





Application for a Planning Permit

Planning Enquiries
 Phone: (02) 6071 5100
www.info@towong.vic.gov.au

Planning Information
www.towong.vic.gov.au
www.planning.vic.gov.au

Clear Form

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 *

Unit No.:	St. No.:	St. Name: Lake Road
Suburb/Locality: Bellbridge		Postcode: 3691

Formal Land Description *


Complete either A or B.


 This information can be found on the certificate of title.

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

A	Lot No.:	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input type="radio"/> Plan of Subdivision	No.:
OR					
B	Crown Allotment No.: Property #213000			Section No.: 2\TP879812	
Parish/Township Name: Bellbridge					

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.


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


This is an application to replace a structure damaged or destroyed by the 2020 bushfires.


Demolition of existing Bellbridge public toilet block and Hume Boat Club rooms.
 Construction of a 655sqm multipurpose building, the 'Bellbridge Boathouse', and a 42 space car park.

Please refer to the attached design documentation.

Note that the development will predominantly take place on the property listed above, however demolition of the existing amenities block, and construction of the carpark, will also take on the immediately joining crown land parcels PFI 2090\PP2126 and SPI #TP879812.

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

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

Cost \$ 7,750,000	 You may be required to verify this estimate. Insert '0' if no development is proposed.
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Existing Conditions i

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 proposed building site is disturbed and home to the aged Hume Boat Club rooms (approximately 128sqm) which comprises of an open meeting space and kitchen. A dilapidated unused shed (~40sqm) and container used for the Club's storage are immediately adjacent the primary structure. On the adjoining land where the carpark will be developed, sits a public toilet block and six carparking bays. Refer to site photos in the Functional Brief.

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

Title Information i

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 proposal site. The copy date must be **no older than 3 months** from application lodgment.

The title includes: the covering 'register search statement', the title diagram or plan and any associated restrictive instrument documents, e.g. restrictive covenants and agreements.

Applicant and Owner Details i

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

Applicant *

The person who wants the permit.

*Please provide at least one contact phone number **

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

Owner *


The person or organisation who owns the land

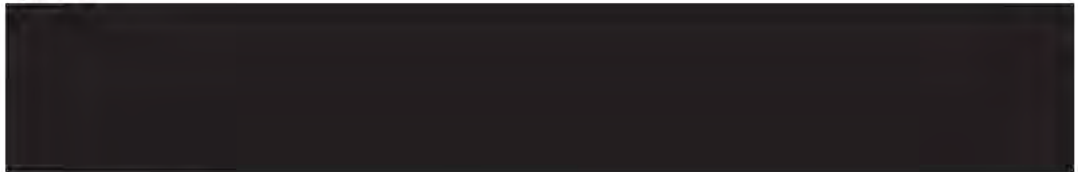
Where the owner is different from the applicant, provide the details of that person or organisation.



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.

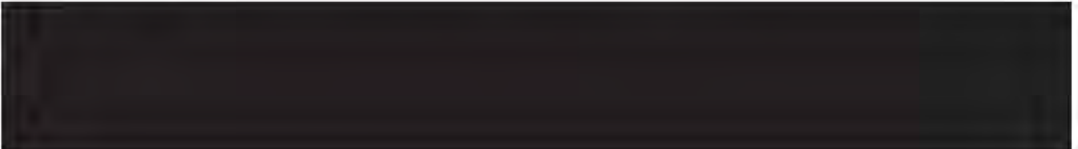


Need help with the Application?

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?



Checklist

Have you:

<input checked="" type="checkbox"/>	Filled in the form completely?	
<input type="checkbox"/>	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?	
<input type="checkbox"/>	A full copy of title information for each individual parcel of land forming the subject site, that is dated no older than 3 months.	
<input type="checkbox"/>	A plan of existing conditions.	
<input type="checkbox"/>	Plans showing the layout and details of the proposal.	
<input type="checkbox"/>	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).	
<input type="checkbox"/>	Completed the relevant council planning permit checklist?	
<input type="checkbox"/>	Signed the declaration above?	

Lodgement

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

POST	EMAIL	IN PERSON
Towong Shire Council 3700 PO Box 55 Tallangatta VIC 3700	info@towong.vic.gov.au	32 Towong St Tallangatta VIC 3700 or 76 Hanson Street Corryong VIC 3707



The Land

Planning permits relate to the use and development of the land. It is important that accurate, clear and concise details of the land are provided with the application.

How is land identified?


Land is commonly identified by a street address, but sometimes this alone does not provide an accurate identification of the relevant parcel of land relating to an application. Make sure you also provide the formal land description – the lot and plan number or the crown, section and parish/township details (as applicable) for the subject site. This information is shown on the title.

See **Example 1**.

The Proposal

Why is it important to describe the proposal correctly?


The application requires a description of what you want to do with the land. You must describe how the land will be used or developed as a result of the proposal. It is important that you understand the reasons why you need a permit in order to suitably describe the proposal. By providing an accurate description of the proposal, you will avoid unnecessary delays associated with amending the description at a later date.

 Planning schemes use specific definitions for different types of use and development. Contact the Council planning office at an early stage in preparing your application to ensure that you use the appropriate terminology and provide the required details.

How do planning schemes affect proposals?

A planning scheme sets out policies and requirements for the use, development and protection of land. There is a planning scheme for every municipality in Victoria. Development of land includes the construction of a building, carrying out works, subdividing land or buildings and displaying signs.

Proposals must comply with the planning scheme provisions in accordance with Clause 61.05 of the planning scheme. Provisions may relate to the State Planning Policy Framework, the Local Planning Policy Framework, zones, overlays, particular and general provisions. You can access the planning scheme by either contacting Council's planning department or by visiting the Planning Schemes Online section of the department's website <http://planning-schemes.delwp.vic.gov.au>

 You can obtain a planning certificate to establish planning scheme details about your property. A planning certificate identifies the zones and overlays that apply to the land, but it does not identify all of the provisions of the planning scheme that may be relevant to your application. Planning certificates for land in metropolitan areas and most rural areas can be obtained by visiting www.landata.vic.gov.au Contact your local Council to obtain a planning certificate in Central Goldfields, Corangamite, Macedon Ranges and Greater Geelong. You can also use the free Planning Property Report to obtain the same information.

See **Example 2**.


Estimated cost of development

In most instances an application fee will be required. This fee must be paid when you lodge the application. The fee is set down by government regulations.

To help Council calculate the application fee, you must provide an accurate cost estimate of the proposed development. This cost does not include the costs of development that you could undertake without a permit or that are separate from the permit process. Development costs should be calculated at a normal industry rate for the type of construction you propose.

Council may ask you to justify your cost estimates. Costs are required solely to allow Council to calculate the permit application fee. Fees are exempt from GST.

 Costs for different types of development can be obtained from specialist publications such as Cordell Housing: Building Cost Guide or Rawlinsons: Australian Construction Handbook.

 Contact the Council to determine the appropriate fee. Go to planning.vic.gov.au to view a summary of fees in the Planning and Environment (Fees) Regulations.

Existing Conditions

How should land be described?

You need to describe, in general terms, the way the land is used now, including the activities, buildings, structures and works that exist (e.g. single dwelling, 24 dwellings in a three-storey building, medical centre with three practitioners and 8 car parking spaces, vacant building, vacant land, grazing land, bush block).

Please attach to your application a plan of the existing conditions of the land. Check with the local Council for the quantity, scale and level of detail required. It is also helpful to include photographs of the existing conditions.

See **Example 3**.

Title Information

What is an encumbrance?

An 'encumbrance' is a formal obligation on the land, with the most common type being a 'mortgage'. Other common examples of encumbrances include:

- **Restrictive Covenants:** A 'restrictive covenant' is a written agreement between owners of land restricting the use or development of the land for the benefit of others, (eg. a limit of one dwelling or limits on types of building materials to be used).
- **Section 173 Agreements:** A 'section 173 agreement' is a contract between an owner of the land and the Council which sets out limitations on the use or development of the land.
- **Easements:** An 'easement' gives rights to other parties to use the land or provide for services or access on, under or above the surface of the land.
- **Building Envelopes:** A 'building envelope' defines the development boundaries for the land.

Aside from mortgages, the above encumbrances can potentially limit or even prevent certain types of proposals.

What documents should I check to find encumbrances?

Encumbrances are identified on the title (register search statement) under the header 'encumbrances, caveats and notices'. The actual details of an encumbrance are usually provided in a separate document (instrument) associated with the title. Sometimes encumbrances are also marked on the title diagram or plan, such as easements or building envelopes.

What about caveats and notices?


A 'caveat' is a record of a claim from a party to an interest in the land. Caveats are not normally relevant to planning applications as they typically relate to a purchaser, mortgagee or chargee claim, but can sometimes include claims to a covenant or easement on the land. These types of caveats may affect your proposal.

Other less common types of obligations may also be specified on title in the form of 'notices'. These may have an effect on your proposal, such as a notice that the building on the land is listed on the Heritage Register.

What happens if the proposal contravenes an encumbrance on title?

Encumbrances may affect or limit your proposal or prevent it from proceeding. Section 61(4) of the *Planning and Environment Act 1987* for example, prevents a Council from granting a permit if it would result in a breach of a registered restrictive covenant. If the proposal contravenes any encumbrance, contact the Council for advice on how to proceed.

You may be able to modify your proposal to respond to the issue. If not, separate procedures exist to change or remove the various types of encumbrances from the title. The procedures are generally quite involved and if the encumbrance relates to more than the subject property, the process will include notice to the affected party.

 You should seek advice from an appropriately qualified person, such as a solicitor, if you need to interpret the effect of an encumbrance or if you seek to amend or remove an encumbrance.



Why is title information required?

Title information confirms the location and dimensions of the land specified in the planning application and any obligations affecting what can be done on or with the land.

As well as describing the land, a full copy of the title will include a diagram or plan of the land and will identify any encumbrances, caveats and notices.

What is a 'full' copy of the title?

The title information accompanying your application must include a 'register search statement' and the title diagram, which together make up the title.

In addition, any relevant associated title documents, known as 'instruments', must also be provided to make up a full copy of the title.

Check the title to see if any of the types of encumbrances, such as a restrictive covenant, section 173 agreement, easement or building envelope, are listed. If so, you must submit a copy of the document (instrument) describing that encumbrance. Mortgages do not need to be provided with planning applications.

▲ Some titles have not yet been converted by Land Registry into an electronic register search statement format. In these earlier types of titles, the diagram and encumbrances are often detailed on the actual title, rather than in separate plans or instruments.

Why is 'current' title information required?

It is important that you attach a current copy of the title for each individual parcel of land forming the subject site, that is dated no older than 3 months from application lodgement.

'Current' title information accurately provides all relevant and up-to-date information.

▲ Copies of title documents can be obtained from Land Registry: Level 10, 570 Bourke Street, Melbourne; 03 8636 2010; www.landata.vic.gov.au – go direct to "titles & property certificates".

Applicant and Owner Details

This section provides information about the permit applicant, the owner of the land and the person who should be contacted about any matters concerning the permit application.

The applicant is the person or organisation that wants the permit. The applicant can, but need not, be the contact person.

In order to avoid any confusion, the Council will communicate only with the person who is also responsible for providing further details. The contact may be a professional adviser (e.g. architect or planner) engaged to prepare or manage the application. To ensure prompt communications, contact details should be given.

Check with council how they prefer to communicate with you about the application. If an email address is provided this may be the preferred method of communication between Council and the applicant/contact.

The owner of the land is the person or organisation who owns the land at the time the application is made. Where a parcel of land has been sold and an application made prior to settlement, the owner's details should be identified as those of the vendor. The owner can, but need not, be the contact or the applicant.

See **Example 4**.

Declaration

The declaration should be signed by the person who takes responsibility for the accuracy of all the information that is provided. This declaration is a signed statement that the information included with the application is true and correct at the time of lodgement.

The declaration can be signed by the applicant or owner. If the owner is not the applicant, the owner must either sign the application form or must be notified of the application which is acknowledged in the declaration.

▲ Obtaining or attempting to obtain a permit by wilfully making or causing any false representation or declaration, either orally or in writing, is an offence under the *Planning and Environment Act 1987* and could result in a fine and/or cancellation of the permit.

Need help with the Application?

If you have attended a pre-application meeting with a Council planner, fill in the name of the planner and the date, so that the person can be consulted about the application once it has been lodged.

Checklist

What additional information should you provide to support the proposal?

You should provide sufficient supporting material with the application to describe the proposal in enough detail for the Council to make a decision. It is important that copies of all plans and information submitted with the application are legible.

There may be specific application requirements set out in the planning scheme for the use or development you propose. The application should demonstrate how these have been addressed or met.

The checklist is to help ensure that you have:

- provided all the required information on the form
- included payment of the application fee
- attached all necessary supporting information and documents
- completed the relevant Council planning permit checklist
- signed the declaration on the last page of the application form

▲ The more complete the information you provide with your permit application, the sooner Council will be able to make a decision.

Lodgement

The application must be lodged with the Council responsible for the planning scheme in which the land affected by the application is located. In some cases the Minister for Planning or another body is the responsible authority instead of Council. Ask the Council if in doubt.

Check with Council how they prefer to have the application lodged. For example, they may have an online lodgement system, prefer email or want an electronic and hard copy. Check also how many copies of plans and the size of plans that may be required.

Contact details are listed in the lodgement section on the last page of the form.

▲ Approval from other authorities: In addition to obtaining a planning permit, approvals or exemptions may be required from other authorities or Council departments. Depending on the nature of your proposal, these may include food or health registrations, building permits or approvals from water and other service authorities.

EXAMPLES

Example 1

The Land i

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

Street Address *

Unit No.: 4	St. No.: 26	St. Name: Planmore Avenue
Suburb/Locality: HAWTHORN		Postcode: 3122

Formal Land Description *
Complete either A or B.

A Lot No.: **2** Lodged Plan Title Plan Plan of Subdivision No.: **LP93562**

OR

B Crown Allotment No.: _____ Section No.: _____

Parish/Township Name: _____

This information can be found on the certificate of title.

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

Example 2

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

Construction of two, double-storey dwellings and construction of two new crossovers.

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

Example 3

Existing Conditions i

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.

Single dwelling.

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

Example 4

Applicant and Owner Details i

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

Applicant *

The person who wants the permit.

Please provide at least one contact phone number *

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

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.

Name:

Title: Mr	First Name: Len	Surname: Browning
Organisation (if applicable): Responsible Developers P/L		
Postal Address: _____ If it is a P.O. Box, enter the details here:		
Unit No.: 4	St. No.: 12	St. Name: Ardour Lane
Suburb/Locality: Wycheproof		State: Vic Postcode: 3527

Contact information for applicant OR contact person below

Business phone: 9123 4567	Email: tcpl@bigpond.net.au
Mobile phone: 0412 345 678	Fax: 9123 4567

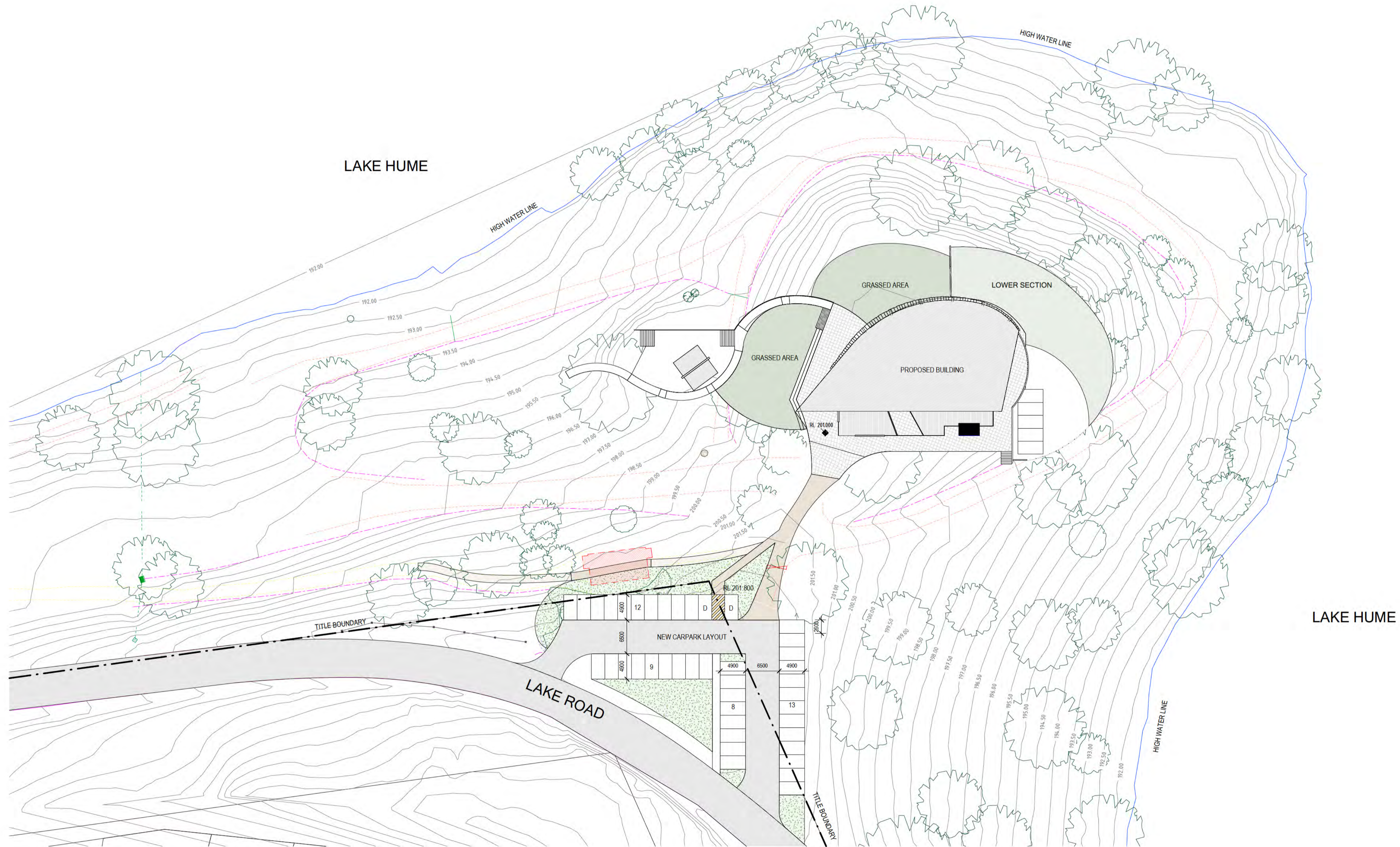
Contact person's details* Same as applicant

Name:

Title: Mr	First Name: Andrew	Surname: Hodge
Organisation (if applicable): Town Planning Consultants		
Postal Address: _____ If it is a P.O. Box, enter the details here:		
Unit No.:	St. No.:	St. Name: PO Box 111
Suburb/Locality: Parkdale		State: Vic Postcode: 3194

Name: Same as applicant

Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address: _____ If it is a P.O. Box, enter the details here:		
Unit No.:	St. No.:	St. Name:
Suburb/Locality:		State: Postcode:
Owner's Signature (Optional):		Date: _____ <small>day / month / year</small>



SITE PLAN

BELLBRIDGE BOATHOUSE

FILE: R:\Projects & Proposals\G23009 Bellbridge Boat Shed\7.0 Architectural Drawings\G23009 Bellbridge Boat Shed.rvt

CLIENT:
TOWONG SHIRE
SITE ADDRESS:



FOUR18.COM.AU
info@four18.com.au
2 Wright Place Geelong
PO Box 748 Geelong 3220
T: 03 5222 5944 F: 5222 5049

TOWN PLANNING



DATE: 28/07/2023
JOB NO: G23009
SCALE: 1:400 @A1
DRAWING NO:

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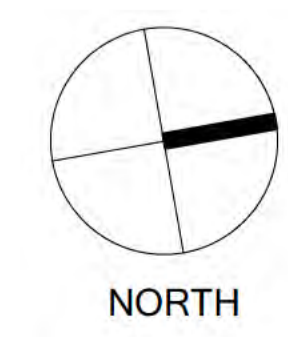
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SITE PLAN SETBACKS
BELLBRIDGE BOATHOUSE

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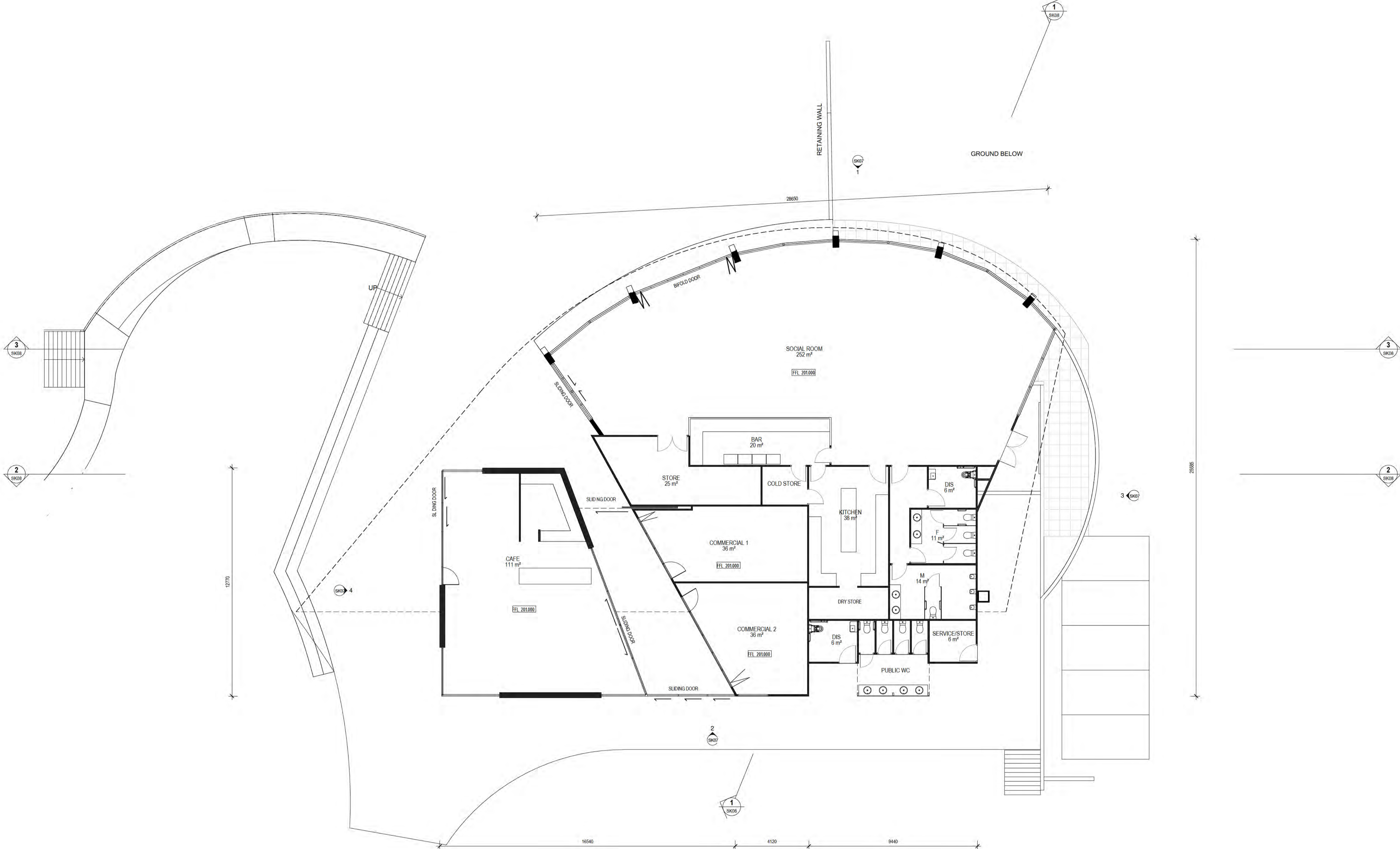


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DATE: 28/07/2023
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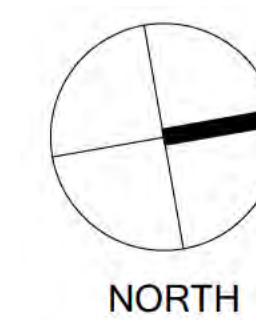
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FLOOR PLAN
 BELLBRIDGE BOATHOUSE

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 SITE ADDRESS:



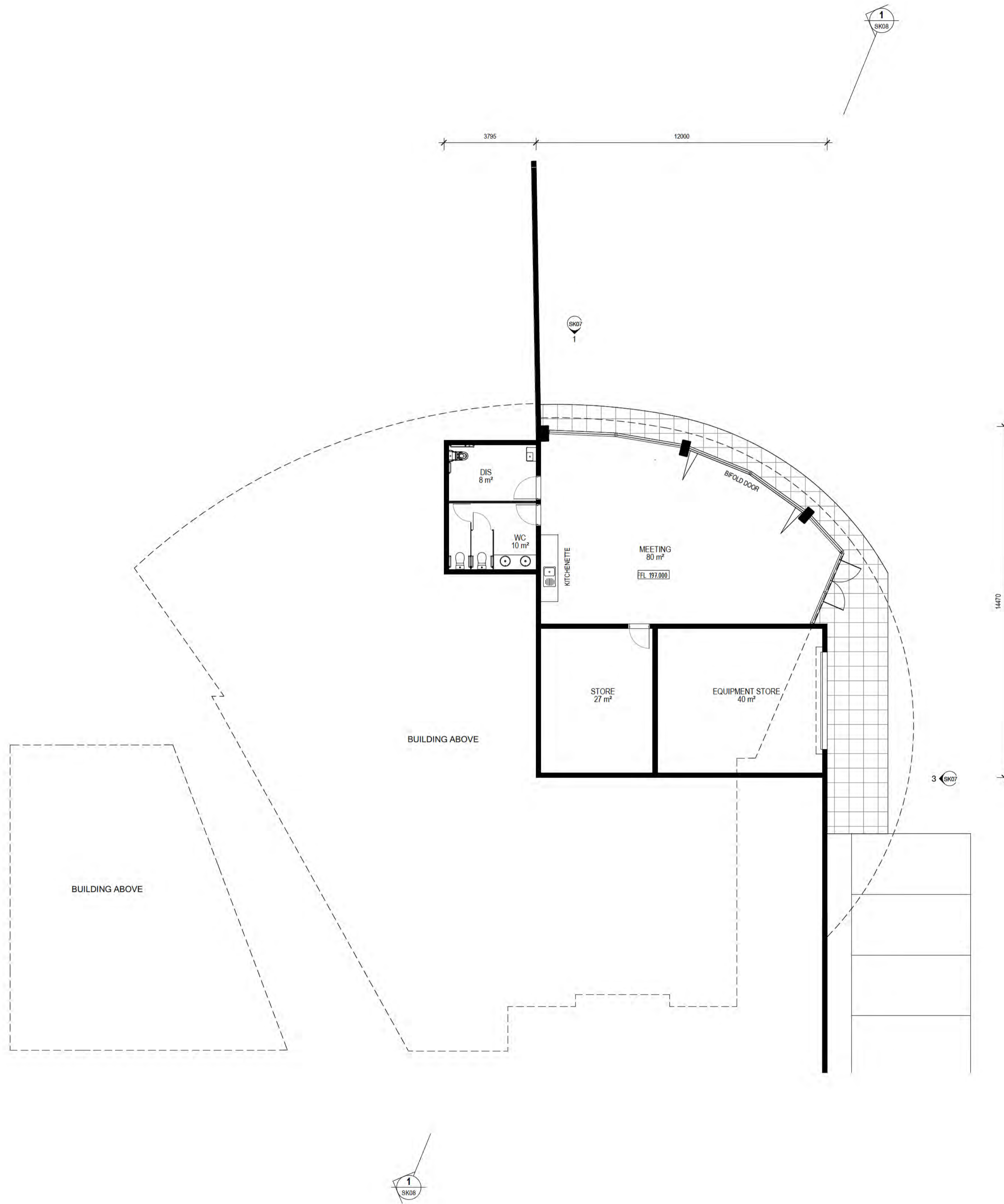
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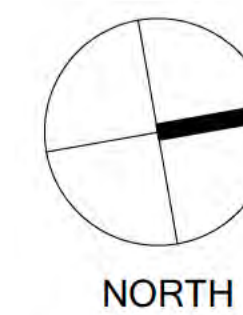
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BELOW GROUND
 BELLBRIDGE BOATHOUSE

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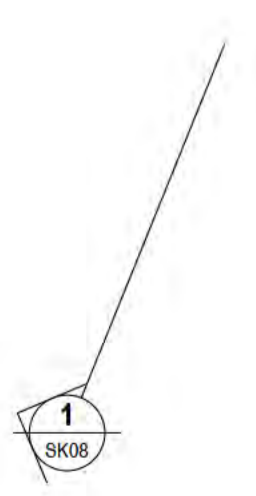
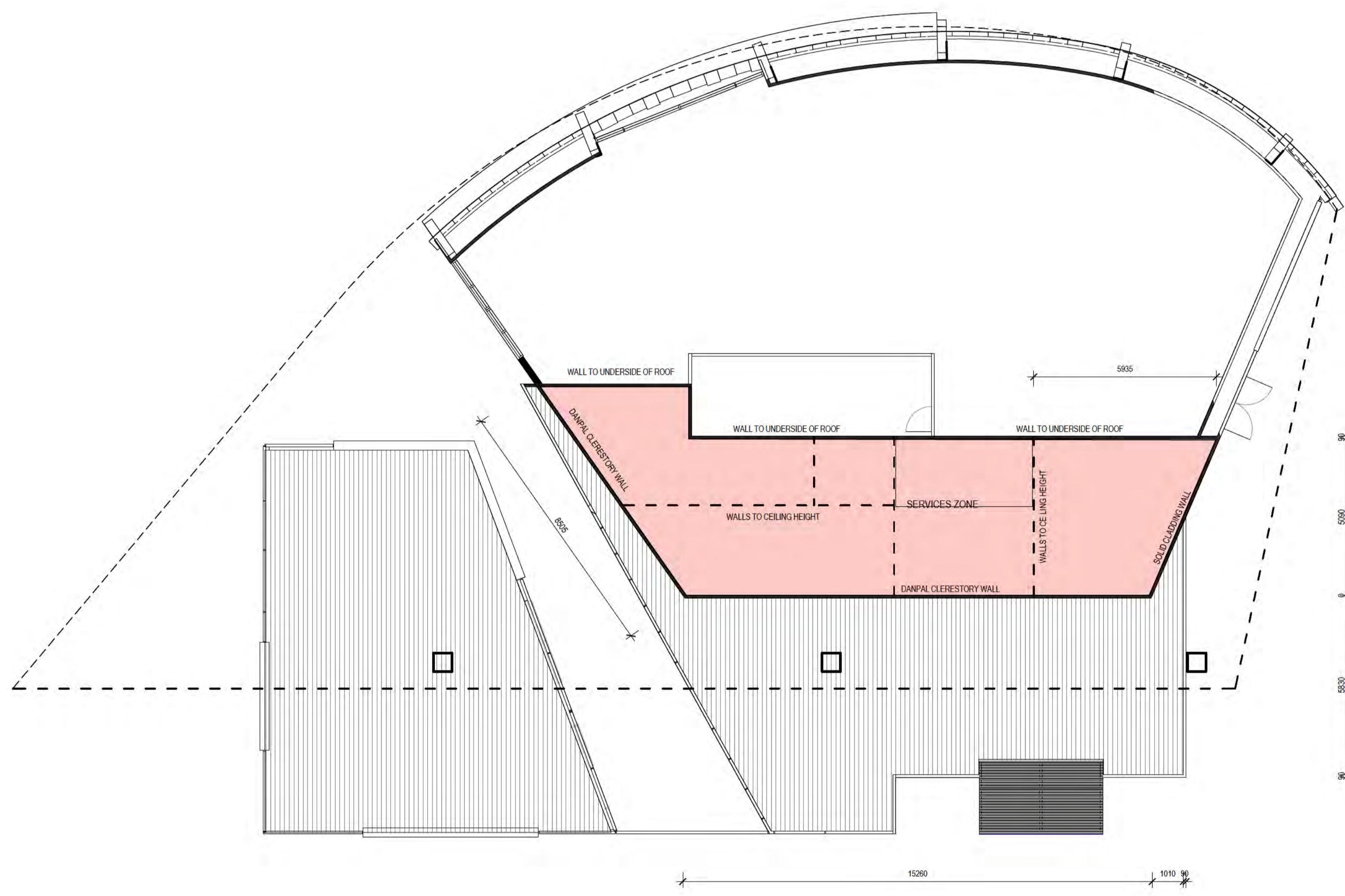
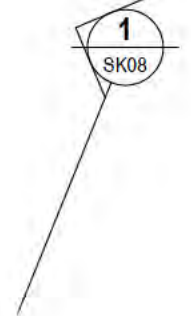


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TOWN PLANNING

DATE: 28/07/2023
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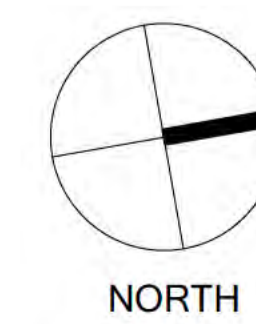
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CLERESTORY LEVEL
 BELLBRIDGE BOATHOUSE

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CLIENT:
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 SITE ADDRESS:



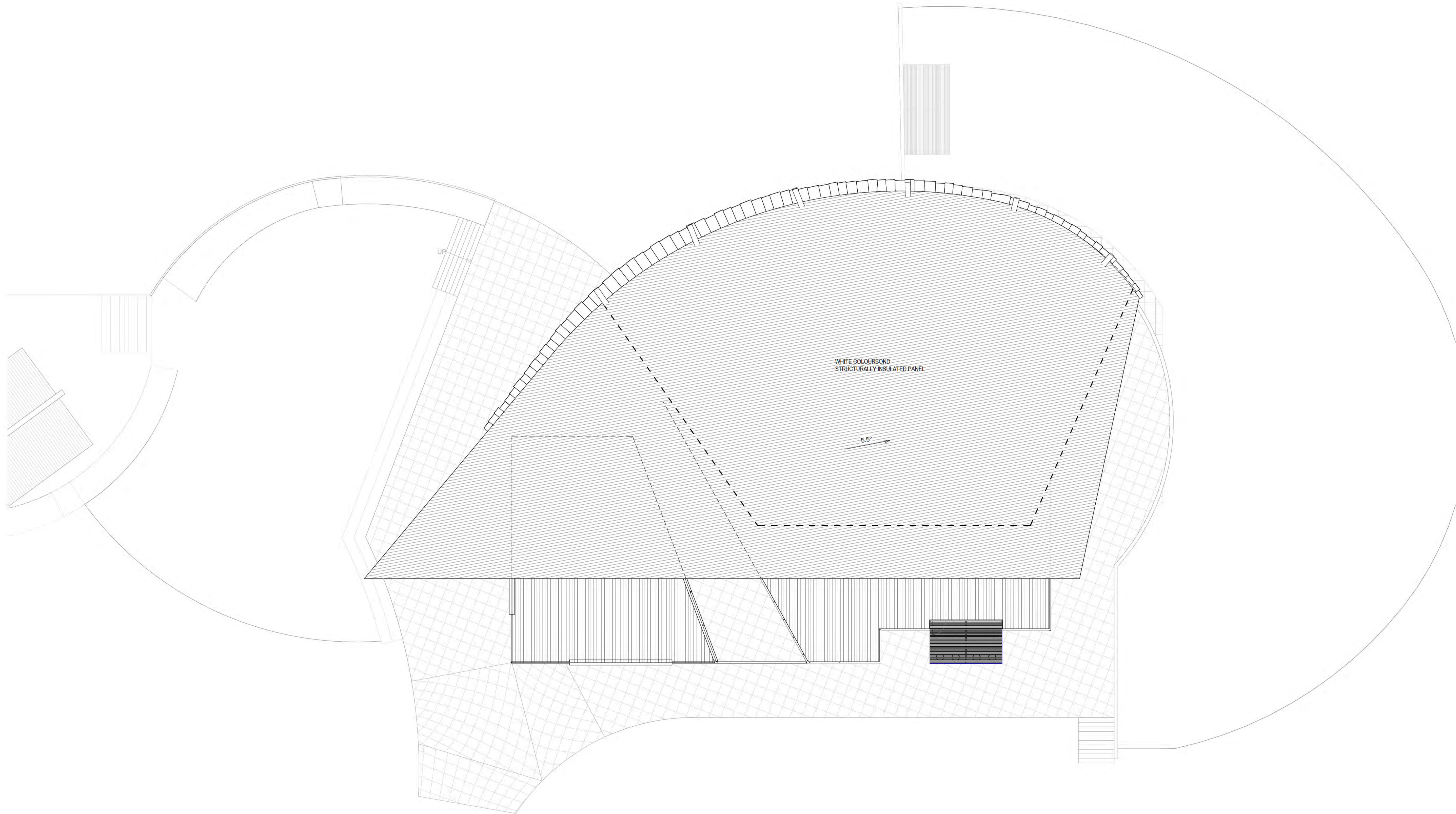
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DATE: 28/07/2023
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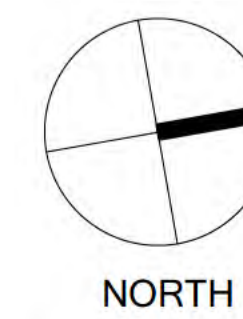
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ROOF PLAN
 BELLBRIDGE BOATHOUSE

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CLIENT:
TOWONG SHIRE
 SITE ADDRESS:

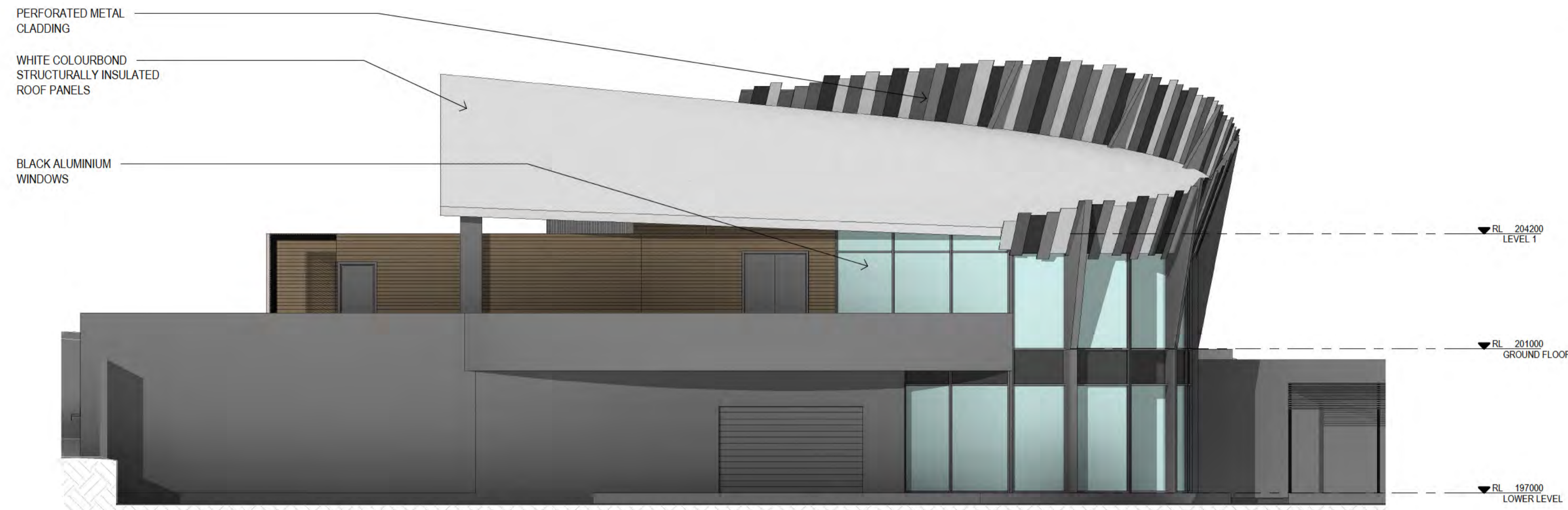


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TOWN PLANNING

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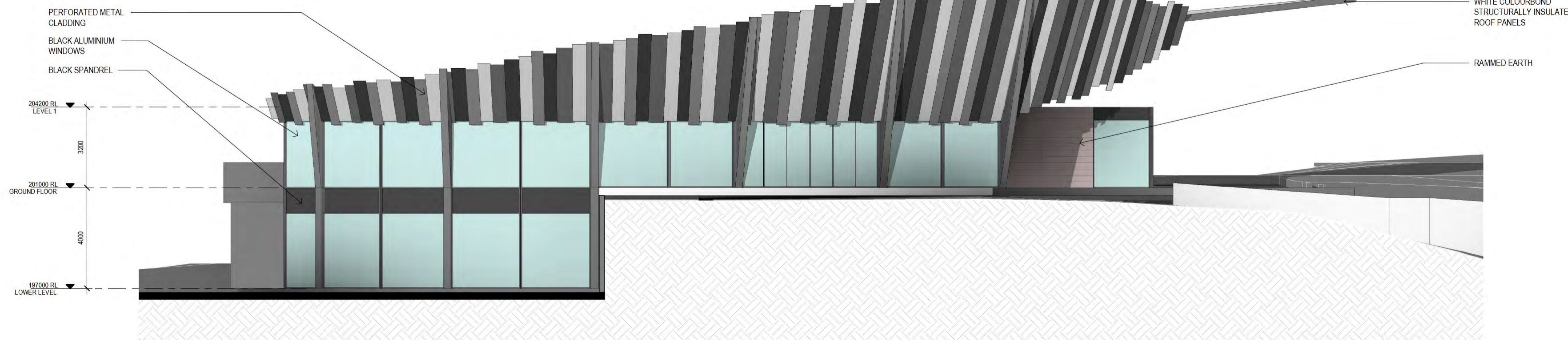
3 ELEVATION 1 : 100
NORTH ELEVATION



4 ELEVATION 1 : 100
SOUTH ELEVATION



2 ELEVATION 1 : 100
EAST ELEVATION



1 ELEVATION 1 : 100
WEST ELEVATION

ELEVATIONS
BELLBRIDGE BOATHOUSE

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CLIENT:
TOWONG SHIRE
SITE ADDRESS:

NORTH

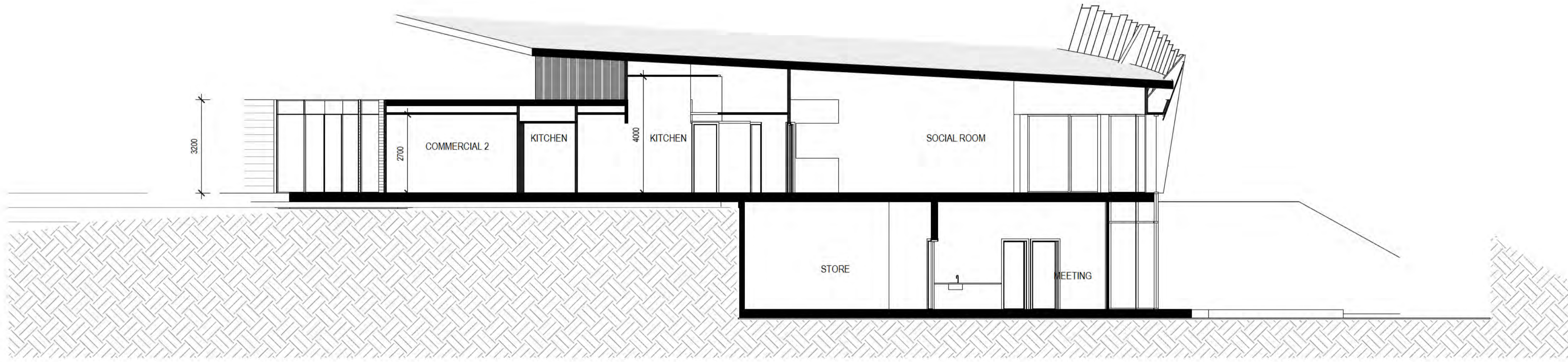


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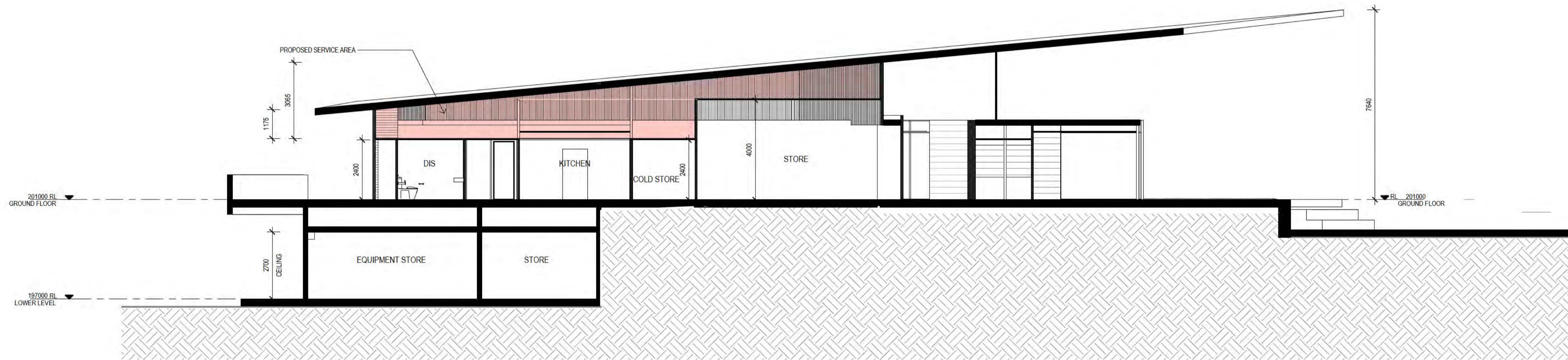
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DATE: 28/07/2023
JOB NO: G23009
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DRAWING NO: SK07

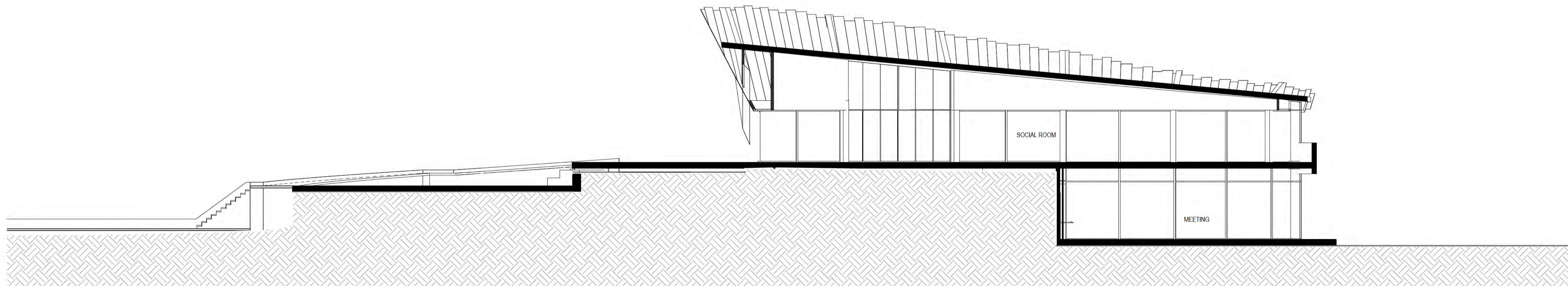
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1 ELEVATION 1 : 100
SK03 Section 1



2 SECTION 1 : 100
SK03 Section 3



3 SECTION 1 : 100
SK03 Section 2

SECTIONS
BELLBRIDGE BOATHOUSE

FILE: R:\Projects & Proposals\G23009 Bellbridge Boat Shed\7.0 Architectural Drawings\G23009 Bellbridge Boat Shed.rvt

CLIENT:
TOWONG SHIRE
SITE ADDRESS:

NORTH



FOUR18.COM.AU
info@four18.com.au
2 Wright Place Geelong
PO Box 748 Geelong 3220
T: 03 5222 5944 F: 5222 5049

TOWN PLANNING



DATE: 28/07/2023
JOB NO: G23009
SCALE: 1 : 100 @A1
DRAWING NO:

SK08

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3D VIEW

BELLBRIDGE BOATHOUSE

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TOWONG SHIRE
SITE ADDRESS:

NORTH



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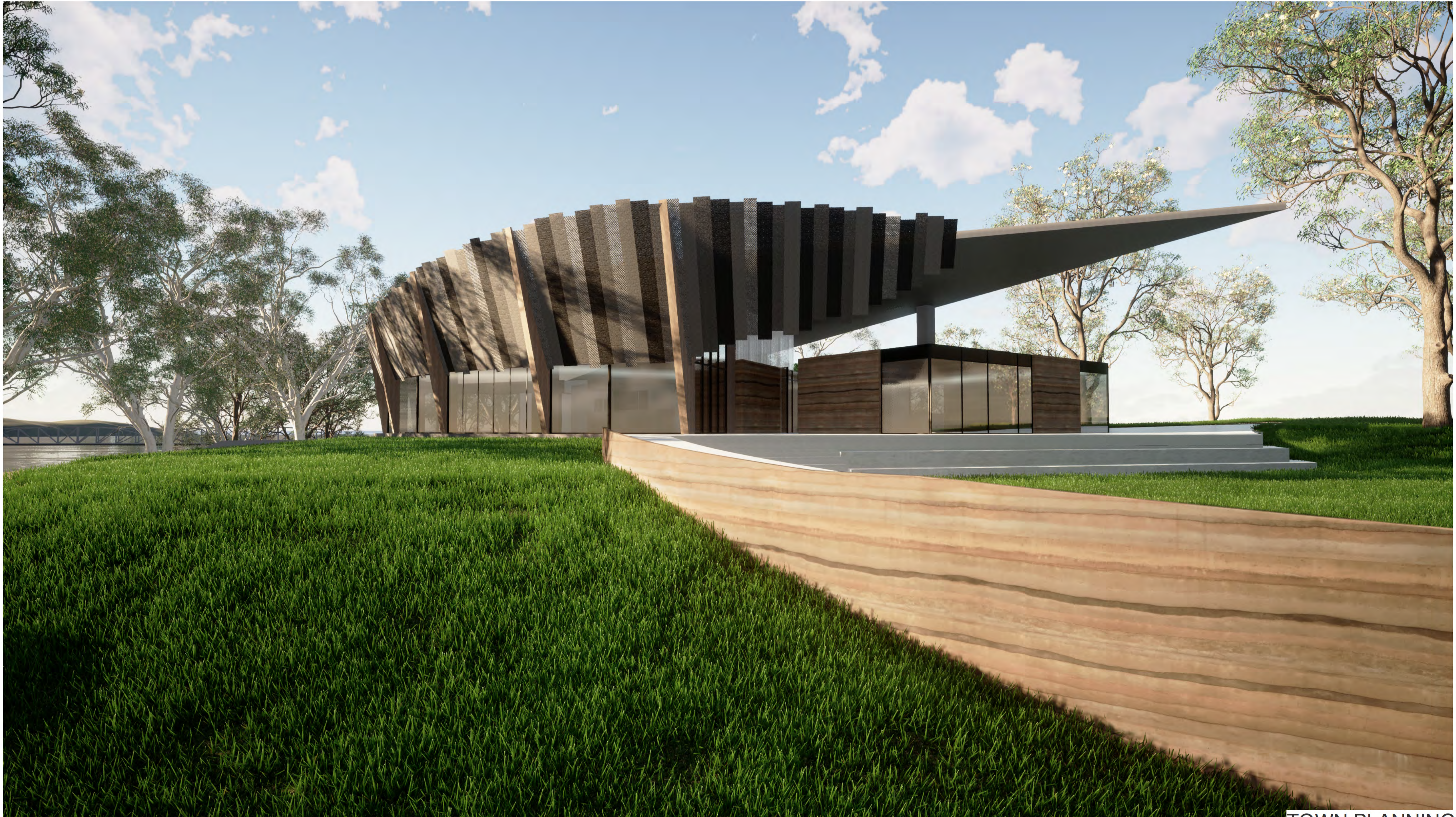
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JOB NO: G23009
SCALE:
DRAWING NO:

@A1

SK09

TOWN PLANNING

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TOWN PLANNING

3D VIEW

BELLBRIDGE BOATHOUSE

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CLIENT:
TOWONG SHIRE

SITE ADDRESS:

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DATE: 28/07/2023
JOB NO: G23009
SCALE: @A1
DRAWING NO:

SK 10

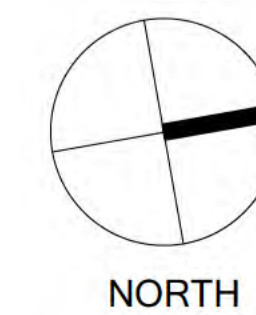
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CARPARK LAYOUT
 BELLBRIDGE BOATHOUSE

FILE: R:\Projects & Proposals\G23009 Bellbridge Boat Shed\7.0 Architectural Drawings\G23009 Bellbridge Boat Shed.rvt

CLIENT:
TOWONG SHIRE
 SITE ADDRESS:



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 T: 03 5222 5944 F: 5222 5049



TOWN PLANNING
 DATE: 28/07/2023
 JOB NO: G23009
 SCALE: 1:100 @A1
 DRAWING NO:

SK 12

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Bellbridge Boathouse existing site photos





Re: Aboriginal Cultural Heritage Due Diligence Assessment – Bellbridge Boathouse development, Bellbridge, VIC 3691.

Dear [REDACTED]

Thank-you for the opportunity to assist you with the proposed Bellbridge Boathouse development, Bellbridge, VIC 3691 (Attachment 1). Please be advised that in this engagement, I am assuming the role as your Heritage Advisor (HA) as defined under section 189(1) of the Aboriginal Heritage Act 2006 (“the Act”). In this capacity, I have been recognized by Aboriginal Victoria (AV) as possessing the appropriate skills that are directly relevant to the management of Aboriginal cultural heritage.

Red-Gum understands that the current proposal is to conduct a range of works within Bellbridge township to re-develop the existing Lake Hume Boat Club building. Red-Gum understand that works are likely to include the demolition of the existing Lake Hume Boat Club and reconstruction of the new Bellbridge Boat Club in part of the current boat club footprint. Fencing, gates, parking space, footpath construction, stripping of existing topsoil and grasses, signage relocation/installation and landscaping works are also included. All infrastructure associated with the current Lake Hume Boat Club will also be demolished apart from the existing picnic area. Works will be conducted on the west side of Bellbridge at the northern end of Lake Road, adjacent to the Hillcrest Avenue intersection. Towong Shire Council has engaged Red-Gum to conduct the following Aboriginal Cultural Heritage Due Diligence Assessment to ensure that no Aboriginal places, will be harmed, or are likely to be harmed by the proposal in its current form.

Desktop Assessment

A desktop assessment reviewed the relevant geographic region, registered Aboriginal places, land use history and ethno-history, landforms and geology to produce a ‘likelihood model’ for the activity area. The desktop assessment concluded that in relation to the activity area:

1. There are zero (0) Aboriginal places immediately adjacent to the Activity area registered on the Aboriginal Cultural Heritage Register and Information System (ACHRIS). There are twenty-one (21) previously recorded Aboriginal places within 2km of the Activity area consisting of twenty (n=20) artefact scatters and one (n=1) earth feature. The nearest registered site is an artefact scatter VAHR 8325-0178-1 listed as ‘W4/D3/2’, 114 m to the North-west corner of the Activity area.
2. There are no (zero) statutory areas of cultural heritage sensitivity on the activity area; although the activity area is situated on Lake Hume, it is out of the natural profile and more than 200m from a named waterway (Murray River).
3. There are no non-statutory areas of cultural heritage sensitivity within the Activity area.

Previously Recorded Aboriginal Places

A search of Aboriginal Cultural Heritage Register and Information System (ACHRIS) revealed that there are twenty-one (21) recorded Aboriginal Places within a 2 km buffer of the Activity area (Attachment 3) consisting of twenty (20) Artefact scatters, and one (1) earth feature. The closest is an Artefact scatter VAHR 8325-0178 which is 146m to the Northwest of the western extent of the works.

None of these places are located within the Activity area, and the majority of artefact scatters have been recorded around the foreshore of Lake Hume – below the high-water line. The location of places in this region in relation to current water sources does not reflect the landscape as it would have been at the time these locations were utilised by Aboriginal people as, prior to the damming of the Murray River to form Lake Hume, the Murray River would have flowed west of the eastern Lake Hume foreshore. It is because of these changes in the water line due to the damming of Lake Hume, that it is unlikely that any pre-existing Aboriginal Places along the historical Murray River corridor (pre damming) will be impacted by the proposed works.

The closest site is an Artefact Scatter VAHR 8325-0178-1 listed as 'W4/D3/2' located 114m northwest of the Activity area which was recorded in 2004 by Johan Kamminga. Other nearby sites include Artefact scatters VAHR 8325-0179, VAHR 8325-0177 and VAHR 8325-0180, all within 500 m of the Activity area which were recorded by Kamminga in 2004 and consisted of artefact scatters along the foreshore of Lake Hume.

Aboriginal Place No	Aboriginal Place Name	Component Place Number	Component Type
8325-0062	HUME BASIN 37	8325-0062-1	Artefact Scatter
8325-0070	HUME BASIN 40	8325-0070-1	Artefact Scatter
8325-0070	HUME BASIN 40	8325-0070-2	Earth Feature
8325-0071	HUME BASIN 39	8325-0071-1	Artefact Scatter
8325-0073	HUME BASIN 36	8325-0073-1	Artefact Scatter
8325-0075	HUME BASIN 38	8325-0075-1	Artefact Scatter
8325-0177	W4/D3/1	8325-0177-1	Artefact Scatter
8325-0178	W4/D3/2	8325-0178-1	Artefact Scatter
8325-0179	W4/D3/3	8325-0179-1	Artefact Scatter
8325-0180	W4/D3/4	8325-0180-1	Artefact Scatter
8325-0181	W4/D3/5	8325-0181-1	Artefact Scatter
8325-0182	W4/D3/6	8325-0182-1	Artefact Scatter
8325-0183	W4/D3/7	8325-0183-1	Artefact Scatter
8325-0184	W4/D3/8	8325-0184-1	Artefact Scatter
8325-0185	W4/D3/9	8325-0185-1	Artefact Scatter
8325-0186	W4/D3/10	8325-0186-1	Artefact Scatter
8325-0187	W4/D3/11	8325-0187-1	Artefact Scatter
8325-0188	W4/D3/12	8325-0188-1	Artefact Scatter
8325-0189	W4/D3/13	8325-0189-1	Artefact Scatter
8325-0190	W4/D3/14	8325-0190-1	Artefact Scatter
8325-0366	W7/D3/1	8325-0366-1	Artefact Scatter

Aboriginal Site Prediction Model

Many reports previously commissioned in the area, indicate that quartz dominates artefact assemblages in the region, likely as material was locally sourced making the items of 'low value' so pieces were used and discarded rather than preserved. Place distribution is associated with proximity to a water source and places are more likely to be located on flat to gently sloping land in proximity to water. Generally speaking, and considering the findings of previous assessments in the North East region:

1. Artefact scatters were predicted to be found in flat gently sloping areas near accessible water and resources; larger sites found at lower elevations and smaller sites in upland areas; sites near to rivers and streams likely to be buried under alluvial deposits; and, in steep terrain and highland areas, sites occur around sheltered areas, ridgelines, spurs, saddle and rocky knolls.
2. Scarred trees are possible anywhere where mature stands of eucalypt remnant vegetation occurs, especially along creeks and rivers at low elevations.
3. Quarries are associated with exposed rock outcrops.

4. Rock art sites are associated with rock shelters and overhangs, especially in granite areas on low/mid slopes.
5. Mounds are related with the Murray River, major permanent watercourses and adjoining wetlands.

Field Assessment

Based on the results of the desktop assessment, a 'Site Inspection' was conducted on 20/7/2022 (by myself) and no (zero) Aboriginal cultural heritage was found. Ground surface visibility (GSV) ranged from fair (30-50%), good (50-70%) and very good (70-100%) over the site due to it being predominantly disturbed informal vehicle access, concrete surfaces surrounding the existing building and exotic grasses. Overall, effective survey coverage was achieved for 100% of the site – in that it was all walked comprehensively.

The assessment was extended to the highly developed banks of the named waterways of Lake Hume, west of the township. The area was assessed for likely strategic resources, routes of movement, vantage points, landforms and disturbances.

The surrounding area has been extensively disturbed by vegetation clearing, utilities installation, housing development, and road construction - leaving a significantly modified landform. The existing road formations and urban development has resulted in a significant level of disturbance, evident in the wide array of gravels and surface formations across the survey area. No trees on site were of scar age and all appeared to be revegetation, all were inspected for scarring regardless, particularly those proposed to be removed.

No (zero) Aboriginal cultural heritage was found in these areas. The activity area itself has been extensively disturbed by the establishment of the existing infrastructure and utilities, informal roadways and cut and fill processes (Attachment 4). The assessment demonstrated that in relation to the activity area:

- (i) No surface archaeological component was found during the survey;
- (ii) There are no (zero) designated statutory areas of *cultural heritage sensitivity* on the site;
- (iii) Like the surrounding township and access roads (Activity area) has been subject to some form of ***Significant Disturbance*** as it is defined in r.4 of the Regulations. This is due to the construction of the existing Lake Hume Boat Club on the foreshore at Bellbridge.

Point (iii) is important when considering the future works on the site. Pursuant to Division 5, Part 2 of the Act, if all or part of any proposed activity is a *high impact* activity or if all or part of the Activity area is a statutory area of cultural heritage sensitivity, pursuant to Division 3, Part 2 of the Act, then development of a Cultural Heritage Management Plan (CHMP) is mandatory and required before any statutory authorisation for the activity can be given. However, the *Aboriginal Heritage Act 2006 Practice Note: Significant Ground Disturbance* states that a CHMP does not need to be prepared for a high impact activity if all the area of cultural heritage sensitivity within the Activity area has been subject to significant ground disturbance.

As stated in the Practice Note, the burden of *proving* that an area has been subject to significant ground disturbance rests with the 'sponsor' of the activity (in this case Towong Shire Council). I contend that after site inspection, literature review and desk-top assessment – *the entire activity area has been subject to significant ground disturbance and that in my opinion, a CHMP is not warranted on this occasion.* I submit the following as evidence to support my contention.

Assessment Summary

The impact on any sub surface cultural heritage (from these activities) within the activity area has not been entirely quantified, however the inherent risk of encountering artefacts & indeed archaeological layers on the activity area is in my opinion *very low*. In conclusion:

- There are zero (0) places within the Activity area (in the same landform) registered on the Aboriginal Cultural Heritage Register and Information System (ACHRIS).
- **No** surface archaeological component was found during the survey.
- There are no (zero) designated statutory areas of cultural heritage sensitivity on the site;
- 100% of the site has been subject to *Significant Disturbance* as it is defined in r.4 of the Regulations.
- In my opinion, the risk of the proposed development harming Aboriginal cultural heritage is considered very low and a CHMP is not warranted for the proposed activities, on this occasion.

However, I feel it is important to note that **all Aboriginal cultural heritage is protected under the Act** and the discovery of any Aboriginal cultural heritage during the conduct of the activity (without an approved voluntary CHMP or Cultural Heritage Permit) may result in the cessation of works and costly delays until the Aboriginal cultural heritage is managed appropriately pursuant to the Act.

Contingencies

If any Aboriginal cultural material is uncovered during the works, contingency measures as outlined below should be followed:

1. The person who discovers Aboriginal cultural heritage during the activity will immediately notify the person in charge of the activity.
2. The person in charge will order that all works should cease within 5m of the general area, and a 5m fenced buffer area will be established. Scheduled works may continue if they do not impact on this area.
3. The person in charge of the activity must contact a Heritage Advisor within 24 hours. Aboriginal Victoria is to be involved in an on-site investigation and assessment of the significance of the cultural heritage.
4. Within a period not exceeding 3 working days a decision/recommendation will be made by Aboriginal Victoria as to the process to be followed to manage the Aboriginal cultural heritage in a manner, which complies with the Aboriginal Heritage Regulations 2007, and is culturally appropriate.

Please also be advised that any advice and/or opinions offered within this letter does not constitute legal advice or represent those of any third party. Also, the content herein remains the property of Towong Shire Council and it may not be used, reproduced or distributed in any way without their written consent.

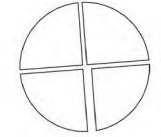
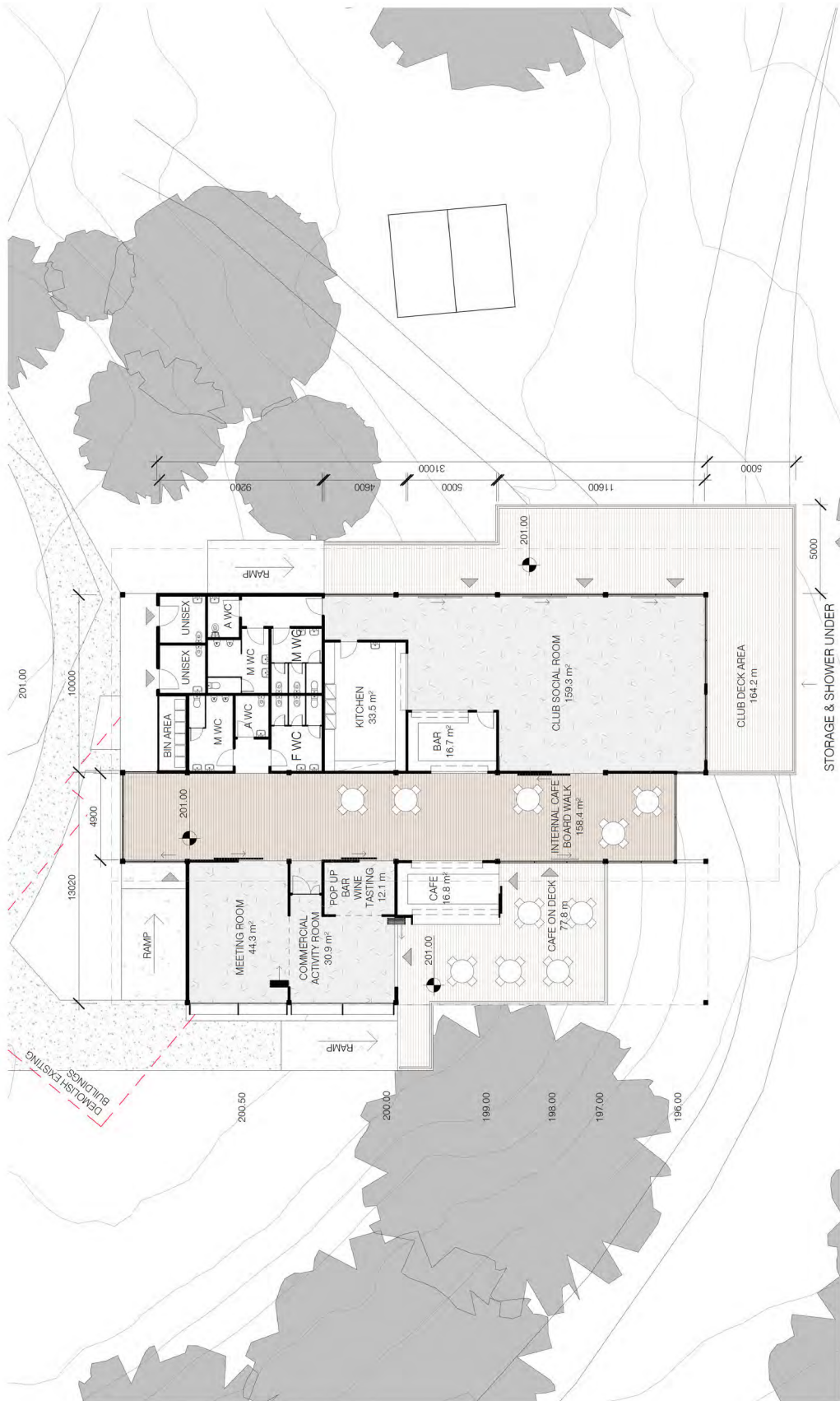
Regards



Mr Damian Wall
BAppSc, MEnvMgt, GradCert CHM, MAACAI
Managing Director

15/8/22

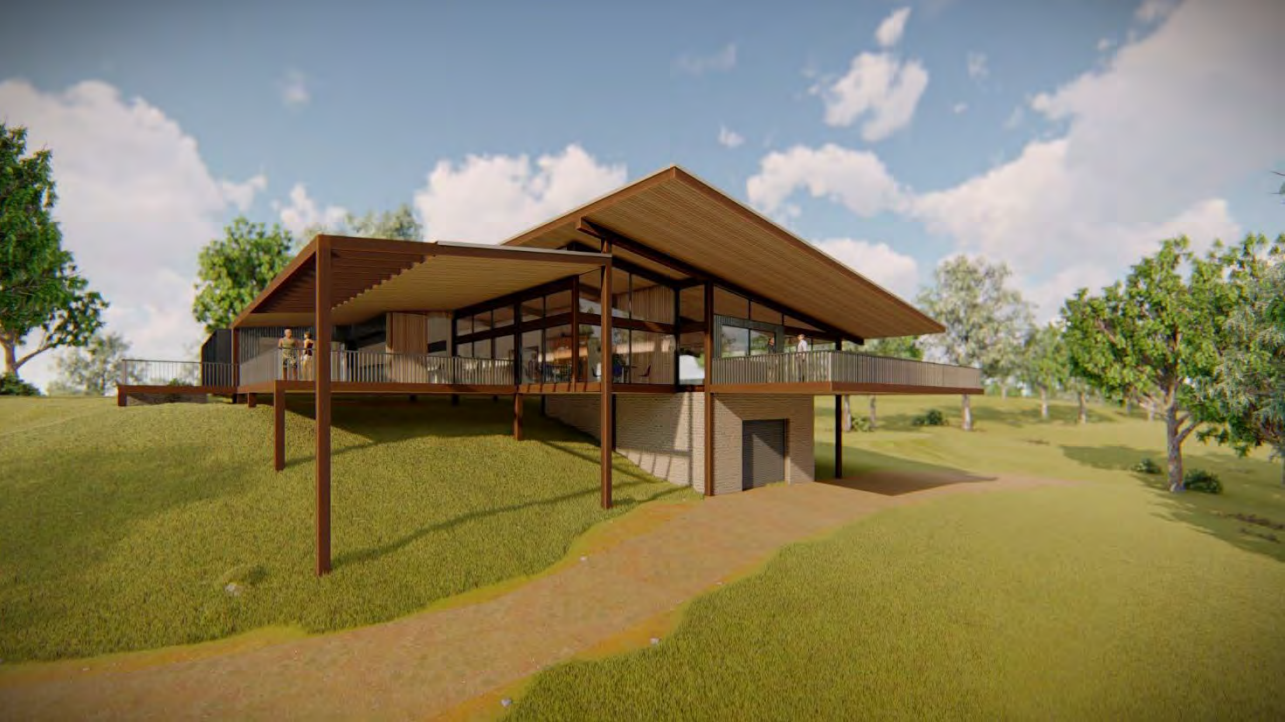
Attachment 1: Proposed works



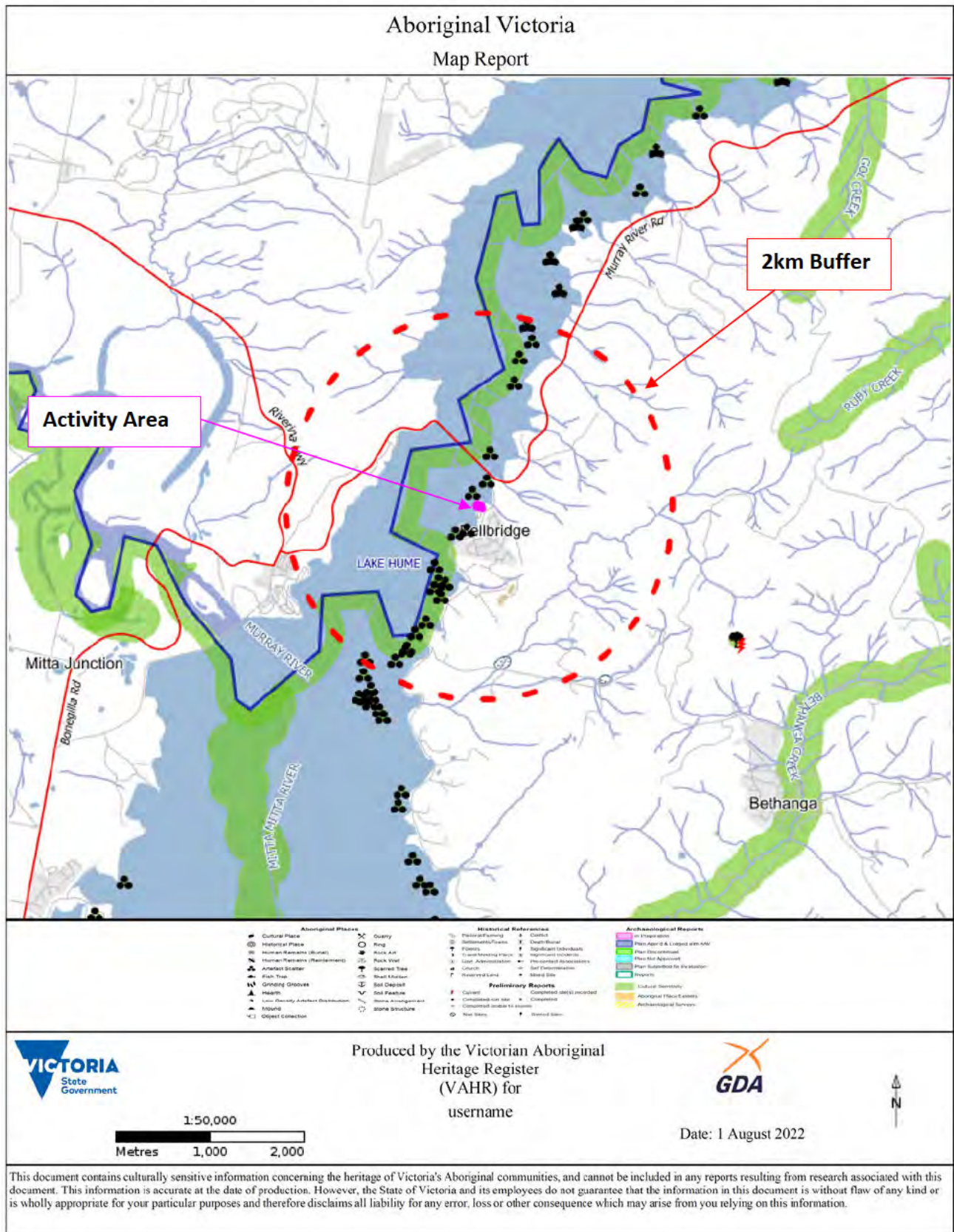
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 DATE: 23/ 12 / 2021
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**BELLBRIDGE
 BOAT CLUB**
 TOWONGSHIRE COUNCIL

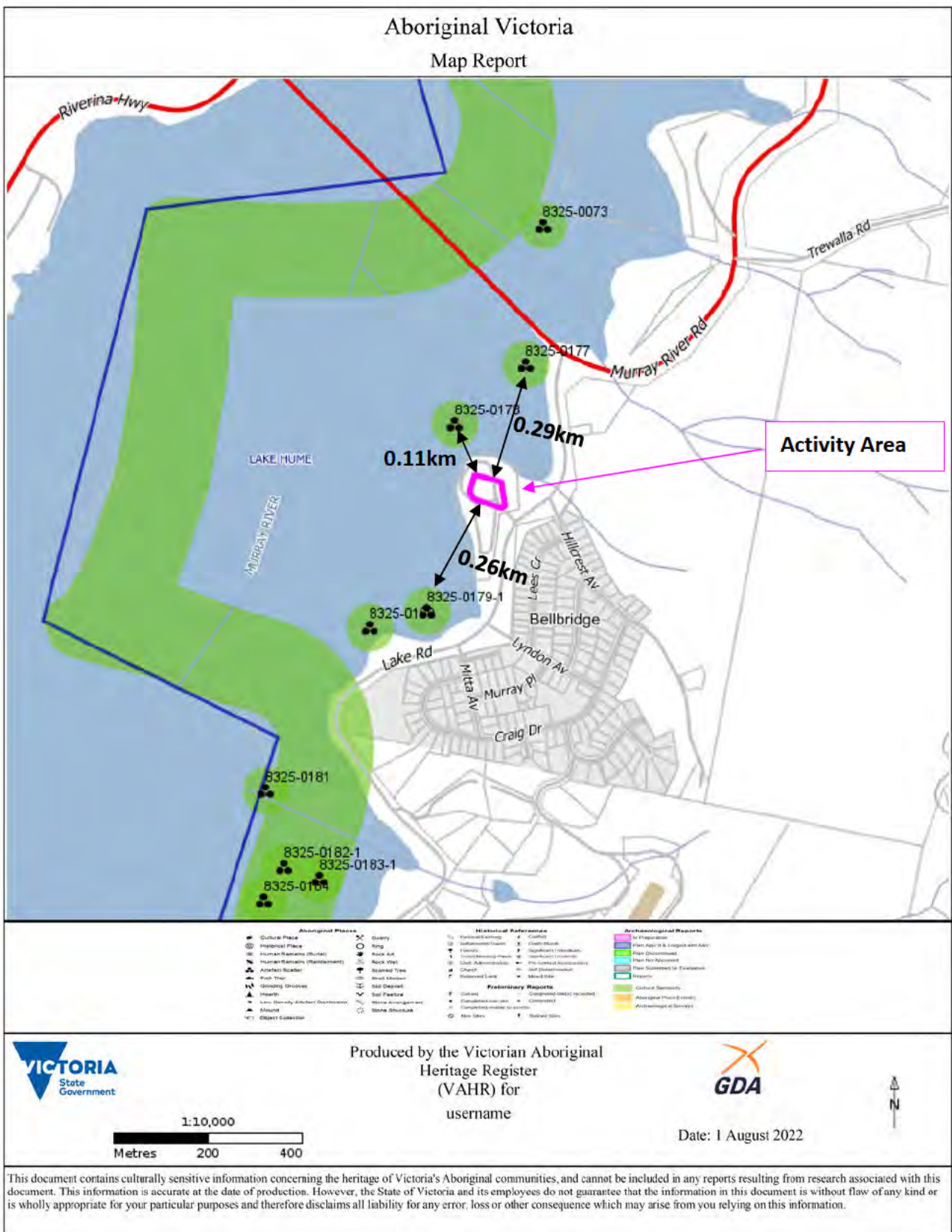
Attachment 1: Proposed works cont.



Attachment 2: Aboriginal Cultural Heritage Register and Information System (ACHRIS) report results



Attachment 3: Aboriginal Cultural Heritage Register and Information System (ACHRIS) report results – Nearest recorded Aboriginal Place



Attachment 4: Site Photos



Photo 1: Eastern side of the Lake Hume Boat Club, imported mixed gravels. Very good GSV. West orientation. D. Wall 2022.



Photo 2: Patches of exposed ground, imported fill, walking path surrounding the boat club. Poor to Good GSV. North orientation. D. Wall. 2022.



Photo 3: Exposed ground, imported gravel road entrance. Very good GSV. East orientation. D. Wall. 2022.



Photo 4: Concrete slab on the west side of the existing Lake Hume Boat Club. Poor to no GSV. North orientation. D. Wall. 2022.



Photo 5: Concrete slab on the southern side of the Boat Club. Poor to no GSV. D. Wall. 2022.



Photo 6: Exposed ground, patches of exotic grass. Very good to good GSV. D. Wall. 2022.



Photo 7: Line of native revegetation, exotic grasses, exposed ground. Very good to good GSV. D. Wall. 2022.



Photo 9: Imported gravel pathway, cut and fill. Very good to poor GSV. South orientation. D. Wall. 2022.



Photo 11: Existing utilities infrastructure, cut and fill. Poor to Good GSV. D. Wall. 2022.



Photo 12: Eroded Lake foreshore. Good GSV. Southeast orientation. D. Wall. 2022.

Thankyou for the opportunity to assist with the project thus far and I am happy to discuss the next steps of the project moving forward.

Regards



Mr Damian Wall
Managing Director
BAppSc, MEnvMgt, GradCert CHM, MAACAI

15/8/2022



Photo 1: Line of native revegetation, exotic grasses, exposed ground. D. Wall. 2022.

21.7.2023
Report No. 23AWG786

Towong Shire Council
50-54 Hanson Street
Corryong, Vic, 3707

**Re: Site Classification for proposed extensions
Bellbridge Boathouse
Bellbridge, Vic, 3691**

1. INTRODUCTION/DESCRIPTION

In accordance with your request on the 10th of July 2023, an investigation was conducted by AWG to determine the geotechnical conditions, to provide a site classification and provide parameters for the footing system design. The site is essentially flat with good surface drainage.



2. FIELD PROCEDURE

On the 19th of July an AWG representative completed four boreholes to a depth of 3000mm to assess the subsurface conditions.

The materials encountered during the field investigation are presented in the attached borehole logs and in general consist of **uncontrolled fill** overlaying sands and clays of low-medium plasticity (SM-CH). Soil moisture conditions are considered consistent with the seasonal variation of the area and time of testing.

Groundwater was not encountered during the investigation.

A classification explanation sheet is attached outlining the terms and symbols used in the preparation of this report.

3. SITE CLASSIFICATION

Based on the results of the investigation the site has been classified as **Class “P” - Problem site** in accordance with AS 2870-2011 Residential Slabs and Footings - Site Classification by surface Movement Calculation.

The existing trees on the allotment have had a significant impact on both the soil and moisture conditions. The presence of trees and the potential disturbance of the soil has been used as a factor when assessing the soil classification. Y_t has been used to assess the impact of the trees.

4. RECOMMENDATIONS

If the trees directly impact the foundations, it is recommended that the stump holes be filled as **Level 1 Controlled Fill AS3798-2007, Guidelines on Earthworks for Commercial and Residential Developments** under the supervision of Civiltest Albury/Wodonga. The fill is to be compacted in 200mm layers by an earthmoving contractor and tested to achieve a minimum of **95%** of standard compaction.

If this procedure is adopted the footings, designed as **Class “P/M-D”**, may be founded in the fill.

If any trees remain within relative proximity to the proposed development, then a root barrier system will need to be put in place to avoid damage to the foundation.

Site scraping will uncover any stumps remaining which must also be removed.

In some cases, tree and stump removal may be problematic and impractical, therefore pier installation may offer an appropriate alternative in terms of foundation integrity, where concerns regarding sub soil conditions exist.

ONCE LEVEL 1 SUPERVISION IS COMPLETED OR ROOT BARRIER SYSTEM IS INSTALLED

The fill may be removed and replaced as controlled fill and tested and certified as such. If this is procedure is adopted the footings, designed as **Class “M-D”**, may be founded in the fill.

If it is found that the fill has been placed as controlled fill, the footings, designed as **Class “M-D”**, may be founded in the fill at a depth of 400mm below existing surface level.

Alternately the footings may be designed for a **Class “M-D”** site classification with the external beams and all strengthening beams and crossbeams founded 200mm below the depth of the fill (see borelog for fill depth).

The footings for a waffle pod slab may be designed for a **Class “M-D”** site classification with the external beams founded a minimum of 200mm below the depth of the fill.

If piers or stumps are used on this site, they should be founded at a minimum of 300mm below the depth of the fill.

If strip footings are used on this site, they should be founded at a minimum of 300mm below the depth of the fill.

The site should be stripped of all vegetation and topsoil, with any areas of soft loose or wet material selectively excavated to provide a firm, working base.

The allowable bearing capacity for this site is 125 kPa beneath the fill.

The allowable end bearing capacity for this site is 250 kPa beneath the fill.

The wind classification for this site is **N2** in accordance with AS 4055 Wind Loads for Housing.

Footings are to be inspected and the applicable bearing capacity confirmed.

5. SITE COMMENTS

If a cut and fill operation is to be performed onsite, it is recommended that any fill be placed under controlled conditions to allow the footings to be placed in the fill.

The planting of trees close to the proposed building should be avoided. Minimum distance from the footing system should be equivalent/equal to the trees mature height.

If existing trees onsite are to remain, additional measures may be required to mitigate damage to the stability of the soils adjacent to the footing system.

The existence of trees (Y_t) may be used as a factor when determining the soil classification.

6. FILL MATERIAL

Some building sites may contain areas of fill, which cannot be visually identified at the time of investigation. It is also often difficult to determine fill from natural insitu materials during a site investigation borehole. If fill is encountered during excavation of footings, and it is not described in the field investigation log, further advice must be obtained.

Where compacted fill is encountered, the amount of compacted fill allowable is up to 800mm of "sand" fill or 400mm of "other" fill. AS 2870 - 2011 provides details of additional construction requirements for controlled fill sites.

7. GENERAL NOTE

The following general measures are recommended in reducing the potential of future building damage:

- Maintain a reasonable distance from building when planting trees or damaging vegetation.
- Monitor watering systems and avoid excessive garden watering.
- Monitor underground services and attend any damage as soon as required.

8. PLAN



9. APPLICATION

This site classification has been prepared specifically for the above project and any data or opinions that are given should not be used out of context to any other job or purpose without analysis and overview from the undersigned. No other investigation work was provided that is not previously described.

This site classification has been based upon field and sample analysis from the locations indicated, the nature and continuity below borehole depth is inferred and it must be considered that further investigation may be required to assess actual conditions of subsurface undisturbed soils.

This report has been prepared to the named client for their use. This report is not intended for any other party and no liability is accepted if this report is passed to another party.

During excavation it is suggested that footings are to be inspected carefully and if any irregularities occur further advice shall be sought.

Albury Wodonga Geotechnical

Prepared by

A handwritten signature in black ink, appearing to read 'J. Hill', enclosed in a thin black rectangular border.

Jesse Hill

Checked by

A handwritten signature in black ink, appearing to read 'P. Vella', written in a cursive style.

Peter Vella

**APPENDIX A
SITE CLASSIFICATION EXPLANATIONS:**

Class	Expected Surface Movement (Ys)	Explanation
A	0mm	Includes many sand, gravel and rock sites with little/no clays. These sites have little/no expected movement and as a result zero moisture variation.
S	0 - 20mm	Slightly reactive sites which exhibit only small movements with moisture variation.
M	20 - 40mm	Moderately reactive sites exhibit moderate amounts of movement with moisture variation. These sites commonly include red/brown silty soils, some sandy clays and loamy soils.
H1	40 - 60mm	Highly reactive sites exhibit high amounts of movement with moisture variation.
H2	60 - 75mm	Highly reactive sites exhibit high amounts of movement with moisture variation.
E	>75mm	Extremely reactive sites which exhibit greater than 75mm of surface movement. Typically, these sites include deep reactive clays, such as black and dark brown soils. These sites typically demand quite expensive footing systems.

In areas of deep seated moisture changes, the site classification shall be modified by the addition of a “-D”.

As indicated previously, the Site Classification must consider many aspects of the site, not just the reactivity of the soil. P sites are those that include other factors that need to be brought to the attention of the owner, builder and footing designer. A “P” classification does not indicate a specific Ys value and is described as a “Problem” site.

The reasons for a P classification include:

- | | |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| P | <ul style="list-style-type: none"> • Clay fill greater <400mm Sand fill <800 • Growth &/or Removal of Trees will cause Abnormal moisture conditions in the subsurface soils; • Unusually high moisture conditions caused by water flow, ponds, dams etc; • Sites with Loose fill which can be either “controlled” or “uncontrolled”. The P Classification depends upon the depth and type of fill; • Sites with poor bearing capacity, soft soils, or soils which are prone to collapse; • Sites prone to mine subsidence, land slip, piping or coastal erosion; • Sites which for one reason or another cannot be classified as normal sites |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

BELLBRIDGE BOAT SHED FEATURE AND LEVEL SURVEY



LOCALITY PLAN
SCALE 1:3000

SHEETS LIST	
SHEET NUMBER	DESCRIPTION
C01	FEATURE AND LEVEL SURVEY
C02	ANNOTATED SURVEY PLAN

LEGEND

SURVEY

- 001 TBM
- 002 TBM
- 003 TIE IN
- 004 INTERMEDIATE POINT
- 005 BACKSIGHT
- 007 CHECK POINT
- 002 INTERMEDIATE POINT
- 003 INTERMEDIATE POINT
- 004 INTERMEDIATE POINT
- 005 INTERMEDIATE POINT
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- 021 INTERMEDIATE POINT
- 022 INTERMEDIATE POINT

RELIEF

- 100 CONTOUR
- 101 TOP BANK
- 102 TIE BANK
- 103 TIE BANK
- 104 NATURAL SURFACE
- 105 TOP SPILL SLOPE

ROAD FURNITURE

- 300 SAMPLE SIGN
- 301 GUARD RAIL
- 302 HELIXITE POST
- 303 SIGN
- 304 LETTER BOX
- 305 TRAFFIC SIGNAL POST
- 306 TRAFFIC SIGNAL BOX
- 307 TRAFFIC SIGNAL TYP ROUND
- 308 TRAFFIC SIGNAL TYP SQUARE
- 309 ELECTRIC TELEPHONE
- 310 UNCLASSIFIED FURNITURE
- 311 GULLY POST
- 312 RUBBER SIGN ROUND
- 313 RUBBER SIGN SQUARE
- 314 SIGN
- 315 ROAD BUS STOP
- 316 ROAD SIGN
- 317 PARKING SIGN
- 318 PARKING SIGN
- 319 PARKING SIGN

DRAINAGE

- 301 OPEN DRAIN INLET
- 302 OPEN DRAIN
- 303 IN FLOW PIPE
- 304 IN FLOW PIPE
- 305 OPEN DRAIN
- 306 OPEN DRAIN
- 307 OPEN DRAIN
- 308 OPEN
- 309 OPEN
- 310 OPEN
- 311 OVERWATER DRAIN
- 312 SPOON DRAIN
- 313 DRAIN
- 314 DRAIN
- 315 UNKNOWN DRAINAGE

ROAD LOCATION

- 401 CENTER LINE (RENDER)
- 402 SPOT ON (RENDER)
- 403 EDGE OF (RENDER)
- 404 CENTER POSITION
- 405 EDGE OF POSITION
- 406 UP OF (RENDER)
- 407 INLET OF (RENDER)
- 408 END OF (RENDER)
- 409 TOP / FACE OF (RENDER)
- 410 POSITION (RENDER)
- 411 DRAINAGE
- 412 TRAIL (RENDER)
- 413 SPOON DRAIN
- 414 POSITION (RENDER)
- 415 POSITION (RENDER)
- 416 ELECTRIC SIGN TOP

LINE MARKING

- 530 PARKING BAY
- 531 CONTINUOUS LINE
- 532 DASHED LINE
- 533 STOP LINE
- 534 ONE WAY LINE
- 535 PEDESTRIAN CROSSING
- 536 CONTINUOUS LINE
- 537 PAVIDENT ARROW STRAIGHT
- 538 PAVIDENT ARROW LEFT TURN
- 539 PAVIDENT ARROW RIGHT TURN
- 540 PAVIDENT ARROW LEFT & STRAIGHT TURN
- 541 PAVIDENT ARROW RIGHT & STRAIGHT TURN
- 542 PAVIDENT ARROW LEFT & STRAIGHT TURN
- 543 PAVIDENT ARROW

VEGETATION

- 201 CROPPED FIELD
- 202 GROUP TREE/SHRUBS
- 203 SHRUB
- 204 SHrub
- 205 OPEN FIELD
- 206 OPEN FIELD
- 207 HARDY TREE WITH CANOPY GROUP
- 208 OPEN TREE WITH CANOPY GROUP
- 209 ALTERNATE TREE GROUP
- 210 OPEN TREE

WATER RECYCLED

- 700 WATER MAIN
- 701 STOP VALVE
- 702 FIRE VALVE
- 703 FIRE HYDRANT
- 704 WATER METER
- 705 WATER SERVICE
- 706 TAP
- 707 SPRINKLER
- 708 WATER METER POST

UNKNOWN

- 771 UNCLASSIFIED VALVE
- 772 UNCLASSIFIED TIT
- 773 UNCLASSIFIED TIE
- 774 UNCLASSIFIED UTILITY
- 775 UNCLASSIFIED MARK

BUILDINGS

- 601 HOUSE / MAJOR BUILDING
- 602 SHOP / MINOR BUILDING
- 603 WAREHOUSE
- 604 WAREHOUSE
- 605 INDUSTRIAL BUILDING
- 606 SHED
- 607 CONC. SLAB
- 608 RET. WALL TOP
- 609 RET. WALL DATE
- 610 STEPS
- 611 FLOOR LEVEL
- 612 E-WALL
- 613 DOOR
- 614 WIND
- 615 SIGN
- 616 SIGN
- 617 BALCONY
- 618 BALCONY
- 619 OUTLET
- 620 COLG
- 621 POST
- BUILDING NUMBER (NO SURVEY CODE)

ELECTRICITY

- 710 ELECTRICITY MAIN LINE
- 711 LIGHT POLE
- 712 ELECTRICITY POLE
- 713 OLD POLE WITH LIGHT
- 714 STAY FOR POLE
- 715 OLD TAP
- 716 OLD OVERHEAD
- 717 N.Y. TOWER
- 718 OLD TOWER
- 719 OLD TOWER

TELECOMMUNICATIONS

- 720 TELEPHONE CABLE
- 721 TELEPHONE (ROUND)
- 722 TELEPHONE (LEFT)
- 723 TELEPHONE (DOUBLE)
- 724 TELEPHONE
- 725 TELEPHONE BOX
- 726 TELEPHONE
- 727 TELEPHONE METER POST

RAILWAY

- 801 POINT ON RAIL
- 802 RAILWAY ROOM
- 803 RAILWAY SIGNAL POST
- 804 RAILWAY SIGNAL BOX
- 805 RAILWAY STATION
- 806 RAILWAY UNCLASSIFIED
- 807 TRAINWAY BOARD FENCE
- 808 TRAINWAY BOARD SIGNAL
- 809 RAILWAY SIGNAL TRACK
- 810 BUS (RAILWAY)

BOUNDARY

- 901 BOUNDARY LINE
- 902 FENCE
- 903 GATE
- 904 INTERVAL
- 905 SIGN POST
- 906 FENCE CHARACTER
- 907 UNCLASSIFIED POST

SURFACE FEATURES

- SURFACE STIPPLE
- SURFACE BOUNDARY

BUILDINGS

- 601 HOUSE / MAJOR BUILDING
- 602 SHOP / MINOR BUILDING
- 603 WAREHOUSE
- 604 WAREHOUSE
- 605 INDUSTRIAL BUILDING
- 606 SHED
- 607 CONC. SLAB
- 608 RET. WALL TOP
- 609 RET. WALL DATE
- 610 STEPS
- 611 FLOOR LEVEL
- 612 E-WALL
- 613 DOOR
- 614 WIND
- 615 SIGN
- 616 SIGN
- 617 BALCONY
- 618 BALCONY
- 619 OUTLET
- 620 COLG
- 621 POST
- BUILDING NUMBER (NO SURVEY CODE)

GAS

- 730 GAS MAIN
- 731 GAS VALVE
- 732 GAS SERVICE
- 733 GAS METER
- 734 GAS METER POST

SEWER

- 740 SEWER MAIN PIPE
- 741 SEWER TOP MANHOLE
- 742 SEWER ID
- 743 SEWER TIE IN
- 744 SEWER TIE IN
- 745 SEWER LINE
- 746 SEWER IS

WATER POTABLE

- 750 WATER MAIN
- 751 STOP VALVE
- 752 FIRE VALVE
- 753 FIRE HYDRANT
- 754 WATER METER
- 755 WATER SERVICE
- 756 TAP
- 757 SPRINKLER
- 758 WATER METER POST
- 759 WATER METER



LAKE HUME

LAKE LEVEL @ 11:00AM THURSDAY 16/12/2021 = RL 191.62m
LAKE HUME FULL STORAGE = RL 192.0m

LAKE HUME

LAKE ROAD

SCALE 1:1250 @A2

FEATURE AND LEVEL SURVEY

12^D Consulting
Civil & Technical Project Management

towongshire

BELLBRIDGE BOAT SHED | FEATURE AND LEVEL SURVEY

REVISIONS		
REV	DATE	DESCRIPTION
1	20/12/2021	ISSUED FOR REVIEW AND APPROVAL
2		
3		
4		

01



LAKE
HUME

LAKE LEVEL @ 11:00AM THURSDAY 16/12/2021 = RL 191.62m
LAKE HUME FULL STORAGE = RL 192.0m



LAKE
HUME

SCALE 1:1250 @A2

ANNOTATED SURVEY PLAN

12⁰ Consulting
Civil & Technical Project Management

towongshire

BELLBRIDGE BOAT SHED | FEATURE AND LEVEL SURVEY

REVISIONS		
REV	DATE	DESCRIPTION
1	20/12/2021	ISSUED FOR REVIEW AND APPROVAL
2		
3		
4		

C

02



[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED]

Towong Shire Council – Proposed Bellbridge Boathouse Project

I refer to previous correspondence and our recent meeting held on 12 July 2023 in relation to the proposed Bellbridge Boathouse Project.

Goulburn-Murray Water (GMW) understands the Towong Shire Council (Council) is seeking in principle support for the Bellbridge Boathouse Project. GMW is the landowner and responsible land manager of the site which is adjacent to Lake Hume. The site is currently occupied by the Lake Hume Boat Club (Boat club) in accordance with the provisions of lease CC105.

The information provided outlines the proposed Bellbridge Boathouse will replace the existing Boat club with a bespoke building envisaged to feature integrated club rooms / function space, a café, decking, and commercial premises. It is understood the proposal will be connected to reticulated services including water, sewer and drainage. Please note that any future buildings must be at least 50m from the FSL of Lake Hume.

Council has regularly consulted with GMW over the last 12 to 18 months and provided information to GMW, including an indicative governance structure and proposed development site plan and concept design. It is noted that under the proposed governance structure it is anticipated the Boat Club will occupy the new premises as a sub-tenant to Council as the head tenant. GMW also acknowledges receipt of the letter on 20 July 2023 from the Boat Club to Council demonstrating support for the project subject to the Boat Club's requirements.

Accordingly, on the basis of the information provided, GMW supports the overall Bellbridge Boathouse concept plan in principle and looks forward to further consulting with Council regarding the proposal.

If you require further information please e-mail ranine.mckenzie@gmwater.com.au or contact 1800 013 357.

Yours sincerely

A handwritten signature in cursive script that reads "Ranine McKenzie".

Ranine McKenzie
PROPERTY MANAGER

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

VOLUME 05692 FOLIO 279

Security no : 124107701746N
Produced 18/07/2023 04:28 PM

LAND DESCRIPTION

Lots 1,2 and 3 on Title Plan 879812R.

PARENT TITLES :

Volume 02755 Folio 982 Volume 02814 Folio 639

Created by instrument 1451504 28/03/1930

REGISTERED PROPRIETOR

[REDACTED]

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 DIAGRAM ON IMAGED FOLIO VOLUME 5692 FOLIO 279 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

ADMINISTRATIVE NOTICES

[REDACTED]

DOCUMENT END



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FINAL SEARCH STATEMENT

Land Use Victoria

Page 1 of 1

Security No : 124107702081Y
Produced 18/07/2023 04:35 PM

Volume 5692 Folio 279

ACTIVITY IN THE LAST 125 DAYS

NIL

ADMINISTRATIVE NOTICES

NIL



STATEMENT END

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Entered in the Register Book

Vol. 5692 Fol. 138279

VICTORIA.

BERRINGA
INDEX 2 PARCEL 1

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1928."

State Rivers and Water Supply Commission is
now the proprietor of an Estate in Fee-simple, subject to the Encumbrances notified hereunder in All those pieces of Land, delineated and coloured red on the map in the margin containing Two hundred and eight acres Two roods and -- Five perches or thereabouts being Crown Allotment Four and parts of Crown Allotments Two and Three Section D Parish of Berringa County of Benambra

ORIGINAL CERTIFICATE.
Not to be dealt with outside the Titles Office.

Dated the Twenty-eighth day of March thousand nine hundred and thirty.

day of March

J. M. Hae

Assistant Registrar of Titles.



ENCUMBRANCES REFERRED TO.



*
For Public Highway
See Survey Day 1921, Page 1611 & 1612

The Measurements are in links



T05692-279-1-0

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If any registered area the text conversion will appear on the computer folio.

Vol. 2755 Fol. 550982 Transfer. 14,51504 Application.
2814 Fol. 562639

TRANSFER AS TO PART to
Herbert Charles Lees,
registered
on *28th February 1954* numbered *1503713.*
CANCELLED AS TO PART See Certificate of Title
Vol. 5882 Fol. 1176295
[Signature]
Assistant Registrar of Titles

TRANSFER AS TO PART to
HER MAJESTY QUEEN ELIZABETH II registered
on *28th September 1964* numbered *C43726*
CANCELLED AS TO PART
Area 8 acres



TRANSFER AS TO PART No. *C108843*
registered *15th December 1964*
CANCELLED AS TO PART
See Vol. *8535* Fol. *091*
Area 23A or 24P



DUPLICATE DESTROYED
VIDE No. E365605

CREATION OF EASEMENT
Registered 18th March 1980
No. J79946



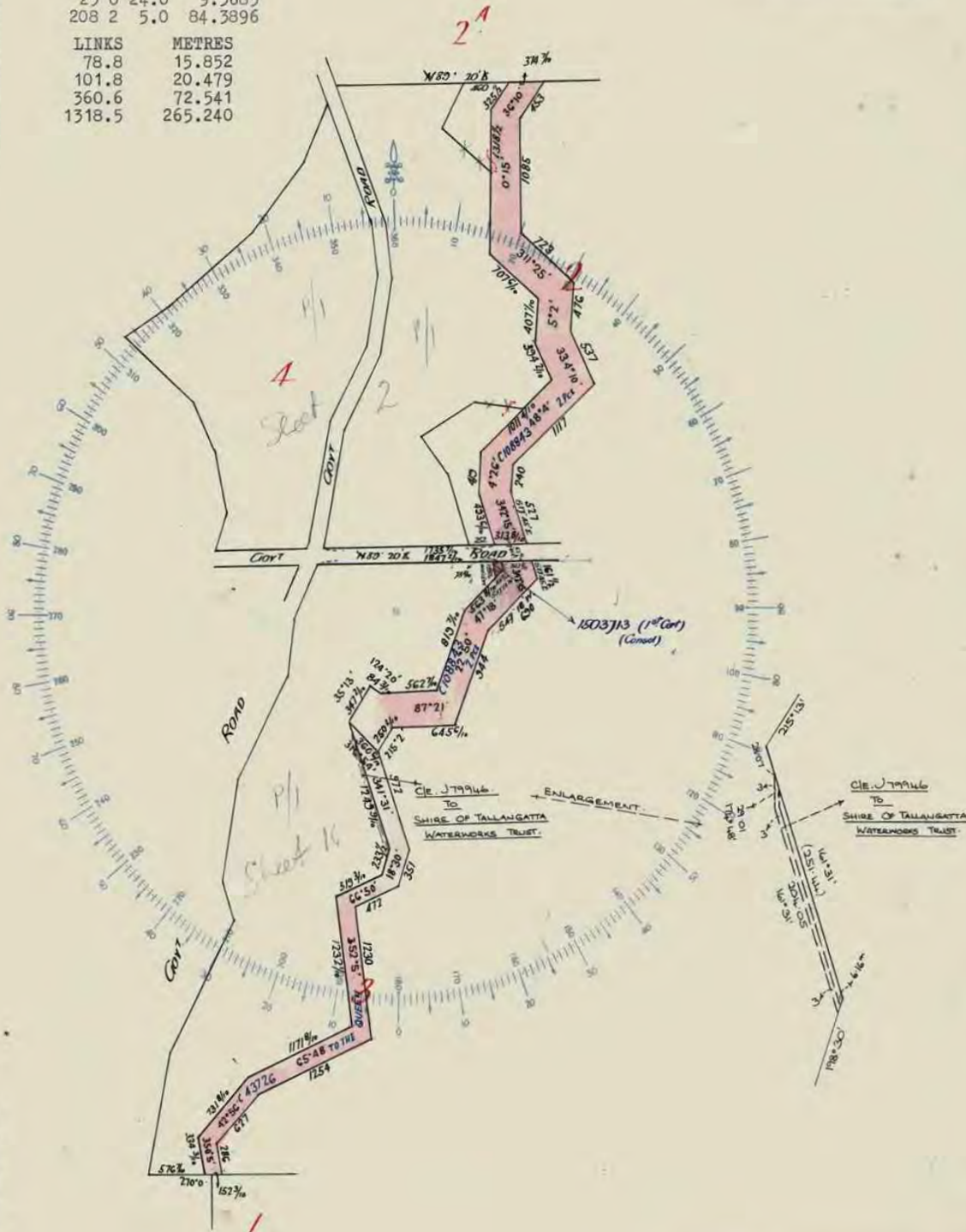
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SCALE: 10 chains to one inch.

Vols. 5692 fol. - 279

LINKS	METRES	LINKS	METRES
54.0	10.863		
62.4	12.553	2161.0	434.724
84.3	16.958		
129.5	26.051		
152.3	30.638		
161.5	32.489	A R P	HECTARES
233.5	46.973	8 0 0.0	3.2375
240.0	48.280	23 0 24.0	9.3685
250.2	50.332	208 2 5.0	84.3896
252.0	50.694	LINKS	METRES
286.0	57.534	78.8	15.852
313.8	63.127	101.8	20.479
325.5	65.480	360.6	72.541
334.3	67.250	1318.5	265.240
340.0	68.397		
347.2	69.846		
351.0	70.610		
374.7	75.378		
390.0	78.456		
394.2	79.300		
407.1	81.895		
419.0	84.289		
453.0	91.129		
455.0	91.531		
460.0	92.537		
465.0	93.543		
472.0	94.951		
476.0	95.756		
490.0	98.572		
493.6	99.297		
504.0	101.389		
508.0	102.193		
511.0	102.797		
519.3	104.467		
523.5	105.311		
527.0	106.016		
537.0	108.027		
538.0	108.228		
555.0	111.648		
562.7	113.197		
563.8	113.419		
576.7	116.014		
595.0	119.695		
602.0	121.103		
603.0	121.304		
627.0	126.132		
638.0	128.345		
645.6	129.874		
655.0	131.765		
690.0	138.806		
691.0	139.007		
705.0	141.823		
707.6	142.346		
723.0	145.444		
729.0	146.651		
731.8	147.215		
736.0	148.060		
807.0	162.343		
809.0	162.745		
817.0	164.354		
819.7	164.897		
911.0	183.264		
912.0	183.465		
944.0	189.903		
972.0	195.535		
976.0	196.340		
1011.4	203.461		
1085.0	218.267		
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1101.0	221.486		
1117.0	224.705		
1141.0	229.533		
1147.0	230.740		
1150.0	231.343		
1171.8	235.729		
1222.0	245.827		
1230.0	247.437		
1232.1	247.859		
1249.9	251.440		
1254.0	252.265		
1273.3	256.147		
1391.0	279.825		
1397.0	281.032		
1483.7	298.473		
1735.7	349.167		
1847.2	371.598		

METRIC MEASUREMENTS
SHOWN FOR C.E. 37946.



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