

Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	10 Clifton West Road WY YUNG 3875 Lot: 1 TP: 128404
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:	5.2024.150.1

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

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

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

An objection must

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

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

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

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

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958 Page 1 of 1

VOLUME 09386 FOLIO 470

Security no : 124114846890B
Produced 10/05/2024 10:58 AM

LAND DESCRIPTION

Lot 1 on Title Plan 128404Y.
PARENT TITLE Volume 06951 Folio 165
Created by instrument J024527 12/06/1980

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP128404Y 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: 10 CLIFTON WEST ROAD WY YUNG VIC 3875

ADMINISTRATIVE NOTICES

NIL

eCT Control 18601V BANKWEST
Effective from 17/04/2023

DOCUMENT END

ADVERTISED

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

TITLE PLAN		EDITION 1	TP 128404
Location of Land		Notations	
Parish:	WY-YUNG		
Township:			
Section:			
Crown Allotment:	58 (PT)		
Crown Portion:			
Last Plan Reference:			
Derived From:	VOL 9386 FOL 470		
Depth Limitation:	NIL		
		ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
 COMPILED: 11/09/2000
 VERIFIED: GB

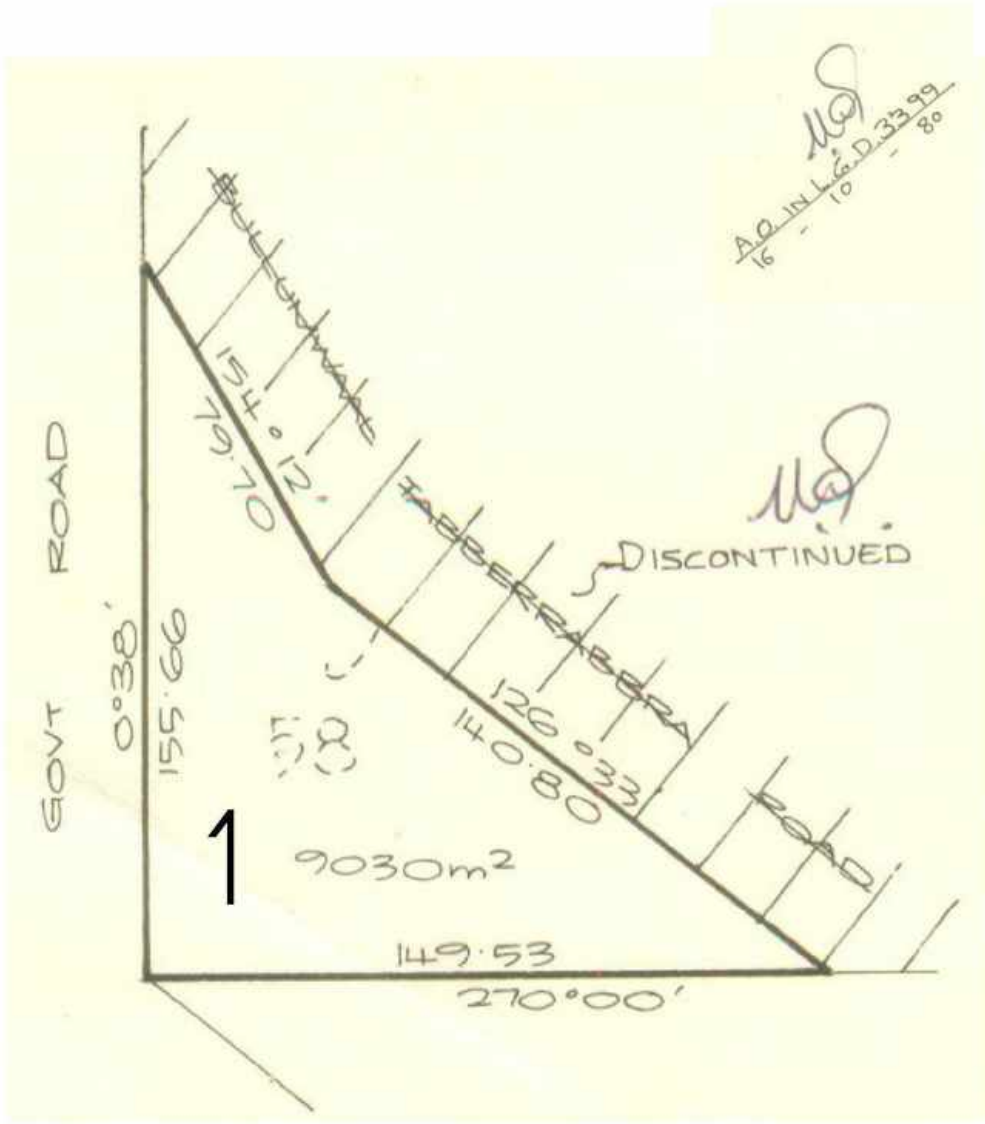


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CA 58 (PT)

LENGTHS ARE IN METRES
 Metres = 0.3048 x Feet
 Metres = 0.201168 x Links

Planning Report

Two Lot Subdivision
10 Clifton West Road, Wy Yung

Our reference – 20763

15 May 2024



FS 520900



Contents

1.	Introduction	3
2.	Subject Land & Surrounding Context	4
3.	The Application & Proposal	7
4.	Cultural Heritage	9
5.	Planning Policy	10
	5.1 Planning Policy Framework	10
	5.2 Municipal Planning Strategy	11
6.	Planning Elements	12
	6.1 Low Density Residential Zone	12
	6.2 Erosion Management Overlay	13
7.	Conclusion	15
8.	Attachments	
	Application Form	
	Proposed Subdivision Plan (Version 2)	
	Land Capability Assessment (Chris O'Brien & Company)	
	Geotechnical Risk Assessment (Chris O'Brien & Company)	
	Copy of Title (Lot 1 on TP128404)	

Note: Applicable Planning Application fee is \$1415.10

1. Introduction

This Planning Report is prepared in support of a proposed two lot subdivision at 10 Clifton West Road, Wy Yung. The Report addresses the provisions of the Low Density Residential Zone and Erosion Management Overlay as contained within the East Gippsland Planning Scheme.



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

2. Subject Land & Surrounding Context

Formally known as Lot 1 on TP128404 or more commonly known as 10 Clifton West Road, Wy Yung, the subject land is an irregular shaped land parcel of 9,031 square metres.

The subject land is developed by an existing single storey brick dwelling and a single storey brick outbuilding accessed via two separate vehicle crossovers from Clifton West Road, which is a sealed rural road.



Image of the subject land from Lanteris Road looking south

Located within a wedge of land bounded by Clifton West Road to the west and Lanteris Road to the east, the subject land is separated internally with paddock fencing and contains planted vegetation.



Image of the subject land looking north from Lanteris Road

The site is currently serviced with power, water and telecommunications. There is no reticulated sewer available and consequently wastewater disposal for the existing dwelling is dealt with via onsite means.



Water assets – Source: East Gippsland Water

North-east of the subject land is a significant subdivision currently under construction, and north-west is a land holding developed with a dwelling.

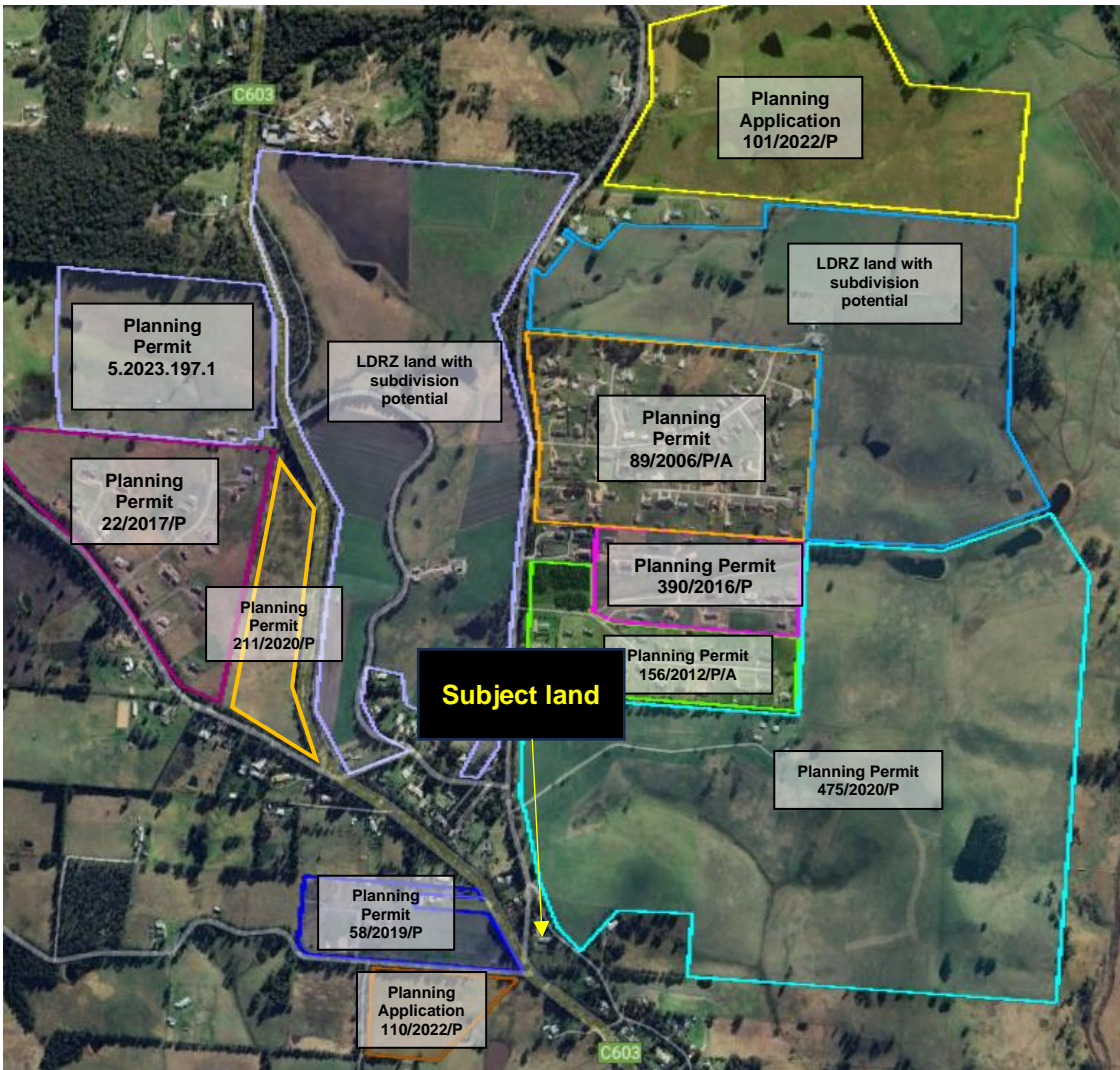
To the south is a property developed with a dwelling which is accessed from Lanteris Road, which is a recently sealed rural road.



Southern neighbouring property – 390 Bullumwaal Road, Wy Yung

West of the subject land is a vacant freehold property within a subdivision that has recently been completed., to the south-west is a subdivision which is nearing completion and further south-west is a larger land parcel developed with a dwelling.

The wider area is undergoing significant change with numerous approvals for subdivision approved and sites currently being developed for the purposes of low density living.



Aerial photograph showing recent development – Source: Google Earth (12/08/2022)

3. The Application & Proposal

The Application seeks approval for a two lot subdivision to create Lot 1 of approximately 5021m² in area which will contain the existing dwelling and vacant Lot 2 of approximately 4010m² in area for future residential development.



Proposed Subdivision Layout



Subject land looking west from Lanteris Road showing location of the proposed lot 2

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

The subdivision has also been designed to ensure that the vacant allotment (Lot 2) can cater for future residential development having regard for onsite wastewater disposal and setback requirements.

A Land Capability Assessment Report (LCAR) as prepared by *Chris O'Brien & Company Pty Ltd* has been provided to demonstrate the ability of the proposed subdivision to treat and retain wastewater onsite in the absence of reticulated sewer within the immediate precinct.

The existing access established from Clifton West Road will continue to service the dwelling on proposed Lot 1. It is proposed that Lot 2 will have new access created from Lanteris Road which can be positioned to avoid the need to remove vegetation. Access from Bullumwaal Road is not proposed.

The proposed subdivision has been carefully designed so as to retain all vegetation on the land with the exception of a planted tree to the south-east of the dwelling. The effluent disposal field is fully contained within Lot 1 and provides a setback of six metres from the effluent lines to the boundary of Lot 2.

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

Planning Scheme Clause No.	Description of what is Proposed
32.03-3 Low Density Residential Zone	Subdivision
44.01-5 Erosion Management Overlay	Subdivision

The land is contained within the Vegetation Protection Overlay 1 however, pursuant to Clause 42.02-3 the removal of planted vegetation is exempt from the need to obtain a permit.

The subject land is adjacent to a road in a Transport Zone 2 (Bullumwaal Road). In accordance with Clause 52.29-3 a permit is not required to subdivide land into two lots, provided no new access is required to the Transport Zone 2.

The application is not required to be referred pursuant to Section 55 of the *Planning and Environment Act 1987*.

4. Cultural Heritage

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

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

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



Cultural Heritage Sensitivity Mapping with cultural heritage sensitive areas shown in green (Source: VicPlan)

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

5. Planning Policy

5.1 Planning Policy Framework

The proposal responds positively to Clause 11.01-1S relating to *Settlement* which seeks to promote sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

The subdivision is located within an existing settlement and is capable of accommodating future residential development on Lot 2 as demonstrated by the accompanying Design Response Plan.

The Low Density Residential Zone precinct of Wy Yung is an extension of the Bairnsdale Township area, providing a choice of residential development other than traditional General Residential lots.

The proposed subdivision will facilitate a vacant lot within a developed precinct, making the highest and best use of the land, and in doing so supporting the sustainable growth of Bairnsdale as sought by Clause 11.01-1S *Settlement*.

The proposal has considered Clause 13.02-1S *Bushfire Planning* as whilst the site is not contained within the Bushfire Management Overlay the whole of the site is mapped as being Bushfire Prone.

The larger nature of the proposed allotments and the surrounding residential uses with appropriate separation from classifiable vegetation, ensure that there is ample opportunity to provide future development on Lot 2 consistent with *Australian Standard AS 3959*.

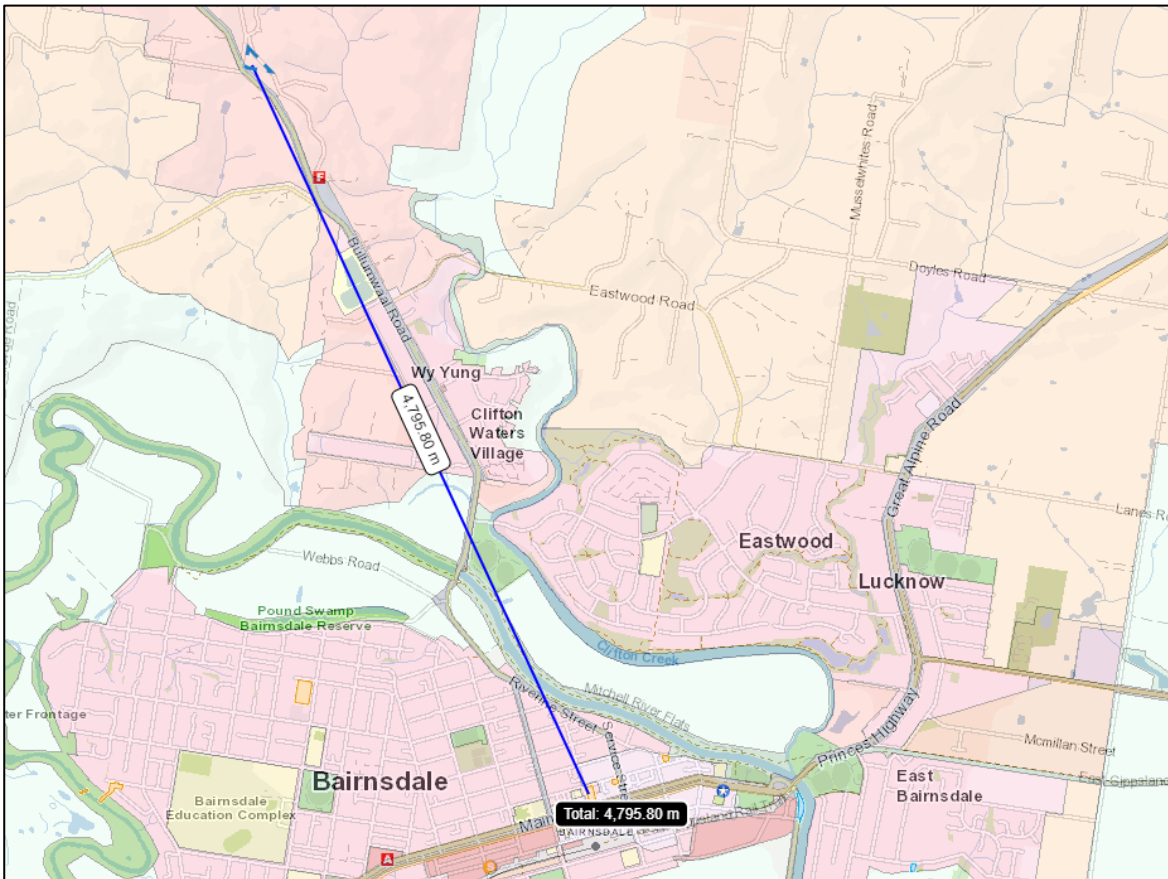
The objectives of Clause 13.04-2S relating to *Erosion & Landslip* seek to protect areas prone to erosion, landslip and other land degradation processes. The accompanying geotechnical risk assessment waiver document outlines that no erosion problems currently exist on the site and that they do not anticipate any increase to environmental risk as a result of the subdivision.

Provision of a vacant lot within a developed and developing Low Density Residential area assists to provide for housing supply consistent with Clause 16.01-1S *Housing Supply*.

It was determined to avoid access to Bullumwaal Road and thereby protect the Principal Road Network as sought within Clause 18.02-4S *Roads*. In designing the subdivision a decision was made to not seek access to Bullumwaal Road as alternative access from Lanteris Road is more practical and avoids disrupting the Principal Road Network.

5.2 Municipal Planning Strategy

While recognising that the subject land is not located within the Bairnsdale Framework Plan, the property is located within a Low Density Residential Growth Corridor and development within the precinct will achieve strategic directions of providing for a range of housing types and styles and reinforcing Bairnsdale as the main commercial, retail and service centre for East Gippsland.



Planning scheme zone mapping and locational plan (Source: VicPlan)

The locational plan demonstrates the close proximity of the subject land to Bairnsdale (approximately 4.8km) and highlights that the Low Density Residential Precinct forms a growth corridor for Bairnsdale.

Environmental risks identified for the subject land are bushfire and erosion. Clause 02.03-3 *Environmental risks and amenity* is addressed by the proposal allowing for a large Lot 2 in a surrounding residential precinct which can be developed to accord with *Australian Standard AS 3959*.

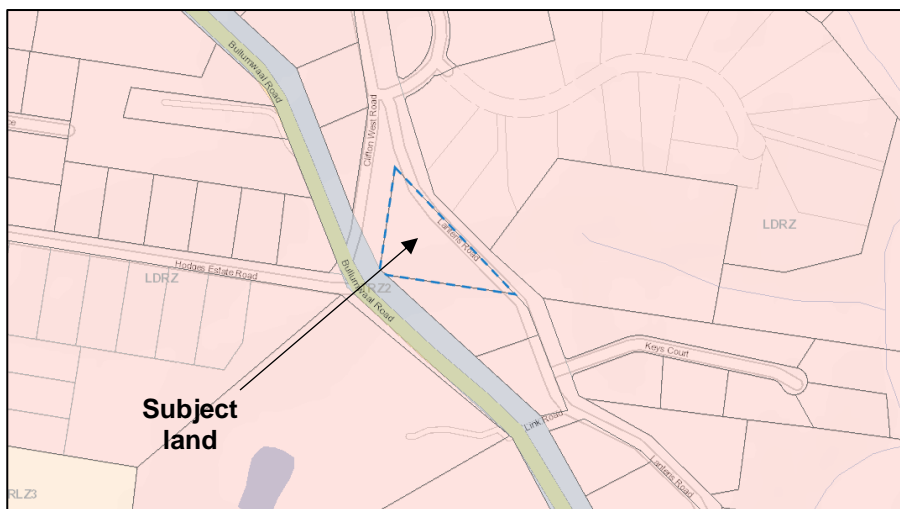
The application is supported with a geotechnical risk assessment waiver advising that there are no current erosion issues on the property, with no increase to environmental risk as a result of the subdivision.

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 scheme of subdivision has been designed in accordance with the zone requirements by providing allotments which are greater than 4000m² in area, given the absence of reticulated sewer within the area.



Planning scheme zone mapping (Source: VicPlan)

Application Requirements

The accompanying Land Capability Assessment Report confirms the site's ability to treat and retain wastewater on site associated with future residential development on Lot 2.

Accompanying the Application is a Design Response Plan which demonstrates the available area for future residential development on Lot 2. This Plan has been prepared having regard for the site constraints and characteristics.

Decision Guidelines

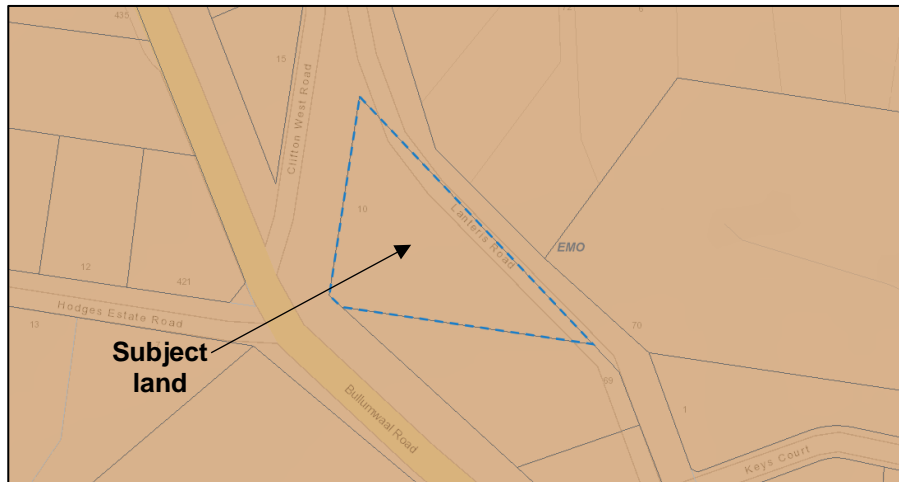
The proposed subdivision responds positively to the decision guidelines:

- Reticulated water is already provided within the wider precinct and will be connected to the proposed vacant allotment as part of the subdivision.
- Use of reused and recycled water options will be dependent upon residents of the land.

- The subdivision has been designed to ensure future wastewater will be sufficiently managed on site. The Design Response Plan demonstrates how vacant Lot 2 can easily achieve the requisite Land Application Area.
- The site will be drained to the satisfaction of the Responsible Authority.
- Utility services including electricity and telecommunications are available.
- Strong planning policy support is provided for an infill subdivision within an existing low density residential precinct.
- The landscaped character of the area has been maintained with the alignment of the subdivision boundary avoiding vegetation spare one planted tree.

6.2 Erosion Management Overlay

The whole of the subject land is contained within the Erosion Management Overlay which triggers planning approval at Clause 44.01-5 for the subdivision of land.



Planning scheme overlay mapping (Source: VicPlan)

Application Requirements

- The subject land forms part of a undulating landform with the existing dwelling sited on the more elevated section of the land within proximity to Clifton West Road.
- The site comprises good grass coverage and does not show any signs of erosion or landslip.
- Earthworks associated with the proposal will be limited to servicing, access and fencing of allotment boundaries.
- It is anticipated that Conditions on Permit will include the standard suite of requirements for land stability measures to be undertaken during construction.

The Schedule of the Overlay informs that a geotechnical risk assessment must accompany an application, unless a suitably qualified and experienced geotechnical practitioner demonstrates to the satisfaction of the responsible authority that a geotechnical risk assessment is not relevant to the assessment of an application. The responsible authority may reduce or waive the requirement as appropriate.

A request for a waiver from a full geotechnical risk assessment has been prepared by *Chris O'Brien and Company* which outlines that the erosion risk on the land and associated with the proposed subdivision is low.

7. Conclusion

The proposed two lot subdivision at 10 Clifton West Road, Wy Yung is considered to accord with all relevant provisions of the Low Density Residential Zone and Erosion Management Overlay of the East Gippsland Planning Scheme. The proposal is consistent with the Planning Policy Framework and Municipal Planning Strategy and has been designed to complement the adjoining properties.

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

Reference No: B24082

Project No: 190324

21/03/2024

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

Attn: Aaron Hollow

Email: aaron@crowthersadler.com.au

Dear Aaron,

**RE: GRA Waiver for Proposed 2 Lot Subdivision
10 Clifton West Road, Wy Yung**

Chris O'Brien & Company Pty Ltd have been engaged by Aaron Hollow of Crowther & Sadler Pty Ltd to determine whether or not a full Geotechnical risk assessment report is required for a proposed 2 lot subdivision at 10 Clifton West Road, Wy Yung Vic 3875. An erosion management overlay exists over the property.

The purpose of this letter is to determine if the works to be carried out on this site will be a risk to the surrounding environment and is to be used in the planning application process only. This letter is not a soil classification report and shall not be used for this purpose.

Information contained in this letter is from a visual inspection of the site and based on information supplied to Chris O'Brien & Company Pty Ltd on the work to be completed on the site.

The site was inspected by Andrew Powell on the 21st March 2024.

10 Clifton West Road is located on the north eastern corner of Bullumwaal & Clifton West Roads with Lanteris Road running along the north of the property. A dwelling and shed exist at the western end of the property with these too form part of lot 1 of the proposed subdivision. The allotment is well grassed with no signs of any erosion occurring with most of the significant vegetation on boundaries or in the road reserve. The allotment falls from north to south mainly will falls of up 1 in 15 observed on the site. Access to the allotment currently exists from Clifton West Road. Some services are available to the site from both Lanteris & Clifton West Road. Photos of our findings are attached to this report.

For the creation of the proposed subdivision a connection to all available services will need to be provided to both allotments with sewer to be via an on-site domestic wastewater treatment system with the existing dwelling already serviced by one. A driveway crossover to the proposed lot 2 from Lanteris Road will also need to be provided. Connection of the services and the crossover will require some trenching involving minor earthworks as well

Crowther & Sadler Pty Ltd

Proposed 2 Lot Subdivision at 10 Clifton West Road, Wy Yung

Project No: 190324

Page 2 of 7

as the placement and compaction of materials. During these works protection barriers such as silt fences must be placed on the downslope side of the works to protect all downslope assets from any silt run-off and these protection barriers are to remain in place until all works have been completed.

Storm water created from the proposed subdivision will need to be limited to flows not exceeding pre-development flows with stormwater from any proposed buildings directed to the legal point of discharge via on-site detention system such as a water tank. Outlets to any water tank must be provided with approved rock beaching. Provided this is done, no environmental risks are expected from this source.

We therefore suggest that a full geotechnical risk assessment report is not required for this development. As long as normal precautions are taken during any earthworks and proper treatment of storm water overflow is done, we anticipate no environmental risks on this site with the work to be undertaken.

Should you need to clarify anything, please contact the Andrew Powell on 0402384596

Yours faithfully,



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

Crowther & Sadler Pty Ltd

Proposed 2 Lot Subdivision at 10 Clifton West Road, Woy Woy

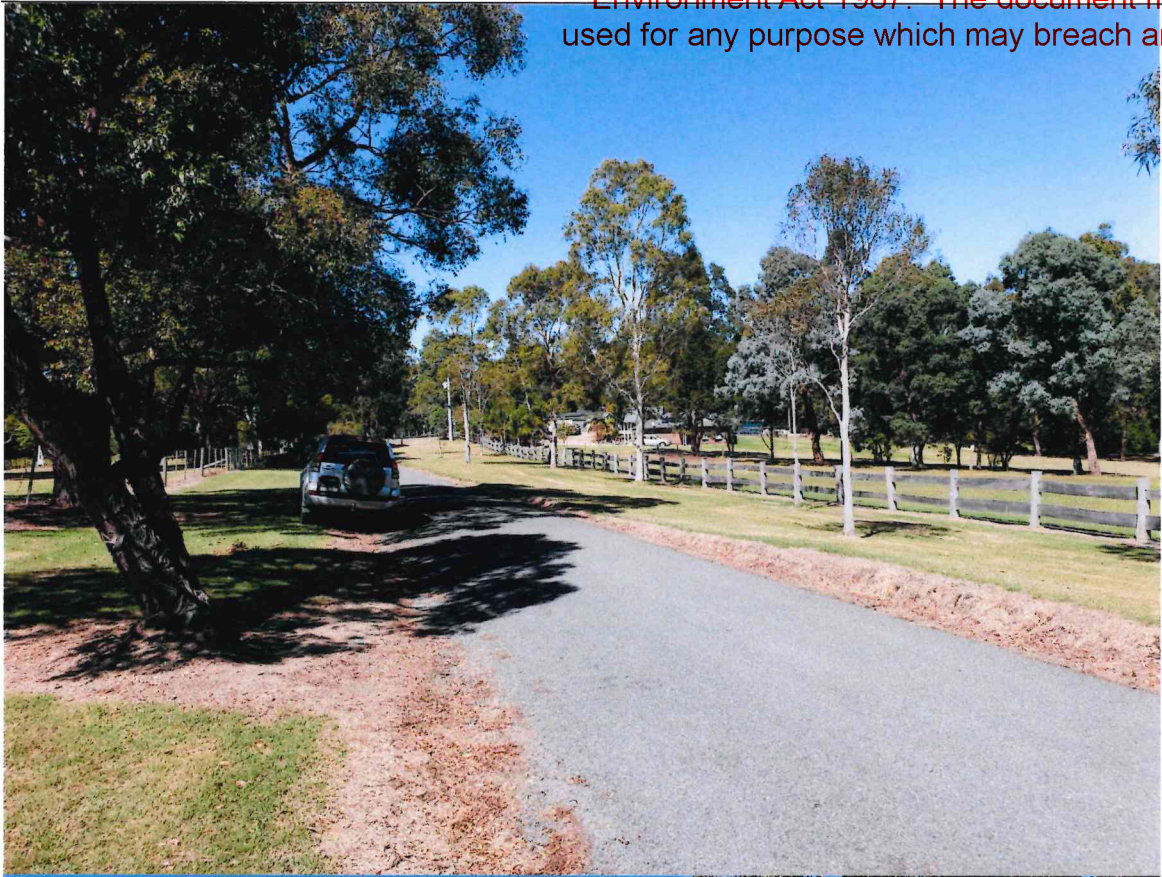
Project No: 190324

Page 3 of 17

Photos below shows Lanteris Road & Existing Access



This copied document is made available for the sole purpose of enabling its review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

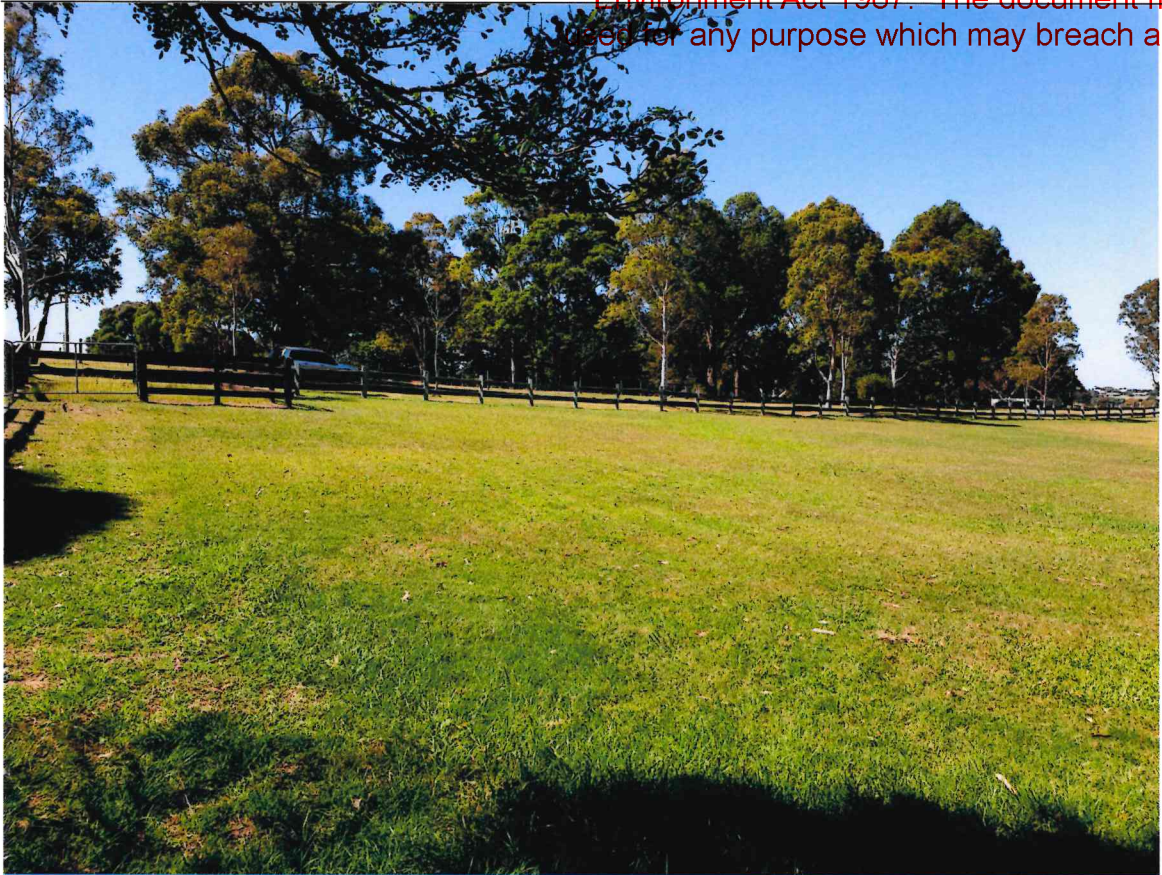


This copied document is made available for the sole purpose of enabling its content to be reviewed as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Photos below show general lot layout.



This copied document is made available for the sole purpose of enabling its public review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.





Reference No: B24083

Project No: 190324

21/03/2024

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

Email: aaron@crowthersadler.com.au

Dear Aaron,

**RE: PROPOSED 2 LOT SUBDIVISION – (ALLOW 4 BEDROOM DWELLING)
10 CLIFTON WEST ROAD, WY YUNG. VIC**

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

Further to our detailed inspection, at 1:30pm on 21st March, 2024, of the above site this is to certify that Andrew John Powell, on behalf of Chris O'Brien & Company Pty Ltd, has prepared this report to document our Land Capability Assessment (LCA) and soil percolation test data together with recommendations for a specific location within the above allotment for on-site containment of domestic effluent disposal.

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

An area, measuring approx. 10m (N-S direction) x 20m (E-W direction) and set about 6m north of the south boundary and about 6m east of the proposed western boundary has been allocated. The test site has an average slope of about 3% to the north and is 1% to the west. The buffer zones are clear of any ephemeral waters. The area allocated for disposal field will not cause any detriment to the environment nor stormwater run-off quality within the precinct where the allotment is located.

A soil investigation pit was hand excavated. The soil consists of a slightly damp grey & dark grey silty loam (ZL) topsoil containing coarse grass roots moderately dispersed, underlain by a slightly grey fawn brown fine sandy loam (FSL) at 180 – 350mm depth underlain slightly damp fawn brown sandy loam (SL) at 350 – 650mm depth at termination of the test pit. The field texture grade for this particular soil was identified, being bolus coherent but very sandy to touch, will form a ribbon, medium size sand grains are visible.

DISCUSSION

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

PHOTOGRAPHY

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

DAILY FLOW & SEPTIC TANK CAPACITY

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

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

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

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

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

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

Reference is made to the Australian Standard code AS/NZS 1547:2012 "On site Domestic-wastewater Management" Appendix L. Refer table L1, whereby the soil examined on site may be classified as a Soil Category 2: Sandy Loams (Massive), the Design Irrigation Rate (DIR) for primary treated effluent is approx. 15mm/day. Noteworthy is that the EPA "Guidelines for Environmental Management" – Code of Practice Onsite Wastewater Management: Appendix A – Table 9: Soil Categories and Recommended Maximum Design Loading/Irrigation Rates (DLR/DIR) for "Land Application Systems" makes direct reference to Table L1 in AS/NZS 1547:2012 and therefore the exact same DIR is recommended by the EPA.

LENGTH REQUIRED FOR STANDARD ABSORPTION TRENCH SYSTEM

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

RESERVE AREA NOT REQUIRED

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

PREPARATION OF THE SITE PRIOR TO COMMENCEMENT

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

SUMMARY & CONDITIONS

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

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

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

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

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

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

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

CONCLUSION

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

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

Yours faithfully,



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

LAND CAPABILITY ASSESSMENT AND SOIL PERCOLATION TESTING

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

General Characteristics

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

Soil profile characteristics

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

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

INSTALLATION CONDITIONS

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

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

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

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

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

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

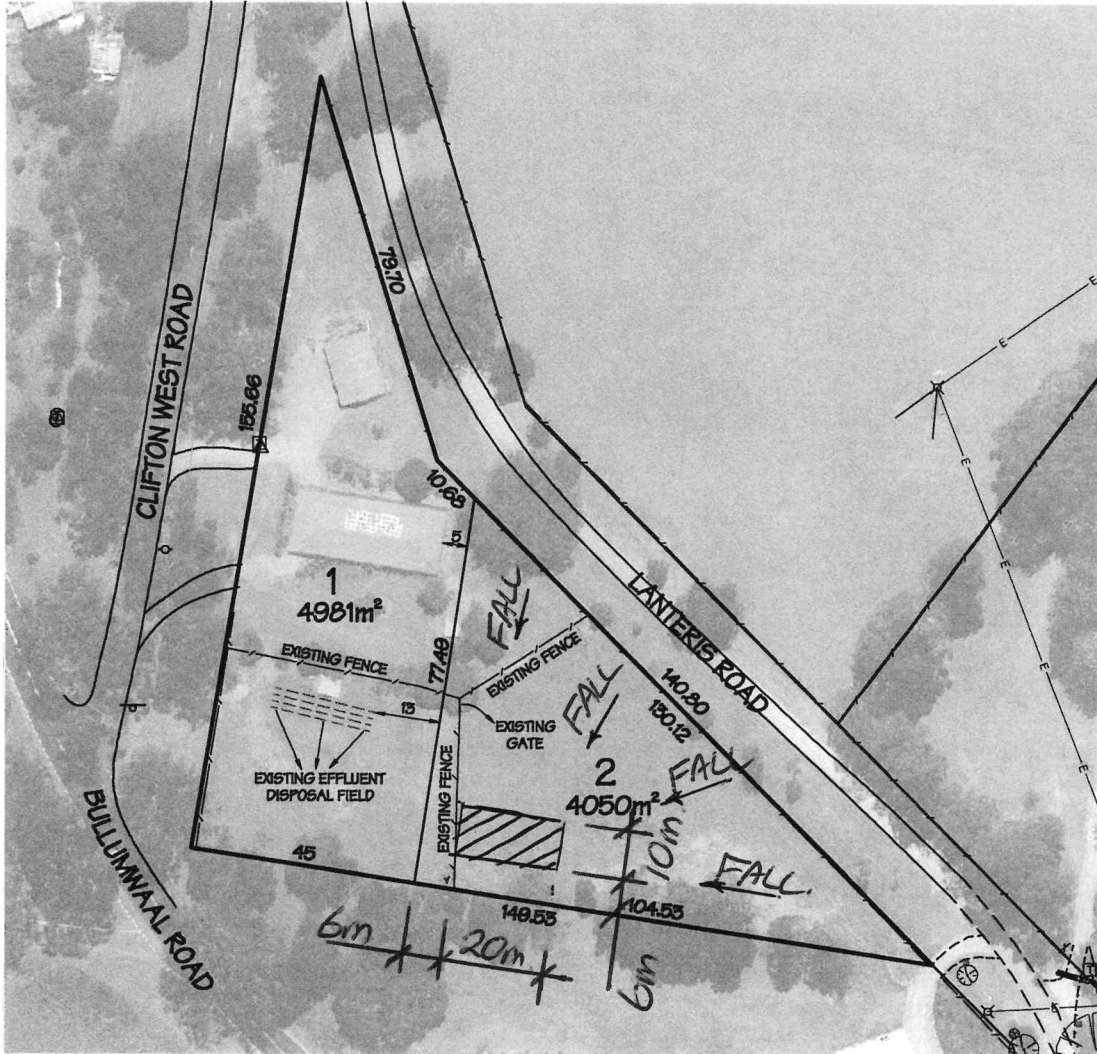
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

PROPOSED SUBDIVISION

PARISH OF WY YUNG
CROWN ALLOTMENT 58 (PART)

LOT 1 ON TP128404Y

MGA2020 ZONE 55



AMANDA & DAVID HEATON-HARRIS
10 CLIFTON WEST ROAD, WY YUNG

Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
182 MACLEOD STREET, BAIRNSDALE, VIC., 3875
P. (03) 5182 8011 E. contact@crowthersadler.com.au

FILENAME: Y:\20000-20999\20700-20799\20763 Heaton-Harris\20763 Prop V2.pro

NOTATIONS

AREAS ARE APPROXIMATE ONLY
DIMENSIONS ARE SUBJECT TO SURVEY

SCALE (SHEET SIZE A3)

1 : 1000

SURVEYORS REF.

20763

VERSION 2 - DRAWN 13/03/2024



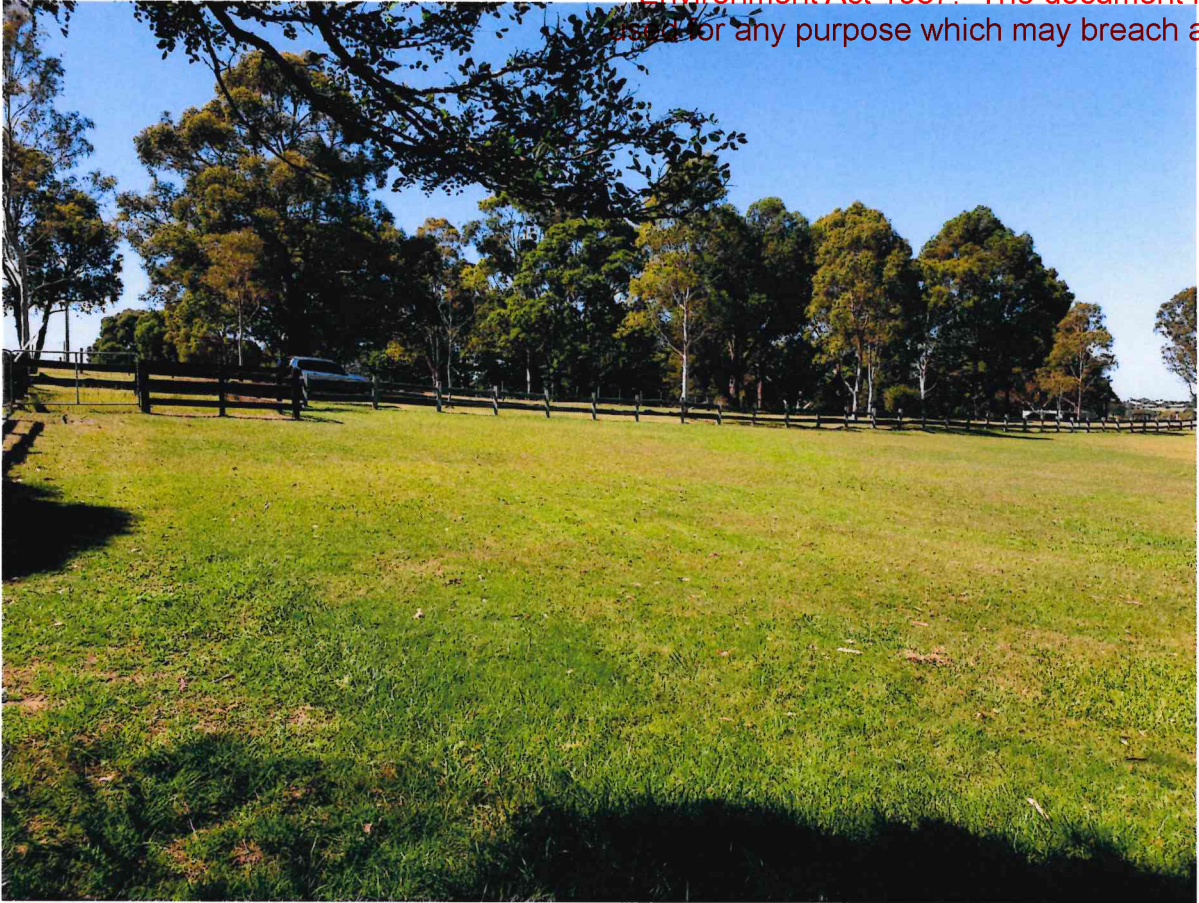
ADVERTISED

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



ADVERTISED

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



ADVERTISED

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



ADVERTISED

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.





ADVERTISED

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



PROPOSED SUBDIVISION

PARISH OF WY YUNG
CROWN ALLOTMENT 58 (PART)

LOT 1 ON TP128404Y

ADVERTISED

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

MGA2020 ZONE 55



AMANDA & DAVID HEATON-HARRIS
10 CLIFTON WEST ROAD, WY YUNG

Crowther & Sadler Pty. Ltd.

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

NOTATIONS

AREAS ARE APPROXIMATE ONLY
DIMENSIONS ARE SUBJECT TO SURVEY

SCALE (SHEET SIZE A3)

1 : 1000

SURVEYORS REF.

20763

VERSION 2 - DRAWN 13/03/2024