

Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	60 Old Bunga Road LAKE BUNGA 3909 Lot: 5 PS: 312020
The application is for a permit to:	Two lot subdivision
The applicant for the permit is:	Crowther & Sadler Pty Ltd
The application reference number is:	5.2023.277.1
You may look at the application and any documents that support the application on the website of the responsible authority.	COVID-19 Omnibus (Emergency Measures) Bill 2020 now modifies the requirement of Form 2 so that <i>Planning documents previously required to be physically available to view at local government offices are now only required to be available for online inspection.</i>

This can be done anytime by visiting the following website:

<https://www.eastgippsland.vic.gov.au/building-and-development/advertised-planning-permit-applications>

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 will not decide on the application before:	Subject to applicant giving notice
--	------------------------------------

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

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.

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

Page 1 of 1

VOLUME 11105 FOLIO 436

Security no : 124107479064J
Produced 10/07/2023 10:34 AM

LAND DESCRIPTION

Lot 5 on Plan of Subdivision 312020F.
PARENT TITLE Volume 10083 Folio 131
Created by instrument AG213841Q 26/11/2008

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

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 PS312020F 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: 60 OLD BUNGA ROAD LAKE BUNGA VIC 3909

DOCUMENT END

PLAN OF SUBDIVISION		STAGE No. /	LTO USE ONLY EDITION 1	PLAN NUMBER PS 312020F
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LOCATION OF LAND PARISH: COLQUHOUN TOWNSHIP: — CUNNINGHAME SECTION: — CROWN ALLOTMENT: (PARTS) 131A, 131B & (PARTS) 17C, 17D FORMER GOVT. ROAD & 131C CROWN PORTION: — LTO BASE RECORD: PARISH (2412) TOWNSHIP (5218) TITLE REFERENCES: VOL 9762 FOL 495, VOL 9478 FOL 260 LAST PLAN REFERENCE/S: LP 208578W LOT 2 POSTAL ADDRESS: OLD BUNGA ROAD, (At time of subdivision) LAKE BUNGA 3909 AMG Co-ordinates E 591 200 ZONE: 55 (of approx centre of land N 5809 500 in plan)		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: SHIRE OF TAMBO REF: S/0107 / 1. This plan is certified under Section 6 of the Subdivision Act 1988. / 312020F 2. This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6. 5 / 8 / 91 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 — / — / — Re-certified under Section 11(7) of the Subdivision Act 1988. Council Delegate — Council Seal — Date 26 / 5 / 92	
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VESTING OF ROADS AND/OR RESERVES <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">IDENTIFIER</td> <td style="width: 50%; text-align: center;">COUNCIL/BODY/PERSON</td> </tr> <tr> <td style="text-align: center;">NIL</td> <td style="text-align: center;">NIL</td> </tr> </table>		IDENTIFIER	COUNCIL/BODY/PERSON	NIL	NIL	NOTATIONS STAGING This is/is not a staged subdivision. Planning permit No. 5486 DEPTH LIMITATION 15.24 METRES BELOW THE SURFACE	
IDENTIFIER	COUNCIL/BODY/PERSON						
NIL	NIL						

SURVEY THIS PLAN IS/IS NOT BASED ON SURVEY

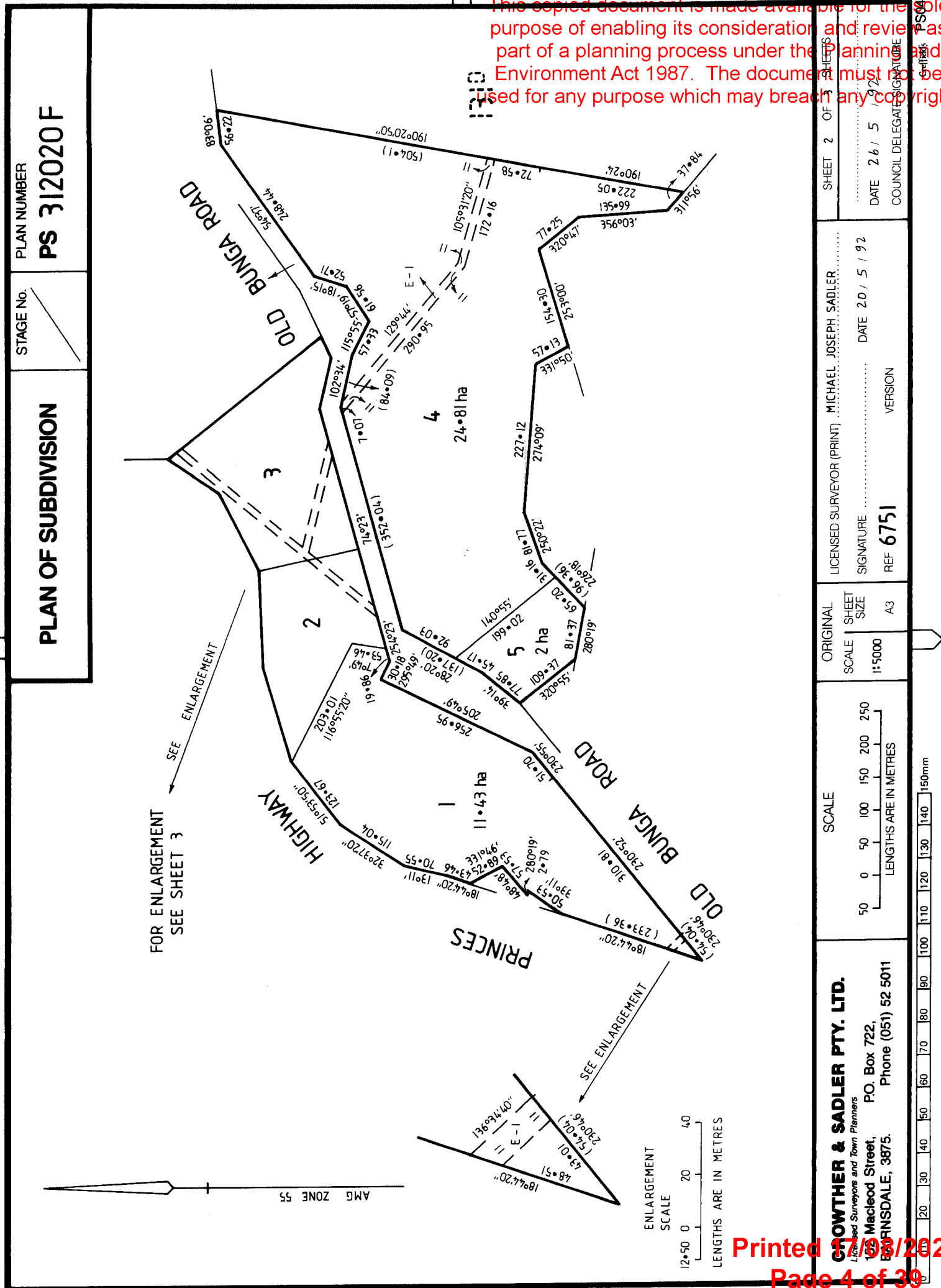
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s)

IN PROCLAIMED SURVEY AREA No.

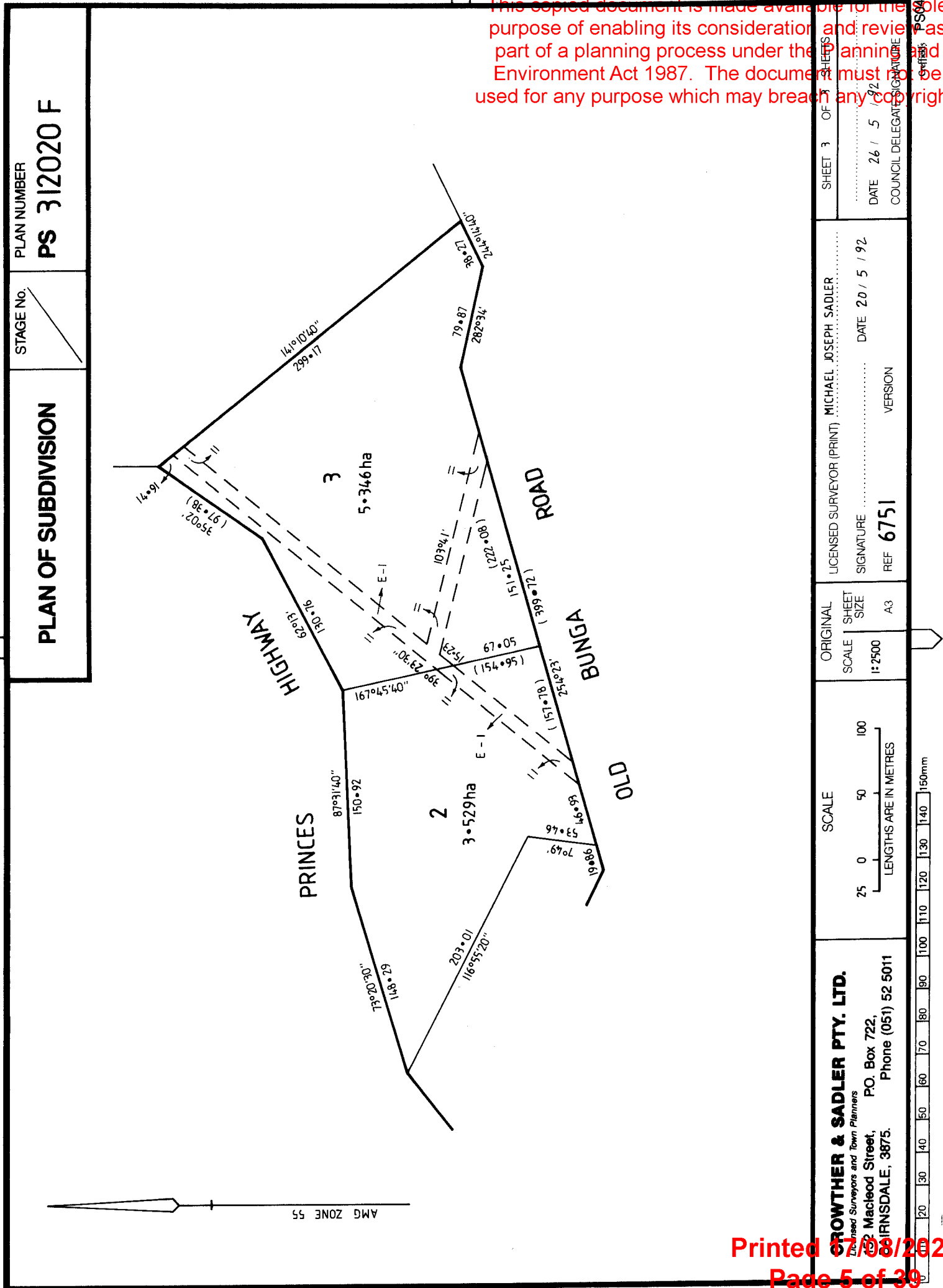
EASEMENT INFORMATION LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					LTO USE ONLY STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT RECEIVED <input checked="" type="checkbox"/> DATE 31 / 8 / 92	
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	LTO USE ONLY PLAN REGISTERED TIME 2.2 DATE 4 / 5 / 92 Assistant Registrar of Titles SHEET 1 OF 3 SHEETS	
E - 1	POWER LINE	11	SECTION 103B SEC. ACT 1958	S.E.C.V.		

CROWTHER & SADLER PTY. LTD. <i>Licensed Surveyors and Town Planners</i> 152 Macleod Street, P.O. Box 722, BAIRNSDALE, 3875. Phone (051) 52 5011		LICENSED SURVEYOR (PRINT) MICHAEL JOSEPH SADLER SIGNATURE DATE 20 / 5 / 92 REF 6751 VERSION		DATE 26 / 5 / 92 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3 Creffield PS01	
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PLAN OF SUBDIVISION

STAGE No.

LTO USE ONLY
EDITION

PLAN NUMBER

PS 312020 F

LOCATION OF LAND

PARISH: COLQUHOUN

TOWNSHIP: CUNNINGHAME

SECTION:

CROWN ALLOTMENT: (PARTS) 131A, 131B & (PARTS) 17C, 17D
FORMER GOVT. ROAD & 131C

CROWN PORTION:

LTO BASE RECORD: PARISH (2412) TOWNSHIP (5218)
TITLE REFERENCES: VOL 9762 FOL 495, VOL 9478 FOL 260

LAST PLAN REFERENCE/S: LP 208578 W LOT 2

POSTAL ADDRESS: OLD BUNGA ROAD,
(At time of subdivision) LAKE BUNGA 3909AMG Co-ordinates E 591 200 ZONE: 55
(of approx centre of land in plan) N 5809 500

COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME: SHIRE OF TAMBO

REF: S/0107 /

1. This plan is certified under Section 6 of the Subdivision Act 1988. / 312020 F

2. This plan is certified under Section 11(7) of the Subdivision Act 1988.
Date of original certification under Section 6. 5 / 8 / 91

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 / /

Re-certified under Section 11(7) of the Subdivision Act 1988.

Council Delegate

Council Seal

Date 26 / 5 / 92

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER COUNCIL/BODY/PERSON

NIL

NIL

NOTATIONS

STAGING This is/is not a staged subdivision.
Planning permit No. 5486

DEPTH LIMITATION 15.24 METRES BELOW THE SURFACE

SURVEY THIS PLAN IS/IS 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	POWER LINE	. 11	SECTION 103B SEC. ACT 1958	S.E.C.V.

LTO USE ONLY

STATEMENT OF COMPLIANCE/
EXEMPTION STATEMENT

RECEIVED



DATE: / /

LTO USE ONLY

PLAN REGISTERED

TIME

DATE / /

Assistant Registrar of Titles

SHEET 1 OF 3 SHEETS

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SIGNATURE DATE / /

REF 6751

VERSION

DATE / /

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

Printed 17/08/2023

Page 6 of 39

PLAN OF SUBDIVISION

STAGE No.

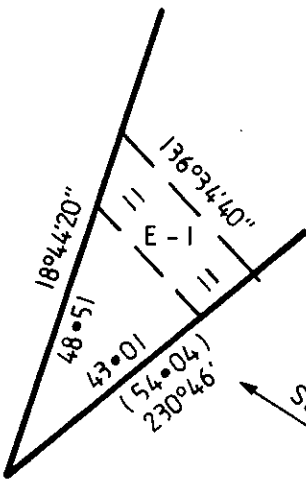
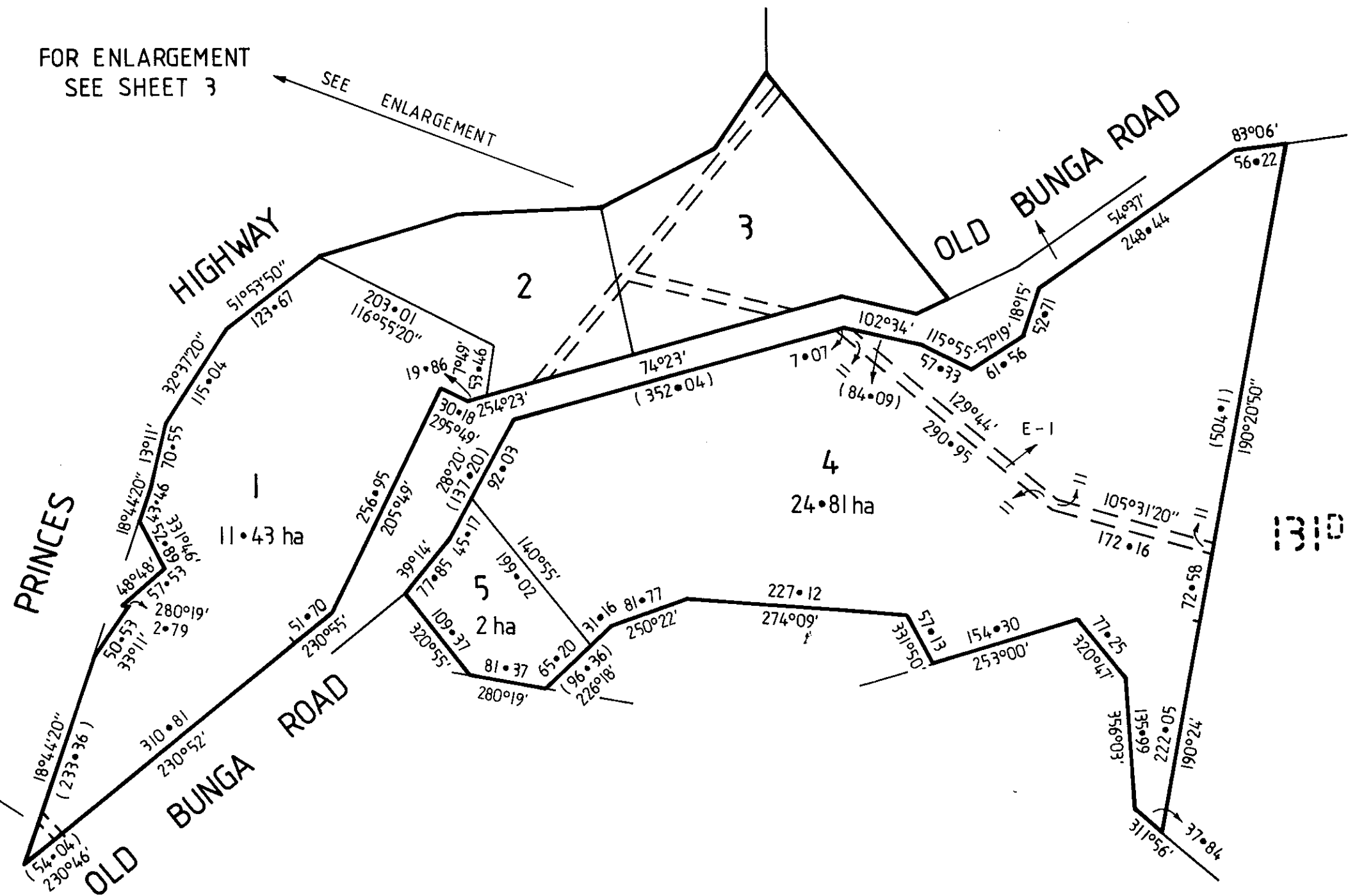
PLAN NUMBER

PS 312020 F

FOR ENLARGEMENT
SEE SHEET 3

SEE
ENLARGEMENT

AMG ZONE 55



ENLARGEMENT
SCALE 1:1250

12.50 0 20 40

LENGTHS ARE IN METRES

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SCALE

50 0 50 100 150 200 250

LENGTHS ARE IN METRES

ORIGINAL

SCALE SHEET

1:5000 SIZE

A3

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SIGNATURE DATE / /

REF 6751

VERSION

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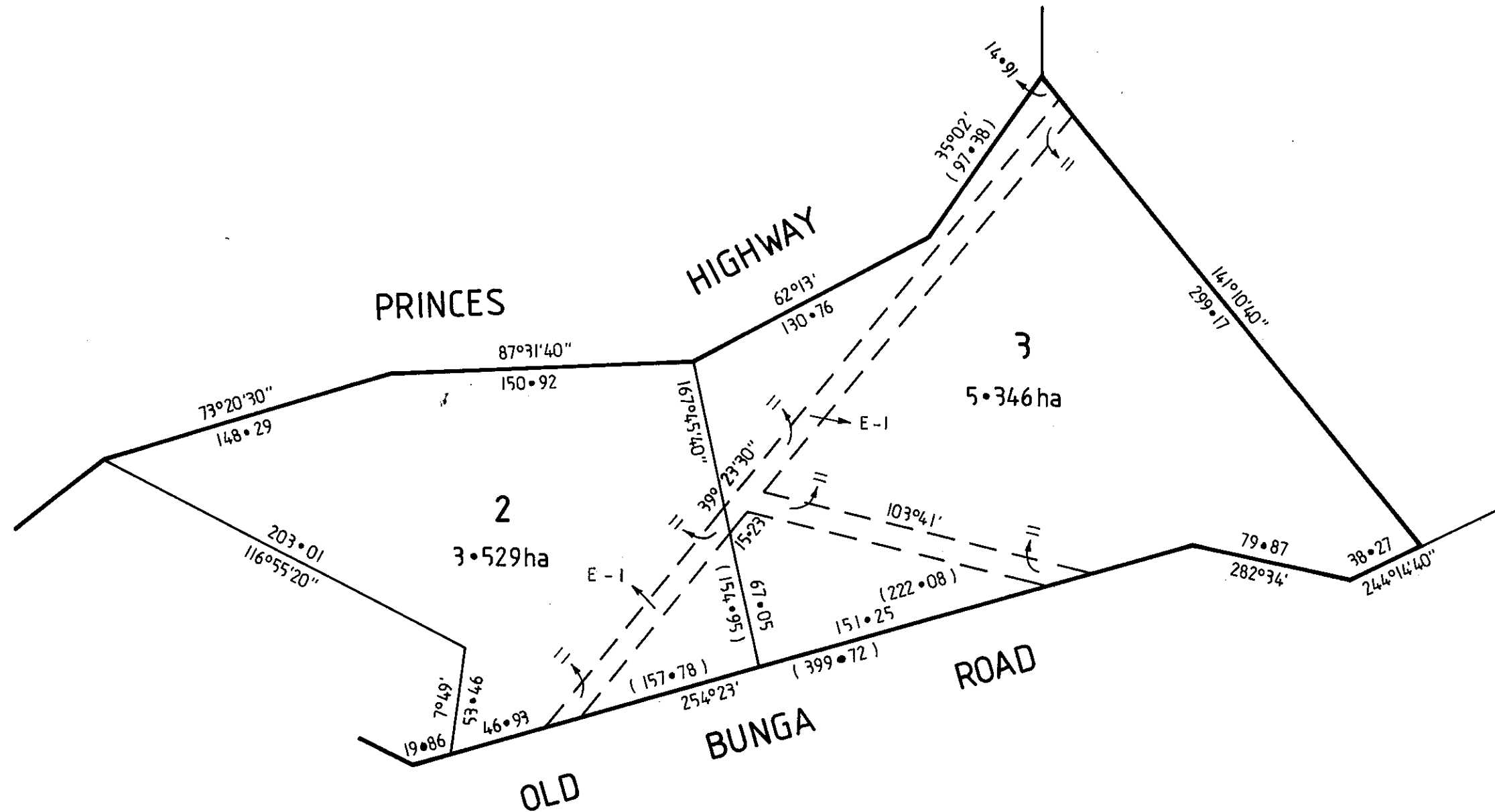
PLAN OF SUBDIVISION

STAGE No

PLAN NUMBER

PS 312020 F

AMG ZONE 55



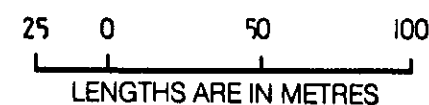
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SCALE



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SCALE SHEET
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REF 6751 VERSION

SHEET 3 OF 3 SHEETS

Printed 17/08/2023
Page 8 of 39
COUNCIL DELEGATE SIGNATURE

Planning Report

Two Lot Subdivision
60 Old Bunga Road, Lake Bunga

Our reference – 20496

24 July 2023



FS 520900



MEMBER

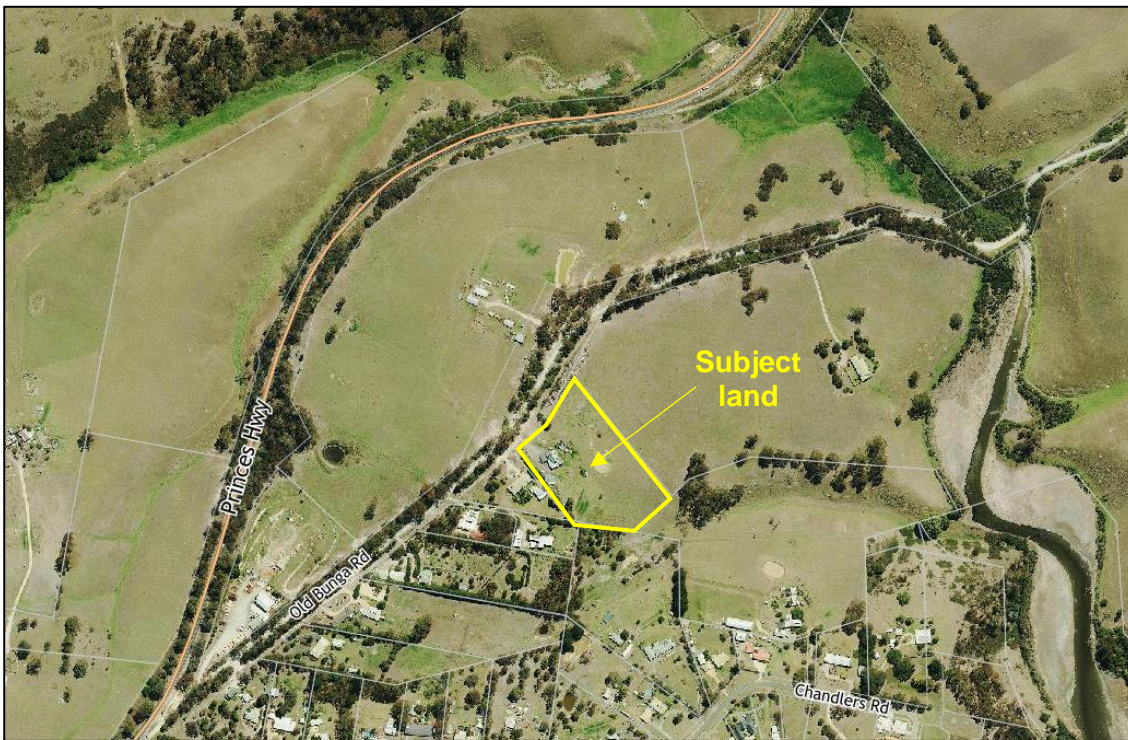
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	Application Form	
	Proposed Subdivision Plan (Version 1)	
	Land Capability Assessment prepared by <i>Chris O'Brien & Company</i>	
	Copy of Title (Lot 5 on PS312020)	

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

1. Introduction

This Planning Report is prepared in support of a proposed two lot subdivision at 60 Old Bunga Road, Lake Bunga. The Report addresses the provisions of the Farming 1 Zone, Design and Development Overlay 7 and Erosion Management Overlay as contained within the East Gippsland Planning Scheme.



Aerial image of the wider precinct (Source: IntraMaps)

2. Subject Land & Surrounding Context

Formally known as Lot 5 PS312020 or more commonly known as 60 Old Bunga Road, Lakes Bunga. The subject land is irregular in shape and consists of 1.968 hectares. The land is developed by a double storey dwelling and outbuilding in the western part of the land and falls from Old Bunga Road towards the south-eastern corner of the subject land.



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



Image of the existing dwelling and southern accessway looking east

Old Bunga Road is a sealed rural road and the land is provided with two vehicle crossovers. The southern vehicle crossing services the existing dwelling to the west of the land, and the central vehicle crossover provides access to the eastern and southern parts of the property.



Central vehicle crossover to the land



Existing access points to the subject land (Source: IntraMaps)

3. The Application & Proposal

It is proposed to undertake a two lot subdivision of the subject land for the purposes of excising the existing dwelling.

The proposed subdivision would result in lot 1 containing the existing dwelling and outbuildings being of regular shape and consisting of 6644 square metres.

Proposed lot 2 will be irregular in shape, however the lot boundaries have been designed to complement to the topography of the land and adopts existing fencing. The proposed lot will be vacant except for a stock dam and will have an area of 1.336 hectares.

Both proposed allotments will be provided with vehicle access from existing gravel crossovers from Old Bunga Road.



Proposed plan of subdivision

The precinct is different from traditional large scale agricultural commercial farming. The land holdings are small and used in a similar fashion to rural living properties with farming activities limited to hobby farming/land management activities.

The land due to its size, development with a dwelling and sensitive interface results in the agricultural production of the property being extremely limited. The land has been effectively lost to productive farmland, the sensitive interfaces prevent the land being used for intensive farming and nearby agricultural production is limited to hobby farming.

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	Subdivide land
43.02-3 Design & Development Overlay	Subdivide land
44.01-5 Erosion Management Overlay	Subdivide land

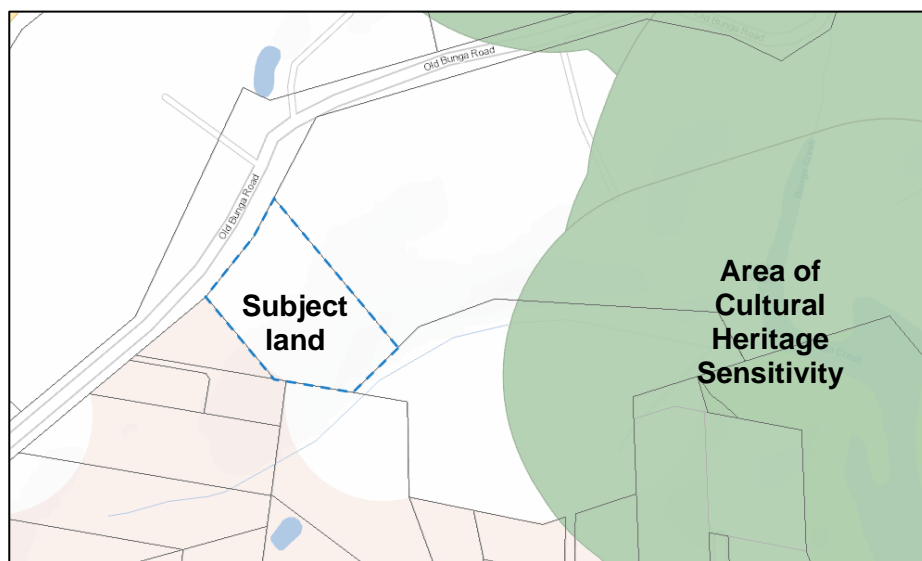
Although part of the property is contained within the Vegetation Protection Overlay 1 along Old Bunga Road, no approval is required to undertake vegetation removal to facilitate the subdivision as the land is already provided with two existing gravel crossovers. The tree along the eastern common boundary is planted and an exotic species, therefore exempt from consideration.

4. Cultural Heritage

The proposal does not trigger any mandatory requirements to provide a Cultural Heritage Management Plan (CHMP) under the *Aboriginal Heritage Act 2006*.

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 subject land is not mapped as an area of cultural heritage sensitivity and a two lot subdivision is not classified as a high impact activity. Therefore, there is no mandatory requirement to provide a CHMP in support of the application.

Protecting the state's agricultural base by preserving productive farmland is the objective of Clause 14.01-1S Protection of agricultural land. The property is a small parcel of Farming Zone land used for rural living purposes.

The land due to its size, development with a dwelling and sensitive interface results in the agricultural production of the property being extremely limited. The land has been effectively lost to productive farmland, the sensitive interfaces prevent the land being used for intensive farming and nearby agricultural production is limited to hobby farming.

Clause 14.01-1L-04 applies to subdivisions less than the minimum area specified by the relevant schedule to the Farming Zone. Given the location of the land adjoining sensitive interfaces and the agricultural activity in the precinct limited to hobby farming/land management grazing, it is arguable that the land is not located in an agricultural area. The creation of two lots will be sympathetic to the land uses within the area.

5.2 Municipal Planning Strategy

Council has developed strategic directions within the Municipal Planning Strategy to guide development within the Shire.

The proposed subdivision will maintain the environmental qualities of Old Bunga Road reserve by utilising existing vehicle crossovers and avoiding the need to remove native vegetation as outlined in Clause 02.03-3 Environmental risks and amenity.

The property, due to its land size, sensitive interfaces and neighbouring agricultural activities, could not be considered to be rural land. The subdivision will have no detrimental agricultural impacts on neighbouring properties as these landowners are undertaking hobby farming (Clause 02.03-4 Natural resource management).

6. Planning Elements

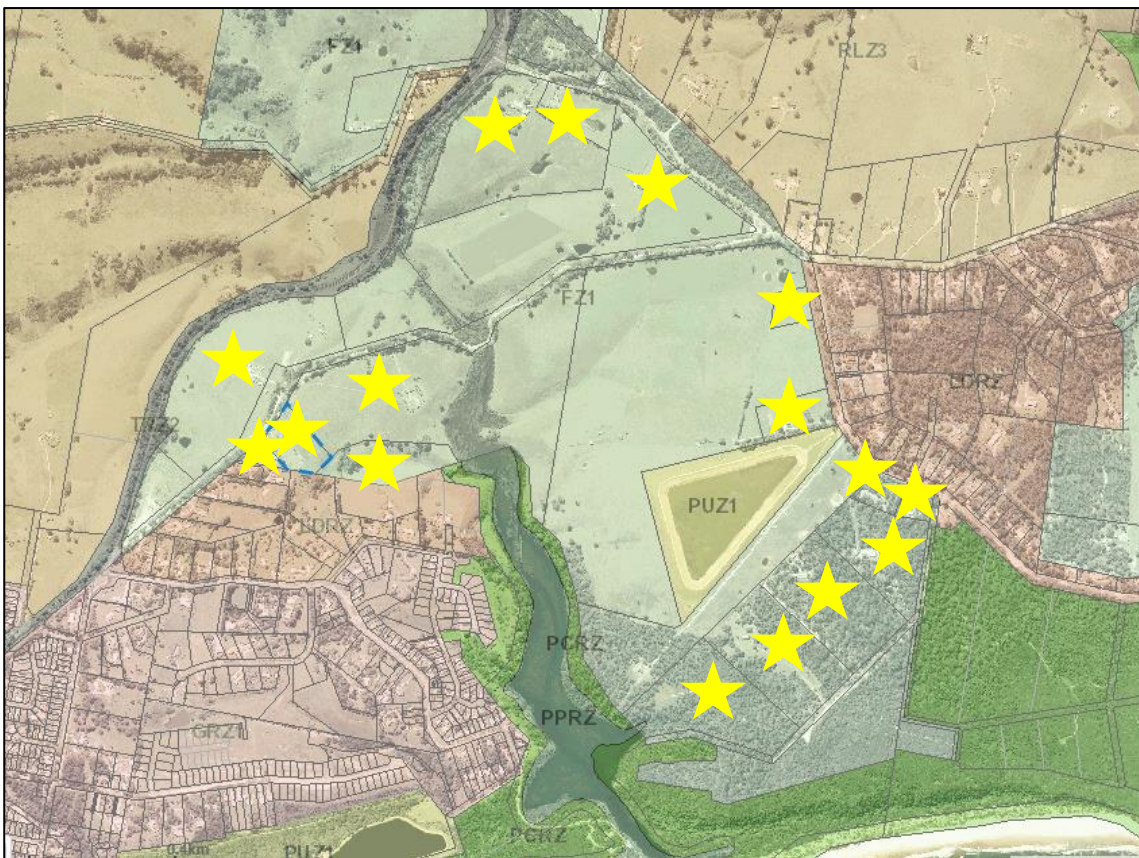
6.1 Farming 1 Zone

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

In accordance with Clause 35.07-3 a permit may be granted to create a smaller lot for an existing dwelling provided it is a two lot subdivision.

Subdividing the land into two lots is not considered inconsistent with the purposes or decision guidelines of the Farming Zone as the land and surrounding properties are not used for meaningful agricultural pursuits. The land is too small to be used for purposeful agriculture and the sensitive interfaces restrict the ability to undertake intensive agricultural activity. It is our view that the land has been and continues to be lost to agriculture.

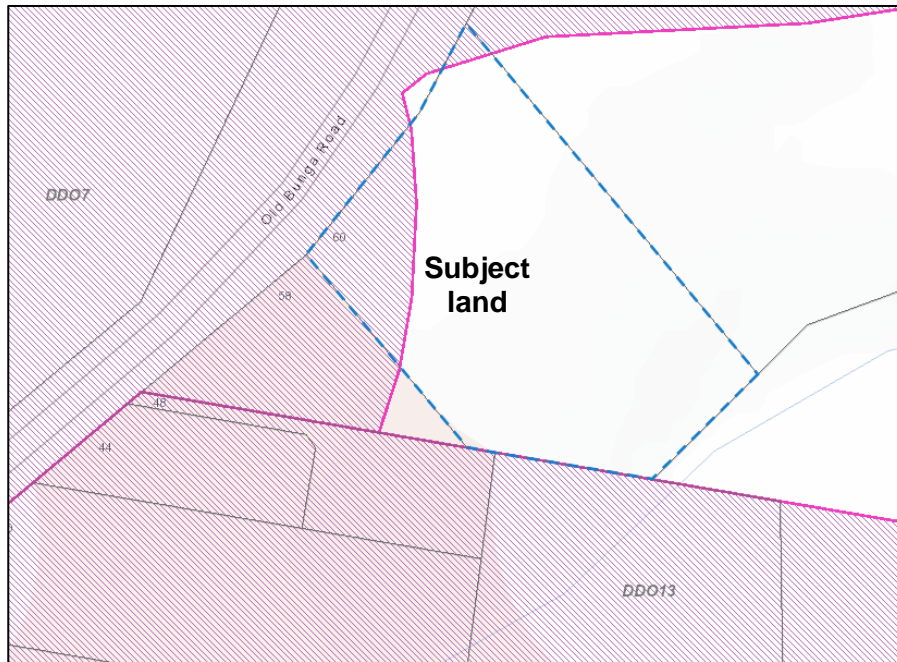
The application is accompanied by a Land Capability Assessment that advises the lot to be created has the ability to manage wastewater on site and is highly unlikely to cause detriment to the environment.



*Extract from Zone mapping, with yellow stars representing land parcels less than the Farming Zone scheduled area and developed with dwellings
(Source: VicPlan)*

6.2 Design and Development Overlay 7

Part of the subject land is contained within the Design and Development Overlay. Schedule 7 of the Overlay relates to *Highway Corridors, Princes Highway & Great Alpine Road*.



Planning scheme overlay mapping (Source: VicPlan)

The subject land is located more than 200m from the Princes Highway, therefore the site's partial inclusion within the Overlay is considered an anomaly.

Nonetheless, design objectives and decision guidelines are addressed by the subdivision as follows:

- There will be no access to the Princes Highway avoiding any adverse effects on the safe flow of traffic along the highway.
- The subject land is not located along the direct highway corridor avoiding linear development.
- No native vegetation in the Highway road reserve will be impacted.
- Additional traffic as a result of the additional lot can be accommodated at the highway intersection with Old Bunga Road.

6.3 Erosion Management Overlay

The whole of the subject land is contained within the Erosion Management Overlay.



Planning scheme overlay mapping (Source: VicPlan)

The schedule to the Overlay is Management of Geotechnical Hazard. Sub-clause 4.0 advises that a geotechnical risk assessment does not need to accompany an application to subdivide land in a rural zone into two lots.

The objectives and decision guidelines are met by the proposal as the subdivision requires little associated works as the existing crossovers will be utilised and no new fencing is required as proposed subdivision boundaries accords with existing fencing.

7. Conclusion

The proposed two lot subdivision at 60 Old Bunga Road, Lake Bunga is considered to accord with all relevant provisions of the Farming 1 Zone, Design and Development Overlay 7 and Erosion Management Overlay of the East Gippsland Planning Scheme. The proposal is consistent with the Planning Policy Framework and Municipal Planning Strategy and has been designed to complement the adjoining properties.

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

Reference No: B23259

Project No: 310623

7/07/2023

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

Email: aaron@crowthersadler.com.au

Dear Aaron,

**RE: PROPOSED 2 LOT SUBDIVISION – (ALLOW 4 BEDROOM DWELLING)
60 OLD BUNGA ROAD, LAKE BUNGA. 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 11:30am on 6th July, 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 size of the allotment a larger than required area can be set aside for use of an LAA giving greater flexibility in locating the absorption trenches. The area where the LAA can be located is shown on the site plan attached hereunder.

An area, measuring approx. 20m (NW-SE direction) x 25m (NE-SW direction) and set about 5m south west of the north east boundary and about 100m from Old Bunga Road boundary has been allocated. The test site has an average slope of about 1% to the north east and about 2% to the south east. 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 damp grey & dark grey silty loam (ZL) topsoil containing coarse grass roots moderately dispersed, underlain by a damp grey tan clay loam (CL) at 150 – 350mm depth underlain damp orange tan grey clay loam (CL) at 350 – 600mm depth at termination of the test pit. The field texture grade for this particular soil was identified, being bolus coherent, plastic to touch and smooth to manipulate, 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 600mm 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

$$= (2 + 3 \times 1) 150$$

$$= 750 \text{ L/day (Town Reticulated Water Supply)}$$

- 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 4: Clay Loams (weakly structured), the Design Irrigation Rate (DIR) for primary treated effluent is approx. 6mm/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. A water balance analysis is attached to determine the area of land absorption required.

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 6.0 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 Reticulated Water Supply. Adopting a trench width of 1000mm, the total length of trench bed required is 125m. this can be provided in 5 x 25m lengths A final layout of the treatment system is to be completed when a septic tank permit is applied for.

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

The water balance yields a land application area (LAA) of 150sq.m. It is our professional opinion the site is suitable for absorption trenches with the total length of 1000mm wide trench to be at least 125m 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 125m (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.

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	2
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	2
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	40-60	>60	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.**

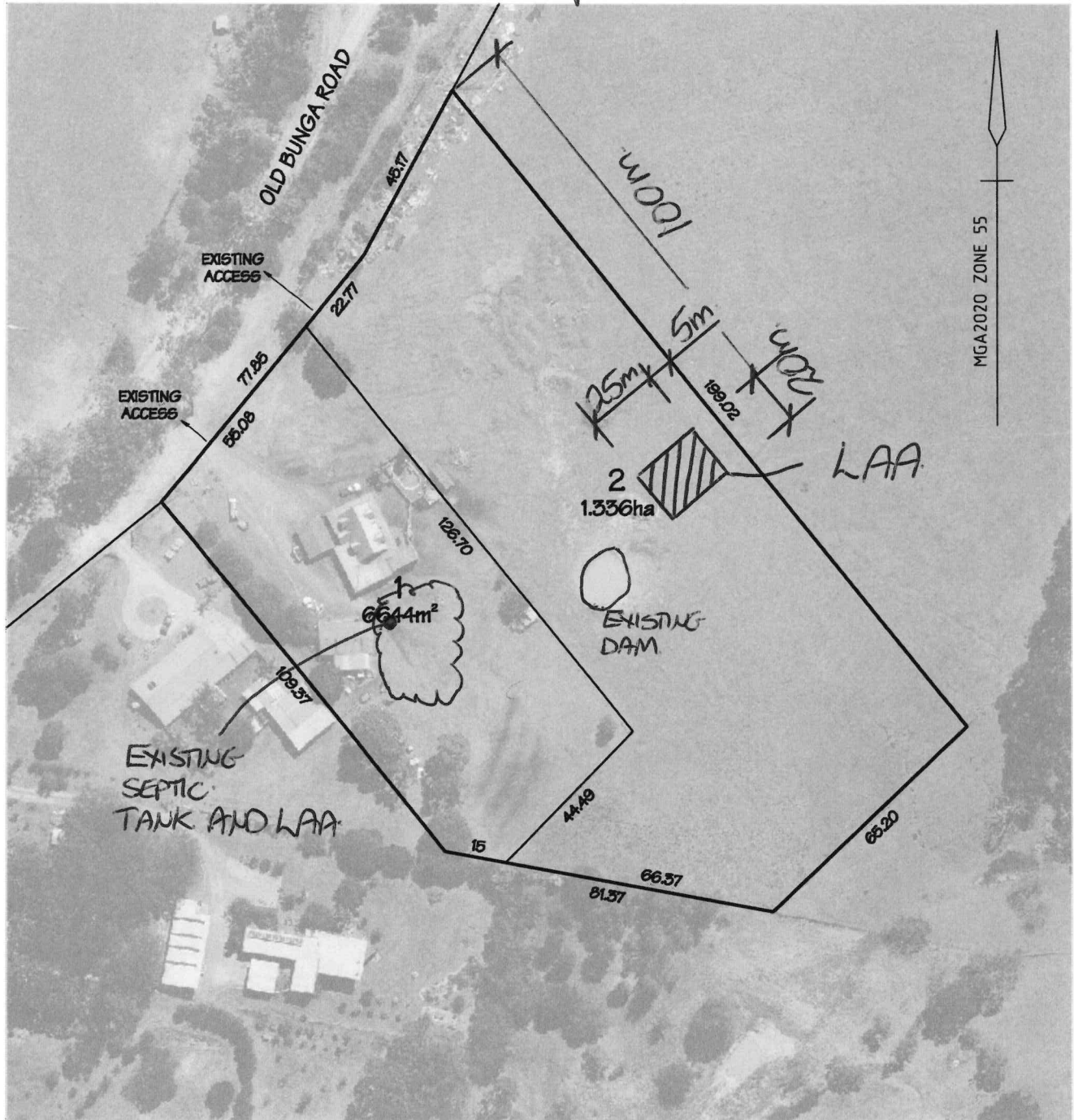
Spa baths over 200 litre capacity are not to be connected to the primary septic tank but must be taken into account for effluent disposal calculations.

Appendix 1

Note: Existing Septic System is contained in the Proposed Lot 1.

PROPOSED SUBDIVISION

PARISH OF COLQUHOUN
CROWN ALLOTMENT 131C (PART)
LOT 5 ON PS312020F



DARREN & JOANNE REGGARDO
60 OLD BUNGA ROAD, LAKE BUNGA

Crowthers & Sadler Pty. Ltd.

LICENSED SURVEYORS & TOWN PLANNERS
152 MACLEOD STREET, BAIRNSDALE, VIC., 3675
P. (03) 5152 5011 E. contact@crowthersadler.com.au

FILENAME: Y:\20000-20999\20400-20499\20496 Reggardo\20496 Prop V1.pro

NOTATIONS

AREAS ARE APPROXIMATE ONLY
DIMENSIONS ARE SUBJECT TO SURVEY

SCALE (SHEET SIZE A3)

1 : 1000

SURVEYORS REF

20496

VERSION 1 - DRAWN 04/05/2023

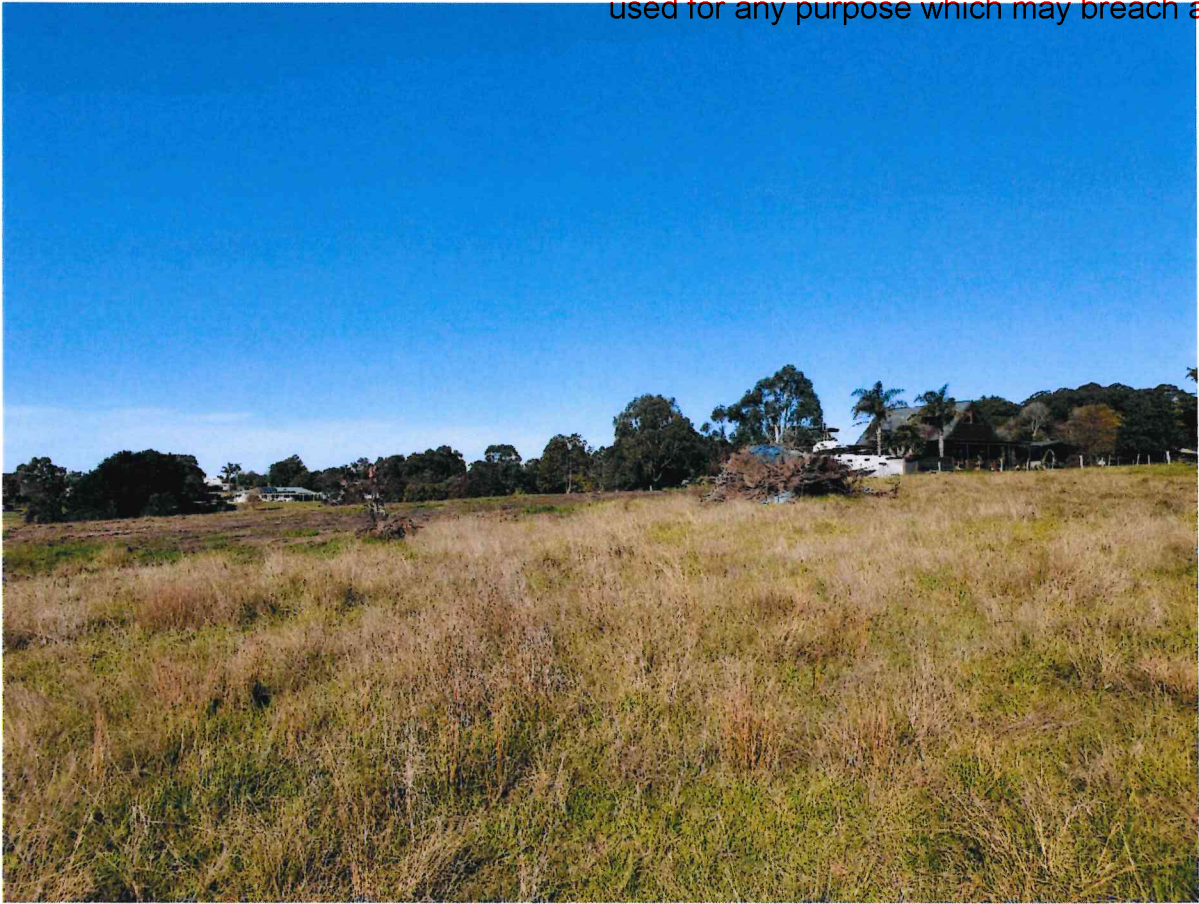
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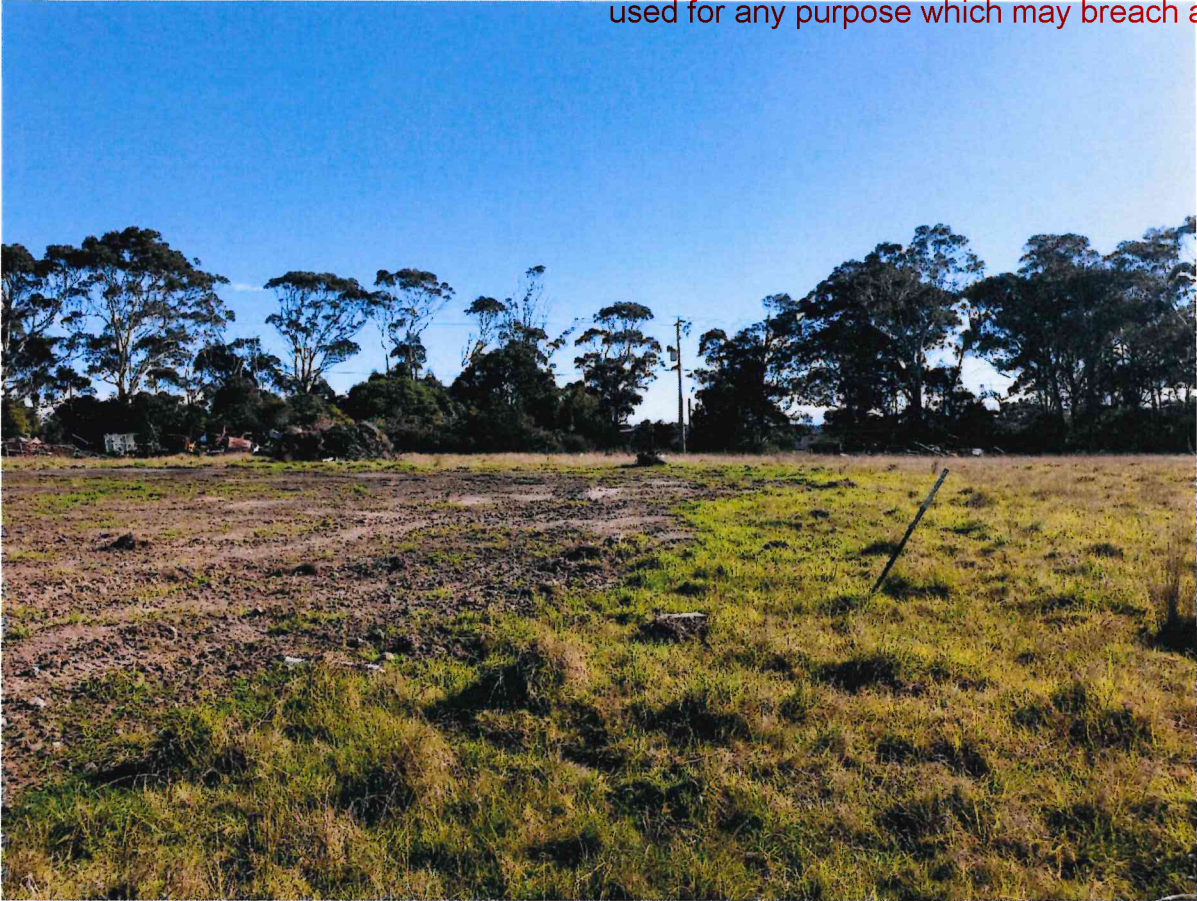
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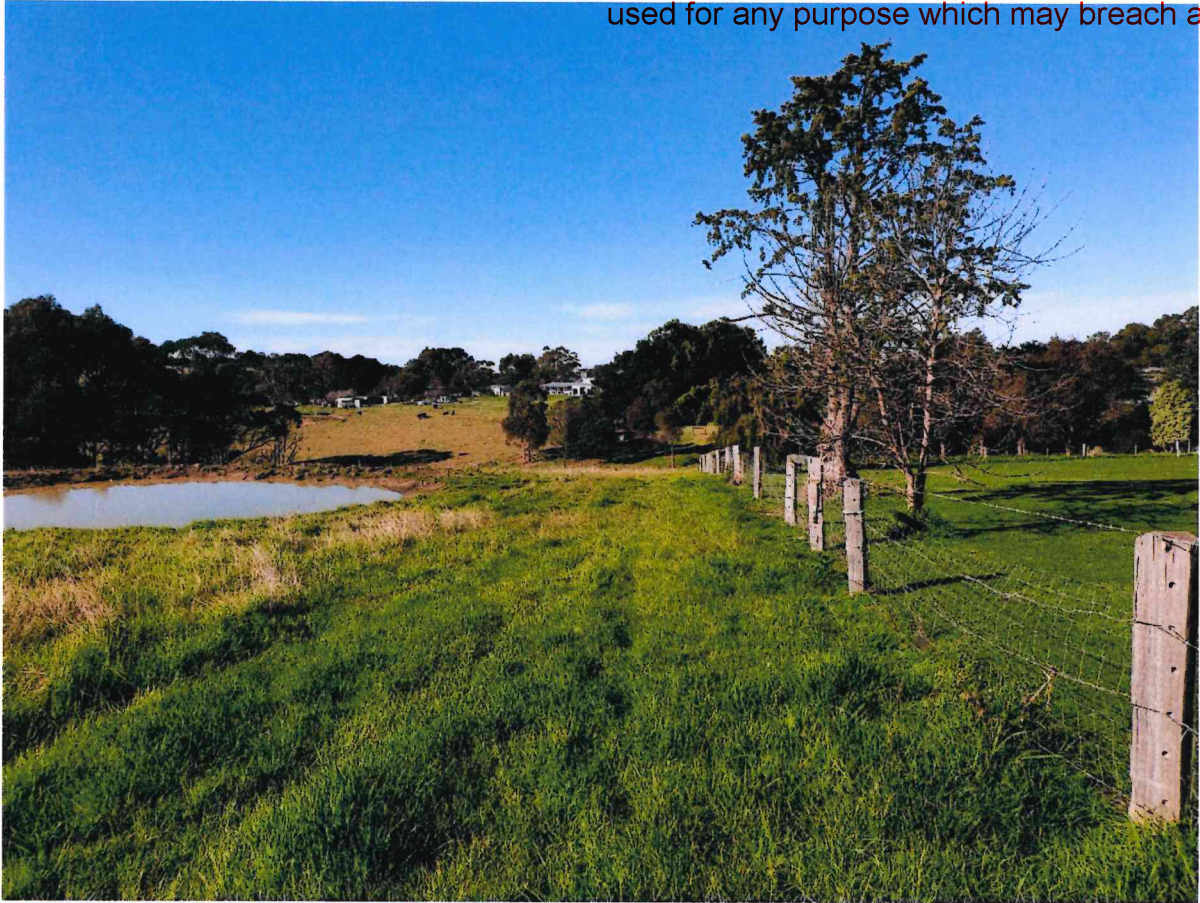
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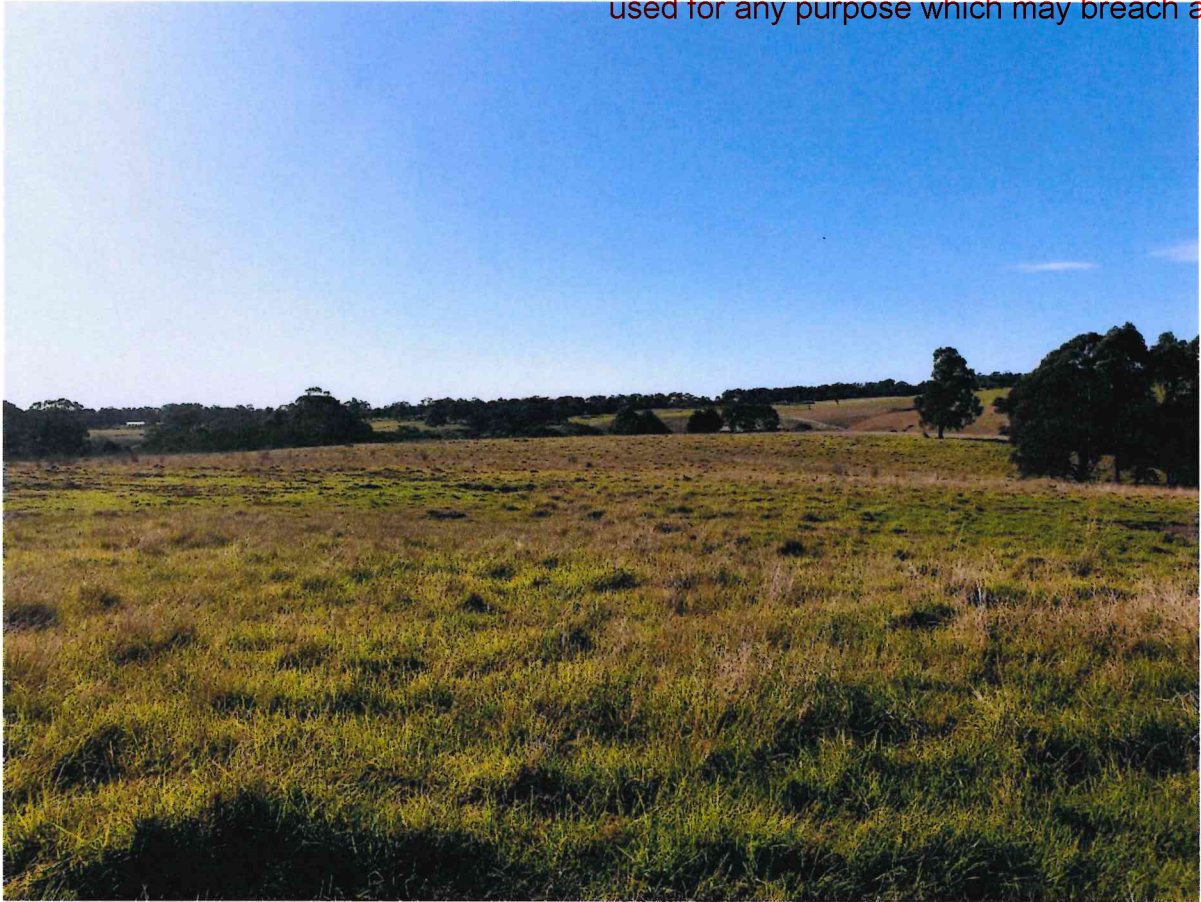
Nominated Area Water Balance For Soil Category 4 – Primary Treatment

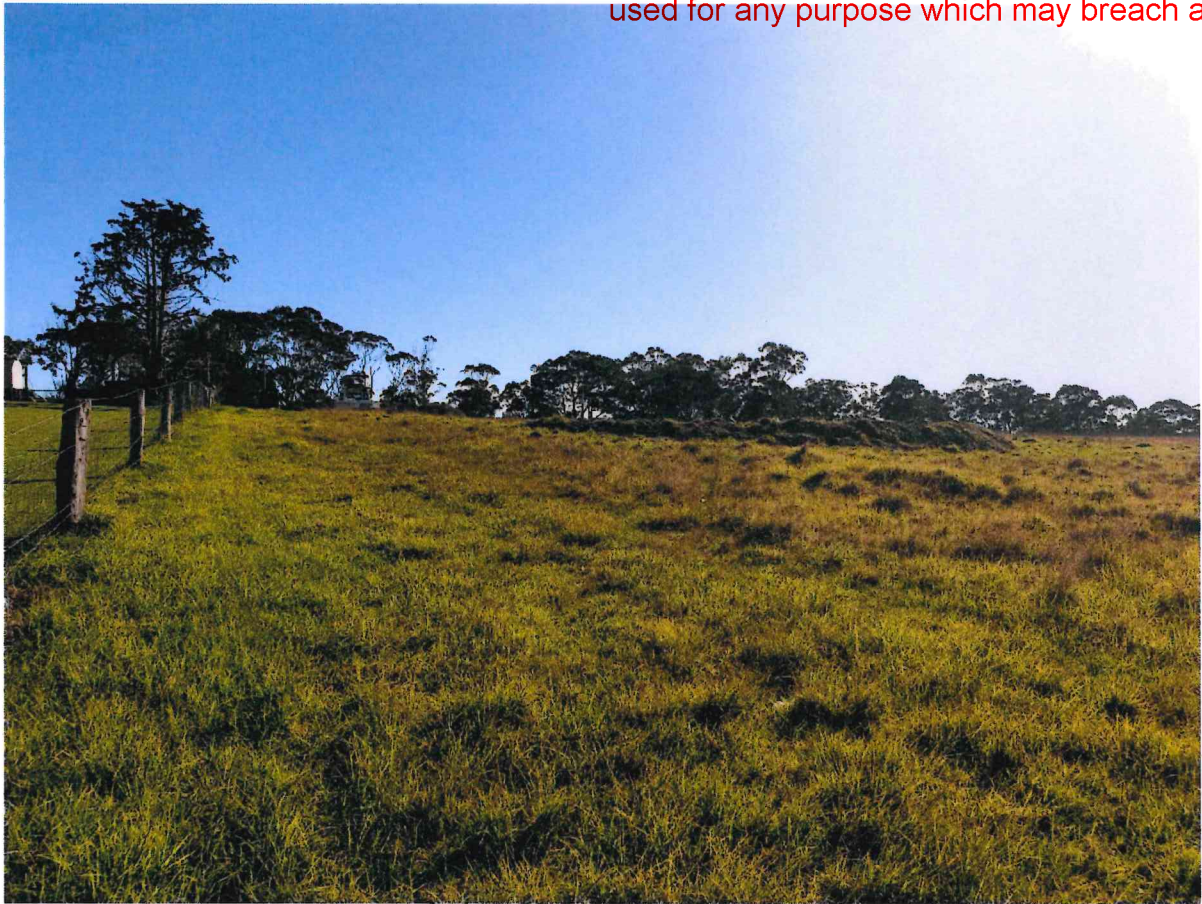
Site Address:				60 Old Bunga Road – Lake Bunga															
Notes:				MAV Model LCA															
Input Data				Notes															
Design Wastewater Flow				Q	750	L/day	Based on 4 bedrooms (5 persons) @ 150L/p/day From EPA Publication 891.4 – July 2016												
Design DIR				DIR	6	mm/day	Assumes loamy topsoils without impeded vertical drainage, refer Table 5.1 A4 AS/NZS 1547:2012												
Nominated Land Application Area				L	150	Sq.m	Used for iterative purposes (if desired) to determine storage requirements for nominated areas												
Crop Factor				C	0.6-0.85	unitless	Estimates evapotranspiration as a fraction of pan evaporation, varies with season and crop type												
Retained Rainfall				Rf	0.8	unitless	Proportion of rainfall that remains on site and infiltrates allowing for any runoff												
Rainfall Data				Bairnsdale Station 085279 mean monthly															
Evaporation Data				East Sale Station 085072 mean monthly															
Parameters	Symbol	Formula	Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total			
Days in month	D	\	days	31	28	31	30	31	30	31	31	30	31	30	31	365			
Rainfall	R	\	mm/month	49.7	46.1	46.5	56.5	44.0	62.7	48.2	36.0	50.2	59.9	77.4	60.4	636.9			
Evaporation	E	\	mm/month	201.5	162.4	136.4	84.0	52.7	42.0	46.5	68.2	93.0	124.0	153.0	186.0	1349.7			
Crop Factor	C			0.85	0.85	0.7	0.7	0.6	0.6	0.6	0.6	0.7	0.7	0.85	0.85				
OUTPUTS																			
Evapotranspiration	ET	E x C	mm/month	171.28	138.04	95.48	58.8	31.62	25.2	27.9	40.92	65.1	86.8	130.05	158.1	1029.3			
Percolation	B	DIRxD	mm/month	186	168	186	180	186	180	186	186	180	186	180	186	2190			
Outputs		ET+B	mm/month	357.28	306.04	281.48	238.8	217.62	205.2	213.9	226.92	245.1	272.8	310.05	344.1	3219.3			
INPUTS																			
Retained Rainfall	RR	RxRf	mm/month	39.76	36.88	37.2	45.2	35.2	50.16	38.56	28.8	40.16	47.92	61.92	48.32	510.1			
Effluent Irrigation	W	(QxD)/L	mm/month	155	140	155	150	155	150	155	155	150	155	150	155	1825			
Inputs		RR + W	mm/month	194.76	176.88	192.2	195.2	190.2	200.16	193.56	183.8	190.16	202.92	211.92	203.32	2335.1			
LAND AREA FOR ZERO STORAGE																			
Maximum effluent Application for Zero Storage	X	(ET+B)-RR	mm/month	317.52	269.16	244.28	193.6	182.42	155.04	175.34	198.12	204.94	224.88	248.13	295.78				
Effluent Produced	Y	QxD	L/month	23250	21000	23250	22500	23250	22500	23250	23250	22500	23250	22500	23250				
Maximum area required for zero storage		Y/X	Sq.m	73.22	78.02	95.18	116.22	127.45	145.12	132.60	117.35	109.79	103.39	90.68	78.61				
LAND AREA REQUIRED FOR ZERO STORAGE																			
			Sq.m	74	78	96	117	128	146	133	118	110	104	91	79				
MINIMUM AREA REQUIRED FOR ZERO STORAGE																			
m2				150	This is based on the worst months of the year, so the balance overestimates the area/storage requirements and is hence conservative for all other months.														

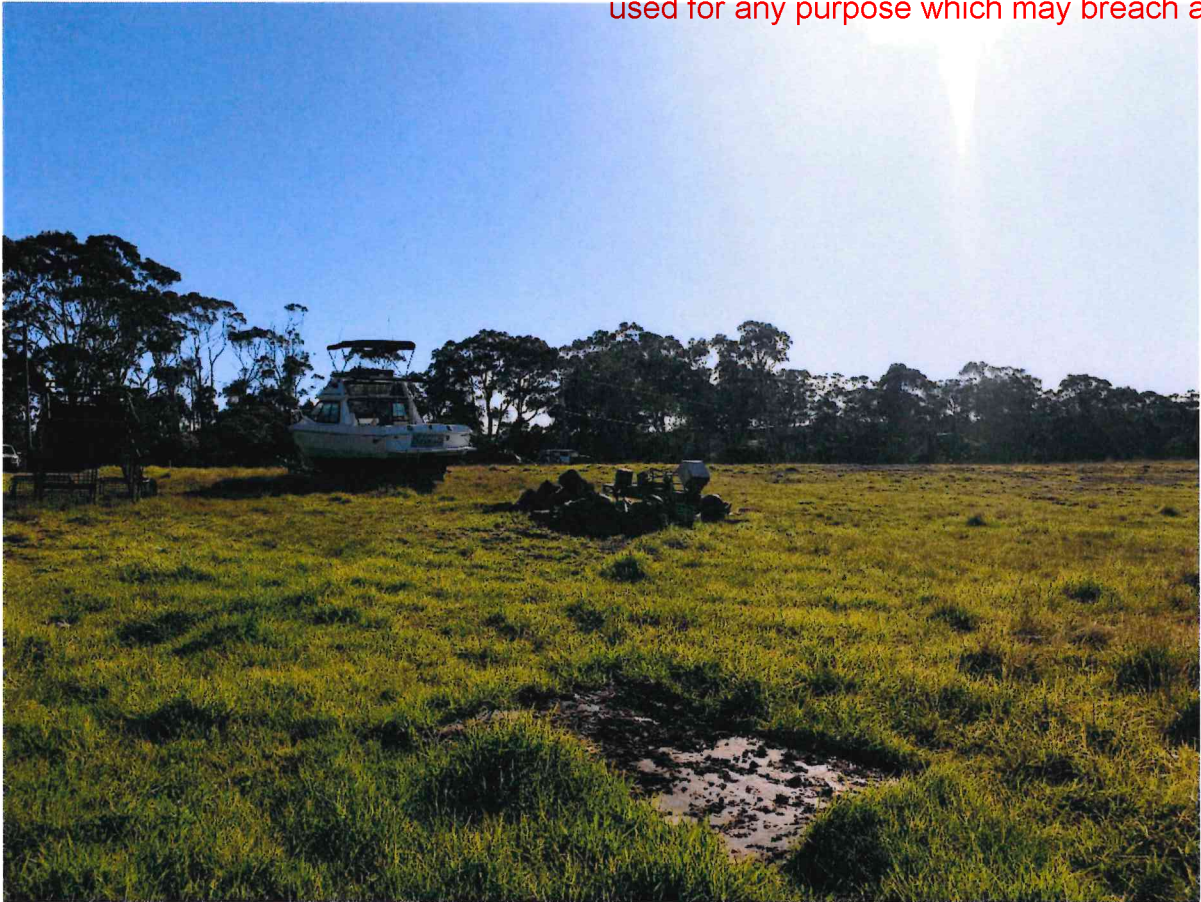


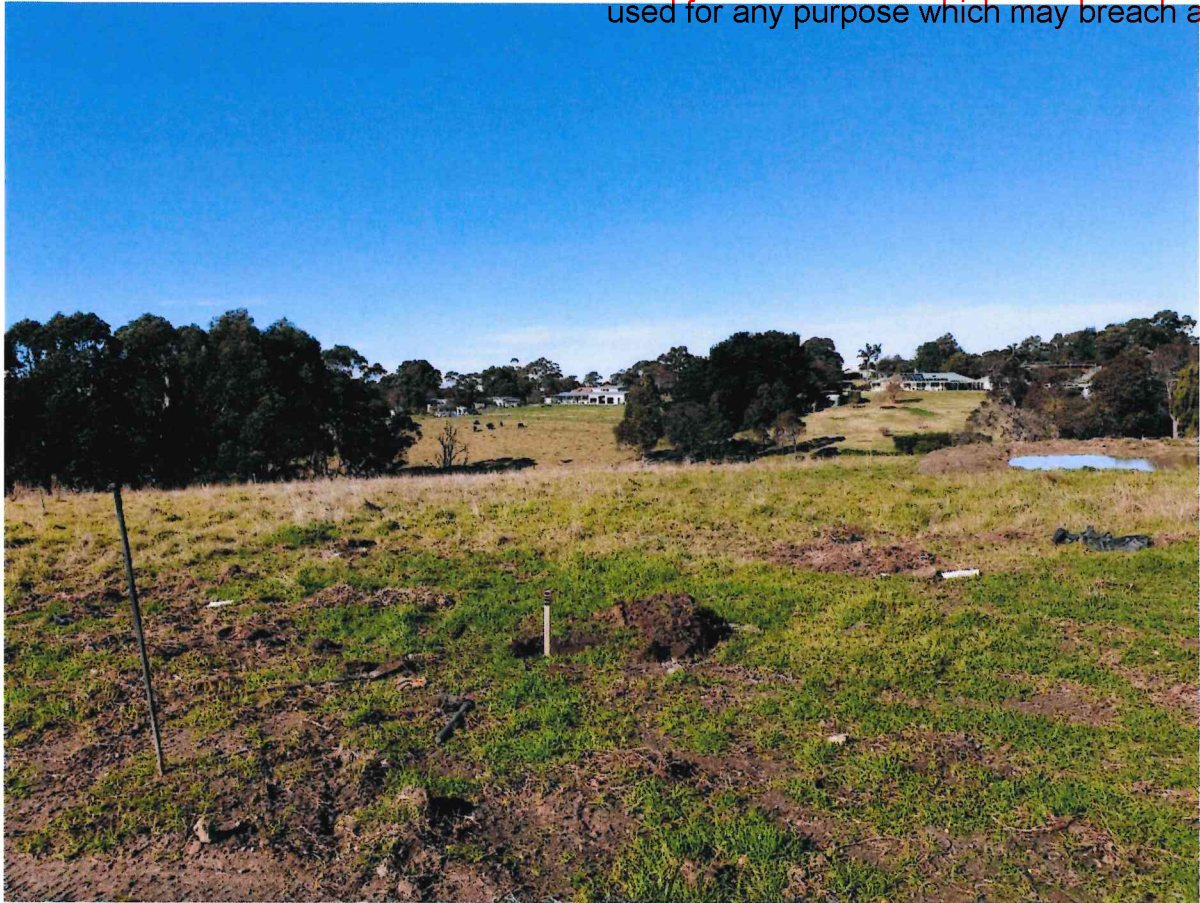














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PARISH OF COLQUHOUN
CROWN ALLOTMENT 131C (PART)

LOT 5 ON PS312020F



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