

City of Greater Bendigo Environmental Management Plan Guidelines Requirements

Planning Scheme Requirements

The development proposed is designed to comply with the requirements of RU1 Rural of the City of Greater Bendigo Planning Scheme. In addition this application particularly considers the following Use Controls:
 Clause 116-3 Houses
 Clause 116-4 Environmental Management Plans
 Clause 116.5.1 Setback Requirements
 Clause 116.5.2 Outbuildings

Proposed Primary Land-Use

Private Residence, Farm Forestry Production, Revegetation of Recharge Areas & Drainage Depressions

Land Capability Classification

Land Capability Classifications have been made in accordance with *A Land Capability Study of the City of Greater Bendigo, Strathfieldsaye District (CLPR 1995)*. The following classifications have been accorded to the clients property as per mapping resources provided and marked on appending plan:
Lane_EMP_2000 - Land Capability Layout Area Plan.

(Rating Classes: 1 - Very Good; 2 - Good; 3 - Fair; 4 - Poor; 5 - Very Poor)

MAP UNIT	LAND CAPABILITY CLASSES				
	Agriculture	Effluent Disposal	Farm Dams	Secondary Roads	Building Foundations
Osd - Ordovician sediments - moderate slope	5	3	5	4	4
Osf - Ordovician sediments - gentle slope	4	4	5	5	3
Osh - Ordovician sediments - drainage depression	3	3	4	4	4

Area Land Capability Classifications

Detailed Site Analysis has provided the following Land Capability Class ratings:

AREA	LAND CAPABILITY CLASSES							
	ha/m	Map Unit	Forestry	Agriculture	Effluent Disposal	Farm Dams	Secondary Roads	Building Foundations
Building Envelope	0.3	osf	3	4	4	4	4	3
Proposed Dam (3.2Ml)	0.4	osf/osh	3	4	4	4	5	3
F1 - Forestry	0.3	osf	3	4	4	4	4	4
F2 - Forestry	0.3	osf/osh	3	4	3	4	5	4
F3 - Forestry	0.14	osh	3	4	4	4	5	4
F4 - Forestry	0.16	osf	3	4	4	4	4	4
F5 - Forestry	0.22	osd/osf	3	4	4	5	5	4
F6 - Forestry (Greywater)	0.05	osf	3	4	4	4	4	3
ST1 - Specimen Trees	n/a	osh	3	4	3	4	5	4
ST2 - Specimen Trees	n/a	osf	4	4	4	4	4	4
ST3 - Specimen Trees	n/a	osf	4	4	4	4	4	4
ST4 - Specimen Trees	n/a	osf	4	4	4	4	4	4
O1 - Orchard	0.05	osd/osf	4	4	4	4	4	4
O2 - Orchard	0.05	osf	4	4	4	4	4	4
DD1 - Diversion Drain	71m	osf	n/a	n/a	4	4	5	4
DD2 - Diversion Drain	67m	osf	n/a	n/a	4	4	4	4
DD3 - Diversion Drain	80m	osd	n/a	n/a	3	5	5	4
DD4 - Diversion Drain	41m	osd/osh	n/a	n/a	3	5	5	4
WP1 - Water Pipe	125m	osf	n/a	n/a	4	4	4	4
WP2 - Water Pipe	56m	osf	n/a	n/a	4	4	4	4
WT1 - Water Tank	n/a	osf	n/a	n/a	4	4	4	4
WT2 - Water Tank	n/a	osh	n/a	n/a	4	5	5	4
WT3 - Water Tank	n/a	osf	n/a	n/a	4	4	4	4

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<i>Dwelling</i>	Building Permit to be applied for upon receipt of Planning Permit. Dwelling to be constructed using Solar Passive design principles with supportive biotectural and landscape features overcoming any site limitations. The dwelling dimensions are subject to final design although close to scale on the Layout Plan.
<i>Other Buildings</i>	A steel framed and clad farm shed is proposed, with dimensions at this stage yet to be determined: likely to be around 20m x 10m. In addition to this a small Garden Shed/Chook Shed is proposed in the main building envelope as per the Layout Plan.
<i>Building Envelope Water Storage/ Reticulation Systems</i>	Main Dwelling to have 2 x 22500 litre ferrocement tank saving roof catchment; to be reticulated to house for domestic use. Additional 22500 tanks are proposed at the Shed Site and on the ridge to the east of the house (6m fall to house). Water from these tanks is to be used for stock and fire water supply. A small 1000 litre tank is proposed for the Garden/Chook Shed to supply chickens. A reticulation system is proposed to deliver water as required to gardens and for fire water supply from dam storage.
<i>Fire Systems</i>	Fire control and prevention systems are built into the overall design of the property. As is required the installation of CFA-approved tank fittings will be fitted to all water tanks excepting the garden shed's. Management of the property will provide the simplest means of reducing the risk to property of fire. Ensuring the timely seasonal grazing/slashing takes place in all sectors of the property will be the main tool in reducing this risk.
<i>Fire Prevention Checklist</i>	<input type="checkbox"/> Battery Powered Radio <input type="checkbox"/> Mobile Telephone <input type="checkbox"/> FRS Phone Number <input type="checkbox"/> Roof Sprinkler <input type="checkbox"/> Local CFA Membership <input type="checkbox"/> UHF radio/mobile <input type="checkbox"/> CFA Standing Orders <input type="checkbox"/> Fire Drill <input type="checkbox"/> Slashing <input type="checkbox"/> Grazing <input type="checkbox"/> Fuel Reduction <input type="checkbox"/> Safety Clothing <input type="checkbox"/> CFA tank fittings <input type="checkbox"/> Dam Water Access <input type="checkbox"/> Fire Pump/Service <input type="checkbox"/> Safety Equip.
<i>Flooding/Drainage</i>	Refer to area <i>Management Guidelines Database</i> entries which individually list drainage attributes as required. In addition to this reference has also been made within the <i>Area Land Capability Classifications</i> as to the respective area land capabilities which are assessed following the required criteria outlined in <i>A Land Capability Study of the City of Greater Bendigo, Strathfieldsaye District</i> .
<i>Additional Water Storage</i>	Currently there one small 0.75ML stock dam. 1 x 3.2ML dam is proposed.
<i>Internal Rooding/Access</i>	A single access lane is proposed to enter from a new gate fronting Storey's Rd on the property's southern eastern flank. Where slopes exceed 5% along the route of the access lane cut-off drains are proposed to reduce run-off velocities at 20m intervals.
<i>Access & Availability to Utilities</i>	Overhead Powercorp supply lines are installed along Storey's Rd and could be accessed at the front gate. In addition Telstra supply is also along Storey's Rd with telephone cabling proposed to be routed underground alongside the proposed access lane to the house envelope site. Coliban Water/Sewerage reticulation, or Kinetik gas supply lines are not available to the property, nor likely to be in the foreseeable future. Gas will be supplied by delivery in bottles as required for domestic use only.
<i>Impacts on adjoining land</i>	The property currently has little impact on adjoining land with the only observed impact being some minor nutrient and sediment loadings from overland runoff and through the soil. The proposed development would limit these loadings further by virtue of improved nutrient cycling and water use. Visually the proposed development is designed to be consistent with the area, although more advanced in its application. Contoured treelines and appropriate revegetation works complete an aesthetically pleasing package.
<i>Effluent Disposal</i>	Given the Land Capability issues related to the proposed siting of the main building envelope it is recommended that a solid state EPA approved effluent disposal system be installed. This system will either consist of a dry composting toilet and separate black/grey water treatment system (eg. RotaLoo system) Effluent from the grey water system transpiration pipe will be utilised by Casuarina cunninghamiana (river sheoak) planted below a slotted ag-drain.
<i>External Roads & Traffic Movement</i>	The client's property is bordered by the Storey's Rd reserve to the south. The road is gravelled and maintained according to COGBgo Roadside Management Guidelines. The road's condition deteriorates rapidly with high rainfall, and high speed traffic with normal traffic volumes. The main entrance to the property comes from Storey's Rd. Vision of traffic is satisfactory at this exit. In conjunction with the COGBgo and Sedgwick-Nth Harcourt LandCare group the clients' will act to enhance the roadsides stability and flora and fauna values to improve on its <i>Medium Conservation Value - Local Road</i> classification in the COGBgo Roadside Management Guidelines.