


Notice of Application for a Planning Permit

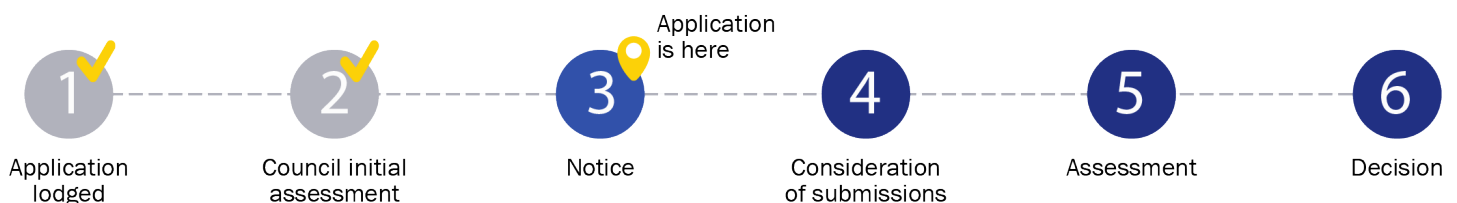
The land affected by the application is located at:	V5762 F298 CA 97 SEC Q Parish of Koo-Wee-Rup East 215 Evans Road, Longwarry VIC 3816
The application is for a permit to:	Use of land for a Dwelling and Buildings and Works (Construction of a Dwelling, Shed and Associated Earthworks)

APPLICATION DETAILS

The applicant for the permit is:	JDesign Group
Application number:	T230589
You may look at the application and any documents that support the application at the office of the Responsible Authority: Cardinia Shire Council, 20 Siding Avenue, Officer 3809. This can be done during office hours and is free of charge. Documents can also be viewed on Council's website: cardinia.vic.gov.au/advertisedplans or by scanning the QR code.	

HOW CAN I MAKE A SUBMISSION?

This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:	02 August 2024	
WHAT ARE MY OPTIONS? Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.	An objection must: <ul style="list-style-type: none">• be made to the Responsible Authority in writing;• include the reasons for the objection; and• state how the objector would be affected. If you object, the Responsible Authority will notify you of the decision when it is issued.	The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.



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Application Summary

Portal Reference A4230AH

Basic Information

Proposed Use Proposed single storey dwelling and shed

Current Use There is currently a dwelling and shed that are required to be pulled down

Cost of Works \$450,000

Site Address 215 Evans Road Longwarry 3816

Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope? No such encumbrances are breached

Note: During the application process you may be required to provide more information in relation to any encumbrances.

Contacts

Type	Name	Address	Contact Details
Applicant	JDesign Group	GPO Box 539, Inverloch VIC 3996	W: 5674-2506 E: hannah@jdesigngroup.com.au
Owner			
Preferred Contact	JDesign Group	GPO Box 539, Inverloch VIC 3996	W: 5674-2506 E: hannah@jdesigngroup.com.au

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 4 More than \$100,000 but not more than \$500,000	\$1,383.30	100%	\$1,383.30
	Total		\$1,383.30

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Civic Centre
20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot)
Purton Road, Pakenham, Victoria

Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham VC, 3810

Email: mail@cardinia.vic.gov.au

Monday to Friday 8.30am–5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

Documents Uploaded

Date	Type	Filename
27-11-2023	A Copy of Title	Title.pdf
27-11-2023	A Copy of Title	POS.pdf
27-11-2023	Additional Document	Flood Level.pdf
27-11-2023	Site plans	215 Evans Rd TP_A.pdf
27-11-2023	Overlay Requirements	Cover letter.pdf

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

Lodged By

Site User	[REDACTED] JDesign Group	PO BOX 539, Inverloch VIC 3996	W: 03-5674-2506 E: admin@jdesigngroup.com.au
Submission Date	27 November 2023 - 02:23:PM		

Declaration

By ticking this checkbox, I, [REDACTED] declare that all the information in this application is true and correct; and the Applicant and/or Owner (if not myself) has been notified of the application.

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Request to amend a current planning permit application

This form is used to request an amendment to an application for a planning permit that has already been lodged with Council, but which has not yet been decided. This form can be used for amendments made before any notice of the application is given (pursuant to sections 50 / 50A of the *Planning and Environment Act 1987*) or after notice is given (section 57A of the Act).

PERMIT APPLICATION DETAILS

Application No.:	T230589
Address of the Land:	215 Evans Road Longwarry

APPLICANT DETAILS

Name:	[REDACTED]
Organisation:	JDESIGN GROUP
Address:	[REDACTED]
Phone:	[REDACTED]
Email:	[REDACTED]

AMENDMENT TYPE

Under which section of the Act is this amendment being made? (select one)	
Section 50 - Amendment to application at request of applicant before notice:	<input checked="" type="checkbox"/>
Section 50A - Amendment to application at request of responsible authority before notice:	<input type="checkbox"/>
Section 57A - Amendment to application after notice is given:	<input type="checkbox"/>

AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input checked="" type="checkbox"/>	Plans / other documents <input type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input type="checkbox"/>	
Describe the changes. If you need more space, please attach a separate page.		
Include permission to use land for a dwelling as part of the application.		

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Specify the estimated cost of any development for which the permit is required:		
Not applicable <input type="checkbox"/>	Unchanged <input checked="" type="checkbox"/>	New amount \$

DECLARATION

I declare that all the information in this request is true and correct and the owner (if not myself) has been notified of this request to [redacted]

Name:	[redacted]
Signature:	[redacted]
Date:	16/07/2024

LODGEMENT

Please submit this form, including all amended plans/documents, to mail@cardinia.vic.gov.au

You can also make amendments to your application via the Cardinia ePlanning Portal at <https://eplanning.cardinia.vic.gov.au/>

If you have any questions or need help to complete this form, please contact Council's Statutory Planning team on 1300 787 624.

IMPORTANT INFORMATION

It is strongly recommended that before submitting this form, you discuss the proposed amendment with the Council planning officer processing the application.

Please give full details of the nature of the proposed amendments and clearly highlight any changes to plans (where applicable). If you do not provide sufficient details or a full description of all the amendments proposed, the application may be delayed.

No application fee for s50/s50A requests unless the amendment results in changes to the relevant class of permit fee or introduces new classes of permit fees. The fee for a s57A request is 40% of the relevant class of permit fee, plus any other fees if the amendment results in changes to the relevant class (or classes) of permit fee or introduces new classes of permit fees. Refer to the *Planning and Environment (Fees) Regulations 2016* for more information.

The amendment may result in a request for more under section 54 of the Act and/or the application requiring notification (or re-notification). The costs associated with notification must be covered by the applicant.

Council may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.

Any material submitted with this request, 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*.

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

Page 1 of 1

VOLUME 05762 FOLIO 298

Security no : 124102435759M
Produced 06/12/2022 12:10 PM

LAND DESCRIPTION

Crown Allotment 97 Section Q Parish of Koo-wee-rup East.
PARENT TITLE Volume 04738 Folio 529
Created by instrument 1488914 21/09/1931

REGISTERED PROPRIETOR



ENCUMBRANCES, CAVEATS AND NOTICES



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

DIAGRAM LOCATION

SEE TP266835W FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 215 EVANS ROAD LONGWARRY VIC 3816

ADMINISTRATIVE NOTICES

NIL



DOCUMENT END

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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	TP266835W
Number of Pages (excluding this cover sheet)	1
Document Assembled	06/12/2022 12:45

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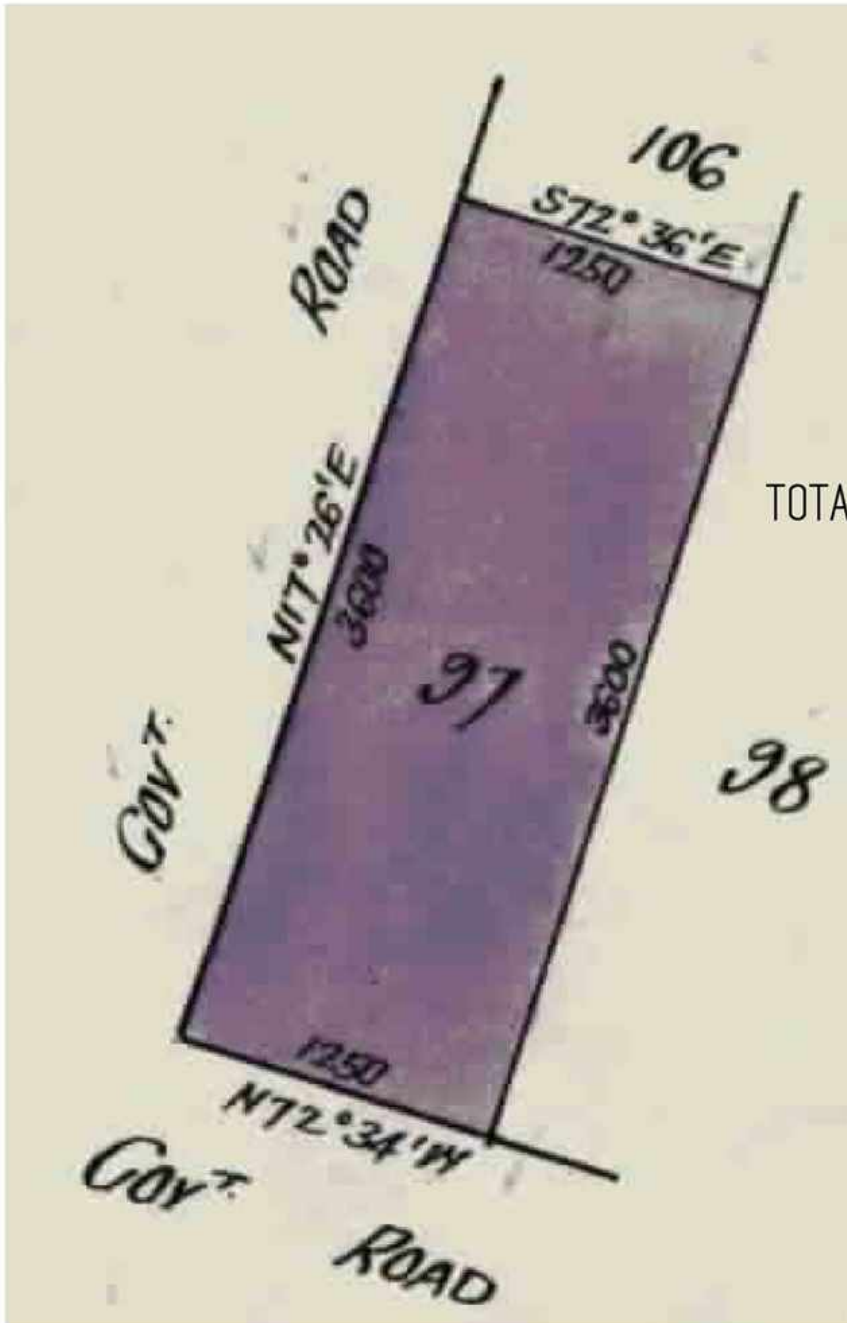
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TITLE PLAN		EDITION 1	TP 266835W
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<p>Location of Land</p> <p>Parish: KOO-WEE-RUP EAST Township: Section: Q Crown Allotment: 97 Crown Portion:</p> <p>Last Plan Reference: Derived From: VOL 5762 FOL 298 Depth Limitation: 50 FEET</p>	<p style="text-align: center;">Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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<p style="text-align: center;">Description of Land / Easement Information</p> <div style="border: 1px solid red; padding: 5px; margin-top: 10px;"> <p style="color: red; font-size: small;">This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</p> </div>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 10/01/2000 VERIFIED: CL</p>
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TOTAL AREA = 45A OR OP

LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	
		Sheet 1 of 1 sheets

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24th November 2023

Dear Town Planner,

RE: 215 Evans Rd, Longwarry

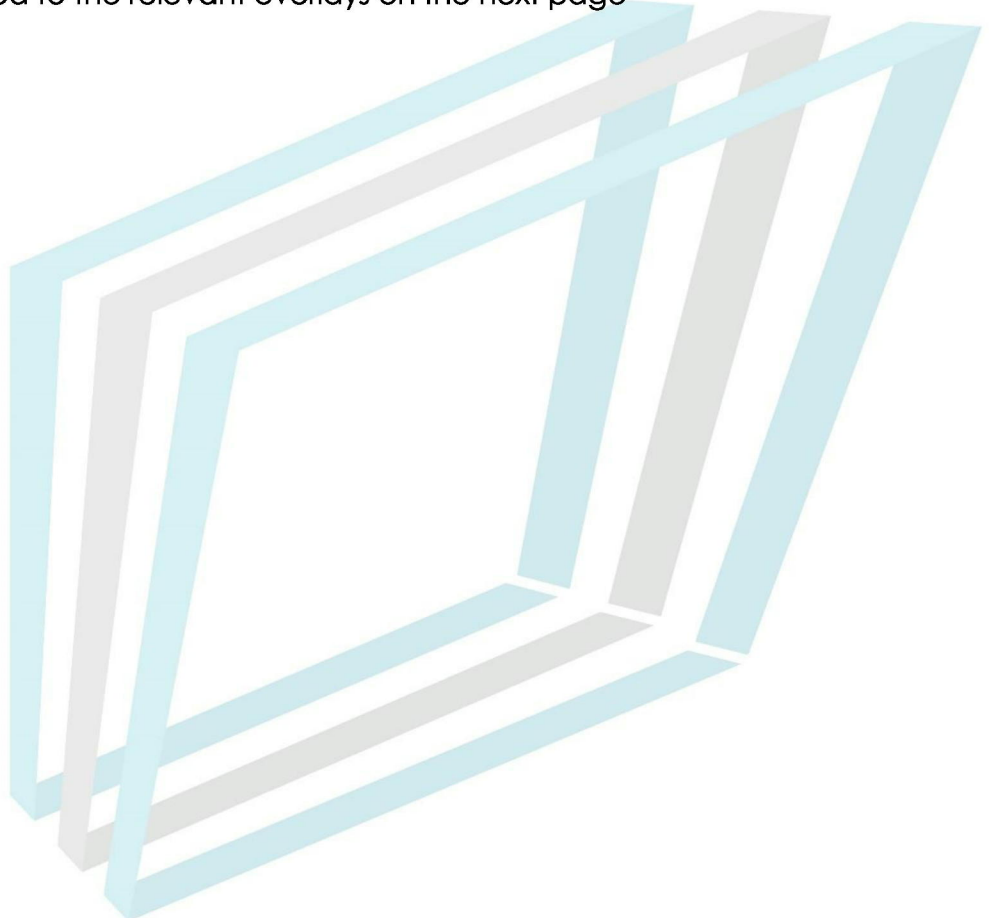
Please see enclosed the relevant information for a new town planning application for a single dwelling and shed at the above address

Enclosed is as follows:

- Application Form
- Plan of subdivision and Copy of Title
- Full set of planning drawings noted TP_A

I have also responded to the relevant overlays on the next page

Kind Regards,



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The planning property report identifies the property as having the following zones and overlays:

- Green Wedge Zone – Schedule 1
- Land Subject to Inundation

Green Wedge Zone – Schedule 1

Under this zone a town planning permit is required for a new dwelling, and must meet the requirements of 35.06-2. The proposal complies with this, as the proposal:

- Provides access to the dwelling via an all-weather road with adequate dimensions to accommodate emergency vehicles;
- The dwelling will be connected to an appropriate septic system.
- The dwelling will have large water tanks that will provide water for the dwelling.
- The dwelling will be connected to reticulated electricity supply.

Land Subject to Inundation – Schedule 1

"To identify land in a flood storage or flood fringe area affected by the 1 in 100 year flood or any other area determined by the floodplain management authority. To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity. To reflect any declaration under Division 4 of Part 10 of the Water Act, 1989 where a declaration has been made. To protect water quality in accordance with the provisions of relevant State Environment Protection Policies, particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria). To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health."

The proposed design:

- Has been designed to the appropriate flood level.
- Has no impact on river and wetland health, waterway protection and flood plain health.
- The proposed dwelling is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.

Thank you for your time, and we hope we can continue the application in a timely fashion



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20th March 2024

Dear Town Planner,

RE: 215 Evans Rd, Longwarry

The following is a response to the Further Information Request at the above property.

1. The payment application has been paid, receipt attached.
2. Amendment form has been completed and the form is attached.
3. a) The land is currently used for agriculture/farming purposes. They currently breed Hereford Cows and will continue to do so.
There is currently an existing shed and dwelling on the property however these were constructed by previous owners without a permit and must be demolished as per notice from council. The proposal is for a dwelling an outbuilding, the dwelling is for the owners of the land to live in, and the outbuilding is a shed to store machinery and other items needed for the farm.
- b) The owners will be using the land for grazing animal production, to continue breeding cows.
The proposed dwelling will be the home of the land owners to enable them to look after their cattle. The proposed shed is for machinery and other items needed for the farm and to maintain the land.
- d) A dwelling is required on the site as a secondary land use so this young family of farmers can continue to use the land for its designated purpose-farming. Living on site ensures the farm can run smoothly, and they can monitor their animals at any time of day / night. The land is currently used for beef farming and breeding Hereford cows. A dwelling is required as it enables the family to be working on their property, which in turns leads to better farm management and work / life balance. The children can grow up with the farming lifestyle, which in turns helps firm up the future of the farming industry- which is crucial to the area.

c & e)

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Clause 22 Western Port Green Wedge Policy

The vision for the Cardinia Western Port Green Wedge is:

The Cardinia Western Port Green Wedge will be a permanent green and rural area. It will remain an internationally significant biodiversity habitat, while also strengthening its agricultural and horticultural role to become a truly innovative and productive farming district. Agriculture, horticulture and soil based food production for the long-term food security of Victoria is at the heart of this vision.

Best practice integrated water management will lead to improved water quality and a reduced risk of flooding with improved ecological conditions in Western Port Bay and local biodiversity will be protected, as will habitats for threatened species.

The Green Wedge will be home to small, clearly defined settlements that have a strong identity, provide jobs and services for the local community and support the agricultural and horticultural pursuits of the green wedge.

The application supports the policy by:

- Using and maintaining the land as primarily an agricultural farm;
- Building high out of the ground to minimise the risk of flooding

The subject land is in the Precinct 1, where the vision is that the Precinct is the hub of agriculture, horticulture and soil-based food production within the Cardinia Western Port Green Wedge, taking advantage of its highly versatile soils, vegetable production (in particular asparagus), dairy and beef farming, other agricultural pursuits.

The proposal is for a dwelling to reside on the property to allow for the owner to live on the same property as their cattle, allowing the Vision of Precinct 1 to work cohesively.

Cardinia Westernport Green Wedge Management Plan

Guiding principles

The Cardinia Western Port Green Wedge has a range of highly important assets that need to be protected and enhanced. However, its location means that it is likely to continue to experience pressure for urban development and have rural and urban interface issues. We will now respond to the relevant principles:

Principle 1

Agriculture, horticulture and soil based food production will be prioritised and protected. Opportunities for new soil -based agriculture and horticulture will be encouraged and promoted.

The proposal will allow for the farmer to stay on site, ensuring the dairy cows are well looked after and safe at all times.

Principle 2

Continue to support the principles of a local food system and advocate for and promote healthy and sustainable food production for primary food producers.

As the property is currently used for dairy cows, the farm promotes a healthy food production system with locally produced milk and beef.

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Water and Flooding

Flooding in the Cardinia Western Port Green Wedge has historically been an issue and continues to be an issue that needs to be appropriately managed.

Koo Wee Rup Flood Protection District (KWRFPD) lies in what was originally known as the Koo Wee Rup Swamp and is one of Melbourne's largest and most unique floodplains. Flooding within this area is characterised by large expanses of slow moving water with considerable pondages, concentrated flow paths and localised areas of higher ground scattered throughout the floodplain. The district has been split into five general zones based on the average depth of flooding over that zone for a 100- year average recurrence interval (ARI) event.

The subject property is in a Zone 1, and is subject to flooding due to overflows from drains. 100 ARI flood depth is generally 300mm above the general surrounding ground level. The proposed dwelling will be built to the relevant FFL according to Melbourne Water's Requirements. The existing acreage will pose no further issue in relation to flooding / retaining water as the land is already being used for agriculture.

Urban Development

Land fragmentation is a significant threat to the sustainability of highly productive Cardinia Western Port Green Wedge as it diminishes the potential for sustainable farming practices. Fragmentation of rural land can occur through subdivisions, boundary realignments and excisions. Not only does fragmentation of rural land decrease its farming potential, a number of other negative impacts exist, such as reducing scenic amenity, disruption of wildlife corridors, threats to water resources, and an increase in population density which can provide a precedent for further land fragmentation. Minimising the opportunity for the fragmentation of viable agricultural land is a key priority for Council. Fortunately, the proposed dwelling is on approximately 45 acres in a town where dairy farming is typical. The additional 2 cars to the property will not disrupt the wildlife corridors, nor affect the farming potential as the crossover is existing, and the house envelope itself is quite minimal.

8.1 Precinct 1: Agriculture, horticulture and soil based food production

Land area Precinct 1 identifies land that is suitable for agriculture, horticulture and soil based food production due to its highly versatile and fertile soils. The precinct as a whole has a strong focus on the beef and dairy industry. The future direction is to encourage non-soil based agricultural uses (e.g. animal husbandry, beef and dairy farming etc.) to the land surrounding the Special Use Zone – Schedule 1. As the proposed dwelling is in a Green Wedge, and not an SUZ the property is in an ideal location for a dwelling to work alongside the farm.

In conclusion, the proposed dwelling will blend seamlessly with the country surrounds and enable another farming family to work and live on the land they love.

Green Wedge Zone – Schedule 1

Under this zone a town planning permit is required for a new dwelling, and must meet the requirements of 35.06-2. The proposal complies with this, as the proposal:

215 Evans Rd, Longwarry

- Provides access to the dwelling via an all-weather road with adequate dimensions to accommodate emergency vehicles;
- The dwelling will be connected to an appropriate septic system.
- The dwelling will have large water tanks that will provide water for the dwelling.
- The dwelling will be connected to reticulated electricity supply.
-

Under the Decision Guidelines, we provide the following response:

General issues

- *The capability of the land to accommodate the proposed use or development.*

Response: The property is approx. 45 acres. At this size, the property can more than accommodate a medium sized dwelling and shed, without causing any major disruption to the farming capabilities.

- *How the use or development relates to rural land use, rural diversification, natural resource management, natural or cultural heritage management, recreation or tourism.*

Response: The dwelling and shed are needed to monitor the cattle and store equipment which is the predominant rural land use.

- *Whether the site is suitable for the use or development and the compatibility of the proposal with adjoining land uses.*

Response: The application is consistent with neighbouring properties, and a 45-acre property is more than suitable to maintain a farming property.

Rural issues

- *The maintenance of agricultural production and the impact on the rural economy.*

Response: The rural economy will remain the same, as the land use isn't changing.

- *The environmental capacity of the site to sustain the rural enterprise.*

Response: As the property is only changing to allow for a family to stay on the property, the environmental capacity of the site is not really being affected. An approved septic system will ensure there will be no issue with the effluent on site.

- *The impact on the existing and proposed rural infrastructure.*

Response: As its only a dwelling, the infrastructure should not be affected.

- *The protection and retention of land for future sustainable agricultural activities*

Response: As the use is predominantly staying the same, the dwelling should pose no issue to the future of the land use. If anything, a dwelling will ensure the property can continue to be used by a farmer.

Environmental issues

- *The impact of the use or development on the flora and fauna on the site and its surrounds.*

Response: There is no tree removal required, and the FFL is above the ground so only a site scrape will be required.

- The location of on site effluent disposal areas to minimise impact of nutrient loads on waterways and native vegetation.

Response: The septic tank will require a separate permit through council, which will ensure that the disposal area is in the compliant location.

Design and siting issues

- The need to minimise any adverse impacts of siting, design, height, bulk, and colours and materials to be used, on landscape features, major roads and vistas.

Response: The dwelling is setback off the road to avoid any adverse impacts. It is also a single storey weatherboard country home, which sits perfectly in its surrounds.

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215 EVANS RD, LONGWARRY

Farm Overview

Overview

Property Owner [REDACTED]

Property Address: 215 Evans Rd, Longwarry

Property Size: 45 acres

The purpose of this report is to meet further information required by council. This report will establish the overall direction of the agricultural enterprise being developed on the land and will explain the need for the proposed dwelling.

The property was purchased by the current owners in April 2021. The farm was purchased with the intention of running a farm and living in the country. The business name of Payne Family Trust and associated ABN 69 370 033 817 was established in 2020. Over the last three years significant preparation and financial contribution has been input into the farm to increase the number of cows.

Farm Managers

[REDACTED] is an enterprise run my one family who currently dwells on the property. The proposed development is for a new dwelling as the old dwelling they were residing in on the property must be removed due to its failure to comply with the building standards and notice from council.

Farm Managers: [REDACTED]

[REDACTED] has 10 years farming experience.

Graziers license number: 3CAJM610

Property Description

The property is rectangular in shape. The property is generally flat, making it ideal for cattle to graze.

Fencing

The property has extensive internal fencing professionally installed. Internal fencing has been kept in primary condition for the purpose of protecting the cattle. The internal fencing consists of 1.2m post and wire fencing. The fencing can be seen in on the layout image below.

215 Evans Rd, Longwarry



*the red lines annotate the existing fences and show the five existing paddocks.

Property Access

The property is serviced by an all-weather gravel access track running approximately 200m from the road frontage to the proposed dwelling location. The existing track will only need to be increased a small amount to reach the proposed dwelling location, as the track already goes past to reach the existing dwelling.

Existing Land Use

Currently the property is home to 40 Hereford cows, which are raised and sold to produce meat. Alongside meat production they continue to breed the cows to maintain/increase their herd size. The cattle move between the five paddocks over the property, as shown on the map above, each paddock has been set up with a water trough and the property has a windmill with a header tank.

The owners lost 3 cows this year alone through not being able to be present whilst calving. To eliminate the risk of losing more cows the owners need to be present during calving season and all year round for the welfare of the cows. The owners need to be able to monitor the cows daily to check they have sufficient water and food, check the fences have not been damaged allowing cows to escape, and to check the cows are healthy and well.

The raising and care for this herd of cattle is the only current use of the land.

Proposed Land Use

The property is to be used to continue beef farming and breeding. The owners intend to continue tending to their cows and managing their farm. They have indicated they would like to maintain their herd size as they sell and breed.

The proposed dwelling and shed enable them to continue to do this efficiently. The location of the proposed dwelling and shed has been selected as the existing driveway can be utilised and there are no disruptions to the existing paddocks as they are already fenced with water supply.

The proposed dwelling is for the farm owners Danny and Felicity to live with their family. Along side looking after their herd of cows, this enables their children to learn the skills of farming encouraging future generations of farmers. The proposed shed is to store farm machinery including but not limited to:

- Kioto tractor and it's various farm implements
- 4 wheel motor bike (used for checking on the cows)

The existing dwelling and shed are to be removed so there will only be one shed and dwelling on the property, making the need for these crucial to the success of the farm.

This farm runs 24/7, every day of the year which requires the farm owners to be nearby at all times. The farm cannot function successfully without a place for the owners to sleep and a place to store the farm equipment.

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23 December 2022

JDesign Group C/- LANDATA

Two Melbourne Quarter, Level 13, 697 Collins Street Docklands

Dear JDesign Group C/- LANDATA,

Proposal: Flood level certificates

Site Location : 215 EVANS ROAD, LONGWARRY 3816

Melbourne Water reference: MWA-1275769

Eflood reference number: 67211220

Date referred: 06/12/2022

Applicable Flood Level:

Information available to Melbourne Water indicates that the requested property falls within the Koo Wee Rup Flood Protection District under Zone 1. Because of this the estimated applicable flood level is approximately 300mm above the natural surface level of the property.

Please note that whilst the above level is based on a storm event that has an AEP, that is, a 1% probability of being equalled or exceeded in any one year. The property may be affected by more frequent flooding. To determine whether the property is affected by flooding from the local drainage system, please consult your local Council

Important to note:

Melbourne Water provides flood advice under Section 202(2) of the Water Act 1989.

This letter does not constitute approval for any proposed development for planning or building.

To obtain flow rate velocity information or Melbourne Water's requirements for any proposed development, please contact our Customer Service Centre on 131 722 or make an application [here](#).

The flood level advice provided is based on the most accurate information currently available. This estimated flood information may change and is valid for 3 months from the date of this letter. If you are proposing to develop this land after such time, it is recommended that new advice be obtained from Melbourne Water.

Disclaimer

This letter does not constitute approval for any proposed development for planning or building. Melbourne Water provides flood advice under Section 202(2) of the Water Act 1989.

This certificate provides information as a general reference source only and has taken all reasonable measures to ensure that the material in this letter is as accurate as possible at the time of publication. However, Melbourne Water makes no representation and gives no warranty about the accuracy, reliability, completeness or suitability for any particular purpose of the information. To the full extent that it is able to do so in law, Melbourne Water disclaims all liability, (including liability in negligence), for losses and damages, (including indirect and consequential loss and damage), caused by or arising from anyone using or relying on the information for any purpose whatsoever.

The flood information provided represents the best estimates based on currently available information. This information is subject to change as new information becomes available and as further studies are carried out.

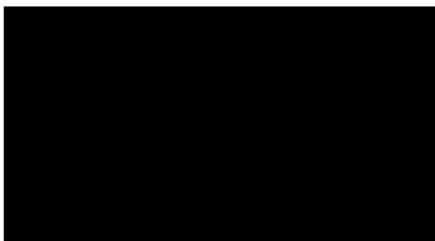
This estimated flood information may change and is valid for 3 months from the date of this letter. If you are proposing to develop this land after such time, it is recommended that new advice be obtained from Melbourne Water.

Advice

For more information in relation to flooding or additional services that Melbourne Water can provide please visit our [website](#).

For general development enquiries contact our Customer Service Centre on 131722.

Regards,



CSR

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Land Capability Assessment

Report No: 16521

Location: 215 Evans Road, LONGWARRY

Client: J Design Group

Date: 23/02/2024



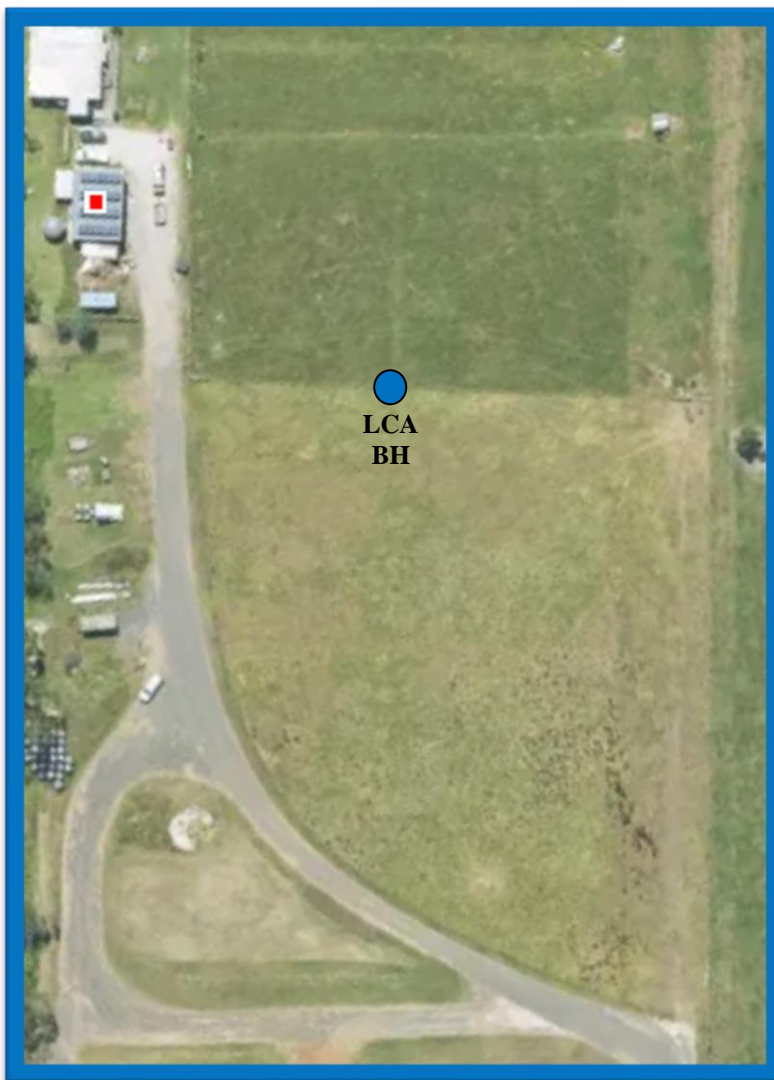
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- 1. Owner/ Developer:** J Design Group
- 2. Zoning:** Green Wedge Zone
- 3. Overlays:** Has overlays (LSIO The property is in a designated bush fire prone area.
- 4. Allotment Size:** 200,000 m2
- 5. Anticipated Wastewater:** 720 Litres per Day.
- 6. Number of Rooms Usable for Bedrooms:** 3 Bedrooms, 4 People.

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7. Site Plan:

Note: Plan not to scale



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8. Published Soil Information:

The site is situated within a geological area of Quaternary, Recent, Stream Alluvium. The site investigation confirmed this.

9. Site Key Features:

Table 1: Site Assessment

	Feature	Description	Level of Constraint	Mitigation Measures
A	Buffer Distances	Can be met	Minor	Nil
B	Climate	Fair	Minor	Nil
C	Drainage	Dry	Minor	Nil
D	Erosion & Landslip	Minor	Minor	Nil
E	Exposure & Aspect	Good Exposure	Minor	Nil
F	Flooding	LSIO	Major	Yes
G	Groundwater	<10m	Minor	Nil
H	Imported Fill	No	Minor	Nil
I	Land Available for LAA	Large lot	Minor	Nil
J	Landform	Slight slope	Minor	Nil
K	Rock Outcrops	Nil	Minor	Nil
L	Feature	Nil	Minor	Nil
M	Run-on & Runoff	Slight slope	Minor	Nil
N	Slope	<5%	Minor	Nil
O	Surface Waters	N/A	Minor	Nil
P	Vegetation	Grass	Minor	Nil

F) Contact Melbourne Water for flood level and frequency. Install buoyant resistant tank, raise hatches and vents above flood level height.

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10. Soil Survey and Analysis:

Table 2: Soil Assessment

	Feature	Assessment	Level of Constraint	Mitigation Measures
A	Electrical Conductivity	0.201dSm ⁻¹	Minor	Nil
B	Emerson Aggregate Class	2	Major	Yes
C	pH	7.2	Minor	Nil
D	Rock Fragments	<5%	Minor	Nil
E	Soil Test Depth	1.8m	Minor	Nil
F	Soil Permeability & Design Loading Rates	Cat 6	Minor	Nil
G	Permanent Watertable Depth	<5m -10m	Minor	Nil

- Bore logs on page 9.

NOTE: B) F) Due to dispersive clay standard absorption trench NOT recommended. The application of Gypsum at 1kg per M2 to receiving soils, then yearly through the septic tank.

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11. Water Balance:

Yearly Rainfall: 871.1

Yearly Pan Evaporation: 1340.2

Daily water usage: 4 people at 180litres per day

Irrigation area sizing using Nominated Area Water Balance for Zero Storage																
Site Address:		215 Evans Rd Longwarry														
Date:		Assessor:		Bryan Fox												
INPUT DATA																
Design Wastewater Flow	Q	720	L/day	Based on maximum potential occupancy and derived from Table 4 in the EPA Code of Practice (2013)												
Design Irrigation Rate	DIR	3.0	mm/day	Based on soil texture class/permeability and derived from Table 9 in the EPA Code of Practice (2013)												
Nominated Land Application Area	L	287	m ²	1												
Crop Factor	C	0.6-0.8	unitless	Estimates evapotranspiration as a fraction of pan evaporation; varies with season and crop type ²												
Rainfall Runoff Factor	RF	0.8	unitless	Proportion of rainfall that remains onsite and infiltrates, allowing for any runoff												
Mean Monthly Rainfall Data	Longwarry			BoM Station and number												
Mean Monthly Pan Evaporation Data	Cranbourne Botanical 086375			BoM Station and number												
Parameter	Symbol	Formula	Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Days in month	D		days	31	28	31	30	31	30	31	31	30	31	30	31	365
Rainfall	R		mm/month	59.5	50.3	59	68.2	75.3	69.9	71.4	83.2	90.5	87.6	83.9	72.4	871.2
Evaporation	E		mm/month	192.2	156.8	136.4	87	60	51	55.8	71.3	84.2	124	141	170.5	1340.2
Crop Factor	C		unitless	0.80	0.80	0.70	0.70	0.60	0.60	0.60	0.60	0.70	0.80	0.80	0.80	
OUTPUTS																
Evapotranspiration	ET	ExC	mm/month	154	125	95	61	36	31	33	43	66	99	113	136	992.78
Percolation	B	DIRxD	mm/month	93.0	84	93.0	90.0	93.0	90.0	93.0	93.0	90.0	93.0	90.0	93.0	1095.0
Outputs		ET+B	mm/month	246.8	209.44	188.5	150.9	129.0	120.6	126.5	135.8	155.9	192.2	202.8	229.4	2087.8
INPUTS																
Retained Rainfall	RR	RxRF	mm/month	47.6	40.24	47.2	54.56	60.24	55.92	57.12	66.56	72.4	70.08	67.12	57.92	696.96
Applied Effluent	W	(QxD)/L	mm/month	83.6	75.5	83.6	80.9	83.6	80.9	83.6	83.6	80.9	83.6	80.9	83.6	984.3
Inputs		RR+W	mm/month	131.2	115.7	130.8	135.5	143.8	136.8	140.7	150.2	153.3	153.7	148.0	141.5	1681.2
STORAGE CALCULATION																
Storage remaining from previous month			mm/month	0.0	0.0	0.0	0.0	0.0	14.8	31.1	45.3	59.7	57.0	18.5	0.0	
Storage for the month	S	(RR+W)-(ET+B)	mm/month	-115.6	-93.7	-57.7	-15.4	14.8	16.2	14.4	-2.6	-38.5	-54.8	-87.9		
Cumulative Storage	M		mm	0.0	0.0	0.0	0.0	14.8	31.1	45.3	59.7	57.0	18.5	0.0	0.0	
Maximum Storage for Nominated Area	N		mm													
	V	NxL	L													
LAND AREA REQUIRED FOR ZERO STORAGE																
			m ²	112	119	158	224	325	334	322	322	259	183	159	130	
MINIMUM AREA REQUIRED FOR ZERO STORAGE:																
			m ²													334.0

Trench & Bed Sizing			
FORMULA FOR TRENCH AND BED SIZING			
L = Q/DLR x W			From AS/NZS 1547:2012
Where:	Units		
L = Trench or bed length	m		Total trench or bed length required
Q = Design Wastewater Flow	L/day		Based on maximum potential occupancy and derived from Table 4 in the EPA Code of Practice (2013)
DLR = Design Loading Rate	mm/day		Based on soil texture class/permeability and derived from Table 9 in the EPA Code of Practice (2013)
W = Trench or bed width	m		As selected by designer/installer
INPUT DATA			
Design Wastewater Flow	Q	720	L/day
Design Loading Rate	DLR	5.0	mm/day
Trench basal area required	B	144.0	m ²
Selected trench or bed width	W	1.5	m
OUTPUT			
Required trench or bed length	L	96.0	m
CELLS			
			Please enter data in blue cells
	XX		Red cells are automatically populated by the spreadsheet
	XX		Data in yellow cells is calculated by the spreadsheet, DO NOT ALTER THESE CELLS

Design Irrigation Rate	Subsurface Irrigation Area	Design Wastewater Discharge	ETA-ETS DLR	ETA-ETS Length
3mm	344m ²	720L/day	5	96m

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12. System Location

Effluent Area:



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13. Monitoring Operation and Maintenance:

- Have suitably trained and qualified contractor to service systems at the frequency required by council.
- Recommend use of AAA fixtures and appliances.
- Use cleaning products and toiletries suitable for septic systems.
- Maintain vegetation over effluent area.
- Keep livestock and vehicles off the effluent area to avoid compaction.

14. Conclusion:

Soil Test Express can recommend the use of a secondary treated subsurface irrigation or ETA for treating and maintaining wastewater within the site. Subsurface irrigation should be installed into 150mm of good quality soil.

Maintain all EPA setbacks.

Vegetation must be maintaining over LAA at all times.

A reserve area of similar size should be set aside if wick trench and bed is selected.

- Due to property location in a (LSIO) Secondary treatment is recommended for ETA-ETS.
- Buoyant Resistant tank and raise vent pipes and hatches above known flood levels.

Note: Recommendations outlined in this report are subject to council approval.


SOIL TEST EXPRESS


SOIL TEST EXPRESS

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(03) 5997 1192

admin@soiltestexpress.com.au



PO Box 233, Koo Wee Rup, VIC 3981

Shop 1/ 23-25 Station St, Koo Wee Rup, VIC 3981

Site Location:

215 Evans Road, Longwarry

GEOTECHNICAL LAND CAPABILITY ASSESSMENT LOGS

Proposal:

Report No:

16521

Client:

J Design Group

Residential Septic System

Test Date:

23/02/2024

Topography of the land:

Uneven Surface

Essentially Level

Undulating Surface

Multiple Hills

Slight Slope

Moderate Slope

Steep Slope

Extreme Condition

Technicians Comments:

Slope Direction:

Trees

type:

Size:

Water

type:

Soil Drainage:

Good: Sandy

Fair: to

Poor: Clay

Existing Structures:

Existing Structure Condition:

Good

Fair

Poor

Existing Structure Description:

Borehole Layer Description

Depth

Clayey Silt Fill.Grey.

Medium Dense.Moist.

100mm

Clayey Silt

Grey/Cream

Firm

Moist

500mm

Silty Sandy Clay

Grey/Brown/Orange

Medium to High Plasticity

Stiff to Very Stiff

Moist

1500mm

Borehole Terminated at 1.5m

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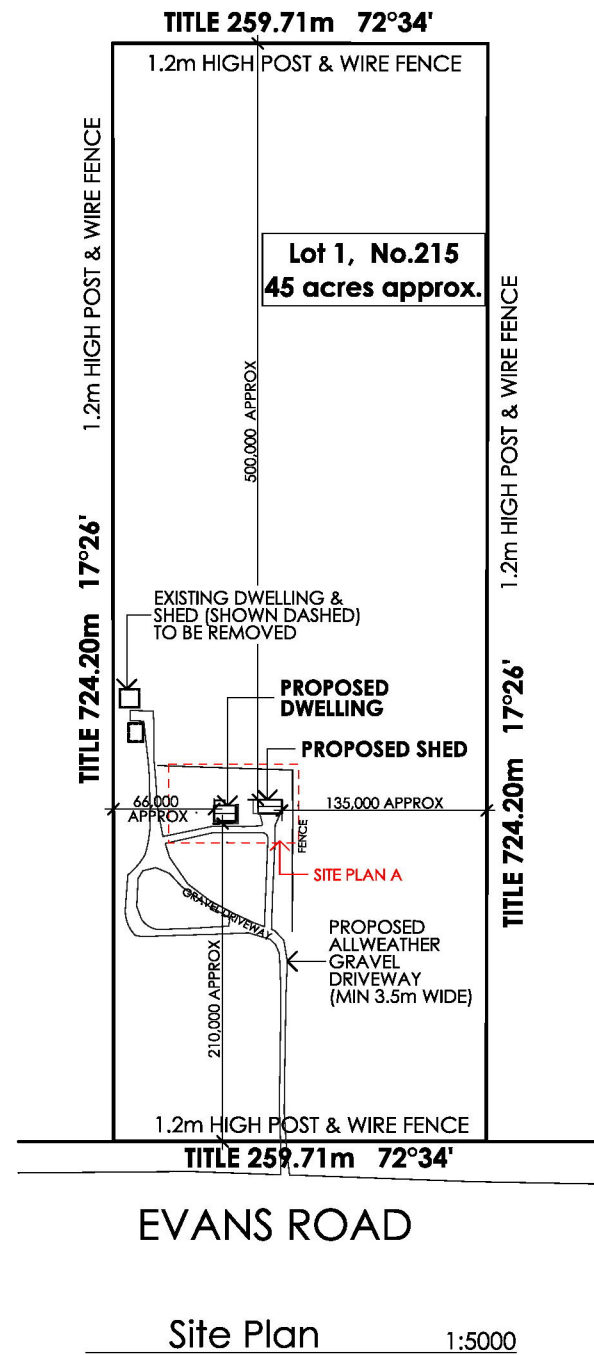
Soil Technician: K.Thompson

Auger Type: Hand

Concept Design - B

Sheet Index

- 1 Cover Sheet
- 2 Site Plans
- 3 Floor Plan
- 4 Elevations
- 5 Shed Plan
- 6 Shed Elevations

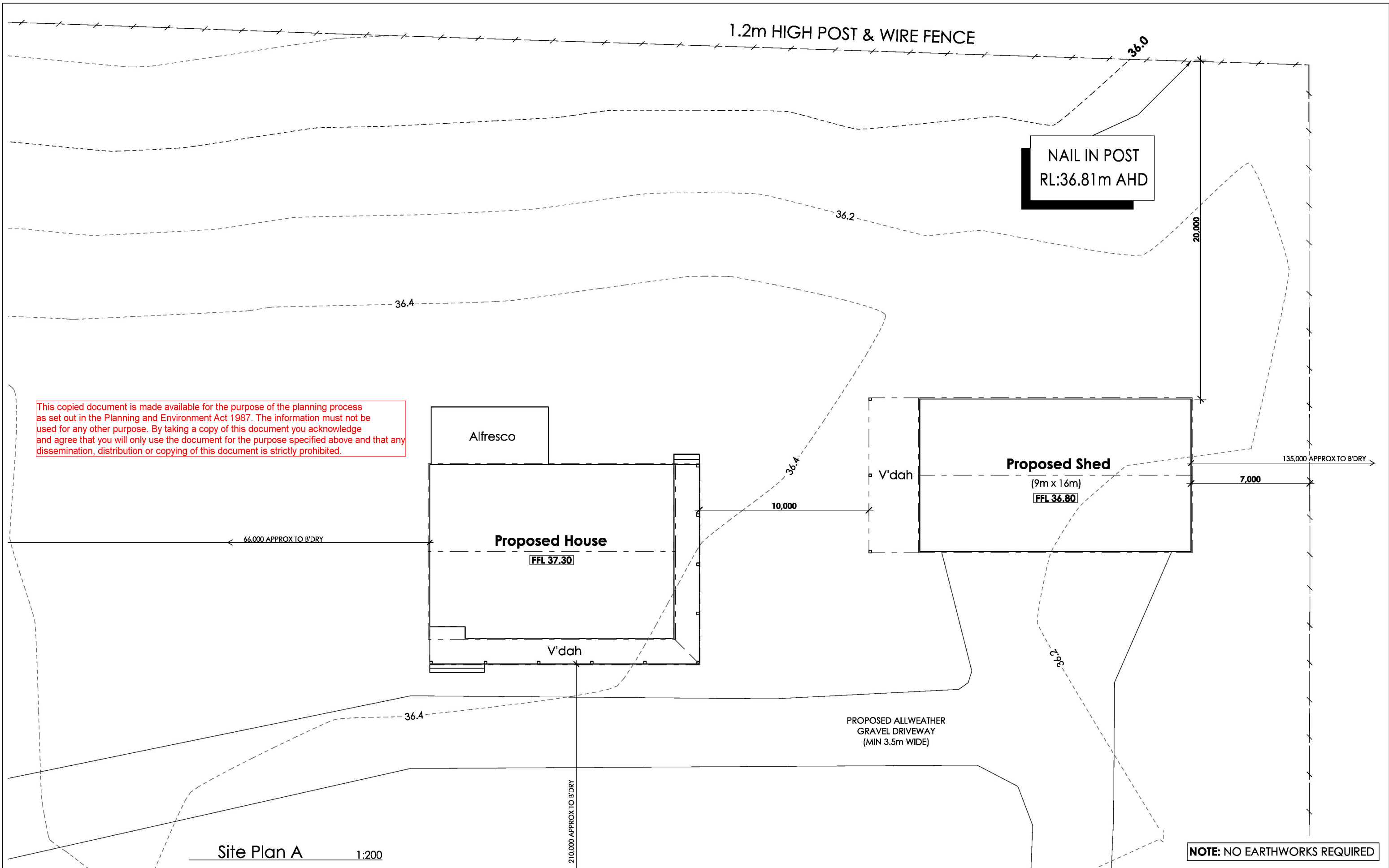


NOTES:
Images Are Diagrammatic Only
Refer To Elevations For Details




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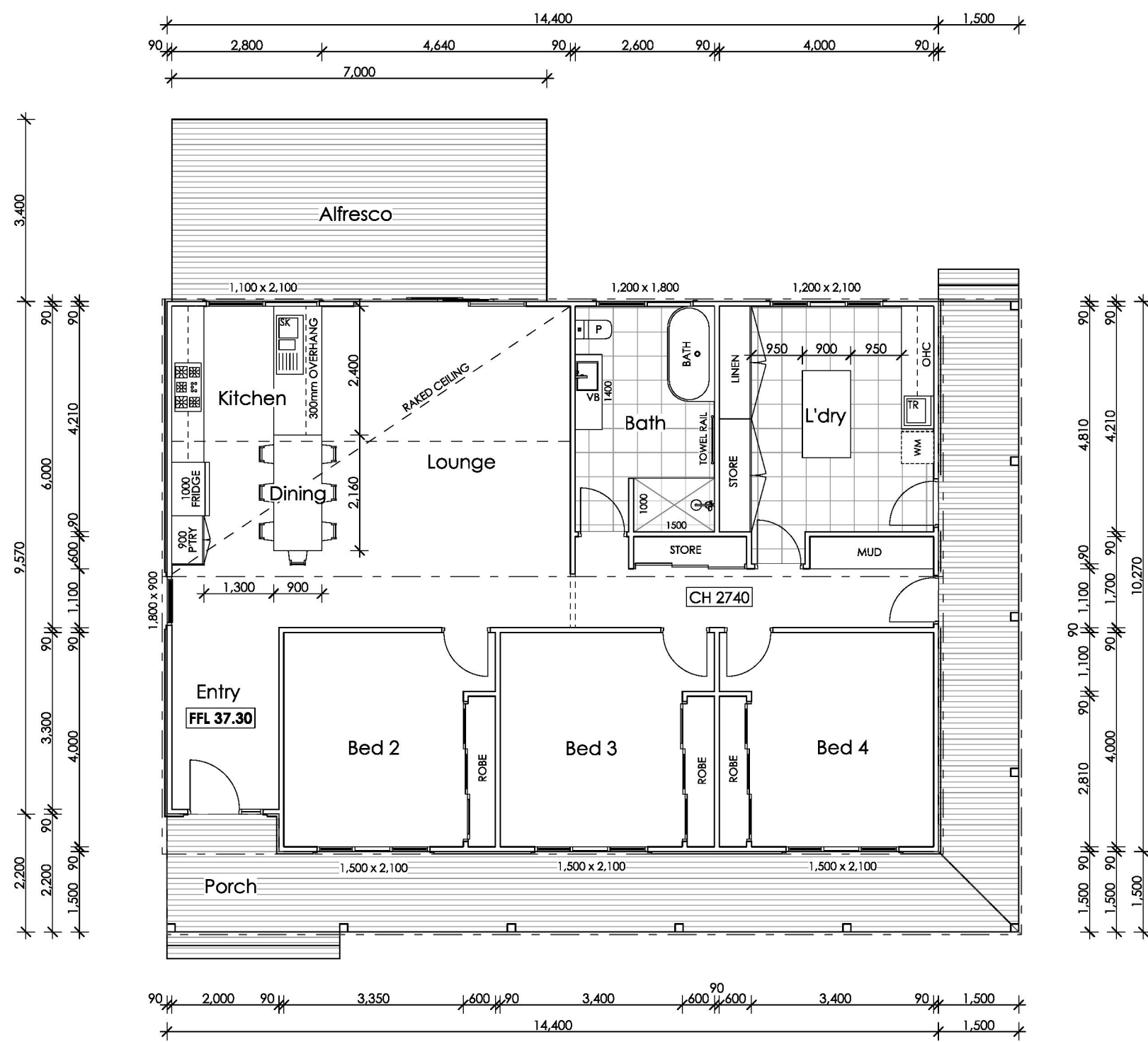
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	DESIGN TYPE: Custom Design		AT: Lot 1, No.215 Evans Rd, Longwarry	SIZE: A3	
			SHEET: 1 of 6	DATE: March 2024	
			ISS: DATE: AMENDMENTS:		



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Site Plan A 1:200

DRAWING NAME: Site Plans	PROJECT: Proposed New Dwelling	Areas: Residence: 146.42 sqm (15.76 sqs) V'dah: 40.72 sqm (4.38 sqs) Alfresco: 23.12 sqm (2.49 sqs) Shed: 144.01 sqm (15.50 sqs) Total: 354.27 sqm (38.13 sqs)	SCALE 1:200		 JDESIGN Group M: Po Box 539, Inverloch A: 2 Hopetoun Street, Inverloch E: admin@jdesigngroup.com.au Ph: 5674 2506 DP-AD 37915 Registered Builder DB-M 36849
	DESIGN TYPE: Custom Design		AT: Lot 1, No.215 Evans Rd, Longwarry	SIZE: A3	
			SHEET: 2 of 6	DATE: March 2024	
			ISS: DATE: AMENDMENTS:		



DRAWING NAME:
Floor Plan

DESIGN TYPE:
Custom Design

PROJECT:
Proposed New Dwelling

AT:
Lot 1, No.215 Evans Rd,
Longwarry

Areas:

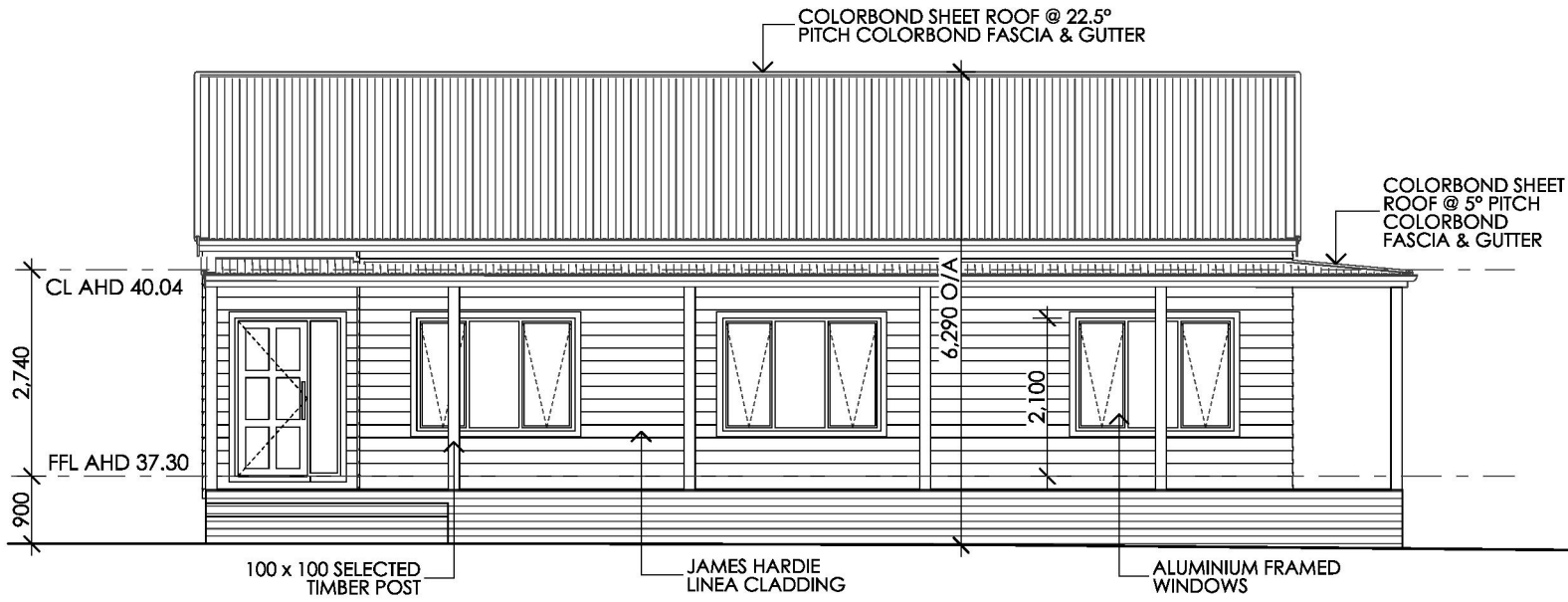
Residence:	146.42 sqm (15.76 sqs)
V'dah	40.72 sqm (4.38 sqs)
Alfresco:	23.12 sqm (2.49 sqs)
Shed	144.01 sqm (15.50 sqs)
Total:	354.27 sqm (38.13 sqs)

B	Feb '24	Town Planning RFI Changes
A	Nov '23	Town Planning Submission
ISS:	DATE:	AMENDMENTS:

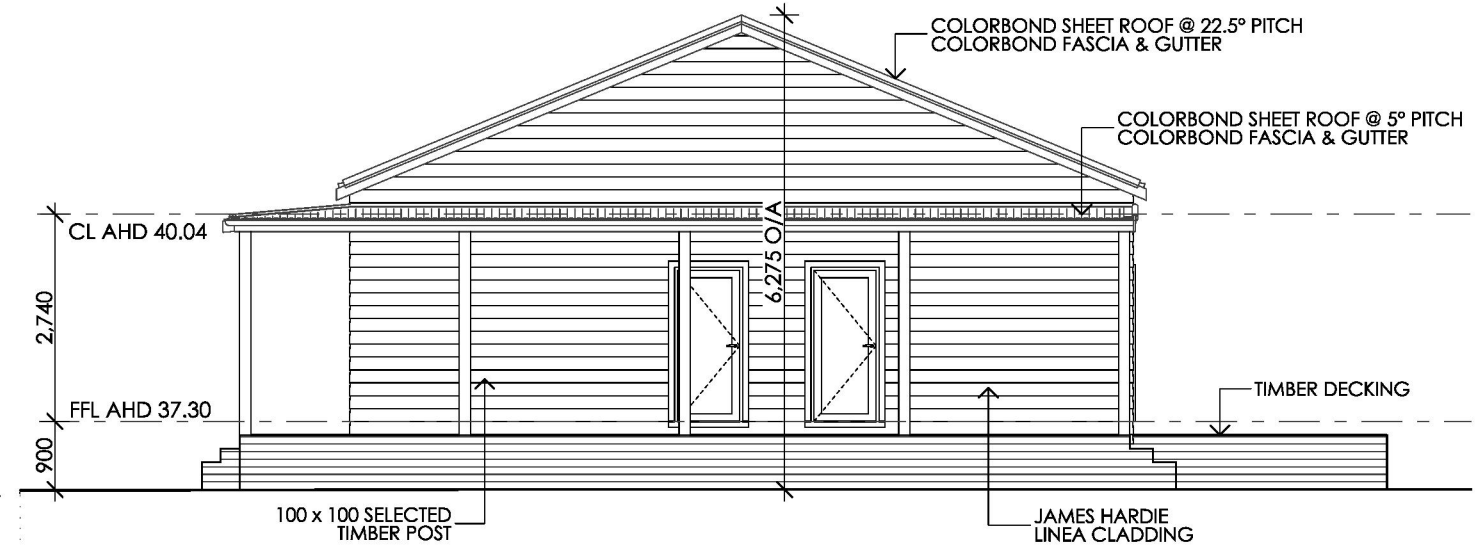
SCALE 1:100		
SIZE: A3	DRAWN: HC	REV TP_B
SHEET: 3 of 6	DATE: March 2024	

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 A: 2 Hopetoun Street, Inverloch
 E: admin@jdesigngroup.com.au
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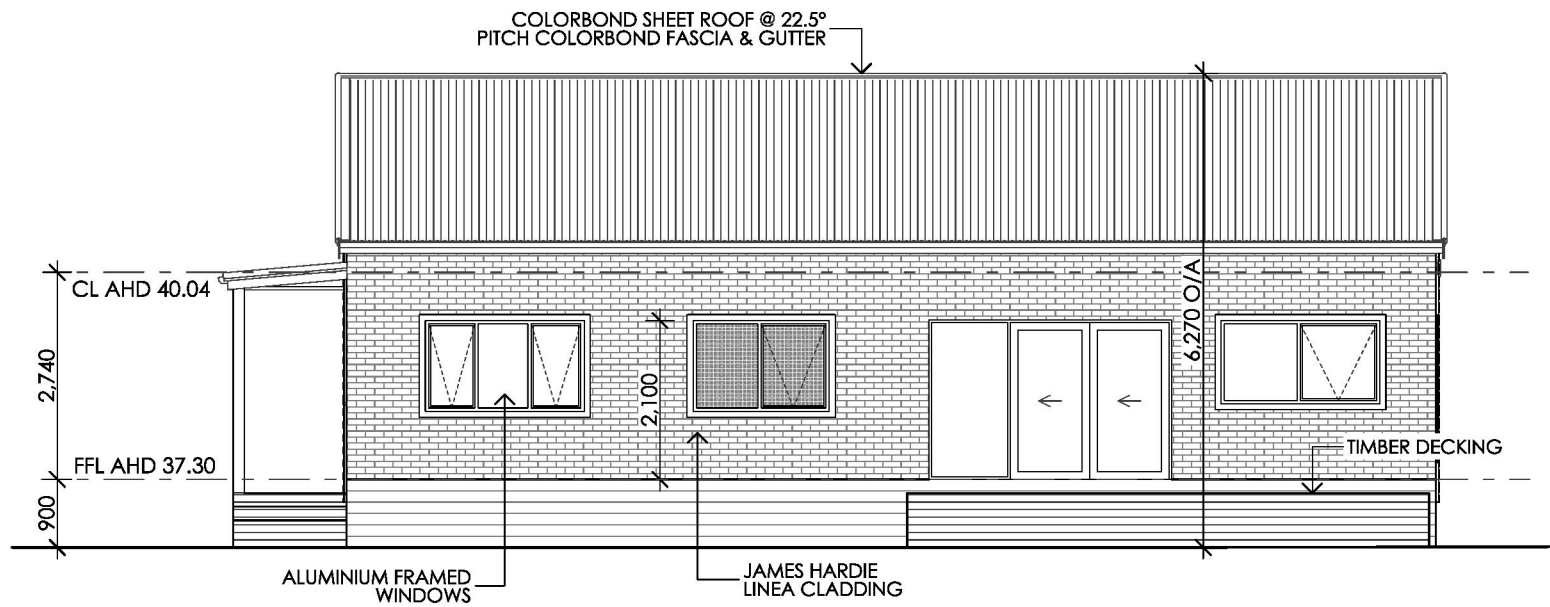
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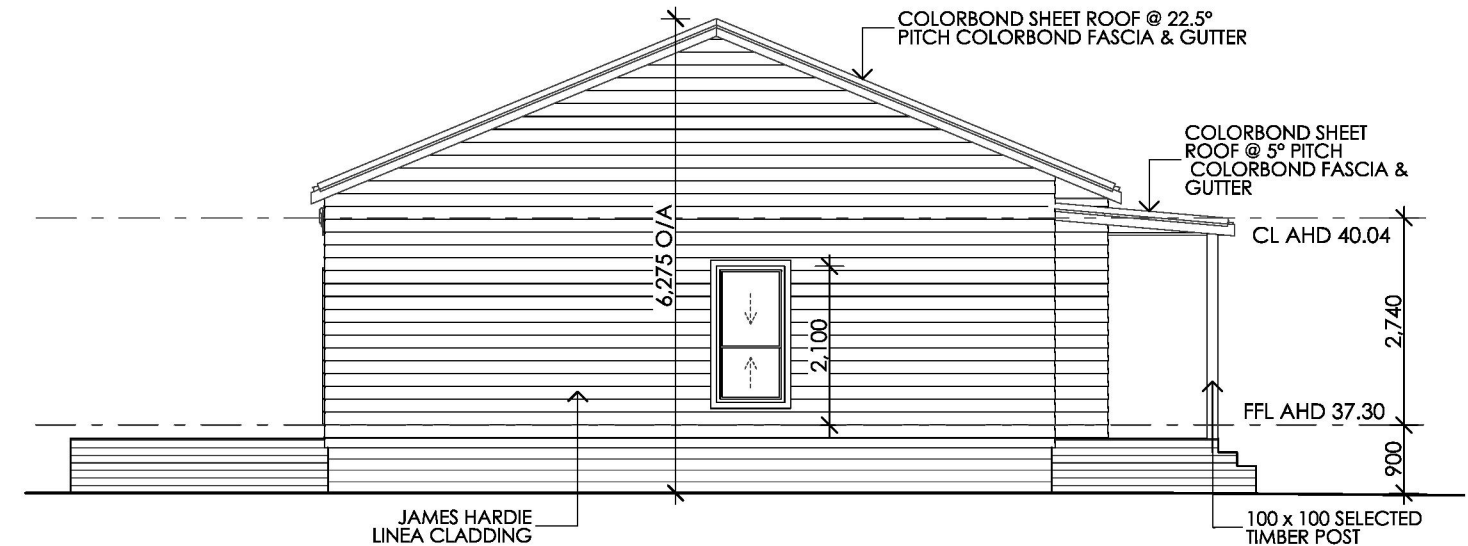
South Elevation 1:100



East Elevation 1:100

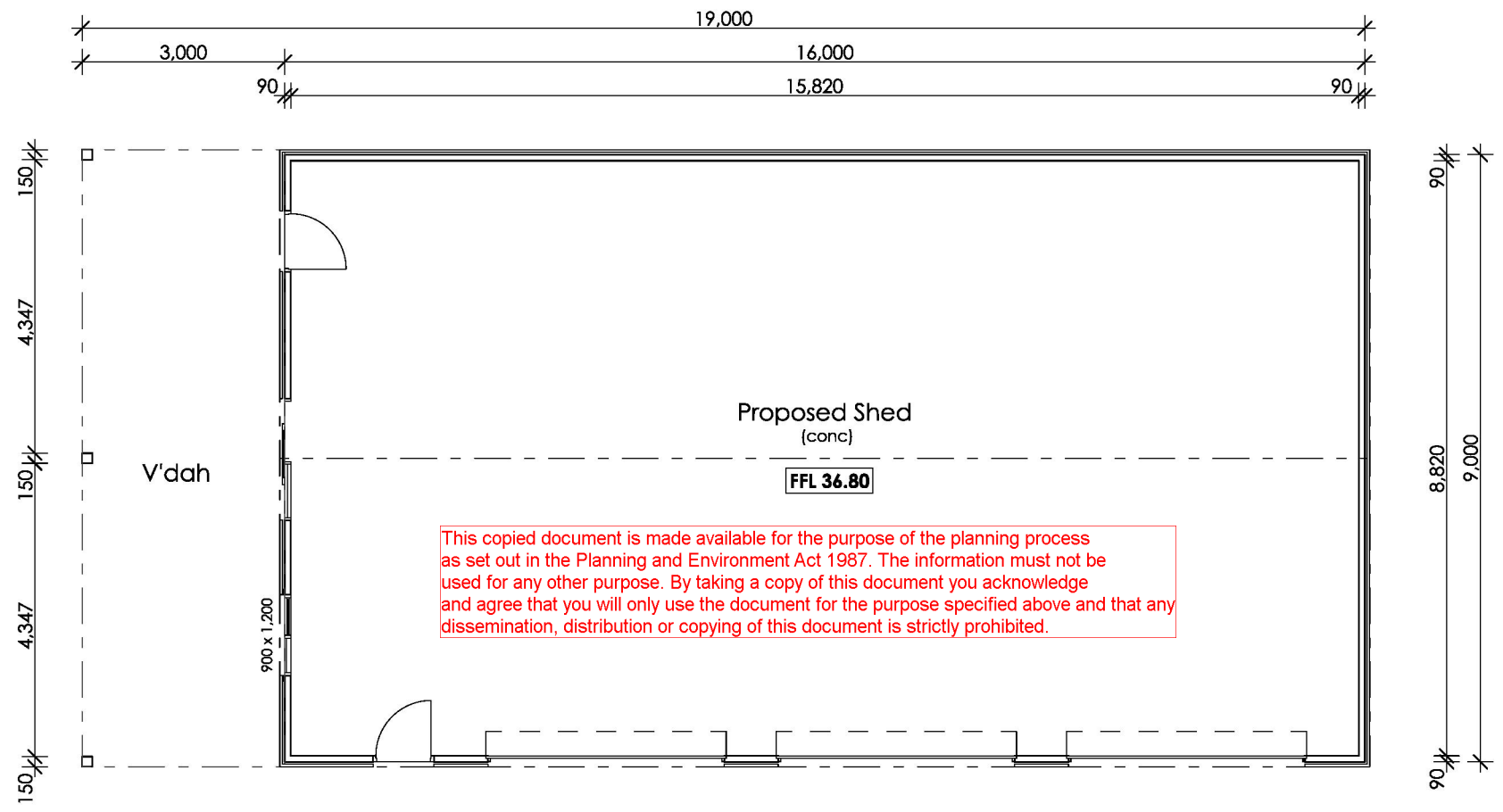


North Elevation 1:100



West Elevation 1:100

DRAWING NAME: Elevations	PROJECT: Proposed New Dwelling	Areas: Residence: 146.42 sqm (15.76 sqs) V'dah: 40.72 sqm (4.38 sqs) Alfresco: 23.12 sqm (2.49 sqs) Shed: 144.01 sqm (15.50 sqs) Total: 354.27 sqm (38.13 sqs)	SCALE 1:100		JDESIGN Group M: Po Box 539, Inverloch A: 2 Hopetoun Street, Inverloch E: admin@jdesigngroup.com.au Ph: 5674 2506 DP-AD 37915 Registered Builder DB-M 36849
	DESIGN TYPE: Custom Design		AT: Lot 1, No.215 Evans Rd, Longwary	SIZE: A3	
			SHEET: 4 of 6	DATE: March 2024	
			ISS: DATE: AMENDMENTS:		



DRAWING NAME:
Shed Plan

DESIGN TYPE:
Custom Design

PROJECT:
Proposed New Dwelling

AT:
Lot 1, No.215 Evans Rd,
Longwarry

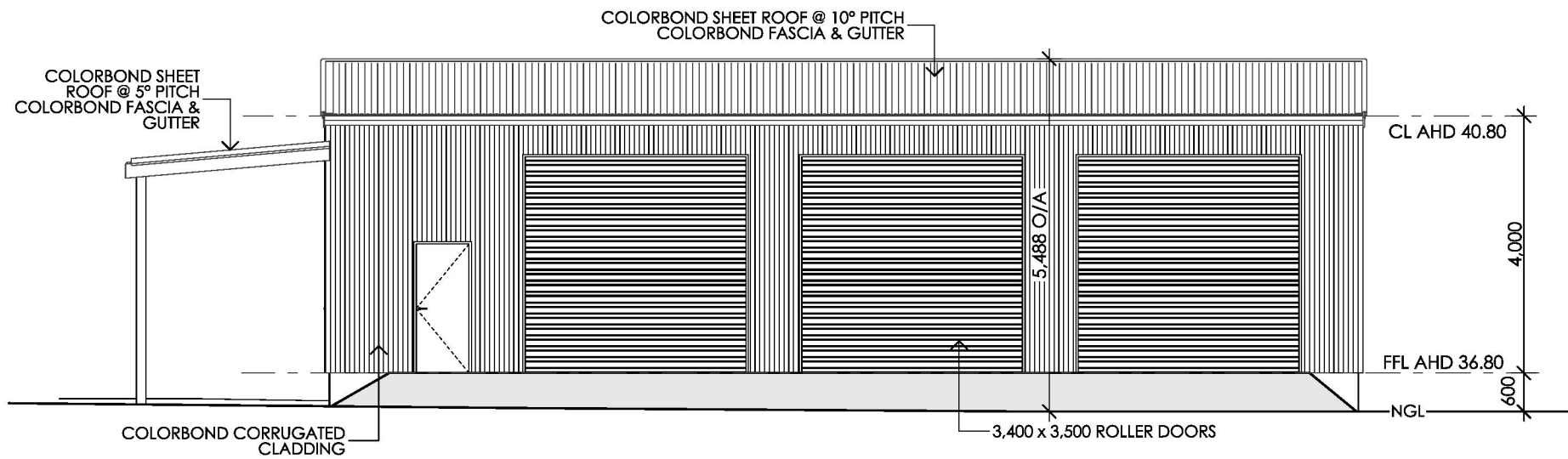
Areas:

Residence:	146.42 sqm (15.76 sqs)
V'dah	40.72 sqm (4.38 sqs)
Alfresco:	23.12 sqm (2.49 sqs)
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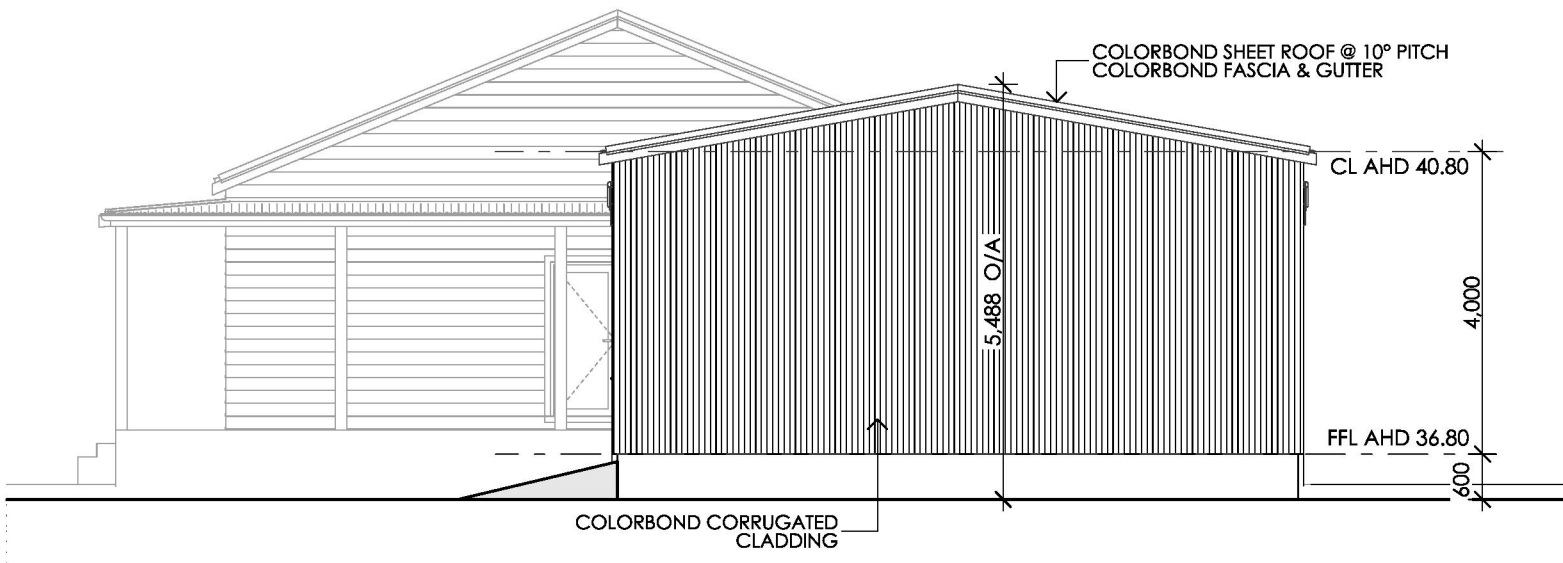
SCALE	1:100		
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SHEET:	5 of 6	DATE:	March 2024
ISS:	DATE:	AMENDMENTS:	
B	Feb '24	Town Planning RFI Changes	
A	Nov '23	Town Planning Submission	

REV	TP_B
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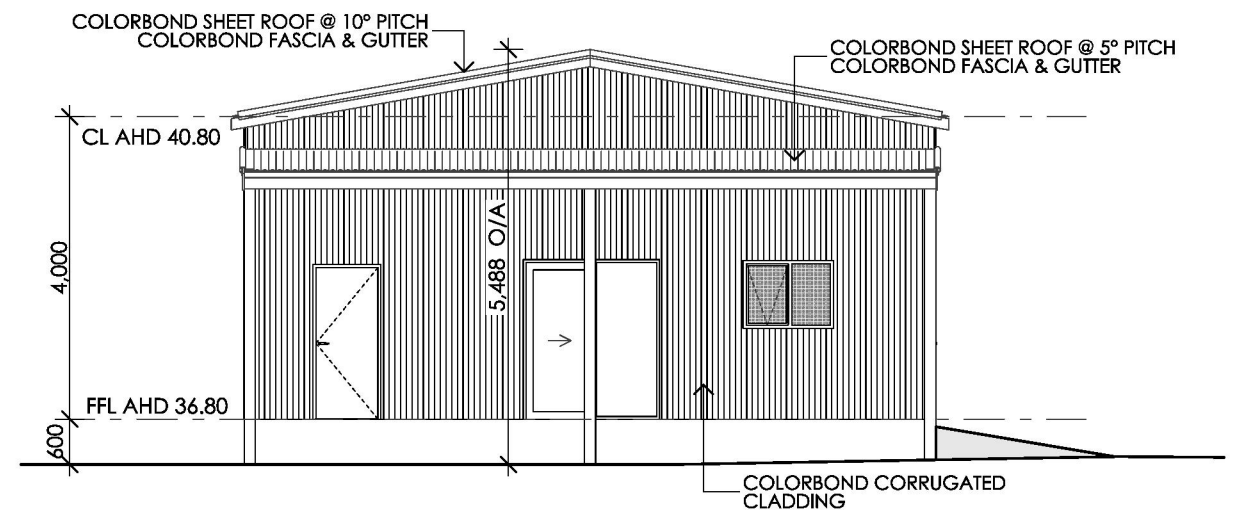
JDESIGN Group
M: Po Box 539, Inverloch
A: 2 Hopetoun Street, Inverloch
E: admin@jdesigngroup.com.au
Ph: 5674 2506
DP-AD 37915
Registered Builder
DB-M 36849



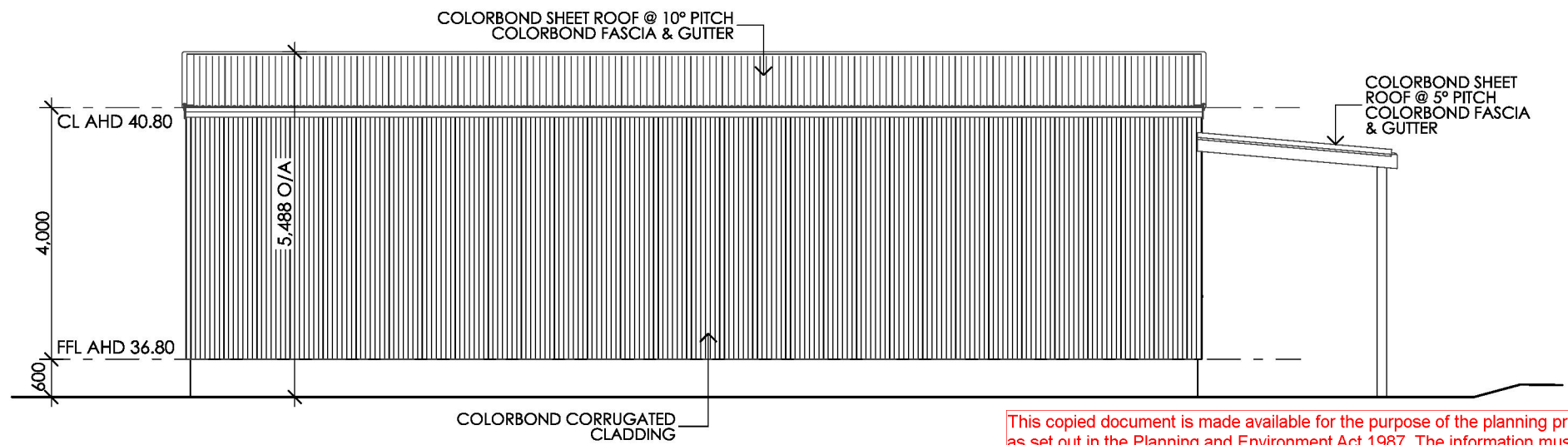
Shed South Elevation 1:100



Shed East Elevation 1:100



Shed West Elevation 1:100



Shed North Elevation 1:100

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DRAWING NAME: Shed Elevations	PROJECT: Proposed New Dwelling	Areas: Residence: 146.42 sqm (15.76 sqs) V'dah 40.72 sqm (4.38 sqs) Alfresco: 23.12 sqm (2.49 sqs) Shed 144.01 sqm (15.50 sqs) Total: 354.27 sqm (38.13 sqs)	SCALE 1:100		JDESIGN Group M: Po Box 539, Inverloch A: 2 Hopetoun Street, Inverloch E: admin@jdesigngroup.com.au Ph: 5674 2506 DP-AD 37915 Registered Builder DB-M 36849
	DESIGN TYPE: Custom Design		AT: Lot 1, No.215 Evans Rd, Longwarry	SIZE: A3	
			SHEET: 6 of 6	DATE: March 2024	
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			ISS: DATE: AMENDMENTS:		