WEST WIMMERA SHIRE COUNCIL

Planning Enquiries
Phone: (03) 5585 9900
Web: www.westwimmera.vic.gov.au

Clear Form

Office Use Only

Application No.: Date Lodged: / /

Application for a **Planning Permit**

If you need help to complete this form, read MORE INFORMATION at the end of this 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 questions, please contact Council's planning department.

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

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

Click for further information.

The Land

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

Street Address *

Unit No.: | St. No.: 10 | St. Name: Blair Street

Suburb/Locality: Harrow | Postcode: 3317

Formal Land Description *
Complete either A or B.

This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A Lot No.: 1 ◯ Lodged Plan ◉ Title Plan ◯ Plan of Subdivision No.: TP515191

OR

B Crown Allotment No.: | Section No.:

Parish/Township Name:

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? *

Conversion of existing commercial building from class 6 to class 1a dwelling and associated works.

☑ Provide additional information about 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 any development for which the permit is required *

Cost $ 15000

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

Existing Conditions

Describe how the land is used and developed now *

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

Vacant retail building with attached shed, 2 car driveway facing Blair street and rear access gate facing Kirby Street

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

Title Information

Encumbrances on title *

Does the proposal breach, in any way, an encumbrance on title such as a restrictrive 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', for example, 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: [redacted] First Name: [redacted] Surname: [redacted]
Organisation (if applicable):
Postal Address: If it is a P.O. Box, enter the details here:
Unit No.: St. No.: St. Name: [redacted]
Suburb/Locality: [redacted] State: [redacted] Postcode: [redacted]

Please provide at least one contact phone number *

Contact information for applicant OR contact person below

Business phone: Email: [redacted]
Mobile phone: [redacted] Fax:

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

Contact person's details*

Same as applicant ☐

Name:
Title: First Name: Surname:
Organisation (if applicable):
Postal Address: If it is a P.O. Box, enter the details here:
Unit No.: St. No.: St. Name:
Suburb/Locality: State: Postcode:

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.

Same as applicant ☐

Name:
Title: Mr First Name: Martin Surname: Bogovic
Organisation (if applicable):
Postal Address: If it is a P.O. Box, enter the details here:
Unit No.: St. No.: St. Name:
Suburb/Locality: State: Postcode:
Owner's Signature (Optional): Date: day / month / year

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: [redacted]

Date: [redacted]

day / month / year

Need help with the Application?

General information about the planning process is available at planning.vic.gov.au

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

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

◉ No ○ Yes

If 'Yes', with whom?:

Date: day / month / year

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 documents?

- ☑ A full, current copy of title 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 (for example, traffic, noise, environmental impacts).

☑ Completed the relevant council planning permit checklist?

☑ Signed the declaration above?

Lodgement

Lodge the completed and signed form, the fee and all documents with:

West Wimmera Shire Council
PO Box 201
Edenhope VIC 3318

49 Elizabeth Street
Edenhope VIC 3318

Contact information:

Phone: (03) 5585 9900
Email: council@westwimmera.vic.gov.au

Deliver application in person, by post or by electronic lodgement.

MORE INFORMATION

The Land

Planning permits relate to the use and development of the land. It is important that accurate, clear and concise details of the land are provided with the application.

How is land identified?

Land is commonly identified by a street address, but sometimes this alone does not provide an accurate identification of the relevant parcel of land relating to an application. Make sure you also provide the formal land description – the lot and plan number or the crown, section and parish/township details (as applicable) for the subject site. This information is shown on the title.

See **Example 1.**

The Proposal

Why is it important to describe the proposal correctly?

The application requires a description of what you want to do with the land. You must describe how the land will be used or developed as a result of the proposal. It is important that you understand the reasons why you need a permit in order to suitably describe the proposal. By providing an accurate description of the proposal, you will avoid unnecessary delays associated with amending the description at a later date.

⚠ Planning schemes use specific definitions for different types of use and development. Contact the Council planning office at an early stage in preparing your application to ensure that you use the appropriate terminology and provide the required details.

How do planning schemes affect proposals?

A planning scheme sets out policies and requirements for the use, development and protection of land. There is a planning scheme for every municipality in Victoria. Development of land includes the construction of a building, carrying out works, subdividing land or buildings and displaying signs.

Proposals must comply with the planning scheme provisions in accordance with Clause 61.05 of the planning scheme. Provisions may relate to the State Planning Policy Framework, the Local Planning Policy Framework, zones, overlays, particular and general provisions. You can access the planning scheme by either contacting Council's planning department or by visiting the Planning Schemes Online section of the department's website http://planning-schemes.delwp.vic.gov.au

⚠ You can obtain a planning certificate to establish planning scheme details about your property. A planning certificate identifies the zones and overlays that apply to the land, but it does not identify all of the provisions of the planning scheme that may be relevant to your application. Planning certificates for land in metropolitan areas and most rural areas can be obtained by visiting www.landata.vic.gov.au Contact your local Council to obtain a planning certificate in Central Goldfields, Corangamite, Macedon Ranges and Greater Geelong. You can also use the free Planning Property Report to obtain the same information.

See **Example 2.**

Estimated cost of development

In most instances an application fee will be required. This fee must be paid when you lodge the application. The fee is set down by government regulations.

To help Council calculate the application fee, you must provide an accurate cost estimate of the proposed development. This cost does not include the costs of development that you could undertake without a permit or that are separate from the permit process. Development costs should be calculated at a normal industry rate for the type of construction you propose.

Council may ask you to justify your cost estimates. Costs are required solely to allow Council to calculate the permit application fee. Fees are exempt from GST.

⚠ Costs for different types of development can be obtained from specialist publications such as Cordell Housing: Building Cost Guide or Rawlinsons: Australian Construction Handbook.

⚠ Contact the Council to determine the appropriate fee. Go to planning.vic.gov.au to view a summary of fees in the Planning and Environment (Fees) Regulations.

Existing Conditions

How should land be described?

You need to describe, in general terms, the way the land is used now, including the activities, buildings, structures and works that exist (e.g. single dwelling, 24 dwellings in a three-storey building, medical centre with three practitioners and 8 car parking spaces, vacant building, vacant land, grazing land, bush block).

Please attach to your application a plan of the existing conditions of the land. Check with the local Council for the quantity, scale and level of detail required. It is also helpful to include photographs of the existing conditions.

See **Example 3.**

Title Information

What is an encumbrance?

An 'encumbrance' is a formal obligation on the land, with the most common type being a 'mortgage'. Other common examples of encumbrances include:

- **Restrictive Covenants**: A 'restrictive covenant' is a written agreement between owners of land restricting the use or development of the land for the benefit of others, (eg. a limit of one dwelling or limits on types of building materials to be used).
- **Section 173 Agreements**: A 'section 173 agreement' is a contract between an owner of the land and the Council which sets out limitations on the use or development of the land.
- **Easements:** An 'easement' gives rights to other parties to use the land or provide for services or access on, under or above the surface of the land.
- **Building Envelopes:** A 'building envelope' defines the development boundaries for the land.

Aside from mortgages, the above encumbrances can potentially limit or even prevent certain types of proposals.

What documents should I check to find encumbrances?

Encumbrances are identified on the title (register search statement) under the header 'encumbrances, caveats and notices'. The actual details of an encumbrance are usually provided in a separate document (instrument) associated with the title. Sometimes encumbrances are also marked on the title diagram or plan, such as easements or building envelopes.

What about caveats and notices?

A 'caveat' is a record of a claim from a party to an interest in the land. Caveats are not normally relevant to planning applications as they typically relate to a purchaser, mortgagee or chargee claim, but can sometimes include claims to a covenant or easement on the land. These types of caveats may affect your proposal.

Other less common types of obligations may also be specified on title in the form of 'notices'. These may have an effect on your proposal, such as a notice that the building on the land is listed on the Heritage Register.

What happens if the proposal contravenes an encumbrance on title?

Encumbrances may affect or limit your proposal or prevent it from proceeding. Section 61(4) of the *Planning and Environment Act 1987* for example, prevents a Council from granting a permit if it would result in a breach of a registered restrictive covenant. If the proposal contravenes any encumbrance, contact the Council for advice on how to proceed.

You may be able to modify your proposal to respond to the issue. If not, separate procedures exist to change or remove the various types of encumbrances from the title. The procedures are generally quite involved and if the encumbrance relates to more than the subject property, the process will include notice to the affected party.

⚠ You should seek advice from an appropriately qualified person, such as a solicitor, if you need to interpret the effect of an encumbrance or if you seek to amend or remove an encumbrance.

Why is title information required?

Title information confirms the location and dimensions of the land specified in the planning application and any obligations affecting what can be done on or with the land.

As well as describing the land, a full copy of the title will include a diagram or plan of the land and will identify any encumbrances, caveats and notices.

What is a 'full' copy of the title?

The title information accompanying your application must include a 'register search statement' and the title diagram, which together make up the title.

In addition, any relevant associated title documents, known as 'instruments', must also be provided to make up a full copy of the title.

Check the title to see if any of the types of encumbrances, such as a restrictive covenant, section 173 agreement, easement or building envelope, are listed. If so, you must submit a copy of the document (instrument) describing that encumbrance. Mortgages do not need to be provided with planning applications.

⚠ Some titles have not yet been converted by Land Registry into an electronic register search statement format. In these earlier types of titles, the diagram and encumbrances are often detailed on the actual title, rather than in separate plans or instruments.

Why is 'current' title information required?

It is important that you attach a current copy of the title for each individual parcel of land forming the subject site. 'Current' title information accurately provides all relevant and up-to-date information.

Some Councils require that title information must have been searched within a specified time frame. Contact the Council for advice on their requirements.

⚠ Copies of title documents can be obtained from Land Registry: Level 10, 570 Bourke Street, Melbourne; 03 8636 2010; www.landata.vic.gov.au – go direct to "titles & property certificates".

Applicant and Owner Details

This section provides information about the permit applicant, the owner of the land and the person who should be contacted about any matters concerning the permit application.

The applicant is the person or organisation that wants the permit. The applicant can, but need not, be the contact person.

In order to avoid any confusion, the Council will communicate only with the person who is also responsible for providing further details. The contact may be a professional adviser (e.g. architect or planner) engaged to prepare or manage the application. To ensure prompt communications, contact details should be given.

Check with council how they prefer to communicate with you about the application. If an email address is provided this may be the preferred method of communication between Council and the applicant/contact.

The owner of the land is the person or organisation who owns the land at the time the application is made. Where a parcel of land has been sold and an application made prior to settlement, the owner's details should be identified as those of the vendor. The owner can, but need not, be the contact or the applicant.

See **Example 4.**

Declaration

The declaration should be signed by the person who takes responsibility for the accuracy of all the information that is provided. This declaration is a signed statement that the information included with the application is true and correct at the time of lodgement.

The declaration can be signed by the applicant or owner. If the owner is not the applicant, the owner must either sign the application form or must be notified of the application which is acknowledged in the declaration.

⚠ Obtaining or attempting to obtain a permit by wilfully making or causing any false representation or declaration, either orally or in writing, is an offence under the *Planning and Environment Act 1987* and could result in a fine and/or cancellation of the permit.

Need help with the Application?

If you have attended a pre-application meeting with a Council planner, fill in the name of the planner and the date, so that the person can be consulted about the application once it has been lodged.

Checklist

What additional information should you provide to support the proposal?

You should provide sufficient supporting material with the application to describe the proposal in enough detail for the Council to make a decision. It is important that copies of all plans and information submitted with the application are legible.

There may be specific application requirements set out in the planning scheme for the use or development you propose. The application should demonstrate how these have been addressed or met.

The checklist is to help ensure that you have:

- provided all the required information on the form
- included payment of the application fee
- attached all necessary supporting information and documents
- completed the relevant Council planning permit checklist
- signed the declaration on the last page of the application form

⚠ The more complete the information you provide with your permit application, the sooner Council will be able to make a decision.

Lodgement

The application must be lodged with the Council responsible for the planning scheme in which the land affected by the application is located. In some cases the Minister for Planning or another body is the responsible authority instead of Council. Ask the Council if in doubt.

Check with Council how they prefer to have the application lodged. For example, they may have an online lodgement system, prefer email or want an electronic and hard copy. Check also how many copies of plans and the size of plans that may be required.

Contact details are listed in the lodgement section on the last page of the form.

⚠ Approval from other authorities: In addition to obtaining a planning permit, approvals or exemptions may be required from other authorities or Council departments. Depending on the nature of your proposal, these may include food or health registrations, building permits or approvals from water and other service authorities.

EXAMPLES

Example 1

The Land

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

Street Address *

Unit No.: 4 | St. No.: 26 | St. Name: Planmore Avenue

Suburb/Locality: HAWTHORN | Postcode: 3122

Formal Land Description *
Complete either A or B.

This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A Lot No.: 2 ○ Lodged Plan ○ Title Plan ☑ Plan of Subdivision No.: LP93562

OR

B Crown Allotment No.: | Section No.:

Parish/Township Name:

Example 2

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

Construction of two, double-storey dwellings and construction of two new crossovers.

☒ Provide additional information about 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.

Example 3

Existing Conditions

Describe how the land is used and developed now *

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

Single dwelling.

☒ rovide a plan of the existing conditions. Photos are also helpful.

Example 4

Applicant and Owner Details

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

Applicant *

The person who wants the permit.

Name:

Title: Mr | First Name: Len | Surname: Browning

Organisation (if applicable): Responsible Developers P/L

Postal Address: | If it is a P.O. Box, enter the details here:

Unit No.: 4 | St. No.: 12 | St. Name: Ardour Lane

Suburb/Locality: Wycheproof | State: Vic | Postcode: 3527

Please provide at least one contact phone number *

Contact information for applicant OR contact person below

Business phone: 9123 4567 | Email: tcpl@bigpond.net.au

Mobile phone: 0412 345 678 | Fax: 9123 4567

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

Contact person's details* Same as applicant ☐

Name:

Title: Mr | First Name: Andrew | Surname: Hodge

Organisation (if applicable): Town Planning Consultants

Postal Address: | If it is a P.O. Box, enter the details here:

Unit No.: | St. No.: | St. Name: PO Box 111

Suburb/Locality: Parkdale | State: Vic | Postcode: 3194

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.

Same as applicant ☑

Name:

Title: | First Name: | Surname:

Organisation (if applicable):

Postal Address: | If it is a P.O. Box, enter the details here:

Unit No.: | St. No.: | St. Name:

Suburb/Locality: | State: | Postcode:

Owner's Signature (Optional): | Date: day / month / year

Planning Application

Lot 1 on Title Plan 515191G and Lot 1 on Title Plan 611947P

Township Zone – West Wimmera Shire

Site Description

The subject land is located at 10 Blair Street Harrow 3317 over 2 lots totalling approximately together are approximately 2000sqm and contains a former retail space and adjoining shed. A 2-car driveway faces Blair Street. The land is bordered by Blair Street, Swantston Street, Kirby St, one residential neighbour and a former church. It is serviced by GWM Water and Powercor via Blair Street. There is no town sewerage connection.

Key Features

- One Single Storey Dwelling with 1 bedroom
- Upgraded On-Site Wastewater Treatment
- Provision of stored water and access tap for BMO compliance

Granny Flat

Provision for a future granny flat was included as part of The Land Capability Assessment and Bushfire Management Statement reports. This was to proactively factor this into the design, location, setbacks and capacity of works. Its size, location and access plan for the granny flat are indicative only and will be submitted as a separate planning application should this proceed.

Rear Access Gate

The existing road access gate at the back of the property faces Lot 1 on Title Plan 962055T, VOLUME 11850 FOLIO 239 which is owned by the West Wimmera Shire Council. Vehicle access is already available and an existing culvert diverts stormwater runoff under the road at this point.

It appears that due to the geography of the land, this town lot was acquired by the shire to enable Kirby St to join with Swanston Street as a sweeping bend. The sealed road itself approaches less than 2m from the gate. I believe the gate was installed lawfully; however, this was in place prior to myself acquiring the property.

ResCode Assessment

The conversion of an existing lawfully constructed commercial building to a residential use will not include external works that would impact existing siting, setbacks, height, overshadowing, or private open space. As such adaptive reuse of the existing structure should not trigger Clause 54 (one dwelling on a lot) as it should not be applicable in this case. The only notable change is the addition of a glass external door at the back of the building. This is to provide additional access to the rest of the lot and increase natural light. Its location is at the bottom of the land's gradient with no sight

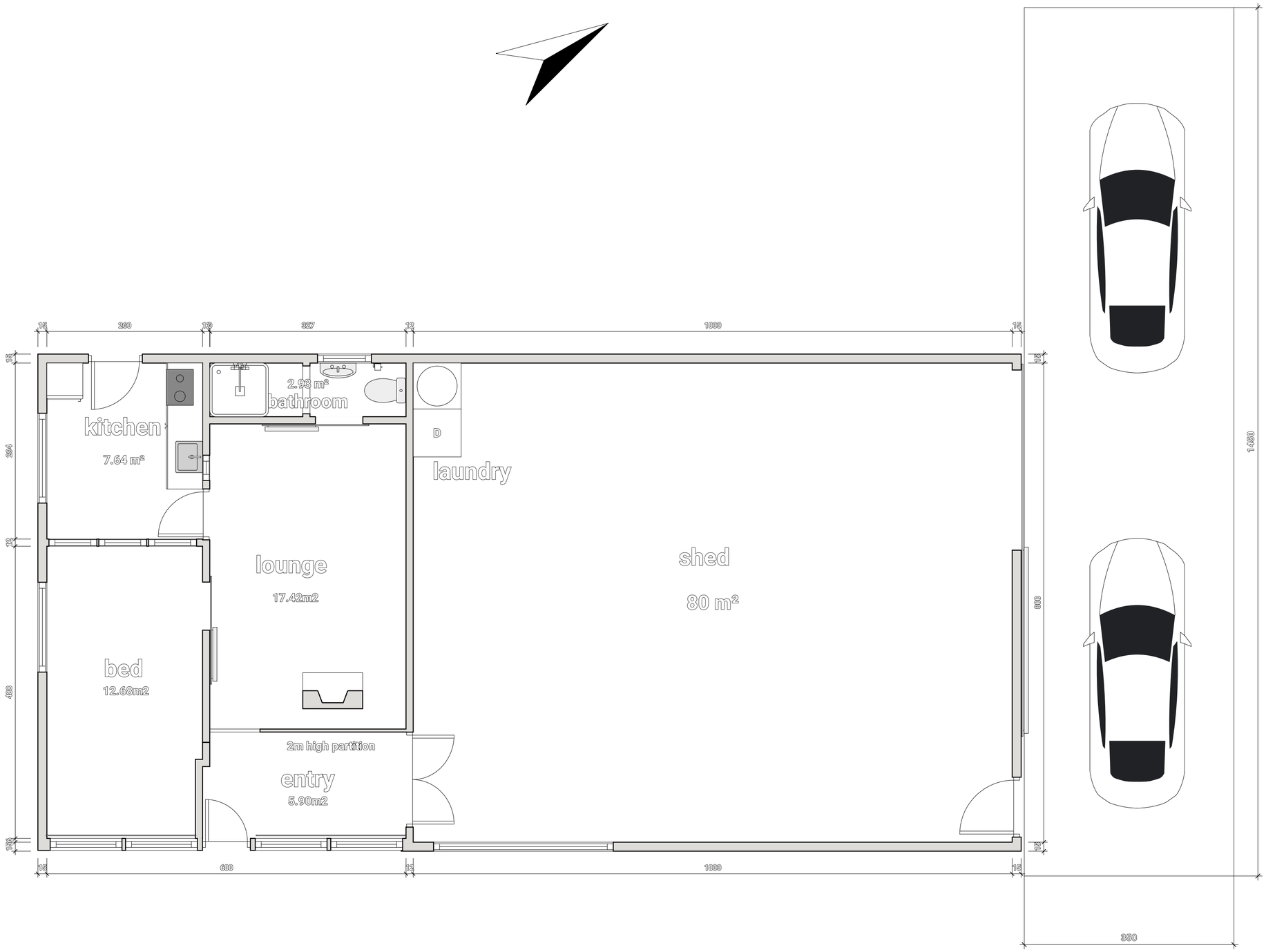
lines to the closest neighbouring house, 12-14 Blair St, which is approximately 40m away and elevated at least 6m above my building's ground level.

Building Permit

A building permit will be sought following the granting of planning approval. The building will be assessed for compliance with current building regulations and relevant codes for conversion to a dwelling.

Conclusion

I believe the proposal is consistent with the purpose of the Township Zone and relevant state and local planning provisions. The development complies with the objectives of the planning scheme by minimising bushfire risk, supporting appropriate development and maintaining neighbourhood character by complementing the existing low-impact use and residential nature of the immediate locality.



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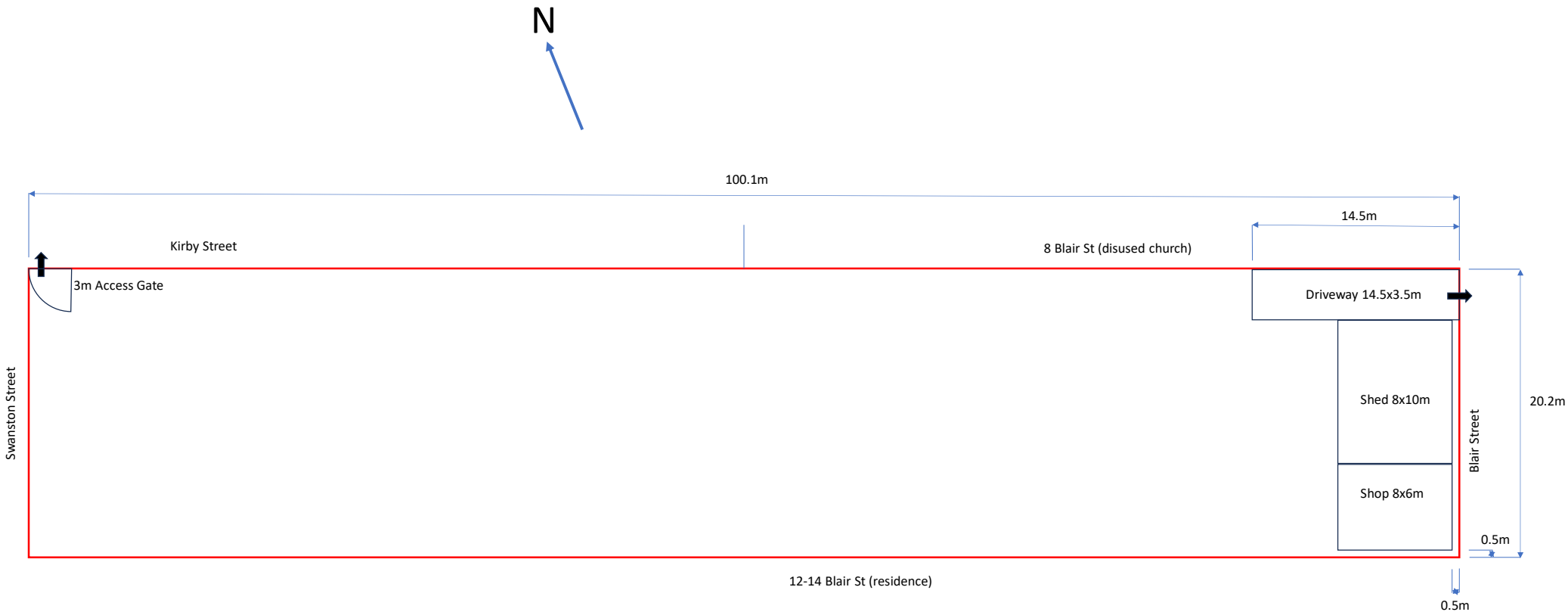
1 : 50

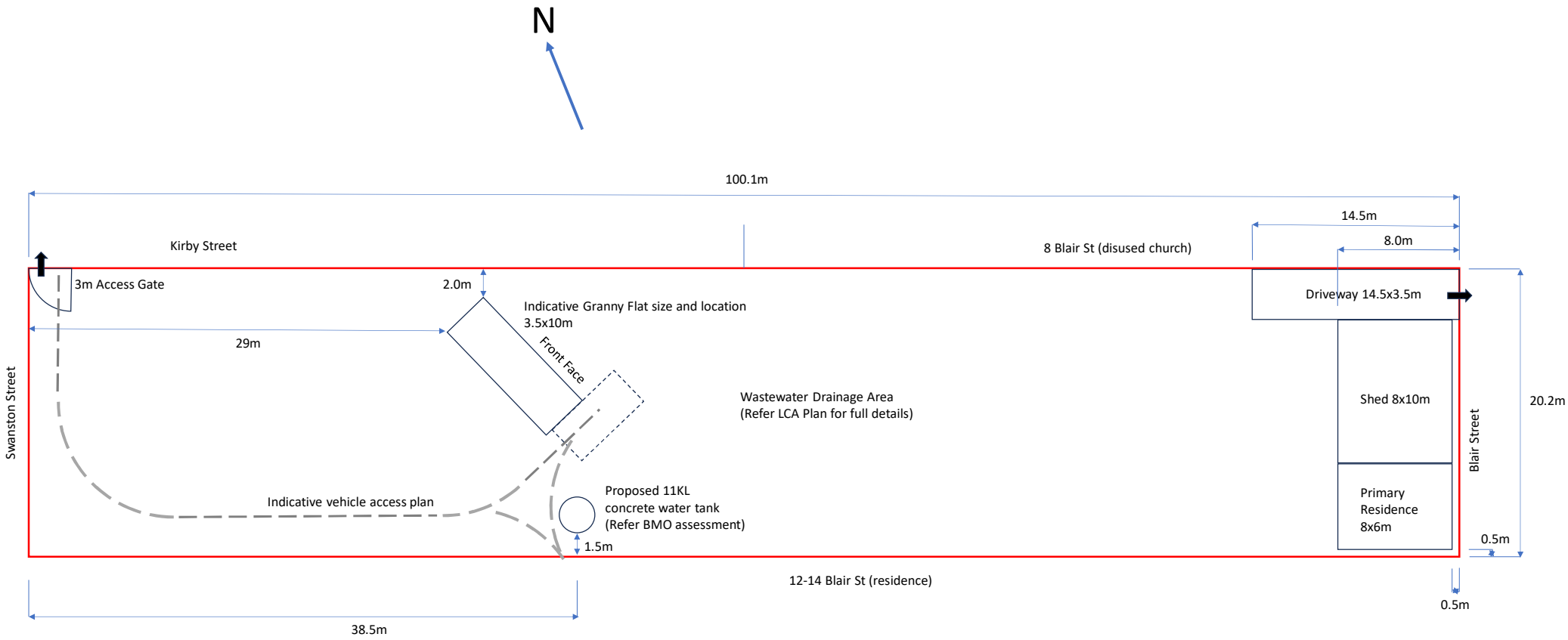
Site Plan - Existing



Scale 1:200

10 Blair Street Harrow

Site Plan - Proposed



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10 Blair Street Harrow

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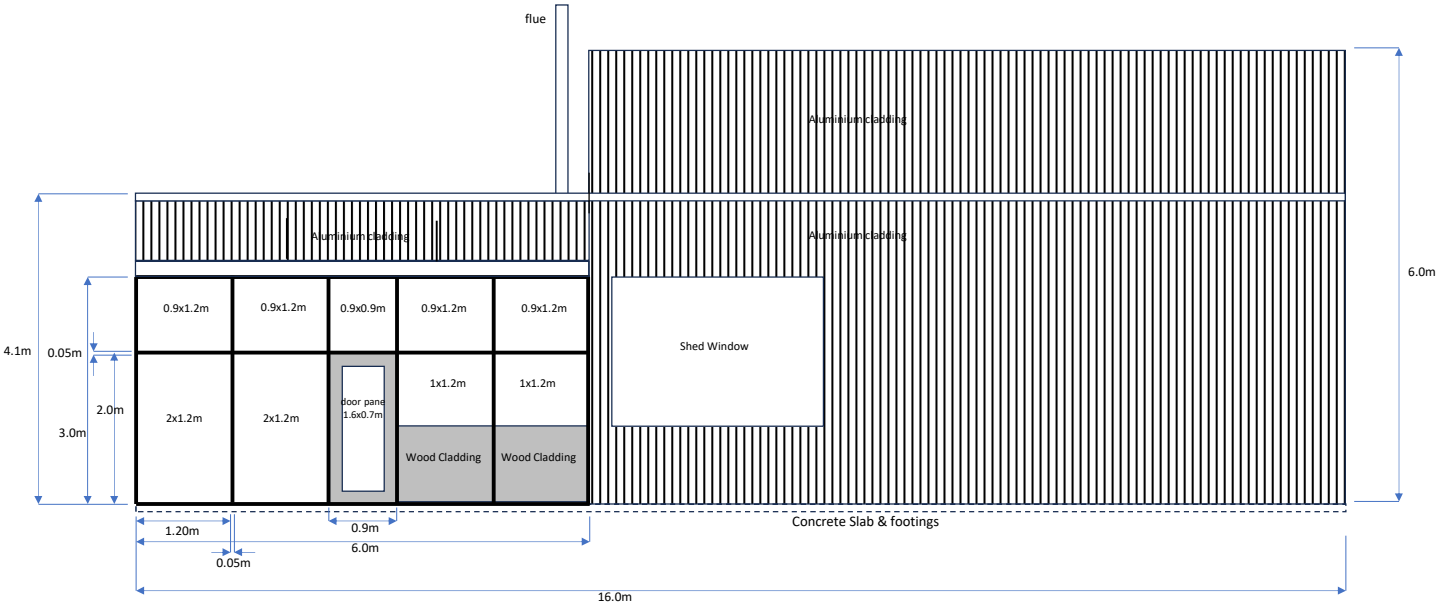

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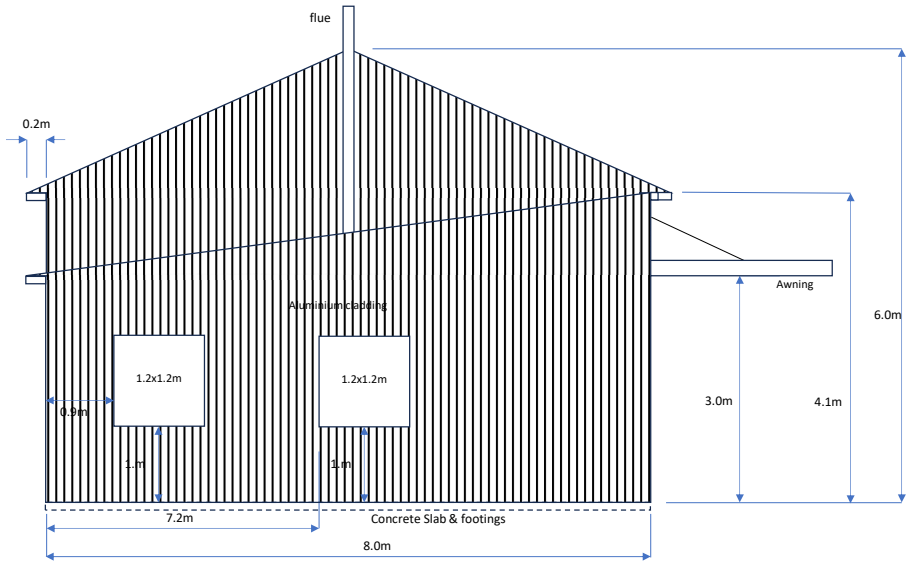
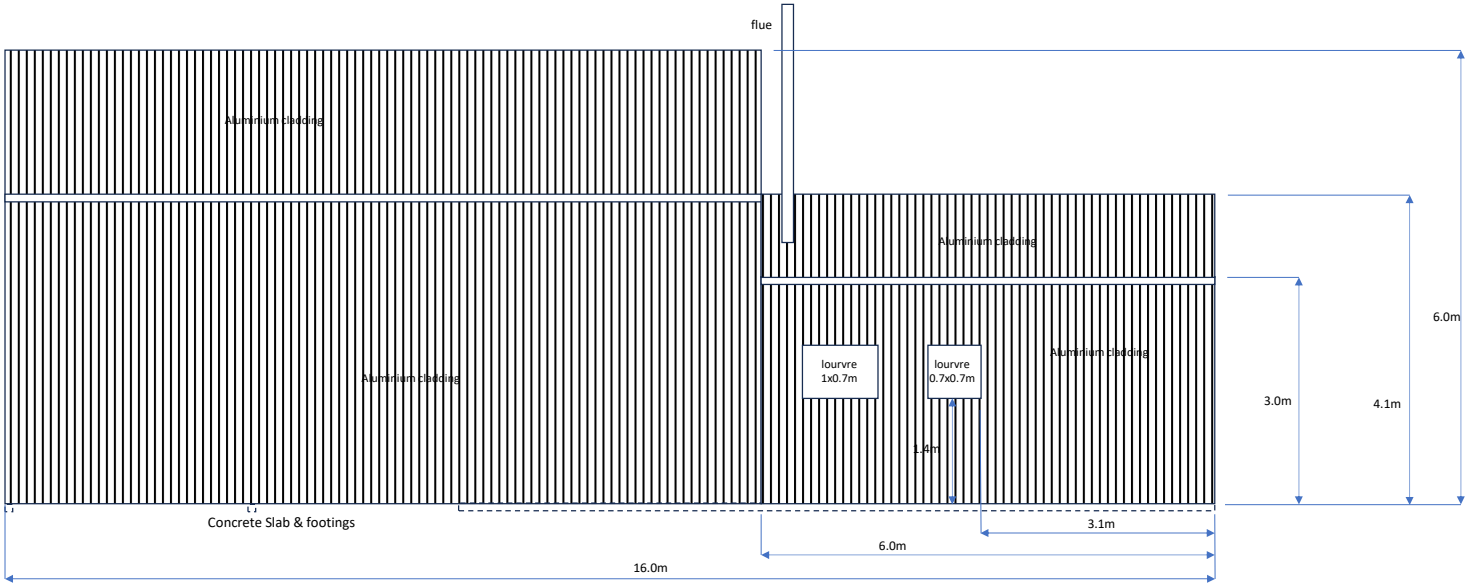
East Elevation
Scale 1:50

Existing



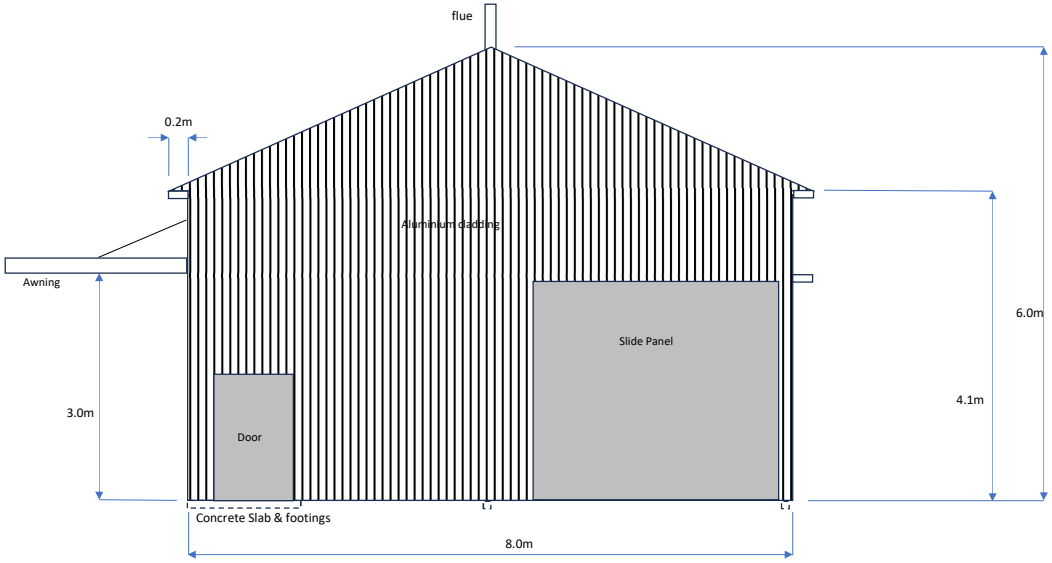
10 Blair Street Harrow
South Elevation
Scale 1:50

Existing



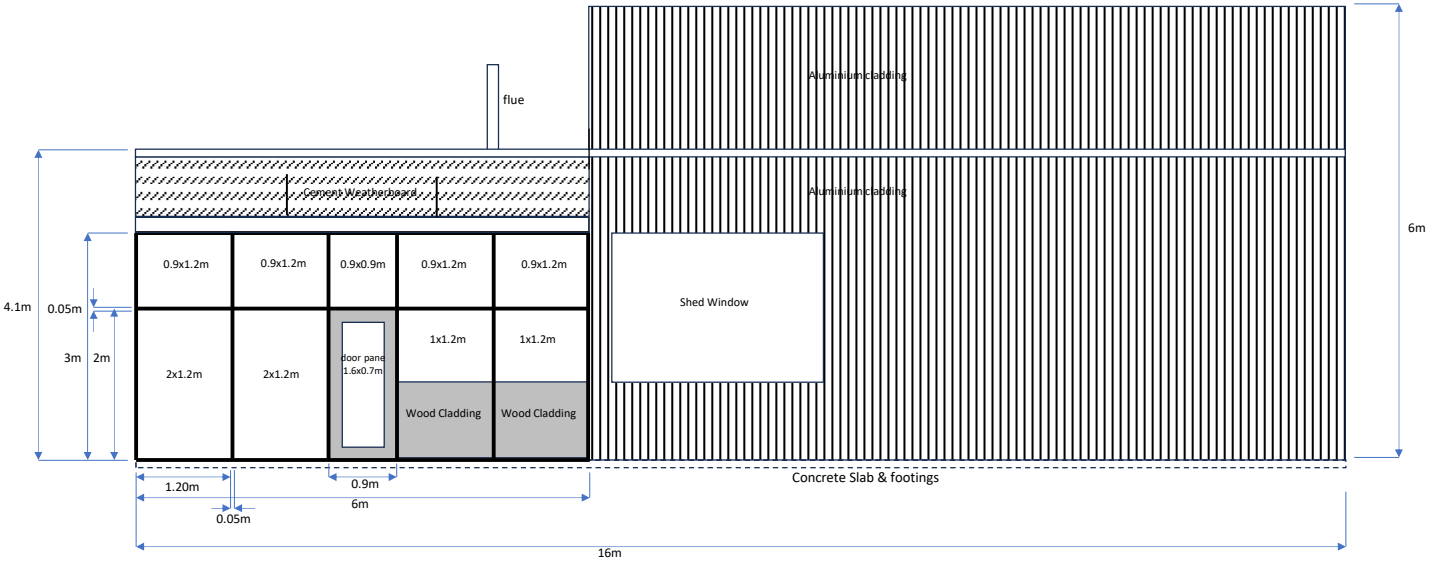
10 Blair Street Harrow
West Elevation
Scale 1:50

Existing



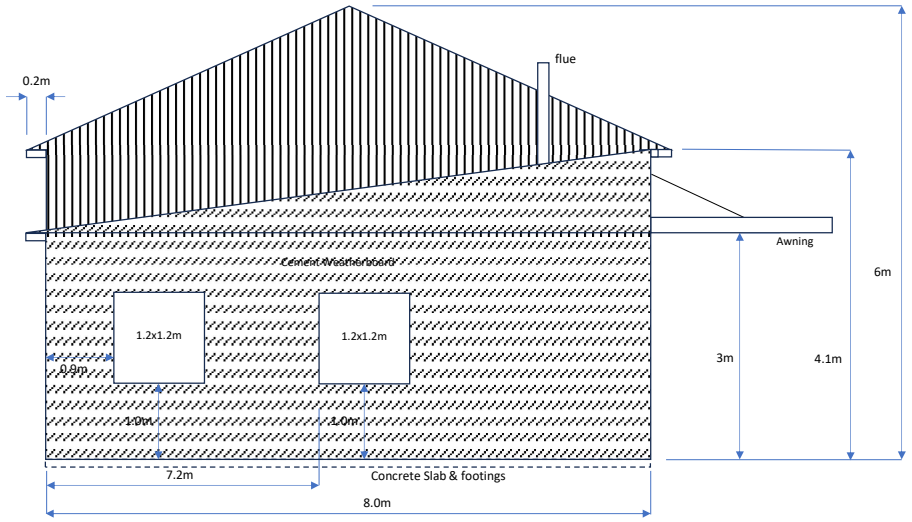
10 Blair Street Harrow
North Elevation
Scale 1:50

Proposed



10 Blair Street Harrow
East Elevation
Scale 1:50

Proposed



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South Elevation
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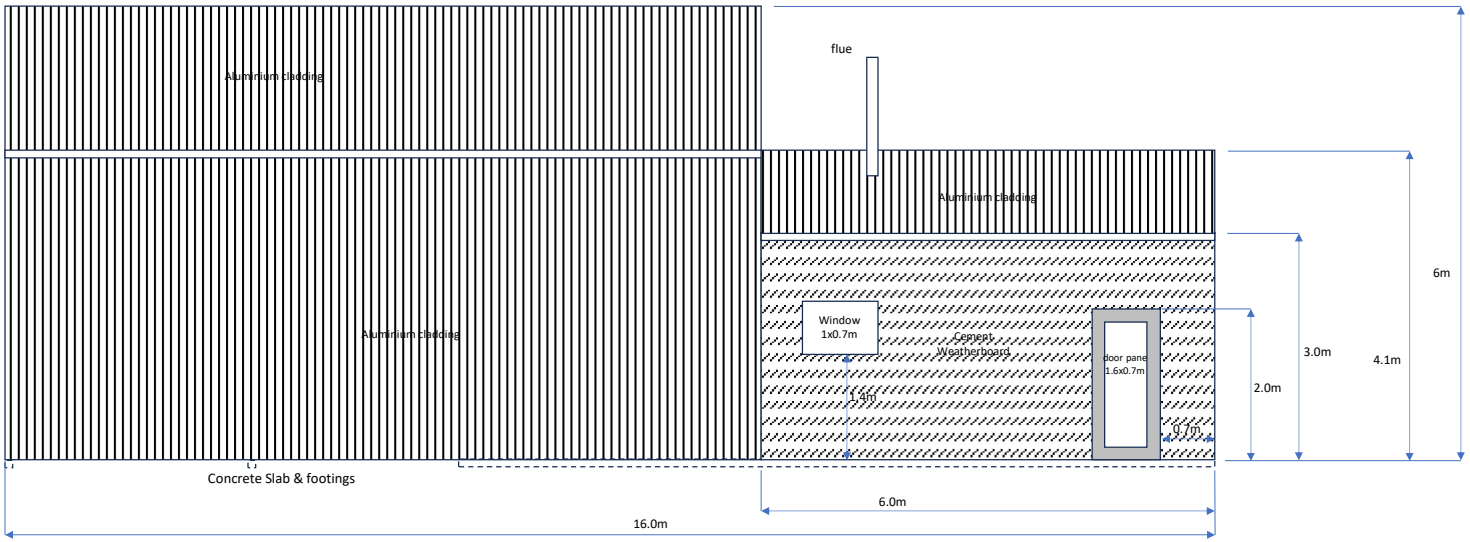
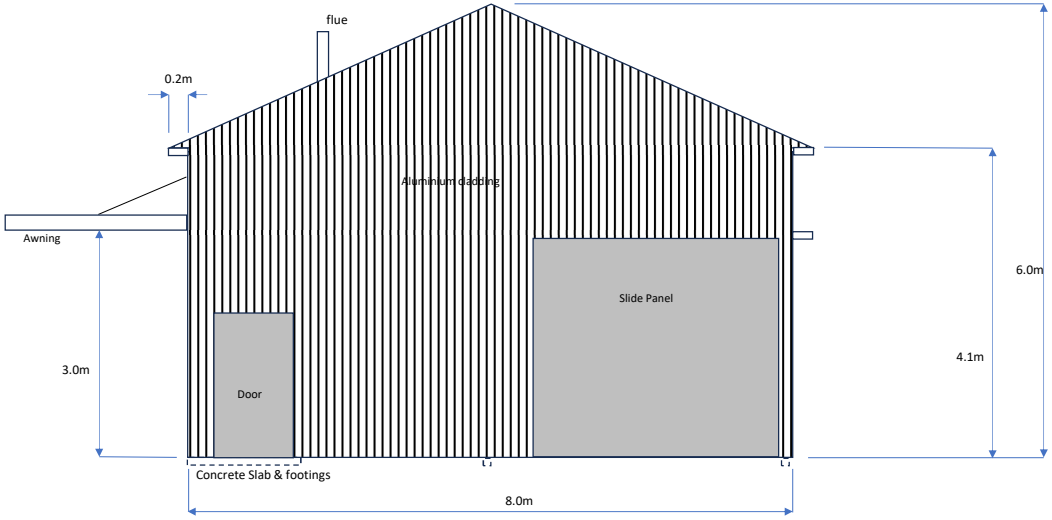


10 Blair Street Harrow
West Elevation
Scale 1:50

Proposed



10 Blair Street Harrow
North Elevation
Scale 1:50

Bushfire Management Statement

Prepared by a Bushfire Planning and Design Practitioner

Grampians Bushfire Planning

Bushfire Management Statement

PATHWAY 2 APPLICATION (Clause 53.02-4)

Property Details and Description of Works				
Address Details	**Street no** 10	**Street name / Plan Reference** Blair Street		
	Locality Harrow		**State** Victoria	**Postcode** 3317
Local government area	West Wimmera	**Traditional custodians**	Jardwadjali	
Description of the development	Convert shop and shed into dwelling and outdoor entertaining area. Small second dwelling.			
Applicant	[redacted]			
Owner	[redacted]			

Bushfire Management Statement Details			
Statement / Job Number 25183		**Statement Version** 1	**Statement Date** 17 July 2025
Prepared by:	Bruce Farquharson T: 0409 510 718 E: bruce@grampiansbushfireplanning.com.au		
Company Details Grampians Bushfire Planning Grampians Bushfire Planning		Assessor: *Bruce Farquharson* *Grampians Bushfire Planning* Date: *July 17, 2025* Grampians Bushfire Planning *Authorised Practitioner Stamp*	

Reliance on the assessment contained in this report should not extend beyond a period of 12 months from the date of issue of the report. If this report was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Practitioner and where required an updated report issued.

Contents

References

Country Fire Authority. (2018, September). *Planning and Bushfire Management Overlay.* Retrieved from CFA: https://www.cfa.vic.gov.au/ArticleDocuments/392/guidence-applying-the-landscape-assessment_V3.pdf.aspx?Embed=Y

DELWP. (2017, September). Planning Permit Applications - Bushfire Management Overlay. *Planning Permit Applications - Bushfire Management Overlay*. Melbourne, Victoria: Victoria State Government.

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Introduction

This Bushfire Management Statement has been prepared in response to the requirements of Clause 44.06 – Bushfire Management Overlay, and in accordance with the application requirements of Clause 53.02 – Bushfire Planning.

The statement contains three components:

1. A **bushfire hazard landscape assessment** including a plan that describes the bushfire hazard of the general locality more than 150 metres from the site.
2. A **bushfire hazard site assessment** including a plan that describes the bushfire hazard within 150 metres of the proposed development. The description of the hazard must be prepared in accordance with Section 2.2.3 to 2.2.5 of AS3959:2018 Construction of buildings in bushfire prone areas (Standards Australia) excluding paragraph (a) of section 2.2.3.2. Each plot of land with different vegetation classification or slope is assessed.
3. A **bushfire management statement** describing how the proposed development responds to the requirements of Clause 44.06 and 53.02-3.

Application Details

Municipality:	West Wimmera
Title description:	Lot 1 TP515191 and Lot 1 TP611947
Overlays:	BMO
Zoning:	TZ township

Site Description

Site location context	The site is in the historic Harrow township. It is on Blair Street, the town's main street. From Blair St, east to the Glenelg River is gently sloping with residential development and parkland. West from Blair Street the land slopes up more steeply with residential development and areas of woodland. This site is at the bottom of the hill surrounded by residential and other township land.
Site shape:	Rectangular
Site Dimensions:	Approx 100m x 20m
Site Area	2029m^2
Existing use and siting of buildings and works on and near the land:	This site is in the main street of the Harrow township. The existing buildings on site are a disused shop and an adjoining garage. The shop will become a dwelling and the shed opened up to be an outdoor entertaining area. On the neighbouring property to the south is a dwelling set in a large garden. There is a small, metal clad shed close to the boundary. On the neighbouring property to the north is a disused church.
Existing vehicle arrangements:	Vehicles have access to the southeastern boundary on Blair Street and to the rear of the property on Swanston Street.
Location of nearest fire hydrant:	One, 6 metres from the existing building in Blair Street. Another in Swanston Street, 40 metres from the property, closer to the second small dwelling.
Surrounding development possible / expected	Little development is expected. Some township development may be possible.
Any other features of the site relevant to bushfire considerations:	This bushfire management statement follows pathway 2 due to the proposed small second dwelling precluding the pathway 1 assessments. It includes a bushfire hazard landscape assessment and differing approved measures in the bushfire management statement.

Bushfire Hazard Landscape Assessment

The Planning Permit Applications Bushfire Management Overlay Technical Guide was used to guide developing a Bushfire Hazard Landscape Assessment.

Landscape type representing the site	Landscape scenario 2
Comments	The type and extent of vegetation located more than 150 metres from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to a site. Bushfire can approach Harrow from different directions. Most directions have a substantial buffer from the site to unmanaged vegetation. The closest unmanaged vegetation is to the north where a fire would be travelling down a steep hill with a significant slowing in its rate of spread and intensity. The site is located in a township area managed in a minimum fuel condition. Access is readily available to a place that provides shelter from bushfire. This is the surrounding developed township area.

Landscape vegetation contribution to risk	The main landscape vegetation that will contribute to bushfire is the surrounding grazed grassland. This will support a running grass fire with local flaring up where the scattered trees become woodland in the areas with more trees. There are areas of woodland on public land to the west and north that will have fires that reduce the rate of spread from that of a grass fire but increase the intensity. These areas have grassy or heath understorey and short trees due to the low rainfall Wimmera climate. The fire behaviour in these areas will not affect the fire behaviour impacting this site although spot fires from trees in woodland may ignite fires closer to this site. The patchwork nature of the vegetation has the effect of slowing its overall rate of spread. Any approach of bushfire close to this site will have the fire behaviour moderated significantly by the vegetation being on a downhill slope towards the site.
Potential time before impact	Generally, a fire is likely to impact this site on the day of ignition. A fire in the Yallakar State Forest that can be 7 to 20 km from this site may burn beyond the day of ignition and potentially spread to this site after that. Historically though, fires in Yallakar SF have not burnt far into private land due to a patchwork of harvested and fallow paddocks in summer that interrupt the continuity of fire fuels. A fire that burns past the day of ignition provides more time for protective activities by emergency services and safe responses by residents.

Approach direction/s	A fire is most likely to approach this site from the northwest quarter as there are significant areas of managed vegetation in the township in other directions. Fires that may approach Harrow from other directions will not approach this site with the intensity of fire that unmanaged fuels have.
Access to a place of shelter	The township area provides an area managed in a minimum fuel condition in a valley where the terrain will slow the approach of fire and reduce its intensity before reaching the minimum fuel area.
Likely fire behaviour impacting the site	A fire impacting this site will likely be a grass fire that has slowed and reduced intensity while travelling down a hill. There will be flare ups in the woodland areas. The rates of spread will be inconsistent due to the variable terrain.

Hazards in fire management plans

Regional Bushfire Planning Assessment - Grampians

The regional overview identifies that:

> "*Settlements … contain clusters of developed and undeveloped lots located in or in proximity to bushfire hazard areas*" and "*Grasslands are a known bushfire hazard to some small and rural-residential lots which adjoin wetlands, waterways and riparian corridors*."

These features have been described in the preceding assessments and in the bushfire hazard site assessment.

The West Wimmera Shire overview identifies that:

> *Settlements in the southern area are scattered throughout the agricultural landscape and surrounding large areas of state park and pine plantations. The settlements contain clusters of developed and undeveloped small and rural-residential lots located in or in proximity to these bushfire hazard areas and grassland bushfire hazard.*
>
> *The Glenelg River extends through the south-western corner of the municipality. The river and its riparian corridors extend through settlements with lots in close proximity to bushfire hazard areas.*

These features have been described in the preceding assessments, although there are no nearby pine plantations. The closer parts of the surrounding area are dominated by an agricultural landscape rather than state forests. Through Harrow the riparian corridor is managed in a minimum fuel condition on the township side of the river.

Specifically for Harrow, it identifies that:

> *Residential lots in the township of Harrow are in the bushfire hazard area associated with patches of vegetation both in and adjacent to the town, and riparian vegetation along the Glenelg River to the east.*

There are residential lots closer to bushfire hazard vegetation in and around Harrow. The specific proximity to this site is identified in the site assessment.

VFRR – B

Harrow and its immediate surrounds are identified as an extreme hazard, including some public land.

The finer considerations for this site in the site assessment considers the hazards for the site. Areas away from Blair St and on higher ground have noticeably higher hazard that this site in the valley and township.

Local and state plans

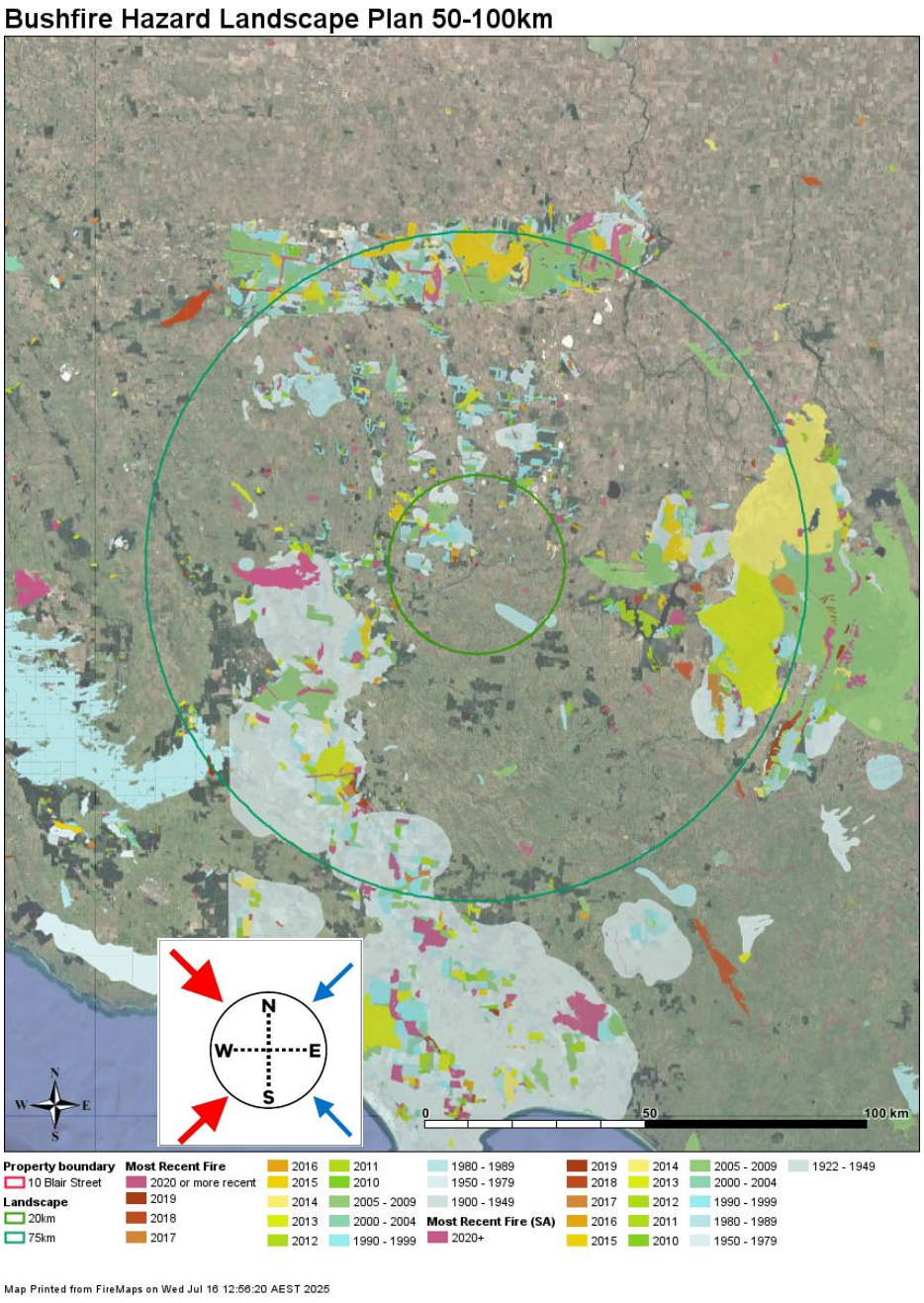
The West Wimmera Shire Municipal Emergency Management Plan describes the history of fires as:

> *The municipality has a history of lightning strikes in particular within the Little Desert National Park, Big Desert Wilderness Park and the scattered remnants of vegetation. The addition of agricultural machinery and stubble burning are also factors that increase the likelihood of ignition in the broadacre cropping area in the north. Whilst the frequency of fires within the West Wimmera Shire is high, the impact is mostly within the public land estate or open farmland and does not regularly impact the townships of the municipality.*

This focusses on areas away from Harrow. Ignitions from agricultural machinery is an ongoing possibility but less than in areas further north. The Yallakar SF has a history of lightning strikes but less frequently and leading to smaller fires than in the areas described.

The West Wimmera Shire Municipal Fire Management Sub-plan identifies the Harrow area as having sheep grazing predominant. It identifies the planning and standards documentation used in these assessments for planning permits. Its Appendix F: Strategic Fire Breaks shows CFA planned burning in and around Harrow.

Landscape Hazard Plan 50 km to 100 km



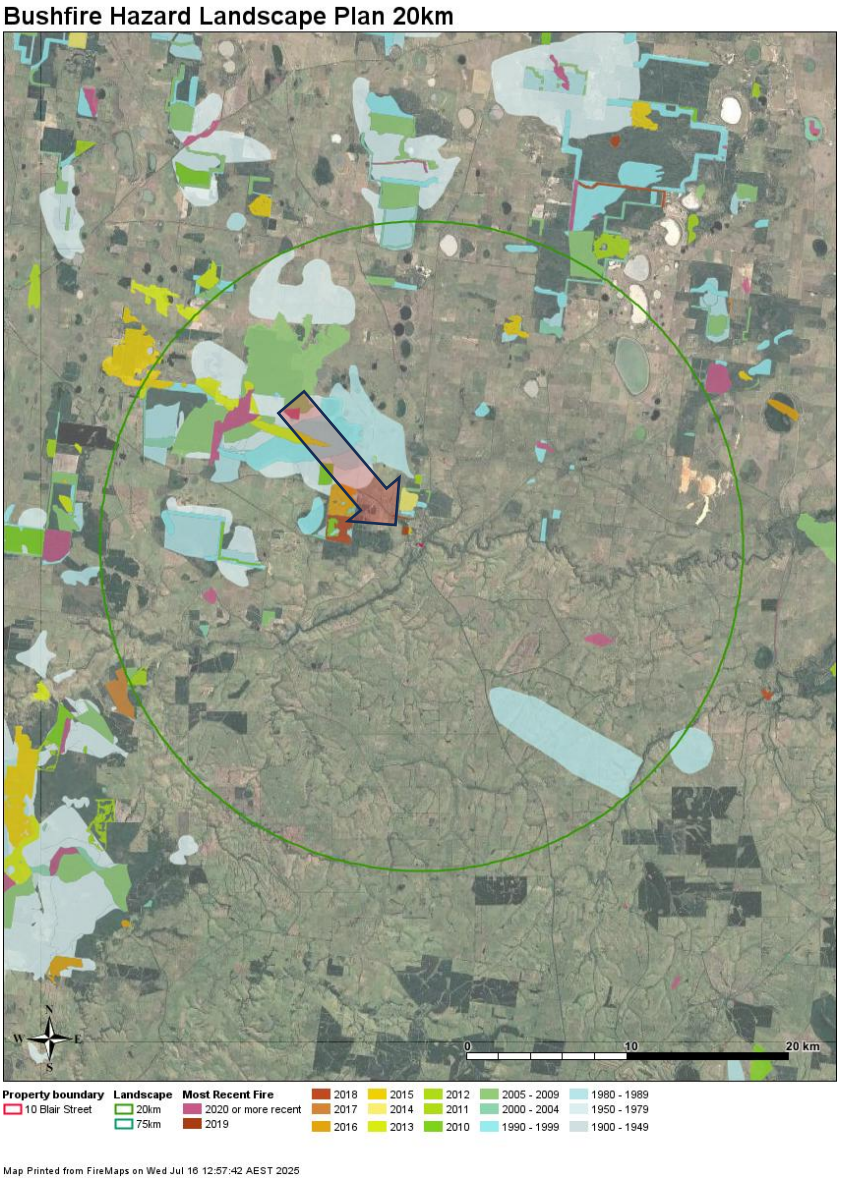
There are 3 areas in the landscape showing major fires. They have little relevance other than confirming that Harrow is in the broader Western Victoria area that is prone to have major bushfires. The Little Desert to the north is a wide area of scrub quite different to the state forest areas nearer Harrow. The Grampians area to the east is steep, rocky, inaccessible terrain where fires can grow large as a result. The white area to the southwest is the 1939 Black Friday fire footprint. Land management practices, firefighting and the vegetation distribution all bear little resemblance now to 1939.

This map does not differentiate between planned burns and bushfires. Many of the fires to the north of Harrow are planned burns. The larger ones are bushfires, mostly in and around state forests. These fires in differing fuel conditions across the patchwork of public and private land have had

varied fire behaviour with different fuels and provided opportunities for fire containment before larger fires became major fires.

There are fires shown, including to the west, east and northeast with the distinctive northwest or west wind driven travel with the wind changing to more southwesterly. This area tends not to get sudden wind changes as occurs further south. These fires are fast running grass fires.

Landscape Hazard Plan – 20km

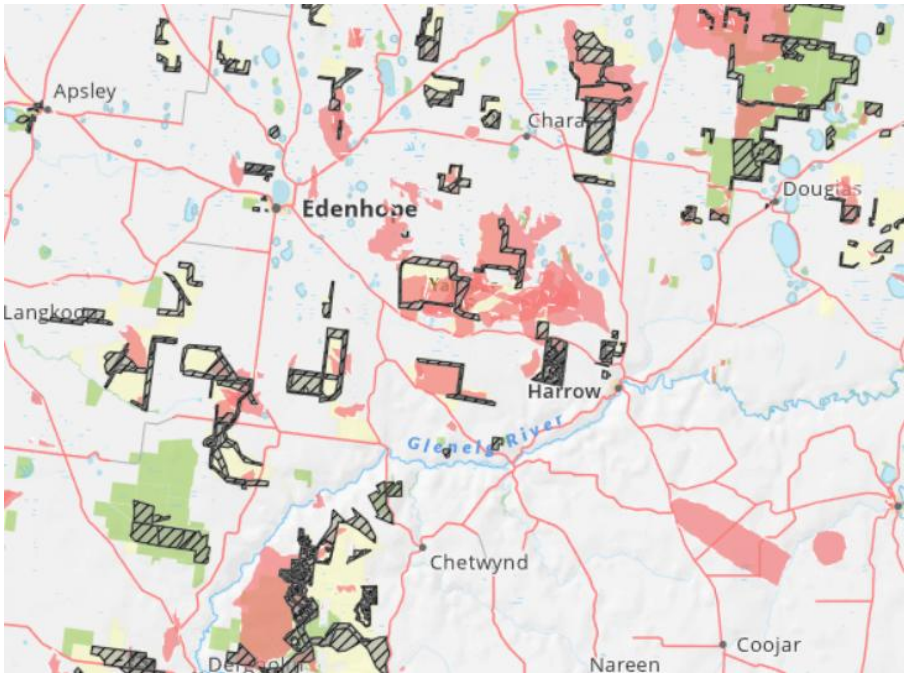


This map has a 20km radius and an arrow showing the most likely direction of a fire to impact Harrow. It shows a cluster of fires in the Yallakar SF. These have generally been lightning strikes that have burnt mostly in the public land and been able to be contained in or close to the state forest. There is potential for fires from Yallakar SF to reach Harrow.

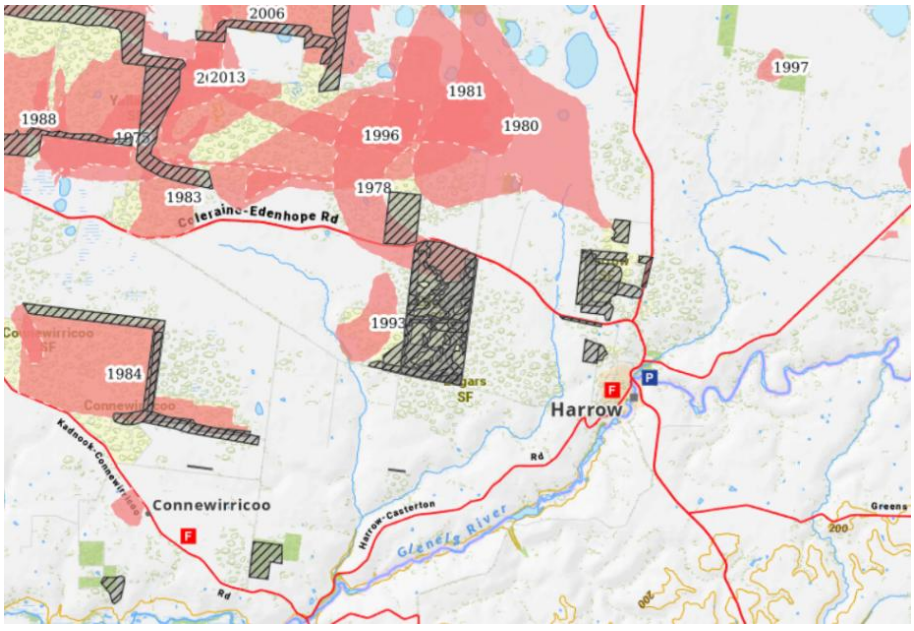
The cigar shaped fire at Pigeon Ponds to the southeast was a fast running grass fire in grazing country. It was significant but not major. The fire behaviour of this fire could occur to an extent

around Harrow. The area around Harrow has more variable vegetation that would interrupt any consistent rate of spread of the fire.

Planned burns and bushfires



This map show a differentiation between planned burns in black and bushfires in red. A significant proportion of the fires have been planned burns, particularly in the area around Harrow.



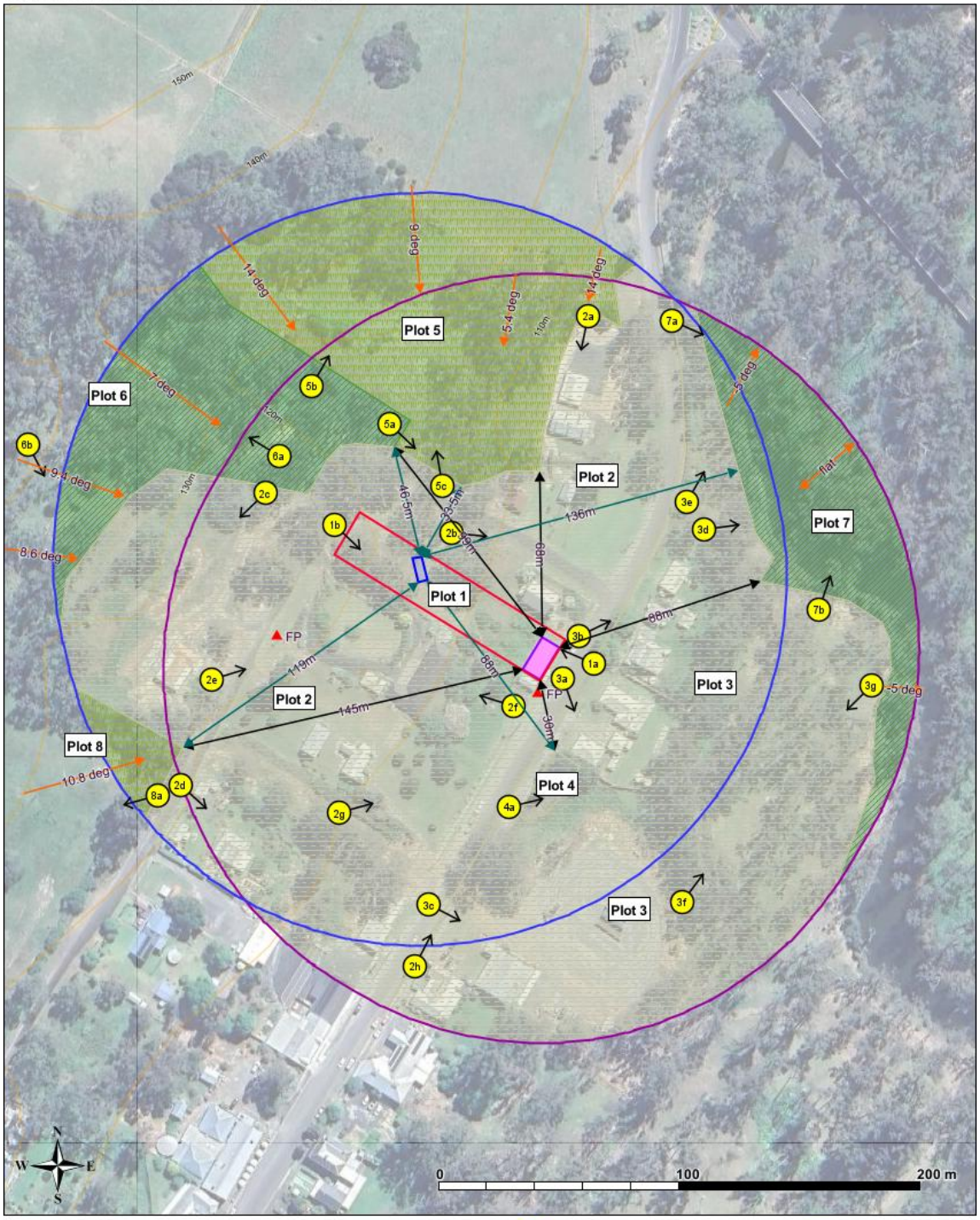
Close to Harrow have been numerous planned burns conducted as a high priority to protect the township.
Fires in Yallakar SF have been frequent but relatively small.
The riparian area of the Glenelg River does not have recorded bushfire history in this area.

Bushfire Hazard Site Assessment

Classification of the vegetation within 150 metres of the proposed development in accordance with AS3959:2018 Construction of buildings in bushfire prone areas

Bushfire Hazard Site Plans

Bushfire Hazard Site Plan



Map Printed from FireMaps on Thu Jul 17 16:07:58 AEST 2025

Vegetation Classification

All vegetation within 150m of the proposed development was classified in accordance with Sections 2.2.3 to 2.2.5 of Clause 2.2.3 of AS 3959-2018 Construction of buildings in bushfire prone areas (Standards Australia) excluding paragraph (a) of section 2.2.3.2.

Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level is identified below.

The vegetation types identified are based on potential bushfire behaviour and may vary from similarly named ecological vegetation classifications.

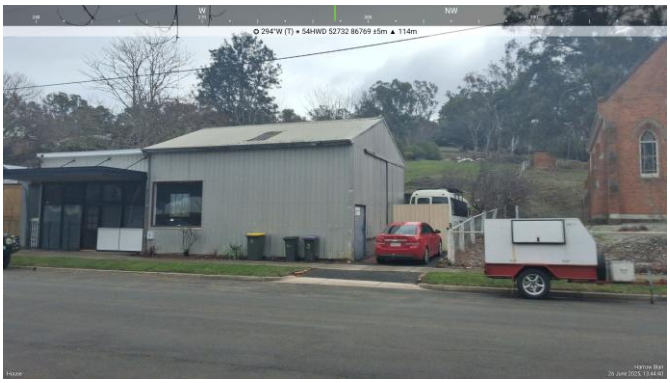
Photo ID:	1a	**Plot:**	1	
Vegetation Classification or Exclusion Clause				
Excludable - 2.2.3.2(f) Low Threat Vegetation				
Description / Justification for Classification				
The glass fronted shop at the left is to be converted to a dwelling. The shed in the centre is open at the rear. The property slopes up behind these buildings. The road is non-vegetated. The property and neighbouring property are managed lawn and garden with low fuel load, low threat vegetation.				

Photo ID:	1b	**Plot:**	1	
Vegetation Classification or Exclusion Clause				
Excludable - 2.2.3.2(f) Low Threat Vegetation				
Description / Justification for Classification				
The rear of the property is managed lawn and garden with low fuel load, low threat vegetation. The proposed small second dwelling is to be 29 metres from the boundary fence in the foreground.				

Photo ID:	2a	Plot:	2
Vegetation Classification or Exclusion Clause			
Excludable - 2.2.3.2(f) Low Threat Vegetation			
Description / Justification for Classification			
The nearby historical precinct is mown lawn. It is low fuel load, low threat vegetation.			

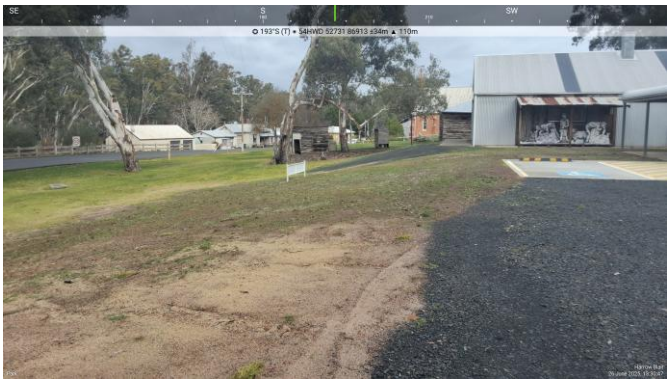


Photo ID:	2b	Plot:	2
Vegetation Classification or Exclusion Clause			
Excludable - 2.2.3.2(f) Low Threat Vegetation			
Description / Justification for Classification			
The adjoining roadside area is mown. It is low fuel load, low threat vegetation.			

Photo ID:	2c	Plot:	2
Vegetation Classification or Exclusion Clause			
Excludable - 2.2.3.2(f) Low Threat Vegetation			
Description / Justification for Classification			
The neighbouring property has recently established buildings with works occurring to establish managed lawn and garden occurring. It is currently low threat due to being non-vegetated and will continue to be low threat as lawn and garden are established.			

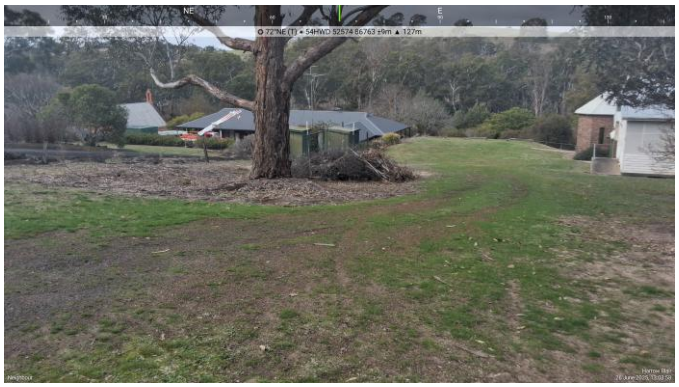
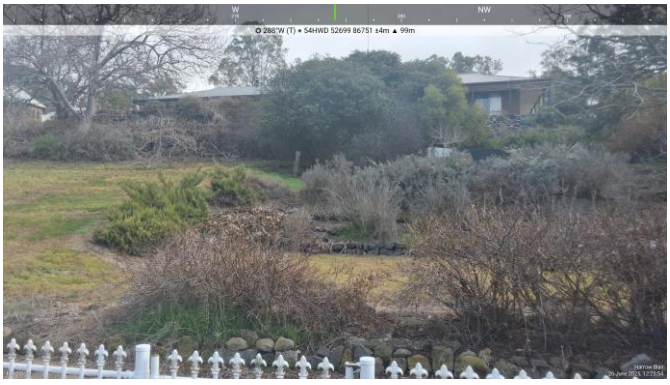
Photo ID:	2d	**Plot:**	2
Vegetation Classification or Exclusion Clause			
Excludable - 2.2.3.2(f) Low Threat Vegetation			
Description / Justification for Classification			
The nearby property has managed lawn and garden. It is low fuel load, low threat vegetation.			
Photo ID:	2e	**Plot:**	2
Vegetation Classification or Exclusion Clause			
Excludable - 2.2.3.2(f) Low Threat Vegetation			
Description / Justification for Classification			
The neighbouring properties have managed lawn and gardens. They have low fuel load, low threat vegetation.			
Photo ID:	2f	**Plot:**	2
Vegetation Classification or Exclusion Clause			
Excludable - 2.2.3.2(f) Low Threat Vegetation			
Description / Justification for Classification			
The neighbouring property has managed lawn and garden. It is low fuel load, high moisture content, low threat vegetation.			

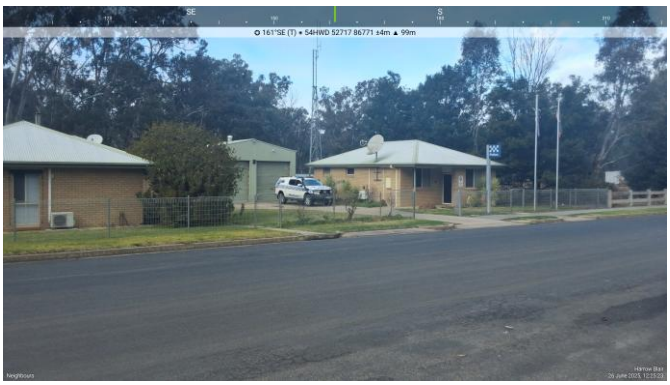
Photo ID:	2g	**Plot:**	2
Vegetation Classification or Exclusion Clause			
Excludable - 2.2.3.2(f) Low Threat Vegetation			
Description / Justification for Classification			
The nearby property has managed lawn and garden. It is low fuel load, low threat vegetation.			
Photo ID:	2h	**Plot:**	2
Vegetation Classification or Exclusion Clause			
Excludable - 2.2.3.2(f) Low Threat Vegetation			
Description / Justification for Classification			
Blair St is non-vegetated with managed lawn nature strips. It is low fuel load, low threat vegetation.			
Photo ID:	3a	**Plot:**	3
Vegetation Classification or Exclusion Clause			
Excludable - 2.2.3.2(f) Low Threat Vegetation			
Description / Justification for Classification			
The neighbouring properties have managed lawn and gardens. They have low fuel load, low threat vegetation.			

Photo ID:	3b	Plot:	3
Vegetation Classification or Exclusion Clause			
Excludable - 2.2.3.2(f) Low Threat Vegetation			
Description / Justification for Classification			
The neighbouring properties have managed lawn and gardens. They have low fuel load, low threat vegetation.			

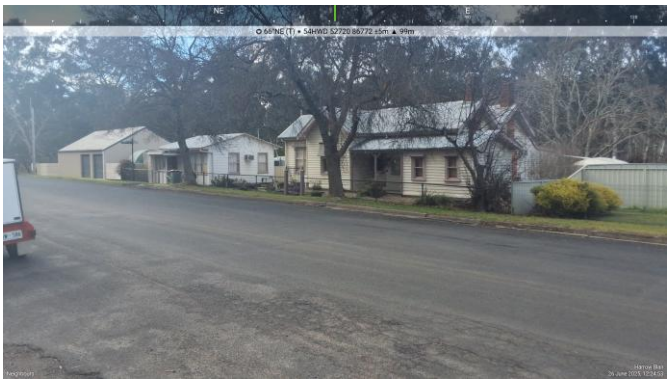


Photo ID:	3c	Plot:	3
Vegetation Classification or Exclusion Clause			
Excludable - 2.2.3.2(f) Low Threat Vegetation			
Description / Justification for Classification			
The nearby industrial property is mostly non vegetated with some areas of low fuel load. What vegetation is present on the property is low fuel load, low threat vegetation.			

Photo ID:	3d	Plot:	3
Vegetation Classification or Exclusion Clause			
Excludable - 2.2.3.2(f) Low Threat Vegetation			
Description / Justification for Classification			
The area between the Blair Street housing and the Glenelg River is parkland with a walking track. The area has managed, low fuel load vegetation comprising mature trees and regularly mown grass. It is low fuel load, low threat vegetation.			

Photo ID:	3e	**Plot:**	3
Vegetation Classification or Exclusion Clause			
Excludable - 2.2.3.2(f) Low Threat Vegetation			
Description / Justification for Classification			
The area between the Blair Street housing and the Glenelg River is parkland with a walking track. The area has managed, low fuel load vegetation comprising mature trees and regularly mown grass. It is low fuel load, low threat vegetation. The unmanaged grass with trees in the background is woodland in plot 7.			

Photo ID:	3f	**Plot:**	3
Vegetation Classification or Exclusion Clause			
Excludable - 2.2.3.2(f) Low Threat Vegetation			
Description / Justification for Classification			
The area between the Blair Street housing and the Glenelg River is parkland with a walking track. The area has managed, low fuel load vegetation comprising mature trees and regularly mown grass. It is low fuel load, low threat vegetation.			

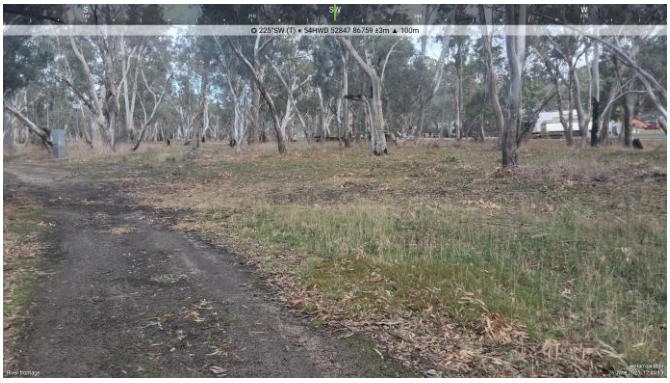
Photo ID:	3g	**Plot:**	3
Vegetation Classification or Exclusion Clause			
Excludable - 2.2.3.2(f) Low Threat Vegetation			
Description / Justification for Classification			
The area between the Blair Street housing and the Glenelg River is parkland with a walking track. The area has managed, low fuel load vegetation comprising mature trees and regularly mown grass. It is low fuel load, low threat vegetation.			

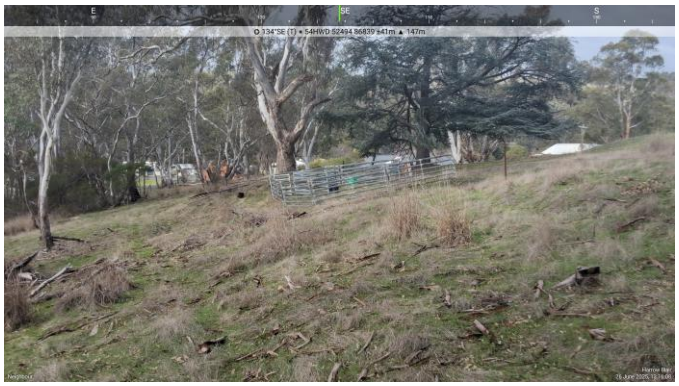
Photo ID:	4a	**Plot:**	4
Vegetation Classification or Exclusion Clause			
Excludable - 2.2.3.2(c) Multi Areas < 0.25Ha			
Description / Justification for Classification			
Most times this wetland vegetation will be low threat due to the high moisture content. It is currently in a multi-year drought and has dried off. It may currently be regarded as classified vegetation. It is 0.03Ha and 105 metres from other classified vegetation and 30 metres from the existing building.			
Photo ID:	5a	**Plot:**	5
Vegetation Classification or Exclusion Clause			
Class G Grassland - Open woodland G-06			
Description / Justification for Classification			
This area is grazed grassland with tree cover less than 10%.			
Photo ID:	5b	**Plot:**	5
Vegetation Classification or Exclusion Clause			
Class G Grassland - Open Woodland G-06			
Description / Justification for Classification			
This area is grazed grassland with tree cover less than 10%.			

Photo ID:	5c	Plot:	5
Vegetation Classification or Exclusion Clause			
Class G Grassland - Open Woodland G-06			
Description / Justification for Classification			
This area is grazed grassland with tree cover less than 10%.			

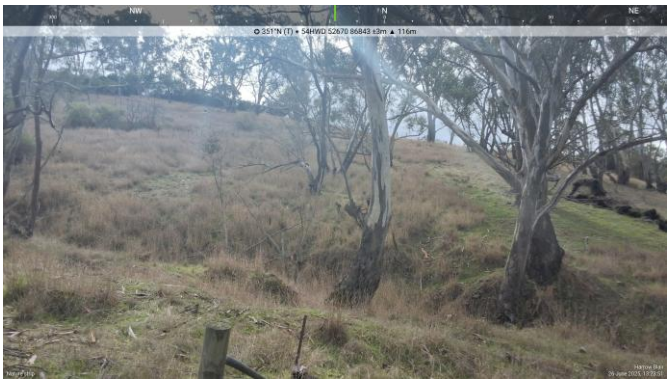


Photo ID:	6a	Plot:	6
Vegetation Classification or Exclusion Clause			
Class B Woodland - Woodland B-05			
Description / Justification for Classification			
This area is grassland with tree cover from less than 10% to about 20%.			

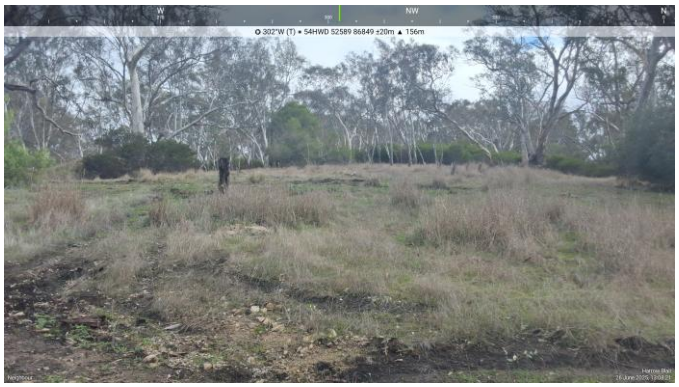


Photo ID:	6b	Plot:	6
Vegetation Classification or Exclusion Clause			
Class B Woodland - Woodland B-05			
Description / Justification for Classification			
This area is grassland with tree cover from less than 10% to about 20%.			

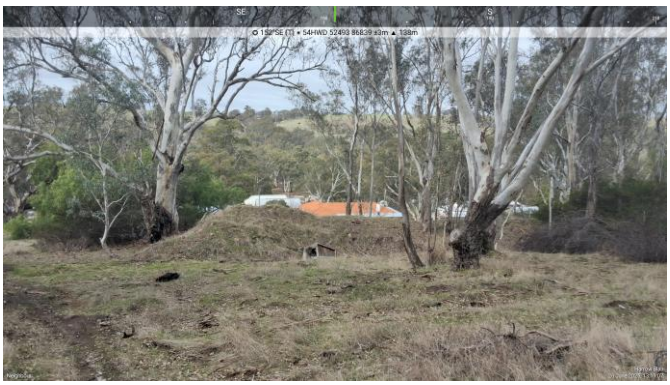


Photo ID:	7a	Plot:	7
Vegetation Classification or Exclusion Clause			
Class B Woodland - Woodland B-05			
Description / Justification for Classification			
This riparian zone has a mix of high moisture content, wetland species, some grass and scattered trees with 10% to 30% foliage cover. An inspection outside of drought times is likely to have classified this as excludable, high moisture content, low threat vegetation. The current condition is exceptional.			

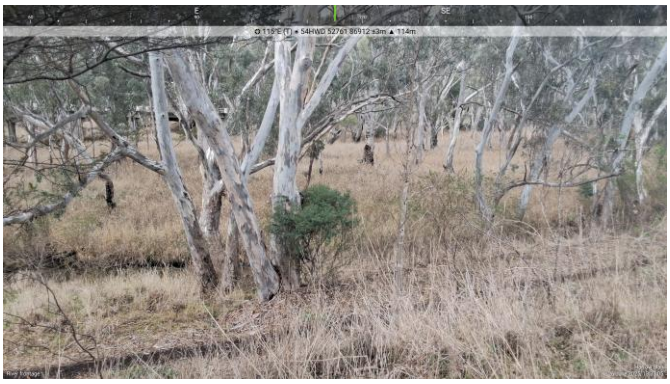
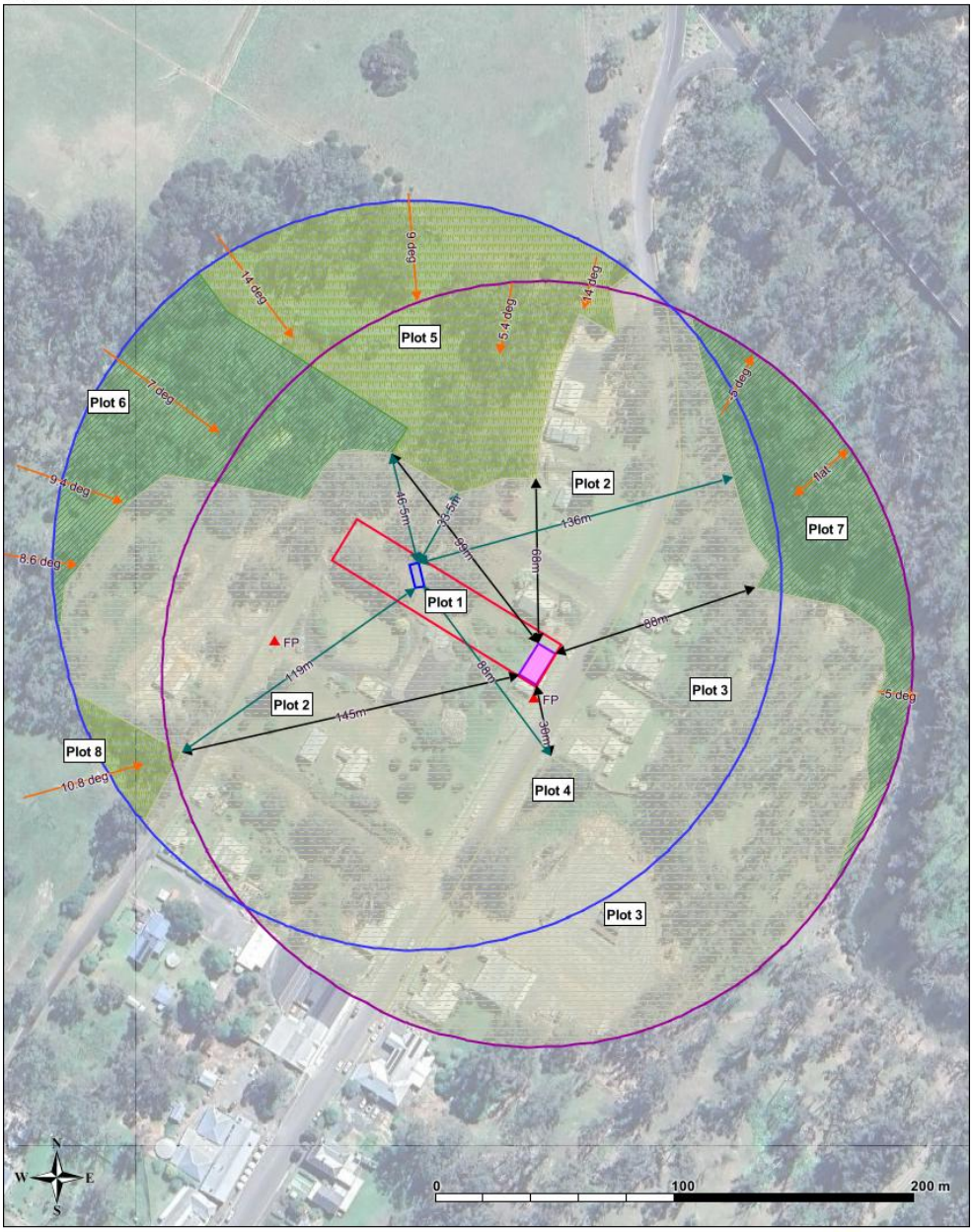


Photo ID:	7b	Plot:	7
Vegetation Classification or Exclusion Clause			
Class B Woodland - Woodland B-05			
Description / Justification for Classification			
This riparian zone has a mix of high moisture content, wetland species, some grass and scattered trees with 10% to 30% foliage cover. An inspection outside of drought times is likely to have classified this as excludable, high moisture content, low threat vegetation. The current condition is exceptional.			

Photo ID:	8a	Plot:	8
Vegetation Classification or Exclusion Clause			
Class G Grassland - Open Woodland G-06			
Description / Justification for Classification			
This area is grazed grassland with tree cover from less than 0% to about 30%.			

Bushfire Hazard Site Plan



Map Printed from FireMaps on Thu Jul 17 16:07:40 AEST 2025

Relevant Fire Danger Index

The fire danger index for this site has been determined in accordance with Table 2.1.

Fire Danger Index			
FDI 40 ☐	FDI 50 ☐	FDI 80 ☐	FDI 100 ☒
Table 2.7	*Table 2.6*	*Table 2.5*	*Table 2.4*

Potential Bushfire Impacts

The potential bushfire impact to the proposed development from each of the identified vegetation plots are identified below.

Existing building – conversion to dwelling						
Plot	**Vegetation Classification**	**Effective Slope**	**Separation (m)**	**BAL**	**kW/m²**	**Defendable space (m) Column B**
1	Excludable – Clause 2.2.3.2(f)	-	-	BAL – LOW		-
2	Excludable – Clause 2.2.3.2(f)	-	-	BAL – LOW		-
3	Excludable – Clause 2.2.3.2(f)	-	-	BAL – LOW		-
4	Excludable – Clause 2.2.3.2(c)	-	30	BAL – LOW		-
5	Class G Grassland	14	68	BAL – LOW	1.34	13
6	Class B Woodland	9	99	BAL – 12.5	0.90	24
7	Class B Woodland	-5	88	BAL – 12.5	3.02	29
8	Class G Grassland	10.8	145	BAL – LOW	0.37	13

New building – small second dwelling						
Plot	**Vegetation Classification**	**Effective Slope**	**Separation (m)**	**BAL**	**kW/m²**	**Defendable space (m) Column B**
1	Excludable – Clause 2.2.3.2(f)	-	-	BAL – LOW		-
2	Excludable – Clause 2.2.3.2(f)	-	-	BAL – LOW		-
3	Excludable – Clause 2.2.3.2(f)	-	-	BAL – LOW		-
4	Excludable – Clause 2.2.3.2(c)	-	88	BAL – LOW		-
5	Class G Grassland	14	33.5	BAL – 12.5	3.72	13
6	Class B Woodland	9	46.5	BAL – 12.5	4.65	24
7	Class B Woodland	-5	136	BAL – LOW	1.51	29
8	Class G Grassland	10.8	119	BAL – LOW	0.57	13

Table 1: BAL Analysis

Calculated Bushfire Attack Level (BAL)

The calculated Bushfire Attack Level (highest BAL) for the proposed development for both buildings has been calculated in accordance with clause 2.2.6 of AS 3959-2018 using the above analysis.

Calculated Bushfire Attack Level	**BAL – 12.5**

* Note that this calculated BAL is produced using AS 3959-2018 that considers vegetation within 100 metres of the site. The bushfire hazard landscape assessment can lead to a different outcome. The planning permit process and building design decisions can apply a different BAL to the proposed development.

Bushfire Management Statement

53.02-4.1 Landscape, siting and design objectives

- Development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.
- Development is sited to minimise the risk from bushfire.
- Development is sited to provide safe access for vehicles, including emergency vehicles.
- Building design minimises vulnerability to bushfire attack.

Approved Measure (AM) 2.1 – Landscape

Requirement

The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.

The building being converted to a dwelling is at the bottom of a hill, reducing the intensity of any fire that may impact the site. It is surrounded by low threat vegetation for at least 68 metres. The maximum calculated radiant heat flux exposure is 3.02 kW/m^2.

The proposed new small second dwelling is on the hill, below possible bushfire approaches, reducing the intensity of any fire that may impact the site. It is surrounded by low threat vegetation for at least 33.5 metres. The maximum calculated radiant heat flux exposure is 4.65 kW/m^2.

Appropriate BAL construction and defendable space will be applied.

Has Approved Measure (AM) 2.1 been met?	**Yes** ✓	**No** ☐

Approved Measure (AM) 2.2 – siting

Requirement

A building is sited to ensure the site best achieves the following:

- **The maximum separation distance between the building and the bushfire hazard**

  The existing building is 68 metres from the nearest classified vegetation. This distance can not be changed.

  The proposed second dwelling is 33.5 metres from classified vegetation. Although there is scope for adjusting the site, this comes with practical disadvantages of the sloping land. In the current proposed location, the maximum predicted radiant heat is 4.65 kW/m^2. The greater bushfire hazard is uphill from this site.

- **The building is in close proximity to a public road**

  The existing building is built on the Blair St boundary as it's earlier life was as a shop.

  The proposed second dwelling is close to Swanston Street.

- **Access can be provided to the building for emergency service vehicles**

  Access is easily available to both buildings with vehicles sited on the street.

Has Approved Measure (AM) 2.2 been met?	**Yes** ✓	**No** ☐

Approved Measure (AM) 2.3 – Building design

Requirement

A building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building.

All cladding and roofing for the building being converted to a dwelling is non-combustible. Currently all cladding is metal. The cladding on the partly clad outdoor entertaining area is metal and the floor is non-combustible. The new cladding between the dwelling and the outdoor entertaining area will be non-combustible. The roof line has no valleys to collect leaves, bark and embers.

The roof line of the proposed small second dwelling will have no valleys to collect leaves, bark and embers. It will be built to a BAL rating intended for radiant heat flux exposure 4 times the predicted calculated exposure.

Has Approved Measure (AM) 2.3 been met?	**Yes** ✓	**No** ☐

53.02-4.2 Defendable space and construction objective

- Defendable space and building construction mitigate the effect of flame contact, radiant heat and embers on buildings.

Approved Measure (AM) 3.1 – Bushfire construction and defendable space

Requirement

A building used for a dwelling (including an extension or alteration to a dwelling), small second dwelling, industry, office or retail premises is provided with defendable space in accordance with:

- Table 2 Columns A, B or C and Table 6 to Clause 53.02-5 wholly within the title boundaries of the land; or
- If there are significant siting constraints, Table 2 Column D and Table 6 to Clause 53.02-5.

The building is constructed to the bushfire attack level that corresponds to the defendable space provided in accordance with Table 2 to Clause 53.02-5.

The buildings will be provided with defendable space in accordance with Column B

Defendable space distance required is 29 metres.

Table 6 of Clause 53.02-5 - Vegetation management requirement:

Vegetation must be managed to the following standard	CONFIRM ACCEPTANCE
• Grass must be short cropped and maintained during the declared fire danger period. • All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period. • Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building. • Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building. • Shrubs must not be located under the canopy of trees. • Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres. • Trees must not overhang or touch any elements of the building. • The canopy of trees must be separated by at least 5 metres. • There must be a clearance of at least 2 metres between the lowest tree branches and ground level.	✓

Building construction

The building is constructed to the bushfire attack level that corresponds to the defendable space provided in accordance with Table 2 to Clause 53.02-5.

The buildings will be constructed to BAL-19

Has Approved Measure (AM) 3.1 been met?	**Yes** ✓	**No** ☐

Alternative Measures

Alternative measure (AltM) 3.3 – Defendable space on adjoining land

Requirement

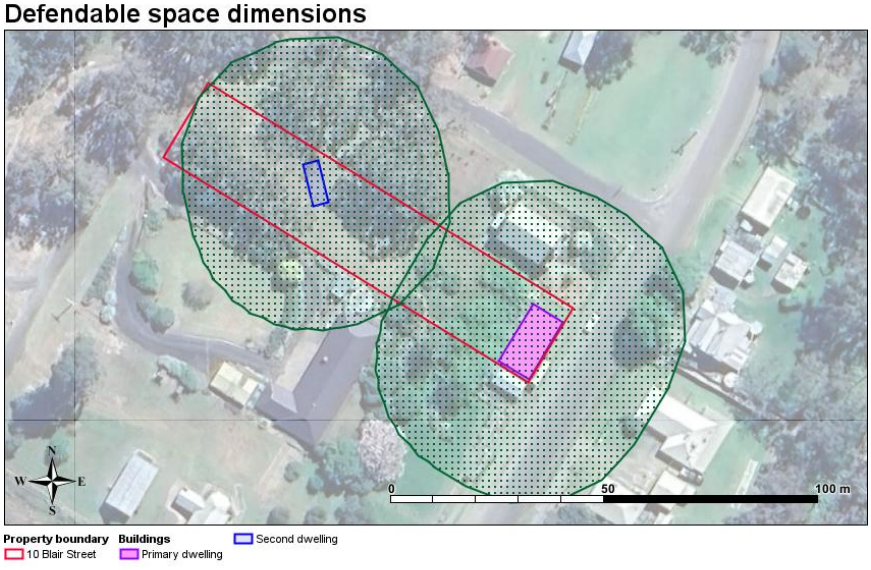
Adjoining land may be included as defendable space where there is a reasonable assurance that the land will remain or continue to be managed in that condition as part of the defendable space.

The existing building is built to the boundary and so all of that part of the defendable space is outside of the property. The property is too narrow to have the defendable space wholly on the property for either building.

All of the defendable space dimensions outside the property has low threat vegetation or is non-vegetated roadway. The non-road reserve properties in this space are current residential or church property and are expected to remain managed as low threat vegetation. The road reserves are expected to remain managed as they are today with a mix of landowners and Council maintaining them in a mown condition.

The greatest predicted radiant heat flux from classified vegetation is 3.02 kW/m^2 at the existing building and 4.65 kW/m^2 at the proposed second dwelling.

Defendable space dimensions



Has Alternative Measure (AltM) 3.3 been met?	**Yes** ✓	**No** ☐

53.02-4.3 Water supply and access objectives

- A static water supply is provided to assist in protecting property.
- Vehicle access is designed and constructed to enhance safety in the event of a bushfire.

Approved Measure (AM) 4.1 – Water supply and access

Water supply requirement

A building used for a dwelling (including an extension or alteration to a dwelling), a small second dwelling, industry, office or retail premises is provided with a static water supply for fire fighting and property protection purposes specified in Table 4 to Clause 53.02-5.

The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for fire fighting water supplies.

Table 4 to Clause 53.02-5 – Water supply requirements

Lot Size (m^2)	Capacity (litres)	Fire Authority Fittings & Access Required
1001 and above	10,000	Yes
Confirm Static Water Supply meets the following requirements	✓ Is stored in an above ground water tank constructed of concrete or metal ✓ All fixed above ground water pipes and fittings for firefighting purposes must be made of corrosive resistant metal. ✓ Include a separate outlet for occupant use **The following additional requirements apply:** ✓ Be readily identifiable from the building or appropriate identification signage to the satisfaction of CFA must be provided. ✓ Be located within 60 metres of the outer edge of the approved building. ✓ The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed ✓ Incorporate a ball or gate valve (British Standard Pipe (BSP 65mm) and coupling (64mm CFA 3 thread per inch male fitting) ✓ Any pipework and fittings must be a minimum of 65mm (excluding the CFA coupling)	

Has Approved Measure (AM) 4.1 (Water Supply) been met? **Yes** ✓ **No** ☐

Access requirement

A building used for a dwelling (including an extension or alteration to a dwelling), a small second dwelling, industry, office or retail premises is provided with vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5.

Table 5 to Clause 53.02-5 – Vehicle access design and construction

Column A	Column B
Water supply access	✓ Where fire authority access to the water supply is required under AM 1.3 fire authority vehicles must be able to get within 4 metres of the water supply outlet. Fire authority vehicles can access within 4 metres of the tank outlet.
Access	The following design and construction requirements apply to within 4 metres of the water supply: ✓ All weather construction ✓ A load limit of at least 15 tonnes ✓ Provide a minimum trafficable width of 3.5 metres ✓ Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically ✓ Curves must have a minimum inner radius of 10 metres ✓ The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres ✓ Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.

Has Approved Measure (AM) 4.1 (Access) been met?	**Yes** ✓	**No** ☐

Appendix 1: Additional Information / Advisory Notes

Shielding as described in AS 3959:2018 Clause 3.5 should not apply to any elevation. A decision to apply any shielding provisions would be by the Relevant Building Surveyor.

The existing building is a former shop joined to a garage with the west side open. The understanding provided by the owner was that the shop was to become the residence and the garage to be a roofed open air entertainment area, treated as a verandah. The wall between the verandah and the dwelling would require provisions for external walls to be applied. Approval of measures of AS 3959:2018 to meet the required BAL are the role of the Relevant Building Surveyor.

o

WARTOOK WOODS ENVIRONMENTAL HEALTH

Garry Newman

4/07/2025

LAND CAPABILITY REPORT

C/Lot - No 10 Blair Street Harrow

A STANBRIDGE

WARTOOK WOODS ENVIRONMENTAL HEALTH

ABN: 71 589 614 270

83 AUGHEY ROAD,
WARTOOK. 3401

Mobile - 0409133685
email-garrynew@wimmera.com.au

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	**as/bsh**
CLIENT	[redacted]
SITE LOCATION	**C/- C/Lot - No 10 Blair Street Harrow Vic 3317**
TEST/SITE EVALUATION	**Carried out by Garry Newman Wastewater Assessor CET Acc. Dip. RSH Assoc. EHA**
DATE ASSESSED	**2nd July 2025**
PROJECT DESCRIPTION	**Establish a 2 bedroom house/1 bedroom unit**
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. 2,022m² / 0.2Ha Residential Allotment**
SOIL CLASSIFICATION	**HORIZON A CATEGORY 3b SILTY CLAY SOIL**
PERMABILITY RATE	**HORIZON A 000 -400mm Silty loam well drained**
DESIGN LOADING RATE	**DLR 10mm/day**
	HORIZON B 400+ - Limiting Layer
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 Bedrooms (3+1) 4 x 150L/person/day = 600L/DAY TOTAL MAX FLOW RATE**
	Allow for rate 600L/day/10 m/day DLR = 60.00m²
	60m² 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

Two 3100L tanks min size are required for this site
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:- 60m^2 min size is required for this site designed as follows:-
   USE A SPECIAL SHALLOW DEPTH MODIFIED DESIGN:-
   Install four (4) arch profile drains set in a bed sized

Width	Length	No. Trenches	Total
6.0m	10.0m	1 Bed	60.0m^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.

GARRY D NEWMAN
WASTEWATER ASSESSOR
Dip RSH Assoc EHA CET Accred.
Wartook Woods Environmental Health P L

Ref No 0018/25 inv 4260 version 001
Date 4/07/2025

Poorly Drained Soils Category 3b Sth Wimmera

LAND FEATURE	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 (°)	0-2 < 1 in 50 < 1 °	2 – 8 < 1 in 12.5 < 5°	8 – 12 < 1 in 8 < 7.5 °	12 – 20 1 in 5 < 11 °	< 20 < 1 in 5 < 11 °	1
Land slip	Exempt	Low	MO - M1	M2	H	1
Rainfall (mm/yr)	< 450	450 – 650	650 – 750	750 – 1000	> 1000	2
Pan Evap (mm/yr)	> 1500	1250 – 1500	1000 1250	< 1000	-	1
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	2
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	4
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	3

*relevant to soil layer(s) associated with trench location

site rating 3

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

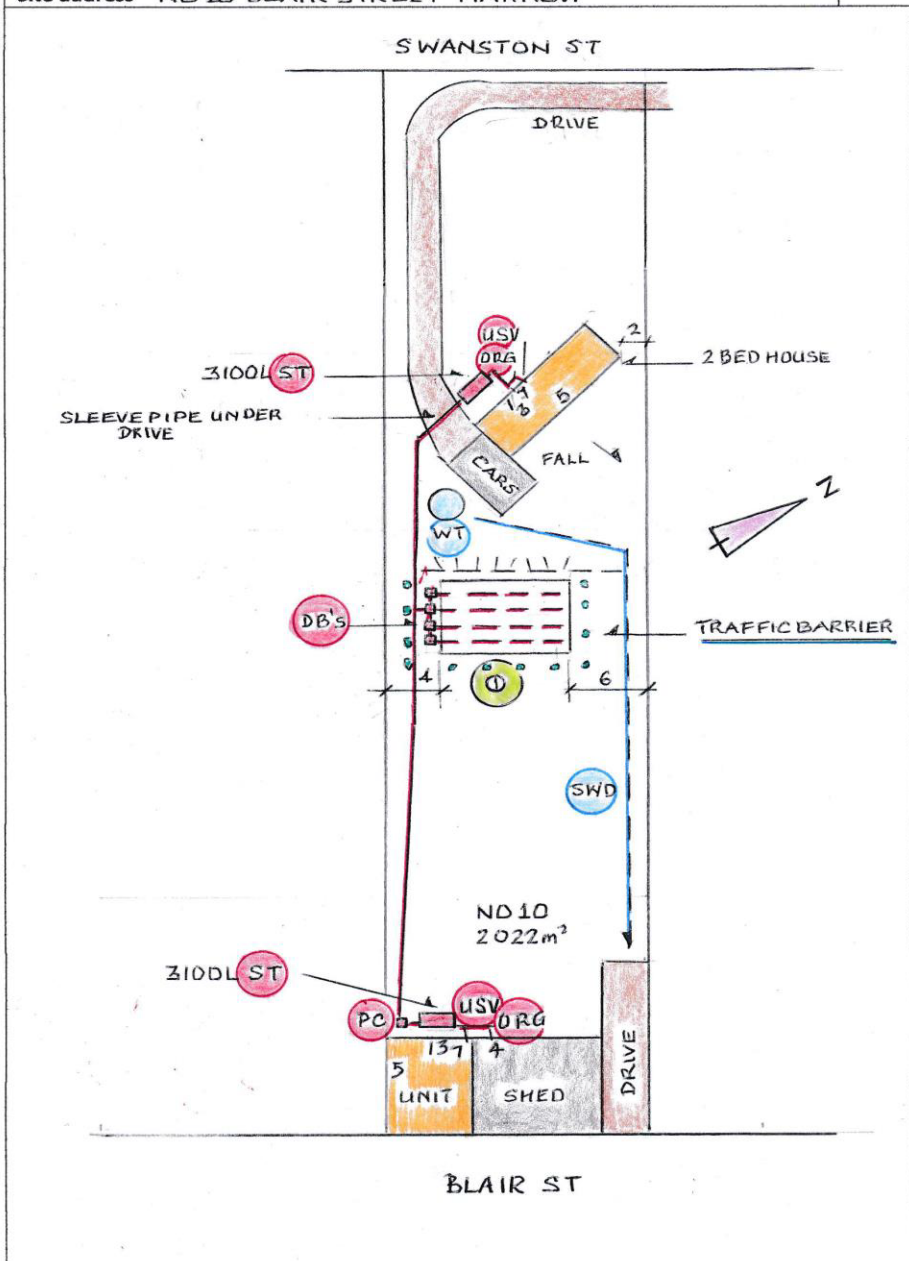
Soil Test showing Category 3b Silty Loam Soil Horizon A 10mm day DLR

View South of Effluent Envelope

Waste Water Site Layout Plan

Drawn by: Garry Newman Wartook Woods Environmental Health | **Date** 6 07 25

Site address NO 10 BLAIR STREET HARROW



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

WARTOOK WOODS ENVIRONMENTAL HEALTH
SOIL PROFILE INFORMATION AND DATA SHEET

Client name [redacted] [redacted] Project name: **RESIDENCE renovation** Excavation no: **1** Logged by: **G.D. NEWMAN**

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

Street address **NO 10 BLAIR STREET** Surface level: **WEST TO EAST FALL** Date of inspection:- **2.07.25**

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

Indicative drainage **RAPID** Surface stones **NONE** Vegetation : **REMNANT/planted** Water table depth: **N A** Land surface notes: Parent material:

LAYER	LOWER DEPTH MM	HORIZO NN	MOISTURE CONDITION*	COLOUR (MOIST)	FIELD TEXTURE	COARSE FRAGMENTS % VOLUME	STRUCTURE	MODIFIED EMERSON	SOIL CATEGORY	SAMPLE TAKEN (Y/N)	CONSISTENCY	PERMEABILITY DLR DIR
1	400mm	A	MOIST	GREY	EVEN	-	MOD'TE	-	3b	NO	EVEN	10mm/day
2	400mm+ Limiting Layer	B	MOIST	GREY	EVEN	-	MOD'TE	-	5	NO	EVEN	8mm/day
3												
4												
5												

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

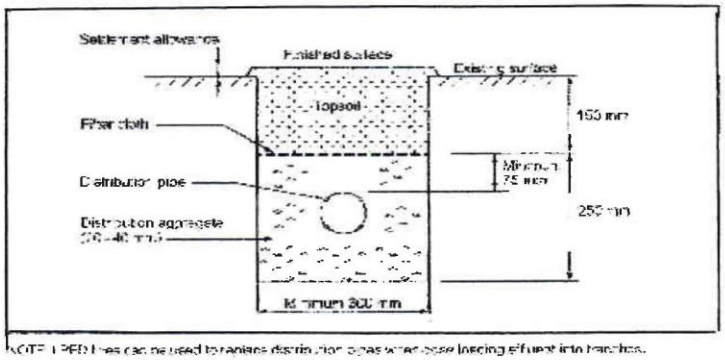
Overall Soil Category assigned: **HORIZON A CAT 3 WEAKLY STRUCTURED SILTY LOAM SOME AGGREGATE LESS THAN 2%**
D N FORM A ribbon - approx 20% CLAY CONTENT (PERMEATES VIA TRENCH WALL)

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**

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,]

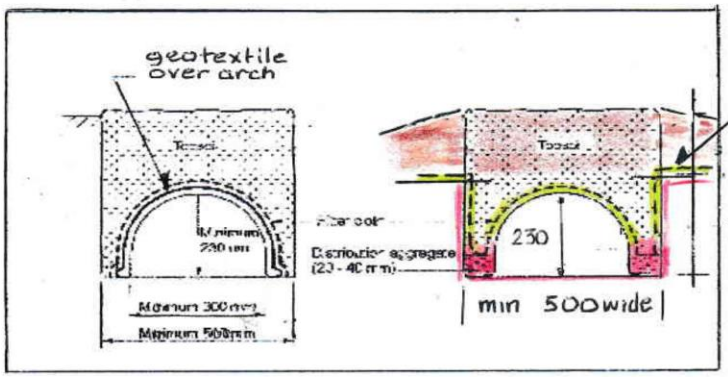
Landscape feature or structure	Setback distances (m)		
	Primary sewage and greywater systems	Secondary sewage and greywater systems	Advanced secondary greywater systems [3]
Building			
Wastewater field up-slope of building [7]	6	3	3
Wastewater field down-slope of building	3	1.5	1.5
Wastewater up-slope 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.



NOTE: PED 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.

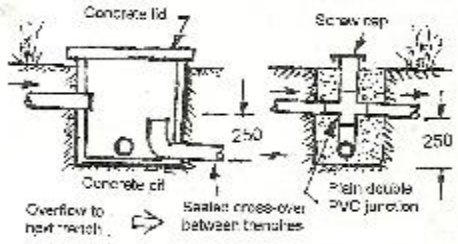
Serial distribution is suitable for disposal of effluent on sloping sites. It has the advantage of minimising the effects of variable disposal rates and depth within the trench by forcing each trench to absorb its full capacity.

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

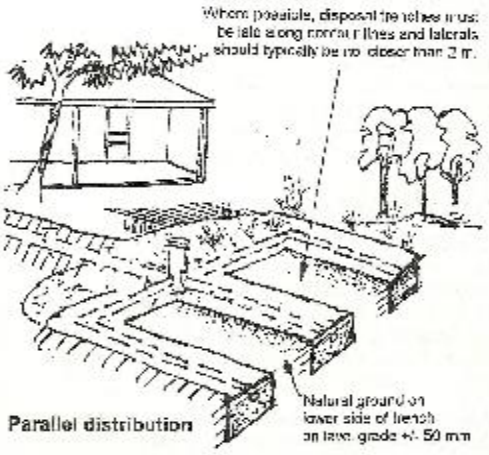
Although both gravity and pressure distribution networks have been used in mound systems, pressure distribution networks are superior. The effluent is spread more uniformly over the entire absorption area to minimise saturated flow through the fill. It also prevents short circuiting, resulting in discharges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

OPTIONS FOR EFFLUENT DISTRIBUTION

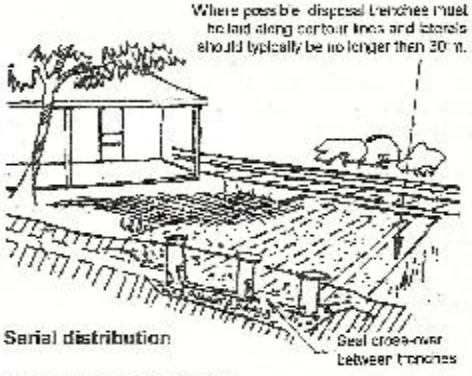


All dimensions are in millimetres

Figure 7.5 Effluent distribution



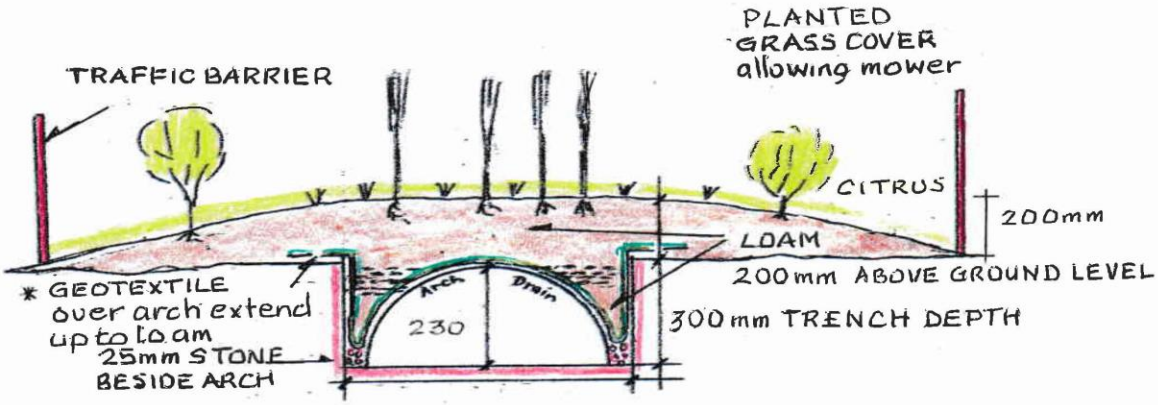
Parallel distribution



Serial distribution

All dimensions are in millimetres

Figure 7.6 Methods of effluent distribution

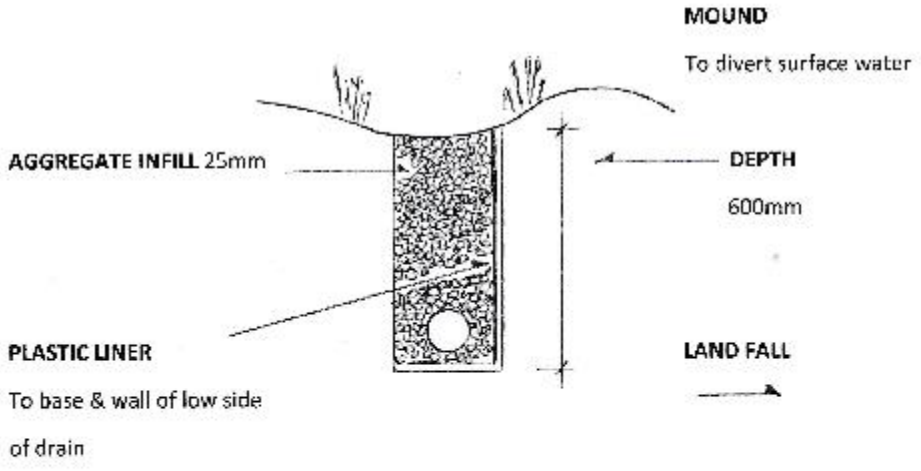


ETA/ETS ARCH DRAIN/BED
CAT 5 SOILS

* GEOTEXTILE USED TO WICK WATER TO LOAM TO ACCELERATE EVAPORATION RATE

Install ONE ARCH DRAIN in each trench to aid storage in wet seasons
TRENCH BASE to be ripped and gypsum added
Clean 25mm+ aggregate must be added next to Arch Drain

WASTEWATER EFFLUENT TREATMENT DESIGN



STANDARD CUT-OFF DRAIN

Install above effluent disposal envelope

Wartook Woods Environmental Health

8.03.2022