

Form 2

## NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	51 Landsman Drive NICHOLSON 3882 Lot: 20 PS: 329149
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:	5.2024.179.1

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.

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



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**REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958** Page 1 of 3

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VOLUME 10154 FOLIO 688

Security no : 124115336456Q  
Produced 28/05/2024 11:55 AM

**LAND DESCRIPTION**

Lot 20 on Plan of Subdivision 329149F.  
PARENT TITLE Volume 10128 Folio 719  
Created by instrument PS329149F 07/02/1994

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor

**ENCUMBRANCES, CAVEATS AND NOTICES**

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

**DIAGRAM LOCATION**

SEE PS329149F 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: 51 LANDSMAN DRIVE NICHOLSON VIC 3882

DOCUMENT END

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<b>PLAN OF SUBDIVISION</b>	STAGE No. /	LTO USE ONLY <b>EDITION 1</b>	PLAN NUMBER <b>PS 329149F</b>
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**LOCATION OF LAND**

**PARISH:** SARSFIELD

**TOWNSHIP:** —

**SECTION:** 2

**CROWN ALLOTMENT:** 5 (PART)

**CROWN PORTION:** —

**LTO BASE RECORD:** PARISH (3476)

**TITLE REFERENCES:**  
VOL. 10128 FOL. 719

**LAST PLAN REFERENCE/S:** PS 329000 S LOT 3

**POSTAL ADDRESS:** OLIVERS ROAD,  
(At time of subdivision) NICHOLSON 3882

**AMG Co-ordinates** E 564 200 ZONE: 55  
(of approx centre of land in plan) N 5815 400

**COUNCIL CERTIFICATION AND ENDORSEMENT**

COUNCIL NAME: SHIRE OF BAIRNSDALE REF: 77-92-0143

- This plan is certified under Section 6 of the Subdivision Act 1988.
- ~~This plan is certified under Section 11(7) of the Subdivision Act 1988.  
Date of original certification under Section 6: / /~~
- ~~This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.~~

**OPEN SPACE**

(i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has ~~not~~ been made.

(ii) ~~The requirement has been satisfied.~~

(iii) The requirement is to be satisfied in Stage .....

Council Delegate  
Council Seal  
Date 27 / 8 / 93

Re-certified under Section 11(7) of the Subdivision Act 1988.  
Council Delegate  
Council Seal  
Date / /

**VESTING OF ROADS AND/OR RESERVES**

IDENTIFIER	COUNCIL/BODY/PERSON
RI ROAD	SHIRE OF BAIRNSDALE

**NOTATIONS**

STAGING This is/is not a staged subdivision.  
Planning permit No. 77-92-0143

DEPTH LIMITATION DOES NOT APPLY

SURVEY THIS PLAN IS/IS NOT BASED ON SURVEY  
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s)  
IN PROCLAIMED SURVEY AREA No.

**EASEMENT INFORMATION**

LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
RI	WAY, DRAINAGE, SEWERAGE, WATER, ELECTRICITY, DATA TRANSMISSION & TELEPHONE	SEE DIAG.	THIS PLAN	LOTS IN THIS PLAN
E-1, E-3	TRANSMISSION OF ELECTRICITY	18	SECTION 103B S.E.C. ACT 1958 & SECTION 49 LAND COMPENSATION ACT 1958 VIDE M880916T	S.E.C.V.
E-2, E-3 E-5	DRAINAGE	SEE DIAG.	THIS PLAN	LAND IN THIS PLAN & SHIRE OF BAIRNSDALE
E-4, E-5	POWER LINE	SEE DIAG.	SECTION 103B SEC ACT 1958 (THIS PLAN)	S.E.C.V.

**LTO USE ONLY**

STATEMENT OF COMPLIANCE/  
EXEMPTION STATEMENT

RECEIVED

DATE 3 / 2 / 94

**LTO USE ONLY**

PLAN REGISTERED  
TIME  
DATE 7 / 2 / 94

*J. Swagami*  
Assistant Registrar of Titles

SHEET 1 OF 4 SHEETS

**CROWTHER & SADLER PTY. LTD.**  
*Licensed Surveyors and Town Planners*  
152 Macleod Street, P.O. Box 722,  
BAIRNSDALE, 3875. Phone (051) 52 5011

LICENSED SURVEYOR (PRINT) JON MARK BRODZIK

SIGNATURE ..... DATE / /

REF 7258 VERSION

DATE / /

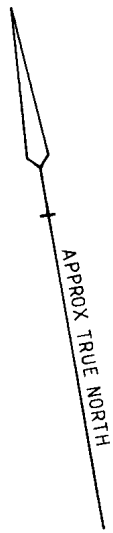
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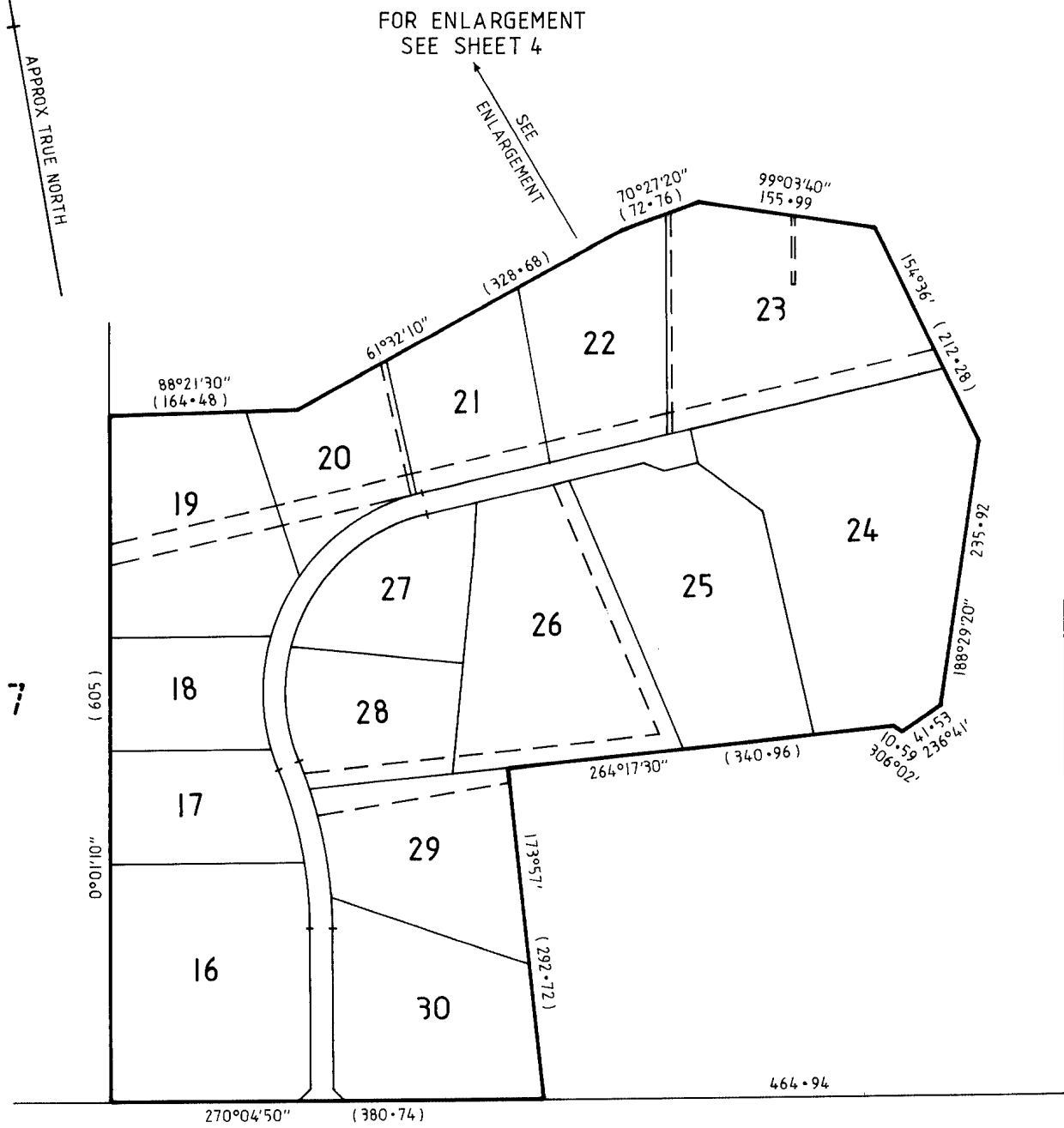
PLAN OF SUBDIVISION PS 329149 F

STAGE No. PLAN NUMBER



FOR ENLARGEMENT SEE SHEET 4

SEE ENLARGEMENT



NICHOLSON - SARSFIELD ROAD

OLIVERS ROAD

SEE ENLARGEMENT

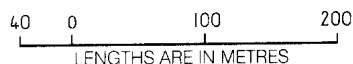
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SHEET 2 OF 4 SHEETS

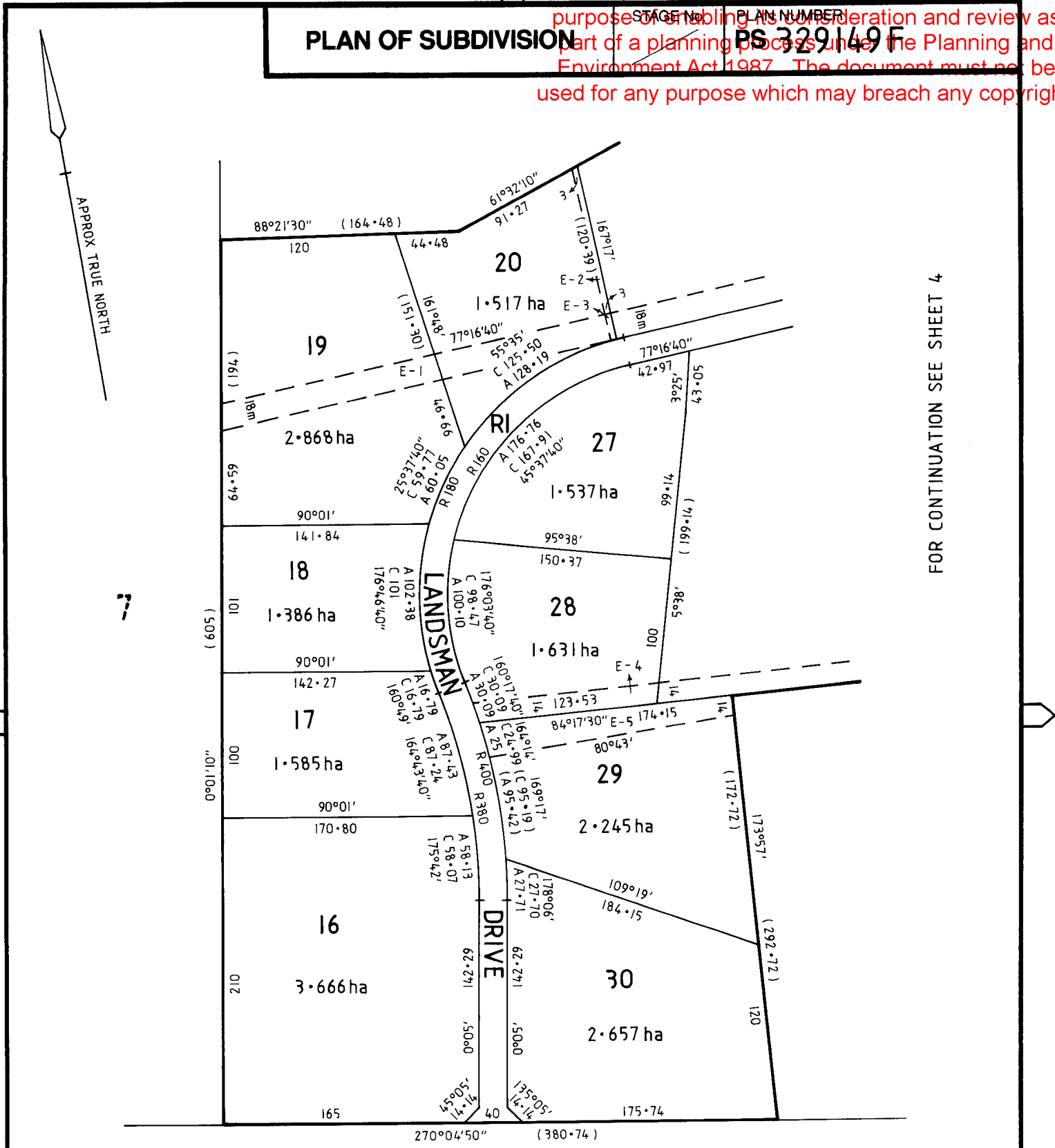
DATE / /  
COUNCIL OF REGISTRATION

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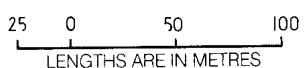
# PLAN OF SUBDIVISION

## PS 329149 F



FOR CONTINUATION SEE SHEET 4

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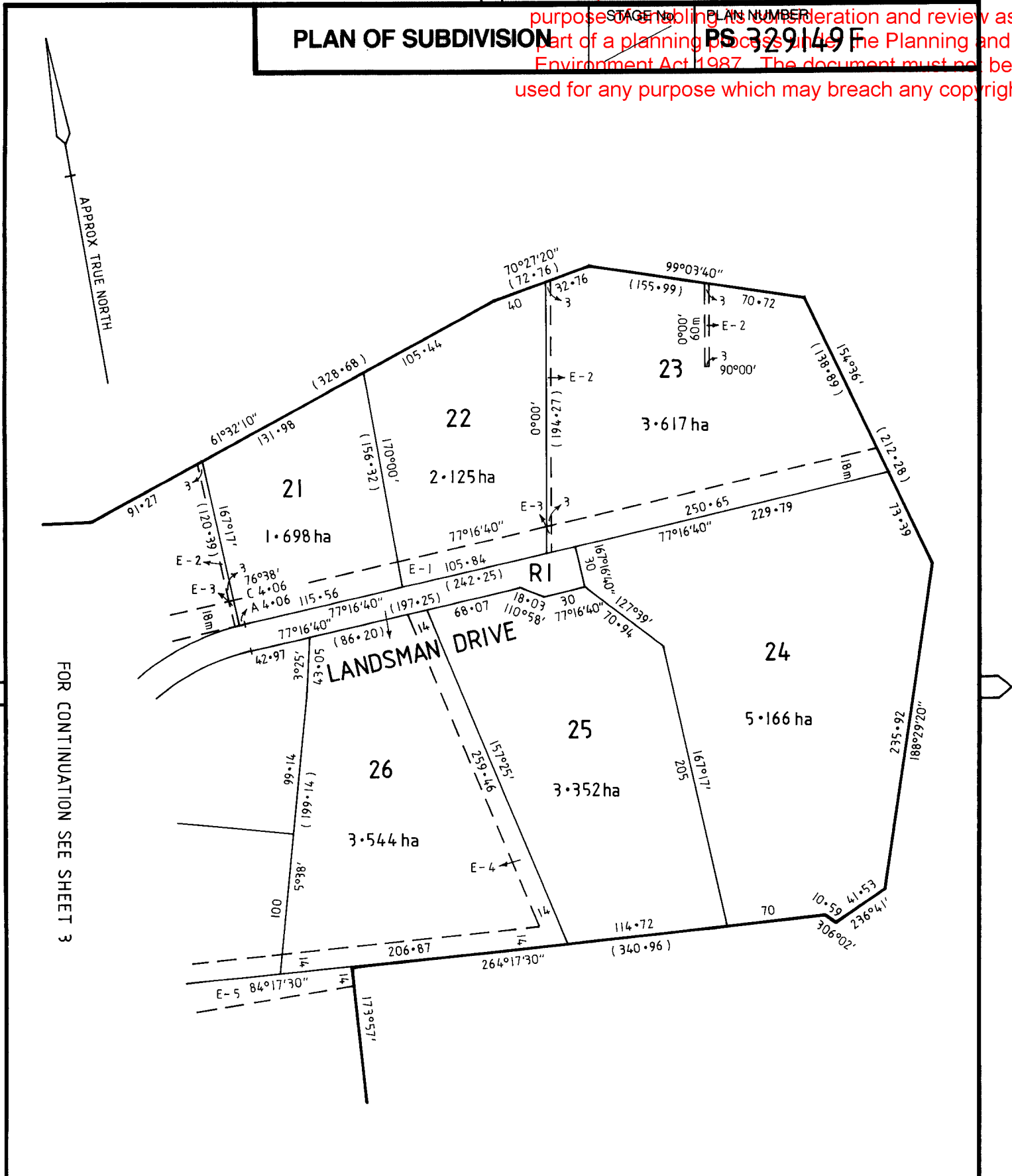
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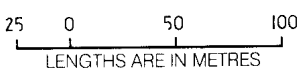
# PLAN OF SUBDIVISION

## PS 329149 F



FOR CONTINUATION SEE SHEET 3

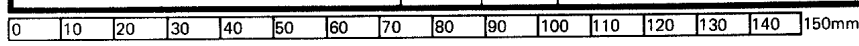
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SHEET 4 OF 4 SHEETS  
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 COUNCIL DELEGATE SIGNATURE



## Planning Report

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Two Lot Subdivision  
51 Landsman Drive, Nicholson

Our reference – 20853

May 2024



FS 520900



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	Application Form via online portal	
	Proposed Subdivision Plan (Version 5)	
	Design Response Plan (Version 1)	
	Land Capability Assessment Report – Chris O’Brien & Company Pty Ltd	
	GRA Waiver Request - Chris O’Brien & Company Pty Ltd (24/05/24)	
	Copy of Title (Lot 20 on PS329149F)	

*Note: Applicable Planning Application fee is \$1,415.10 (Class 17)*

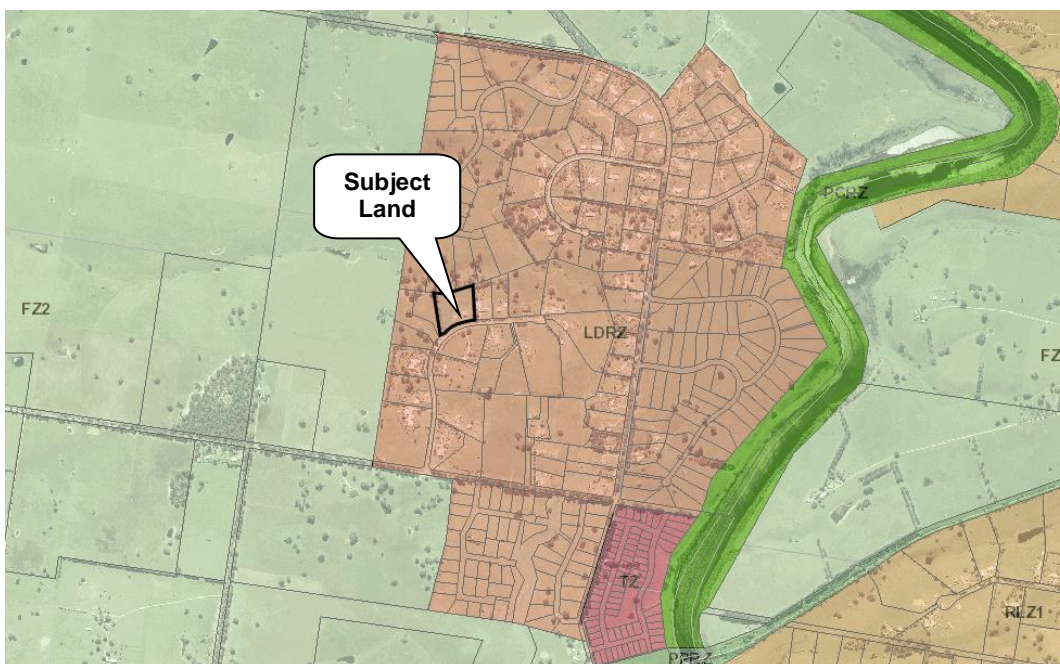


### 1. Introduction

This Planning Report is prepared in support of proposed two lot subdivision at 51 Landsman Drive, Nicholson. The Report addresses the provisions of the Low density Residential Zone and Erosion Management Overlay as contained within the *East Gippsland Planning Scheme*.



Aerial view of subject land and surrounding precinct – Source: VicPlan



Zone mapping and aerial of subejct land and surrounding precinct - Source: VicPlan

## 2. Subject Land & Surrounding Context

The subject land is formally described as Lot 20 on PS329149F and is 1.52ha in area. It is more commonly known as 51 Landsman Drive, Nicholson and is situated in an existing low density residential precinct.



*Looking across the site towards the southern site boundary*

The property is located on the north side of Landsman Drive with a frontage of 128m to the road. Landsman Drive is a good quality sealed bitumen road provided with grass swale drainage. Existing access is established from Landsman Drive which services an existing dwelling and associated outbuilding established on the land.



*View north towards existing access from Landsman Drive*

Most of the land is cleared however vegetation has been planted along the property boundaries for aesthetic and privacy purposes, which is a common theme within the precinct.



*View west towards planted vegetation along the western site boundary*

Some native vegetation is also starting to regenerate on the northwestern portion of the property and an existing dam provides a secondary water supply to the land.



*Looking in a north easterly direction over the site towards existing dam*

Whilst reticulated water is established on the northern side of Landsman Drive which services the land, there is no reticulated sewer provided as the site is located outside of the sewer district.

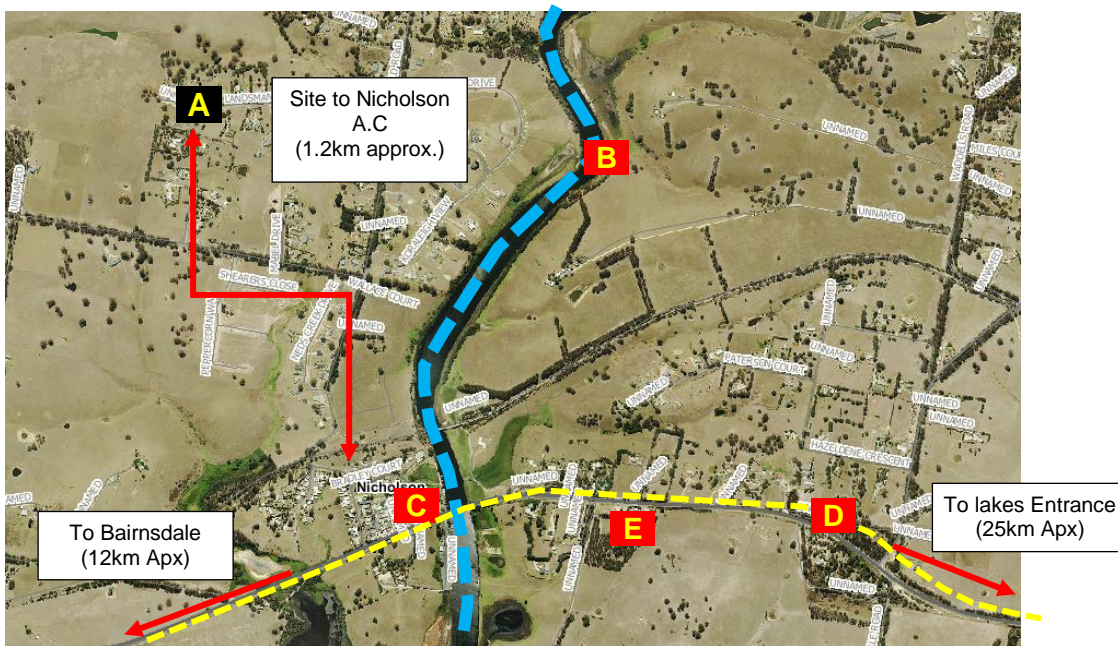
Wastewater associated with the existing dwelling is dealt with via onsite means with effluent lines established on the northern side of internal fencing behind the existing shed.



Overhead power also dissects the front southern portion of the site in an east west direction which provides power to the subject land and allotments within the precinct. An 18.0m wide powerline easement accommodates the overhead power supply and a 3.0m wide easement is established along the eastern boundary for drainage purposes.

The subject land and surrounding properties are contained within the Low Density Residential Zone and Erosion Management Overlay of the *East Gippsland Planning Scheme*.

The subject land is situated within an established residential precinct which is located north of Nicholson’s commercial centre. Nicholson provides some basic goods and services such as shop, post office, hotel and Primary School to accommodate the basic needs of the local community. Nicholson also benefits from being relatively close to the township area of Bairnsdale which provides a higher level of services.



Aerial image of the precinct and location of nearby services/facilities (Source: GeoVic)

- A: Subject land
- B: Nicholson River (dashed blue line)
- C: Nicholson Activity Centre
- D: Princes Highway (dashed yellow line)
- E: Nicholson Primary School

Allotment size and configuration within Landsman Drive is varied with allotments ranging from 8,238m<sup>2</sup> in area to 3.77ha in area. This variation in size is in response to landform and Land Application Area requirements for wastewater disposal.



*View north towards neighbouring property to the east known as #61A*

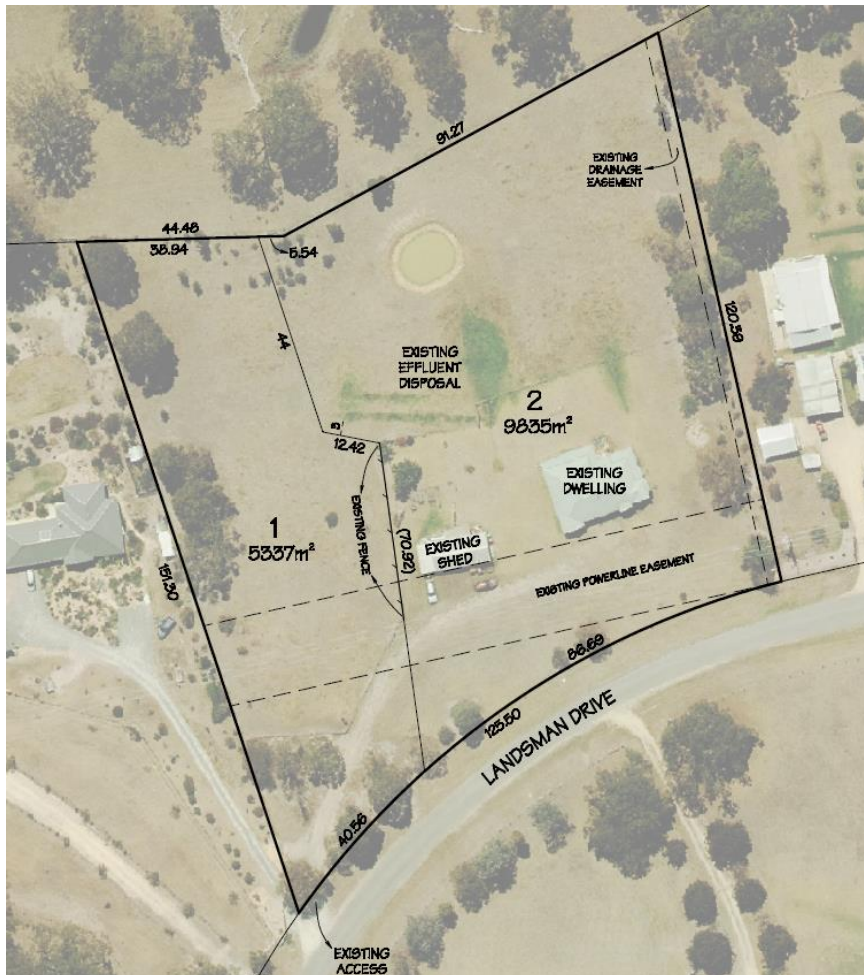


*View south towards property opposite the subject land known as #46*

Land adjoining the property immediately to the north of the site is also contained within the Low Density Residential Zone and has recently been subdivided for rural residential purposes (Planning Permit 169/2019/P/B).

### 3. The Application & Proposal

The Application seeks approval for a two lot subdivision to create Lot 1 of approximately 5337m<sup>2</sup> in area being a vacant allotment for future residential development and Lot 2 of approximately 9835m<sup>2</sup> in area which will contain the existing dwelling and associated outbuilding.



Extract from Proposed Subdivision Plan (Version 5)

Proposed Lot 1 will make use of the established access provisions from the southwestern corner of the site whilst the existing dwelling on Lot 2 will be accessed via a new vehicle crossing on the eastern side of the property frontage.

The allotments have each been designed to be greater than 4000m<sup>2</sup> 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.

Accompanying the Application is a Land Capability Assessment Report prepared by *Chris O'Brien & Company Pty Ltd* which has been provided to confirm the site's ability to treat and retain wastewater on site associated with residential occupation of the land.

The Land Capability Assessment Report summarises that the site is suitable for on-site wastewater disposal using a standard absorption trench bed system with a Land Application Area of 375m<sup>2</sup> in area to accommodate a four-bedroom dwelling.

The accompanying Design Response Plan (Version 1) has been provided to demonstrate the area available for future residential development having regard for the site constraints and need for land application area for wastewater disposal.

The proposed boundary has been nominated 3.0 metres from the end of the existing effluent disposal lines ensuring the existing onsite wastewater system will not be compromised by the proposal.

The proposed boundary dissects the native vegetation on the northwestern portion of the boundary which is regeneration less than 10 years old. Due to its limited age, this vegetation meets the regrowth exemption at Clause 52.17-7 and avoids any consequential losses for establishment of fence lines.



*Historic aerial photograph Sept 2014 – Source: Google Earth*

The conceptual Building Envelope shown on the Design Response Plan demonstrates that there is sufficient area available within proposed Lot 1 to accommodate future development which is adequately setback from the existing overhead powerline and existing site vegetation.

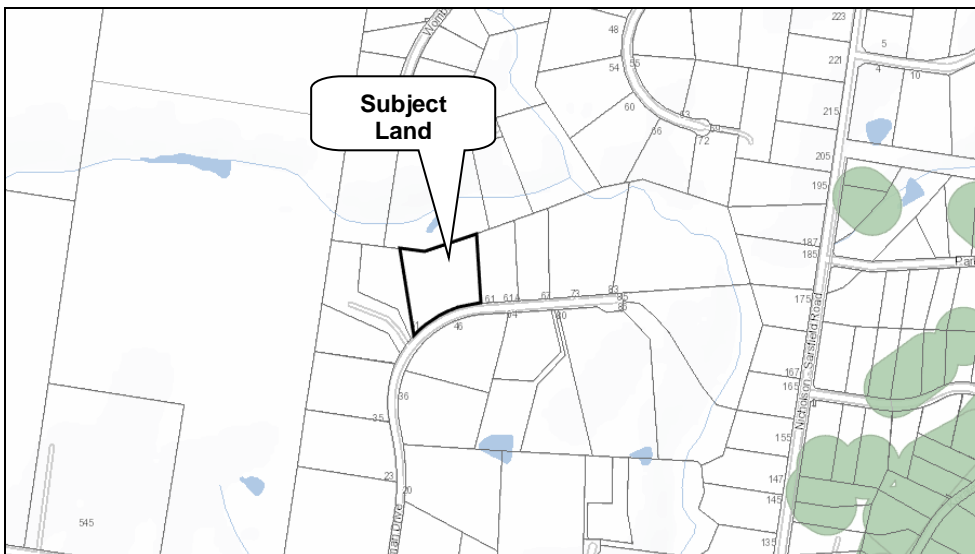
It is anticipated that the mandatory Conditions prescribed at Clause 66.01-1 relating to telecommunications and standard condition regarding the provision of services will be imposed on Permit.

Planning Scheme Clause No.	Description of what is Proposed
32.03-3 <sub>LDRZ</sub>	Subdivision
44.01-5 <sub>EMO</sub>	Subdivision

#### 4. Cultural Heritage

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

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



Cultural Heritage Sensitivity Mapping – Source: VicPlan

The subject land is not recognised as being in an area of cultural heritage sensitivity and the proposed activity, two lot subdivision is not identified as being a high impact activity (Reg 49). There is therefore no mandatory requirement to provide a CHMP in support of the application.



## 5. Planning Policy

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

### 5.1 Municipal Planning Strategy

Clause 02.03-1 *Settlement and housing – Coastal settlements* recognises Nicholson as being a Rural Settlement with the Twin Rivers Region, which includes the township areas of Nicholson, Johnsonville and Swan Reach. Council's strategies and directions seek to preserve the separation between these township areas.

Clause 02.03-2 *Environmental & Landscape Values* identifies that Council's strategic vision is to protect the Nicholson River which is located within proximity to the subject land. The proposal upholds this vision by ensuring the ability of the subdivision to accommodate onsite wastewater appropriately.

The relevant strategic directions at Clause 02.03-3 *Environmental risks and amenity* seeks to minimise land degradation and tree decline in rural areas and also encourages use of geotechnical risk assessments in evaluating proposals for use and development in erosion risk areas.

A Geotechnical Risk Assessment has been provided in support of the Application which confirms the site's ability to accommodate the proposal having regard to the erosion risk.

### 5.2 Planning Policy Framework

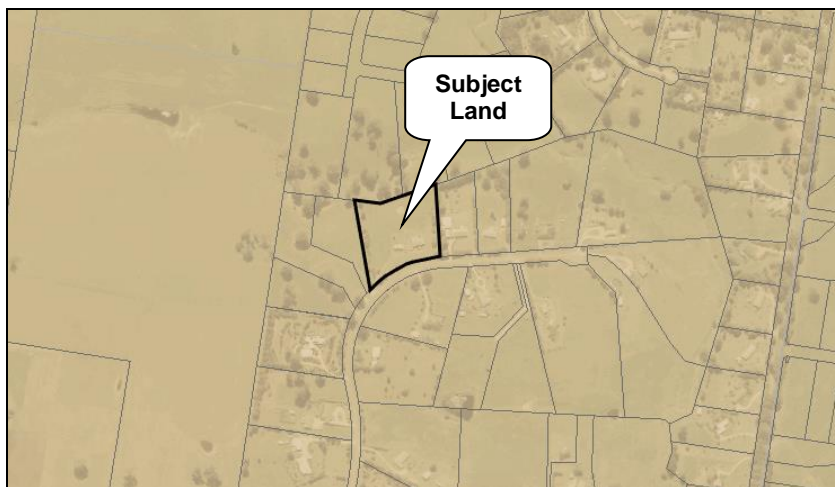
The proposal responds positively to Clause 11.01-1S relating to *Settlement* which seeks to promote sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

The subdivision is located within an existing residential precinct and is capable of accommodating future residential development on Lot 1 as demonstrated by the accompanying Design Response Plan.

The proposal responds well to Clause 12.01-2S *Native vegetation* as it has been designed to ensure the three-step approach of avoid, minimise and offset has been implemented. The subdivision layout avoids any direct or consequential losses of vegetation by proposing allotments >4000m<sup>2</sup> in area and by nominating the common boundary no less than 2m from existing trees established on the southern boundary.

Whilst there is a mapped water course located on the adjoining property approximately 44.0 metres to the north of the subject land, it is adequately offset from the site and future development (>30.0 metres). It is also acknowledged that the watercourse benefits from a Waterway Management Plan invoked under Planning Permit 169/2019/P/B which ensures the ongoing protection of the waterway system consistent with Clause 12.03-1S *River Corridors, Waterways, Lakes and Wetlands*.

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 in a declared Bushfire Prone Area.



*Bushfire Prone Mapping – Source: VicPlan*

The larger nature of the proposed allotments, surrounding residential uses and grassland areas on mildly sloping land ensure that there is ample opportunity to provide future development on Lot 1 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 documentation prepared by *Chris O'Brien & Company Pty Ltd* seeks a waiver from a full Geotechnical Risk Assessment as there are no existing erosion concerns.

To recognise, support and protect neighbourhood character, cultural identity, and sense of place is the objective of Clause 15.01-5S *Neighbourhood Character*. The proposed subdivision respects the prevailing character of the area by limiting the proposal to a two lot subdivision despite it having the capacity to accommodate a higher allotment yield under the zone provisions.

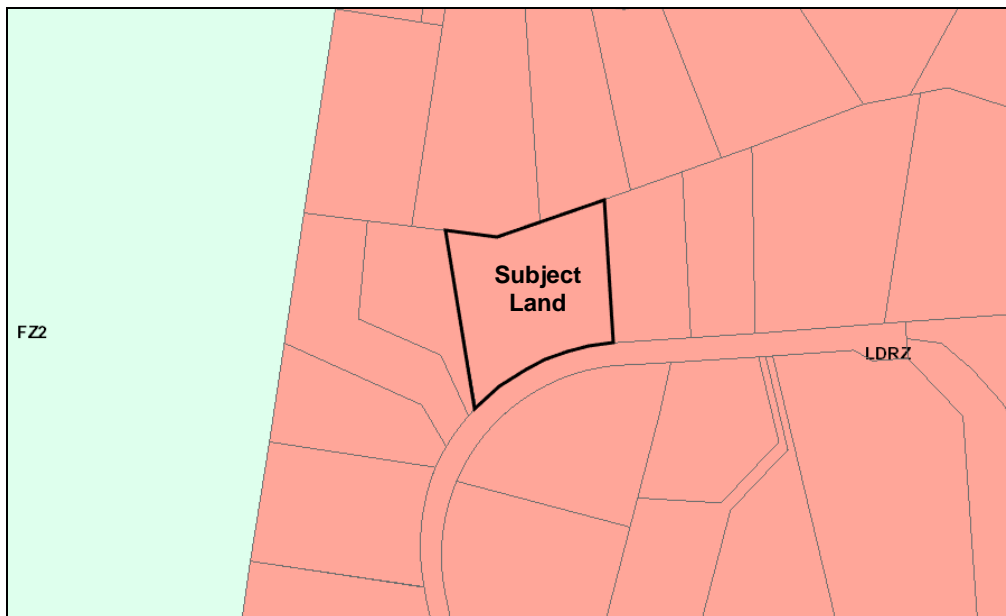
Provision of a vacant lot within a developed Low Density Residential area assists to provide for housing supply consistent with Clause 16.01-1S *Housing Supply*.

## 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 land. The subdivision layout has been designed in accordance with the zone requirements by providing allotments which are greater than 4000m<sup>2</sup> in area given the absence of reticulated sewer within the area.



Zone Mapping – Source: VicPlan

#### Application Requirements

As there is no reticulated sewer available within the precinct 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 1.

The accompanying Design Response Plan has been provided to demonstrate the available area for future residential development on Lot 1 having regard for the site constraints and characteristics.

The generous area of Lot 1 ensures more than sufficient land is available to accommodate future development which avoids the existing powerline easement, is setback from existing site vegetation and can accommodate a 375m<sup>2</sup> LAA for onsite wastewater disposal.

### Decision Guidelines

Whilst under the provisions of the Low Density Residential Zone the land has ability to accommodate a greater lot yield, the proposal has been restricted to a two lot subdivision.

The subdivision has been designed having regard for the site conditions and can be incorporated into the existing allotment pattern:

- The allotment pattern within Landsman Drive is sympathetic to the landform and the presence of Nicholson River to the east providing for a range in allotment size from 8,238m<sup>2</sup> in area to 3.77ha in area.
- The initial subdivision that created Landsman Drive was undertaken under the controls of the *Bairnsdale Planning Scheme* prior to amalgamation which allowed for the creation of allotments on a density basis.
- A number of re-subdivisions have occurred within Landsman Drive which have been sympathetic to landform, vegetation and the need to accommodate onsite wastewater disposal.

The nomination of allotments which are both greater than 4000m<sup>2</sup> in area provides a level of assurance that native vegetation contained within the property will not be adversely compromised through consequential loss (site area exemptions, Clause 52.17-7).

Careful consideration has also been given to the nomination of the proposed boundary to ensure it is not less than 2m from existing native trees established on the southern boundary. This has ensured there will be no consequential losses incurred having regard to the fence line exemption, Clause 52.17-7.

Whist the boundary dissects the re-growth established on the north-western portion of the property, it is less than 10 years old and therefore already exempt from the need for removal having regard to the regrowth exemption provided at Clause 52.17-7.

Proposed Lot 1 contains sufficient depth and dimensions to ensure the necessary separation distances prescribed under AS 3959: *Constructions of Buildings in Bushfire Prone Areas* can be achieved given the site is mapped as being Bushfire Prone.

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

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

- Reticulated water is already established on the northern side of Landsman Drive and services the property.
- Use of reused and recycled water options will be dependent upon residents of the site.
- The subdivision has been designed to ensure future wastewater will be sufficiently managed on site. The Design Response Plan demonstrates how proposed Lot 1 can easily achieve the requisite Land Application Area as specified within the Land Capability Assessment Report. It also demonstrates that the proposed boundary has been sufficiently setback from the end of the existing effluent lines which service the dwelling on Lot 2.
- The site will be drained to the satisfaction of the Responsible Authority.

## 6.2 Erosion Management Overlay

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

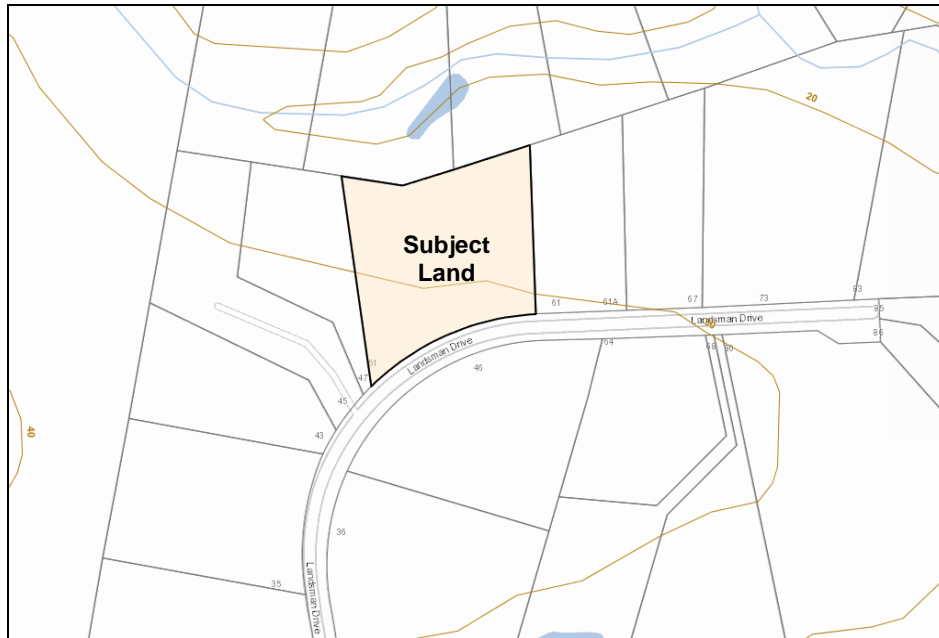


*Erosion Management Overlay Mapping – Source: VicPlan*

### Application Requirements

- The landform across the property is mildly undulating with the land falling slightly in elevation towards the north. It is not considered to be steep (max slope approximately 3%).
- Site investigations revealed that the site has good grass coverage and there is no evidence of soil erosion or landslip occurring on the subject land.

- No earthworks are required to facilitate the subdivision. Any earthworks associated with the construction of a future dwelling which exceeds 1.0 metre in height or depth would trigger further planning consideration under the provisions of the Overlay.



Mapping showing contours at 10m intervals – Source: VicPlan

The Schedule to the Erosion Management Overlay triggers requirement for a Geotechnical Risk Assessment to be provided in support of the Application. In response, correspondence prepared by *Chris O'Brien & Company Pty Ltd* requesting a waiver from a full Geotechnical Risk Assessment Report has been provided.

The correspondence outlines that as long as normal precautions are taken during any earthworks and proper treatment of stormwater is undertaken, there is no expectation of any environmental concerns.

## 7. Conclusion

The proposed Two Lot Subdivision at 51 Landsman Drive, Nicholson 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 Municipal Planning Strategy & Planning Policy Framework 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: B24182

Project No: 280524

24/05/2024

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

Email: amp@crowthersadler.com.au

Dear Amie,

**RE: PROPOSED 2 LOT SUBDIVISION – (ALLOW 4 BEDROOM DWELLING)  
51 LANDSMAN DRIVE, NICHOLSON. VIC**

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

Further to our detailed inspection, at 11:00am on 22<sup>nd</sup> May, 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. 15m (N-S direction) x 25m (E-W direction) and set about 6m west of the east boundary and about 30m south of the north boundary has been allocated. The test site has an average slope of about 3% to the north and is 2% 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 dry grey brown silty loam (ZL) topsoil containing coarse grass roots moderately dispersed, underlain by a dry grey fawn brown silty loam (ZL) with stones to 20mm throughout at 180 – 350mm depth underlain a dry fawn brown silty clay loam (ZCL) with some stones at 350 – 550mm depth at termination of the test pit. The field texture grade for this particular soil was identified, being bolus coherent, plastic and silky to touch.

**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 550mm 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

$$\begin{aligned} &=(2 + 3 \times 1)150 \\ &=750 \text{ L/day (Town Water Supply)} \end{aligned}$$

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

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

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

Reference is made to the Australian Standard code AS/NZS 1547:2012 “On site Domestic-wastewater Management” Appendix L. Refer table L1, whereby the soil examined on site may be classified as a Soil Category 4: Clay Loams (Weakly Structured), the Design Irrigation Rate (DIR) for primary treated effluent is approx. 6mm/day. Noteworthy is that the EPA “Guidelines for Environmental Management” – Code of Practice Onsite Wastewater Management: Appendix A – Table 9: Soil Categories and Recommended Maximum Design Loading/Irrigation Rates (DLR/DIR) for “Land Application Systems” makes direct reference to Table L1 in AS/NZS 1547:2012 and therefore the exact same DIR is recommended by the EPA.

## LENGTH REQUIRED FOR STANDARD ABSORPTION TRENCH SYSTEM

The appropriate absorption bed length for a trench system has been determined using formula from Appendix L, with the bed length  $L = Q / (DLR \times W)$ . A conservative DIR of 6.0 L/m<sup>2</sup>/day being adopted for this site. Based on a Q of 750L/day of wastewater generated by a four (4) bedroom dwelling supplied by Town Water Supply. Adopting a trench width of 1000mm, the total length of trench bed required is 125m. this can be provided in 5 x 25m lengths A final layout of the treatment system is to be completed when a septic tank permit is applied for. For a 3 bedroom dwelling 100m of trench would be required and for a 2 bedroom dwelling 75m 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 125m which will be environmentally adequate and consistent with the above recommendations.

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

From the test results it can be seen that a four (4) bedroom dwelling requires a disposal bed length of about 125m (minimum) for a standard absorption trench bed system.

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

- 1) Standard siting guidelines as per the requirements of the East Gippsland Shire Council (EGSC) guidelines.
- 2) At least 3.0m (subject to agreement between EGSC and COB & Co. prior to commencement) up-slope and 1.5m down-slope of any title boundary/road reserve or building 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/m<sup>2</sup>
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	2
Profile depth	>2m	1.5m-2m	1.5m-1m	1.0m-0.5m	<0.5m	2

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

### INSTALLATION CONDITIONS

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

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

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

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

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

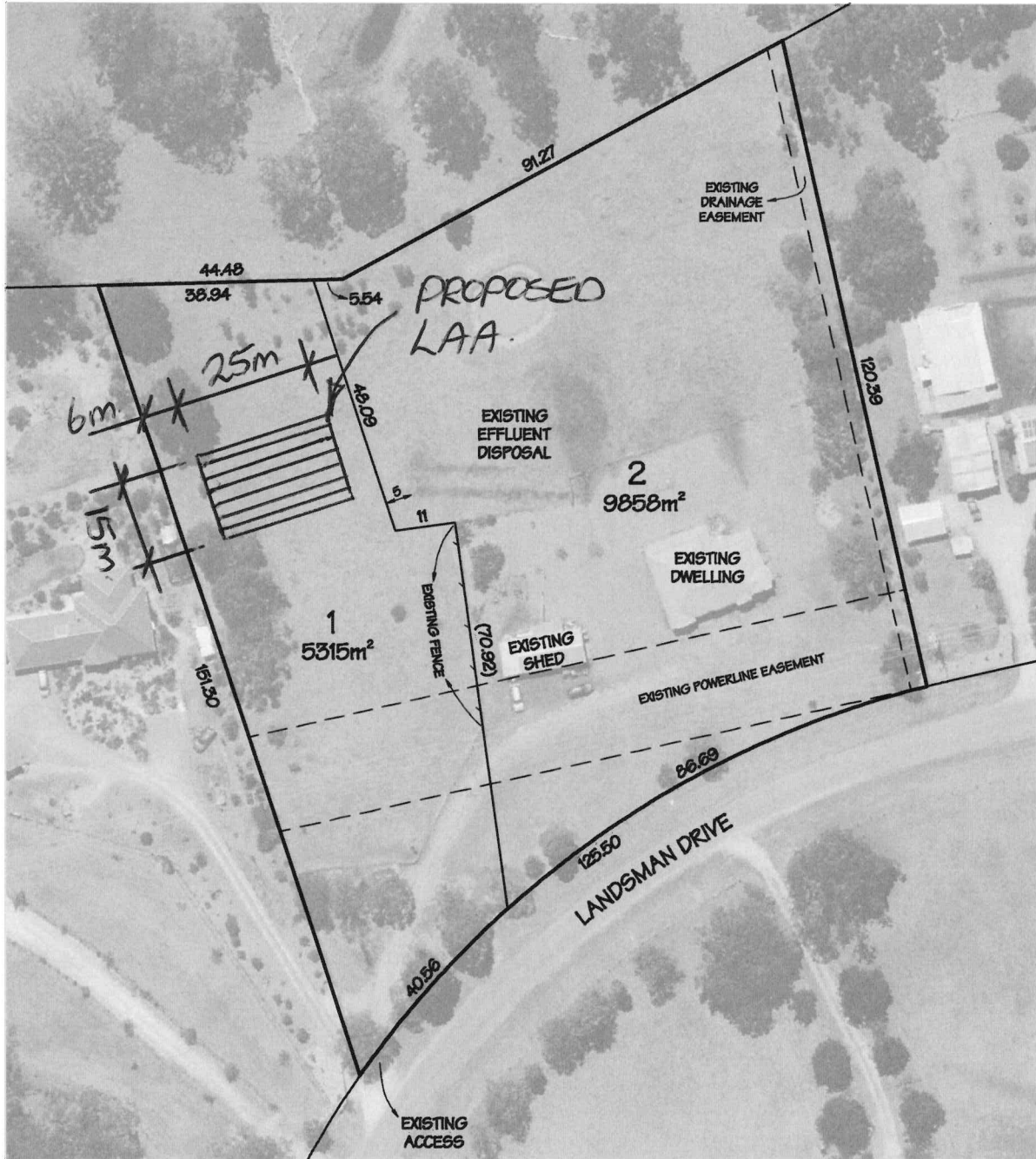
**Spa baths over 200 litre capacity are not to be connected to the primary septic tank but must be taken into account for effluent disposal calculations.**

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**PROPOSED SUBDIVISION**

PARISH OF SARSFIELD  
SECTION 2  
CROWN ALLOTMENT 5 (PART)  
LOT 20 ON PS329149F

APPROX. TRUE NORTH



**SHANE MORRISON**  
51 LANDSMAN DRIVE, NICHOLSON

**Crowthor & Sadler** Pty. Ltd.

LICENSED SURVEYORS & TOWN PLANNERS  
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875  
P. (03) 5162 5011 E. contact@crowthorandasadler.com.au

FILENAME: Y:\20000-20999\20800-20899\20853 Morrison\20853 Prop V4.pro

**NOTATIONS**

AREAS ARE APPROXIMATE ONLY  
DIMENSIONS ARE SUBJECT TO SURVEY

SCALE (SHEET SIZE A3)

1 : 800

SURVEYORS REF.

20853

VERSION 4 - DR

Printed 4/07/2024





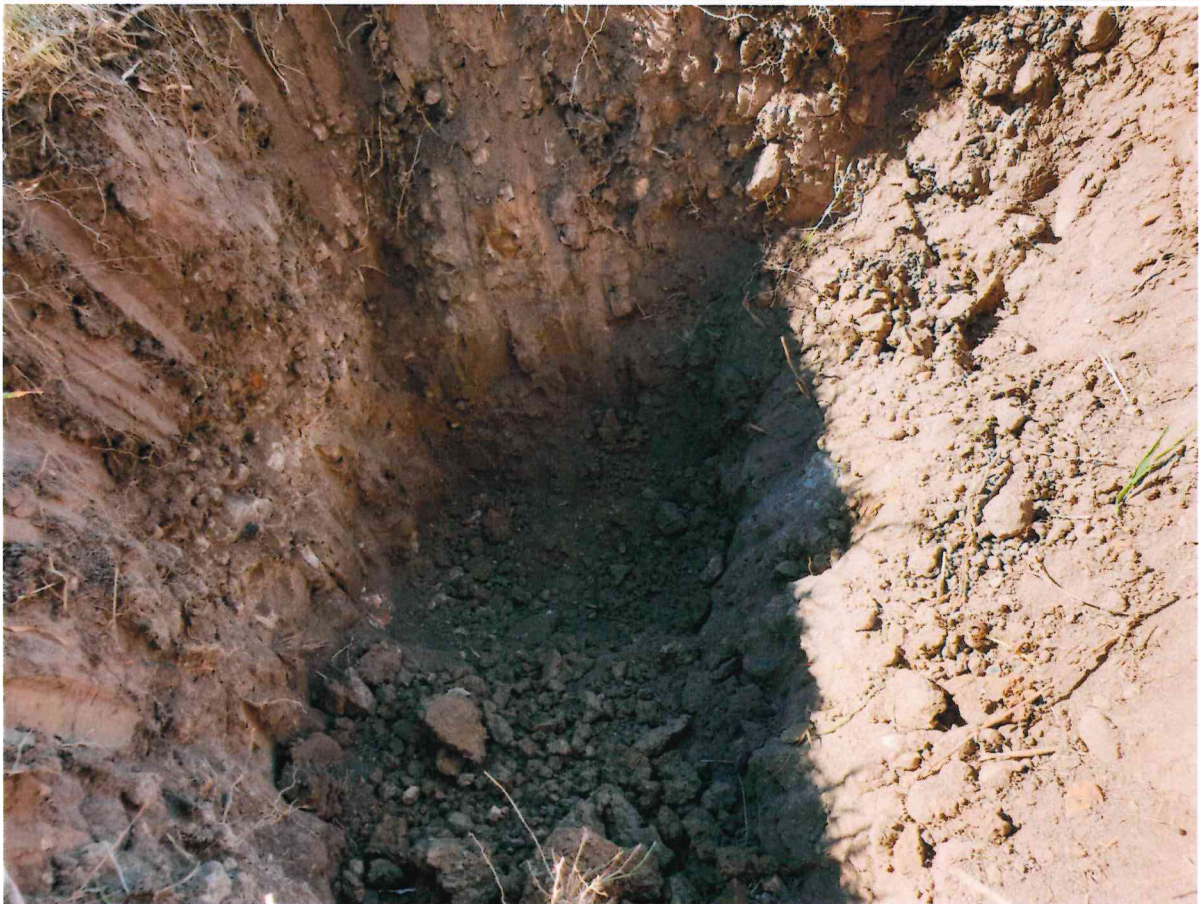
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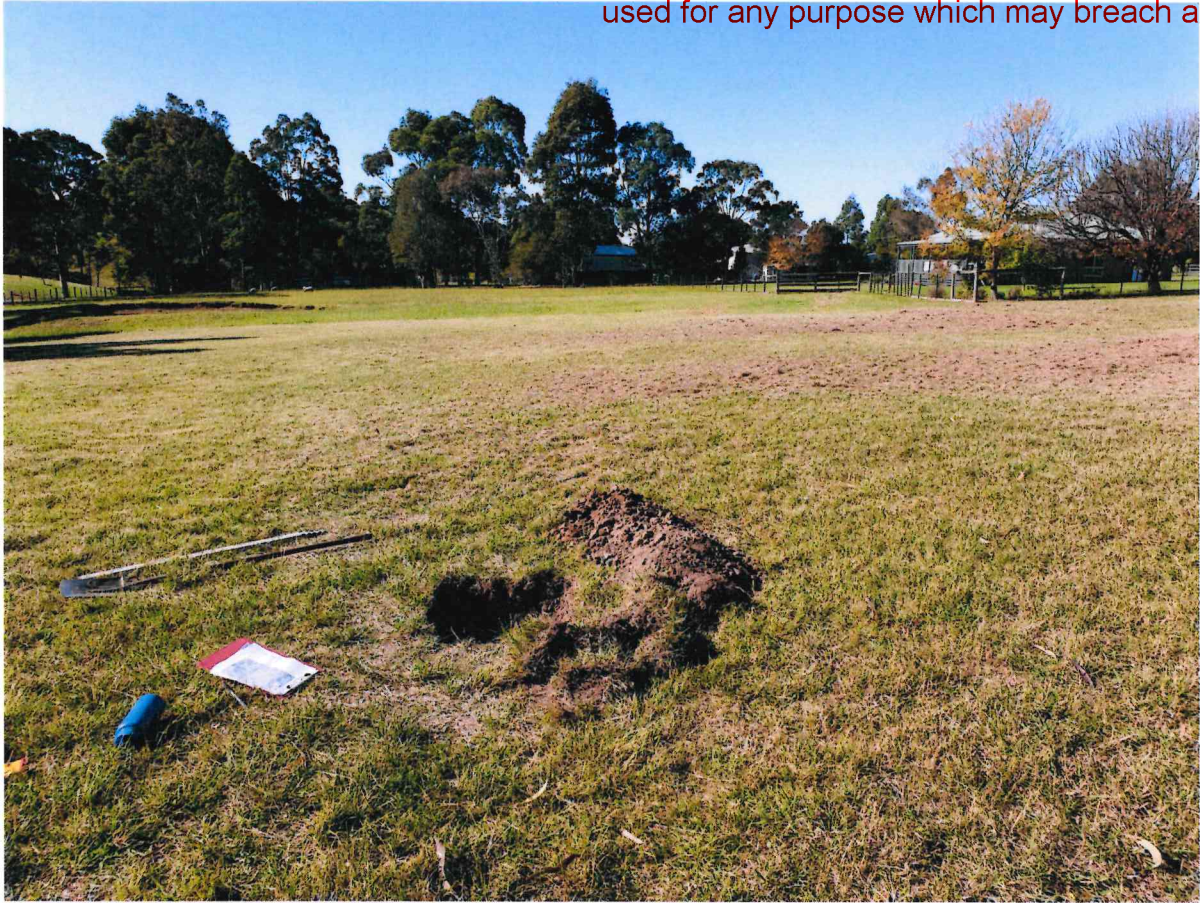




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Reference No: B24181

Project No: 280524

24/05/2024

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

Attn: Amie Ingwersen

Email: amp@crowthersadler.com.au

Dear Amie,

**RE: GRA Waiver for Proposed 2 Lot Subdivision  
51 Landsman Drive, Nicholson**

Chris O'Brien & Company Pty Ltd have been engaged by Amie Ingwersen 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 51 Landsman Drive, Nicholson Vic 3882. 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 22<sup>nd</sup> May 2024.

51 Landsman Drive Nicholson is approximately 1km north of the main Nicholson township and on the north side of Landsman Drive. A dwelling and existing shed already exist on the allotment and they will be part of lot 2 of the proposed subdivision. There are 2 access points from Landsman Drive to the property one at the eastern end and one at the western end and these will be used for access to the proposed allotments. All available services to the allotment are in Landsman Drive with a power easement running east west located at the southern end of the property. All trees on the site are mostly located on or near the boundaries. The allotment has an excellent cover of grass and mostly falls towards the north and north west with maximum falls in the north west corner of about 1 in 8. 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. Connection of the

**Crowther & Sadler Pty Ltd**

Proposed 2 Lot Subdivision at 51 Landsman Drive, Nicholson.

Project No. 280524

Page 2 of 7

services will require some trenching involving minor earthworks as well 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,

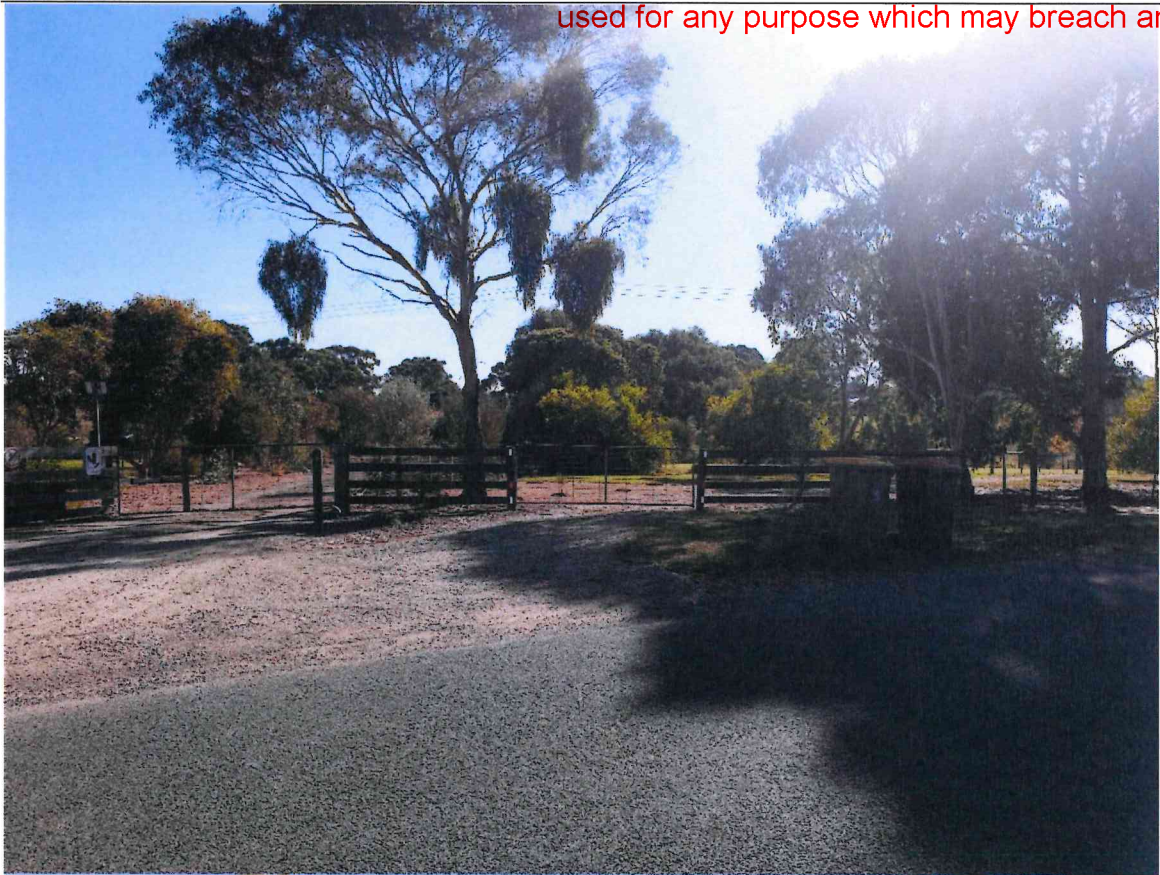


**Andrew Powell Assoc. Dip (Civil)**  
for CHRIS O'BRIEN & COMPANY PTY LTD

Photos below show existing access from Landsman Drive.









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Photos below show general lot layout.



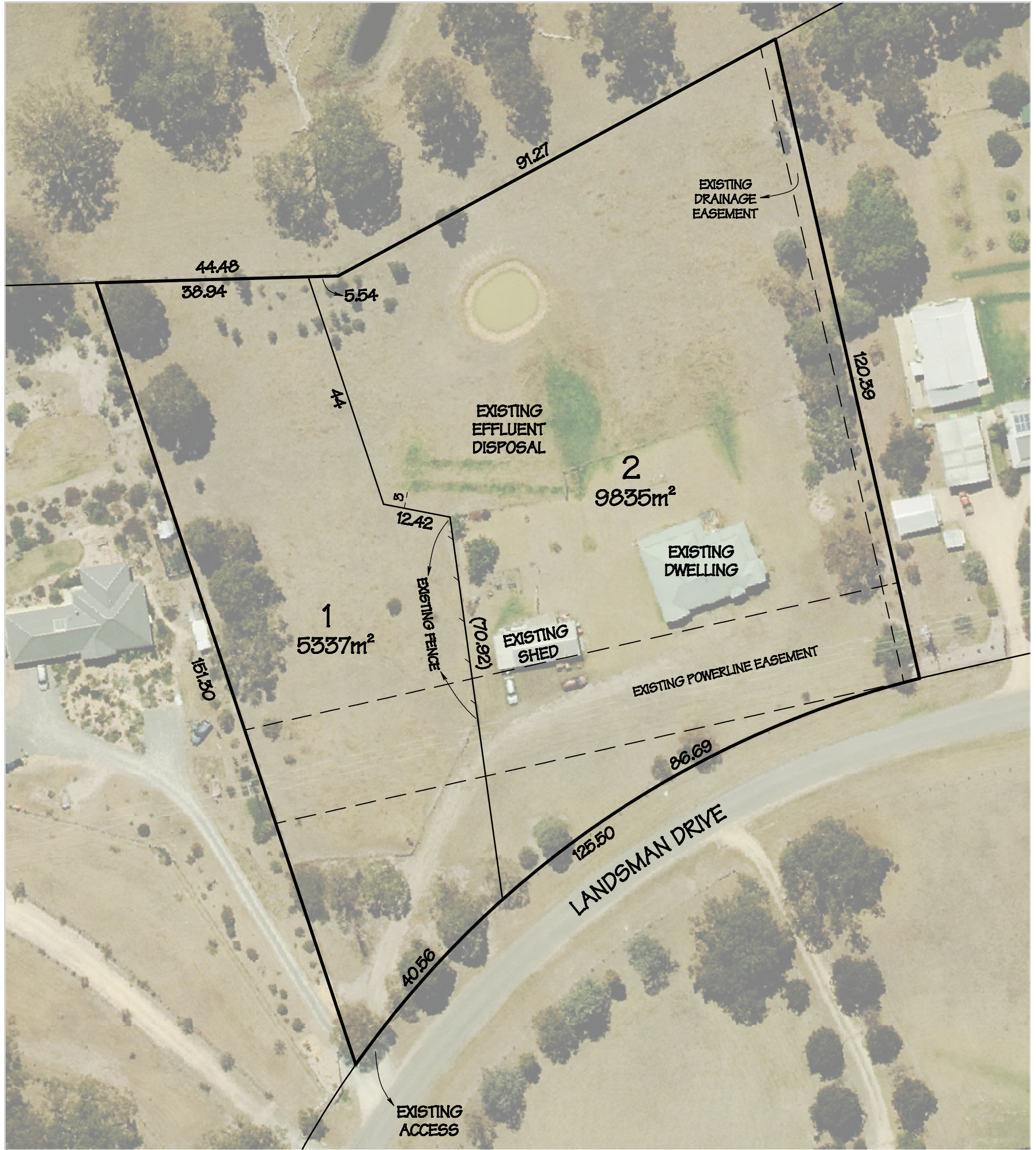


# PROPOSED SUBDIVISION

PARISH OF SARSFIELD  
SECTION 2  
CROWN ALLOTMENT 5 (PART)

LOT 20 ON PS329149F

APPROX. TRUE NORTH



SHANE MORRISON  
51 LANDSMAN DRIVE, NICHOLSON

**Crowther & Sadler** Pty. Ltd.

LICENSED SURVEYORS & TOWN PLANNERS  
162 MACLEOD STREET, BAIRNSDALE, VIC., 3875  
P. (03) 5162 5011 E. contact@crowthersadler.com.au

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## NOTATIONS

AREAS ARE APPROXIMATE ONLY  
DIMENSIONS ARE SUBJECT TO SURVEY

SCALE (SHEET SIZE A3)

1 : 300

SURVEYORS REF.

20853

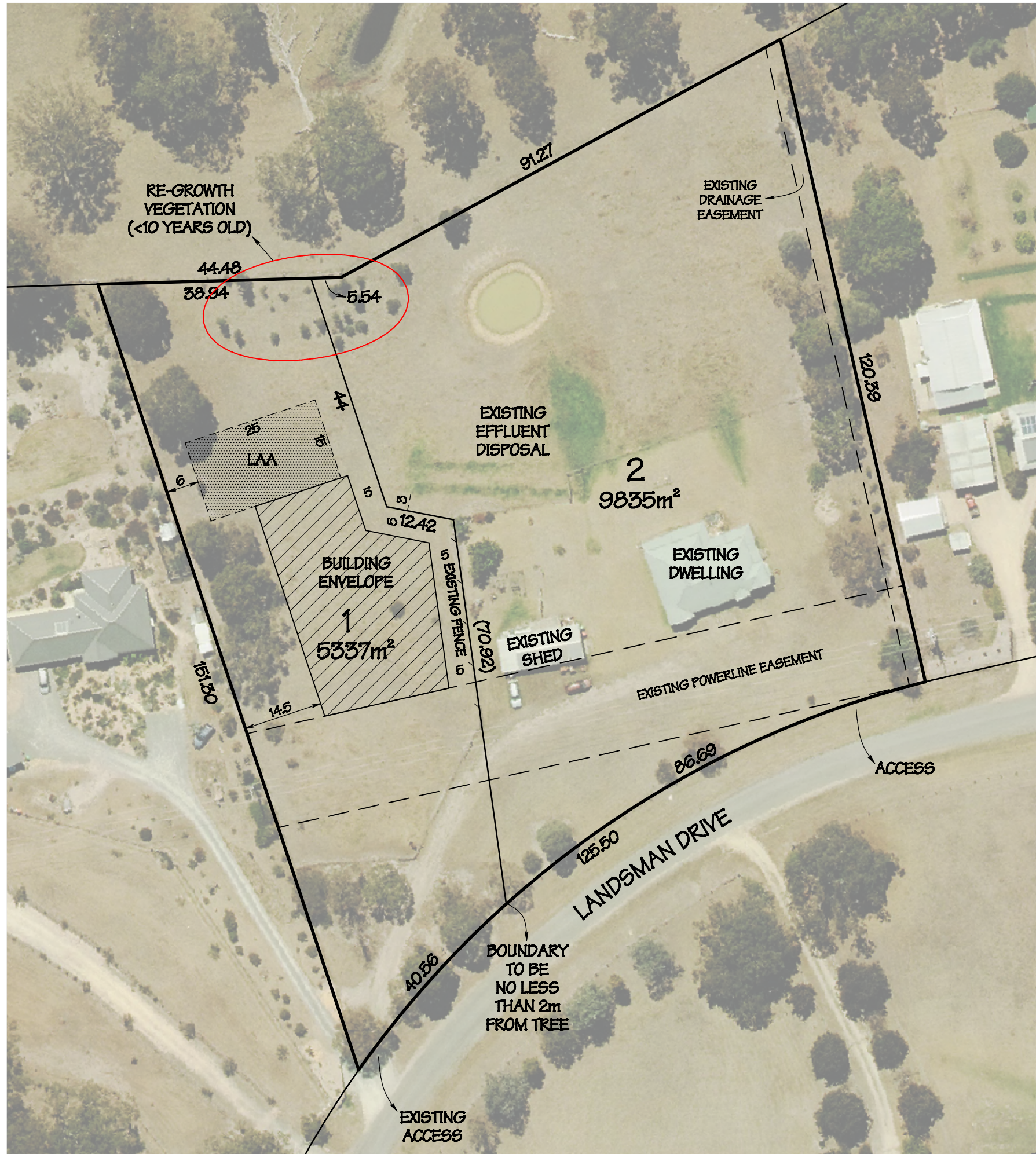
VERSION 5 - DRAWN 27/05/2024

# DESIGN RESPONSE PLAN

PARISH OF SARSFIELD  
SECTION 2  
CROWN ALLOTMENT 5 (PART)

LOT 20 ON PS329149F

APPROX. TRUE NORTH



SHANE MORRISON  
51 LANDSMAN DRIVE, NICHOLSON

**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  
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