


# Notice of an Application for an Amendment to a Planning Permit

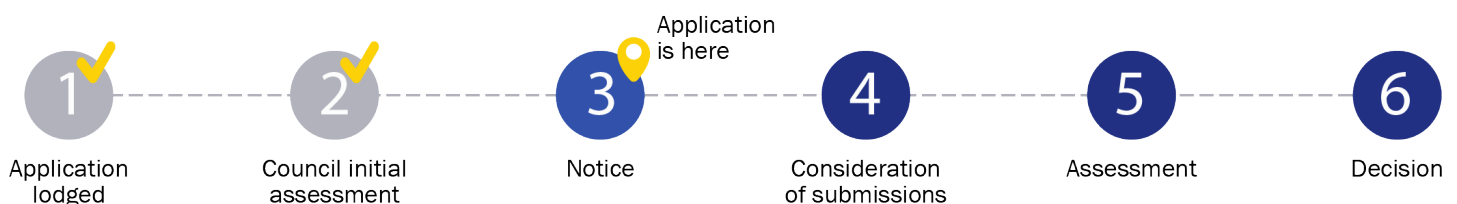
The land affected by the application is located at:	L2 PS503337 V10697 F506 3 Beenak East Road, Gembrook VIC 3783
The application is to:	Amendment to Permit T170689 to amend the conditions and amend the plans (relating to effluent envelope of dwelling)

## APPLICATION DETAILS

The applicant for the amendment to the permit is:	Ironbark Homes Pty Ltd
Application number:	T170689 - 3
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 <a href="http://cardinia.vic.gov.au/advertisedplans">cardinia.vic.gov.au/advertisedplans</a> 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:	<b>26 June 2026</b>	
<b>WHAT ARE MY OPTIONS?</b> Any person who may be affected by the proposed amendment to 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: <ul style="list-style-type: none"><li>• be made to the Responsible Authority in writing;</li><li>• include the reasons for the objection; and</li><li>• state how the objector would be affected.</li></ul>	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.



## Amendment Summary

Portal Reference	M22652UZ
Reference No	T170689 - 2

## Basic Information

Proposal Type	Single Dwelling, Advertising Has Occurred
Proposed Use	Extension to existing dwelling and associated earthworks
Current Use	Residential
Cost of Works	\$200,000
Amended Cost of Works	\$400,000
Amendments	Permit Conditions Plans Changed
Proposed Changes	Sub surface irrigation/Effluent field are proposed to be located outside the effluent envelope, which does not comply with condition 1B.d.iii. Planning Permit T170689-2 condition 1B.d.iii requires an amendment under Section 72 of the Planning & Environment Act 1987 to delete permit condition 1B.d.iii
Site Address	3 Beenak East Road Gembrook VIC 3783

## Contacts

Type	Name	Address	Contact Details
Applicant	[REDACTED]		
Owner			
Preferred Contact			

## Fees

Regulation Fee Condition	Amount	Modifier	Payable
11 - Class 5 Amendment to a class 2, 3, 4, 5 or 6 permit (change in cost of more than \$100,000 but not more than \$500,000)	\$1,462.50	100%	\$1,462.50
<b>Total</b>			<b>\$1,462.50</b>



**ADVERTISED MATERIAL**  
 Planning Application: T170689-1  
 Date Prepared: 11 June 2026

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

## Documents Uploaded

Date	Type	Filename
28-04-2026	Site Plan	23-0146 J2 TO INCLUDE AREA OF EFFLUENT FIELD_APRIL 2026.pdf
01-05-2026	Additional Document	Permit to Construct Install - ST1290525.pdf
01-05-2026	Additional Document	Ammendment Plan Update.pdf
01-05-2026	Additional Document	T170689 ET47-24- Extension of Time - Approval letter to Applicant (1).pdf

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

## Lodged By

Site User	[REDACTED]
Submission Date	01 May 2026 - 02:40:PM

## Declaration

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



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29 May 2024



Dear Sir/Madam,

Application No.: T170689 ET47-24  
Property No.: 2081950201  
Address: L2 PS503337 V10697 F506, 3 Beenak East Road, Gembrook VIC 3783  
Proposal: Extension of Time

I refer to the above planning permit and your application to extend the time limit.

The expiry date of Planning Permit **T170689** is extended as follows:

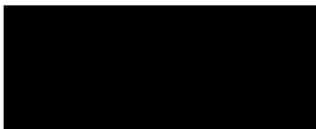
- Completion date will be extended to 16 March 2026.

***Please note that due to prior extension of time request, any future extension of time request is unlikely to be supported by Cardinia Shire Council Planning Department***

This letter should be attached to the permit and kept in a safe place for future reference.

If you have any further queries regarding this matter, please contact Council's Planning and Design Team on **03 5943 4376** or [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au).

Yours faithfully,



Statutory Planning



## PERMIT TO CONSTRUCT/INSTALL AN ONSITE WASTEWATER MANAGEMENT SYSTEM

Septic Systems Australia  
 191 Colchester Road  
 KILSYTH 3137

Dear Septic Systems Australia,

Under the provision of the *Environment Protection Act 2017*, permission is hereby given to construct/install an onsite wastewater management system at the following premises:

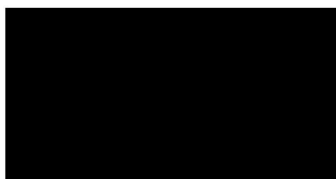
<b>Property Address:</b>	3 Beenak East Road, Gembrook VIC 3783
<b>Property Owner:</b>	[REDACTED]
<b>System Type:</b>	Secondary Wastewater Treatment System into 700m2 subsurface irrigation
<b>Cert of Conformity No.:</b>	7297-3039-01

This permit is issued subject to the provisions of the *Environment Protection Act 2017* and the *Environmental Protection Regulations 2021* and is valid for 5 years from the date of issue and is subject to the following conditions:

Please note:

1. All plumbing & drainage works are to be carried out by an appropriately qualified plumber/drainer.
2. The Onsite Wastewater Management System is **NOT** to be used until a “**Certificate for Use**” has been issued for the system.
3. A copy of the Building and Plumbing Commission (BPC) Certificate of Compliance for works carried out by the plumber/drainer must be submitted to Council before a Certificate for Use can be issued.
4. This permit and conditions apply to the installation and construction of an **Onsite Wastewater Management System** and are the responsibility of the permit holder. If the permit holder changes, an application to transfer this permit to the new permit holder must be made to Council.

Yours sincerely,



**Manager Regulatory Services**  
 Issuing Date: 28/11/2025



## PERMIT TO CONSTRUCT/INSTALL AN ONSITE WASTEWATER MANAGEMENT SYSTEM

Environment Protection Act 2017 – Part 4.2 and Part 4.3

Environment Protection Regulations 2021 – Part 3.1, Part 3.3 and Schedule 1

Permit Number:	ST1290525		
Council Property No:	2081950201		
Property Address:	2 Boonak East Road, Gembrook VIC 3783		
Property Owner:	[REDACTED]		
Plumber/Drainer:	[REDACTED]	BPC Practitioner No.:	103303
Type of System:	Secondary Wastewater Treatment System into 700m2 sub surface irrigation		
Cert of Conformity No.:	7297-3039-01		

### CONDITIONS:

1. The system must be constructed, installed in accordance with the following.
  - 1.1 The **site plan (as attached)**.
  - 1.2 The Secondary Wastewater Treatment System must hold an Australian Standard 1546.3 certificate of conformance issued by a Certified Accrediting Body within the last 5 years.
  - 1.3 The system has been assessed for the proposed usage for wastewater flows not exceeding **1050L** per day. The system must not be used for wastewater flows above the limit prescribed by the certificate of conformance.
  - 1.4 The most current edition of the EPA onsite wastewater and technical reference guidelines
  - 1.5 Australian/New Zealand Standard 1547 On-site domestic-wastewater management and Australian/New Zealand Standard 3500 National plumbing and drainage code and other relevant Australian Standards.
  - 1.6 Councils Onsite Wastewater Management Plan (OWMP).
2. The Permit to Construct/Install is valid for 5 years from the date of approval. Failure to commence construction/installation within the 5-year period will render this permit void.
3. The permit holder **must** notify Council no less than 24 hours prior to:
  - Installation of the secondary wastewater treatment system.
  - Installation of the effluent dispersal system.
4. An alarm system with suitable visual and/or audio warning signal must be installed in an appropriate location to indicate failure of the effluent pump or aeration component.
5. A cut off drain must be installed upslope of the proposed onsite wastewater management system in line with the proposed install plans, the cut off drain must be maintained and be documented during servicing of the system.

**Cardinia Shire Council**  
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 20 Siding Ave, Officer

PO Box 7  
 Pakenham 3810  
 (DX 81006)

Phone: 1300 787 624  
 Email: [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au)  
 Web: [www.cardinia.vic.gov.au](http://www.cardinia.vic.gov.au)

  
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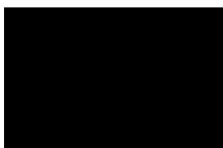
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6. All access openings for the onsite wastewater management system must be brought up to ground level and comply with Australian Standard 1546.3, *On-site domestic wastewater treatment units – secondary wastewater treatment systems*.
7. Prior to the issue of a Certificate for Approval to Use (CFU) the following documentation must be submitted to Council:
  - Certificate of compliance from the licensed plumber, who conducted or supervised the work.
  - A commissioning report demonstrating the plant is operating in accordance with the manufacturer's specifications.
  - An as installed plan showing the location of buildings in relation to the onsite wastewater management system. The plans must show the measurements and setbacks to boundaries and structures from the above components of the onsite wastewater management system.

### SUB-SURFACE IRRIGATION

8. The sizing, design and construction of the treatment system and irrigation lines must be in accordance with the clauses of Appendix M Australian Standard 1547:2012 as amended.
9. Total irrigation area must be at least **700m<sup>2</sup>**.
10. The irrigation lines must be spaced to provide an effective and even distribution of effluent over the whole of the design area with a maximum spacing of 1000mm.
11. In-line filters must be provided on the pump discharge to protect pipework from any effluent solids carried over from the wastewater treatment unit into the irrigation lines and to facilitate system servicing.
12. A flushing valve must be fitted at the furthest point from the treatment plant, or pump, on irrigation lines forming a loop, and/or at the end of every dead leg.
13. Vacuum release valves must be provided to prevent ingress of soil into the irrigation lines under the effects of negative pipeline pressures. Air release valves must be fitted at high points in the pipeline. In both cases these valves shall be fitted with boxes to protect the valve and to provide access for maintenance.
14. All surface boxes must be provided with purple-coloured lids to indicate their use for wastewater.
15. The header and dripper system must be buried at a depth of 100 – 150mm in the topsoil.
16. Provision must be allowed for future extension of irrigation lines.

If you have any further enquiries, please contact [REDACTED]



Manager Regulatory Services  
 Issuing Date: 28/11/2025





## Permit Notes

This is general information to assist in preventing issues during the installation of your Onsite Wastewater Management System (OWMS) and to help achieve compliance with this permit.

- If the property has an existing system, it should be decommissioned. Decommissioning of existing system usually requires the system to be desludged, have the tank base broken to allow drainage and filled with inert material, or otherwise decommissioned and removed to prevent a physical and environmental hazard.
- The OWMS, including the effluent dispersal area are required to be a certain distance away from site cuts, escarpments, dams and other land features. If during development of the land, these features are placed in areas not indicated on the approved site plan, it may result in the need to relocate and/or redesign the wastewater system or restore the site to be consistent with the approved plan.
- The backwash wastewater from the proposed swimming pool cannot be discharged into the OWMS. The backwash must not be disposed of up slope of or cause detriment to the OWMS and effluent dispersal area, including those located on adjacent properties.
- The approved area for the OWMS, including the effluent dispersal area, should be protected to prevent soil disturbance during construction of the proposed development. This includes compacting the soil with heavy machinery, digging or excavating in the area and the storage or placement of loose soil. Effluent dispersal systems work best and are intended to be installed in natural, undisturbed soil. Works in this area may require the system to be relocated.
- Once the OWMS is constructed/installed, the area it occupies should be fenced off or otherwise protected to prevent damage from heavy equipment, vehicle access etc during construction or other works on the property.
- Buildings, driveways, concreted areas, tennis courts, swimming pools, garden beds, vegetable gardens, large trees and the like cannot be placed on top or in the area of the OWMS including the effluent dispersal area. Doing so can damage the system and can result in you needing to obtain a new permit, undertake repairs, relocate or redesign the system which all incur costs to you.
- Extending or renovating the buildings connected to the wastewater management system may increase the daily wastewater flow that this permit was assessed for and require alterations to be made to the system. Before undertaking these works, it is recommended that you contact Council to find out if a Permit to Alter an Onsite Wastewater Management System would be required.
- Altering or modifying the system without a permit from Council is an offence under the Environment Protection Act 2017. A Permit to Alter an Onsite Wastewater Management System must be obtained from Council before making any alterations to the system.
- The property owner is to enter a maintenance contract with a licensed wastewater service provider to ensure the proper operation and servicing of the secondary treatment system in accordance with regulatory and manufacturer requirements.
- An Application to Renew a Permit to Construct/Install can be submitted to Council, but must be submitted at least 15 business days before the expiry date

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**ADVERTISED MATERIAL**  
 Planning Application: T170689-1  
 Date Prepared: 11 June 2026

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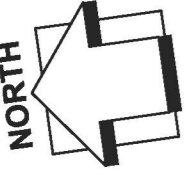
**BUSHFIRE NOTE:**  
 REFER TO SHEET 1a FOR DETAILS ON ALL WINDOW & DOOR TREATMENTS SPECIFIC TO BAL-12.5 BUSHFIRE ASSESSMENT.

**NOTE:** NEW DP CONNECT TO EXIST. STORMWATER SYSTEM (THE LEGAL POINT OF DISCHARGE)

**NOTE:** ALL PIPE DEPTHS ARE APPROXIMATE. DEPTH TO BE CONFIRMED ON SITE.

**ALL LEVELS ARE TO A.H.D.**  
 DIMENSIONS & LEVELS TO BE VERIFIED BY CERTIFIED COPY OF TITLE OR RELOCATION SURVEY OR APPROVED PLAN OF SUBDIVISION

**SITE PLAN [1:200]**

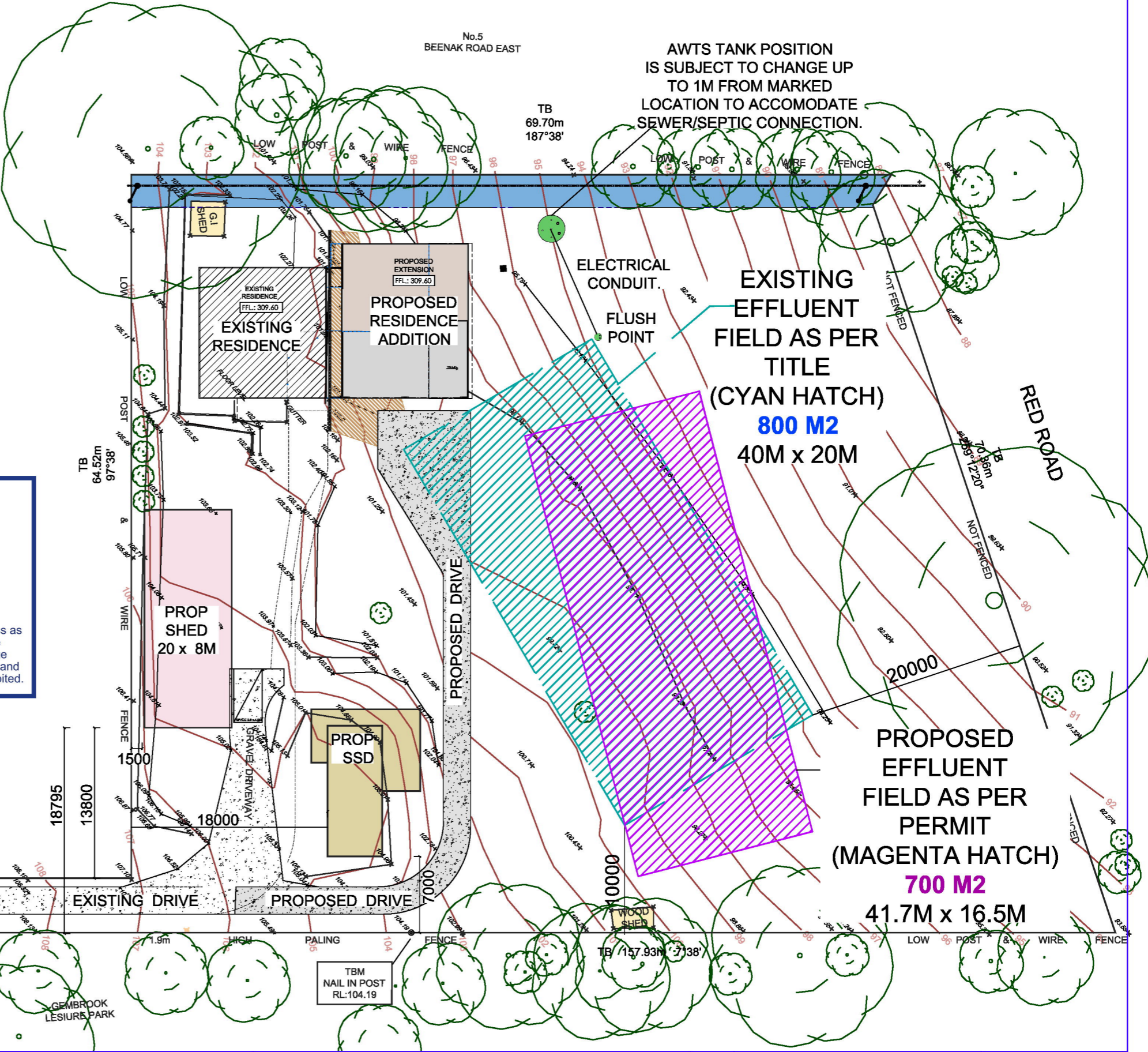


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AWTS TANK POSITION IS SUBJECT TO CHANGE UP TO 1M FROM MARKED LOCATION TO ACCOMODATE SEWER/SEPTIC CONNECTION.

**EXISTING EFFLUENT FIELD AS PER TITLE (CYAN HATCH)**  
**800 M2**  
**40M x 20M**

**PROPOSED EFFLUENT FIELD AS PER PERMIT (MAGENTA HATCH)**  
**700 M2**  
**41.7M x 16.5M**

PROJECT: **PROPOSED ALTERATIONS AND ADDITIONS TO RESIDENCE**  
 CLIENT: [REDACTED]  
 AT: **LOT 2, NO.3 EAST BEENAK ROAD GEMBROOK**

AMENDMENT: J2 APRIL 2026 RELOCATE SEPTIC FIELD

SIZE: <b>A3</b>	TITLE: <b>SITE PLAN</b>	REF: <b>23-0146</b>	ISSUE: <b>J2</b>
THIS IS SHEET <b>2</b> OF DRAWINGS REFERRED TO IN THE CONTRACT DATED:		DATE: <b>APRIL 2026</b>	
SIGNED OWNER:		DRAWN: <b>DEN</b>	
BUILDER:		CHECKED:	

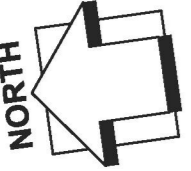
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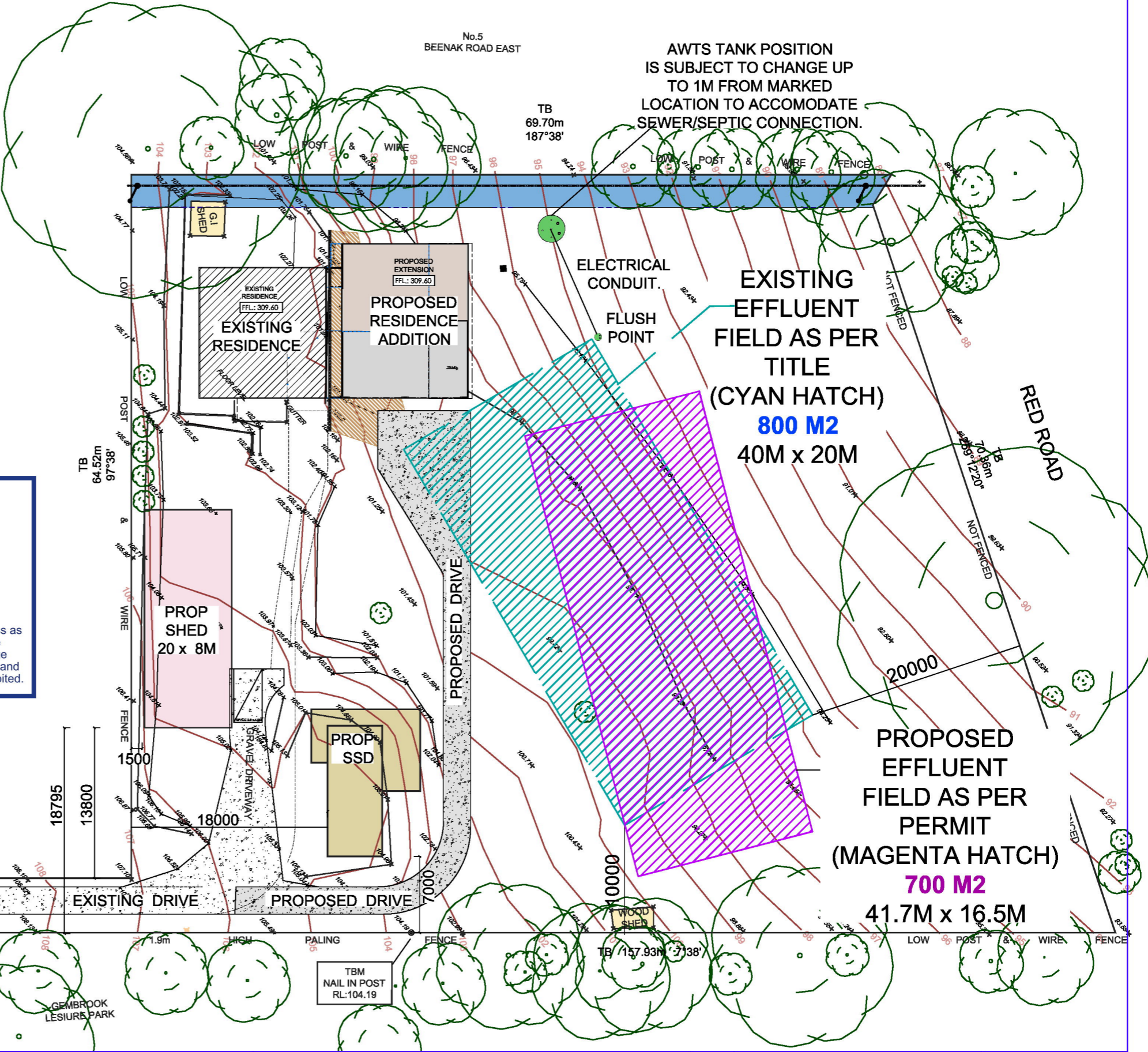
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**SITE PLAN [1:200]**



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PROJECT: **PROPOSED ALTERATIONS AND ADDITIONS TO RESIDENCE**  
 CLIENT: [REDACTED]  
 AT: **LOT 2, NO.3 EAST BEENAK ROAD GEMBROOK**

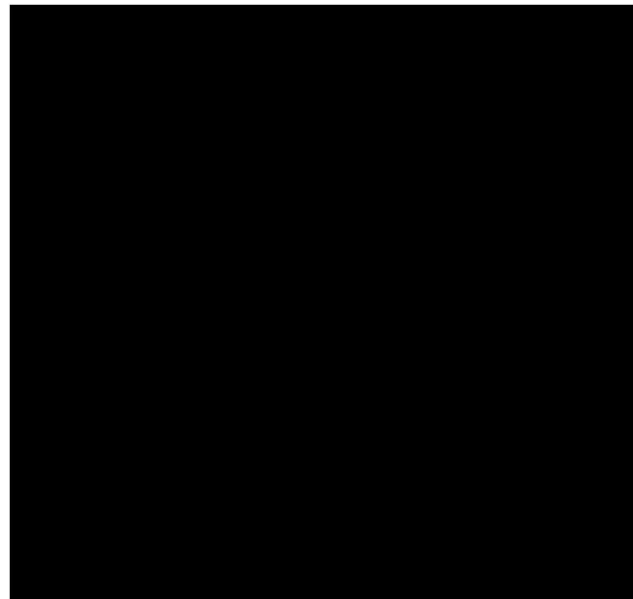
AMENDMENT: **J2 APRIL 2026 RELOCATE SEPTIC FIELD**

SIZE:	TITLE:	REF:	ISSUE:
<b>A3</b>	<b>SITE PLAN</b>	<b>23-0146</b>	<b>J2</b>
THIS IS SHEET <b>2</b> OF DRAWINGS REFERRED TO IN THE CONTRACT DATED:		DATE:	<b>APRIL 2026</b>
SIGNED OWNER:		DRAWN:	<b>DEN</b>
BUILDER:		CHECKED:	

## Receipt

Receipt No	EPLAN011685
Amount Paid	\$1,462.50
Transaction Status	Processing
Transaction Date	1/05/2026 2:42:45 PM
Reference 1	T29906410
Reference 2	T170689
Reference 3	M22652UZ

Applicant  
 Applicant Address  
 Owner  
 Owner Address  
 Preferred Contact  
 Preferred Contact Address  
 Site Address  
 Portal Reference  
 ReferenceNumber



InvoiceNumber 518286  
 InvoiceDate 01-May-2026  
 InvoicePayByDate 31-May-2026

Regulation	Description	Amount	Modifier	Modified Amount
11 - Class 5	Amendment to a class 2, 3, 4, 5 or 6 permit (change in cost of more than \$100,000 but not more than \$500,000)	\$1,462.50	100%	\$1,462.50

Total Amount **\$1,462.50**



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**Application Summary**

Portal Reference	D22644R8
Reference No	T170689 - 3

**Basic Information**

Cost of Works	\$400,000
Site Address	3 Beenak East Road Gembrook VIC 3783

**Documents Uploaded**

Date	Type	Filename
08-05-2026	Additional Document	COT 170326.pdf
08-05-2026	Additional Document	PLAN 170326.pdf
08-05-2026	Additional Document	SOIL & LCA's Beenak East Road Gembrook.pdf



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

**Lodged By**

Site User	[Redacted]
Submission Date	08 May 2026 - 10:37:AM

**Declaration**

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

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

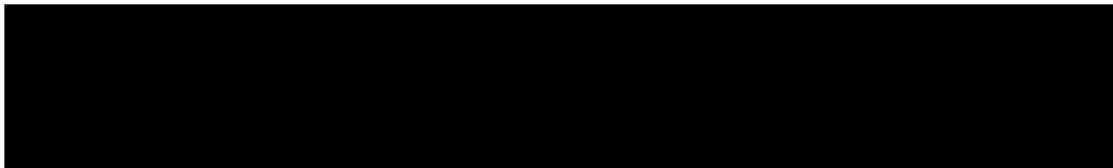
VOLUME 10697 FOLIO 506

Security no : 124133014967S  
Produced 17/03/2026 10:24 AM

**LAND DESCRIPTION**

Lot 2 on Plan of Subdivision 503337K.  
PARENT TITLE Volume 09505 Folio 788  
Created by instrument PS503337K 20/12/2002


**REGISTERED PROPRIETOR**



**ENCUMBRANCES, CAVEATS AND NOTICES**



COVENANT PS503337K 20/12/2002

  
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Using Application Form  
Date Prepared: 11 June 2026  
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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

**DIAGRAM LOCATION**

SEE PS503337K 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: 3 BEENAK EAST ROAD GEMBROOK VIC 3783

**ADMINISTRATIVE NOTICES**

NIL



DOCUMENT END

# Imaged Document Cover Sheet

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Number of Pages (excluding this cover sheet)	<b>3</b>
Document Assembled	<b>17/03/2026 10:24</b>

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Planning Application: T170689-1  
Date Prepared: 11 June 2026

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# PLAN OF SUBDIVISION

Stage No. /

LTO use only  
**EDITION**

Plan Number  
**PS 503337K**

## LOCATION OF LAND

PARISH: GEMBROOK  
CROWN ALLOTMENT: A10 (PART)

CROWN PORTION:

LTO BASE RECORD:

TITLE REFERENCE: C/T. VOL.9505 FOL.788

LAST PLAN REFERENCE: L.P. 121344

POSTAL ADDRESS: 3 Beenak East Road  
(at time of subdivision) GEMBROOK 3783

AMG CO-ORDINATES: E 372970 ZONE 55  
(of paracentroid of land in plan) N 5798180

## COUNCIL CERTIFICATION AND ENDORSEMENT

Council Name: CARDINIA SHIRE Ref: SOL/038

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.~~
- ~~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 seat~~

Date 16 / 4 / 2002

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

~~Council delegate~~

~~Council seat~~

~~Date / /~~

## Vesting of Roads or Reserves

Identifier	Council / Body / Person
NIL	NIL

## NOTATIONS

Depth Limitation: DOES NOT APPLY

Staging: This is not a staged subdivision.  
Planning permit No. T010681



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## Survey:

THIS PLAN IS NOT BASED ON SURVEY

To be completed where applicable.  
This survey has been connected to permanent marks no(s).  
In Proclaimed Survey Area no.

## EASEMENT INFORMATION

A-Appurtenant Easement					E-Encumbering Easement					R-Encumbering Easement(Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour Of										
E-1	DRAINAGE	3	THIS PLAN	LOTS ON THIS PLAN										

LTO use only  
Statement of Compliance/  
Exemption Statement

Received   
Date 16 / 12 / 02

LTO use only  
PLAN REGISTERED  
TIME 12.16  
DATE 20 / 12 / 02  
*K. Osborne*  
Assistant Registrar of Titles

Sheet 1 of 3 Sheets

**BACKHOLER, McMILLAN & ASSOCIATES**  
P.O. BOX 498 EMERALD 3782  
PH.59685379

LICENSED SURVEYOR KIM LAURENCE BACKHOLER

SIGNATURE \_\_\_\_\_ DATE / /

REF 01702 VERSION 1

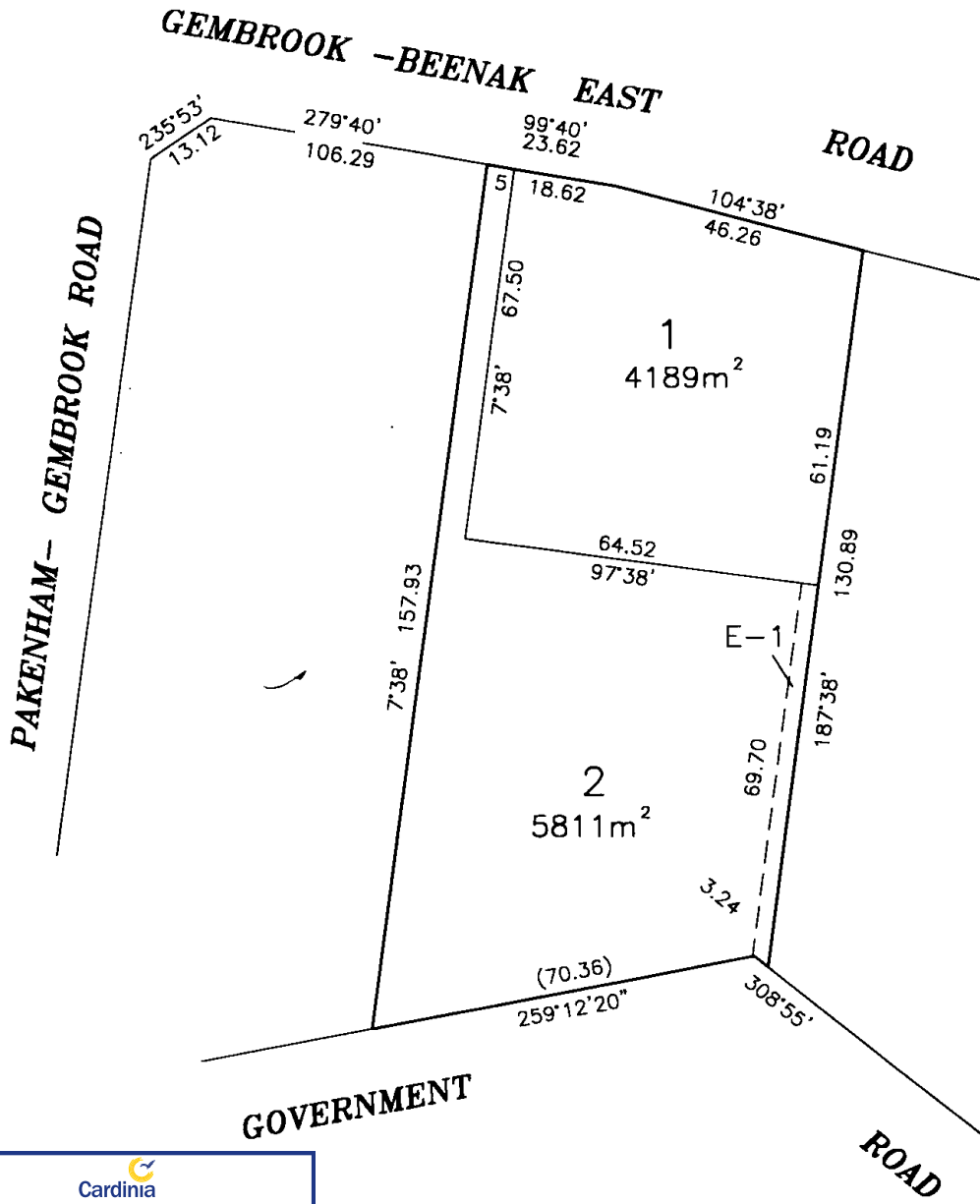
DATE / /  
COUNCIL DELEGATE  
SIGNATURE

Original sheet size A3

PLAN OF SUBDIVISION

Stage No.

Plan Number  
PS 503337K



AMG ZONE 55

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**BACKHOLER, McMILLAN & ASSOCIATES**  
 P.O. BOX 498 EMERALD 3782  
 PH. 59685379

Sheet 2 of 3 Sheets
DATE / /
COUNCIL DELEGATE SIGNATURE
Original sheet size A3

ORIGINAL SCALE	SHEET SIZE	SCALE	LENGTHS ARE IN METRES
1:1000	A3	10 0 10 20 30 40	

LICENSED SURVEYOR	KIM LAURENCE BACKHOLER
DATE / /	
REF 01702	VERSION 1



# Land Capability Assessment

**Report No: 17888**

**Location: 3 Beenak East Road, GEMBROOK**

**Client: Southern Planning Consultants**

**Date: 24/07/2024**



1. **Owner/ Developer:** Southern Planning Consultants
  
2. **Zoning:** Low density Residential Zone.
  
3. **Overlays:**Has overlays  
(BMO)(BMO2)(DDO)(DDO1)(ESO)(ESO2)(VPO)(VPO1).  
The property is in a Designated Bushfire Zone.
  
4. **Allotment Size:** 5000 m2
  
5. **Anticipated Wastewater:** 720 Litres per Day.
  
6. **Number of Rooms Usable for Bedrooms:** Extension additional 1 bedroom,  
existing house 2 bedroom – rumpas room not included as bedroom in this LCA.



## 7. Site Plan:



  
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## 8. Published Soil Information:

The site is situated within a geological area of Older Volcanic, Sedimentary, Igneous, Extensive. The site investigation confirmed this.

## 9. Site Key Features:

Table 1: Site Assessment

	Feature	Description	Level of Constraint	Mitigation Measures
A	Buffer Distances	Can be met	Minor	Nil
B	Climate	High rainfall	Moderate	Yes
C	Drainage	Dry	Minor	Nil
D	Erosion & Landslip	Minor	Minor	Nil
E	Exposure & Aspect	Good Exposure	Minor	Nil
F	Flooding	Not expected	Minor	Nil
G	Groundwater	Not Encountered	Minor	Nil
H	Imported Fill	No	Minor	Nil
I	Land Available for LAA	Large lot	Minor	Nil
J	Landform	Slope	Moderate	Yes
K	Rock Outcrops	Nil	Minor	Nil
L	Feature	Nil	Minor	Nil
M	Run-on & Runoff	Slope	Moderate	Yes
N	Slope	Slope	Moderate	Yes
O	Surface Waters	Nil	Minor	Nil
P	Vegetation	Grass	Minor	Nil

**J)N)M) Divert all surface runoff away from effluent area**

**J) Conservative DLR applied**



## 10. Soil Survey and Analysis:

**Table 2: Soil Assessment**

	<b>Feature</b>	<b>Assessment</b>	<b>Level of Constraint</b>	<b>Mitigation Measures</b>
<b>A</b>	<b>Electrical Conductivity</b>	.6dSm <sup>-1</sup>	Minor	Nil
<b>B</b>	<b>Emerson Aggregate Class</b>	7	Minor	Nil
<b>C</b>	<b>pH</b>	5.3	Minor	Nil
<b>D</b>	<b>Rock Fragments</b>	<10%	Minor	Nil
<b>E</b>	<b>Soil Test Depth</b>	1.5m	Minor	Nil
<b>F</b>	<b>Soil Permeability &amp; Design Loading Rates</b>	Cat 5	Moderate	Yes
<b>G</b>	<b>Permanent Watertable Depth</b>	<5m not encountered	Minor	Nil

- Bore logs on page 9.

**F) Full water balance and conservative DLR-DIR applied..**



### 11. Water Balance:

Yearly Rainfall: 1008.5

Yearly Pan Evaporation: 1144.3

Daily water usage: 4 people at 180litres per day

Irrigation area sizing using Nominated Area Water Balance for Zero Storage																
Site Address:		3 Beenak East Rd Gembrook														
Date:		Assessor:														
<b>INPUT DATA</b>																
Design Wastewater Flow	Q	720	L/day	Based on maximum potential occupancy and derived from Table 4 in the EPA Code of Practice (2013)												
Design Irrigation Rate	DIR	3.0	mm/day	Based on soil texture class/permeability and derived from Table 9 in the EPA Code of Practice (2013)												
Nominated Land Application Area	L	267	m <sup>2</sup>	1												
Crop Factor	C	0.6-0.8	unitless	Estimates evapotranspiration as a fraction of pan evaporation; varies with season and crop type <sup>2</sup>												
Rainfall Runoff Factor	RF	0.8	unitless	Proportion of rainfall that remains onsite and infiltrates, allowing for any runoff												
Mean Monthly Rainfall Data	Beaunfield Upper 86261			BoM Station and number												
Mean Monthly Pan Evaporation Data	Scorsby Research Institute 086104			BoM Station and number												
Parameter	Symbol	Formula	Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Days in month	D		days	31	28	31	30	31	30	31	31	30	31	30	31	365
Rainfall	R		mm/month	66.8	60.8	70.2	80.7	89.2	88.5	97.1	97.5	98.2	91.8	79.7		1008.5
Evaporation	E		mm/month	173.6	154	124	81	52.7	39	43.4	58.9	78	105.4	132	102.3	1144.3
Crop Factor	C		unitless	0.80	0.80	0.70	0.70	0.60	0.60	0.70	0.60	0.70	0.80	0.80	0.80	
<b>OUTPUTS</b>																
Evapotranspiration	ET	ExC	mm/month	139	123	87	57	32	23	26	35	55	84	106	82	848.34
Percolation	B	DIRxD	mm/month	93.0	84	93.0	90.0	93.0	90.0	93.0	93.0	90.0	93.0	90.0	93.0	1095.0
Outputs		ET+B	mm/month	231.9	207.2	179.8	146.7	124.6	113.4	119.0	128.3	144.6	177.3	195.6	174.8	1943.3
<b>INPUTS</b>																
Retained Rainfall	RR	RxCF	mm/month	53.44	48.64	56.16	64.56	71.36	70.8	70.4	77.68	78	78.56	73.44	63.76	806.8
Applied Effluent	W	(QxD)/L	mm/month	83.6	75.5	83.6	80.9	83.6	80.9	83.6	80.9	83.6	80.9	83.6	80.9	984.3
Inputs		RR+W	mm/month	137.0	124.1	139.8	145.5	155.0	151.7	154.0	161.3	158.9	162.2	154.3	147.4	1791.1
<b>STORAGE CALCULATION</b>																
Storage remaining from previous month			mm/month	0.0	0.0	0.0	0.0	0.0	30.3	68.6	103.6	136.5	150.8	135.7	94.4	
Storage for the month	S	(RR+W)-(ET+B)	mm/month	-94.6	-83.1	-40.0	-1.2	30.3	38.3	35.0	32.9	14.3	-15.2	-41.3	-27.5	
Cumulative Storage	M		mm	0.0	0.0	0.0	0.0	30.3	68.6	103.6	136.5	150.8	135.7	94.4	66.9	
Maximum Storage for Nominated Area	N		mm													
	V	NxL	L													
				150.82	40270											
<b>LAND AREA REQUIRED FOR ZERO STORAGE</b>																
			m <sup>2</sup>	125	127	181	263	419	507	459	441	324	226	177	201	
<b>MINIMUM AREA REQUIRED FOR ZERO STORAGE:</b>																
			m <sup>2</sup>	508.0												

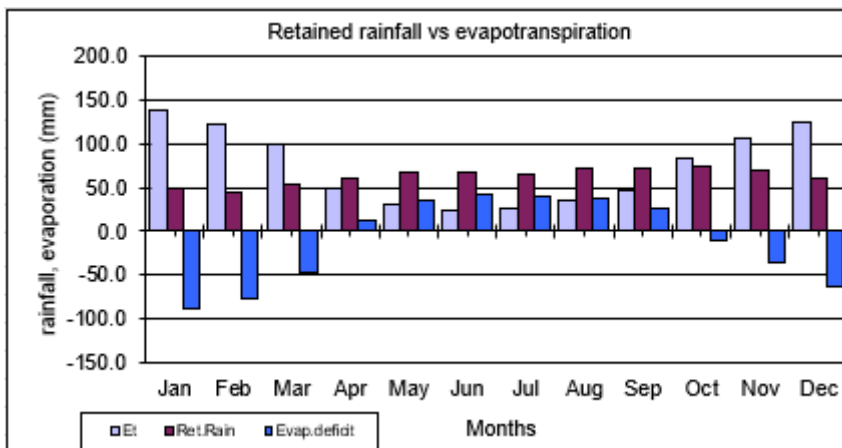
Design Irrigation Rate	Subsurface Irrigation Area	Design Wastewater Discharge	Wick Trench & Bed DLR	Wick Trench & Bed Length
3mm	508m <sup>2</sup>	720L/day	5	91m

1	2	3	4	5	6	7	8	9		
Month	Days per month	daily pan (B.Met)	Pan Eo	Et	Rainfall	Retained Rainfall	LTAR*N	Disposal rate/month	Effluent applied	Size of area
				+C*Eo	P	Re=(1-r)P	5	(Et-Re)	per month	(8)/(7)
		mm	mm	mm	mm	mm	mm	mm	L	m2
Jan	31	5.6	173.6	139	66.8	50.1	155	243.8	22320	92
Feb	28	5.5	154.0	123	60.8	45.6	140	217.6	20160	93
Mar	31	4.0	124.0	99	70.2	52.7	155	201.6	22320	111
Apr	30	2.7	81.0	49	80.7	60.5	150	138.1	21600	156
May	31	1.7	52.7	32	89.2	66.9	155	119.7	22320	186
Jun	30	1.3	39.0	23	88.5	66.4	150	107.0	21600	202
Jul	31	1.4	43.4	26	88	66.0	155	115.0	22320	194
Aug	31	1.9	58.9	35	97.1	72.8	155	117.5	22320	190
Sep	30	2.6	78.0	47	97.5	73.1	150	123.7	21600	175
Oct	31	3.4	105.4	84	98.2	73.7	155	165.7	22320	135
Nov	30	4.4	132.0	106	91.8	68.9	150	186.8	21600	116
Dec	31	5.0	155.0	124	79.7	59.8	155	219.2	22320	102
<b>Totals</b>			<b>1197</b>	<b>887</b>	<b>1008.5</b>	<b>756.4</b>				

1	2	3	4	5	6	7	8	9	10	11	12
month	first trial	application	Disposal	(3)-(4)	Increase	Starting	increase	computed	reset if	equivalent	WARNING
	area	rate	rate		depth of	depth	depth	depth	Et deficit	storage	excess
	(m <sup>2</sup> )	(8) <sup>2</sup> /(2)	per month		stored	effluent	effluent	effluent	<0	10 x area	depth
		(mm)	(mm)	(mm)	(5)/porosity	for	+	(mm)	(mm)	(L)	in trench
Dec								0.0	0		
Jan	200	112	244	-132	-378	0	-378	-378	0	0	OK
Feb		101	218	-117	-334	0	-334	-334	0	0	OK
Mar		112	202	-90	-257	0	-257	-257	0	0	OK
Apr		108	138	-30	-86	0	-86	-86	0	0	OK
May		112	120	-8	-23	0	-23	-23	0	0	OK
Jun		108	107	1	3	0	3	3	3	195	OK
Jul		112	115	-3	-10	3	-10	-7	0	0	OK
Aug		112	118	-6	-17	0	-17	-17	0	0	OK
Sep		108	124	-16	-45	0	-45	-45	0	0	OK
Oct		112	166	-54	-154	0	-154	-154	0	0	OK
Nov		108	187	-79	-225	0	-225	-225	0	0	OK
Dec		112	219	-108	-308	0	-308	-308	0	0	OK
Jan		112	244	-132	-378	0	-378	-378	0	0	OK
Feb		101	218	-117	-334	0	-334	-334	0	0	OK
Mar		112	202	-90	-257	0	-257	-257	0	0	OK
Apr		108	138	-30	-86	0	-86	-86	0	0	OK
May		112	120	-8	-23	0	-23	-23	0	0	OK

From calculations in tables above for optimised drainfield area, using Appendix G AS1547-1994

Variables Table alter as required	Porosity in disposal area	35%	
	Runoff Coeff =	0.25	percentage runoff
	Summer Crop Factor =	0.8	crop transpiration rate Oct-Mar
	Winter Crop Factor	0.6	crop transpiration rate -Apr-Sep
	LTAR or DLR =	5	L/m <sup>2</sup> /day
	Wastewater FLOWS=	720	L/day
Estimated area of effluent drainfield =	200	square metres	
Maximum depth of stored effluent =	3	mm depth	
Trench dimensions (mm)	width =	1600 mm	depth = 400 mm
Length of trench required =		91 metres	



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## 12. System Location

**Effluent Area:**



### 13. Monitoring Operation and Maintenance:

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

### 14. Conclusion:

Soil Test Express can recommend the use of a secondary treated subsurface irrigation or primary wick trench and bed for treating and maintaining wastewater within the site. Wick trench and bed system should be divided into trench and beds no longer than 20m. The sizing is for whole house including extension.

Maintain all EPA setbacks.

Vegetation must be maintaining over LAA at all times.

Subsurface irrigation requires a large area due to high rainfall low evaporation in winter.

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

- Full water saving features recommended.
- A reserve area of similar size should be kept available.
- ESO – as this is in an ESO the original trench system should be replaced by either primary treated wick trench and bed or secondary treated subsurface system. A water balance for each has been completed using consecutive rates. Maintain vegetation down slope of LAA.
- Information supplied by customer states the original system is primary treated released into 4 x 25m 425mm trenches.

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

  
**SOIL TEST EXPRESS**

  
**Cardinia**  
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PO Box 233, Koo Wee Rup, VIC 3981



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

**GEOTECHNICAL LAND CAPABILITY ASSESSMENT LOGS**

Site Location:

3 Beenak East Road,  
GEMBROOK

Proposal:

Residential Septic System

Report No:

17888

Client:

Southern Planning Consultants

Test Date:

24/07/24

**Topography of the land:**

- Uneven Surface
- Essentially Level
- Undulating Surface
- Multiple Hills
- Slight Slope
- Moderate Slope
- Steep Slope
- Extreme Condition

**Technicians Comments:**

Slope Direction:

Trees

type:

Size:

Water

type:

**Soil Drainage:**

- Good:  Sandy
- Fair:  to
- Poor:  Clay

**Existing Structures:**

**Existing Structure Condition:**

- Good
- Fair
- Poor

**Existing Structure Description:** Double Storey Residence

**Layer Description Borehole 1**

**Depth**

Clayey Silt Fill  
Grey/Brown  
Firm  
Moist  
Trace Gravel/Trace Clay

1500mm

**Borehole Terminated at 1.5m**



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Soil Technician: [REDACTED]

Auger Type: Mechanical