Notice of Application for a Planning Permit

Cardinia

The land affected by the application is located at:	V8337 F060 CA 122 Parish of Pakenham 385 Dickie Road, Officer VIC 3809
The application is for a permit to:	Buildings and Works (Alterations and Additions to an Existing Dwelling)

A permit is required under the following clauses of the planning scheme:

35.06-5	Construct a building within nominated setbacks
35.06-5	Construct a building or construct or carry out works associated with a use in Section 2 (Dwelling)

APPLICATION DETAILS

The applicant for the permit is:	Drake Design
Application number:	T250535

You may look at the application and any documents that support the application at the office of the Responsible Authority:

Cardinia Shire Council, 20 Siding Avenue, Officer 3809.

This can be done during office hours and is free of charge.

Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.

HOW CAN I MAKE A SUBMISSION?

This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:	06 November 2025

WHAT ARE MY OPTIONS?

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

If you object, the Responsible Authority will notify you of the decision when it is issued.

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 at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

Application is here

1 Application lodged — 2 Council initial assessment — 3 Notice — 4 Consideration of submissions — 5 Assessment — 6 Decision

Cardinia ePlanning

Application Summary

Portal Reference	A32523JY

Basic Information

Proposed Use	Alteration & Addition to an Existing Dwelling.
Current Use	Dwelling
Cost of Works	$350,000
Site Address	385 Dickie Road Officer 3809

Covenant Disclaimer

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

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

Contacts

[redacted]

Fees

Regulation	Fee Condition	Amount	Modifier	Payable
9 - Class 4	More than $100,000 but not more than $500,000	$1,462.50	100%	$1,462.50
		Total		**$1,462.50**

Civic Centre
20 Siding Avenue, Officer, Victoria

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

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

Email: mail@cardinia.vic.gov.au

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

Documents Uploaded

Date	Type	Filename
05-09-2025	A Copy of Title	24145 - Dickie Road - P of S.pdf
05-09-2025	A Copy of Title	24145 - Dickie Road - Title.pdf
05-09-2025	Site plans	24145 - 385 Dickie Road Officer - 20250905 - TP1 Issue.pdf
05-09-2025	Additional Document	25235_B BMP 385 DICKIE ROAD OFFICER V1.0Stamp.pdf
05-09-2025	Additional Document	25235_B BMS 385 DICKIE ROAD OFFICER V1.0.pdf
05-09-2025	Additional Document	20250417 252692LF-1 Levels & Features Plan.pdf
05-09-2025	Additional Document	Dickie 385 AIA - Final.pdf
05-09-2025	Additional Document	25279_001 LCA 385 Dickie Road OFFICER.pdf

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

[redacted]

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

VOLUME 08337 FOLIO 060

Security no : 124124827471U
Produced 28/05/2025 09:35 AM

LAND DESCRIPTION

Crown Allotment 122 Parish of Pakenham.
PARENT TITLE Volume 03484 Folio 651
Created by instrument B237691 05/07/1961

REGISTERED PROPRIETOR

[redacted]

MORTGAGE AY528647X 24/10/2024
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

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

DIAGRAM LOCATION

SEE TP331553W FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 385 DICKIE ROAD OFFICER VIC 3809

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 24/10/2024

DOCUMENT END

Imaged Document Cover Sheet

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

Document Type	**Plan**
Document Identification	**TP331553W**
Number of Pages (excluding this cover sheet)	**1**
Document Assembled	**26/03/2025 16:56**

TITLE PLAN		EDITION 1	TP 331553W

Location of Land

Parish: PAKENHAM
Township:
Section:
Crown Allotment: 122
Crown Portion:

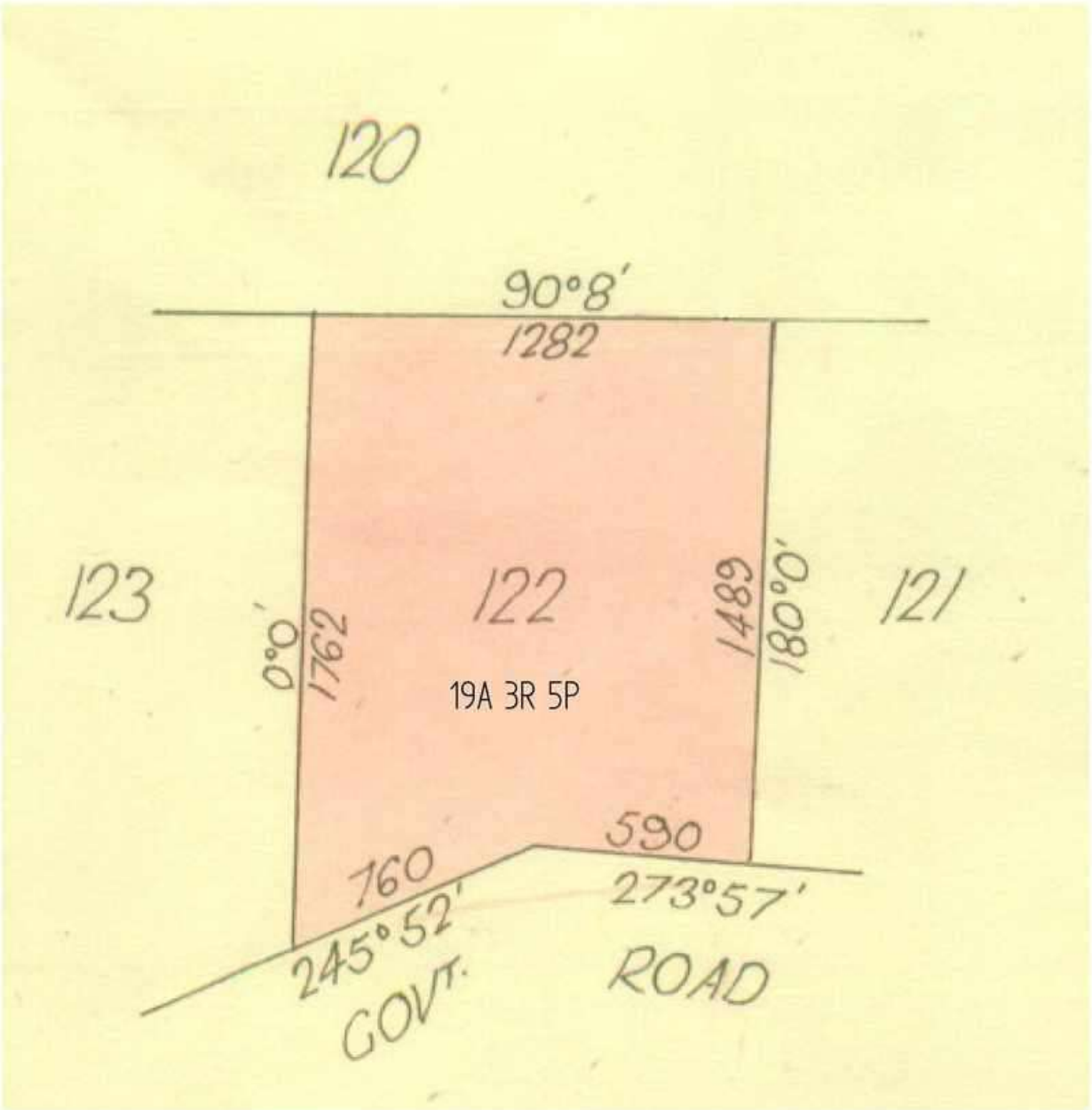
Last Plan Reference:
Derived From: VOL 8337 FOL 060
Depth Limitation: NIL

Notations

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

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 23/02/2000
VERIFIED: SO'C



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

A.C. Geotechnical.

Land Capability Assessment

385 Dickie Road, Officer

Report Number: 25279_001

A.C. Geotechnical.

Distribution

[redacted]

Intellectual property in relation to the methodology undertaken during the creation of this document remains the property of A.C. Geotechnical Pty Ltd.

2 **Confidentiality** – This report was prepared for Christian Chapman and may contain confidential information. If you receive this report in error, please contact A.C. Geotechnical Pty Ltd and we will arrange collection of this document.

Authorised by

[redacted]

For and on behalf of
A.C. Geotechnical Pty Ltd
ABN: 74 624 767 700
P.O Box 539
Beaconsfield Vic 3807

Accreditation	Land Capability Assessment for On-site Wastewater Management Certificate CET, 2015
Experience	15 years' experience in geotechnical engineering and environmental assessments, with a focus on wastewater management across all states of Australia.

Edition	Description	Date
001	First Edition	01/08/2025

1. SUMMARY:

The following summary table should be read in conjunction with the entire report.

Designs wastewater load	4 Bedroom dwelling + 1 bedroom DPU	1050 L/day
Soils characteristics	Horizon A	Horizon B
Soil category	3b Loam	4b Clay loam
Indicative permeability	0.5-1.5 m/d	0.12-0.5 m/d
Critical site features	• High wastewater loading. • Onsite waterways / dams. • High annual rainfall.	
Minimum treatment requirements	Primary	
Disposal system	Suitability	Area required
Absorption trenches	Suitable	175 m (0.6 m wide trenches)
Wick trench (Primary treated wastewater)	Suitable	131 m (1.6 m wide trenches)
Wick trench (Secondary treated wastewater)	Suitable	39 m (1.6 m wide trenches)
Subsurface irrigation	Suitable	510 m2
ETA Beds	Suitable	60 m2
Mound	Suitable	160 m2
Wastewater can be sustainably disposed to land		Yes

Table of Contents

2. INTRODUCTION:

A.C. Geotechnical Pty Ltd (AC) have been engaged to undertake a Land Capability Assessment (LCA) for at 385 Dickie Road, Officer.

The objectives of the assessment was to determine the following:

- Sub-surface ground profile and geological setting.
- The depth to groundwater (if encountered).
- The permeability of the soil profile.
- The capability of the site to sustainably manage wastewater within the allotment boundaries.
- A management program that should be put into place to minimise health and environmental impacts of on-site wastewater management, including the impact on surface water and groundwater.

2.1 Proposed Development:

It is proposed to extend and alter the existing dwelling to create a four bedrooms and a separate single bedroom DPU/gym. The existing septic tank is located under the footprint of the proposed extension and required relocating / replacing.

3. SITE DESCRIPTION:

3.1 Site Location:

The subject site is located on the north side of Dickie Road, approximately 350 m west of the intersection with Carpenter Road. The site is surrounded by similar size properties; the assumed land use of these properties is summarised in **Table 3.1**.

Table 3.1 -Surrounding land use

North	Low density residential
South	Low density residential
East	Low density residential
West	Low density residential

3.2 Site Topography and Condition:

The site features a single-storey dwelling and several outbuildings located in the south-east corner. The remainder of the property is organised into small paddocks used for equestrian activities. There is a gentle to moderate slope descending towards the north-west, with the existing dwelling situated on the highest point.

Vegetation consists mainly of maintained turf or pasture and scattered mature trees.

Site photographs are included in **Appendix B.**

3.3 Key Site Information:

A summary of site characteristic and wastewater loading are included in **Table 3.3**.

Table 3.3 -Key site features

Site Address	385 Dickie Road, Officer
Owner/Applicant	Christian Chapman
Local Council	Cardinia
Zoning	Rural Conservation (RCZ)
Total Land Area	Approximately 8.01 ha
Domestic Water Supply	Reticulated/Tank
Design Wastewater Load (Litres/Day)	EPA Guideline for onsite wastewater management, May 2024, Household with full water reduction fixtures: 150 L / person / day. Persons = no. bedrooms + 1 Dwelling (4 + 1 = 5 persons) – DPU (1 + 1 = 2 persons) **Design wastewater load** 7 x 150 = 1050 L / day
Design Organic Material Load	EPA Guideline for onsite wastewater management, May 2024, 60 g per person per day (7 x 60) = 420 g/day
Availability of sewer	Sewer is not likely to become available to this area in the near future
Groundwater Quality	Groundwater is classified as Brackish (1000 - 3500 mg/L TDS) www.vvg.org.au
Water Table	Local registered bores in the area suggest the ground water is held approximately 50 m below the surface
Climate	Average annual rainfall 906 mm
Flood Potential	Outside a 1 in 100-year flood event
Water Catchment Area	N/A
Proximity to Waterways	Waterway and dam in north-east corner and near western boundary
Vegetation	Pasture grasses, scattered mature trees
Exposure	Generally open
Slope	Gentle to moderate slope down to the north-west
Landform	Hills
Erosion Potential	Negligible
Surface Drainage	Good
Rocks and Rock Outcrop	None

3.4 Site Geology:

According to the Geological Survey of Victoria, the site is in an area of Devonian aged metamorphic. An extract from GeoVic 3 is included in **Figure 3.4**.

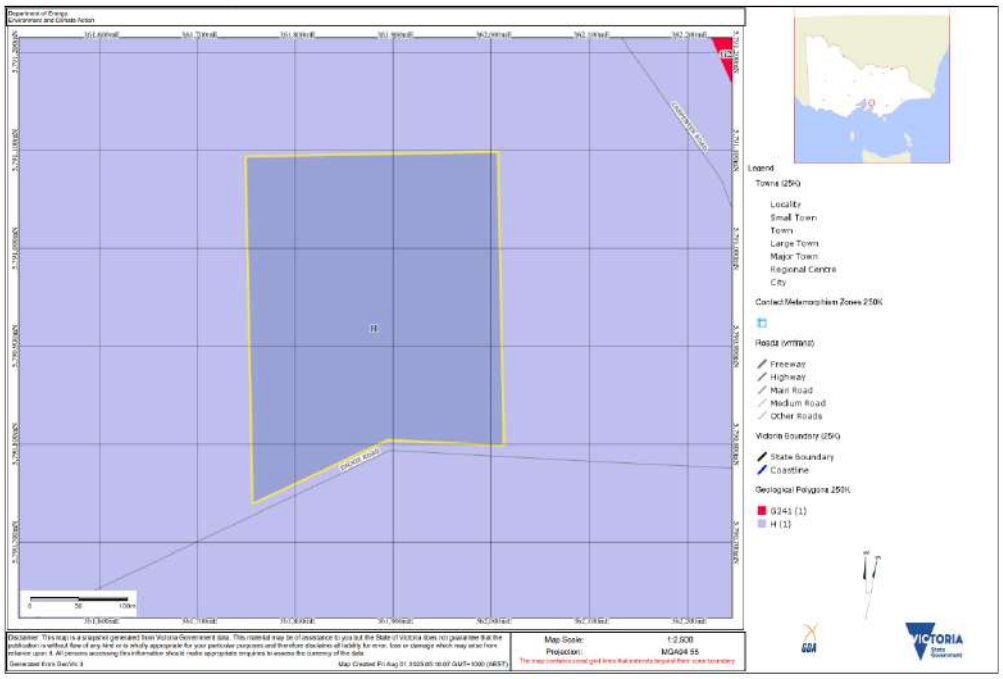


Figure 3.4 Extract of Geological from GeoVic 3

4. SOIL ASSESSMENT AND CONSTRAINTS:

4.1 Soil Profile:

The soil profile encountered during the investigation consisted of dark grey sandy silt overlaying orange/brown, sandy, silty clay.

No groundwater was encountered during this investigation. No abnormal moisture conditions were identified through this assessment.

Borelogs are included in **Appendix C.**

4.2 Site Exposure:

A general assessment of the site exposure is as follows:

The site is exposed to the prevailing winds. The proposed effluent disposal area is generally exposed to sun and wind all year round.

4.3 Soil Assessment:

Laboratory analysis on each sample collected included the following:

- Texture Analysis using ribboning technique.
- Modified Emerson Analysis.
- Electrical Conductivity.
- pH analysis.

A summary of the analysis is included in **Table 4.3**.

Table 4.3 -Summary of soil assessment

BORE HOLE 1	**SAMPLE DEPTH: 200mm**	**SAMPLE DEPTH: 600mm**
SOIL ASSESSMENT (AS1547-2012)	**SOIL HORIZON: A**	**SOIL HORIZON: B**
Soil Colour	Dark grey	Orange/brown
Soil Texture	Loam	Clayey loam
Coarse Fragments (%)	None	None
Soil Structure	Weak	Moderate
Soil Dispersion	Non-dispersive	Non-dispersive
Soil Permeability	0.5-1.5 m/d	0.12-0.5 m/d
Soil Category	3b	4b
pH 1:5 Ratio Electronic Method	6.61	6.32
Electrical Conductivity	0.05 dS/m	0.06 dS/m
Salinity Hazard	Non-saline	Non-saline

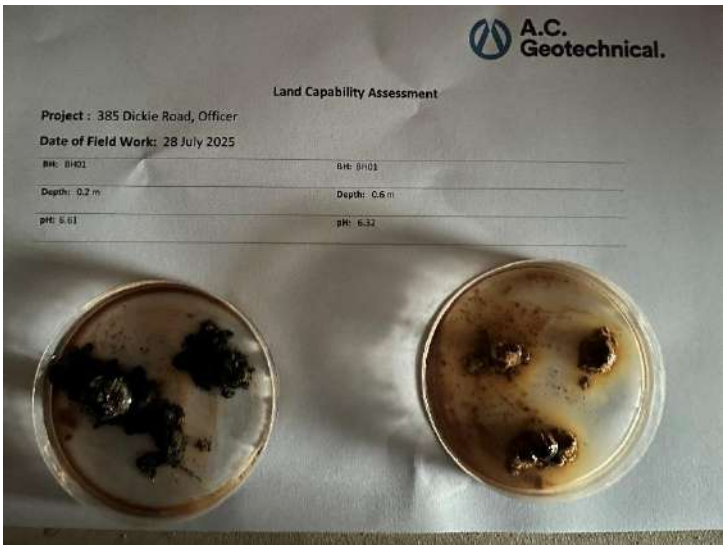


Figure 4.3 Laboratory Analysis

4.4 Field Assessed Permeability:

Insitu permeability testing with a constant head permeameter were undertaken in multiple locations across the site, see site plan for locations in **Attachment A,** in accordance with AS 1547-2012 using the constant-head test method. The field assessed permeability was calculated using the Talsma-Hallam constantly maintained head of water equation identified in AS 1547-2012.

$$K_{sat} = \frac{4.4\ Q\ [0.5\sinh^{-1}(H/2r) - \sqrt{\{(r/H)^2 + 0.25\}} + r/H]}{2\pi H^2}$$

Where:
K_{sat} = saturated hydraulic conductivity of the soil in cm/min.
4.4 = correction factor for a systematic under-estimate of soil permeability in the mathematical derivation of the equation.
Q = rate of loss of water from the reservoir in cm^3/min.
H = depth of water in the test hole in cm.
r = radius of the test hole in cm.

A summary of permeability results are included in **Table 4.4**. Permeability Calculations are included in **Appendix D**.

Table 4.4 -Summary of insitu permeability

	Constant Head Permeability
Indicative permeability (K_{sat})	0.25 m/day

Note: The results in the table above are based on average readings taken from the test holes.

The corresponding Ksat value of 0.25 m/day in EPA Guidelines 2024 Appendix A Table 9 is category 4 (clay loam soil).

4.5 Critical site Features:

The critical site features are:

- High wastewater loading.
- Onsite waterways / dams.
- High annual rainfall.

5. LAND CAPABILITY ASSESSMENT MATRIX:

Table 5.1 and **Table 5.2** includes a Land Capability Assessment (LCA) matrix in accordance with EPA Publication 746.1. The LCA has been developed for the whole site however soils information relates to soils within the vicinity of the proposed Land Application Area (LAA).

Table 5.1 -Land capability assessment matrix - Site

Land Features	Land Capability Class Rating					Site Rating	Comments	Mitigation
	Very Good (1)	Good (2)	Fair (3)	Poor (4)	Very Poor (5)			
		General Characteristics						
Site drainage	No visible signs of dampness	Moist soil but no standing water		Visible signs of dampness i.e. water tolerant plants	Water ponding on surface	1	No abnormal moisture conditions	N/A
Runoff	None	Low	Moderate	High	Very High	1	Large lot size	N/A
Flood / inundation potential (yearly return exceedance)	Never		< 1 in 100	>1 in 100 to < 1 in 20	> 1 in 20	1	No flood potential	N/A
Proximity to water courses	> 60 metres			< 60 metres		1	All waterways at least 100 m from the existing dwelling	N/A
Slope (%)	0 - 2	2 - 8	8 – 12	12 – 20	> 20	3	Gentle to moderate slope	N/A

Landslip	No potential for failure		Low potential for failure	High potential for failure	Present or Past Failure	1	No landslip potential	N/A
Groundwater table (m) seasonal watertable depth	>5.0	2.5 – 5.0	2.0 – 2.5	1.5 – 2.0	<1.5	1	Groundwater held at 50 m below the surface	N/A
Rock Outcrops (% of land surface containing rocks >200mm)	0%	<10%	10-20%	20-50%	>50%	1	None encountered	N/A
Erosion Potential	No erosion potential	Minor	Moderate	High	Severe erosion potential	1	Negligible erosion potential	Maintain current level of surface cover where practical
Exposure	High sun and wind exposure		Moderate	Low sun and wind exposure		1	High exposure to sun and wind	N/A
Landform	Hill crests, convex side slopes and plains		Concave side slopes and foot slopes		Floodplains and incised channels	1	Hills	N/A
Vegetation Type (land application area)	Turf or pasture				Dense Forest	1	Open turf / pasture	N/A
Fill	No Fill present		Fill Present			1	No fill encountered	N/A
Rainfall (mm/yr)[2]	<450	450 - 650	650 – 750	750 - 1000	>1000	4	Annual average rainfall of 906 mm	LAA size to be determined by water balance calculations
Pan evaporation (mm/yr)[3]	>1500	1250 - 1500	1000 – 1250	-	<1000	2	Annual evaporation of 1251 mm	LAA size to be determined by water balance calculations

Table 5.2 -Land capability assessment matrix - Soils

Soil Profile Characteristics								
Profile depth	>2.0m	1.5–2.0m	-	1.0–1.5m	<1.0m	1	Deep soil profile	N/A
Shrinkage* (%)	Low <4%	Moderate 4-12%	High 12-20%	Very High >20%		2	Moderately reactive clay soils	N/A
Permeability* (m/d)	0.15–0.30	0.08–0.15 0.30-0.60	0.06-0.08 0.60-1.50	- 1.50-2.00	<0.06 >2.00	1	Clay loam	LAA size to be determined by water balance calculations
Soil Permeability Category [1]	2 and 3	4		5	1 and 6	2	Clay loam	LAA size to be determined by water balance calculations
Coarse fragments* (%)	<10	10-20	20-40		>40	1	<10%	N/A
Emerson Test* (dispersion / slaking)	4,6,8	5	7	2,3	1	1	Non-dispersive	N/A
Electrical Conductivity (Ece) (dS/m)	<0.3	0.3-0.8	0.8-2.0	2.0-4.0	>4.0	1	Non-saline	N/A
pH	6-8		4.5-6		<4.5, >8	1	Neutral soils	N/A

[1] Source: AS1547-2012
[2] Source BOM station – Berwick (086299)
[3] Source BOM station – Scoresby Research Institute (086104) 2019
* Relevant to soil layer(s) associated with wastewater application

6. MANAGEMENT PROGRAM:

The onsite wastewater system design and management program must suit the capability of the site and will consider the proposed development. The following sections discuss the inputs used to assess the suitability and requirements of EPA approved land based systems. Detailed design for the system is beyond the scope of this assessment.

Septic systems with a valid EPA certificate can be found on the EPA website:
https://www.epa.vic.gov.au/for-community/environmental-information/water/about-wastewater/onsite-wastewater-systems

6.1 Treatment System:

Primary treatment of all wastewater is considered suitable for disposal to land at this site, however some land application methods require secondary treatment of wastewater to operate sustainably and efficiently.

Untreated domestic wastewater typically has values of 200-300mg/L biochemical oxygen demand (BOD5) and 200-300mg/L total suspended solids (TSS). Indicative target effluent quality for secondary treatment systems are < 20mg/L BOD5, < 30mg/L TSS and <10cfu/100mL E.Coli.

If secondary treatment of wastewater is preferred at this site, the two most common options capable of achieving the desired performance are, aerated wastewater treatment systems (AWTS) and single pass sand filters. A summary of these systems is outlined below.

6.1.1 Aerated Wastewater Treatment System (AWTS):

AWTS are pre-fabricated or pre-engineered treatment systems designed to treat small 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; and
- Disinfection prior to disposal.

Good maintenance of AWTS (e.g. removal of sludge) is essential to ensure a consistently high level of performance. By law, AWTS are required to be serviced quarterly by an approved maintenance contractor.

6.1.2 Sand Filters:

Sand filters provide advanced secondary treatment to water that has already undergone primary treatment in a septic tank or similar device. They contain approximately 600mm 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.

6.2 Treatment System Location:

Based on requirements of EPA 891.4, above-ground and in-ground treatment systems must comply with the same setback distances to building footings and boundary fences as land application systems.

6.2.1 Septic Tank Sizing:

The minimum septic tank / treatment plant capacity for a 1050 L/day wastewater load in 3,500 L.

6.3 Land Application:

A range of possible land application systems have been considered, such as absorption trenches/beds, evapotranspiration/absorption (ETA) beds, mound systems and sub-surface irrigation. AS1547:2012 outlines factors affecting the construction and operation of common land application systems and a guide to selecting a system taking into consideration site features, subsurface soil conditions and identified constraints. The suitability of EPA approved land based systems are discussed in **Table 6.3.**

Table 6.3 Land Application System

Land Application	Description	Site Suitability
Absorption Trenches	Trenches are the most common type of land application system and are generally used on lots which are reasonably flat and where water soaks into the soil readily in all weather conditions. Commonly, distribution pipes, self-supporting arch trenching or box trenching are laid in trenches filled with aggregate/rock. Effluent then soaks into the surrounding soil.	Suitable
ETA Beds	Beds are shallower forms of trenches. Because beds have smaller sidewall area compared with trenches, the absorption provided by sidewall loading is reduced. This is compensated for by reducing the design loading rate.	Suitable
Wick trench	Wick trenches consists of an absorption trench with an adjoining shallow wicking bed. This system promotes high evaporation and transpiration by having a larger surface area than other trench / bed systems.	Suitable
Mound System	A mound system permits the absorption area to be sited in a location where the natural water table or impermeable rock approaches the ground surface. The mound is filled with medium-grade sand to provide suitable filtering before intercepting the natural soils. A pump/siphon dosing system distributes effluent uniformly through a bed of aggregate placed at the top of the mound. The sand media in the mound system acts as a secondary treatment system, removing the need for a separate sand filter or AWTS	Suitable
Sub-surface Irrigation	Subsurface drip irrigation requires secondary treated effluent dosing lines buried in the topsoil at shallow depth. Irrigation systems operate by both soil absorption and evapotranspiration from plants/trees	Suitable

6.3.1 Disposal systems:

Water balance modelling has been undertaken to calculate the minimum size of the LAA. The water balance takes into account the average annual rainfall, evaporation data, the daily effluent load, the

design irrigation/loading rates for secondary treated effluent, the seasonal crop factor and the retained rainfall. The water balance model is designed so that the land application area is based upon a depth of saturated soil (i.e. water stored within indicative soil porosity) that meets the upper limits of acceptance for each land application method. The water balance must ensure that the soil can sustain growth during the summer months. The design system parameters used for the water balance calculations are summarised in **Table 6.3.1**.

Table 6.3.1 Design System Parameter

Treatment system	Application System	DIR / DLR	Runoff coefficient	Maximum storage depth
Primary treatment	Absorption trenches	6		
	Wick trench	6		
Secondary treatment	ETA Beds	20	25%	0 mm
	Wick trench	20	-	-
	Mound System	8	25%	0 mm
	Sub-surface irrigation	3.5	25%	0 mm

6.4 Land Application Outputs:

Minimum Land Application Area (LAA) sizing for each application method was calculated using water balance calculations. LAA sizing calculations are included in **Appendix D**. The minimum required disposal area for each system is summarised in **Table 6.4**.

Table 6.4 Required Land Application Area (LAA)

Dwelling Size	4 Bedroom Dwelling & single bedroom DPU
Wastewater output	1050 L / day
Disposal System	**Minimum LAA required**
Absorption trenches (Primary treated wastewater)	175 m (0.6 m wide trenches)
Wick trench (Primary treated wastewater)	131 m (1.6 m wide trenches)
Wick trench (Secondary treated wastewater)	39 m (1.6 m wide trenches)
Subsurface irrigation	510 m^2
ETA Beds	60 m^2
Mound	160 m^2

6.5 Preferred System:

While primary treatment with disposal absorption trenches is suitable for this site, secondary treatment with subsurface irrigation is preferred due to the potentially high wastewater load.

6.6 Designated Area:

The Land Application Area (LAA) shall be located in a designated area to enhance evapotranspiration and shall:

- Not be used for purposes that compromise the effectiveness of the system or access for maintenance.
- Be used only for effluent application.
- Have boundaries clearly delineated by appropriate vegetation or other type of border.
- Have no run-off seepage or effluent beyond the designated area.

The site plan in **Appendix A** presents several potential areas suitable for LAA placement as well as setback areas from site features which must be maintained. Please note that the final LAA placement is the responsibility of the owner and should be included in a detailed design providing the minimum LAA and setback distances are maintained.

The required LAA will be smaller than that marked on the site plan. An appropriately sized LAA, as discussed in **Section 6.4,** must be located entirely within the area nominated on the site plan.

Setback distances for primary and secondary treated wastewater disposal are included in **Section 6.6.1**.

6.6.1 Setback Distances:

The minimum setback distances for primary and secondary treated wastewater are summarised in **Table 6.6.1.** The proposed LAA must adhere to these minimum setback distances.

Table 6.6.1 Minimum Setback Distances

Landscape feature or structure	Setback distance (m) (primary treated wastewater)	Setback distance (m) (secondary treated wastewater)
Building		
Wastewater field up-slope of building	6	3
Wastewater field down-slope of building	3	1.5
Wastewater field up-slope of cutting/escarpment	30	15
Allotment boundary		
Wastewater field up-slope of allotment boundary	6	3
Wastewater field down-slope of allotment boundary	3	1.5
Services		
Water supply pipe	3	1.5
Wastewater field up-slope of potable supply channel	300	150
Wastewater field down-slope of potable supply channel	20	10
Gas supply pipe	3	1.5
In-ground water tank	15	7.5
Stormwater drain	50	30
Recreational areas		
Children's grassed playground	6	3
In-ground swimming pool	6	3
Surface water – up-slope of		
Waterway, Potable channels	300	150
Waterway – Dams, waterways, recreation reservoir	60	30
Dam, lake or reservoir, within a special supply catchment	300	300
Drainage line	40	20
Groundwater bores		
Category 2b to 6 soils	40	20

6.7 LAA – Tree Protection Zone (TPZ):

Trench and bed disposal systems must not be placed within the Tree Protection Zone (TPZ) of retained trees.

Effluent dispersal via irrigation systems within the Tree Protection Zone (TPZ) of retained trees must employ the use of a covered surface drip irrigation system laid on natural ground level to avoid damaging tree roots to the satisfaction of the Responsible Authority. Fill material used to cover drip irrigation must be spread no closer than 2m from the trunk of any retained tree.

6.8 Monitoring, Operation and Maintenance:

The septic tank should be de-sludged every 3 years; however, this frequency may vary depending on the following conditions.

- whether the tank is an adequate size for the daily wastewater flow
- the composition of the household and personal care products
- the amount of organic matter, fat, oil and grease washed down the sinks
- the use of harsh chemicals such as degreasers
- overuse of disinfectants and bleaches
- the use of antibiotics and other drugs, especially dialysis and chemotherapy drugs
- whether any plastic or other non-organic items are flushed into the tank.

After pump-out, tanks must not be washed out or disinfected. They should be refilled with water to reduce odours and ensure stability of plumbing fixtures. A small residue of sludge will always remain and will assist in the immediate re-establishment of bacterial action in the tank.

To ensure the treatment systems function adequately, residents must:

- Use soapy water (made from natural unscented soap), vinegar and water or bi-carbonate of soda and water to clean toilets and other water fixtures and fittings.
- Read labels to learn which bathroom and laundry products are suitable for septic tanks. Generally plain, noncoloured, unscented and unbleached products will contribute to a well-functioning septic tank.
- Use detergents with low levels of salts (e.g. liquid detergents), sodium absorption ratio, phosphorus and chlorine (see www.lanfaxlabs.com.au).
- Wipe oils and fats off plates and saucepans with a paper towel and dispose of in the kitchen compost bin.
- Use a sink strainer to restrict food scraps entering the septic system.
- Ensure no structures such as pavements, driveways, patios, sheds or playgrounds are constructed over the tank or absorption trench area.
- Ensure the absorption trench area is not disturbed by vehicles or machinery.
- Engage a service technician to check the sludge and scum levels, pumps and alarms annually.
- Keep a record of the location of the tank and the trenches and all maintenance reports (including the dates of tank pump-outs, tank inspections and access openings) and ensure the service technician sends a copy of the maintenance report to the local Council.
- Have the tank desludged when the combined depth of the scum and sludge is equal to the depth of the middle-clarified layer.

Indications of failing septic tanks and soil absorption trenches

- Seepage along effluent absorption trench lines in the soil.
- Lush green growth down-slope of the soil absorption trench lines.
- Lush green growth down-slope of the septic tank.
- Inspection pits and/or the soil absorption trenches consistently exhibiting high water levels.
- Soil absorption trench lines become waterlogged after storms.
- General waterlogging around the land disposal area.

- Presence of dead and dying vegetation (often native vegetation) around and down-slope of the land disposal areas.
- A noxious odour near the tank and the land disposal area.
- Blocked water fixtures inside the house, with sewage overflowing from the relief point.
- High sludge levels within the primary tank (within about 150 mm of inlet pipe).
- Flow obstructed and not able to pass the baffle in the tank.
- The scum layer blocking the effluent outflow.

6.8.1 Storm Water Management:

All stormwater must be disposed of to the legal point of discharge.

Note: An agricultural drain (AG) must be installed on the high side of the wastewater envelope. The drain is to be installed a minimum of 100mm into the naturally occurring clay soils and allow sufficient fall to intercept and drain all overland and subsurface run-off to a legal point of discharge. If a legal point of discharge cannot be obtained, the drainage line may discharge directly to the surface soils, a minimum distance of 10 metres beyond the wastewater disposal area.

7. CONCLUSIONS:

From this investigation it is concluded that the use of an on-site wastewater treatment and disposal system is environmentally sustainable if the recommendations made in this report are followed.

8. REFERENCES:

- Environmental Protection Authority – Guideline for onsite wastewater management, May 2024.
- Environmental Protection Authority – Guideline for onsite wastewater effluent dispersal and recycling systems, May 2024
- Municipal Association Victoria (MAV) January 2014, Model Land Capability Assessment Framework
- Australian/New Zealand Standard AS/NZS 1547-2012 – On-site domestic wastewater management.
- A.C. Geotechnical Pty Ltd - Field and Laboratory data (where applicable) collected and recorded.
- Environmental Protection Authority - “Code of Practice - Septic Tanks”, March 1996” ~ Publication 451.
- Environmental Protection Authority, Information Bulletin- “Land Capability Assessment for onsite Domestic Wastewater Management”, March 2003 ~ Publication 746.1.

Notes

1. LAA must be setback a minimum of 3.0 m from the east boundary.
2. LAA area must be setback a minimum of 3.0 m from the low side of the dwelling.
3. LAA area must be setback a minimum of 60 m from any waterway or dam.
4. The above setback distances can be halved if secondary treatment of all wastewater is undertaken.
5. Minimum setback distances are outlined in **Section 6.6.1.**
6. The actual disposal system will be significantly small than the LAA indicated.
7. The disposal system must be located entirely within the indicated LAA.

A.C. Geotechnical.

Not to Scale

Investigation locations are approximate

Legend

Investigation Location

Suitable disposal area

Appendix A: Site Plan

385 Dickie Road

Officer

Appendix B

Site Photographs

Appendix C

Borelog

Borehole Record BH01

Project Number	25279	Date	28/07/2025
Project	Land Capability Assessment	Drilling Method	HA
Location	385 Dickie Road, officer	Logged	AC

Depth (m)	Description	
0.00	Sandy SILT (ML): Dark grey, firm, moist.	
		Disturbed sample - 0.2 m
0.40	Sandy, silty CLAY (SC): Medium plasticity, orange/brown, firm, moist, near plastic limit.	
		Disturbed sample - 0.6 m
2.00	Borehole terminated - target depth achieved	

Appendix D

Constant Head Calculations & Water Balance

INSITU CONSTANT HEAD PERMEABILITY

A.C. Geotechnical.

Project Address:	385 Dickie Road	**Project Number:**	25279
Location:	Officer	**Date:**	1/08/2025
Client:	[redacted]		

INPUT DATA

Borehole			**Reservoir**	
Borehole diameter	100	cm	**Diameter**	97 mm
Borehole Depth	500	cm	**Base area**	295.4426 mm2
Water level from surface	250	cm		
Depth of water in hole	250	cm		

FIELD DATA

	Test 1	Test 2	Test 3	Test 4	
Time intervals (min)	Water depth in reservoir				
Initial Depth	200	200	200	200	
5					
10					
15					
20	178	185	181	182	**Average**
Q (cm2/min)	32.498686	22.158195	28.067047	26.589834	**27.3284405**
Ksat (cm/min	0.020887166	0.01424125	0.018038916	0.0170895	**0.017564208**
Ksat (m/d)	0.300775196	0.205073997	0.259760396	0.246088797	**0.252924596**

INSITU CONSTANT HEAD PERMEABILITY

A.C. Geotechnical.

Project Address:	385 Dickie Road	**Project Number:**	25279
Location:	Officer	**Date:**	1/08/2025
Client:	[redacted]		

INPUT DATA

Borehole			**Reservoir**	
Borehole diameter	100	cm	**Diameter**	97 mm
Borehole Depth	500	cm	**Base area**	295.4426 mm2
Water level from surface	250	cm		
Depth of water in hole	250	cm		

FIELD DATA

	Test 1	Test 2	Test 3	Test 4	
Time intervals (min)	Water depth in reservoir				
Initial Depth	200	200	200	200	
5					
10					
15					
20	178	185	181	182	**Average**
Q (cm2/min)	32.498686	22.158195	28.067047	26.589834	**27.3284405**
Ksat (cm/min	0.020887166	0.01424125	0.018038916	0.0170895	**0.017564208**
Ksat (m/d)	0.300775196	0.205073997	0.259760396	0.246088797	**0.252924596**

ABSORPTION TRENCH SIZE CALCULATIONS

A.C. Geotechnical.

Project Address:	385 Dickie Road	**Project Number:**	25279
Location:	Officer	**Date:**	1/08/2025
Client:	[redacted]		

INPUT DATA

Daily flow allowance (per person)	150 L
Daily wastewater volume	1050 L
Effluent quality	Primary
Soil texture	Clay loam
Soil structure	Moderate
Soil category	4b
Indicative Permeability	0.12-0.5 Ksat
Design Loading Rate	6 mm/d

ABSORPTION TRENCHES

L = Q / (DLR x W)

Where:

L = length of trench

Q = Design daily flow in L/day

DLR = Design Loading rate in mm/d

W = width of trench in m

Width of trench	0.6 m	Width of trench	1 m
Length =	**292 m**	**Length =**	**175**

WICK TRENCH SIZE CALCULATIONS

(Primary treated Wastewater)

A.C. Geotechnical.

Project Address:	385 Dickie Road	**Project Number:**	25279
Location:	Officer	**Date:**	1/08/2025
Client:	[redacted]		

INPUT DATA

Daily flow allowance (per person)	150 L
Daily wastewater volume	1050 L
Effluent quality	Secondary
Soil texture	Clay loam
Soil structure	Moderate
Soil category	4b
Indicative Permeability	0.12-0.5 Ksat
Design Loading Rate	6 mm/d
Factor of Safety	1.2

ABSORPTION TRENCHES

L = Q / (DLR x (W/F))

Where:

L = length of trench

Q = Design daily flow in L/day

DLR = Design Loading rate in mm/d

W = width of trench in m

F = Factor of safety

Width of trench	1.6 m	Width of trench	2.5 m
Length =	**131 m**	**Length =**	**84**

WICK TRENCH SIZE CALCULATIONS

(Secondary treated Wastewater)

A.C. Geotechnical.

Project Address:	385 Dickie Road	**Project Number:**	25279
Location:	[redacted]	**Date:**	1/08/2025
Client:			

INPUT DATA

Daily flow allowance (per person)	150 L
Daily wastewater volume	1050 L
Effluent quality	Secondary
Soil texture	Clay loam
Soil structure	Moderate
Soil category	4b
Indicative Permeability	0.12-0.5 Ksat
Design Loading Rate	20 mm/d
Factor of Safety	1.2

ABSORPTION TRENCHES

L = Q / (DLR x (W/F))

Where:

L = length of trench

Q = Design daily flow in L/day

DLR = Design Loading rate in mm/d

W = width of trench in m

F = Factor of safety

Width of trench	1.6 m	Width of trench	2.5 m
Length =	**39 m**	**Length =**	**25.2**

WATER BALANCE
ETA BEDS

A.C. Geotechnical.

Project Address:	385 Dickie Road	**Project Number:**	25279
Location:	Officer	**Date:**	1/08/2025
Client:	[redacted]		

INPUT DATA

Daily flow allowance (per person)	150	L
Daily wastewater volume	1050	L
Effluent quality	Secondary	
Effective rainfall	0.75	%
Soil texture	Clay loam	
Soil structure	Moderate	
Soil category	0.12-0.5	
Indicative Permeability	0.12-0.5 Ksat	

ETA BEDS

DLR	20	mm/d
Porosity	40	%
Maximum Storage Depth	0	mm

Crop Factor - standard pasture	0.85	0.85	0.85	0.6	0.6	0.6	0.6	0.6	0.6	0.85	0.85	0.85	
crop factors -Lucene	0.95	0.9	0.85	0.8	0.7	0.55	0.55	0.65	0.75	0.85	0.95	1	
Crop factor - Shade	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	
Crop factor - woodlot	1	1	1	1	1	1	1	1	1	1	1	1	

Rainfall Data	Berwick (086299)
Evaporation Data	Scoresby Research Institute (086104)

Parameter	**Unit**	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**Jul**	**Aug**	**Sep**	**Oct**	**Nov**	**Dec**	**Total**
Days in month		31	28	31	30	31	30	31	31	30	31	30	31	365
Rainfall (mm)		61.3	53.5	55	78	75.1	85.1	81.1	82.6	84.8	90.7	85.5	73.5	906.2
Evaporation (mm)		191	165	133	78	52	36	45	59	79	106	131	176	1251
Output														
Evapotranspiration (mm)		162.35	140.25	113.05	46.8	31.2	21.6	27	35.4	47.4	90.1	111.35	149.6	976.1
Percolation (mm)		620	560	620	600	620	600	620	620	600	620	600	620	7300
Total Output (mm)		782.35	700.25	733.05	646.8	651.2	621.6	647	655.4	647.4	710.1	711.35	769.6	8276.1
Inputs														
Effective Rainfall (mm)		45.975	40.125	41.25	58.5	56.325	63.825	60.825	61.95	63.6	68.025	64.125	55.125	679.65
Application Rate (mm)		542.5	490	542.5	525	542.5	525	542.5	542.5	525	542.5	525	542.5	6387.5
Total Inputs (mm)		588.48	-700.3	583.75	583.5	598.83	588.83	603.33	604.45	588.6	610.53	589.13	597.63	7067.2
Storage Calculations														
Waste Loading (mm)		736.38	660.13	691.8	588.3	594.88	557.78	586.18	593.45	583.8	642.08	647.23	714.48	
Volume of Wastewater (mm)		32550	29400	32550	31500	32550	31500	32550	32550	31500	32550	31500	32550	383250
Cumulative Storage (mm)		0	0	0	0	0	0	0	0	0	0	0	0	
Area													**60**	**m2**
Bed Width													**3**	**m**
Length - total of all beds.													**15**	**m**

Bed length and width are example only. Minium disposal area include base area of bed and 0.5 m either side of bed.

WATER BALANCE
SUBSURFACE IRRIGATION

A.C. Geotechnical.

Project Address:	385 Dickie Road	**Project Number:**	25279
Location:	Officer	**Date:**	1/08/2025
Client:	[redacted]		

INPUT DATA

Daily flow allowance (per person)	150	L
Daily wastewater volume	1050	L
Effluent quality	Secondary	
Effective rainfall	0.75	%
Soil texture	Loam	
Soil structure	Weak	
Soil category	3b	
Indicative Permeability	0.5-1.5	Ksat

SUBSURFACE IRRIGATION

DLR	3.5	mm/d
Porosity	45	%
Maximum Storage Depth	0	mm

Crop Factor - standard pasture	0.85	0.85	0.85	0.6	0.6	0.6	0.6	0.6	0.6	0.85	0.85	0.85	
crop factors -Lucene	0.95	0.9	0.85	0.8	0.7	0.55	0.55	0.65	0.75	0.85	0.95	1	
Crop factor - Shade	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	
Crop factor - woodlot	1	1	1	1	1	1	1	1	1	1	1	1	

Rainfall Data	Berwick (086299)
Evaporation Data	Scoresby Research Institute (086104)

Parameter	**Unit**	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**Jul**	**Aug**	**Sep**	**Oct**	**Nov**	**Dec**	**Total**
Days in month		31	28	31	30	31	30	31	31	30	31	30	31	365
Rainfall (mm)		61.3	53.5	55	78	75.1	85.1	81.1	82.6	84.8	90.7	85.5	73.5	906.2
Evaporation (mm)		191	165	133	78	52	36	45	59	79	106	131	176	1251
Output														
Evapotranspiration (mm)		162.35	140.25	113.05	46.8	31.2	21.6	27	35.4	47.4	90.1	111.35	149.6	976.1
Percolation (mm)		108.5	98	108.5	105	108.5	105	108.5	108.5	105	108.5	105	108.5	1277.5
Total Output (mm)		270.85	238.25	221.55	151.8	139.7	126.6	135.5	143.9	152.4	198.6	216.35	258.1	2253.6
Inputs														
Effective Rainfall (mm)		45.975	40.125	41.25	58.5	56.325	63.825	60.825	61.95	63.6	68.025	64.125	55.125	679.65
Application Rate (mm)		63.824	57.647	63.824	61.765	63.824	61.765	63.824	63.824	61.765	63.824	61.765	63.824	751.47
Total Inputs (mm)		109.8	-238.3	105.07	120.26	120.15	125.59	124.65	125.77	125.36	131.85	125.89	118.95	1431.1
Storage Calculations														
Waste Loading (mm)		224.88	198.13	180.3	93.3	83.375	62.775	74.675	81.95	88.8	130.58	152.23	202.98	
Volume of Wastewater (mm)		32550	29400	32550	31500	32550	31500	32550	32550	31500	32550	31500	32550	383250
Cumulative Storage (mm)		0	0	0	0	0	0	0	0	0	0	0	0	
Land area required													**510**	**m2**

WATER BALANCE
MOUND SYSTEM

A.C. Geotechnical.

Project Address:	385 Dickie Road	**Project Number:**	25279
Location:	Officer	**Date:**	1/08/2025
Client:	[redacted]		

INPUT DATA

Daily flow allowance (per person)	150	L
Daily wastewater volume	1050	L
Effluent quality	Secondary	
Effective rainfall	0.75	%
Soil texture	Loam	
Soil structure	Weak	
Soil category	3b	
Indicative Permeability	0.5-1.5	Ksat

MOUND SYSTEM

DLR	8	mm/d
Porosity	40	%
Storage Depth	0	mm

Crop Factor - standard pasture	0.85	0.85	0.85	0.6	0.6	0.6	0.6	0.6	0.6	0.85	0.85	0.85	
crop factors -Lucene	0.95	0.9	0.85	0.8	0.7	0.55	0.55	0.65	0.75	0.85	0.95	1	
Crop factor - Shade	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	
Crop factor - woodlot	1	1	1	1	1	1	1	1	1	1	1	1	

Rainfall Data	Berwick (086299)
Evaporation Data	Scoresby Research Institute (086104)

Parameter	**Unit**	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**Jul**	**Aug**	**Sep**	**Oct**	**Nov**	**Dec**	**Total**
Days in month		31	28	31	30	31	30	31	31	30	31	30	31	365
Rainfall (mm)		61.3	53.5	55	78	75.1	85.1	81.1	82.6	84.8	90.7	85.5	73.5	906.2
Evaporation (mm)		191	165	133	78	52	36	45	59	79	106	131	176	1251
Output														
Evapotranspiration (mm)		162.35	140.25	113.05	46.8	31.2	21.6	27	35.4	47.4	90.1	111.35	149.6	976.1
Percolation (mm)		248	224	248	240	248	240	248	248	240	248	240	248	2920
Total Output (mm)		410.35	364.25	361.05	286.8	279.2	261.6	275	283.4	287.4	338.1	351.35	397.6	3896.1
Inputs														
Effective Rainfall (mm)		45.975	40.125	41.25	58.5	56.325	63.825	60.825	61.95	63.6	68.025	64.125	55.125	679.65
Application Rate (mm)		203.44	183.75	203.44	196.88	203.44	196.88	203.44	203.44	196.88	203.44	196.88	203.44	2395.3
Total Inputs (mm)		249.41	-364.3	244.69	255.38	259.76	260.7	264.26	265.39	260.48	271.46	261	258.56	3075
Storage Calculations														
Waste Loading (mm)		364.38	324.13	319.8	228.3	222.88	197.78	214.18	221.45	223.8	270.08	287.23	342.48	
Volume of Wastewater (mm)		32550	29400	32550	31500	32550	31500	32550	32550	31500	32550	31500	32550	383250
Cumulative Storage (mm)		0	0	0	0	0	0	0	0	0	0	0	0	
Basal Area													**160**	**m2**

NUTRIENT BALANCE

A.C. Geotechnical.

Project Address:	385 Dickie Road	**Project Number:**	25279
Location:	Officer	**Date:**	1/08/2025
Client:	[redacted]		

Nitrogeb Balance -Nitrogen		
Hydraulic Loading	1050	l/day
Effluent N concentration	25	mg/l
Daily N loading	26250	mg/day
Annual N loading	9581250	mg/year
Denitrification loss	20	%
Denitrification loss	7665000	mg/year
Total annual N loading	7.665	kg/year
Plant uptake	220	kg/ha/year
Minimum area for uptake	**348**	**m2**

Appendix E

Property Reports

OnePlan
LAND DEVELOPMENT GROUP
LICENSED LAND SURVEYORS
P:1300 853 157
M:0400 543 157
sks@oneplangroup.com.au
www.oneplangroup.com.au
GIPPSLAND – MELBOURNE

N

MGA2020 ZONE 55

TBM
spike in ground
RL194.86

TBM
tip of nail
in fence
RL198.96

TBM
spike in ground
RL198.55

TBM
spike in ground
RL198.71

TBM
spike in ground
RL195.53

#385
L.U.S.
Land in
TP331553
single storey
brick & tin
dwelling

single storey
board & tin
building

gravel
driveway

grass

concrete
(verandah)

concrete
(garage)

concrete
(verandah)

decking
(verandah)

pebbled area

mulched area

workshop
(concrete
surface)

firewood area

kitchenette

cubby
house

sauna

shower

garden bed

retaining
wall

toe retaining wall

toe ret wall

ret
wall

gutter

guard rail

post & rail fence

post & wire fence

gate

fence

access
bollard

letterbox

thick
shrub

mulched area

property
connection

pipe
196.95inv
197.06ovrt

elec pit

elec.
box

hot
water

subfloor
door

roller
door

toe of bank

top of bank

ridge 202.04

ridge 202.33

ridge 201.97

eave 202.09

eave 201.89

- This is not a Title survey.
- See Certificate of Title for Easement details.
- Only significant trees are shown on this plan.
- Whilst every effort has been made to locate all feature details within the surveyed area SK Spatial will not be held responsible for features hidden, obscured or under construction at the time of survey.
- No underground features have been located unless specifically shown.
- All data shown on this plan is an accurate representation of the subject site at the time of survey.
- Data on this plan may only be manipulated with permission from SK Spatial Pty Ltd.

1.25 0 1.25 2.5 3.75 5
Lengths are in metres

Notations
Levels are to the Australian Height Datum (AHD)
vide PAKENHAM PM 59 - RL 59.821m

Contour interval: 0.2m

Dickie Road

Dickie Road Alteration & Additions

385 Dickie Road, Officer, VIC 3809

Job No:24145

DRAKE DESIGN PTY LTD
Suite 2, Level 1, 2 Beaconsfield-Emerald Rd
Beaconsfield Vic 3807
Email: info@drakedesign.com.au
www.drakedesign.com.au
ABN: 52 638 464 906 ACN: 121 878 331

TOWN PLANNING ISSUE

Sheet List - TP		
DWG NO.	**TITLE**	**REVISION**
TP000	Cover Sheet	2
TP100	Neighbourhood Site Description	1
TP101	Existing Site Plan	1
TP102	Existing / Demo Siting Plan	2
TP103	Existing / Demo Ground Plan	2
TP104	Existing Elevations	2
TP105	Existing Elevations	2
TP201	Proposed Site Plan	2
TP202	Proposed Floor Plan	2
TP501	Proposed Elevations	1
TP502	Proposed Elevations	2
TP601	Proposed Materials	1
TP901	Proposed 3D Views	1
TP902	Proposed 3D Views	1
TP903	Proposed 3D Views	1

DRAKE DESIGN
Drake Design Pty Ltd
Suite 2, Level 1
2 Beaconsfield-Emerald Rd
Beaconsfield Vic 3807
03 9769 8096 :P
info@drakedesign.com.au :E
www.drakedesign.com.au :W
REGISTERED Building Practitioner
A.T.F. DRAKE FAMILY TRUST - ABN: 52 638 464 906 - ACN: 121 878 331

NO 32 CARPENTER ROAD
EXISTING SINGLE
STOREY RESIDENCE

90° 08' 00" 257.68 m

CARPENTER ROAD

NO 63 CARPENTER ROAD
EXISTING SINGLE
STOREY RESIDENCE

NO 73 CARPENTER ROAD
EXISTING SINGLE
STOREY RESIDENCE

SUBJECT SITE
NO 385 DICKIE ROAD
EXISTING SINGLE
STOREY RESIDENCE

180° 00' 00" 299.29 m

NO 405 DICKIE ROAD
EXISTING SINGLE
STOREY RESIDENCE

PROPOSED SHED WITH
PLANNING PERMIT
No# T240673

NO 365 DICKIE ROAD
VACANT LAND

0° 00' 00" 354.16 m

273° 57' 00" 118.59 m

ROAD

245° 52' 00" 152.76 m

DICKIE

NO 3454 DICKIE ROAD
EXISTING DOUBLE
STOREY RESIDENCE

NO 90 CARPENTER ROAD
EXISTING SINGLE
STOREY RESIDENCE

NO 93 CARPENTER ROAD
EXISTING SINGLE
STOREY RESIDENCE

CARPENTER ROAD

NO 360 DICKIE ROAD
VACANT LAND

DRAKE
DESIGN
REGISTERED Building Practitioner
Drake Design Pty Ltd
Suite 2, Level 1
2 Beaconsfield-Emerald Rd
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Alteration & Additions

385 Dickie Road, Officer, VIC 3809

[redacted]

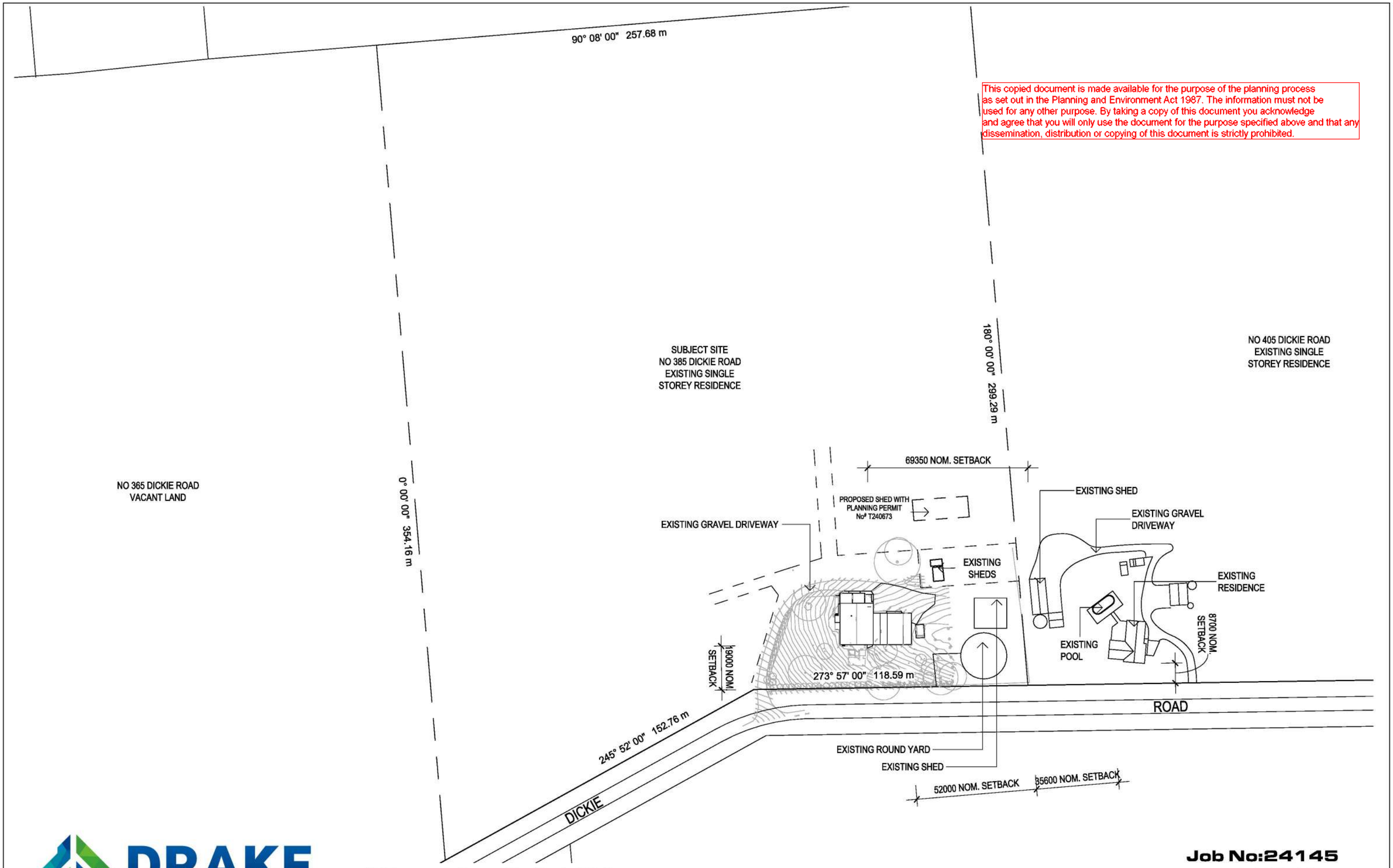
Job No:24145

Neighbourhood Site Description TP100 1

Date: OCT. 2025 Scale: 1 : 2500 @A3 Drawn by: BB

Rev No.	Description	Date
1	Town Planning Issue 1	05/09/2025

PRELIMINARY TOWNPLANNING



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REGISTERED Building Practitioner

Alteration & Additions

385 Dickie Road, Officer, VIC 3809

[redacted]

Job No:24145

Existing Site Plan TP101 1

Date: OCT. 2025 Scale: 1 : 1500 @A3 Drawn by: BB

Rev No.	Description	Date
1	Town Planning Issue 1	05/09/2025

EXISTING GRAVEL DRIVEWAY

DEMOLISH & REMOVE SERVICES AREA & FENCING TO ALLOW FOR NEW WORKS

DEMOLISH & REMOVE ROOF AND STRUCTURE, GUTTER AND FASCIA TO ALLOW FOR NEW WORKS

DEMOLISH & REMOVE BALUSTRADE TO ALLOW FOR NEW WORKS

DEMOLISH & REMOVE STAIRS TO ALLOW FOR NEW WORKS

DEMOLISH & REMOVE DECK TO ALLOW FOR NEW WORKS

DEMOLISH & REMOVE ROOF AND STRUCTURE, GUTTER AND FASCIA TO ALLOW FOR NEW WORKS

EXISTING GRAVEL DRIVEWAY

DEMOLISH & REMOVE ROOF AND STRUCTURE, GUTTER AND FASCIA TO ALLOW FOR NEW WORKS

EXTENT OF SITE CUT MAX 550mm

EXISTING RESIDENCE

EXISTING BUNGALOW

EXISTING SHED

273° 57' 00" 118.59 m

19000 NOM. SETBACK

SUBJECT SITE
NO 385 DICKIE ROAD
EXISTING SINGLE
STOREY RESIDENCE

51240 NOM. SETBACK

EXISTING SHED

180° 00' 00" 299.29 m

EXISTING GRAVEL DRIVEWAY

EXISTING SHED

NO 405 DICKIE ROAD
EXISTING SINGLE
STOREY RESIDENCE

52000 NOM. SETBACK

EXISTING ROUND YARD

69350 NOM. SETBACK

= DENOTES AREAS TO BE DEMOLISHED

= DENOTES AREAS OF PROPOSED SITE CUT

TITLE BOUNDARY

273° 57' 00" 118.59 m

NATURE STRIP

NATURE STRIP

DICKIE ROAD

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REGISTERED Building Practitioner

Alteration & Additions

385 Dickie Road, Officer, VIC 3809

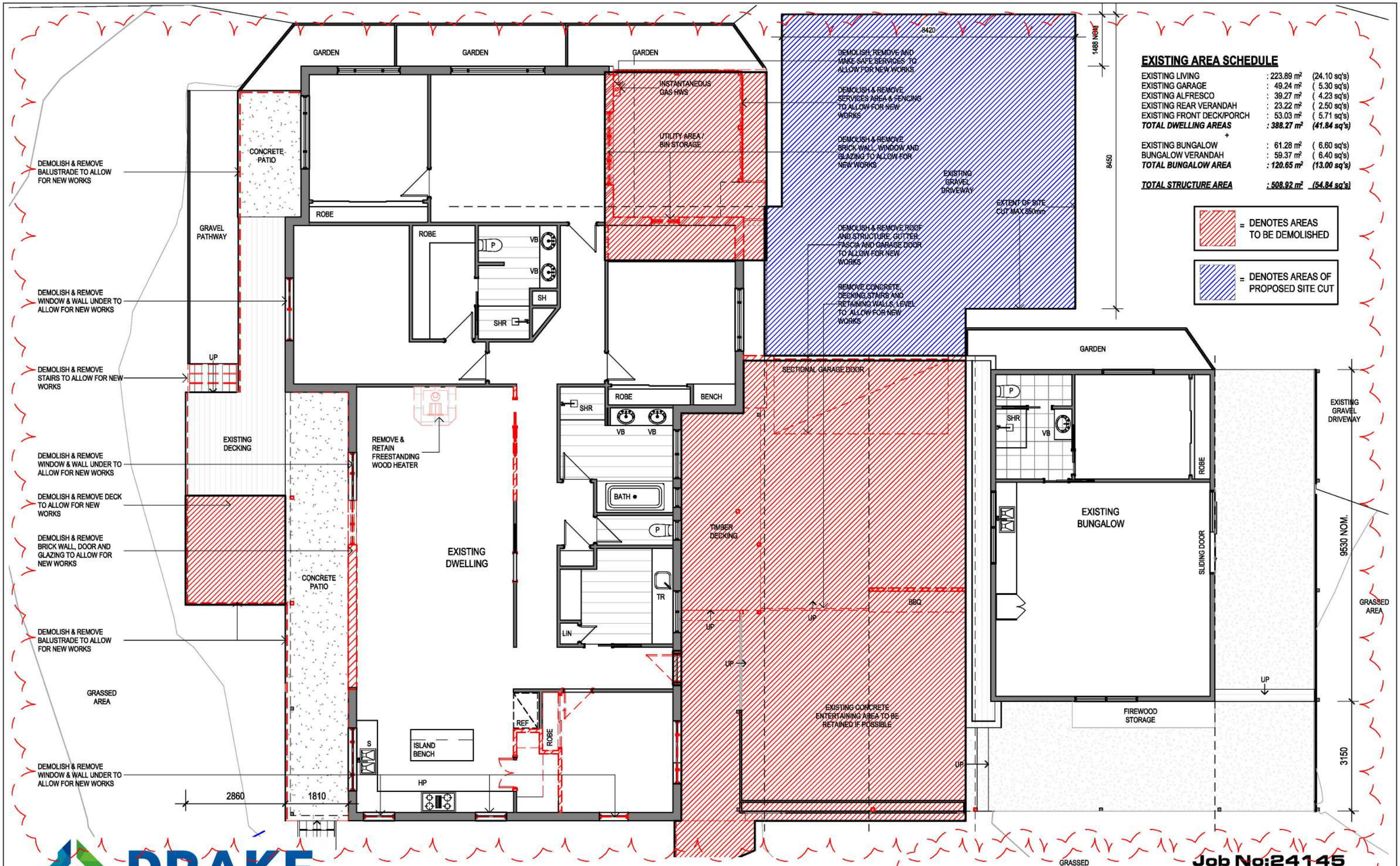
[redacted]

Job No:24145

Existing / Demo Siting Plan TP102 2

Date: OCT. 2025 Scale: 1:250 ed @A3 Drawn by: BB

Rev No.	Description	Date
1	Town Planning Issue 1	05/09/2025
2	Town Planning RFI	10/10/2025



EXISTING AREA SCHEDULE

EXISTING LIVING	: 223.89 m²	(24.10 sq's)
EXISTING GARAGE	: 49.24 m²	(5.30 sq's)
EXISTING ALFRESCO	: 39.27 m²	(4.23 sq's)
EXISTING REAR VERANDAH	: 23.22 m²	(2.50 sq's)
EXISTING FRONT DECK/PORCH	: 53.03 m²	(5.71 sq's)
TOTAL DWELLING AREAS	***: 388.27 m²***	***(41.84 sq's)***
+		
EXISTING BUNGALOW	: 61.28 m²	(6.60 sq's)
BUNGALOW VERANDAH	: 59.37 m²	(6.40 sq's)
TOTAL BUNGALOW AREA	***: 120.65 m²***	***(13.00 sq's)***
TOTAL STRUCTURE AREA	***: 508.92 m²***	***(54.84 sq's)***

= DENOTES AREAS TO BE DEMOLISHED

= DENOTES AREAS OF PROPOSED SITE CUT

REGISTERED Building Practitioner

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Alteration & Additions

385 Dickie Road, Officer, VIC 3809

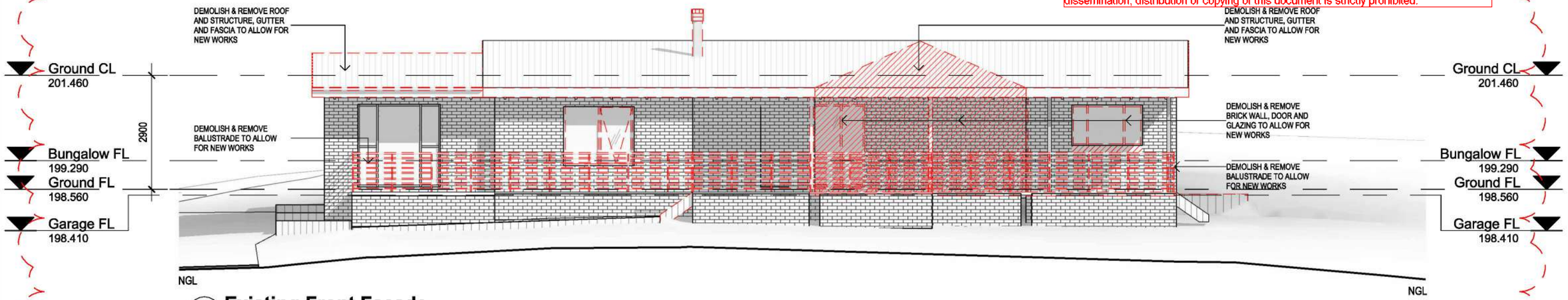
[redacted]

Job No:24145

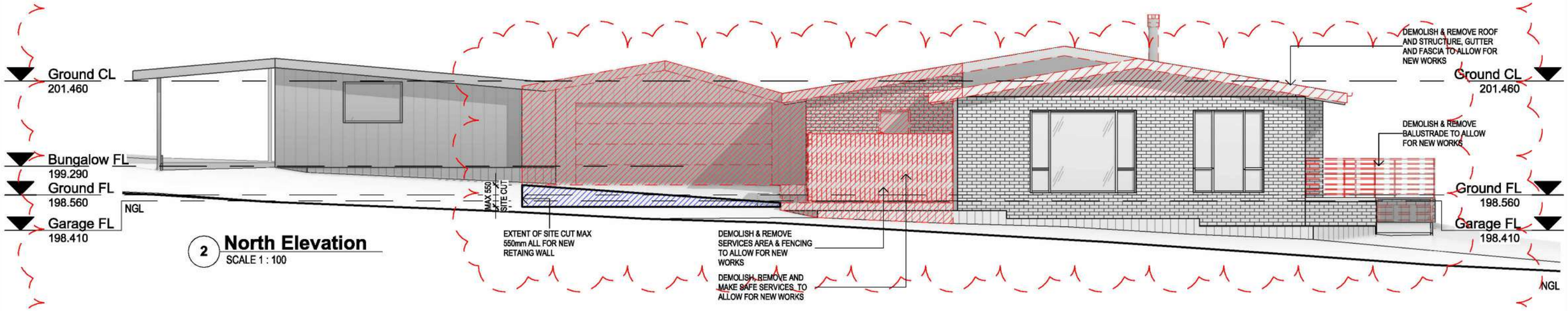
Existing / Demo Ground Plan TP103 2

Date: OCT. 2025 Scale: 1:100 @A3 Drawn by: BB

Rev No.	Description	Date
1	Town Planning Issue 1	05/09/2025
2	Town Planning RFI	10/10/2025



1 **Existing Front Facade**
SCALE 1 : 100



2 **North Elevation**
SCALE 1 : 100

= DENOTES AREAS OF PROPOSED SITE CUT

= DENOTES AREAS TO BE DEMOLISHED

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Alteration & Additions

385 Dickie Road, Officer, VIC 3809

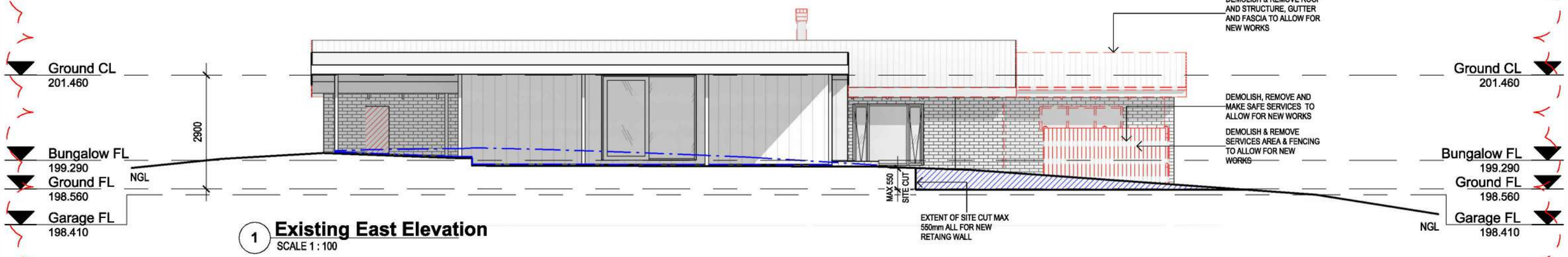
[redacted]

Job No:24145

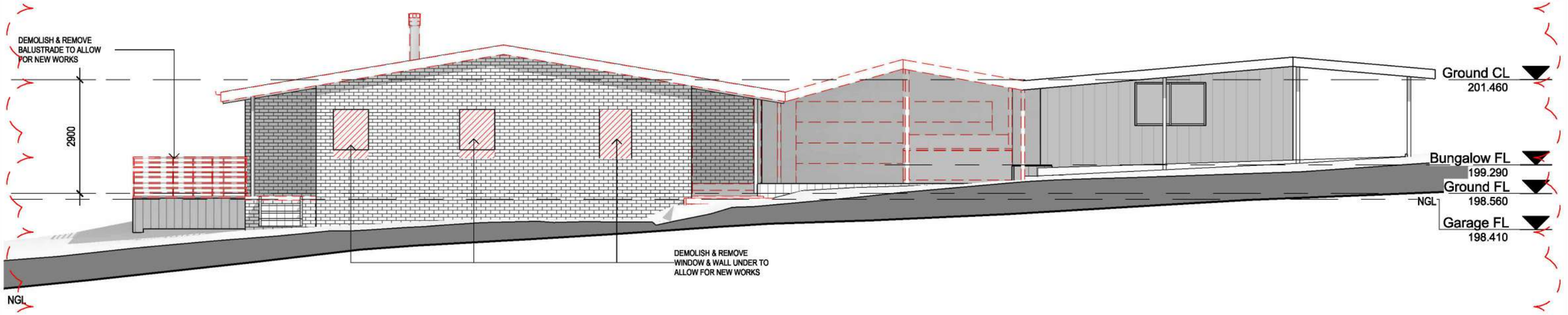
Existing Elevations TP104 2

Date: OCT. 2025 Scale: 1 : 100 @A3 Drawn by: BB

Rev No.	Description	Date
1	Town Planning Issue 1	05/09/2025
2	Town Planning RFI	10/10/2025



1 **Existing East Elevation**
SCALE 1 : 100



2 **Existing South Elevation**
SCALE 1 : 100

= DENOTES AREAS OF PROPOSED SITE CUT

= DENOTES AREAS TO BE DEMOLISHED

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REGISTERED Building Practitioner

Alteration & Additions

385 Dickie Road, Officer, VIC 3809

[redacted]

Job No:24145

Existing Elevations TP105 2

Date: OCT. 2025 Scale: 1 : 100 @A3 Drawn by: BB

Rev No.	Description	Date
1	Town Planning Issue 1	05/09/2025
2	Town Planning RFI	10/10/2025

AREA SCHEDULE

TOTAL ABOVE AREAS	*: 388.27 m²*	*(41.84 sq's)*
TOTAL BUNGALOW AREA	*: 120.65 m²*	*(13.00 sq's)*
	: 508.92 m²	*(54.84 sq's)*
- DEMO BUNGALOW VERANDAH	: 59.37 m²	(6.40 sq's)
TOTAL EXISTING AREA	*: 449.55M2*	*(48.39sq's)*
PROP ADD. LIVING & BEDROOM 4	: 23.14 m²	(4.06 sq's)
PROP ADD. ALFRESCO	: 28.50 m²	(2.74 sq's)
PROP ADD. GARAGE	: 53.26 m²	(5.73 sq's)
TOTAL ADDITIONAL AREA	: 104.9 m²	(11.29 sq's)
TOTAL PROPOSED NEW AREA	***: 554.45 m²***	***(14.21sq's)***
	18.92 %	

PADDOCK

SUBJECT SITE
NO 385 DICKIE ROAD
EXISTING SINGLE
STOREY RESIDENCE

41000

PADDOCK

510m² SUB SURFACE IRRIGATION EFFLUENT FIELD

15500

10000

24000

NEW SEPTIC TANK

PROPOSED SHED

6000

PROP. 19173 NOM. SHED SETBACK

LAND APPLICATION AREA NOMINATED BY A.C GEOTECHNICAL REPORT 25279_001

3000 MIN

17336

SETBACK FROM EAST BOUNDARY

TITLE BOUNDARY

EXISTING SHED

SUBJECT SITE
NO 385 DICKIE ROAD
EXISTING SINGLE
STOREY RESIDENCE

3000

S/B FROM SOUTH SIDE OF DWELLING

TPZ = 706.87m²
AREA OF ENCROACH = 11.6m²
= 1.6%

PROPOSED GRAVEL DRIVEWAY ON GRADE

6600 MAX. PROP DRIVE

3924 EX. DRIVE

3430 PROP DRIVE

PROP 55600 NOM. SETBACK

PROP SLEEPER RETAINING WALL MAX 550H

EX. 51240 NOM. SETBACK

EXISTING SHED

180° 00' 00" 299.29 m

EXISTING RESIDENCE

EXISTING BUNGALOW

EXISTING SHED

PADDOCK

RETAINED EX GRAVEL DRIVEWAY ON GRADE

PROPOSED GRAVEL DRIVEWAY ON GRADE

EXISTING ROUND YARD

SETBACK

19000 NOM.

TITLE BOUNDARY

273° 57' 00" 118.59 m

DICKIE ROAD

NO 405 DICKIE ROAD
EXISTING SINGLE
STOREY RESIDENCE

= DENOTES AREAS OF PROPOSED SITE CUT

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Alteration & Additions

385 Dickie Road, Officer, VIC 3809

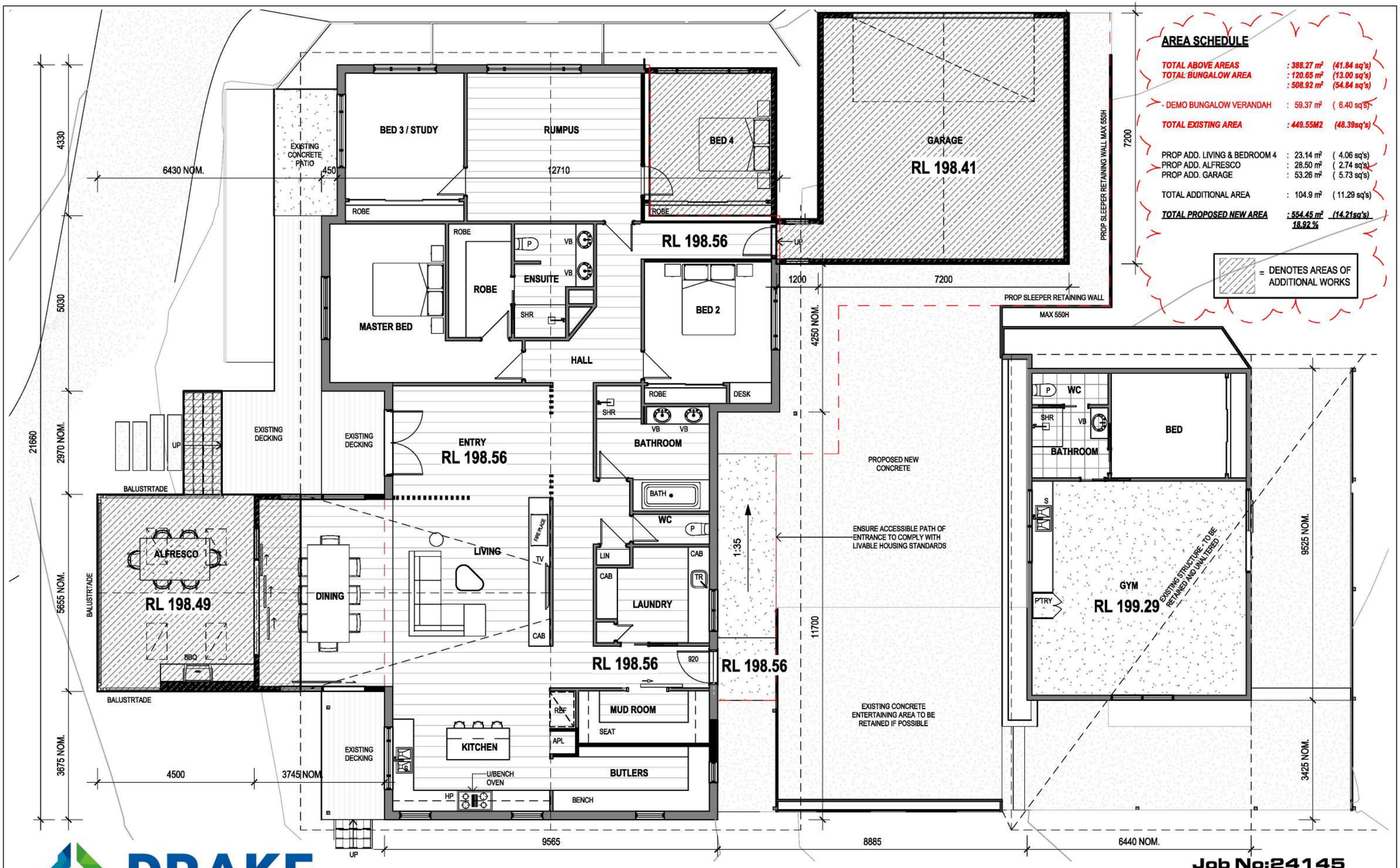
[redacted]

Job No:24145

Proposed Site Plan TP201 2

Date: OCT. 2025 Scale: 1:500 d @A3 Drawn by: BB

Rev No.	Description	Date
1	Town Planning Issue 1	05/09/2025
2	Town Planning RFI	10/10/2025



AREA SCHEDULE

TOTAL ABOVE AREAS	*: 388.27 m²*	*(41.84 sq's)*
TOTAL BUNGALOW AREA	*: 120.65 m²*	*(13.00 sq's)*
	: 508.92 m²	*(54.84 sq's)*
- DEMO BUNGALOW VERANDAH	: 59.37 m²	(6.40 sq's)
TOTAL EXISTING AREA	*: 449.55M2*	*(48.39sq's)*
PROP ADD. LIVING & BEDROOM 4	: 23.14 m²	(4.06 sq's)
PROP ADD. ALFRESCO	: 28.50 m²	(2.74 sq's)
PROP ADD. GARAGE	: 53.26 m²	(5.73 sq's)
TOTAL ADDITIONAL AREA	: 104.9 m²	(11.29 sq's)
TOTAL PROPOSED NEW AREA	***: 554.45 m²***	***(14.21sq's)***
	18.92 %	

= DENOTES AREAS OF ADDITIONAL WORKS

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REGISTERED Building Practitioner

Alteration & Additions

385 Dickie Road, Officer, VIC 3809

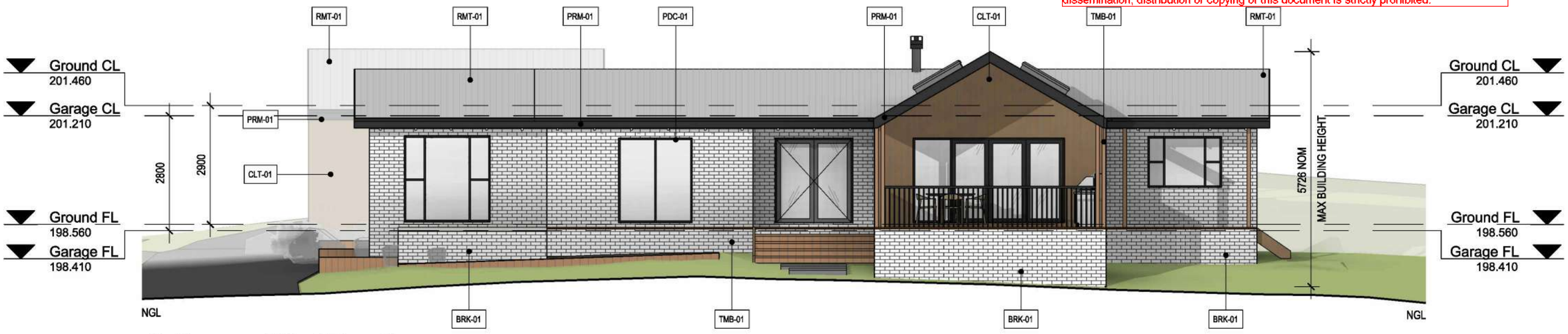
[redacted]

Job No:24145

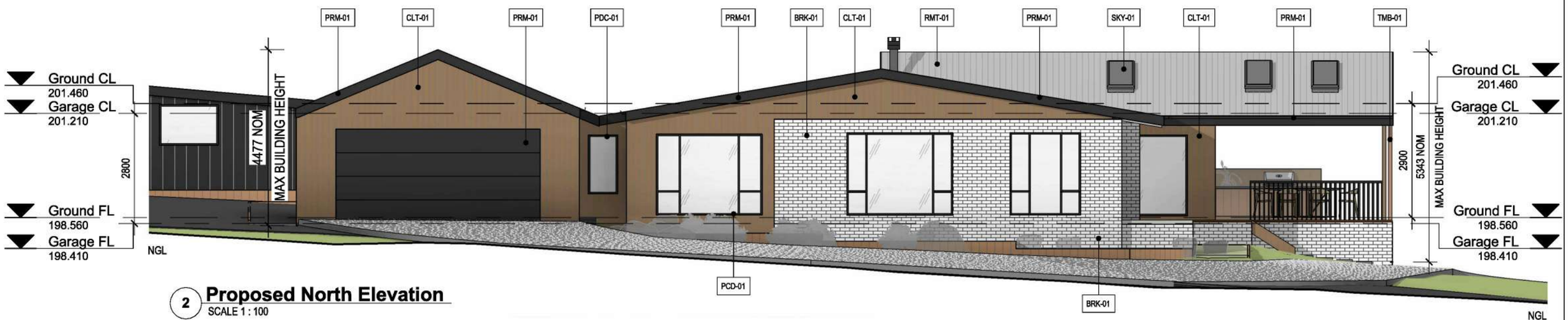
Proposed Floor Plan TP202 2

Date: OCT. 2025 Scale: 1:100 ed @A3 Drawn by: BB

Rev No.	Description	Date
1	Town Planning Issue 1	05/09/2025
2	Town Planning RFI	10/10/2025



1 Proposed West Elevation
SCALE 1 : 100



2 Proposed North Elevation
SCALE 1 : 100

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Alteration & Additions

385 Dickie Road, Officer, VIC 3809

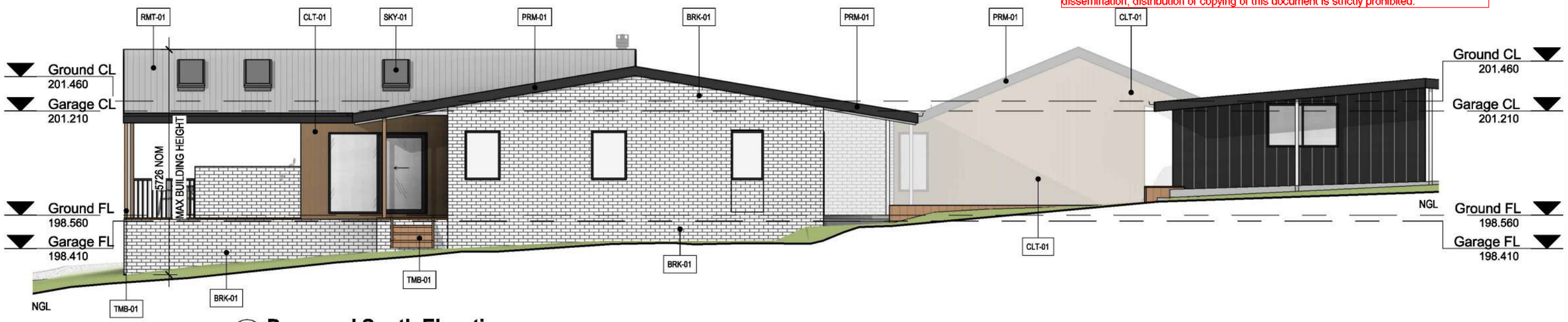
[redacted]

Job No:24145

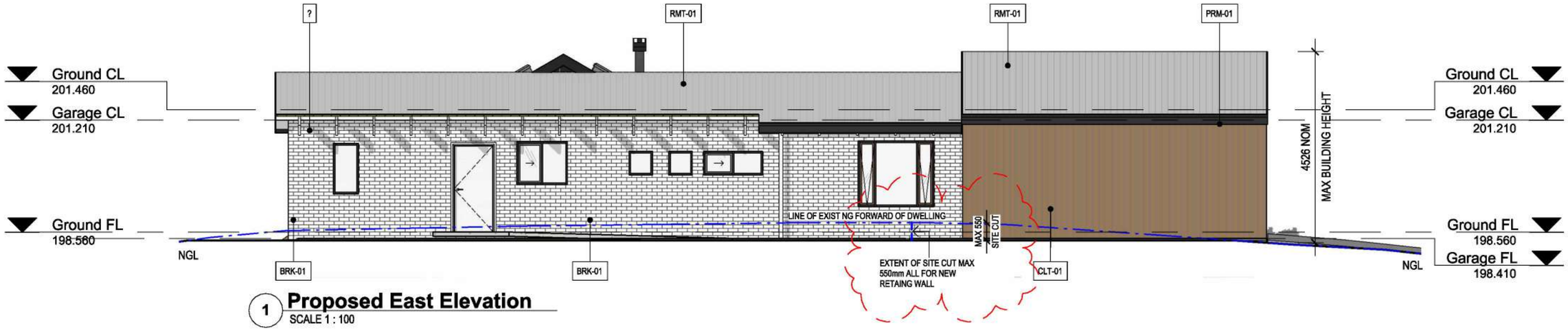
Proposed Elevations TP501 1

Date: OCT. 2025 Scale: 1 : 100 @A3 Drawn by: MK

Rev No.	Description	Date
1	Town Planning Issue 1	05/09/2025



2 Proposed South Elevation
SCALE 1 : 100



1 Proposed East Elevation
SCALE 1 : 100

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REGISTERED Building Practitioner

Alteration & Additions
385 Dickie Road, Officer, VIC 3809
[redacted]

Job No:24145

Proposed Elevations TP502 2

Date: OCT. 2025 Scale: 1 : 100 @A3 Drawn by: BB

Rev No.	Description	Date
1	Town Planning Issue 1	05/09/2025
2	Town Planning RFI	10/10/2025

Schedule - External Material

Code	Description	Manufacturer	Image
BRK-01	EXISTING BRICKS BAGGED WHITE INFILL BRICKS WHERE NECESSARY TO MATCH	BY BUILDER	
CLT-01	CERA FACADE IN SEPHIRO	MODINEX	
CLT-02	EXISTING SHED CLADDING		
PCD-01	EXISTING WINDOWS		
PDC-01	POWDERCOATED WINDOWS: COLORBOND IN "MONUMENT" - GUTTERS, FACSIA AND DOWNPIPES PRESSED METAL COLORBOND "MONUMENT" OR SIMILAR TO EXTERNAL WINDOWS AND DOORS	COLORBOND	
PRM-01	PRESSED METAL: COLORBOND IN "MONUMENT" - GUTTERS, FACSIA AND DOWNPIPES PRESSED METAL COLORBOND "MONUMENT" TO GUTTERS FASCIA & DOWNPIPES	COLORBOND	
RMT-01	METAL ROOF: CORRUGATED ROOFING IN COLORBOND "MONUMENT" OR SIMILAR	LYSAGHT	
SKY-01	OPENABLE ROOF SKYLIGHT WITH FITTED FLY SCREEN AND RETRTACABLE BLIND	VELUX (Or Similar)	
TMB-01	SOLID TIMBER POST	BY BUILDER	

REGISTERED Building Practitioner

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Alteration & Additions

385 Dickie Road, Officer, VIC 3809

[redacted]

Job No:24145

Proposed Materials TP601 1

Date: OCT. 2025 Scale: @A3 Drawn by: BB

Rev No.	Description	Date
1	Town Planning Issue 1	05/09/2025

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REGISTERED Building Practitioner

Alteration & Additions

385 Dickie Road, Officer, VIC 3809

[redacted]

Job No:24145

Proposed 3D Views TP901 1

Date: OCT. 2025 Scale: @A3 Drawn by: BB

Rev No.	Description	Date
1	Town Planning Issue 1	05/09/2025

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Alteration & Additions

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[redacted]

Job No:24145

Proposed 3D Views TP902 1

Date: OCT. 2025 Scale: @A3 Drawn by: BB

Rev No.	Description	Date
1	Town Planning Issue 1	05/09/2025

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Alteration & Additions

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[redacted]

Job No:24145

Proposed 3D Views TP903 1

Date: OCT. 2025 Scale: @A3 Drawn by: BB

Rev No.	Description	Date
1	Town Planning Issue 1	05/09/2025