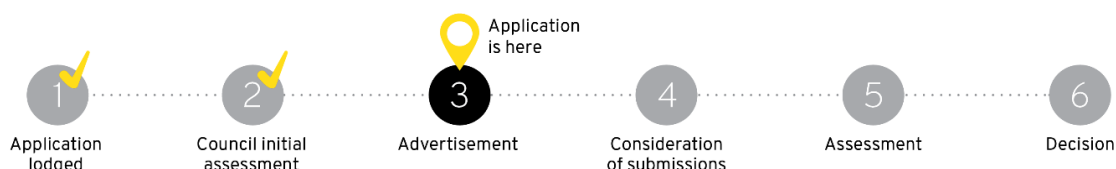


ADVERTISED

NOTICE OF AN APPLICATION FOR PLANNING PERMIT



The land affected by this application is located at:	50 Merri View Rd WOODFORD VIC 3281
The application is for a permit to:	Construction of dwelling, shed and water tanks
A permit is required under the following clauses of the planning scheme:	
Planning scheme clause	Matter for which a permit is required
Clause:	Clause 35.03-1 (Rural Living Zone) For the use of land for a dwelling Clause 35.03-4 (Rural Living Zone) To construct a building and carry out works for the construction of a dwelling, shed and water tanks
The applicant for the permit is:	Form and Function Building Design
The application reference number is:	PP2026-0083
You may look at the application and any documents that support the application at the office of the responsible authority. This can be done during office hours and is free of charge. Or online at: For further reference please contact:	Warrnambool Civic Centre 25 Liebig Street WARRNAMBOOL VIC 3280 www.warrnambool.vic.gov.au Planning Support Telephone: 03 5559 4800 Email: planning@warrnambool.vic.gov.au
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 be made to the Responsible Authority in writing, include the reasons for the objection and state how the objector would be affected. The responsible authority must make a copy of every objection available for any person to inspect free of charge until the end of the period during which an application may be made for review of a decision on the application. If you object, the responsible authority will tell you its decision.	
The Responsible Authority will not decide on the application before:	7 August 2026



From www.planning.vic.gov.au at 20 July 2026 11:09 AM

PROPERTY DETAILS

Address: **50 MERRI VIEW ROAD WOODFORD 3281**

Lot and Plan Number: **Lot 21 PS533458**

Standard Parcel Identifier (SPI): **21\PS533458**

Local Government Area (Council): **WARRNAMBOOL**

Council Property Number: **16438**

Planning Scheme: **Warrnambool**

Directory Reference: **Vicroads 89 J7**

www.warrnambool.vic.gov.au[Planning Scheme - Warrnambool](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Urban Water Corporation: **Wannon Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**

Legislative Assembly: **SOUTH-WEST COAST**

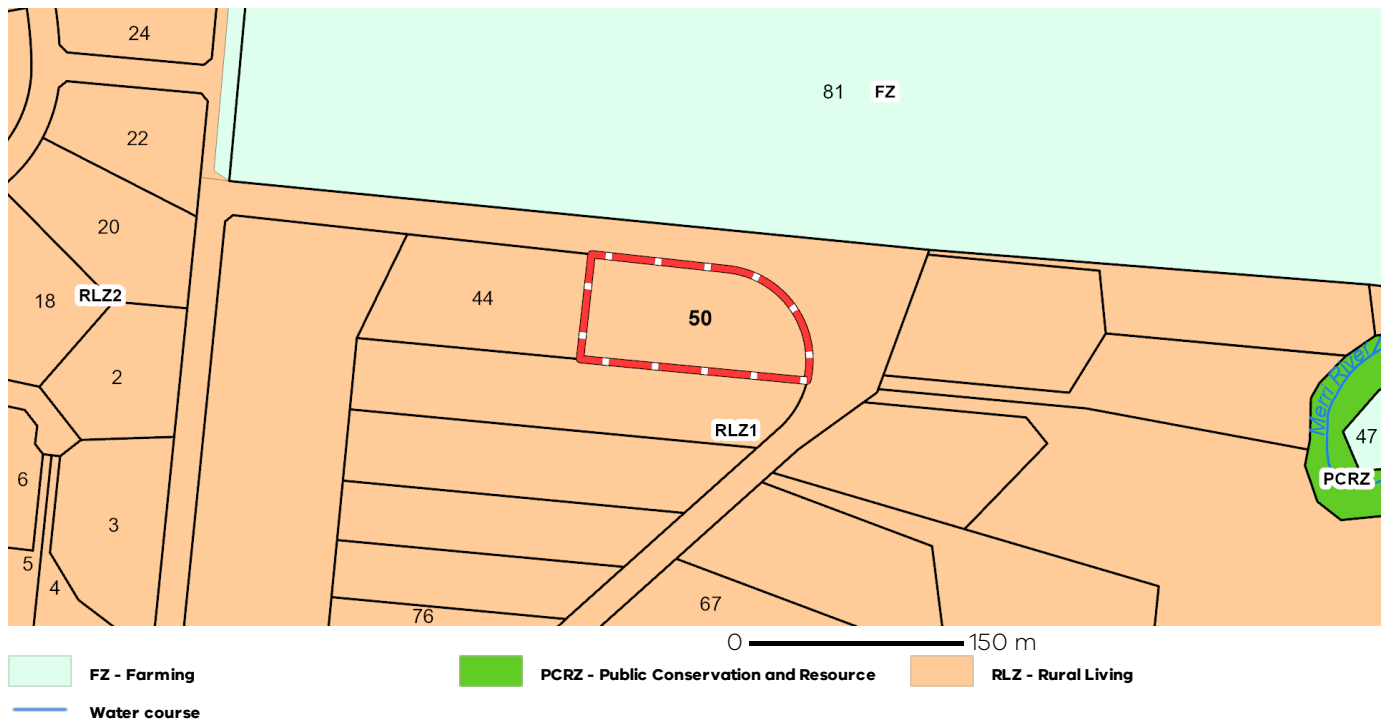
OTHER

Registered Aboriginal Party: **Eastern Maar Aboriginal Corporation**

Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

Planning Zones

[RURAL LIVING ZONE \(RLZ\)](#)[RURAL LIVING ZONE - SCHEDULE 1 \(RLZ1\)](#)

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)

[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

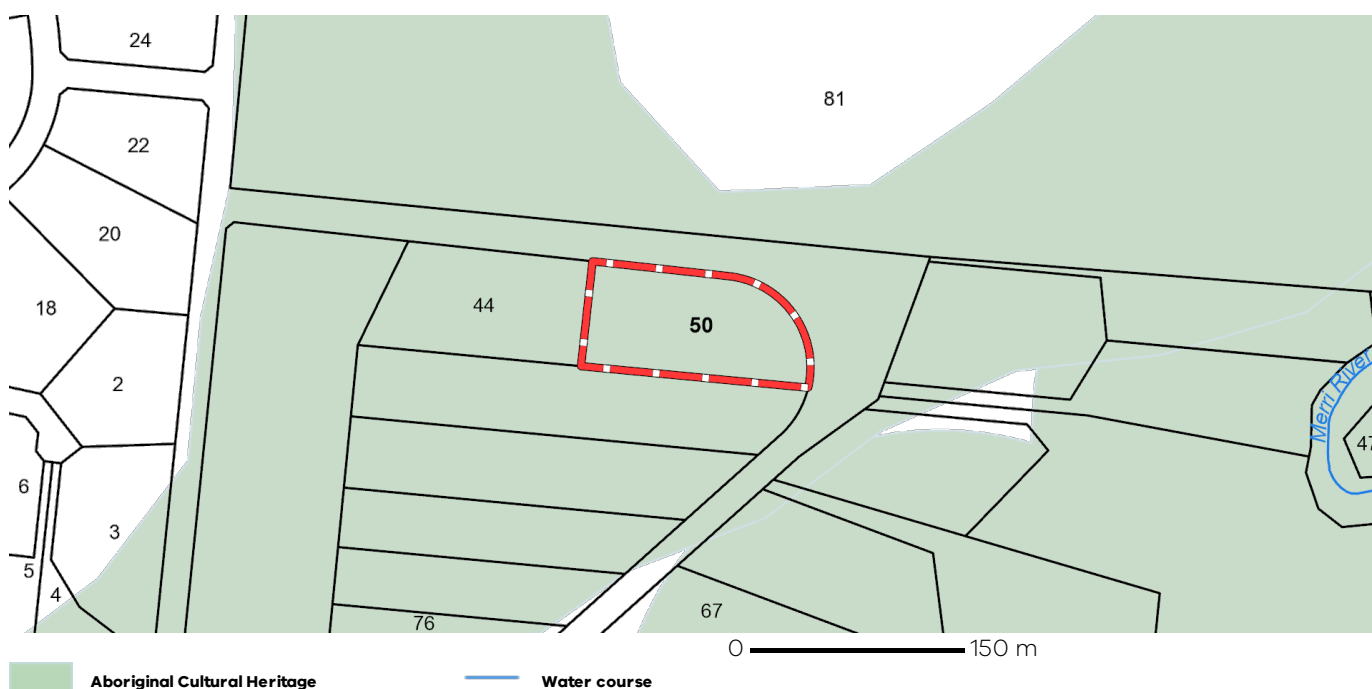
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

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

For further information about whether a Cultural Heritage Management Plan is required go to <https://heritage.achris.vic.gov.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.firstpeoplesrelations.vic.gov.au/aboriginal-heritage-legislation>



Further Planning Information

Planning scheme data last updated on 14 July 2026.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council

or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.vic.gov.au/vicplan/>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

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

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

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



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

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

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

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

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

Native Vegetation

Native plants that are indigenous to Victoria and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Regulations Map (NVR Map) <https://mapshare.vic.gov.au/nvr/> and [Native vegetation \(environment.vic.gov.au\)](https://www.environment.vic.gov.au) or please contact your relevant council.

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

The Warrnambool City Council is committed to protecting personal information in accordance with the principles of the Victorian privacy laws. The information provided will be used for the following purposes:

- correspond about the permit application
- if necessary, notify affected parties who may wish to inspect your application so that they can respond
- if necessary, forward your application to a referral authority who must also keep a register available for inspection by any person

The information you provide will be made available to:

- any person who may wish to inspect the application until the application process is concluded, including any review in VCAT
- relevant officers at Council, anyone a party to the application process and other Government agencies or Ministers directly involved in the planning process
- persons accessing information in accordance with the Public Records Act 1973 or the Freedom of Information Act 1982
- Other external parties if required by law

This information is being collected in accordance with the Planning and Environment Act 1987. If all requested information is not received, Council may not be able to process your application or objection.

Do you agree? ☒ Yes ☐ No

The Land

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

Street Address

Unit No.: _____ St. No.: 50 Street name Merri View Road
Suburb/locality Woodford postcode 3281

Formal Land Description

Complete either A or B.

A Lot No.: 21 ☐ Lodged Plan ☐ Title Plan ☒ Plan of Subdivision No.: 533458C

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.

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

Use of land and buildings and works for a dwelling and shed.

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

3. Estimated cost of development for which the permit is required

Cost: \$ 995,000 You may be required to verify this estimate.

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

Existing Conditions

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4. Describe how the land is used and developed now

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

Vacant

Title Information

5. Encumbrances on title

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

- ☐ Yes ☐ Provide a copy
☒ No
☐ Not applicable (no such encumbrance applies).

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

Applicant and Owner Details

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

Applicant (The person who wants the permit.)

Title: _____ First Name: Donna Surname Monaghan
Organisation (if applicable): Form and Function Building Design
Unit No.: _____ St. No.: 853 Street name Raglan Parade
Suburb/locality Warrnambool State VIC postcode 3280

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

☒ Same as applicant (If so, go to 'contact information')
Title: _____ First Name: _____ Surname _____
Organisation (if applicable) _____
Unit No.: _____ St. No.: _____ Street name _____
Suburb/locality _____ State _____ postcode _____

Contact information Please provide at least one contact phone number

Business Phone 55611099 Email donna@formandfunction.net.au
Mobile Phone 0437611199 Fax _____

Owner (The person or organisation who owns the land)

Declaration

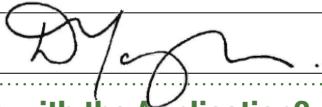
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7. This form must be signed by the applicant

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



Date 19/05/2026

Need help with the Application?

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.

8. Has there been a pre-application meeting with a Council planning officer?

☐ yes ☒ no If yes, with whom?: _____ Date: _____

Application Type

Is this a VicSmart application?* ☐ Yes ☒ No

If yes, please specify which VicSmart class or classes.

*Classes of VicSmart application are listed in Zones, overlays, particular provisions and the schedule to Clause 59.15

Checklist

9. Have you

- ☒ Filled in the form completely?
- ☒ Provided all necessary supporting information and documents?
 - ☒ A current copy of title (no more than 3 months old) including a copy of any encumbrances affecting the land.
 - ☒ Plans showing the layout and details of the proposal
 - ☒ A plan of existing conditions
 - ☐ Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.
If required, a description of the likely effect of the proposal (eg traffic, noise, environmental impacts).
 - ☒ Signed the declaration (section 7)?

Lodgement and Payment

Lodge the completed and signed form and all documents with:

In Person: Warrnambool City Council Civic Centre, 25 Liebig Street, Warrnambool 8.30am to 5.00pm

Mail: PO Box 198, WARRNAMBOOL Victoria 3280

E-mail planning@warrnambool.vic.gov.au

Please note once your application is received, an invoice will be forwarded to you via email.

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

Page 1 of 1

VOLUME 10997 FOLIO 607

Security no : 124134778395X
Produced 19/05/2026 11:41 AM

LAND DESCRIPTION

Lot 21 on Plan of Subdivision 533458C.
PARENT TITLES :
Volume 09977 Folio 481 to Volume 09977 Folio 484
Created by instrument PS533458C 09/03/2007

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

[REDACTED]
AZ586996J 12/09/2025

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AZ586997G 12/09/2025
MYSTATE BANK LTD

COVENANT AU219006X 09/04/2021

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

AGREEMENT Section 173 Planning and Environment Act 1987
AE634679Q 29/09/2006

DIAGRAM LOCATION

SEE PS533458C 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)

ADMINISTRATIVE NOTICES

NIL

eCT Control 18440T MSA NATIONAL
Effective from 12/09/2025

DOCUMENT END

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Document Identification	PS533458C
Number of Pages (excluding this cover sheet)	2
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PLAN OF SUBDIVISION

STAGE 0.

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Location of Land

Parish: Meera
 Township: —
 Section: —
 Crown Allotment: —
 Crown Portion: 1 (Part)
 LTO Base Record: DCMB
 Title Reference: Volume 9977 Folio 481 (Lot A)
 Volume 9977 Folio 482 (Lot B)
 Volume 9977 Folio 483 (Lot C)
 Volume 9977 Folio 484 (Lot D)

Last Plan Reference: LP 217053K

Postal Address: Blighs Road
 (at time of subdivision) Woodford 3281

MGA Co-ordinates E 630 900
 (of approx. centre of land in plan) N 5758 300 Zone: 54

Vesting of Roads and/or Reserves

Identifier	Council/Body/Person
Nil	Nil

Council Certificate and Endorsement

Council Name: Warrnambool City Council Ref: 1/05

1. This plan is certified under section 6 of the Subdivision Act 1988.

~~2. This plan is certified under section 11(7) of the Subdivision Act 1988.~~~~Date of original certification under section 6 / /~~~~3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.~~

OPEN SPACE

(i) A requirement for public open space under section 18 of the Subdivision Act 1988 ~~has~~ has not been made.~~(ii) The requirement has been satisfied.~~~~(iii) The requirement is to be satisfied in Stage~~

Council delegate

~~Council seal~~

Date 16 / 6 / 06

Re-certified under section 11(7) of the Subdivision Act 1988.

Council Delegate

Council Seal

Date / /

Notations

Staging This is not a staged subdivision.
 Planning Permit No. 59/98

Depth Limitation : Does not apply

Land being subdivided is enclosed within thick continuous lines.

Lot numbers 1 to 15 (Both Inclusive) have been omitted from this plan.

Part of Lots 22, 24, 25, 27 and 28 are subject
 to inundation by floodwater

WATERWAY NOTATION:

LOTS 22,24,25,27 & 28 IN THIS PLAN MAY ABUT CROWN LAND THAT
 MAY BE SUBJECT TO A CROWN LICENCE TO USE

Survey This plan is based on survey.

This survey has been connected to permanent marks No.(s) 646 Wangoom & 26 Purnim
 In Proclaimed Survey Area No. —

Easement Information

Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement.
 A - Appurtenant Easement R - Encumbering Easement (Road).

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour Of
E-1	Drainage	6	LP 217053K	Lots on LP 217053K
E-2	Drainage	5	This Plan	Lot 23 on this plan
E-3	Drainage	5	This Plan	Lot 26 on this plan
E-4	Powerline	12	This Plan - Section 88 of the Electricity Industry Act 2000 Applies	Powercor Australia Limited

LTO use only

Statement of Compliance/
Exemption StatementReceived ☒

Date 1 / 3 / 07

LTO use only

PLAN REGISTERED

TIME 12:36 pm

DATE 9 / 3 / 07

[Signature]
 Assistant Registrar of Titles

Sheet 1 of 2 Sheets

FORSTER LAND SURVEYING PTY. LTD.
LAND SURVEYORS & PLANNING CONSULTANTS

ABN 74 553 624 822

POSTAL: P.O. BOX 5053

34 KEPLER STREET WARRNAMBOOL 3280

TEL.(03) 5562 3752 FAX. (03) 5561 1659

LICENSED SURVEYOR (PRINT) GEOFFREY IAN FORSTER

SIGNATURE DATE 28/09/2005

REF: 1785 VERSION: 02

DATE 16 / 6 / 06

COUNCIL DELEGATE SIGNATURE

Original sheet size A3

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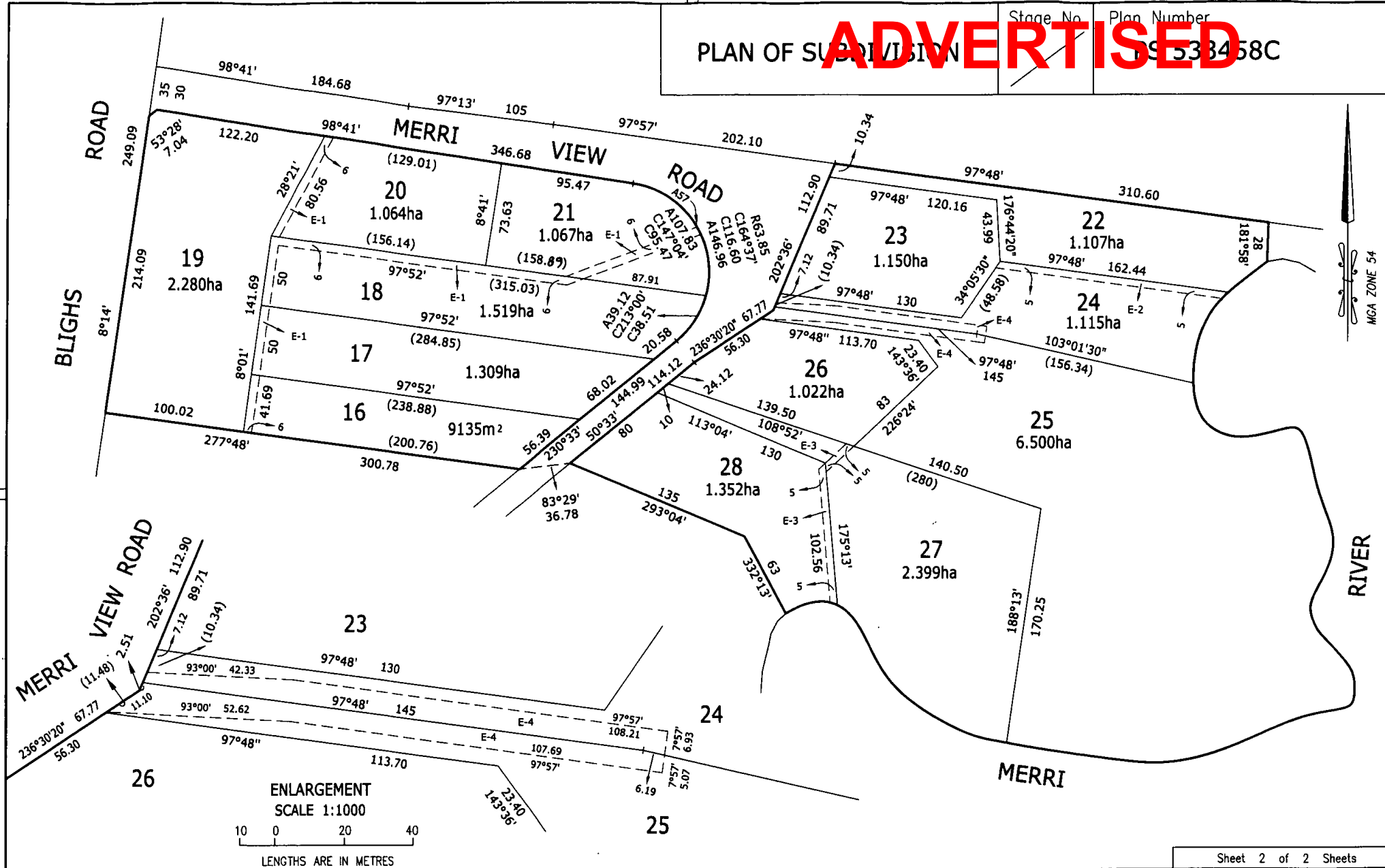
PLAN OF SUBDIVISION

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Stage No.

Plan Number

S 533458C



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LAND SURVEYORS & PLANNING CONSULTANTS

ABN 74 553 624 822
 POSTAL: P.O. BOX 5053
 34 KEPLER STREET WARRNAMBOOL 3280
 TEL.(03) 5562 3752 FAX. (03) 5561 1659

ORIGINAL

SCALE

1:2500

SHEET

SIZE

A3

SCALE

25 0 50 100

LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) GEOFFREY IAN FORSTER

SIGNATURE DATE 28/09/2005

REF: 1785

VERSION 02

Sheet 2 of 2 Sheets

DATE 16/6/06

COUNCIL DELEGATE SIGNATURE

0 10 20 30 40 50 60 70 80 90 100 mm

178502S2.dwg



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Department of Transport and Planning

Electronic Instrument Statement

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

Produced 19/05/2026 12:42:43 PM

Status	Registered	Dealing Number	AU219006X
Date and Time Lodged	09/04/2021 11:22:14 AM		

Lodger Details

Lodger Code	15940N
Name	COMMONWEALTH BANK OF AUSTRALIA
Address	
Lodger Box	
Phone	
Email	
Reference	

TRANSFER

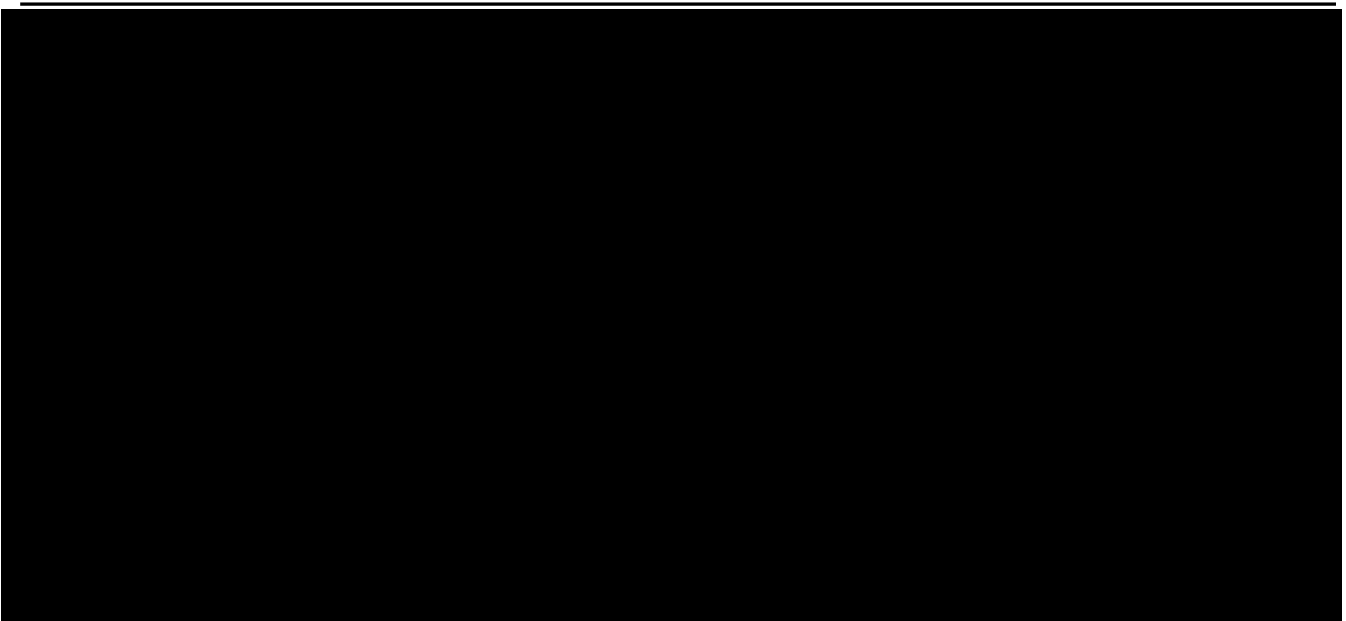
Jurisdiction	VICTORIA
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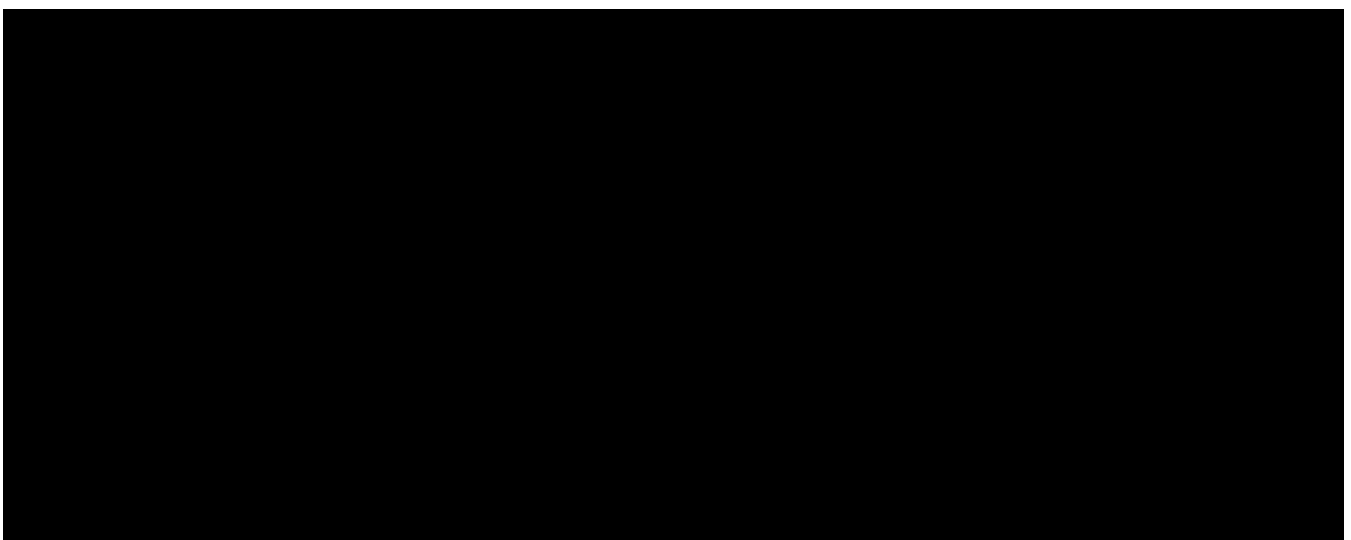
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Land Title Reference

10997/607





Covenants

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restrictive covenant with the intent that the burden of the restrictive covenant runs with and binds the burdened land and the benefit of the restrictive covenant is annexed to and runs with the benefited land.

Burdened land	the Land
Benefited land	MCP: AA6445
Restrictive covenant	MCP: AA6445
Expiry Date	

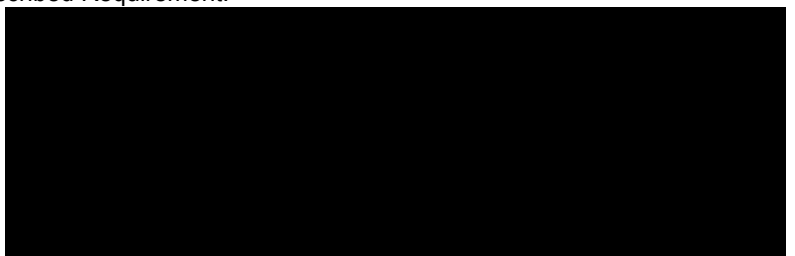
Duty Transaction ID

5066990

The transferor transfers to the transferee their estate and/or interest in the land specified for the consideration, subject to any restrictive covenant set out or referred to in this transfer.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.





Electronic Instrument Statement

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.



File Notes:

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Statement End.

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AA6445

Memorandum of common provisions Section 91A Transfer of Land Act 1958

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Lodged by	
Name:	South West Conveyancing
Phone:	0355617223
Address:	DX 28008 Warrnambool
Reference:	TJ:200885
Customer code:	15070S

This memorandum contains provisions which are intended for inclusion in instruments and plans to be subsequently lodged for registration.

Provisions:

The Transferee ("Covenantor") for themselves, their successors, assigns and transferees being the registered proprietor or proprietors of the land hereby transferred ("the Land") and of every part thereof HEREBY COVENANTS with the transferor, its successors, assigns and transferees AND as a separate covenant with the registered proprietor or proprietors for the time being of every lot shown on Plan of Subdivision LP217053K ("the Plan") and including any re-subdivision (without limitation) of any lot on the Plan whether such re-subdivision was registered before or after the date hereof or any lot transferred by the transferor before or after the transfer of the Land to the intent that THE BURDEN of these covenants shall run with and bind the Land and every part thereof and that THE BENEFIT of these covenants shall be annexed to and run with each and every lot shown on the Plan and including any re-subdivision (without limitation) of any lot on the Plan whether such re-subdivision was registered before or after the date hereof other than the Land as follows:

The Covenantors shall not:

1. erect or cause to be erected on the Land any building or buildings other than a private dwelling house and outbuildings, such dwelling house shall not have an area of less than 111.484 square metres excluding outbuildings and such dwelling house and outbuildings shall not have exterior walls constructed of Mount Gambier Stone or cement sheet or of any second-hand material.
2. move or cause to be moved or shifted onto the Land any building or buildings already constructed or occupied for human habitation.
3. use or suffer or permit the Land or any part thereof to be used for the keeping or housing of greyhounds

35271702A

V3

1. The provisions are to be numbered consecutively from number 1.
2. Further pages may be added but each page should be consecutively numbered.
3. To be used for the inclusion of provisions in instruments and plans.

91ATLA

Page 1 of 1

THE BACK OF THIS FORM MUST NOT BE USED

Land Use Victoria contact details: see www.delwp.vic.gov.au/property>Contact us

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Document Type	Instrument
Document Identification	AE634679Q
Number of Pages (excluding this cover sheet)	7
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AL684679Q

29/09/2006 \$104.60 173



Application by Responsible Authority, Relevant Authority, Referral Authority or Council for the making of a recording of an agreement

Section 181(1) Planning and Environment Act 1987

Lodged by:

AGREEMENT

Name: Tait Leishman Taylor
Phone: (03) 5560 2100
Address: 121 Kepler Street, Warrnambool 3280
Ref: Lynette Skilbeck/James Tait
Customer Code: 1638Q

The authority or council having made an agreement requires a recording to be made in the Register for the land.

Land:

Certificates of Title Volume 9977 Folios 479-484 inclusive

Authority or council

WARRNAMBOOL CITY COUNCIL

Section and Act under which agreement made:

Section 173 of the Planning and Environment Act 1987

A copy of the agreement is attached to this application

Dated:

Signed:

(official of authority or council - specify office held)

THE COMMON SEAL of WARRNAMBOOL)

CITY COUNCIL was hereunto affixed in)

the presence of:)

Chief Executive

Its duly authorised delegate

LINDSAY A MERRITT

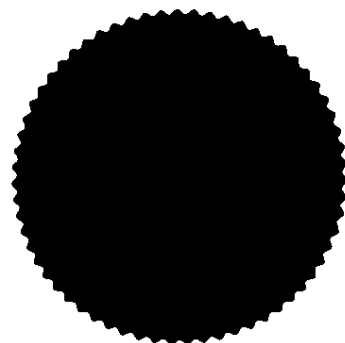
CHIEF EXECUTIVE

WARRNAMBOOL CITY COUNCIL

In the presence of:

Wendy Clark

Witness



J.H.
29/9/06

ADVERTISED



RESPONSIBLE AUTHORITY **WARRNAMBOOL CITY COUNCIL**

THE OWNER **MOLWADEN PASTORAL COMPANY PTY LTD**
(ACN 004 389 280)

LAND AFFECTED **Land at Merri View Road**
Woodford

DATED 26th September **2006**

AGREEMENT PURSUANT TO SECTION 173 PLANNING & ENVIRONMENT ACT

REGISTRATION PARTICULARS

A Memorandum of this agreement was lodged in the Office of Titles pursuant to Section 181 of the Planning & Environment Act 1987 on ____/____/20____

DEALING NO.

WARRNAMBOOL

*Incorporating
West Coast Conveyancing
121 Kepler Street,
(P.O. Box 311)
Warrnambool, 3280*

*Tel: (03) 5560 2100
Fax: (03) 5561 4567*

*E-Mail: taits@taits.com.au
Internet: www.taits.com.au*

MORTLAKE

*118 Dunlop Street,
(P.O. Box 1)
Mortlake, 3272*

*Tel: (03) 5599 2504
Fax: (03) 5599 2036*

PORT FAIRY

*38 Bank Street,
(P.O. Box 114)
Port Fairy, 3243*

*Tel: (03) 5561 4567
Fax: (03) 5561 4567*

TERANG

*99 High Street,
Terang, 3460*



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Page 1

WARRNAMBOOL CITY COUNCIL

PLANNING & ENVIRONMENT ACT

- and -

AGREEMENT PURSUANT TO SECTION 173

MOLWADEN PASTORAL COMPANY PTY LTD

AFFECTED LAND:

Land at Merri View Road, Woodford

Part of Crown Portion 1 Parish of Merrai County of Villers, being Lots 14 15, A, B, C and D on Plan of Subdivision PS 217053K and being the land described in Certificates of Title Volume 9977 Folios 479 to 484 (inclusive) ("the Land")

THIS AGREEMENT is made on the 26th day of September 2006

BETWEEN:

The Responsible Authority:

WARRNAMBOOL CITY COUNCIL ("the Council")

25 Liebig Street, Warrnambool 3280

The Owner:

MOLWADEN PASTORAL COMPANY PTY LTD (ACN 004 389 280)

c/- Mr J.R. Bligh, "Molwaden" Woodford, 3281 ("the Owner")

WHEREAS

- A. The Owner owns the Land.
- B. The Land is affected by the provisions of the Warrnambool Planning Scheme ("the Scheme").
- C. The Council is the responsible authority under the Planning & Environment Act 1987 ("the Act") for the purposes of the Scheme.
- D. The Council on October 19, 2001 issued planning permit No. 59/98 ("the subdivision permit") allowing the Owner to subdivide the land at Part C.P. 1, Parish of Meerai, Bligh's Road/Merri View Road, Woodford, into 13 lots, in accordance with the plans to be submitted in compliance with condition 1 in accordance with the submitted and endorsed plan and subject to the conditions stated in the permit.
- E. On December 6, 2001 the subdivision permit was amended by Council and on September 7, 2004 and October 14, 2005 the subdivision permit was extended by Council.
- F. At the date of this agreement the subdivision permit is subject to conditions including the following condition 2:

"2.

The permit shall have no effect until an agreement under Section 173 of the Planning and Environment Act is entered into by the owner of the subject land and registered on the title of the subject land. This agreement shall describe the following:

- (a) The building and household effluent envelopes as shown on the endorsed plan.
- (b) Details of the measures to be taken to ensure the ongoing maintenance of this area in a manner so as not to cause detriment to the river and the river frontage. This requirement is to be applied to lots 22, 24, 25, 27 and 28 as shown on the endorsed plan.

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The owner of the land shall incur all costs relating to the preparation, lodgement and registration of this agreement."

G. The parties enter this agreement in satisfaction of this condition 2 of the subdivision permit.

BY THIS AGREEMENT IT IS AGREED AND COVENANTED:

1. OPERATION

- 1.1. This agreement is made pursuant to Section 173 of the Act.
- 1.2. This agreement shall come into force on execution by both parties.
- 1.3. The covenants of this agreement shall run with the Land.

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2. INTERPRETATION

2.1. LOT

In this agreement "lot" means any and each lot shown on the subdivision plan.

2.2. OWNER

In this agreement the word "Owner" unless the contrary intention appears shall be deemed to include **MOLWADEN PASTORAL COMPANY PTY LTD** its successors assigns and transferees and the obligations imposed on and assumed by **MOLWADEN PASTORAL COMPANY PTY LTD** shall be binding on the successors transferees purchasers mortgagees assigns of **MOLWADEN PASTORAL COMPANY PTY LTD** and any person obtaining possession of the whole or part of the land as if each of those successors separately executed this agreement; and

If the Owner holds the Land in a trust capacity, "Owner" shall include the beneficiaries of the trust in relation to which it holds such land. Where such trust relationship exists the Owner in executing this agreement does so intending to assume not only personal liability, but also to bind the trust for which it acts as trustee.

If the Owner is constituted by more than one person any obligation imposed by this agreement on the Owner shall be imposed on those persons jointly and severally.

2.3. COUNCIL

In this agreement the word "Council" shall include the Council's successors and its successors as responsible authority for Planning control in the area in which the land is situate.

2.4. SUBDIVISION PLAN

In this agreement "subdivision plan" means the subdivision plan endorsed by Council pursuant to the Act as the endorsed plan(s) for the subdivision permit.

2.5. In this agreement, unless the context otherwise requires:

- 2.5.1. Words denoting the singular number shall include the plural and vice versa.
- 2.5.2. Words denoting any gender shall include all genders.
- 2.5.3. Where a word or phrase is defined, other parts of speech and grammatical forms of that word or phrase shall have corresponding meanings.
- 2.5.4. Words denoting natural persons shall include corporations and vice versa.
- 2.5.5. References to clauses and schedules are to clauses of and schedules to this agreement.

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Page 3



- 2.5.6. Headings are for convenience only and do not affect interpretation.
- 2.5.7. References to any party to this agreement or any other agreement or instrument shall include the party's successors and permitted assigns.
- 2.5.8. Reference to any agreement or instrument shall be also to such agreement or instrument as amended, novated, supplemented, varied or replaced from time to time.
- 2.5.9. References to any legislation or to any provision of any legislation shall include any modification or re-enactment of that legislation and any legislative provision substituted for, and all regulations and statutory instruments issued under such legislation or provision.
- 2.5.10. References to dollars and "\$" shall be taken as referring to amounts in Australian currency.
- 2.5.11. As the case may be, a reference to a right or obligation of any two or more persons confers that right, or imposes that obligation, jointly and severally.

3. RIVER FRONTAGE

- 3.1. For the purposes of this clause 3 "the River Bank Land" shall mean the area of the Land between the medial line of the Merri River and a line 25 metres from and parallel to the medial line of the Merri River
- 3.2. This clause shall apply only to lots containing River Bank Land, that is lots 22, 24, 25, 27 and 28.
- 3.3. The River Bank Land shall be subject to the following provisions:
 - 3.3.1. Within one year of the registration of the subdivision plan the Owner shall remove all willow trees from the River Bank Land. The Owner shall be responsible for the ongoing removal of all willow trees which may regenerate on the River Bank Land.
 - 3.3.2. Within three years of the registration of the subdivision plan the Owner shall erect a fence along a line not less than 25 metres from the medial line of the Merri River bounding the River Bank Land. The fence shall be semi permanent stock proof fencing of an open style that permits water to pass through freely ("the fencing"). The Owner shall be responsible for ongoing maintenance of the fencing.
 - 3.3.3. Within three years of the registration of the subdivision plan the Owner shall complete planting of indigenous vegetation to minimise erosion and land slips ("the vegetation") on the River Bank Land. The Owner shall be responsible for ongoing maintenance of the vegetation.

4. BUILDING

- 4.1. The Owner of a lot shall not erect any building outside the building envelopes indicated on the subdivision plan.
- 4.2. The Owner of a lot shall ensure that household effluent is kept within the household effluent envelopes indicated on the subdivision plan in respect of the lot.

5. REGISTRATION

The parties shall do all things necessary to enable the Council to register this agreement pursuant to Section 181 of the Act.

6. DISCLOSURE

The Owner shall not sell mortgage or part with possession of the land or any part of it without first disclosing to its successors the existence and the nature of this agreement.

7. COSTS OF AGREEMENT

The Owner forthwith on demand shall pay to the Council the Council's costs and expenses (as between the solicitor and own client) of and incidental to this agreement and of anything consequent on it or in furtherance of it.

8. NOTICES

Any notice required under this agreement may be served by delivering it to the Owner at its last known address within the rating records of the Council. Any notice posted shall be deemed to have been served at the expiration of twenty-four hours from the time of posting.

9. SUCCESSORS BOUND

Without limiting the operation or effect which this agreement has apart from this sub-clause, the Owner shall ensure that its successors:-

9.1. Give effect to and do all acts and sign all documents which are required of them to give effect to this agreement; and

9.2. Execute under seal a deed agreeing to be bound by the terms of this agreement.

The obligation imposed on the Owner by sub-clause 1 of this clause shall cease for such time as there appears in the register book at the office of the Registrar of Titles a memorandum of this agreement.

10. RELEASE

On a person ceasing to own any part of the Land that person shall be released from the obligations of that person as an owner under this agreement, save to the extent that any right has arisen against such owner prior to such cessation.

11. FURTHER DOCUMENTATION AND ACTION

Each of the parties shall sign and execute all such further documents and deeds and do all acts and things as the other party reasonably shall require for giving effect to this agreement.

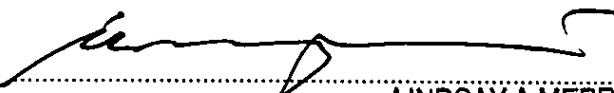
12. DISPUTE

Should any dispute or difference arise between the parties with respect to the interpretation of this agreement, its application, such dispute or difference shall be determined by a person appointed by the parties by agreement, or failing agreement, by a person qualified in the area of the dispute or difference and appointed by the Secretary as defined in the Act.

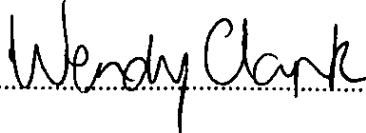
EXECUTED AS A DEED.

THE COMMON SEAL of WARRNAMBOOL
CITY COUNCIL was hereunto affixed in the
presence of:

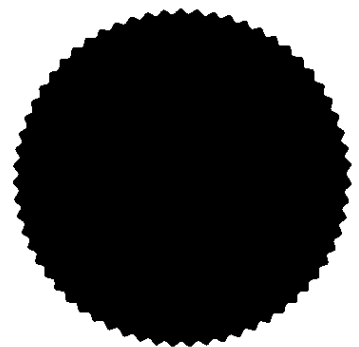
)
)
)


.....
Chief Executive
Its duly authorised delegate
LINDSAY A MERRITT
CHIEF EXECUTIVE
WARRNAMBOOL CITY COUNCIL

In the presence of:

Witness: 
.....

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29/09/2006 \$104.60 173



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Page 5

EXECUTED by MOLWADEN PASTORAL COMPANY)
PTY LTD (ACN 304 389 280) by being signed)
by those persons who are authorised to sign for the)
company.)

Director:

Full name:

Usual Address:

Jeffrey Bligh
Jeffrey Richard Bligh
21 Blighs Rd
Woodford 3281

Director/Secretary/:

Full name:

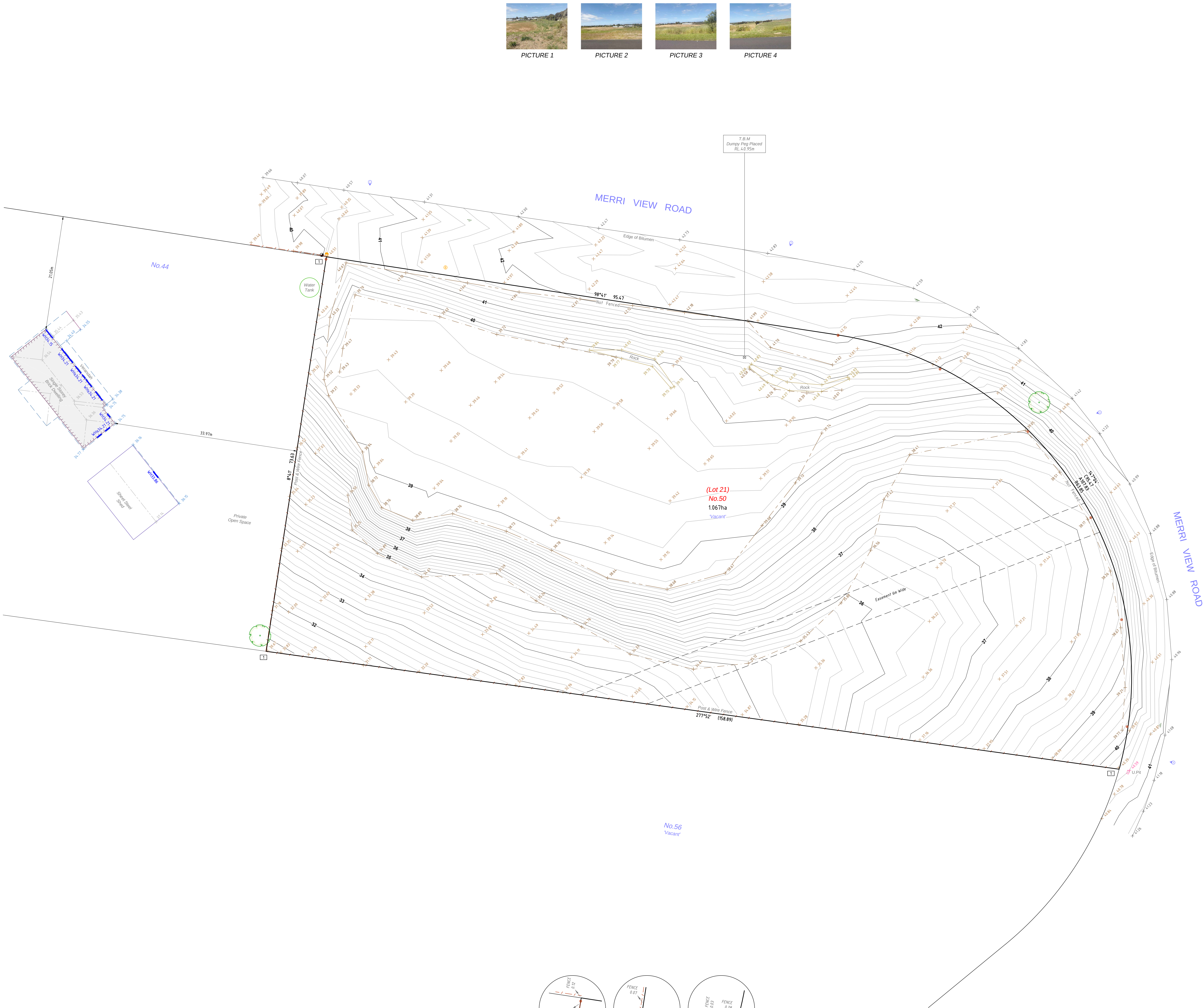
Usual Address:

C. J. Bligh
Carolyn Jane Bligh
81 Blighs Road
Woodford 3281

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29/09/2006 \$104.60 173





LEGEND	
	Permanent Marker
	Title Peg
	Aluminium Rivet
	Texter Mark
	Etch Mark
	Rod
	Pipe
	Star Picket
	Nail
	Spike
	Tree
	Pipe Invert
	Sign
	Letter Box
	Bollard
	Electricity Main
	Light Pole
	Electricity Pole
	Electricity Pole w/ Light
	Electricity Pit
	Telstra Pit
	Gas Meter
	Gas Meter Post
	Sewer Pit
	Sewer Unclassified
	Sewer Vent/Pipe
	Sewer Inspection Shaft
	Water Stop Valve
	Picture Point
	Fire Plug
	Fire Hydrant
	Water Meter
	Water Unclassified
	Water Tap
	Stay for Pole
	Unclassified Pit
	Fence
	Gate
	Toe of Bank
	Top of Bank
	Electricity Line Overhead
	Telcomm Line Overhead
	Lower Storey Window
	Upper Storey Window
	Lower Storey Door
	Upper Storey Door
	Highlight Window
	Window Head
	Non Habitable Window Head
	Window Sill
	Door Head
	Door Sill
	Parapet Height
	Floor Level
	Side Entry Pit - S.E.P
	Grated Pit - G.Pit
	Junction Pit - J.Pit
	Drainage Pit - D.Pit

TITLE INFORMATION

Title Reference: Vol.10997 Fol.607
Last Plan Reference: PS 533458C (LOT 21)

LAND SUBJECT TO EASEMENT:

E-1 - Drainage Easement

DATUM:

Levels are based on A.H.D vide WANGOOM PM 187 with registered RL.11.439m.
Contour interval is 0.20m.
Refer to frozen layer 'TRIANGLE' for 3D triangles.

GENERAL NOTES:

- Please refer to Certificate of Title for any easements or encumbrances.
- Where occupation including fences and buildings around the perimeter of a property encroach onto the subject site, the land beyond the occupation may not be recoverable as rights of possession may have passed to adjoining owners. Full title dimensions should not be assumed for design purposes / re-fencing until these issues have been resolved with adjoining landowners.
- Where occupation including fences and buildings around the perimeter of a property encroach onto the neighbouring site, the land beyond the occupation may not be utilized until a formal application with Land Registry is approved. Until this time you must limit any future building works to the current title position.
- The position of fencing and other occupation in relation to the title boundaries has been exaggerated for the purposes of clarity, and only applies at the natural surface level on the date of the survey and does not show any encroachments that may exist below the natural surface. If no offsets are shown, the fencing is in the correct position.
- Before proceeding with any design, construction or use of the land adjoining neighbours must be consulted to resolve any differences between fencing and the title position shown on this plan.
- Feature and levels shown on this plan are intended to aid in general design works only. Any critical dimensions required should be requested independently of this plan.
- Services that were not visible at the time of survey may not be shown on this plan. Prior to any demolition, excavation, or construction on this site the relevant Authorities should be contacted to ascertain detailed locations of all existing services and the possible locations of future services.
- The title boundaries shown beyond the subject land have been imported from the digital Cadastral Map Base (DCMB) and are approximate only.
- Location of buildings beyond site boundaries is indicative only. Information relating to abutting properties has only been shown where visible or accessible.
- Assume any windows shown are for habitable rooms unless stated otherwise. A site visit to determine the exact status of each room should be carried out before proceeding.

AMENDMENTS			
VER.	DESCRIPTION	SURVEY DATE	SURVEYOR
1	ORIGINAL SURVEY PLAN	15/01/2026	L.E

Drawn	C.H
Original sheet size	A0
Scale	A0 = 1:250
Client	
Project	50 MERRI VIEW ROAD WOODFORD 3281
Details	RE-ESTABLISHMENT & LEVEL & FEATURE SURVEY
Sheet	1 of 1
Job Number	2025-0984

CERTIFICATE BY LICENSED SURVEYOR

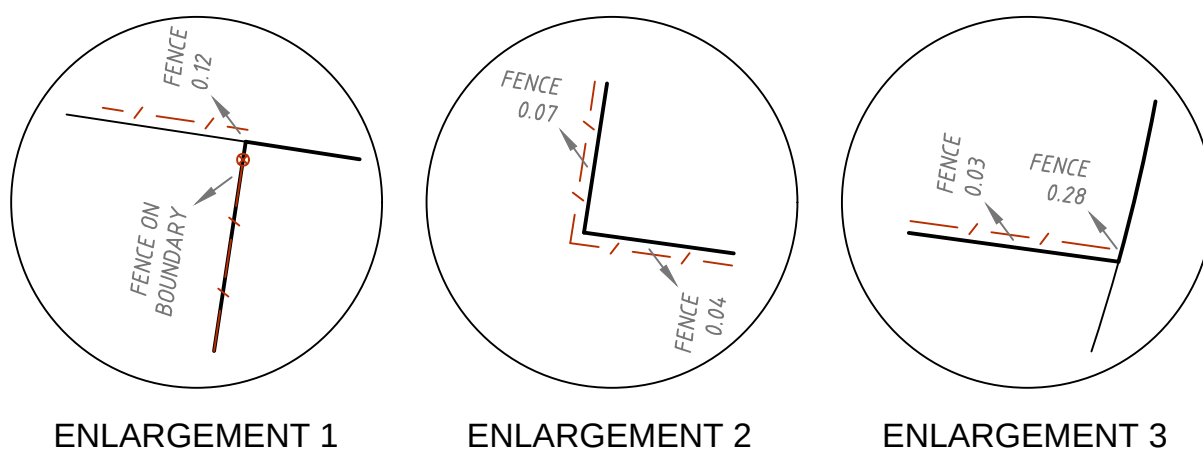
I, Glenn Graham Smith of Smith Land Surveyors Pty. Ltd. 142a Fyans Street, South Geelong 3220, certify that this plan has been prepared from a survey made under my direction and supervision in accordance with the Surveying Act 2004 and completed on XX/XX/2026, that this plan is accurate and correctly represents the adopted boundaries and that the survey accuracy accords with that required by regulation 7(1) of the Surveying (Cadastral Surveys) Regulations 2015.

Date: 19/01/2026

Licensed Surveyor,
Surveying Act 2004.

Smith
LAND CONSULTING

smithlandconsulting.com.au • (03) 5222 1234 • survey@smithls.com.au

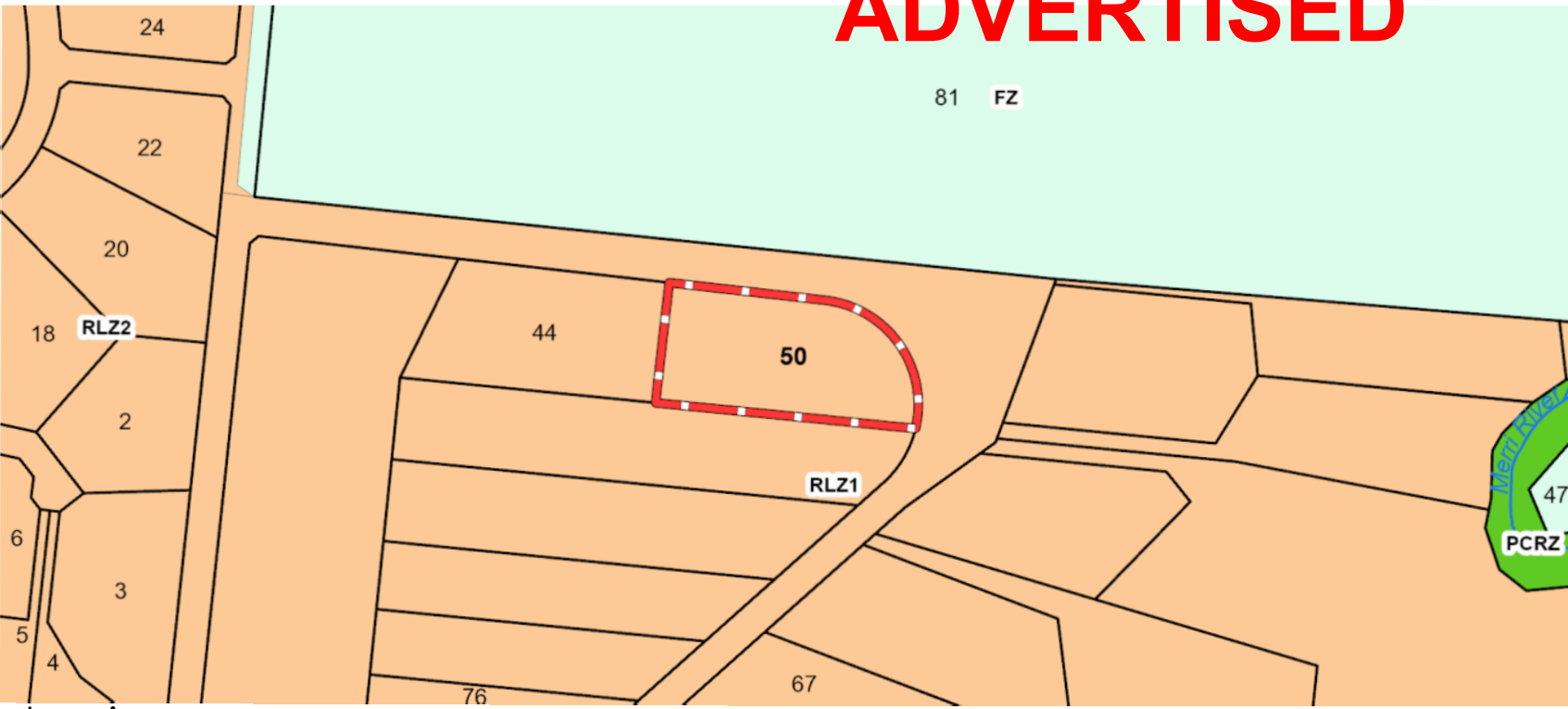




aerial neighbourhood photo



aerial site photo



planning zone - rural living zone



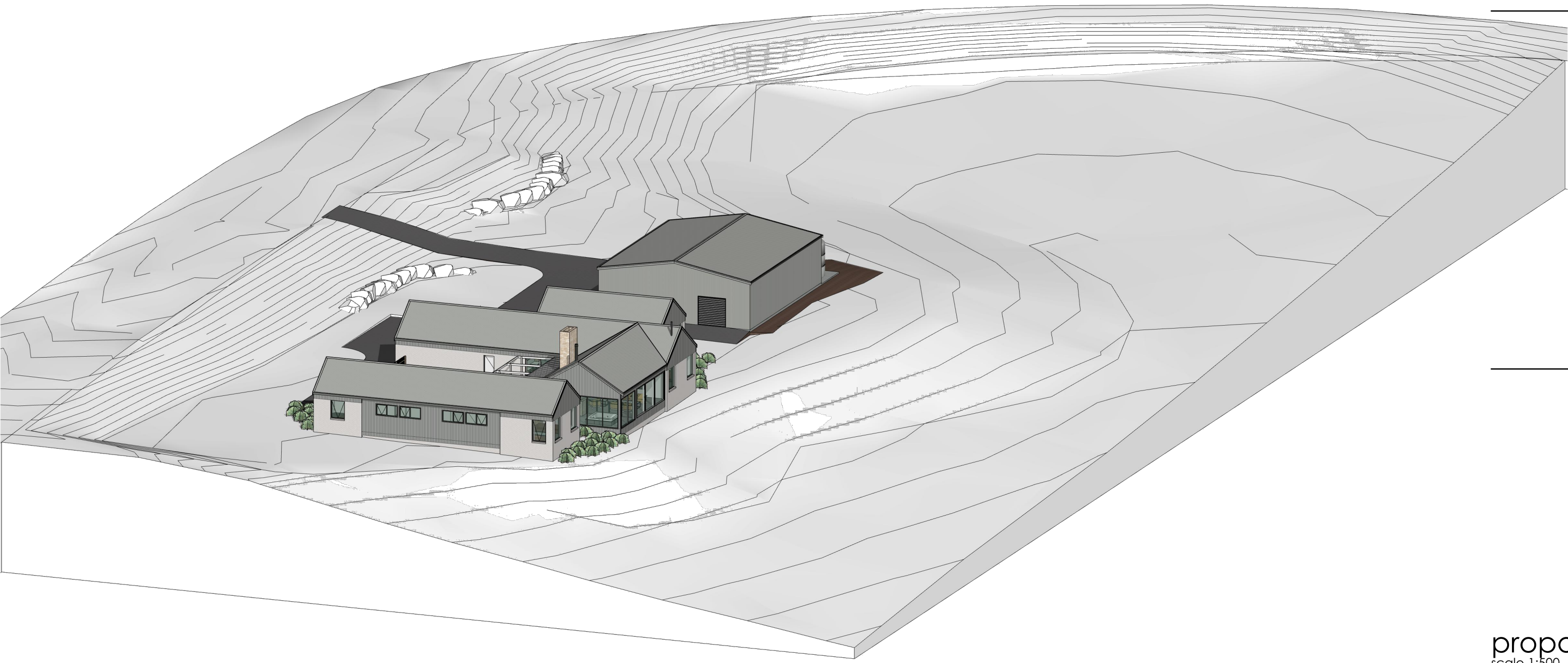
view 1



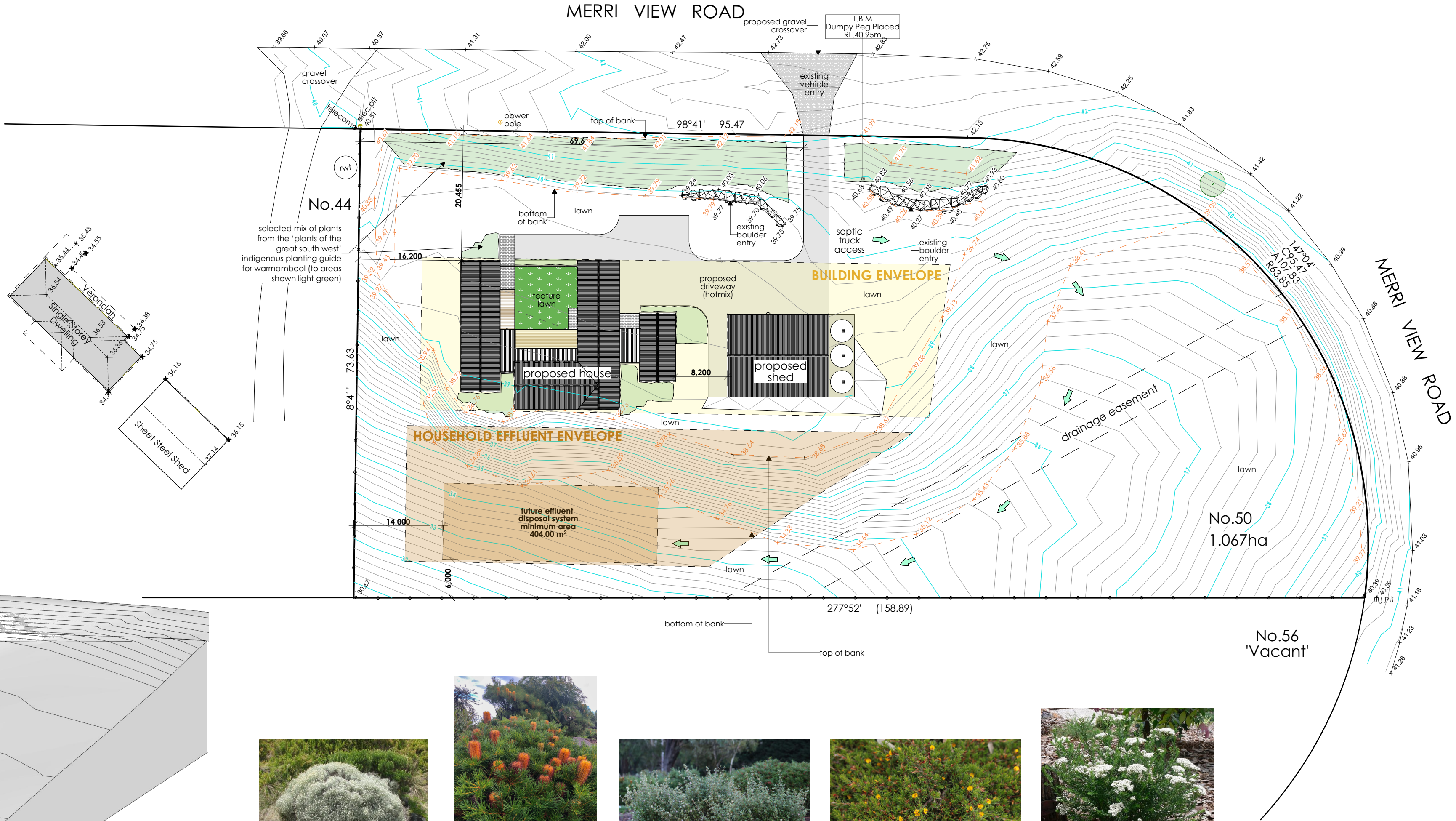
view 3



view 2



axonometric view



Selected mix of plants from the 'Plants of the Great South West' Indigenous Planting Guide for Warrnambool (to areas shown light green)

proposed site plan
scale 1:500

site area (m²)	
site area	10,675.22

proposed areas analysis	
dwelling	311.00
shed	208.00
outdoor living	71.74
garage	57.91
pergola	51.56
	700.21 m²

General Notes

- The Builder shall check all dimensions and levels on site prior to construction.
- Notify any errors, discrepancies or omissions to the Building Designer.
- Drawings shall not be used for construction purposes until issued for construction.
- All works must be executed in a workman like manner and all materials must conform to current Australian Standard codes.
- These plans are to be read in conjunction with project specifications, relevant reports, engineering and soil testing where indicated.
- Written dimensions take precedence over scaled dimensions.

A	PLANNING APPLICATION RFI	17/07/2026	DM
	PLANNING APPLICATION LODGEMENT	19/05/2026	DM
rev	description	rev date	checked

NOT FOR CONSTRUCTION

SITE ADDRESS :
15 MERRI VIEW ROAD
WOODFORD VIC

PROJECT :
[REDACTED]

CLIENT :
[REDACTED]

DESIGNED BY :
DONNA MONAGHAN

DRAWN BY :
DONNA MONAGHAN

ISSUE :
PLANNING APPLICATION

ISSUE DATE :
17/07/2026

SHEET SIZE :
A1

PROJECT NO.
25049

DRAWING NO.
1 / 3

Address
653 Raglan Parade,
Warrnambool VIC 3280

Telephone
(03) 561 1099
0437 611 199

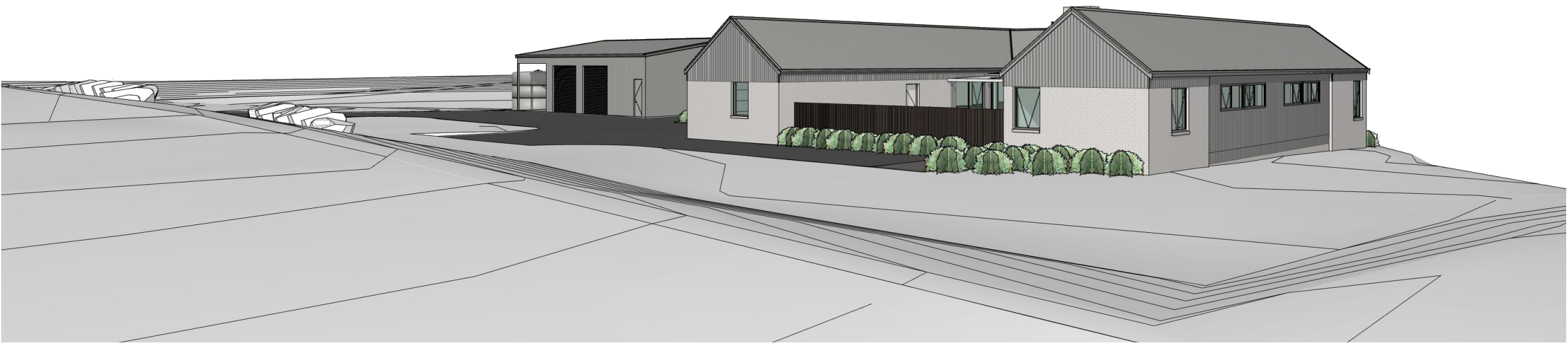
On Line
info@formandfunction.net.au
formandfunction.net.au

ABN & BPS
88 330 502 484
GP-AD 24956

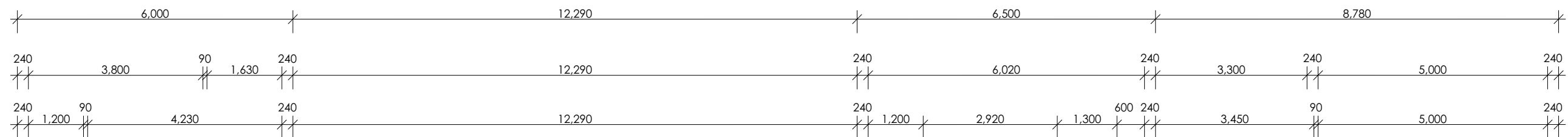
Copyright Reserved
Form & Function
Building Design

FORM AND FUNCTION

W:\FORM AND FUNCTION\25049 Uys, Gerhard & Helen\1. Architectural\Archicad\25049 Uys TP REVA.pln - 17/07/2026



north west perspective



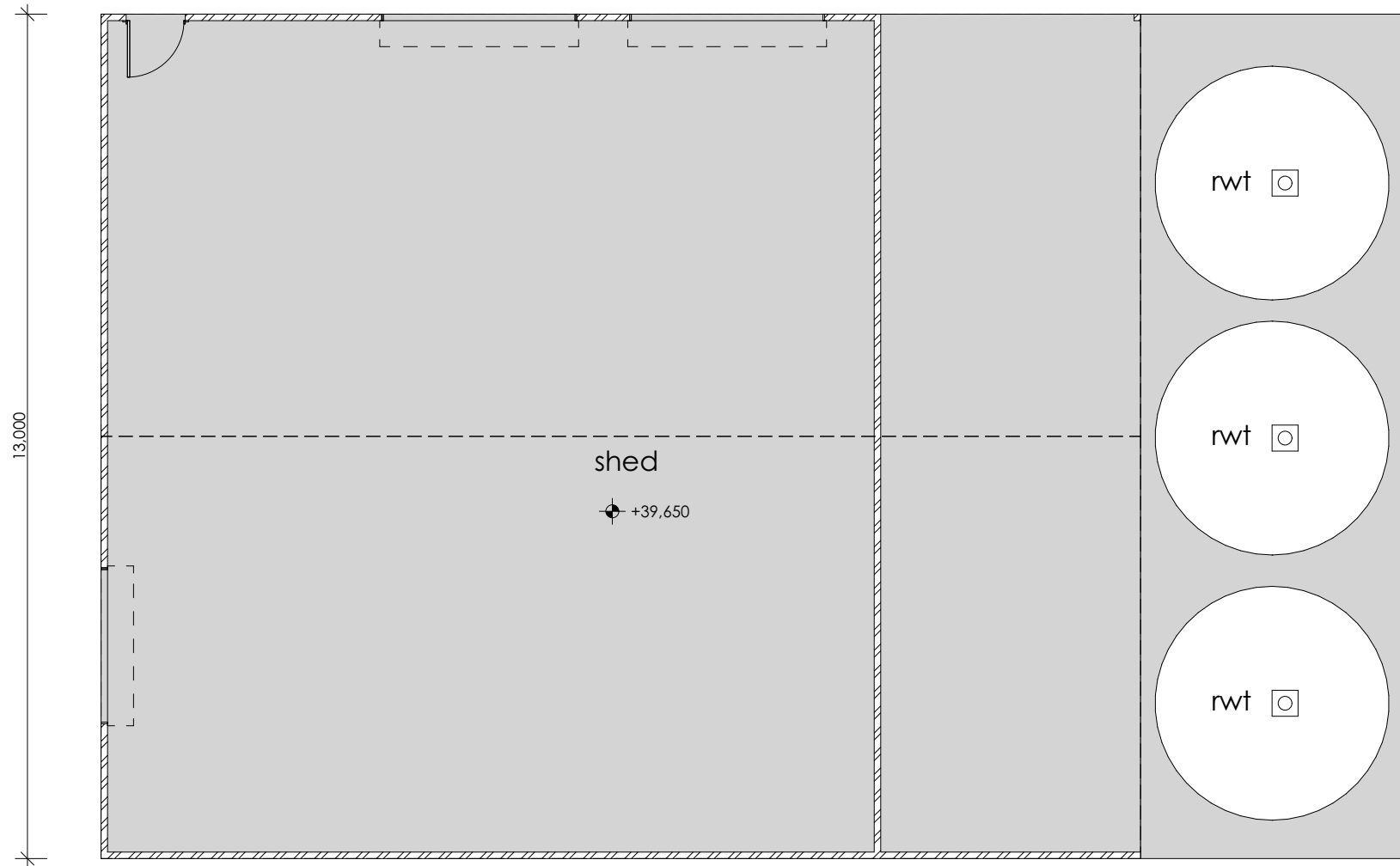
approach to house from driveway entry



east perspective



south perspective



south west perspective



floor plan
scale 1:100

General Notes

1. The Builder shall check all dimensions and levels on site prior to construction.

2. Notify any errors, discrepancies or omissions to the Building Designer.

3. Drawings shall not be used for construction purposes until issued for construction.

4. All works must be executed in a workman like manner and all materials must conform to current Australian Standard codes.

5. These plans are to be read in conjunction with project specifications, relevant reports, engineering and soil testing where indicated.

5. Written dimensions take precedence over scaled dimensions.

A	PLANNING APPLICATION RFI	17/07/2026	DM	
	PLANNING APPLICATION LODGEMENT	19/05/2026	DM	
rev	description	rev date	checked	

NOT FOR
CONSTRUCTION

SITE ADDRESS :
15 MERRI VIEW ROAD
WOODFORD VIC

PROJECT :
[REDACTED]

CLIENT :
[REDACTED]

DESIGNED BY :
DONNA MONAGHAN

DRAWN BY :
DONNA MONAGHAN

ISSUE :
PLANNING APPLICATION

ISSUE DATE :
17/07/2026

SHEET SIZE :
A1

PROJECT NO.
25049

DRAWING NO.
2 / 3

Address
653 Raglan Parade,
Warrnambool VIC 3280

Telephone
(03) 5561 1099
0437 611 199

On-Line
info@formandfunction.net.au
formandfunction.net.au

ABN & BPS
88 330 502 484
DP-AD 24955

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Building Design

FORM
AND
FUNCTION

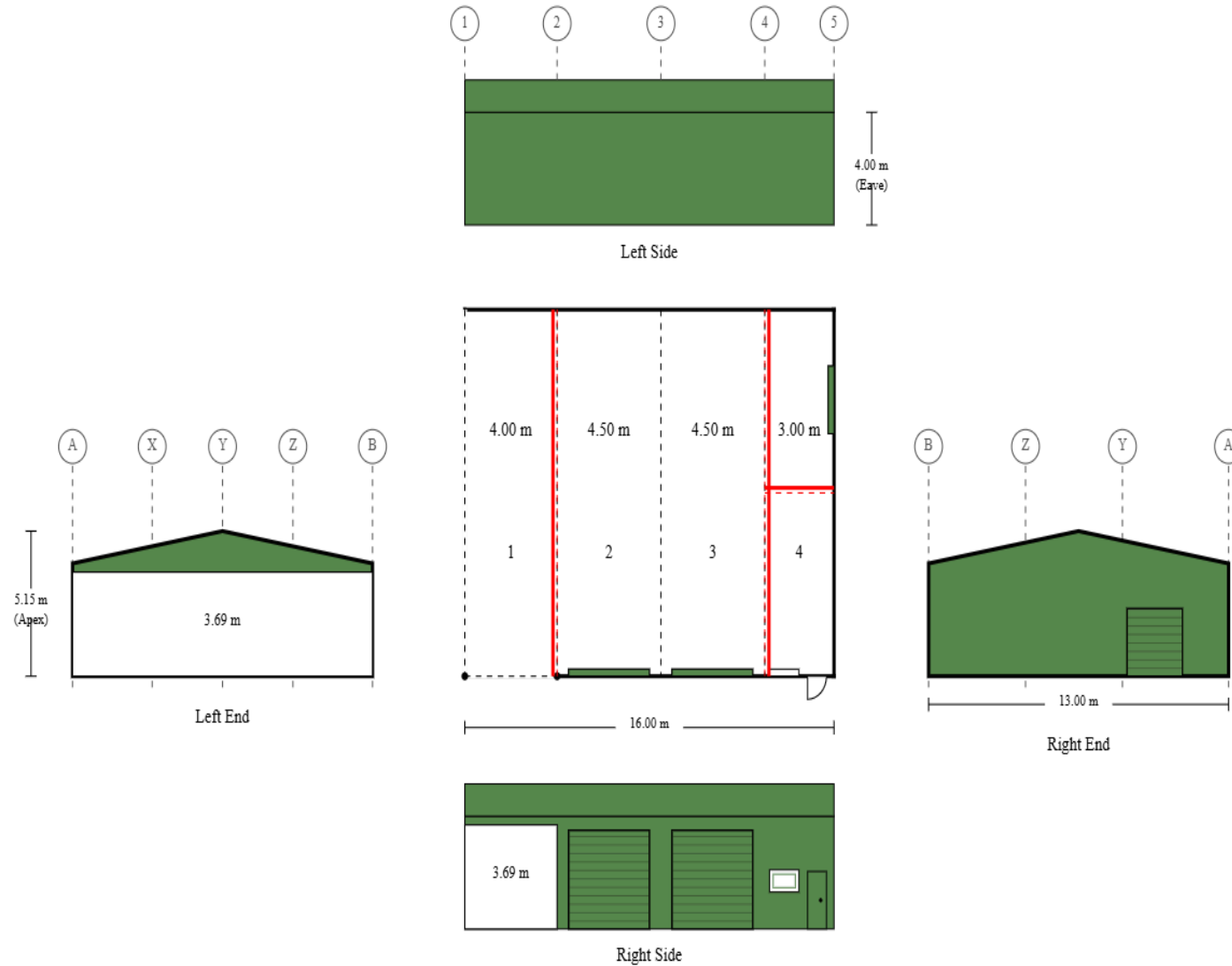
W:\FORM AND FUNCTION\25049 Uys, Gerhard & Helen\1. Architectural\Archicad\25049 Uys TP REVA.pln - 17/07/2026



shed east elevation
scale 1:100



W:\FORM AND FUNCTION\25049 Uys, Gerhard & Helen\1. Architectural\Archicad\25049 Uys TP REVA.pln - 17/07/2026



		Building Layout Ref# GCOLLINS2507013-6	Seller: The Shed Company Warrnambool Name: Greg Collins Phone: 0493 111 528 Fax: Email: greg.collins@theshedcompany.com.au	
Site Location:				
Ref # GCOLLINS2507013-6	Print Date: 05/11/25			

ADVERTISED

Land Capability Assessment



Project: 50 Merri Views Rd, Woodford VIC
Report No: AGTE251046-1 Rev1

| Geotechnical Investigation and Design | Pavement Investigation and Design | Residential |
| Earthworks Specification's, Level 1 Supervision, | Retaining Walls | Slope Stability Assessment |
Adelaide, Queensland, Melbourne, Warrnambool



Prepared for:



17th July 2026



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1. Introduction

AGT was engaged to undertake a Land Capability Assessment (LCA) for 50 Merri Views Road, Woodford VIC. The field investigation and report have been undertaken and prepared by a suitably experienced AGT Engineer. The field assessment was undertaken on 17th of April (BH01 and BH02), 1st of May 2026 (BH03), and 9th of July 2026 (BH04). The percolation test was carried out on 8^h of July 2026. The results are presented in this report.

The scope of services included:

1. Carry out drilling of 4 x Bore Holes to maximum of 4.5 m or refusal.
2. Carry out 1 x Borehole for Percolation testing.
3. Estimate the soil permeability based on the collected field data
4. Prepare a Land Capability Assessment Report summarising field data and calculations and includes:
 - Site description.
 - Local geology.
 - Subsurface condition.
 - Climate data.
 - Expected groundwater conditions.
 - Soil permeability.
 - Suitability for wastewater to be discharged onsite.
 - Appropriate wastewater treatment and discharge systems,
 - Minimum wastewater envelop size,
 - Constraints and setback requirements for wastewater envelops

Source of information included:

- Australian Geotechnical Testing (AGT) Pty Ltd - Field data (where applicable) collected and recorded.
- EPA Victoria "Guideline for onsite wastewater management", May 2024
- EPA Victoria "Guideline for onsite wastewater effluent dispersal and recycling systems" May 2024
- Environmental Protection Authority, "Code of Practice Onsite Wastewater Management," July 2016, Publication 891.4.
- Australian Standard AS/NZS 1547:2012 On site Domestic Wastewater Management System.
- Victorian Land Capability Assessment Framework January 2014, Municipal Association of Victoria and DSE

2. Site Description

2.1 Locality

The site location is at 50 Merri View Rd, Woodford, Vic.

Figure 1 Site Location



Site details are provided below:

Features	Description
Site Area	~ 1.067 ha
Council Area	Warrnambool City Council.
Proposed development	3 bedrooms and a shed with a proposed future septic tank.
Climate	The site experiences an average annual rainfall of 728 mm (Warrnambool Airport NDB - 090186) and the annual pan evaporation of 1200mm/year
Exposure	The site has high sun exposure and moderate-high wind exposure.
Vegetation	Site is covered with grass.
Slope	4.0% west-east
Rock Outcrops	na
Erosion Potential	The soil profile is expected to have low dispersion rate with medium shrink and swell potential. Sheet or rill erosion is likely. The erosion hazard is low.
Surface Water	No surface water observed at the site. Ground surface was moist.
Flood Potential	The sites and area available for application of treated effluent lies above the 1:100 year flood level.

Storm-water run-off and Upslope seepage	The proposed effluent management area is expected to receive low storm-water run-off.
Groundwater	No groundwater observed in the boreholes
Recommended Buffer Distance	All buffer distances recommended in Table 5 of EPA Guideline (May 2024) are achievable of the LAA in this case. Seasonal waterways may be intercepted though.
Available Land Application Area	Considering all site constraints and the buffers mentioned above, the site has sufficient land that is suitable for land application of treated effluent.

2.2 Regional Geology

Geological Survey of Victoria maps (1:63,360) and information published by the Department of Primary Industries on the GeoVic on-line geological mapping site (1:250,000) shows the site is underlain by Tower Hill Tuff (Nept): generic

In general, the anticipated subsurface conditions have been encountered during this site investigation and are considered to be consistent with the geological map.



Figure 2 – Geological Map

3. Site Subsurface Assessment

A soil assessment was carried out at the site to determine suitability for application of treated effluent. Subsoil investigations were conducted at 4 locations as shown in Figure 3, using augering method. The boreholes were augered to a maximum depth of 4.5m. This was sufficient to adequately characterise the soils. Soil profile descriptions are provided in borehole logs.

The generalised soil profiles from the investigation boreholes and their properties are tabulated in accordance with AS/NZS 1547:2012 and presented below:

3.1 Boreholes Profile

Table 3.1 presents a summary of subsurface profile for the boreholes.

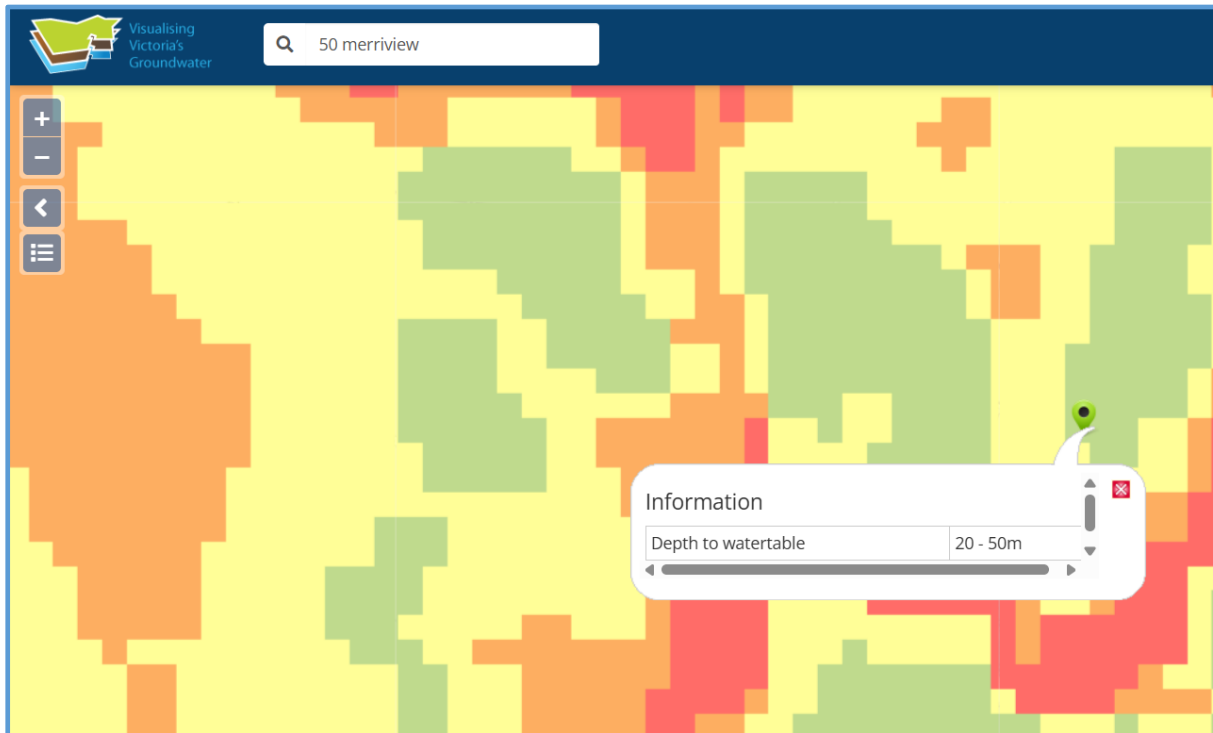
Table 3.1 – Summary of Subsurface Profile

Soil Feature				
Depth to groundwater table	No groundwater observed in the boreholes, boreholes terminated at maximum 4.5m depth.			
Coarse Fragments (%)	minor			
Soil Permeability (not done)	Soil permeability was measured using field percolation test and was also inferred from Table 9 (EPA 891.4) that describes conservative design loading rates (DLRs) and Design Irrigation Rates (DIRs) for various effluent application systems according to soil type. Critical soil properties are texture and structure, but depth, colour and degree of mottling are also used to infer drainage conditions.			
Soil Description	Topsoil (Silt)	Fill (Silty CLAY)	Fill (Silty CLAY)	CLAY
Depth (m)	0-0.2	0.2-1.5	1.5-4.0	4.0-4.5
Soil Category (AS1547-2012)	5	5	5	5
DIR (Design Irrigation Rate) (mm/day)	2	2	2	2
DLR (Design Loading Rate) (mm/day) - AS-NZS 1547	2	2	2	2
Emerson Class	Not Dispersive	Not Dispersive	Not Dispersive	Not Dispersive
Ksat (m/day)	0.005	0.005	0.005	0.005

3.3 Groundwater

Groundwater was not encountered at any exploratory location during the on-site field investigation. The groundwater database provided by Visualising Victoria Groundwater (VVG) indicated the shallow aquifer may be expected approximately 20-50m refer to Figure 3 below.

Figure 3 Depth to Watertable (www.vvg.org.au)



4. Land Capability Rating

The following table provides summary with reference to the rating scale described in Table 1 of EPA (2003a). The general characteristics of the site and the soil profile characteristics observed and measured in the field investigation are summarised below:



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Land Capability Assessment
Project: 50 Merri Views Road, Woodford
Client: Gerhard & Heleen Uys
Report No: AGTE251046-1 Rev1

Land Capability Class Rating						
Land Features	Very Good (1)	Good (2)	Fair (3)	Poor (4)	Very Poor (5)	Rating
General Characteristics						
Site Drainage	No visible sign of dampness	Moist soil, but no standing water	-	visible sign of dampness	water ponding surface	3
Runoff	none	low	moderate	high	very high	2
Flood Levels	never	-	<1 in 100	>1 in 100 and <1 in 20	<1 in 20	3
Proximity to Water course	>60m	-	-	-	<60m	1
Slope %	0-2	2-8	8-12	12-20	>20	2
Landslip Risk	None	-	Low	High	Present or past failure	1
Groundwater depth (m)	>5	2.5-5	2.0-2.5	1.5-2.0	<1.5	1
Rock outcrop (% of land surface containing rocks >200mm)	0	<10%	10-20%	20-50%	>50%	1
Erosion potential	None	Minor	moderate	High	Severe	2
Exposure to sun and wind	very high	high	moderate	low	very low	3
Vegetation type	turf or pasture	-		-	Dense forest	1
Average rainfall (mm/year)	<450	450-650	650-750	750-1000	>1000	3
Pan evaporation	<1500	1250-1500	1000-1250	-	<1000	2
Fill	None	-	Fill present	-		1
Soil Profile Characteristics						



Land Capability Class Rating						
Land Features	Very Good (1)	Good (2)	Fair (3)	Poor (4)	Very Poor (5)	Rating
Soil permeability category	2 and 3	4	-	5	1 and 6	5
Profile depth	>2m	1.5-2m	1-1.5m	0.5-1m	<0.5m	1
Presence of mottling	None	-	-	-	extensive	1
Coarse fragments %	<10	10-20	20-40	-	>40	1
Emerson Class	4, 6, 8	5	7	2,3	1	1
Overall Rating						2

Rating	Description
1	Suitable: The limitations or environmental hazard from long term use are considered very slight. Standard performance measures for design, installation and management should prove satisfactory
2	Slight Environmental Risk: Generally suitable for onsite effluent disposal but there is slight associated environmental hazard. One or two more land limitations are present. The wastewater management program requires careful planning, adherence to specifications and adequate supervision
3	Moderate Environmental Risk: The site has fair capability for onsite effluent disposal with a moderate associated environmental risk present. Site should be carefully selected and prepared. The treatment system should attain a higher level of treatment with basic monitoring as an alternative to standard conventional trench disposal.
4	High environmental risk: Poor capability rating with a high associated environmental risk. Considerable difficulties during siting and installation of wastewater treatment system and during routine operation. A system capable of consistently producing a high-quality secondary effluent such as AWTS together with an intense monitoring program should be adopted.
5	Severe Environmental Risk: The site has a very poor capability and there is severe associated environmental risk. The areas are not generally considered suitable for disposal of effluent by conventional trench systems. A high-quality secondary effluent processed using a AWTS will be required.

The overall rating is considered to be 5. This rating is primarily due to the very low soil permeability ($K_{sat} = 0.005$ m/day or 5 mm/day) across the entire soil profile, which severely limits the rate at which effluent can be safely absorbed into the ground.

Indicative target effluent quality is:

- Biochemical Oxygen Demand (BOD) < 20 mg/L;
- Total Suspended Solid < 30 mg/L;

5. Effluent Disposal Techniques

This LCA has been prepared to accompany the existing dwelling requirement for the necessary wastewater management system. As such, this report provides recommendations for treatment and land application systems that are appropriate to the land capability. The following sections provide an overview of a suitable system, with sizing and design considerations and justification for its selection. Detailed design for the system is beyond the scope of this study but should be undertaken at the time of building application and submitted to Council.

5.1 Wastewater Treatment System

To treat domestic wastewater and allow irrigation with the treated effluent, we recommend installing a system that provides secondary treatment with disinfection to meet Environment Protection Authority requirements for irrigation. Indicative target effluent quality is:

Biochemical Oxygen Demand (BOD) < 20 mg/L;

Total Suspended Solid < 30 mg/L;

Several suitable options approved by EPA Victoria (www.epa.vic.gov.au) are available. The chosen option should be designed and installed to achieve the desired level of performance and final selection is the responsibility of the property owner, who will forward details to Council for approval. Only treatment systems with a current Certificate of Approval (CA) can be installed in Victoria [Environment Protection Act, section 53M (7)(a)]. If an onsite wastewater treatment system does not have a Certificate of Approval on the EPA website, the system does not have current approval and cannot be installed. Any currently approved onsite treatment system can be installed in an unsewered area, if the treatment system and the design loading rate of the effluent dispersal system are appropriate for the site.

Some common treatment systems include Aerated Wastewater Treatment Systems (AWTS) and Sand Filters. AWTS are pre-fabricated or pre-engineered treatment systems designed to treat small (< 2,000 L/day) wastewater flows. They are tank-based systems that typically employ the following processes:

- Settling of solids and flotation of scum in an anaerobic primary chamber;
- Oxidation and consumption of organic matter through aerobic biological processes;
- Clarification – secondary settling of solids; Disinfection; and
- Regular removal of sludge to maintain the process.

Good maintenance of AWTS is essential to ensure a consistently high level of performance. By law, AWTS systems are required to be serviced quarterly by an approved maintenance contractor.

Sand Filters provide advanced secondary treatment to water that has already undergone primary treatment in a septic tank or similar device. They contain approximately 600 mm depth of filter media (usually medium to coarse sand, but other media can be incorporated) within a lined excavation containing an underdrain system. Selection of the filter media is critical and a carefully designed distribution network is necessary. A dosing well and pump is normally used to allow periodic dosing. Depending on the desired level of treatment, sand filters can be single pass or may incorporate partial recirculation. A subsequent disinfection system is required to allow reuse by surface irrigation. There are several proprietary sand filter systems available today and detailed sizing and design of these systems is generally undertaken by the manufacturer.

5.2 Effluent Disposal System

The minimum subsurface irrigation area is presented in Table below:

No. of Bedrooms	Water Fixtures	Daily Flow	Min. Subsurface Irrigation Area
3 bedrooms	Standard	720 L/day	404 m ²

The size of the area is calculated by the water balance method and storage calculation expressed by the following equation:

$$\text{Precipitation} + \text{Effluent Applied} = \text{Evapotranspiration} + \text{Percolation}$$

It should be noted that the water reduction fixtures and fittings, when selected, should be installed at the time the treatment system is commissioned and operational.

A detailed irrigation system design is beyond the scope of this report, however a general description of subsurface irrigation is provided here for the information of the client and Council. Subsurface irrigation comprises a network of drip-irrigation lines that is specially designed for use with wastewater. The pipe contains pressure compensating emitters that employ a biocide to prevent build-up of slimes and inhibit root penetration. The lateral distances are usually 0.6 to 1.0 m apart, roughly parallel, and along the contour if possible. Installation depth is commonly 100-150 mm. It is critical that the irrigation pump be sized properly to ensure adequate pressure and delivery rate to the irrigation network. It is recommended that the owner consult an irrigation specialist familiar with wastewater irrigation equipment, to help design and install the irrigation system. The irrigation plan must ensure well, even application of effluent.

All trenching used to install the pipes must be backfilled properly to prevent preferential subsurface flows along trench lines, particularly where trenches are not absolutely parallel to contours. Irrigation areas should not be subject to high traffic movement, especially by vehicles, otherwise compaction around emitters can lead to premature system failure.

5.3 Monitoring, Operation and Maintenance

Maintenance is to be carried out in accordance with the certificate of approval and Council's permit conditions. The system proposed above will only function adequately if appropriately maintained. The operator will be required to carry out maintenance as discussed below.

To ensure the treatment system functions adequately, the land owner must:

- Have a suitably qualified maintenance contractor service the wastewater treatment system regularly under the approval to operate.
- Use cleaning products sparingly and check that they are suitable for septic tanks;
- Try to reduce fat and oil out of the system as possible, and conserve water.

To ensure the land application system functions adequately, the land owner must:

- Regularly harvest (mow) vegetation within the land application area and remove this to maximise uptake of water and nutrients;
- Monitor and maintain the subsurface irrigation system following the manufacturer's recommendations, including flushing of irrigation lines;
- Regularly clean in-line filters;
- Not erect any structures over the land application area;
- Minimise vehicle access to the land application area, to prevent compaction; and
- Ensure that the land application area is kept level by filling any depressions with good quality topsoil
- Good water conservation is an important aspect in the overall management onsite systems. It will be important for the ongoing performance of both the treatment and land application system that they are not overloaded hydraulically.

6. Minimum Set-Back Distances

The nominated Land Application Area should be situated with the following setback distances as described and detailed in “EPA Victoria “Guideline for onsite wastewater management”, May 2024.

Landscape feature or structure	OWMS with primary treated effluent	OWMS with secondary treated effluent or Level 3 greywater effluent	OWMS with Level 1 and 2 greywater effluent
Building/allotment boundary			
Up-slope of building (See Note 1)	6	3	3
Down-slope of building	3	1.5	1.5
Up-slope of adjacent lot	6	3	1
Down-slope of adjacent lot	3	1.5	0.5
Services			
Water supply pipe	3	1.5	1.5
Up-slope of potable supply channel (stock and domestic)	300	150	150
Down-slope of potable water supply channel (stock and domestic)	20	10	10
In-ground water tank (See Note 2)	15	7.5	3
Closed stormwater drain	6	3	2
Open stormwater drain	50	30	10
Gas supply pipe	3	1.5	1.5
Recreational areas			
Children’s grassed playground (See Note 3)	6	3	2
In-ground swimming pool	6	3	2
Surface waters			
Dam, lake or reservoir (used as source water for drinking or within a special water supply catchment) (See Notes 5, 6)	300	300	150
Waterways (used as a source of water for drinking or within a special water supply catchment) (See Notes 4, 5)	100	100	50

Waterways not used as source of water for drinking or within a special water supply catchment (for example, wetlands (continuous or ephemeral); estuaries (See Note 4))	60	30	30
Ocean beach at high-tide mark; dams, reservoirs or lakes not used as source of water for drinking or within a special water supply catchment (See Note 6)	60	30	30
Dam, lake or reservoir (used as source water for drinking or within a special water supply catchment) (See Notes 5, 6)	300	300	150
Drainage lines (See Note 7)	40	20	20
Up-slope of cutting/escarpment (See Note 8)	15	15	15
Groundwater bores			
Groundwater bores – category 1 and 2a soils	NA	50	20
Groundwater bores – category 2b to 6 soils	20	20	20
Soil depth (See Note 9)			
Depth to highest seasonal water table (See Note 10)	1.5	1.5	1.5
Depth to hydraulically limiting layer (for example, bedrock)	1.5	0.6	0.6

7. Recommendations

As per Victorian Land Capability Assessment Framework, it is recommended stakeholder consultations including the local council to be carried out. This will ensure that any specific local concerns or requirements regarding onsite wastewater management are addressed early in the planning process.

Disclaimer

The findings and conclusions contained in this Report are made based on site conditions that existed at the time this work was conducted. The conclusions presented in this report are relevant to the conditions of the site and the state of legislation currently enacted as at the date of this report.

Findings and conclusions are made assuming that the soil, groundwater, geological and chemical conditions detailed within this report are accurate and remain applicable to the site at the time of writing. No other warranties are made or intended.

AGT has used a degree of skill and care ordinarily exercised by reputable members of our profession practicing in the same or similar locality.

does not make any representation or warranty that the conclusions in this report will be applicable in the future as there may be changes in the condition of the site, applicable legislation or other factors that would affect the conclusions contained in this report.

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Land Capability Assessment
Project: 50 Merri Views Road, Woodford
Client: Gerhard & Heleen Uys
Report No: AGTE251046-1 Rev1

APPENDIX A – Borehole Logs

ADVERTISED



Project Title: 50 Merri View Rd, Woodford

BH01

Project Number: AGTE251046-03

Client: Gerhard & Heleen Uys

Sheet 1 Of 1

GL (mAOD): 0

N Coord: -38.313700

E Coord: 142.496000

Date: 17/04/2026

Method:

Logged By: Paul Francis

Scale: 1:25

Depth (m)	Level (RL)	Water	Legend	USCS	Description	MC	Strength	Samples/Tests	DCP
0.20	-0.20			ML	TOPSOIL, SILT: black, organics				10
									4
					FILL, Silty CLAY trace sand trace gravel: brown, fine gravel				5
									10
									10
									7
									9
									11
									12
1.00							St/VSt		
1.50	-1.50				FILL, Silty CLAY trace sand trace gravel: brown, fine to coarse gravel			S N=7 (4,4,3)	
2.00				CI		D			
3.00								S N=19 (4,10,9)	
4.00									
4.50	-4.50			CI	CLAY with sand: brown	M			
					End Of Hole At 4.50 m			S N=18 (6,8,10)	
5.00									

KEY

D - Disturbed Sample
B - Bulk Sample
W - Water Sample
V - Hand Shear Vane kPa

S - SPT Sample & Test
 - Groundwater Strike
 - Groundwater Level

REMARKS

SALE



Project Number: AGTE251046-03

Client: Gerhard & Heleen Uys

Sheet 1 Of 1

GL (mAOD): 0

N Coord: -38.313600

E Coord: 142.496000

Date: 17/04/2026

Method: GT10

Logged By: Paul Francis

Scale: 1:25

Depth (m)	Level (RL)	Water	Legend	USCS	Description	MC	Strength	Samples/Tests	DCP	
0.20	-0.20			ML	TOPSOIL, SILT: black, organics	M	VSt			
				CL	FILL, Sandy CLAY: brown					
0.80	-0.80			CI	CLAY trace gravel: brown					
1.00				CI	Silty CLAY: light brown	D	H			
1.30	-1.30									
2.00										
2.90	-2.90	End Of Hole At 2.90 m								
3.00										

REMARKS

D - Disturbed Sample
B - Bulk Sample
W - Water Sample
V - Hand Shear Vane kPa

S - SPT Sample & Test
 - Groundwater Strike
 - Groundwater Level



BH03

Sheet 1 Of 1

E Coord: 142.496000

Scale: 1:25

KEY	REMARKS
D - Disturbed Sample	
B - Bulk Sample	
W - Water Sample	
V - Hand Shear Vane kPa	
S - SPT Sample & Test	
 - Groundwater Strike	
 - Groundwater Level	

ADVERTISED



Project Title: 50 Merri View Rd, Woodford

BH104

Project Number: AGTE251046-03

Client: Gerhard & Heleen Uys

Sheet 1 Of 1

GL (mAOD): 0

N Coord: -38.314100

E Coord: 142.495000

Date: 09/07/2026

Method: GT10

Logged By: Atif

Scale: 1:5

Depth (m)	Level (RL)	Water	Legend	USCS	Description	MC	Strength	Samples/Tests	DCP
0.20	-0.20				Topsoil Silty CLAY - CH, high plasticity, firm, moist-wet. brown, grass.	M/W			
1.00	-1.00			CH	Silty CLAY - CH, high plasticity, firm, moist. brown 0.20 - 1.00 Percolation testing zone.	M	F		
End Of Hole At 1.00 m									

KEY

D - Disturbed Sample

B - Bulk Sample

W - Water Sample

V - Hand Shear Vane kPa

S - SPT Sample & Test

- Groundwater Strike

- Groundwater Level

REMARKS

No Ground water encountered



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Land Capability Assessment
Project: 50 Merri Views Road, Woodford
Client: Gerhard & Heleen Uys
Report No: AGTE251046-1 Rev1

APPENDIX B – Lab Results



Material Test Report

Report Number: AGTE251046-1
Issue Number: 1
Date Issued: 27/04/2026
Client: Gerhard & Heleen Uys

Project Number: AGTE251046
Project Name: 50 Merri View Rd
Project Location: Woodford
Work Request: 2900
Sample Number: 251046-1
Date Sampled: 17/04/2026
Dates Tested: 20/04/2026 - 24/04/2026
Sampling Method: AS 1289.1.2.1 6.5.3 - Power auger drilling
Sample Location: BH02, Depth: 0.5-1.0m

Australian Geotechnical Testing
 Ballarat Laboratory
 4/422 Sutton Street Delacombe VIC 3356
 Phone: 1300 026 583
 Email: PaulF@ausgeotest.com.au

Accredited for compliance with ISO/IEC 17025 - Testing



Approved Signatory: Paul Francis
 Laboratory Manager - Ballarat
 Laboratory Number: 20457

Atterberg Limit (AS1289 3.1.2 & 3.2.1 & 3.3.1)		Min	Max
Sample History	Oven Dried		
Preparation Method	Dry Sieve		
Liquid Limit (%)	45		
Plastic Limit (%)	17		
Plasticity Index (%)	28		
Linear Shrinkage (AS1289 3.4.1)		Min	Max
Moisture Condition Determined By	AS 1289.3.1.2		
Linear Shrinkage (%)	11.0		
Cracking Crumbling Curling	Cracking & Curling		



Material Test Report

Report Number: AGTE251046-2
 Issue Number: 1
 Date Issued: 08/05/2026
 Client: Gerhard & Heleen Uys

Project Number: AGTE251046
 Project Name: 50 Merri View Rd
 Project Location: Woodford
 Work Request: 2920
 Sample Number: 251046-2
 Date Sampled: 30/04/2026
 Dates Tested: 01/05/2026 - 05/05/2026
 Sampling Method: AS 1289.1.2.1 6.5.3 - Power auger drilling
 Sample Location: BH03, Depth: 0.5-1.0m
 Material Source: Onsite

Australian Geotechnical Testing
 Ballarat Laboratory
 4/422 Sutton Street Delacombe VIC 3356
 Phone: 1300 026 583
 Email: RileyT@ausgeotest.com.au

Accredited for compliance with ISO/IEC 17025 - Testing



Riley Taylor

Approved Signatory: Riley Taylor
 Annex Laboratory Manager
 Laboratory Number: 20457

Atterberg Limit (AS1289 3.1.2 & 3.2.1 & 3.3.1)		Min	Max
Sample History	Oven Dried		
Preparation Method	Dry Sieve		
Liquid Limit (%)	31		
Plastic Limit (%)	18		
Plasticity Index (%)	13		
Linear Shrinkage (AS1289 3.4.1)		Min	Max
Moisture Condition Determined By	AS 1289.3.1.1 / AS 1289.3.1.2 / AS 1289.3.9.1 / AS 1289.3.9.2		
Linear Shrinkage (%)	6.0		
Cracking Crumbling Curling	Cracking & Curling		



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Land Capability Assessment
Project: 50 Merri Views Road, Woodford
Client: Gerhard & Heleen Uys
Report No: AGTE251046-1 Rev1

APPENDIX C - WATER BALANCE



Standard Water Fixtures

Site Address : 50 Merri View Rd WoodFord VIC 3281															
INPUT DATA															
Design Water Flow	Q	720	L/Day	Based on 3 bedroom + 1 office dwelling - Standard Water Fixtures											
Weekly Design Irrigation Rate (DIR)	DIR	21	mm/wk	DIR taken from Table 9 EPA Publication no. 891.3 (2013)											
Daily DIR		4.0	mm/day												
Crop Factor	C	0.4-0.7		Estimate evaporation as a fraction of pan evaporation, grassed											
Retained Rainfall	R _f	0.7													
Rainfall Data	Warrnambool Airport Ndb: 090186														
Evaporation Data	Warrnambool Airport Ndb: 090186														
Nominated Land Application Area	L	404	m ²												
Parameter	Symbol	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	36.4	30	44.4	51.5	73.4	81	84	87.9	74	69	53	45	730
Evaporation	E	mm/month	167.4	131.6	120.9	87	62	48	52.7	77.5	105	136.4	150	173.6	1,312
Crop Factor	C	-	0.7	0.7	0.7	0.6	0.5	0.45	0.4	0.45	0.55	0.65	0.7	0.7	
OUTPUTS															
Evapotranspiration = Ex C	ET	mm/month	117	92	85	52	31	22	21	35	58	89	105	122	828
Percolation = DIR x D	B	mm/month	93.0	84.0	93.0	90.0	93.0	90.0	93.0	93.0	90.0	93.0	90.0	93.0	1,095
Outputs = ET + B		mm/month	210.2	176.1	177.6	142.2	124.0	111.6	114.1	127.9	147.8	181.7	195.0	214.5	1,923
INPUTS															
Retained Rainfall = RR	RR	mm/month	25.48	21	31.08	36.05	51.38	56.7	58.8	61.53	51.8	48.3	37.1	31.5	511
Effluent Irrigation = (QxD)/L	W	mm/month	55.3	49.9	55.3	53.5	55.3	53.5	55.3	55.3	53.5	55.3	53.5	55.3	651
Inputs = RR + W		mm/month	80.8	70.9	86.4	89.5	106.7	110.2	114.1	116.8	105.3	103.6	90.6	86.8	1,162
STORAGE CALCULATION															
Storage for the month = (RR+W)-(ET+B)	S	mm	-129.4	-105.2	-91.3	-52.7	-17.3	-1.4	0.0	-11.1	-42.5	-78.1	-104.4	-127.7	
LAND AREA REQUIRED FOR ZERO STORAGE		m ²	121	130	152	203	307	393	404	336	225	167	137	122	
MINIMUM AREA REQUIRED FOR ZERO STORAGE :			404 m²												



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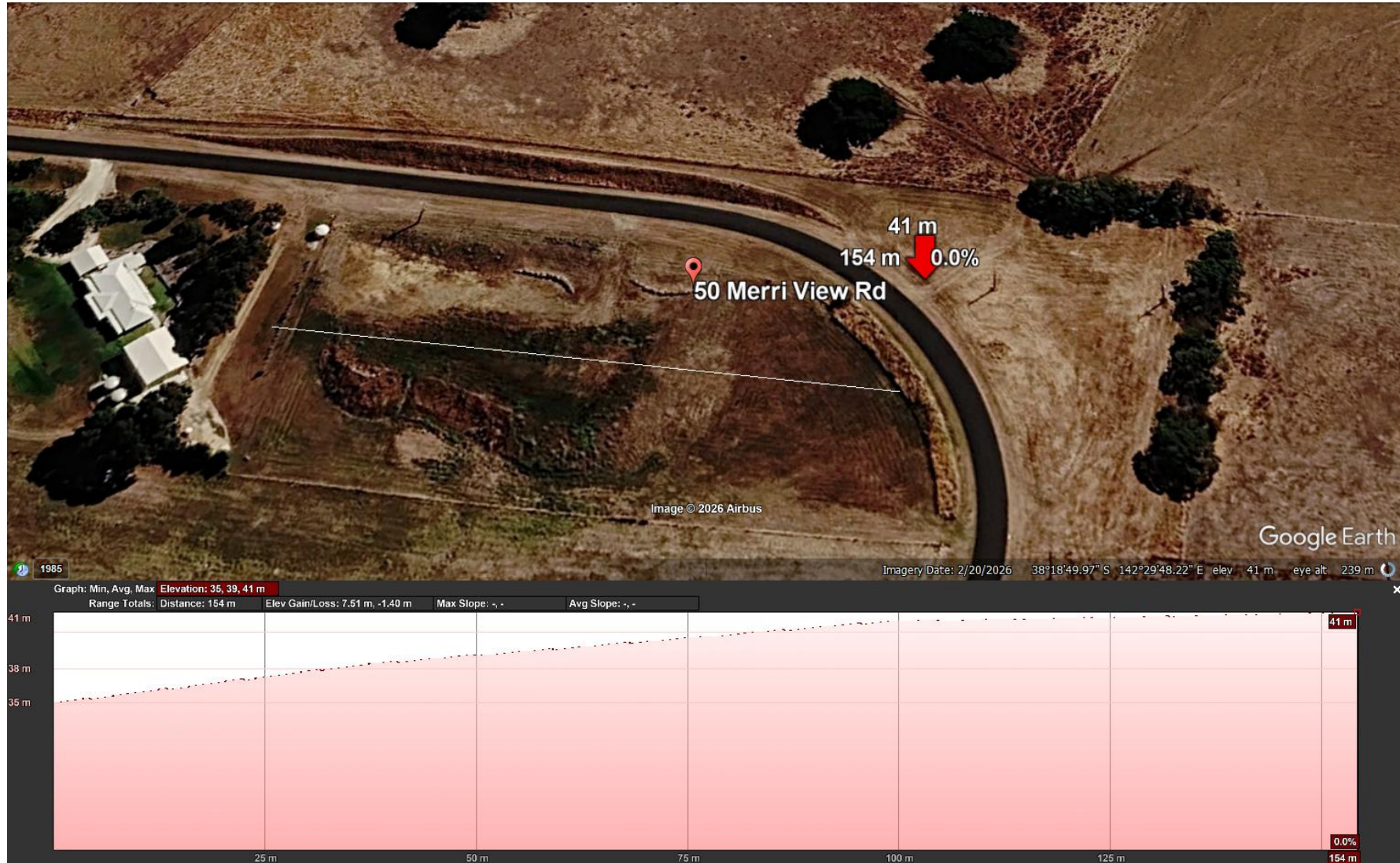
Land Capability Assessment
Project: 50 Merri Views Road, Woodford
Client: Gerhard & Heleen Uys
Report No: AGTE251046-1 Rev1

APPENDIX D – Elevation Profile and Flood Plan



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Land Capability Assessment
Project: 50 Merri Views Road, Woodford
Client: Gerhard & Heleen Uys
Report No: AGTE251046-1 Rev1



1:100 Flood Level Plan

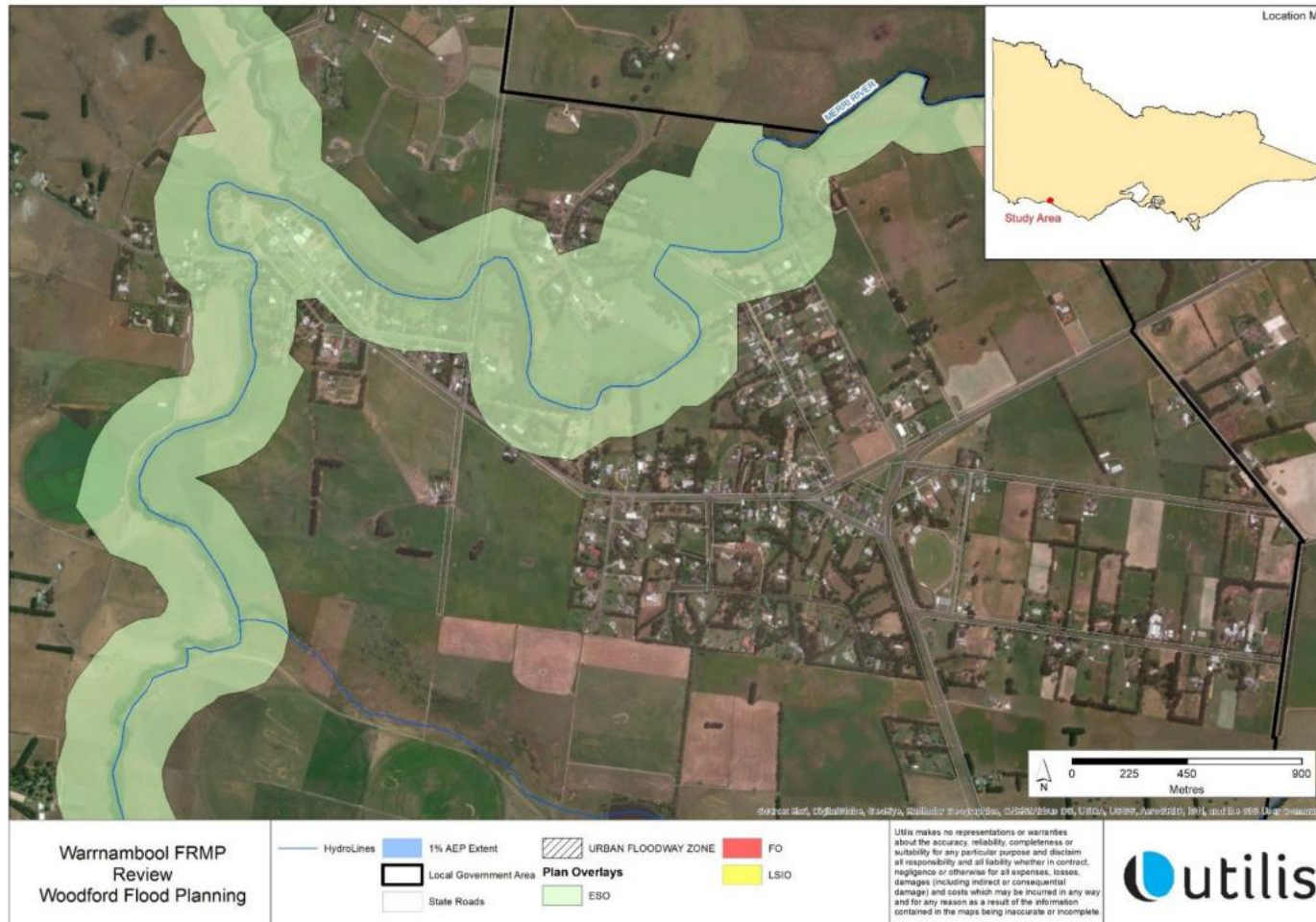


Figure 34. Existing flood and environmental controls for Woodford (no flood controls at present)

APPENDIX E – SITE PHOTOS





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Land Capability Assessment
Project: 50 Merri Views Road, Woodford
Client: Gerhard & Heleen Uys
Report No: AGTE251046-1 Rev1

