

# NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	543 Bullumwaal Road MOUNT TAYLOR VIC 3875 Lot: A PS: 835792
The application is for a permit to:	Multi Lot Subdivision, Removal of Vegetation, Alteration of Access and Subdivision Adjacent to Transport Zone 2 and Creation of Carriageway Easement
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
32.03-3 (LDRZ)	Subdivide land.
42.02-2 (VPO)	Remove, destroy or lop vegetation.
52.02	Proceeding under Section 23 of the Subdivision Act 1988 to create an easement.
52.17-1	Remove, destroy or lop native vegetation, including dead native vegetation.
52.29-2	Create or alter access to a road in a Transport Zone 2.
The applicant for the permit is:	Crowther & Sadler Pty Ltd
The application reference number is:	5.2025.233.1

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 the applicant giving notice</b>
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If you object, the Responsible Authority will tell you its decision.

**April McDonald**

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**From:** Snapforms Notifications <no-reply@snapforms.com.au>  
**Sent:** Wednesday, 9 July 2025 2:31 PM  
**To:** Planning Unit Administration  
**Subject:** Planning Permit application  
**Attachments:** 20791 List of titles details.pdf; COT Vol12589 Fol794 and Vol12589 Fol795.pdf; 2. 20791 Proposed Subdivision Plan V1.pdf; 1. 20791 Planning Report.pdf; attachment\_errors.txt; Planning\_Permit\_Application\_2025-07-09T14-30-32\_26305630\_0.pdf

## Planning Permit Application

A "Planning Permit Application" has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

**Business trading name:** Crowther & Sadler Pty Ltd

**Email address:** contact@crowthersadler.com.au

**Postal address :** PO Box 722, Bairnsdale Vic 3875

**Preferred phone number:** 0351525011

**Owner's name:**

**Owner's postal address:**

**Street number:** 543 & 40

**Street name:** Bullumwaal Road & Mount Lookout Road

**Town:** Mount Taylor

**Post code:** 3875

**Lot number:** A & B

**Plan number:** PS835792F

**Addition owner/land description:** [20791 List of titles details.pdf](#)

**Is there any encumbrance on the Title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?:** No

**Will the proposal result in a breach of a registered covenant restriction or agreement?:** No

**Existing conditions :** Vacant land

**Description of proposal :** Multi Lot Subdivision, Removal of Vegetation, Alteration of Access and Subdivision Adjacent to Transport Zone 2 and Creation of Carriageway Easement



**Estimated cost of development:** 0

**Has there been a pre-application meeting:** No

**Your reference number:** 20791

**Full copy of Title:** [COT Vol12589 Fol794 and Vol12589 Fol795.pdf](#)

**Plans:** [2. 20791 Proposed Subdivision Plan V1.pdf](#)

**Planning report:** [1. 20791 Planning Report.pdf](#)

**ExtraFile:** 7

**1. Supporting information/reports:** [3. 20791 Design Response Plan V1.pdf](#)

**2. Supporting information/reports:** [4. 20791 Vegetation Design Response Plan V1.pdf](#)

**4. Supporting information/reports:** [5. 20791 Plan of Vegetation Removal V1.pdf](#)

**3. Supporting information/reports:** [6. Native Vegetation Removal Report ID 319\\_20250630\\_GE2.pdf](#)

**5. Supporting information/reports:** [7. Report of available NV Credits ID 30487.pdf](#)

**6. Supporting information /reports:** [10. Planning Permit 211-2020-P issued 15 Sept 2021.pdf](#)

**7. Supporting information/reports:** [11. 20791 Land Manager Consent dated 8-07-2025.pdf](#)

**Invoice Payer:** Crowther & Sadler Pty Ltd

**Address for Invoice:** PO Box 722, Bairnsdale Vic 3875

**Invoice Email:** [contact@crowthersadler.com.au](mailto:contact@crowthersadler.com.au)

**Primary Phone Invoice:** 0351525011

**Declaration:** Yes

**Authority Check:** Yes

**Notice Contact Check:** Yes

**Notice check 2:** Yes

**Privacy Statement Acknowledge:** Yes

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

VOLUME 12589 FOLIO 794

Security no : 124125806652S  
Produced 01/07/2025 12:06 PM

#### LAND DESCRIPTION

-----  
Lot A on Plan of Subdivision 835792F.  
PARENT TITLE Volume 11879 Folio 846  
Created by instrument PS835792F 27/12/2024

#### REGISTERED PROPRIETOR

-----  
Estate Fee Simple  
Sole Proprietor

#### ENCUMBRANCES, CAVEATS AND NOTICES

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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 PS835792F 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: 543 BULLUMWAAL ROAD MOUNT TAYLOR VIC 3875

#### ADMINISTRATIVE NOTICES

-----  
NIL

eCT Control 22727X EAST GIPPSLAND CONVEYANCING  
Effective from 27/12/2024

DOCUMENT END

Delivered from the LANDATA System by Dye & Durham Terrain Pty Ltd

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Document Type	<b>Plan</b>
Document Identification	<b>PS835792F</b>
Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>01/07/2025 12:01</b>

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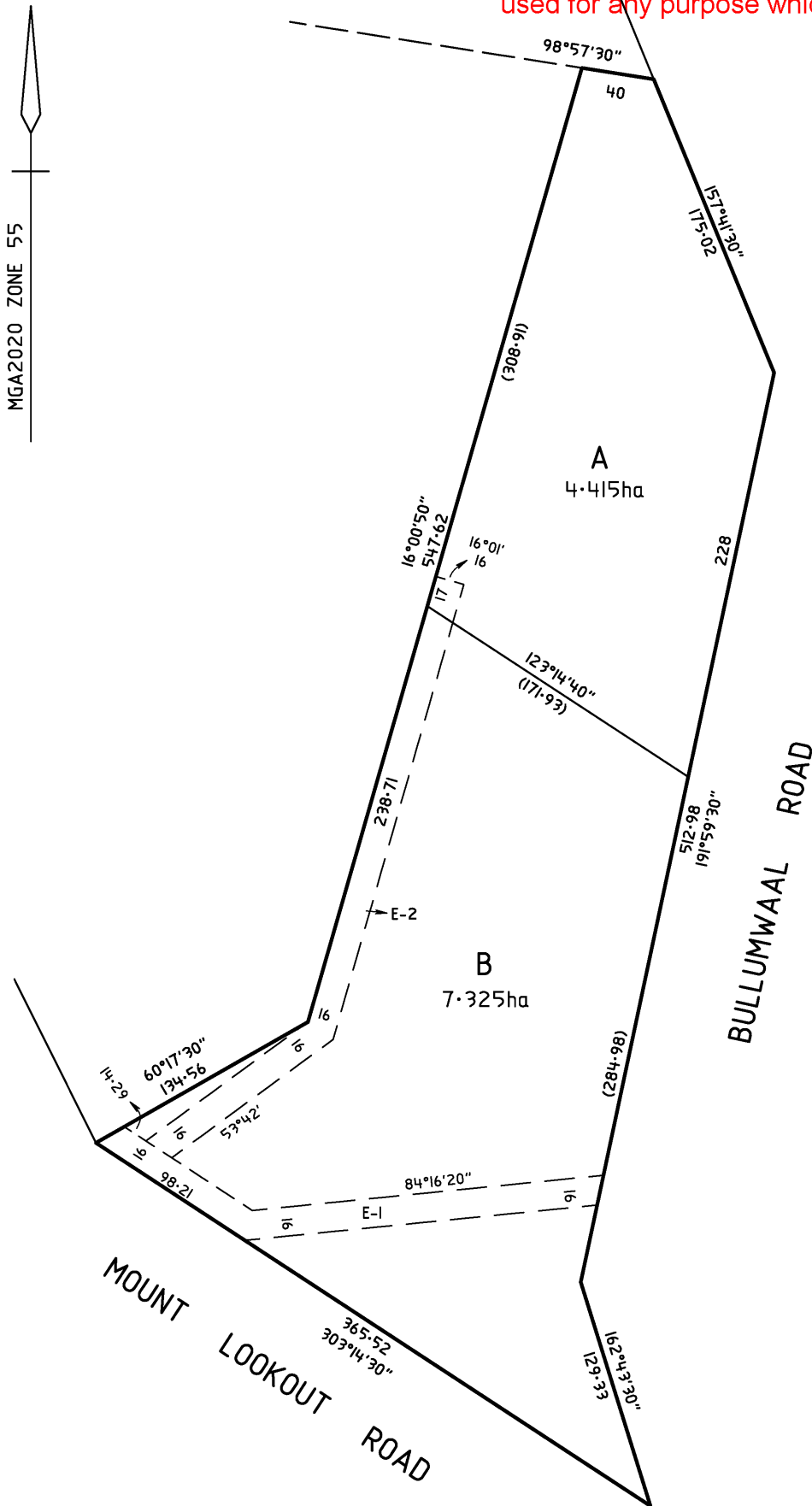
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<b>PLAN OF SUBDIVISION</b>				<b>EDITION 1 PS 835792F</b>	
<b>LOCATION OF LAND</b>  <b>PARISH:</b> WY-YUNG <b>TOWNSHIP:</b> _____ <b>SECTION:</b> _____ <b>CROWN ALLOTMENT:</b> 69 C (PART) <b>CROWN PORTION:</b> _____ <b>TITLE REFERENCE:</b> VOL 11879 FOL 846  <b>LAST PLAN REFERENCE:</b> LOT 1 - PS802720T  <b>POSTAL ADDRESS:</b> 515 BULLUMWAAL ROAD, (at time of subdivision) MOUNT TAYLOR 3875  <b>MGA2020 CO-ORDINATES:</b> E: 552 550 <b>ZONE:</b> 55 (of approx centre of land in plan) N: 5818 630				Council Name: East Gippsland Shire Council  Council Reference Number: PS835792F Planning Permit Reference: 211/2020/P SPEAR Reference Number: S183260E  <b>Certification</b>  This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6 of the Subdivision Act 1988: 08/02/2022  Public Open Space  A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made  Digitally signed by: Robert Pringle for East Gippsland Shire Council on 26/03/2024  <b>Statement of Compliance</b> issued: 07/11/2024	
<b>VESTING OF ROADS AND/OR RESERVES</b>				<b>NOTATIONS</b>	
IDENTIFIER	COUNCIL/BODY/PERSON				
NIL	NIL				
<b>NOTATIONS</b>					
<b>DEPTH LIMITATION</b>	15.24 METRES BELOW THE SURFACE				
<b>SURVEY:</b> This plan is based on survey.  <b>STAGING:</b> This is not a staged subdivision. Planning Permit No.  This survey has been connected to permanent marks No(s). 83  In Proclaimed Survey Area No. NIL					
<b>EASEMENT INFORMATION</b>					
<b>LEGEND:</b> A - Appurtenant Easement      E - Encumbering Easement      R - Encumbering Easement (Road)					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
E-1	POWERLINE	16	PS802720T - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD	
E-2	POWERLINE	16	THIS PLAN - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD	
<b>Crowther &amp; Sadler Pty. Ltd.</b> LICENSED SURVEYORS & TOWN PLANNERS 162 MACLEOD STREET, BAIRNSDALE, VIC., 3875 P. (03) 6162 6011 E. contact@crowthersadler.com.au		SURVEYORS FILE REF: 17475		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 2 SHEETS
Digitally signed by: Michael J Sadler, Licensed Surveyor, Surveyor's Plan Version (3), 15/03/2024, SPEAR Ref: S183260E		Land Use Victoria Plan Registered 09:56 AM 27/12/2024 Assistant Registrar of Titles			

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PS 835792F



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

SURVEYORS REF  
17475

SCALE  
1:2500

25 0 25 50 75 100  
LENGTHS ARE IN METRES

ORIGINAL SHEET  
SIZE: A3

SHEET 2

Digitally signed by: Michael J Sadler, Licensed Surveyor,  
 Surveyor's Plan Version (3),  
 15/03/2024, SPEAR Ref: S183260E

Digitally signed by:  
 East Gippsland Shire Council,  
 26/03/2024,  
 SPEAR Ref: S183260E

Printed 1/08/2025

Page 7 of 111

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

Page 1 of 3

VOLUME 12589 FOLIO 795

Security no : 124125806292J

Produced 01/07/2025 12:01 PM

### LAND DESCRIPTION

Lot B on Plan of Subdivision 835792F.  
PARENT TITLE Volume 11879 Folio 846  
Created by instrument PS835792F 27/12/2024

### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor

### ENCUMBRANCES, CAVEATS AND NOTICES

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### DIAGRAM LOCATION

SEE PS835792F 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: 543 BULLUMWAAL ROAD MOUNT TAYLOR VIC 3875

### ADMINISTRATIVE NOTICES

NIL

eCT Control 22727X EAST GIPPSLAND CONVEYANCING  
Effective from 27/12/2024

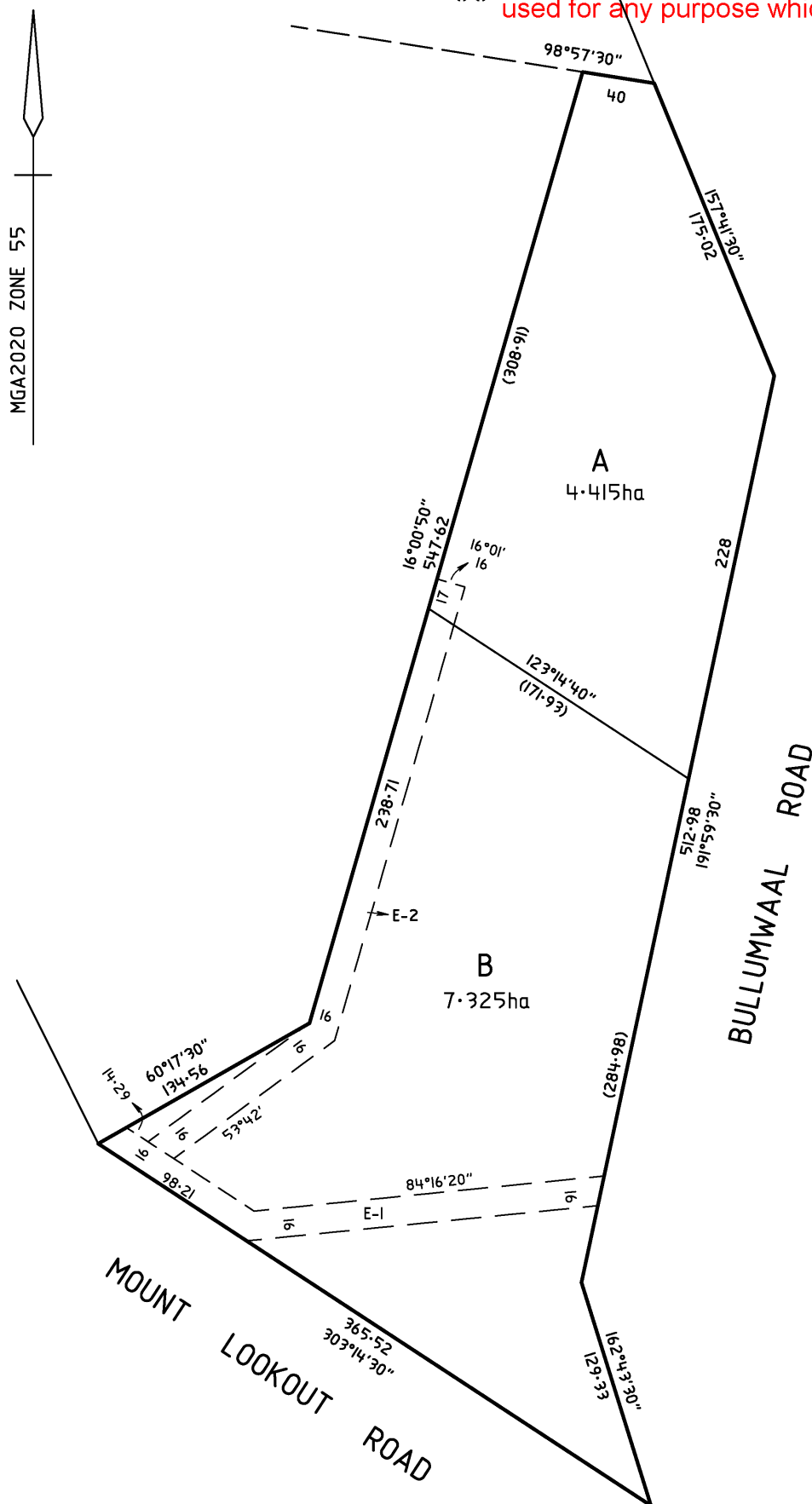
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PLAN OF SUBDIVISION					
<b>LOCATION OF LAND</b> <b>PARISH:</b> WY-YUNG <b>TOWNSHIP:</b> _____ <b>SECTION:</b> _____ <b>CROWN ALLOTMENT:</b> 69 C (PART) <b>CROWN PORTION:</b> _____ <b>TITLE REFERENCE:</b> VOL 11879 FOL 846  <b>LAST PLAN REFERENCE:</b> LOT 1 - PS802720T  <b>POSTAL ADDRESS:</b> 515 BULLUMWAAL ROAD, (at time of subdivision) MOUNT TAYLOR 3875  <b>MGA2020 CO-ORDINATES:</b> E: 552 550 <b>ZONE:</b> 55 (of approx centre of land in plan) N: 5818 630				<b>EDITION 1</b> Council Name: East Gippsland Shire Council Council Reference Number: PS835792F Planning Permit Reference: 211/2020/P SPEAR Reference Number: S183260E  <b>Certification</b> This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6 of the Subdivision Act 1988: 08/02/2022  Public Open Space A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made  Digitally signed by: Robert Pringle for East Gippsland Shire Council on 26/03/2024  <b>Statement of Compliance</b> issued: 07/11/2024	
<b>VESTING OF ROADS AND/OR RESERVES</b>					
<b>IDENTIFIER</b>		<b>COUNCIL/BODY/PERSON</b>			
NIL		NIL			
<b>NOTATIONS</b>					
<b>DEPTH LIMITATION</b> 15.24 METRES BELOW THE SURFACE					
<b>SURVEY:</b> This plan is based on survey.  <b>STAGING:</b> This is not a staged subdivision. Planning Permit No.  This survey has been connected to permanent marks No(s). 83  In Proclaimed Survey Area No. NIL					
<b>EASEMENT INFORMATION</b>					
<b>LEGEND:</b> A - Appurtenant Easement      E - Encumbering Easement      R - Encumbering Easement (Road)					
<b>Easement Reference</b>	<b>Purpose</b>	<b>Width (Metres)</b>	<b>Origin</b>	<b>Land Benefited/In Favour Of</b>	
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<b>Crowther &amp; Sadler Pty. Ltd.</b> LICENSED SURVEYORS & TOWN PLANNERS 162 MACLEOD STREET, BAIRNSDALE, VIC., 3875 P. (03) 6162 6011 E. contact@crowthersadler.com.au		<b>SURVEYORS FILE REF:</b> 17475  Digitally signed by: Michael J Sadler, Licensed Surveyor, Surveyor's Plan Version (3), 15/03/2024, SPEAR Ref: S183260E		<b>ORIGINAL SHEET SIZE:</b> A3 <b>SHEET 1 OF 2 SHEETS</b>  Land Use Victoria Plan Registered 09:56 AM 27/12/2024 Assistant Registrar of Titles	

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PS 835792F

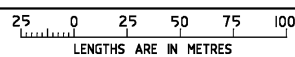


Crowther & Sadler Pty. Ltd.

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

SURVEYORS REF
17475

SCALE  
1:2500



ORIGINAL SHEET  
SIZE: A3

SHEET 2

Digitally signed by: Michael J Sadler, Licensed Surveyor,  
Surveyor's Plan Version (3),  
15/03/2024, SPEAR Ref: S183260E

Digitally signed by:  
East Gippsland Shire Council,  
26/03/2024,  
SPEAR Ref: S183260E

Printed 1/08/2025

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The subject land is comprised of two separately transferable parcels of land formally described as Lots A & B on PS835792 and more commonly known as 543 Bullumwaal Road and 40 Mount Lookout Road, Mount Taylor

Vol & Fol	Plan of Subdivision	Address	Ownership
Vol 12589 Fol 794	Lot A PS 835792	543 Bullumwaal Rd	
Vol 12589 Fol 795	Lot B PS835792	40 Mount Lookout Rd	



Contact: Marc Taylor  
 Telephone No: (03) 5153 9500  
 Email: feedback@egipps.vic.gov.au

Corporate Centre  
 273 Main Street (PO Box 1618)

Bairnsdale Victoria 3875

Telephone: (03) 5153 9500

National Relay Service: 133 677

Residents' Info Line: 1300 555 886

Facsimile: (03) 5153 9576

Email: feedback@egipps.vic.gov.au

ABN 81 957 967 765

8 July 2025

Amie Ingwersen  
 Natural Resource Planner  
 Crowther & Sadler Pty Ltd  
 PO BOX 722  
 BAIRNSDALE VIC 3875

Dear Amie

**Application for consent to lodge a planning permit for 40 Mount Lookout Road Mount Taylor Formally 515 Bullumwaal Road Mount Taylor**

I refer to your land manager consent application dated 1 July 2025 requesting consent to apply for a planning permit for 40 Mount Lookout Road Mount Taylor.

As Council's Land Manager, I consent to the lodging of an application for a planning permit with the following conditions.

- The planning permit is referred to Council's Manager Infrastructure and Open Space.

Please contact Open Space Planner, Marc Taylor on the above telephone number should you have any queries regarding this matter.

Yours sincerely

**PAUL ROONEY**  
**Manager Infrastructure and Open Space**



Your Reference: 17475  
Contact: Robert Pringle  
Our Reference: 211/2020/P  
Telephone No: (03) 5153 9500  
Email: feedback@egipps.vic.gov.au

Corporate Centre  
273 Main Street (PO Box 1618)

Bairnsdale Victoria 3875

**Telephone:** (03) 5153 9500

**National Relay Service:** 133 677

**Residents' Info Line:** 1300 555 886

**Facsimile:** (03) 5153 9576

**Email:** feedback@egipps.vic.gov.au

**ABN** 81 957 967 765

15 September 2021

Crowther & Sadler Pty Ltd  
PO Box 722  
BAIRNSDALE VIC 3875

Dear Sir or Madam,

**Planning Application Number: 211/2020/P**

**Proposal: Two lot subdivision, vegetation removal, and alteration of access to a road zone, category 1**

**Location: 515 Bullumwaal Road MOUNT TAYLOR  
Lot 1 PS 802720**

We advise that your application for a Planning Permit has been approved and the permit is enclosed.

Your attention is drawn to the conditions of the permit. Please read these conditions carefully, and check whether there are any actions you need to take prior to acting on the permit.

Included with the permit is advice of your appeal rights should you be dissatisfied with any of the permit conditions.

Please note that this permit is not a building permit. If the proposal involves the construction or alteration of a building you may need to obtain a separate building permit.

Yours sincerely

**ROBERT PRINGLE**  
**Statutory Planning Coordinator**



# PLANNING PERMIT

Permit No: 211/2020/P  
Planning Scheme: East Gippsland  
Responsible Authority: East Gippsland Shire

Form 4.4

## ADDRESS OF THE LAND

515 Bullumwaal Road MOUNT TAYLOR  
Lot 1 PS 802720

BN: 98505 1

## THE PERMIT ALLOWS

Two lot subdivision, vegetation removal, and alteration of access to a road zone, category 1 in accordance with the endorsed plans.

## THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. The subdivision as shown on the endorsed plan(s) must not be altered without the prior written consent of the Responsible Authority.
2. The vegetation removal as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
3. Before the Issue of Statement of Compliance each lot as shown on the endorsed plans must be drained to the satisfaction of the Responsible Authority.
4. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.

All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside on the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.

The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.

5. The owner of the land must enter into an agreement with:
  - A telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and

Date Issued: 15 September 2021

Page 1 of 4

Signature for the  
Responsible Authority

- A suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

6. Before issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:

- A telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and
- A suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

7. **Time Limit condition**

This permit will expire if any of the following circumstances applies:

- The vegetation removal is not started within two years of the date the permit is issued
- The vegetation removal is not completed within five years of the date the permit is issued
- The plan of subdivision is not certified within two years of the date the permit is issued.
- A Statement of Compliance is not issued within five years of the date of the plan of subdivision being certified.

In accordance with section 69 of the Planning and Environment Act 1987, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

8. **Notification of permit conditions**

Before works start, the permit holder must advise all persons undertaking the vegetation removal or works on site of all relevant permit conditions and associated statutory requirements or approvals.

9. **Endorsed plans**

The Department of Environment Land Water and Planning DELWP native vegetation removal report (ID: 319-20210303-10, dated 3 March 2021) included with the application will be endorsed and form part of this permit.

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**Date Issued:** 15 September 2021

**Page 2 of 4**

**Signature for the  
Responsible Authority**

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**10. Protection of retained vegetation**

Before works start, a vegetation protection fence must be erected around the native vegetation to be retained. This fencing must be erected on the endorsed construction zone boundary. Where the patch native vegetation contains canopy trees, the vegetation protection fence must be at a distance from the retained native vegetation that is not less than the tree protection zones, in accordance with AS 4970-2009 Protection of Trees on Development Sites. The vegetation protection fence must be constructed of star pickets, chain mesh or similar to the satisfaction of the responsible authority. The native vegetation protection fence must remain in place until all works are completed to the satisfaction of the responsible authority.

**11. Except with the written consent of the responsible authority, within the area of native vegetation to be retained and any tree or vegetation protection zone associated with the permitted use and/or development, the following is prohibited:**

- a. vehicular or pedestrian access
- b. trenching or soil excavation
- c. storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products
- d. entry and exit pits for the provision of underground services
- e. any other actions or activities that may result in adverse impacts to retained native vegetation.

**12. Native vegetation permitted to be removed, destroyed or lopped**

The native vegetation permitted to be removed, destroyed or lopped under this permit is 0.004 hectares of native vegetation, which is comprised of: a. 0.004 hectares of patch native vegetation, with a strategic biodiversity value of 0.45

**13. Native vegetation offsets**

To offset the removal of 0.004 hectares of native vegetation, the permit holder must secure the following native vegetation offset in accordance with Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017):

- a. a general offset of 0.002 general habitat units:
  - i) located within the East Gippsland Catchment Management boundary or East Gippsland municipal area
  - ii) with a minimum strategic biodiversity value of at least 0.360

**14. Before any native vegetation is removed evidence that the required offset must be provided to the satisfaction of the responsible authority. This evidence must be one or both of the following:**

- a) an established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10-year management actions and ongoing management of the site, and/or
- b) credit extract(s) allocated to the permit from the Native Vegetation Credit Register.

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**Date Issued: 15 September 2021**

**Page 3 of 4**

**Signature for the  
Responsible Authority**

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**15. Offset evidence**

A copy of the offset evidence will be endorsed by the responsible authority and form part of this permit. Within 30 days of endorsement of the offset evidence, a copy of the endorsed offset evidence must be provided to Planning & Approvals at the Department of Environment, Land, Water and Planning Gippsland regional office via [planning@delwp.vic.gov.au](mailto:planning@delwp.vic.gov.au).

**16. First party offset reporting**

Where the offset includes a first party offset, the permit holder must provide an annual offset site report to the responsible authority by the anniversary date of the execution of the offset security agreement, for a period of 10 consecutive years. After the tenth year, the landowner must provide a report at the reasonable request of a statutory authority.

**17. Department of Transport Conditions**

Only 1 point of access to Bullumwaal Road is permitted for Lot A. This access must be located generally in accordance with the Planning report 17475 prepared by Crowther's & Sadler dated June 2020.

The existing access to Bullumwaal Road (Northern end of property) must be removed and opening re-fenced to the satisfaction of the Department of Transport.

18. Access to Lot A must be constructed in accordance with Vic Roads Guideline Drawing GD 4010 suitable for a 19m Semi Trailer.
19. New access gate must be located a minimum of 19m inside the property to allow vehicles to store clear of the Bullumwaal road reserve.
20. Prior to the Statement of Compliance, the access and access removal must be completed at no cost and to the satisfaction of the Head, Transport for Victoria.
21. Driveways must be maintained in a fit and proper state so as not to compromise the ability of vehicles to enter and exit the site in a safe manner or compromise operational efficiency of the road or public safety (eg. by spilling gravel onto the roadway).

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**Date Issued:** 15 September 2021

**Page 4 of 4**

**Signature for the  
Responsible Authority**

---

## IMPORTANT INFORMATION ABOUT THIS NOTICE

### WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit.

### WHEN DOES A PERMIT BEGIN?

A permit operates:

From the date specified in the permit, or

If no date is specified, from:

- The date of the decision of the Tribunal, If the permit was issued at the direction of the Tribunal, or
- The day on which it is issued, in any other case.

### WHEN DOES A PERMIT EXPIRE?

A permit for the development of land expires if:

- The development or any stage of it does not start within the time specified in the permit, or
- the development requires the certification of a plan of subdivision or consolidation under the *Subdivision Act 1988* and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision, or
- the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the *Subdivision Act 1988*.

A permit for the use of land expires if:

- The use does not start within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit, or
- The use is discontinued for a period of two years.

A permit for the development and use of the land expires if:

- The development or any stage of it does not start within the time specified in the permit, or
- The development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
- The use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
- The use is discontinued for a period of two years.

If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in Section 6A(2), of the *Planning and Environment Act 1987*, or to any combination of use, development or any of those circumstances requires the certification of a plan under the *Subdivision Act 1988*, unless the permit contains, a different provision:

- The use or development of any stage is to be taken to have started when the plan is certified; and
- The permit expires if the plan is not certified within two years of the issue of the permit.

The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

### WHAT ABOUT APPEALS?

- The person who applied for the permit may appeal against any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal where, in such case, no right of appeal exists.
- An appeal must be lodged within 60 days after the permit was issued, unless a Notice of Decision to Grant a permit has been issued previously, in which case the appeal must be lodged within 60 days after the giving of that notice.
- An appeal is lodged with the Victorian Civil and Administrative Tribunal.
- An appeal must be made on a Notice of Appeal form and lodged with the Victorian Civil and Administrative Tribunal, and be accompanied by the prescribed fee. An appeal must state the grounds on which it is based.
- An appeal must also be served on the responsible authority.

Details about appeals, notice of appeal forms and the fees payable can be obtained from the Planning & Environment List at the Victorian Civil and Administrative Tribunal.



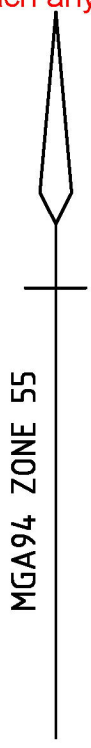
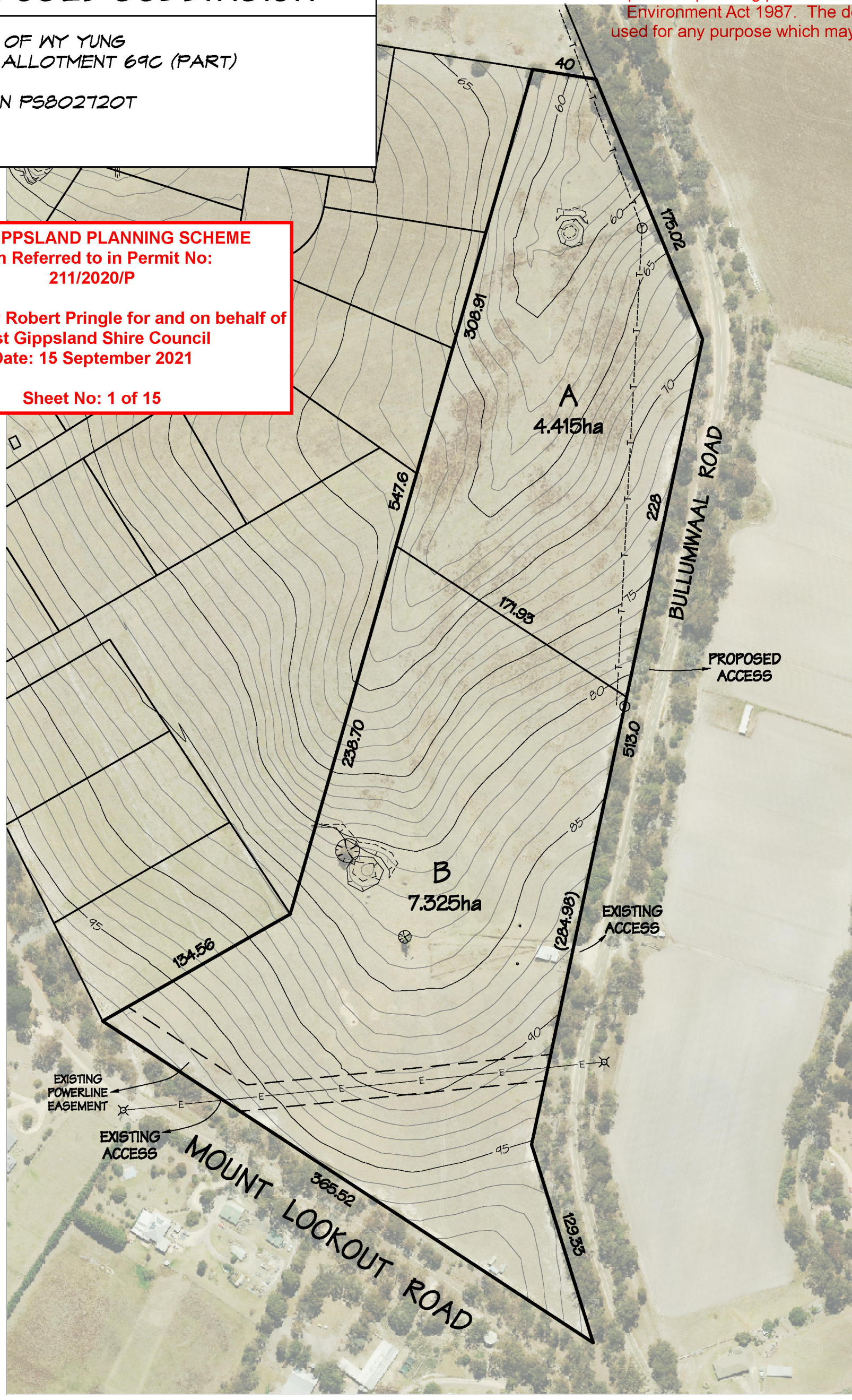
PROPOSED SUBDIVISION

PARISH OF WY YUNG  
CROWN ALLOTMENT 69C (PART)  
LOT 1 ON PS802720T

EAST GIPPSLAND PLANNING SCHEME  
Plan Referred to in Permit No:  
211/2020/P

Endorsed by Robert Pringle for and on behalf of  
East Gippsland Shire Council  
Date: 15 September 2021

Sheet No: 1 of 15



**Crowther & Sadler** Pty. Ltd.

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

FILENAME: Y:\17000-17999\17400-17499\17475 Rls\17475 Prop V2.pro

515 BULLUMWAAL ROAD, MOUNT LOOKOUT

SCALE (SHEET SIZE A3)

SURVEYORS REF.

1 : 2500

17475

VERSION 2 - DRAWN 10/11/2020



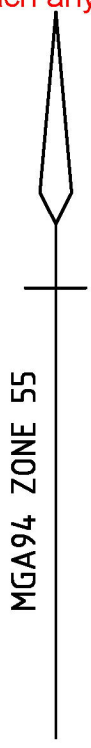
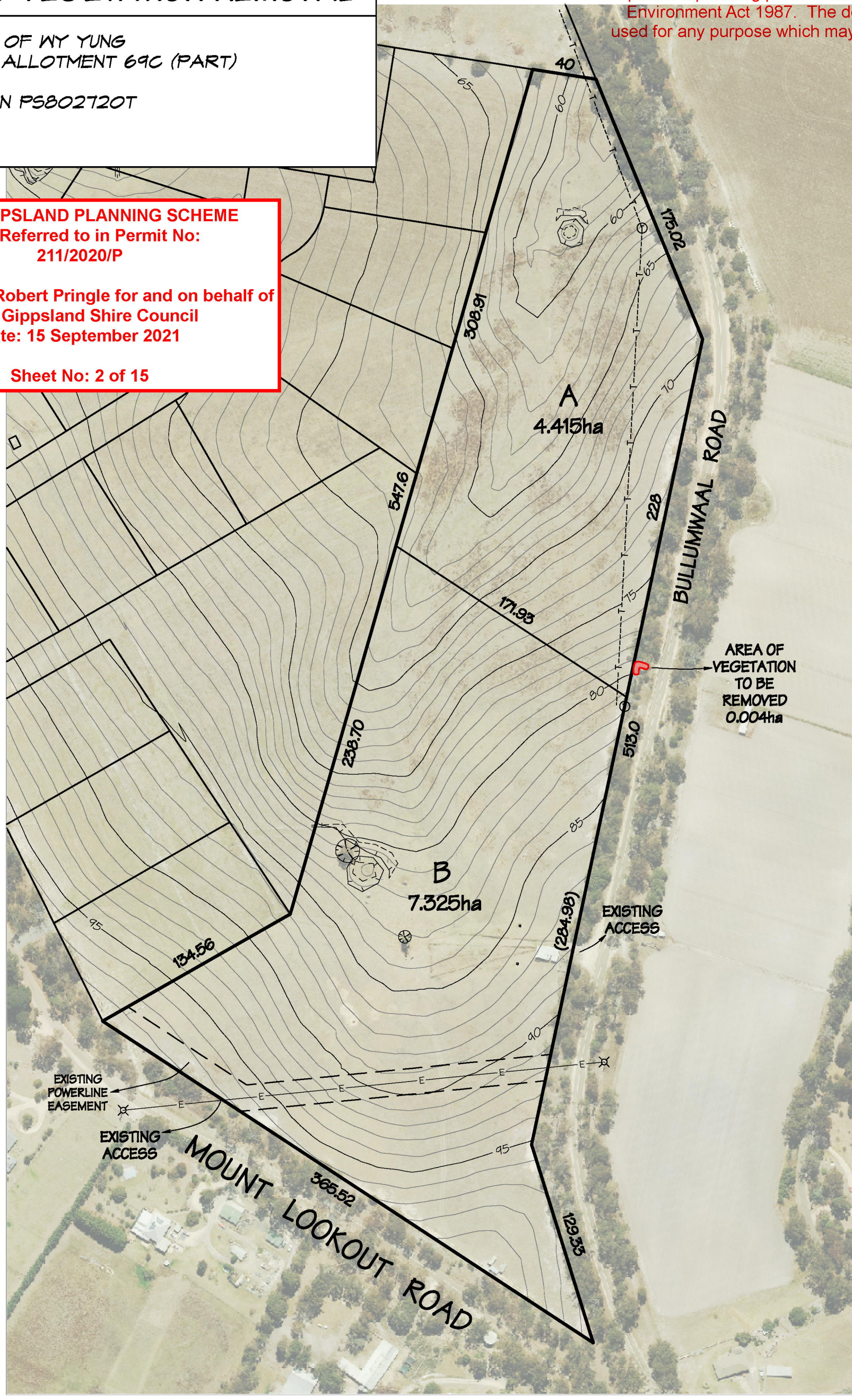
PLAN OF VEGETATION REMOVAL

PARISH OF WY YUNG  
CROWN ALLOTMENT 69C (PART)  
  
LOT 1 ON PS802720T

EAST GIPPSLAND PLANNING SCHEME  
Plan Referred to in Permit No:  
211/2020/P

Endorsed by Robert Pringle for and on behalf of  
East Gippsland Shire Council  
Date: 15 September 2021

Sheet No: 2 of 15



**Crowther & Sadler** Pty. Ltd.

LICENSED SURVEYORS & TOWN PLANNERS  
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FILENAME: Y:\17000-17999\17400-17499\17475 R\17475 Veg Removal V1.pro

515 BULLUMWAAL ROAD, MOUNT LOOKOUT

SCALE (SHEET SIZE A3)

SURVEYORS REF.

1 : 2500

17475

VERSION 1 - DRAWN 10/11/2020



# Native vegetation removal report

## A report to support an application to remove, destroy or lop native vegetation in the Basic Assessment Pathway using the modelled condition score

This report provides information to support an application to remove native vegetation in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation*. The report is not an assessment by DELWP or local council of the proposed native vegetation removal. Biodiversity information and offset requirements have been calculated using modelled condition scores contained in the *Native vegetation condition map*.

**Date and time:** 03 March 2021 11:13 AM

**Lat./Long.:** -37.7780390212557,147.597755649344

**Native vegetation report ID:**

**Address:** 515 BULLUMWAAL ROAD MOUNT TAYLOR 3875

319-20210303-010

## Assessment pathway

### The assessment pathway and reason for the assessment pathway

Assessment pathway	Basic Assessment Pathway
Extent of past plus proposed native vegetation removal	0.004 hectares
No. large trees	0 large tree(s)
Location category	Location 1  The native vegetation is not in an area mapped as an endangered Ecological Vegetation Class, sensitive wetland or coastal area. Removal of less than 0.5 hectares will not have a significant impact on any habitat for a rare or threatened species.

## Offset requirement

### The offset requirement that will apply if the native vegetation is approved to be removed

Offset type	General offset
Offset amount	0.002 general habitat units
Offset attributes	
Vicinity	East Gippsland Catchment Management Authority (CMA) or East Gippsland Shire Council
Minimum strategic biodiversity value score	0.360
Large trees	0 large tree(s)

**EAST GIPPSLAND PLANNING SCHEME**

**Plan Referred to in Permit No:**

**211/2020/P**

**Endorsed by Robert Pringle for and on behalf of**

**East Gippsland Shire Council**

**Date: 15 September 2021**

Native vegetation removal report – report ID 319-20210303-010

**Sheet No: 3 of 15**

**Printed 1/08/2025**

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## Native vegetation removal report

### Biodiversity information about the native vegetation

#### Description of any past native vegetation removal

Any native vegetation that was approved to be removed, or was removed without the required approvals, on the same property or on contiguous land in the same ownership, in the five year period before the application to remove native vegetation is lodged is detailed below.

Permit/PIN number	Extent of native vegetation (hectares)
None entered	0 hectares

#### Description of the native vegetation proposed to be removed

Extent of all mapped native vegetation	0.004 hectares
Condition score of all mapped native vegetation	0.350
Strategic biodiversity value score of all mapped native vegetation	0.450
Extent of patches native vegetation	0.004 hectares
1	0.004 hectares
Extent of scattered trees	0 hectares
No. large trees within patches	0 large tree(s)
No. large scattered trees	0 large tree(s)
No. small scattered trees	0 small tree(s)

#### Additional information about trees to be removed, shown in Figure 1

Tree ID	Tree circumference (cm)	Benchmark circumference (cm)	Scattered / Patch	Tree size
N/A				

#### EAST GIPPSLAND PLANNING SCHEME

Plan Referred to in Permit No:  
211/2020/P

Endorsed by Robert Pringle for and on behalf of  
East Gippsland Shire Council  
Date: 15 September 2021

Sheet No: 4 of 15

## Native vegetation removal report

### Other information

Applications to remove, destroy or lop native vegetation must include all the below information. If an appropriate response has not been provided the application is not complete.

#### Photographs of the native vegetation to be removed

Recent, dated photographs of the native vegetation to be removed must be provided with the application. All photographs must be clear, show whether the vegetation is a patch of native vegetation or scattered trees, and identify any large trees. If the area of native vegetation to be removed is large, provide photos that are indicative of the native vegetation.

Ensure photographs are attached to the application. If appropriate photographs have not been provided the application is not complete.

#### Topographical and land information

Description of the topographic and land information relating to the native vegetation to be removed, including any ridges, crests and hilltops, wetlands and waterways, slopes of more than 20 percent, drainage lines, low lying areas, saline discharge areas, and areas of existing erosion, as appropriate. This may be represented in a map or plan. **This is an application requirement and your application will be incomplete without it.**

#### Avoid and minimise statement

This statement describes what has been done to avoid the removal of, and minimise impacts on the biodiversity and other values of native vegetation. **This is an application requirement and your application will be incomplete without it.**

#### Defendable space statement

Where the removal of native vegetation is to create defendable space, a written statement explaining why the removal of native vegetation is necessary. This statement must have regard to other available bushfire risk mitigation measures. This statement is not required if your application also includes an application under the Bushfire Management Overlay.

#### Offset statement

An offset statement that demonstrates that an offset is available and describes how the required offset will be secured. **This is an application requirement and your application will be incomplete without it.**

**EAST GIPPSLAND PLANNING SCHEME**

**Plan Referred to in Permit No:**

**211/2020/P**

**Endorsed by Robert Pringle for and on behalf of  
East Gippsland Shire Council**

**Date: 15 September 2021**



## Native vegetation removal report

### Next steps

Applications to remove, destroy or lop native vegetation must address all the application requirements specified in *Guidelines for the removal, destruction or lopping of native vegetation*. If you wish to remove the mapped native vegetation you are required to apply for a permit from your local council. This *Native vegetation removal report* must be submitted with your application and meets most of the application requirements. The following needs to be added as applicable.

#### Property Vegetation Plan

Landowners can manage native vegetation on their property in the longer term by developing a Property Vegetation Plan (PVP) and entering into an agreement with DELWP.

If an approved PVP applies to the land, ensure the PVP is attached to the application.

#### Applications under Clause 52.16

An application to remove, destroy or lop native vegetation is under Clause 52.16 if a Native Vegetation Precinct Plan (NVPP) applies to the land, and the proposed native vegetation removal is not in accordance with the relevant NVPP. If this is the case, a statement that explains how the proposal responds to the NVPP considerations must be provided.

If the application is under Clause 52.16, ensure a statement that explains how the proposal responds to the NVPP considerations is attached to the application.

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Authorised by the Victorian Government, 8 Nicholson Street, East Melbourne.

For more information contact the DELWP Customer Service Centre 136 186

[www.delwp.vic.gov.au](http://www.delwp.vic.gov.au)

#### Disclaimer

This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

Obtaining this publication does not guarantee that an application will meet the requirements of Clauses 52.16 or 52.17 of planning schemes in Victoria or that a permit to remove native vegetation will be granted.

Notwithstanding anything else contained in this publication, you must ensure that you comply with all relevant laws, legislation, awards or orders and that you obtain and comply with all permits, approvals and the like that affect, are applicable or are necessary to undertake any action to remove, lop or destroy or otherwise deal with any native vegetation or that apply to matters within the scope of Clauses 52.16 or 52.17 of planning schemes in Victoria.

### EAST GIPPSLAND PLANNING SCHEME

Plan Referred to in Permit No:

211/2020/P

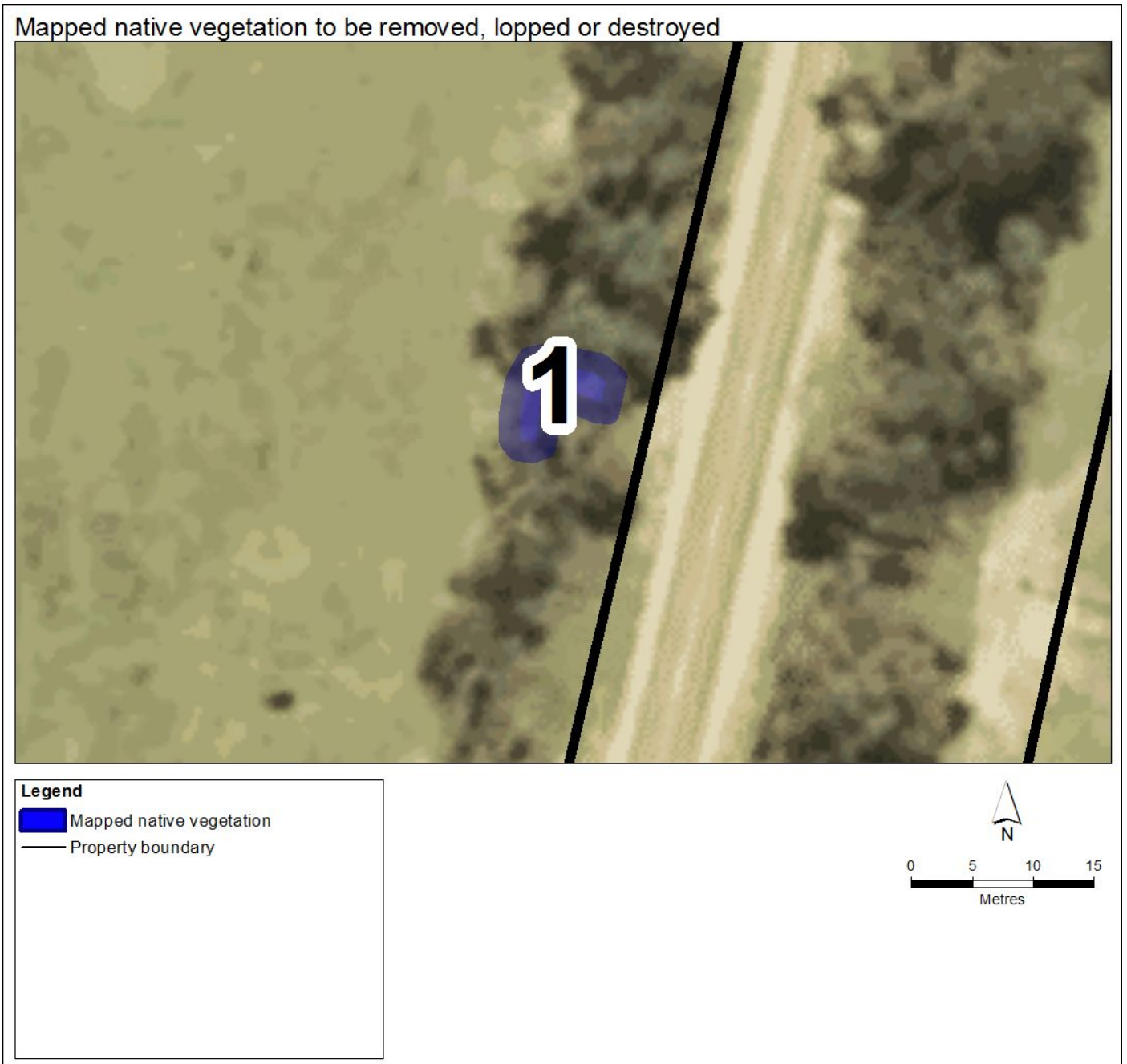
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East Gippsland Shire Council

Date: 15 September 2021

Sheet No: 6 of 15

# Native vegetation removal report

**Figure 1 – Map of native vegetation to be removed, destroyed or lopped**



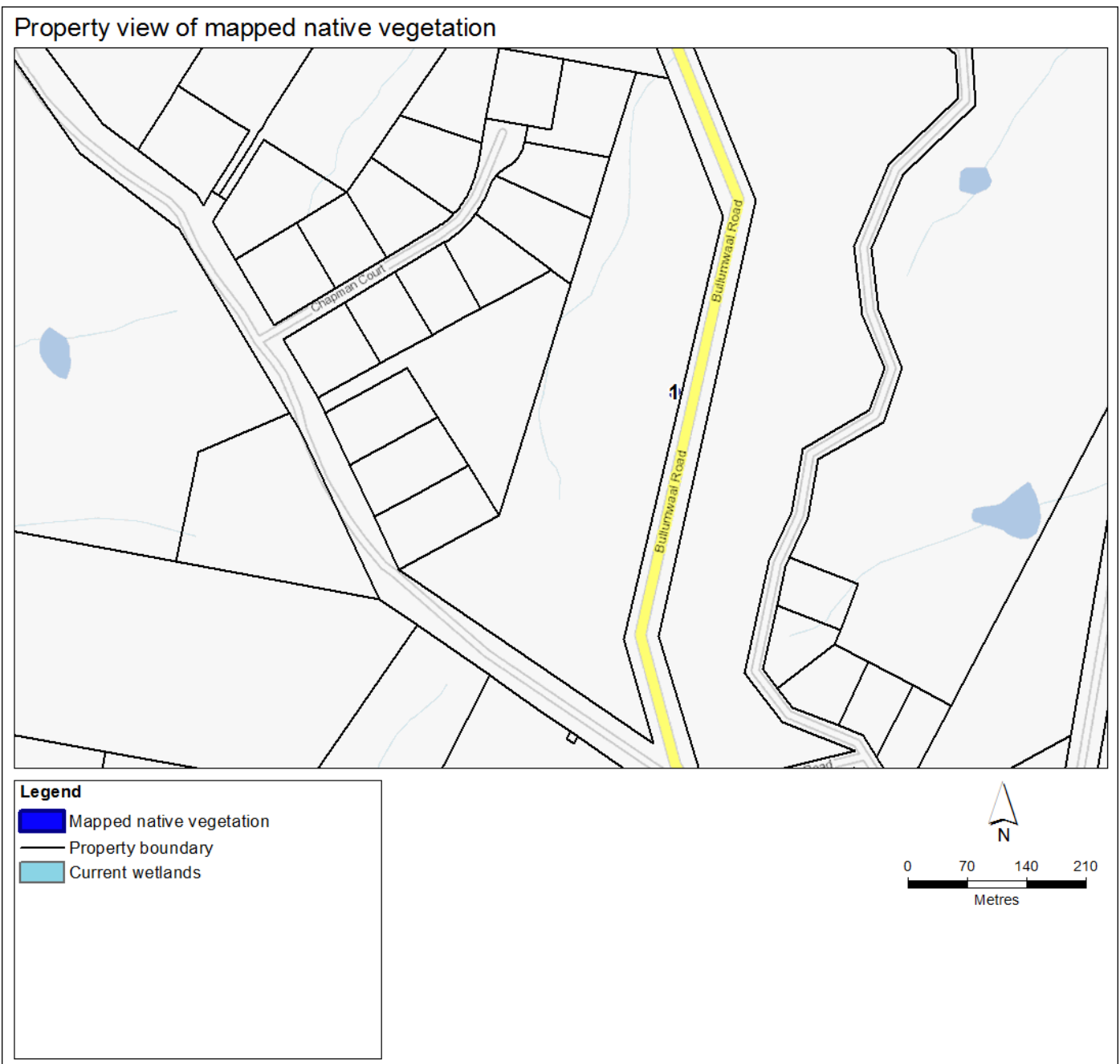
**EAST GIPPSLAND PLANNING SCHEME**  
**Plan Referred to in Permit No:**  
**211/2020/P**

**Endorsed by Robert Pringle for and on behalf of**  
**East Gippsland Shire Council**  
**Date: 15 September 2021**

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# Native vegetation removal report

**Figure 2 – Map of property in context**



**EAST GIPPSLAND PLANNING SCHEME**  
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**211/2020/P**

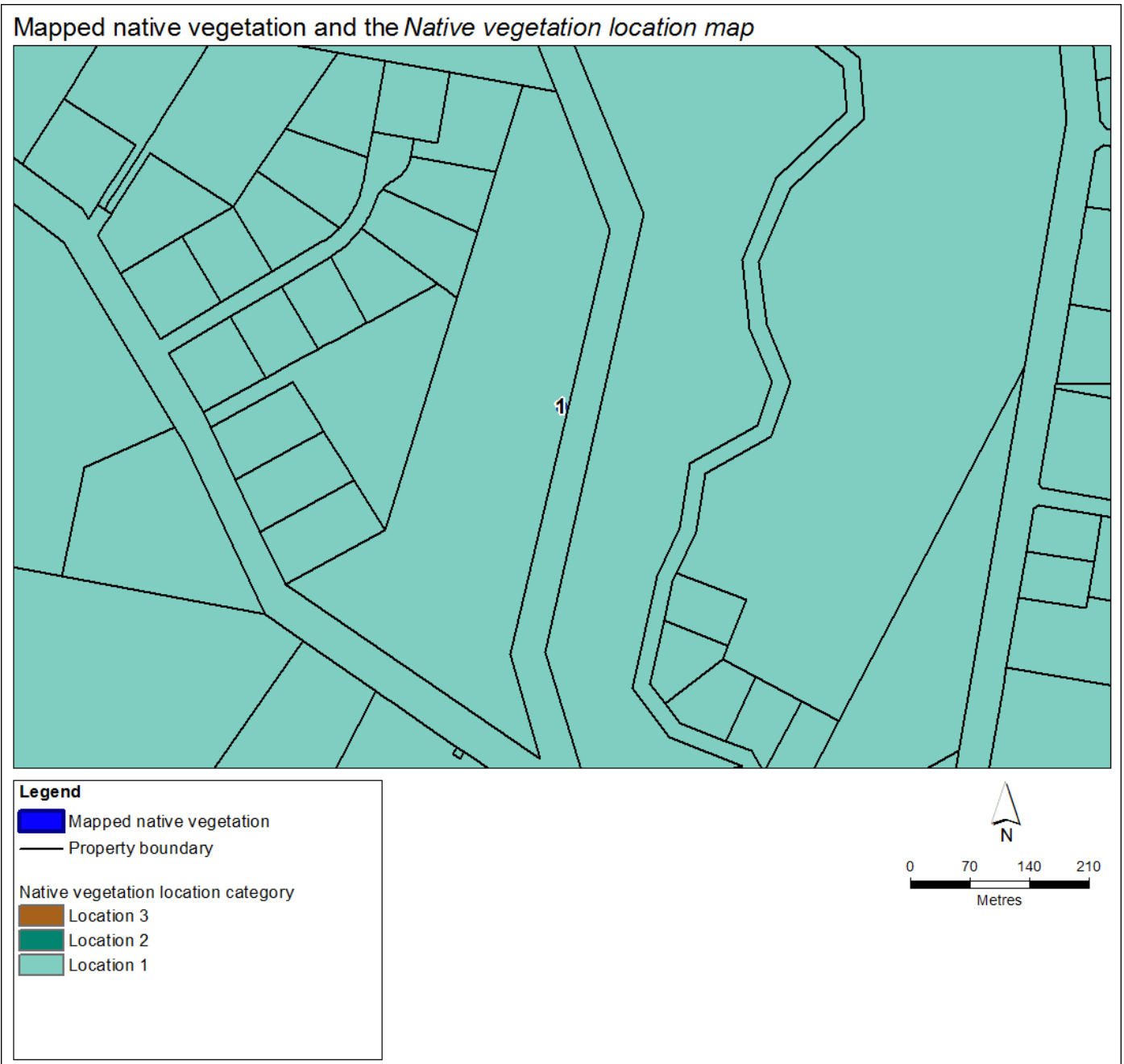
**Endorsed by Robert Pringle for and on behalf of**  
**East Gippsland Shire Council**  
**Date: 15 September 2021**

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# Native vegetation removal report

**Figure 3 – Biodiversity information maps**



**EAST GIPPSLAND PLANNING SCHEME**

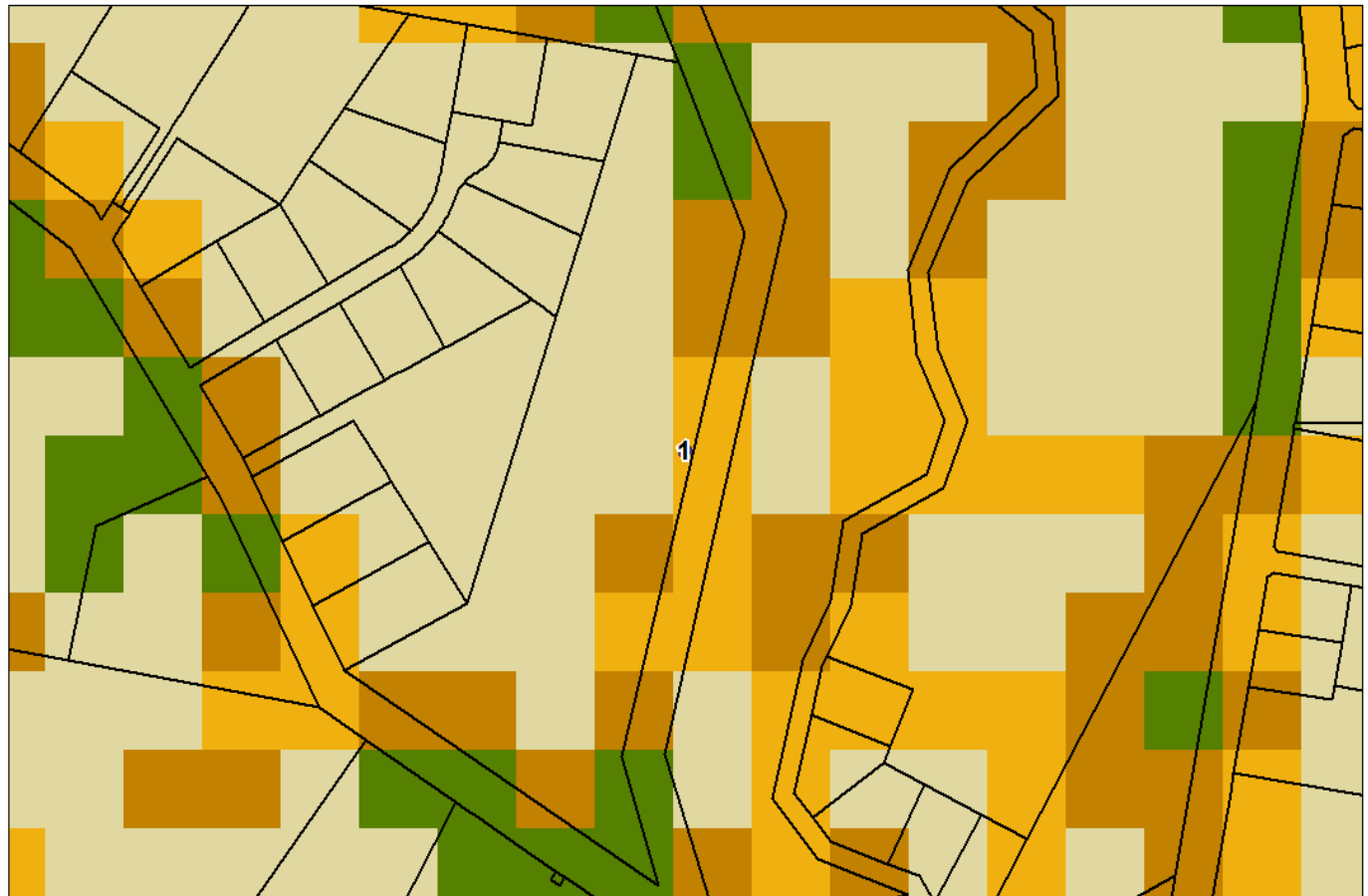
**Plan Referred to in Permit No:  
211/2020/P**

**Endorsed by Robert Pringle for and on behalf of  
East Gippsland Shire Council  
Date: 15 September 2021**

**Sheet No: 9 of 15**

# Native vegetation removal report

Mapped native vegetation and the *Native vegetation condition map*



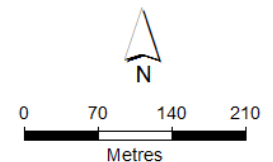
## Legend

- Mapped native vegetation
- Property boundary

## Native vegetation condition\*

- 0.81 - 1.00
- 0.61 - 0.80
- 0.41 - 0.60
- 0.21 - 0.40
- 0.00 - 0.20

\* These classes are for display purposes only



**EAST GIPPSLAND PLANNING SCHEME**  
**Plan Referred to in Permit No:**  
**211/2020/P**

**Endorsed by Robert Pringle for and on behalf of**  
**East Gippsland Shire Council**  
**Date: 15 September 2021**

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# Native vegetation removal report

Mapped native vegetation and the *Strategic biodiversity value map*



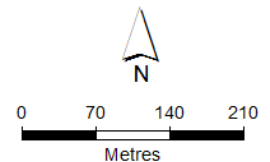
## Legend

- Mapped native vegetation
- Property boundary

## Strategic biodiversity value\*

- 0.81 - 1.00
- 0.61 - 0.80
- 0.41 - 0.60
- 0.21 - 0.40
- 0.00 - 0.20

\* These classes are for display purposes only



## EAST GIPPSLAND PLANNING SCHEME

Plan Referred to in Permit No:  
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Endorsed by Robert Pringle for and on behalf of  
East Gippsland Shire Council  
Date: 15 September 2021

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# Native vegetation removal report

## Appendix 1 - Details of offset requirements

### Native vegetation to be removed

Extent of all mapped native vegetation (for calculating habitat hectares)	0.004	The area of land covered by a patch of native vegetation and/or a scattered tree, measured in hectares. Where the mapped native vegetation includes scattered trees, each tree is assigned a standard extent and converted to hectares. A small scattered tree is assigned a standard extent defined by a circle with a 10 metre radius and a large scattered tree a circle with a 15 metre radius.  The extent of all mapped native vegetation is an input to calculating the habitat hectares.
Condition score*	0.350	The condition score of native vegetation is a site-based measure that describes how close native vegetation is to its mature natural state. The condition score is the weighted average condition score of the mapped native vegetation calculated using the <i>Native vegetation condition map</i> .
Habitat hectares	0.001	Habitat hectares is a site-based measure that combines extent and condition of native vegetation. It is calculated by multiplying the extent of native vegetation by the condition score:  <b>Habitat hectares = extent x condition score</b>
Strategic biodiversity value score	0.450	The strategic biodiversity value score represents the complementary contribution to Victoria's biodiversity of a location, relative to other locations across the state. This score is the weighted average strategic biodiversity value score of the mapped native vegetation calculated using the <i>Strategic biodiversity value map</i> .
General landscape factor	0.725	The general landscape factor is an adjusted strategic biodiversity value score. It has been adjusted to reduce the influence of landscape scale information on the general habitat score.
General habitat score	0.001	The general habitat score combines site-based and landscape scale information to obtain an overall measure of the biodiversity value of the native vegetation. The general habitat score is calculated as follows:  <b>General habitat score = habitat hectares x general landscape factor</b>

\* **Offset requirements for partial removal:** If your proposal is to remove parts of the native vegetation in a patch (for example only understorey plants) the condition score must be adjusted. This will require manual editing of the condition score and an update to the calculations that the native vegetation removal tool has provided: habitat hectares, general habitat score and offset amount.

### Offset requirements

Offset type	General offset	A general offset is required when the removal of native vegetation does not have a significant impact on any habitat for rare or threatened species. All proposals in the Basic and Intermediate assessment pathways will only require a general offset.
Offset multiplier	1.5	This multiplier is used to address the risk that the predicted outcomes for gain will not be achieved, and therefore will not adequately compensate the biodiversity loss from the removal of native vegetation.
Offset amount (general habitat units)	0.002	The general habitat units are the amount of offset that must be secured if the application is approved. This offset requirement will be a condition to any permit or approval for the removal of native vegetation.  <b>General habitat units required = general habitat score x 1.5</b>
Minimum strategic biodiversity value score	0.360	The offset site must have a strategic biodiversity value score of at least 80 per cent of the strategic biodiversity value score of the native vegetation to be removed. This is to ensure offsets are located in areas with a strategic biodiversity value that is comparable to the native vegetation to be removed.
Vicinity	East Gippsland CMA or East Gippsland Shire Council	The offset site must be located within the same Catchment Management Authority boundary or municipal district as the native vegetation to be removed.
Large trees	0 large tree (s)	The offset site must protect at least one large tree for every large tree removed. A large tree is a native canopy tree with a Diameter at Breast Height greater than or equal to the large tree benchmark for the local Ecological Vegetation Class. A large tree can be either a large scattered tree or a large patch tree.

**EAST GIPPSLAND PLANNING SCHEME**  
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**211/2020/P**

**Endorsed by Robert Pringle for and on behalf of**  
**East Gippsland Shire Council**  
**Date: 15 September 2021**

**Sheet No: 12 of 15**



*View towards vegetation earmarked for removal along the boundary fence  
 (date of photography 22/10/2020)*

	Application Requirement	Response/Comment
1.	Information about the vegetation to be removed	The accompanying Native Vegetation Removal Report includes adequate information to address this Application Requirement.
2.	Topographic and land information	The subject land and surrounding area which comprises the roadside vegetation is sloping in nature however is not considered to be steep.  The vegetation earmarked for removal is also well setback from existing watercourses and significant drainage lines.
3.	Recent dated photographs of the native vegetation to be removed.	See photographs on previous page and above as recently taken.
4.	Details of other native vegetation approved to be removed, or that was removed without the required approvals on the property within the past 5 years.	There has been no past vegetation removal on the subject land or within the adjoining road reserve which would otherwise influence the assessment at hand.
5.	Avoid and minimise statement	The proposed subdivision has been designed to ensure that the impacts on native vegetation are avoided or otherwise minimised. This has been achieved by nominating proposed boundaries having regard for the location of existing access.  The subdivision has been designed to provide access to Lot B via an existing vehicle crossing. Whilst there is an existing gateway servicing proposed Lot A, a new access point is being established to ensure safe vehicle movements are achieved whilst limiting vegetation losses.

		<p>The adjoining road reserve is well vegetated with native vegetation. Careful consideration has therefore been given to nominating an access point which does not adversely impact on the larger established trees or associated Tree Protection Zones.</p> <p>The vegetation within proximity to the proposed access point is sparser in nature than the remainder of the Road Reserve and consists a mixture of small dead trees and minimal understorey species.</p> <p>The area of proposed vegetation removal is also covered in exotic grasses and is considered to have a reduced biodiversity value compared to the remainder of the vegetation within the Road Reserve.</p> <p>If in the event the new access point were to be established in an alternative location it would almost certainly result in the loss of more vegetation with a higher value.</p>
6.	Property Vegetation Plan	There are no Property Vegetation Plans applying to the subject land.
7.	Defendable space statement	The proposed vegetation removal is being undertaken for the purposes of access and not for the purpose of establishing defendable space.
8.	Native Vegetation Precinct Plan statement	The Application is not being made under the provisions of Clause 52.16.
9.	Offset statement	<p>As a Permit is required to remove native vegetation the biodiversity impacts from the removal must be offset in accordance with the Guidelines. It is anticipated that the standard Conditions will be imposed on Permit which specify the offset requirement and the timing to secure the offset.</p> <p>There is reduced ability to provide vegetation offsets onsite given the clearer nature of the property. It is therefore anticipated that vegetation offsets will be achieved through third party arrangements.</p> <p>Preliminary investigations have been undertaken with a BushBroker accredited organisation to ensure that there are adequate offsets available to purchase which meet the offset requirements.</p> <p>Please find accompanying the Application a copy of correspondence provided by Vegetation Link which confirms vegetation offsets are available within the <i>East Gippsland Catchment Management Authority</i> area that can accommodate the loss. This document is being provided as evidence that suitable vegetation offsets that can accommodate the losses can be purchased under the current market.</p>

**EAST GIPPSLAND PLANNING SCHEME**  
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**Date: 15 September 2021**



	Decision Guidelines	Response/Comment
1.	Efforts to avoid and minimise vegetation removal to be commensurate with the biodiversity and other values.	The vegetation in question has not been identified as being of significance as it is mapped as being within location 1 and has low to mid-range scores on condition mapping and strategic biodiversity value mapping.  The efforts to avoid and minimise vegetation losses has resulted in minimal vegetation loss which triggers consideration under the provisions of Clause 52.17.
2.	The role of the vegetation being removed in protecting water courses, preventing land degradation and adverse effects on groundwater.	The vegetation in question is considered to play a minimal role in protecting water quality and preventing land degradation given its location. The vegetation is well offset from existing water courses (>30metres) and is not contained on steep land.  The vegetation earmarked for removal has been carefully selected and surrounding vegetation provided within the road reserve along Bullumwaal Road will be retained.
3.	The need to manage native vegetation to preserve identified landscape values.	The vegetation earmarked for removal is not considered to have a high environmental value having regard for the NVIM mapping and associated scores.  The removal of the vegetation as proposed will have limited visual impacts as the curtain of established roadside vegetation will remain generally intact.
4.	Whether the vegetation to be removed is protected under the Aboriginal Heritage Act 2006.	The vegetation earmarked for removal is not identified as being protected under the <i>Aboriginal Heritage Act 2006</i> .
5.	The need to remove vegetation for defensible space.	The vegetation is being removed for access and does not need to be removed for the purpose of defensible space.
6.	Whether the removal is in accordance with any Property Management Plan.	There is no Property Management Plan applying.
7.	Whether an offset that meets the requirements has been identified and can be secured.	There is the ability to obtain and secure vegetation offsets which meet the offset requirements in accordance with the Guidelines. This has been demonstrated through the inclusion of a quotation provided by Vegetation Link.
8.	Clause 52.16 Applications	N/A
9.	Impacts on biodiversity	The extent of vegetation loss has been limited to that required for access only and is not contained in an area mapped as an endangered Ecological Vegetation Class, sensitive wetland or coastal area. As outlined on the accompanying Native Vegetation Removal Report the vegetation loss will not have a significant impact on any habitat for a rare or threatened species.

**EAST GIPPSLAND PLANNING SCHEME**  
**Plan Referred to in Permit No.**

**211/2020/P**

**Endorsed by Robert Pringle for and on behalf of**  
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**Date: 15 September 2021**

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**Printed 1/08/2025**  
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Reference No: B25143

**Project No: 30425**

28/04/2025

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

Attn: Amie Ingwersen

Dear Amie,

**RE: PROPOSED 6 LOT SUBDIVISION – (ALLOW 4 BEDROOM DWELLINGS)  
515 BULLUMWAAL ROAD, MOUNT TAYLOR. VIC**

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

Further to our detailed inspection, at 1:30pm on 23<sup>rd</sup> April, 2025, 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 proposed location on each of the allotments to be created 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 each of the allotments to be created. Significant area is available on each of the proposed allotments for the LAA, however the existing natural water course does limit the areas on proposed allotments 5 & 6. Offsets to the existing natural water course are achievable meaning treatment via a standard absorption trench system can be used. The suggested area where the LAA can be located on each allotment is shown on the site plan attached hereunder.

An area, measuring approx. 20m x 30m has been allocated on each allotment which is much larger than the area required giving flexibility in the final location, with each area selected have a relatively flat slope in one direction. The test sites had an average maximum slope of about 8%. The buffer zones are clear of any ephemeral waters. The areas 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.

3 soil investigation pits were hand excavated with the location of these shown on the site plan. Test pit P1 the soil consists of a damp to moist grey & dark grey fine sandy loam (FSL) topsoil containing coarse grass roots moderately dispersed, underlain by a moist grey fawn brown fine sandy loam (FSL) at 180 – 300mm depth underlain damp orange fawn loam (L) at 300 – 600mm depth at termination of the test pit. Test pit P2 the soil consists of a damp to moist grey & dark grey fine sandy loam (FSL) topsoil containing coarse grass roots moderately dispersed underlain by a damp to moist grey fine sandy loam (FSL) at 200 – 350mm depth underlain moist grey loam (L) at 350 – 600mm depth at termination of test pit. Test pit P3 was similar to P1 and the soil consists of a damp to moist grey and dark grey fine sandy loam (FSL) topsoil with coarse grass roots moderately dispersed underlain grey fawn fine sandy loam (FSL) at 180-- - 350mm depth underlain damp to moist orange fawn loam (L) at 350 – 600mm depth at termination of test pit. The field texture grade for this



particular soil was identified, being bolus coherent but very sandy to touch, will form a ribbon, medium size sand grains are visible.

DISCUSSION

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

PHOTOGRAPHY

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

DAILY FLOW & SEPTIC TANK CAPACITY

- It is expected that a new dwelling will be constructed on each of the new allotments. For the purposes of this report we have adopted four (4) bedrooms and as a consequence the estimated daily flow in accordance with EPA Victoria Publication May 2024: Guideline for Onsite Wastewater Management: Table 4-2 (dwelling installed with full water-reduction fixtures and fittings) and AS/NZS 1547:2012 Table H1

$$=(2 + 3 \times 1)150$$
$$=750 \text{ L/day (Reticulated Water Supply)}$$

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

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

STANDARD ABSORPTION TRENCH – DESIGN AREA SIZING IN ACCORDANCE WITH AS/NZS 1547:2012 AND EPA VICTORIA PUBLICATION MAY 2024.

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 3: Loams (High/moderate structured), the Design Irrigation Rate (DIR) for primary treated effluent is approx. 15mm/day. Noteworthy is that the EPA “Guideline for Wastewater Management” May 2024 – Table 4-8: Soil Categories and Recommended Maximum Design Loading/Irrigation Rates (DLR/DIR) for “Land Application Systems” makes direct reference to Table L1 in AS/NZS 1547:2012 and therefore the exact same DIR is recommended by the EPA.

LENGTH REQUIRED FOR STANDARD ABSORPTION TRENCH SYSTEM

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

RESERVE AREA NOT REQUIRED

The allocation of a reserve area is not thought to be necessary on this site, however significant area is available should the installed trench bed system fail. The design parameters used to determine

the required size of the Land Application Area (LAA) have been suitably conservative. The soil is not sodic nor saline.

## PREPARATION OF THE SITE PRIOR TO COMMENCEMENT

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

## SUMMARY & CONDITIONS

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

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

From the test results it can be seen that a four (4) bedroom dwelling requires a disposal bed length of about 50m (minimum) for a standard absorption trench bed system. This is for all of the proposed allotments. If a 3 bedroom dwelling is to be constructed then 40m of trench is to be used and if a 2 bedroom dwelling is constructed then 30m of trench is to be used.

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 all of the newly created allotments are 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

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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 charecteristics

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

Presence of mottling	None				Extensive	<b>1</b>
Coarse fragments (%)	<10	10-20	20-40		>40	<b>2</b>
pH	6-8		4.5-6		<4.5, >8	Not measured
Emerson aggregate	4 ,6 ,8	5	7	2, 3	1	<b>1</b>
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	<b>3</b>

### INSTALLATION CONDITIONS

All installations shall comply with the AS/NZS 1547:2012 the, EPA Publication May 2024 – Guideline to onsite wastewater management, 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.**





















































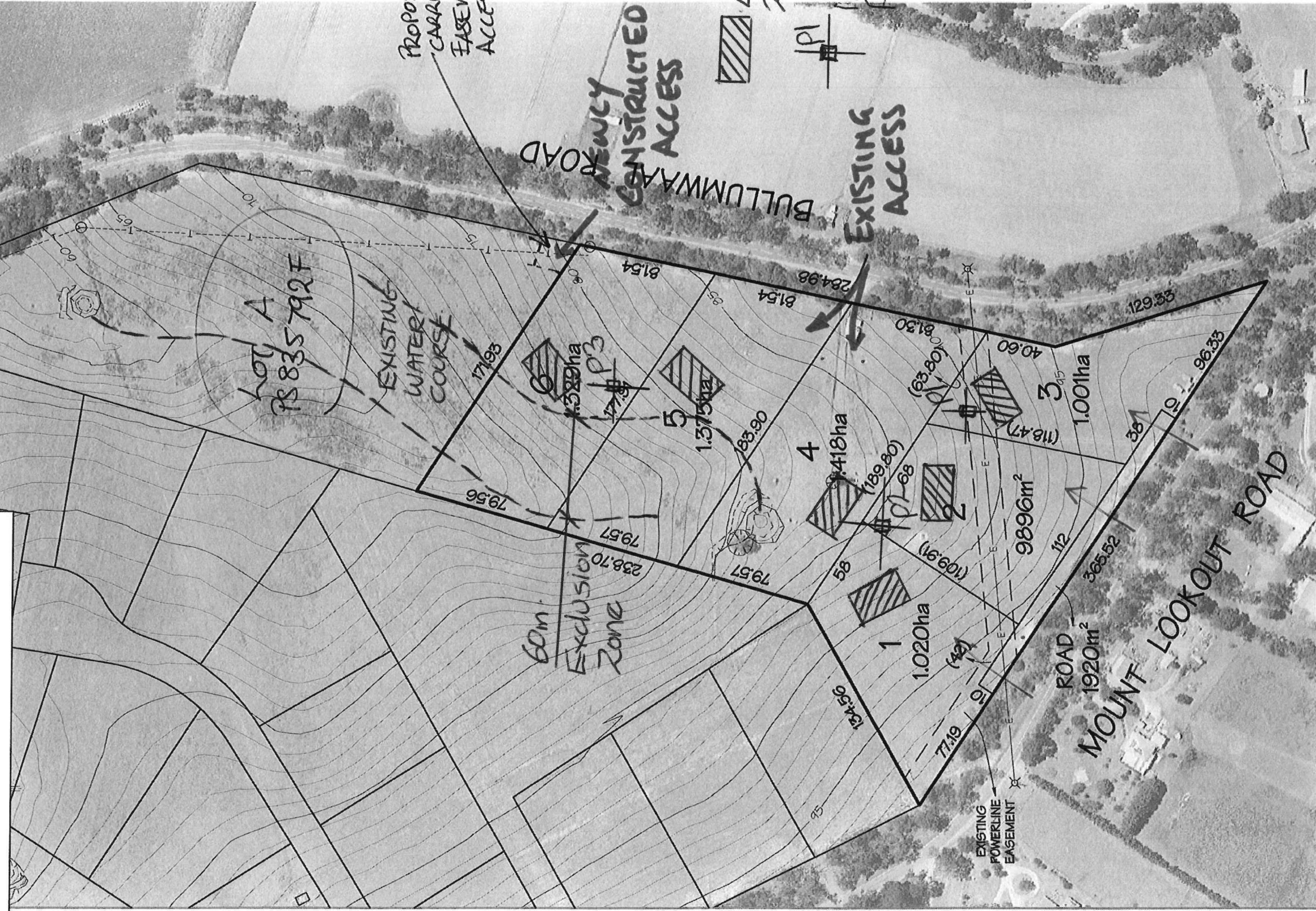






PROPOSED SUBDIVISION (STEP 2)

PARISH OF WY YUNG  
CROWN ALLOTMENT 69C (PART)  
LOT B (OUR REF 17475)



**Crowtcher & Sadler** Pty.Ltd.  
LICENSED SURVEYORS & TOWN PLANNERS  
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875  
P. (03) 5162 5011 E. [contact@crowthersadler.com.au](mailto:contact@crowthersadler.com.au)

FILENAME: 17475 Prop V1 (Step 2).pro

515 BULLUMWAAL ROAD, MOUNT LOOKOUT

SCALE (SHEET SIZE A3)

SURVEYORS REF.

1 : 2500

17475

VERSION 1 - DRAWN 28/08/2019



# Native Vegetation Removal Report

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NVRR ID: 319\_20250630\_GE2

This report provides information to support an application to remove, destroy or lop native vegetation in accordance with the [Guidelines for the removal, destruction or lopping of native vegetation](#) (the Guidelines). This report is **not an assessment by DEECA** of the proposed native vegetation removal. Offset requirements have been calculated using modelled condition scores.

## Report details

**Date created:** 30/06/2025

**Local Government Area:** EAST GIPPSLAND SHIRE

**Registered Aboriginal Party:** Gunaikurnai

**Coordinates:** 147.59615, -37.78123

**Address:**

### Regulator Notes

Removal polygons are located:

## Summary of native vegetation to be removed

Assessment pathway	Basic Assessment Pathway		
<b>Location category</b>	Location 1 The native vegetation extent map indicates that this area is not typically characterised as supporting native vegetation. It does not meet the criteria to be classified as Location Category 2 or 3. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset.		
<b>Total extent including past and proposed removal (ha)</b> <i>Includes endangered EVCs (ha): 0</i>	<b>0.049</b>	<i>Extent of past removal (ha)</i>	<i>0.004</i>
		<i>Extent of proposed removal - Patches (ha)</i>	<i>0.011</i>
		<i>Extent of proposed removal - Scattered Trees (ha)</i>	<i>0.034</i>
<b>No. Large Trees proposed to be removed</b>	<b>0</b>	<i>No. Large Patch Trees</i>	<i>0</i>
		<i>No. Large Scattered Trees</i>	<i>0</i>
<b>No. Small Scattered Trees</b>	2		





## Offset requirements if approval is granted

Any approval granted will include a condition to secure an offset, before the removal of native vegetation, that meets the following requirements:

General Offset amount <sup>1</sup>	0.015 General Habitat Units
Minimum strategic biodiversity value score <sup>2</sup>	0.369
Large Trees	0
Vicinity	East Gippsland CMA or EAST GIPPSLAND SHIRE LGA

NB: values within tables in this document may not add to the totals shown above due to rounding

The availability of third-party offset credits can be checked using the Native Vegetation Credit Register (NVCR) Search Tool - <https://nvcr.delwp.vic.gov.au>

1. The General Offset amount required is the sum of all General Habitat Units in Appendix 1.

2. Minimum strategic biodiversity value score is 80 per cent of the weighted average score across habitat zones where a General Offset is required.

## Application requirements

Applications to remove, destroy or lop native vegetation must include all the below information. If an appropriate response has not been provided the application is not complete.

### Application Requirement 1 - Native vegetation removal information

If the native vegetation removal is mapped correctly, the information presented in this Native Vegetation Removal Report addresses Application Requirement 1.

### Application Requirement 2 - Topographical and land information

This statement describes the topographical and land features in the vicinity of the proposed works, including the location and extent of any ridges, hilltops, wetlands and waterways, slopes of more than 20% gradient, low-lying areas, saline discharge areas or areas of erosion.

### Application Requirement 3 - Photographs of the native vegetation to be removed

Application Requirement 3 is not addressed in this Native Vegetation Removal Report. All applications must include recent, timestamped photos of each Patch, Large Patch Tree and Scattered Tree which has been mapped in this report.

### Application Requirement 4 - Past removal

If past removal has been considered correctly, the information presented in this Native Vegetation Removal Report addresses Application Requirement 4.

### Application Requirement 5 - Avoid and minimise statement

This statement describes what has been done to avoid and minimise impacts on native vegetation and associated biodiversity values.

### Application Requirement 6 - Property Vegetation Plan

This requirement only applies if an approved Property Vegetation Plan (PVP) applies to the property  
Does a PVP apply to the proposal?

### Application Requirement 7 - Defendable space statement

Where the removal of native vegetation is to create defendable space, this statement:

- Describes the bushfire threat; and



- Describes how other bushfire risk mitigation measures were considered to reduce the amount of native vegetation proposed for removal (this can also be part of the avoid and minimise statement).

This statement is not required if, If the proposed defensible space is within the Bushfire Management Overlay (BMO), and in accordance with the 'Exemption to create defensible space for a dwelling under Clause 44.06 of local planning schemes' in Clause 52.12-5.

### **Application Requirement 8 - Native Vegetation Precinct Plan**

This requirement is only applicable if you are removing native vegetation from within an area covered by Native Vegetation Precinct Plan (NVPP), and the proposed removal is not identified as 'to be removed' within the NVPP.

Does an NVPP apply to the proposal?

### **Application Requirement 9 - Offset statement**

This statement demonstrates that an offset is available and describes how the required offset will be secured. The Applicant's Guide provides information relating to this requirement.

## Next steps

Applications to remove, destroy or lop native vegetation must address all the application requirements specified in the Guidelines. If you wish to remove the mapped native vegetation you are required to apply for approval from the responsible authority (e.g. local Council). This Native vegetation removal report must be submitted with your application and meets most of the application requirements. The following requirements need to be addressed, as applicable.

### **Application Requirement 3 - Photographs of the native vegetation to be removed**

Recent, dated photographs of the native vegetation to be removed **must be provided** with the application. All photographs must be clear, show whether the vegetation is a Patch of native vegetation, Patch Tree or Scattered Tree, and identify any Large Trees. If the area of native vegetation to be removed is large, provide photos that are indicative of the native vegetation.

Ensure photographs are attached to the application. If appropriate photographs have not been provided the application is not complete.

### **Application Requirement 6 - Property Vegetation Plan**

If a PVP is applicable, it must be provided with the application.



## Appendix 1: Description of native vegetation to be removed

General Habitat Units for each zone (Patch, Scattered Tree or Patch Tree) are calculated by the following equation in accordance with the Guidelines

**General Habitat Units = extent without overlap x condition score x general landscape factor x 1.5, where the general landscape factor = 0.5 + (strategic biodiversity value score/2)**

The General Offset amount required is the sum of all General Habitat Units per zone.

### Native vegetation to be removed

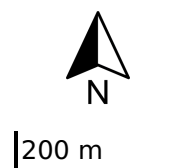
Information provided by or on behalf of the applicant			Information calculated by NVR Map							
Zone	Type	DBH (cm)	EVC code (modelled)	Bioregional conservation status	Large Tree(s)	Condition score (modelled)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	General Habitat Units
1	Patch	-	EGL_0877	Depleted	-	0.600	0.011	0.011	0.670	0.009
B	Scattered Tree	27	EGL_0877	Depleted	-	0.200	0.031	0.017	0.390	0.003
C	Scattered Tree	33	EGL_0877	Depleted	-	0.200	0.031	0.017	0.390	0.003

## Appendix 2: Images of mapped native vegetation

### 1. Property in context




- Proposed Removal
- Property Boundaries





## 2. Aerial photograph showing mapped native vegetation




 Proposed Removal





50 m


### 3. Location Risk Map



 Proposed Removal

 Location 1

 Location 2

 Location 3



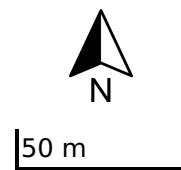
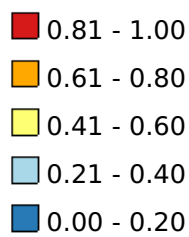
50 m



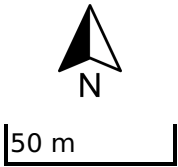
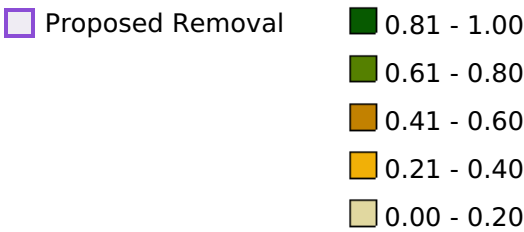
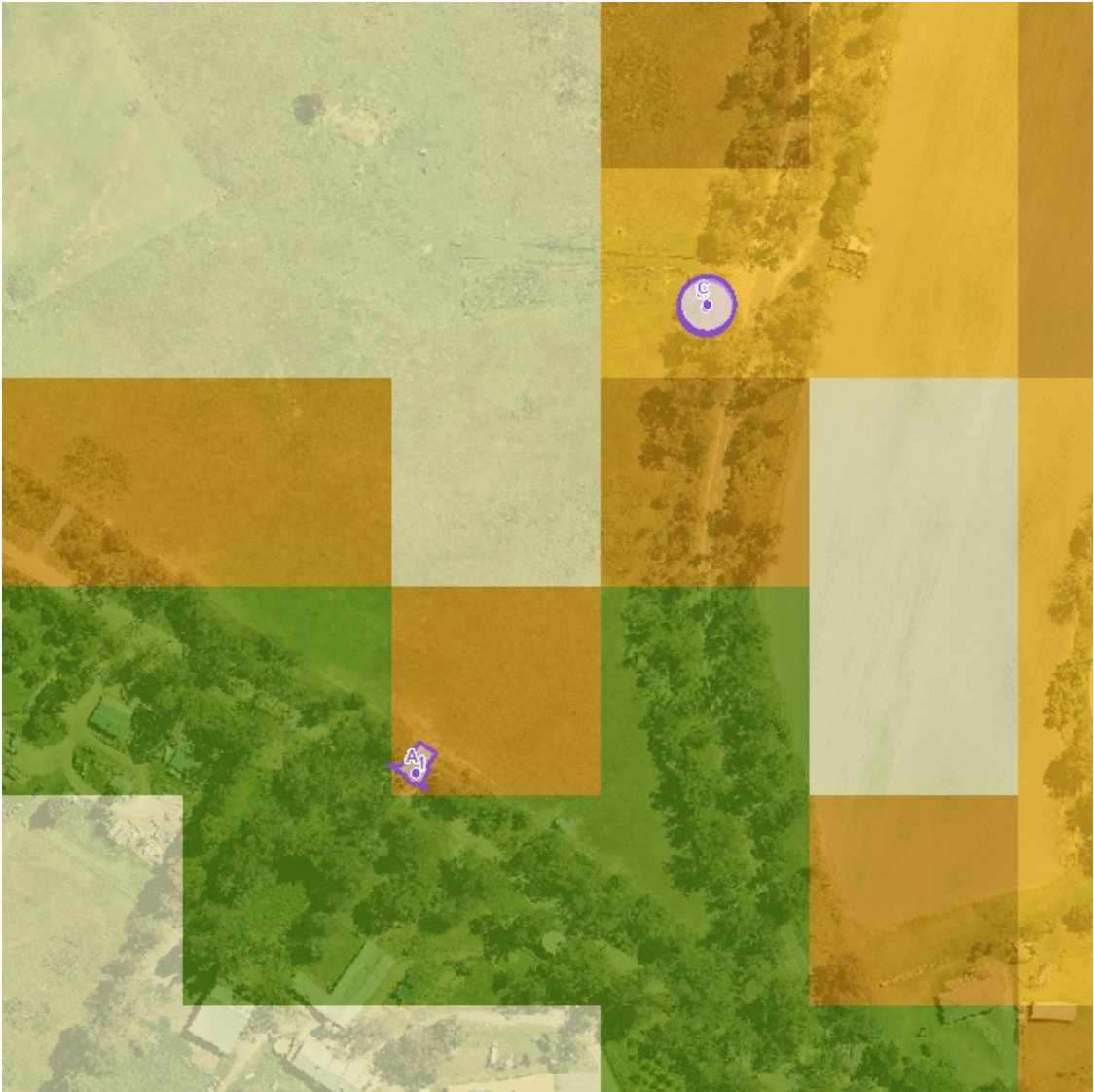
#### 4. Strategic Biodiversity Value Score Map



Proposed Removal



5. Condition Score Map





## 6. Endangered EVCs

Not Applicable

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## Report of available native vegetation credits

This report lists native vegetation credits available to purchase through the Native Vegetation Credit Register.

This report is **not evidence** that an offset has been secured. An offset is only secured when the units have been purchased and allocated to a permit or other approval and an allocated credit extract is provided by the Native Vegetation Credit Register.

Date and time: 01/07/2025 08:31

Report ID: 30487

### What was searched for?

General offset

General habitat units	Strategic biodiversity value	Large trees	Vicinity (Catchment Management Authority or Municipal district)	
0.015	0.369	0	CMA	East Gippsland

### Details of available native vegetation credits on 01 July 2025 08:31

These sites meet your requirements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-2323	6.019	86	East Gippsland	East Gippsland Shire	Yes	Yes	No	Bio Offsets, Ethos, VegLink
BBA-2843	15.048	850	East Gippsland	East Gippsland Shire	Yes	Yes	No	VegLink
TFN-C1621	1.387	1	East Gippsland	East Gippsland Shire	Yes	Yes	No	TFN
VC_CFL-3720_01	1.876	244	East Gippsland	East Gippsland Shire	Yes	Yes	No	Contact NVOR
VC_CFL-3724_01	0.031	105	East Gippsland	East Gippsland Shire	Yes	Yes	No	Contact NVOR
VC_CFL-3767_01	19.320	1562	East Gippsland	East Gippsland Shire	Yes	Yes	No	Ethos, VegLink
VC_CFL-3767_01	0.556	0	East Gippsland	East Gippsland Shire	Yes	Yes	Yes	VegLink

These sites meet your requirements using alternative arrangements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
----------------	-----	----	-----	-----	------------	--------	-------------	-----------

There are no sites listed in the Native Vegetation Credit Register that meet your offset requirements when applying the alternative arrangements as listed in section 11.2 of the Guidelines for the removal, destruction or lopping of native vegetation.

These potential sites are not yet available, land owners may finalise them once a buyer is confirmed.



Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
VC_CFL-3777_01	14.388	531	East Gippsland	East Gippsland Shire	Yes	Yes	No	Contact NVOR

LT - Large Trees

CMA - Catchment Management Authority

LGA - Municipal District or Local Government Authority

## Next steps

### If applying for approval to remove native vegetation

Attach this report to an application to remove native vegetation as evidence that your offset requirement is currently available.

### If you have approval to remove native vegetation

Below are the contact details for all brokers. Contact the broker(s) listed for the credit site(s) that meet your offset requirements. These are shown in the above tables. If more than one broker or site is listed, you should get more than one quote before deciding which offset to secure.

## Broker contact details

Broker Abbreviation	Broker Name	Phone	Email	Website
	Fully traded			
Abezco	Abzeco Pty. Ltd.	(03) 9431 5444	offsets@abzeco.com.au	www.abzeco.com.au
Baw Baw SC	Baw Baw Shire Council	(03) 5624 2411	bawbaw@bawbawshire.vic.gov.au	www.bawbawshire.vic.gov.au
Bio Offsets	Biodiversity Offsets Victoria	0452 161 013	info@offsetsvictoria.com.au	www.offsetsvictoria.com.au
Contact NVOR	Native Vegetation Offset Register	136 186	nativevegetation.offsetregister@deeca.vic.gov.au	www.environment.vic.gov.au/native-vegetation
Ecocentric	Ecocentric Environmental Consulting	0410 564 139	ecocentric@me.com	Not available
Ethos	Ethos NRM Pty Ltd	(03) 5153 0037	offsets@ethosnrm.com.au	www.ethosnrm.com.au
IDES	Indigenous Design Environmental Services Pty Ltd	(03) 9437 0555		www.idecological.com.au
Nillumbik SC	Nillumbik Shire Council	(03) 9433 3316	offsets@nillumbik.vic.gov.au	www.nillumbik.vic.gov.au
TFN	Trust for Nature	8631 5888	offsets@tfn.org.au	www.trustfornature.org.au
VegLink	Vegetation Link Pty Ltd	(03) 8578 4250 or 1300 834 546	offsets@vegetationlink.com.au	www.vegetationlink.com.au
Yarra Ranges SC	Yarra Ranges Shire Council	1300 368 333	biodiversityoffsets@yarraranges.vic.gov.au	www.yarraranges.vic.gov.au

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For more information contact the DEECA Customer Service Centre 136 186 or the Native Vegetation Credit Register at [nativevegetation.offsetregister@delwp.vic.gov.au](mailto:nativevegetation.offsetregister@delwp.vic.gov.au)

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Obtaining this publication does not guarantee that the credits shown will be available in the Native Vegetation Credit Register either now or at a later time when a purchase of native vegetation credits is planned.

Notwithstanding anything else contained in this publication, you must ensure that you comply with all relevant laws, legislation, awards or orders and that you obtain and comply with all permits, approvals and the like that affect, are applicable or are necessary to undertake any action to remove, lop or destroy or otherwise deal with any native vegetation or that apply to matters within the scope of Clauses 52.16 or 52.17 of the Victoria Planning Provisions and Victorian planning schemes

## Planning Report

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Multi Lot Subdivision, Removal of Vegetation,  
Alteration of Access Adjacent to Transport Zone 2  
and Creation of Carriageway Easement

543 Bullumwaal Road & 40 Mount Lookout Road,  
Mount Taylor

Our reference – 20791

July 2025



FS 520900





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	Application Form (via planning portal)	
	Proposed Subdivision Plan (Version 1, dated 25/06/2025)	
	Design Response Plan (Version 1, dated 25/06/2025)	
	Vegetation Design Response Plan (Version 1)	
	Plan of Vegetation Removal (Version 1)	
	Native Vegetation Removal Report ID: 319_20250630_GE2	
	Report of Available Native Vegetation Credits Report ID: 30487	
	Copies of Titles (Lots A & B on PS835792F)	
	Planning Permit 211/2020/P (issued 15 September 2021)	
	Endorsed Native Vegetation Removal Report ID: 319-20210303-010	
	Land Manager Consent – (EGSC, dated 8/07/2025)	

*Note: Applicable Planning Application fee is \$3,643.70*

*Class 20 – Subdivision (\$1,496.10)*

*Class 11 – Development <\$100,000 (\$1,302.80/2 = \$651.50)*

*For Vegetation Removal & Works associated with Alteration of Access*

*Class 21 – Carriageway Easement (\$1,496.10/2 = \$748.00)*

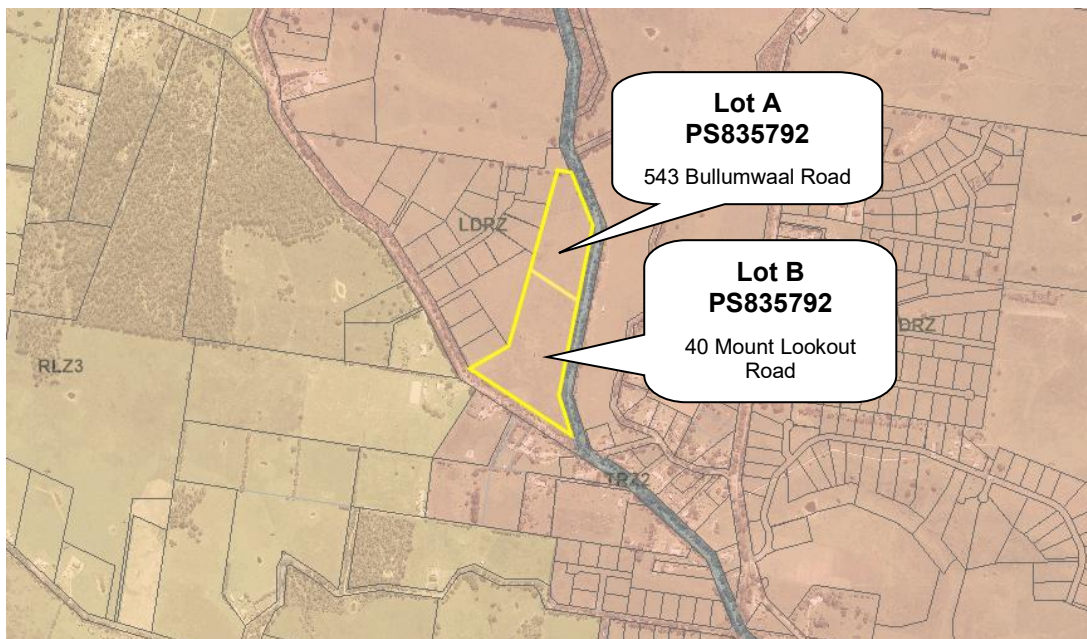
*Class 22 – Alteration of Access (\$1,496.10/2 = \$748.00)*

## 1. Introduction

This Planning Report is prepared in support of proposed creation of carriageway easement at 543 Bullumwaal Road, Mount Taylor and multi-lot subdivision, removal of vegetation and alteration of access to a road in a Transport Zone 2 at 40 Mount Lookout Road, Mount Taylor. The Report addresses the provisions of the Low Density Residential Zone, Vegetation Protection Overlay and Particular Provisions as contained within the *East Gippsland Planning Scheme*.



*Aerial photograph of subject land and surrounds – Source: VicPlan*

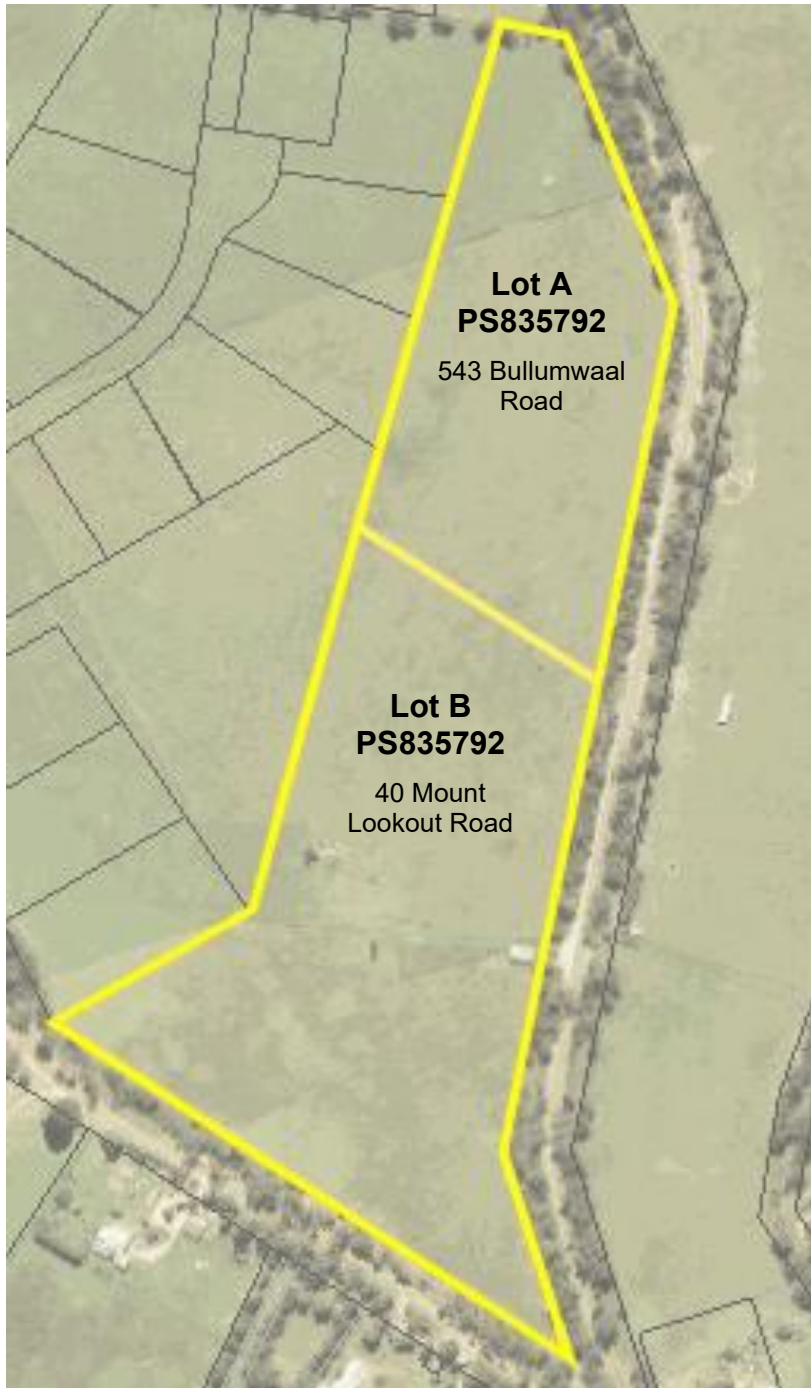


*Zone Mapping and Aerial Photograph of subejct land and surrounds – Source: VicPlan*



## 2. Subject Land & Surrounding Context

The subject land is comprised of two separately transferable parcels of land formally described as Lots A & B on PS835792 and more commonly known as 543 Bullumwaal Road and 40 Mount Lookout Road, Mount Taylor.



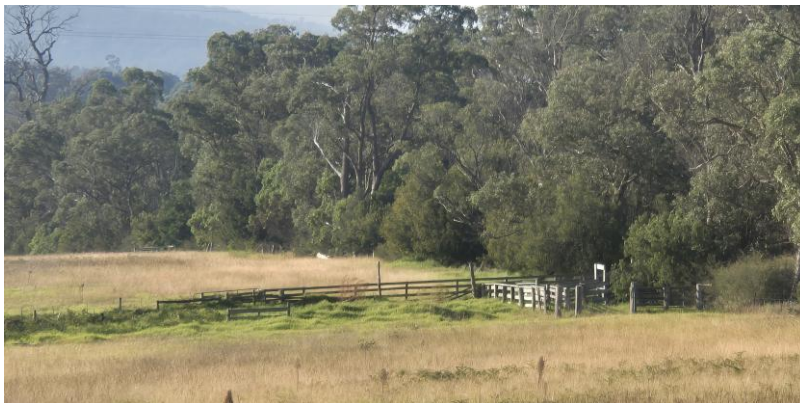
*Existing Title Structure – Source: VicPlan*

The site has frontage to Bullumwaal Road to the east which is a good quality sealed bitumen road. It also has frontage to Mount Lookout Road to the south which comprises a sealed carriageway.

The property is currently vacant land which has historically been utilised for grazing activities and is dominated by pastoral grasses. The adjoining road reserves however are generally well vegetated with a mixture of established native trees and understory species and some weed species.



*Looking in a northerly direction across the site from Mount Lookout Road*



*Looking north across subject land towards existing cattle yards*

The land on the southern portion of the site within proximity to Mount Lookout Road and eastern portion of the site within proximity to Bullumwaal Road is generally higher in elevation with topography falling away to the west towards an ephemeral waterway.



*Looking in a south easterly direction towards subject land from the end of Chapman Court*



The site is currently serviced with power, water and telecommunications however there is no reticulated sewer available to the land. Existing overhead electricity supply crosses the southeastern portion of the site and telecommunication services are located along the eastern portion of the property within proximity to Bullumwaal Road.

An existing point of access is established to the land from Mount Lookout Road which was constructed as part of prior subdivision approved by Planning Permit 194/2016/P.



*Looking north at existing access to the land from Mount Lookout Road  
Date of photography 14/04/2025*

An existing gateway also provides vehicle access to the land from Bullumwaal Road which has historically been used to provide access to the cattle yards established on the eastern portion of the land.



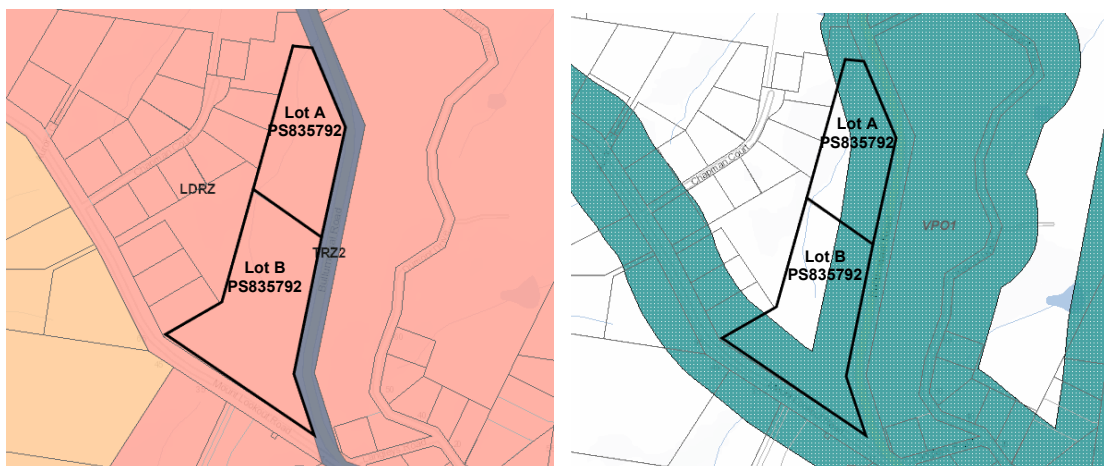
*Looking west at existing gate and cattle yards from Bullumwaal Road  
Date of photography 16 May 2025*

A more recently established access point is also established in Bullumwaal Road which services Lot A on PS835792. This access was established in accordance with Planning Permit 211/2020/P (issued 15 September 2021).



*Existing access from Bullumwaal Road to Lot A on PS835792  
Date of photography 16 May 2025*

The subject land is contained within the Low Density Residential Zone and Vegetation Protection Overlay – Schedule 1 of the *East Gippsland Planning Scheme*.



*Zone Mapping and Vegetation Protection Overlay Mapping  
Source: VicPlan*



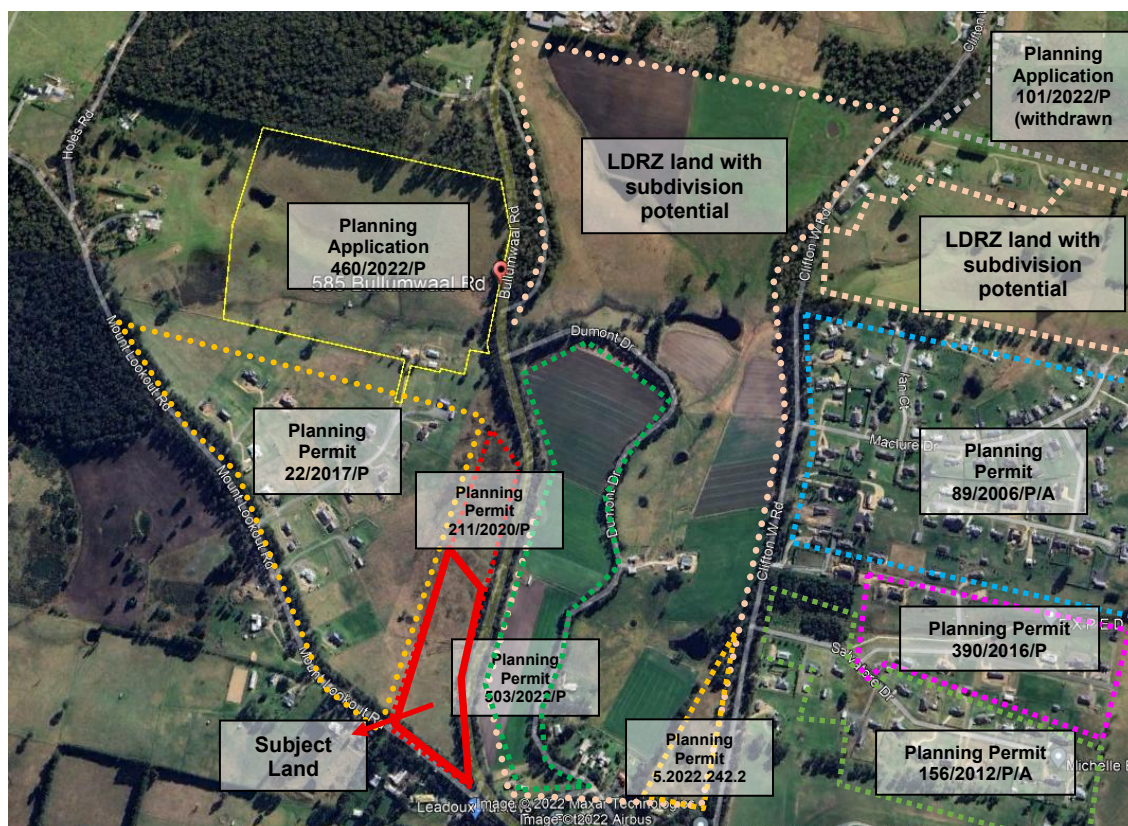
The subject land is located immediately to the east of the recently developed "Mount Lookout Estate". Eastern Lots of that development share a common boundary with the subject land.



Looking north along Chapman Court (Mount Lookout Estate) from intersection with Mount Lookout Road



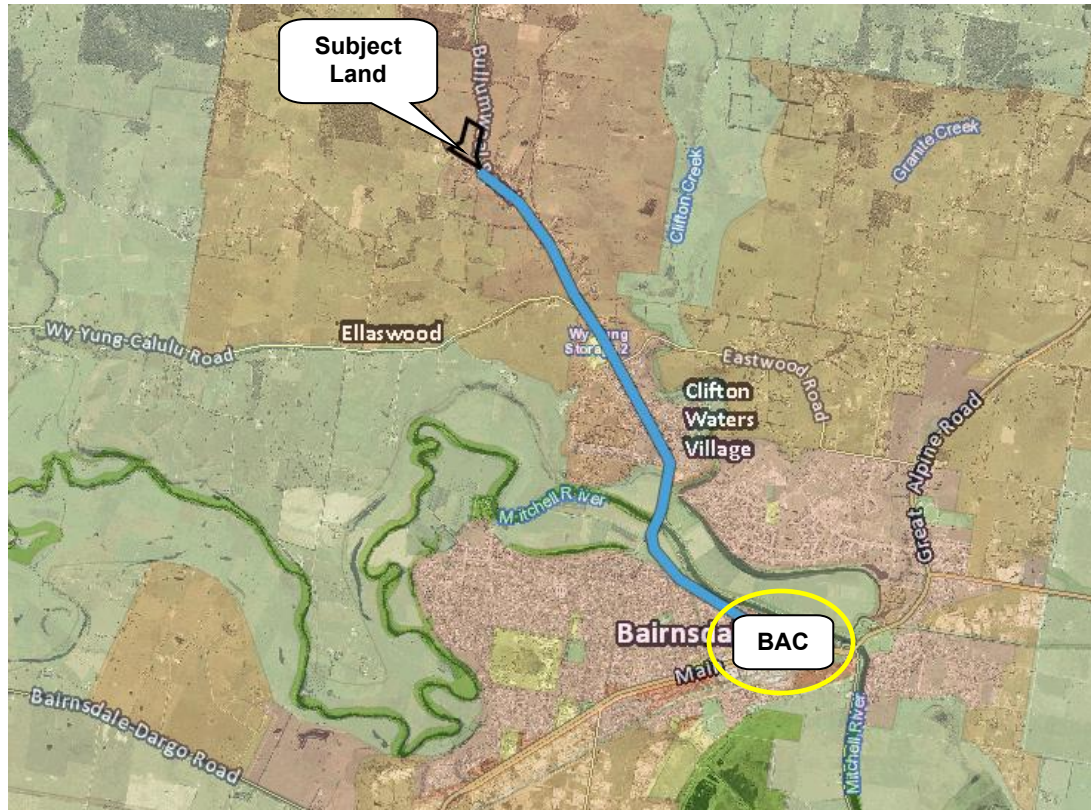
Looking south from court bowl along Chapman Court (Mount Lookout Estate)



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



The site forms part of a rural residential precinct which contains a number of dwellings which take enjoyment from the rural amenity whilst benefitting from the services and facilities of Bairnsdale which is only a short drive to the south (apx 8.4km).



Locality Plan – Source: VicPlan

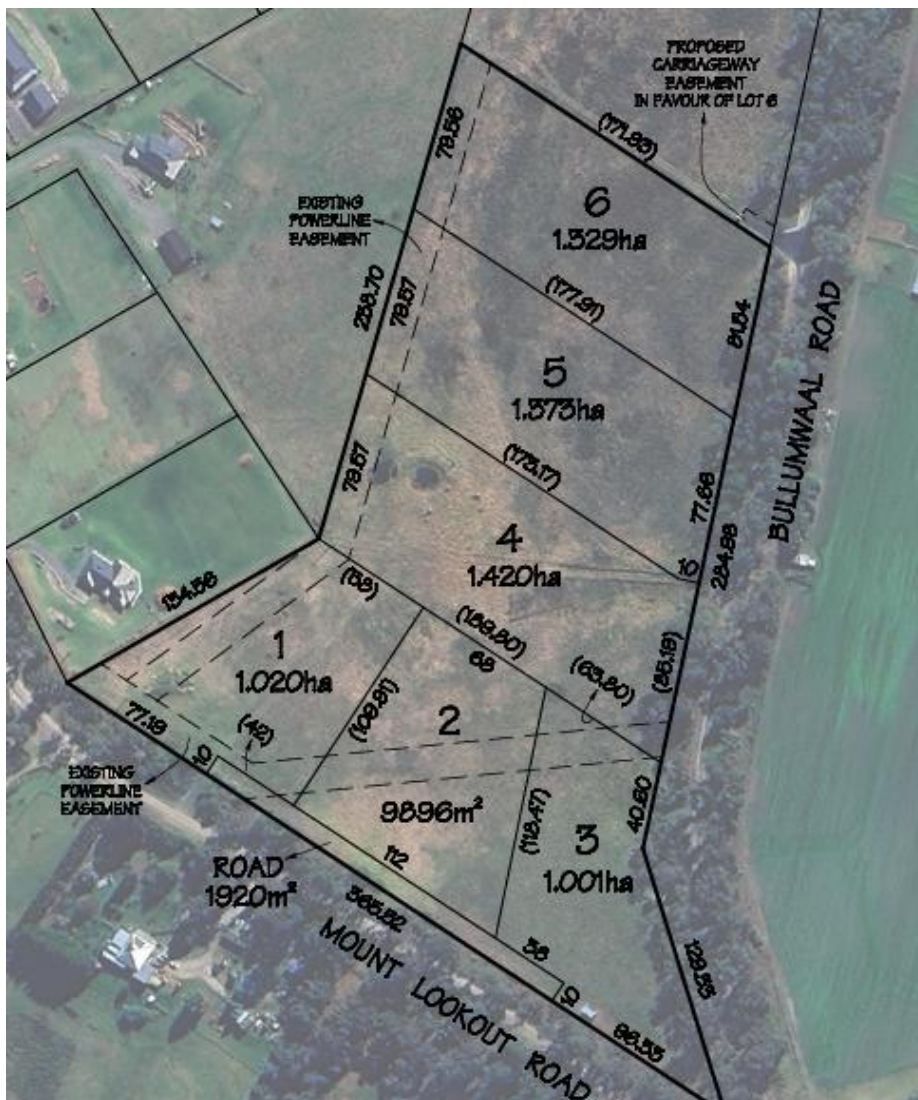


### 3. The Application & Proposal

The Application seeks approval for a Multi Lot Subdivision, Removal of Vegetation, Creation of Carriageway Easement and Alteration of Access to a road in a Transport Zone 2 as shown on the accompanying Plan Set.

#### Subdivision

The Application restricts subdivision to Lot B on PS835792F resulting in the creation of 6 allotments for future residential purposes. The boundaries of Lot A on PS835792F will not be altered by the proposal.



*Proposed Subdivision Layout (V1)*

The proposed 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 are met.

The subdivision design also incorporates the creation of a strip of 'Road' approximately 1920m<sup>2</sup> in area along the frontage of Mount Lookout Road for the purpose of servicing. It is *East Gippsland Water's* preference that water mains be excluded from with privately owned allotments, and in response the proposed strip of 'Road' will provide ability to establish a watermain whilst also avoiding impacts on roadside vegetation.

The accompanying Design Response Plan has been provided to demonstrate the ability for each of the allotments to accommodate residential development by nominating conceptual Building Envelopes and Land Application Areas which are all setback more than 60m from the ephemeral watercourse.

### Access

Rather than nominate individual points of access to the proposed lots directly from Mount Lookout Road or Bullumwaal Road, careful consideration has been given to making use of existing and providing shared access arrangements to avoid and minimise impacts on native vegetation whilst providing for safe and convenient vehicle movements.

The existing access arrangements established from Mount Lookout Road will service proposed Lot 1 whilst a new shared point of access will service Lots 2 & 3.

It is anticipated that this shared point of access to Lots 2 & 3 will be provided at right angles and designed generally consistent with Standard Drawing 255 *Typical Swale Drain Vehicle Crossing (Rural Entrance)* of Council's Infrastructure Design Manual. As the access to Lots 2 & 3 will be shared we have assumed a pavement width for the crossing of 7.2 metres to enable vehicles to pass.



View from Mount Lookout Road at proposed access to Lots 2 & 3



A shared point of access will also be established from Bullumwaal Road to service proposed Lots 4 & 5. This access has been sited to make use of existing access and gateway and will be designed generally consistent with Vic Roads Standard Drawing 4010 *Typical Access to Rural Properties*.



*View from Bullumwaal Road towards access to Lots 4 & 5*

To ensure proposed Lot 6 will be provided with adequate vehicle access from Bullumwaal Road the Application includes the creation of a section of carriageway easement over Lot A on PS835792F. The carriageway easement will provide rights of access to proposed Lot 6 enabling use of the recently constructed vehicle crossing which was designed consistent with GD4010 *Typical Access to Rural Properties*.



*Looking west into Lot A on PS835792*

The nomination of the carriageway easement will not only facilitate safe and convenient access to Lot 6 but will also avoid establishment of another access point from Bullumwaal Road and aid in preservation of roadside vegetation.

### Wastewater Disposal

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

The allotments all contain adequate area and dimensions to cater for future residential development and associated wastewater treatment as demonstrated on the accompanying Design Response Plan. Conceptual LAA's have been shown for each Lot demonstrating that wastewater associated with a four-bedroom home can very easily be accommodated whilst maintaining offsets (>60m) from the ephemeral watercourse.

### Vegetation Removal

Although the adjoining roadside corridor is generally well established with native vegetation, the proposal has been specifically designed to ensure vegetation losses are avoided and minimised.



*View across subject land towards vegetation within Bullumwaal Road*

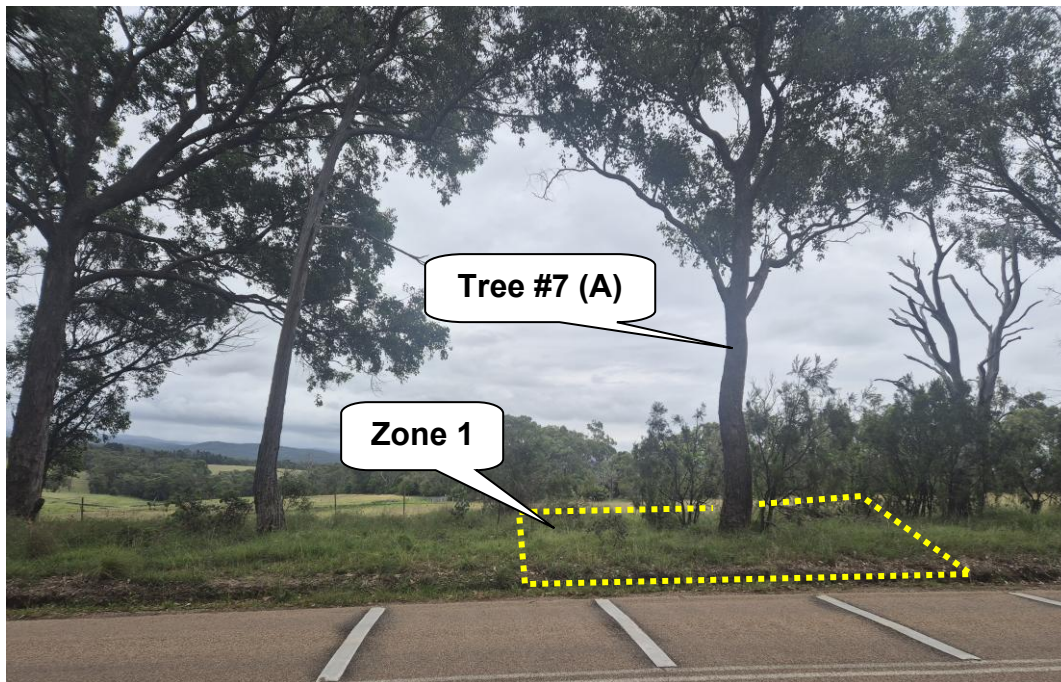
This has been achieved by incorporating existing points of access into the design and carefully selecting a shared point of access for Lots 2 & 3 from Mount Lookout Road.

The adoption of a site responsive design will limit the extent of vegetation loss to the removal of one small patch of vegetation from within Mount Lookout Road to facilitate shared access into Lots 2 & 3 and the assumed loss of one small tree from within Bullumwaal Road to accommodate shared access to Lots 4 & 5.

The total extent of native vegetation loss under the native vegetation controls equates to 0.049ha inclusive of the direct and assumed vegetation losses proposed herein along with prior removal that occurred when access was constructed to Lot A on PS835792 in accordance with Planning Permit 211/2020/P (issued 15 September 2021).

The native vegetation is identified on the accompanying Native Vegetation Removal Report ID: 319\_20250630\_GE2 which confirms that the Application follows a Basic Assessment Pathway and sets out the criteria for suitable vegetation offsets to accommodate losses.





*Patch of vegetation to be removed for shared access to Lots 2 & 3 (Zone 1 & Tree A)  
Date of photography 14/04/2025*



*View of scattered forking tree assumed lost for shared access to Lots 4 & 5 (Tree B&C)  
Date of photography 14/04/2025*

Basic Assessment Pathways apply to applications where the amount of native vegetation is very small, and the vegetation is not considered to be highly sensitive. The vegetation being removed incurs a General Offset which is a lower level of biodiversity compensation compared to that required under Intermediate and Detailed Assessment Pathways.

Whilst Tree #1 along Bullumwaal Road will be assumed lost and otherwise offset as part of the proposal, the Application does not propose to remove Tree #1, and it will otherwise continue to be retained and protected under the provisions of the Vegetation Protection Overlay. The assumed loss of Tree #1 requires an offset to be provided.

It is reasonable to expect that the accessway to Lots 4 & 5 can be established without significant detriment to the tree despite its assumed loss as it is generously setback and there will be no excavation work required within its Structure Root Zone.

The accompanying Vegetation Design Response Plan demonstrates how the siting of the proposed shared points of access from both Mount Lookout Road and Bullumwaal Road has minimised impacts to native vegetation.

As the proposal includes vegetation removal within the adjoining road reserve, correspondence has been obtained from Council's Manager Infrastructure & Open Space (8 July 2025) consenting to the lodgement of the Planning Application.

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

Planning Scheme Clause No.	Description of what is Proposed
32.03-3 (LDRZ)	Subdivide Land
42.02-2 (VPO)	Remove Vegetation
52.02	Proceeding under Section 23 of the <i>Subdivision Act 1988</i> to Create an Easement
52.17-1	Remove and Destroy Native Vegetation
52.29-2*	Alter Access to a Road in a Transport Zone 2 Subdivide land adjacent to a road in a Transport Zone 2

*Notice & Review Exemptions*

- Always exempt matters are marked with an asterisk (\*).
- Conditionally exempt matters are marked with a plus (+).



## Referrals

Pursuant to Clause 66.01 *Subdivision Referrals* the Application will require referral to the relevant water, drainage or sewerage authority and relevant electricity supply or distribution authority (Determining Referral Authorities).

Application will need to be referred to the *Department of Energy, Environment & Climate Action* (DEECA) for comment given the Application triggers consideration under the provisions of the Vegetation Protection Overlay. DEECA are also a recommending referral Authority under the native vegetation provisions (Clause 52.17) as the vegetation removal is on Crown Land managed by the Responsible Authority.

The Application will need to be referred to *Head, Transport for Victoria* (Determining Referral Authority) pursuant to Clause 66.03 as the subdivision will result in alteration of access and subdivision adjacent to a road in a Transport Zone 2.

To consider the matter of onsite wastewater disposal, drainage and access from Mount Lookout Road we also anticipate Council will undertake internal referrals to their Environmental Health and Engineering Departments.

## Conditions

The mandatory Conditions prescribed at Clause 66.01-1 relating to telecommunications are expected to be imposed on Permit.

It is also anticipated that the standard permit conditions prescribed by the Assessor's Handbook Applications to remove, destroy or lop native vegetation (DELWP, June 2025) relating to vegetation offsets will be imposed on Permit.

#### 4. Cultural Heritage

Pursuant to Regulation 7 of the *Aboriginal Heritage Regulations 2018*, a Cultural Heritage Management Plan (CHMP) is required under the *Aboriginal Heritage Act 2006* 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

Whilst the subdivision of land into three or more lots is identified as being a high impact activity (Reg 49), the proposed subdivision is confined to Lot B on PS835792F which is not mapped as being cultural heritage sensitive.

Although a carriageway easement is proposed on Lot A on PS835792F, there is no activity proposed on the allotment. There is therefore no mandatory requirement to provide a CHMP in support of the proposal.



## 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* recognises Bairnsdale as a growth area town which is the largest town in the shire which provides major commercial, retail, educational and public-sector services. Council's strategic directions for the growth of area towns are to encourage population growth and development on fully serviced residential land and to encourage a range of housing types and styles. The proposal is considered to respond positively given its locality, zoning and access to servicing.

Clause 02.03-2 *Environmental & Landscape Values* identifies that Council's strategic vision is to restore and maintain biodiversity, protect areas of value, balance development with wildlife corridors and areas of rural or natural landscape and to protect sites of significance by encouraging sensitive development.

The proposal responds well as it seeks to balance the anticipated residential use of the land with the environmental values of the roadside vegetation. This has been achieved by making use of existing points of access from the adjoining road network where possible and by adoption shared points of access.

### 5.2 Planning Policy Framework

Clause 11-01-1S relating to *Settlement* seeks to promote sustainable growth and development and deliver choice and opportunity for all Victorians through a network of settlements. The proposal responds positively as the subject land, is capable of sustaining the proposed development and is zoned appropriately and has access to services.

The accompanying Design Response Plan demonstrates how the land is capable of accommodating future development having regard for the site characteristics and constraints.

Nominating the creation of allotments which provide sufficient area and dimensions for future residential development which is adequately offset from the ephemeral watercourse responds well to Clause 12 relating to *Environmental & Landscape Values*.

The subdivision has been designed to avoid and minimise vegetation losses though the careful design of accessways and will be offset consistent with the objective and strategies at Clause 12.01-2S *Native vegetation management*.

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

The larger nature of the proposed allotments and the surrounding residential and grazing land uses ensure that there is ample opportunity to provide future development consistent with *Australian Standard AS 3959:2018*.

The proposal adheres to the *Subdivision Design* objectives and supporting strategies prescribed as Clause 15.01-3S which seek to ensure that the design of subdivisions achieve attractive, safe, accessible, diverse and sustainable neighbourhoods. The subdivision provides proposed allotments with ample area to accommodate future residential development having regard for existing roadside vegetation, the ephemeral watercourse and the need to accommodate wastewater disposal via onsite means.



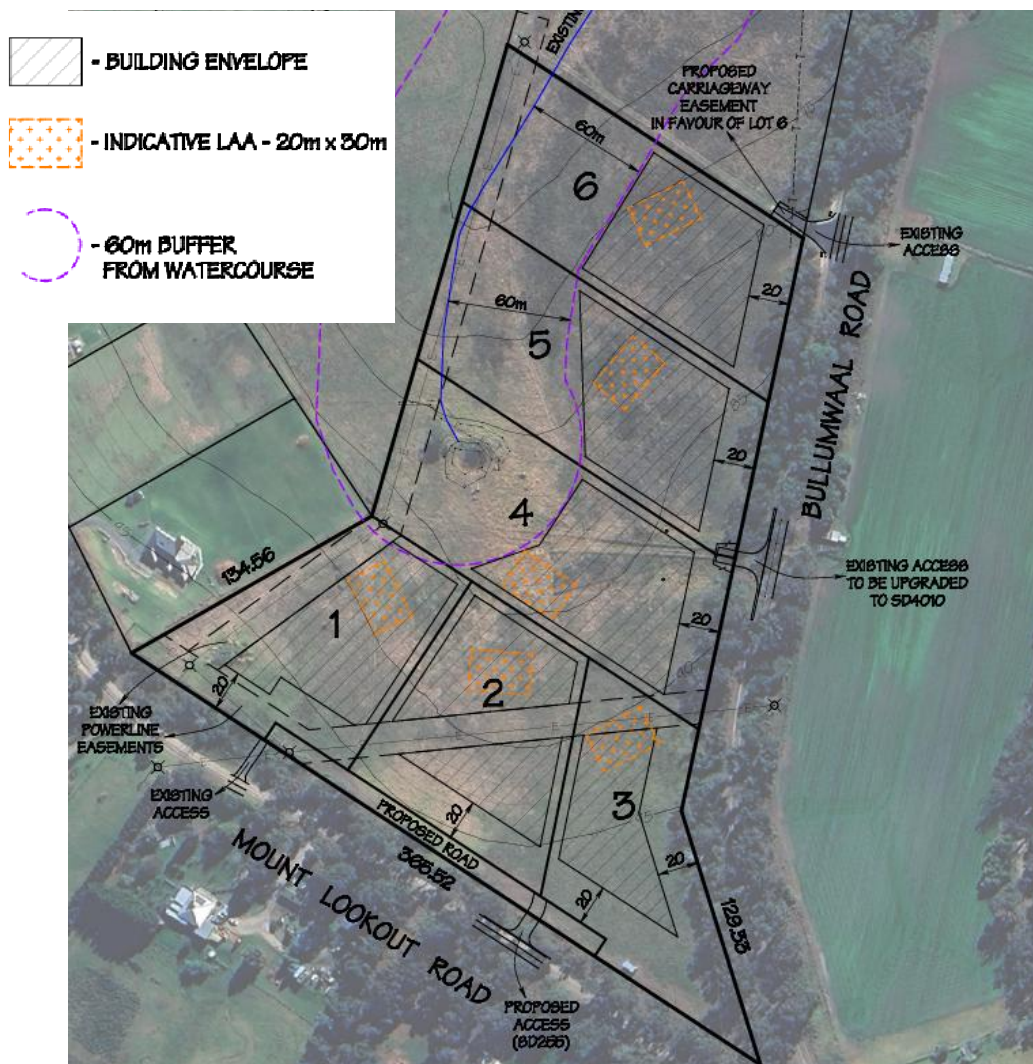
## 6. Planning Elements

### 6.1 Low Density Residential Zone

The proposed subdivision of Lot B on PS835792F is considered to respond positively to the purpose of the Low Density Residential Zone as it will result in the creation of allotments which can accommodate lower density residential living with capacity for onsite wastewater disposal.

The Application triggers planning approval at Clause 32.03-3 for subdivision of the land in accordance with the Low Density Residential Zone provisions. Given the absence of reticulated sewer the scheme of subdivision has been designed in accordance with the zone requirements by providing allotments which are greater than 4000m<sup>2</sup> in area.

Under the Low Density Residential Zone mathematically there is the ability to apply for a much higher yield based on the site area of Lot B on PS835792F however the nomination of 6 allotments is on balance considered to respond better to the site constraints and features.



Extract from Design Response Plan (Version 1)

### Application Requirements Clause 32.03-5

**An application must be accompanied by a site analysis, documenting the site in terms of land form, vegetation coverage and the relationship with surrounding land, and a report explaining how the proposed subdivision has responded to the site analysis. The report must:**

<p>In the absence of reticulated sewerage, include a Land Capability Assessment on the risks to human health and the environment of an on-site wastewater management system constructed, installed or altered on the lot in accordance with the requirements of the Environment Protection Regulations under the <i>Environment Protection Act 2017</i>.</p>	<p>Given the absence of reticulated sewer the Application has been accompanied by a Land Capability Assessment Report (LCAR) prepared by <i>Chris O'Brien &amp; Company Pty Ltd</i>.</p> <p>The LCAR confirms the site's ability to treat and retain wastewater on site.</p>
<p><b>Show for each lot:</b></p> <ul style="list-style-type: none"> <li>• A building envelope and driveway to the envelope.</li> <li>• Existing vegetation.</li> <li>• In the absence of reticulated sewerage, an effluent disposal area.</li> </ul>	<p>Accompanying the Application is a Design Response Plan which demonstrates the ability to accommodate future residential development on each of the proposed allotments having regard for the site's constraints and characteristics.</p> <p>There is sufficient area within each allotment to accommodate future residential development and associated wastewater disposal which is adequately offset from the ephemeral watercourse.</p> <p>A Land Application Areas (LAA's) measuring 20m X 30m have been shown for each proposed allotment to demonstrate that there is suitable area available for onsite wastewater disposal.</p>
<p><b>Show how the proposed subdivision relates to the existing or likely use and development of adjoining and nearby land.</b></p>	<p>The subject land and adjoining properties are all contained within the Low Density Residential Zone.</p> <p>Adjoining allotments immediately to the west, south and on the southern side of Mount Lookout Road are already developed with dwellings.</p> <p>It is reasonable to expect that the larger parcel of land on the eastern side of Bullumwaal Road will be developed for residential purposes into the future.</p>
<p><b>If a staged subdivision, show how the balance of the land may be subdivided.</b></p>	<p>Staging is not proposed.</p>



### Decision Guidelines

The proposed subdivision has been specifically designed to avoid and minimise impacts to native vegetation by careful design and consideration of vehicle access from both Mount Lookout Road and Bullumwaal Road.

Existing points of access have been incorporated into the design and the use of shared points of access further ensure impacts to roadside vegetation are avoided and minimised.

The corridor of roadside vegetation will be maintained and will therefore continue to provide positive aesthetic and environmental contribution to the area.

Whilst an ephemeral watercourse dissects the south-western portion of the property, the subdivision design ensures that there is ample cleared area available within each of the proposed allotments to cater for future residential development that is adequately offset (>60 metres).

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 provided within the wider precinct and will be extended throughout the subdivision to provide supply to each of the proposed allotments.
- The nomination of the section of 'Road' will ensure there is sufficient area to accommodate a water main extension whilst respecting roadside vegetation.
- Use of reused and recycled water options will be dependent upon residents of the site.
- The subdivision has been designed to ensure future wastewater management will be sufficiently managed on site. The Design Response Plan demonstrates how each of the allotments can easily achieve the requisite Land Application Area.
- The site will be drained to the satisfaction of the Responsible Authority.

## 6.2 Vegetation Protection Overlay

The Vegetation Protection Overlay – Schedule 1 *Tambo-Bairnsdale Vegetation Protection Network* extends along the eastern and southern sides of the property.

Planning approval is triggered at Clause 42.02-2 for the removal of vegetation to facilitate shared access to Lots 2 & 3 in accordance with the Vegetation Protection Overlay – Schedule 1.

Whilst Tree #1 in Bullumwaal Road is assumed lost and has been assessed against the provisions of Clause 52.17 relating to Native Vegetation due to its TPZ being impacted by more than 10%, there is no provision under the Vegetation Protection Overlay which relates to assumed vegetation loss and the proposal otherwise seeks to retain the tree.

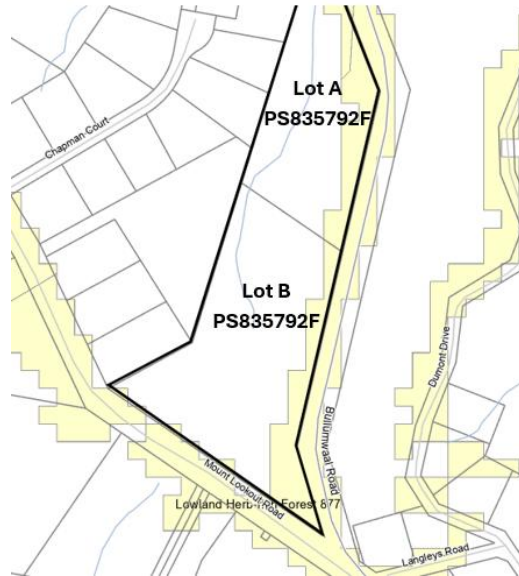
Clause 42.02-4 *Application Requirements* specifies that an application must be accompanied by any information specified in a Schedule to the Vegetation Protection Overlay however there are *none specified* at Clause 4.0 *Application Requirements* under Schedule 1.

Clause 42.02-5 Decision Guidelines	
The Municipal Planning Strategy and the Planning Policy Framework.	See section 5 of this report.
The statement of the nature and significance of the vegetation to be protected and the vegetation protection objective contained in a schedule to this overlay.	<p>The Overlay identifies that there are significant areas of native vegetation located along roadsides which provide important fauna habitat and wildlife corridors. These areas of vegetation often link to larger areas of remnant native vegetation and contribute to aesthetic and landscape values.</p> <p>Whilst there is no native vegetation contained within the subject land, there is established vegetation contained within the adjoining road reserve along both Bullumwaal Road and Mount Lookout Road.</p> <p>The objectives of the Overlay seek to ensure development of access to private land, and road maintenance and construction activities is to occur so as:</p> <ul style="list-style-type: none"> <li>- To conserve areas of vegetation with high conservation value by minimising the extent of vegetation loss.</li> <li>- Conserve and enhance fauna habitat corridors by minimising the extent of loss and encouraging regeneration of indigenous species.</li> <li>- Preserve existing trees and other vegetation where it contributes to high landscape and aesthetic values.</li> </ul>



The vegetation earmarked for removal is not identified as being significant by location risk mapping as it is contained within 'Location 1'.

The vegetation is modelled as representing EVC 877: Lowland Herb-rich Forest of the East Gippsland Lowlands Bioregion which has an occurrence of 'common' and is not identified as being endangered or vulnerable.



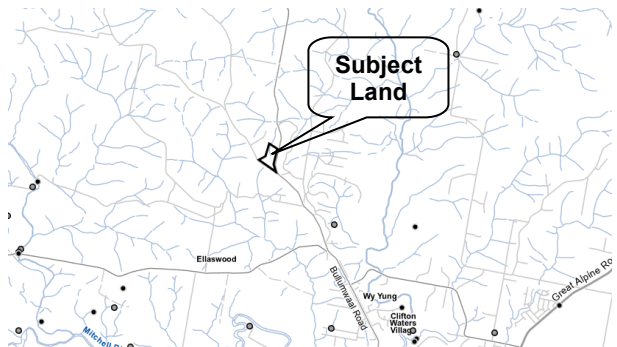
2005 EVC Mapping – Source: NatureKit

Although the vegetation in question is not mapped as being of high conservation value considerable effort has gone into minimising the extent of loss. This has been achieved by reducing the need for new point of access from the adjoining road network.

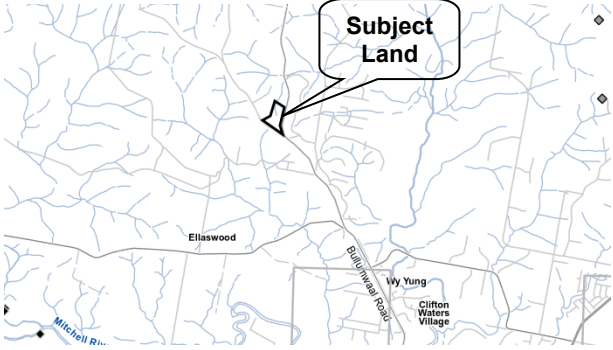
Rather than providing each allotment with individual points of access from either Mount Lookout Road or Bullumwaal Road, boundaries have been nominated to facilitate shared points of access.

Existing points of access have also been identified and incorporated into the subdivision design and will service applicable allotments.

Through careful consideration the proposal has limited the need for only one additional point of access from Mount Lookout Road to service Lots 2 & 3. This shared accessway was nominated in a location where vegetation is sparser and designed specifically having regard to the Tree Protection Zones of nearby trees.

<p><b>The effect of the proposed use, building, works or subdivision on the nature and type of vegetation to be protected.</b></p>	<p>The vegetation earmarked for removal has been limited to understorey species and a small tree as the subdivision design has sought to retain the larger established trees which provide a higher contribution both aesthetically and environmentally.</p> <p>The extent of vegetation to be impacted is quite limited (Basic Assessment Pathway) and the curtain of roadside vegetation will otherwise continue to exist and have a positive impact on the environment.</p> <p>The proposal will not result in any adverse segmentation of vegetation within the roadside corridor and the vast majority of roadside vegetation will be retained.</p>
<p><b>The role of native vegetation in conserving flora and fauna.</b></p>	<p>Roadside vegetation generally provides a crucial role in conserving flora and fauna by providing habitat and a food source.</p> <p>Efforts have therefore been given to ensure the corridor of roadside vegetation is not unnecessarily fragmented.</p> <p>The minimal extent of vegetation removal proposed will not have any detrimental impact on the movement of wildlife. The habitat won't be significantly fragmented and accessway is relatively narrow.</p> <p>The area is not identified as containing any threatened flora or fauna species and the corridor of vegetation will remain intact and continue to provide habitat opportunities for both flora and fauna species.</p>
<p><b>The need to retain native or other vegetation if it is rare, supports rare species of flora or fauna or forms part of a wildlife corridor.</b></p>	<p>There are no VBA Species Survey records of threatened fauna or flora contained on the subject land or adjoining road reserve.</p>  <p><i>Threatened Fauna Mapping – Source: NatureKit</i></p>



	 <p><b>Subject Land</b></p> <p>Ellaswood</p> <p>Bulwer Road</p> <p>Ivy Yung</p> <p>Clifton Waters Village</p> <p>Threatened Flora Mapping – Source: NatureKit</p>
<p>The need to retain vegetation which prevents or limits adverse effects on ground water recharge.</p>	<p>The accompanying Land Capability Assessment Report identifies that the site has very good site drainage and groundwater (seasonable water table depth).</p>
<p>The need to retain vegetation:</p> <ul style="list-style-type: none"> <li>– Where ground slopes exceed 20 percent.</li> <li>– Within 30 metres of a waterway or wetland.</li> <li>– On land where the soil or subsoil may become unstable if cleared.</li> <li>– On land subject to or which may contribute to soil erosion, slippage or salinisation.</li> <li>– In areas where the removal, destruction or lopping of vegetation could adversely affect the integrity or long term preservation of an identified site of scientific, nature conservation or cultural significance.</li> <li>– Which is of heritage or cultural significance.</li> </ul>	<p>The need to remove the selected site vegetation has been considered in depth:</p> <ul style="list-style-type: none"> <li>• The land is quite flat in grade and the vegetation removal is not being undertaken on a slope exceeding 20%.</li> <li>• The nearest waterway is located over 60m from the proposed vegetation removal.</li> <li>• There is no evidence of erosion occurring on the property. It does not consist of highly erodible soils and has good grass coverage.</li> <li>• The area of vegetation removal is not mapped as being cultural heritage sensitivity.</li> </ul>
<p>The need to remove, destroy or lop vegetation to create a defendable space to reduce the risk of bushfire to life and property.</p>	<p>The vegetation removal is required for access purposes and not for establishment of defendable space.</p>
<p>Any relevant permit to remove, destroy or lop vegetation in accordance with a land management plan or works program.</p>	<p>There is no Land Management Plan applying to the land.</p>
<p>Whether the application includes a land management plan or works program.</p>	<p>The Application does not propose a Land Management Plan.</p>
<p>Whether provision is made or is to be made to establish and maintain vegetation elsewhere on the land</p>	<p>The subdivision has been specifically designed to ensure the more established roadside vegetation will be retained.</p> <p>The subject land has historically been utilised for grazing activities and does not contain any native vegetation. The 'greening effect' however is likely to be generated with residential occupation of the land.</p>

### Clause 5.0 Decision Guidelines

**The extent to which the vegetation sought to be removed or cleared contributes towards the need to:**

<b>Conserve and enhance areas of high conservation value roadside vegetation.</b>	<p>The vegetation earmarked for removal whilst has some environmental value, is not identified as having a high conservation value:</p> <ul style="list-style-type: none"> <li>- It is recognised by the East Gippsland Shire Council Roadside Vegetation Strategy (June 2012) as having a 'medium' conservation value.</li> <li>- There are no VBA threatened species mapped as being within proximity to the proposed vegetation removal.</li> <li>- The area is mapped as representing EVC 877: Lowland Herb-rich Forest of the East Gippsland Lowlands Bioregion which has an occurrence of 'common' and is not identified as being endangered or vulnerable.</li> </ul>
<b>Conserve and enhance fauna habitat and habitat corridors</b>	<p>The existing vegetation within the adjoining road reserve forms part of a corridor of vegetation which provides connection with larger tracts of native vegetation. The proposal has therefore sought to conserve as much vegetation within the road reserve as possible which has been achieved by making use of existing points of access and through nominating shared access arrangements.</p>
<b>Protect and enhance the visual amenity and landscape quality in areas of natural beauty and rural areas.</b>	<p>The limited extent of vegetation loss 'Basic Assessment Pathway' ensures that the proposal will not have a detrimental impact on the visual amenity of the landscape.</p> <p>The curtain of roadside vegetation will otherwise be retained and will continue to provide a positive visual contribution to the realm.</p> <p>Views into the site from the adjoining road network will continue to be filtered given the presence of vegetation within the road reserves.</p>
<b>The need to assess alternative options regarding the removal of vegetation to better achieve the Overlay objectives.</b>	<p>A number of design concepts were explored. Whilst consideration was given to nominating individual points of access for each allotment it was quickly identified as preferable to utilise shared accessways to reduce impacts on roadside vegetation.</p> <p>The location of the shared accessway into Lots 2 &amp; 3 was also adjusted several times to ensure it achieved good sight line distances whilst avoiding assumed loss from impacts to Tree Protection Zones.</p>
<b>The need to undertake revegetation with appropriate indigenous species to offset any loss of environmental values resulting from the works or development.</b>	<p>Third party offset arrangements will be made to offset the loss of the native vegetation under the native vegetation controls at Clause 52.17.</p> <p>There is no necessity to undertake any revegetation to offset the loss of environmental values under the provisions of the Vegetation Protection Overlay as the proposed development will ultimately result in residential development which will facilitate the natural greening effect.</p>

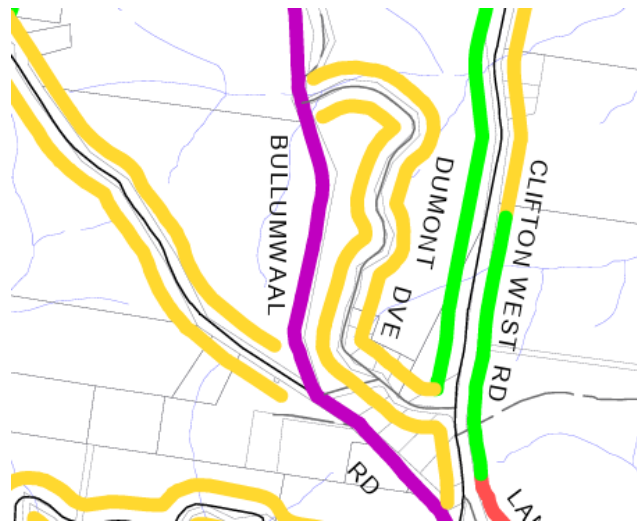


**The need to have regard to the Roadside Management Plan, (East Gippsland Shire Council, 1995) and as updated from time to time.**

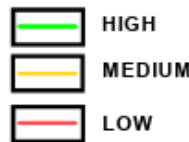
The East Gippsland Shire Council Roadside Vegetation Strategy (June 2012) recognises native vegetation as being the primary contributor to roadside conservation value. It also maps roadside vegetation as having either high, medium or low conservation value.

The vegetation established within Bullumwaal Road is not identified within the mapping given it is not a Council managed road. The vegetation contained within Mount Lookout Road however is identified as having 'medium' conservation value for East Gippsland's managed roads.

'Medium' conservation value roadsides include areas of indigenous vegetation, modified vegetation with extensive regeneration and replanting, or a wide road reserve with patches of native vegetation.



**ROADSIDE CONSERVATION VALUES FOR EGSC - MANAGED ROADS**



*Extract from EGSC Roadside Management Plan Mapping  
Source: Roadside Vegetation Strategy (June 2021)*

The East Gippsland Shire Council Roadside Vegetation Strategy (June 2012) recognises that roadside vegetation may be affected through provision of utilities, property access and road widening and that good design is required to avoid or minimise impacts on native vegetation.

## 6.3 Particular Provisions

### 6.3.1 Native Vegetation

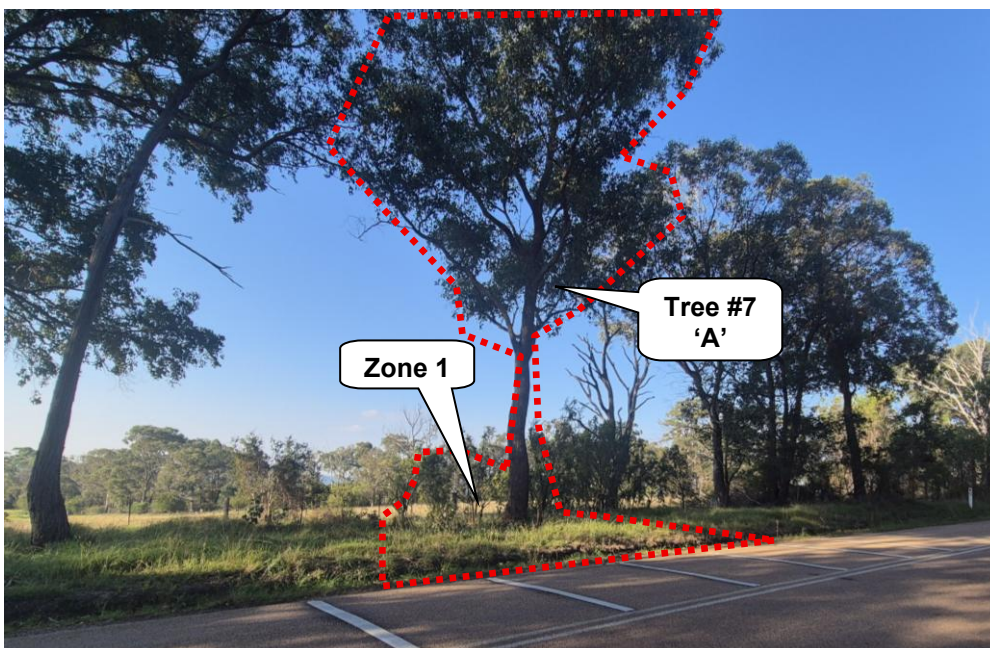
Planning approval is required at Clause 52.17-1 for the removal and destruction of native vegetation to accommodate loss of vegetation within the adjoining road reserve for provision of access.

Accompanying the Application is a Native Vegetation Removal Report (NVRID: 319\_20250630\_GE2) which confirms the assessment pathway (Basic Assessment Pathway), details of the vegetation to be removed, mapping and offset requirements, along with other details required by Table 4 of the Guidelines.

The total extent of vegetation removal being considered under the provisions of Clause 52.17 includes:

- A small patch of native vegetation 0.011ha in area along Mount Lookout Road containing 1 small tree. The NVRID describes the patch as Zone 1 and the small tree within as A (Tree #7);
- The assumed loss of 1 forking scattered tree from within Bullumwaal Road (0.034ha) identified on the NVRID as Zones B & C; &
- The prior removal of 0.004ha of native vegetation approved for removal as part of Planning Permit 211/2020/P (issued 15 September 2021) which resulted in the creation of the subject land.

The understory within Mount Lookout Road comprises >25% native perennial groundcover categorising the vegetation within proximity to the proposed accessway to Lots 2 & 3 as a native vegetation patch.



View from Mount Lookout Road towards patch of vegetation to be removed (Zone 1)  
Date of photograph 16/05/2025





*Small tree within Zone 1 to be removed (Tree #7 'A')*  
*Date of photograph 16/05/2025*

The understory within proximity to proposed access to Lots 4 & 5 however is heavily infested by weed grasses with <25% native perennial groundcover present.



*Looking south at understory in proximity to shared access to Lots 4 & 5*  
*Date of photograph 16/05/2025*

Whilst there isn't any physical need to remove Tree #1 (B&C) from within Bullumwaal Road to accommodate the shared accessway into Lots 4 & 5 it is assumed lost as part of the proposal as its Tree Protection Zone will technically be impacted by 24%.



*Small forking tree assumed lost (Tree #1 'B&C')*  
*Date of photograph 16/05/2025*

To compensate for the removal and assumed loss of vegetation, a third-party offset will be secured to ensure no net loss of biodiversity occurs in accordance with the requirements of Clause 52.17-5. Search results from the Native Vegetation Credit Register provided in support of the Application confirm the availability of the required offsets on the current market with all necessary attributes (Report ID: 30487).

In response to the application requirements specified at Table 4 of the *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP, 2017) ('the Guidelines') we offer the following response.



	Application Requirement	Response/Comment
1.	Vegetation to be removed	<p>The accompanying Native Vegetation Removal Report includes adequate information to address this Application Requirement.</p> <p>The total extent of vegetation being considered under the provisions of Clause 52.17 includes a patch of native vegetation, a scattered tree and prior removal equating to 0.049ha.</p> <p>A total offset amount of 0.015 general habitat units with a minimum strategic biodiversity value of 0.369 within the East Gippsland Catchment Management Authority or East Gippsland Shire Council areas is triggered.</p>
2.	Topographic and land information	<p>The landform within proximity to the proposed vegetation removal is on a relatively gentle grade and does not contain any steep slopes.</p> <p>There are no drainage lines or water courses located within proximity to the vegetation proposed to be removed.</p>
3.	Photographs	Photographs of the existing vegetation included within this report are recent having been taken on 16 May 2025.
4.	Past Removal	<p>0.004ha of native vegetation was approved for removal as part of Planning Permit 211/2020/P (issued 15 September 2021) which resulted in the creation of the subject land.</p> <p>The vegetation removal was necessary to facilitate adequate access to Lot A on PS835792F.</p> <p>Given the vegetation removal occurred within the past 5 years, the amount of past removal has been added to determine the assessment pathway for the current proposal.</p> <p><b><u>Past removal 0.004ha + 0.045ha Proposed removal = 0.049ha</u></b></p> <p>As the total extent of less remains less than 0.5ha the Application still follows a Basic Assessment Pathway.</p> <p>A copy of Planning Permit 211/2020/P and Native Vegetation Removal Report ID: 319-20210303-010 have been included as attachments to this report.</p>
5.	Avoid and minimise statement	See later section of Report.

6.	Property Vegetation Plan	Not applicable.
7.	Defendable space statement	The vegetation removal element of the project is not being undertaken to create defendable space.
8.	Native Vegetation Precinct Plan	The Application is not being made under the provisions of Clause 52.16.
9.	Offset statement	<p>As a Permit is required to remove native vegetation, the biodiversity impacts from the removal must be offset in accordance with the Guidelines. It is anticipated that the standard Conditions will be imposed on Permit which specify the offset requirement and the timing to secure the offset.</p> <p>There is no ability to provide a first party offset in this instance given the subject land does not contain the necessary attributes and is intended for residential development. It is therefore necessary that vegetation offsets be achieved through third party arrangements.</p> <p>A search statement from the Native Vegetation Credit Register has been provided in support of the proposal which confirms suitable offsets are available to compensate for impacts to native vegetation.</p>



In response to the decision guidelines specified at Table 6 of the *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP, 2017) ('the Guidelines') we offer the following response.

	Decision Guidelines	Response/Comment
1.	Efforts to avoid and minimise vegetation removal to be commensurate with the biodiversity and other values.	<p>Efforts to avoid and minimise impacts to native vegetation are considered commensurate to the biodiversity values of the area.</p> <p>The subdivision has been specifically designed to maximise the retention of the roadside vegetation and to provide retention.</p> <p>The extent of vegetation removal is quite limited, and the careful design of the subdivision and accessways has otherwise enabled the retention of the remaining and more significant vegetation within the roadside corridor.</p> <p>The impacted vegetation has not been identified as being of significance as it is mapped as being within Location 1.</p>
2.	Water courses, land degradation and groundwater.	<p>The vegetation in question is considered to play a minimal role in protecting water quality and preventing land degradation given its location. The vegetation is well setback from existing water courses (&gt;30m) and is not contained on steep land.</p> <p>The remaining vegetation provided on the site and within the adjoining road reserves along Mount Lookout Road and Bullumwaal Road will be retained.</p>
3.	Identified landscape values.	<p>Whilst the vegetation has some aesthetic value it is not considered to have a high environmental value having regard for the NVIM mapping and associated scores.</p> <p>The Environmental Significance Overlay does not apply to the land. The Vegetation Protection Overlay does apply to the land however is addressed in detail in an earlier section of this Report.</p>
4.	Aboriginal Heritage Act 2006.	The vegetation earmarked for removal is not identified as being protected under the <i>Aboriginal Heritage Act 2006</i> .
5.	Defendable space.	The vegetation is not being removed for the purpose of defendable space.
6.	Property Management Plan.	There is no Property Management Plan applying to the subject land.

7.	Offsets	There is the ability to obtain and secure vegetation offsets which meet the offset requirements in accordance with the Guidelines. This has been demonstrated through the inclusion of a search statement from the Native Vegetation Credit Register.
8.	Clause 52.16	N/A  The Application is not being made under the provisions of Clause 52.16.
9.	Impacts on biodiversity	The vegetation being considered under Clause 52.17 will not have any significant impact on habitat for rare or threatened species.  The Native Vegetation Removal Report identifies the Application as a Basic Assessment Pathway.

#### Avoid & Minimise Statement

The subject land is contained within the Low Density Residential Zone which anticipates residential occupation of the land similarly to that established within the surrounding context. It is also affected by the provisions of the Vegetation Protection Overlay – Schedule 1 of the *East Gippsland Planning Scheme*. There are no Environmental Significance Overlays applying to the site or immediate surrounds.

Strategic documentation such as the Bairnsdale Growth Strategy specifically nominates the area for low density residential infill development. The zoning of the land and the presence of servicing within the area including power, water and telecommunications further enhances this expectation.

Whilst the adjoining road reserves along both Bullumwaal Road and Mount Lookout Road are generally well vegetated, safe access needs to be established to the land consistent with Council's Infrastructure Design Manual and Vic Roads Standard Drawings.

Whilst individual access points could have been nominated from Bullumwaal Road and Wy Yung – Calulu Road to service the proposed lots, careful consideration was given to avoid and minimise impacts to the vegetated roadside corridor. If each allotment was provided with its own direct access from adjoining roads, it would have resulted in a greater extent of native vegetation loss.





*Established vegetation within Mount Lookout Road*

The subdivision nominates each allotment greater than 4,000m<sup>2</sup> (0.4ha) in area in direct response to the requirements of the Low Density Residential Zone which prescribes a minimum lot area of 0.4ha for land not serviced by reticulated sewer. Lot sizes greater than 0.4ha also ensure there is no consequential vegetation losses incurred as a result of site area.

As the subject land consists of pastoral grasses the establishment of the proposed boundaries do not result in any consequential loss having regard to the fence line exemption at Clause 52.17-7.



*Looking west into the site from existing cattle yards*

If initial subdivision concepts were adopted, they would have resulted in a greater impact to native vegetation. While earlier concepts sought to utilise existing points of access, a shared accessway was not originally proposed to service Lots 2 & 3.

A site inspection revealed that the road reserve in front of Lots 2 & 3 only contained one location where vegetation was sparse in nature and that could otherwise achieve safe access with adequate sight lines. It was therefore considered logical to adopt a shared point of access through the sparse vegetation.

The alignment of the shared access for Lots 2 & 3 was considered having regard to impacts on the Tree Protection Zones (TPZ's) of nearby trees. The position of the access was adjusted several times and calculations undertaken to determine the extent of TPZ's impacted. This assisted us in adopting the final location of the shared access to Lots 2 & 3 which has the least impact on roadside vegetation.

Given the vegetated nature of the adjoining road network, it was considered logical to make use of the existing points of access to assist in avoiding and minimising loss of native vegetation.

Existing access to the cattle yards from Bullumwaal Road has been used to provide shared access to Lots 4 & 5. Whilst some minor assumed vegetation loss will be triggered to ensure the accessway is upgraded to a suitable standard, it otherwise makes good use of the existing gap in roadside vegetation. If access were adopted anywhere else along the frontage to Lots 4 & 5 it would have a substantially higher impact to native vegetation.



*Vegetation south of proposed access to Lots 4 & 5 within Bullumwaal Road  
(to be retained)*

Consideration was given to constructing a new point of access to Lot 6 from Bullumwaal Road however it would have resulted in further impacts to vegetation. As our client is in ownership of Lot A on PS835792F it was determined feasible to make use of the newly established crossover. To enable this to occur a small section of carriageway easement has been nominated over Lot A on PS835792F to provide rights of access to proposed Lot 6. There is therefore no vegetation removal required to service proposed Lot 6.

We have also pre-empted the need for servicing and new watermain which will be required to service the proposal. East Gippsland Water have expressed their preference for watermain to be excluded from private properties, and we have also recognised that establishing the watermain within Mount Lookout Road would otherwise result in substantial impacts to existing vegetation.

To overcome these issues the subdivision design has nominated a strip of 'Road' adjacent to the southern boundary to accommodate servicing. The provision of servicing within the 'Road' will negate the conflict and further avoid impacts to existing roadside vegetation.



### 6.3.2 Land Adjacent to the Principal Road Network

Given Bullumwaal Road is Transport Zone 2 consideration has been given to the Particular Provisions at Clause 52.29 *Land Adjacent to the Principal Road Network*.

Planning approval is triggered at Clause 52.29-2 for:

- The alteration of access to a road in a Transport Zone 2; &
- To subdivide land adjacent to a road in a Transport Zone 2.

The proposed crossing upgrade to service Lots 4 & 5 constitutes works (roadworks) which are exempt pursuant to Clause 62.02-2 however the upgrade of the crossing has the effect of altering access to the land at the front boundary thereby triggering approval at Clause 52.29-2.

#### Decision Guidelines

The subdivision has been designed to ensure that no new additional points of access are required from Bullumwaal Road. This has been achieved by utilising existing access to the land to serve relevant allotments.

An existing accessway will be upgraded to facilitate shared access to proposed Lots 4 & 5. The use of this accessway is logical given it is provided with good sight distances to both the north and the south. It is expected that the design of the upgraded access will be generally consistent with Vic Roads Standard Drawing 4010 *Typical Access to Rural Properties*.



*Existing access to be upgraded to provide shared access to Lots 4 & 5*



*Sight lines along Bullumwaal Road to the south and to the north from shared access to Lots 4 & 5*

The nomination of carriageway easement over Lot A on PS835792F will provide rights of access to proposed Lot 6 thereby enabling the shared use of the existing access which has more recently been constructed. This shared accessway was constructed in accordance with Vic Roads Standard Drawing 4010 *Typical Access to Rural Properties*.



*Existing access to Lot A on PS835792F to service proposed Lot 6*

Whilst proposed Lot 3 has frontage to Bullumwaal Road, access has been nominated from Mount Lookout Road thereby preventing the need for any new point of access off the Principal Road Network.

## 7. Conclusion

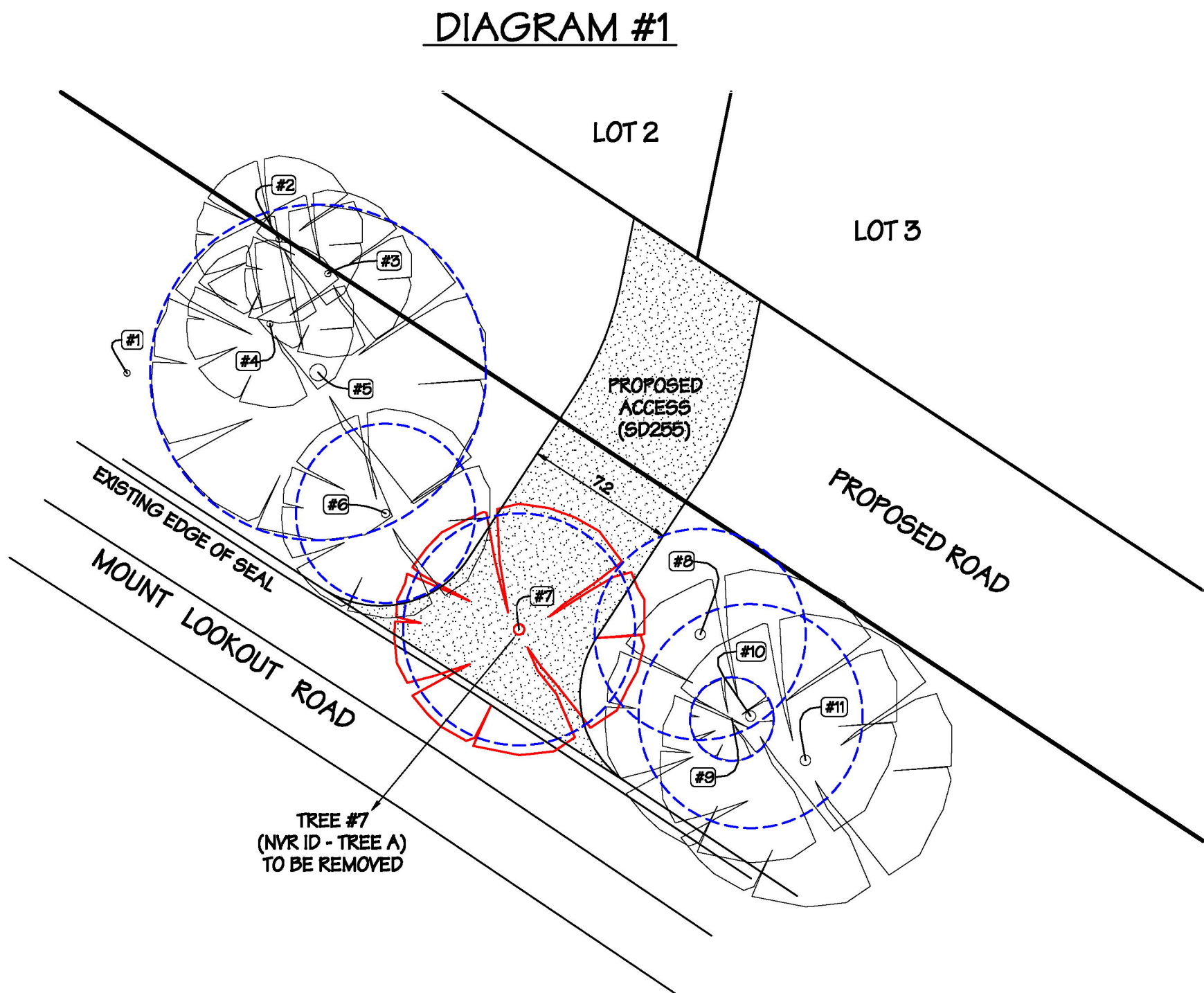
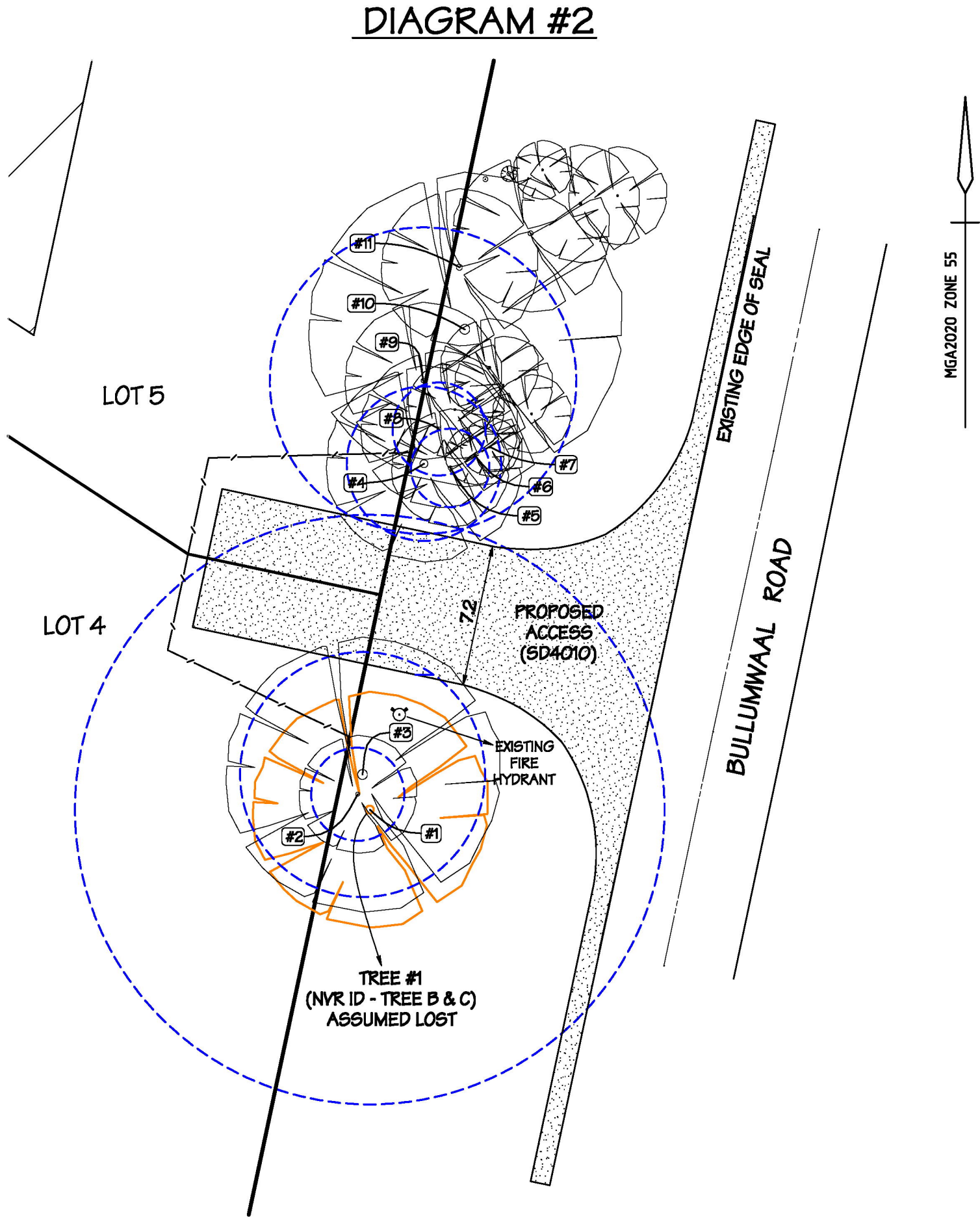
The proposed carriageway easement at 543 Bullumwaal Road and Multi Lot Subdivision, Removal of Vegetation, and Alteration of access to a road in a Transport Zone 2 at 40 Mount Lookout Road, Mount Taylor is considered to accord with all relevant provisions of the Low Density Residential Zone and Vegetation Protection Overlay of the *East Gippsland Planning Scheme*. The proposal is consistent with Planning Policy Framework and Local Policy 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.

Crowther & Sadler Pty Ltd  
July 2025

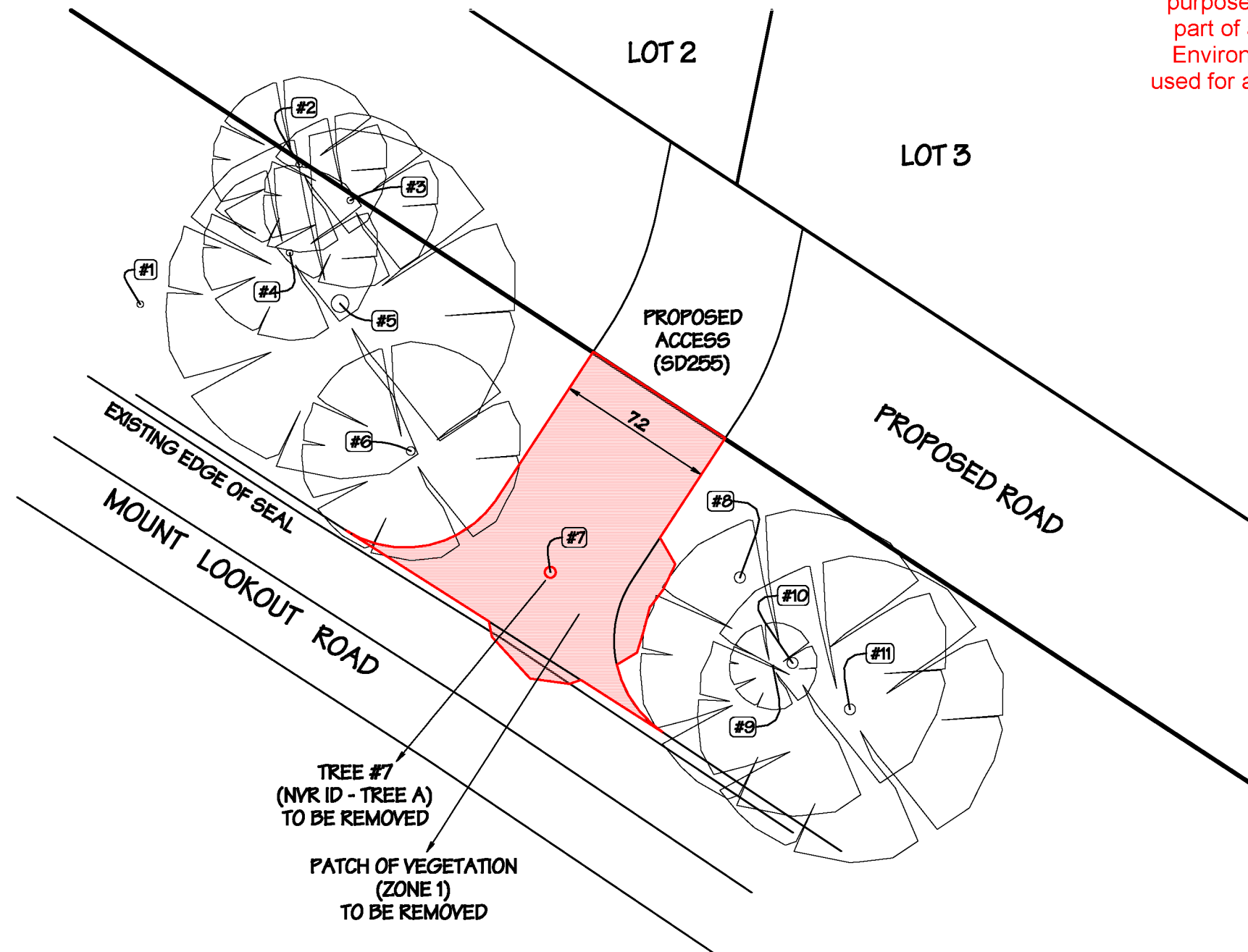


Tree # <small>Based off Field Data</small>	Circumference (in cm) at Breast Height (1.3m above ground level)	NVR ID <small>319_20250630-GE2</small>	DBH (cm)	TPZ (m)	% TPZ Impacted
Mount Lookout Road					
Trees within proximity to shared access to Lots 2 & 3					
1.	117		37.24	4.47	0%
2.	96		30.56	3.67	0%
3.	92		29.29	3.51	0%
4.	86		27.38	3.29	0%
5.	210		66.85	8.02	0%
6.	112		35.65	4.28	0%
7.	145	A	46.16	5.54	Direct Impact
8.	132		42.02	5.04	5%
9.	47		14.96	2	0%
10.	140		44.56	5.35	0%
11.	105, 73 & 111		169	15	0%
Bullumwaal Road					
Trees within proximity to shared access to Lots 4 & 5					
1.	86 & 104	B & C	135	15	24%
2.	62		19.74	2.37	0%
3.	163		51.88	6.23	2.4%
4.	103		32.79	3.93	2%
5.	Small		Small	2	0%
6.	Small		Small	2	0%
7.	Small		Small	2	0%
8.	62		19.74	2.37	0%
9.	49 & 42		65	7.8	0.5%
10.	140		44.56	5.35	0%
11.	62 & 40		74	8.88	0%



40 MOUNT LOOKOUT ROAD, MOUNT LOOKOUT	NOTATIONS		VEGETATION DESIGN RESPONSE PLAN	
	<div><div></div><div>- DENOTES TREE PROTECTION ZONE</div></div>			
	<div><div>Crowther &amp; Sadler Pty. Ltd.</div><div>LICENSED SURVEYORS &amp; TOWN PLANNERS</div><div>162 MACLEOD STREET, BAIRNSDALE, VIC., 3876</div><div>P. (03) 5152 6011 E. <a href="mailto:contact@crowthersadler.com.au">contact@crowthersadler.com.au</a></div></div>	SCALE (SHEET SIZE A2)	SURVEYORS REF.	PARISH OF WY YUNG CROWN ALLOTMENT 69C (PART)  LOT B ON PS835792
		1 : 250	20791 VERSION 1 - DRAWN 26/06/2025	
FILENAME: Y:\20000-20999\20700- 20799\20791 R\ja\20791 Veg Design Response V1.pro				

MGA94 ZONE 55



ALL OTHER VEGETATION TO BE RETAINED

VEGETATION REMOVAL CONSISTENT WITH  
NATIVE VEGETATION REMOVAL REPORT ID:319\_20250627\_36D

40 MOUNT LOOKOUT ROAD, MOUNT LOOKOUT

**Crowther & Sadler Pty. Ltd.**

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

FILENAME: Y:\20000-20999\20700-20799\20791 Rls\20791 Veg Removal V1.pro

## NOTATIONS

SCALE (SHEET SIZE A3)

1 : 250

SURVEYORS REF.

20791

VERSION 1 - DRAWN 01/07/2025

## VEGETATION REMOVAL PLAN

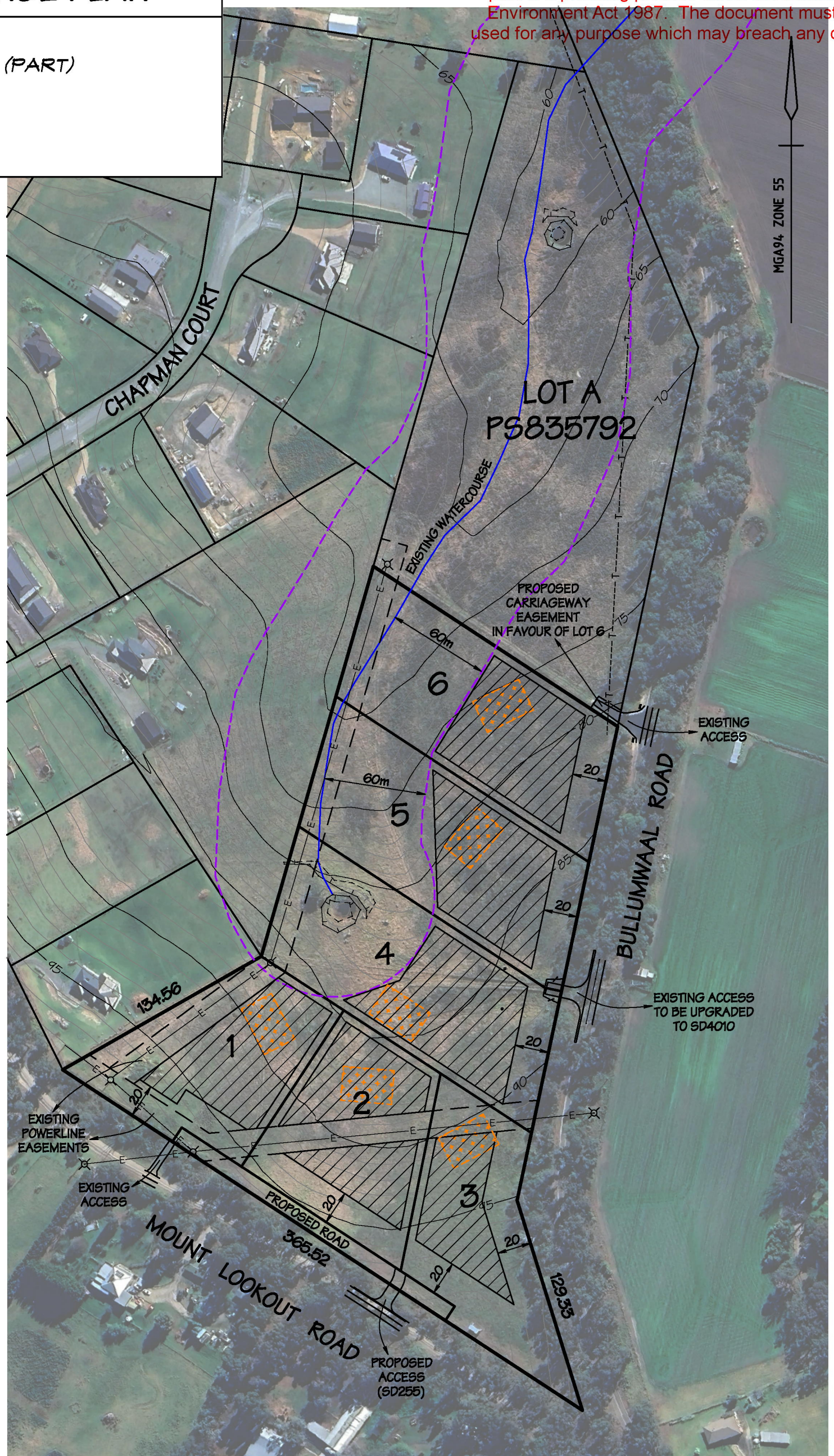
PARISH OF WY YUNG  
CROWN ALLOTMENT 69C (PART)

LOT B ON PS835792



# DESIGN RESPONSE PLAN

PARISH OF WY YUNG  
CROWN ALLOTMENT 69C (PART)  
LOT B ON PS835792



- BUILDING ENVELOPE
- INDICATIVE LAA - 20m x 30m
- 60m BUFFER FROM WATERCOURSE

**Crowther & Sadler Pty. Ltd.**

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152 MACLEOD STREET, BAIRNSDALE, VIC., 3875  
P. (03) 5162 5011 E. contact@crowthersadler.com.au

FILENAME: Y:\20000-20999\20700- 20799\20791 R\20791 Design Response V1.pro

40 MOUNT LOOKOUT ROAD, MOUNT LOOKOUT

SCALE (SHEET SIZE A3)

SURVEYORS REF.

1 : 2500

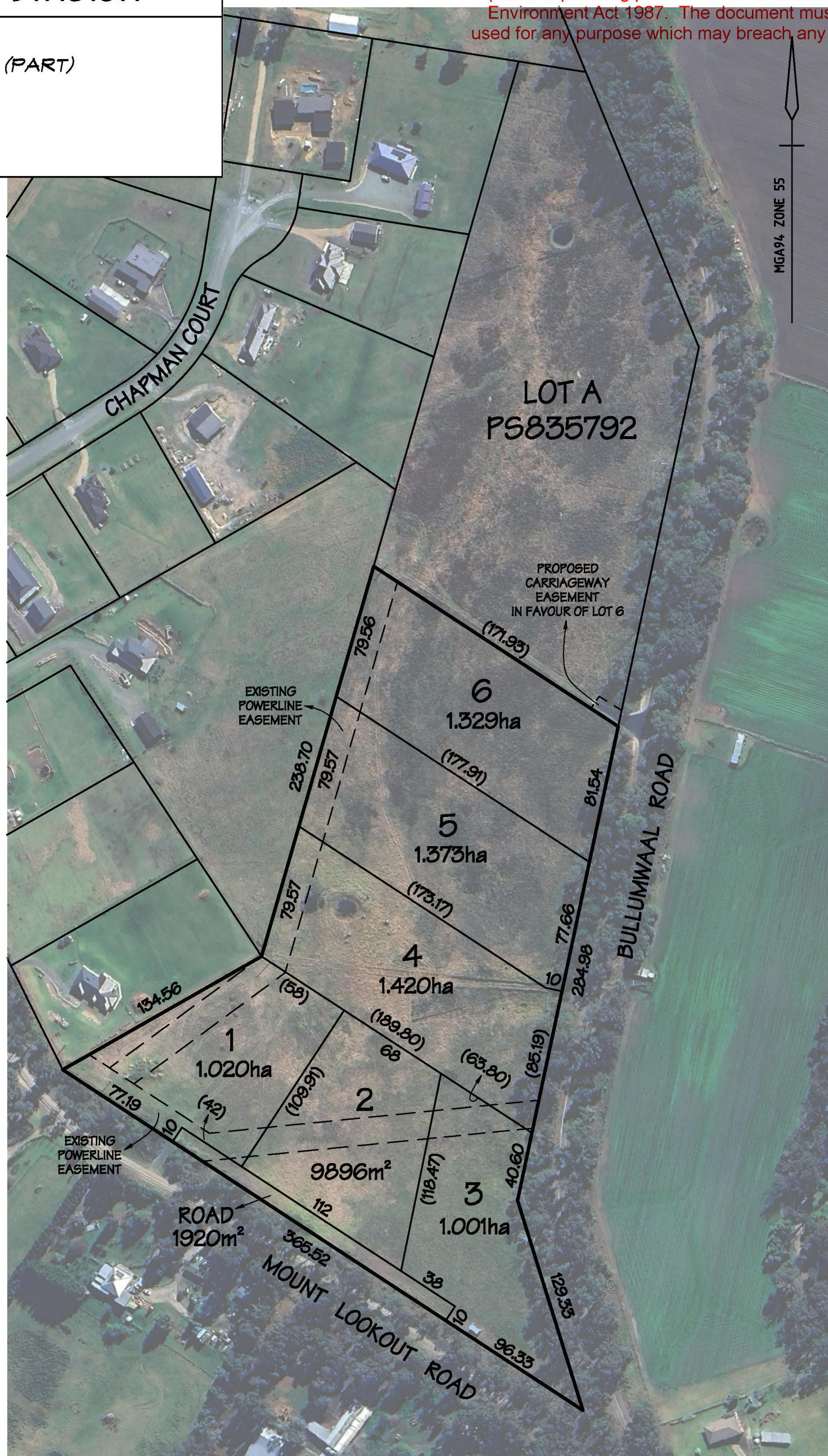
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VERSION 1 - DRAWN 25/06/2025



PROPOSED SUBDIVISION

PARISH OF WY YUNG  
CROWN ALLOTMENT 69C (PART)  
  
LOT B ON PS835792



MGA94, ZONE 55

**Crowther & Sadler** Pty. Ltd.

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

FILENAME: Y:\20000-20999\20700- 20799\20791 Rls\20791 Prop V1.pro

40 MOUNT LOOKOUT ROAD, MOUNT LOOKOUT

SCALE (SHEET SIZE A3)

SURVEYORS REF.

1 : 2500

20791

VERSION 1 - DRAWN 25/06/2025