

Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

| | |
|--|--|
| The land affected by the application is located at: | 18 Rodwell Road BRUTHEN 3885 Lot: 2 TP: 844085, CA: 39B3, CA: 39B4, Lot: 1 TP: 844085 |
| The application is for a permit to: | Two Lot Subdivision (Restructure) |
| The applicant for the permit is: | Crowther & Sadler Pty Ltd |
| The application reference number is: | 5.2024.18.1 |

You may look at the application and any documents that support the application free of charge at: <https://www.eastgippsland.vic.gov.au/building-and-development/advertised-planning-permit-applications>

You may also call 5153 9500 to arrange a time to look at the application and any documents that support the application at the office of the responsible authority, East Gippsland Shire. This can be done during office hours and is free of charge.

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

The responsible authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

| | |
|---|---|
| The Responsible Authority will not decide on the application before: | Subject to applicant giving notice |
|---|---|

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

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

Page 1 of 3

VOLUME 05413 FOLIO 434

Security no : 124110857242C
Produced 29/11/2023 10:16 AM

LAND DESCRIPTION

Lots 1 and 2 on Title Plan 844085T (formerly known as part of Crown Allotment 37A, part of a former Government Road Parish of Tambo).
PARENT TITLE Volume 05098 Folio 440
Created by instrument 1364214 01/05/1928

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

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 TP844085T FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

TITLE PLAN

EDITION 1

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TIP 844085T

Location of Land

Parish : TAMBO
Township : -
Section : -
Crown Allotment: 37A (PT)
Crown Portion: -
FORMER GOVERNMENT ROAD

Last Plan Reference : -
Derived From : VOL. 5413 FOL. 434

Depth Limitation : NIL

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 BY
LAND REGISTRY, LAND VICTORIA FOR
TITLE DIAGRAM PURPOSES

COMPILED: Date 6/06/06

VERIFIED: A. DALLAS
Assistant Registrar of Titles

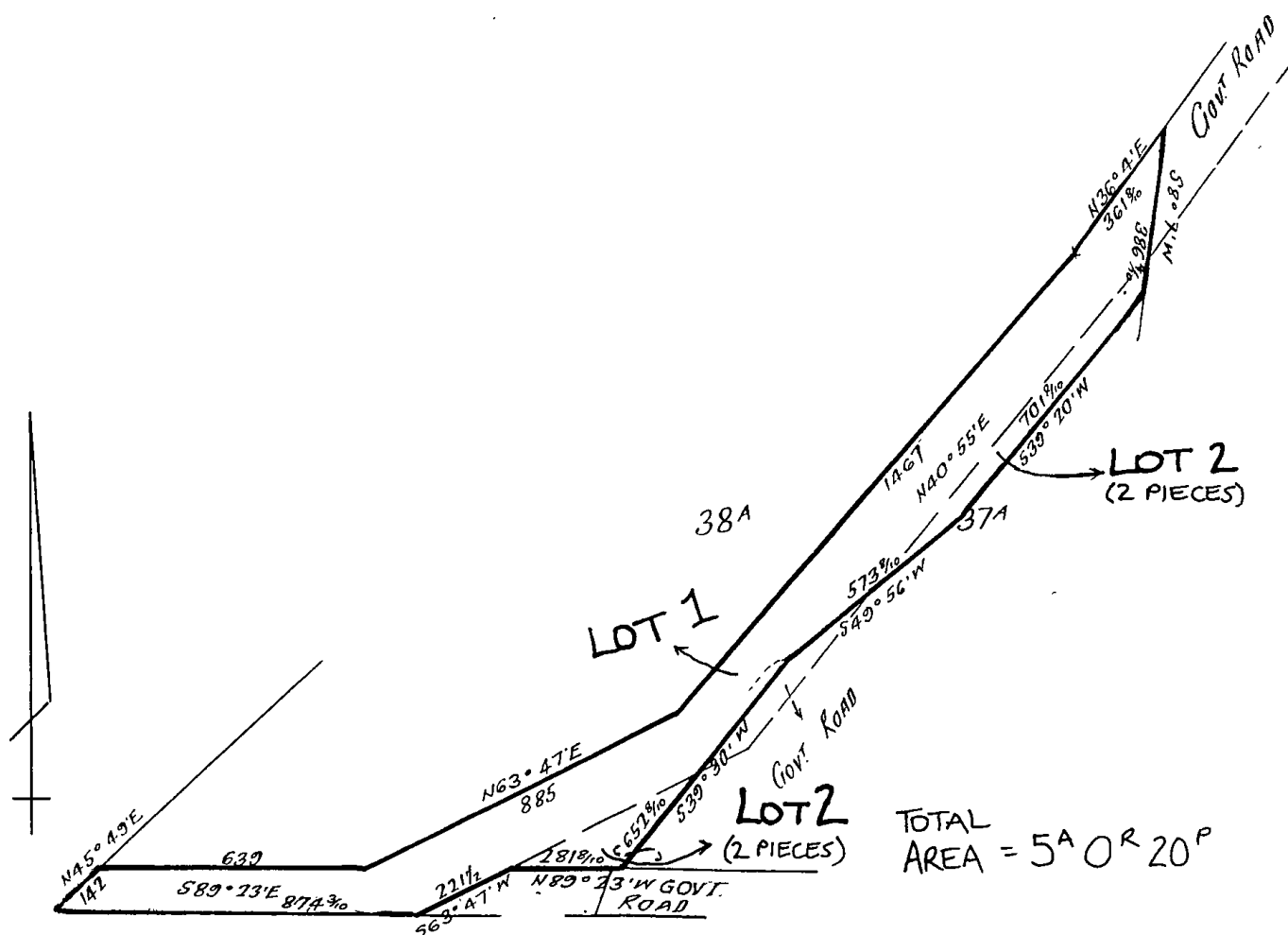


TABLE OF PARCEL IDENTIFIERS

WARNING: Where multiple parcels are referred to or shown on the Title Plan this does Not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962

LOT 1 = CA 37A (PT)
LOT 2 = FORMER GOVERNMENT ROAD (PT)

LENGTHS ARE IN
LINKS

Metres = 0.3048 x Feet
Metres = 0.201168 x Links

Printed 5/03/2024

Page 3 of 48

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

Page 1 of 3

VOLUME 09101 FOLIO 177

Security no : 124110857488J
Produced 29/11/2023 10:21 AM

LAND DESCRIPTION

Crown Allotment 39B3 Parish of Tambo.
PARENT TITLE Volume 06610 Folio 848
Created by instrument F781707 22/07/1975

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MICHAEL DAVID BRAMWELL of 58 RILEY STREET BAIRNSDALE VIC 3875
AE304700V 20/04/2006

ENCUMBRANCES, CAVEATS AND NOTICES

For details of any other encumbrances see the plan or imaged folio set out
under DIAGRAM LOCATION below.

DIAGRAM LOCATION

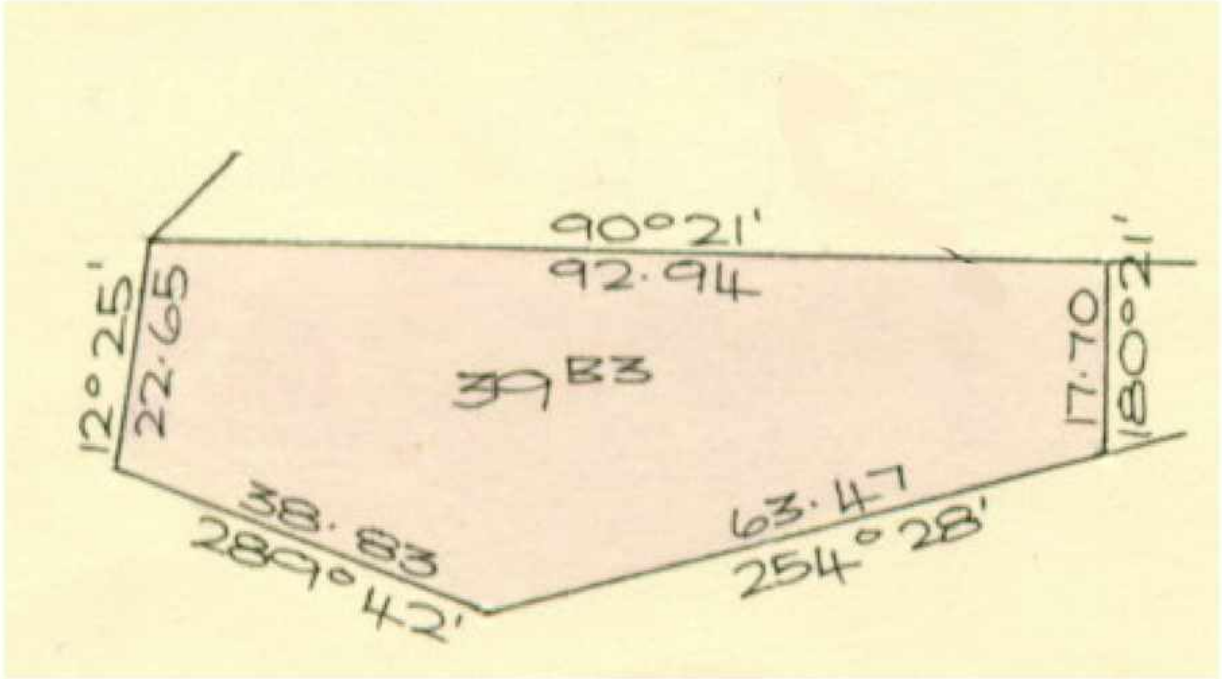
SEE TP289909P FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

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| TITLE PLAN | | EDITION 1 | TP 289909P |
|---|--|---|------------|
| Location of Land Parish: TAMBO Township: Section: Crown Allotment: 39B3 Crown Portion: Last Plan Reference: Derived From: VOL 9101 FOL 177 Depth Limitation: 15.24 m | | 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: 28/01/2000 VERIFIED: M.P | |
|  | | | |
| LENGTHS ARE IN METRES | | Metres = 0.3048 x Feet Metres = 0.201168 x Links | |

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

Page 1 of 3

VOLUME 07088 FOLIO 502

Security no : 124110857483P
Produced 29/11/2023 10:21 AM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 39B4 Parish of Tambo.

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

MICHAEL DAVID BRAMWELL of 58 RILEY STREET BAIRNSDALE VIC 3875
AE304700V 20/04/2006

ENCUMBRANCES, CAVEATS AND NOTICES

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

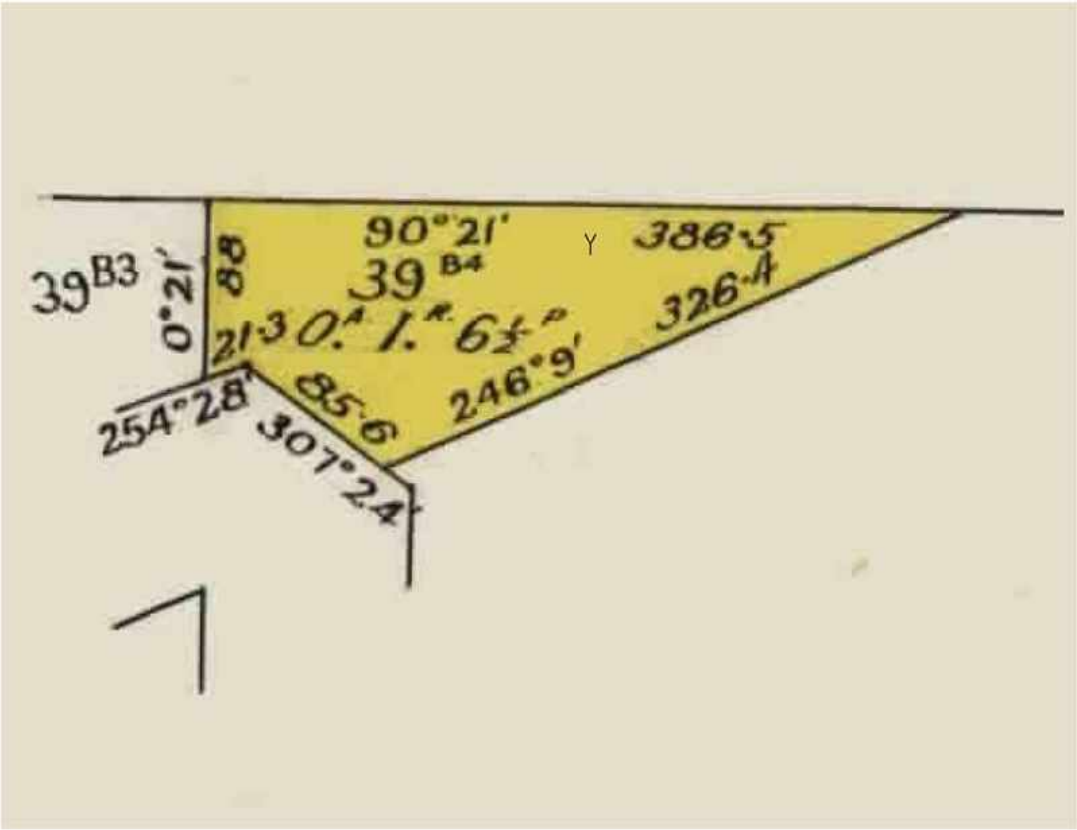
SEE TP611352X FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

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| TITLE PLAN | | EDITION 1 | TP 611352X |
|---|--|---|------------|
| Location of Land Parish: TAMBO Township: Section: Crown Allotment: 39B4 Crown Portion: Last Plan Reference: Derived From: VOL 7088 FOL 502 Depth Limitation: 50 FEET | | Notations SUBJECT TO THE RESERVATIONS, EXCEPTIONS, CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 7088 FOL. 502 AND NOTED ON SHEET 2 OF THIS PLAN 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: 24/08/2000 VERIFIED: MP | |
| COLOUR CODE Y=YELLOW | | | |
|  | | | |
| LENGTHS ARE IN LINKS | | Metres = 0.3048 x Feet Metres = 0.201168 x Links | |

TP 611352X

TITLE PLAN

LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS
CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

ALL THAT PIECE OF LAND in the said State containing
one rood six perches and one-half of a perch more or less being Allotment thirty-nine^{four} in the Parish of
Tambo County of Tambo

delineated with the measurements and abutments thereof in the map drawn in the margin of these presents and therein colored yellow. PROVIDED nevertheless that the grantees shall be entitled to sink wells for water and to the use and enjoyment of any wells or springs of water upon or within the boundaries of the said land for any and for all purposes as though they held the land without limitation as to depth. EXCEPTING nevertheless unto Us Our heirs and successors all gold and silver and minerals as defined in the *Mines Act* 1928 in upon or under or within the boundaries of the land hereby granted. AND reserving to Us Our heirs and successors free liberty and authority for Us Our heirs and successors and Our and their licensees agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver and minerals as aforesaid and to extract and remove therefrom any such gold silver and minerals and to search for and work dispose of and carry away the said gold silver and minerals lying in upon or under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver and minerals and the working of all mines seams lodes and deposits containing such gold silver and minerals in upon or under the land hereby granted. AND ALSO reserving to Us Our heirs and successors—

- (i) all petroleum as defined in the *Mines (Petroleum) Act* 1935 on or below the surface of the said land and
- (ii) the right of access for the purpose of searching for and for the operations of obtaining such petroleum in any part or parts of the said land and
- (iii) rights of way for access and for pipe-lines and other purposes necessary for obtaining and conveying such petroleum in the event of such petroleum being obtained in any part or parts of the said land.

PROVIDED ALWAYS that the said land is and shall be subject to be resumed for mining purposes under Section 168 of the *Land Act* 1928.

AND PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a mining lease or mineral lease under the *Mines Act* 1928 or any corresponding previous enactment to enter therein and to mine for gold silver or minerals within the meaning of the said Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those to which such person would for the time being be entitled to mine for gold and silver in and upon Crown lands PROVIDED that compensation shall be paid to the said

GRANTEE

their executors administrators assigns or transferees by such person for surface damage to be done to such land by reason of mining thereon such compensation to be determined as provided for the time being by law and the payment thereof to be a condition precedent to such right of entry.

LENGTHS ARE IN
LINKS

Metres = 0.3048 x Feet
Metres = 0.201168 x Links

Sheet 2 of 2 sheets

Planning Report

Two Lot Subdivision (Restructure)
18 Rodwell Road, Bruthen

Our reference – 20720

January 2024



FS 520900



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| | Existing Conditions Plan (Version 1) | |
| | Land Capability Assessment (<i>Chris O'Brien and Company</i>) | |
| | Traffic Impact Assessment (<i>onemilegrid</i>) | |
| | Copy of Title (Lots 1 and 2 on Title Plan 844085T, Crown Allotment 39B4 Parish of Tambo and Crown Allotment 39B3 Parish of Tambo) | |

Note: Applicable Planning Application fee is \$1,415.10

1. Introduction

This Planning Report is prepared in support of a proposed two lot subdivision (restructure) at 18 Rodwell Road, Bruthen. The Report addresses the provisions of the Farming Zone 1, Environmental Significance Overlay 1 – 58 and Erosion Management Overlay as contained within the East Gippsland Planning Scheme.



Aerial image of the subject land and immediate surrounds (Source: IntaMaps)

2. Subject Land & Surrounding Context

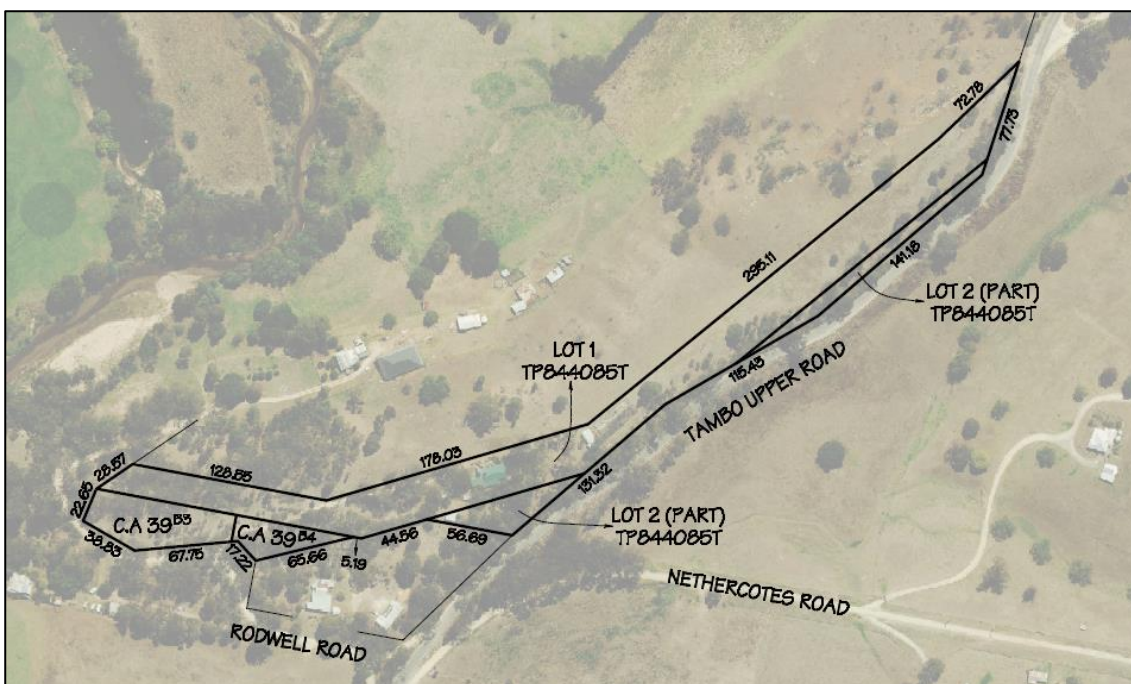
The subject land is an irregular shaped property comprised from four allotments having a total area of approximately 2.46ha.

The property is elevated located on a ridgeline overlooking the Tambo River and the Tambo River floodplain to the north.

The land is developed with a dwelling which is accessed from Rodwell Road. Several outbuildings associated with the dwelling are present on the land and the site contains native vegetation. Separate access to the north-eastern portion of the subject land is provided from Tambo Upper Road.

Three small properties developed with dwellings are located to the south of the subject land within a treed environment. East of the subject land is a farming property developed with a dwelling accessed from Nethercotes Road.

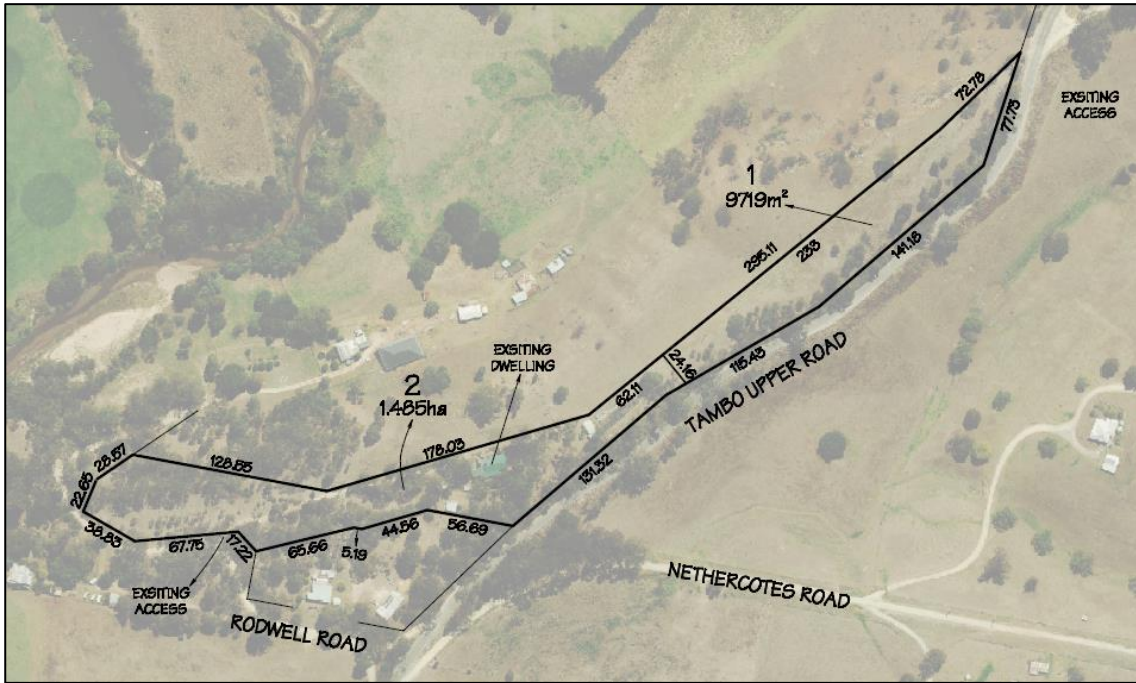
West of the subject land across from Rodwell Road is the Tambo River Reserve and to the north is a rural lifestyle property developed with a dwelling.



Land parcel structure of the subject land

3. The Application & Proposal

The application seeks approval subdivision of the subject land to restructure the existing four lots into two lot.



Proposed plan of subdivision

Lot 1 will occupy the north-east portion of the property having an area of 9719 square metres. Access to Lot 2 will be accessed from the existing vehicle crossing to Tambo Upper Road.

It is proposed to access Lot 1 from Tambo Upper Road via an existing vehicle crossing.



View existing access at northern end of property to access Lot 1

At a pre-application meeting with senior Council planners concern was raised with the appropriateness of utilising the northern access. As such our client commissioned a Transport Impact Assessment from *onemilegrid* which is enclosed with the application.

The proposed access to Lot 1 is close to the intersection of Tambo Upper Road and Wards Road. Tambo Upper Road is a sealed road with 100 km/h speed limit.

The Traffic Impact Assessment included traffic volume and speed surveys at the northern vehicle crossing, which found that traffic volumes and vehicle speeds were both low.

Sight distances were also reviewed and determined that there was good northern sight distance and the southern sight distance was acceptable however, some mitigation measures could be utilised through the use of traffic signs to provide additional safety.

Lot 2 is proposed to contain the existing dwelling within an area of 1.485 hectares and retain access from Rodwell Road.

Planning approval is required pursuant to the following Clauses of the East Gippsland Planning Scheme:

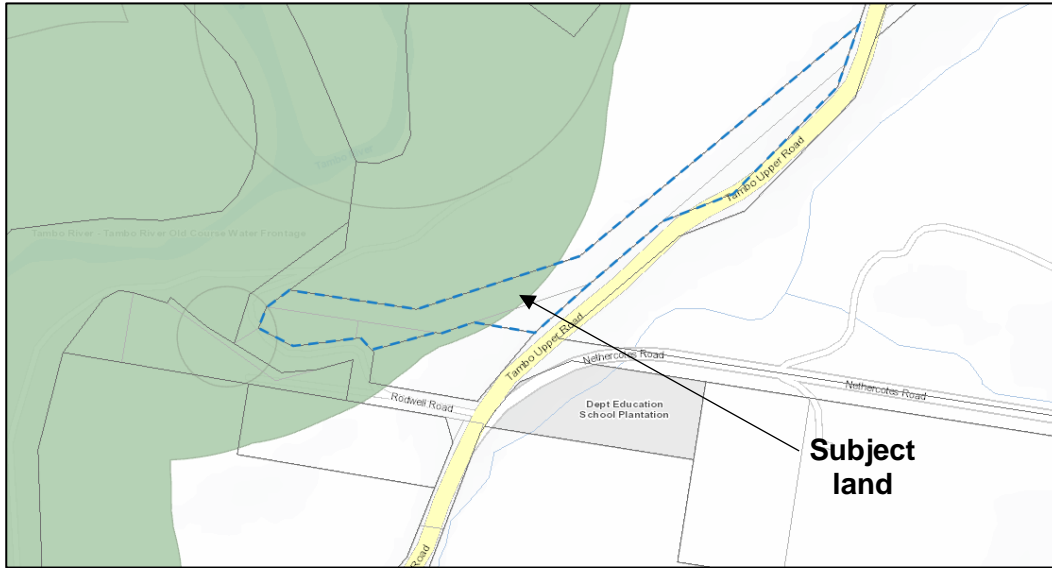
| Planning Scheme Clause No. | Description of what is Proposed |
|--|---------------------------------|
| 35.07-3 Farming Zone | Subdivision |
| 42.01-2 Environmental Significance Overlay | Subdivision |
| 44.01-5 Erosion Management Overlay | Subdivision |
| 53.02 Easements, Restrictions and Reserves | Creation of an easement |

No referrals are required to be undertaken in accordance with Section 55 of the *Planning & Environment Act 1987*.

4. Cultural Heritage

Pursuant to Regulation 7 of the *Aboriginal Heritage Regulations 2018*, a CHMP is required for an activity if:

- (a) *all or part of the activity area for the activity is in an area of cultural heritage sensitivity; and*
- (b) *all or part of the activity is a high impact activity*



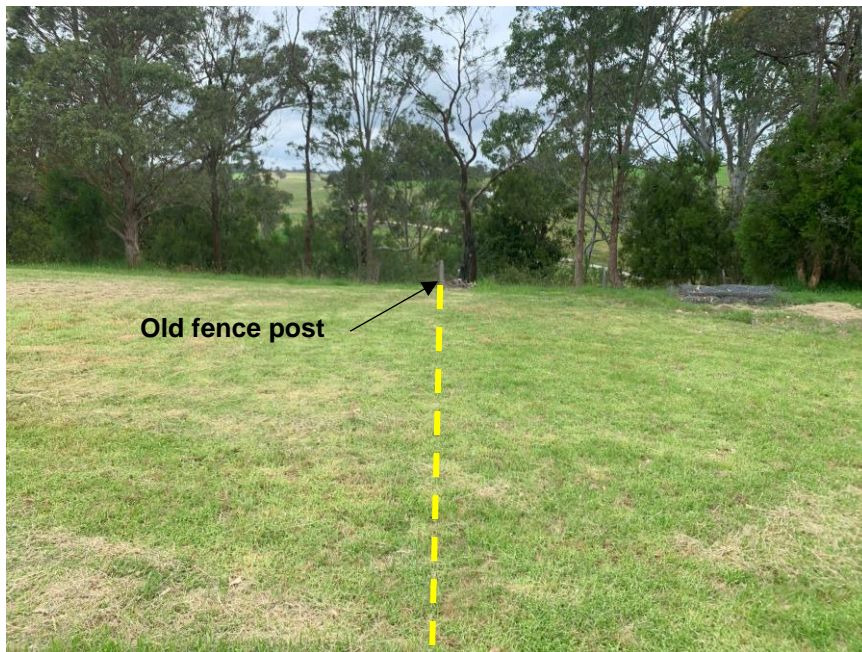
*Extract from Cultural Heritage Sensitivity mapping,
with sensitive areas shown in green (Source: VicPlan)*

The western portion of the subject land is within 200m of the Tambo River and is therefore within an area of cultural heritage sensitivity. A two lot subdivision is not considered a high impact activity, therefore a CHMP is not required for the proposed subdivision.

5. Planning Policy

5.1 Planning Policy Framework

The objective of Clause 12.01-2S *Native vegetation management* is to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. The proposed subdivision boundary has been selected in a clear part of the land to avoid the need to remove native vegetation or require consideration of presumed vegetation loss for a boundary fence.



View south-east proposed subdivision boundary.



View north-west proposed subdivision boundary.

The subject land does not contain any waterways however is located in close proximity of the Tambo River. The provisions of Clause 12.03-1S *River, riparian corridors, waterways, lakes, wetlands and billabongs* seeks to ensure the protection of significant waterways. The proposed subdivision will create two allotments both of which are capable of treating and managing wastewater within lot boundaries and ensures negligible nutrient runoff from the land.

Clause 13.03-1S Floodplain management is respected by the proposed subdivision as both lots will be located on a significantly elevated property well above the Tambo River Floodplain.

The property is subject to an Erosion Management Overlay as such Clauses 13.04-2S and 13.04-2L Erosion are relevant to the application. The proposed subdivision will require the construction of a dividing fence between both the lots. The construction of a rural post and wire fence is considered minor works that is unlikely to create an erosion hazard and is otherwise exempt from a permit. The proposed subdivision will not otherwise require any other works or earthworks.

Although zoned Farm Zone 1 the subject land does not support agricultural pursuits on the basis of land size and native vegetation coverage. The area within the immediate vicinity of the subject land is primarily used for rural living purposes and the subdivision itself will not introduce a use that could conflict with agricultural pursuits in the wider landscape as sought by Clause 14.01-1S Protection of agricultural land.

Proposed lot 2 is to utilise the existing access to Tambo Upper Road. The access is irregularly used and it is acknowledged that the proposed access will require upgrading. A Traffic Impact Assessment supports the application and advises that the access is appropriate and if considered necessary mitigating road signage can be required to provide further safety measures meeting the requirements of Clause 18.02-4S.

5.2 Municipal Planning Strategy

Strategic directions within Clause 02.03-2 Environmental and landscape values are achieved by the proposed subdivision. A land capability assessment accompanies the application and advises that wastewater can be treated and managed within the boundaries of both lots, avoiding nutrient impacts to the Tambo River and the environmental qualities of the subject land will be maintained through the avoidance of native vegetation removal.

Environmental risks and amenity at Clause 02.03-3 are respected with the proposed subdivision avoiding the need for any works or earthworks. It is further noted that a two lot subdivision is considered to be a relatively low risk which is evidenced by the exemption from requiring a geotechnical risk assessment under the Schedule to the EMO.

The subject land is well elevated and is not subject to flooding from the Tambo River and fire risk is minimal given the wider landscape.

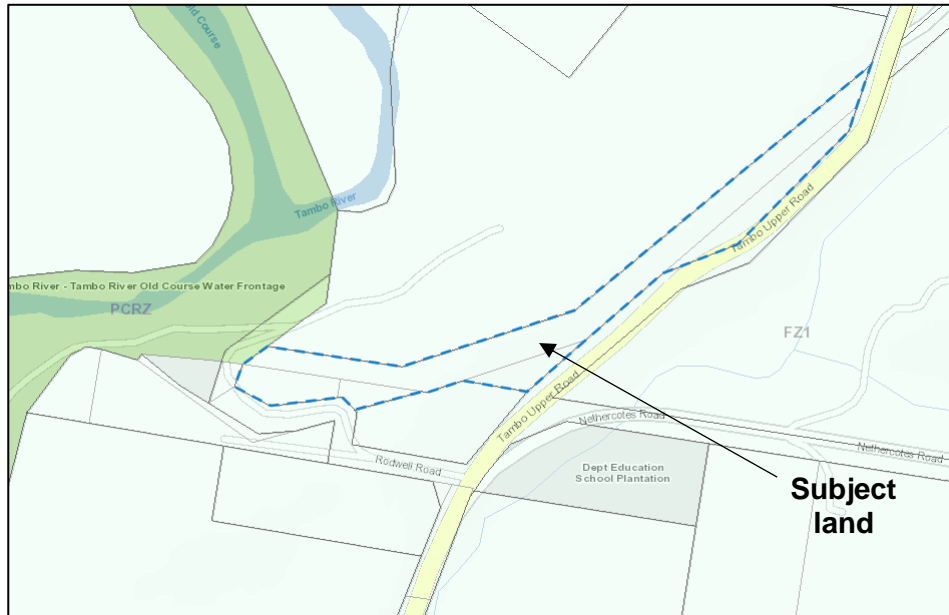
The strategic directions within Clause 02.03-4 Natural resource management are positively addressed:

- Located closely to the Tambo River, the subdivision has had regard to ensuring water quality within the area is not detrimentally affected. The application is supported by a Land Capability Assessment, which advises that wastewater can be managed on the land without having nutrient runoff into waterways.
- The property due to its size and vegetated cover is not considered to be high quality agricultural land. The proposed subdivision will not result in the loss of agricultural land.
- Subdividing the land into two lots via a restructure of existing lots reduces the potential fragmentation of the property that could currently be undertaken with the current title structure.

6. Planning Elements

6.1 Farming Zone

The subject land is zoned Farming Zone 1 in accordance with the East Gippsland Planning Scheme.



Planning scheme zone mapping (Source: VicPlan)

The proposed subdivision is considered to be consistent with the purposes of the Farming Zone given the land is not used for agriculture and cannot support a minor farming enterprise and the immediate area is used for rural living purposes.

Decision Guidelines

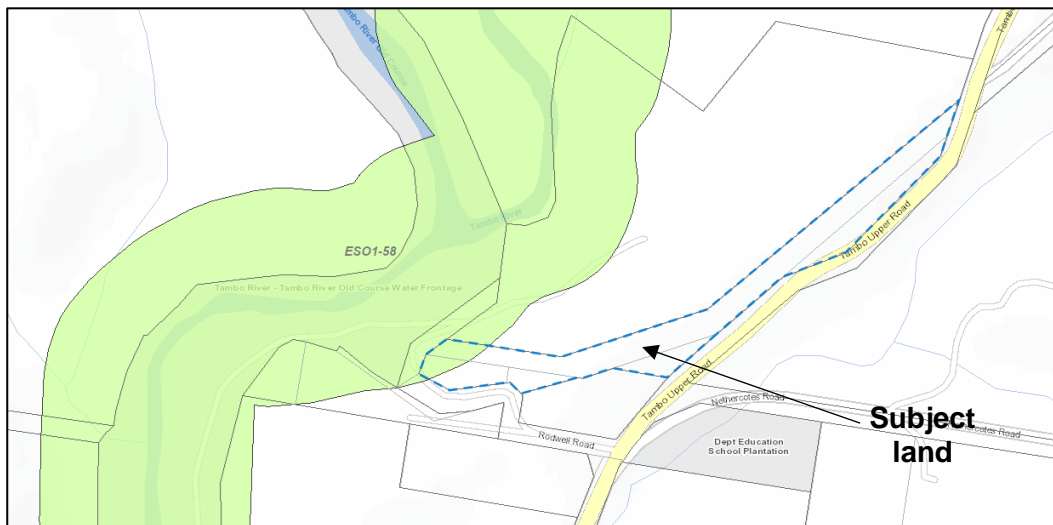
The proposed subdivision is consistent with the decision guidelines:

- Positive support for the proposed subdivision is found within the Planning Policy Framework and Municipal Planning Strategy.
- There will be no detrimental impacts to the Regional Catchment Strategy.
- The application is accompanied by a land capability assessment which demonstrates that both proposed allotments can manage and contain wastewater within the boundaries of the proposed allotments.
- Reducing the number of land parcels associated with the subject land reduces possible fragmentation of the land.
- Adjoining nearby uses are rural living properties which will not be detrimentally affected by the proposed subdivision.
- The land is not currently being used for the purposes of agriculture and the land, due to size and vegetation cover, is not suitable for agriculture and as such the proposal does not result in the loss of agricultural land.

- Care has been taken to nominate the subdivision boundary within a clear area avoiding the need for vegetation removal.
- Located close to the Tambo River the land capability assessment advises that wastewater can be appropriately managed without detrimental nutrient impacts to the local waterways.

6.2 Environmental Significance Overlay 1 - 58

The south-western part of the subject land is contained within the Environmental Significance Overlay 1 - 58.



Planning scheme overlay mapping (Source: VicPlan)

The Schedule to the Overlay is East Gippsland Sites of Biological Significance.

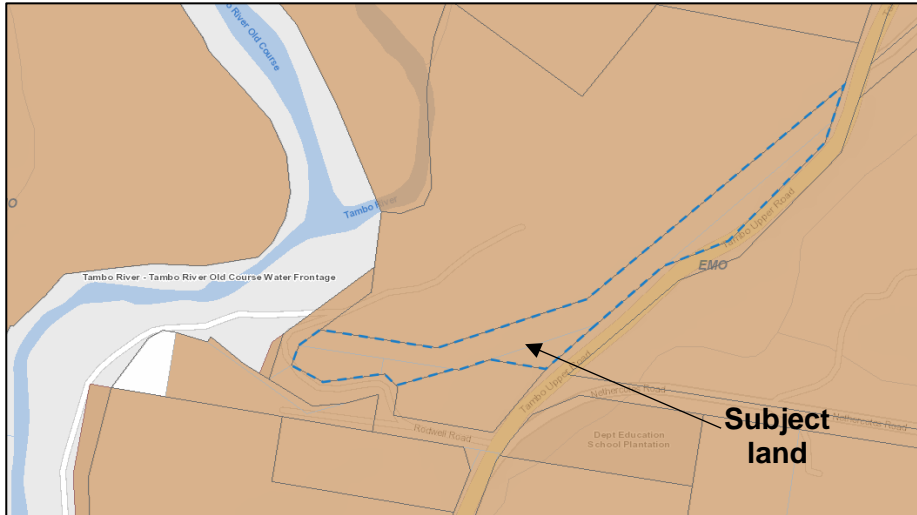
The ESO 1-58 is the Tambo River and the statement of environmental significance is Australian Bass, Coast Pomaderris, Limestone Blue Wattle, Limestone Pomaderris, Tertiary Limestone Pomaderris Shrubland and Warm Temperate Rainforest.

The proposed subdivision will not have a detrimental impact on the management practices sought:

- The boundaries of the land are fenced and although unlikely any introduction of livestock onto the property will be excluded from waterways.
- Weed control programs can continue to be undertaken by the landowners and any future landowners.
- Fox control programs can be undertaken by landowners.
- Native vegetation contained on the land will not require removal to fence the proposed boundary.

6.3 Erosion Management Overlay

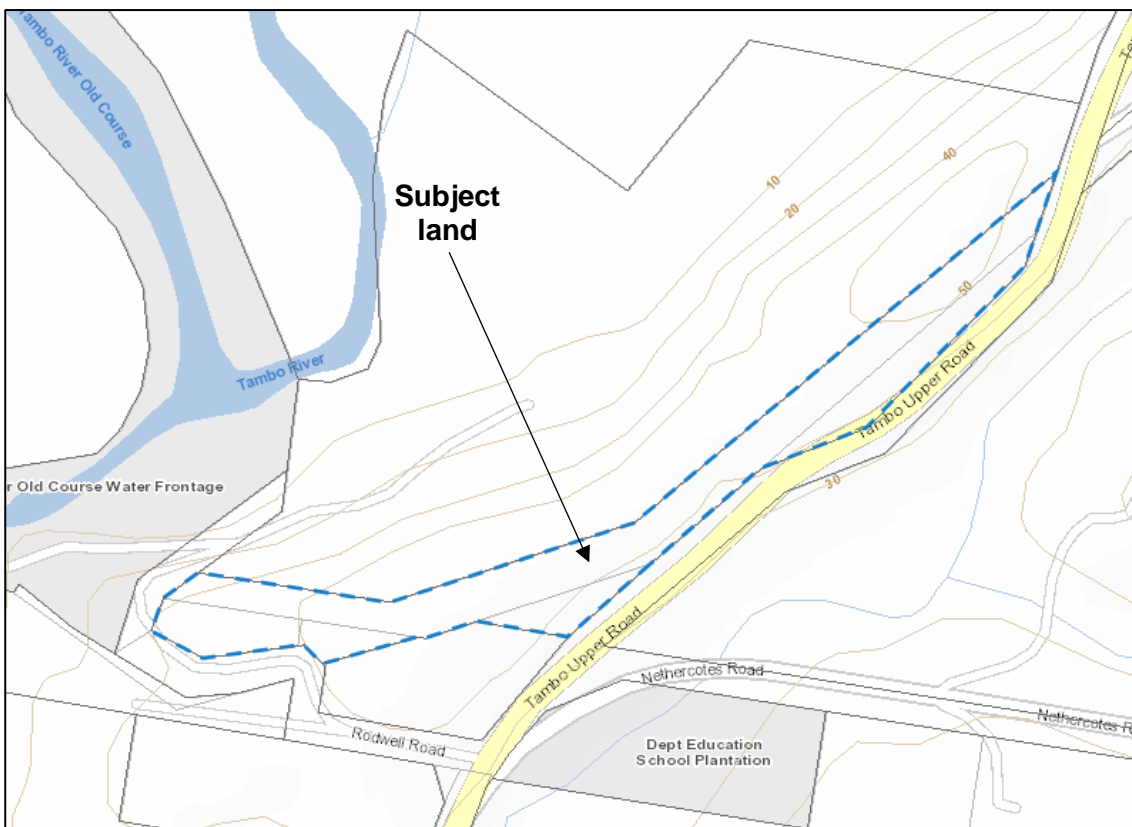
The whole of the land is included within an Erosion Management Overlay.



Planning scheme overlay mapping (Source: VicPlan)

The Schedule to the Overlay is Management of Geotechnical Hazard.

The landform of the area sees the subject land located on a ridgeline that drops away to the Tambo Floodplain to the north on the neighbouring property.



Contour mapping of the subject land and surrounds (Source: VicPlan)

Pursuant to sub-clause 4.0 of the Schedule an application to subdivide land in a rural zone into two lots is not required to be accompanied by a geotechnical risk assessment.

Decision Guidelines

It is considered that the proposed subdivision will not cause a risk to life and property. The land has been well maintained with a good coverage of grasses and native vegetation and there are no signs of erosion taking place on the land. The proposed subdivision represents a low risk due to the minor works to be undertaken and the non-load bearing of the fence.

7. Conclusion

The proposed two lot subdivision (restructure) at 18 Rodwell Road, Bruthen is considered to accord with all relevant provisions of the Farming Zone 1, Environmental Significance Overlay 1 – 58 and Erosion Management Overlay of the East Gippsland Planning Scheme. The proposal is consistent with Planning Policy Framework and Municipal Planning Strategy. The proposed lot restructure is a positive planning outcome rationalising the existing allotments in the Farming Zone and respecting the natural environment and surrounds of the area.

For these reasons we respectfully request that Council consider the merits of the application favourably and resolve to issue a Planning Permit.

4 August 2023

Michael Bramwell

Via email: michael.bramwell@hotmail.com

Attention: Michael Bramwell

18 Rodwell Road, Tambo Upper

Transport Impact Assessment

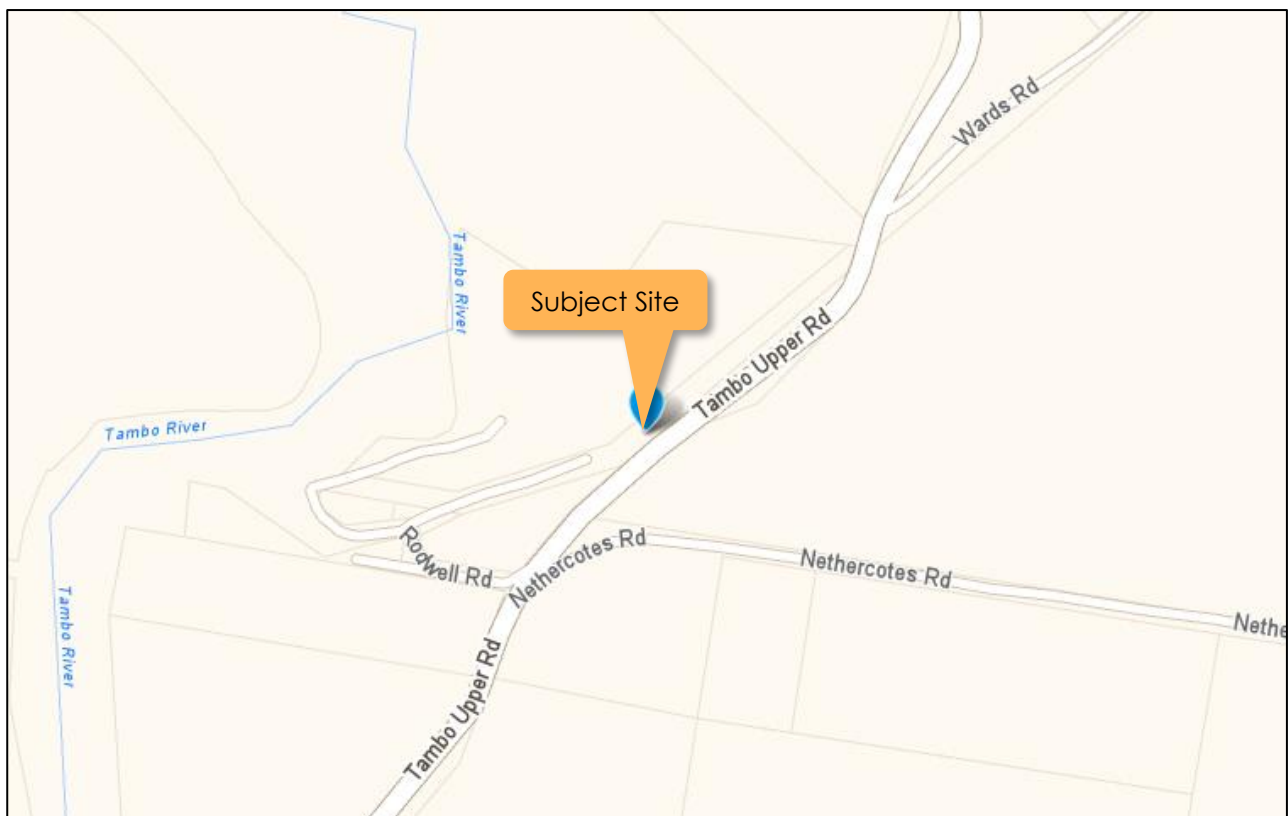
Introduction

onemilegrid has been requested by Michael Bramwell to undertake a Transport Impact Assessment of the proposed subdivision at 18 Rodwell Road, Tambo Upper.

Existing Conditions

The [subject site](#) is located at 18 Rodwell Road, Tambo Upper, with frontages to Rodwell Road and Tambo Upper Road, as shown in Figure 1.

Figure 1 Site Location



Copyright OpenStreetMap

The site comprises five land titles, including two with frontages to Rodwell Road, and three with frontages to Tambo Upper Road.

The site is currently occupied by green wedge land with a scattering of dwellings. Based on information provided by the owner, it is understood that the existing house and sheds are serviced from Rodwell Road. An existing access to the site via Tambo Upper Road is present, though it is understood that it is not used.

Land use in the immediate vicinity of the site comprises farming and green wedge land.

The site is located within a Farming Zone (FZ1) of the East Gippsland Planning Scheme.

Road Network

Tambo Upper Road is a local road generally aligned north-south, running between Bruthen-Nowa Nowa Road in the north, and Metung Road in the south. Tambo Upper Road provides a single traffic lane in each direction adjacent to the site with grassed/gravel shoulders and a guard rail along the east side where the land adjacent to the road drops down a hill.

A 100km/h speed limit applies to Tambo Upper Road in the vicinity of the site. An advisory speed limit of 75km/h is present at a bend in the road between Rodwell Road and Wards Road.

Rodwell Road is a local road, running between Tambo Upper Road at both ends, after transitioning into Battens Landing in the south. Rodwell Road provides a single-width unsealed carriageway with grassed verges, providing access to only a small number of properties.

At the north end, Rodwell Road intersects with Tambo Upper Road via separate unsignalised, high-angle entry and exit points, with some road widening provided for vehicles along Tambo Upper Road to decelerate on the approach to Rodwell Road. At the Battens Landing end, the road connects to Tambo Upper Road via an unsignalised, high-angle T-intersection.

Wards Road is a local road generally aligned east-west, running between Bruce Street in the east, and Tambo Upper Road in the west. Wards Road provides an unsealed carriageway wide enough to accommodate two passing vehicles, with grassed verges.

Wards Road intersects with Tambo Upper Road at an unsignalised T-intersection.

Traffic Volumes

Traffic volume, speed and classification surveys were undertaken by Trans Traffic Survey on behalf of **onemilegrid** on Tambo Upper Road adjacent an existing access just south of the Wards Road intersection, as shown in Figure 2. The surveys were undertaken for a one-week period from Wednesday 14th June 2023 to Tuesday 20th June 2023 inclusive. The results of the surveys are summarised in Table 1 and Table 2.

Figure 2 Survey Location



Copyright Nearmap

Table 1 Traffic Volume Survey Results

| Time Period | Direction | Traffic Volume (vpd) | AM Peak Volume 8am-9am (veh) | PM Peak Volume 3pm-4pm (veh) |
|-----------------|-----------------|----------------------|------------------------------|------------------------------|
| Weekday Average | Northbound | 134 | 15 | 16 |
| | Southbound | 139 | 16 | 15 |
| | Both Directions | 273 | 31 | 31 |
| 7 Day Average | Northbound | 125 | 11 | 13 |
| | Southbound | 139 | 13 | 14 |
| | Both Directions | 264 | 24 | 27 |

Table 2 Traffic Speed Survey Results

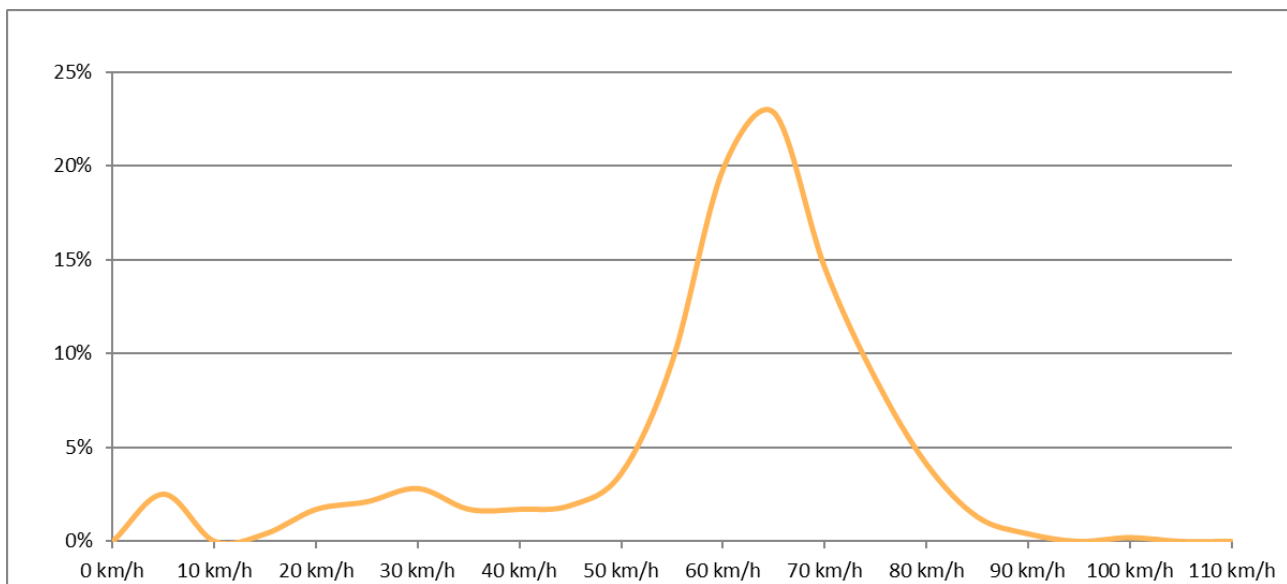
| Time Period | Direction | Average Speed (km/h) | 85 th Percentile Speed (km/h) |
|-----------------|-----------------|----------------------|--|
| Weekday Average | Northbound | 61.9 | 68.2 |
| | Southbound | 62.6 | 70.1 |
| | Both Directions | 62.3 | 69.0 |
| 7 Day Average | Northbound | 61.1 | 67.7 |
| | Southbound | 61.5 | 68.6 |
| | Both Directions | 61.2 | 67.8 |

As shown, the daily traffic volumes are very low compared to the theoretical capacity of the road which would be in the order of 6,000 vehicles per day. The road was found to carry up to 31 vehicle movements during the peak hours. This equates to approximately 1 movement every two minutes during each of the peak hour periods, which is very low in traffic engineering terms.

The average and 85th percentile speed recorded are both well below the speed limit, indicating that vehicles generally comply with the advisory speed limit.

Figure 3 shows the distribution of speeds throughout the survey period. This indicates a number of vehicles travelling at lower speeds, presumably when entering or exiting Wards Road.

Figure 3 Speed Distribution Profile

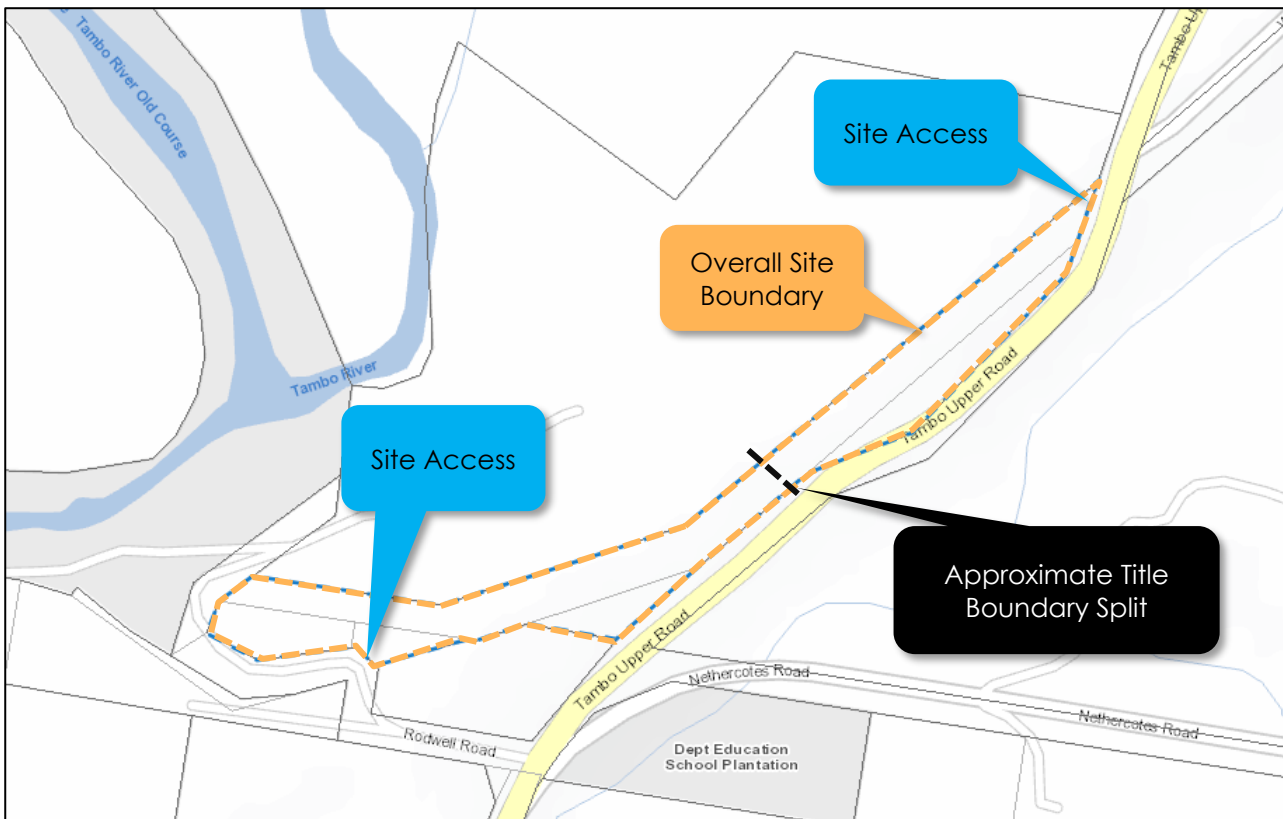


Development Proposal

It is proposed to consolidate the titles comprising the site to provide two titles. It is proposed for the southern title to be serviced by the existing vehicle accesses to Rodwell Road. The northern title is proposed to be provided vehicle access from an existing, though infrequently used, access to Tambo Upper Road, opposite Wards Road.

The proposed title boundaries and access locations are shown in Figure 4.

Figure 4 Proposed Layout



Design Assessment

No changes are proposed to the site access to Rodwell Road. Accordingly, no design assessment is required.

The site access to Tambo Upper Road will be provided in accordance with the Infrastructure Design Manual, or other relevant Council standard.

Traffic

Traffic Generation & Impact

It is generally accepted that single dwellings on a lot in outer suburban areas may generate traffic at up to 10 vehicle trips per day (with 10% of these movements occurring in the respective peak hours). However, recent studies undertaken for rural townships have identified lower vehicle generation rates than historically presented within the Infrastructure Design Manual, which suggests a rate of 10 trips per lot per day. This is expected, with residents combining destinations within one trip (shopping on the way home from work etc.) due to the distance required to travel for trips and also the increasing number of services now offered online. Regardless, for the purposes of a conservative assessment, a rate of 10 trips per lot will be adopted.

With the existing house and sheds currently accessed from Rodwell Road, the proposal contemplates no change to the use of this access.

With regard to the site access along Tambo Upper Road, the proposal is expected to result in a modest increase in traffic, as it is understood that the existing access proposed to be utilised is currently rarely used.

This level of traffic is expected to be readily accommodated, noting the low peak and daily traffic volumes along Tambo Upper Road presented in Table 1.

Sight Distance Assessment

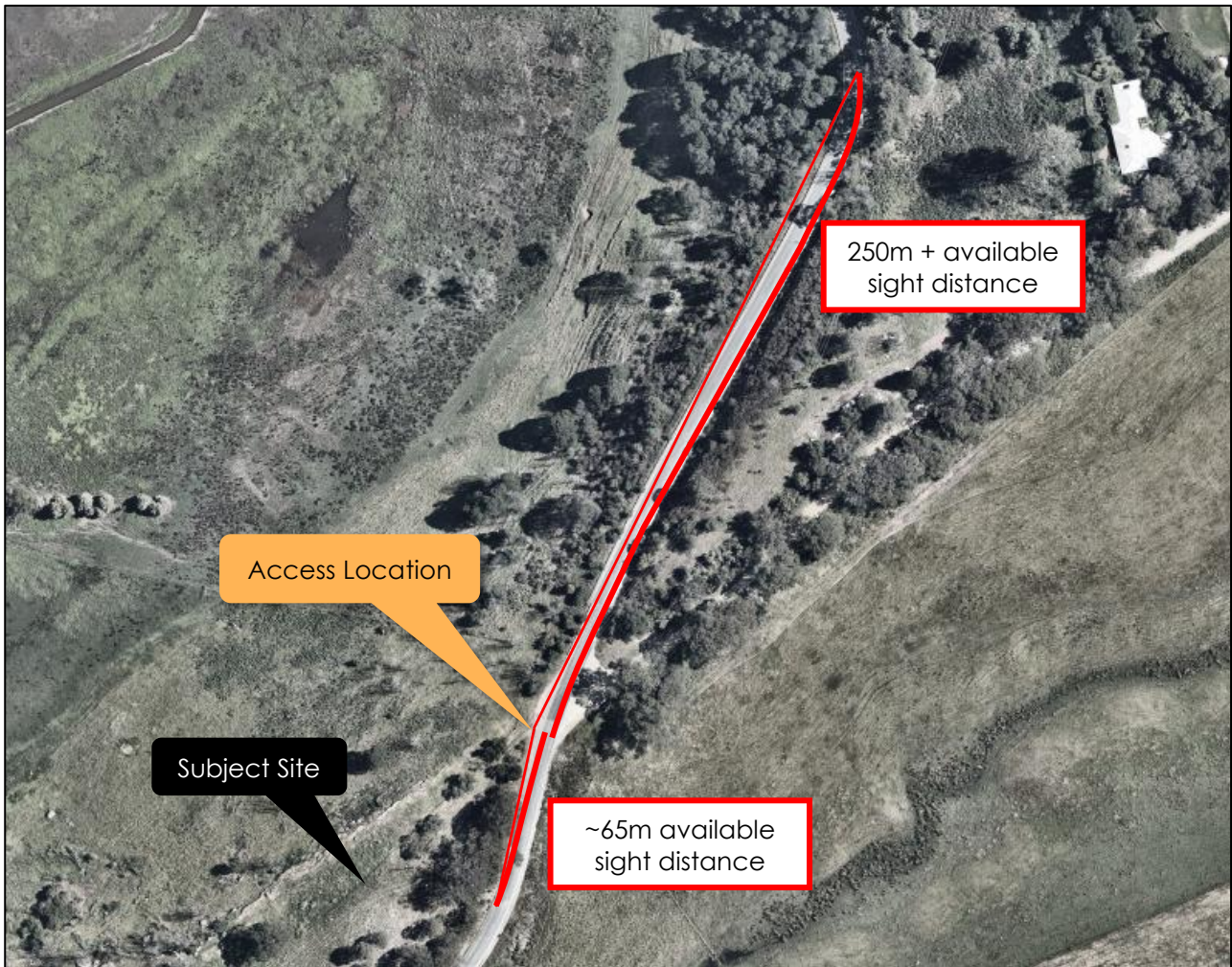
Notwithstanding the above, it is acknowledged that the sight access must be suitably designed to ensure sufficient sight distance is provided between drivers entering and exiting the site and other drivers travelling along Tambo Upper Road. Accordingly, a sight distance assessment has been undertaken below.

Based on the traffic surveys undertaken, the 85th percentile speed travelled along the road is a little under 70 km/h. Therefore, a design speed of 70km/h will be utilised for the purposes of this assessment.

As the proposal contemplates a domestic property access (comprising less than four dwellings), Figure 3.2 of the Australian/New Zealand Standard for Parking facilities, Part 1: Off-street car parking (AS/NZS 2890.1:2004) provides the requirements for sight distance. Figure 3 indicates a sight distance of 70 metres is required along the frontage road for domestic property access.

Sight distance was measured along Tambo Upper Road for the left and right turns into the site and found to be available to over 250 metres to the north, and available to approximately 65 metres to the south, as shown in Figure 5 and Figure 6.

Figure 5 Available Sight Distances



Copyright Nearmap

Figure 6 Sight Distance to north (left) and south (right)



Based on the above, the available sight distance is considered generally appropriate for the proposed development. However, it is suggested that mitigating measures are implemented to reduce the risk associated with the slightly reduced available sight distance to the south.

Mitigating Measures

Mitigating measures could include concealed driveway signage on approach to the site from the south. This sign is shown in Figure 7.

Figure 7 Concealed Entrance Sign



W5-V135

Mitigating measures could also include a curve sign, and advisory speed sign ahead of the curve to the south of the site access, noting an existing pair of these signs is in place on the previous curve, which is not as tight. These signs are shown in Figure 8

Figure 8 Curve & Advisory Speed Limit Signs

4.4.7.3 Curve (W1-3)



W1-3(L)

4.4.7.7 Advisory Speed (W8-2)



W8-2

Indicative placement of the above signs is shown in Figure 9.

Figure 9 Indicative Sign Placement



Copyright Nearmap

Please do not hesitate to contact the undersigned, or Lizzy Henry on (03) 9982 9712 or at lizzy.henry@onemilegrid.com.au, should you wish to discuss the above.

Yours sincerely

James Dear

Director

onemilegrid

m: 0481 110 642

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P/R: Lizzy Henry/James Dear

CHRIS O'BRIEN & COMPANY PTY LTD

CONSULTING CIVIL & STRUCTURAL ENGINEERS

Reference No: B23491

Project No: 301223

21/12/2023

Crowther & Sadler Pty Ltd
P.O. Box 722
BAIRNSDALE VIC 3875

Email: richard@crowthersadler.com.au

Dear Richard,

**RE: PROPOSED 2 LOT SUBDIVISION – (ALLOW 4 BEDROOM DWELLING)
18 RODWELL ROAD, TAMBO UPPER. VIC**

WATER ENGINEER'S CERTIFICATION OF LAND CAPABILITY ASSESSMENT AND ON SITE SOIL INVESTIGATION FOR DOMESTIC EFFLUENT DISPOSAL SEPTIC TANK SYSTEM

Further to our detailed inspection, at 3:00pm on 20th December, 2023, of the above site this is to certify that Andrew John Powell, on behalf of Chris O'Brien & Company Pty Ltd, has prepared this report to document our Land Capability Assessment (LCA) and soil percolation test data together with recommendations for a specific location within the above allotment for on-site containment of domestic effluent disposal.

The purpose of this particular land capability assessment (LCA) is to investigate an area for a "Land Application Area" (LAA) on the allotment to be created. Due to the restrictive nature of the allotment a specific area was tested where the proposed absorption trenches are to be located. The area where the LAA can be located is shown on the site plan attached hereunder.

An area, measuring approx. 10m (N-S direction) x 18m (E-W direction) and set about 6m north of the south east boundary and about 60m north east of the south west boundary has been allocated. The test site has an average slope of about 1% to the north and is relatively flat in the east west direction. The buffer zones are clear of any ephemeral waters. The area allocated for disposal field will not cause any detriment to the environment nor stormwater run-off quality within the precinct where the allotment is located.

A soil investigation pit was hand excavated. The soil consists of a slightly damp brown silty loam (ZL) topsoil containing coarse grass roots moderately dispersed, underlain by a slightly damp brown silty loam with some large stones to 40mm (ZL) at 180 – 450mm depth underlain slightly damp fawn brown silty loam with some large stones to 40mm (ZL) at 450 – 650mm depth at termination of the test pit. The field texture grade for this particular soil was identified, being bolus coherent, very smooth and silky to touch when manipulated, will form a ribbon.

DISCUSSION

For this particular site, should soil percolation testing have been undertaken we would expect the percolation rate to exceed 15mm/hr and be less than 500mm/hr. in this case absorption is largely by absorption through the upper soil strata and evapo-transpiration.

PHOTOGRAPHY

Several colour photographs have been attached to the rear of this report to illustrate the subject allotment terrain and the location of the area of the "On-Site Domestic-Wastewater" disposal field. In addition, a test pit was hand excavated to 650mm depth, to investigate and illustrate the various soil horizons. The test pit, together with the tailings of excavated material, were photographed and have been attached as well. It is obvious, by observation of the photographs, the soil type and the reasonable sloping terrain available for disposal, that standard absorption trenches can be used on this site.

DAILY FLOW & SEPTIC TANK CAPACITY

- It is expected that a new dwelling will be constructed on the new allotment. For the purposes of this report we have adopted four (4) bedrooms and as a consequence the estimated daily flow in accordance with EPA Publication 891.4 July 2016: Code of Practice – Onsite Wastewater Management: Table 4 (dwelling installed with full water-reduction fixtures and fittings) and AS/NZS 1547:2012 Table H1

$$= (2 + 3 \times 1) 150 \\ = 750 \text{ L/day (Tank Water Supply)}$$

- Minimum septic tank capacity (C) in accordance with AS/NZS 1547:2012 Table J1

$$= 3000 \text{ litres (Minimum Volume)}$$

STANDARD ABSORPTION TRENCH – DESIGN AREA SIZING IN ACCORDANCE WITH AS/NZS 1547:2012 AND EPA PUBLICATION 891.4: JULY 2016

Reference is made to the Australian Standard code AS/NZS 1547:2012 "On site Domestic-wastewater Management" Appendix L. Refer table L1, whereby the soil examined on site may be classified as a Soil Category 3: Loams (high/moderate structured), the Design Irrigation Rate (DIR) for primary treated effluent is approx. 15mm/day. Noteworthy is that the EPA "Guidelines for Environmental Management" – Code of Practice Onsite Wastewater Management: Appendix A – Table 9: Soil Categories and Recommended Maximum Design Loading/Irrigation Rates (DLR/DIR) for "Land Application Systems" makes direct reference to Table L1 in AS/NZS 1547:2012 and therefore the exact same DIR is recommended by the EPA.

LENGTH REQUIRED FOR STANDARD ABSORPTION TRENCH SYSTEM

The appropriate absorption bed length for a trench system has been determined using formula from Appendix L, with the bed length $L = Q / (DLR \times W)$. A conservative DIR of 15.0 L/m²/day being adopted for this site. Based on a Q of 750L/day of wastewater generated by a four (4) bedroom dwelling supplied by Tank Water Supply. Adopting a trench width of 1000mm, the total length of trench bed required is 50m. this can be provided in 3 x 17m lengths A final layout of the treatment system is to be completed when a septic tank permit is applied for. For a 3 bedroom dwelling 40m of trench would be required and for a 2 bedroom dwelling 30m of trench would be required.

RESERVE AREA NOT REQUIRED

The allocation of a reserve area is not thought to be necessary on this site, however significant area is available should the installed trench bed system fail. The design parameters used to determine the required size of the Land Application Area (LAA) have been suitably conservative. The soil is not sodic nor saline.

PREPARATION OF THE SITE PRIOR TO COMMENCEMENT

The area upon which the absorption trench bed is proposed for construction shall be protected from stormwater overland flow by establishing a shallow open earth vee-drain across the upstream sides of the LAA (effluent disposal field) curtailing around the ends – if required.

SUMMARY & CONDITIONS

It is our professional opinion the site is suitable for absorption trenches with the total length of 1000mm wide trench to be at least 50m which will be environmentally adequate and consistent with the above recommendations.

Based on the land capability assessment results, it is our opinion that the soil type and profile on this site are suitable for disposal of wastewater on site, using primary treatment only. 1000mm wide x 400mm depth trenches are to be used. Trenches should be at least 2m apart.

From the test results it can be seen that a four (4) bedroom dwelling requires a disposal bed length of about 50m (minimum) for a standard absorption trench bed system.

Siting of the proposed wastewater disposal field envelope shall be within the area tested. Refer to attached site plan. The following factors shall be considered when positioning the proposed wastewater disposal field.

- 1) Standard siting guidelines as per the requirements of the East Gippsland Shire Council (EGSC) guidelines.
- 2) At least 3.0m (subject to agreement between EGSC and COB & Co. prior to commencement) up-slope and 1.5m down-slope of any title boundary/road reserve or building for secondary treated effluent and 6.0m up-slope and 3.0m down-slope for primary treated effluent.

The following additional conditions shall be observed in addition to those set out by the local Council.

1. The system has been designed on a standard 1000mm wide x 400mm deep trench system. Trenches are to be installed at 3m maximum centres.
2. Gypsum is to be added to the bottom of trenches at a rate of 1kg/m²
3. The disposal field shall be sown with lawn grasses as soon as possible on completion of works. This will stabilize the soil and allow for the vegetation to take up the wastewater.
4. Only water from the septic tank is permitted to enter the disposal system. Stormwater run-off shall be prevented from entering the trench bed system area. We suggest an open earth vee-drain be constructed to 100mm depth along the high sides of this area or other approved method as approved by the Design Engineer.
5. Vehicles or heavy equipment shall not be permitted on the disposal field as damage to the disposal system may result.
6. Spikes, tent pegs, garden stakes etc. shall not be driven into the ground in the disposal field as damage to the disposal system may result.
7. An ongoing maintenance program shall be instigated to ensure that the disposal system is properly maintained and works effectively.

CONCLUSION

Following the Land Capability Assessment on this site it is professional opinion that the newly created allotment is suitable for on-site wastewater disposal utilizing a standard absorption trench bed system which is highly unlikely to cause detriment to the environment.

Adequate maintenance and checking of the proposed system should be established as part of the Council Permit Application approvals process.

Yours faithfully,



Andrew Powell Assoc.Dip (Civil)
for CHRIS O'BRIEN & COMPANY PTY LTD

LAND CAPABILITY ASSESSMENT AND SOIL PERCOLATION TESTING

| Land Features | Land Capability Class Rating | | | | | Site Rating |
|---------------|------------------------------|---------|---------|---------|--------------|-------------|
| | Very Good(1) | Good(2) | Fair(3) | Poor(4) | Very Poor(5) | |

General Characteristics

| | | | | | | |
|--|--|---|-----------------------------------|---|--------------------------------------|---|
| Site Drainage | No visible signs of dampness | Moist soil, but no standing water in soil pit | | Visible signs of dampness, such as moisture tolerant plants | Water ponding on surface | 1 |
| Runoff | None | Low | Moderate | High, need for diversionary structures | Very high, diversion not practical | 2 |
| Flood Levels | Never | | <1 in 100 | >1 in 100 and <1 in 20 | <1 in 20 | 1 |
| Proximity to watercourses | >60m | | | | <60m | 1 |
| Slope% | 0-2 | 2-8 | 8-12 | 12-20 | >20 | 1 |
| Landslip | No actual or potential failure | | Low potential for failure | High potential for failure | Present or past failure | 1 |
| Groundwater (seasonal watertable depth(m)) | >5 | 5-2.5 | 2.5-2.0 | 2.0-1.5 | <1.5 | 1 |
| Rock outcrop (% of land surface containing rocks >200mm) | 0 | <10% | 10-20% | 20-50% | >50% | 1 |
| Erosion potential | No erosion potential | Minor | Moderate | High | Severe erosion potential | 1 |
| Exposure | High sun and wind exposure | | Moderate | Low sun and wind exposure | | 1 |
| Landform | Hill crests, convex side slopes and plains | | Concave sideslopes and footslopes | | Floodplains and incised channels | 1 |
| Vegetation type | Turf or pasture | | | | Dense forest with little undergrowth | 1 |
| Average Rainfall (mm/year) | <450 | 450-650 | 650-750 | 750-1000 | >1000 | 3 |
| Pan Evaporation (mm/yr) | <1500 | 1250-1500 | 1000-1250 | | <1000 | 2 |

Soil profile characteristics

| | | | | | | |
|----------------------------|---------|---------|---------|-----------|---------|---|
| Soil permeability category | 2 and 3 | 4 | | 5 | 1 and 6 | 1 |
| Profile depth | >2m | 1.5m-2m | 1.5m-1m | 1.0m-0.5m | <0.5m | 2 |

| | | | | | | |
|-------------------------------------|---------|---------|-------|------|-----------|--------------|
| Presence of mottling | None | | | | Extensive | 1 |
| Coarse fragments (%) | <10 | 10-20 | 20-40 | | >40 | 2 |
| pH | 6-8 | | 4.5-6 | | <4.5, >8 | Not measured |
| Emerson aggregate | 4, 6, 8 | 5 | 7 | 2, 3 | 1 | 1 |
| Electrical conductivity (Ece)(Ds/m) | <0.3 | 0.3-0.8 | 0.8-2 | 2-4 | >4 | Not measured |
| Sodicity ESP% | <3 | | 6-8 | 8-14 | >14 | 3 |

INSTALLATION CONDITIONS

All installations shall comply with the AS/NZS 1547:2012 the, EPA Code of Practice – Septic Tanks 1996, the Victorian Water Supply and Sewerage Plumbing Regulations 1986 and AS 3500 National Plumbing and Drainage Code.

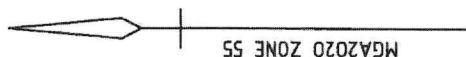
No septic tank or sand filter shall be installed closer than 1.5m to the foundations of any house, building or the boundary of the allotment.

Inlets and outlets of the septic tank must be baffled to avoid disturbing the contents of the septic tank.

Inspection openings of the septic tank shall be brought up to and permanently marked at surface level. Inspection openings shall be fitted with childproof airtight covers which are capable of being readily removed and replaced by one adult. Access opening covers shall not be cemented or otherwise fixed in position so as to be incapable of being readily removed for inspection purposes.

Food waste disposal units are not recommended for use with septic tank systems. **If used in household situation, a minimum extra allowance of 25% shall be made for additional sludge storage.**

Spa baths over 200 litre capacity are not to be connected to the primary septic tank but must be taken into account for effluent disposal calculations.

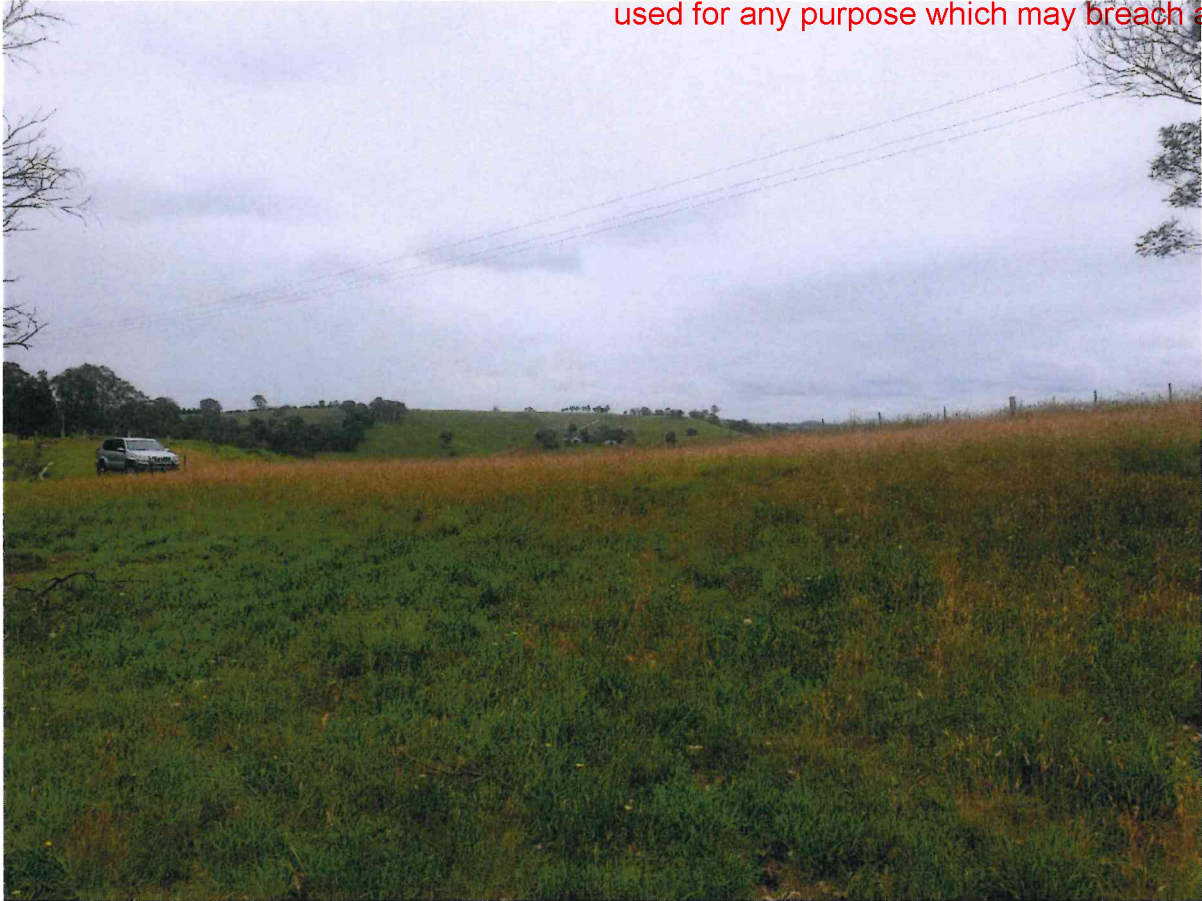


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| <p>MICK BRAMWELL 18 RODWELL ROAD, BRUTHEN</p> | | <p>NOTATIONS</p> <p>AREAS ARE APPROXIMATE ONLY DIMENSIONS ARE SUBJECT TO SURVEY</p> | | <p>ELECTRICITY DIAGRAM</p> <p>PARISH OF TAMBO CROWN ALLOTMENTS 37A, 39B3 & 39 B4 (PARTS)</p> <p>C/T VOL 5413 FOL 434 - TP844085T C/T VOL 1088 FOL 502 - TP611352X C/T VOL 9101 FOL 177 - TP289909P</p> | |
| <p>Crowther & Sadler Pty. Ltd. LICENSED SURVEYORS & TOWN PLANNERS 182 MACLEOD STREET, BARNEDALE, VIC., 3876 P. (03) 6182 6011 E. contact@crowthersadler.com.au</p> | | <p>SCALE (SHEET SIZE A3)</p> <p>1 : 2500</p> | | <p>SURVEYORS REF.</p> <p>20720</p> <p>VERSION 1 - DRAWN 01/12/2023</p> | |
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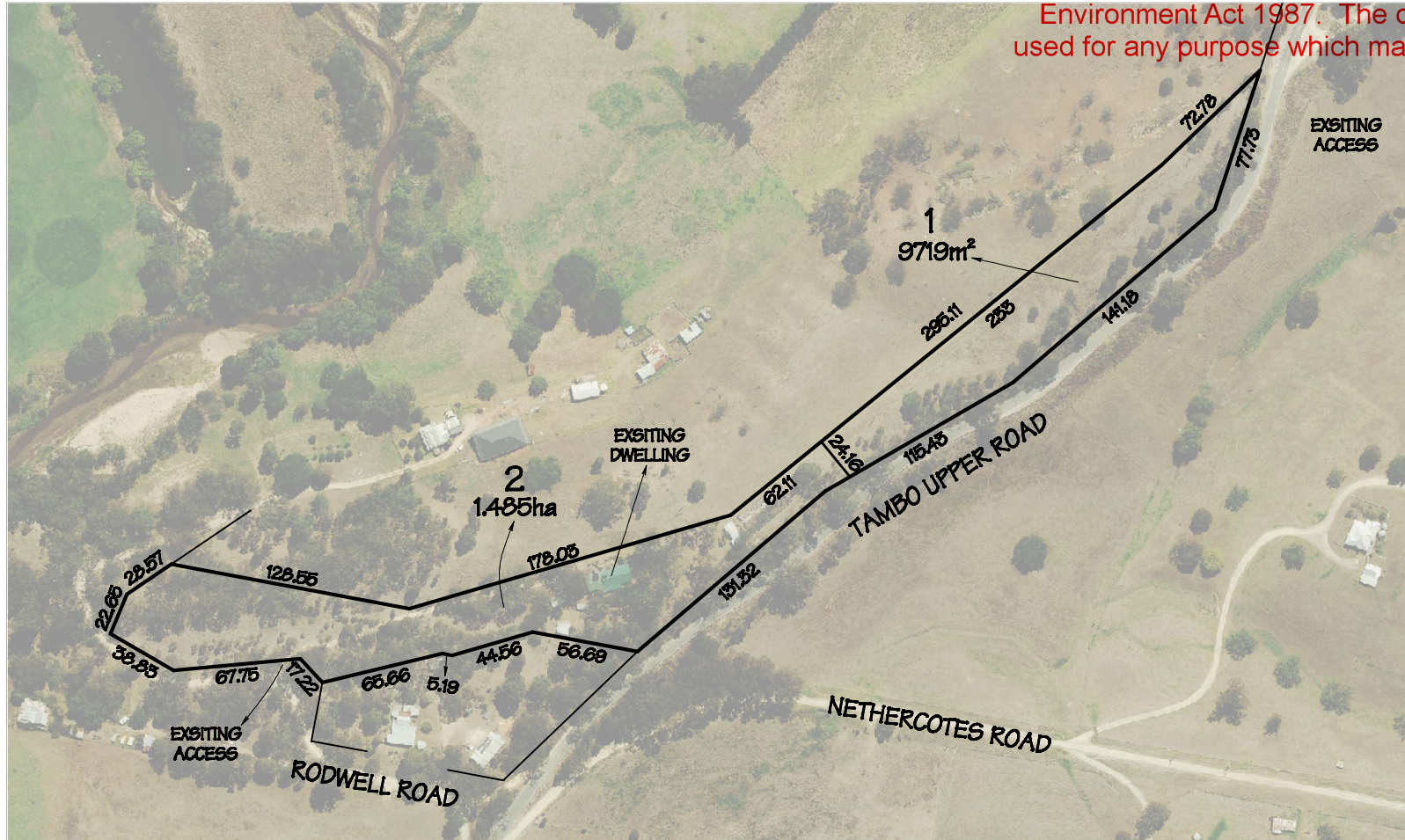
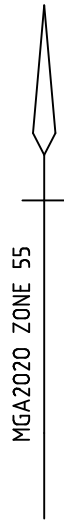






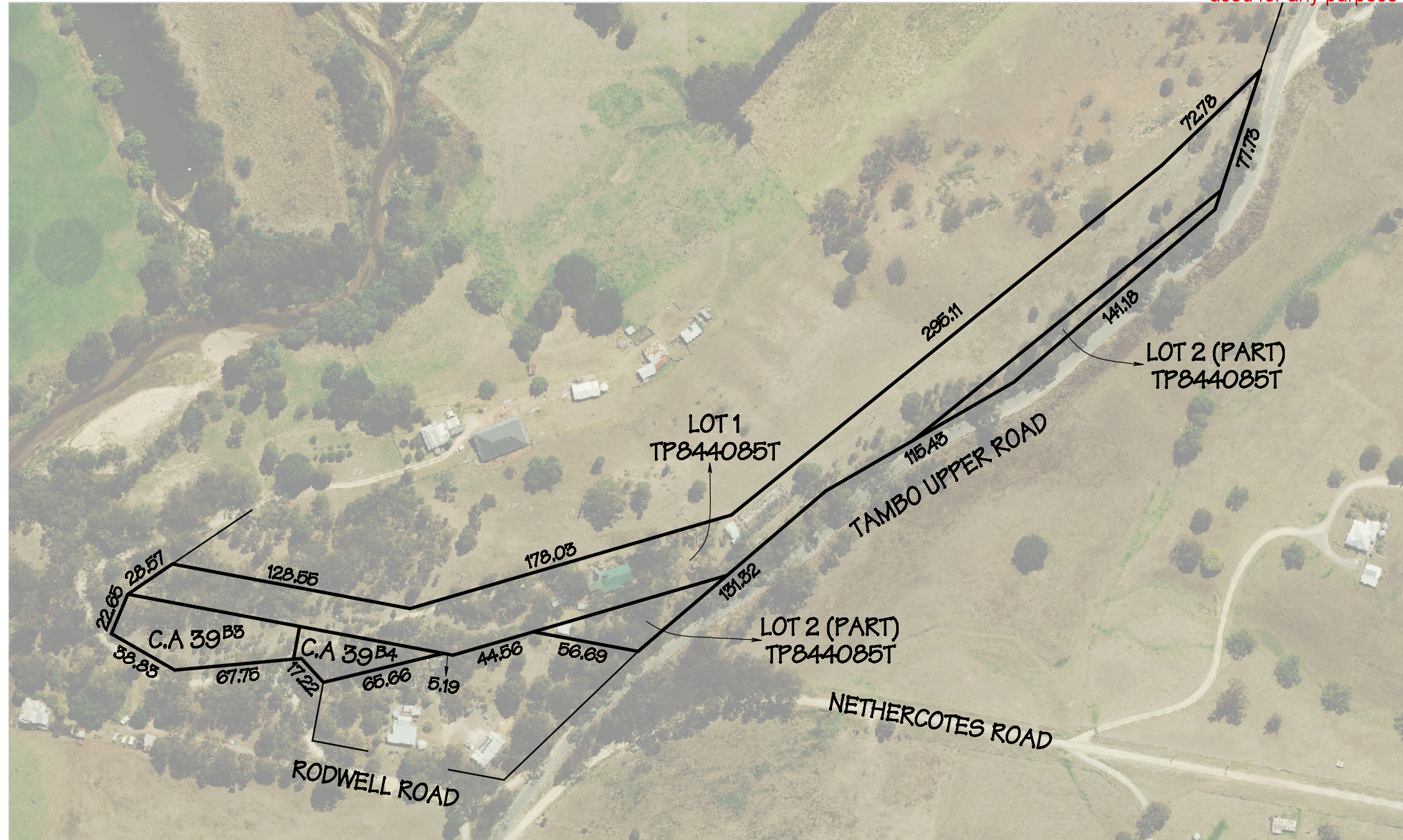


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MGA2020 ZONE 55



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NOTATIONS

SCALE (SHEET SIZE A3)

1 : 2500

SURVEYORS REF.

20720

VERSION 1 - DRAWN 29/11/2023

EXISTING CONDITIONS PLAN

PARISH OF TAMBO
CROWN ALLOTMENTS 37A, 39B3
& 39 B4 (PARTS)

C/T VOL 5413 FOL 434 - TP844085T
C/T VOL 7088 FOL 502 - TP611352X
C/T VOL 9101 FOL 177 - TP2844085T

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