NOTICE OF AN APPLICATION FOR A PLANNING PERMIT

MITCHELL SHIRE COUNCIL

Details about the application

The land affected by the application is located at:	8150 Goulburn Valley Highway TRAWOOL VIC 3660
The application is for a permit for:	Use of the land for place of assembly (Respite and Recovery Centre) and associated accommodation
The applicant for the permit is:	Frank Kruize Consulting
The application reference number is:	**PLP335/17**

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

MITCHELL SHIRE COUNCIL

Seymour Customer and Library Service Centre, 125 Anzac Avenue, Seymour

This can be done during office hours and is free of charge.
(Office Hours: Monday to Friday, 9am to 5pm,
except for Seymour which is Monday to Friday, 10am and 6pm)

Any person who may be affected by the granting of the permit may object or make other submissions to the Responsible Authority

An objection must:

* **be sent to the Responsible Authority in writing**
* **include the reasons for your objection, and**
* **state how the objector would be affected.**

Please be aware that copies of objections/submissions received may be made available to any person for the purpose of consideration as part of the planning process.

The Responsible Authority will not decide on the application before:	**6 April 2018**

If you object, the Responsible Authority will tell you its decision.

Form 2

MITCHELL SHIRE COUNCIL

Office Use Only

Application No.: Date Lodged: / /

Application for a **Planning Permit**

Planning Enquiries
Phone: (03) 5734 6200
Web: www.mitchellshire.vic.gov.au

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.**

ℹ Click for further information.

Clear Form

The Land ℹ

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

Street Address *

Unit No.: — St. No.: 8150 St. Name: GOULDBURN VALLEY HIGHWAY

Suburb/Locality: TRAWOOL /VIC Postcode: 3660

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.: 1 of 2 ○ Lodged Plan ○ Title Plan ○ Plan of Subdivision No.: 1727524

OR

B Crown Allotment No.: Section No.:

Parish/Township Name:

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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?** *

CHANGE OF USE TO RESPITE AND RECOVERY CENTRE

☑ 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.

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

Cost $ 1265, 60 ⚠ 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.

EXISTING USE OF FACILITY AS CONFERENCE CENTRE

☑ 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 restrictrive 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.

Name:

Title: MR | First Name: FRANK | Surname: KRUIZE

Organisation (if applicable): FRANK KRUIZE CONSULTING

Postal Address: | If it is a P.O. Box, enter the details here:

Unit No.: — | St. No.: 10 | St. Name: INCHCAPE

Suburb/Locality: MENTONE | State: VIC | Postcode: 3152

Please provide at least one contact phone number *

Contact information for applicant OR contact person below

Business phone: 0430 321 141 | Email: frank@frankkruizeconsulting.com

Mobile phone: | 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 ☑

Name:

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 *

The person or organisation who owns the land

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

Same as applicant ☐

Name:

Title: MR & MRS | First Name: BRIAN & MAUREEN | Surname: BREW

Organisation (if applicable):

Postal Address: | If it is a P.O. Box, enter the details here:

Unit No.: | St. No.: 8150 | St. Name: GOULBURN VALLEY HIGHWAY

Suburb/Locality: TRAWOOL | State: VIC | Postcode: 3660

Owner's Signature (Optional):

Date: 06/11/2017 (day / month / year)

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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:

Date: 06/12/2017
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?:

Date: 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?

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Lodgement

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

Mitchell Shire Council
113 High Street
Broadford VIC 3658

Contact information:

Phone: (03) 5734 6200
Email: mitchell@mitchellshire.vic.gov.au
DX: 66003

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

1ST December, 2017

Trawool Estate
Mr B & Mrs M Brew
8150 Goulburn Valley Highway
Trawool VIC 3660

Re: Trawool Estate, Trawool

We the vendors of the above property hereby agree to the following to assist in the pending sale of The Trawool Estate.

The Vendor must, at the Purchaser's cost, sign any document which the Purchaser requires the Vendor to sign, and must, at the Purchasers cost, do all other things reasonably required by the Purchaser, to allow the Purchaser or its agents to apply to all relevant government, local government and other authorities for any rezoning and for any planning approval or permit required for the development, subdivision or use of the Land for the Purchaser's intended purposes.

The Vendor must, at the Purchasers cost, sign any other documents (including without limitation any applications to register plans of subdivision), give any consents and do all other things required by the Purchaser for the Purchaser to subdivide, develop or use the Land in accordance with a planning approval referred to in this Special Condition or otherwise as permitted by law.

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Kind regards,

Brian Brew[illegible]

Dated 1:12:17

Maureen Brew[illegible]

Dated 1:12:17

FRANK KRUIZE
Consulting Architects

EACH TRAWOOL RETREAT
PLANNING REPORT

EACH Trawool Retreat is located at -

8150 Goulburn Valley Highway

Trawool Victoria

Planning application is for proposed 'Change of Use'

From - Conference Centre and Motel

To - Respite and Recovery Centre

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INTRODUCTION

We act on behalf of EACH in relation to this Planning Permit Application.

EACH Social and Community Health provides an integrated range of health, disability, counselling, community mental health and social housing services across eastern Australia. The 'not for profit' organization started over 40 years ago in the Eastern Suburbs of Melbourne and has grown to now have centres in Qld, NSW, ACT, Victoria and Tasmania.

This planning permit application seeks approval for the use of the existing Conference Centre and Motel as a centre for Respite that provides a program of Post Addiction Recovery.

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CURRENT FACILITY

Trawool is a destination conference centre located in Trawool Victoria, half way between Seymour and Yea. Developed in the 1980's it is located on approximately 5 acres (with an additional 7 acres across the road) and consists of a number of buildings on site –

Main Building - The building consists of 3 levels –

Lower Ground – Large open Areas including Games Room, an Indoor Pool, Sauna, Massage Rooms as well as a large Plant Room and Work-shed with roller door access to outside.

Ground Floor - General Entertainment / Kitchen / Dining / Lounge / Conference rooms

Level 1 – Accommodation 19 Double Bedrooms with ensuites, 2 Larger Double Bedrooms with ensuites, Linen Store

Constructed of solid brick (Double masonry walls) with some lightweight internal walls and a metal deck roof.

The total Area of the main building is approximately 3000M2

Lower Ground – 650M2

Ground Floor – 1400M2

Level 1 – 1000M2

Motel Units – Containing 7 joined units in a single level building behind the main building.

Each unit consist of two bedrooms a bathroom and small kitchenette (coffee making).

Caretakers Cottage – A separate timber caretaker's cottage.

This two-bedroom cottage is located a few hundred meters away from the main buildings.

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As well as the above, there is a dam, tennis courts and a variety of outdoor entertainment areas as well as ample parking and access.

CURRENT USE

As a destination conference centre the facility has the following –

- Accommodation for approximately 72 people – 44 in the main building and 28 in the Motel Units
- Dining Facility for up to 120 people

as well as

- Conference Facilities
- Entertainment Areas including pools, sauna, squash court and games areas

The facility is used for conferences with the standard length of stay between 1 and 7 days depending on size and nature of conference.

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PROPOSED USE

EACH's respite and recovery is a voluntary, community based program, which provides residential based treatment for men and women who have found drugs and alcohol a problem in their lives, have gone through the process of rehabilitation and now require respite and recovery.

EACH runs several residential programs which offers people who are willing to undertake a journey of personal growth. and seek a lifestyle other than that of alcoholism or addiction.

The program offers residential care and respite in a 24-hour staffed home. The duration of the program for each resident is approximately 3 to 4 months; however, this is negotiable considering everyone's circumstances. The program also offers less intensive support for residents with a high degree of self-motivation.

Each client has access to an individual plan including such things as financial counselling, grief and loss, gambling counselling, fitness/gym, support groups, training group: self-esteem, assertiveness, goal setting, boundary setting, alcohol and drug recovery information group: relapse prevention, understanding basics of recovery and a self-help group.

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Maximum number of clients and staff on-site:

20 clients will reside at Trawool for a period of 90 days maximum.

Support workers will reside at the centre every evening until day staff arrive for day shift. The Centre Manager will also reside onsite Monday – Friday.

Future growth:

While the intention is to commence the facility with 20 clients, EACH intends to grow over the next 2 years.to service and accommodate 40 clients.

Client Demographics:

EACH's recovery program is a "whole of life program" encompassing growth and development. Clients are referred from community agencies including Salvation Army, EACH, Secada and Corrections Victoria etc. The clients are marginalised people who have experienced homelessness, trauma, and lack of family or meaningful supports.

All clients can engage in physical activity, are ambulant, with independent skills, such as cooking, shopping etc. Many of these clients are survivors of trauma and therefore require peace and serenity, for which the grounds of Trawool are perfect. The average age of the client group is 35.

The clients along with maintenance staff will be maintaining grounds, gardening and looking after a variety of

livestock.

The Recovery Program and its use of the Trawool Retreat

The recovery program is a 12-14 week whole of life Residential Recovery Program.

From Monday to Saturday, 9.00am – 5.00pm groups will be conducted in the main building with facilitators & counsellors. The Group sessions will explore topics such as: independent living skills, budgeting, dealing with stress and anxiety, learning to love yourself, family reunification, employment skills, self-care, cooking and shopping.

On Sundays there is usually community outings for all clients and staff including trip to the beach, bowling, shopping, movies etc.).

EACH offers programs for people who are willing to undertake a journey of personal growth.

The program includes:

- An individual plan
- Individual counselling
- Access to financial counselling, grief and loss
- Fitness/gym
- Support groups
- Skills training group: self-esteem, assertiveness, anger management, goal setting, and boundary setting.
- Recovery group: relapse prevention, understanding of recovery etc.
- Self-help groups: residents attend self-help groups
- Assistance in obtaining recognised skills including construction card, truck licence and first aid
- Assistance in accessing employment: resume preparation and interview skills

EACH's clients learn the importance of living in a communal environment; taking responsibility for living by communal rules, appropriate language, courtesy, respect for others and themselves, the importance of assisting others and honesty and integrity. This community structure provides the opportunity for people to reflect upon their previous lifestyle.

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EACH's Philosophy and Ethos:

EACH believe in every person that comes to an EACH Respite and Recovery Centre and believe that every person has the right to access a safe and comfortable environment.

The culture of the EACH Respite and Recovery Program is one of kindness, care and respect. Clients are made to feel welcome, are encourage their personal development.

At this facility clients will learn strategies to be more active in developing and actioning goals that help them live life with the values that gives their life meaning.

SUBJECT SITES

The subject site consists of 3 individual allotments as follows –

8150 Goulburn Valley Highway

Certificate of Title reference - Volume 10821 Folio 752
Lot Number - 1
Plan of Subdivision - PS 527772F

Zoning: Farming Zone (FZ)
Schedule to the Farming Zone

Overlays: Bushfire Management Overlay (BMO or WMO)
Erosion Management Overlay (EMO)
Erosion Management Overlay Schedule (EMO)
Significant Landscape Overlay (SLO)
Significant Landscape Overlay – Schedule 2 (SLO2)

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

VOLUME 10821 FOLIO 752 Security no : 124069364261S
Produced 01/12/2017 12:34 pm

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 527772F.
PARENT TITLE Volume 09944 Folio 780
Created by instrument PS527772F 13/08/2004

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
BRIAN GEORGE BREW of 8150 GOULBURN VALLEY HIGHWAY TRAWOOL VIC 3660
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
MAUREEN THERESE BREW of 8150 GOULBURN VALLEY HIGHWAY TRAWOOL VIC 3660
AH791703Q 16/02/2011

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AJ905201V 12/09/2012
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

CAVEAT AN836785M 16/05/2017
Caveator
DAVID IAN MANSFIELD, ROBERT WOODS
Grounds of Claim
CHARGE CONTAINED IN AN AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
01/05/2017
Estate or Interest
INTEREST AS CHARGEE
Prohibition
ABSOLUTELY
Lodged by
SHINE LAWYERS
Notices to
SHINE LAWYERS of FLOOR 6 285 ELIZABETH STREET SYDNEY NSW 2000

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 PS527772F 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: 8150 GOULBURN VALLEY HIGHWAY TRAWOOL VIC 3660

ADMINISTRATIVE NOTICES

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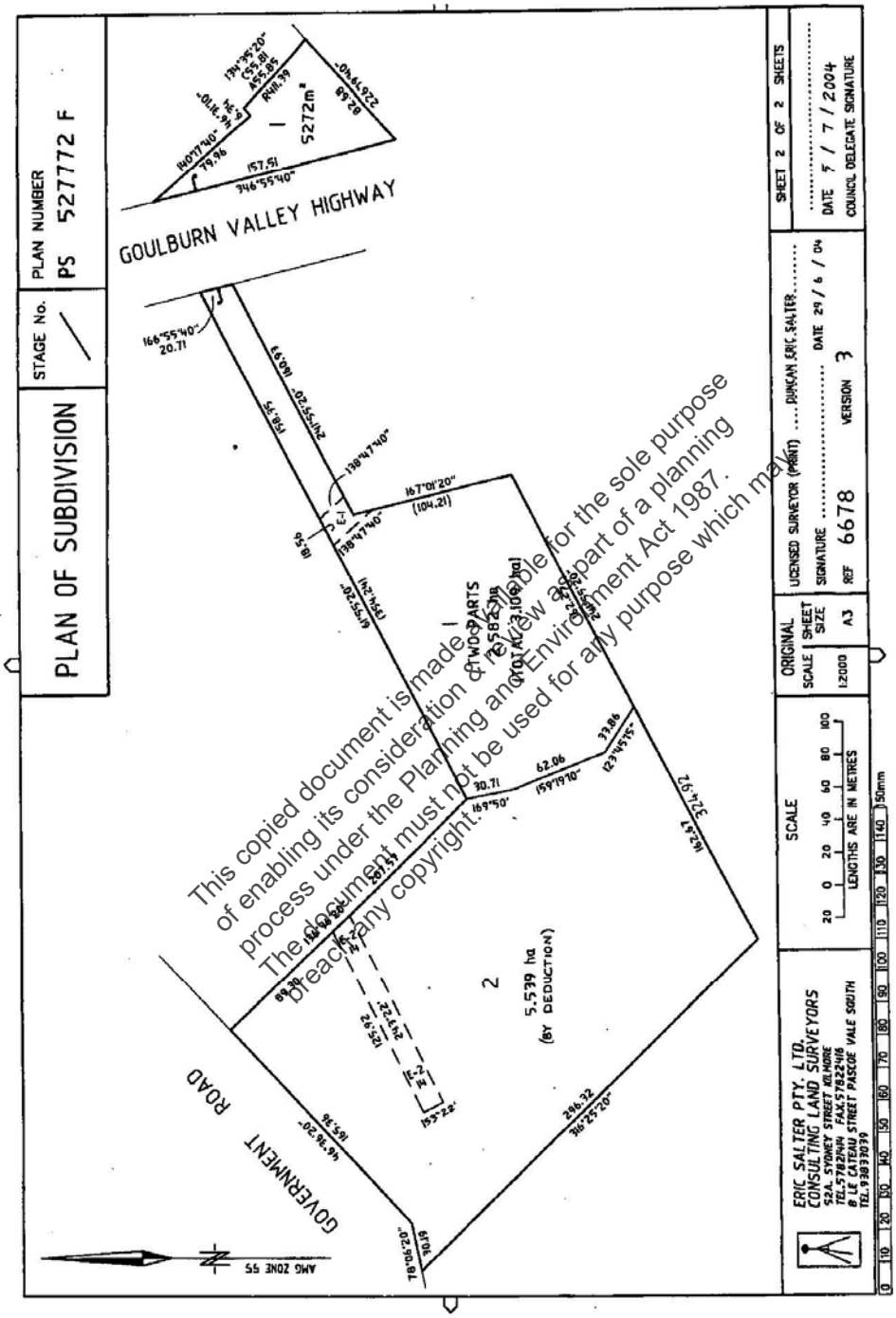

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PLAN OF SUBDIVISION

STAGE No. /

LR USE ONLY EDITION 1

PLAN NUMBER PS 527772 F

LOCATION OF LAND

PARISH: TRAAWOOL

TOWNSHIP: -

SECTION: -

CROWN ALLOTMENT: 11C, 11A, 56(PT.)

CROWN PORTION: -

LR BASE RECORD: CADASTRAL MAP SYSTEM

TITLE REFERENCES: VOL. 9944 FOL. 780

LAST PLAN REFERENCE/S: CP 168206

POSTAL ADDRESS: (At time of subdivision) GOULBURN VALLEY HIGHWAY TRAWOOL

AMG Co-ordinates (of approx centre of land in plan) E 300000 N 5800000 ZONE: 55

COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME: MITCHELL SHIRE COUNCIL REF: S2003337

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.~~
~~Date of original certification under Section 6. / /~~
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 Seal~~
Date 5 / 7 / 2004

Re-certified under Section 11(7) of the Subdivision Act 1988.
Council Delegate
Council Seal
Date / /

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

STAGING This is/is not a staged subdivision.
Planning Permit No.

DEPTH LIMITATION DOES NOT APPLY

LOT 2 IS NOT THE RESULT OF SURVEY

SURVEY: THIS PLAN IS/~~AS NOT~~ BASED ON SURVEY
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s)
IN PROCLAIMED SURVEY AREA No.

EASEMENT INFORMATION

LEGEND A – Appurtenant Easement E – Encumbering Easement R – Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	TRANSMISSION OF ELECTRICITY	SEE DIAG.	INST. No.2087719	S.E.C.V
E-2	POWERLINE	14	THIS PLAN SEC. 88 OF THE ELECTRICITY INDUSTRY ACT 2000	TXU ELECTRICITY LTD

LR USE ONLY

STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT

RECEIVED ☑

DATE 5 / 8 /04

LR USE ONLY

PLAN REGISTERED
TIME 11.25 AM
DATE 13 / 8 /04

Assistant Registrar of Titles

SHEET 1 OF 2 SHEETS

ERIC SALTER PTY. LTD.
CONSULTING LAND SURVEYORS
52A. SYDNEY STREET KILMORE
TEL.57821414 FAX.57822416
8 LE CATEAU STREET PASCOE VALE SOUTH
TEL.93833039

LICENSED SURVEYOR (PRINT) ..DUNCAN ERIC SALTER.....
SIGNATURE ..... DATE 29 / 6 /04
REF 6678 VERSION 3

DATE 5 / 7 / 2004
COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

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NIL

eCT Control 16165A ANZ RETAIL AND SMALL BUSINESS
Effective from 23/10/2016

DOCUMENT END

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Caveat

Section 89 Transfer of Land Act 1958

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used for the purpose of maintaining

AN836785M
16/05/2017 $46.30 89

1. Land/s

Land Title 1

Volume 9242 Folio 573

Land Title 2

Volume 10821 Folio 752

2. Caveator/s

Caveator 1

Given Name/s DAVID IAN

Family Name MANSFIELD

Caveator 2

Given Name/s ROBERT

Family Name WOODS

3. Grounds of Claim

CHARGE CONTAINED IN AN AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S) CAVEATORS, NEPTAR JAM PTY LTD (SUBJECT TO DEED OF COMPANY ARRANGEMENT) ACN 001 427 569

Date of Claim

Date: (DD/MM/YYYY) 01/05/2017

4. Estate or Interest claimed

INTEREST AS CHARGEE

5. Prohibition

ABSOLUTELY

6. Address for Service of Notice

Lawyer/Conveyancer/Firm Name

SHINE LAWYERS

Address

Property Name

Unit Type

Unit Number To Unit Number

Floor Type FLOOR

Floor Number 6 Floor Suffix

Unit Street No 299

Street Name ELIZABETH

Street Type STREET

Locality SYDNEY

State NSW Postcode 2000

7. Signing

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

Signed by MICHAEL LALJI the Australian Legal Practitioner (under the Legal Profession Uniform Law (Victoria)) for Caveator.

8. Date

Date: (DD/MM/YYYY) 11/05/2017

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Caveat

Section 89 Transfer of Land Act 1958

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AN836785M
16/05/2017 $46.30 89

9. Lodging Party

Customer Code	20322 M
Reference	ML/LW/9353871
Given Name(s)	
Family Name	
Name	SHINE LAWYERS
ACN	1 3 4 7 0 2 7 5 7

Unit		Street No	6/299
Street Name	ELIZABETH		
Street Type	STREET		
Locality	SYDNEY		
State	NSW	Postcode	2000

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8100 Goulburn Valley Highway

Certificate of Title reference - Volume 9242 Folio 573
Lot Number - 1 and 2
Plan of Subdivision - TP 172752Y

Zoning: Farming Zone (FZ)
Schedule to the Farming Zone

Overlays: Bushfire Management Overlay (BMO or WMO)

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TITLE PLAN		EDITION 1	TP 172752Y

Location of Land

Parish: TRAAWOOL
Township:
Section:
Crown Allotment: 12A(PT), 12B(PT)
Crown Portion:

Last Plan Reference:
Derived From: VOL 9242 FOL 573
Depth Limitation: NIL

Notations

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

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 04/10/1999
VERIFIED: M.P

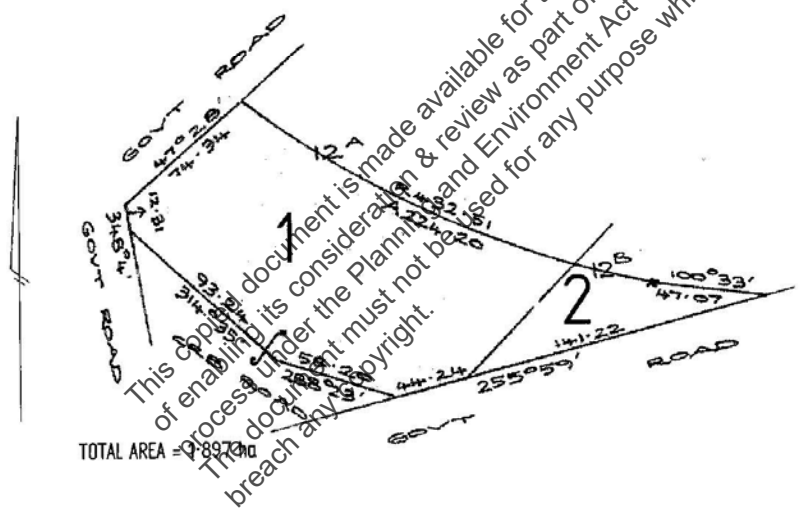

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TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CA 12A (PT)
PARCEL 2 = CA 12B (PT)

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

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

VOLUME 09242 FOLIO 573 Security no : 124069364259U
Produced 01/12/2017 12:34 pm

LAND DESCRIPTION

Lots 1 and 2 on Title Plan 172752Y.
PARENT TITLE Volume 05990 Folio 867
Created by instrument G627619 17/05/1977

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
BRIAN GEORGE BREW of 8150 GOULBURN VALLEY HIGHWAY TRAWOOL VIC 3660
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
MAUREEN THERESE BREW of 8150 GOULBURN VALLEY HIGHWAY TRAWOOL VIC 3660
AH791703Q 16/02/2011

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AJ905201V 12/09/2012
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

CAVEAT AN836785M 16/05/2017
Caveator
DAVID IAN MANSFIELD, ROBERT WOODS
Grounds of Claim
CHARGE CONTAINED IN AN AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
01/05/2017
Estate or Interest
INTEREST AS CHARGEE
Prohibition
ABSOLUTELY
Lodged by
SHINE LAWYERS
Notices to
SHINE LAWYERS of FLOOR 6 [illegible] ELIZABETH STREET SYDNEY NSW 2000

Any encumbrances created by Section 72 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 TP172752Y 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

NIL

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TITLE PLAN		EDITION 1	TP 172752Y

Location of Land

Parish: TRAAWOOL
Township:
Section:
Crown Allotment: 12A(PT), 12B(PT)
Crown Portion:

Last Plan Reference:
Derived From: VOL 9242 FOL 573
Depth Limitation: NIL

Notations

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COMPILED: 04/10/1999
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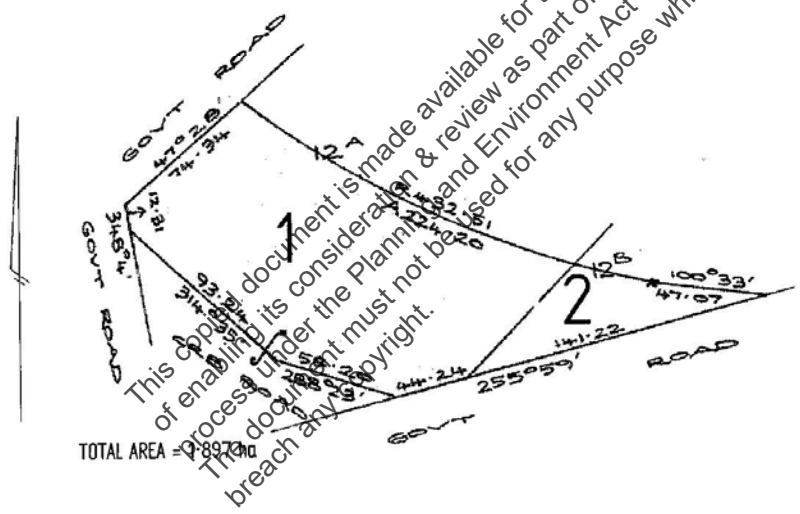

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eCT Control 16165A ANZ RETAIL AND SMALL BUSINESS
Effective from 23/10/2016

DOCUMENT END

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CAVEAT AN836785M 16/05/2017
Caveator
DAVID IAN MANSFIELD, ROBERT WOODS
Grounds of Claim
CHARGE CONTAINED IN AN AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
01/05/2017
Estate or Interest
INTEREST AS CHARGEE
Prohibition
ABSOLUTELY
Lodged by
SHINE LAWYERS
Notices to
SHINE LAWYERS of FLOOR 6 189 ELIZABETH STREET SYDNEY NSW 2000

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DIAGRAM LOCATION

SEE TP172752Y 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

NIL

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Caveat

Section 89 Transfer of Land Act 1958

The information in this form is collec used for the purpose of maintaining

AN836785M

16/05/2017 $46.30 89

1. Land/s

Land Title 1

Volume 9242 Folio 573

Land Title 2

Volume 10821 Folio 752

2. Caveator/s

Caveator 1

Given Name/s DAVID IAN

Family Name MANSFIELD

Caveator 2

Given Name/s ROBERT

Family Name WOODS

3. Grounds of Claim

CHARGE CONTAINED IN AN AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S) CAVEATORS, NEPTAR JAM PTY LTD (SUBJECT TO DEED OF COMPANY ARRANGEMENT) ACN 001 427 569

Date of Claim

Date: (DD/MM/YYYY) 01/05/2017

4. Estate or Interest claimed

INTEREST AS CHARGEE

5. Prohibition

ABSOLUTELY

6. Address for Service of Notice

Lawyer/Conveyancer/Firm Name

SHINE LAWYERS

Address

Property Name

Unit Type

Unit Number To Unit Number

Floor Type FLOOR

Floor Number 6 Floor Suffix

Unit Street No 299

Street Name ELIZABETH

Street Type STREET

Locality SYDNEY

State NSW Postcode 2000

7. Signing

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

Signed by MICHAEL LALJI the Australian Legal Practitioner (under the Legal Profession Uniform Law (Victoria)) for Caveator.

8. Date

Date: (DD/MM/YYYY) 11/05/2017

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Caveat

Section 89 Transfer of Land Act 1958

The information in this form is colle
used for the purpose of maintaining

AN836785M
16/05/2017 $46.30 89

9. Lodging Party

Customer Code 20322 A
Reference ML/LW/9353871
Given Name(s)
Family Name
Name SHINE LAWYERS
ACN 134702757

Unit Street No 6/299
Street Name ELIZABETH
Street Type STREET
Locality SYDNEY
State NSW Postcode 2000

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SURROUNDING AREA

The site is located within a rural setting with farms and paddocks to the north, east and south.

The property on the western side of Goulburn Valley Highway (Part of Lot 8150) contains 3 concrete water tanks approximately 300M away from the main building for firefighting purposes.

The properties adjacent to this are residential on acreages that is steep in areas and not used for farming.

CAR PARKING

There are –

- 24 car parks adjacent the Main Building
- 8 car parks adjacent the Motel Units
- 1 parking bay for PWD – closest to entry

The above carparks are all gravel in keeping with the rural environment.

The clients that stay at this facility will not have a motor vehicle on site as all transportation to and from the site is by mini bus.

Visiting times for families are staggered at various times and days to reduce the number of people in the facility at one time. The number of staff cars including any short-term visits will be approximately 7 at any one time.

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DROP-OFF

The main entry to the facility faces the Goulburn Valley Highway and there is a 6.4M wide roadway with drop-off.

BUSH FIRE OVERLAY / FIRE MANAGEMENT

As noted the planning overlays include a Bushfire Management Overlay (BMO or WMO) however since EACH is a Community Health Service provider and funded by Department of Health and Human Services this facility will also require compliance to the requirements of –

Department of Health and Human Services Capital Development Guidelines

Series 7, Fire Risk Management

Under these guidelines it will be classified under Section 7.5 and therefore require a comprehensive fire management upgrade of the building including sprinklers and fire engineering.

It is proposed that as part of the Fire Engineering the Bush Fire Management Plan will be developed in consultation with the CFA as per the attached email from Darrin Dohrman.

The facility is already protected by Hydrant and Fire Hose Reel coverage and has approximately 20,000Lt of water in 3 concrete water tanks located at a head height of 40M thereby providing a gravity fed system for fire-fighting.

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CONCLUSION

This planning application for the 'Change of Use' shows that the intended use of this property is very similar to the current use as a Conference Centre as people will be accommodated for a period while undergoing personal development. However, it is noted that traffic to and from the facility will be significantly less than if used as a conference centre

Reduced Occupancy Numbers

The major difference is the reduction of numbers and activity –

Current Numbers – Approximately 70

Proposed Number – 20 immediately and up to 40 in the future

Reduced Demand on Parking

Reduced demand on parking as clients do not have vehicles and will using mini buses and staff parking will be minimal.

The proposed use is not expected to create any detrimental impact to surrounding area but rather reduce the overall activities within the existing property.

Any works to the existing is limited to internal improvements of amenity in complying with current codes for access for person with a disability as well as the fire protection in accordance with DHHS.

We request that council support the use of the existing Conference Centre and Motel as a Centre for Respite that provides a program of Post Addiction Recovery.

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APPENDIX

A - Planning Reports

8100 Goulburn Valley Highway

8150 Goulburn Valley Highway

B – CFA Communication

C – Vic Roads Communication

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Property Report from www.land.vic.gov.au on 01 December 2017 12:24 PM

Address: 8100 GOULBURN VALLEY HIGHWAY TRAWOOL 3660
Lot and Plan Number: This site has 2 parcels. See table below.
Standard Parcel Identifier (SPI): See table below.
Local Government (Council): MITCHELL **Council Property Number:** 104691
Directory Reference: VicRoads 61 E3

This property 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

Site Dimensions

All dimensions and areas are approximate. They may not agree with the values shown on a title or plan.

Area: 18848 sq. m (1.9 ha)
Perimeter: 697 m

For this property:
Site boundaries
Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

For more accurate dimensions get copy of plan at **Title and Property Certificates**

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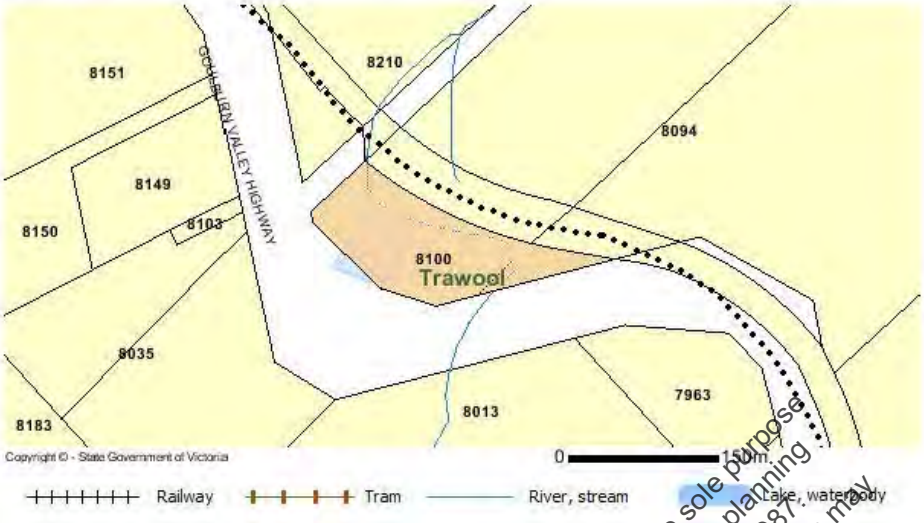
Area Map



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Parcel Details

Letter in first column identifies parcel in diagram above

	Lot/Plan or Crown Description	SPI
A	Lot 1 TP172752	1\TP172752
B	Lot 2 TP172752	2\TP172752

State Electorates

Legislative Council: NORTHERN VICTORIA

Legislative Assembly: EUROA

Utilities

Regional Urban Water Business: Goulburn Valley 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: FARMING ZONE (FZ)
SCHEDULE TO THE FARMING ZONE (FZ)

Planning Overlay: BUSHFIRE MANAGEMENT OVERLAY (BMO)

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Planning scheme data last updated on 07 November 2017.

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 this 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

For other information about planning in Victoria visit www.planning.vic.gov.au

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Department of Environment, Land, Water and Planning

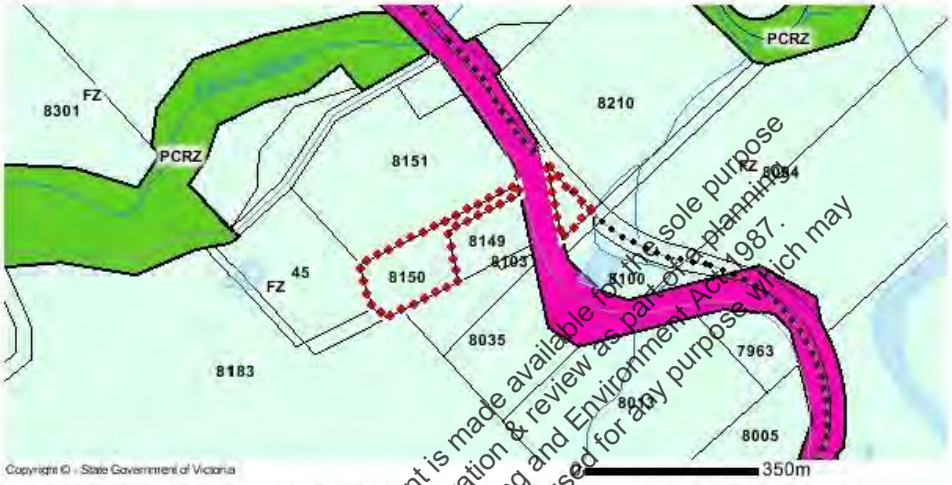
Planning Property Report

from www.planning.vic.gov.au on 05 July 2017 10:12 AM

Address: 8150 GOULBURN VALLEY HIGHWAY TRAWOOL 3660
Lot and Plan Number: Lot 1 PS527772
Local Government (Council): MITCHELL **Council Property Number:** 104690
Directory Reference: VicRoads 61 E3

Planning Zone

FARMING ZONE (FZ)
SCHEDULE TO THE FARMING ZONE



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Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Zones Legend

- ACZ - Activity Centre
- B1Z - Commercial 1
- B2Z - Commercial 1
- B3Z - Commercial 2
- B4Z - Commercial 2
- B5Z - Commercial 1
- C1Z - Commercial 1
- C2Z - Commercial 2
- CA - Commonwealth Land
- CCZ - Capital City
- CDZ - Comprehensive Development
- DZ - Dockland
- ERZ - Environmental Rural
- FZ - Farming
- GRZ - General Residential
- GWAZ - Green Wedge A
- GWZ - Green Wedge
- IN1Z - Industrial 1
- IN2Z - Industrial 2
- IN3Z - Industrial 3
- LDRZ - Low Density Residential
- MUZ - Mixed Use
- NRZ - Neighbourhood Residential
- PCRZ - Public Conservation & Resource
- PDZ - Priority Development
- PPRZ - Public Park & Recreation
- PUZ1 - Public Use - Service & Utility
- PUZ2 - Public Use - Education
- PUZ3 - Public Use - Health Community
- PUZ4 - Public Use - Transport
- PUZ5 - Public Use - Cemetery/Crematorium
- PUZ6 - Public Use - Local Government
- PUZ7 - Public Use - Other Public Use
- PZ - Port
- R1Z - General Residential
- R2Z - General Residential
- R3Z - General Residential
- RAZ - Rural Activity
- RCZ - Rural Conservation
- RDZ1 - Road - Category 1
- RDZ2 - Road - Category 2
- RGZ - Residential Growth
- RLZ - Rural Living
- RUZ - Rural
- SUZ - Special Use
- TZ - Township
- UFZ - Urban Floodway
- UGZ - Urban Growth
- Urban Growth Boundary
- Railway
- Tram
- River, stream
- Lake, waterbody

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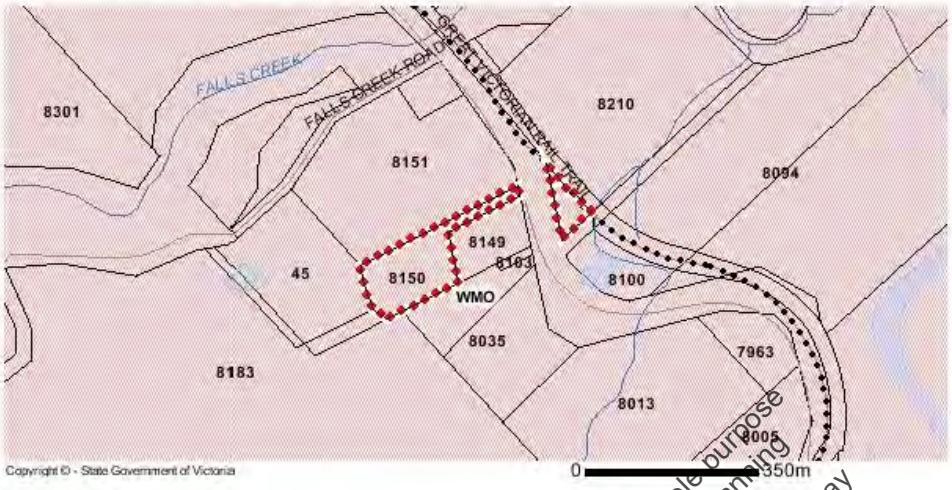
Department of Environment, Land, Water and Planning

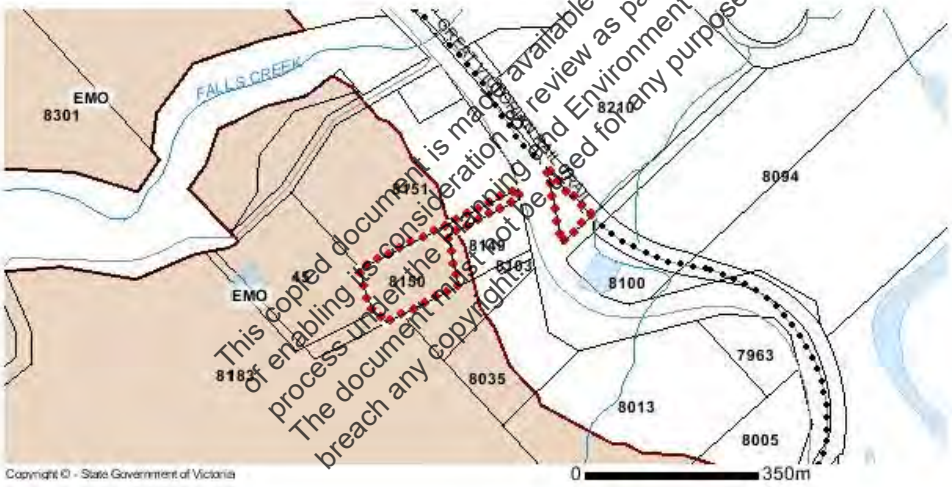
Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO OR WMO)



EROSION MANAGEMENT OVERLAY (EMO)

EROSION MANAGEMENT OVERLAY SCHEDULE (EMO)



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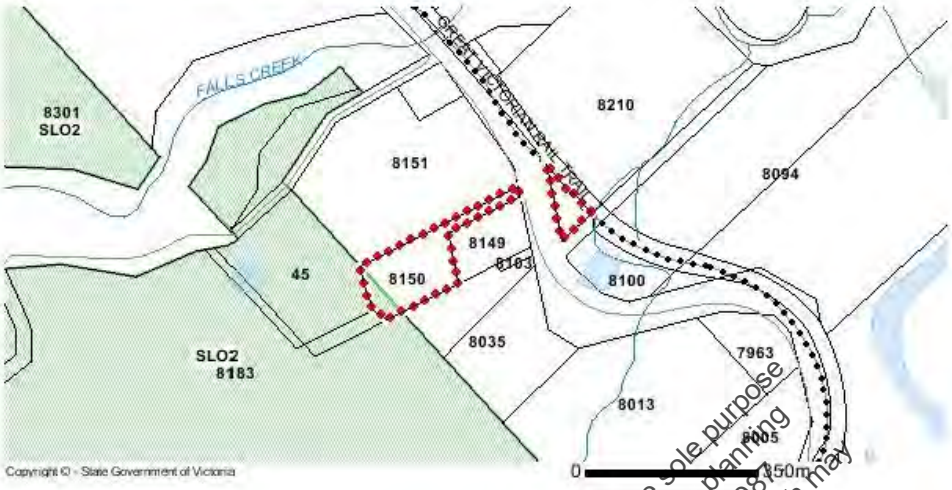
Department of Environment, Land, Water and Planning

Planning Overlays

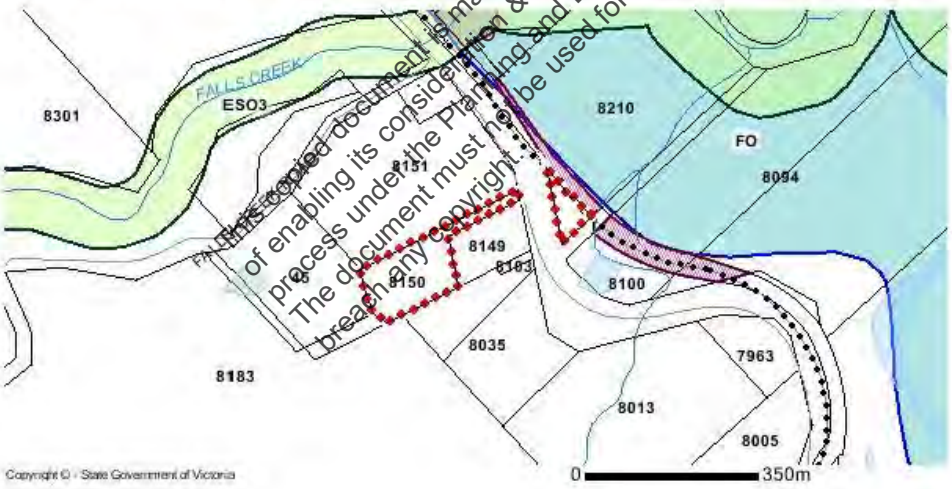
SIGNIFICANT LANDSCAPE OVERLAY (SLO)
SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 2 (SLO2)



OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)
HERITAGE OVERLAY (HO)
FLOODWAY OVERLAY (FO)



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Planning Overlays Legend

Overlays Legend

- AEO - Airport Environs
- BMO - Bushfire Management (also WMO)
- CLPO - City Link Project
- DCPO - Development Contributions Plan
- DDO - Design & Development
- DDOPT - Design & Development Part
- DPO - Development Plan
- EAO - Environmental Audit
- EMO - Erosion Management
- ESO - Environmental Significance
- FO - Floodway
- HO - Heritage
- IPO - Incorporated Plan
- LSIO - Land Subject to Inundation
- MAEO1 - Melbourne Airport Environs 1
- MAEO2 - Melbourne Airport Environs 2
- NCO - Neighbourhood Character
- PO - Parking
- PAO - Public Acquisition
- RO - Restructure
- RCO - Road Closure
- SBO - Special Building
- SLO - Significant Landscape
- SMO - Salinity Management
- SRO - State Resource
- VPO - Vegetation Protection

Railway | Tram | River, stream | Lake, waterbody

Note: due to overlaps some colours on the maps may not match those in the legend.

Further Planning Information

Planning scheme data last updated on 29 June 2017.

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VICTORIA State Government | Environment, Land, Water and Planning

Frank Kruize

From: Darrin Dohrman <D.Dohrman@cfa.vic.gov.au>
Sent: Monday, 20 November 2017 4:45 PM
To: Frank Kruize
Subject: RE: 171026_ToDD_CFA_Trawool

Hello Frank,

As you have indicated in your letter the property is subject to the Bushfire Management Overlay and as such those aspects will need to be addressed as part of any planning application to council. A Bushfire Hazard Site Assessment & Bushfire Hazard Landscape Assessment will need to be undertaken to inform the production of a Bushfire Management Statement and accompanying Bushfire Management Plan for the site. A building used for accommodation needs to be provided with Defendable Space in accordance with Table 3 / Clause 52.47 wholly within the title boundaries of the land and constructed to BAL 12.5 minimum.

With respect to the Fire Services Upgrades, as you have indicated the use of the site is likely to be captured by DHHS Capital Development Guidelines – CDG 7.5 under the Congregate Care Buildings category. The CDG 7.5 will bring with it a raft of issues to be addressed and as part of that will be the development of a comprehensive Emergency Management Plan.

CFA would expect to be a part of any Fire Engineering Brief Meetings in accordance with IFEG 2005 and CDG 7.5.

I don't have any prior Building Consents associated with the site nor any BAL related information.

CFA will assess any application and associated detail for the proposed use for the site and provide a response accordingly.

Regards,

Darrin Dohrman

Darrin Dohrman Fire Safety Officer
Fire and Emergency Management
205 Numurkah Rd (P.O. Box 932) Shepparton Vic 3630
T: 03 5833 2412 M: 0458 310 753 F: 03 5833 2482 E: d.dohrman@cfa.vic.gov.au
Protecting lives and property
cfa.vic.gov.au

From: Frank Kruize [mailto:frank@frankkruizeconsulting.com]
Sent: Thursday, 26 October 2017 5:29 PM
To: Darrin Dohrman
Subject: 171026_ToDD_CFA_Trawool

Hi Darrin,

It's been very difficult to hook up on the phone, you must be just as busy as I am.

The attached letter explains the reason for my call, however if you wish to discuss anything please call me on 0430 321 144.

Warm regards,

Frank Kruize
Director/Architect
Ph: 0430 321 144

Frank Kruize Consulting

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vicroads
ABN 61 760 960 480

Mr Frank Kruize
Frank Kruize Consulting Pty Ltd

Dear Frank

VICROADS REFERENCE NO: **02876/17**
PROPERTY ADDRESS: **8150 GOULBURN VALLEY HIGHWAY, TRAWOOL**

Pre-application enquiry response

Thank you for your pre-application documentation received by the Roads Corporation (VicRoads) on the 20th October 2017.

Your pre-application enquiry has been given the above reference number which should be quoted in any further correspondence and contact with VicRoads.

The proposed development triggers a planning permit at clause 52.29 of the Planning Scheme as the proposal will cause an alteration of access (e.g. a change in the frequency vehicles etc accessing the arterial road) to a road in a Road Zone Category 1. Council must forward the application to VicRoads under Section 55 of the Planning and Environment Act 1987 as part of its notification of adjoining landowners and/or referral authorities in the planning process in which case VicRoads may be required to provide Council with its decision or advice.

An initial assessment has been made of the proposed development and VicRoads provides the below advice for your consideration:

1. The existing speed limit on the Goulburn Valley Highway (GVH) is 100 km/hr.
   a. VicRoads highly recommends that vehicular to/from the land via the GVH should be at a single the location (e.g. remove one existing crossover) that provides the greatest level of available sight distance in accordance with Austroads (2017) Guide to Road Design part 4A, Section 3.4 for Safe Intersection Sight Distance (SISD) and Approach Sight Distance (ASD).
2. At any point(s) of access to the land from the GVH, VicRoads requires the following roadworks to be undertaken prior the development approved by any issued planning permit comes into use:
   a. A sealed Basic Right (BAR) turn treatment in accordance with Austroads (2017) Guide to Road Design Part 4, Figure A28;
   b. A sealed Basic Left (BAL) turn treatment in accordance with Austroads (2017) Guide to Road Design Part 4A, Figure 8.2; and
   c. The crossover(s) to be designed and sealed to a standard approved by VicRoads.
3. The functional layout plan of the above works must be designed by a VicRoads pre-qualified consultant[1] prior to the commencement of construction within the road reserve and prior to the commencement of any works on the subject land as part of any approved issued planning permit.

Please be mindful that VicRoads cannot be held accountable for any varied or additional requirements Council may impose on your proposal.

Should you have any enquiries regarding this matter, please contact Thomas Cybula on Thomas.Cybula@roads.vic.gov.au

[1] http://webapps.vicroads.vic.gov.au/vrne/prequal.nsf/ByType?OpenView&Start=1&Count=30&Expand=7.13#7.13

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vicroads
ABN 61 760 960 480

Yours sincerely

THOMAS CYBULA
SENIOR STATUTORY PLANNING OFFICER

Cc: Council

24.10.2017

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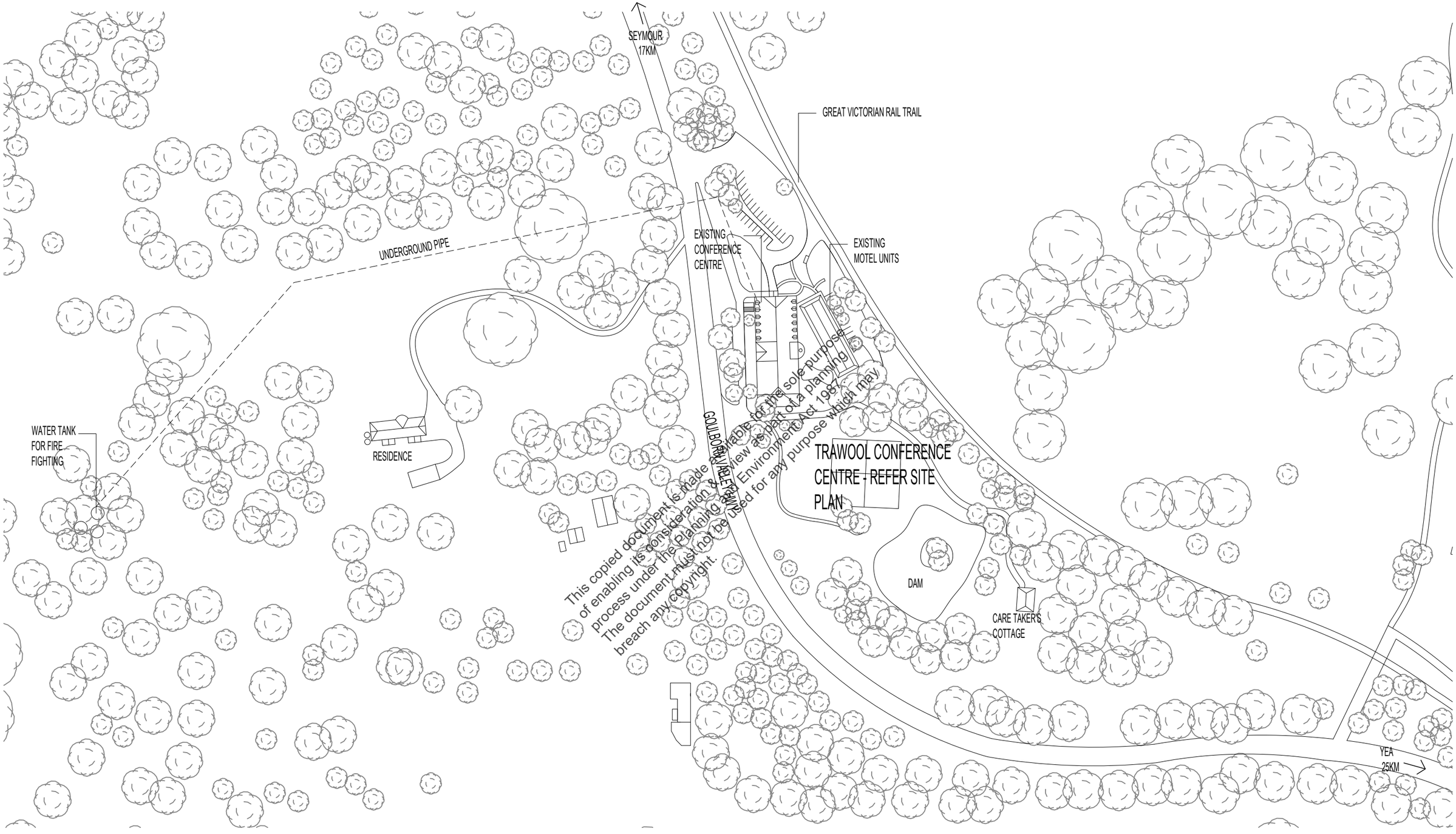

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03 LOCATION PLAN
Scale 1: 2000

NORTH

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0430 321 144
10 Inchcape Ave. - Wantirna - VIC

CLIENT: each Social & Community Health

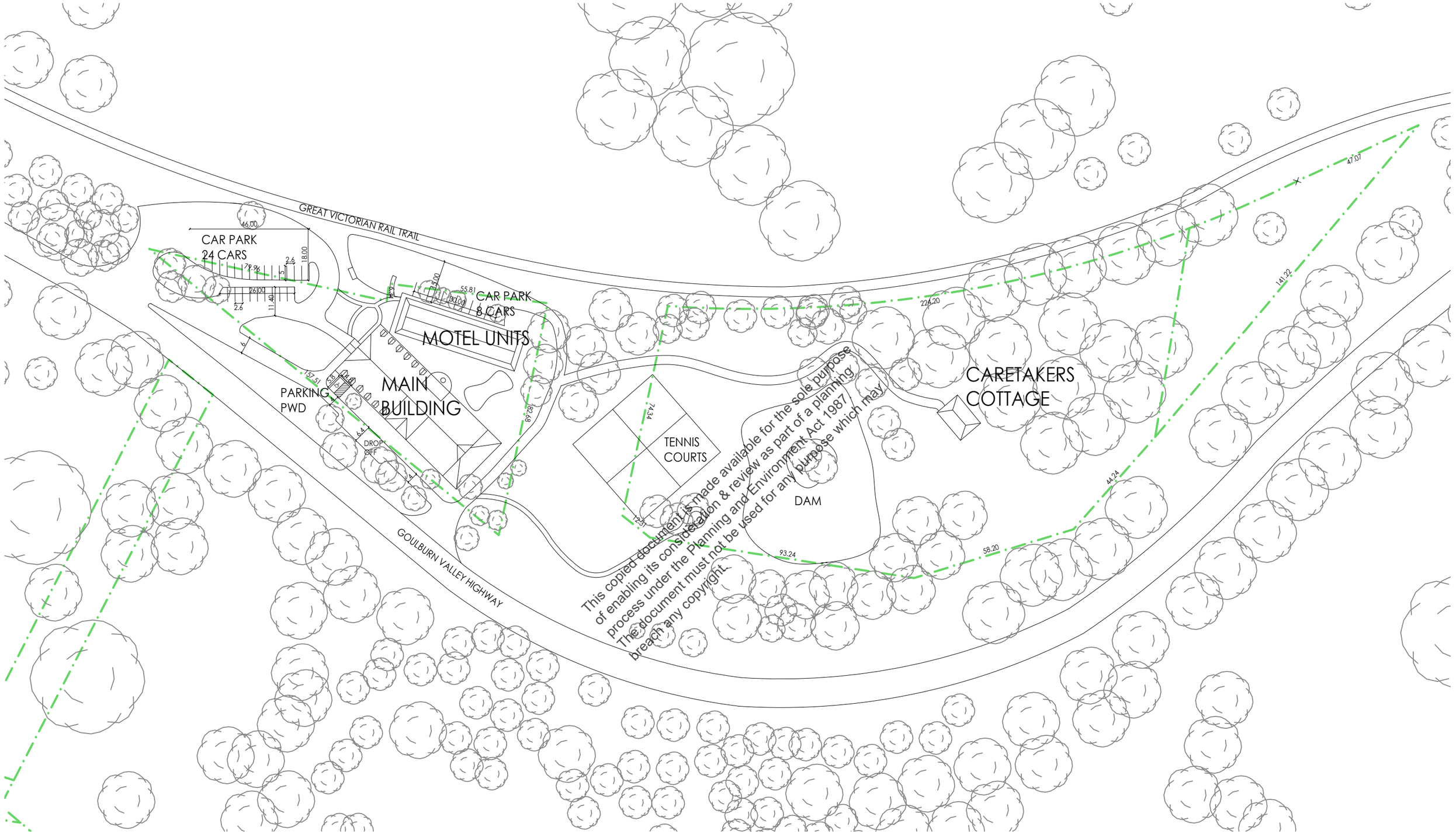
PROJECT:
EACH RETREAT
8150 Goulburn Valley Hwy - Trawool

ISSUE: PRELIMINARY

TITLE: LOCATION PLAN

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
1:2000	04/12/17	TL	FK

PROJECT NO:	DRAWING NO:	REVISION:
1707	TP - 01	--



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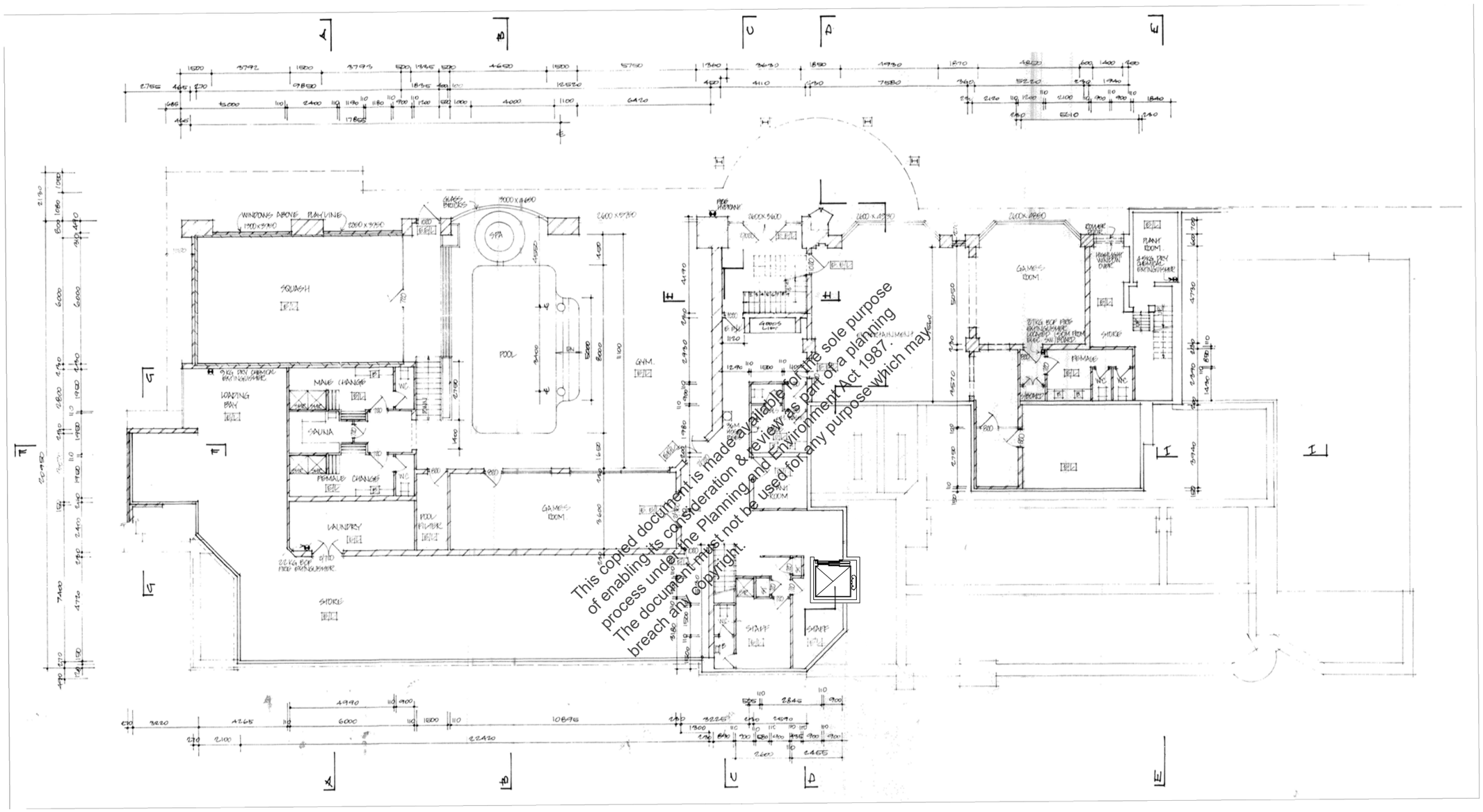
CLIENT:
each Social & Community Health

PROJECT:
EACH RETREAT
8150 Goulburn Valley Hwy - Trawool

ISSUE: PRELIMINARY			
TITLE: SITE PLAN			
SCALE AT A1: 1:1250	DATE: 06/12/17	DRAWN: JCA	CHECKED: FK
PROJECT NO: 1707	DRAWING NO: TP - 02		REVISION: --



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PROJECT:
EACH RETREAT
8150 Goulburn Valley Hwy - Trawool

ISSUE: PRELIMINARY

TITLE: LOWER GROUND FLOOR

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
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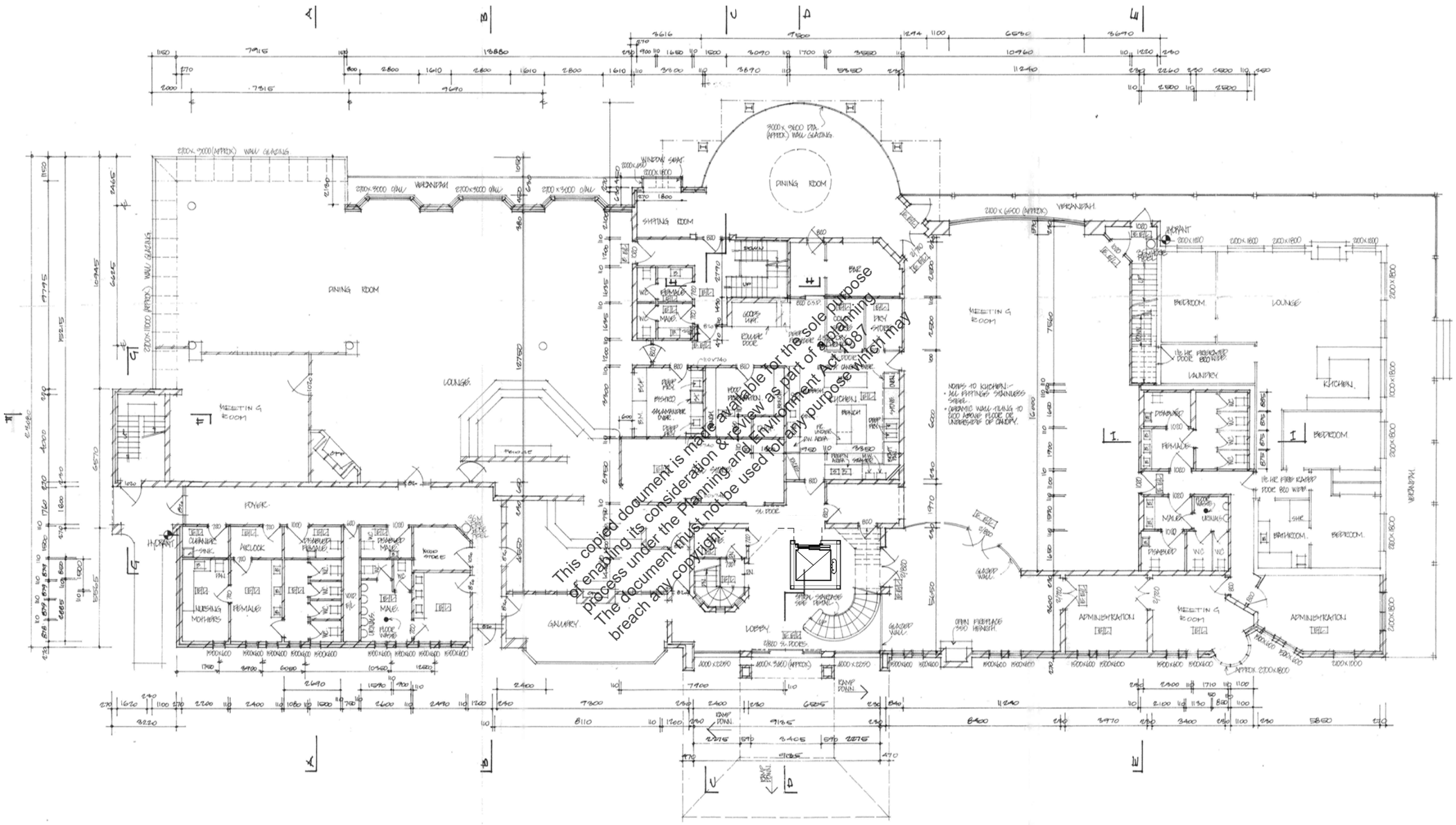
PROJECT NO:	DRAWING NO:	REVISION:
1707	TP - 03	--



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EACH RETREAT
8150 Goulburn Valley Hwy - Trawool

ISSUE: PRELIMINARY

TITLE: GROUND FLOOR

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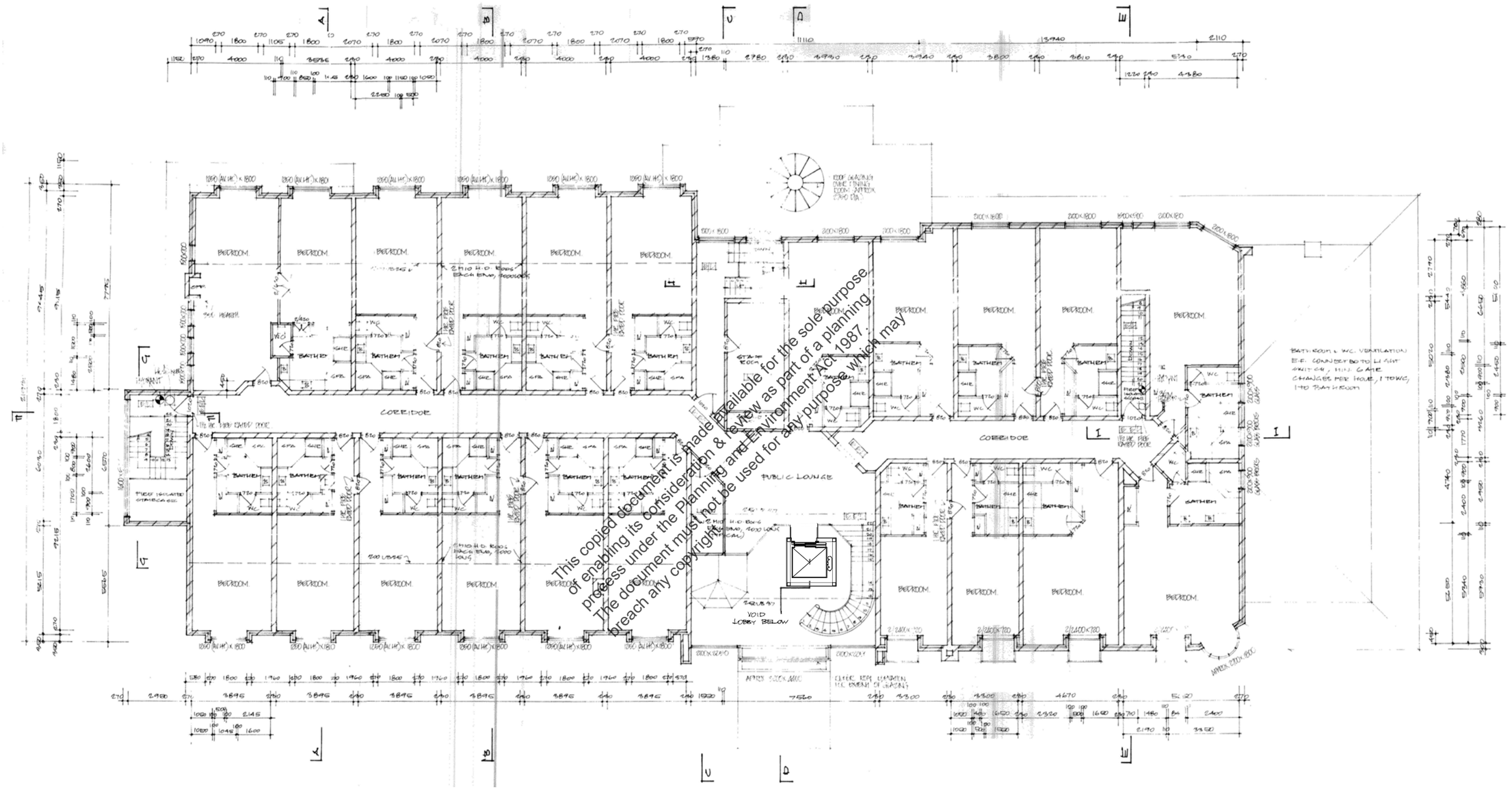

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CLIENT: each Social & Community Health

PROJECT: **EACH RETREAT**
8150 Goulburn Valley Hwy - Trawool

ISSUE: PRELIMINARY

TITLE: FIRST FLOOR

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
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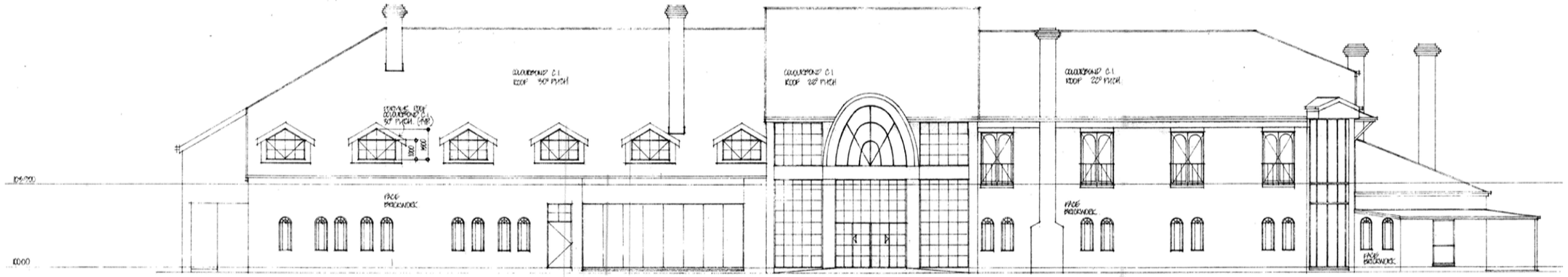
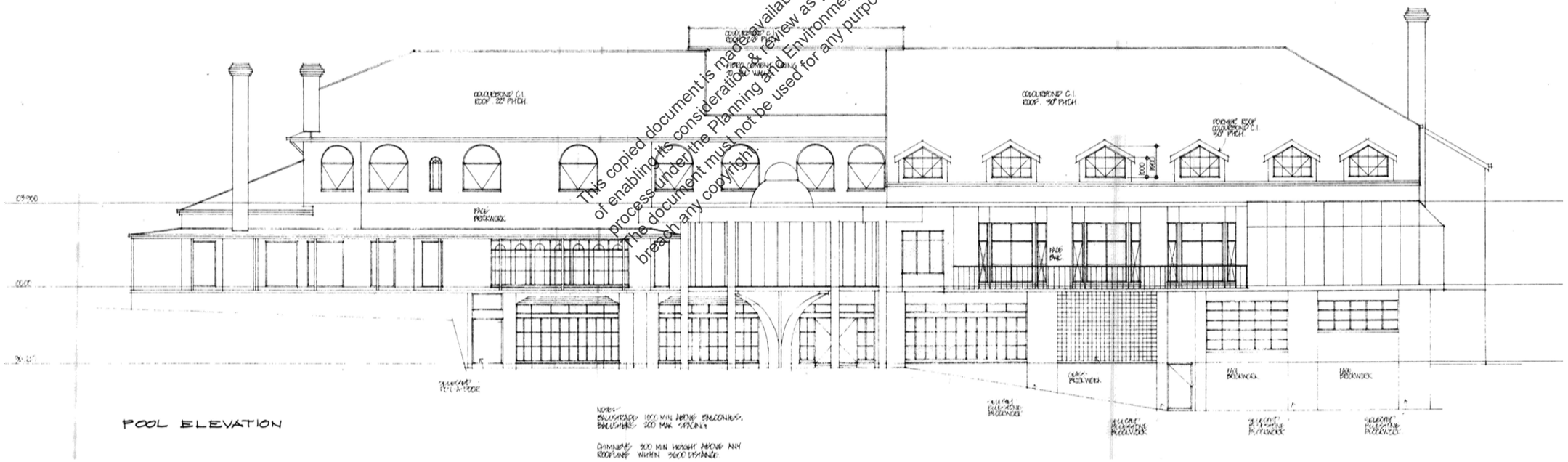
PROJECT NO:	DRAWING NO:	REVISION:
1707	TP - 05	--



ROAD ELEVATION



POOL ELEVATION

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PROJECT:
EACH RETREAT
8150 Goulburn Valley Hwy - Trawool

ISSUE: PRELIMINARY

TITLE: ELEVATIONS

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
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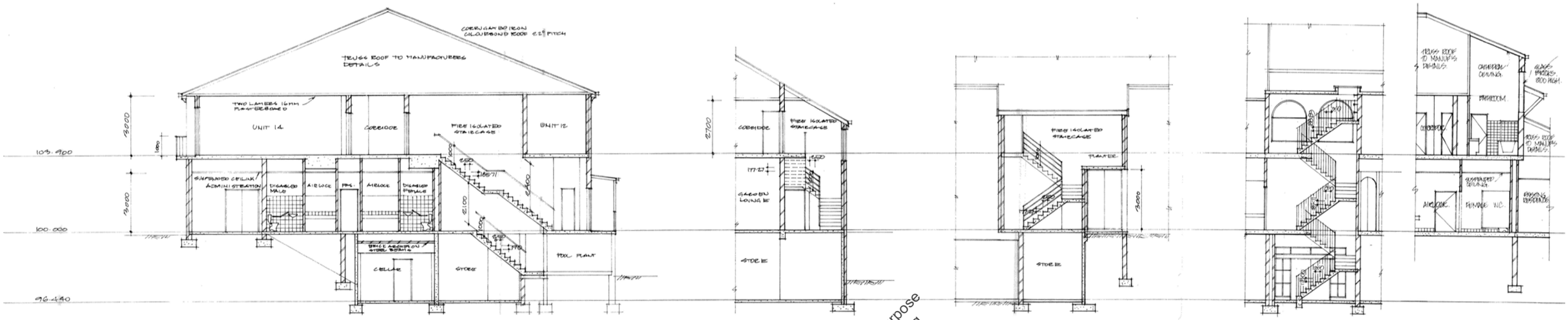


SECTION E-E

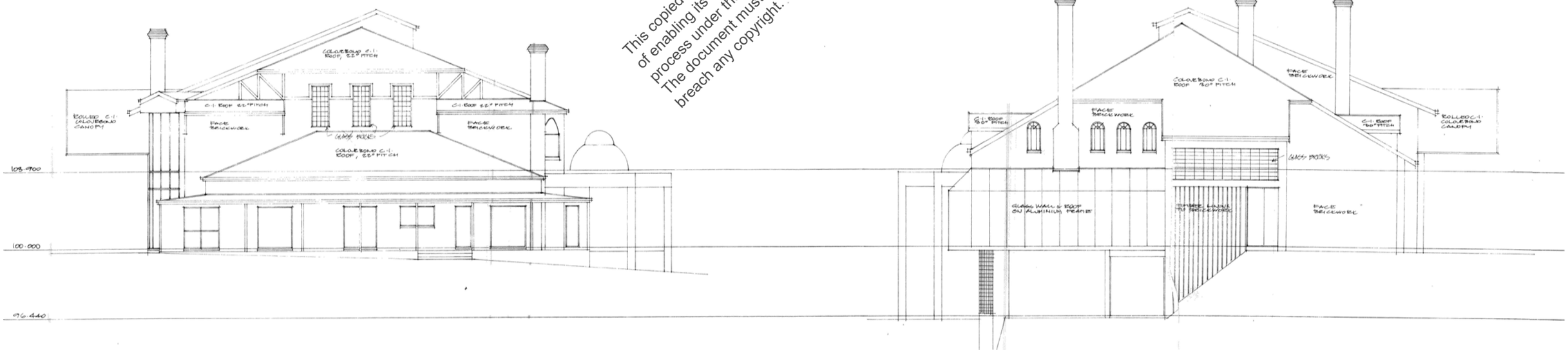
SECTION F-F

SECTION G.-G.

SECTION H.-H.

SECTION I.-I.

NOTES:
CERAMIC WALL TILING TO SANITARY FIXTURES.
1500 MIN. ABOVE HANDRAILS.
1800 MIN. ABOVE SHOWER BASE.
900 MIN. ABOVE BASIN.



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PROJECT:
EACH RETREAT
8150 Goulburn Valley Hwy - Trawool

ISSUE: PRELIMINARY

TITLE: ELEVATIONS AND SECTIONS

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
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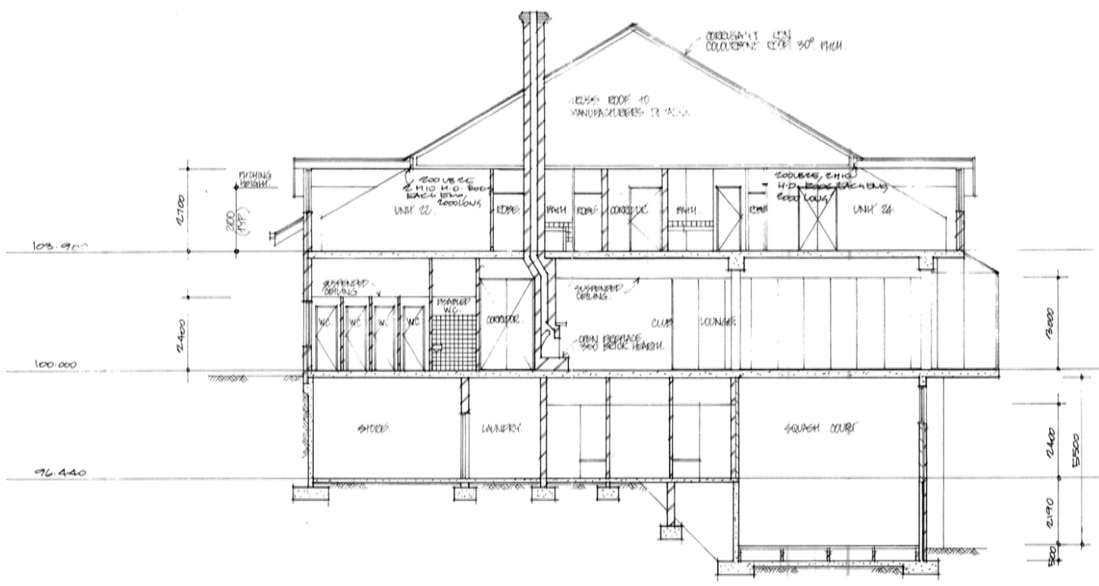
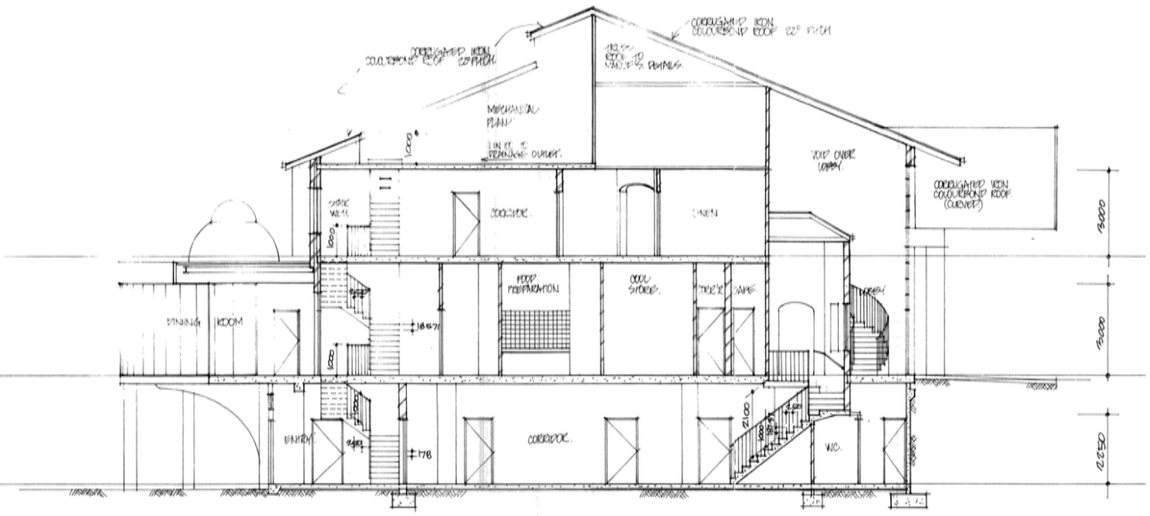
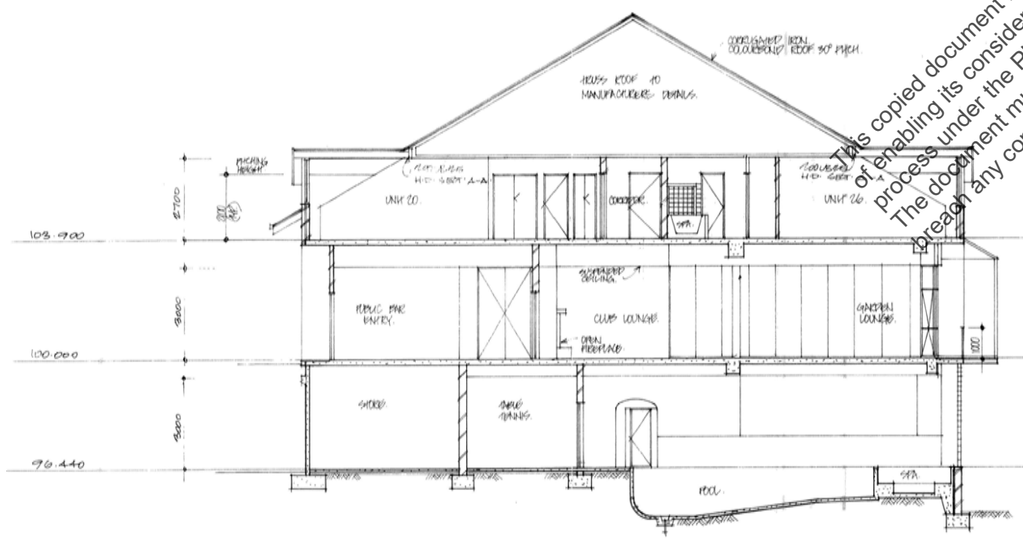


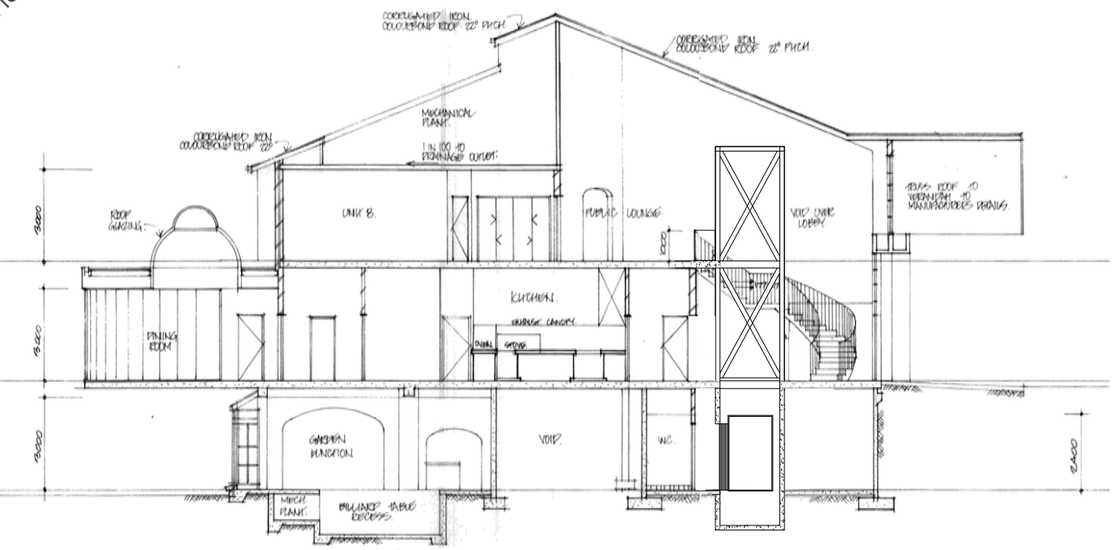
SECTION A.- A.



SECTION C.- C.



SECTION B.- B.



SECTION D.- D

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8150 Goulburn Valley Hwy - Trawool

ISSUE: PRELIMINARY

TITLE: SECTIONS

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(3)

AREA (A)

TRAWOOL VALLEY RESORT.

NORTH

GOULBURN

RESORT / HOTEL

MOTEL

TENNIS COURTS

LAKE.

COTTAGE

(B)

HIGHWAY

NEW SEWAGE PIPELINES FROM SEPTIC TANKS TO NEW SEWAGE TREATMENT PLANT, SHOWN –

NEW HIGH PRESSURE MAINLINES TO TWO IRRIGATION AREAS (A) AND (B) SHOWN –

EXISTING SEPTIC TANKS SHOWN – ●

EXISTING GREASE TRAPS SHOWN – ⊖

NEW SEWAGE TREATMENT PLANT SHOWN – ◉

PLAN (4)

TRAWOOL VALLEY RESORT

GOULBURN

RESORT HOTEL

MOTEL

GOVT. ROAD (UNMADE)

TENNIS COURTS

LAKE.

COTTAGE

HIGHWAY

WINTER WATER COURSES SHOWN – ▬▬

PROPERTY BOUNDARIES SHOWN – – – – –

SEPTIC TANKS SHOWN – ●

GREASE TRAP SHOWN – ⊖

SEWERAGE TREATMENT PLANT SHOWN – ◉

BUFFER 25m EITHER SIDE OF WATERCOURSE NOT TO BE IRRIGATED WITH WASTEWATER SHOWN –

9

SUPER TREAT
SEWAGE TREATMENT SYSTEMS

CABIN DEVELOPMENT
BEWONG

FOR TE DAVIS PROPERTIES PTY. LTD.

PRINCES HIGHWAY
BEWONG N.S.W.

SUPER - TREAT SB 9000

SEWAGE AND WASTEWATER
TREATMENT PLANT

OPERATING INSTRUCTIONS

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CONTENTS

		PAGE No.
1.	PLANT LAYOUT DESCRIPTION	2
2.	EFFLUENT FLOW	2
3.	PRIMARY TREATMENT & RETURN ACTIVATED SLUDGE TANK	3
4.	AERATION TANK, EQUIPMENT	3
	a. AIR BLOWER	4
	b. AIR BLOWER - "ORANGE" LIGHT "ON"	4
5.	EFFLUENT TRANSFER / CONTACT TANK	5
	a. EFFLUENT TRANSFER PUMPS	5
	b. EFFLUENT TRANSFER PUMPS - "RED" LIGHT "ON"	5
6.	CONTACT FOR EMERGENCY SUPPORT	6
7.	MAINTENANCE CHECKS	7
	EQUIPMENT DETAILS	Attachment
	PLANT LAYOUT	Attachment
	ELECTRICAL DIAGRAMS	Attachment

COMMERCIAL WASTE TREATMENT PTY LTD
14b / 8 GLADSTONE ROAD
CASTLE HILL N.S.W. 2154
(02) 9 634 1723

DECEMBER 2000

SUPER - TREAT SB 9 000 SYSTEM

* The Super-Treat SB - 9 000 is designed to treat all wastes generated by the facility which has been determined as follows, as defined in the wastewater generation report prepared by Morse McVey & Associates, September 1998 :

HYDRAULIC LOAD	-	5,400 LITRES PER DAY
BIOLOGICAL LOAD	-	2,100 GRAMS OF BOD_5 PER DAY.

The aeration plant will treat wastes of this magnitude to :

*	Organics	< 20 mg / litre
*	Suspended solids	< 30 mg / litre
*	Faecal coliforms	< 100 c.f.u. / 100 ml

1. PLANT LAYOUT :

* As per the attached General Arrangement Drawing, the plant consists of a 7,200 Litre concrete baffled septic tank (nom. 9000 L when full), a 7,600 Litre concrete aeration tank and a 3,400 Litre contact / transfer pump tank.

* Mounted on the aeration tank is a metal skid pack equipment enclosure which houses an air blower. Attached to the skid pack is an electrical power and control unit for the air blower, with an amber strobe mounted. A separate smaller control unit is located on the contact / transfer tank to power and control the twin treated effluent pumps. A red strobe light is mounted on the end of this unit for local alarm indication.

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2. EFFLUENT FLOW:

* All wastes generated from the cabins and the separate toilet block gravitate to the first tank, primary treatment tank. The effluent then flows to the aeration / treatment tank.

* The effluent gravity feeds through the aeration, clarification and disinfection systems to the treated effluent / chlorine contact transfer tank where a float switch activates one submersible pump when a pre-determined level is reached, and cuts the pump off when at it's lower level. This is repeated each time the treated effluent inflow causes the float switch to activate the pump.

* The treated effluent is pumped to the irrigation tank and wet weather storage dam some 600 metres away.

3. PRIMARY TREATMENT & RETURN ACTIVATED SLUDGE TANK :

This tank acts as a solids settling chamber and feeds the primary treated effluent to the aeration tank. A quantity of return activated sludge is also fed into this tank from the aeration tank.

A blanket or scum will form on the surface of this tank, which is a normal part of the process, and ensure that further anaerobic action takes place.

Over a period of time the settled solids will build up in the bottom of this tank, to a level which will require that this "sludge" be removed by pump out contractor.

For this plant to operate correctly the septic tanks must be monitored and it is anticipated that de-sludging of the septic tanks will need to be carried out every 12 months or perhaps longer, but it should be done when the sludge depth is at a depth of 800mm to 1000mm.

A CHECK SHOULD BE MADE EACH 3 MONTHS TO MONITOR SLUDGE BUILD-UP IN ORDER TO ANTICIPATE WHEN DE-SLUDGING IS REQUIRED.

A "pump-out" contractor will de-sludge this septic tank and transport the sludge off site for disposal.

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4. AERATION TANK :

The primary treated effluent enters the aeration tank where it is treated by air injected at the tank bottom. This air is provided by the air blower through a manifold and air distribution pipework system.

The effluent passes through the blocks of plastic sheets, fixed film growth media for aerobic bacteria, then into the clarification chamber, located centrally in the aeration tank. The conical base of the clarifier concentrates the activated sludge then an air driven venturi returns the sludge to the septic tank. As the effluent rises in the clarifier it passes through the chlorinators where it is disinfected by chlorine tablet absorption. After disinfection the effluent gravity flows to the treated effluent / contact tank.

AERATION TANK EQUIPMENT :

a. AIR BLOWER :

The air blower installed is a CRElec Model HB-429 channel blower and driven by a 3 phase motor. (See attached data sheets).

The air blower is time clock controlled to operate
9 hours "on" 3 hours "off"
9 hours "on" 3 hours "off" per day.

The "off" periods are set during periods when low effluent flow is anticipated.

A bleed line from the outlet side of the blower pipework runs to a pressure switch which activates the "orange" warning strobe light should there be a loss of air pressure during any time clock 'on' period.

b. AIR BLOWER - "ORANGE" LIGHT "ON":

This amber light is a 240 V local strobe alarm mounted on the top of the aeration control panel (control panel mounted on the equipment skid pack).

The "orange" light will flash momentarily every time the air blower starts, i.e. twice per day. The light will go "off" after a few seconds when the air pressure has reached a level at which the pressure switch is activated.

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" Orange " Light:

If orange strobe 'on' at blower.

* Check that control circuit breaker 'on'.
* If breaker 'off' then reset.
* If breaker will not reset, then short in blower motor.
* If all above O.K. and light still 'on' then check pressure switch contacts and that bleed line is correctly in place.
* If light will not go 'off' then check, and if necessary, replace relays in control box.
* If light still 'on' then electrical circuits require testing.

5. TREATED EFFLUENT CONTACT / TRANSFER TANK :

This contact / transfer tank receives chlorinated effluent from the aeration tank. The tank volume is min. 2000 litres to allow a minimum of 30 minutes chlorine contact time before the treated effluent is pumped from the tank to the irrigation tank.

a. EFFLUENT TRANSFER PUMPS :

Two (2) Pump Power SS 6 – 15 model single phase submersible pumps are installed to pump the treated effluent from the pump tank.

The duty pump operates when the Pump Control (P.C) float switch (grey) is activated when a pre-determined level is reached, and cuts the pump off when at it's lower level (leaving Min. 600mm water in tank). This is repeated each time some 1000 L of treated effluent has entered the pump tank.

Should No. 1 pump (duty) or lower float switch fail then the effluent level in the pump tank will rise until the upper float switch (black) activates pump No. 2 (standby). The H.W. float switch (black) cuts the pump off when at it's lower level. The H.W. float switch also activates the "Red" light alarm.

At quarterly services, the duty and auto-standby pumps should be swapped to exercise the standby pump. This is best done by placing the 3-pin plug of pump #2 into pump #1 socket position and visa versa.

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b. EFFLUENT TRANSFER PUMPS - "RED" LIGHT "ON" :

The control box for the effluent transfer / contact tank pumps is located on the side of the small equipment enclosure skid pack. There is 3-pin socket provision inside the box for each pump plus P.C. and H.W. float switch plugs. The 'Red' malfunction warning strobe light is mounted on the top of this control panel.

At the same time as the H.W. float switch activates pump No. 2 it also activates the "red" strobe light on the pump enclosure. Should this occur then inspection of the plant will show:-

" Red " - Light flashing - pump malfunction.

If "Red " strobe "on" at pump enclosure.

* check that circuit breaker 'on'
* if breaker 'off' then reset.
* if breaker will not re-set, then fault in pump(s) or float switch(s). Serviceman or electrician to remove 3-pin plugs and check for faults progressively starting with P.C. float switch then pump #1 etc. If items faulty - replace.

If Duty pump (Pump #1) found to be faulty plug Pump #2 lead into the socket for Pump #1 so as to leave pump #2 as duty, until pump #1 is repaired and re-installed.

* If all above o.k. and red light still 'on' then wiring fault requires further checks by electrician.

6. CONTACT FOR EMERGENCY SUPPORT:

The system is warranted for a 12 month period commencing from the commissioning date to 20th November 2001 and is to be maintained by Commercial Waste Treatment or nominated Super-Treat agent.

For Servicing / breakdown support contact :-

SUPER-TREAT AGENT

BENNETTS CONCRETE PRODUCTS

Contact: Dale or Jodie SPRESSER

Phone : NOWRA (0244) 223 861
Fax : (0244) 213 861
Mobile : 0409 608 083

For technical support regarding this system contact :-

COMMERCIAL WASTE TREATMENT PTY LTD

Contact: Kevin Brown or Max Bell

Phone: Sydney (02) 9634 1723
Fax: Sydney (02) 9680 4716

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7. MAINTENANCE CHECKS :

It is recommended that maintenance checks be carried out each three (3) months, i.e. 4 services per year, and the service sheets submitted to the relevant authority. These quarterly checks are primarily to perform preventative maintenance, replenish chlorine disinfectant tablets and to monitor the effluent quality.

MAINTENANCE SCHEDULE :

GENERAL INSPECTIONS - Inspect the general plant area for leakage, pooling, movement etc. Drainage channels should be provided to direct rainwater away from the tanks.

SEPTIC TANK - Check the sludge level in the numerous septic tanks around the site plus the level in the plant's settlement tank. If level more then 800mm, desludge.
- Check through the settlement tank I.O that activated sludge from the aeration tank is being returned to this tank.
- Remove the screening filter from the outlet I.O. and hose or brush any collected hair or other foreign matter back into the septic tank. Replace when cleaned.

AERATION TANK - Take a sample of effluent from the 80 dia. pipe entering the contact tank. Test the chlorine level in the effluent using a simple pool testing kit.
- Check air lines at air distribution manifold are free of leaks.
- Adjust air distribution manifold valves to balance the air driven through each air arm.
- Operate the desludge unit by fully opening the 15 dia. ball valve.
- Reset this air control, 15 dia. valve, to partially open to allow a small amount of sludge return to the primary treatment / septic tank. Check quantity returned at inlet of septic tank.
- Check bio-mass growth, a brown-grey slimy growth should be present.
- Replenish Chlorine tablets by removing each dispenser and filling. Each dispenser holds 10 tabs and should be filled to top of dispenser.

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ELECTRICAL EQUIPMENT

- TIMER - check the timer is set to correct time of day. The air blower is "on" for 9 hours, "off" for 3 hours, "on" for 9 hours and "off" for 3 hours. The air blower should not be "off" during the peak flow times of the day.

- BLOWER - check air blower is operating correctly, not overheating, and that the bleed line to the pressure switch is attached correctly. Check union joint for air leakage. Remove air filter, clean then replace.

- SUBMERSIBLE PUMPS – Check pumps are operating correctly when pump control (grey) float switch is raised, Pump #1 will start. Check Pump #2 operation by lifting High Water (black) float switch for a few seconds. Note, the "red" alarm light will come on. Check that "red" light does come on. Undo pipework unions and remove pumps, clean pump risers and pump strainers, check for obstruction then replace.

- WARNING LIGHTS - Check operation of air blower "orange" alarm light by flicking control circuit breaker to "off". Reset after test. Check operation of transfer pumps "red" alarm light by raising high water float switch. Release after test.

- FLOAT SWITCHES - After testing of submersible pumps is O.K., check that pump starts when grey float switch lifted. Check that "red" light comes on when black float switch lifted. Release after test.

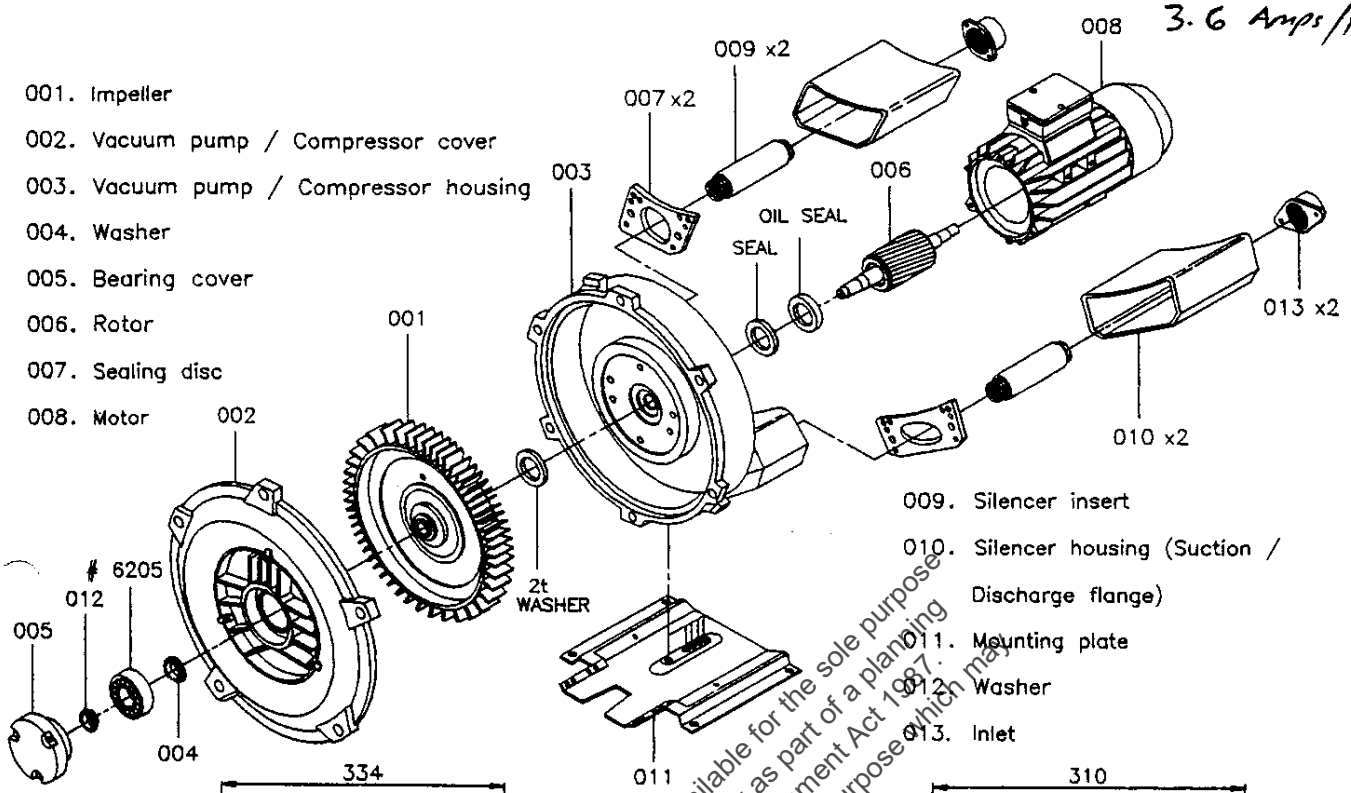
- CONNECTIONS - general checks on electrical connections.

Replace all lids on electrical control panels, air blower skid pack and tank access/inspection openings.

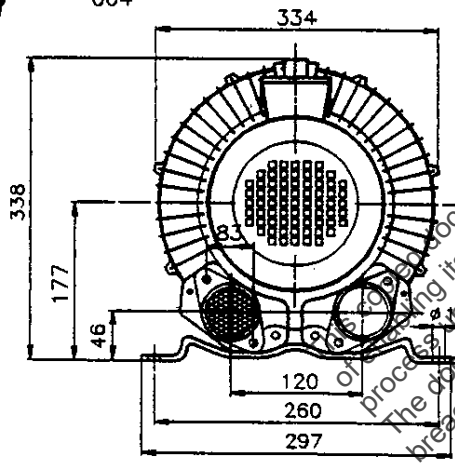
RELEC HB-429

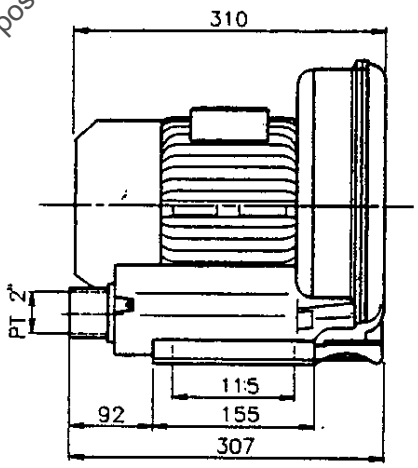
1.75 KW
50 Hz
415 V
3.6 Amps/Phase.

001. Impeller
002. Vacuum pump / Compressor cover
003. Vacuum pump / Compressor housing
004. Washer
005. Bearing cover
006. Rotor
007. Sealing disc
008. Motor

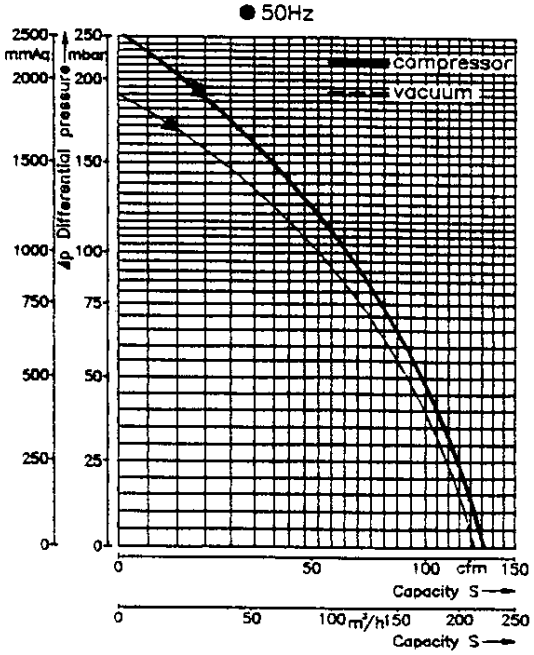


009. Silencer insert
010. Silencer housing (Suction / Discharge flange)
011. Mounting plate
012. Washer
013. Inlet

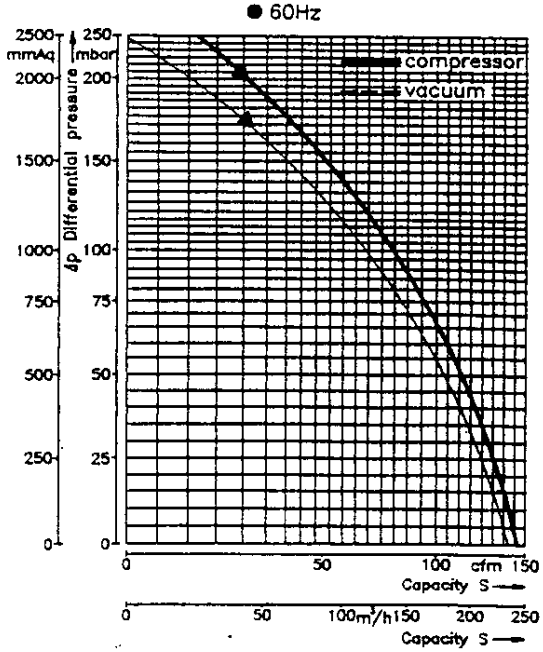




● 50Hz



● 60Hz



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SS

Designation

S S _ _ J

- J — Open impeller
- _ — Rated head (m)
- _ — Rated capacity (m^3/h)
- S — Single phase
- S — Submersible pump

PUMP POWER AUSTRALIA PTY. LTD.

Technical data

Model	Capacity (m^3/h)	Head (m)	(kw)	(A)	(V)	(Hz)	(r/min)	Discharge (mm)	Weight (kg)	Particle Dia (mm)	Max.
SS7.8-6.5J	7.8	6.5	0.4	3.9	240	50	3000	50	18		7
SS6-9J	6	9	0.4	3.9	240	50	3000	40	18		7
SS6-15	6	15	0.55	4.7	240	50	3000	32	22		7
SS10-14	10	14	0.75	6.4	240	50	3000	40	25		7
SS3-25	3	25	0.75	6.4	240	50	3000	25	25		7

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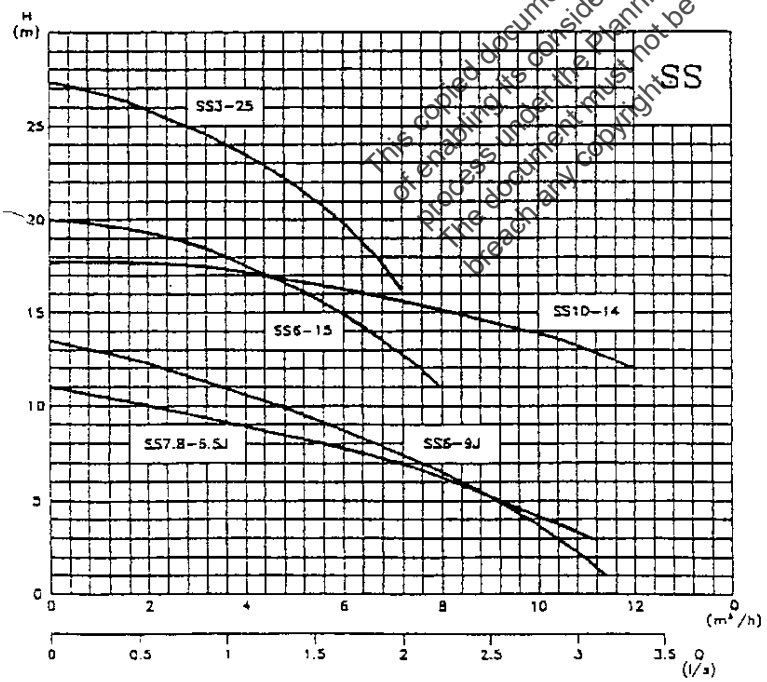
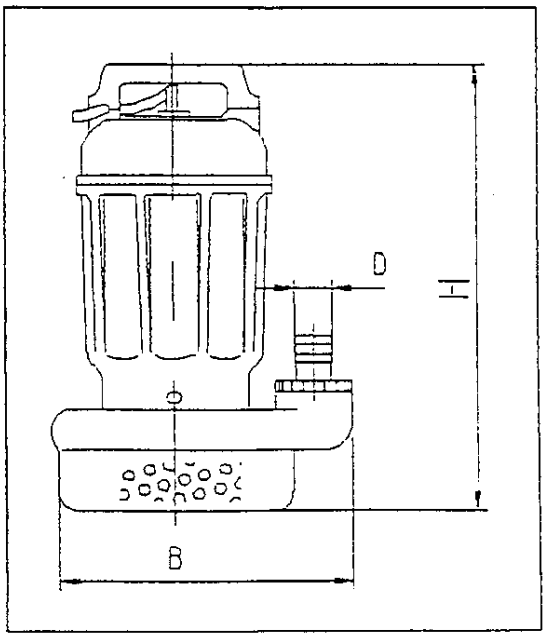
Performance Curve



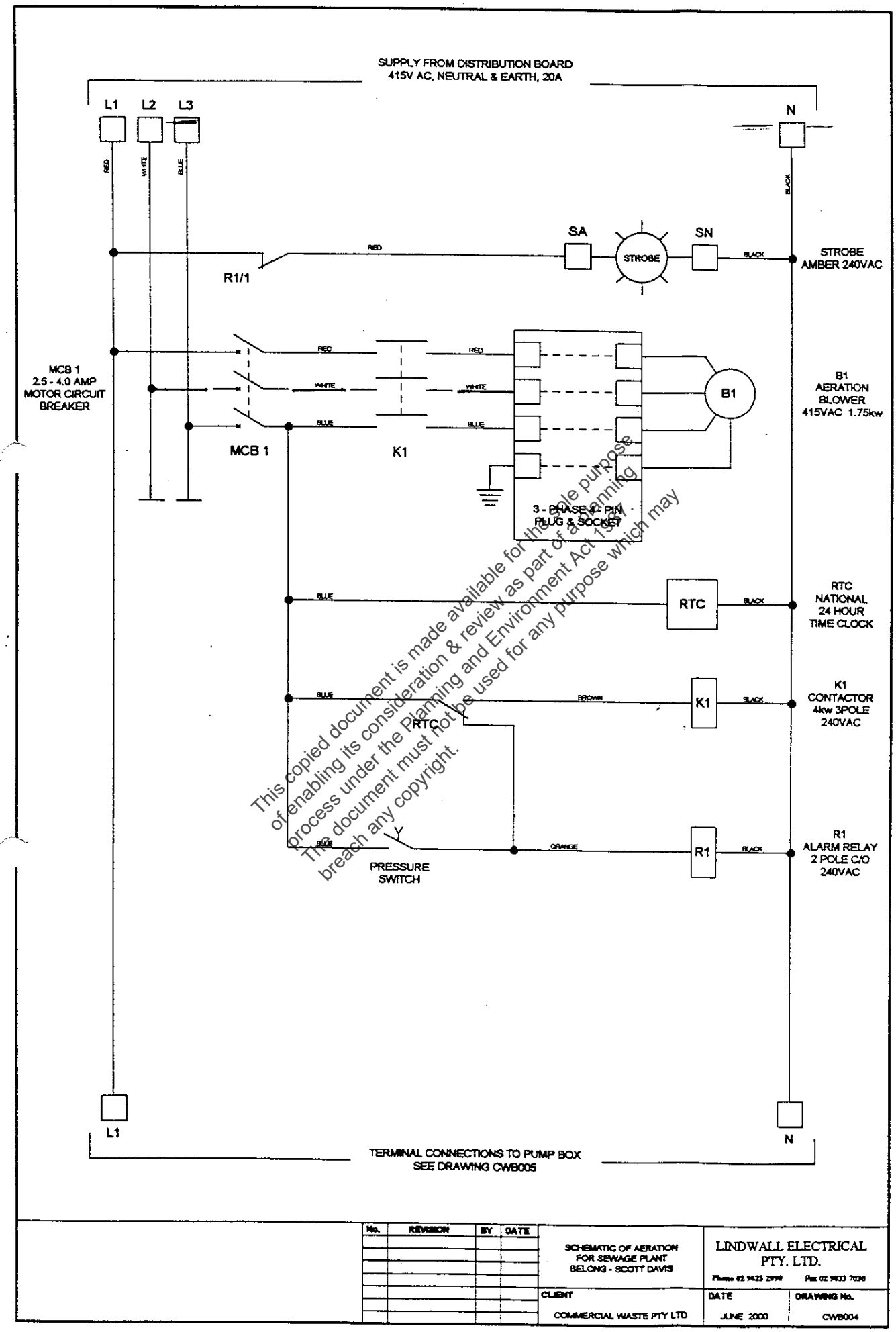
Dimensions

Model	D	B	H
SS7.8-6.5J	50	250	410
SS6-9J	40	250	410
SS6-15	32	235	410
SS10-14	40	255	410
SS3-25	25	235	435



14 Telopea Avenue
Homebush, NSW, 2140
Australia

Phone: +61 2 9746 5922
Fax: +61 2 9746 2922



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No.	REVISION	BY	DATE

SCHEMATIC OF AERATION FOR SEWAGE PLANT BELONG - SCOTT DAVIS

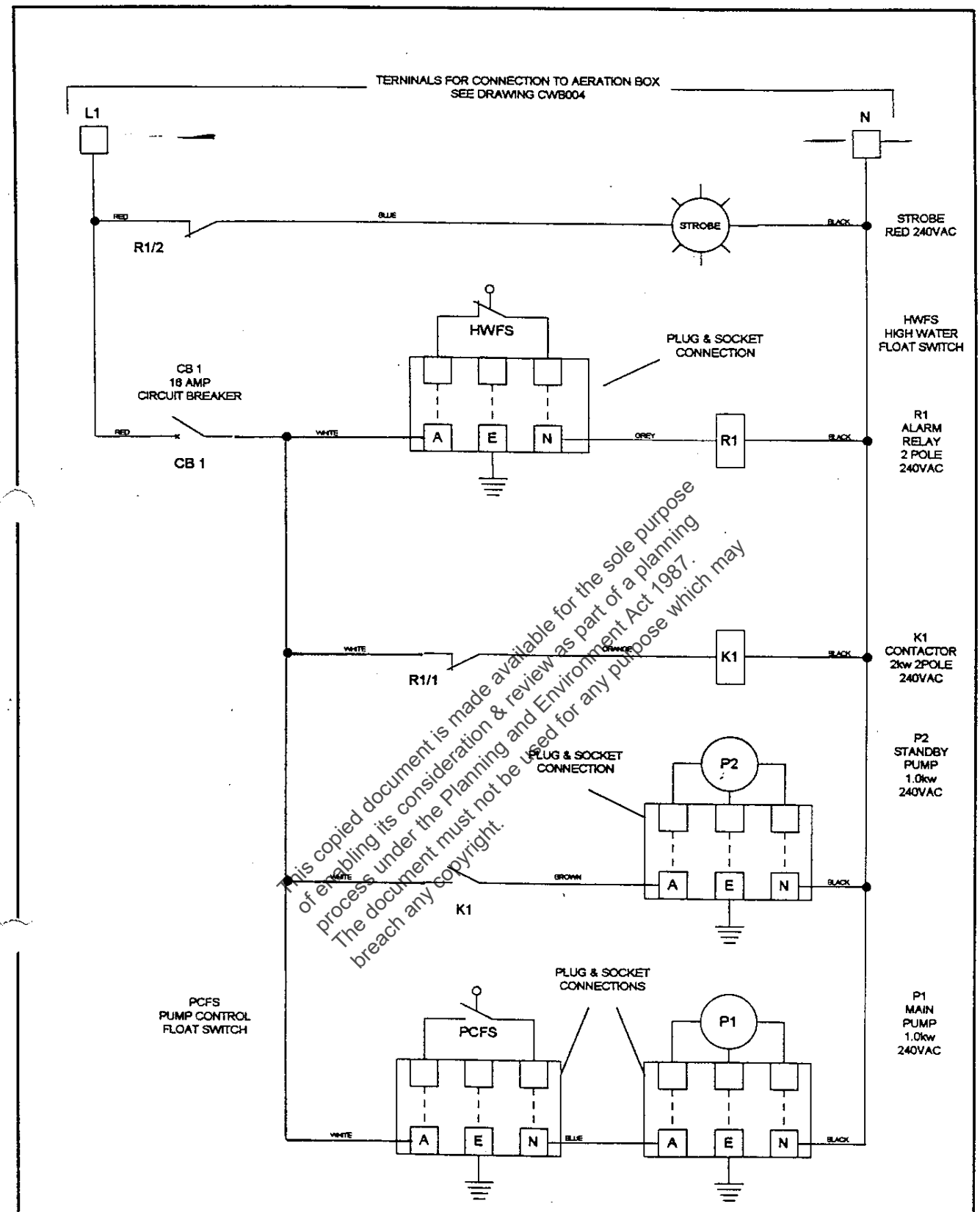
LINDWALL ELECTRICAL PTY. LTD.

Phone 02 9623 2990 Fax 02 9833 7036

CLIENT: COMMERCIAL WASTE PTY LTD

DATE: JUNE 2000

DRAWING No.: CWB004



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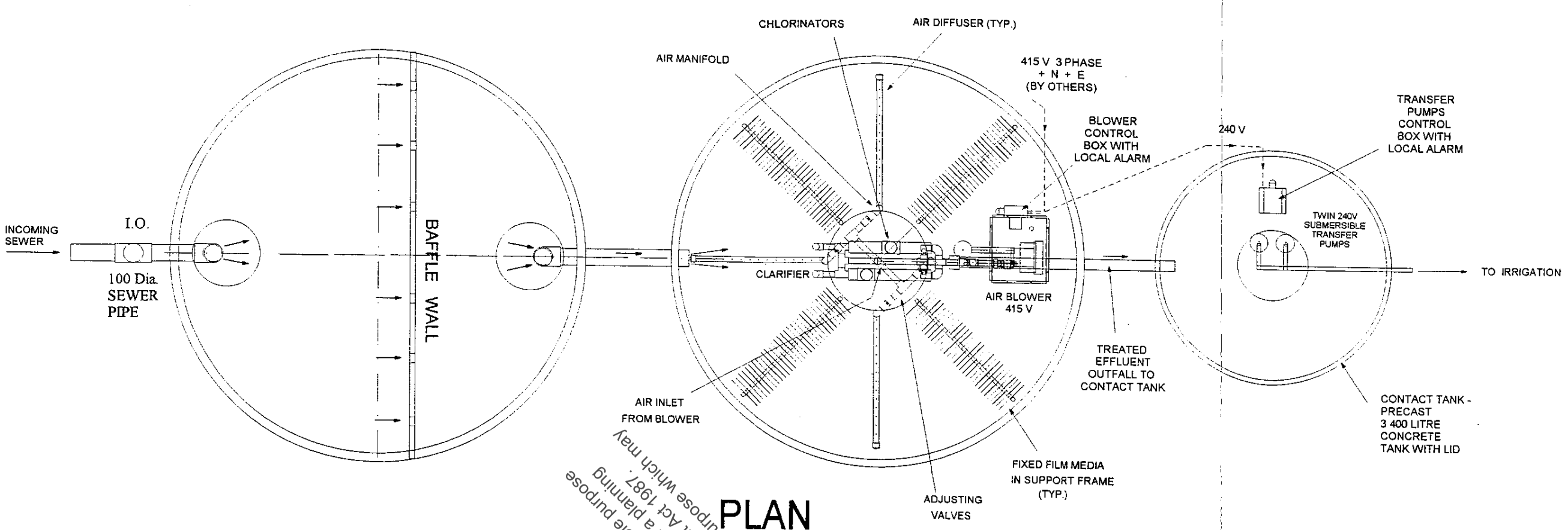
No.	REVISION	BY	DATE

SCHEMATIC OF PUMPS FOR SEWAGE PLANT BELONG - SCOTT DAVIS

LINDWALL ELECTRICAL PTY. LTD.

Phone 02 9623 2990 Fax 02 9633 7030

CLIENT	DATE	DRAWING No.
COMMERCIAL WASTE PTY LTD	JUNE 2000	CWB005

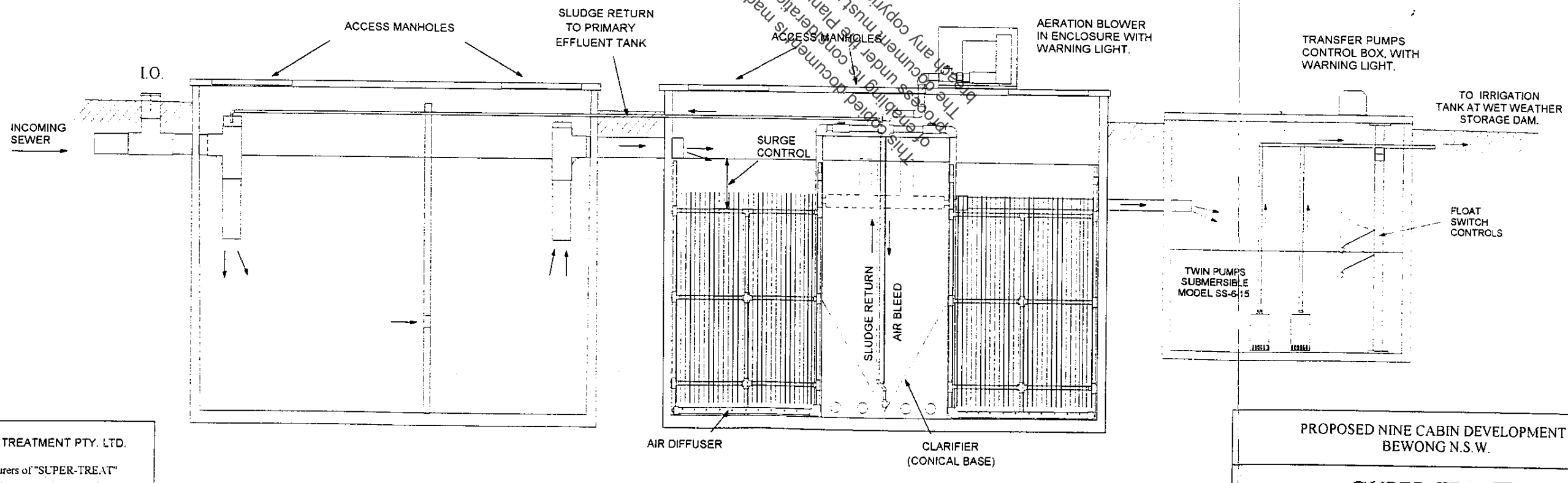


PLAN

PRIMARY TREATMENT TANK
9000 LITRES

AERATION TANK
9000 LITRES

TREATED EFFLUENT TANK
3400 LITRES



ELEVATION

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COMMERCIAL WASTE TREATMENT PTY. LTD.
Designers and Manufacturers of "SUPER-TREAT"
Commercial Sewage and Wastewater Treatment Systems
Unit 14B 8 GLADSTONE ROAD
CASTLE HILL, SYDNEY, 2154
Phone: (02) 9 634 1723 Fax: (02) 9 6804716

W.A.E. Revision - 06.00

FEBRUARY 2000

PROPOSED NINE CABIN DEVELOPMENT
BEWONG N.S.W.

SUPER-TREAT
SEWAGE AND WASTE WATER TREATMENT PLANT

" SUPER-TREAT " MODEL : SB 9000
Capacity : 35 E.P.