

Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	259 Princes Highway ORBOST 3888 Lot: 1 TP: 831316
The application is for a permit to:	Development of a dwelling and associated outbuilding
The applicant for the permit is:	Jones & McGregor Building Designers
The application reference number is:	5.2024.197.1

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

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

VOLUME 07494 FOLIO 187

Security no : 124114788476V
Produced 08/05/2024 12:57 PM

LAND DESCRIPTION

Lot 1 on Title Plan 831316Y (formerly known as part of Crown Allotment 7E Section B Parish of Orbost).
PARENT TITLE Volume 03218 Folio 521
Created by instrument 2243647 15/09/1949

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
DAVID DUNCAN MACALISTER
NARELLE ANNE MACALISTER
AF563470D 03/01/2008

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 TP831316Y 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: 259 PRINCES HIGHWAY ORBOST VIC 3888

DOCUMENT END



Imaged Document Cover Sheet

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Document Type	Plan
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TP 831316Y

TITLE PLAN	EDITION 1	
Location of Land Parish : ORBOST Township : - Section : B Crown Allotment : 7E (PT) Crown Portion : - Base record : DCMB Last Plan Reference : - Derived From : VOL. 7494 FOL. 187 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 BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES COMPILED: Date 2/02/06 VERIFIED: A. DALLAS Assistant Registrar of Titles
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TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on the Title Plan this does Not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
LOT 1 = CA 7E (PT)

LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 Sheets Printed 11/07/2024 Page 4 of 26
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PLANNING PROPERTY REPORT

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From www.planning.vic.gov.au at 06 September 2023 04:13 PM

PROPERTY DETAILS

Address: **259 PRINCES HIGHWAY ORBOST 3888**
 Lot and Plan Number: **Lot 1 TP831316**
 Standard Parcel Identifier (SPI): **1\TP831316**
 Local Government Area (Council): **EAST GIPPSLAND**
 Council Property Number: **12776**
 Planning Scheme: **East Gippsland**
 Directory Reference: **Vicroads 85 J5**

www.eastgippsland.vic.gov.au

[Planning Scheme - East Gippsland](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Urban Water Corporation: **East Gippsland Water**
 Melbourne Water: **Outside drainage boundary**
 Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
 Legislative Assembly: **GIPPSLAND EAST**

OTHER

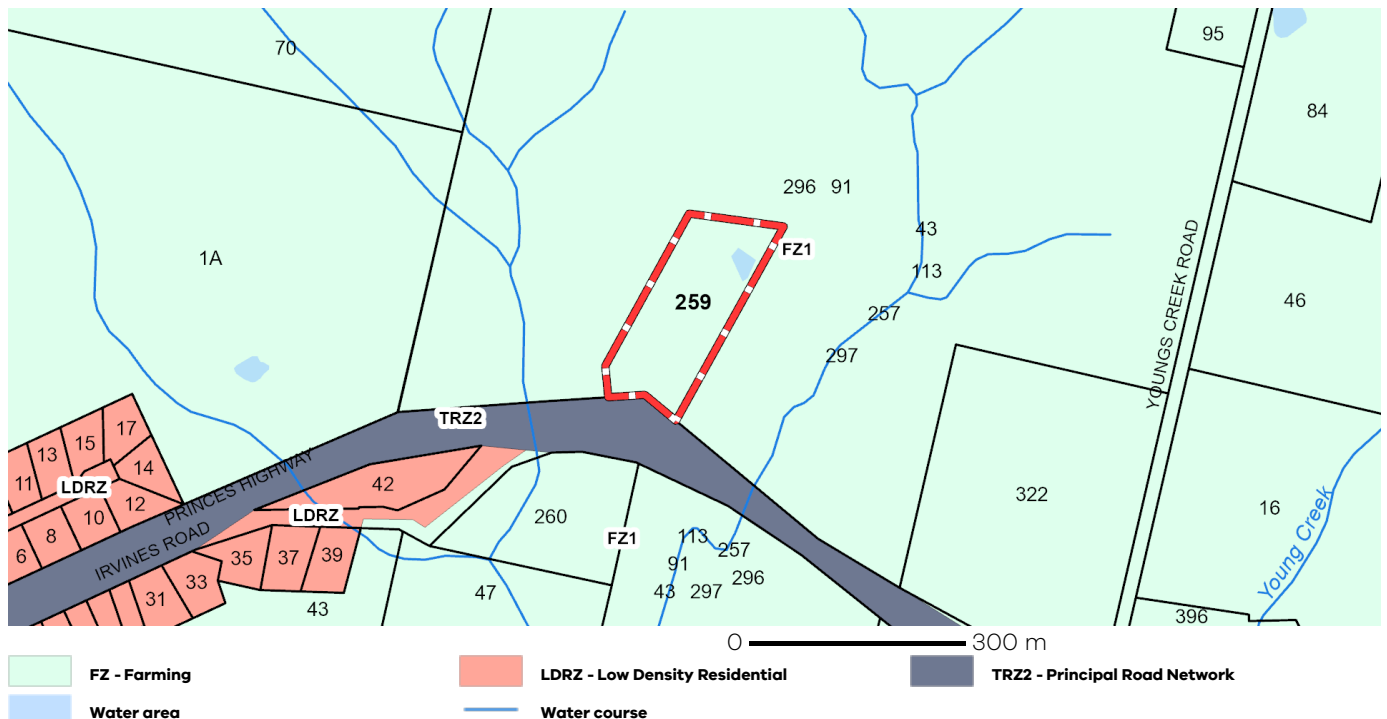
Registered Aboriginal Party: **None**

[View location in VicPlan](#)

Planning Zones

[FARMING ZONE \(FZ\)](#)

[FARMING ZONE - SCHEDULE 1 \(FZ1\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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PLANNING PROPERTY REPORT: 259 PRINCES HIGHWAY ORBOST 3888

Printed 11/07/2024
 Page 5 of 26

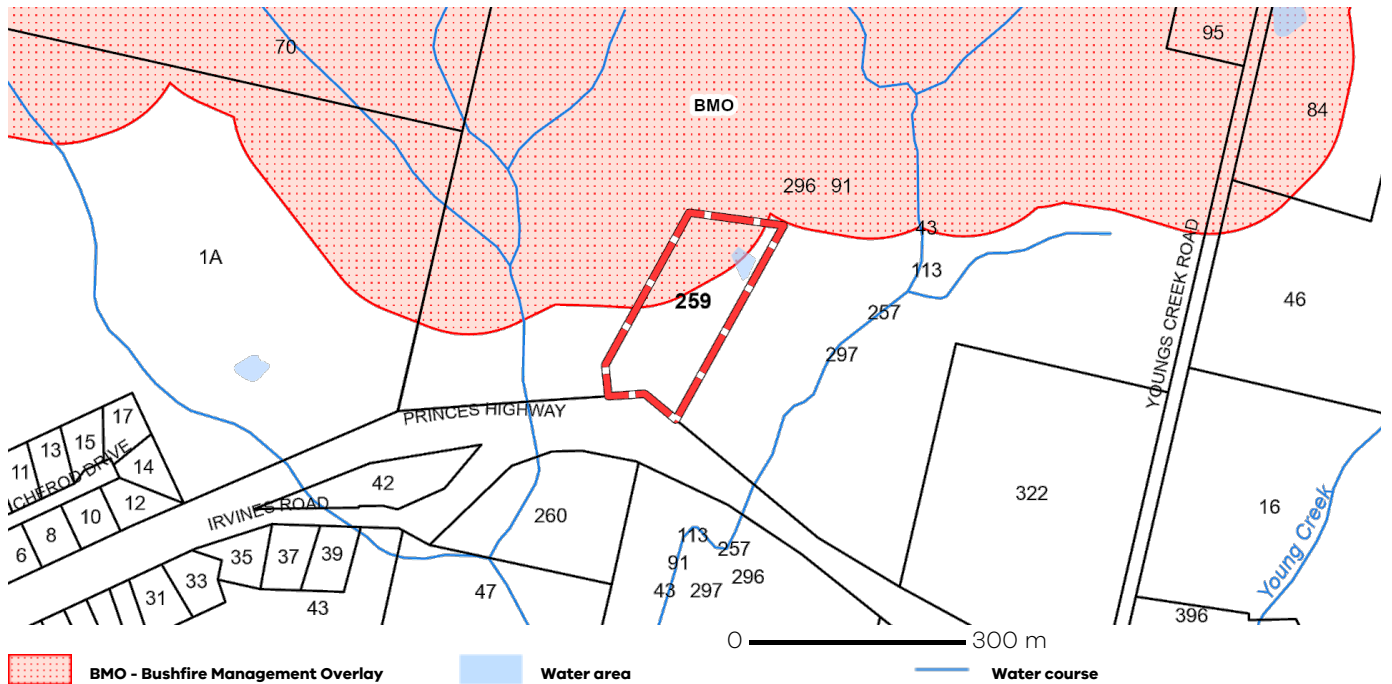
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Planning Overlays

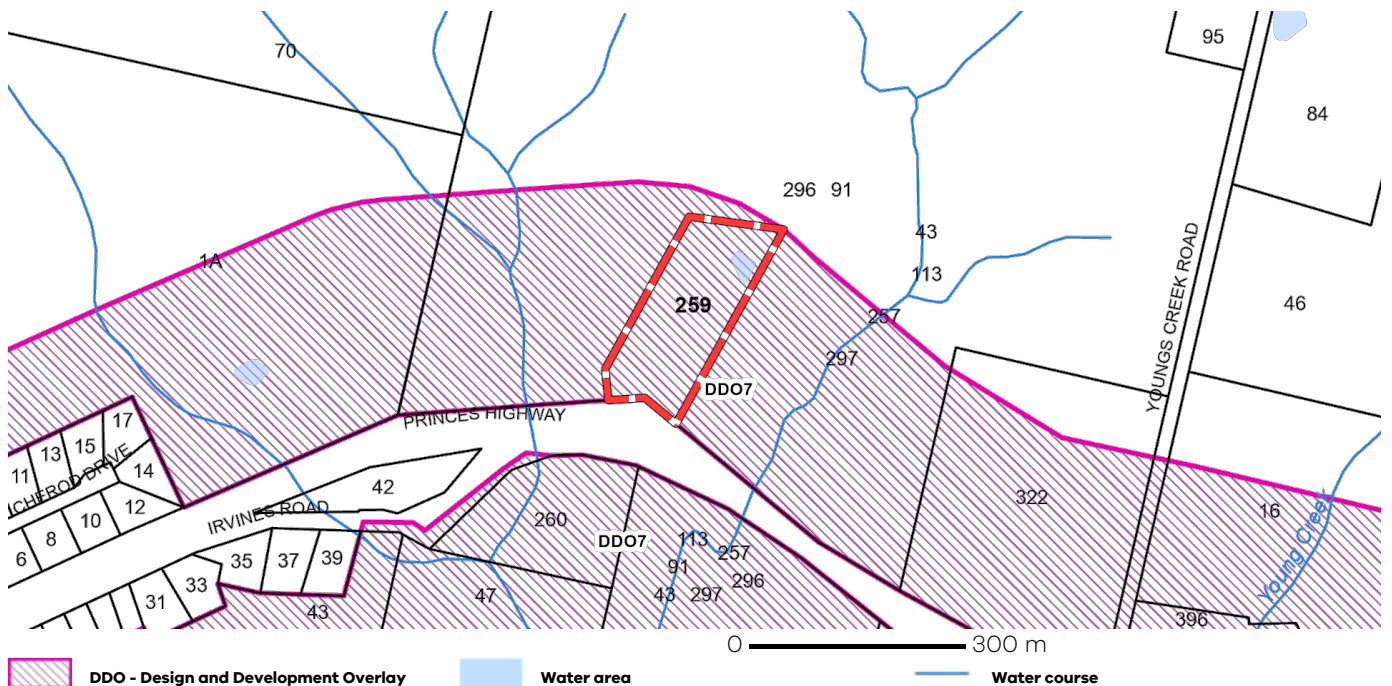
BUSHFIRE MANAGEMENT OVERLAY (BMO)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 7 (DDO7)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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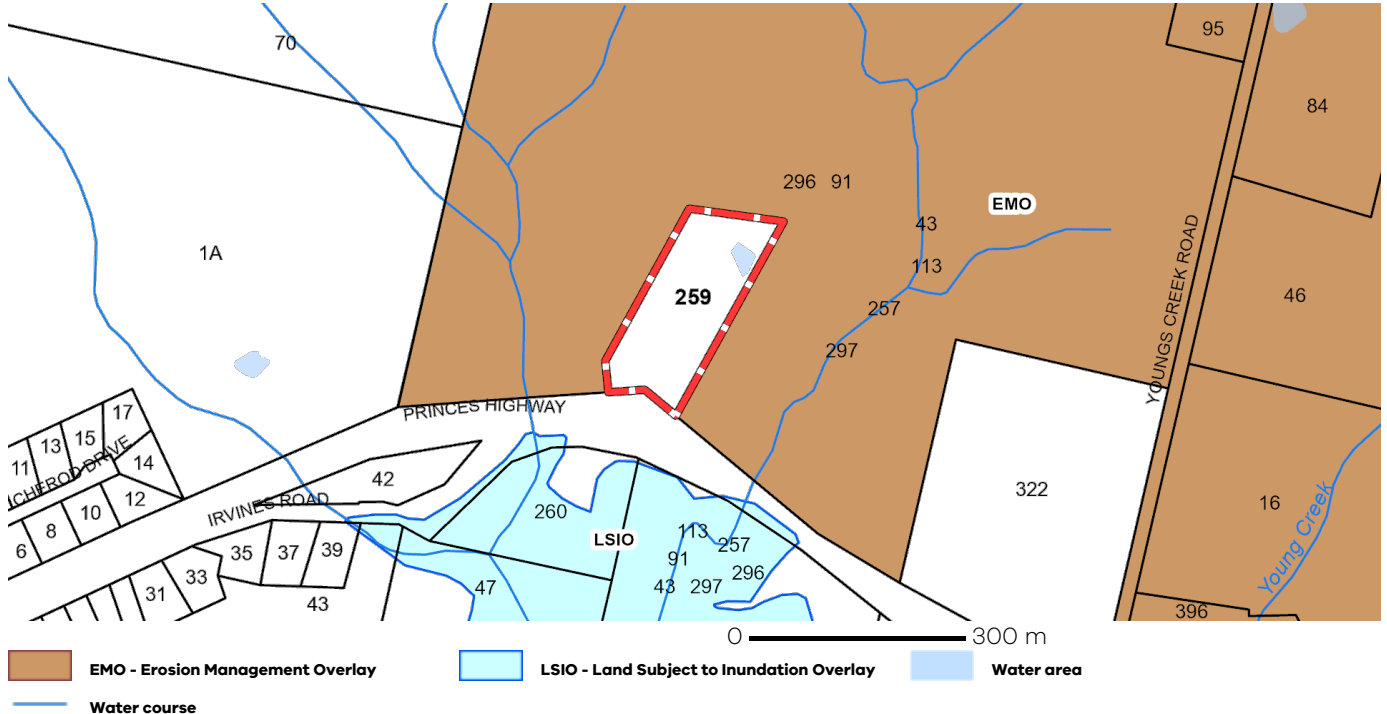
Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

EROSION MANAGEMENT OVERLAY (EMO)

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

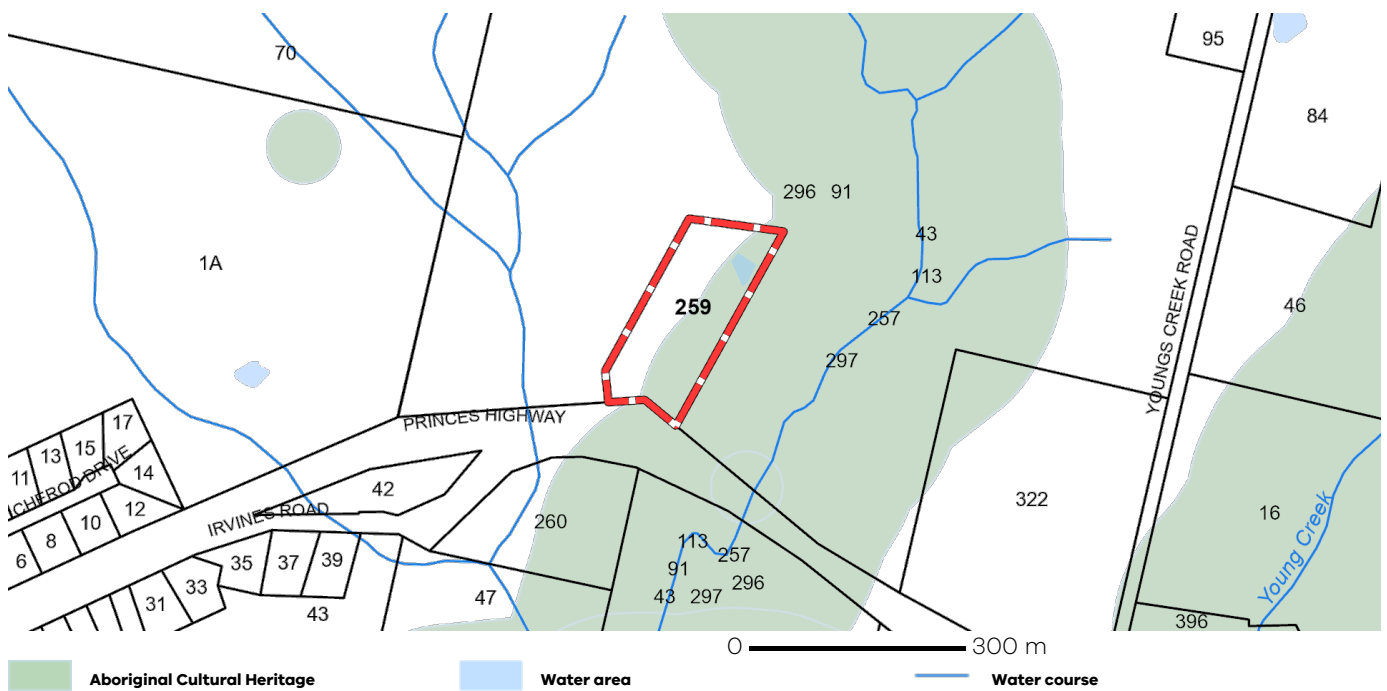
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation>



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Further Planning Information

Planning scheme data last updated on 1 September 2023.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council

or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit

<https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

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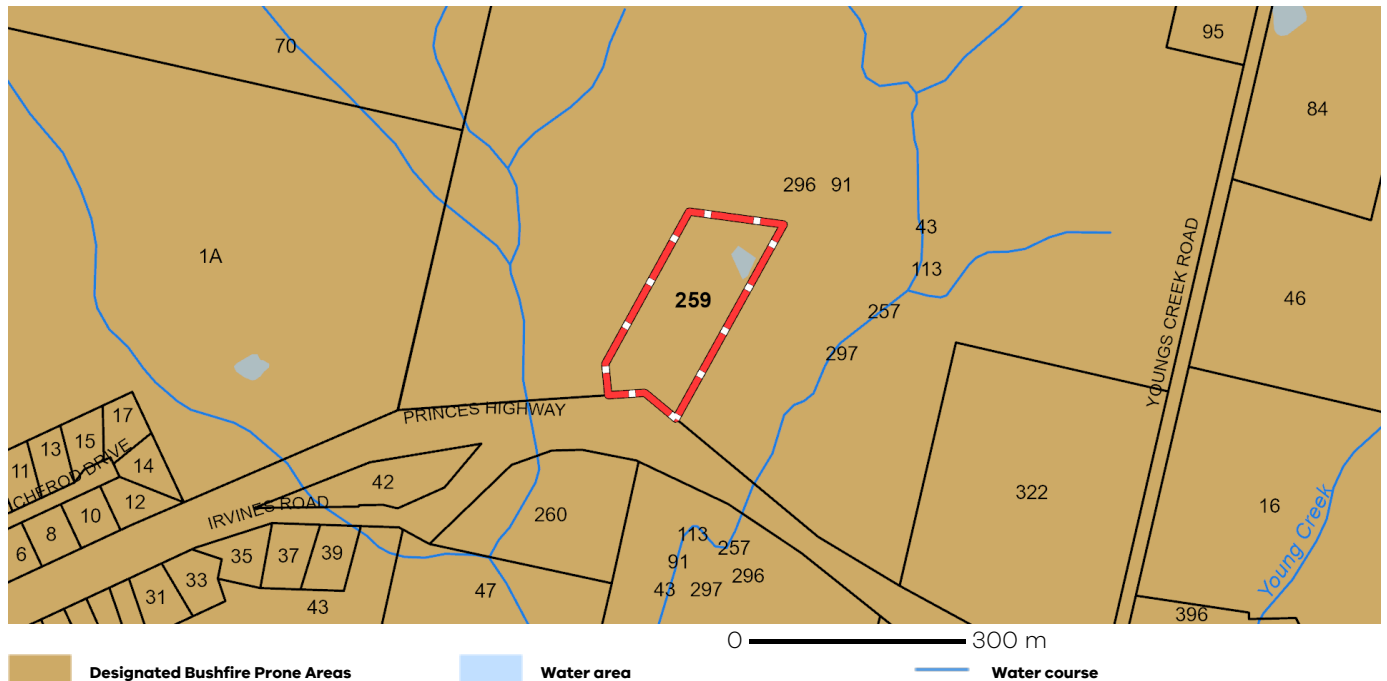


Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](http://Native%20vegetation%20(environment.vic.gov.au)) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](http://NatureKit%20(environment.vic.gov.au))

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LAND CAPABILITY ASSESSMENT FOR DISPOSAL OF DOMESTIC WASTEWATER ONSITE

SITE: 259 Princes Highway
Orbost

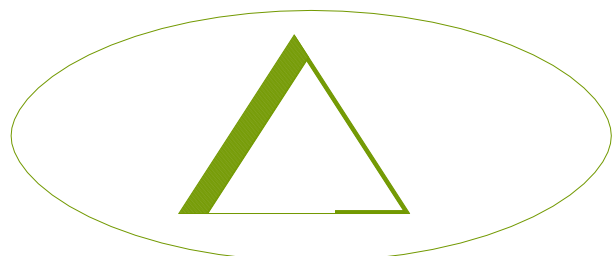
CONTRACT No. :

CLIENT: **D + N Macalister**
259 Princes Highway
Orbost 3888

DATE: 5.6.24

REFERENCE: 240601

Prepared by: C D Watts (M.I.E Aust.)
Chartered Professional Engineer.
ph (03) 515 60 515 Fax (03) 515 60 516
Mobile 0412 5 60 515



This report has been prepared to assess the suitability of the site for the disposal of domestic wastewater on site and to determine the most suitable method of disposal.

Description of the Property

The allotment is situated on the Northern side of the princes Highway approximately 2.0km East of Orbost. The intention is to construct a new single storey dwelling on the site, the dwelling is to have three bedrooms. The allotment is a small size rural property of approximately 3.45 hectares in area. The site is serviced by a reticulated water supply, however there is no sewerage system available. The new dwelling will be serviced by a standard septic tank with on site disposal via ground absorption trenches. The purpose of this report is to establish the design parameters for the new system and make recommendations for the most appropriate disposal system. The site is bounded on all sides by broad acre farm land.

The allotment is mostly clear and has recently been used for grazing. The allotment was an original saw mill with the proposed building site used for log storage. Some of the original buildings are located to the North of the building area. The proposed Land application area (LAA) is to the south of the proposed dwelling site and has a slight to moderate fall to the South. The area has previously been filled at least 50+ years ago, to a depth of around 2.0m. A dam was located to the south of the proposed LAA but has recently been filled in. During the original saw mill days there were a number of small houses to the west of the building site, there is now only one remaining. The existing dwellings wastewater is disposed off to the West and will not be affected by the proposed development. There are no other areas of environmental significance on the site.



SITE LOOKING SOUTH FROM BUILDING SITE

Soil conditions on the site consist of approximately 150mm of brown/fawn sandy silt overlying orange/yellow sandy clay – Bore No. 1 and approximately 1000mm of fawn/brown silt overlying dark brown sandy silt – Bore No.2. The intention is to regrade the site and spreading at least 200mm of imported topsoil over the area.

Site Drainage/Flood Potential.

The site has adequate drainage and would be considered to be medium in terms of the land capability assessment. The site is not likely to generate much storm water runoff.

Site slope / Landslip potential.

The tested site has a slight to moderate fall to the South. The potential for landslip is low.

Seasonal water table.

The water table in this area would be more than 20m below existing ground level. The potential for a seasonal perched water table is considered to be low given the soil profile.

Rainfall and evaporation.

Records kept by the East Sale Bureau of Meteorology indicate an annual mean rainfall for the area of 691 mm/yr (Orbost - Mean annual) and a pan evaporation of 1350mm/yr (Sale). Both figures are considered to be satisfactory in terms of the site assessment parameters.

In terms of the Land Capability Assessment (LCA) parameters the proposed wastewater absorption field sites rate as fair.

SOIL ANALYSIS RESULTS

B1 Orange/grey sandy clay DLR 6 mm/d (Max. rate 8 mm/d)
Conservate rate based on lowest rate.

SITE ANALYSIS

Residence Wastewater yield for proposed dwelling:

3 Bedroom dwelling 4 persons @ 180 Lt/day = 720 L/Day.

Reticulated water with standard water conserving features including dual flushing toilets 11/5.5, shower flow restrictors, aerator faucets and water conserving automatic washing machines. Ref 2.

SYSTEM DESIGN

1. Water Balance

Based on the hydraulic loading to the site of 720 l/day and a design hydraulic loading rate of the soil of 6 mm/day the water balance yields a requirement of 90 lin.m of trench to an area of at least 126m².

On this basis the land application area would consist of 346m² (10.5m x 33m).

The area available for nutrient disposal is 13.5 x 36 = 486m² (which includes offsets).

2. Nutrient Balance

1. Nitrogen. N concentration: 30 mg/l
N loading rate: 250 kg/ha/yr\

Irrigation area required (N): (30E-6 x 0.8+ x 0.8+ x 720 x 365)/250 = .025 ha (250m²)

+ Allowance for losses due to leaching and soil processes (denitrification).
2. Phosphorus 50 year design life.
P concentration: range 5 – 25mg/l
Use 10mg/l = 2.64 kg/yr (132kg)
P sorption: 500 kg/ha (Based on 750mm depth of soil)
P uptake: 50 kg/ha/yr (2500 kg/ha)
Land application area required (P): $132 / (2500 + 500) = 0.044 \text{ ha (440m}^2\text{)}$
Design life 50 years

Summary Irrigation area required:
Hydraulic load: 126m² Requires LAA of 346m² (10.5m x 33m).
Nitrogen load: 250m² < 486 m²
Phosphorus load: 440m² < 486 m²

Adopt: 346m² Based on the most limiting balance result.
Require 3 No. x 30m @ 3600 spacing
LAA 10.5m x 33m.

RECOMMENDATIONS / CONCLUSION

Based on the land capability assessment it is in our opinion that the site is of sufficient size and the soil is of adequate quality to cater for disposal of wastewater on site, by the use of conventional septic tank systems. The final design and layout prepared by the Plumber must confirm the site layout with particular reference to minimum offsets as specified in the Septic Tank Specification.

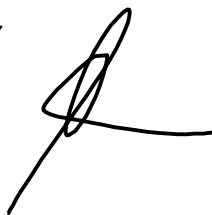
In our opinion this site is suitable for on site wastewater disposal utilizing absorption trenches constructed in accordance with the requirements of the Septic Tanks Code of Practice. The minimum absorption field is to consist of **346m²**. This area in our opinion is best utilized by having three absorption trenches, 700mm in width and a minimum length of 30m or as determined by the Health Inspector. We consider the triple trench arrangement is best suited to this site.

When planning the proposed absorption field, it should be noted that no shrub or tree should be located within approximately 1.5 times the mature height of the tree or 4m minimum of the proposed trench, the trenches need to run parallel with the natural ground contours. Vehicles must be prevented from driving on or near the absorption field.

Absorption fields should be sown with a mix of strawberry or white clover and perennial rye grass soon after completion, these grasses aid in the transpiration of wastewater and help control erosion. The proposed LAA may need to be mounded up by between 150-200mm to provide improved drainage, review and confirm onsite.

The installation of the effluent absorption trenches is to be in strict accordance with this report, The Septic tank specification supplied by the Health department and the Code of Practice - Septic Tanks E.P.A Publication 451.

C. D Watts MIE BE APEC Engineer 147467
PE0001209 Engineer (Civil)
5.6.24



Appendix

Bore log profiles.

Test Site location plan.

Land Capability Assessment Table.

Water balance.

- Ref 1. "CODE OF PRACTICE ONSITE WASTEWATER MANAGEMENT."
EPA Publication 891.4 – July 2016.



- Ref 2. "ON SITE DOMESTIC WATEWATER MANAGEMENT"
AS 1547:2012.

- Ref 3. "LAND CAPABILITY ASESSMENT FOR ONSITE DOMESTIC WATEWATER
MANAGEMENT". EPA Publication No. 746 2001

- Ref 4. "LAND CAPABILITY ASESSMENT FOR ONSITE DOMESTIC WATEWATER
MANAGEMENT". EPA Publication No. 746.1 2003

- Ref 5. "SEPTIC TANKS CODE OF PRACTICE."
EPA Publication 891 – 2003.

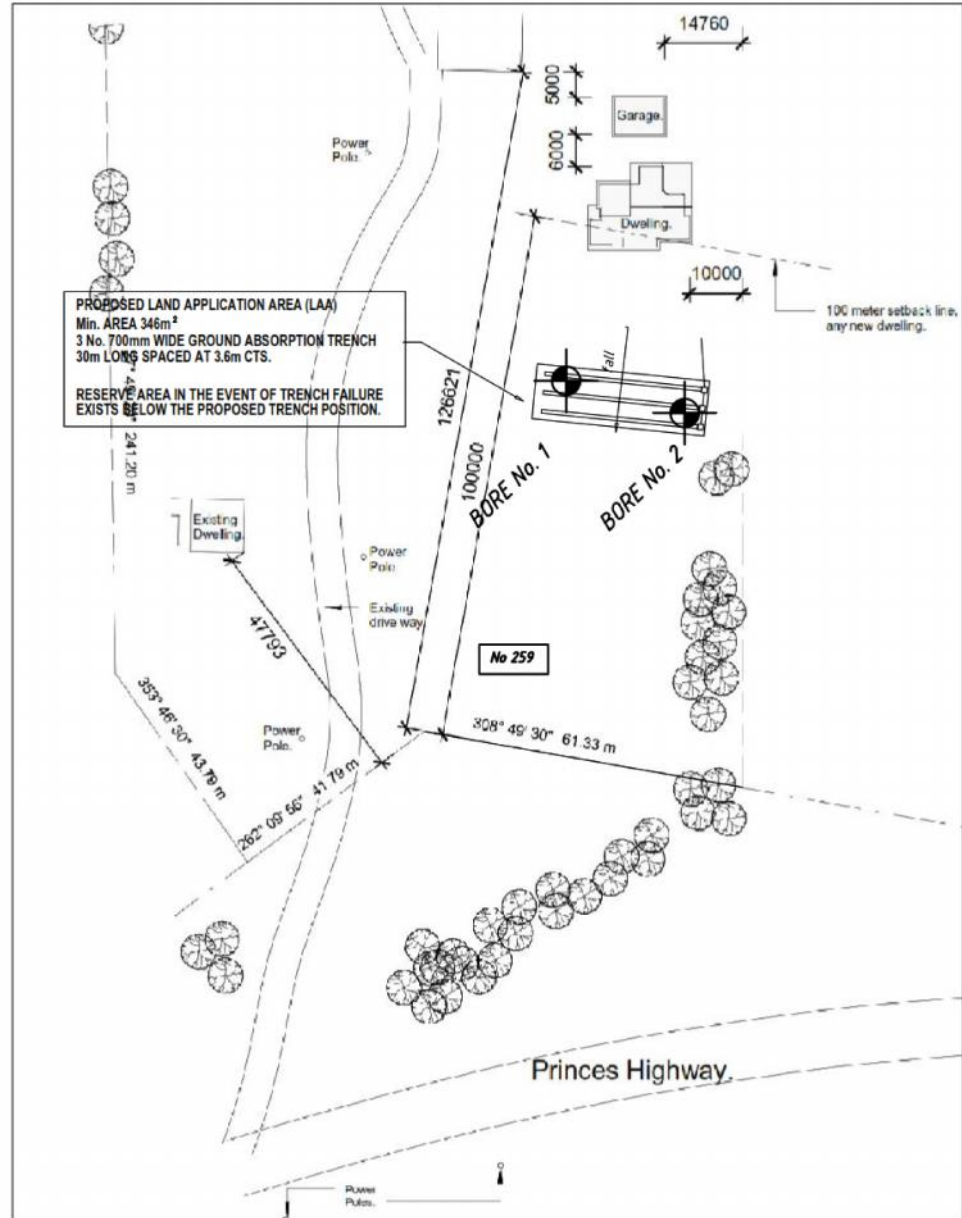
- Ref 6. "CERTIFICATE OF APPROVAL: Soil absorption/Transpiration systems."
EPA Publication CA 1.2/03 – 2003.

BORE LOG.						
CLIENT: D + N MACALISTER			REFERENCE No. 240515			
PROJECT: 259 PRINCES HIGHWAY ORBOST			DATE: MAY 24			
SOIL CLASS	SOIL DESCRIPTION	DEPTH	CLASSIFICATION	MOISTURE	DENSITY	DESIGN IRRIGATION RATE DLR mm/day
BORE No. ONE						
5a	SILT. fawn / brown - some organic material	1.0	SC	moist	firm	6
	CLAY. orange / grey - sandy medium plasticity			moist	stiff	
END OF BORE		2.0				
BORE No. FOUR						
3a	SILT. brown - some organic material	1.0	SM	moist	firm	10
	SILT. dark brown - sandy			moist	stiff	
END OF BORE		2.0				
SITE DESCRIPTION Site falls to the South - Slight to Moderate						
Site has been filled to a depth of approximately 2000mm in the past (60yrs previous).						
GROUND WATER / SITE DRAINAGE No ground water within 2.5m. Good site drainage.						
SITE CLASSIFICATION Soil Class 'M' AS 2870 2011. Design soil classification 5a.						
TEST BY: C WATTS		C D WATTS & ASSOCIATES CHARTERED PROFESSIONAL ENGINEERS EC - 1402		 		

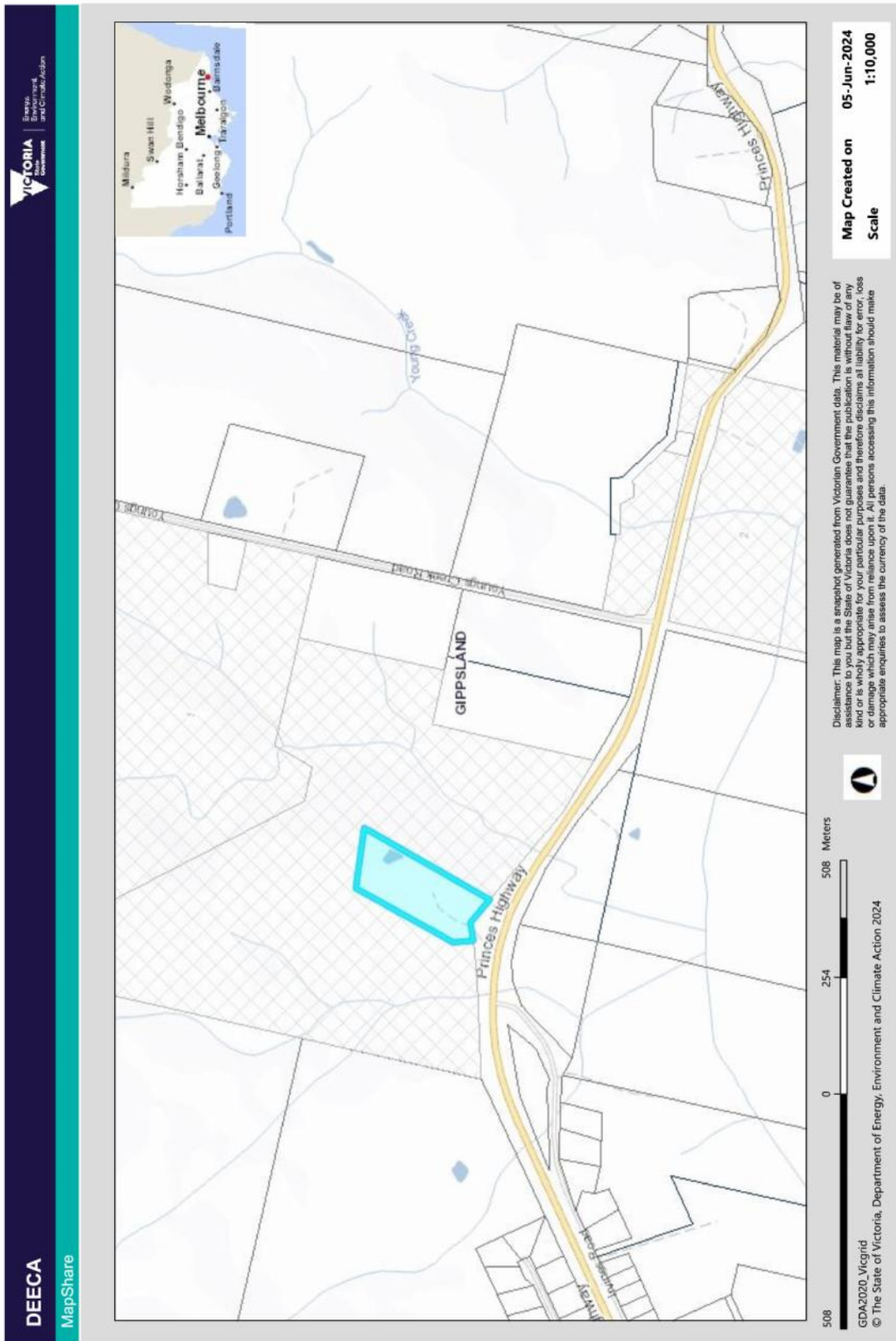
SITE PLAN

CLIENT: D + N MACALISTER
PROJECT: 259 PRINCES HIGHWAY ORBOST

REFERENCE No. 240515
DATE: MAY 24







SITE PLAN

259 PRINCES HIGHWAY ORBOST

Evap.data **ORBOST**

70th Percentile monthly rainfall

average Pan evaporation

Source: AS1547-1994 - Table G1

(Prepared by R.A. Patterson, Lanfax Labs. Armidale updated April 2006)

Void space in drainfield = **30%**

1 Month	2 Days per month	3 daily pan Eo (B.Met) mm	4 Pan Eo mm	5 Et mm	6 Rainfall P mm	7 Retained Rainfall Re=(1-r)P mm	8 LTAR*N mm	9 Disposal rate/month (Ei-Re)+ LTAR*N mm	10 Effluent applied per month 720 L	11 Size of area (8)/(7) m2
Jan	31	5.3	164.3	149	58.1	40.7	186	293.2	22320	76
Feb	28	4.8	134.4	121	45.7	32.0	168	257.0	20160	78
Mar	31	4.0	124.0	112	47	32.9	186	264.7	22320	84
Apr	30	2.7	81.0	49	55.6	38.9	180	189.7	21600	114
May	31	2.2	68.2	41	57.1	40.0	186	187.0	22320	119
Jun	30	1.4	42.0	25	67.2	47.0	180	158.2	21600	137
Jul	31	1.5	46.5	28	48.9	34.2	186	179.7	22320	124
Aug	31	1.8	55.8	33	51.3	35.9	186	183.6	22320	122
Sep	30	2.5	75.0	45	61.8	43.3	180	181.7	21600	119
Oct	31	4.3	133.3	120	71.7	50.2	186	255.8	22320	87
Nov	30	5.3	159.0	143	63.1	44.2	180	278.9	21600	77
Dec	31	5.4	167.4	151	63.8	44.7	186	292.0	22320	76
Totals			1250.9	1015	691.3	483.9				

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

1 month	2 first trial area (m2)	3 application rate (8)/(2) (mm)	4 Disposal rate (above) (mm)	5 (3)-(4) (mm)	6 Increase depth of stored effluent (5)/0.3 (mm)	7 Starting depth effluent for month (mm)	8 increase depth effluent (6) (mm)	9 computed depth effluent (X) (mm)	10 reset if Et deficit <0 (mm)	11 equivalent storage 10 x area (L)	
Dec								0.0	0		
Jan	126	177	293	-116	-387	0	-387	-387	0	0	
Feb			160	257	-97	-323	0	-323	-323	0	
Mar			177	265	-88	-292	0	-292	-292	0	
Apr			171	190	-18	-61	0	-61	-61	0	
May			177	187	-10	-33	0	-33	-33	0	
Jun			171	158	13	44	0	44	44	1672	
Jul			177	180	-3	-8	44	-8	36	36	1353
Aug			177	184	-6	-21	36	-21	14	14	544
Sep			171	182	-10	-34	14	-34	-20	0	0
Oct			177	256	-79	-262	0	-262	-262	0	0
Nov			171	279	-108	-358	0	-358	-358	0	0
Dec			177	292	-115	-383	0	-383	-383	0	0
Jan			177	293	-116	-387	0	-387	-387	0	0
Feb			160	257	-97	-323	0	-323	-323	0	0
Mar			177	265	-88	-292	0	-292	-292	0	0
Apr			171	190	-18	-61	0	-61	-61	0	0
May			177	187	-10	-33	0	-33	-33	0	0

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

Variables Table

Runoff Coeff = **0.3** percentage runoff
 Summer Crop Factor = **0.9** crop transpiration rate Oct-Mar
 Winter Crop Factor = **0.6** crop transpiration rate -Apr-Sep
 Change as required
 LTAR = **6** L/m2/day
 FLOWS = **720** L/day

Estimated area of effluent drainfield = **126** square metres
 Maximum depth of stored effluent = **44** mm depth

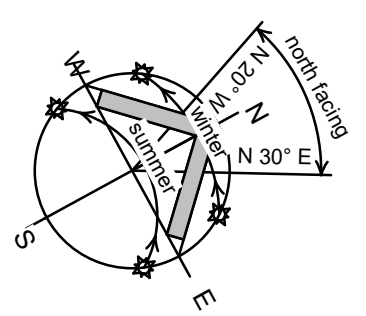
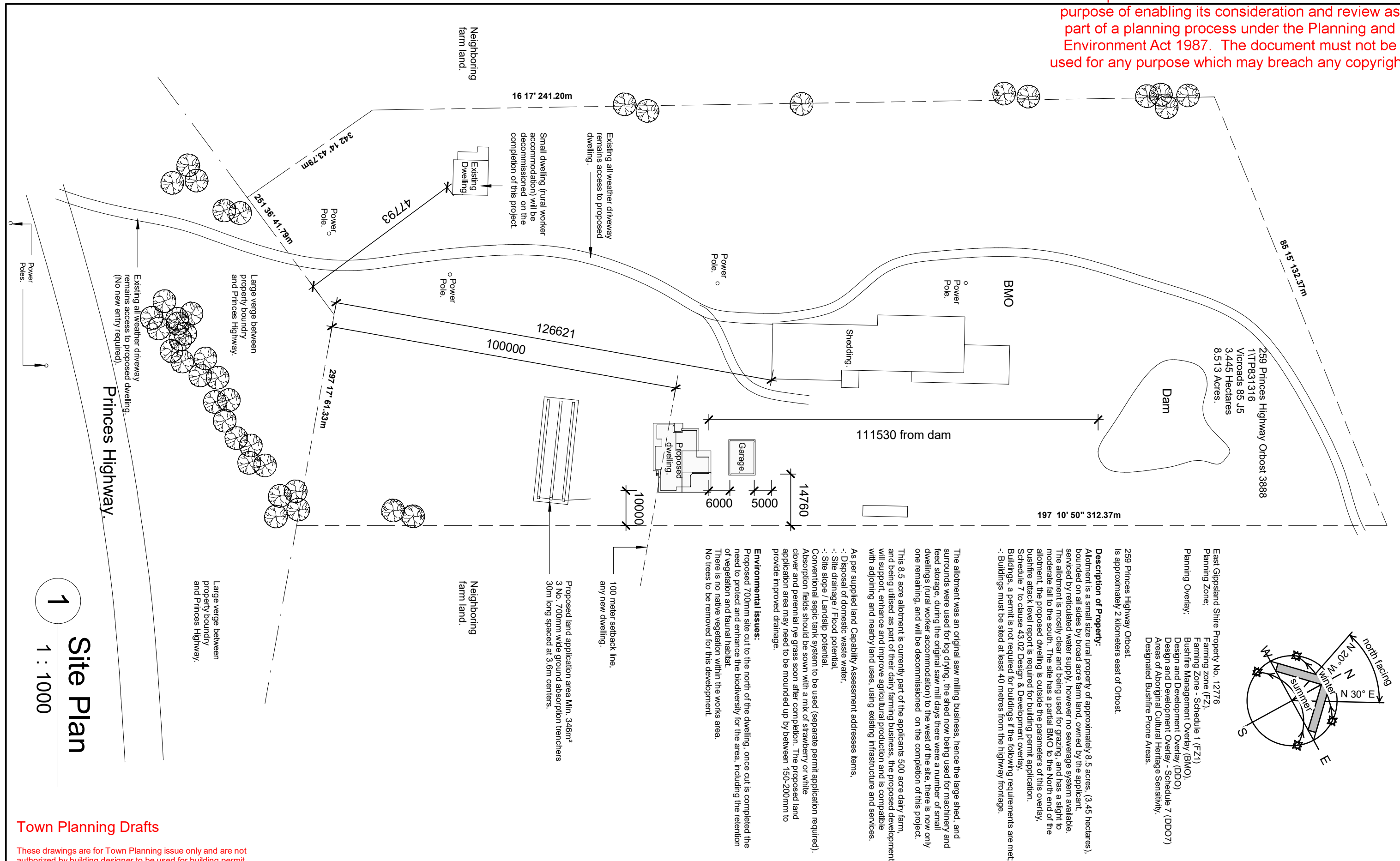
Trench dimensions (mm) width = **700** mm depth = **450** mm
 Length of trench required = **90** metres

NOTES:

As a model, the best results are only ESTIMATES of performance.
 A model is used to assess SENSITIVITY to changes in the variables and the effect upon application area
 Table 2 is run for 16 months to ensure system returns to ZERO at some stage

TABLE 1. LAND CAPABILITY ASSESSMENT TABLE		259 PRINCES HIGHWAY ORBOST				
		LAND CAPABILITY CLASS RATING				
LAND FEATURES		VERY GOOD (1)	GOOD (2)	FAIR (3)	POOR (4)	VERY POOR (5)
SITE DRAINAGE			GOOD			
SITE AREA RESTRAINTS	PHYSICAL			LIMITED		
	ENVIRONMENTAL		UNLIMITED			
FLOOD/INUNDATION POTENTIAL		NOT SUBJECT TO FLOODING				
DISTANCE TO ENVIRONMENTALLY SENSITIVE AREA.		>100m				
SLOPE (%)			8 - 12%			
LANDSLIP		LOW POTENTIAL				
SEASONAL WATER TABLE DEPTH		> 10m				
RAINFALL (mm/yr) ORBOST				691 mm		
PAN EVAPORATION (mm/yr) SALE			1350mm			
SOIL PROFILE	STRUCTURE			WEAK		
	PROFILE DEPTH			>2m		
	SODICITY esp%					
	SHRINKAGE		MEDIUM			
	DESIGN LOADING RATE mm/d			B1: 6		
	SOIL PERCOLATION RATE mm/day			B1: 18		
	STONINESS (%)	0 - 5 %				
	EMERSON TEST				B1: 2	
	SALINITY	—				

SOIL SALINITY INFORMATION UNAVAILABLE, NO EVIDENCE OF SOIL SALINITY ON SITE.



East Gippsland Shire Property No. 12776
Planning Zone: Farming zone (FZ)
Planning Overlay: Bushfire Management Overlay (BMO), Design and Development Overlay (DDO), Areas of Aboriginal Cultural Heritage Sensitivity, Designated Bushfire Prone Areas.

259 Princes Highway Orbost is approximately 2 kilometers east of Orbost.

Description of Property:
Allotment is a small size rural property of approximately 8.5 acres, (3.45 hectares), bounded on all sides by broad acre farm land, owned by the applicant, serviced by reticulated water supply, however no sewerage system available. The allotment is mostly clear and being used for grazing, and has a slight to moderate fall to the south. The site has a partial BMO to the North end of the allotment, the proposed dwelling is outside the parameters of this overlay, bushfire attack level report is required for building permit application, Schedule 7 to clause 43.02 Design & Development overlay. Buildings, a permit is not required for buildings if the following requirements are met:
- Buildings must be sited at least 40 metres from the highway frontage.

The allotment was an original saw milling business, hence the large shed, and surrounds were used for log drying, the shed now being used for machinery and feed storage, during the original saw mill days there were a number of small dwellings (rural worker accommodation) to the west of the site, there is now only one remaining, and will be decommissioned on the completion of this project.

This 8.5 acre allotment is currently part of the applicants 500 acre dairy farm, and being utilised as part of their dairy farming business, the proposed development will support, enhance and improve agricultural production and is compatible with adjoining and nearby land uses, using existing infrastructure and services.

As per supplied land Capability Assessment addresses items:
- Disposal of domestic waste water.
- Site drainage / Flood potential.
- Site slope / Landslip potential.
Conventional septic tank system to be used (separate permit application required).
Absorption fields should be sown with a mix of strawberry or white clover and perennial rye grass soon after completion. The proposed land application area may need to be mounded up by between 150-200mm to provide improved drainage.

Environmental issues:
Proposed 700mm site cut to the north of the dwelling, once cut is completed the need to protect and enhance the biodiversity for the area, including the retention of vegetation and faunal habitat. There is no native vegetation within the works area. No trees to be removed for this development.

Proposed land application area Min. 346m²
3 No. 700mm wide ground absorption trenchers
30m long spaced at 3.6m centers.

100 meter setback line, any new dwelling.

1
Site Plan
1 : 1000

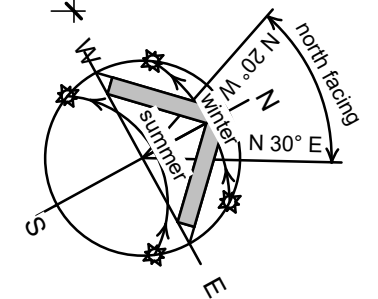
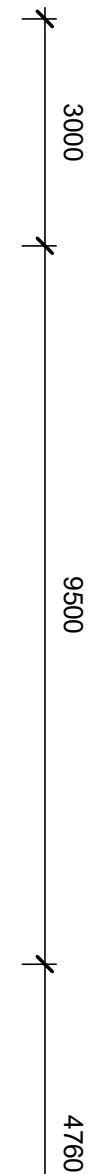
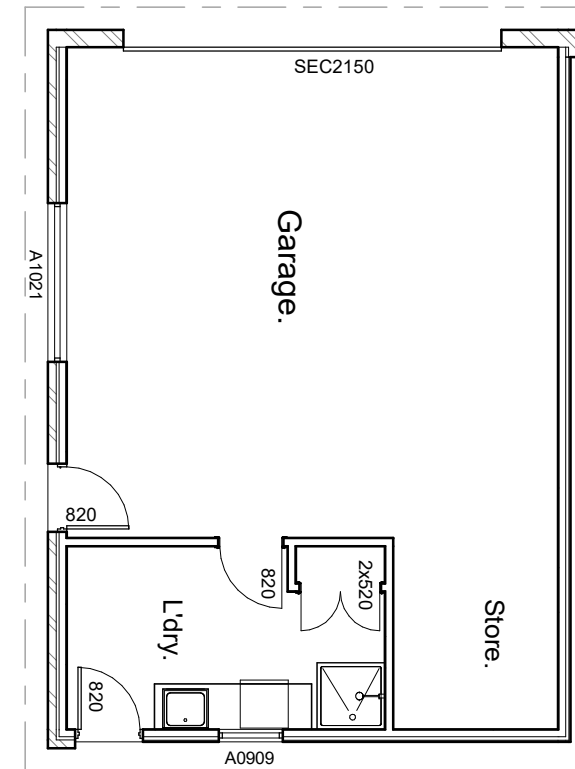
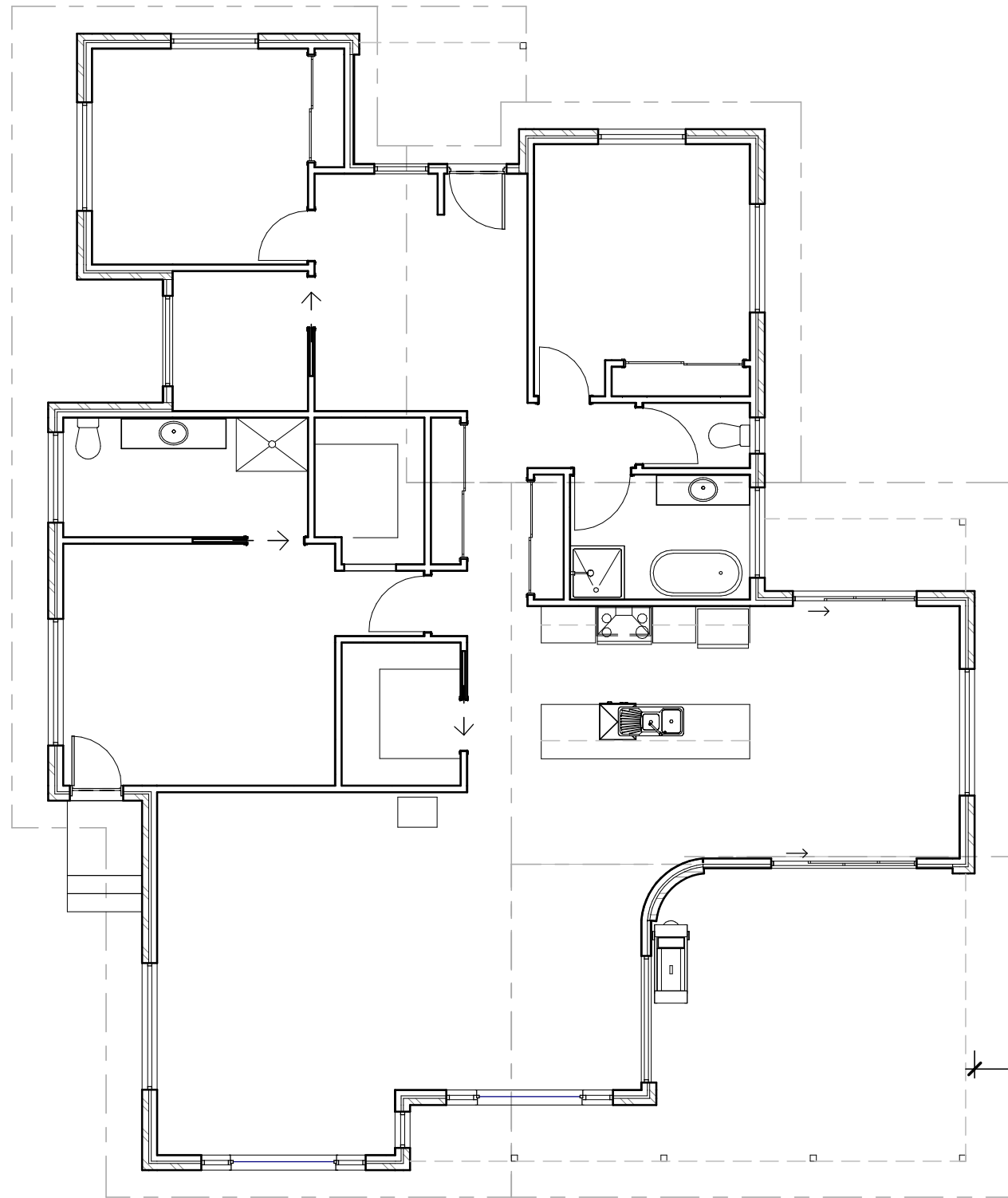
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WARNING
Beware of underground services
The location of underground services are approximate only and their exact position should be proven on site. No guarantee is given that all existing services are shown.

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1
1 : 100
Floor Plan Garage

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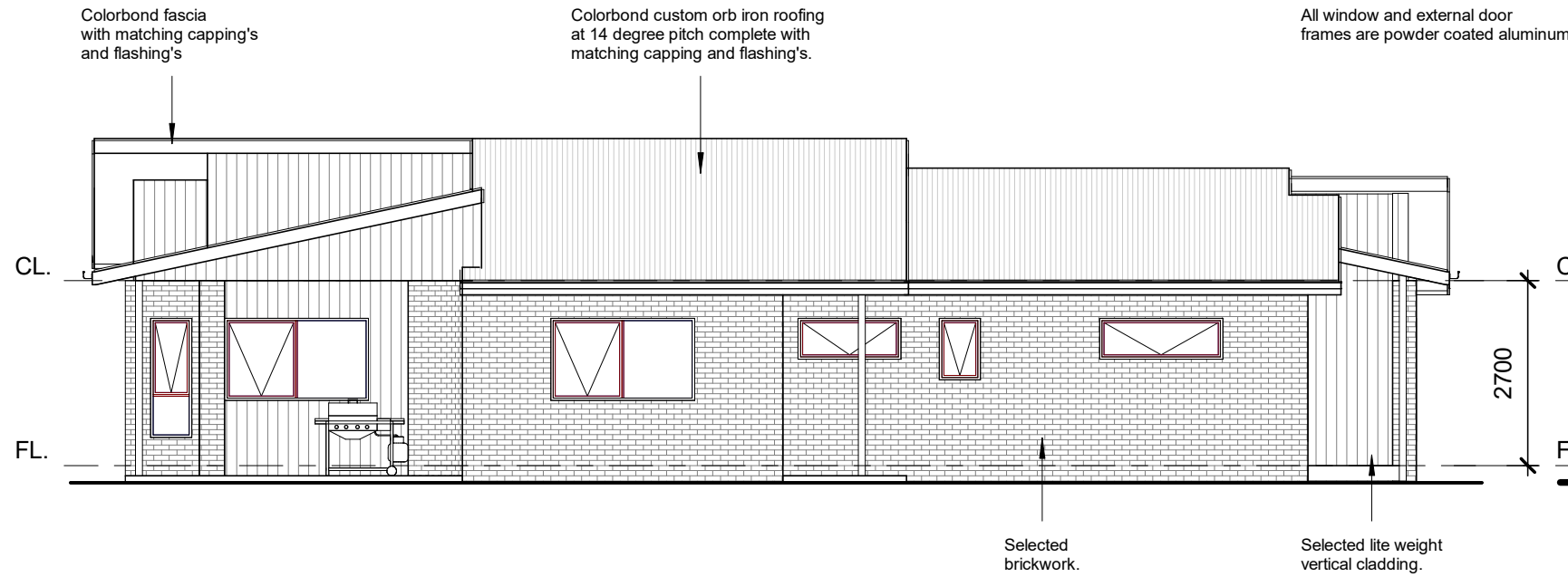
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PROJECT;
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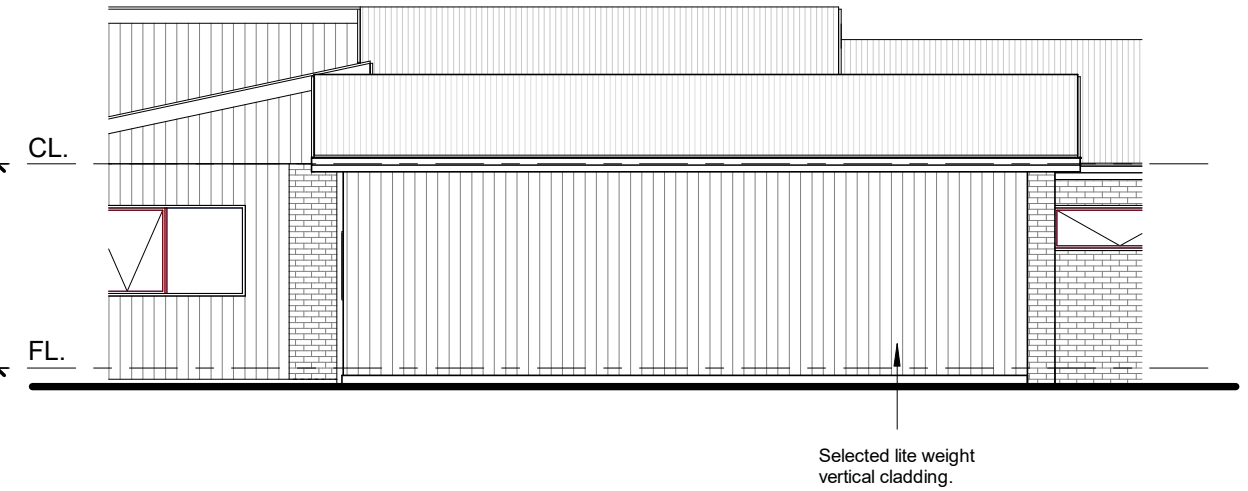
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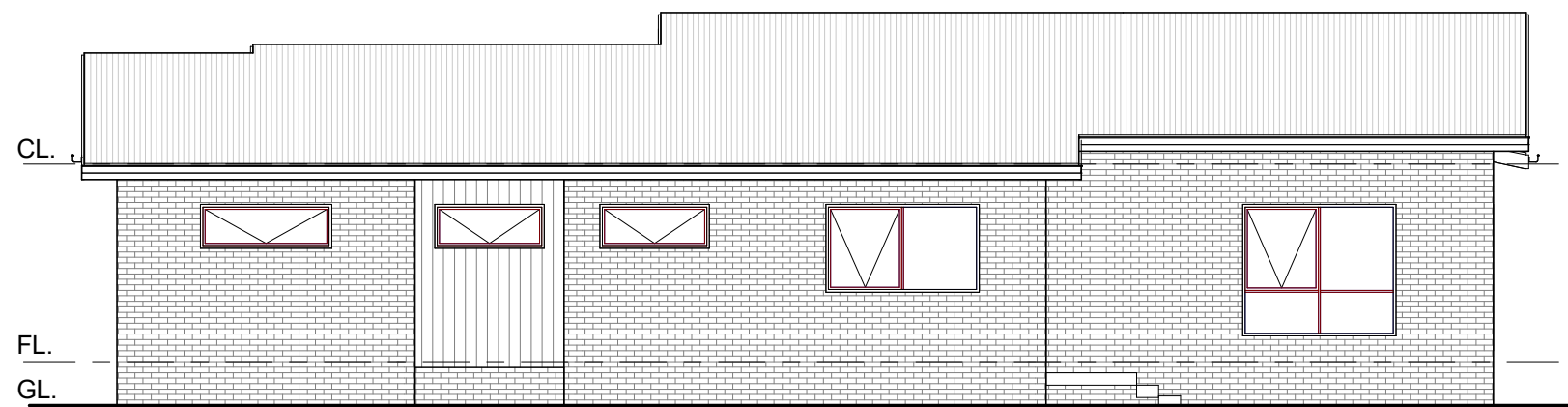
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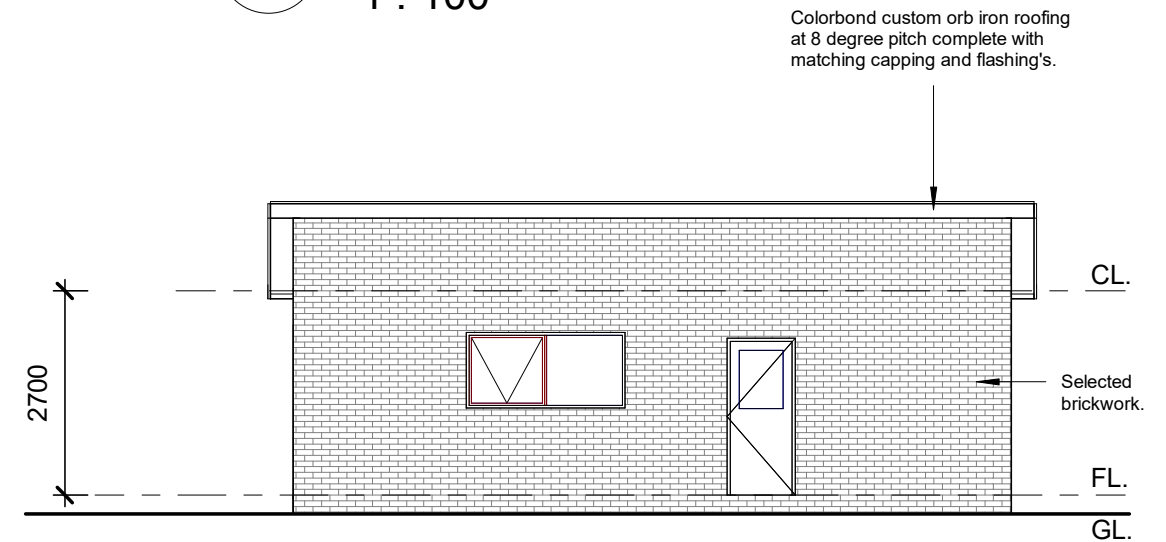
1 North Elevation
1 : 100



4 North Garage
1 : 100



2 South Elevation
1 : 100



3 South Garage
1 : 100

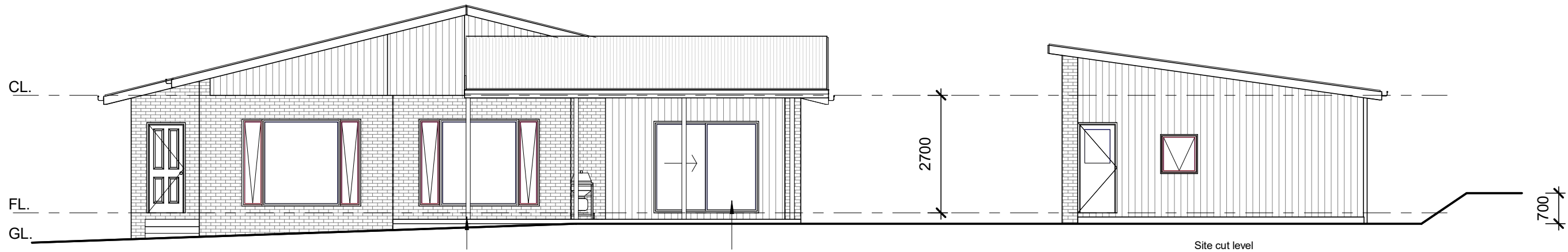
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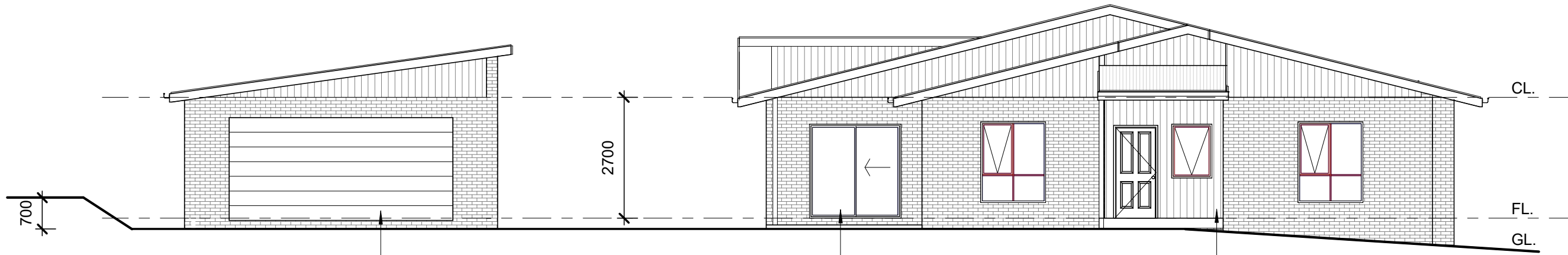


1 East Elevation
1 : 100

Dura gal. SHS painted post.

Powdercoated aluminum glass sliding door.

All window and external door frames are powder coated aluminum.



2 West Elevation
1 : 100

Colorbond panel garage door.

Powdercoated aluminum glass sliding door.

Selected lite weight vertical cladding.

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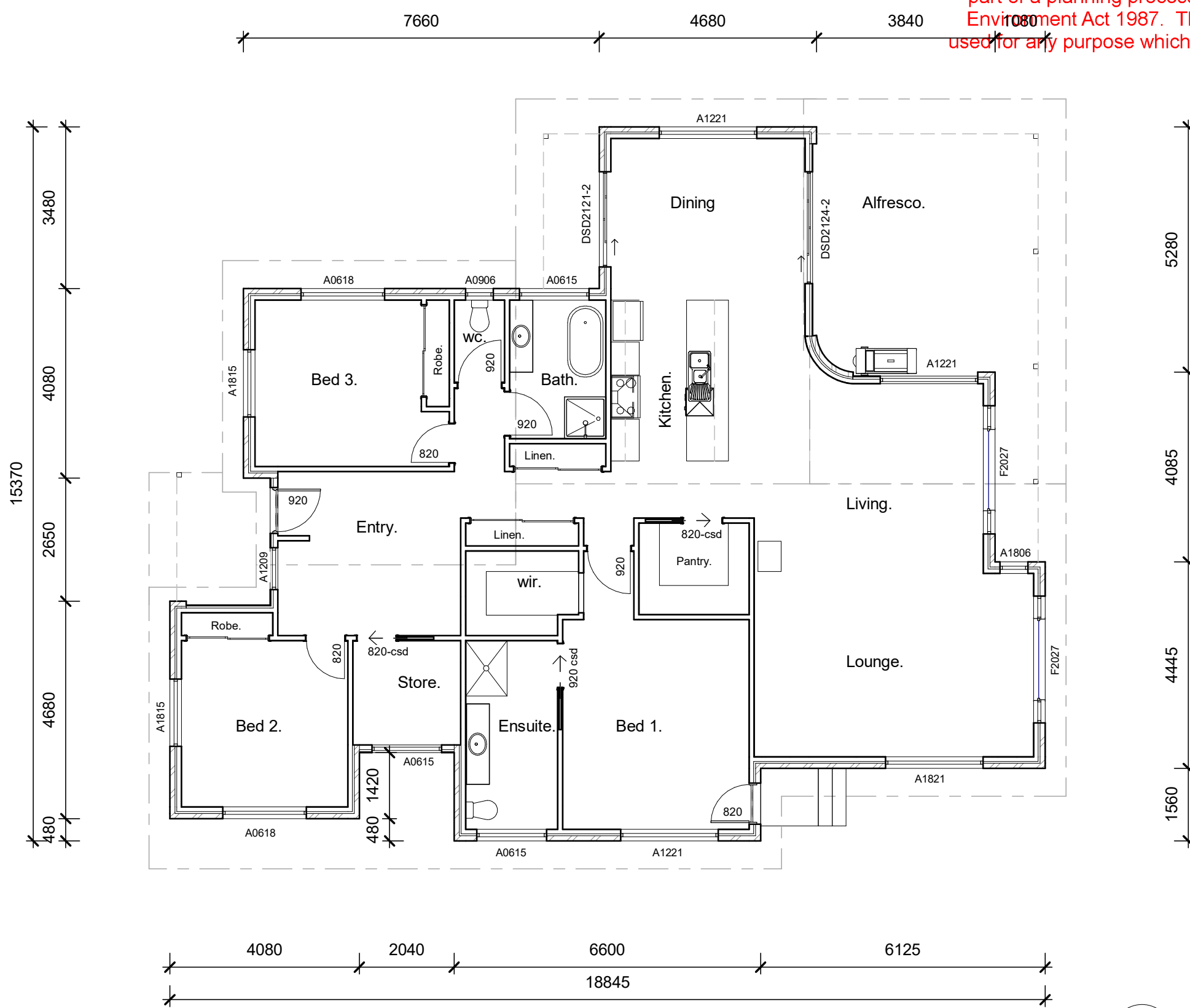
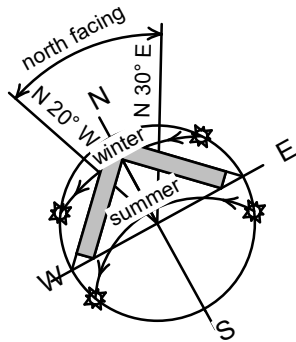
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Area Schedule (Rentable)		
Name	Area	Squares

Alfresco	30.23 m ²	3.25
Residence.	199.63 m ²	21.49
Garage	65.35 m ²	7.03



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1 Floor Plan
1 : 100