

Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	398 B Road JARRAHMOND 3888 Lot: 2 LP: 93536
The application is for a permit to:	Use and Development of a Dwelling and Creation of a Carriageway Easement
The applicant for the permit is:	Development Solutions Victoria Pty Ltd
The application reference number is:	5.2023.383.1

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

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

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

An objection must

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

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

The Responsible Authority will not decide on the application before:	Subject to applicant giving notice
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If you object, the Responsible Authority will tell you its decision.

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

Page 1 of 1

VOLUME 08920 FOLIO 576

Security no : 124108761896C
Produced 31/08/2023 04:11 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 093536.
PARENT TITLE Volume 03154 Folio 614
Created by instrument LP093536 05/04/1972

REGISTERED PROPRIETOR

Estate Fee Simple

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP093536 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: 398 B ROAD JARRAHMOND VIC 3888

ADMINISTRATIVE NOTICES

NTT.

DOCUMENT END

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LP93536

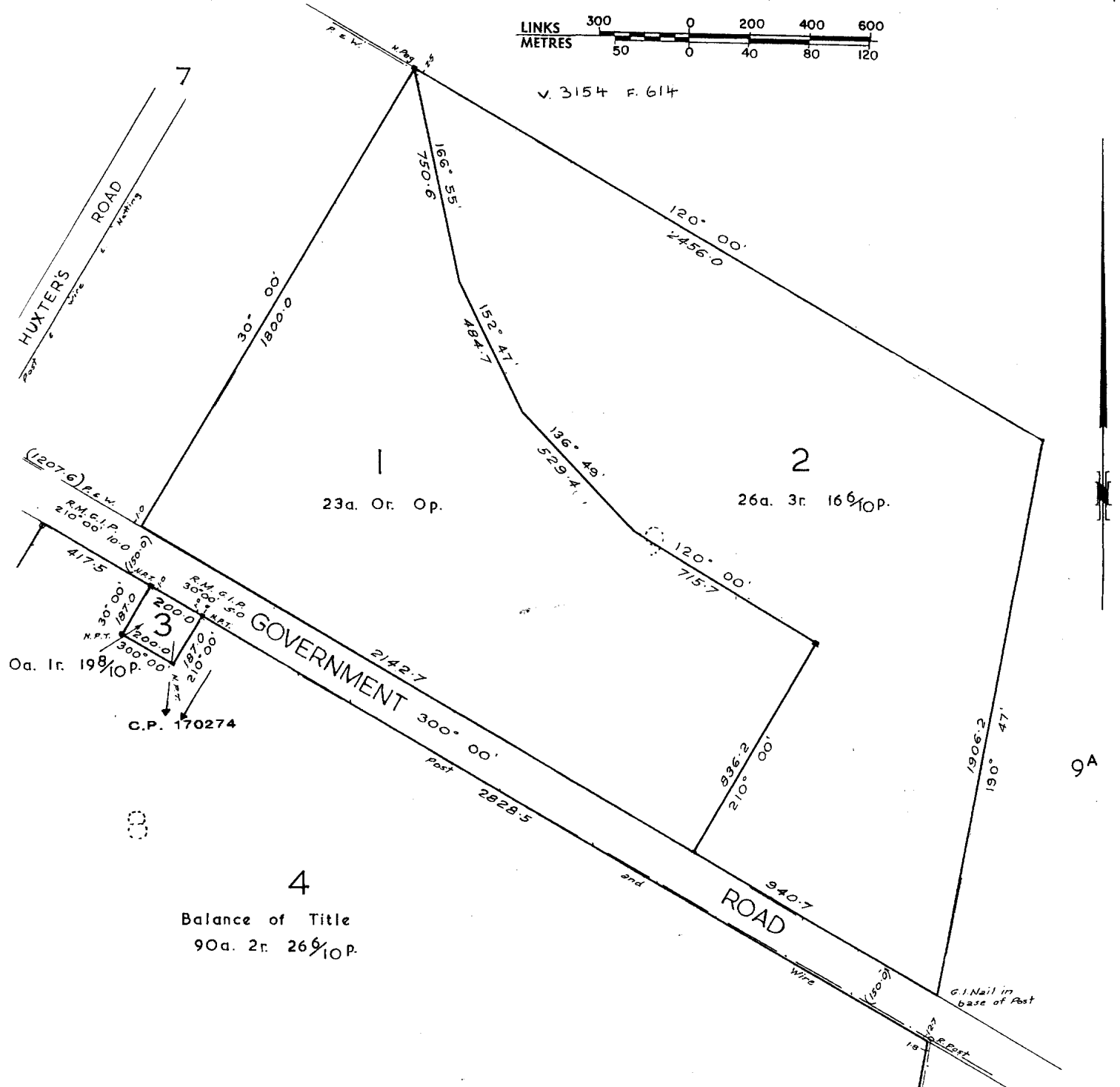
EDITION 1

Approved 27/2/2022

<p>PLAN OF SUBDIVISION OF: CROWN ALLOTMENT 9 AND PART OF CROWN ALLOTMENT 8 SECTION A, PARISH: ORBOST COUNTY: CROAJINGOLONG</p> <p>SCALE OF CHAINS</p> 	<p>APPROPRIATIONS</p>	<p>ENCUMBRANCES & OTHER NOTATIONS</p> <p>See Fieldnotes for Datum.</p>
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LINKS 300 0 200 400 600
METRES 50 0 40 80 120

v. 3154 F. 614



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

Page 1 of 1

VOLUME 11034 FOLIO 763

Security no : 124110654234M
Produced 21/11/2023 11:21 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 605345S.

PARENT TITLES :

Volume 02734 Folio 733 Volume 03054 Folio 792

Created by instrument PS605345S 25/10/2007

REGISTERED PROPRIETOR

Estate Fee Simple

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DIAGRAM LOCATION

SEE PS605345S 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: 102 HUXTERS ROAD JARRAHMOND VIC 3888

ADMINISTRATIVE NOTICES

NTT.

DOCUMENT END

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

Page 1 of 3

VOLUME 05869 FOLIO 654

Security no : 124110653816R
Produced 21/11/2023 11:13 AM

LAND DESCRIPTION

Lot 1 on Title Plan 226052H (formerly known as part of Lot 7 on Plan of Subdivision 004109).
PARENT TITLE Volume 03036 Folio 091
Created by instrument 1535569 09/11/1933

REGISTERED PROPRIETOR

Estate Fee Simple

ENCUMBRANCES, CAVEATS AND NOTICES

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DIAGRAM LOCATION

SEE TP226052H FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

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Printed 18/12/2023

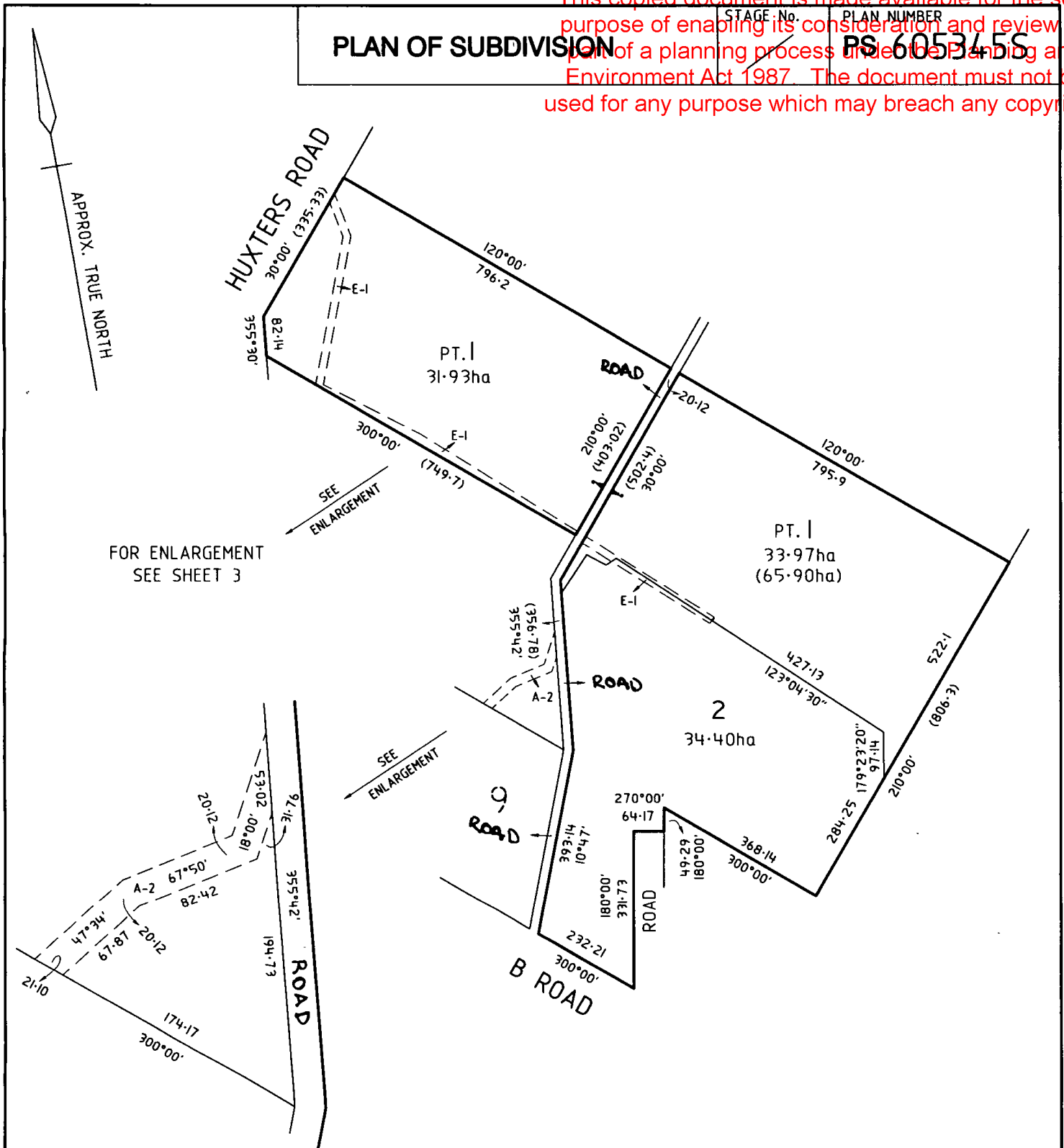
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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS 605345S



SCALE OF ENLARGEMENT
1:2500

Crowther & Sadler Pty. Ltd.

LICENSED SURVEYORS & TOWN PLANNERS
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
TELEPHONE (03) 5152 5011

SHEET 2 OF 3 SHEETS

ORIGINAL	SCALE	LENGTHS ARE IN METRES
SHEET SIZE A3	SCALE 1:8000	80 0 80 160 240 320

LICENSED SURVEYOR

MICHAEL JOSEPH SADLER

SIGNATURE

DATE 5 / 4 / 2007

REF 12273

VERSION 1

Printed 18/12/2023
COUNCIL DELEGATE SIGNATURE

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TITLE PLAN	EDITION 1 TP 226052H
Location of Land Parish: ORBOST Township: Section: Crown Allotment: A(PT) Crown Portion: Last Plan Reference: LP4109 Derived From: VOL 5869 FOL 654 Depth Limitation: NIL	
ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
<div style="display: flex; justify-content: space-between;"> <div style="width: 70%;"> <p style="text-align: center;">Description of Land / Easement Information</p> <p style="text-align: center;"><i>All that piece of Land, delineated and coloured</i></p> <p>red and blue on the map in the margin containing Sixty-eight acres Two roods and--- Thirty-seven perches or thereabouts being part of Lot 7 on Plan of Subdivision No.4109 lodged in the Office of Titles and being part of Crown Allotment A Parish of Orbost-- County of Croajingolong - Together with a right of carriage way over the road colored brown on the said map- - - - -</p> </div> <div style="width: 25%; border: 1px solid black; padding: 5px;"> <p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 24/11/1999 VERIFIED: SO'C</p> </div> </div>	
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>ENCUMBRANCES REFERRED TO.</p> <p>As to the land colored blue --- THE EASEMENT created by Instrument No.801232- in the Register Book- - - - -</p> </div> <div style="width: 50%;"> <p>COLOUR CODE BL = BLUE R = RED BR = BROWN</p> </div> </div>	
<div style="display: flex; align-items: flex-start;"> <div style="width: 55%;"> </div> <div style="width: 40%; border: 1px solid black; padding: 5px;"> <p style="text-align: center;">TABLE OF PARCEL IDENTIFIERS</p> <p>WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</p> <p>PARCEL 1 = LOT 7 (PT) ON LP4109</p> </div> </div>	
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="width: 30%;"> <p>LENGTHS ARE IN LINKS</p> </div> <div style="width: 30%;"> <p>Metres = 0.3048 x Feet Metres = 0.201168 x Links</p> </div> <div style="width: 35%; text-align: right;"> <p>Printed 18/12/2023 Page 12 of 62</p> </div> </div>	

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DEVELOPMENT
SOLUTIONS
VICTORIA

APPLICATION FOR PLANNING PERMIT

USE AND DEVELOPMENT OF A DWELLING AND CREATION OF A CARRIAGEWAY EASEMENT

398 B ROAD, JARRAHMOND

ANDREW TREWIN

REF: 23047

CONTENTS

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4	Zones and Overlays	13
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APPENDIX

A	Copy of Title and Plan of Subdivision
B	Proposed Development Plans
C	Land Capability Assessment
D	EGCMA Preliminary Advice

DOCUMENT REVISION

1	Draft Report	DAC	15/09/2023
2	Final Report	CMC	20/09/2023
3	Revised Report	DAC	21/11/2023



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1. INTRODUCTION

Development Solutions Victoria Pty Ltd act on behalf of Andrew Trewin, the applicant for the planning permit application for the use and development of a dwelling and creation of a carriageway easement at 398 B Road, Jarrahmond.

This submission and supporting documentation provide details of the subject site, relevant planning controls and policies and provides an assessment against the provisions of the East Gippsland Planning Scheme.

The proposal is consistent with the objectives of the East Gippsland Planning Scheme, is an appropriate development in this location and will result in an appropriate planning outcome.

Address	398 B Road, Jarrahmond
Site Description	Lot 2 on Plan of Subdivision 093536
Title Particulars	Vol 08920 Fol 576
Site Area	10.86 ha
Proposal	Use and Development of a Dwelling and Creation of a Carriageway Easement
Planning Scheme	East Gippsland Planning Scheme
Zone	Farming Zone – Schedule 1
Overlays	Land Subject to Inundation Overlay
Aboriginal Cultural Heritage	Identified as an area of Cultural Heritage Sensitivity
Permit Triggers	Clause 35.07-1 Farming Zone – Use and development of a dwelling. Clause 44-04.2 Land Subject to Inundation Overlay – buildings and works Clause 52.02 Easements, Restrictions and Reserves
Notice	Exempt from notice at Clause 44.04-6
Referrals	EGCMA
Work Authority Licence	Not Applicable
Planning Scheme requirements	Municipal Planning Strategy – Clause 02 Settlement – Clause 02.03-1 Environmental and landscape values – Clause 02.03-3 Environmental risks and amenity – Clause 02.03-3 Built environment and heritage – Clause 02.03-5 Planning Policy Framework – Clause 10 Settlement – East Gippsland Settlements Clause 11.01-1L-01 Rural Settlements – Orbest 11.01-1L-03 Environmental and landscape values – Clause 12 Environmental risks and amenity – Clause 13 Natural Resource Management – Clause 14 Built environment and heritage – Clause 15 Farming Zone – Clause 35.07 Land Subject to Inundation Overlay – Clause 44.04 Easements, Restrictions and Reserves – Clause 52.02 Decision guidelines – Clause 65

2. SITE CONTEXT

Site

The subject site is located at 398 B Road, Jarrahmond. A copy of the Title and Plan of Subdivision is contained in **Appendix A**. The title is not affected by any restrictive covenants or agreements.

The site is irregular in shape, undulating in nature and has a total area of approximately 10.86 hectares. The site contains an existing pump shed, a lagoon and watercourse located in the northern portion of the land, and scattered vegetation.

The subject site is currently used for agricultural purposes being for beef and fodder production. This land forms a part of a larger land holding operating as an agricultural enterprise with family. Details of the site are depicted in the photographs provided below.

Access to the site is existing via a gravel driveway directly from B Road. B Road in this location is a bitumen sealed road with grassed shoulders. Alternate access is also proposed along Huxters Road via a carriageway easement. Huxters Road is a sealed bitumen road with grassed shoulders.

The subject site in relation to Orbost as well as the surrounding land, is shown in the locality plans in **Figure 1** and **Figure 2**.



Figure 1 – Locality Plan – 398 B Road, Jarrahmond (source: mapshare.vic.gov.au)



Figure 2 – Locality Plan – 398 B Road, Jarrahmond (source: mapshare.vic.gov.au)

Surrounds

The land surrounding the subject site comprises of farming land with scattered dwellings and agricultural buildings throughout.

Adjoining the northern and western boundary is existing farming land, adjoining the eastern boundary comprises of an existing dwelling and dairy and additional farming land and adjoining the southern boundary is B Road and existing farming land.

The subject site is within the locality of Jarrahmond which is predominantly a farming area located on the Snowy River. Jarrahmond is a small rural community located approximately 5.7 kilometres west of Orbost and approximately 64.5 kilometres northeast of Lakes Entrance.

Jarrahmond does not have any services and facilities; however, a suitable range of services and facilities is located a short vehicle distance from the site in Orbost. Orbost is a large rural service centre with a range of services and facilities. Orbost is located approximately 89km east of Bairnsdale. Bairnsdale provides a full suite of services and facilities to the area.

The subject site in relation to surrounding land is shown in the aerial photograph below.



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Photograph 1 – Aerial Photograph of the subject site and surrounding land
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Photograph 2 – Access to subject site at 398 B Road, Jarrahmond.



Photograph 4 – Subject site showing proposed dwelling location facing southeast.



Photograph 6 – Subject site facing north long the southern boundary.



Photograph 3 – Subject site showing proposed dwelling location facing northwest.



Photograph 5 – Subject site facing southwest.



Photograph 7 – Subject site facing northeast.



Photograph 8 – Existing waterway in the northern portion of the site.



Photograph 10 – Neighbouring property adjoining the subject site along the southern boundary at 428 B Road, Jarrahmond.



Photograph 12 – Neighbouring property adjoining the subject site along the northern boundary at 40 Huxters Road, Jarrahmond.



Photograph 9 – Proposed access for carriage way easement on the adjoining land.



Photograph 11 – Existing dairy adjoining the subject site at 428 B Road, Jarrahmond.



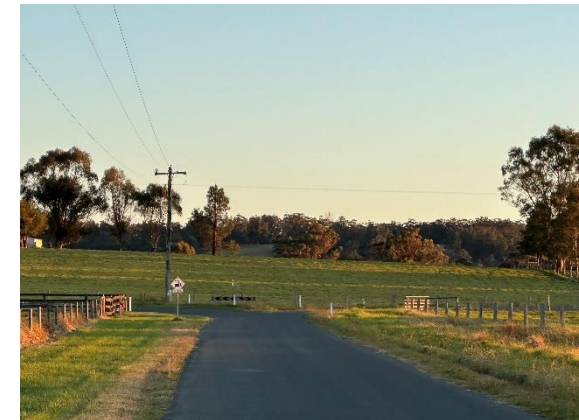
Photograph 13 – Property directly opposite subject site at 439 B Road, Jarrahmond.



Photograph 14 – B Road facing northwest.



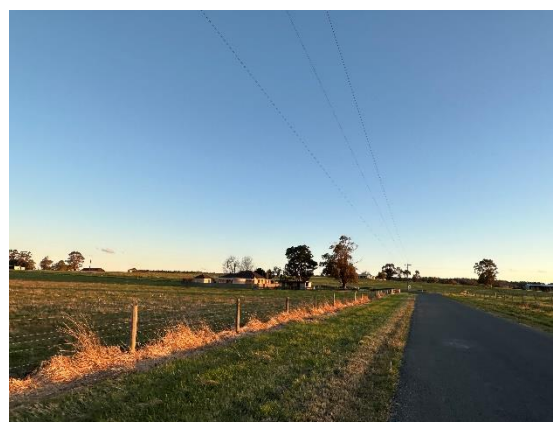
Photograph 16 – Huxters Road facing northeast.



Photograph 18 – Intersection adjoining B Road and Huxters Road.



Photograph 15 – B Road facing southeast.



Photograph 17 – Huxters Road facing southwest.

3. THE PROPOSAL

This application seeks approval for the use and development of a dwelling and creation of a carriageway easement. The proposed development plans are contained in **Appendix B**.

The proposed dwelling will be located in the north western portion of the and will have a setback of approximately 345.44 metres from the eastern boundary and 330 metres from B Road.

The proposed dwelling will be single storey and will be finished with Colorbond metal roof sheeting in Colorbond Shale Grey or similar and face brickwork in the colour blue gum or similar. A Colour schedule is provided in the proposed development plans on page 4.

The total area of the proposed dwelling will be 257.57 m². The overall height of the proposed dwelling will be 5.8 metres. An extract from the plans showing the floor plan and southeast elevation is provided to the right.

Vehicle access to the site is existing along the southwest boundary directly from B Road and will be extended to the proposed dwelling, this access point will be the main access. An additional access point will be provided via a carriageway easement along the northern

boundary that will provide access to Huxters Road. The carriageway easement will be located in a flood free area and will be used in the event of a flood.

No vegetation is required to be removed, and no extensive earthworks will be required.

The proposed dwelling will connect to existing services including electricity, telecommunications and the existing road network. Water will be provided via a proposed water tanks and wastewater disposal will be via a standard subsoil treatment system as recommended in the Land Capability Assessment contained in **Appendix C**.

Preliminary advice has been obtained from the East Gippsland Catchment Management Authority which concludes the authority is supportive of the proposal provided an alternate access point is secured in a flood free area. A copy of the preliminary advice is contained in **Appendix D**. In addition, preliminary advice has been obtained from the East Gippsland Shire Council for the proposal and concludes Council may be supportive of the proposed dwelling.

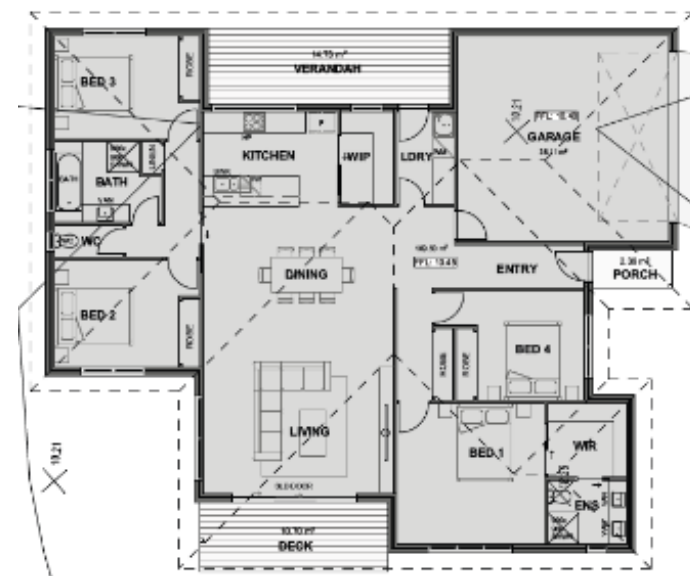


Figure 3 – Proposed Floor Plan – TDH Design

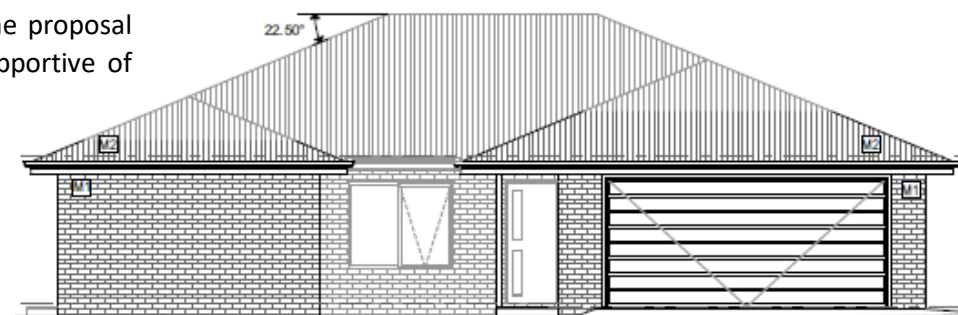


Figure 4 – Proposed Southeast Elevation – TDH Design

The subject site is part of a larger family farming operation with 8 separate landholdings, some of which have been in the family since 1883. The farming operation is used for mixed farming of beef and fodder farming. The fodder farming operation provides nutrient rich hay and silage for year round consumption. Some of the fodder produced is sold to other farms.

The proposed dwelling will be for Andrew (the applicant) being one of the owners' sons to live on site and assist in the day to day running of the family farm. At times cattle require human intervention and as such it is imperative to have help on site 24/7 as time can be critical especially during calving for the health of both mother and calf. Fodder farming often results in long hours especially during cutting and carting season.

Carriageway Easement

The proposal includes the creation of a carriageway easement that will be used to provide access to the subject site in the event of a flood. The properties impacted by the proposed carriageway easement are;

Lot 1 on Title Plan 226052H Vol 05869 Fol 654 being 40 Huxters Road, Jarrahmond and,

Lot 1 on Plan of Subdivision 605345S Vol 11034 Fol 763 being 102 Huxters Road, Jarrahmond.

The owners have provided consent to the proposed carriageway easement.

Below is a table of the existing land holdings owned and managed under the existing agricultural enterprise.

Address	Area (approx.)
440 B Road, Jarrahmond	8.80 Ha
398 B Road, Jarrahmond	10.86 Ha
329 B Road, Jarrahmond	29.15 Ha
26 Trewin Lane, Jarrahmond	25.01 Ha
55 Nixon's Road, Jarrahmond	23.85 Ha
55a Nixon's Road, Jarrahmond	50.35 Ha
53a Nixon's Road, Jarrahmond	38.57 Ha
53b Nixon's Road, Jarrahmond	26.43 Ha

4. ZONES AND OVERLAYS

Farming Zone – Schedule 1

The purpose of the Farming Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for the use of land for agriculture.
- To encourage the retention of productive agricultural land.
- To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.
- To encourage the retention of employment and population to support rural communities.
- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.
- To provide for the use and development of land for the specific purposes identified in a schedule to this zone.

An extract of the Farming Zone Map is provided to the right in **Figure 5**.

A dwelling on an allotment that is less than 40 hectares is a Section 2 use - permit required.

A permit is required to construct a building or construct or carry out works for a use in Section 2 at Clause 35.07-4.

The relevant decision guidelines of the Farming Zone at Clause 35.07-8 addressed below in Section 6.



Figure 5 – Zoning Map – (source - mapshare.vic.gov.au)

Land Subject to Inundation Overlay

The purpose of the Land Subject to Inundation Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority.
- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- To minimise the potential flood risk to life, health and safety associated with development.
- To reflect a declaration under Division 4 of Part 10 of the Water Act, 1989.
- To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.

- To ensure that development maintains or improves river, marine, coastal and wetland health, waterway protection and floodplain health.

An extract of the Land Subject to Inundation Overlay Map is provided below in **Figure 6**:

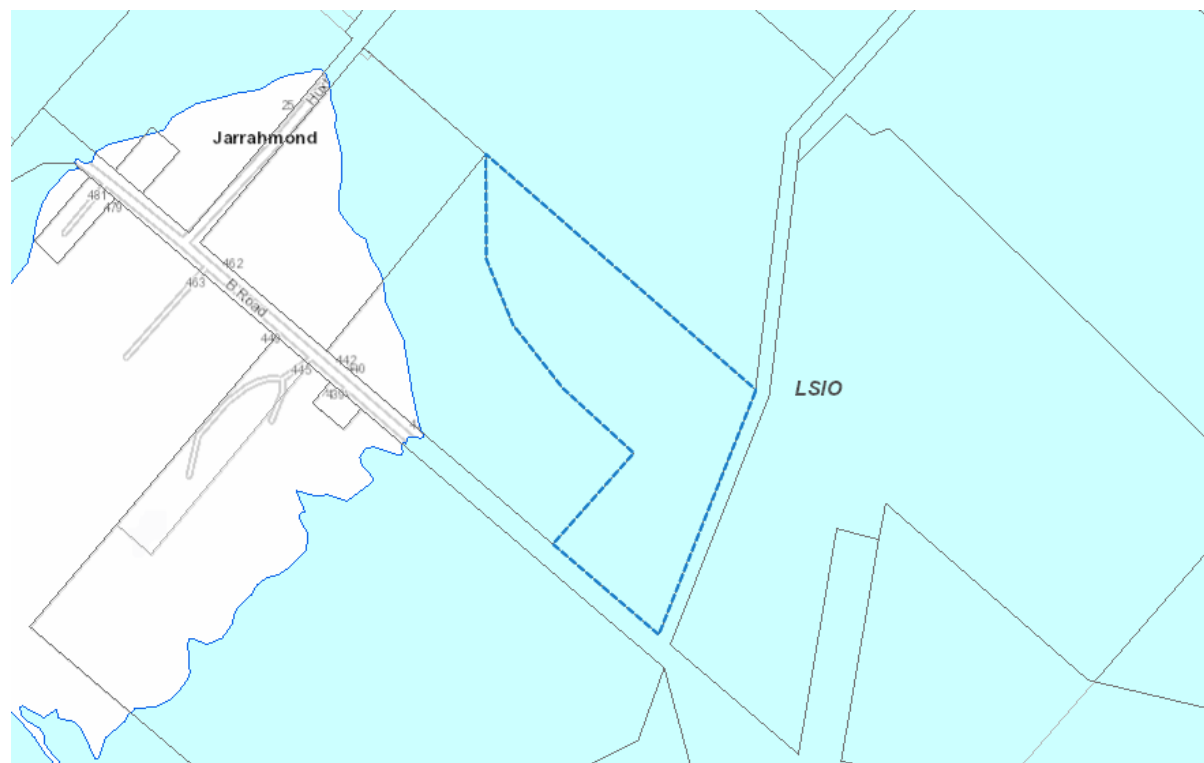


Figure 6 – Land Subject to Inundation Overlay – (source - mapshare.vic.gov.au)

Clause 44.04-2 provides a permit is required to construct a building or construct or carry out works. Preliminary advice from EGCMA is contained in **Appendix D**. The relevant decision guidelines of Clause 44.04-8 are addressed below.

Aboriginal Cultural Heritage

Under the provisions of the *Aboriginal Heritage Act 2006* the subject site is recognised as being partially within an area of Aboriginal Cultural Heritage Sensitivity.

An extract of the Aboriginal Cultural Heritage Map is provided to the right in **Figure 7**.

The proposed use and development of a dwelling is an exempt activity and as such does not require a Cultural Heritage Management Plan.

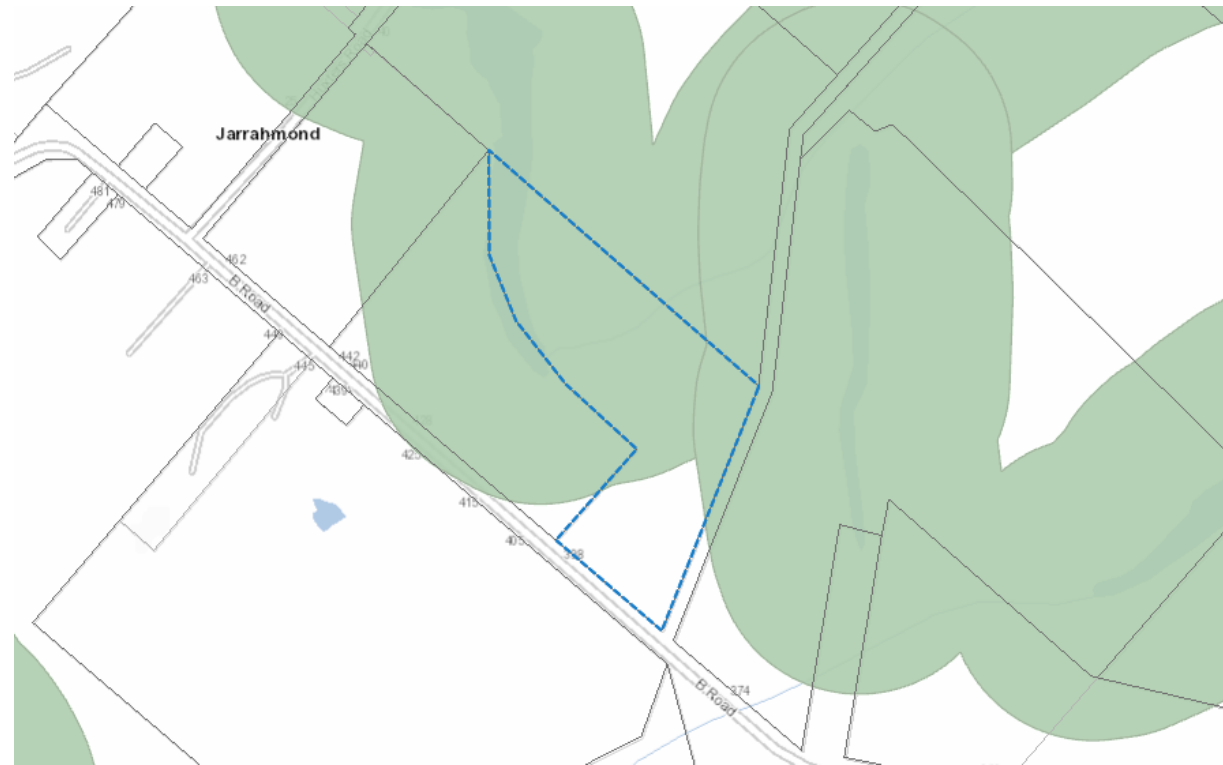


Figure 7 – Aboriginal Cultural Heritage Map – (source - mapshare.vic.gov.au)

5. PLANNING ASSESSMENT

This proposal has been assessed against the objectives and standards of applicable clauses of the East Gippsland Planning Scheme and it is considered that the proposal is appropriate for the following reasons:

- The proposal meets the objectives of the Municipal Planning Strategy at **Clause 02** and the Planning Policy Framework at **Clause 10** providing the use and development of a dwelling that will enhance and support agricultural use.
- The proposal will contribute to a high standard of environmental sustainability, urban design and amenity by locating the proposed dwelling within an area that is clear of vegetation, reducing any potential negative environmental implications as sought to achieve by the relevant clauses including **Clause 02.03** and **Clause 11**.
- The location of the proposed dwelling has been selected to ensure no earthworks are required. The risks associated with inundation have been considered and the proposal is deemed to have appropriately reduced the risks to an acceptable level as sought to be achieved by **Clause 02.03-3** and **Clause 13** in particular by providing an additional access driveway that will be located in a flood free area via a

carriageway easement in the adjoining property to the north and will provide access to Huxters Road.

- The proposed use and development of a dwelling encourages growth and support of the existing use of the subject site which is part of a larger family owned mixed farming agricultural enterprise producing beef and fodder. The economic importance of agricultural production is recognised in **Clause 14**, which also seeks to ensure agricultural land is managed sustainably. The proposed dwelling will be for Andrew being one of the owner's sons to live on site and assist in the running of the farm.
- The development is in keeping with the character of the area and will not be dissimilar to surrounding development.
- **Clauses 02.03-3, 13.03-1S and 44.04** requires consideration of floodplains and inundation hazards and implications as a result of any proposed development. Preliminary advice has been sought from East Gippsland Catchment Management Authority and is provided in **Appendix D** which provides the authority may support the proposal provided an additional access driveway can be located via flood free land. The owners of 40 and 102 Huxters Road have consented to the carriageway

easement for the emergency access in the event of a flood.

- The proposal is consistent with the decision guidelines of the Farming Zone at **Clause 35.07-6** which seeks to protect and enhance agricultural land.
- The proposed use and development of a dwelling will enhance and support the existing agricultural uses undertaken on the site by providing Andrew with a dwelling to reside in that is in proximity to the existing mixed farming operations. Having a dwelling on this site will also provide for additional surveillance of animals and enable increased improvements to the site.
- The dwelling will be connected to existing services including electricity and the telecommunications. Water will be provided via proposed water tanks and wastewater will be managed via a standard subsoil absorption trench septic system as recommended in the Land Capability Assessment contained in **Appendix C**.
- The proposed dwelling will be located in proximity to an existing lagoon to the west and south and to an existing water course to the east known as Gunn Creek, however, is unlikely to impact the lagoon or watercourse and will direct all drainage to the proposed water tanks with overflow directed to the legal point of discharge to

the satisfaction of the responsible authority.

- The East Gippsland Regional Catchment Strategy recognises the site and proposed dwelling as being located within the Protecting the Best – Far East Gippsland Local Area. The site is within approximately 1 kilometre of the Snowy River which is recognised as one of the five Victorian ‘heritage rivers’. The river valleys are mostly used for agricultural production.
- The proposal does not permanently remove any productive agricultural land.
- The proposal is consistent with the requirements of **Clause 52.02** and is seeking to create a carriageway easement under section 24A of the *Subdivision Act 1988*. The easement will impact owners of 40 and 102 Huxters Road, both of which have provided consent to the proposed easement. Title details of the impacted properties are provided in Section 3 of this submission. The proposed carriageway easement will provide emergency access to the subject site in the event of a flood.
- This submission has addressed the decision guidelines of **Clause 65** and the proposal supports orderly planning of the area.
- The proposal has taken into consideration the potential effect on the environment, human health and the amenity of the area

and it is deemed to have no negative impacts.

- The proposal does not require the removal of any native vegetation and there will not be any negative impact on the existing road network or surrounding watercourses.
- The natural hazards associated with the site have been addressed and measures implemented to ensure the risks can be reduced to an acceptable level.
- The proposal is not in proximity to any public land and there are no factors of this proposal that are likely to cause or contribute to land degradation, salinity or reduce water quality.
- The proposed use and development of a dwelling will enhance, and support existing agricultural uses undertaken on the site and surrounding.

7. CONCLUSION

This submission is in support of a planning permit application for the use and development of a dwelling and creation of a carriageway easement at 398 B Road, Jarrahmond.

The relevant provisions of the East Gippsland Planning Scheme have been addressed and it has been ascertained that the proposed development is appropriate in this location. It is requested that the proposal be supported for the following reasons:

- The proposal is consistent with the objectives and strategies outlined in the Municipal Planning Strategy and the Planning Policy Framework.
- The proposal is consistent with the objectives of the Farming Zone.
- The risks associated with flooding can be reduced to an acceptable level.
- The proposal will provide for a functional and attractive new dwelling to support agricultural activities undertaken on the land.

It is requested that a planning permit be granted for this development.

Development Solutions Victoria

Disclaimer:

This document has been prepared for planning permit application purposes only. The report has been made with careful consideration and with the best information available to Development Solutions Victoria Pty Ltd at the time.

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30 August 2023

LAND CAPABILITY ASSESSMENT

PROPOSED DEVELOPMENT

398 B ROAD

JARRAHMOND, VICTORIA, 3888



Prepared for:

Andrew Trewin

Jarrahmond VIC 3888

Report Number: 23166

dbm Geotech Consulting Pty Ltd

Kilcunda, Victoria, 3995

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Appendix A

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Appendix B

Limitations

SUMMARY

Location:

Address: 398 B Road, Jarrahmond

SIP: 2/LP93536

Land Features:

Slope of land: <5%

Distance to surface water: creek on boundary

Aspect: westerly

Flooding: > 1 in 20 years

Evaporation: 1652mm

Rainfall: 785mm

Soil Characteristics:

Soil texture (limiting layer): light clay

Permeability: 0.12-0.5 mm/day

Treatment System:

Primary treatment

Land Application system:

Absorption Trenches

Design Loading rate (DLR):

Absorption Trenches: 5.0 mm/day

Land Application Area minimum size

Design Flow Rate	Trench length
4-bedroom dwelling – 750L/day	5 x 30m long trenches @ 1.0m wide

Site Constraints:

Light clay, creek on boundary

Special Conditions / Mitigation Measures:

Dispersive Soils: Soil Amelioration recommended. Add liquid gypsum to tank when commissioning system. Gypsum to be applied at manufacturers recommended rate.

Buffer Distances:

Site boundaries and buildings:

3.0m downslope; 6.0m upslope

Waterway (potable):

100m

Waterway (non-potable):

60m

Steep slope:

20m

Management:

Desludging primary tank and inspection of eluent absorption trenches: every **3-5 years**

Add liquid gypsum to tank on commission and every 2-4 year as per manufacturers recommended rates

1.0 INTRODUCTION

Andrw Trewin has engaged DBM Geotech Consulting Pty Ltd (DBM Geotech) to undertake a Land Capability Assessment for the proposed residential dwelling at 398 B Road, Jarrahmond. The field investigation and report have been undertaken and prepared by suitably experienced consultants.

This report will accompany an application for a Septic Tank Permit to Install submitted to East Gippsland Shire Council for an onsite wastewater management system at 398 B Road, Jarrahmond. The report provides information about the site and soil conditions. It also provides a Land Capability Assessment (LCA) for the site and includes a conceptual design for a suitable onsite wastewater management system, including recommendations for monitoring and management requirements.

2.0 DESCRIPTION OF THE DEVELOPMENT

The site is a rural allotment of 10 Hectares. The proposed residential dwelling will be constructed in the centre of the site. The site slopes down to the west and southwest at a slope of about 5%, to the northwest of about 3% and to the southeast of about 2%. The closest water body is a creek located to the north, west and south of the property.

Site Address: Lot 2, LP93536; 398 B Road, Jarrahmond (Figure 1)

Council Area: East Gippsland Shire Council

Zoning: FZ – Farming Zone

Domestic Water Supply: Tank water

Anticipated Wastewater Load: Assume a residence with full water-reduction fixtures at maximum occupancy. Wastewater generation = 150 L/person/day; (Table 4 of the EPA Code of Practice 891.4).

Availability of Sewer: The area is unsewered and unlikely to be sewerred within the next 10-20 years.

3.0 SITE AND SOIL ASSESSMENT

3.1 SITE KEY FEATURES

DBM Geotech undertook a site investigation on the 16 August 2023. Table 1 summarises the key features of the site in relation to effluent management proposed for the site.

NOTE:

- The site is not in a special water supply catchment area.
- The site experiences minor stormwater run-on from neighbouring property to the north.
- The site is bounded by a creek to the west and south.
- The risk of effluent transport offsite is low.

Figure 1 attached provides a site plan. Site photos are shown in Figure 2.

Table 1: Site Assessment

Feature	Description	Constraint	Measures
Buffer Distances	All relevant buffer distances in Table 5 of the EPA Code of Practice 891.4 are achievable from the proposed effluent management area.	Minor	NN
Climate	Average annual rainfall 785mm (Orbost Station No. 084145).	Minor	NN
Drainage	No visible signs of surface dampness, spring activity or hydophilic vegetation in the proposed effluent management area or surrounds.	Minor	NN
Erosion & Landslip	No evidence of sheet or rill erosion; the erosion hazard is low. No evidence of landslip and landslip potential is low.	Minor	NN
Exposure & Aspect	LAA has an westerly aspect with high sun and wind exposure.	Minor	NN
Flooding	The proposed effluent management area is <100mm below the 1:100 year level and located above the 1:20 year flood level (source West Gippsland Catchment Authority).	Minor	Locate LAA as high as possible on the site
Groundwater	No groundwater was observed at the site	Minor	NN
Imported Fill	No imported fill material was observed anywhere on the site.	Nil	NN
Land Available for LAA	Considering all the constraints and buffers, the site has ample suitable land for land application of treated effluent.	Minor	NN
Landform	Rolling hills	Nil	NN
Rock Outcrops	Soil was encountered to 1.5m below ground level.	Nil	NN
Run-on & Runoff	Minor stormwater run-on and minor run-off hazard.	Nil	NN
Slope	The proposed effluent management area has a slope of about <2%.	Nil	NN
Surface Waters	The nearest surface water is a creek to the west and south of the proposed effluent management area.	Minor	LAA to be setback suitable distance from the creek.
Vegetation	Mixture of grasses.	Nil	NN

NN: not needed

3.2 SITE ASSESSMENT RESULTS

Based on the most constraining site features, the overall land capability of the site to sustainably manage all effluent onsite is satisfactory. Information supplied by the landowner via the water catchment authority indicates that the proposed effluent management area is located less than 100mm below the 1:100 flood level. Given the likelihood of flooding at the site we consider that there will be suitable protection of surface waters and groundwater.

3.3 SOIL KEY FEATURES

The site's 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.

A soil survey was carried out at the site to determine suitability for application of treated effluent. Soil investigations were conducted at four locations as shown in Figure 1. The investigation was carried out using a hand auger to depths of 1.5m below ground level. This was sufficient to adequately characterise the soils as only minor variation would be expected throughout the area of interest.

Soils were typically categorised as loam and light clay to 1.5 m depth. Considering the physical characteristics of the subsoil in the area of the site, effluent application via absorption or wick trenches is a suitable and viable disposal system for this site.

Full profile descriptions of the soils are provided in Appendix A. Table 2 provides an assessment of the physical and chemical characteristics of each soil type.

Table 2: Soil Assessment

Feature	Assessment	Constraint	Measures
Electrical Conductivity (ECe) (dS/m)	EC (1:5 soil : water suspension) 570 μ S/cm @ 0.6m	Minor	NN
Emerson Aggregate Class	LOAM @ 0.2m: slaking, no dispersion Light CLAY @ 0.6m: Some dispersion	Minor	NN
pH	7.3 @ 0.6m	Minor	NN
Rock Fragments	Less than 1%	Minor	NN
Soil Depth	Total soil depth 1.5m	Minor	NN
Sodicity (ESP)	Long-term soil sodality monitoring is not required. Present soil conditions are not restricting plant growth.	Minor	NN
Soil Permeability & Design Loading Rates	Light CLAY: 0.12 – 0.5 m/day saturated conductivity (Ksat) (AS/NZS1547:2012) DIR = 5.0 mm/day for absorption trenches	Moderate	Land Application Area sized appropriately
Soil Texture & Structure	Silty clay LOAM: 0.0 – 0.5m Light CLAY: 0.5 – 1.5m	Minor	Treat wastewater to primary level and dispose of via absorption trenches
Watertable Depth	Groundwater not encountered.	Minor	NN

NN: Not Needed

OVERALL LAND CAPABILITY RATING

For the soil in the proposed land application area, no features present a moderate or major constraint that cannot be mitigated.

Based on the results of the site and soil assessment tabled above and provided in the Appendices, the overall land capability of the proposed effluent management area is constrained. However, the effluent management system will be designed, installed and maintained in ways which will mitigate these factors.

4.0 SYSTEM SELECTION AND DESIGN

The following sections provide an overview of a suitable onsite wastewater management system, with sizing and design considerations and justification for its selection. Detailed design for the system should be undertaken at the time of the building application and submitted to Council.

4.1 EFFLUENT MANAGEMENT OPTIONS

A range of possible land application systems have been considered, such as absorption trenches, evapotranspiration/absorption (ETA) beds, subsurface irrigation, and mounds. We consider that the system of conventional absorption trenches for primary treated waste is suitable for the site.

Should the client or regulator prefer to secondary treat the effluent, disposal via shallow subsurface irrigation or trenches is an alternative method.

4.2 DESIGN FLOOD LEVELS

The EPA onsite wastewater code of practice 891.4 states that *“Onsite wastewater management systems are generally not suitable for areas likely to flood more frequently than every 20 years (on average) unless the treatment system is watertight and has mechanisms in place which prohibit floodwaters or wastewater from the land application system from flowing into the tank and from the tank into the premises.”*

Information supplied by the landowner via the water catchment authority indicates that the proposed effluent management area is located less than 100mm below the 1:100 flood level. Although we do not have the 1:20 flood level, we consider that this would be significantly lower than the 1:100 level. Therefore, the effluent management area is expected to be located well above the 1:20 flood level.

We consider effluent disposal at the site is suitable. However, we recommend that the treatment system is installed as high up on the site as possible and the system is watertight and has mechanisms in place to prevent floodwater or wastewater from flowing into the tank and from the tank into the premises.

4.3 SIZING THE SYSTEM

To determine the necessary size of the Land Application Area, the trench sizing tool in the Victorian Land Capability Assessment Framework (2014) has been used. The calculation is shown in Appendix A and the results are presented in Table 3.

WATER BALANCE

The formular for sizing is expressed as follows:

$$L = Q / (DLR \times W)$$

L = Length of require trench (m)

Q = daily flow (L/day) – 150L/day, based on four bedroom home with a study, EPA 891.4

DLR = Design Loading Rate (mm/day) – 5.0mm/day

W = Width of trench – 1.0m

Table 3: Land Application Area

Total Daily wastewater flow (L/day)	Trench Basal Area required (m ²)	Trench Width (m)	Trench sizes	Required LAA size* (m)
750 [^]	150	1.0	150lm of Trench (5No. Trenches @ 30lm)	830

*Required LLA size based on 3.0m between each trench and 3.0m buffer on all 4 sides of the Land application area.

[^]In accordance with EPA 891.4 any room such as a study, library or sunroom that can be closed off with a door, shall be treated as a bedroom.

All trenches should be constructed along the contour and be installed at a maximum length of 30m. We recommend that trenches are spaced 3.0m apart to allow a reserve field to be configured within the envelope should it be required.

SECONDARY TREATMENT SYSTEM

Should the client or regulator prefer to secondary treat the effluent, disposal via shallow subsurface irrigation or trenches is an alternative method. Where subsurface irrigation is used in conjunction with secondary treated effluent the sub-surface irrigation area shall be a minimum of 350m². Full water balance calculations for the secondary treated system are provided in Appendix A.

4.4 SITING AND CONFIGURATION OF THE SYSTEM

We have provided an approximate location of the land application area on the attached site plan Figure 1. Final placement and configuration of the system will be determined by the client and/or system installer, provided it remains close to the nominated locations in Figure 1 and satisfies the minimum area required according to the water balance.

Whilst there is ample area for application of the effluent, it is important that appropriate buffer distances be maintained. It is important to note that buffers are measured as the overland flow path for run-off water from the effluent irrigation area.

It is recommended that the owner consult a wastewater contractor familiar with effluent system construction to construct the system, and an appropriately registered plumbing/drainage practitioner to install the system.

4.5 STORMWATER RUN-ON MEASURES

Stormwater run-on protection measures are recommended this site. Stormwater run-on from buildings and significant rainstorm events pose a risk to the effluent disposal field. Stormwater run-on should be mitigated by the following:

- Diversion of roof drainage away from the effluent dispersal area.

BUFFER DISTANCES

Setback buffer distances from effluent land application areas and treatment systems are required to help prevent human contact, maintain public amenity and protect sensitive environments. The relevant buffer distances for this site, taken from Table 5 of the EPA Code of Practice 891.4 are:

Primary Treatment buffer distances:

- 20 m from groundwater bores;
- 100 m upslope from watercourses in a potable water supply catchment.
- 60 m upslope from non-potable watercourses; and
- 6.0 m if area up-gradient and 3.0 m if area down-gradient of property boundaries, swimming pools and buildings.

5.0 MONITORING, OPERATION AND MAINTENANCE

Maintenance is to be carried out in accordance with the EPA Certificate of Approval of the selected secondary treatment system and Council's permit conditions. The treatment system will only function adequately if appropriately and regularly maintained.

To ensure the treatment system functions adequately, residents must:

- Desludging primary tank and inspect eluent absorption trenches every 3-5 years.
- Use household cleaning products that are suitable for septic tanks;
- Keep as much fat and oil out of the system as possible; and
- Conserve water (AAA rated fixtures and appliances are recommended).

To ensure the land application system functions adequately, residents must:

- Regularly harvest (mow) vegetation within the LAA and remove this to maximise uptake of water and nutrients;
- Regularly clean in-line filters;
- Not erect any structures and paths over the LAA;
- Avoid vehicle and livestock access to the LAA, to prevent compaction and damage; and
- Ensure that the LAA is kept level by filling any depressions with good quality topsoil (not clay).

6.0 CONCLUSION

As a result of our investigations we conclude that sustainable onsite wastewater management is feasible with appropriate mitigation measures, as outlined, for the proposed residence at 398 B road Jarrahmond.

Specifically, we recommend the following:

- Primary Treatment of wastewater.
- Land application of treated effluent via conventional absorption trenches. Trenches are to be up to a maximum of 30metres long and 1 metre wide, with a minimum spacing of 3.0m between trenches;
- Installation of water saving fixtures (minimum 4 star WELS) and appliances (minimum 3 star WELS) in the new residence to reduce the effluent load;
- Use of low phosphorus and low sodium (liquid) detergents to improve effluent quality and maintain soil properties for growing plants; and
- Operation and management of the treatment and disposal system in accordance with manufacturer's recommendations, the EPA Certificate of Approval, the EPA Code of Practice (2016) and the recommendations made in this report.

7.0 REFERENCES

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

Environment Protection Authority (2016). Publication 891.4 Code of Practice for Onsite Wastewater Management.

Geary, P. and Gardner, E. (1996). On-site Disposal of Effluent. In Proceedings from the one day conference Innovative Approaches to the Management of Waste and Water, Lismore 1996.

Isbell, R.F. (1996). The Australian Soil Classification. CSIRO Publishing, Melbourne.

Municipal Association of Victoria, Department of Environment and Sustainability and EPA Victoria (2014) Victorian Land Capability Assessment Framework.

Standards Australia / Standards New Zealand (2012). AS/NZS 1547:2012 On-site domestic-wastewater management.

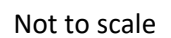
8.0 LIMITATIONS

Your attention is drawn to the document – ‘Limitations’ which is included in Appendix B of this report. The statements presented in this document are intended to advise you of what your realistic expectations of this report should be. The document is not intended to reduce the level of responsibility accepted by DBM Geotech, but rather to ensure that all parties who may rely on this report are aware of the responsibilities each assumes is so doing.

DBM Geotech Consulting Pty Ltd



Bill Wang
BEng (Hons) MEngSc (Res) MIEAust CPEng NER
EA Membership number: 2099569
ABN 69 666 900 643




	SITE ADDRESS:	FIGURE 1 SITE PLAN PLAN 1: LOCATION	
			398 B Road, Jarrahmond
	CLIENT:		Andrew Trewin
	JOB NUMBER:		23166



Photo 1: Looking southeast from northwest corner of site, site boundary fence on the left of photo



Photo 2: Looking southwest from the toe of the slope, with the waterway on the right of the photo

Not to scale

dbm
GEOTECH

SITE ADDRESS:

398 B Road, Jarrahmond

CLIENT:

Andrew Trewin

JOB NUMBER:

23166

FIGURE 2

SITE PHOTOS

Appendix A

Reports of Boreholes

Water Balance Calculations

3 Clipper Court, Kilcunda
david@dbmgeotech.com.au

Borehole no. BH1
Sheet no. 1 of 1
Job no. 23166

Client : Andrew Trewin		Date : 16/08/2023					
Project : 398 B Road, Jarrahmond		Logged By : BW					
Location : BH1							
Drill model : Push Tube / Hand Auger		Inclination -90 deg		RL Surface : <i>Not measured</i>			
Hole diameter : 55mm		Hole depth 1.5 m		Datum : -			
Material Description	Depth (m)	Water	Moisture condition	Category	Additional observations	Sample test notes	Method
Loam, dark grey, low plasticity	0.50		M	4a			HA
	0.60						
Light CLAY, brown with orange and grey, medium to high plasticity, strongly structured	1.00		M-D	5b			
	1.20						
Light CLAY, orange brown, medium to high plasticity, moderately structured	1.50		M	5c			
EOH @ 1.5m	2.00						

**ENGINEERING
BOREHOLE LOG**

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Borehole no. BH2
Sheet no. 1 of 1
Job no. 23166

Client : Andrew Trewin		Date : 16/08/2023					
Project : 398 B Road, Jarrahmond		Logged By : BW					
Location : BH2							
Drill model : Push Tube / Hand Auger		Inclination -90 deg		RL Surface : <i>Not measured</i>			
Hole diameter : 55mm		Hole depth 1.5 m		Datum : -			
Material Description	Depth (m)	Water	Moisture condition	Category	Additional observations	Additional Observations	Method
Loam, dark grey, low plasticity	0.50		M	4a			HA
Light CLAY, brown with orange and grey, medium to high plasticity, strongly structured	1.00 1.10		M-D	5b			
Light CLAY, orange brown, medium to high plasticity, moderately structured	1.50		M	5c			
EOH @ 1.5m	2.00						

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Borehole no. BH3
Sheet no. 1 of 1
Job no. 23166

Client : Andrew Trewin		Date : 16/08/2023					
Project : 398 B Road, Jarrahmond		Logged By : BW					
Location : BH3							
Drill model : Push Tube / Hand Auger		Inclination -90 deg		RL Surface : <i>Not measured</i>			
Hole diameter : 55mm		Hole depth 1.5 m		Datum : -			
Material Description	Depth (m)	Water	Moisture condition	Category	Additional observations	Sample test notes	Method
Loam, dark grey, low plasticity	0.40		M	4a			HA
Light CLAY, brown with orange and grey, medium to high plasticity, strongly structured	0.50			5b			
Light CLAY, orange brown, medium to high plasticity, moderately structured	1.00			5c			
EOH @ 1.5m	1.50						
	2.00						

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Borehole no. BH4
Sheet no. 1 of 1
Job no. 23166

Client : Andrew Trewin		Date : 16/08/2023					
Project : 398 B Road, Jarrahmond		Logged By : BW					
Location : BH4							
Drill model : Push Tube / Hand Auger		Inclination -90 deg		RL Surface : <i>Not measured</i>			
Hole diameter : 55mm		Hole depth 1.5 m		Datum : -			
Material Description	Depth (m)	Water	Moisture condition	Category	Additional observations	Additional Observations	Method
Loam, dark grey, low plasticity	0.40		M	4a			HA
Light CLAY, brown with orange and grey, medium to high plasticity, strongly structured	0.50			5b			
Light CLAY, orange brown, medium to high plasticity, moderately structured	1.50			5c			
EOH @ 1.5m	2.00						

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Victorian Land Capability Assessment Framework

Sub-surface Irrigation DLR = 3.0mm/day

Please read the attached notes before using this spreadsheet																
Irrigation area sizing using Nominated Area Water Balance for Zero Storage																
Site Address:		398 B Road, Jarrahmond														
Date:		16-Aug-23				Assessor:		Bill Wang								
INPUT DATA																
Design Wastewater Flow	Q	750	L/day	Based on 4 bed home, 150L/day loading rate												
Design Irrigation Rate	DIR	3.0	mm/day	Based on soil texture class/permeability and derived from Table 9 in the EPA Code of Practice (2013)												
Nominated Land Application Area	L	285	m ²	1												
Crop Factor	C	0.8	unitless	Estimates evapotranspiration as a fraction of pan evaporation; varies with season and crop type ²												
Rainfall Runoff Factor	RF	0.7	unitless	Proportion of rainfall that remains onsite and infiltrates, allowing for any runoff												
Mean Monthly Rainfall Data	Orbost (084145)			BoM Station and number												
Mean Monthly Pan Evaporation Data	Orbost			Synthetic Pan Evaporation from BOM Australian Water Outlook (-37.704 148.413)												
Parameter	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	47.8	49.4	61.7	78.6	57.6	95	57.6	65.5	61.7	63.6	74.6	68.8	785.5
Evaporation	E		mm/month	227.7	181.1	161.4	110.5	83.2	65.7	76.9	96.1	120.6	159.5	176.6	209.8	1669.1
Crop Factor	C		unitless	0.80	0.80	0.70	0.70	0.60	0.60	0.60	0.60	0.70	0.80	0.80	0.80	
OUTPUTS																
Evapotranspiration	ET	ExC	mm/month	182	145	113	77	50	39	46	58	84	128	141	168	1231.6368
Percolation	B	DIRxD	mm/month	93.9	84.84	93.9	90.9	93.9	90.9	93.9	93.9	90.9	93.9	90.9	93.9	1106.0
Outputs		ET+B	mm/month	276.1	229.7242105	206.9	168.3	143.8	130.3	140.1	151.6	175.3	221.5	232.1	261.8	2337.6
INPUTS																
Retained Rainfall	RR	RxRF	mm/month	31.07	32.11	40.105	51.09	37.44	61.75	37.44	42.575	40.105	41.34	48.49	44.72	508.235
Applied Effluent	W	(QxD)/L	mm/month	81.6	73.7	81.6	78.9	81.6	78.9	81.6	81.6	78.9	81.6	78.9	81.6	960.5
Inputs		RR+W	mm/month	112.6	105.8	121.7	130.0	119.0	140.7	119.0	124.2	119.1	122.9	127.4	126.3	1468.8
STORAGE CALCULATION																
Storage remaining from previous month			mm/month	0.0	0.0	0.0	0.0	0.0	0.0	10.4	0.0	0.0	0.0	0.0	0.0	
Storage for the month	S	(RR+W)-(ET+B)	mm/month	-163.4	-123.9	-85.2	-38.2	-24.8	10.4	-21.1	-27.4	-56.3	-98.6	-104.7	-135.5	
Cumulative Storage	M		mm	0.0	0.0	0.0	0.0	0.0	10.4	0.0	0.0	0.0	0.0	0.0	0.0	
Maximum Storage for Nominated Area	N		mm	10.40												
	V	NxL	L	2965												
LAND AREA REQUIRED FOR ZERO STORAGE			m ²	95	106	139	192	219	328	226	213	166	129	123	107	
MINIMUM AREA REQUIRED FOR ZERO STORAGE:				329.0	m ²											
CELLS																
		Please enter data in blue cells														
XX		Red cells are automatically populated by the spreadsheet														
XX		Data in yellow cells is calculated by the spreadsheet, DO NOT ALTER THESE CELLS														
NOTES																
¹ This value should be the largest of the following: land application area required based on the most limiting nutrient balance or minimum area required for zero storage																
² Values selected are suitable for mixture of grass and eucalyptus trees																

Appendix B

Limitations



LIMITATIONS

This Document has been provided by DBM Geotech Consulting Pty Ltd (DBM Geotech) subject to the following limitations:

This Document has been prepared for the particular purpose outlined in DBM Geotech's proposal and no responsibility is accepted for the use of this document, in whole or in part, in other contexts for any other purpose.

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Conditions may exist which were undetectable given the limited nature of the enquiry DBM Geotech was retained to undertake. Variations in conditions may occur between investigation locations, and there may be special conditions pertaining to the site which have not been revealed by the investigation and which have not therefore been taken into account in the Document. Accordingly, additional studies and actions may be required.

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Having regard to the matters referred to in the previous paragraphs on this page in particular carrying out the Service has allowed DBM Geotech to form no more than an opinion as to the actual conditions at any relevant location. That opinion is necessarily constrained by the extent of the information collected by DBM Geotech or otherwise made available to DBM Geotech. Further, the passage of time may affect the accuracy, applicability or usefulness of the opinions, assessments or other information in this Document. This Document is based upon the information and other circumstances that existed and were known to DBM Geotech when the Services were performed and this Document was prepared. DBM Geotech has not considered the effect of any possible future development included physical changes to any relevant location or change to any laws or regulations relevant to such location.

By date, or revision, the Document supersedes any prior report or other document issued by DBM Geotech dealing with any matter that is addressed in the Document.

Sophie Dilks - Development Solutions Victoria

From: Andrew Trewin <andrew.trewin@hotmail.com>
Sent: Thursday, 6 April 2023 3:39 PM
To: Sophie Dilks - Development Solutions Victoria
Subject: Fwd: Access route

Hi Sophie,

Please find letter from Adam dunn saying they will support this dwelling on 398 b road if that's not enough I'll have to get something more detailed for you or whatever is needed thanks

Get [Outlook for iOS](#)

From: Adam Dunn <AdamD@wgcma.vic.gov.au>
Sent: Tuesday, November 29, 2022 1:06:37 PM
To: Andrew Trewin <andrew.trewin@hotmail.com>
Subject: RE: Access route

OFFICIAL

Hi Andrew,

Thanks for the image in your email below dated 29 Nov 22 showing your preferred alignment for the access through your neighbour's property. I understand that you are in discussion with them and they will be willing to grant you a formal access agreement to use this land to create an access track for use when the surrounding land is flooded.

The alignment shown is located on land where the depth of flooding is within the EGCMA access safety criteria.

Given this the EGCMA would be willing to support the construction of a dwelling at 398 B road subject to construction of an all weather access road and formal agreement to use the land.

Obviously this is subject to Huxters Lane and Jarrahmond Road also meeting the access safety criteria.

If you have any further questions please let me know.

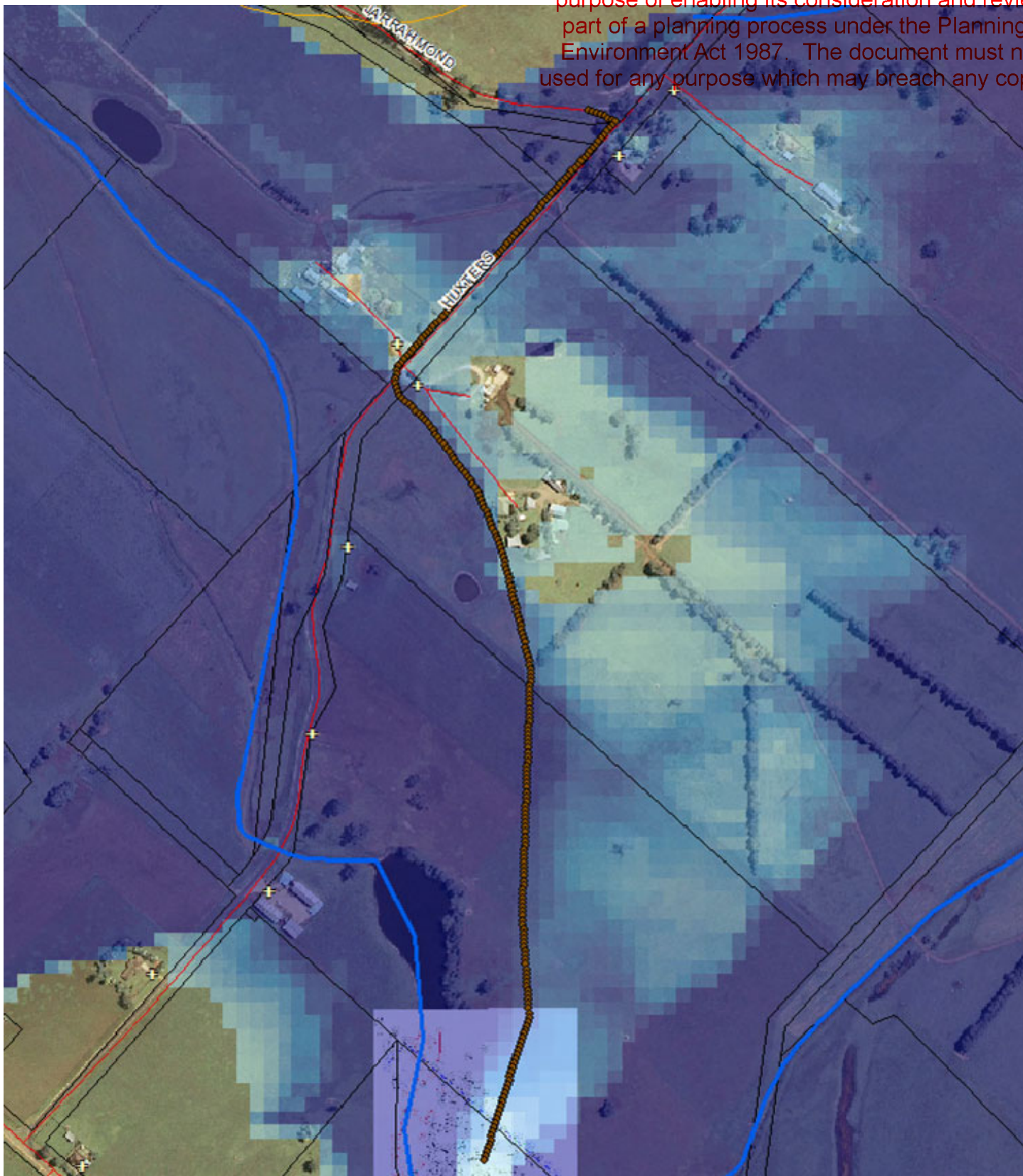
Regards,

Adam

Adam Dunn
Executive Manager Statutory Planning

Landline (03) 5175 7809

Mobile 0407 056 145



From: Andrew Trewin <andrew.trewin@hotmail.com>

Sent: Tuesday, 29 November 2022 9:43 AM

To: Adam Dunn <AdamD@wgcma.vic.gov.au>

Subject: Access route

Hi Adam,

As discussed in the phone today could you please confirm that you this emergency access route easement through the neighbouring properties(40 huxters Rd and 102 huxters Rd Jarrahmond) for property 398 B road Jarrahmond would be satisfactory. I have used a Google imagine so it doesn't confuse with different lines on the one imagine.

Thanks for your time

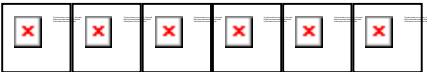
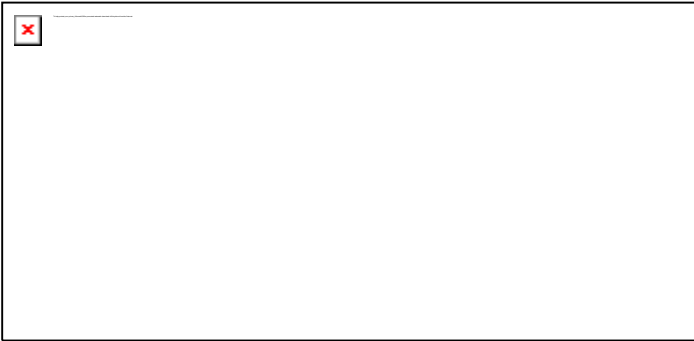
Andrew Trewin

9:31 





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PROPOSED BUILDING AREA SCHEDULE

GROUND FLOOR	191.67m ²
GARAGE	88.41m ²
VERANDAH	4.73m ²
DECK	10.70m ²
PORCH	2.36m ²

TOTAL 257.57m²

PROPOSED LAND AREA SCHEDULE

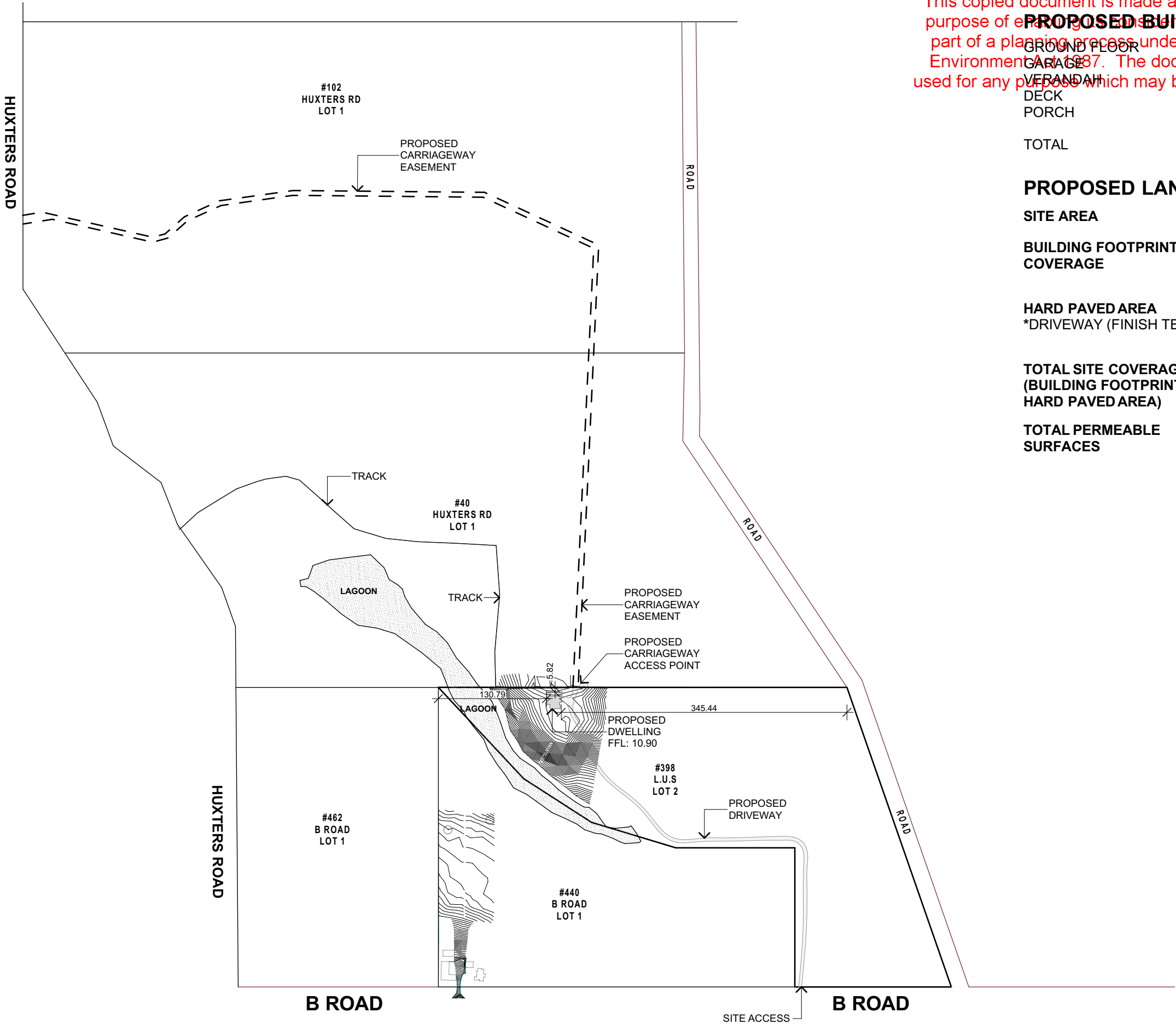
SITE AREA 108 680m² (APPROX.)

BUILDING FOOTPRINT COVERAGE 257.57m² 0.24% (OF SITE AREA)

HARD PAVED AREA 2354.54m² 2.17% (OF SITE AREA)
*DRIVEWAY (FINISH TBA)

TOTAL SITE COVERAGE (BUILDING FOOTPRINT + HARD PAVED AREA) 2612.11m² 2.40% (OF SITE AREA)

TOTAL PERMEABLE SURFACES 106 067.89m² 97.60% (OF SITE AREA)



SITE PLAN

1:5000

TOWN PLANNING

ISSUE:	REVISION:	AMENDMENT:	DATE:
PLANNING PERMIT	A	ISSUED FOR PLANNING PERMIT	28.04.23
PLANNING PERMIT	B	ADDITION OF BUILDING HEIGHT AND WATER TANKS	08.09.23



PROJECT:
NEW SINGLE STOREY DWELLING
PROJECT ADDRESS:
398 B ROAD, JARRAHMOND

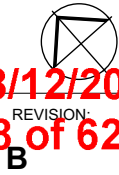
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JOB NUMBER:
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DRAWING TITLE:
SITE PLAN

SCALE: AS SHOWN
SHEET: A3
DRAWN: JH CHECKED: TH

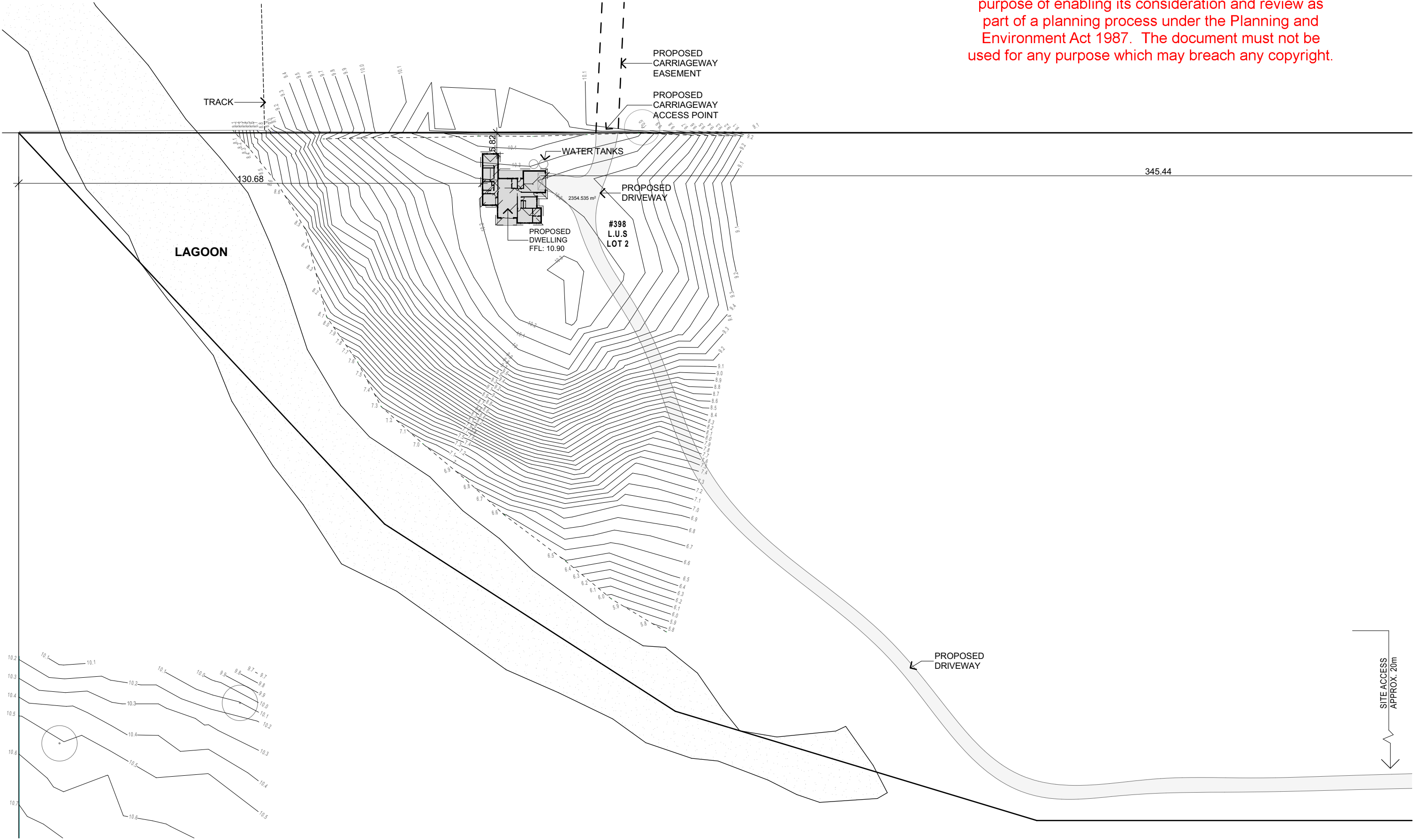
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PART SITE PLAN
1:1000

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PLANNING PERMIT	A	ISSUED FOR PLANNING PERMIT	28.04.23
PLANNING PERMIT	B	ADDITION OF BUILDING HEIGHT AND WATER TANKS	08.09.23



PROJECT:
NEW SINGLE STOREY DWELLING
PROJECT ADDRESS:
**398 B ROAD,
JARRAHMOND**

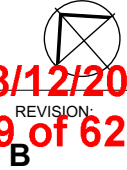
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PART SITE PLAN

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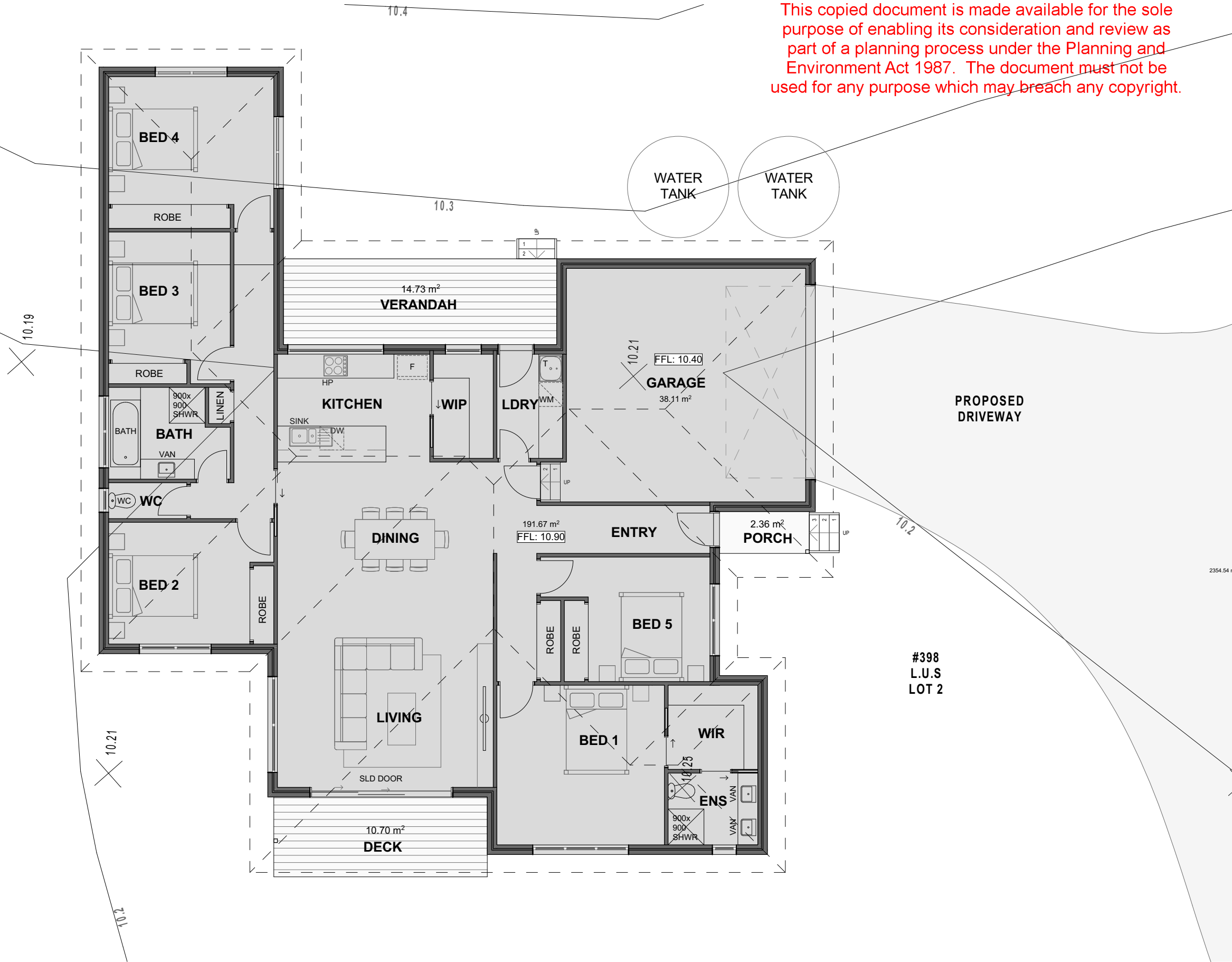
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GROUND FLOOR PLAN

1:100

TOWN PLANNING

ISSUE:	REVISION:	AMENDMENT:	DATE:
PLANNING PERMIT	A	ISSUED FOR PLANNING PERMIT	28.04.23
PLANNING PERMIT	B	ADDITION OF BUILDING HEIGHT AND WATER TANKS	08.09.23



PROJECT:
NEW SINGLE STOREY DWELLING

PROJECT ADDRESS:
398 B ROAD, JARRAHMOND

CLIENT:
A. TREWIN

JOB NUMBER:
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GROUND FLOOR PLAN

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SHEET: A3

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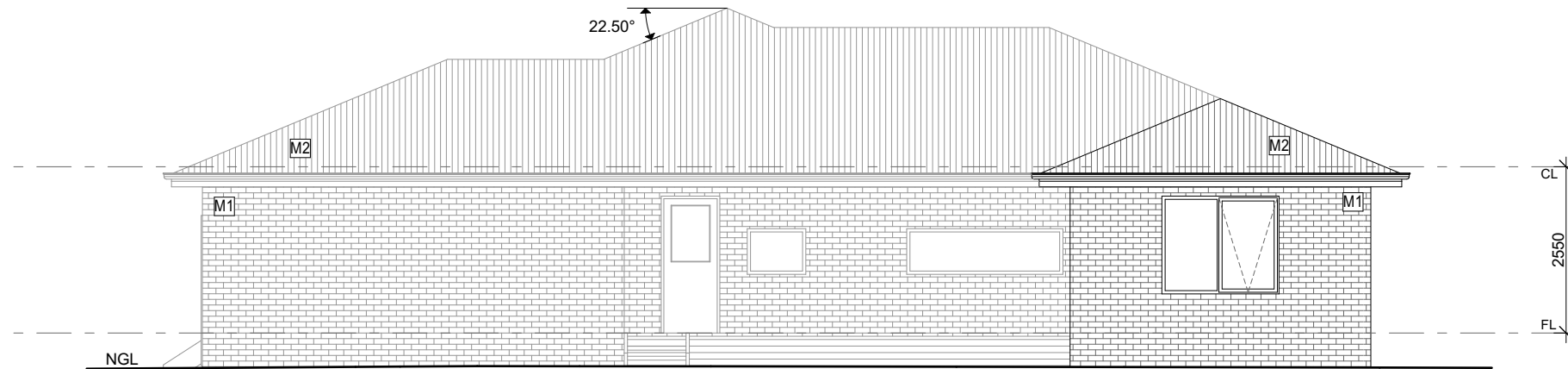
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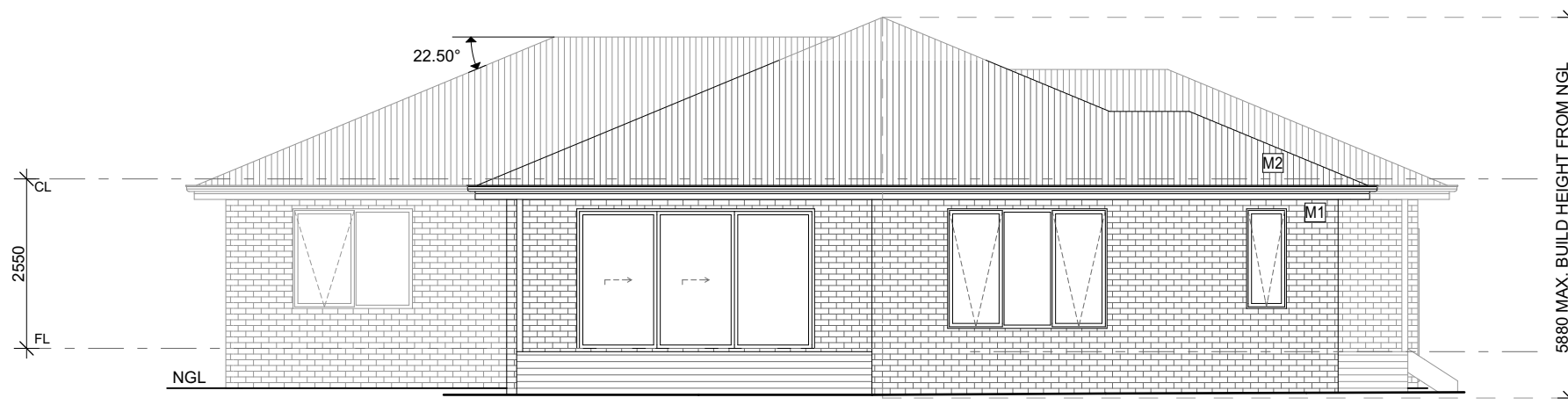
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M2	COLORBOND - SHALE GREY OR SIMILAR	METAL ROOFING
	COLOUR - SHALE GREY OR SIMILAR	GUTTERS, FASCIA AND FLASHINGS
	COLOUR - SHALE GREY OR SIMILAR	WINDOW FRAMES



NORTH EAST ELEVATION
1:100



SOUTH WEST ELEVATION
1:100

TOWN PLANNING

ISSUE:	REVISION:	AMENDMENT:	DATE:
PLANNING PERMIT A		ISSUED FOR PLANNING PERMIT	28.04.23
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PROJECT ADDRESS:
**398 B ROAD,
JARRAHMOND**

CLIENT:
A. TREWIN

JOB NUMBER:
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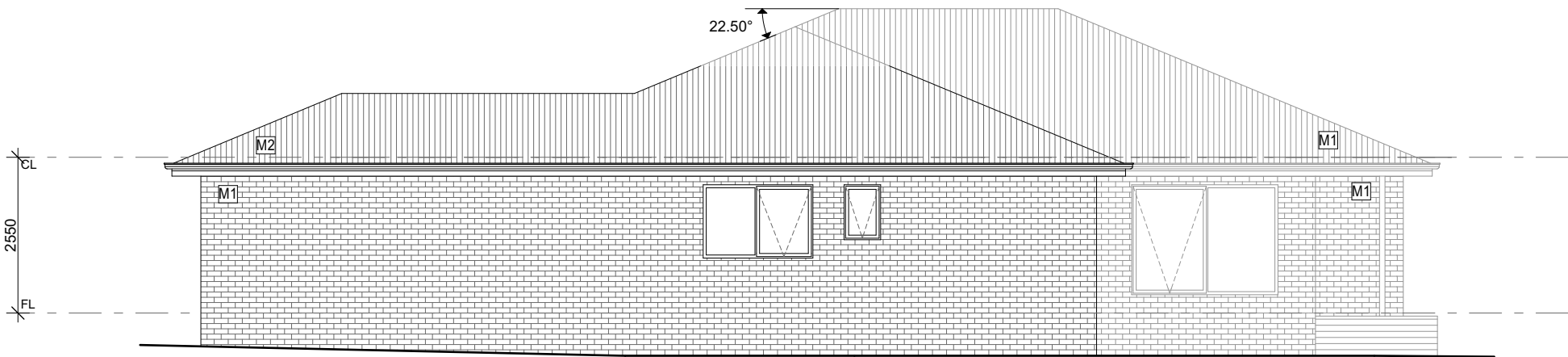
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	COLOUR - SHALE GREY OR SIMILAR	WINDOW FRAMES



SOUTH EAST ELEVATION
1:100



NORTH WEST ELEVATION
1:100

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