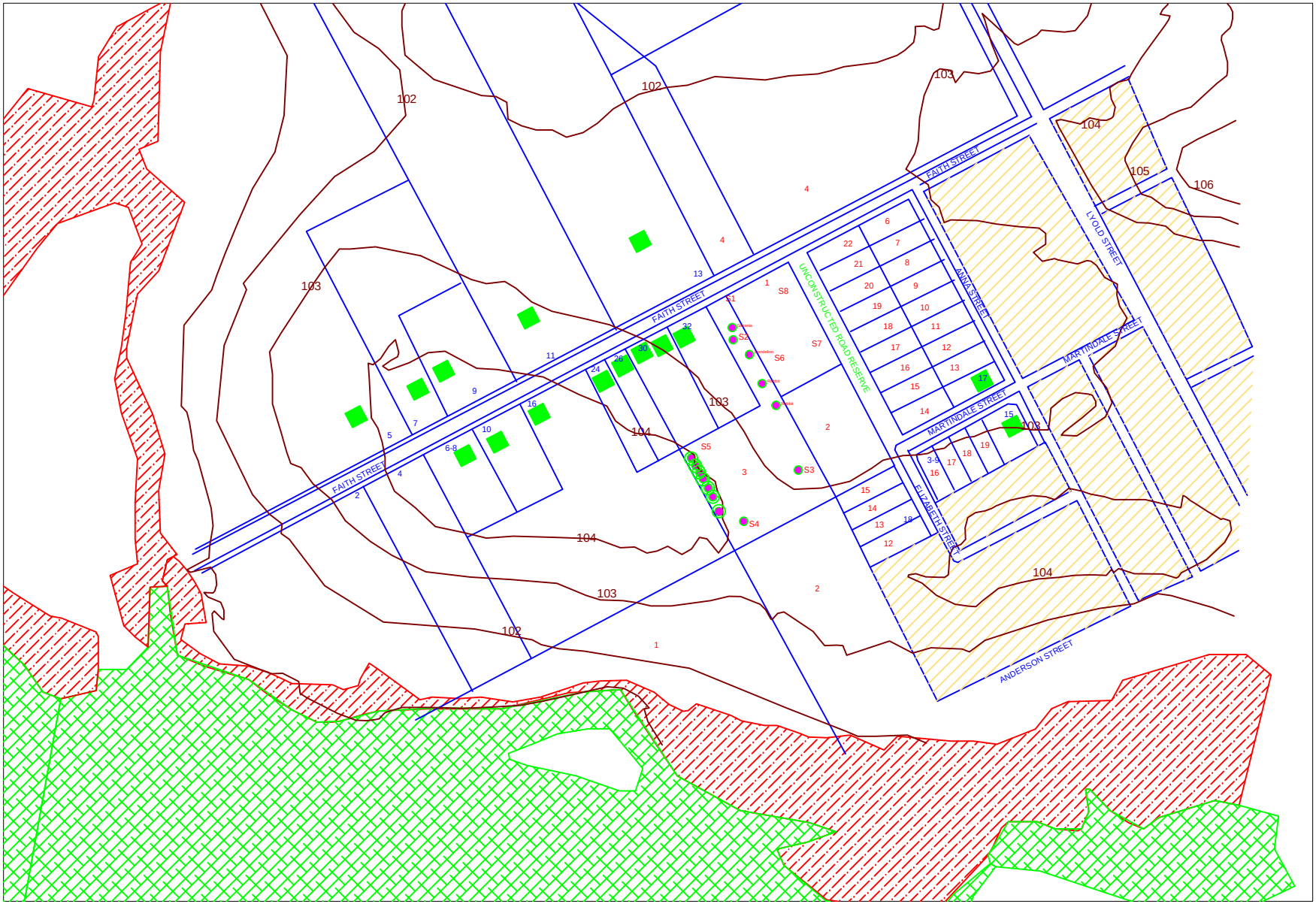
In conclusion, the proposed dwelling is consistent with the strategic directions outlined in the relevant planning clauses. It enhances community resilience to bushfire risks, protects the agricultural base by not compromising productive farmland, and respects the valued rural character of the area and will contribute to the economic development by providing excess food to the local pantry to assist the community that are disadvantaged at no cost. This contributes heavily to the circular economy and shown to be highly needed in the community.

The site can achieve access requirements – and is suitable for access for emergency services vehicles. No additional public services will be required to serve the proposal.

It is therefore submitted that the Hindmarsh Shire Council proceed with the assessment of the proposal in accordance with the planning scheme provisions.

Should you have any other concerns, please don't hesitate to contact the applicant via email.

[redacted]



LEGEND

RESIDENTIAL ZONE

PRONE TO INUNDATION

FLOOD OVERLAY

EXISTING DWELLING

CONTOUR

Note:
The contractor shall verify all dimensions and all underground services at the site before commencing work. The contractor shall verify all levels from the consulting engineer prior to construction.

DO NOT SCALE FROM DRAWINGS

PROJECT:
LOT 3 TP874548
Faith Street,
Dimboola

PROJECT NO: *2669*

DATE:
NOV 2024

DWG TITLE:
EXISTING PLAN

SCALE: 1:5000 @A4

NORTH
West East
South

DRAWINGS FOR PLANNING PERMIT ONLY
NOT TO BE USED FOR CONSTRUCTION

ADDRESS: FAITH STREET, DIMBOOLA.

LOT AND PLAN NUMBER:(Lot 3 TP874548)

[redacted]

LOCAL GOVERNMENT: HINDMARSH

JOB NO: 2663

[redacted]

Land class 4

"Regenerative Agriculture is not a completely new farming system; rather, it incorporates features from established sustainable agricultural systems with the primary goal of restoring soil health in order to revitalise degraded land and bring environmental, economic, and social benefits to a broader community. Furthermore, the system could help in carbon sequestration if the recommended management techniques are followed."

Khangura, R.; Ferris, D.; Wagg, C.; Bowyer, J. Regenerative Agriculture—A Literature Review on the Practices and Mechanisms Used to Improve Soil Health. Sustainability 2023, 15, 2338. https://doi.org/10.3390/su15032338

Land/Farm Management Plan for the planning application for a Market Garden/Orchard at Faith Street, Dimboola.
Project: 2663
[redacted] a rural planner that is qualified in many areas such as Bushfire Planning, Town Planning, Agroecology (Regenerative Agriculture), Conservation and Land Management, Coastal and Water Management, Horticulture and is a sessional lecturer to the Victorian Planning Institute in Integrated Land Management for Farming zone and Biodiversity.

[redacted]

REV	DATE	DETAILS
	18/11/2024	FINAL DRAFT TO CLIENT
	20/11/2024	FINAL

Disclaimer

[redacted] does not accept any liability for an error, omission or loss or other consequence that may arise from relying on this report. The soil health visual inspection for this report follows the methodology for visual soil inspections by G. Shepherd, Soil Scientist (BioAgrinomics.com New Zealand) Soil testing is by EAL Environmental Analysis Laboratory at
Southern Cross University and the review of the results including general recommendation for crops or pasture in this report are general in nature and reflect a brief look of the soils for the planning permit only and the choice of pasture species and ongoing testing of soils will need to be undertaken by an Agronomist.

Contents

Images

Executive Summary

Regenerative Agriculture practices that will be recommended in this report look to increase soil health.

> "Soil health has been defined as the ability of soil to continue to function as a vital living system within ecosystem and land-use boundaries, thereby sustaining biological productivity, maintaining air and water quality, and promoting plant, animal, and human health." Doran, J.W. Soil health and global sustainability: Translating science into practice. Agric. Ecosyst. Environ. 2002, 88, 119–127.

The owner bought the land to undertake a horticultural business on site; they were looking for a rural lifestyle where they could grow their own food and a slower pace from the City of Geelong.

They both bring strong skills in this field and will be contributing to the community with food and will be looking to be part of the workforce. [redacted] is a registered nurse and there is an extreme shortage of skilled healthcare workers in the Mallee. [redacted] is a contractor who works in Civil work such as setting up supply such as gas, power and water to new developments. Council is looking to increase growth in the Dimboola area and these skills will be essential to development in the Wimmera.

The site they have chosen is 1.2ha of size in a highly developed area to the north-west corner of Dimboola. The site has existing Almond trees to the west boundary that are of an old age and the site slopes from the east to the west. The site has a long wide driveway leading to a square sized section where the house and infrastructure will be placed.

The site has ground water mapped at >10m and <20m in depth with a use class of C and mostly unusable and the lack of bores in the area is indicative of this classification.

On review of the site (27 September 2024) soil samples were taken and the depth of rooting in the pastures along with a review of the soils were undertaken.

The surrounding landscape abutting the site to the east is the residential area of Dimboola and rural lifestyle low density properties with development and open pastures to the north of the site.

The site is near the Wimmera River which floods and inundates some of the surrounding areas and this development is not shown to be subject to these restrictions.

It is proposed that the owners grow vegetables, develop an orchard, have pigs and chickens which is typical of rural areas.

There is a start of the food circular economy at the local laundry with a free pantry and there are local markets such as the Tower Park Market and at Nhill that gives two weekends a month to sell produce.

Image.1 Landscape perspective (Source Landchecker)

The landscape displays a mix of uses with smaller lots in both residential and farming zones areas. The area is well serviced by roads and sewerage, town water and power.

Image.2 Water (Blue), Sewer (Orange) in the location. (Source Wimmera asset Map)

Land use in the area is grazing with some cropping, Agriculture is limited in the area due to the high level of dwellings in the area. Smaller scale Horticultural use is more suited to the area as it does not involve large machinery, spraying and loud noises of other agricultural uses.

The site contained a few isolated patches outside of the development areas of *Austrodanthonia sp.(*Wallaby Grass) sited but they were not a dominant species in the paddocks.

Introduction

This report is being completed to explain the proposed change of use and development on the site and how it responds to the strategies, purpose and objectives of the Victorian Planning Scheme.

This aligns to strategies and purpose of the applicable farming zone by providing a use of Agriculture that is consistent with the landscape and within the capacity of the site.

Land use is based on best practice soil health, capacity of soil and ameliorating climate change and is consistent with the Farming Zone

- List the Farm Management Plan
    - A site plan showing:
    - Buildings
    - Different zones
    - All paddocks and required fencing.
    - Water storage
    - Existing weeds and sightings or scats of pest animals
    - Access points
    - Development and infrastructure

The site was inspected on 27th of September 2024 and all features were recorded and GPS to the site.

Property owners and their aims

The owners of the site wishes to produce an orchard and undertake a market garden to provide for their own use and the community.

Current and historic land use

Image.6 Current Land Use (2017)

Yellow is listed as 5.4.1 Urban Residential

Purple is listed as 5.4.3 Rural Residential without Agriculture.

Aqua is listed as 5.4.2 Rural Residential with Agriculture

Image.7 Land use from Google 2008)

Little has changed in the landscape since 2008 with one additional house across the road from the site evident. The use of the land in the landscape has not altered from this time and remains mostly grazing with some minor cropping.

Development objective.

To take a snapshot of the land including topography, landforms, restrictions, risks, features, capacity of the soil and soil health. To develop a plan that respects the nature of the land and a use that is within the capacity of the soil. To propose how the soil can be sustainably improved to increase soil health and build resilience against climate change. To explain why the site requires development for monitoring, undertaking works and for security. The report demonstrates how all objectives of the planning scheme can be met to ensure a good planning outcome that delivers social, economic and environmental outcomes to best practice.

Methodology

- Planning scheme online maps (DWELP 2023) for zoning, applicable overlays for the site
- Aerial photography- Landchecker, Vic Map, Lassi, Google Earth to review the current and historical use of the site.
- Naturekit to review the current and historic EVC, Bioregional conservation status and Bioregion data.
- NVR Map for applicable condition scores
- Victorian Resources Online (Department of Agriculture 2024) for soil, land use, geology and historic land capability reports.

- Catchment Management Authority that is applicable to the site for contours, geology, flood information.
- Bureau of Metrology for climate data
- Rowe et al Jan 1981, Guidelines for Land Capability Assessment.
- Spatial data mart for applicable GIS data
- Soil test via EAL Laboratories, Lismore, NSW
- Visualising Vic Ground Water for ground water salinity and depth of ground water
- CeRDI portal for additional information (Federation University)
- Map Share for catchment information, fire history.
- Earthshare Resource Maps
- GeoVic for land tenure/mining. Geology
- Atlas of Living Australia for data on flora and fauna
- Victoria's Climate Tool
- Flora of Vic for Flora Details

Proposed Use

The proposed use is to improve soil health by composting, some fertilizer application and choosing appropriate species selection to produce food.

It is proposed to establish a market garden and recycle all clipping and plant waste to a compost heap along with an orchard.

SPECIFY TYPES

Property Characteristics

Image.8 Zoning in the landscape.

Climate data for Dimboola (long term averages for rainfall) is a mean of 407.8mm annually.

Statistic	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Mean	22.8	23.2	20.9	28.0	40.5	45.1	42.5	43.3	41.6	39.9	30.9	25.8	407.8
Lowest	0.0	0.0	0.0	0.0	0.0	0.0	5.3	0.8	2.4	0.8	0.0	0.0	162.9
5th %ile	0.1	0.0	1.3	1.4	8.1	8.9	12.6	11.1	10.2	6.3	3.6	2.4	252.3
10th %ile	1.5	0.3	3.0	3.8	10.8	12.1	17.2	15.2	14.0	8.9	6.3	3.6	279.9
Median	15.1	14.3	15.2	22.0	37.9	43.8	40.7	41.9	37.0	34.5	24.6	18.0	406.0
90th %ile	54.5	57.2	44.0	60.0	74.2	79.8	67.5	72.8	76.7	76.8	58.3	55.7	538.0
95th %ile	76.2	76.0	57.1	79.4	86.0	93.1	77.5	84.7	88.8	99.1	78.5	71.1	572.0
Highest	155.0	170.9	136.4	119.6	136.1	125.6	113.6	120.4	117.7	179.7	130.9	141.0	761.0

Image.9. Mean Rainfall for Dimboola (Source Bureau of Meterology (nd), Monthly Rainfall for Dimboola, http://www.bom.gov.au/jsp/ncc/cdio/weatherData/av?p_nccObsCode=139&p_display_type=dataFile&p_startYear=&p_c=&p_stn_num=078010

The average annual rainfall from 1928-2024 has shown some decrease as follows:

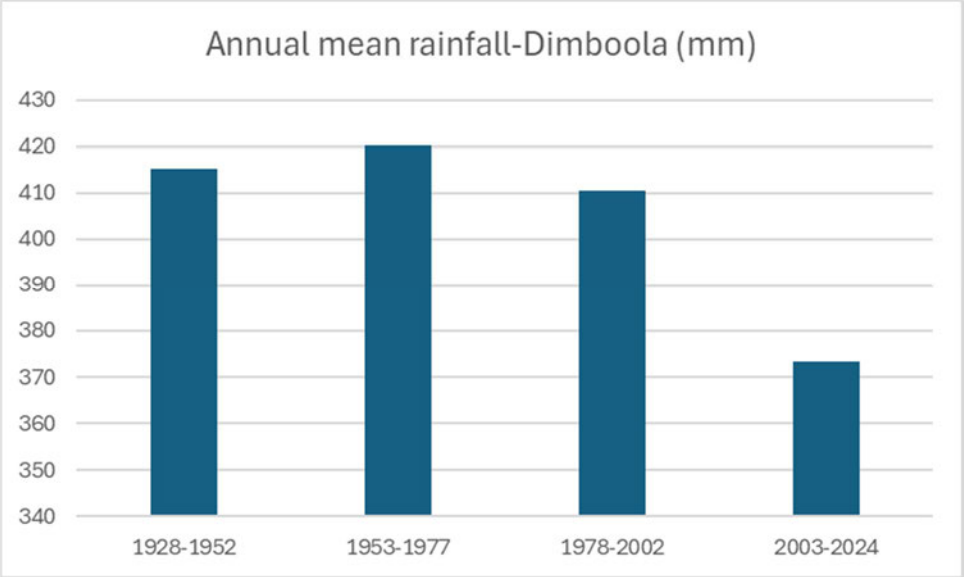


Image.10 adapted from annual rainfall of Dimboola

Recent changes in rainfall are likely the effects of climate change and it is imperative that watering on site look to deepen the roots of woody stock in the orchard to develop resilience against climate change. Rainfall has looked to decrease from 2003-2024 by 9% and resilient crops that have less need for watering will be preferred to make better use of water. It is recommended that is possible all storm water on site be captured to be used on site.

An analysis of rainfall patterns through the growth season have peaked from Winter to Spring (1928-1977 and 2003-2023) whilst the rainfall patterns is highly inconsistent through 1978-2002.

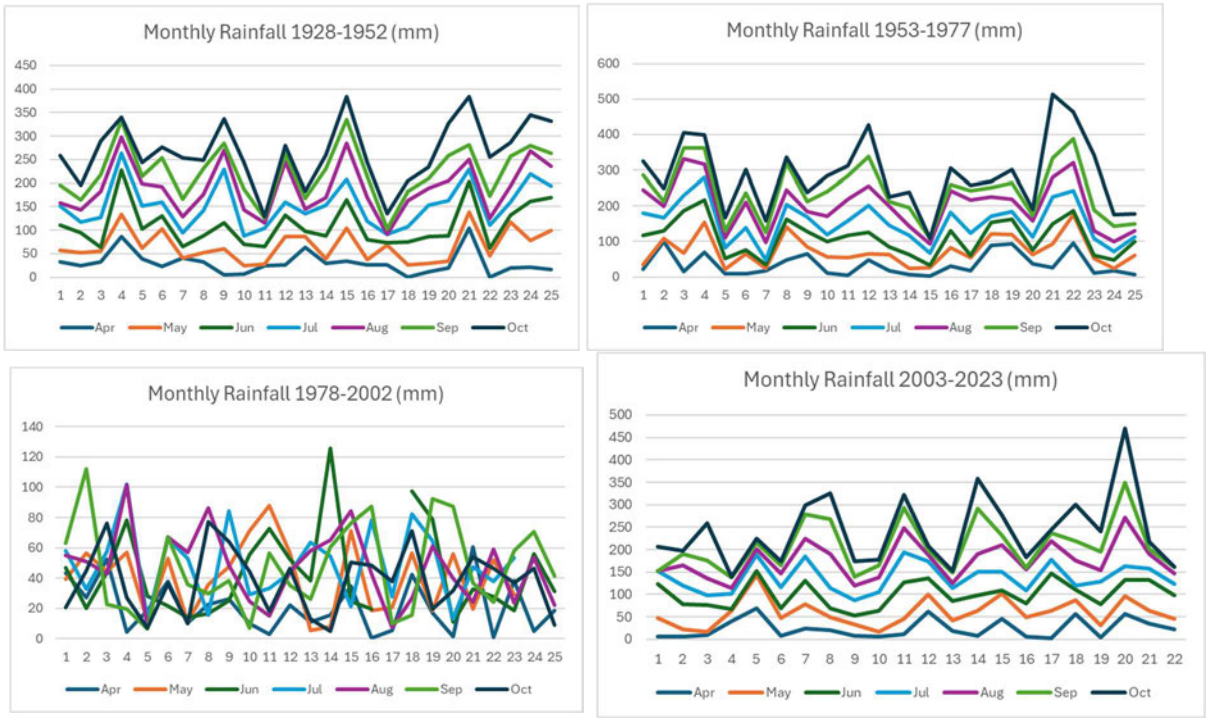


Image.11 adapted from data Historic Rainfall-Dimboola(Source: Bureau of meterology, https://reg.bom.gov.au/climate/data-services/station-data.shtml)

The growing season is on average from April to October each year when rainfall is reliable although this has been projected to change and did change from 1978-2002 and has settle back into the winter-spring pattern in recent years.

Landform, Geology and Topographic features

Land system

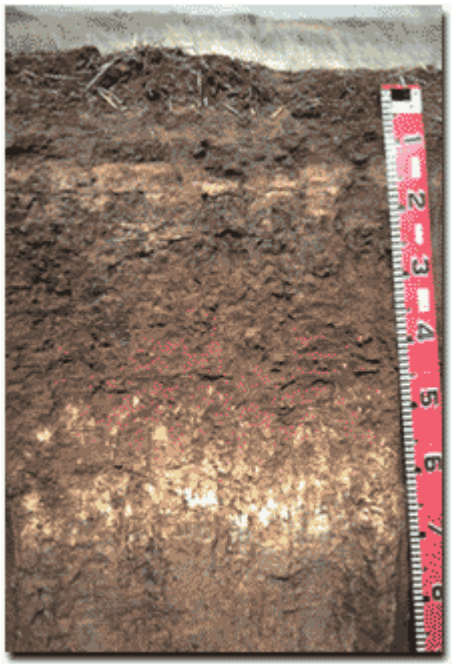
This site is within the Low Calcareous Dunes the dunes formed when the climate was drier than it is today. The soils are dominantly reddish sands overlying a compact loam. Many areas have been cleared for crop growing and grazing.
The site is within the Landform 5.1Pf 4-1 (PfQ4-1) which is a red duplex soil in an alluvial plain with the following susceptibility:

Compaction	4	High
Leaching	2	Low
Mass Movement	1	Nil
Salinisation	4	High (Subsoil Clays)
Water Erosion	2	Low
Water logging	1	Nil
Wind Erosion	3	Moderate

A copy of the landsystem details from Victorian Resources Online is in Appendix.5 for reference. (Source: VRO, 1996- 2024, *Soil/Landform 148*, , https://vro.agriculture.vic.gov.au/dpi/vro/vrosite.nsf/pages/landform_geomorphological_framework_7.1.1Retrieved 22/4/2024.

Soils

The soils mapped for site is VEAD being a Grey Vertisol but on viewing the soils on site; they are reflective of Pilocene Parilla Sands and this matches the soils for the Pre 1750 EVC for the site (EVC 981 Parilla Mallee Murray Mallee Bioregion).
Therefore, I am confident to state the soils are Parilla sands similar to Site Code LS15. These soils morphology is below



Soil Profile Morphology:

Surface Soil

A1 0-15 cmDark brown (10YR3/3); sandy clay loam; weakly structured; weak consistence dry; pH 7.7:

A2 15-20 cm Reddish brown (5YR4/4) sporadically bleached; sandy clay loam; strong consistence dry; pH 7.9; clear change to:

Subsoil

B21 20-30 cm Reddish brown (7.5YR4/4); medium clay; strong medium to coarse prismatic, parting to strong medium blocky structure; strong consistence moist; pH 8.9:

B22 30-50 cm Dark red (2.5YR3/6); heavy clay; moderate medium prismatic, parting to strong medium blocky structure; very strong consistence dry; pH 9.3:

B23 50-75 cm Yellowish red (5YR5/6); light medium clay; structure similar to above; firm consistence moist; contains many (20 - 50%) soft calcareous segregations; pH 9.3:

B24 75-160 cm Light yellowish brown (10YR6/4) with yellowish brown (10YR5/8) and strong brown (7.5YR4/6) mottles; sandy clay; moderate coarse prismatic, parting to coarse polyhedral structure; strong consistence moist; pH 9.2:

C 160+ cm Weathered sandstone.

Image.12. Data LS15 (Source; Victorian Resources Online, LS15
https://vro.agriculture.vic.gov.au/dpi/vro/wimregn.nsf/pages/wim_soilpit_ls15. Retrieved 3/10/2024.

The soils on site were very weakly structured with an organic layer (A1) from 2-10cm in depth with a bleached A2 horizon. The subsoil was often very difficult to dig over 25cm in depth due to the clay subsoil.

Soils on site

Image.13

Soil site.1 was near the road and was dug out by an auger, the soil has no aggregate stability and has an even red colour. The A2 horizon you can see bleaching to around 15-20cm in depth.

Image.14 Soil Site.2

Soil site.2 with a very shallow organic layer A1 with a bleached A2 with rooting depth to 7cm. You can see the topsoil has a capping of 1cm from the level of silt. The lack of structure makes this soil susceptible to capping from compaction due to the level of silt in the soil.

Image.15 Soil Site.3

Soil site.3 there was an organic A1 horizon to 2-3cm depth with rooting to 10-12cm in depth with a very conspicuous bleached A2 horizon with very poor aggregation and only minor aggregation around the root nodes.

Image.16 Soil site.4

Soil site.4 the A1 horizon was 1cmwith a bleached A2 horizon . Top soil roots were down 10cm in depth and minor aggregation around the roots.

Pest plants

The main pest plants on site were Gazania, *Hypochoeris radicata* (Flat weed) and *Arctotheca calendula* (Dandelion) and *Salvia verbenaca* was noted in a few patches and is a significant environmental weed in pastures. A large patch to the south of the site is dominated by Ehrharta calycina (Veldt Grass)

Image.17 Gazania

Image.18 Dandelion and Flatweed

Image.19 Salvia

Image.20 Veldt Grass

The weeds on site are indicators of low fertility and a sign of overstocking the soil Flat weed, Dandelion indicate the soils can be deficient in Potassium and Phosphorous.

Pest animals

Image.21 Rabbit scatts and digging.

There were a few patches of rabbit scats on the site, and these will need to be controlled. The owner is going to fence the entire site with a dog proof fence and the rabbits will not be on site as a result.

Agricultural potential and land capability classification

LAND CAPABILITY RATING FOR GRAZING 500-625mm pa rainfall					
SITE: Lot 3 TP 874548					
Class	**1**	**2**	**3**	**4**	**5**
Slope	< 10% (5)	10-20% (5-10)	20% to 30% (10-17)	30% to 45% (17-24)	>45 % (> 24)
Aspect	E, SE	S, SW, NE	N, NW, W		
Soil Group (Northcote)	Gradational soils, Um soils	Duplex soil A horizon 25-40cm	Other duplex soils, Ur, Ug soils	Uc soils	
Average soil depth (A horizon)	More than 1.0m	0.6-1.0m	0.3-0.6m	0.15-0.3m	<0.15m
Surface rock	< 2%	2%-15%	15%-25%	25-40%	>40%

Image. 22 current capacities of the site for Grazing

As per Rowe et.al the grazing potential on site is 0.5DSE/ha and the area for grazing on site is limited to only 1 sheep. Typical grazing at any higher rate will involve supplementary feeding and lead to land degradation.
Areas of bare soil on site was noted to cap and the cover is best only grazed during high growth periods for a short time. This will enable the grazing to stimulate the production of glumen and increase aggregation in the soil.

For horticulture the soils will require soil testing for nutrients and for composting to be undertaken to ensure that this can be added to the soils along with manures to increase the nutrient levels. Nutrients such as Potassium and Phorphorous along with levels of Aluminium are critical for these soils.

High quality Productive Agricultural Land

"High quality productive Agriculture land is defined as follows:

- "Adequately drained but can still hold sufficient moisture as well as nutrients (important for biomass production but also for minimizing off site effects. This generally implies well- developed and favourable structural friability.
- Deep enough to provide plant support with few restrictions to root and water movement down the soil profile.
- Able to adequately cope with traffic (i.e are reasonably resilient to physical disturbance).

(Source: Agriculture Victoria (October 2018, Assessment of Agricultural Land Capability in Melbourne's Green Wedge and Peri-urban Areas,

https://www.vgls.vic.gov.au/client/en_AU/vgls/search/detailnonmodal/ent:$002f$002fSD_ASSET$002f0$002fSD_ASSET:1299976/ada?qu=Surface+texture.&d=ent%3A%2F%2FSD_ASSET%2F0%2FSD_A SSET%3A1299976%7EASSET%7E297&ps=300&h=8)

Current assessment of high-quality agricultural land is restricted to Land Class 1 and 2 that have more capacity for Agriculture and in some cases Land Class 3 that has access to potable water.

The dwelling will not result in a loss of productive soil.

Management

Weed control methods per species on site.

Flat weed

Hypochaeris radicata (Flatweed)

Description	Life cycle	Status	Dispersal methods
Flatweed is a herb to 400 mm wide with yellow daisy type flowers up to 30 mm diameter borne on simple or branched, leafless stalks at any time of the year with a flush in spring to early summer. The small florets all have radiating petal-like blades. The tiny fly-away fruits are topped by a stalked ring of barbed to feathery bristles. The leaves form a flat rosette and are variable being entire to shallowly lobed, and usually somewhat bristly but can be hairless. The flower stems often have galls. It a perennial but often acts as an annual in drier climates. It is difficult to distinguish from Smooth Cat's-ear (Hypochaeris glabra) which is an annual. Hybrids between the two species are common.	**Germination:** Winter occassionally Spring **Flowering:** Most of the year **Fruiting:** Most of the year	Environmental weed	This species reproduces vegetatively via severed taproots and seed spread by wind and carriage on animals.

Distribution across the site
A weed of sandy to sandy clay loams, red earths and red brown earths, shallow stony hillside soils. Less frequent on grey clays. Often in moister areas

Control options within the site
Spray with an approved herbicide.

Dandelion

Taraxacum officinale (Dandelion)			
Description	**Life cycle**	**Status**	**Dispersal methods**
A rosette forming, biennial or perennial plant with backward pointing lobes on its leaves and single bright yellow flowers on long stalks and milky sap. Arise singly, are 10 to 20 mm long overall with a usually short but distinct petiole. They are hairless and have a dark green shiny surface. Tip pointed. Base tapered. Initially leaves have only a few small lobes or backward pointing teeth but as the plant develops the leaves become progressively more lobed and in later rosette leaves may be secondarily divided. The third and older leaves exude a white sap when damaged.	**Germination:** Autumn to a lesser degree in Spring **Flowering:** Spring **Fruiting:** Spring **to** mid summer	Environmental weed	Brown seed , distinctly ribbed with a toothed surface, 3-6 mm long by 1 mm wide and has a 10-12 mm long stalk carrying its 4-6 mm long hairy pappus.

Distribution across the site

Widespread weed in pastures, roadsides and disturbed areas.

Control options within the site

Hand remove removing and spray groups of plants with a herbicide. Spraying is most effective in late Winter.

Salvia

Clary Sage (Salvia verbenaca)			
Description	**Life cycle**	**Status**	**Dispersal methods**
A common weed of pastures, grasslands, grassy woodlands, open forests, lawns, parks, footpaths, crops, roadsides, disturbed sites and waste areas in temperate and semi-arid regions. A long-lived (i.e. perennial) herbaceous plant growing up to 70 cm tall, but usually less than 50 cm in height. It forms a basal rosette of leaves during the early stages of growth and eventually produces one or more upright (i.e. erect) stems from a tough underground rootstock. The purplish tubular flowers (7-13 mm long) are borne in elongated clusters at the tips of the branches (i.e. in terminal racemes), which are often branched at the base.	**Germination:** Throughout the year **Flowering:** Throughout the year **Fruiting:** After flowering	Environmental weed	This species reproduces via seed, which are dispersed by water and in mud adhering to animals, machinery and vehicles. They may also be dispersed in contaminated agricultural produce.

Distribution across the site

Minor infestation on site in clusters

Control options within the site

Suspected of being poisonous to sheep and cattle causing nitrate poisoning. Especially hungry stock on dense infestations. Control with a herbicide and dig out small infestations making sure the tap root is removed to avoid it regrowing. Using a wetting agent is helpful to make sure all parts are thoroughly treated.

Veldt Grass

Perennial Veldt Grass(Ehrharta calycina)			
Description	**Life cycle**	**Status**	**Dispersal methods**
Annual Veldtgrass is an erect, vigorous, tufted annual grass and commonly 50-80 cm tall. The leaf blades have dark stem-clasping bases and a membranous tongue (ligule) between the blade and sheath. The purplish green inflorescence is fairly loose with large drooping spikelets. Each spikelet is 1-3 cm long with 3 florets, but only the upper one is fertile. The outer segment (lemma) of the sterile florets is tapered to a bristle up to 12 mm long. It sets large amounts of seed. Native to South Africa, it is now a widespread and common weed particularly of coastal areas and creek lines. It flowers in winter, spring and summer.	**Germination:** Winter to early Spring **Flowering:** Winter, spring and summer **Fruiting:** After flowering	Environmental weed	Seeds germinate freely but establishment is poor on hard setting soils. Seed only appear to last in the soil for 3 years.

Distribution across the site

Major infestation on site in clusters due to lack of grazing. Weed of roadsides, coastal islands, sandy dunes, stream beds and banks, bushland, gardens and disturbed areas.

Control options within the site

Control with a herbicide and a wetting agent is helpful to make sure all parts are thoroughly treated. Grazing and mowing will assist in control.

Gazania

Gazania sp (Gazania)			
Description	**Life cycle**	**Status**	**Dispersal methods**
Gazanias are a low-growing perennial herb from South Africa. They have become a popular groundcover used in both commercial and home garden planting in Australia. This group of invasive plants has spread into coastal dunes, agricultural areas and along roadsides. Gazanias are a tough, low-growing perennial herb that grow to an average height of 30 cm. They grow in clumps and can also form dense carpets covering large areas.	**Germination:** Seed germinate all year. **Flowering:** All year. **Fruiting:** Spring	Environmental weed.	Gazanias produce an abundance of seed. One flower can produce 60 or more seeds which are spread by the wind up to 1 km from its source. Seed also germinates around the perimeter of the parent plant. New plants therefore grow immediately next to the parent to form a dense carpeting groundcover. Seed can also be dispersed on vehicles or in flood waters. In some situations gazanias can also spread by sending out rhizomes creating new plants.

Gazania linearis

Gazania rigens

Distribution across the site

On site this weed is more prevalent in drier areas, along fences and close to roads.

Control options within the site

Hand remove young plants making sure the whole root system is removed or apply a herbicide to larger infestations.

Regenerative Agriculture methods

Soil Health

Soil testing will note any nutrient deficiencies in the soil that can initially be rectified. Ongoing sustainable management of the soils will work to improve the soil fertility and structure long term.

Image.23 Healthy soil example

Why improve the soil?

"The diversity of organisms living within soils is critical to all earth ecosystems because soil organisms:

- are essential for the cycling of ecosystem nutrients.
- are necessary for plant growth and plant nutrition.
- improve the entry of water into soil and its storage in the soil.
- provide resistance to erosion.
- suppress pests, parasites and disease.
- aid the capture of carbon.
- are vital to the world's gas exchange cycles.
- break down organic matter.
- Soil biodiversity is recognised as a critical influence on agriculture as it can enhance sustainability through improved:
- soil structure
- soil water movement
- nutrient availability
- suppression of pests and diseases.

The Food and Agriculture Organization of the United States (FAO) estimates the socio-economic value of soil biodiversity exceeds US$1542 billion.

Soil health improvements will benefit the viability of the farm in the long run; it takes time to improve soil health. Soil health is imperative to repairing land degradation from historic farming practices. This

site will benefit from improving soil health, undertaking grazing, the use of diverse cover crops, residue retention, minimum tillage, capturing soil carbon, use of compost and rotational grazing.

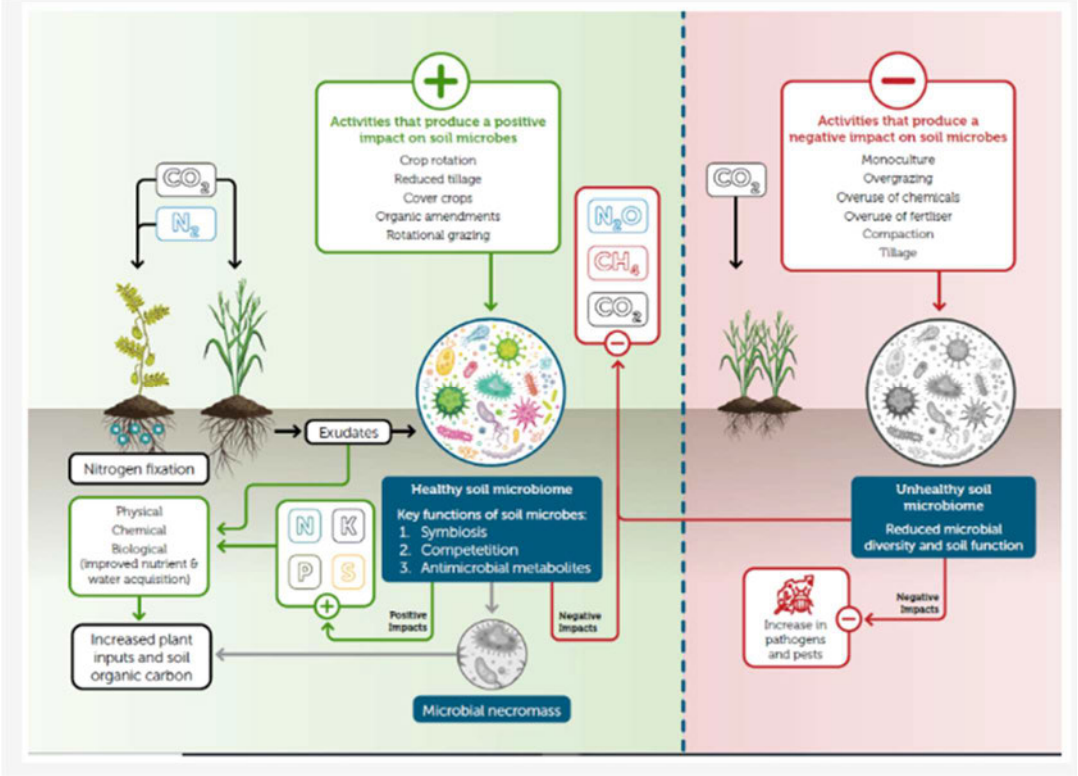


Image.24 Plant × microbe × environment × management interactions impacting soil organic carbon (SOC) and soil health. (: Khangura, R.; Ferris, D.; Wagg, C.; Bowyer, J. Regenerative Agriculture—A Literature Review on the Practices and Mechanisms Used to Improve Soil Health. Sustainability 2023, 15, 2338. https://doi.org/ 10.3390/su15032338,. P.24

RA Principles	RA Practices	RA Benefits	Microbial Mechanisms

•Minimise soil disturbance
•Keep soils covered
•Keep living roots in soil year round
•Encourage diversity
•Integrate livestock
	• No/minimum tillage
	• Stubble retention
	• Diverse crop rotations
	• Multispecies cover crops
	• Intercropping
	• Composting and use biostimulants
	• Rotational grazing
	• Reduce synthetic inputs
		• Improved soil health through
		  • Increased soil carbon
		  • Improved microbial functions and associated nutrient cycling
		  • Improved soil moisture
		  • Improved resilience to pests and diseases
		• Nutrient rich food
		• Reduced greenhouse gas emissions
			•Liquid carbon pathway
			•Improved uptake of water and minerals
			•Enhanced soil aggregation, plant growth and photosynthesis

Image.25. RA (Regenerative Agriculture) principles, practices, and purported benefits and mechanisms to improve soil

health. (: Khangura, R.; Ferris, D.; Wagg, C.; Bowyer, J. Regenerative Agriculture—A Literature Review on the Practices and Mechanisms Used to Improve Soil Health. Sustainability 2023, 15, 2338. https://doi.org/ 10.3390/su15032338,. P.3

Soil Biodiversity

Soils that support natural, non-agricultural ecosystems usually have the greatest soil biodiversity.
In agriculture, soils that receive less manufactured inputs (e.g. chemical fertilisers and pesticides) generally have higher soil biodiversity.
Grazing systems which encourage plant diversity usually have higher soil biodiversity, due to the greater availability of food resources from roots and litter, which support a greater variety of organisms in the soil. Unfortunately due to the size grazing will be limited.
Cropping and Horticultural systems generally have low soil biodiversity, unless they increase inputs of carbon and nitrogen to the soil, which will increase soil microbial populations. Crop management techniques that increase soil organic matter will also increase soil stability and soil biodiversity.
The application of organic matter to the soil, such as crop stubble, supports greater populations of surface feeding creatures including earthworms.
Management techniques such as crop rotation and reduced tillage increase the quantity and quality of organic matter available to soil organisms and develop a more stable environment that encourages more soil biodiversity.
Plant diversity is essential to maintain food production and provides many benefits such as suppression of pest and pathogens, improved water retention. Legume crops are essential to increases Nitrogen into the soil naturally and increases Soil Organic Carbon by at least 6-8% than a monoculture.

Initial Management prior to the dwelling.

Tillage management is imperative to the soil health as reducing tillage or no till will benefit soil microbial health and retain structure in the soils that will build over time. No-tillage or zero tillage is a farming system in which seeds are directly placed into untilled soil which has retained the previous crop residues.
The owner pre moving to the site they should undertake routine testing and have a suitable cover crop established on site. Once the cover crop has matured then it be grazed down or the stubble can pushed down.

Image.26 Example of flattening the cove crop.

The crop is then covered with a tarp or similar for 14 days till it dies off.

Image.27 Example of covering the crop

Then the new crop can be direct sow by hand or machinery.

Image.28 Example of hand sowing or drilling a cover crop.

This will help prepare the soil before the house is built so that when the owners move in and establish the infrastructure and animals then waste can be composted and used to improve the soils.

Ongoing management for the site.

Composting

Composting is a balance of plant (both green and brown) and animal materials.

Image.29 Green Compost

An example is Pig and chicken (animal) manure with young soft non woody cover crops and cycles nutrients and provides essential bacteria to the soils.

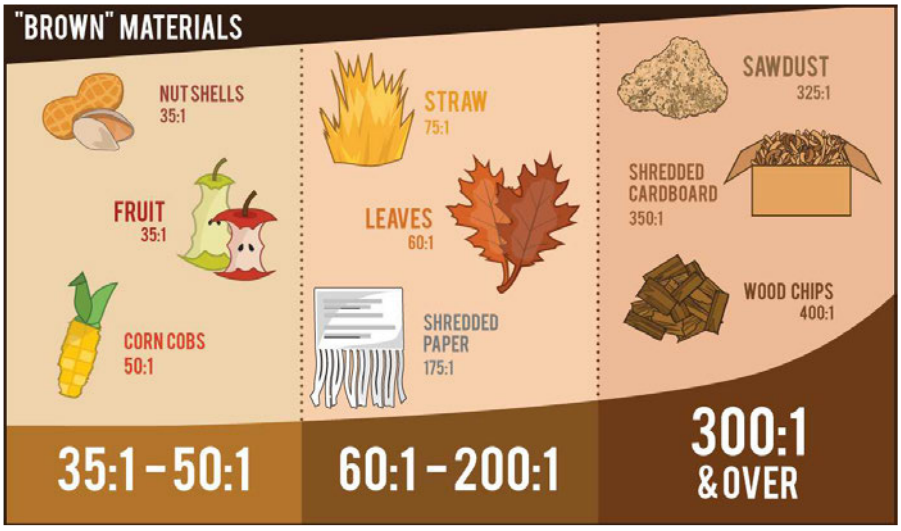


Image. 30 Brown compost

An example is Lignified brown plant material, mature cover crops and manures with bedding. Dry dead plant materials. Brown compost adds fungal life and builds organic matter in soils.

Compost can be produced quickly over 14 days from a mix of 3:1 Brown to Green in windrows and turned every 3 days over a 14-day period. This compost will be a higher bacterial base than a compost developed over a longer period. Soil borne bacteria and fungi assist the market garden by supressing diseases and restore the ecological balance.

Cover crops and diversity.

Maintaining cover always benefits the soils and cover should look to always retain at least a 90% cover on the farm. Typical cropping is not to be undertaken but the site will grow Fruit trees and have a large market garden. At all times these areas will need to make sure bare ground is covered with products such as pea straw, compost or other types of mulch.

Diversity of species in cover crops that are chosen to grow when the main crop has finished to ensure that there is always growth in the soils at all times of the year.

Improve Water- Nutrient retention.

The sandy soils on this site are notorious for low water and nutrient retention and as the soils improve on site the ability to hold water and nutrients will improve. It is essential when improving light soils with low fertility that the owner will need to watch for water being repelled. This will be due to a too high application of organic matter that can be broken down into the soil and the soil has become hydrophobic. The owner would then need to apply a much lower rate next time and use a surfactant to those areas that are repelling water to increase filtration.
Like any application, too dry compost will draw moisture out of the soil and can lead to the soils becoming hydrophobic. Composts need to be a blend of dry and green compost along with manures.

> "A variety of factors influence soil water holding capacity, including soil bulk density, infiltration rate, and crop residues. Soil aggregation, porosity, and infiltration rates can be improved by soil fauna and retaining residues on the soil surface. Parr, J.; Bertrand, A. Water Infiltration into Soils. Adv. Agron. 1960, 12, 311–363"

Orchard

The orchard the owner has stated that he wishes to grow Figs, Pears, Citrus trees, Stone fruits such as Apricots and Peaches, Apples and many nut varieties such as Hazelnuts, Almonds, Walnuts and Chestnuts. These trees can be best sourced as bare rooted stock during early June as they are much more expensive than potted trees at other times of the year.
The species selection above is all suited to the soil type and deep watering irrigation will ensure that the trees develop a deep root system to mitigate the risks of climate change.
Orchards require good drainage, regular watering, good soil, good husbandry and good nutrition. The base of the orchard trees will need manures and micronutrients under a mulch well before the growing season of the variety to provide a good source of "food" to the trees. When trees develop buds, watering is critical and must be increased to support the rapid growth and developing crop. The owner has many years of experience in general gardening and has had fruit trees for many decades and is aware of how and when to prune and how to manage diseases, cross pollination and how to control pests.

To ensure best practice irrigation for the orchard and market garden it is imperative that the owner familiarise himself with the following document.

Department of Natural Resources Oct 2002, Orchard Crops Guide to best practice in Water Management, https://apal.org.au/wp-content/uploads/2019/09/fo-ow-handout-09-sept-best-practice-water-mgmt-boland.pdf

It is essential to streamline the use of water on site and how to monitor and understand the different stages of use per species in order to avoid wasting water and avoiding impacts from salinity in the soils.

Market Garden

There are no recommended species for the market garden as these will be as per the season and what species the owner wishes to grow. The market garden can initially be undertaken in raised beds to enable a good depth of topsoil especially when growing root crops. Root crops will be inhibited by the soil on site as it is over a hard clay layer that will make it difficult for roots to establish.

Suggested Farm Management Timing
Year.1 and 2

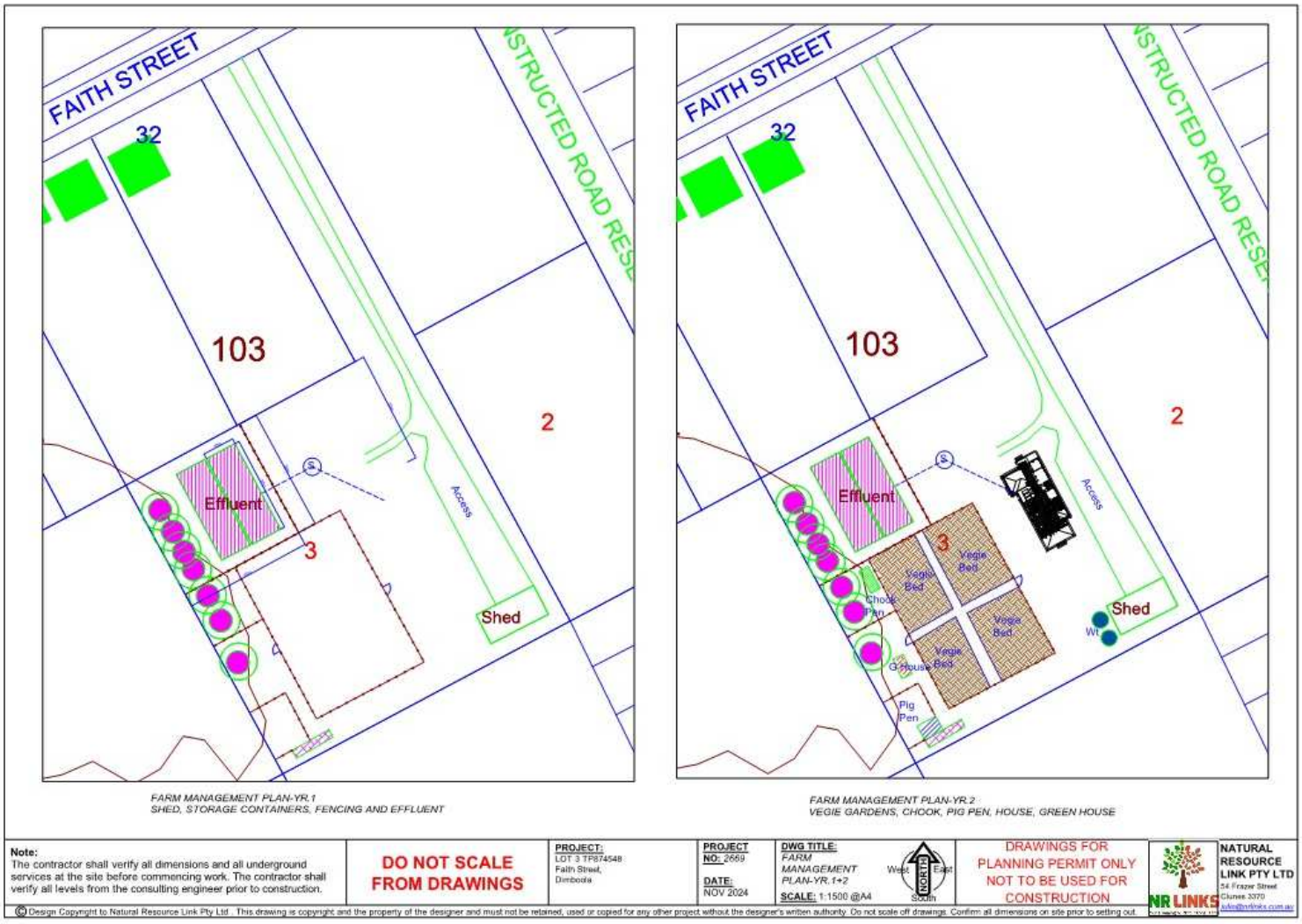


Image.31 Suggested Years.1+2 Farm Management and Zone Plan

The first year is to put infrastructure such as the shed, fencing, access and the effluent on site with the dwelling and chook, pig pens, green house and vegie gardens going on in the second year.

Year.3

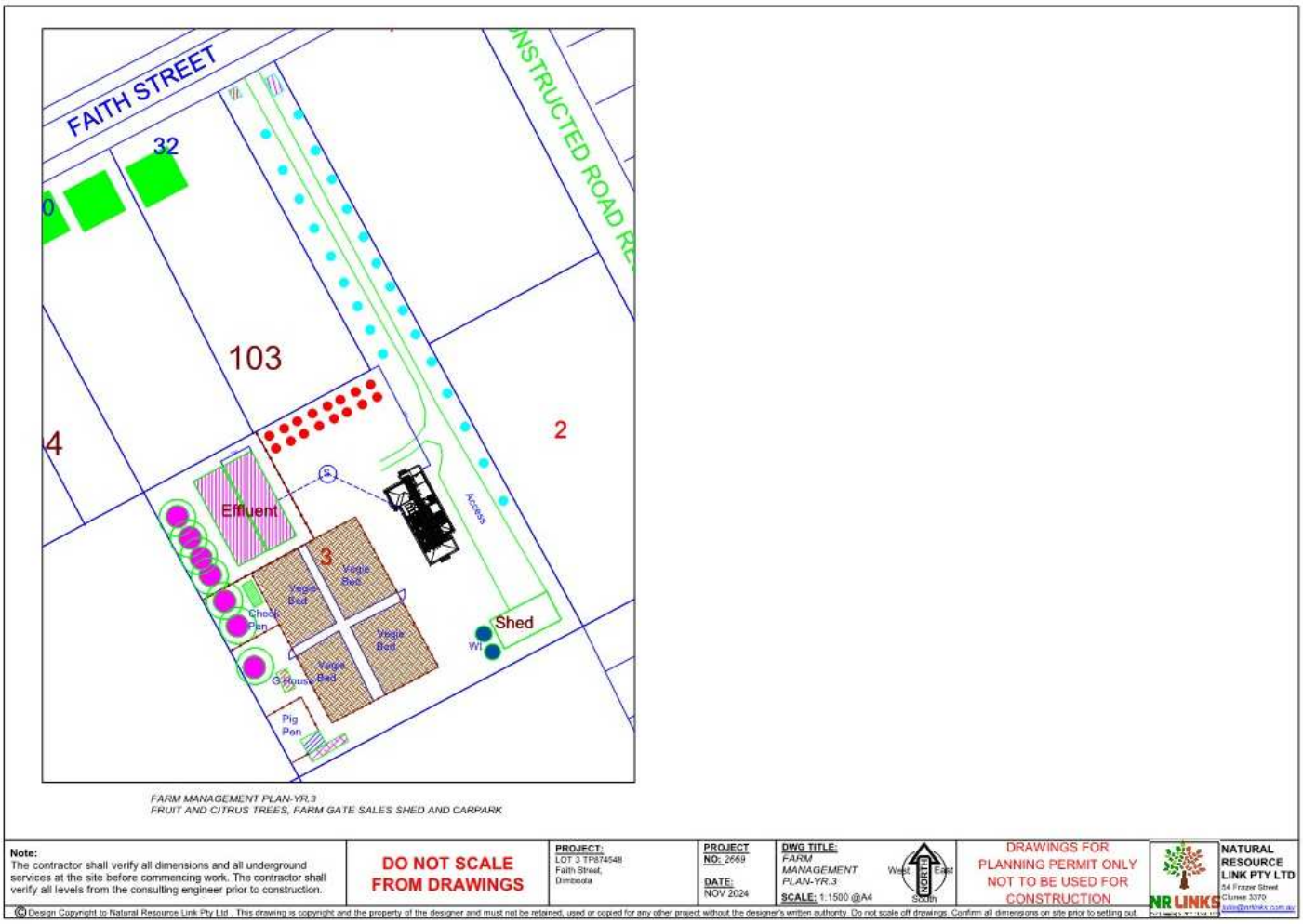
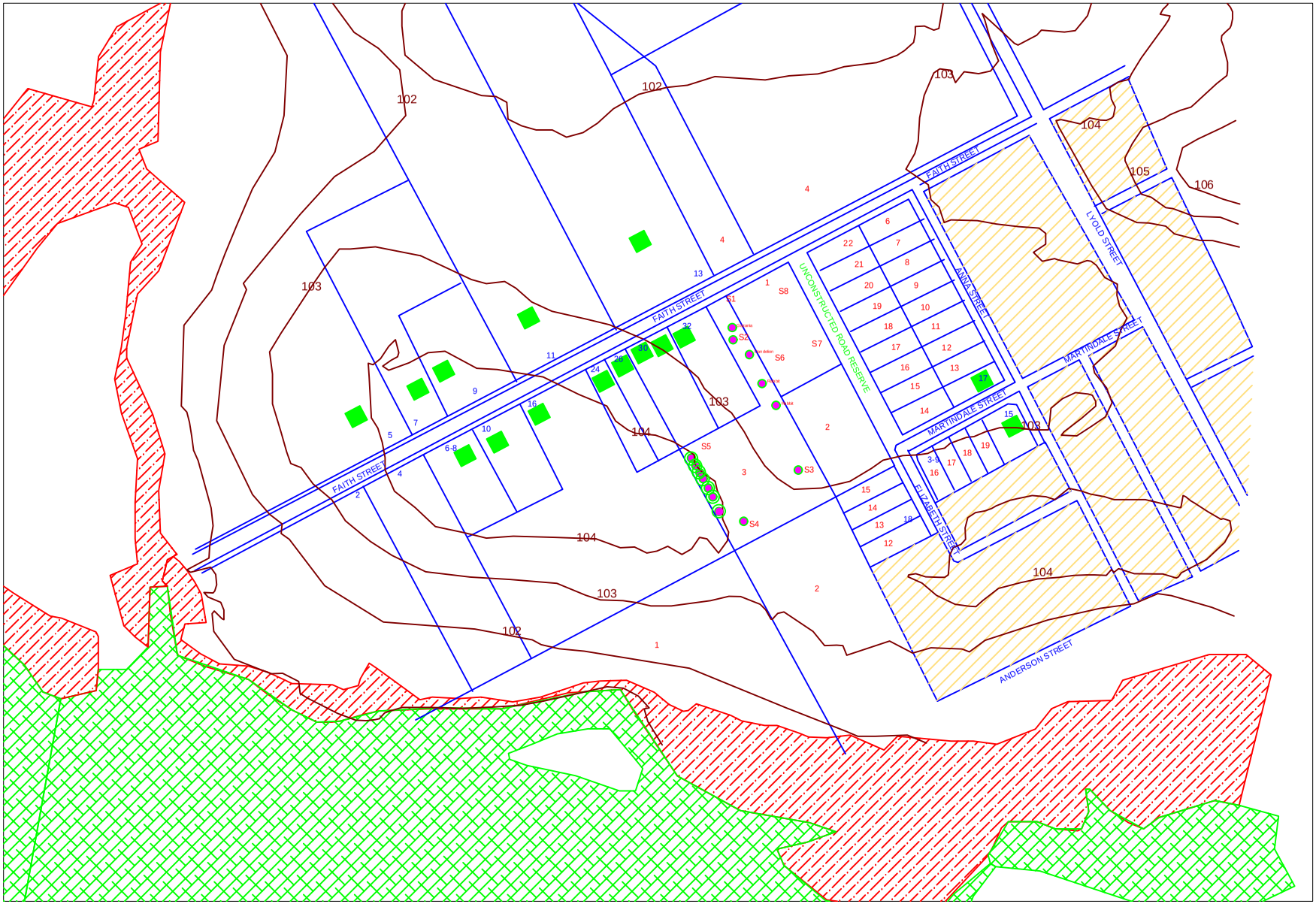


Image.32 Suggested Farm Management Plan- Year.3

The third year will look to establish the fruit and citrus trees along with the roadside sales so that they can commence to sell vegetables.

Appendix.1 Existing Plan



LEGEND

RESIDENTIAL ZONE

PRONE TO INUNDATION

FLOOD OVERLAY

10
EXISTING DWELLING

104
CONTOUR

Note:
The contractor shall verify all dimensions and all underground services at the site before commencing work. The contractor shall verify all levels from the consulting engineer prior to construction.

DO NOT SCALE FROM DRAWINGS

PROJECT:
LOT 3 TP874548
Faith Street,
Dimboola

PROJECT NO: *2669*

DATE:
NOV 2024

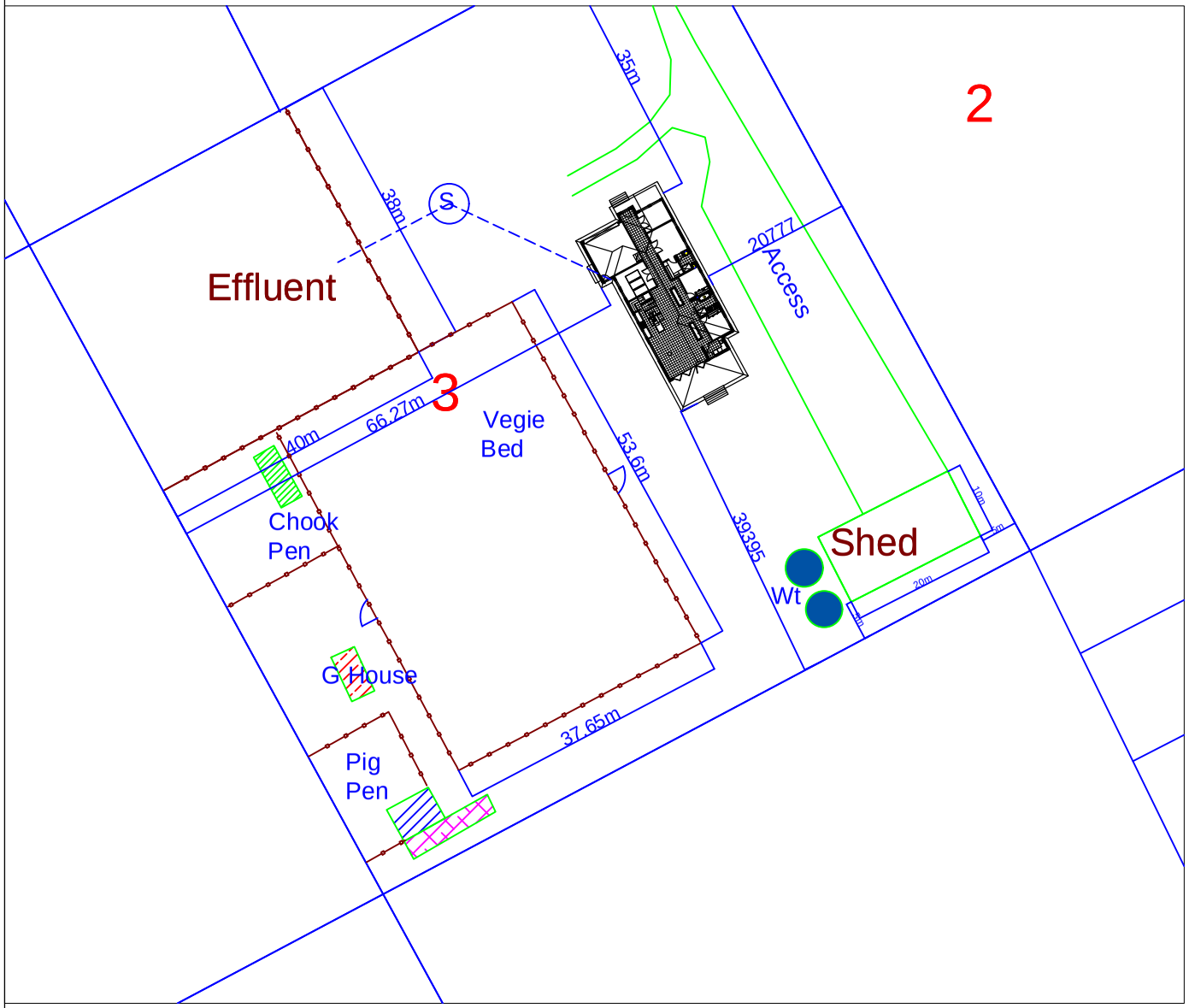
DWG TITLE:
EXISTING PLAN

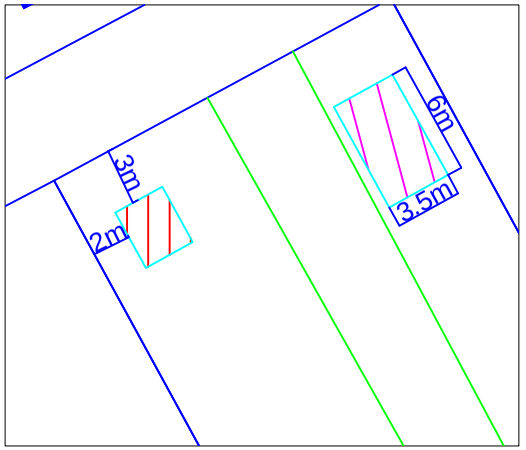
SCALE: 1:5000 @A4

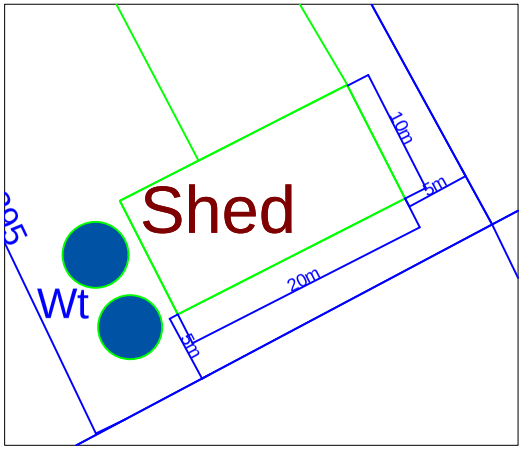
NORTH
West East
South

DRAWINGS FOR PLANNING PERMIT ONLY
NOT TO BE USED FOR CONSTRUCTION

Appendix.2 Proposed site plan and Dimensioned Plans







Note:
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PROJECT:
Lot 3 TP874548
Faith Street,
Dimboola

PROJECT NO: *2663*

DATE:
NOV 2024

DWG TITLE:
DIMENSIONED PLAN

SCALE: 1:100 @A3

NORTH
West East
South

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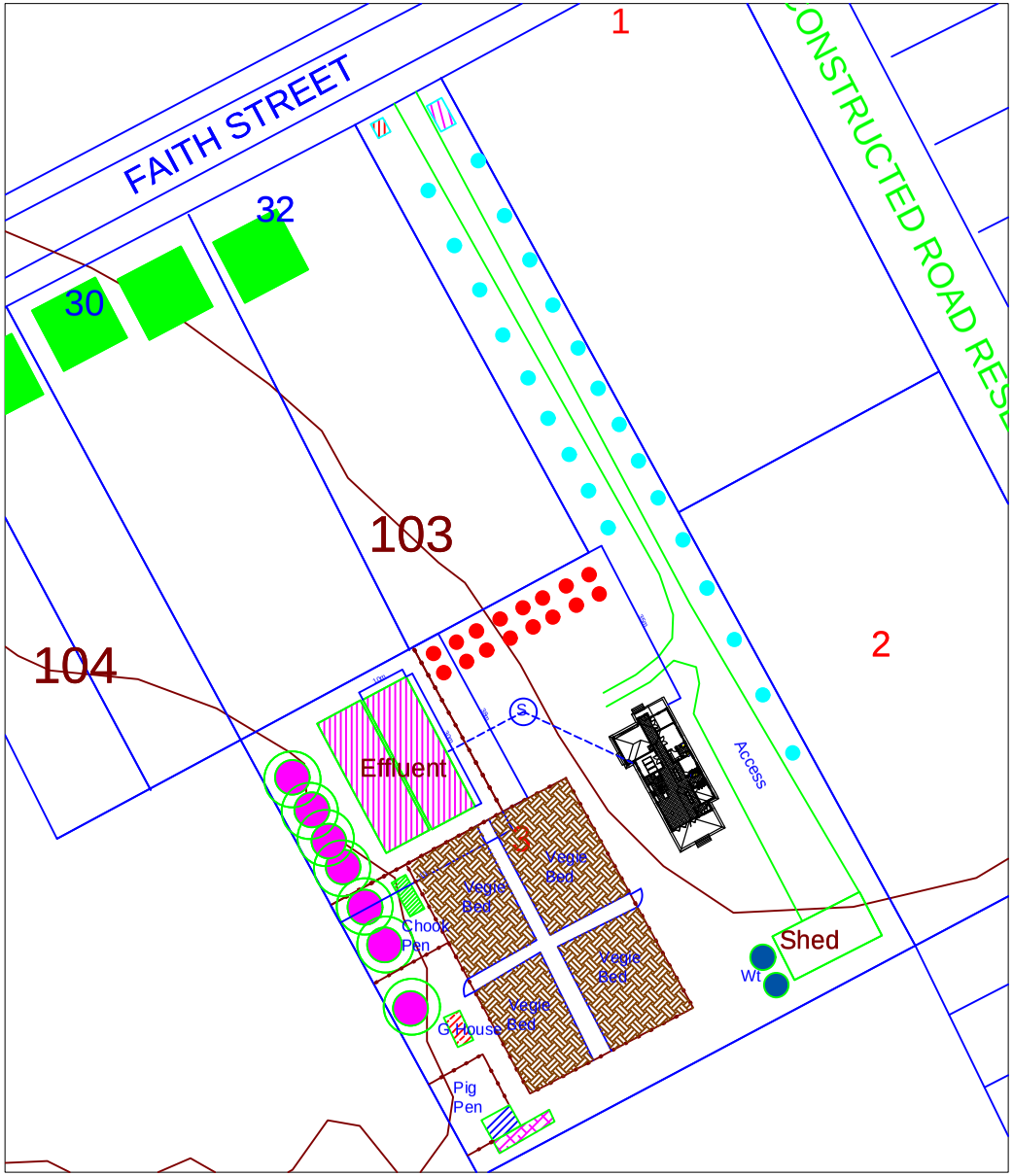
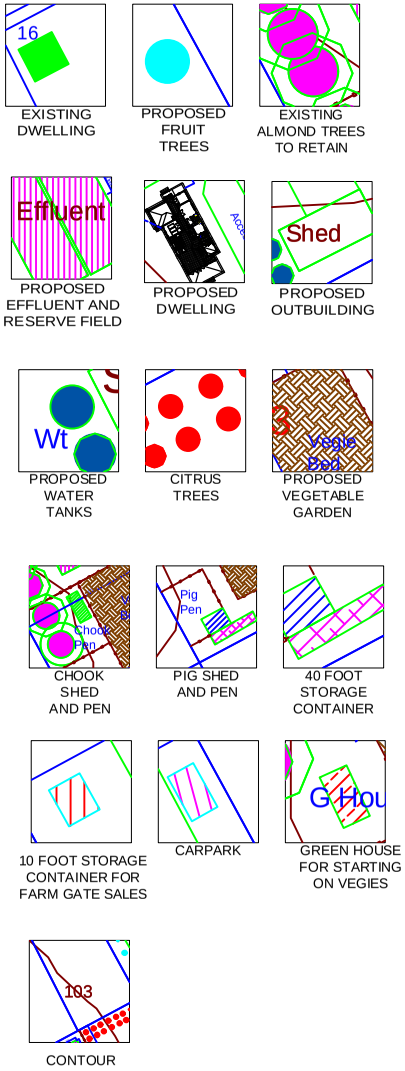


LEGEND



Note:
The contractor shall verify all dimensions and all underground services at the site before commencing work. The contractor shall verify all levels from the consulting engineer prior to construction.

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PROJECT:
LOT 3 TP874548
Faith Street,
Dimboola

PROJECT NO: *2669*

DATE:
NOV 2024

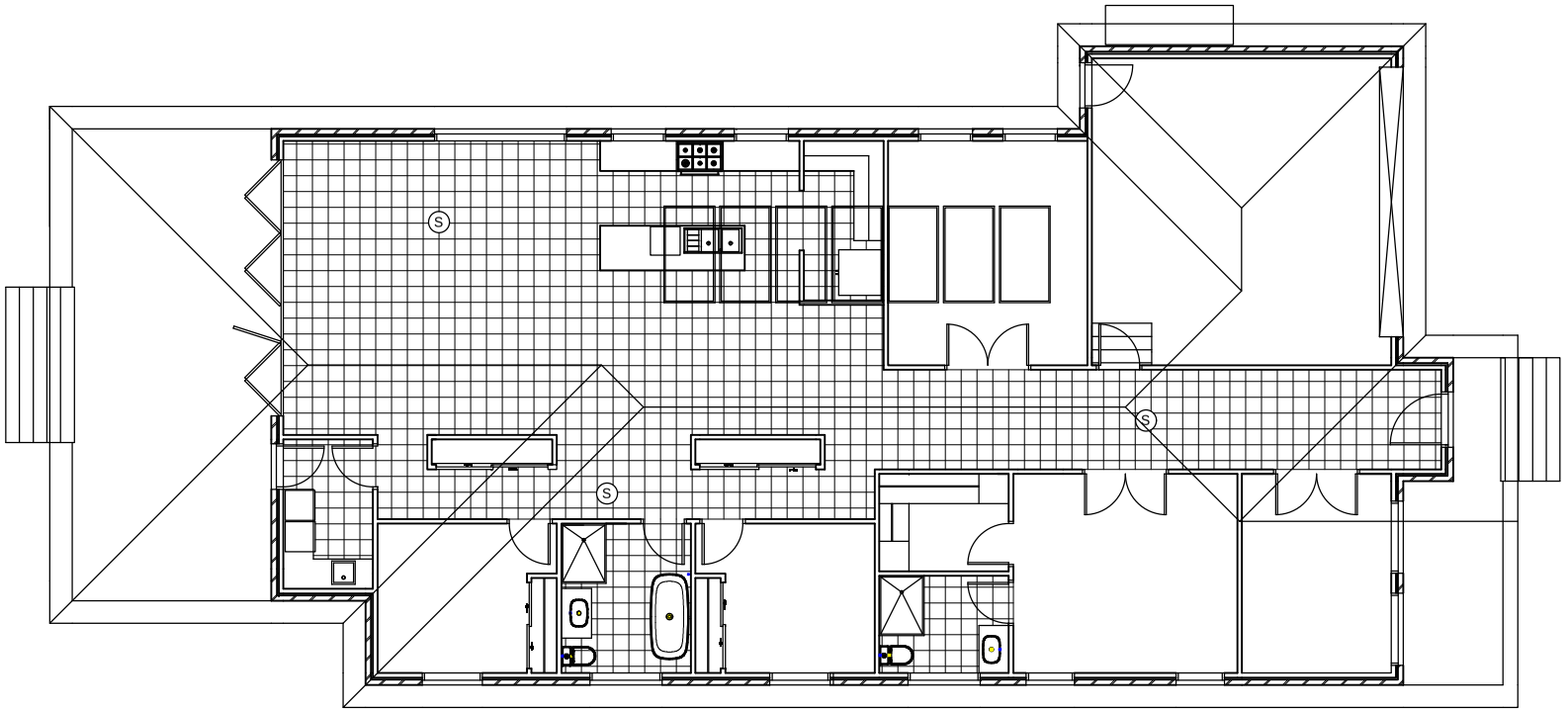
DWG TITLE:
PROPOSED PLAN

SCALE: 1:1,500 @A4

West NORTH East
South

DRAWINGS FOR PLANNING PERMIT ONLY
NOT TO BE USED FOR CONSTRUCTION

Appendix.3 House and Shed Plans



Note:
The contractor shall verify all dimensions and all underground services at the site before commencing work. The contractor shall verify all levels from the consulting engineer prior to construction.

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PROJECT:
LOT 3 TP874548
Faith Street,
Dimboola

PROJECT NO: *2669*

DATE:
NOV 2024

DWG TITLE:
DWELLING FLOOR PLAN

SCALE: 1:150 @A4

West NORTH East
South

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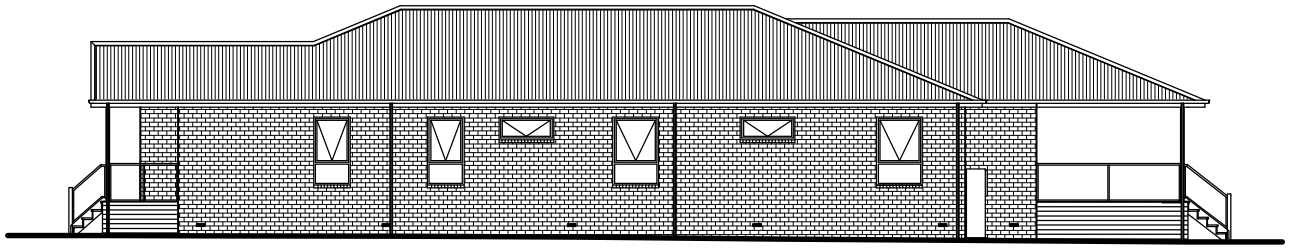
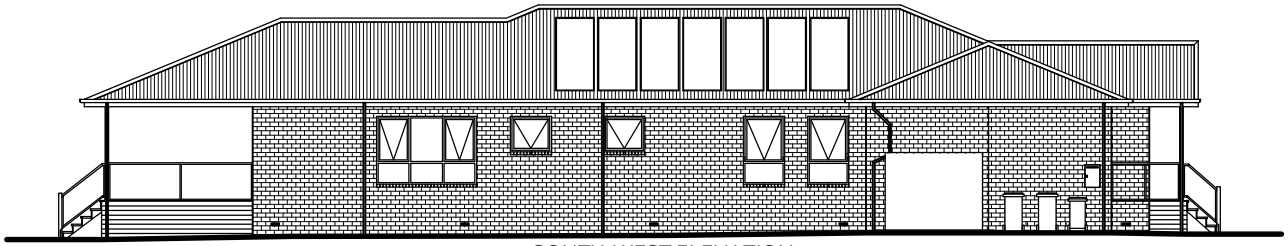
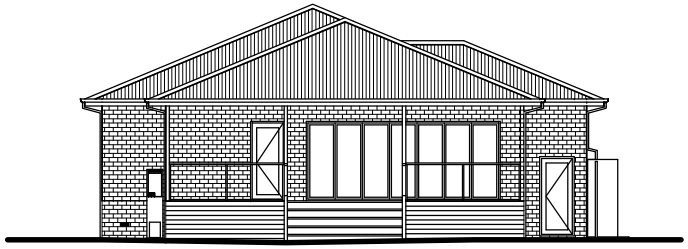


NORTH-EAST ELEVATION



SOUTH-WEST ELEVATION

NORTH-WEST ELEVATION



SOUTH-EAST ELEVATION

Note:
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DO NOT SCALE FROM DRAWINGS

PROJECT:
LOT 3 TP874548
Faith Street,
Dimboola

PROJECT NO: *2669*

DATE:
NOV 2024

DWG TITLE:
DWELLING ELEVATION PLAN

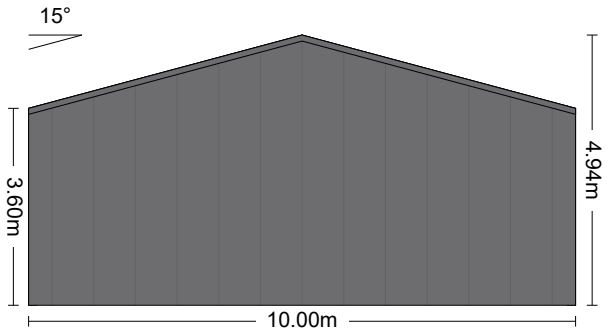
SCALE: 1:200 @A4

West NORTH East
South

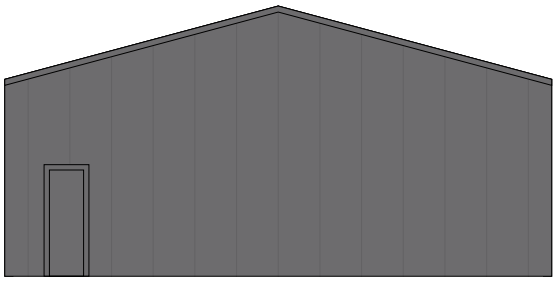
DRAWINGS FOR PLANNING PERMIT ONLY
NOT TO BE USED FOR CONSTRUCTION

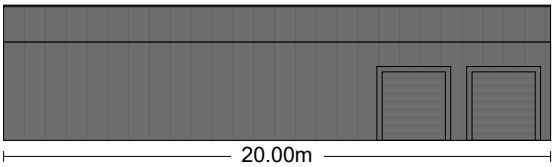
[redacted]

ShedBoss Ballarat				Quotation	
ABN:	55 638 984 713	Phone:	0438 360 409	No:	**415584**
Address:	21 Albert Street Sebastapol VIC 3356	Fax:	03 53 364 700	Date:	23/10/2024
		Lic No:	CDBL-54479	Valid:	21 Days
Email:	sales@shedbossballarat.com.au				
Web:	shedboss.com.au/ballarat/				

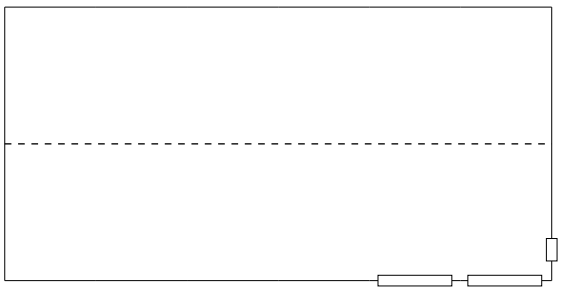


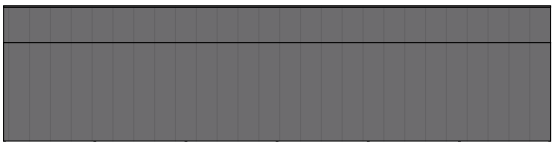
FRONT VIEW


REAR VIEW

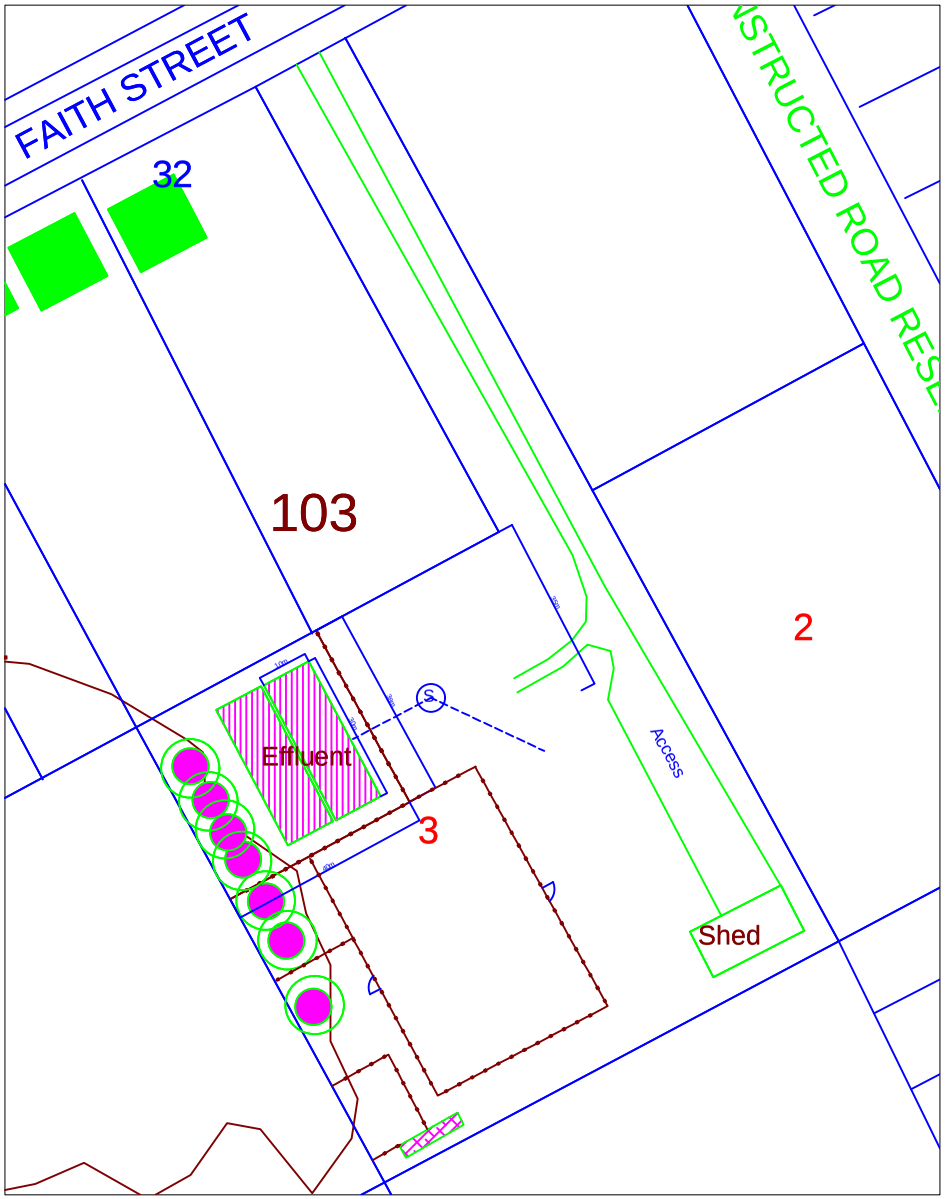


FRONT ELEVATION

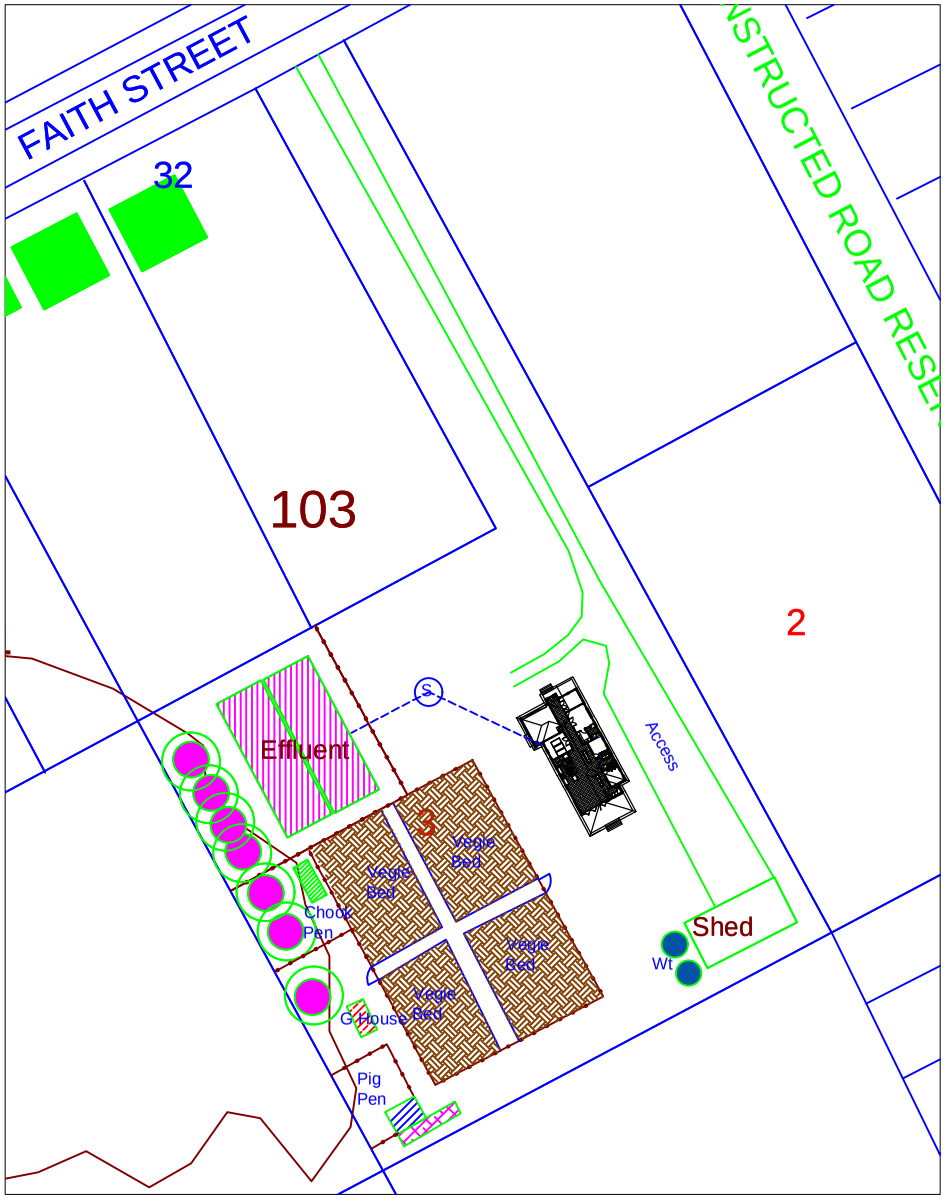

PLAN VIEW


REAR ELEVATION

Appendix.4 Farm Management Plan-Yrs 1+ 2



FARM MANAGEMENT PLAN-YR.1
SHED, STORAGE CONTAINERS, FENCING AND EFFLUENT



FARM MANAGEMENT PLAN-YR.2
VEGIE GARDENS, CHOOK, PIG PEN, HOUSE, GREEN HOUSE

Note:
The contractor shall verify all dimensions and all underground services at the site before commencing work. The contractor shall verify all levels from the consulting engineer prior to construction.

DO NOT SCALE FROM DRAWINGS

PROJECT:
LOT 3 TP874548
Faith Street,
Dimboola

PROJECT NO: *2669*

DATE:
NOV 2024

DWG TITLE:
FARM MANAGEMENT PLAN-YR.1+2

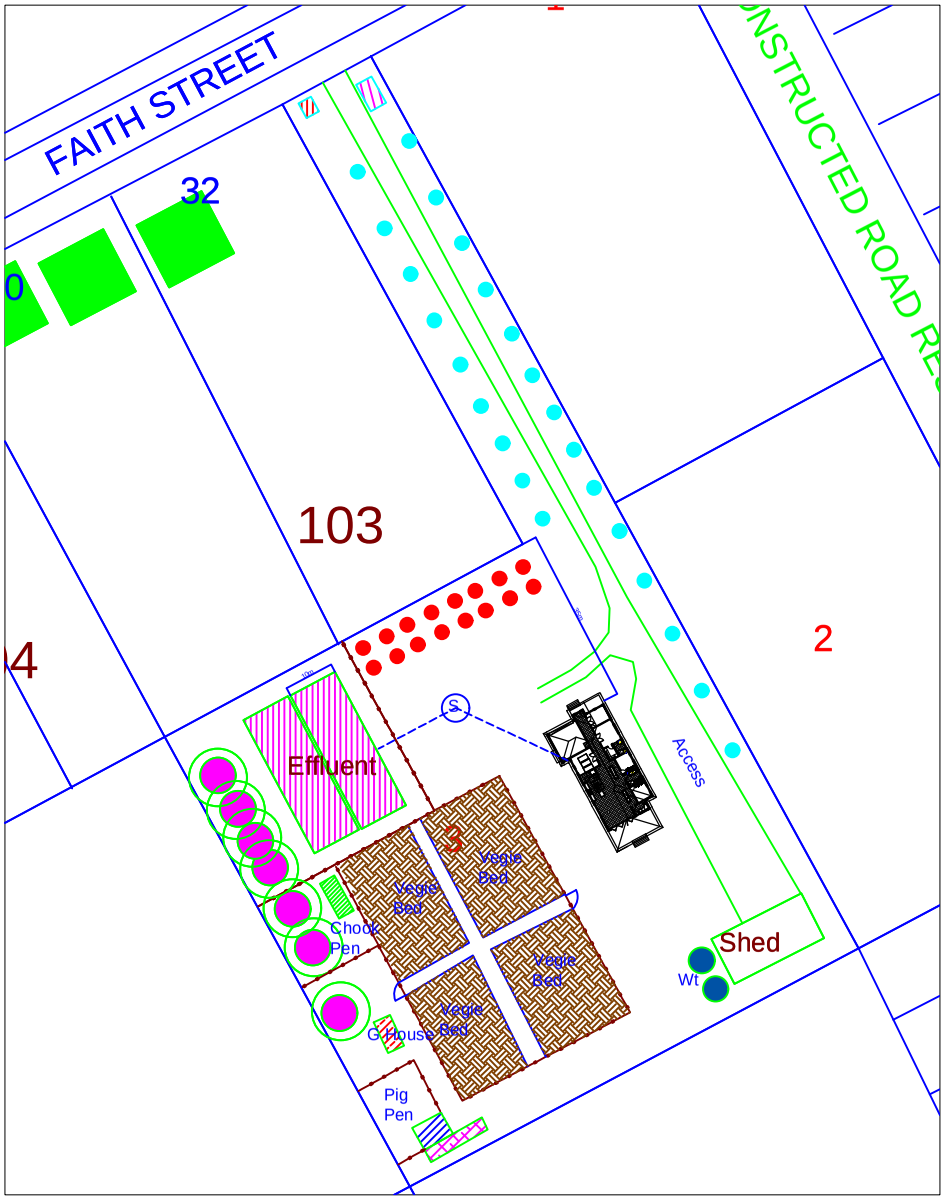
SCALE: 1:1500 @A4

NORTH
West East
South

DRAWINGS FOR PLANNING PERMIT ONLY
NOT TO BE USED FOR CONSTRUCTION

[redacted]

Appendix.4 Farm Management Plan-Yr.3



FARM MANAGEMENT PLAN-YR.3
FRUIT AND CITRUS TREES, FARM GATE SALES SHED AND CARPARK

Note:
The contractor shall verify all dimensions and all underground services at the site before commencing work. The contractor shall verify all levels from the consulting engineer prior to construction.

DO NOT SCALE FROM DRAWINGS

PROJECT:
LOT 3 TP874548
Faith Street,
Dimboola

PROJECT NO: *2669*

DATE:
NOV 2024

DWG TITLE:
FARM MANAGEMENT PLAN-YR.3

SCALE: 1:1500 @A4

NORTH
West East
South

DRAWINGS FOR PLANNING PERMIT ONLY
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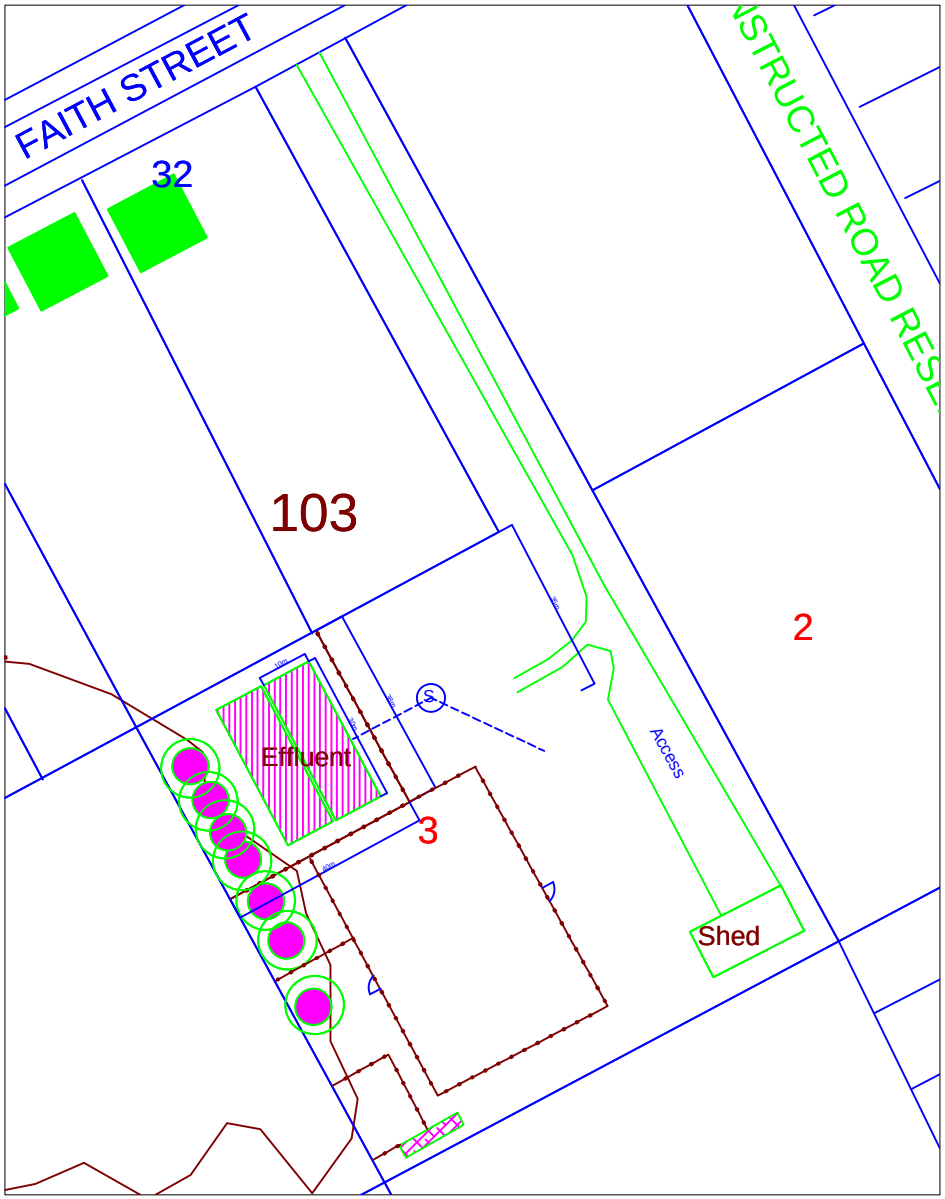
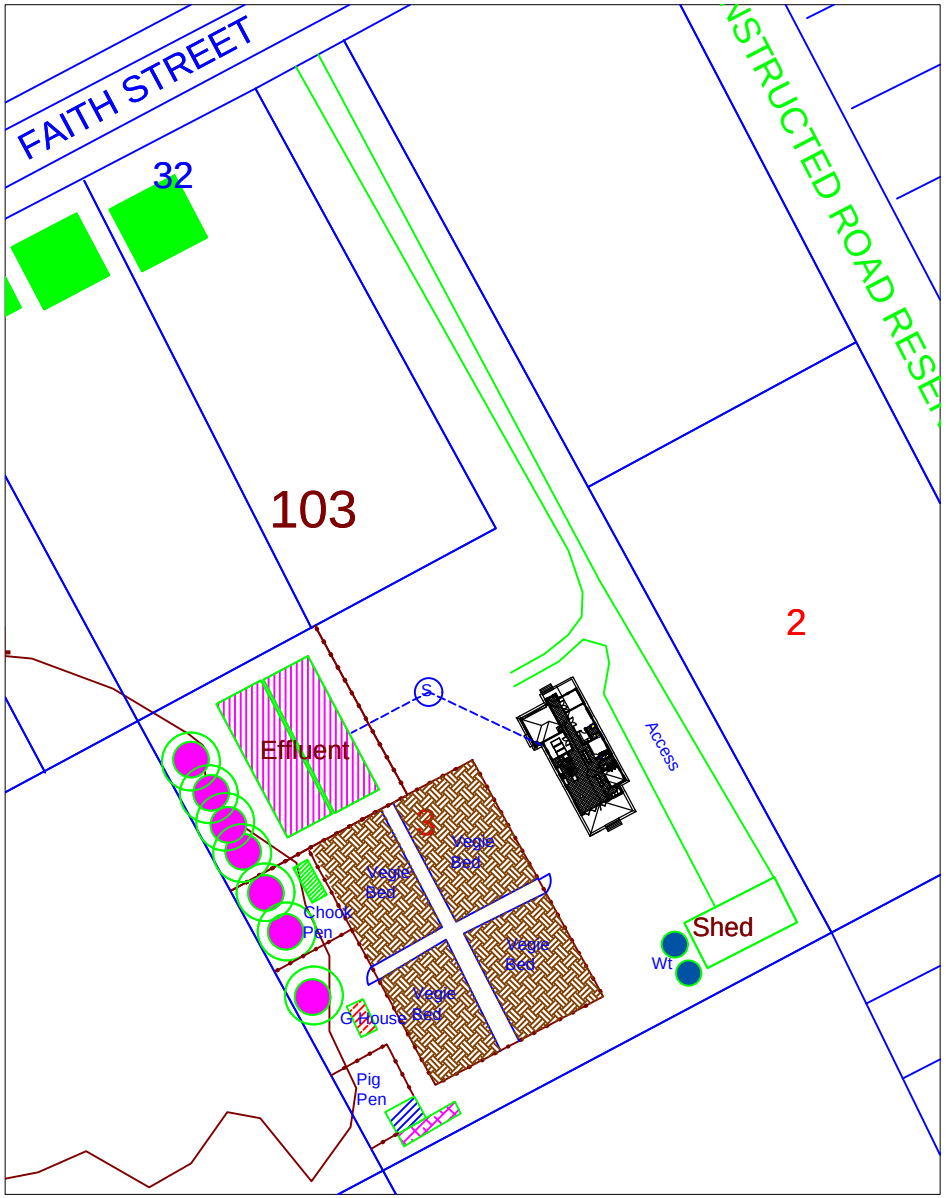
[redacted]. This drawing is copyright and the property of the designer and must not be retained, used or copied for any other project without the designer's written authority. Do not scale off drawings. Confirm all dimensions on site prior to setting out.

[redacted]



FARM MANAGEMENT PLAN-YR.1
SHED, STORAGE CONTAINERS, FENCING AND EFFLUENT



FARM MANAGEMENT PLAN-YR.2
VEGIE GARDENS, CHOOK, PIG PEN, HOUSE, GREEN HOUSE

Note:
The contractor shall verify all dimensions and all underground services at the site before commencing work. The contractor shall verify all levels from the consulting engineer prior to construction.

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LOT 3 TP874548
Faith Street,
Dimboola

PROJECT NO: *2669*

DATE:
NOV 2024

DWG TITLE:
FARM MANAGEMENT PLAN-YR.1+2

SCALE: 1:1500 @A4

NORTH
West East
South

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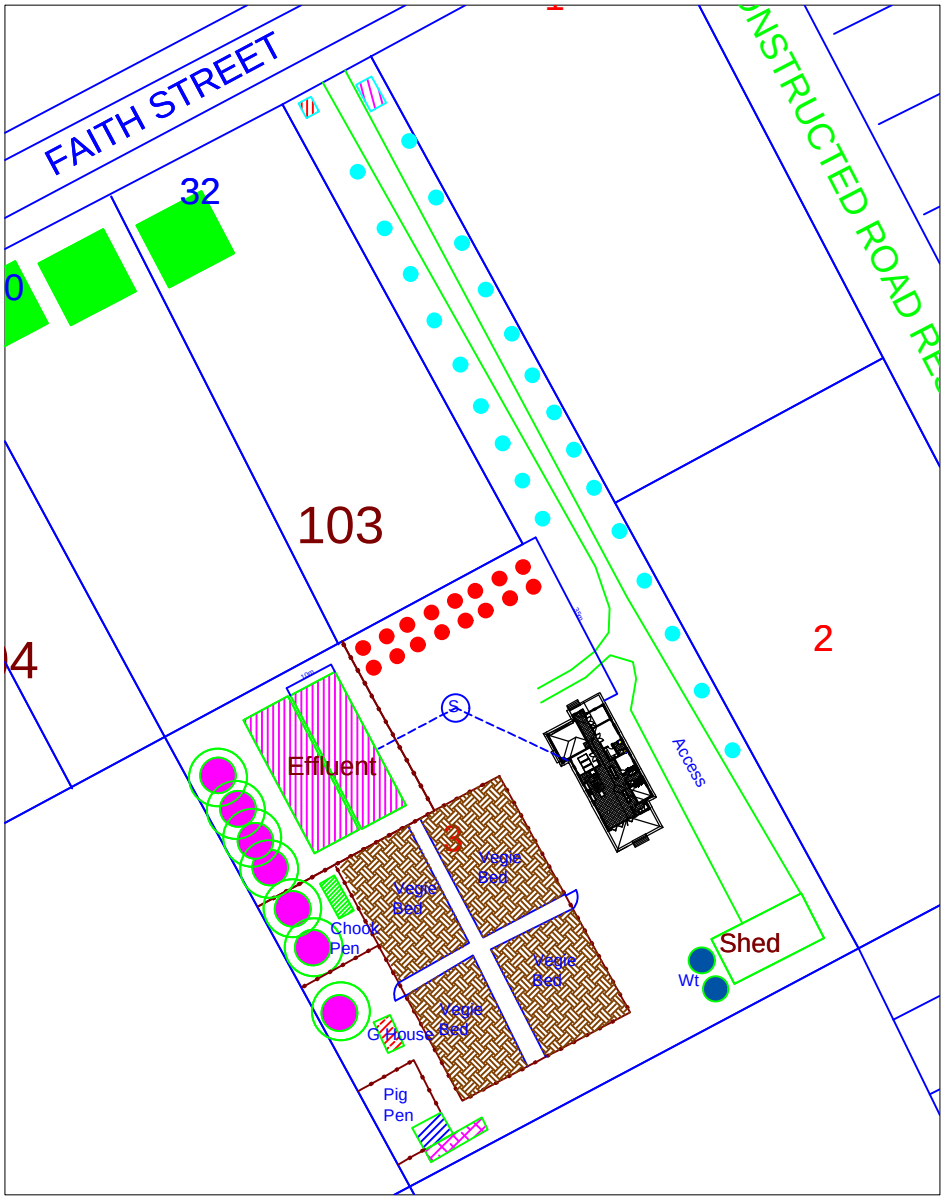


FARM MANAGEMENT PLAN-YR.3
FRUIT AND CITRUS TREES, FARM GATE SALES SHED AND CARPARK

Note:
The contractor shall verify all dimensions and all underground services at the site before commencing work. The contractor shall verify all levels from the consulting engineer prior to construction.

DO NOT SCALE FROM DRAWINGS

PROJECT:
LOT 3 TP874548
Faith Street,
Dimboola

PROJECT NO: *2669*

DATE:
NOV 2024

DWG TITLE:
FARM MANAGEMENT PLAN-YR.3

SCALE: 1:1500 @A4

NORTH
West East
South

DRAWINGS FOR PLANNING PERMIT ONLY
NOT TO BE USED FOR CONSTRUCTION

[redacted]

WARTOOK WOODS ENVIRONMENTAL HEALTH

[redacted]

30/10/2024

LAND CAPABILITY REPORT

C/-Lot 3 No – Faith Street DIMBOOLA

[redacted]

[redacted]

LAND CAPABILITY REPORT
SITE AND SOIL EVALUATION/TREATMENT DESIGN
ANZS 1547-2012/VIC EPA COP ONSITE WASTEWATER MANAGEMENT

- **Red ink indicates critical design item**

OUR REFERENCE	**brkc/fsd**
CLIENT	[redacted]
SITE LOCATION	**C/- Lot 3 No – Faith Street Dimboola Vic 3414**
TEST/SITE EVALUATION	[redacted]
DATE ASSESSED	**29th October 2024**
PROJECT DESCRIPTION	**Erect a 3 bedroom house**
SITE ASSESSMENT FACTORS	**See Site and Soil Evaluation Report and Site and Soil Assessment Report (attached to this document)**
SITE SUITABILITY	**The site is suitable for a wastewater treatment system, although there are some constraints.**
SITE AREA	**Approx. 11,000m^2 / 1.1Ha Rural Residential Allotment**
SOIL CLASSIFICATION	**HORIZON A CATEGORY 3 SILTY CLAY SOIL**
PERMABILITY RATE DESIGN LOADING RATE	**HORIZON A 000 - 600mm Silty loam well drained DLR 10mm/day** **HORIZON B NA**
WATER SUPPLY	**Rainwater & reticulated supply available**
RESERVE EFFLUENT AREA	**Available if required**
WASTE FIXTURES	**Toilets 2 Basins 2 Showers 2 Baths 1 Sink 1 Trough 1**
MAX DAILY FLOW RATE	**Based on 3 bedroom/study (4+1) 5 x 150L/person/day = 750L/DAY TOTAL MAX FLOW RATE** **Allow for rate 750L/day/10 m/day DLR = 75.00m^2** **80m^2 SSA MINIMUM effluent trench area using modified design**

Special Notes:- **Efficient water use fittings are essential to reduce hydraulic load in effluent envelope.**

SEPTIC TANK

A 3100L tank min size is required for this site Horizontal design AS/NZS 1547-2012 TABLE J1
NOTE: The tank lid and IO'S must be above ground level

EFFLUENT DISPOSAL & TREATMENT INSTALLATION DESIGN

The site is suited for the following options:-
One wastewater treatment options are preferred systems should be either of the options below:-

1. **Conventional SSA Wastewater Treatment System**
   SSA trench – ANZS 1547 – 2012 Table L1
   An SSA bed/trench surface area – 80m^2 in size is required for this site designed as follows:-
   USE A SPECIAL SHALLOW DEPTH MODIFIED DESIGN:-
   Install two (2) arch profile drains set in trenches sized

Width	Length	No. Trenches	Total
3.5m	12.0m	2	84.0m^2

Max trench depth from ground level ;-
A 300mm trench depth covered with 200 mm clay loam top soil is required for efficient dispersal of effluent. (See attachment)
Do not cover trench area with subsurface clay soil.

NOTE ** Effluent Pump:- is REQUIRED FOR THIS SITE**
If the maximum trench depth cannot be achieved with a freeboard of 250mm between the septic outlet level and the base of the trench, a pump & pit is required to raise effluent up to the required maximum trench depth of 300mm below existing ground level.
A pump failure warning device must be installed at the pump pit.
Effluent distribution:-
Each trench must have a distribution box at commencement of trench with a weiring facility fitted. (see attachment)
Space between trenches:- 2m minimum

INSTALL TO COUNCIL REQUIREMENTS including:-
1. **Septic tank and effluent dispersal areas to be protected from vehicular traffic and large stock (see site plan)**
2. **Fit a 6/3Litre cistern to the pan and water saving devices to all water appliances.**
3. **A minimum setback from boundary is :- 3.0metres.**

This is to certify the site and soil assessment and design of this effluent system has been completed in Accordance with the recommendation contained in the ANZS 1547-2012 and Victorian EPA COP Onsite Wastewater Management 2013.

[redacted]

[redacted]

Date 30/10/2024

Well Drained Soils Category 3b SthWimmera Zone

LAND FEATURES	LAND CAPABILITY CLASS RATING					COMMENTS
	1	2	3	4	5	Site Value
GENERAL CHARACTERISTICS						
Site Drainage/ run-off	**Very slow** Remains wet many weeks	**Slow** Remains wet more than week	**Moderate** Remains wet less than week	**Rapid** Drains in less than a day	**Very rapid** Drains in Several hours	4
Flooding* (% AEP)	**Never**		**<1 in 100**	**<1 in 30**	**<1 in 20**	1
***Grade % Fall Slope (º)**	**0-2 < 1 in 50 < 1 º**	**2 – 8 < 1 in 12.5 < 5º**	**8 – 12 < 1 in 8 < 7.5 º**	**12 – 20 1 in 5 < 11 º**	**< 20 < 1 in 5 < 11 º**	1
Land slip	**Exempt** Not present	**Low**	**MO - M1**	**M2**	**H** Present	1
Rainfall (mm/yr)	**< 450**	**450 – 650**	**650 – 750**	**750 – 1000**	**> 1000**	3
Pan Evap (mm/yr)	**> 1500**	**1250 – 1500**	**1000 1250**	**< 1000**	**-**	3
Seasonal Water table	**> 5 m**	**5 – 2.5 m**	**2.5 – 1.5 m**	**1.5 – 1 m**	**< 1 m**	1
SOIL PROFILE CHARACTERISTICS						
Soil structure*	**High**	**Moderate**	**Weak**	**Massive**	**Single grain**	4
Profile depth	**> 2m**	**1.5 – 2 m**		**1.0 – 1.5 m**	**< 1 m**	2
Modified* Emerson* test	**1** **4, 6, 8**	**2** **5**	**7**	**3** **2, 3**	**4** **1**	2
Stoniness* (%)	**< 10** 		 **10 –20**		 **>20**	1
Salinity* (dS/m)	**< 0.3**	**0.3-0.8**	**0.8-2.0**	**2.0-4.0**	**>4**	1
Percolation* (mm/hr)	**50-75**	**20-50** **75-150**	**15-20** **150-300**	**-** **300-500**	**< 15** **>500**	4
*relevant to soil layer(s) associated with trench location					**site rating**	**2**

RATING 2

The site has been identified as generally suitable for on-site effluent disposal but there is a slight associated environmental hazard expected.

One or more land limitations are present, which may not be compatible with 'straight forward' conventional on-site disposal.

The wastewater management program will require careful planning, and adherence to specifications and adequate supervision.

*** see LCA report & Attachments for modified trench design as option to secondary treatment**

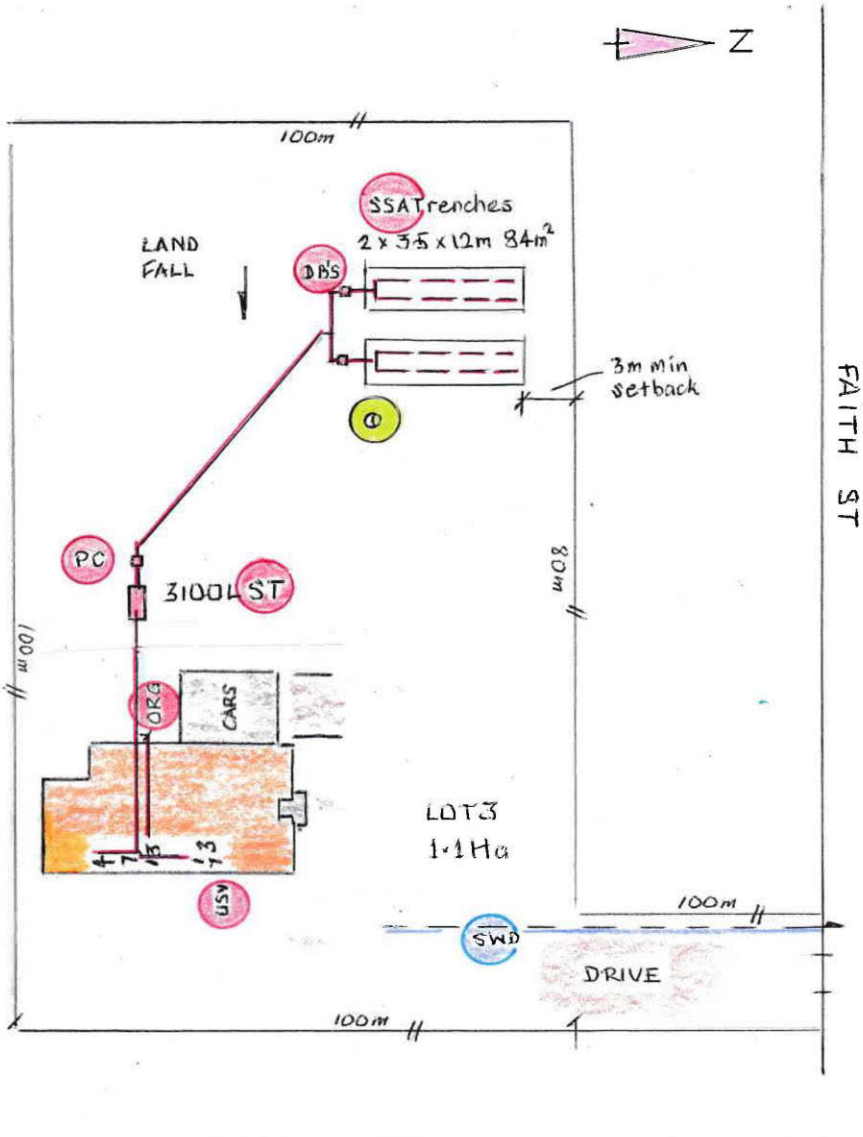
Soil Test showing Category 3b Silty Loam Soil Horizon A 10mm day DLR

View South East of Effluent Envelope

Waste Water Site Layout Plan

Drawn by: Garry Newman Wartook Woods Environmental Health | Date 6 11 24

Site address LOT 3 FAITH ST DIMBOOLA



Legend

- AWTS Activated Wastewater Treatment System
- DB Distribution Box
- DP Down Pipe
- EJ Expansion Joint
- GT Grease Trap
- SSAT Self Supporting Arch Trench
- IO Inspection Opening
- ORG Overflow Relief Gully
- PC Pump Chamber
- PPD Plastic Pipe Drain
- ST Septic Tank
- SWD Stormwater Drain
- RV Reflux Valve
- PL Power Line
- USV Upstream Vent
- WP Water Pipe
- WT Water Tank
- PDI Pressure Drip Irrigation
- → Fall of Land
- ⇑ North Point
- Scale 1/500th
- Soil Test Site ①

HOUSE WASTE FITTINGS 1 Shower 2 Bath 3 Basin 4 Trough 5 Sink 6 Dishwasher 7 WC 8 Washing Machine 9 Urinal

Client Name [redacted]

Address

Site Layout Plan

Page 6-11

[redacted]

SOIL PROFILE INFORMATION AND DATA SHEET

Client [redacted] [redacted] Project name: **NEW RESIDENCE** Excavation no: **1** [redacted]

Suburb**:** **DIMBOOLA** Lot number: **LOT 3 - CA SECT** Map sheet refer: Grid reference: **S 36^{0}.' E 142^{0}**

Street address **NO – FAITH STREET** Surface level**:** **EAST TO WEST FALL (nominal)** Date of inspection **29. 10.24**

Slope: **- 2%** Form element **PLANAR** Ground cover **grasses** Surface condition **MOIST**

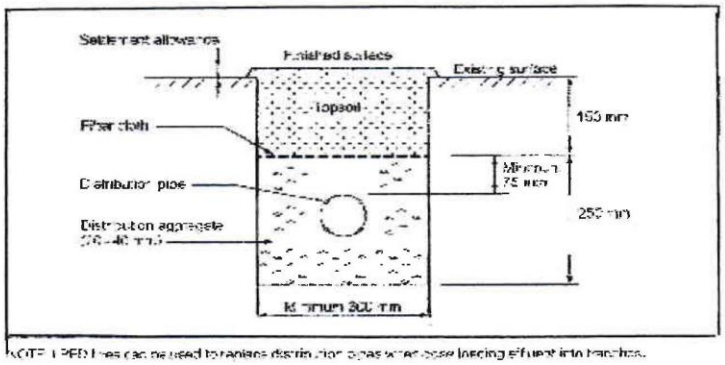
Indicative drainage **FAST** Surface stones **NONE** Vegetation : **NA** Water table depth: **N A** Land surface notes: Parent material:

LAYER	LOWER DEPTH MM	HORIZON	MOISTURE CONDITION*	COLOUR (MOIST)	FIELD TEXTURE	COARSE FRAGMENTS % VOLUME	STRUCTURE	MODIFIED EMERSON	SOIL CATEGORY	SAMPLE TAKEN (Y/N)	CONSISTENCY	PERMEABILITY DLR DIR
1	600mm	A	DRY	GREY	EVEN	-	WEAK	-	3b	NO	EVEN	10mm/day
2												
3												
4												
5												

Use another form if > 5 layers or major horizons. "Describe moisture condition as: dry, moist, very moist, saturated. Notes/conunents/observations:

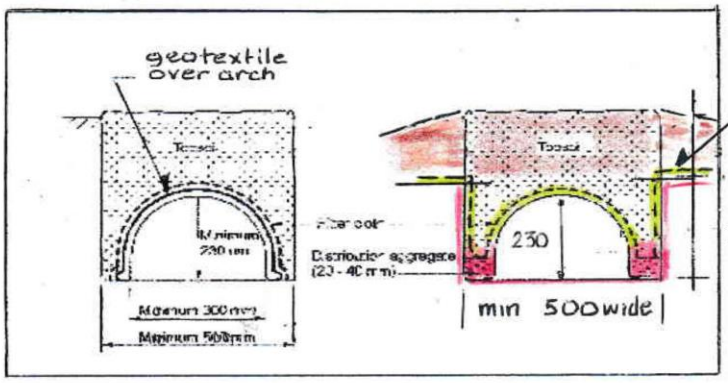
Overall Soil Category assigned: **HORIZON B CAT 3b WEAKLY STRUCTURED SILTY LOAM SOME AGGREGATE LESS THAN 2%**
D N FORM A ribbon - approx 10% CLAY CONTENT (PERMEATES VIA TRENCH WALL)

Soil appears favourable for: **ETA TREATMENT/SUB SOIL EVAPORATION/TRANSPIRATION/ABSORPTION**
List system types **SSA TRENCH** Maximum depth of system : **(SSATRENCH BASE MUST BE 300MM BELOW GROUND LEVEL)**
Checked by: **GDN**



NOTE: PIPED lines can be used to replace distribution pipes where loose laying effluent into trenches.

FIGURE L1 CONVENTIONAL PIPED TRENCH



GEO TEXTILE extended above trench wall

200mm LOAM COVER

GROUND LEVEL

300 TRENCH mm DEPTH

FIGURE L2 SELF-SUPPORTING ARCH TRENCH

MODIFIED DESIGN SHALLOW TRENCH AIDS EVAPORATION

Self-supporting durable arching (500 mm wide) must have a perforated water opening area of at least 10,000 mm^2/m length of trench.

7.5 Effluent distribution/drop system

A distribution or drop system must be provided near the start of each disposal trench to facilitate the distribution, inspection and sampling of the effluent.

The minimum internal dimension of a box should be 250 mm. It should be constructed of an approved material. The inlet pipe should enter at least 50 mm above the floor of the trench.

7.6 Effluent distribution

Where multiple trenches are required for effluent disposal, either the parallel or serial distribution method may be used.

Parallel distribution

The effluent is distributed to effluent disposal trenches which radiate from a distribution box. The benefit of this method is that damage to one section of trench does not affect other sections. Its usefulness is confined to relatively flat areas because of the difficulty experienced in distributing effluent evenly to separate trenches. A minimum clear distance of 2 m should be maintained between the edges of any two parallel trenches.

Serial distribution

Each adjacent trench is connected to the next by a closed pipe laid on an undisturbed section of ground. It is arranged so that all effluent is discharged to the first trench until it is filled to a depth of 250 mm (which is at or below the top of the aggregate). Excess effluent is then carried by means of a sealed pipe to the next trench.

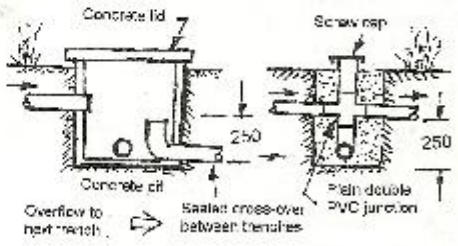
Serial distribution is suitable for disposal of effluent on sloping sites. It has the advantage of minimising the effects of variable disposal rates and depth within the trench by forcing each trench to absorb its full capacity.

A minimum distance of 2 m between the edges of parallel trenches should be maintained. Examples of weir overflows are shown in Figure 7.5.

Pressure distribution

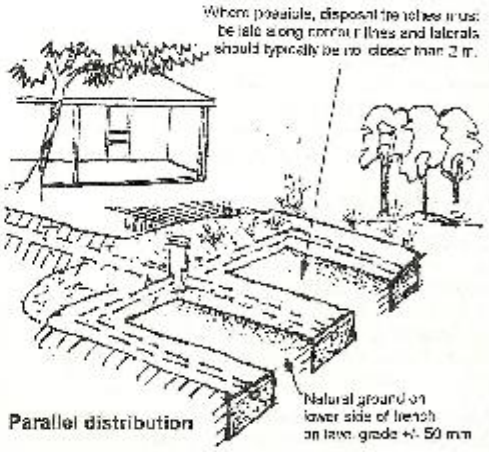
Although both gravity and pressure distribution networks have been used in mound systems, pressure distribution networks are superior. The effluent is spread more uniformly over the entire absorption area to minimise saturated flow through the fill. It also prevents short circuiting, resulting in discharges at the base of the mound.

OPTIONS FOR EFFLUENT DISTRIBUTION

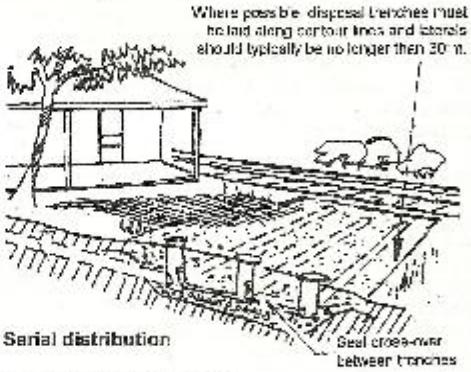


All dimensions are in millimetres

Figure 7.5 Effluent distribution



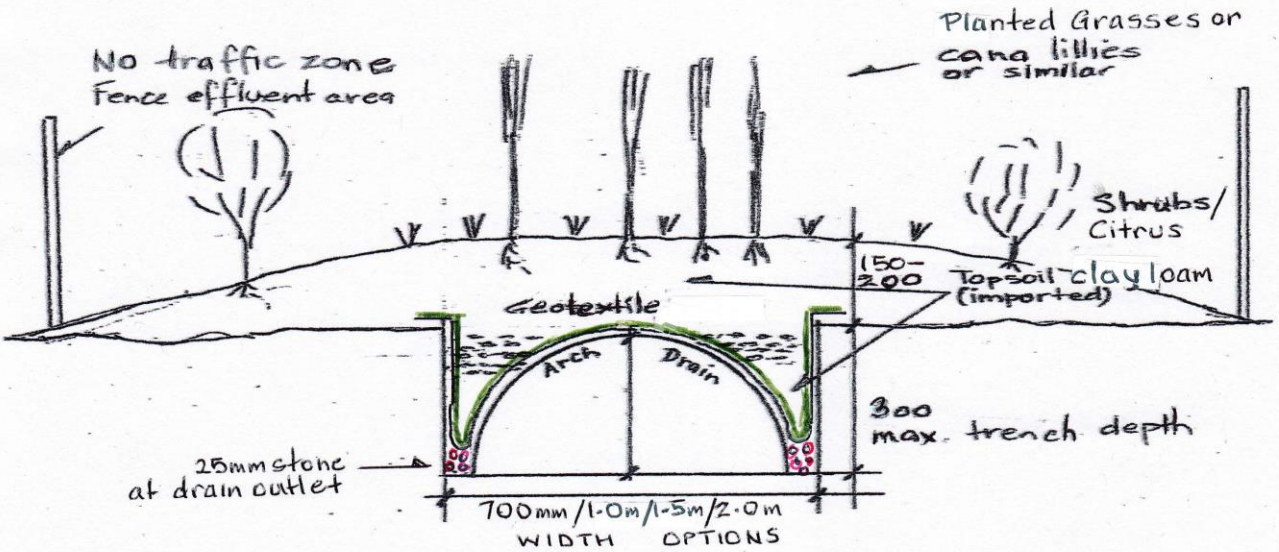
Parallel distribution



Serial distribution

All dimensions are in millimetres

Figure 7.6 Methods of effluent distribution



ETA/ETS ARCH DRAIN/BED

DRAWN
25.06.18
gdn.

INSTALL TWO (2) Self Supporting Arch drains in the 3.5m wide trench

Table 5: Setback distances for primary and secondary treatment plants and effluent disposal/irrigation areas in sewered and unsewered areas (where applicable) [1, 2, 6, 10,]

Landscape feature or structure	Setback distances (m)		
	Primary sewage and greywater systems	Secondary sewage and greywater systems	Advanced secondary greywater systems [3]
Building			
Wastewater field up-slope of building [7]	6	3	3
Wastewater field down-slope of building	3	1.5	1.5
Wastewater up-slope of cutting/escarpment [12]	15	15	15
Allotment boundary			
Wastewater field up-slope of adjacent lot	6	3	1
Wastewater field down-slope of adjacent lot	3	1.5	0.5
Services			
Water supply pipe	3	1.5	1.5
Wastewater up-slope of potable supply channel	300	150	150
Wastewater field down-slope of potable supply channel	20	10	10
Gas supply pipe	3	1.5	1.5
In-ground water tank [14]	15	7.5	3
Stormwater drain	6	3	2
Recreational areas			
Children's grassed playground [15]	6	3 [16]	2 [16]
In-ground swimming pool	6	3 [16]	2 [16]
Surface waters (up-slope of:)			
Dam, lake or reservoir (potable water supply) [8, 13]	300	300 [4]	150
Waterways (potable water supply) [9, 13]	100	100 [4, 5, 17]	50
Waterways, wetlands (continuous or ephemeral, non-potable); estuaries, ocean beach at high-tide mark; dams, reservoirs or lakes (stock and domestic, non-potable) [8, 9]	60	30	30
Groundwater bores			
Category 1 and 2a soils	NA[11]	50[19,]	20
Category 2b to 6 soils	20	20	20
Watertable			
Vertical depth from base of trench to the highest seasonal water table [18]	1.5	1.5	1.5
Vertical depth from irrigation pipes to the highest seasonal water table [18]	NA	1.5	1.5

1. Distances must be measured horizontally from the external wall of the treatment system and the boundary of the disposal/irrigation area, except for the 'Watertable' category which is measured vertically through the soil profile. For surface waters, the measuring point shall be from the 'bank-full level'.
2. Primary water-based sewerage systems must only be installed in unsewered areas; secondary sewerage systems must only be installed and managed in sewered areas by Water Corporations; secondary greywater systems can be installed in sewered and unsewered areas (see Section 3.12.3).
3. Advanced secondary greywater systems treating effluent to ≤10/10/10 standard.
4. The setback distance in a Special Water Supply Catchment area may be reduced by up to a maximum of 50% conditional on the following requirements (otherwise the setback distances for primary treatment systems apply):
   - effluent is secondary treated to 20/30 standard as a minimum
   - a maintenance and service contract, with a service technician accredited by the manufacturer, is in place to ensure the system is regularly serviced in accordance with Council Septic Tank Permit conditions and
   - Council is satisfied the reduction in set-back distance is necessary to permit the appropriate development of the site and that risks to public health and the environment are minimised.
5. Effluent typically contains high levels of nutrients that may have a negative impact on native vegetation and promote the growth of weeds.