

FACT SHEET

Land Capability Assessment

COMMUNITY
RESILIENCE

and Waste Water Management Study

31 MARCH 2016

The following advice is to assist in the preparation of information for planning permit applications for dwellings in the bushfire affected areas of Wye River and Separation Creek.

Technical assessments

The Victorian State Government and Colac Otway Shire have engaged an external consultancy, Coffey Environments Australia, to provide a land capability assessment and an investigation into various wastewater management systems suitable for the affected settlement.

This assessment identifies building and development constraints including soil types, drainage lines, land slope, proximity to waterbodies as well as other relevant landscape concerns. This will provide architects, designers, engineers, insurers and builders with preliminary advice and options to guide the design of dwelling type and style. This has been done to achieve optimal, environmental, health and economic outcomes for the community at a settlement wide level.

State Government's Landscape Capability and Waste Water Management Study (Coffey Report)

Coffey's work will assist property owners, architects and the council to understand the design constraints and risks associated with specific sites. This will reduce the time required by the council in processing permit applications and will also inform individual property owners and their architects as to what additional property-specific investigations are needed to build a particular house design.

Land owners will still need to engage a qualified land capability practitioner to assess waste water management solutions. The Coffey assessment has provided pathways to inform residents undertaking their own assessments as required as part of any planning and building permit. This is because each property will have individual constraints requiring a site specific response for any particular dwelling design and associated structures.

Outcomes of the Coffey report may streamline the individual assessments a property owner may need to commission, thus saving money and time. The report will identify applicable design standards and performance requirements and include a review of the available technology in domestic wastewater management including cost estimates.

The Coffey site investigations will not provide the full extent of information required for individual applications as the nature of the proposed building design and site works, vegetation removal and waste water treatment will only be known once development plans are prepared by the property owner.

Next steps

Land owners will need to engage a suitably experienced land capability practitioner to prepare specific site information and waste water management solutions to be submitted with a permit application. The Coffey assessment will inform this work.

The Coffey assessment is available online with specific technical findings for individual properties available from Colac Otway Shire via the One Stop Shop. You are encouraged to make an appointment with the One Stop Shop to assist you with your rebuilding process. To make a booking, please call the Colac Otway Shire Bushfire Resilience Information Centre on (03) 5232 9400.

Please note that the outcome of the studies will be discussed at the Community Meetings in Melbourne on Thursday 7 April and Wye River on Sunday 10 April 2016. For more information about the Community Meetings or these studies please visit the WyeSep Connect webpage at www.wyeseconnect.info.