

## Form 2

**NOTICE OF AN APPLICATION FOR PLANNING PERMIT**

<b>The land affected by the application is located at:</b>	<b>40 Dooley Street WY YUNG 3875 Lot: 124 LP: 3077</b>
<b>The application is for a permit to:</b>	<b>Five lot subdivision and creation of a carriageway easement</b>
<b>The applicant for the permit is:</b>	<b>Development Solutions Victoria Pty Ltd</b>
<b>The application reference number is:</b>	<b>5.2024.25.1</b>

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>
---	---

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

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

Page 1 of 3

VOLUME 09101 FOLIO 651

Security no : 124112275457N  
Produced 31/01/2024 04:29 PM

### LAND DESCRIPTION

Lot 1 on Title Plan 185747T (formerly known as Lot 124 on Plan of Subdivision 003077).

PARENT TITLE Volume 08898 Folio 027

Created by instrument F805056 07/08/1975

### 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 TP185747T 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: 40 DOOLEY STREET WY YUNG VIC 3875

### ADMINISTRATIVE NOTICES

NIL

DOCUMENT END

# Imaged Document Cover Sheet

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.

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

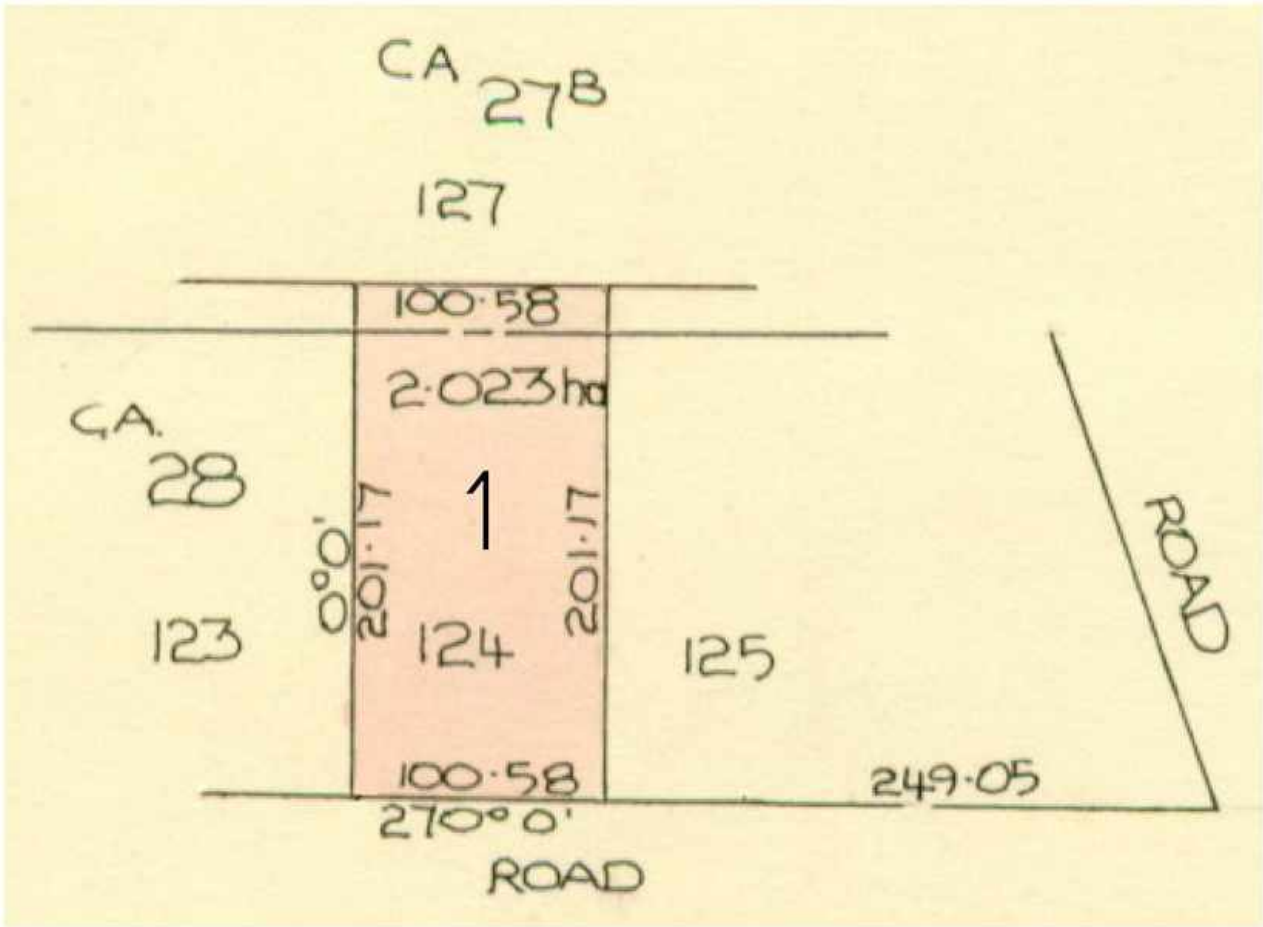
Document Type	<b>Plan</b>
Document Identification	<b>TP185747T</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>31/01/2024 16:29</b>

**Copyright and disclaimer notice:**

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

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 185747T						
<b>Location of Land</b>  Parish: WY-YUNG Township: Section: Crown Allotment: 27B (PT), 28 (PT) Crown Portion:  Last Plan Reference: LP 3077 Derived From: VOL 9101 FOL 651 Depth Limitation: NIL		<b>Notations</b>  ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
<b>Description of Land / Easement Information</b>		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 12/10/1999 VERIFIED: EWA							
									
<table border="1"><thead><tr><th colspan="2">TABLE OF PARCEL IDENTIFIERS</th></tr></thead><tbody><tr><td colspan="2">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</td></tr><tr><td colspan="2">PARCEL 1 = LOT 124 ON LP 3077</td></tr></tbody></table>				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 = LOT 124 ON LP 3077	
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 = LOT 124 ON LP 3077									
<b>LENGTHS ARE IN METRES</b>		Metres = 0.3048 x Feet Metres = 0.201168 x Links							



JAN  
20  
24

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.



APPLICATION FOR PLANNING PERMIT

# FIVE LOT SUBDIVISION AND CREATION OF CARRIAGEWAY EASEMENTS

40 DOOLEY STREET, WY YUNG

TOM DENT

REF: 23123

Printed 13/02/2024

Page 5 of 37

## CONTENTS

1	Introduction	4
2	Site Context	5
3	The Proposal	12
4	Zones and Overlays	14
5	Planning Assessment	17
6	Conclusion	20

## APPENDIX

A	Copy of Title and Title Plan
B	Proposed Plan of Subdivision
C	Integrated Water Management
D	Geotechnical Risk Assessment Waiver

## DOCUMENT REVISION

1	Draft Report	DAC	14/01/2024
2	Final Report	CMC	17/01/2024



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.





## 1. INTRODUCTION

Development Solutions Victoria Pty Ltd act on behalf of Tom Dent, the owner of land and the applicant for the planning permit application for this five lot subdivision and the creation of carriageway easements at 40 Dooley Street, Wy Yung.

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

The subject site has previously been approved for a four lot subdivision with planning permit number 5.2010.12.1 however has now expired.

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

Address	40 Dooley Street, Wy Yung
<b>Site Description</b>	Lot 1 on Title Plan 185747T
<b>Title Particulars</b>	Vol 09101 Fol 651
<b>Site Area</b>	2.02 Hectares
<b>Proposal</b>	Five Lot Subdivision and Creation of Carriageway Easements
<b>Planning Scheme</b>	East Gippsland Planning Scheme
<b>Zone</b>	Low Density Residential Zone
<b>Overlays</b>	Erosion Management Overlay
<b>Aboriginal Cultural Heritage</b>	Not identified as an area of Cultural Heritage Sensitivity
<b>Permit Triggers</b>	Clause 32.03-3 Low Density Residential Zone - Subdivision Clause 44.01-5 Erosion Management Overlay – Subdivision Clause 52.02 Easements, Restrictions and Reserves
<b>Notice</b>	Exempt from notice at Clause 44.01-7 and 44.06-7
<b>Referrals</b>	EGCMA and SP Ausnet
<b>Work Authority Licence</b>	Not Applicable
<b>Planning Scheme requirements</b>	Municipal Planning Strategy – Clause 02 Settlement – Growth area towns – Clause 02.03-1 Environmental and landscape values – Clause 02.03-2 Environmental risks and amenity – Clause 02.03-3 Built environment and heritage – Clause 02.03-5 Planning Policy Framework – Clause 10 Settlement – Clause 11 Environmental and landscape values – Clause 12 Environmental risks and amenity – Clause 13 Erosion and landslip – Clause 13.04-2S Built environment and heritage – Clause 15 Housing – Clause 16 Low Density Residential Zone – Clause 32.03 Erosion Management Overlay – Clause 44.01 Easements, Restrictions and Reserves – Clause 52.02 Integrated Water Management – Clause 56.07 Decision Guidelines – Clause 65.01 Decision Guidelines – Clause 65.02

## 2. SITE CONTEXT

### Site

The subject site is located at 40 Dooley Street, Wy Yung. A copy of the Title and Title Plan is contained in **Appendix A**. The title is not affected by any restrictive covenants or agreements.

The site is rectangular in shape with a total area of approximately 2.02 hectares containing an existing dwelling and associated facilities.

The site is undulating in nature, contains scattered vegetation throughout and an ephemeral watercourse in the northern portion of the site. Details of the site are depicted in the photographs provided below.

Access to the site is existing via multiple gravel crossovers along the southern boundary directly from Dooley Street. Dooley Street is a sealed bitumen no through road with kerb and channel, traversing in an east to west direction.

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

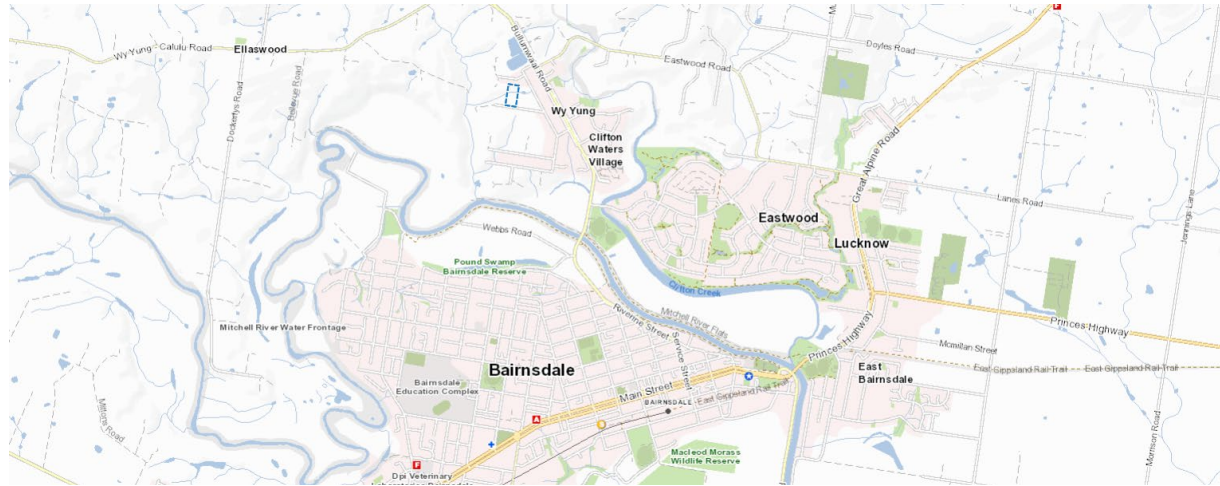


Figure 1 – Locality Plan – 40 Dooley Street, Wy Yung (source: mapshare.vic.gov.au)

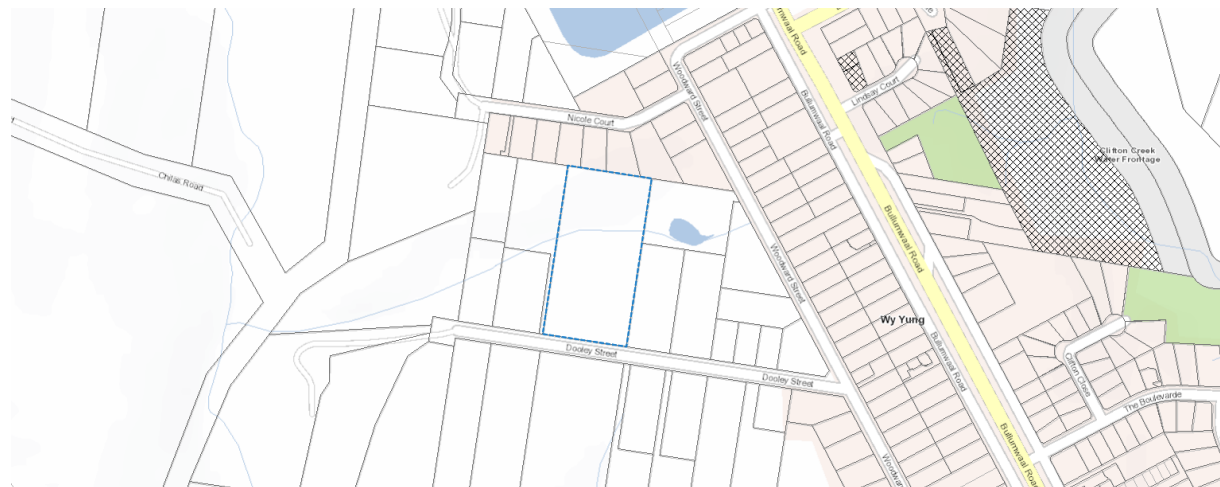


Figure 2 – Locality Plan – 40 Dooley Street, Wy Yung (source: mapshare.vic.gov.au)



## Surrounds

The land surrounding the site comprises predominantly standard low density residential development.

Adjoining the northern, eastern and western boundaries is existing residential development and associated facilities and adjoining the southern boundary is Dooley Street and further existing residential development.

Wy Yung is considered a suburb of Bairnsdale located approximately 4.5 kilometres north of Bairnsdale central business district. Wy Yung has minimal community and commercial facilities and services however, a full suite of services is available in Bairnsdale.

The subject site in relation to Wy Yung and Bairnsdale is shown in the aerial photograph below.





Photograph 1 – Aerial Photograph of the subject site and surrounding land  
 – 40 Dooley Street, Wy Yung (source: doi.vic.gov.au)  
 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.







**Photograph 2** – Existing dwelling and driveway entrance to the subject site at 40 Dooley Street, Wy Yung.



**Photograph 4** – Proposed Lot 1 facing north.



**Photograph 6** – Access for proposed Lot 2 facing west from the gravel track.



**Photograph 3** – Gravel track serving as a central entrance to all proposed lots for subdivision, facing north.



**Photograph 5** – Proposed Lot 1 facing west.



**Photograph 7** – Proposed Lot 2 facing northwest.





**Photograph 8** – Gully traversing west to east on the southern portion of proposed Lot 3.



**Photograph 10** – Proposed Lot 3 facing southwest towards Lots 1 & 2.



**Photograph 12** – Proposed Lot 4 facing east from the proposed boundary of Lots 3 & 4.



**Photograph 9** – Proposed Lot 3 facing northwest.



**Photograph 11** – Facing south from proposed Lot 3 showing the connecting gravel track.



**Photograph 13** – Proposed Lot 4 facing southeast.





**Photograph 14** – Gravel track facing south.



**Photograph 16** – Proposed Lot 5 facing east.



**Photograph 18** – Access to proposed Lot 5 and adjoining boundary to existing dwelling and associated facilities.



**Photograph 15** – Northern boundary of subject site facing south.



**Photograph 17** – Proposed Lot 5 facing southeast.



**Photograph 19** – Neighbouring property to the west at 50 Dooley Street, Wy Yung.





**Photograph 20** – Neighbouring property adjoining the eastern boundary at 30 Dooley Street, Wy Yung.



**Photograph 22** – Opposite subject site to the southwest at 51 Dooley Street, Wy Yung.



**Photograph 24** – Dooley Street, Wy Yung facing east.



**Photograph 21** – Opposite subject site at 45 Dooley Street, Wy Yung.



**Photograph 23** – Dooley Street, Wy Yung facing west.

### 3. THE PROPOSAL

This application seeks approval for the subdivision of land into five lots and the creation of 2 carriageway easements. A proposed plan of subdivision is provided in **Appendix B**.

#### Lot 1

The proposed Lot 1 will be rectangular in shape and will be approximately 2,811m<sup>2</sup> in area. This lot comprises the southwestern portion of the site and will be vacant land. Access to this allotment will be provided via the existing grass crossover along the southern boundary directly to Dooley Street.

#### Lot 2

The proposed Lot 2 will be irregular in shape and will be approximately 2,419m<sup>2</sup>. This lot will comprise the central western portion of the site and will be vacant land with an existing paddock shelter. Access to this allotment will be provided via the proposed carriageway easement along the eastern boundary that will connect directly to Dooley Street.

#### Lot 3

The proposed Lot 3 will be irregular in shape and will be approximately 5,015m<sup>2</sup>. This lot will comprise the northwestern portion of the site

and will be vacant land. This proposed lot will have access provided via the proposed carriageway easement along the eastern boundary that will connect directly to Dooley Street.

#### Lot 4

The proposed Lot 4 will be irregular in shape and will be approximately 4,115m<sup>2</sup>. This lot will comprise the northeastern portion of the site and will be vacant land. Access will be provided via the proposed carriageway easement along the western boundary that will connect directly to Dooley Street.

#### Lot 5

The proposed Lot 5 will be irregular in shape and will be approximately 5,873m<sup>2</sup>. This lot will comprise the eastern portion of the site and will contain the existing dwelling and associated facilities. Access to this allotment is existing along the southern boundary via a gravel crossover directly from Dooley Street that will remain unchanged.

#### Services

The subject site has access to an appropriate level of services including reticulated water, sewerage, electricity, telecommunications, drainage and a good quality road network. All

Proposed Lots 1, 2, 3 and 4 will be connected to the reticulated sewerage network. Proposed Lot 5 has an existing septic tank system that will remain unchanged and will be contained wholly within the proposed lot.

Each of the proposed allotments will be connected to all available services. It is requested that formal drainage plans be a requirement on any planning permit to be granted.

The subject site does not require the removal of any vegetation to facilitate the proposed subdivision however earthworks and excavations will be required for the provisions of services. A Geotechnical Risk Assessment Waiver is contained in **Appendix D**.

An indication of the proposed subdivision layout is provided below and within the proposed subdivision plans contained in **Appendix B**.

#### Carriageway Easements

The proposal includes the creation of two carriageway easements. Carriageway easement 1 will provide access to proposed Lots 2 and 3. Carriageway easement 2 will provide access to proposed Lots 4 and 5 as indicated on the proposed development plans.



The purpose of the easements are to facilitate one single shared driveway without the need for common property.

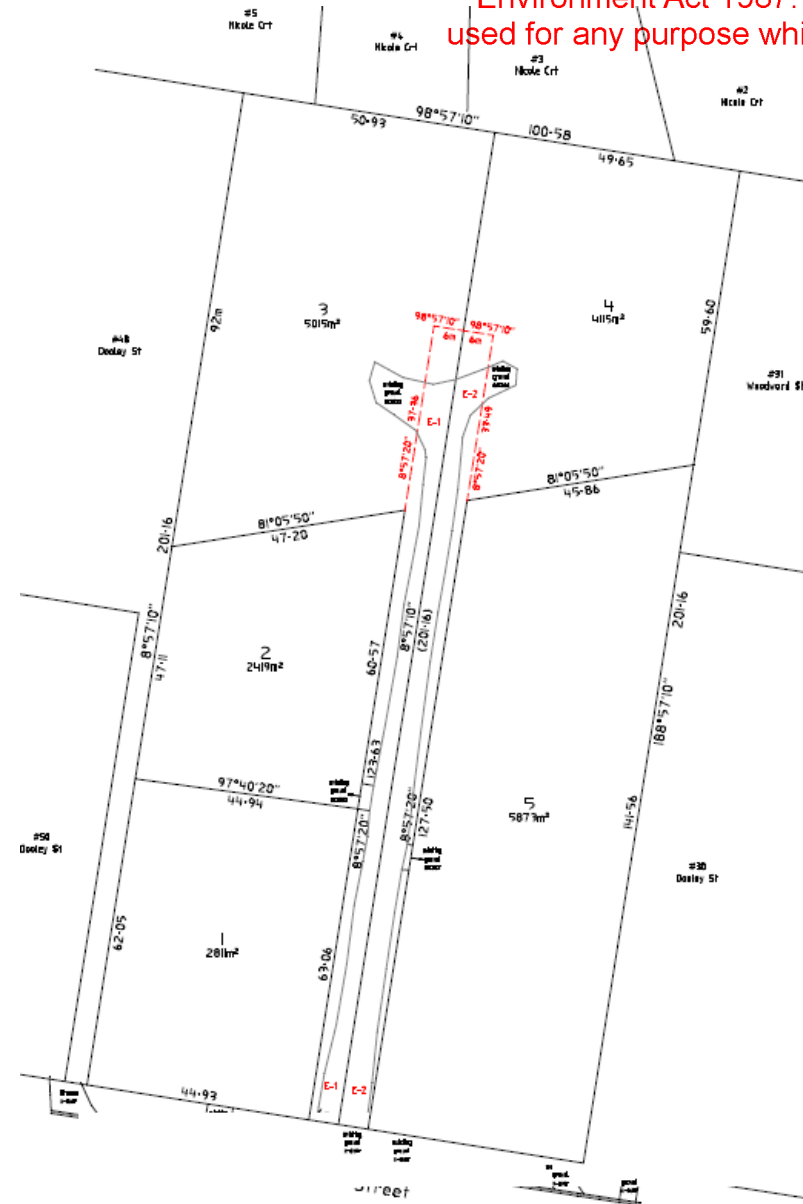


Figure 3 – Proposed Subdivision Plan – One Plan

#### 4. ZONES AND OVERLAYS

##### Low Density Residential Zone

The purpose of the Low Density Residential Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.

An extract of the Low Density Residential Zone Map is provided to the right in **Figure 4**.

Clause 32.03-3 provides a permit is required to subdivide land. Each lot must be at least the area specified for the land in a schedule to this zone. Any area specified must be at least:

- 0.4 hectare for each lot where reticulated sewerage is not connected. If no area is specified each lot must be at least 0.4 hectare.
- 0.2 hectare for each lot with connected reticulated sewerage. If no area is specified each lot must be at least 0.2 hectare. The schedule does not provide any area specifications for subdivision.

Proposed Lots 1 and 2 will be greater than 0.2 hectare and will be connected to reticulated sewerage. Proposed Lots 3 and 4 will be greater than 0.4 hectare and will also be connected to reticulated sewerage.

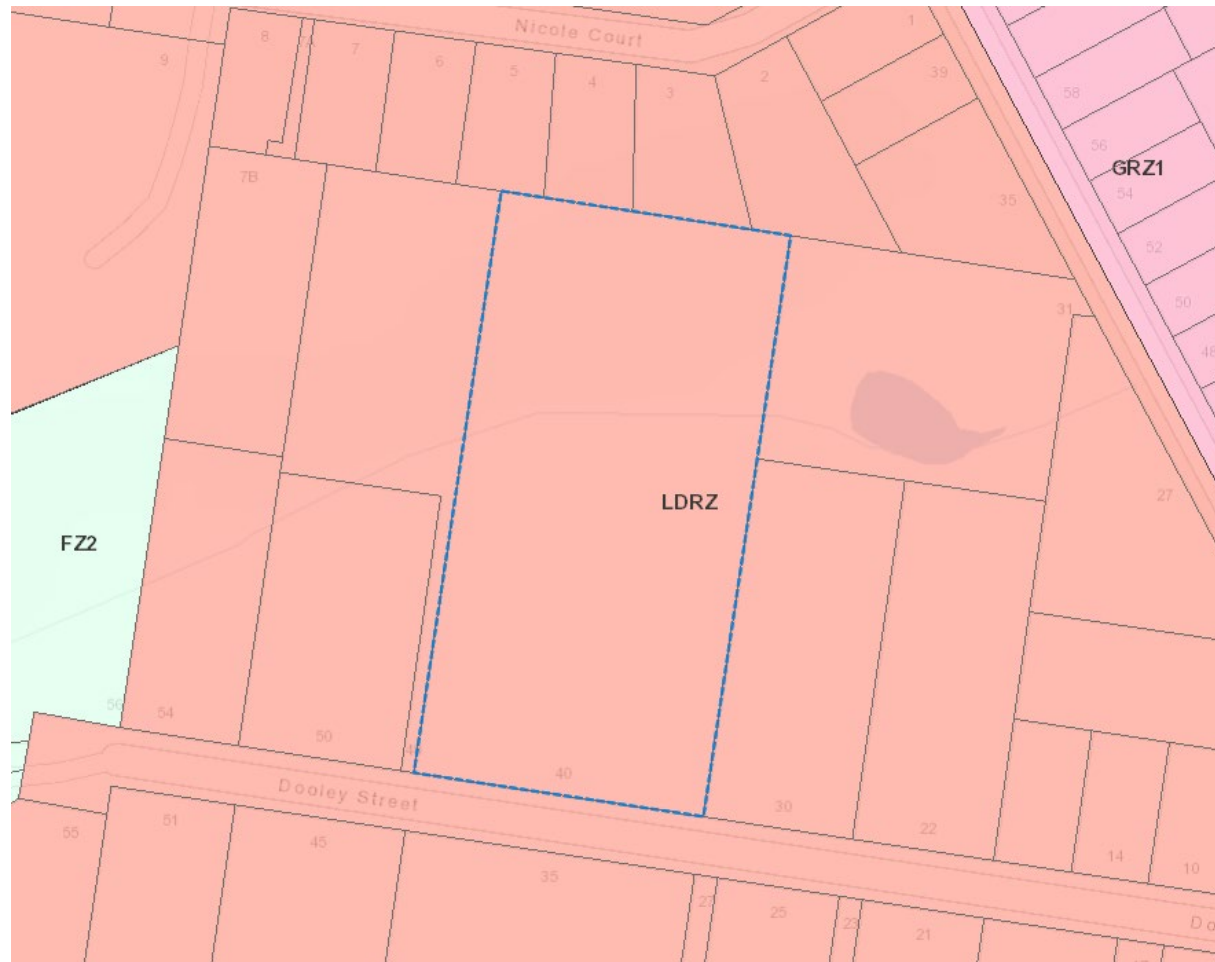


Figure 4 – Zoning Map – (source - mapshare.vic.gov.au)

## Erosion Management Overlay

The purpose of the Erosion Management Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To protect areas prone to erosion, landslip or other land degradation processes, by minimising land disturbance and inappropriate development

An extract of the Erosion Management Overlay Map is provided to the right in **Figure 5**.

Clause 44.01-5 provides a permit is required for the subdivision of land. As such the relevant decision guidelines are addressed in Section 5.

A Geotechnical Risk Assessment Waiver is provided in **Appendix D**.

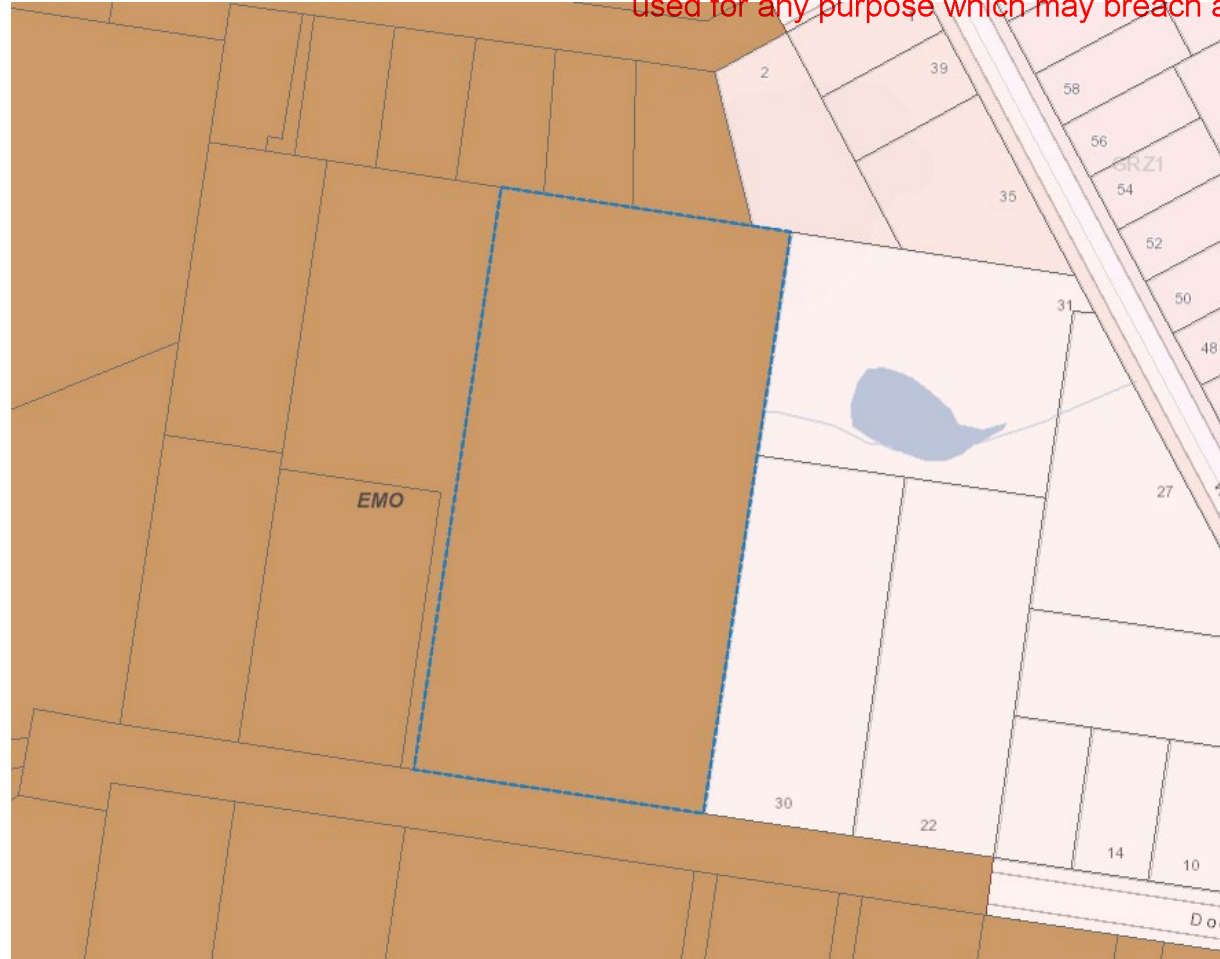


Figure 5 – Erosion Management Overlay – (source - mapshare.vic.gov.au)

---

## Aboriginal Cultural Heritage

Under the provisions of the *Aboriginal Heritage Act 2006* the subject site is not recognised as being within an area of Aboriginal Cultural Heritage Sensitivity, as such a Cultural Heritage Management Plan is not required. This is not addressed further.

## 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 proposed subdivision and creation of carriageway easements 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 additional vacant allotments that can be developed in the future with a residential dwelling that can be respectful of the existing surrounding development and the environment.
- The proposal will contribute to a high standard of environmental sustainability, urban design and amenity by designing the lot layout to meet the constraints of the land reducing any potential negative environmental implications as sought to achieve by the relevant clauses including **Clause 02.03** and **Clause 11**. The site does contain some scattered vegetation however, no vegetation is required to be removed to facilitate the proposed subdivision.
- **Clause 02.03-1** identifies Bairnsdale as a growth area town and encourages development on fully serviced residential

land. The proposed subdivision will result in five allotments with four being vacant land that can adequately accommodate a residential dwelling in the future.

- The subject site has access to all available services and the proposed vacant lots being created will be connected to all available services and infrastructure including reticulated water, sewerage, electricity, telecommunications and a good quality road network. Proposed Lots 1, 2, 3 and 4 will be connected to the existing reticulated sewerage network. Proposed Lot 5 has an existing septic waste disposal system and will remain unchanged.
- **Clause 13.04-2S** requires consideration of erosion and landslip. The proposed subdivision is within an area identified as being susceptible to erosion. All preventative measures will be undertaken during the construction phase of the proposed subdivision to ensure no erosion hazards occur. A Geotechnical Risk Assessment waiver is contained in **Appendix D** that concludes the proposed vacant allotments being created are suitable for future residential development and are unlikely to contribute or cause additional erosion hazards.
- The proposal meets the objectives of **Clause 16** by providing four additional vacant

allotments that can be developed with a dwelling in the future which in turn will support housing for the area. **Clause 16.01-2S** recognises the need to ensure land supply is sufficient to meet demand. The proposed subdivision will create five allotments, 4 of which will be vacant land within an existing low density residential area of Wy Yung. Wy Yung is considered to have adequate capacity to sustain future additional residential development within appropriately zoned areas.

- The proposal is consistent with the decision guidelines of the Low density Residential Zone at **Clause 32.03-6** which seeks to provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.
- The proposed vacant lots being created will be connected to all available services. There is an existing ephemeral water course that will be located in the southern portion of Lots 3 and 4. The proposed subdivision does not require the removal of any vegetation. No additional planting is proposed particularly given the bushfire prone nature of the area.
- The relevant standards of Clauses 56.07-1 to 56.07-4 being Integrated Water Management are contained in **Appendix C**.

degradation, salinity or reduce water quality.

- The proposal is consistent with the decision guidelines of the Erosion Management Overlay at **Clause 44.01** which seeks to protect areas prone to erosion, landslip, other land degradation.
- Some minimal earthworks will be required including for the installation of services.
- Access to proposed Lot 1 is existing along the southern boundary directly from Dooley Street. Access to proposed Lot 2 will be provided along the eastern boundary via the proposed carriageway easement that connects directly to Dooley Street. Access to proposed Lots 3 and 4 will be provided via the proposed carriageway easements that connect directly to Dooley Street. Access to proposed Lot 5 is existing along the southern boundary directly to Dooley Street and will remain unchanged.
- The subject site does contain minimal scattered vegetation however, no vegetation is required to be removed to facilitate the proposed subdivision.
- A Geotechnical Risk Assessment waiver is contained in **Appendix D** that concludes the proposed vacant allotments being created will be suitable for future residential development and are unlikely to contribute or cause additional erosion hazards.
- The proposal is consistent with the requirements of **Clause 52.02** and is seeking to create two carriageway easements under section 24A of the *Subdivision Act 1988*. The easements will extend from Dooley Street in a northerly direction and will provide access to proposed Lots 1,2,3 and 4 as indicated on the proposed development plans.
- This submission has addressed the decision guidelines of **Clause 65.01** and the proposed subdivision supports orderly planning of the area whilst taking into consideration the potential effect on the environment, human health and the amenity of the area. As previously discussed, the proposal does not require the removal of any native vegetation and there will be no negative impact on the existing road network.
- The site is not identified as being susceptible to bushfire or flooding hazards however is susceptible to erosion hazards. A Geotechnical Risk assessment waiver is contained in **Appendix D** that concludes the subject site is suitable for the proposed subdivision and likely future development.
- Standard erosion prevention measures will be adopted during the provision of services and the construction of access to the proposed lots.
- There are no factors of this proposal that are likely to cause or contribute to land
- This submission has addressed the decision guidelines of **Clause 65.02** and it is concluded the proposed subdivision and creation of carriageway easements is suitable in this location and the subject site can adequately accommodate residential dwellings in the future that will in turn support the community by providing for additional housing.
- The additional lots are not expected to exceed the capacity of the services in this location, however the proposal will be required to be referred to all service authorities for comment.
- The proposed vacant allotments will support infill residential development with access to a suitable range of services and infrastructure. Infill residential development is strongly encouraged to support diversity of housing types and increase supply to assist in meeting state housing demand.



## 6. CONCLUSION

This submission is in support of a planning permit application for a five lot subdivision at 40 Dooley Street, Wy Yung.

The relevant provisions of the East Gippsland Planning Scheme have been addressed and it has been ascertained that the proposed subdivision is appropriate in this location, and 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 Low Density Residential Zone and the Erosion Management Overlay.
- The erosion hazards can be appropriately managed.
- The proposed subdivision will provide for appropriate allotments that can be developed with residential dwellings in the future.

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

**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.*

*No component of this document is to be reproduced for any purpose without prior written consent of Development Solutions Victoria Pty Ltd.*

## APPENDIX C

### Clause 56.07-1 to 56.07-4

### Integrated Water Management

## CLAUSE 56.07-1 to 56.07-4

### Integrated Water Management

<b>Clause 56.07-1</b> <b>Drinking water</b> <b>supply objectives</b>	<b>To reduce the use of drinking water. To provide an adequate, cost-effective supply of drinking water.</b>
<b>Response:</b>	<p>The subject site is currently connected to the reticulated water supply network. The proposed vacant lots being created will also be connected to the reticulated water supply network which provides for an appropriate drinking water supply. The size of the proposed allotments being created will encourage the inclusion of a water tank with any future residential development.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>
<b>Clause 56.07-2</b> <b>Reused and recycled</b> <b>water objective</b>	<b>To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.</b>
<b>Response:</b>	<p>A reuse and recycle water supply is not available to this site at this time.</p> <p>Water supply to the proposed vacant allotments will be via the existing reticulated water system. Proposed Lot 5 is currently connected to the reticulated water system and will remain unchanged.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>
<b>Clause 56.07-3</b> <b>Waste water</b> <b>management</b> <b>objective</b>	<b>To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner.</b>
<b>Response:</b>	<p>The subject site has access to the existing reticulated sewer network. Proposed Lots 1, 2, 3 and 4 will be connected to the existing reticulated sewerage network. Proposed Lot 5 has an existing septic system which will remain unchanged and which will treat and retain waste within the boundaries.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>

<p><b>Clause 56.07-4 Stormwater management objectives</b></p>	<p><b>To minimise damage to properties and inconvenience to residents from stormwater.</b></p> <p><b>To ensure that the street operates adequately during major storm events and provides for public safety.</b></p> <p><b>To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater.</b></p> <p><b>To encourage stormwater management that maximises the retention and reuse of stormwater.</b></p> <p><b>To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.</b></p>
<p><b>Response:</b></p>	<p>It is expected that any planning permit to be issued would include requirements for the construction and management of drainage for each of the proposed lots.</p> <p>The impact on receiving waters is likely to be minimal particularly given the size of the proposed allotments and the likely inclusion of water tanks for any future development. The proposed vacant lots being created are expected to be able to be drained to the satisfaction of the responsible authority. Stormwater from the existing dwelling and associated facilities on proposed Lot 5 is appropriately managed with no known issues.</p> <p>There is an existing ephemeral watercourse located in the northern portion of the site that extends east to west and will be located in both proposed Lots 3 and 4 as indicated on the proposed plan of subdivision.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>



# CHRIS O'BRIEN & COMPANY PTY LTD

## CONSULTING CIVIL & STRUCTURAL ENGINEERS

Reference No: B23488

Project No: 231223

19/12/2023

Development Solutions Victoria  
48 Bailey Street  
BAIRNSDALE Vic 3875

Attn: Olivia Zagami

Email: [olivia@devsolvic.com.au](mailto:olivia@devsolvic.com.au)

Dear Olivia,

**RE: GRA Waiver for Proposed 5 Lot Subdivision  
40 Dooley Street, Wy Yung**

### INTRODUCTION

Chris O'Brien & Company Pty Ltd have been engaged by Olivia Zagami of Development Solutions Victoria to determine whether or not a full Geotechnical risk assessment report is required for a proposed 5 lot subdivision at 40 Dooley Street, 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 18<sup>th</sup> December 2023.

### SITE DESCRIPTION AND FIELD INVESTIGATION

The allotment is an approximate 2 Hectare site on the north side of Dooley Street in Wy Yung. Inspection of the site showed no signs of any erosion occurring with site in general having a good cover of grass. A dwelling and shed exist on what will be lot 1 on the proposed subdivision. A driveway exists which runs down the centre of the allotment although no crossover from this exists linking Dooley Street. Most of the significant vegetation all exists along the eastern boundary of the allotment and in the natural water course. All services are available to the subdivision either from Dooley Street or from easements. A natural water course runs through the allotment from east to west with occurring on the back third of the allotment with a culvert already in place under the existing driveway. Photos of our findings are attached to this report.

## PROJECT DETAILS

A 5 lot subdivision is proposed for this site. The construction work will be as follows.

- Upgrading the existing gravel track to form an all weather surface including shaping the turning area at the end of the driveway.
- Provision of access driveway from Dooley Street. Will include some earthworks and the placement and compaction of materials.
- Excavation of trenches for the provision of all services to all of the proposed allotments in the subdivision.
- Provision of site access for the duration of the works.
- Provision of areas for site facilities, machinery and fuel storage, and topsoil stockpiling for the duration of the works.
- All nature strips and disturbed areas to be re-sod and sown with local grasses.

## SUMMARY OF RISK

LANDSLIDE	LOW
SHEET/RILL EROSION	LOW
TUNNEL EROSION	LOW

- Low to moderate grades over the entire site ranging from about 1 in 20 to 1 in 8.
- There is no evidence of any landslip or soil erosion and any of the surrounding properties
- A construction management plan will need to be implemented for entire construction time for the roads and associated underground services. The plan will need to show measures to be undertaken to control erosion and storm water during the construction period. The following will have to be considered:
  - i. Location of any temporary construction works office and machinery storage area.
  - ii. Identification and location of areas suitable for the stockpile of topsoil with measures of erosion control to be shown (i.e. diversion banks and sediment fences)
  - iii. Measures and techniques to protect drainage lines and watercourses from sediment runoff from disturbed or under construction areas. In particular protection of the natural water course which runs to the west of the existing allotment.
  - iv. All erosion and sediment control measures will need to be inspected on a daily basis by the site manager with any maintenance required to be rectified immediately.
- Storm water management plan for the whole site, with drainage treatment, retention and control of storm water run-off to be clearly indicated. Control of sediment run-off and erosion control details to be shown. It is essential that all storm water run-off from construction areas be treated prior to entering any existing drainage infrastructure.

The above recommendations will need to be provided and approved prior to the commencement of any construction works on site. All storm water pits, silt fences etc will need regular maintenance to ensure the systems work as intended, as any silt build up in pits etc could cause the system to fail.



**Development Solutions Victoria**

Proposed 5 Lot Subdivision at 48 Dooley Street, Wy Yung.

Project No. 231223  
Page 3 of 9

Provided that all precautions as listed in this report are strictly adhered to, 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

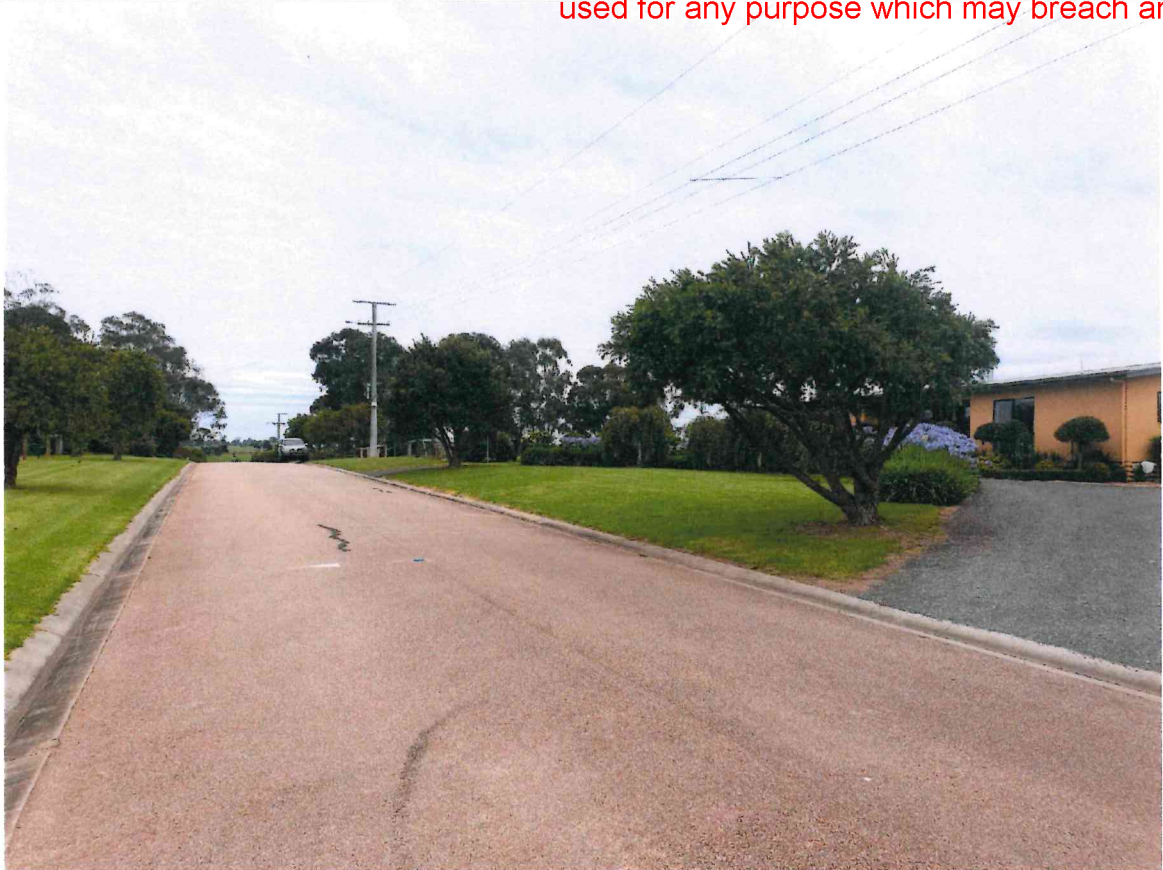
Yours faithfully,



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

Photos below shows Dooley Street and the existing gravel driveway.















Pictures below show existing natural water course.





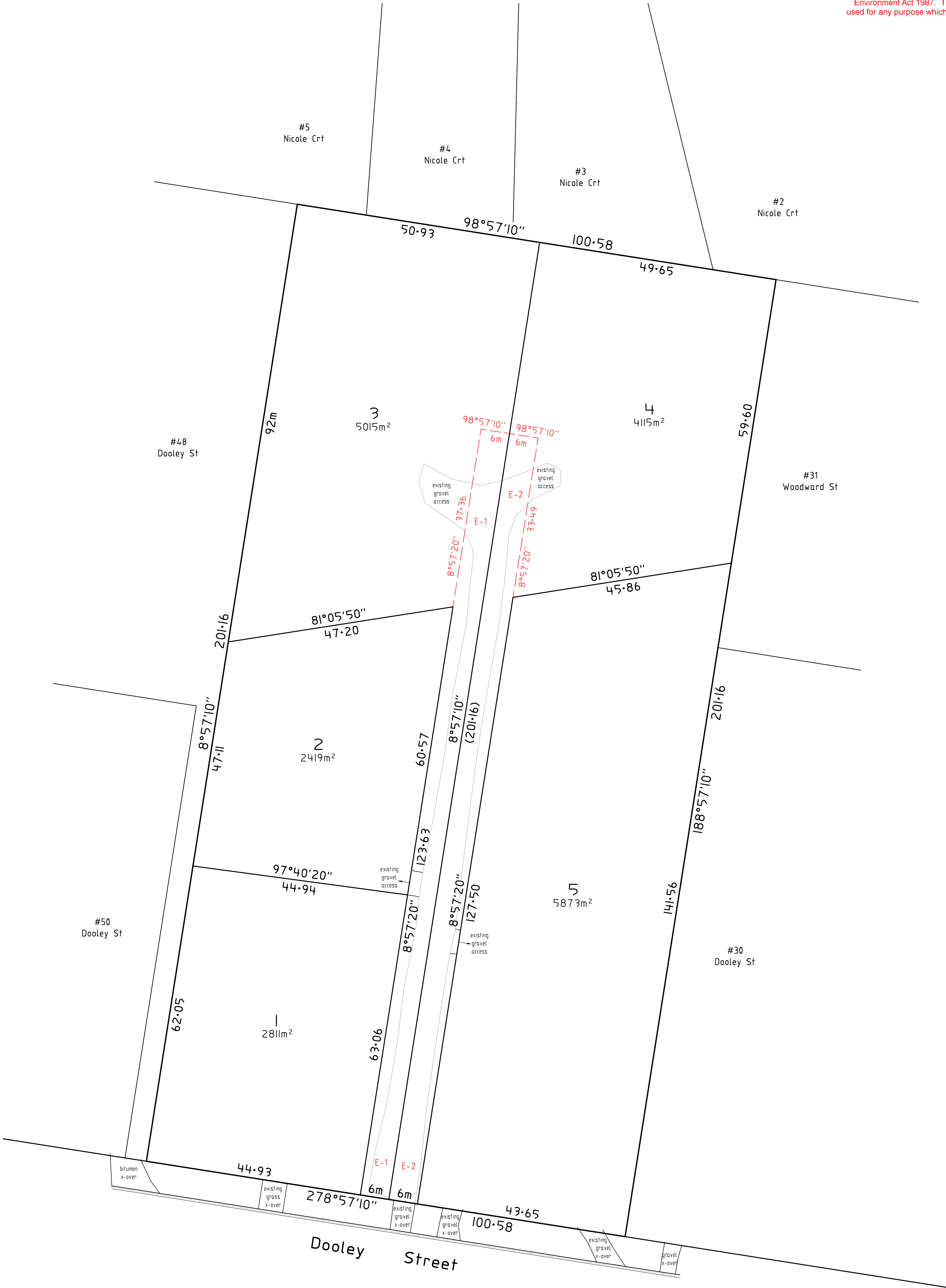








MGA2020 ZONE 55



PROPOSED EASEMENT:  
E-1 - Carriageway Easement 6m wide  
E-2 - Carriageway Easement 6m wide

Sheet 1 of 1.

Printed 13/02/2024  
Page 26 of 37

