Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	**19 Hardings Lane SARSFIELD 3875, 29 Hardings Lane SARSFIELD 3875** **Lot: 1 LP: 77370, Lot: 1 PPS: 914413, Lot: 2 PPS: 914413**
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:	**5.2023.318.1**
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 *Planning documents previously required to be physically available to view at local government offices are now only required to be available for online inspection.***

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.

The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 12497 FOLIO 297

Security no : 124108584899P
Produced 24/08/2023 01:09 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 914413D.
PARENT TITLE Volume 08678 Folio 003
Created by instrument PS914413D 22/08/2023

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON

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 PS914413D FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
PS914413D (B)	PLAN OF SUBDIVISION	Registered	22/08/2023

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

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

Street Address: 29 HARDINGS LANE SARSFIELD VIC 3875

ADMINISTRATIVE NOTICES

NIL

eCT Control 21210T WARREN GRAHAM AND MURPHY PTY LTD
Effective from 22/08/2023

DOCUMENT END

PLAN OF SUBDIVISION

EDITION 1 **PS 914413D**

LOCATION OF LAND

PARISH: SARSFIELD
TOWNSHIP: SARSFIELD
SECTION: ——
CROWN ALLOTMENT: 8F (PART)
CROWN PORTION: ——
TITLE REFERENCE: VOL 8678 FOL 003

LAST PLAN REFERENCE: LOT 1 ON LP77370

POSTAL ADDRESS: (at time of subdivision) 19 HARDINGS LANE, SARSFIELD, 3875

MGA2020 CO-ORDINATES: (of approx centre of land in plan) **E:** 563 450 **N:** 5821 200 **ZONE:** 55

Council Name: East Gippsland Shire Council

Council Reference Number: PS914413D
Planning Permit Reference: 192/2022/P
SPEAR Reference Number: S204466S

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification

Digitally signed by: Robert Pringle for East Gippsland Shire Council on 03/02/2023

Statement of Compliance issued: 10/07/2023

Public Open Space

A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has been satisfied at Statement of Compliance

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

SURVEY:
This plan is based on survey.

STAGING:
This is not a staged subdivision.
Planning Permit No. 192/2022/P

This survey has been connected to permanent marks No(s). 25 & 33

In Proclaimed Survey Area No. NIL

NOTATIONS

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 LINE	SEE DIAG.	INST. Y000420Y	S. E. C. V.

Crowther&Sadler Pty.Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
P. (03) 5152 5011 E. contact@crowthersadler.com.au

SURVEYORS FILE REF: 19828

ORIGINAL SHEET SIZE: A3

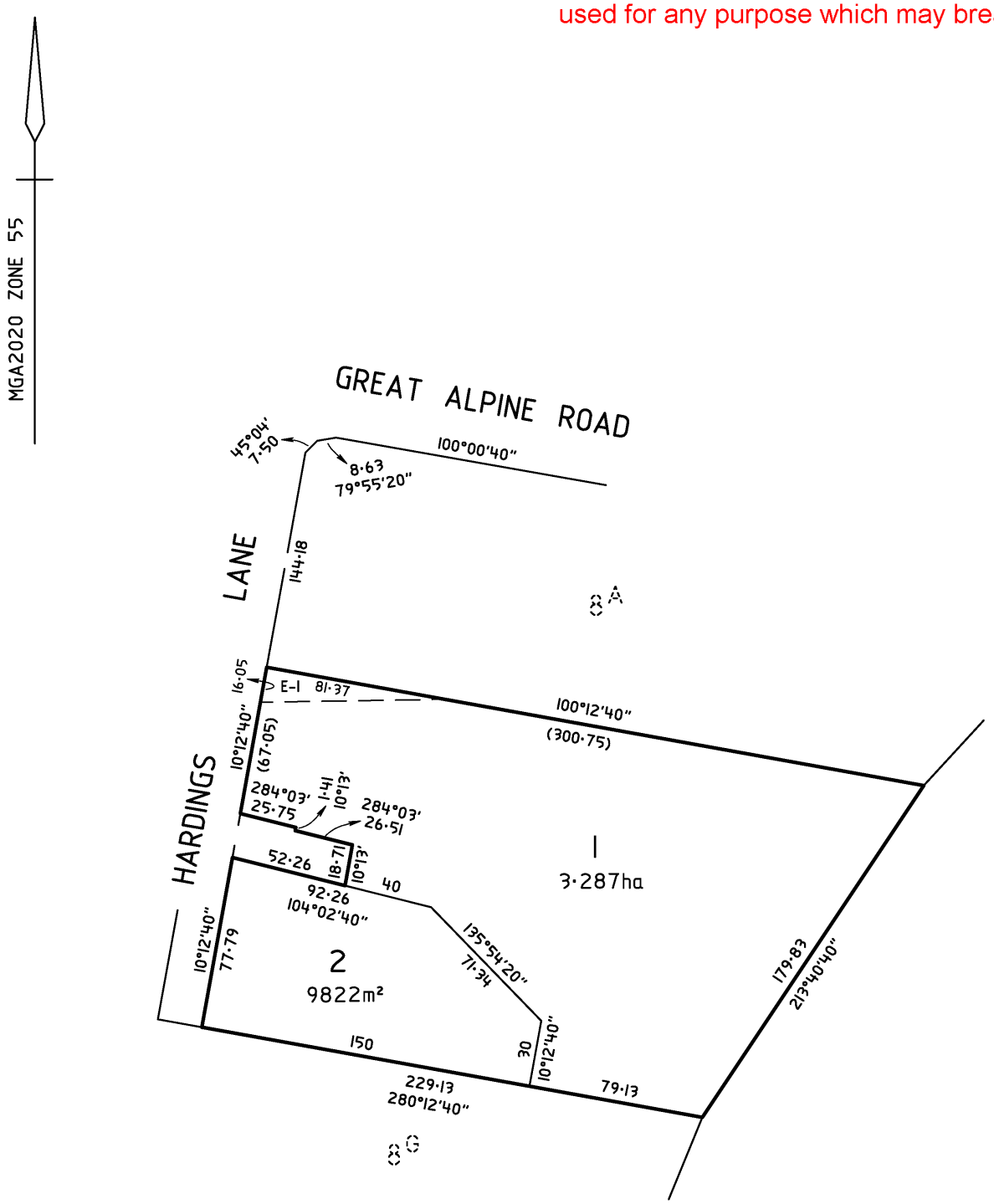
SHEET 1 OF 2 SHEETS

Digitally signed by: Michael J Sadler, Licensed Surveyor, Surveyor's Plan Version (1), 16/11/2022, SPEAR Ref: S204466S

PLAN REGISTERED
TIME: 11:36 AM DATE: 22/08/2023
YL
Assistant Registrar of Titles

Amended by: Michael J Sadler, Licensed Surveyor 22/08/2023.

PS 914413D



Crowther&Sadler Pty.Ltd. LICENSED SURVEYORS & TOWN PLANNERS 152 MACLEOD STREET, BAIRNSDALE, VIC., 3875 P. (03) 5152 5011 E. contact@crowthersadler.com.au	SURVEYORS REF 19828	SCALE 1:2000	20 0 20 40 60 80 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2
	Digitally signed by: Michael J Sadler, Licensed Surveyor, Surveyor's Plan Version (1), 16/11/2022, SPEAR Ref: S204466S		Digitally signed by: East Gippsland Shire Council, 03/02/2023, SPEAR Ref: S204466S		

Amended by: Michael J Sadler, Licensed Surveyor 22/08/2023.

Planning Report

Two Lot Subdivision
29 Hardings Lane, Sarsfield

Our reference – 20399

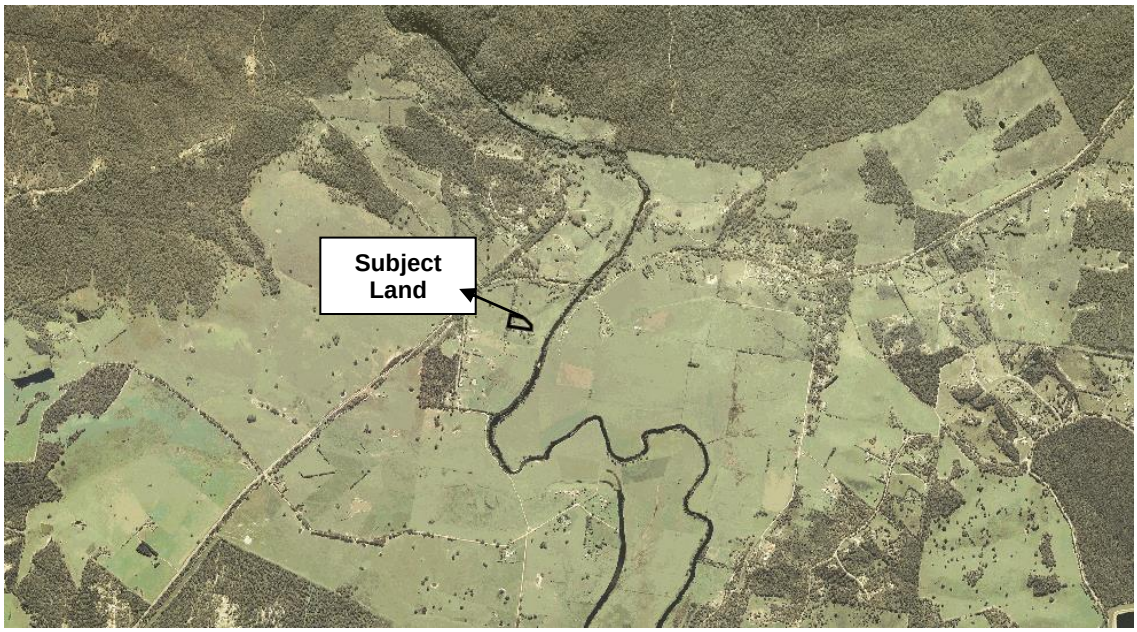
August 2023

Contents

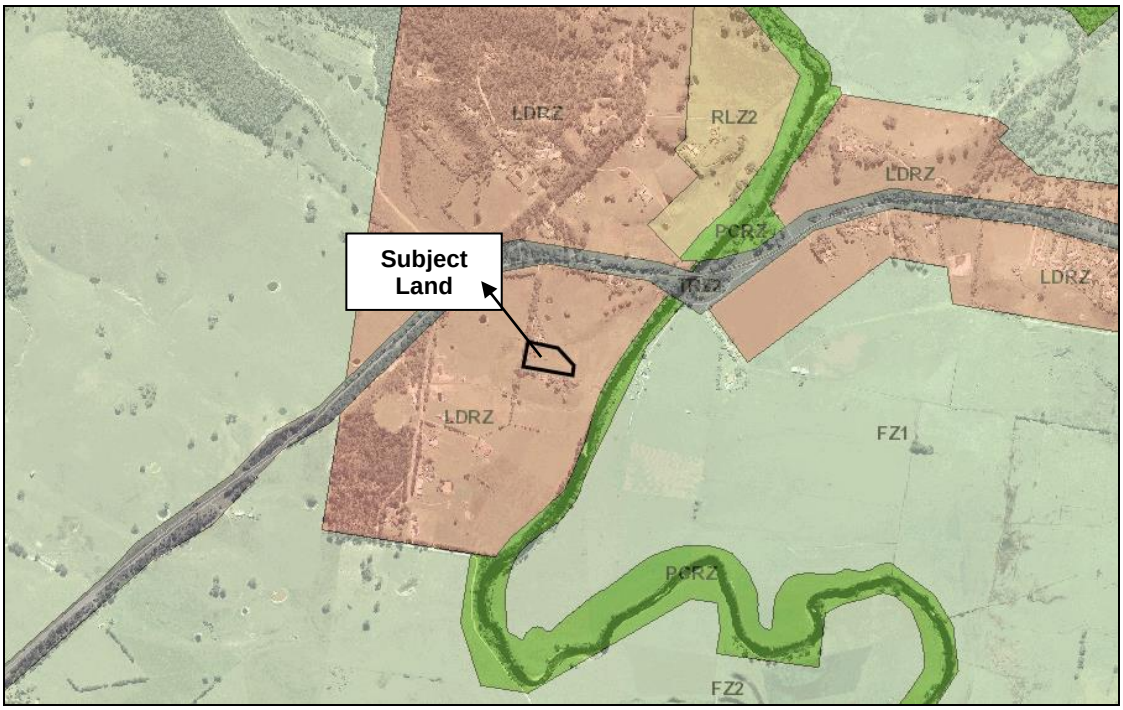
Note: Applicable Planning Application fee is $1,415.10

1. Introduction

This Planning Report is prepared in support of proposed Two Lot Subdivision at 29 Hardings Lane, Sarsfield. The Report addresses the provisions of the Low Density Residential Zone, Environmental Significance Overlay – Schedule 1-3 & Vegetation Protection Overlay – Schedule 1 as contained within the *East Gippsland Planning Scheme*.



Aerial view of subejct land and surrounding precinct – Souce: VicPlan



Zone mapping and aerial view of subject land and surrounds – Source: VicPlan

2. Subject Land & Surrounding Context

The subject land is formally described as Lot 2 on PS914413D and is approximately 9822m² in area. We confirm that the issue of Lot 2 on PS914413D is imminent as the Statement of Compliance for the preceding subdivision was lodged with Land Use Victoria for titles on 15/08/2023.

The site has frontage to Hardings Lane to the west which is a good quality gravel road. An existing gateway provides access from Hardings Lane to the subject land however this access is about to be upgraded consistent with requirements of Condition 7 of Planning Permit 192/2022/P.

General view south along Hardings Lane

Existing access which is in the process of being upgraded consistent with Planning Permit 192/2022/P

Whilst an existing shed and old cattle yards is established on the north western portion of the propoerty, the remainder of the site is reletvely clear as historiclly the land has been utilsied as part of a larger land holding comprising of a number of allotments.

Existing farm shed

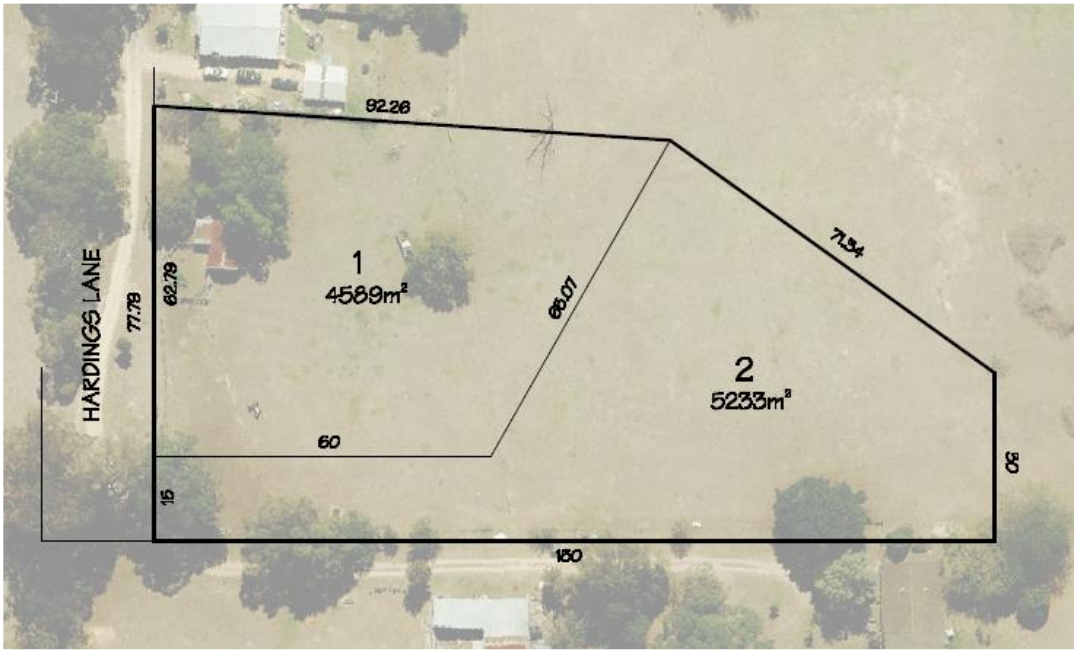
The subject land is contained within the Low Density Residentail Zone, Environmental Signincace Overlay - Scheuldule 1-30 and Vegetation Protection Overlay – Schedule 1 of the *East Gippsland Planning Scheme.*

Whilst reticulated water is established in front of the subejct land on the eastern side of Hardings Lane, reticautled sewer does not service the site or surrounding properties.

Reticulated Water – Source: EGW

3. The Application & Proposal

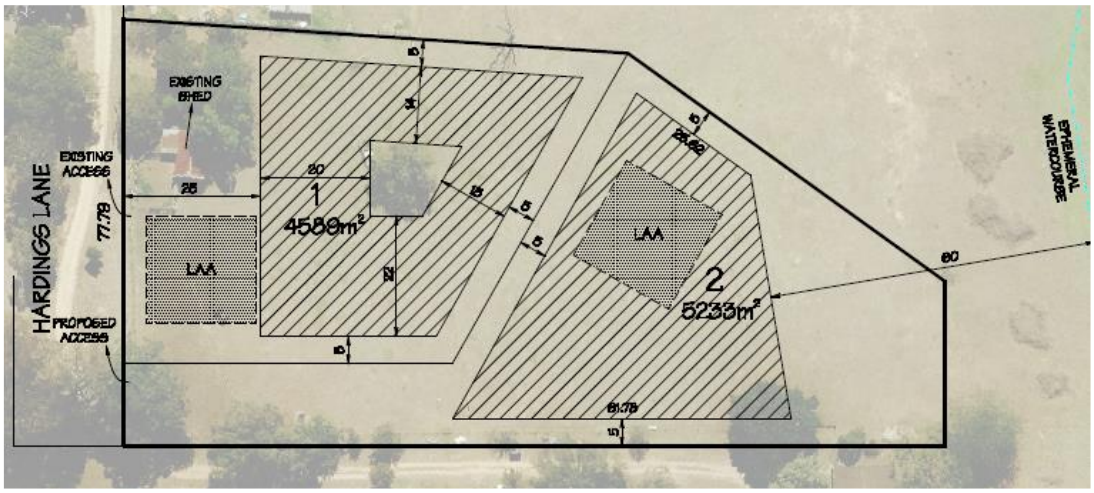
The application seeks approval for a two lot subdivision to create Lot 1 of approximately 4589m² in area and Lot 2 of approximately 5233m² in area for future residential purposes as shown on the accompanying Proposed Subdivision Plan.



Proposed Subdivision Layout

The allotments have each been designed to be greater than 4000m² in area given the absence of reticulated sewer within the precinct. This will ensure that the minimum area requirements of the Low Density Residential Zone provisions are met.

A Design Response Plan has been provided in support of the proposal to demonstrate the ability for both proposed Lots to accommodate future residential development.



Extract from Design Response Plan

Access to Lot 1 has recently been upgraded in accordance with Condition 7 of Planning Permit 192/2022/P, new access is expected to be established to Lot 2 as part of the proposed subdivision.

Whilst a large tree is located at the south western corner boundary of the subject land, the nomination of a 15.0 metre wide frontage to Lot 2 ensures there is sufficient area available to establish vehicle access.

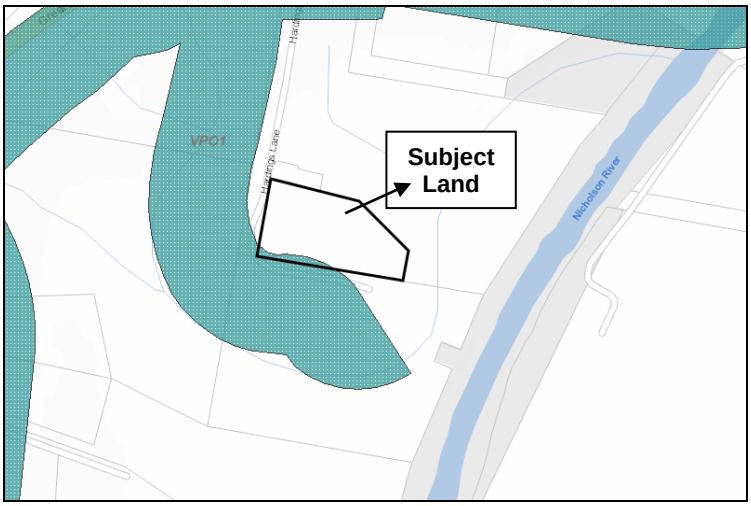
Frontage to proposed Lot 2 from Hardings Lane

A Land Capability Assessment Report (LCAR) as prepared by *Simon Anderson Consultants* has been provided to demonstrate the ability of proposed Lots 1 & 2 to treat and retain wastewater onsite in the absence of reticulated sewer.

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

- **Clause 32.03-3** for subdivision of the land in accordance with Low Density Residential Zone provisions; &
- **Clause 42.01-2** for subdivision of the land in accordance with Environmental Significance Overlay provisions.

Whilst the southern portion of the land is partially affected by the provisions of the Vegetation Protection Overlay, it does not trigger any planning approval herein as no vegetation removal is being sought.



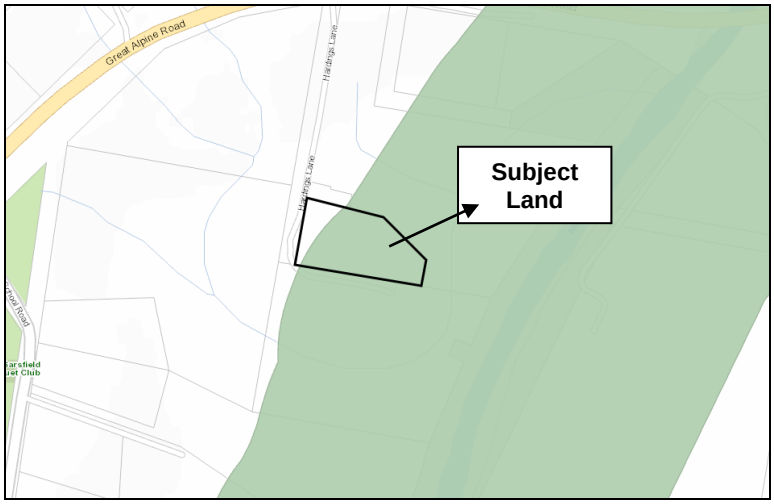
Vegetation Protection Overlay Mapping – Source: VicPlan

4. Cultural Heritage

Pursuant to Regulation 7 of the *Aboriginal Heritage Regulations 2018*, a Cultural Heritage Management Plan (CHMP) is required under the *Aboriginal Heritage Act 2006* 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.*



Cultural Heritage Sensitivty Mapping – Source: VicPlan

The subject land is within 200m of a named waterway and therefore much of the property is within an area of cultural heritgage sensitivity. Subdivision of the land into two allotments is not defined as being a high impact activity under the Aboriginal Heritage Regulations (Reg 49) and therefore a CHMP is not required for the proposed subdivision.

5. Planning Policy

The following comments respond to State and Local Planning Policy as relevant to the proposal.

5.1 Municipal Planning Strategy

The proposal will ultimately result in further subdivision of land which has the capacity to absorb wastes, can protect native vegetation and will have minimal impact on adjoining public land consistent with strategic directions in place for rural settlements as prescribed at Clause 02.03-1 *Settlement & Housing.*

Clause 02.03-2 *Environmental & Landscape* Values identifies that Council's strategic vision is to restore and maintain biodiversity, protect areas of value, balance development with wildlife corridors and areas of rural or natural landscape and to protect sites of significance by encouraging sensitive development. The proposal responds well as the land is relatively clear of vegetation and can accommodate future development without incurring any vegetation losses.

5.2 Planning Policy Framework

Clause 11-01-1S relating to *Settlement* seeks to promote sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements. The proposal responds positively as the subject land can sustain the proposed development and is located within an existing rural residential precinct which contains numerous established dwellings.

The accompanying Design Response Plan demonstrates the land can accommodate future development having regard for the site's unique characteristics and findings of the Land Capability Assessment Report.

Strategies at Clause 11.01-1R *Settlement – Gippsland* support the continuing role of towns and small settlements in providing services to their districts, recognising their relationships and dependencies with larger towns. The subject land is located within the small settlement of Sarsfield and benefits from the provisions of services inclusive of power and water.

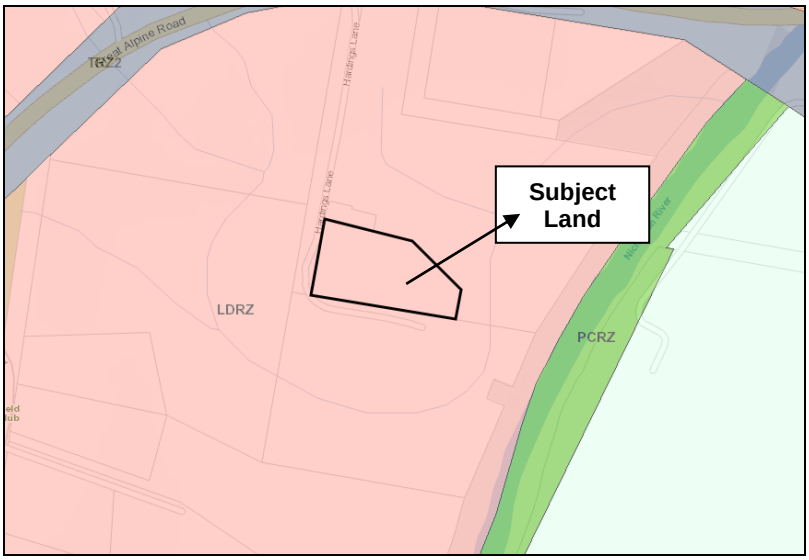
Clause 15.01-3S *Subdivision Design* seeks to ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods. The proposed development is supported by this policy as it will provide a functional, safe and attractive low density residential environment.

6. Planning Elements

6.1 Low Density Residential Zone

The proposed subdivision is considered to respond positively to the purpose of the Low Density Residential Zone as it will result in the creation of allotments which can accommodate lower density residential living with capacity for onsite wastewater disposal.

The Application triggers planning approval at Clause 32.03-3 for subdivision of the land in accordance with the Low Density Residential Zone provisions. The subdivision has been designed in accordance with the zone requirements by providing allotments which are greater than 4000m² given the absence of reticulated sewer.



Zone Mapping – Source: VicPlan

<u>Application Requirements</u>

Whilst there is no reticulated sewer available within the precinct the accompanying Land Capability Assessment Report confirms the ability to treat and retain wastewater on site associated with future residential development.

Accompanying the Application is a Design Response Plan which demonstrates the available area for future residential development. This Plan has been prepared having regard for the site constraints and characteristics.

Conceptual Building Envelopes have been shown on the Design Response Plan which demonstrate that there is more than ample area available within each Lot to accommodate future residential development having regard for irrigation area requirements and setbacks from waterways.

Future development will effectively drain onsite with the use of soak pits, as is typical for low density residential allotments where no reticulated drainage is available.

Decision Guidelines

The proposed boundaries have been adopted so as to avoid any adverse implications for site vegetation. Not only is the boundary clear of vegetation however both allotments also contain adequate cleared area to accommodate future residential development without causing adverse implications for site vegetation.

Whilst an ephemeral watercourse is located on the adjoining property to the east, there is sufficient area within both proposed allotments to provide for wastewater disposal that is adequately offset (>60m).

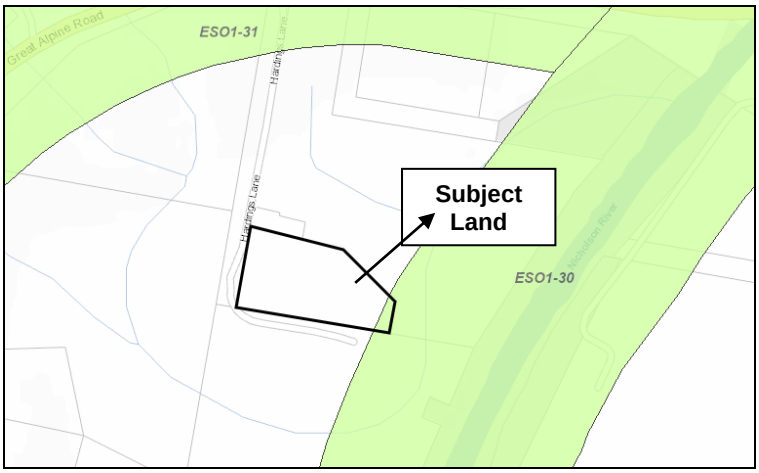
Power, water and telecommunications are already provided within the precinct and will be connected to each of the proposed allotments as part of the subdivision project.

The proposed subdivision responds positively to Clauses 56.07-1 to Clause 56.07-4 relating to Integrated Water Management:

- Reticulated water is already established within Hardings Lane and it is expected that both allotments will be connected for supply purposes as part of the subdivision.
- Use of reused and recycled water options will be dependent upon residents of the site.
- The subdivision has been designed to ensure future wastewater management will be sufficiently managed on site. The Design Response Plan demonstrates how each of the allotments can easily achieve the requisite Land Application Area.
- Each lot will be drained to the satisfaction of the Responsible Authority.

6.2 Environmental Significance Overlay

The eastern edge of the subject land is within Environmental Significance Overlay Schedule 1-30



Environmental Significnce Overlay Mapping – Source: VicPlan

Environmental Significance Overlay – Schedule1-30 is named *'Nicholson River'* and highlights the significance of wildlife corridor and Australian Bass. Associated land management practices encourage the exclusion of stock, weed management, fox control and parallel plantings.

The proposed subdivision will not adversely impact on the provisions of the Environmental Significance Overlay – Schedule 1-30 as whilst the mapping applies to the eastern tip of the subject land, the majority of the site is excluded from the mapping given its distance from the Nicholson River.

The proposed subdivision will not dissect the area affected by the provisions of the Environmental Significance Overlay nor will it trigger the need for any works within the mapped area.

The generous area of both allotments provides good opportunity for future residential development to situated outside of the Environmental Significance Overlay.

7. Conclusion

The proposed Two Lot Subdivision at 29 Hardings Lane, Sarsfield is considered to accord with all relevant provisions of the Low Density Residential Zone, Environmental Significance Overlay – Schedule 1-30 and Vegetation Protection Overlay – Schedule 1 of the *East Gippsland Planning Scheme.* The proposal is consistent with Planning Policy Framework and Local Policy 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.

Simon Anderson Consultants
CIVIL | STRUCTURAL | PROJECT ENGINEERS

P.O. Box 1700
111 Main St
Bairnsdale, Vic, 3875
ACN 073 392 266

P.O. Box 566
191-193 Raymond St
Sale, Vic, 3850
ACN 145 437 065

Job: Proposed Subdivision 19 Hardings Lane Sarsfield		Date: 31 March 2022
Client: Robert Porter		Designed: SJA
Checked:		Job No.: 427830
		Page No.: 1 of 12

LAND CAPABILITY ASSESSMENT ON-SITE DOMESTIC WASTEWATER

19 Hardings Lane, Sarsfield

1.0 INTRODUCTION

SAC were engaged to undertake an LCA for the purpose of on-site domestic wastewater management of the Proposed Subdivision at 19 Hardings Lane, Sarsfield. The field investigation and report have been undertaken by suitable experienced staff.

The assessment was completed in accordance with the EPA's *Code of Practice – Onsite Wastewater Management* (EPA Publ. No. 891.4, July 2016), guidelines for *Land Capability Assessment For On-Site Wastewater Management* (EPA Publ. No. 746.1, March 2003), *On-Site Domestic Wastewater Management* (AS/NZS 1547:2012) and East Gippsland Shires *DWMP*.

Information and results are presented in table form for clear data presentation and ease of identification of key points. **Detailed recommendations presented on page 8 of the report. LCA is to be read in conjunction with Site Features Plan 427830-LC1.**

Subject Land	*19 Hardings Lane, Sarsfield*
Client	Robert Porter
Postal Address	27 Suffolk Rd, Surrey Hills VIC 3217
Contact	Mob: 0434 317 584
Map Reference	Vicroads 84 D6
Municipality	East Gippsland Shire Council
Proposed Development	Assume a 4 Bedroom Residence (Potential Occupancy = No. of Bedrooms + 1)[1]
Design Flow	150 L/person/day [2] (for On-site roof water tank supply)
Anticipated Wastewater Load	750 L/day
Treatment System Required	Secondary treated effluent to minimum 20/30 standard (ie. AWTS[3] or sand filter)
Disposal System Required	Sub-surface irrigation – Area of 390m^2

[1] *As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.4, July 2016) Section 3.4.1*
[2] *As identified in AS/NZS 1547:2012 – Onsite Domestic Wastewater Management (Appendix H, Table H1)*
[3] AWTS – Aerated Wastewater Treatment System (EPA approved)

2.0 PURPOSE/SCOPE OF ASSESSMENT

Purpose and Scope of Assessment	Broad-scale assessment for subdivisional purposes (often requires further lot-specific assessment at later date)	☒
	Detailed investigation for lot-specific management requirements	☐

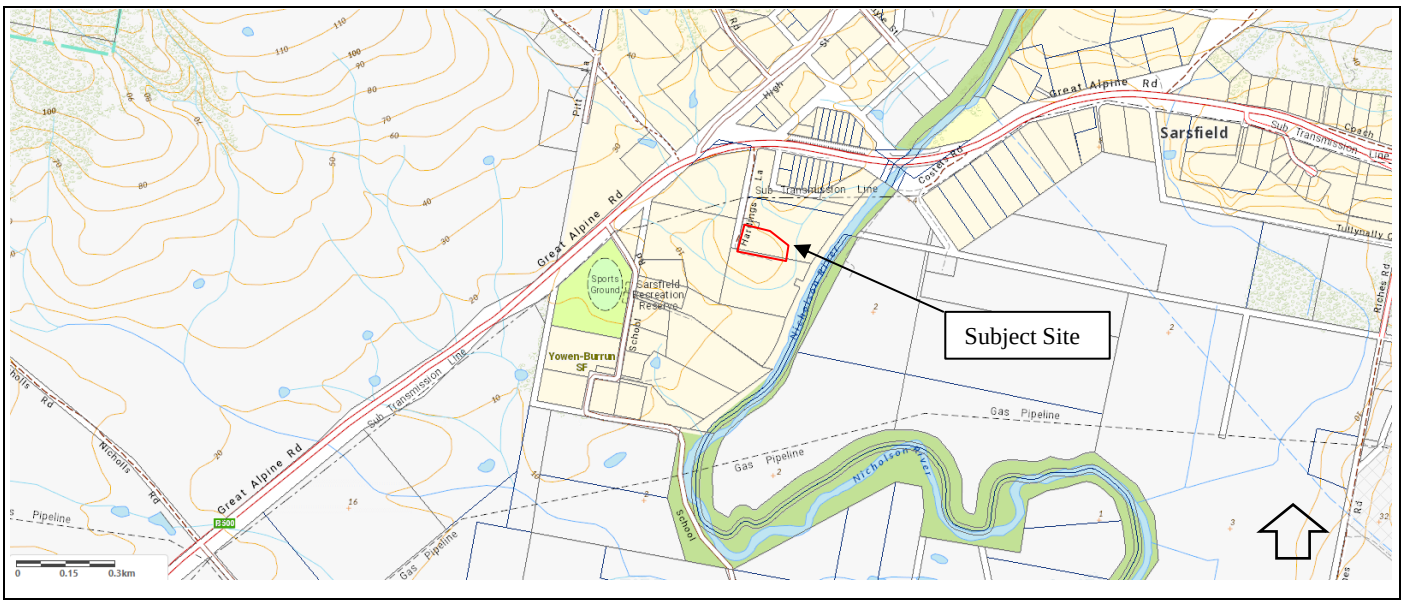


Figure 1: Locality Plan

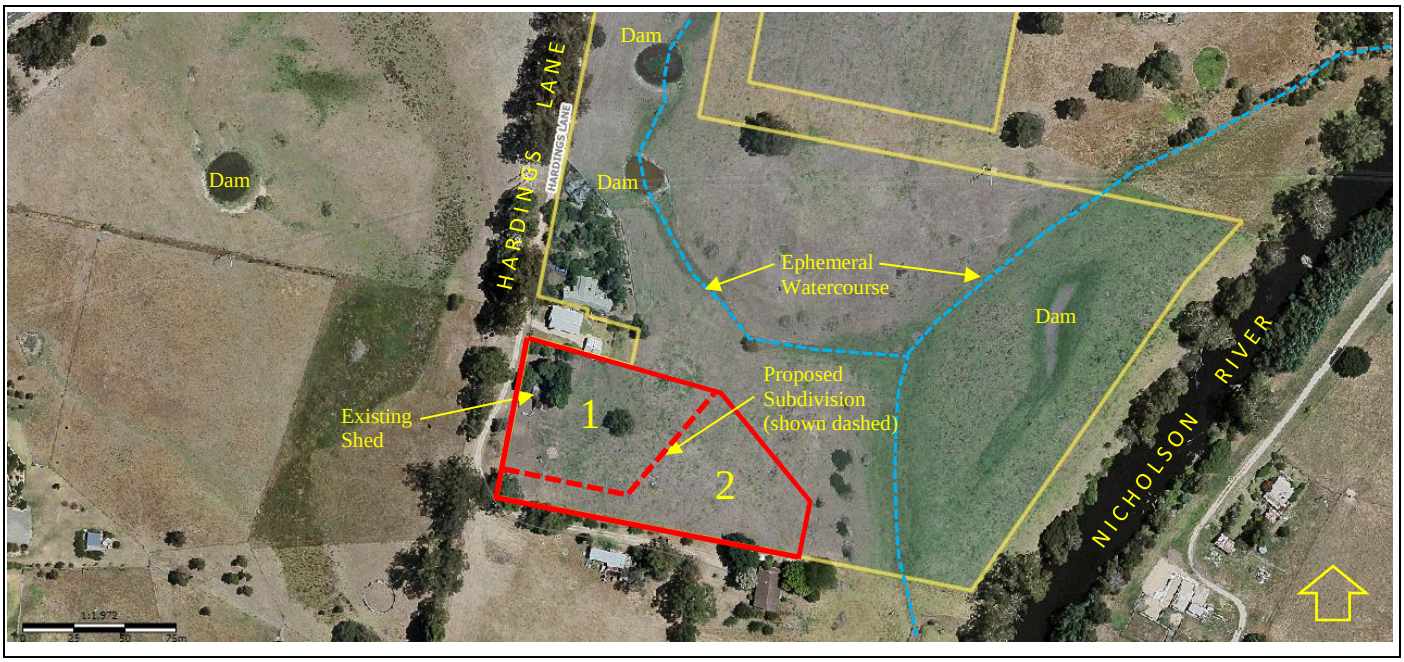


Figure 2: Aerial view of subject site (approximate title boundaries shown)

3.0 SITE KEY FEATURES

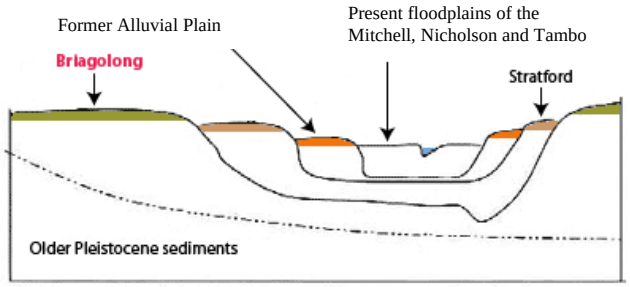
Criteria / Feature	Description	Implications for Wastewater Management
Allotment/s		
Title details	*Lot 1, LP 77370, Council Property No: 1304*	
No. of Lots Proposed	2	
Lot size (EPA recommended minimum lot size = 1.0 ha)	Lot 1 – 4589 m^2 Lot 2 – 5233 m^2	Relatively small allotment, less than the EPA recommended 1.0 ha. Will require well managed and designed disposal system (refer to criteria outlined in Recommendations)
Dwelling Usage	Likely to be permanent	
Adjoining Lot sizes	No.25 Hardings Lane – 1000m^2 No.35 Hardings Lane - 4.0+ ha in size.	Overall volume of wastewater being disposed to land in the local district is low.
Current Land Use	Vacant	Current Wastewater generation is negligible
Infrastructure		
Zoning & Overlays	Low Density Residential Zone (LDRZ) Environmental Significance Overlay (ESO1-30) Vegetation Protection Overlay (VPO)	
Nearest Reticulated Sewer	Township of Bairnsdale	Not feasible to connect to reticulated sewer. The area is unlikely to be sewered in the short to medium term future.
Reticulated Water	None available on existing allotment	On-site roof water collection – Occupants will rely solely on tank water for potable and non-potable supply
Power	Available on existing allotment	Allows ready use of wastewater treatment plant
Land Features		
Geology	Qa7 (Qp5) - Quaternary Non-Marine (Alluvial) deposits consisting of Fluvial: gravel, sand, silt (from 1:250,000 Geological Map Series BAIRNSDALE)	Observed Soils dominated by silty loams, overlying medium clays
Elevation	Approx 10-15m AHD	
Landscape Elements	The site is situated on the upper slope (waxing divergent) of an alluivial plain system, with a yellow duplex sedimentary landscape.	Well contoured landscape providing excellent surface water shedding, accelerates and spreads run-off.
Fill	Natural soil profiles were observed throughout the site. No fill was observed.	No filling is proposed in the effluent management area.
Aspect	Area of investigation slopes to the north and northeast	Increases sun exposure for improved efficiency of effluent disposal field
River/Stream Catchment	Ephemeral Watercourse and Nicholson River situated east of the subject site.	Necessary setbacks are easily achieved
Dams/Surface Water	Small agricultural dams on adjacent properties	Necessary setbacks are easily achieved
Rock Outcrop	None	Reduces limitations and maximises efficiency of effluent disposal fields
Erosion	No evidence of sheet or rill erosion.	The erosion hazard is low.
Vegetation	Pasture/Grass	Some vegetation clearing may be required for establishment of dwelling development on Lot 1
Climate	Temperate	Reduces variation in efficiency of effluent field
Solar Exposure	High.	Maximises efficiency of effluent disposal fields
Recommended Buffer Distances	All buffer distances recommended in Table 5 of EPA Publication 891.4 (July 2016) are achievable and do not significantly limit siting of the LAA in this case	
Available Land Application Area (LAA)	Considering all site constraints and the buffers mentioned above, the site has ample land that is suitable and available for land application of treated effluent.	By using a system that provides secondary treatment and pressurized sub-surface irrigation, there will be ample protection for surface and groundwater

4.0 SOIL ASSESSMENT & CONSTRAINTS

The sites soils have been assessed for their suitability for onsite wastewater management by a combination of soil survey and desktop review of published soil survey information as outlined below.

4.1 Published Soils Information

Soils of the site have been mapped and described in Sustainable Soil Management *"A reference manual to the major agricultural soils of the Bairnsdale and Dargo regions"*, and are described as belonging to the Stratford (Sf) map unit. The Qp5 terraces occur on alluvial plains associated with the Mitchell, Nicholson and Tambo Rivers. The surface soils are generally fine sandy loams, occasionally silty loams. The B horizon soils are brown to yellowish brown medium to heavy clays



4.2 Soil Survey and Analysis

A Soil survey was carried out at the site to determine suitability for application of treated effluent. Subsoil investigations were conducted at two locations, as shown on the Site Features Plan, using a hand auger (B1-2). This was sufficient to adequately characterise the soils, as only minor variation would be expected throughout the area of interest.

Samples of all discrete soil layers for both bores 1 were collected for subsequent laboratory analysis of pH[4], electrical conductivity[5] and Emerson Aggregate Class[6].

Soil profile – Stratford (Sf) Map Unit

Surface soil

A1	0 – 15 cm	Very dark to dark greyish brown; *fine sandy loam to silty loam*; clear change to:
A2	15 – 20/30 cm	Light brownish grey; *fine sandy loam*; abrupt wavy change to;

Subsoil

B21	15/20 – 110 cm	Dark greyish brown; *medium clay*; common (10 – 20%) cobbles (<200 mm); diffuse change to:
D	110 – 150 cm	Light brownish grey and yellow brown mottles; *medium clay.*

The colours of the upper part of the B horizon are much darker than normal for the Stratford map unit. This is most likely due to its low position in the landscape. It's likely the upper 110cm of the profile represents a later alluvial deposit. Nevertheless the soil textures accord with those of the Stratford map unit.

No soil samples were taken from this pit. A nearby site in the same position in the landscape (i.e. slight depression on the plain) was sampled by Aldrick et al. (1992). Their results are given in the following tables.

Key profile features

- Strong texture contrast between the surface (A) and subsoil (B) horizons

[4] *The pH of 1:5 soil/water suspensions was measured using a Merck pH strip*
[5] *EC (dS m^{-1}) was calculated by measuring the electrical conductivity of 1:5 soil water suspension.*
[6] *Appendix C shows photographic results of Emerson Aggregate Test (Slaking/Dispersion)*

Soil Features: TEST BORE B1			
Soil Horizon	**A1**	**A2**	**B1**
Depth (mm)	0 - 100	100 - 400	400 +
Boundary Type	NA	Gradual	Gradual
Field Texture Grade[7]	L	ZL	MC
Structure	Weak	Weak	Massive
pH	7	7	6
EC (dS m^{-1})	0.02	0.01	0.08
Dominant Colour	10YR3/2 Very Dark Greyish Brown	10YR4/3 Brown	5YR4/4 Reddish Brown
Mottles	-	-	-
Dispersion	8	2	1
Coarse Fragments (% Volume)	-	-	-
Soil Category[8] (AS/NZ1547:2012)	**3b**	**3b**	**6c**
Design Irrigation Rate[9] (DIR mm/day)	4	4	2
Design Loading Rate[10] (DLR mm/day)	10	10	NR

NA: Not Applicable NR: Not Recommended

Depth (m)	Description	Horizon
0.0	**TOPSOIL:** Dry, Loamy	**A1**
0.1, 0.2, 0.3	**SILT:** Dry, Dense	**A2**
0.4, 0.5, 0.6, 0.7, 0.8, 0.9, 1.0, 1.2, 1.5+	**CLAY:** Dry, Stiff	**B1**

Soil Bore Log Profile

[7] *Refer Appendix D for description details(all soil samples have been sieved to minus 2mm and air-dried before being analized)*
[8] *As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.4, July 2016) Appendix A, Table 9*
[9] *For sub-surface irrigation (Refer Table M1 of AS/NZS 1547:2012)*
[10] *For absorption trenches and bed*

Soil Features: TEST BORE B2			
Soil Horizon	**A1**	**A2**	**B1**
Depth (mm)	0 - 200	200 - 400	400 +
Boundary Type	NA	Gradual	Gradual
Field Texture Grade[11]	L	ZL	MC
Structure	Weak	Weak	Massive
pH	7	7	6
EC (dS m^{-1})	0.02	0.03	0.13
Dominant Colour	10YR3/2 Very Dark Greyish Brown	10YR4/3 Brown	10YR5/6 Yellowish Brown
Mottles	-	-	-
Dispersion	8	2	1
Coarse Fragments (% Volume)	-	-	-
Soil Category[12] (AS/NZ1547:2012)	**3b**	**3b**	**6c**
Design Irrigation Rate[13] (DIR mm/day)	4	4	2
Design Loading Rate[14] (DLR mm/day)	10	10	NR

NA: Not Applicable NR: Not Recommended

Depth (m)	Description	Horizon
0.0 **0.1**	**TOPSOIL:** Dry, Loamy	**A1**
0.2 **0.3**	**SILT:** Dry, Dense	**A2**
0.4 **0.5** **0.6** **0.7** **0.8** **0.9** **1.0** **1.2** **1.5+**	**CLAY:** Dry, Stiff	**B1**

Soil Bore Log Profile

[11] *Refer Appendix D for description details(all soil samples have been sieved to minus 2mm and air-dried before being analized)*
[12] *As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.4, July 2016) Appendix A, Table 9*
[13] *For sub-surface irrigation (Refer Table M1 of AS/NZS 1547:2012)*
[14] *For absorption trenchesand bed*

5.0 LAND CAPABILTY ASSESSMENT MATRIX

Land features	Land capability class 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 water in pit		Visible signs of dampness	Water ponding on surface
Runoff	None	Low	Moderate	High - diversionary structures req'd	Very High - diversion not practical
Flood/inundation potential (yearly return exceedence)	Never		< 1 in 100	< 1 in 30	> 1 in 20
Proximity to watercourses	> 60m				< 60m
Slope (%)	0 - 2	2 - 8	8 - 12	12 - 20	> 20
Landslip	None Evident		Low potential for failure	High potential for failure	Present or past failure
Seasonal water table depth (m) (incl. perched water tables)	>5	5 - 2.5	2.5 - 2.0	2.0 - 1.5	< 1.5
Rock Outcrop (% of land surface containing rocks > 200mm)	0	< 10%	10-20%	20-50%	>50%
Vegetation Type	Turf or pasture				Dense forest with little understorey
Average Rainfall (mm/yr)	< 450	450 - 650	650 - 750	750 - 1000	> 1000
Pan Evaporation (mm/yr)	> 1500	1250 - 1500	1000 - 1250	-	< 1000
Fill	No Fill		Fill present		
Soil profile characteristics*					
Structure	High	Moderate	Weak	Massive	Single Grained
Profile depth (of limiting Horizon B1)	> 2.0m	1.5m - 2.0m	1.5m - 1.0m	1.0m - 0.5m	< 0.5m
Soil permeability category[15]	2 and 3	4		5	1 and 6
Presence of mottling	None				Extensive
Coarse Fragments (% volume)	<10	10-20	20-40		>40
pH	6 - 8		4.5 - 6		<4.5, >8
Emerson Aggregate Test (dispersion/slaking)	4, 6, 8	5	7	2, 3	1
Salinity (dS/m) (Electrical Conductivity)	<0.3	0.3 - 0.8	0.8 - 2	2 - 4	>4
Overall Site Rating[16]			**Poor**		**4**

* relevant to the sites most restrictive soil layer(s)

[15] *Refer Table 5.1 (Determination of Soil Category) of AS/NZS 1547:2012*
[16] *A description of each Land Capability Class Rating is provided in Appendix A.*

6.0 CONCLUSION

This LCA has been prepared to accompany a development application to East Gippsland Shire Council for a Proposed Subdivision and associated necessary wastewater management system. As such, this report provides recommendations for treatment and land application systems that are appropriate to the land capability.

The site has a number of limitations that result in the development being unsuitable for Primary treatment only (i.e. traditional septic tank and subsoil absorption trenches:

- Limiting Horizon B1 (Medium Clays) have a very low permeability rate,
- Medium Clays at shallow depths (400mm),
- Massively structured (Category 6c) clay soils not suitable for disposal via absorption trenches.
- Minimum 600mm vertical separation required between bottom of trench & limiting horizon for final polishing (i.e. imported fill would be required to artificially achieve the 600mm vertical buffer.)

The following section provides an overview of a suitable system, with sizing and design considerations. **Detailed design for the system is beyond the scope of this study, but should be undertaken at the time of building application and submitted to Council.**

7.0 RECOMMENDATIONS

It is recommended based on this LCA, that if the development of a Proposed Subdivision on 19 Hardings Lane, at the location indicated on the Site Features Plan 427830 - LC1:

- Install a system that provides secondary treatment with disinfection to meet EPA requirements for irrigation. Indicative target effluent quality is a minimum EPA standard 20mg/L BOD and 30mg/L SS. Several suitable options are available, including aerated wastewater treatment systems (AWTS) and single pass sand filters. Either of these options is capable of achieving the desired level of performance and final selection is the responsibility of the property owner, who will forward details to Council for approval.

- On-site disposal of domestic wastewater should occur within the proposed Land Application Area (refer Site Features Plan 427830 - LC1). The client is allowed flexibility in selecting the final location and configuration of the irrigation system, provided it remains within this envelope and in accordance with the relevant codes/standards.

- Calculation of Irrigation Area based on AS/NZ 1547 equation *A=Q/DIR*
  - Q – 750 L/day;
  - DIR – 2 mm/day;
  - Irrigation Area – 375 m^2

- To determine if the irrigation area recommended above is adequate, a water balance[17] modelling has been undertaken to achieve zero wet weather storage. The calculations are summarized below, with full details in Appendix B.
  - Average daily effluent load – 750 L
  - Design irrigation rate (DIR) – 2 mm/day;
  - Crop factor – 0.6 to 0.85; and
  - Retained Rainfall – 75%.
  - **Irrigation Area – 390m^2**
  - Max Wet Weather Storage Depth – 0 mm *(therefore area shown in bold to be adopted)*

- Alternative effluent disposal systems, such as trenches and/or above ground irrigation, are not to be utilised without prior consultation and approval from Simon Anderson Consultants.

- Minimum setbacks and buffer distances must be obtained when establishing effluent disposal envelopes, as per *EPA Code of Practice – Onsite Wastewater Management, publication 891.4, (July 2016).*

- The owner shall consult an irrigation expert familiar with wastewater irrigation equipment, to help design and install the irrigation system. The irrigation plan must ensure good, even application of effluent.

[17] *Water Balance undertaken in accordance with EPA Publication 168 (1991), Guidelines for Wastewater Irrigation.*

8.0 MANAGEMENT PROGRAM

8.1 Installation Issues

To ensure the satisfactory installation and operation of the AWTS & sub-surface irrigation, the following measures are to be implemented:

- Construction of a shallow table or cut-off drain along the high sides of the effluent disposal area, extending to below the effluent disposal field;
- Overflow from all water storage tanks to be directed into a table drain, or equivalent, to discharge below the effluent disposal field in a manner to avoid scouring or washing away downstream of the discharge point;
- Stormwater flows from the roof must be discharged at a point well clear of the effluent disposal field and runoff from paved surfaces and driveways must be directed away from the disposal site.
- Installation of the sub-surface irrigation system to be undertaken when the soils are dry or moist, not when the ground is saturated;
- Sub-surface irrigation system to be designed to minimise root intrusion from trees;
- Sub-surface irrigation system to utilise pressure dosing to ensure effluent is applied uniformly throughout the effluent disposal area.

8.2 Ongoing Management & Maintenance Issues

To ensure the satisfactory ongoing performance of the proposed AWTS & sub-surface irrigation, the owners/occupiers will need to ensure that:

- No buildings or impermeable surfaces are constructed on or over the effluent disposal areas;
- Heavy equipment is kept away from effluent disposal areas whilst the soil is saturated;
- The effluent disposal field is maintained as a grassed area, or planted out with shrubs that tolerate wet conditions, have high evapo-transpiration capacity and can tolerate phosphorus levels typically found in treated effluent;
- Trees and/or thick shrubs **are not** to be planted out along the northern or western edges of the effluent disposal areas to prevent exposure to both wind and sun .

The installer of the AWTS & sub-surface irrigation is to ensure that the owners/occupants are aware of and fully understand their responsibilities in relation to operating the treatment system, maintenance requirements and what should be done in the event of any problems. The satisfactory ongoing performance and longevity of the AWTS & sub-surface irrigation can be enhanced by:

- Ensuring that maintenance requirements are undertaken regularly in accordance with the systems' requirements and that both they and future owners/occupiers are aware of the systems capabilities, limitations and ongoing requirements;
- Using biodegradable soaps, low phosphorous detergents and detergents that have low salt, sodium and chlorine levels;
- Limiting the use of germicides (such as strong detergents, disinfectants, toilet cleaners, whiteners and bleaches);
- Not flushing disposable nappies, sanitary napkins or other hygiene products into the systems;
- Not flushing chemicals, paint or similar substances into the systems.

NOTE: *This report and associated plan(s) does not constitute a Septic Tank Permit. Such a permit should be obtained separately from the Environmental Health Department of East Gippsland Shire Council after development approval is obtained and prior to plumbing works commencing.*

APPENDIX A

Capability Class	Degree of Limitation	General Description
Rating 1	None to Very Slight	The proposed subdivision is suitable for on-site disposal of septic tank discharge. The limitations or environmental hazard from long-term use are considered very slight. Standard performance measures for design, installation and management should prove satisfactory.
Rating 2	Slight	The site has been identified as generally suitable for on-site effluent disposal but there is a slight associated environmental hazard expected. One or more land limitations are present, which may not be compatible with 'straight forward' conventional on-site disposal. The wastewater management program will require careful planning, adherence to specifications and adequate supervision.
Rating 3	Moderate	The site has only a fair capability for on-site effluent disposal with a moderate associated environmental risk always present. Very careful site selection, preparation and specialized design will be required to address the identified land constraints. A management program should be delivered to the responsible authority with the development application and prior to earthworks commencing. It is recommended that, in order to achieve BPEM, wastewater-processing systems which can attain a higher level of treatment with basic monitoring should be considered as an alternative to standard conventional trench disposal.
Rating 4	High	Areas have a poor capability rating with a high associated environmental risk. Considerable difficulties are expected during siting and installation of the wastewater treatment system and during routine operation. A very high Engineering input and close supervision would be needed to minimize the environmental impact. Alternative wastewater processing systems capable of consistently producing a high quality secondary effluent (such as aerated wastewater treatment plants) together with a close monitoring program should be seriously investigated and adopted.
Rating 5	Severe	Areas have a very poor capability and there is severe associated environmental risk. The areas are not generally considered suitable for disposal of septic tank effluent by trench systems. The high levels of Engineering input and management needed at all stages are unlikely to adequately address the identified land constraints and achieve a sustainable outcome. Reticulated sewerage is usually the only acceptable option.

APPENDIX B

Bairnsdale 085279 Evap.data **Bairnsdale 084100**

Mean — average Pan evaporation

Source: AS1547-1994 - Table G1 (Prepared by R.A. Patterson, Lanfax Labs. Armidale updated April 2006)

1			2	3	4	5	6	7	8	9
Month	Days	daily pan	Pan Eo	Et	Rainfall	Retained	LTAR*N	Disposal	Effluent	Size of
	per	Eo		+Cf*Eo	P	Rainfall		rate/month	applied	area
	month	(B.Met)				Re=(1-r)P	2	(Et-Re)+	per month	(8)/(7)
								LTAR*N	750	
		mm	mm	mm	mm	mm	mm	mm	L	m2
Jan	31	6.6	204.3	174	48.9	36.7	62	199.0	23250	117
Feb	28	6.1	170.0	144	50.8	38.1	56	162.4	21000	129
Mar	31	4.8	148.8	126	44.7	33.5	62	155.0	23250	150
Apr	30	3.7	109.8	66	55.8	41.9	60	84.0	22500	268
May	31	2.6	80.0	48	47.3	35.5	62	74.5	23250	312
Jun	30	2.4	70.8	42	59.7	44.8	60	57.7	22500	390
Jul	31	2.4	73.8	44	49.1	36.8	62	69.4	23250	335
Aug	31	3.0	93.0	56	36.3	27.2	62	90.6	23250	257
Sep	30	3.8	114.9	69	52.7	39.5	60	89.4	22500	252
Oct	31	4.7	144.8	123	60	45.0	62	140.1	23250	166
Nov	30	5.5	165.9	141	80.9	60.7	60	140.3	22500	160
Dec	31	6.3	195.9	167	59	44.3	62	184.3	23250	126
		Totals	1571.9	1201	645.2	483.9				

TABLE G2 - Depth of stored effluent First trial - choose from col.9 table above

1	2	3	4	5	6	7	8	9	10	11
month	first trial	application	Disposal	(3)-(4)	Increase	Starting	increase	computed	**reset if**	equivalent
	area	rate	rate		depth of	depth	depth	depth	**Et deficit**	storage
	(m2)	(8)*/(2)	per month		stored	effluent	effluent	effluent	**<0**	10 x area
			(above)'		effluent	for		(X)		
		(mm)	(mm)	(mm)	(5)/porosity	month	+(6)	(mm)	(mm)	(L)
Dec								0.0	0	
Jan	390	60	199	-139	-348	0	-348	-348	0	0
Feb		54	162	-109	-271	0	-271	-271	0	0
Mar		60	155	-95	-238	0	-238	-238	0	0
Apr		58	84	-26	-66	0	-66	-66	0	0
May		60	75	-15	-37	0	-37	-37	0	0
Jun		58	58	0	0	0	0	0	0	0
Jul		60	69	-10	-25	0	-25	-25	0	0
Aug		60	91	-31	-77	0	-77	-77	0	0
Sep		58	89	-32	-79	0	-79	-79	0	0
Oct		60	140	-80	-201	0	-201	-201	0	0
Nov		58	140	-83	-207	0	-207	-207	0	0
Dec		60	184	-125	-312	0	-312	-312	0	0
Jan		60	199	-139	-348	0	-348	-348	0	0
Feb		54	162	-109	-271	0	-271	-271	0	0
Mar		60	155	-95	-238	0	-238	-238	0	0
Apr		58	84	-26	-66	0	-66	-66	0	0
May		60	75	-15	-37	0	-37	-37	0	0

From calculations in tables above for optimised drainfield area, using Appendix G AS1547-1994

	Porosity in disposal area	**40%**	
Variables Table	**Runoff Coeff =**	**0.25**	**percentage runoff**
	Summer Crop Factor =	**0.85**	**crop transpiration rate Oct-Mar**
	Winter Crop Factor	**0.6**	**crop transpiration rate -Apr-Sep**
Change as required	**LTAR =**	**2**	**L/m2/day**
	FLOWS=	**750**	**L/day**

Estimated area of effluent drainfield =	**390**	**square metres**
Maximum depth of stored effluent =	**0**	**mm depth**

Water Balance Model for 4 bedroom dwelling
(prepared by R.A. Patterson, Lanfax Labs. Armidale April 2007)

APPENDIX C

RECORD OF FIELD TEXTURE DETERMINATION – BORE 1						
Soil	**Grittiness**	**Stickiness**	**Plasticity**	**Stain**	**Ribbon (mm)**	**Grade**
A1	None	Slight	Slight	Very	25	L
A2	None	Slight	Moderate	Slight	25	ZL
B1	None	Extremely	Extremely	Extremely	75+	MC

RECORD OF FIELD TEXTURE DETERMINATION – BORE 2						
Soil	**Grittiness**	**Stickiness**	**Plasticity**	**Stain**	**Ribbon (mm)**	**Grade**
A1	None	Slight	Slight	Very	25	L
A2	None	Slight	Slight	Slight	25	ZL
B1	None	Extremely	Extremely	Extremely	75+	MC

NONE **SLIGHT** **MODERATE** **VERY** **EXTREMELY**

APPENDIX D

Soil Category	Field Texture Grade		Behaviour of moist blobs	Ribbon length (mm)	Approx clay content %
1	S	Sand	coherence nil to very slight, cannot be moulded; sand grains of medium size; single sand grains stick to fingers	nil	< 5%
2	LS	Loamy sand	slight coherence; sand grains of medium size; can be sheared between thumb and forefinger to give minimal ribbon of about 5mm	about 5	about 5%
	CS	Clayey sand	slight coherence; sand grains of medium size; sticky when wet; many sand grains stick to fingers; discolours fingers with clay stain	5 - 15	5% to 10%
	SL	Sandy loam	bolus coherent but very sandy to touch; will form ribbon; dominant sand grains of medium size and readily visible	15 - 25	10% to 20%
3	FSL	Fine sandy loam	as for sandy loams, except that individual sand grains are not visible, although they can be heard and felt	15 - 25	10% to 20%
	L	Loam	bolus coherent and rather spongy; smooth feel when manipulated but with no obvious sandiness or "silkiness"; may be somewhat greasy to touch if much organic material present	25	about 25%
	ZL	Silty loam	coherent bolus, very smooth to silky when manipulated, will form a very thin ribbon and dries out rapidly	25	10% to 25%
4	SCL	Sandy clay loam	strongly coherent bolus, sandy to touch; medium size sand grains visible in finer matrix	25 - 40	20% to 30%
	FSCL	Fine sandy clay loam	as for sandy clay loam, except that individual sand grains are not visible although they can be heard and felt.	40 - 50	20% to 30%
	CL	Clay loam	coherent plastic bolus, smooth to manipulate	40 - 50	30% to 35%
	ZCL	Silty clay loam	as for clay loams but not spongy; very smooth and silky; dries out rapidly	40 - 50	30% to 35%
	SC	Sandy clay	plastic bolus; fine to medium sand can be seen, felt or heard in clayey matrix	50 - 75	35% to 40%
5	SiC	Silty clay	plastic bolus; smooth and silky to manipulate; long but very fragmentary ribbon; dries out rapidly	50 - 75	30% to 40%
	LC	Light clay	plastic bolus; smooth to touch; slight resistance to shearing between thumb and forefinger	50 - 75	35% to 40%
	LMC	Light medium clay	plastic bolus; smooth to touch; slight to moderate resistance to ribboning shear	75	40% to 45%
6	MC	Medium clay	smooth plastic bolus; handles like plasticine and can be moulded into rods without fracture; has moderate resistance to ribboning shear	> 75	45% to 55%
	HC	Heavy clay	smooth plastic bolus; handles like stiff plasticine; can be moulded into rods without fracture; has firm resistance to ribboning shear	> 75	50% +

Soil Texture Grade Table (International System, soil sieved < 2mm) & Table E1 (Assessment of Soil Textures) pg 106 of AS/NZS 1547:2012

9.0 REFERENCES

Environment Protection Authority (July 2016). Publication No. 891.4, *Code of Practice – Onsite Wastewater Management.*

Environment Protection Authority (Mar 2013). Publication No. 746.1, *Land Capability Assessment For On-Site Wastewater Management.*

Environment Protection Authority (1991). Publication 168, *Guidelines for Wastewater Irrigation.*

McDonald, R.C., Isbell, R.F., Spreight, J.G., Walker, J and Hopkins, M.S. (1990). *Australian Soil and Land Survey: Field Handbook. Second Addition.* Inkata Press, Melbourne.

Standards Australia / Standards New Zealand (2012). AS/NZS 1547:2012 *On-Site Domestic Wastewater Management.*

Victorian Resources Online; http://vro.depi.vic.gov.au/dpi/vro/vrosite.nsf/pages/vrohome

Munsell Soil-Color Charts (2009 Year Revised / 2012 Production)

NOTES:

DENOTES NATURAL SURFACE LEVEL 10.00

DENOTES FLOOR LEVEL FL 12.00 APP.

ALL LENGTHS ARE IN METRES

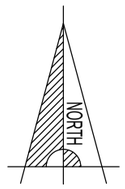
DENOTES HABITABLE ROOM WINDOW HRW
DENOTES NON HABITABLE ROOM WINDOW NHRW
(UPPER FLOOR & SILL R.L. WHERE NOTED)

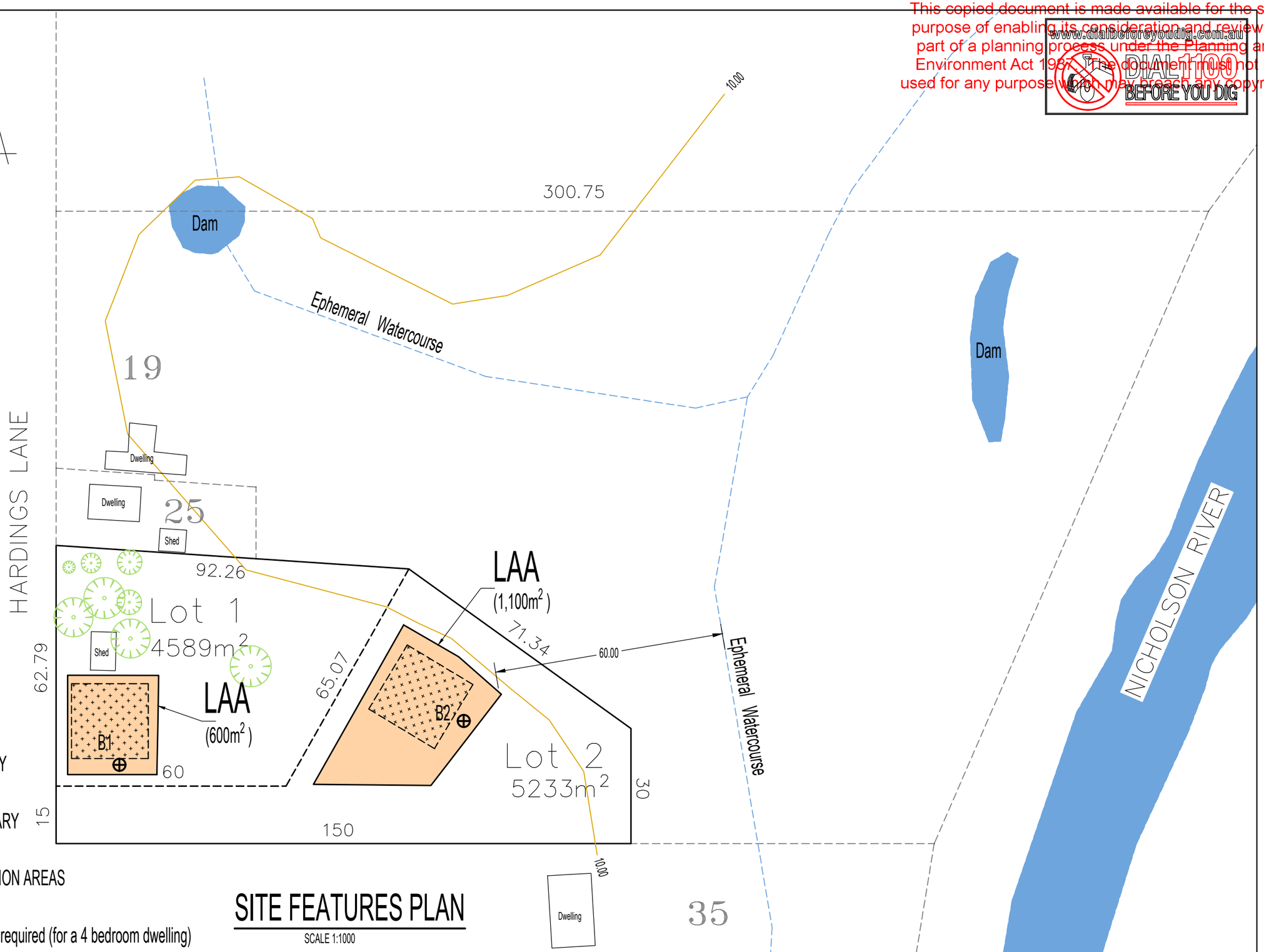
CONTOUR INTERVAL IS 10m

LEVELS ARE TO LANDATA VICMAP SERIES

PLEASE NOTE:
TITLES BOUNDARIES SHOWN MAY NOT REPRESENT EXACT TITLE POSITION.
FOR EXACT TITLE POSITION IT IS RECOMMENDED THAT A TITLE RE ESTABLISHMENT SURVEY BE CARRIED OUT BY A LICENCED SURVEYOR

PLEASE NOTE:
THE CLIENT IS ALLOWED FLEXIBILITY IN SELECTING THE FINAL LOCATION AND CONFIGURATION OF THE IRRIGATION SYSTEM, PROVIDED IT REMAINS WITHIN THE LAND APPLICATION AREA (LAA)





legend

⊕ B1 TEST BORE LOCATION

EXISTING TITLE BOUNDARY

PROPOSED TITLE BOUNDARY

SUITABLE LAND APPLICATION AREAS

IRRIGATION AREA - 390 m² required (for a 4 bedroom dwelling)

SITE FEATURES PLAN

SCALE 1:1000

REV	DESCRIPTION	CHKD	DATE
-	-	-	-

Design: JDP
Drawn: JDP
Checked: SJA
Date: 30 MAR 2022

Project: SITE ANALYSIS
19 HARDINGS LANE, SARSFIELD

Client: ROBERT PORTER

Job No: 427830
Drawing No: LC1
Revision No. -

Simon Anderson Consultants
CIVIL | STRUCTURAL | PROJECT ENGINEERS
P.O. Box 1700 111 Main St, Bairnsdale
T: 03 5153 1500
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bairnsdale@simonandersonconsultants.com.au
BAIRNSDALE | SALE | GEELONG

Your Reference: 19828
Contact: James Spencer
Our Reference: 192/2022/P
Telephone No: (03) 5153 9500
Email: feedback@egipps.vic.gov.au

Corporate Centre
273 Main Street (PO Box 1618)
Bairnsdale Victoria 3875
Telephone: (03) 5153 9500
National Relay Service: 133 677
Residents' Info Line: 1300 555 886
Facsimile: (03) 5153 9576
Email: feedback@egipps.vic.gov.au
ABN 81 957 967 765

17 August 2022

Crowther & Sadler Pty Ltd
PO Box 722
BAIRNSDALE VIC 3875

Dear Sir or Madam,

Planning Application Number: 192/2022/P
Proposal: Two Lot Residential Subdivision within an Environmental Significance Overlay
Location: 19 Hardings Lane SARSFIELD
Lot 1 LP 77370

We advise that your application for a Planning Permit has been approved and the permit is enclosed.

Your attention is drawn to the conditions of the permit. Please read these conditions carefully, and check whether there are any actions you need to take prior to acting on the permit.

Included with the permit is advice of your appeal rights should you be dissatisfied with any of the permit conditions.

Please note that this permit is not a building permit. If the proposal involves the construction or alteration of a building you may need to obtain a separate building permit.

Yours sincerely

SUSAN FITTON
Contract Senior Land Use Planner

Form 4.4

PLANNING PERMIT

Permit No: 192/2022/P
Planning Scheme: East Gippsland
Responsible Authority: East Gippsland Shire

ADDRESS OF THE LAND

19 Hardings Lane SARSFIELD
Lot 1 LP 77370

BN: 1304 5

THE PERMIT ALLOWS

Two Lot Residential Subdivision within an Environmental Significance Overlay in accordance with the endorsed plans.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. The subdivision as shown on the endorsed plan(s) must not be altered without the prior written consent of the Responsible Authority.

2. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.

   All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside on the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.

   The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.

3. The owner of the land must enter into an agreement with:

   - A telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
   - A suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

Date Issued: **17 August 2022**

Signature for the Responsible Authority

4. Before issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:

   - A telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and
   - A suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

5. Before the issue of a Statement of Compliance, any portion of Council's existing infrastructure damaged as a result of work undertaken on the site or associated with the development must be repaired/reinstated to the satisfaction of the responsible authority.

6. Each lot as shown on the endorsed plans must be drained to the satisfaction of the Responsible Authority.

7. Before the issue of Statement of Compliance, an indented rural gravel crossover must be constructed at right angles to the road, to suit the driveway to each lot to the satisfaction of the Responsible Authority.

8. Before the issue of a Statement of Compliance, the applicant or owner must pay to the Council an amount equal to five percent of the site value of all the land in the subdivision, pursuant to Section 18 of the Subdivision Act 1988. This amount may be adjusted in accordance with Section 18 of the Subdivision Act 1988.

Time Limit condition

9. This permit will expire if any of the following circumstances applies:

   - The plan of subdivision is not certified within two years.
   - A Statement of Compliance is not issued within five years of the date of the plan of subdivision being certified.

   In accordance with section 69 of the Planning and Environment Act 1987, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

Notes

1. Before undertaking works within a Council road reserve, a non-utility – minor works consent of works within road reserve must be obtained from the *Roads and Traffic* unit of Council. Refer to the Infrastructure Design Manual (IDM) for crossover designs.

Date Issued: **17 August 2022**

Signature for the Responsible Authority

IMPORTANT INFORMATION ABOUT THIS NOTICE

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit.

WHEN DOES A PERMIT BEGIN?

A permit operates:

From the date specified in the permit, or

If no date is specified, from:

- The date of the decision of the Tribunal, If the permit was issued at the direction of the Tribunal, or
- The day on which it is issued, in any other case.

WHEN DOES A PERMIT EXPIRE?

A permit for the development of land expires if:

- The development or any stage of it does not start within the time specified in the permit, or
- the development requires the certification of a plan of subdivision or consolidation under the *Subdivision Act 1988* and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision, or
- the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the *Subdivision Act 1988*.

A permit for the use of land expires if:

- The use does not start within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit, or
- The use is discontinued for a period of two years.

A permit for the development and use of the land expires if:

- The development or any stage of it does not start within the time specified in the permit, or
- The development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
- The use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
- The use is discontinued for a period of two years.

If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in Section 6A(2), of the *Planning and Environment Act 1987*, or to any combination of use, development or any of those circumstances requires the certification of a plan under the *Subdivision Act 1988*, unless the permit contains, a different provision:

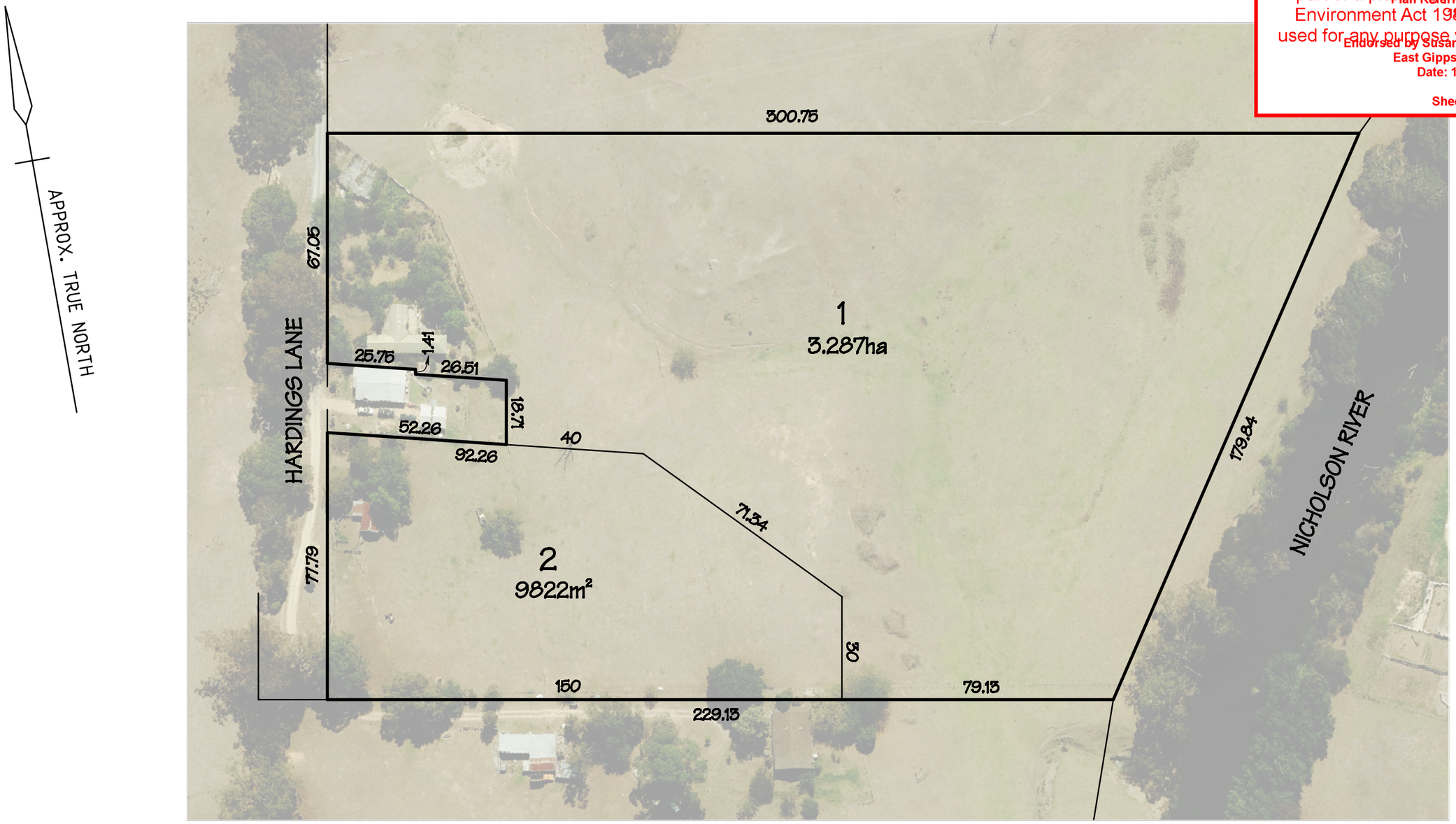
- The use or development of any stage is to be taken to have started when the plan is certified; and
- The permit expires if the plan is not certified within two years of the issue of the permit.

The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT APPEALS?

- The person who applied for the permit may appeal against any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal where, in such case, no right of appeal exists.
- An appeal must be lodged within 60 days after the permit was issued, unless a Notice of Decision to Grant a permit has been issued previously, in which case the appeal must be lodged within 60 days after the giving of that notice.
- An appeal is lodged with the Victorian Civil and Administrative Tribunal.
- An appeal must be made on a Notice of Appeal form and lodged with the Victorian Civil and Administrative Tribunal, and be accompanied by the prescribed fee. An appeal must state the grounds on which it is based.
- An appeal must also be served on the responsible authority.

Details about appeals, notice of appeal forms and the fees payable can be obtained from the Planning & Environment List at the Victorian Civil and Administrative Tribunal.



ROBERT PORTER
19 HARDINGS LANE, SARSFIELD

Crowther&Sadler Pty.Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
P. (03) 5152 5011 E. contact@crowthersadler.com.au

FILENAME: W:\Jobs\19000-19999\19800-19899\19828 Porter\19828 Prop V1.pro

NOTATIONS

AREAS ARE APPROXIMATE ONLY
DIMENSIONS ARE SUBJECT TO SURVEY

SCALE (SHEET SIZE A3)	SURVEYORS REF.
1 : 1250	19828 VERSION 1 - DRAWN 22/04/2022

PROPOSED SUBDIVISION

PARISH OF SARSFIELD
TOWNSHIP OF SARSFIELD
CROWN ALLOTMENT 8F (PART)

LOT 1 ON LP77370

ROBERT PORTER
19 HARDINGS LANE, SARSFIELD

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FILENAME: Y:\20000-20999\20300-20399\20399 Porter\20399 Prop V1.pro

NOTATIONS

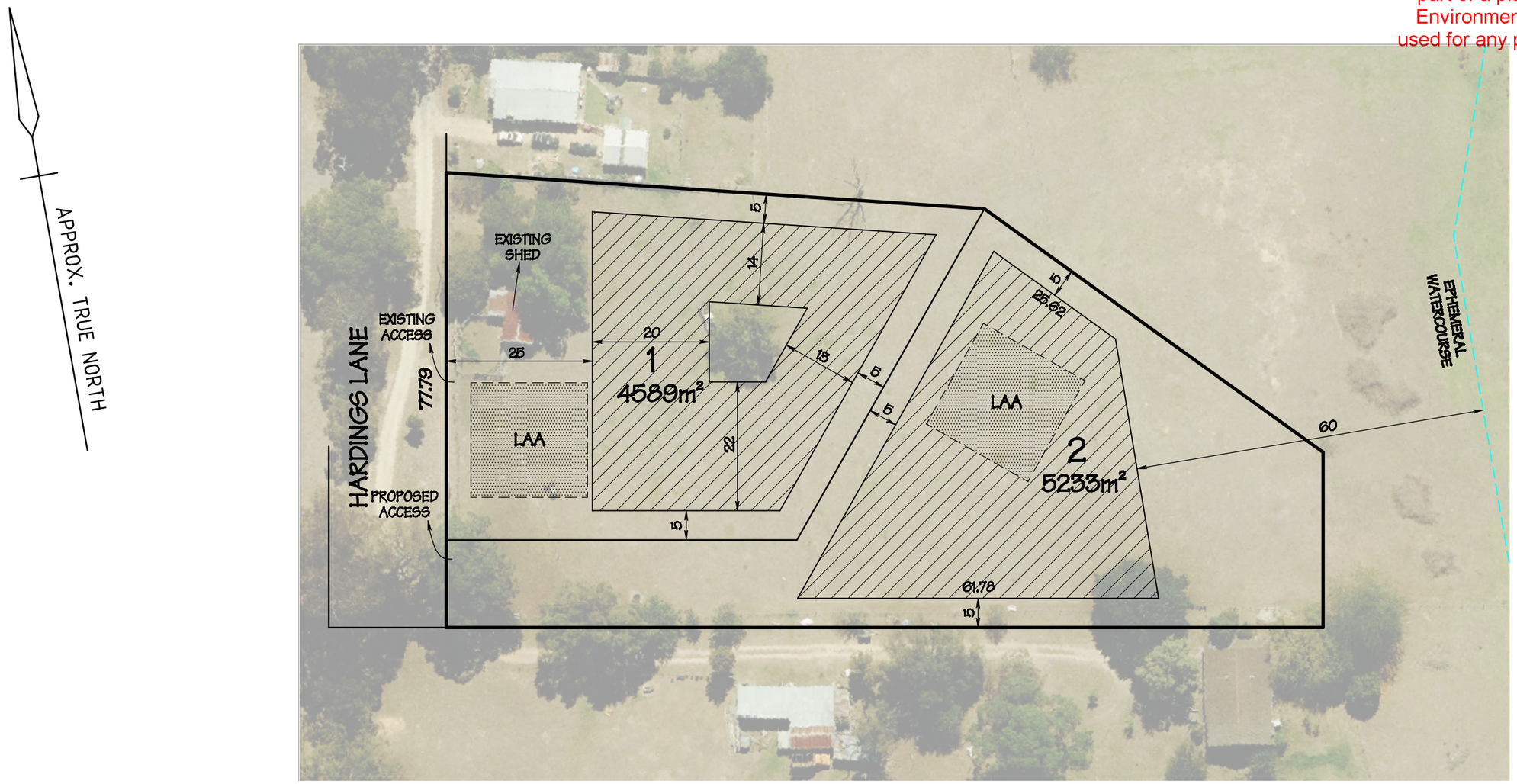
AREAS ARE APPROXIMATE ONLY
DIMENSIONS ARE SUBJECT TO SURVEY

SCALE (SHEET SIZE A3)	SURVEYORS REF.
1 : 800	20399 VERSION 1 - DRAWN 24/02/2023

PROPOSED SUBDIVISION

PARISH OF SARSFIELD
TOWNSHIP OF SARSFIELD
CROWN ALLOTMENT 8F (PART)

LOT 1 ON PS914413D



DEMONSTRATIONAL PURPOSES ONLY
NOT FOR ENDORSEMENT

ROBERT PORTER
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P. (03) 5152 5011 E. contact@crowthersadler.com.au

FILENAME: Y:\20000-20999\20300-20399\20399 Porter\20399 Design Response V1.pro

NOTATIONS

- DENOTES INDICATIVE BUILDING ENVELOPE

- DENOTES 390m² CONCEPTUAL IRRIGATION AREA

SCALE (SHEET SIZE A3)	SURVEYORS REF.
1 : 800	20399 VERSION 1 - DRAWN 27/02/2023

DESIGN RESPONSE PLAN

PARISH OF SARSFIELD
TOWNSHIP OF SARSFIELD
CROWN ALLOTMENT 8F (PART)

LOT 1 ON PS914413D