Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the end of this form.

- Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the Planning and Environment Act 1987. If you have any questions, please contact Council’s planning department.
- Questions marked with an asterisk (*) must be completed.
- If the space provided on the form is insufficient, attach a separate sheet.
- Click for further information.

The Land

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

Street Address *

<table>
<thead>
<tr>
<th>Unit No.:</th>
<th>St. No.:</th>
<th>St. Name:</th>
<th>Suburb/Locality:</th>
<th>Postcode:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1046</td>
<td>Little Snowy Creek Road</td>
<td>Eskdale</td>
<td>3701</td>
</tr>
</tbody>
</table>

Formal Land Description *

Complete either A or B.

- This information can be found on the certificate of title.

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

The Proposal

- You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

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

To erect a three bedroom, single storey dwelling.

I) Estimated cost of any development for which the permit is required *

Cost $150,000

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

Describe how the land is used and developed now.

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

The existing conditions are grazing farmland.

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

---

**Title Information**

Encumbrances on title

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

- Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- No
- Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site.

The title includes the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

---

**Applicant and Owner Details**

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

**Applicant**

The person who wants the permit.

<table>
<thead>
<tr>
<th>Name:</th>
<th>Title: Mr</th>
<th>First Name: Michael</th>
<th>Surname: Parfitt</th>
</tr>
</thead>
</table>

Postal Address:

- Unit No.: 6
- St. No.: St. Name: Kelly Place
- Suburb/Locality: Thurgoona
- State: NSW
- Postcode: 2640

Please provide at least one contact phone number.

Business phone: 0419 329 850

Email: austlean@bigpond.com

Fax: 

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

**Contact person's details**

Same as applicant

<table>
<thead>
<tr>
<th>Name:</th>
<th>Title:</th>
<th>First Name:</th>
<th>Surname:</th>
</tr>
</thead>
</table>

Postal Address:

- Unit No.: 6
- St. No.: St. Name: Kelly Place
- Suburb/Locality: Thurgoona
- State: NSW
- Postcode: 2640

**Owner**

The person or organisation who owns the land.

Where the owner is different from the applicant, provide the details of that person or organisation.

**Owner's Signature (Optional):**

Date: 19/07/2018

---
Declaration

This form must be signed by the applicant.

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

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature: [Signature]  
Date: 19/07/2018 day / month / year

Need help with the Application?

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

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

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

- No  - Yes

If 'Yes', with whom?: Shannon (Tallangatta)  
Date: 16.07.2018 day / month / year

Checklist

Have you:

- Filled in the form completely?
- Paid or included the application fee? (Most applications require a fee to be paid. Contact Council to determine the appropriate fee.)
- Provided all necessary supporting information and documents?
  - A full, current copy of title information for each individual parcel of land forming the subject site.
  - A plan of existing conditions.
  - Plans showing the layout and details of the proposal.
  - Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.
  - If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).
- Completed the relevant council planning permit checklist?
- Signed the declaration above?

Lodgement

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

Towong Shire Council  
PO Box 55  
Tallangatta VIC 3700  
32 Towong Street  
Tallangatta VIC 3700

Contact information:  
Phone: (02) 6071 5100  
Email: info@towong.vic.gov.au

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

1. Certificate of Title
2. DPI Contour map of Property
3. Title plan including parcels
5. Property Survey
6. Waterway determination – Goulburn Murray Water
7. Site Plan & Effluent Field – Porta Environmental
8. Site Plan
9. Bushfire Management Overlay – Towong Shire
10. Bushfire Management Plan
11. Photos from proposed dwelling site
12. Waste water disposal Field – Porta Environmental
13. Land Capability Assessment – Porta Environmental
Under the Transfer of Land Act 1958
I certify that the registered proprietor is the proprietor of the estate and
interest in the land subject to the encumbrances, caveats and notices described

REGISTRAR OF TITLES

LAND DESCRIPTION

Lots 1, 2, 3 and 4 on Title Plan 414331F.
PARENT TITLE Volume 08425 Folio 156
Created by instrument B929385 14/05/1964

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
MICHAELEVENTON PARFITT
CARLA MARE KEOGH both of UNIT 409 21 VERONA DRIVE WENTWORTH POINT NSW 2127
AM474382K 13/01/2016

ENCUMBRANCES, CAVEATS AND NOTICES

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 TP414331F FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE

THIS CERTIFICATE CONTAINS INFORMATION CORRECT AT THE TIME OF PRINTING.
CURRENT INFORMATION SHOULD BE OBTAINED BY A SEARCH OF THE REGISTER.
APPENDIX D: DPI Map of 1046 Little Snowy Creek Eskdale

Legend

Towns (25K)

Contours (vmelev)

Major Contour
Minor Contour

Roads (vi)

Freeway
Highway
Main Road
Other

Victoria E

Coastline
Boundary

Map Scale: 1:16,651
Projection: MGA 55

Disclaimer: This map is a snapshot generated from Victorian Government data. This material may be of assistance to you but the State of Victoria does not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for error, loss or damage which may arise from reliance upon it. All persons accessing this information should make appropriate enquiries to assess the currency of the data.

Generated from GeoVis 3
Map Created Mon Nov 23 2015 11:36:05 GMT+1100 (EST)
TITLE PLAN

Location of Land
Parcel: DORCHAP MULLAGONG
Township: 10 3
Section: 14 (PT) 4 (PT), 5 (PT), FORMER GOVERNMENT ROAD
Crown Portion:

Land Plan Reference:
Deed From: VOL 8553 FOL 511
Depth Limitation: 50 FEET (CA 16)

Description of Land / Easement Information

TOTAL AREA = 48A 1R 16P

TABLE OF PARCEL IDENTIFIERS

WARNING. Where multiple parcels are referred to or shown on this Title Plan this does not imply separately dispossession parcels under Section 8A of the Sale of Land Act 1952

PARCEL 1 = CA 14 (PT)
PARCEL 2 = CA 4 (PT)
PARCEL 3 = CA 5 (PT)
PARCEL 4 = FORMER GOVERNMENT ROAD (PT)

LENGTHS ARE IN METRES = 0.01094 x Feet
Metres = 0.00328 x Inches
Sheet 1 of 1 sheets

EDITED BY LANDDATA®; Land Victoria; 04/08/2016 14:49; Page 1 of 1

State of Victoria. This publication is copyright, No part may be reproduced by any process except in accordance with the provisions of the Copyright Act and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDDATA System. The State of Victoria accepts no responsibility for any subsequent release, publication or reproduction of the Information.
Lot / Plan: Lot 1 TP414331
Address: 1046 LITTLE SNOWY CREEK ROAD ESKDALE 3701
SPI (Standard Parcel Identifier): 1\TP414331
Local Government (Council): TOWONG  Council Property Number: 260800 (Part)
Directory Reference: VicRoads 50 E2
Note: This parcel is part of a property. Try searching by address to find the property details.

This parcel is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.
Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

Parcel Details
This is 1 parcel of 19 parcels comprising the property. The parcel searched for is marked with an * in the table below.

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State Electorates
Legislative Council: NORTHERN VICTORIA
Legislative Assembly: BENAMBRA

Utilities
Regional Urban Water Business: North East Water
Rural Water Business: Goulburn-Murray Water
Melbourne Water: outside drainage boundary
Power Distributor: AUSNET (Information about choosing an electricity retailer)
Planning Zone Summary

Planning Zone: RURAL ACTIVITY ZONE (RAZ) SCHEDULE TO THE RURAL ACTIVITY ZONE
Planning Overlay: BUSHFIRE MANAGEMENT OVERLAY (BMO OR WMO)
Areas of Aboriginal Cultural Heritage Sensitivity: This parcel is within, or affected by, one or more areas of cultural heritage sensitivity

Further Planning Information

Planning scheme data last updated on 30 July 2015.

A planning scheme sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State, local, particular and general provisions of the local planning scheme that may affect the use of the land can be obtained by contacting the local council or by visiting Planning Schemes Online.

This report is NOT a Planning Certificate issued pursuant to Section 199 of the Planning & Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zonings that may abut the land.
To obtain a Planning Certificate go to Titles and Property Certificates.

The Planning Property Report includes separate maps of zones and overlays.
For details of surrounding properties, use this service to get the Reports for properties of interest.
To view planning zones, overlay and heritage information in an interactive format visit Planning Maps Online.

Areas of Aboriginal Cultural Heritage Sensitivity

The data provides indicative information about the location and extent of areas of Aboriginal cultural heritage sensitivity and is provided to assist with the decisions about the potential need to prepare a Cultural Heritage Management Plan in relation to proposed activities on this property.

For further information about whether a Cultural Heritage Management Plan is required go to Aboriginal Heritage Planning Tool.

To find out if your property has any recorded Aboriginal cultural heritage places, such as scarred trees, occupation sites or places of burial, you can request information from the Victorian Aboriginal Heritage Register.

Find out more about the Victorian Aboriginal Heritage Register.
### TABLE G2 - Depth of stored effluent

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</table>

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

### Variables Table

- **Porosity in disposal area**: 0.37
- **Runoff Coeff**: 0.6
- **percentage runoff**: 0.65
- **Summer Crop Factor**: 0.6
- **Winter Crop Factor**: 0.6
- **Change as required**: LTAR = 6 L/m²/day; FLOWS = 600 L/day
- **Estimated area of effluent drainfield**: 170 square metres
- **Maximum depth of stored effluent**: 9 mm depth
- **Trench dimensions (mm)**: width = 600 mm, depth = 600 mm
- **Length of trench required**: 168 metres

### Instructions for variables table

- select runoff coeff. (normal rain 0.25 to 0.3, storms 0.3 to 0.5)
- select crop factor
- set LTAR based upon soil texture
- set wastewater flow rate
- alter this number to get desired value of max. Depth
- DO NOT ALTER RED CELL
- change width and depth to suit
- DO NOT ALTER RED CELL

### APPENDIC C: Water Balance for 3 bedroom house with Septic and Trench Disposal

- **Jan**: 171,275
- **Et**: 49.0
- **Ret Rain**: -108,675
- **Evap Deficit**: 114,022
- **May**: 414,460
- **Aug**: 790
- **Oct**: 418
- **Dec**: 567

**May need to adjust graph settings**

Retained rainfall is the measured rainfall minus the estimated runoff that is, the rainfall which may enter the soil.
Michael Parfitt
Little Snowy Creek Rd, Eskdale Vic 3701
Lots 2, 3 & 4 on TP414331F

Area: 9.08 ha²
Perimeter: 1369.99 m

Not a waterway

BSW0147-15 (WWD) Parfitt 8131390
GOLDBURN-MURRAY WATER

18/09/2015
GOLDFNURN-MURRAY WATER
46 GOUFY STREET, PO BOX 44
GULDAIA VIC 3621
Ph (03) 5421 5594, Fax (03) 5421 6827
gumwater@gemwest.com.au
Printed By: vidcok
Lot Alpha 1046 Little Snowy Creek Road Eskdale: Waste Water Disposal Field

- Property Boundary
- Testing area and disposal envelope
- LCA Bore Hole Test Area
- Ephmeral drainage line
- Natural spring
- Approximate Proposed building envelope
- 100m setback
- Approx Telstra underground cable
- Approx overhead power
- Trench 600mm deep and 600mm wide x 25-27m long no closer than 2m apart 4 x 3% gradient
- Slope
- Upslope diversion spoon drain
- Little Snowy Creek, defined potable catchment.

Council Property Number 260600
Property includes 4 parcels (19.5Ha)
Rural Activity Zone

Areas of Aboriginal Cultural Sensitivity
Bushfire Management Overlay
Within Declared Catchment.

30/11/2015
DRAWN BY: DP
Suggested site plan has not been surveyed

Version 1
Site Plan - T9414331 - 1046 Little Snowy Ck Rd

M.F. Paffiti  C.M. Keen

Eskdale

Proposed House Fence
Proposed Dwelling site 40m x 20m

1:2500
Construction Standard
Building will be designed and constructed at a minimum Bushfire Attack Level of BAL-12.5

Defendable Space
Defendable space to the property boundary where vegetation and other flammable materials will be managed in accordance with the following requirements:
- Grass must be short-cropped and maintained during the Fire Danger period.
- All vegetation debris must be removed at regular intervals during Fire Danger Period.
- Within 10 metres of a building, flammable objects will not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height will not be placed within 3 metres of a window or glass feature of the building.
- Shrubs will not be located under the canopy of trees.
- Individual and clumps of shrubs will not extend 5.5 metres and separated by 5 metres.
- Trees will not overhang or touch any elements of the building.
- The canopy of trees will be separated by at least 5 metres.
- There will be a clearance of at least 2.5 metres between the lowest tree branches and ground level.

Water Supply
10,000 litres of effective water supply is provided firefighting purposes which meets the following requirements:
- Is stored in a raised concrete tank constructed of metal.
- The water tank must be provided with an adequate access route, which is undisturbed and open for inspection.
- The outlet of the water tank will be within 4 metres of the accessway and be undisturbed.
- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the CFA must be provided.
- Any piping and fittings will be a minimum of 65 mm (excluding the CFA coupling).

Access
Access designed to accommodate CFA access:
- Curves will have a minimum radius of 10m.
- The average grade will be no more than 1 in 7 (14.40%) (1.1 degrees) with a maximum of no more than 1 in 5 (20 percent)(11.3 degrees) for no more than 50m.
- Dips will have no more than 1 in 12.5 percent (7.1 degrees) entry and exit angles.
- Will have a minimum trafficable width of 3.5 m and be clear of obstructions for at least 0.5 m on each side and 4 m above the accessway.
- Will be clear of obstructions for at least 0.5 m on each side and 4 m above the accessway.
Photos from proposed dwelling site – 1046 Little Snowy Creek Eskdale, TP414331

Facing North

Facing South
APPENDIX A: Suggested Site Plan, Effluent Field Overview

1046 Little Snowy Creek Road Eskdale Subdivision: Waste Water Disposal Field

[Map with various labeled areas including property boundary, testing area, disposal envelope, LCA bore hole test area, ephemeral drainage line, natural spring, old dwelling and farm sheds, approximate proposed building envelope, 100m setback, slope, upslope diversion pond drain, and permanent Creek or Stream intersections.]