NOTICE OF AN APPLICATION FOR PLANNING PERMIT

Form 2

The land affected by the application is located at:	**236 Bullumwaal Road WY YUNG VIC 3875 Lot: 6 PS: 513315**
The application is for a permit to:	**Use and Development of a Medical Centre, Removal of Vegetation, Display of Business Identification Signs and Creation of Access to a Road in a Transport Road Zone 2**
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	**Matter for which a permit is required**
32.03-1 (LDRZ)	Use of land for a Medical Centre.
32.03-4 (LDRZ)	Construct or carry out a building or works for a Medical Centre.
42.02-2 (VPO)	Remove, destroy or lop vegetation,
52.05-2	Display Business Identification Signs.
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:	**5.2025.361.1**

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

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

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

An objection must

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

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

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

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

April McDonald

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Friday, 31 October 2025 2:52 PM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: 25932 Planning Issue - 01-10-25 v2.pdf; LCA.pdf; 21182 Report.pdf; 21182 21182 CoT Vol_10740_Fol_993.pdf; 21182 Veg Removal V1.pdf; Planning_Permit_Application_2025-10-31T14-51-42_28666288_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:

Applicant name: Crowther & Sadler Pty Ltd

Business trading name: Crowther & Sadler Pty Ltd

Email address: contact@crowthersadler.com.au

Postal address : PO Box 722 Bairnsdale 3875

Preferred phone number: 51 52 5011

Street number: 236

Street name: Bullumwaal Road

Town: Wy Yung

Post code: 3875

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?: Yes

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

Existing conditions : Dwelling

Description of proposal : Use and development of a medical centre

Estimated cost of development: $600,000

Has there been a pre-application meeting: No

ExtraFile: 2

Invoice Payer: Crowther & Sadler Pty Ltd

Address for Invoice: PO Box 722 Bairnsdale Vic 3875

Invoice Email: contact@crowthersadler.com.au

Primary Phone Invoice: 51 52 5011

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

Plans: 25932 Planning Issue - 01-10-25 v2.pdf

1. Supporting information/reports: LCA.pdf

Planning report: 21182 Report.pdf

Covenants agreements: 21182 21182 CoT Vol_10740_Fol_993.pdf

2. Supporting information/reports: 21182 Veg Removal V1.pdf

Full copy of Title: 21182 21182 CoT Vol_10740_Fol_993.pdf

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

VOLUME 10740 FOLIO 993

Security no : 124129234904G
Produced 22/10/2025 01:45 PM

LAND DESCRIPTION

Lot 6 on Plan of Subdivision 513315P.
PARENT TITLE Volume 10324 Folio 009
Created by instrument PS513315P 30/07/2003

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT AC279718C 22/08/2003
Expiry Date 31/12/2030

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.

AGREEMENT Section 173 Planning and Environment Act 1987
AC212391L 21/07/2003

DIAGRAM LOCATION

SEE PS513315P FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AZ511360F (E)	TRANSFER CONTROL OF ECT	Completed	22/08/2025

----------END OF REGISTER SEARCH STATEMENT----------

Additional information: (not part of the Register Search Statement)

Street Address: 236 BULLUMWAAL ROAD WY YUNG VIC 3875

ADMINISTRATIVE NOTICES

NIL

eCT Control 26254U COUNTRY LIFE LAW
Effective from 22/08/2025

DOCUMENT END

TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name: ENGEL + PARTNERS

Address:

Phone:

Ref:

Customer Code: 392C

OFFICE OF TITLES V.T. VICTORIA

AC279718C 22/08/2003 $238 45

MADE AVAILABLE / CHANGE CONTROL

Land Titles Office Use Only

The Transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed
-together with any easements created by this transfer;
-subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer; and
-subject to any easements reserved by this transfer or restrictive covenant contained or covenant created pursuant to statute and included in this transfer.

Land: *(volume and folio reference)*

Certificate of Title Volume 10740 **Folio** 993

Estate and Interest: *(e.g. "all my estate in fee simple")*

ALL OUR ESTATE IN FEE SIMPLE

Consideration:

$60,000.00 SIXTY THOUSAND DOLLARS

Transferor: *(full name)*

CLIVE DENTON LEVIS & MARY BEATRICE LEVIS

Transferee: *(full name and address including postcode)*

RUTH ELIZABETH ENGEL
of 6 Tairua Place, Bairnsdale 3875

DAC279718C-1-7

Directing Party: *(full name)*

Not Applicable

Creation and/or Reservation and/or Covenant:

AND the Transferees with the intent that the benefit of this covenant shall be attached to and run at law and in equity with the whole of the land comprised in Plan of Subdivision No. 513315P (other than the land hereby transferred) and each and every part thereof until the 31st day of December 2030 and that the burden of this covenant will be annexed to and run at law and in equity with the land hereby transferred and each part thereof until the 31st day of December 2030 and with the intent that this covenant shall be set out as an encumbrance at the foot of the Certificate of Title to be issued pursuant to this transfer DO HEREBY for themselves their respective heirs executors administrators and transferees COVENANT with the said CLIVE DENTON LEVIS and MARY BEATRICE LEVIS their transferees and other the registered proprietor or proprietors for the time being of the whole of the land comprised in the said Plan of Subdivision and each and every part thereof (other than the land hereby transferred) AND AS A SEPARATE COVENANT with the registered proprietor or proprietors for the time being every lot in the parent title whether transferred before or after the burdened land to the intent that the said covenants may be enforceable by any such persons or part of and for the purpose of effectuating a general building scheme affecting the whole of the aforesaid land THAT they the transferees and their successors in title as aforesaid will not prior to the 31st day of December 2030:-

Continued on **T2 Page 2**

Approval No. 1152031A

ORDER TO REGISTER
Please register and issue title to

T2

OFFICE OF TITLES 21 AUG 2003 VICTORIA

Signed Cust. Code:

STAMP DUTY USE ONLY
Lawpoint Pty Ltd

This stamp is SRO Property. NOT TO BE COPIED	ABN 82 003 480 671 AP 411 Victorian Duty $ 1,240— Consideration / Advance $ 60,000— Victorian Assets % 100 Section — Original / Counterpart / Collateral / Upstamp Transaction No: 33154/1003 Endorsing Date: 19/8/2003 Signature: No 3

THE BACK OF THIS FORM MUST NOT BE USED

(1) (a) Erect, place, permit, licence or authorise or allow to remain on the said Lot more than one dwelling together with the usual outbuildings and such dwelling shall contain a floor area of not less than 140 square metres within the outer walls thereof (calculated by excluding the area of any carport, garage, terrace, pergola or verandah) and shall be built only of new materials (save for second hand bricks) and shall have an external wall area of not less than 75% brick, brick veneer, timber or glass and the roof of any building or outbuilding thereon shall be constructed of tile, colourbond or zinc aluminum roofing.

(b) Erect, place, permit, licence or authorise on the said land any outbuilding constructed other than of new materials and being either brick or colourbond material such outbuilding to contain a floor area of no more than 60 square metres on Lots 1, 2, 3, 6, 7, 9 & 10 and 100 square metres on Lots 4, 5 & 8.

(c) On Lots 4, 5 & 8 erect, place, permit, licence or authorise or allow to remain on those Lots any dwelling and/or outbuildings of a greater height than 5.5 metres above the highest natural point within the designated building envelope of the Lot upon which it is erected or placed.

(d) Allow any tree planted on the said Lot to exceed 5.5 metres in height.

(2) (a) Extract or remove or permit the extraction or removal of any soil, gravel or other earth materials from the said land except for the purpose of excavating for the foundations of a building, swimming pool or garden landscaping.

(b) Use or permit the use of the said land or any building thereon for the purpose of commercial breeding, boarding or training kennels for cats or dogs or to keep poultry.

(c) Use or permit the use of the land for any offensive or noxious purpose.

(d) Permit the land hereby transferred or any part thereof to be used for the purpose of the parking garaging or servicing of any motor vehicle in excess of five tonnes gross vehicle mass (GVM) except for the purpose of loading and unloading of goods unless the vehicle is a construction vehicle engaged in construction works thereon or unless the vehicle is a caravan or similar vehicle and does not exceed 2.5 metres in height and is screened from view from the roadways;

Dated: Do Not Date

DAC279718C-2-5

Execution and attestation

SIGNED by CLIVE DENTON LEVIS & MARY BEATRICE LEVIS) X .....
)
)

in the presence of:

Witness X .....

SIGNED by RUTH ELIZABETH ENGEL) X R. Engel .....
)

in the presence of:

Witness .....

Approval No. 1152031A

AC279718C
22/08/2003 $238 45

T2 Page 2

OFFICE OF TITLES VICTORIA

THE BACK OF THIS FORM MUST NOT BE USED

PLAN OF SUBDIVISION

STAGE No.	LTO USE ONLY	PLAN NUMBER
	EDITION 1	PS 513315P

LOCATION OF LAND

PARISH: WY YUNG
TOWNSHIP: ——
SECTION: ——
CROWN ALLOTMENT: 27A (PART)
CROWN PORTION: ——

TITLE REFERENCES: VOL 10324 FOL 009

LAST PLAN REFERENCE: LOT 2 - PS405932R

POSTAL ADDRESS: (At time of subdivision) 220 BULLUMWAAL ROAD, WY YUNG, 3875

AMG CO-ORDINATES: (Of approx. centre of land in plan) E 553 900 N 5816 350 ZONE: 55

COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME: EAST GIPPSLAND SHIRE COUNCIL REF: 02/00156/SD

1. This plan is certified under Section 6 of the Subdivision Act 1988.

~~2. This plan is certified under Section 11(7) of the Subdivision Act 1988.~~
~~Date of original certification under Section 6 / /~~

~~3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.~~

OPEN SPACE

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

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

~~(iii) The requirement is to be satisfied in stage~~

Council Delegate
~~Council seal~~

Date 12 / 6 / 03

~~Re-certified under Section 11(7) of the Subdivision Act 1988~~
~~Council Delegate~~
~~Council seal~~

~~Date / /~~

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

STAGING This ~~is~~ / is not a staged subdivision
Planning Permit No 02/00109/DS

DEPTH LIMITATION DOES NOT APPLY

SURVEY: THIS PLAN IS / ~~IS NOT~~ BASED ON SURVEY

THIS SURVEY IS CONNECTED TO PERMANENT MARK No(s) 35 & 42

EASEMENT INFORMATION

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

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE	5	THIS PLAN	LAND IN THIS PLAN
E-2	POWERLINE	3	THIS PLAN - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	TXU ELECTRICITY LTD.

LTO USE ONLY
STATEMENT OF COMPLIANCE / EXEMPTION STATEMENT
RECEIVED ☑
DATE 21 / 07 / 03

LTO USE ONLY
PLAN REGISTERED
TIME 2:10 P.M.
DATE 30 / 07 / 03
Assistant Registrar of Titles

SHEET 1 OF 3 SHEETS

Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
TELEPHONE (03) 5152 5011

LICENSED SURVEYOR PAUL ANTHONY DWYER
SIGNATURE ..... DATE 13 / 5 / 03
REF 10397 VERSION 5

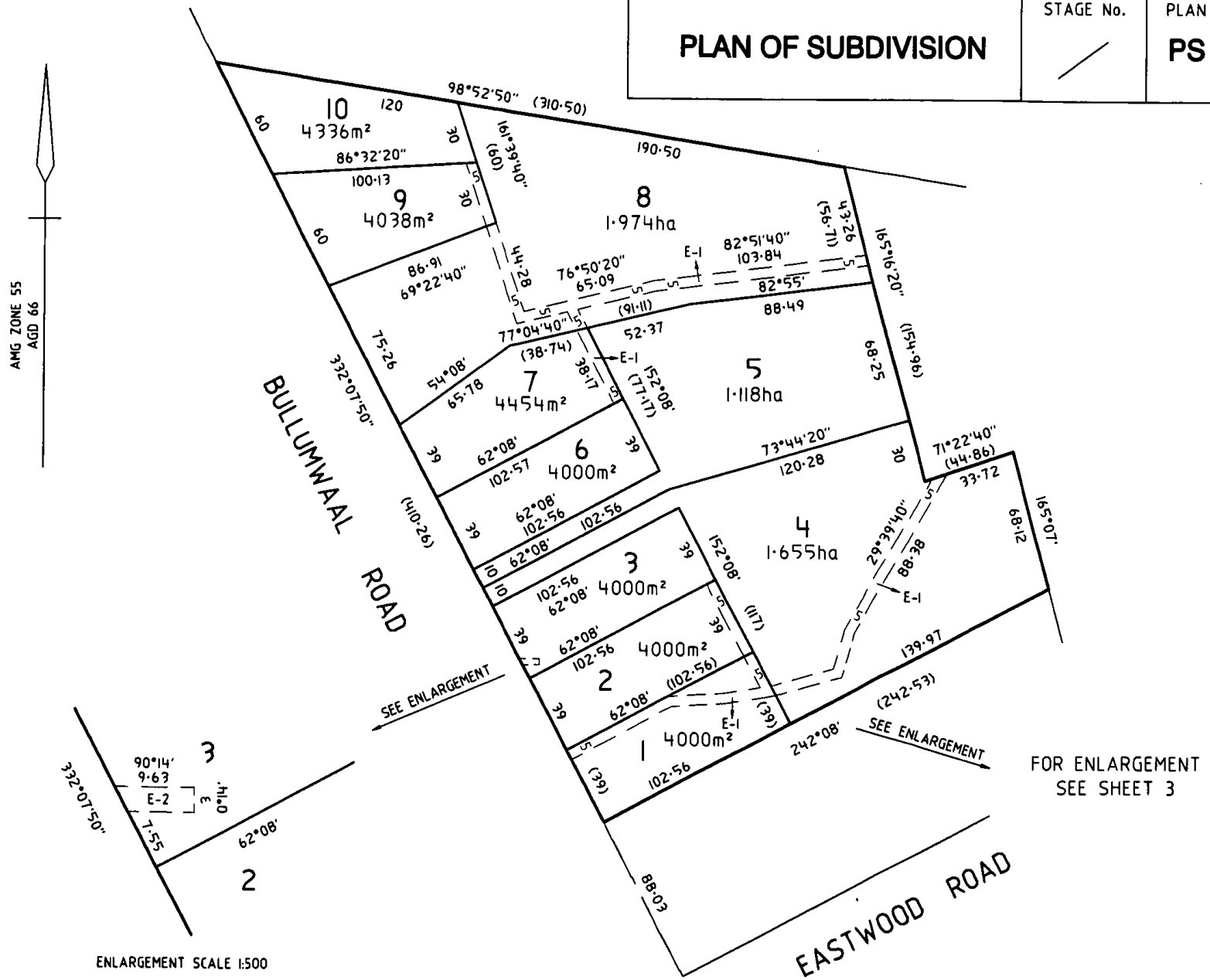
DATE 12 / 06 / 03
COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

STAGE No. /

PLAN NUMBER PS 513315P



ENLARGEMENT SCALE 1:500

Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
TELEPHONE (03) 5152 5011

SCALE
20 0 20 40 60 80 100
LENGTHS ARE IN METRES

ORIGINAL SCALE	ORIGINAL SHEET SIZE
1:2000	A3

LICENSED SURVEYOR PAUL ANTHONY DWYER
SIGNATURE ..... DATE / /
REF 10397 VERSION 5

SHEET 2 OF 3 SHEETS

DATE / /
COUNCIL DELEGATE SIGNATURE

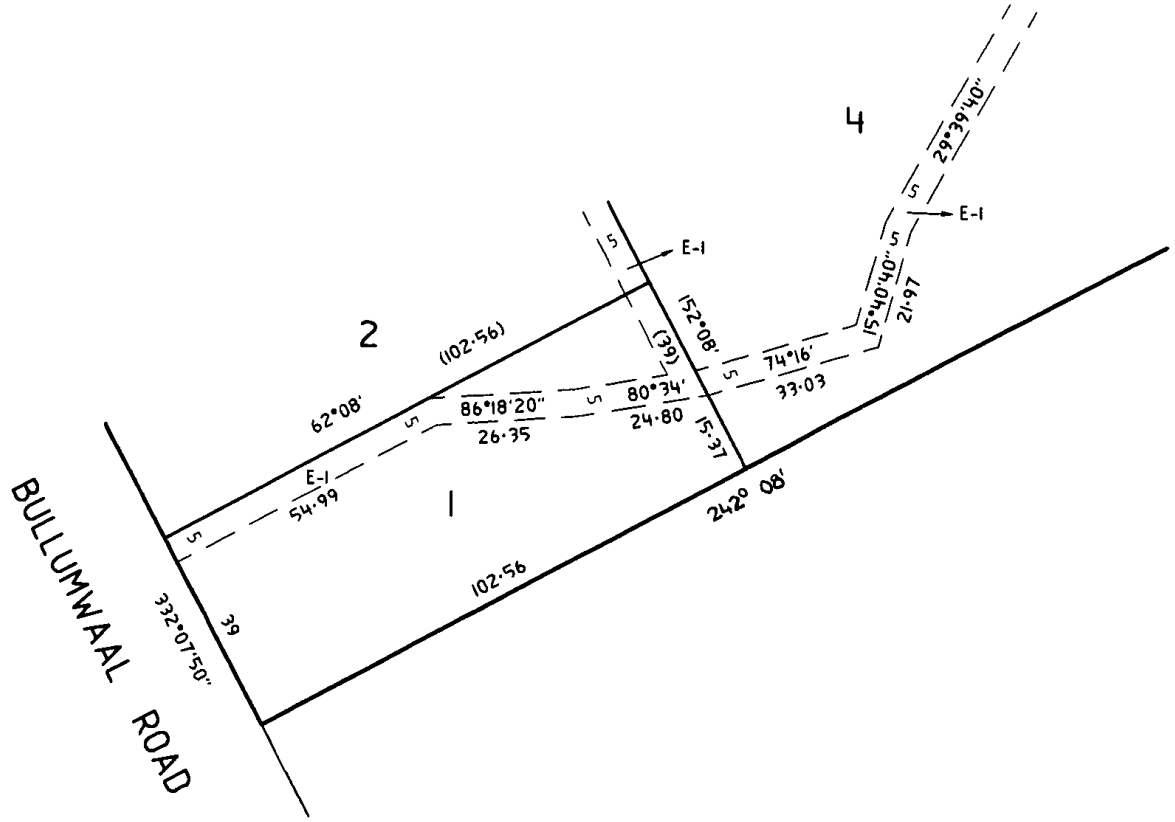
0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 mm

PLAN OF SUBDIVISION

STAGE No. /

PLAN NUMBER PS 513315P

AMG ZONE 55
AGD 66



Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
TELEPHONE (03) 5152 5011

SCALE
10 0 10 20 30 40 50
LENGTHS ARE IN METRES

ORIGINAL SCALE 1:1000 | SHEET SIZE A3

LICENSED SURVEYOR PAUL ANTHONY DWYER
SIGNATURE ..... DATE / /
REF 10397 VERSION 5

SHEET 3 OF 3 SHEETS

DATE / /
COUNCIL DELEGATE SIGNATURE

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 mm

OFFICE OF TITLES VICTORIA B.A.K.

AC212391L
21/07/2003 $63 173

PLANNING AND ENVIRONMENT REGULATIONS 198

Form 9.1

Lodged by ENGEL & PARTNERS PTY
Code 0392C
VICTORIA

Titles Office Use Only

APPLICATION BY A RESPONSIBLE AUTHORITY under Section 181 Planning and Environment Act 1987 for ENTRY OF A MEMORANDUM OF AGREEMENT under Section 173 of the Act.

The Responsible Authority under the Planning Scheme having entered into an Agreement with the parties named for the land described requires that a memorandum of the Agreement be entered on the Certificate(s) of Title to the land referred to.

LAND Certificate of Title Volume 10324 Folio 009

ADDRESS OF THE LAND

220 Bullumwaal Road Wy Yung

RESPONSIBLE AUTHORITY East Gippsland Shire Main Street Bairnsdale

PLANNING SCHEME

East Gippsland Planning Scheme

DAC212391L-1-7

AGREEMENT DATE	**AGREEMENT WITH**
19.3.2003	CLIVE DENTON LEVIS & MARY BEATRICE LEVIS

A copy of the Agreement is attached to this Application.

Signature for the Responsible Authority.....

Name of Officer JOHN TRAA, STATUTORY PLANNER

Date 14th March, 2003

21/1/03

THIS AGREEMENT is made this 19TH day of MARCH 2003

BETWEEN: EAST GIPPSLAND SHIRE COUNCIL of Main Street Bairnsdale in the State of Victoria (hereinafter called the Council) of the first part and CLIVE DENTON LEVIS and MARY BEATRICE LEVIS of 54 Robb Street Bairnsdale in the said State (hereinafter called the Owners) of the second part.

WHEREAS:-

A. The Owners are the registered proprietors of the land described in the First Schedule hereto (the subject land) and has made application to the Council as the Responsible Authority under the East Gippsland Planning Scheme (the Scheme) for a permit to subdivide the subject land and other land into ten (10) Lots.

B. The Council has granted Planning Permit No. 02/00109/DS dated the 29th January 2003 (the permit) for the subdivision of the subject land for the above purpose subject to conditions including a condition as follows:-

" (27) Prior to the issue of a statement of compliance the owner of the land must enter into an agreement with the Responsible Authority in accordance with Section 173 of the Planning & Environment Act 1987, which will provide and covenant that:

(a) The Owner of Lot 8 as shown on the plan of proposed subdivision (surveyors reference 9809-3) will:

- Maintain the existing gully fencing in a stock proof condition, and
- Retain all planted vegetation, and
- Control any erosion within the fenced area to the satisfaction of the East Gippsland Catchment Management Authority.

(b) Except with separate Planning Approval from the Responsible Authority, any building on a lot will be constructed within a designated building envelope approved as part of Planning Permit 02/00109DS and shown by plan at the schedule to this agreement

DAC212391L-2-5

AC212391L
21/07/2003 $63 173

(c) The owners of Lots 4, 5, 7 and 8 on the plan of subdivision must comply with the Soil and Waste Management Plan to ensure elimination of further damage to existing gully systems.

The agreement may be ended wholly or in part or as to any part of the land by the Responsible Authority with the approval of the minister or by agreement between the Responsible Authority and all persons who are bound by the agreement.

The agreement will bind the applicant as the owner and shall run with the land so that all successors in title are bound by the agreement. This agreement will be prepared at the applicants costs and to the satisfaction of the Responsible Authority, and shall be registered on the title in accordance with Section 181 of the Planning and Environment Act 1987."

C. The Council and the Owner have agreed that without restricting or limiting their respective powers to enter into this Agreement and insofar as it can be so treated this Agreement shall be treated as being an agreement under Section 173(1) of the Planning and Environment Act 1987.

NOW THIS AGREEMENT WITNESSETH as follows:-

1. In this Agreement unless inconsistent with the context or subject matter:-

"Owners" shall mean the person or persons entitled from time to time to be registered by the Registrar of Titles as the proprietor or proprietors of an estate in fee simple of the subject land;

2. The Owner with the intent that his covenant hereunder shall run with the land hereby covenants and agrees that they (which term shall include the Owner or Owners of the subject land or any part thereof from time to time) will-

(a) Comply with the conditions of the Permit;

(b) Not cause, allow or permit the subject land to be developed used or maintained other than in accordance with the Permit.

3. The Owners agree to do all things necessary to enable the Council to enter a memorandum of this Agreement on the Certificate of Title to the subject land in accordance with Section 181 of the Act including signing any further agreement acknowledgement or document to enable the said memorandum to be registered under that Section.

4. The Owner covenants and agrees to pay the Council's costs and incidental to the preparation and execution of this Agreement and the registration of a Memorandum of Agreement at the Office of Titles pursuant to Section 181 of the Act and any duties or fees payable in connection with either the Agreement or the registration of the Memorandum at the Office of Titles.

5. This Agreement will end pursuant to Section 177 of the Act by agreement between the Responsible Authority and all persons who are bound by the Covenant in this Agreement.

IN WITNESS whereof the parties hereto have hereunto set their hands and seals the day and year first hereinbefore written.

THE SEAL of EAST GIPPSLAND SHIRE COUNCIL)
was affixed this day of)
2003 in the presence of:)

.....Chief Executive

M Bennett

SIGNED by the said CLIVE DENTON LEVIS)
in Victoria in the presence of:)

.....

AC212391L
21/07/2003 $63 173

SIGNED by the said MARY BEATRICE LEVIS)
) x M.B. Levis
in Victoria in the presence of:)

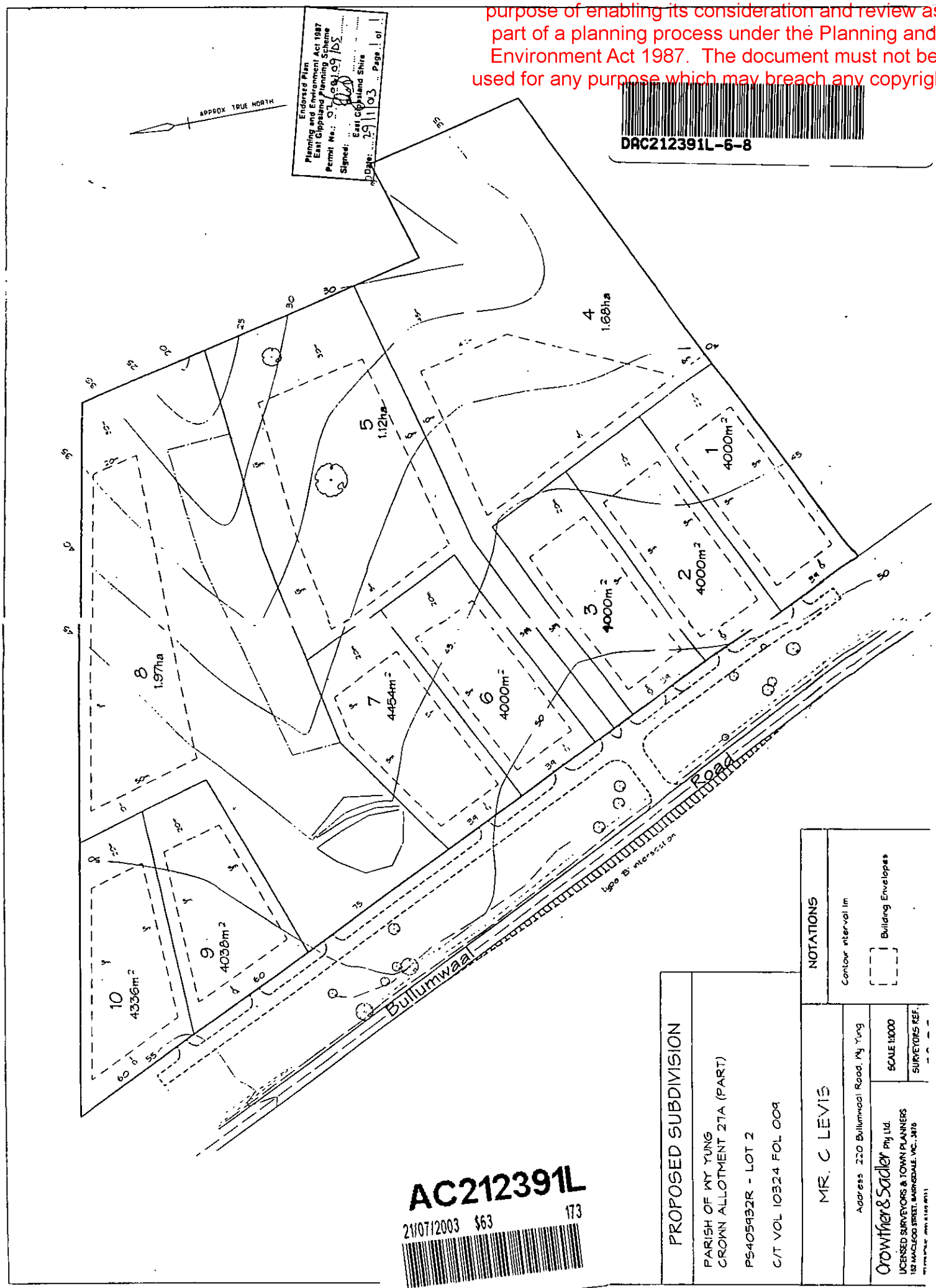
x .....

SCHEDULE

Lots 1 – 10 on Plan of Subdivision No. 513315P and contained in Certificate of Title Volume 10324 Folio 009

DAC212391L-5-0

AC212391L
21/07/2003 $63 173



EAST GIPPSLAND SHIRE COUNCIL

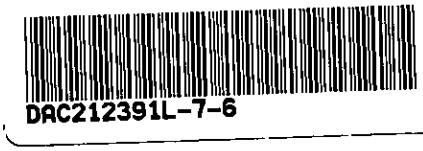
AND

C.D. & M.B. LEVIS

==========

SECTION 173 AGREEMENT

==========



MESSRS ENGEL & PARTNERS PTY
Solicitors
109 Main Street
BAIRNSDALE 3875
Tel: 5152 6177
Ref: P Engel

AC212391L
21/07/2003 $63 173

Simon Anderson Consultants
CIVIL | STRUCTURAL | PROJECT ENGINEERS

P.O. Box 1700
111 Main St
Baimsdale, Vic, 3875
ACN 073 392 266

P.O. Box 566
191-193 Raymond St
Sale, Vic, 3850
ACN 145 437 065

Job: Proposed Medical Centre & Dwelling
236 Bullumwaal Rd
Wy Yung

Client:

Checked:

Date: 29 Sept 2025
Designed: SJA
Job No.: 458651

LAND CAPABILITY ASSESSMENT
ON-SITE DOMESTIC WASTEWATER

236 Bullumwaal Rd, Wy Yung

1.0 INTRODUCTION

SAC were engaged to undertake an LCA for the purpose of on-site domestic wastewater management of the Proposed Medical Centre & Dwelling at 236 Bullumwaal Rd, Wy Yung. The field investigation and report have been undertaken by suitable experienced staff.

The assessment was completed in accordance with the EPA's *Guideline for Onsite Wastewater Management (May 2024)*, guidelines for *Land Capability Assessment For On-Site Wastewater Management* (EPA Publication No. 746.1, March 2003), *On-Site Domestic Wastewater Management* (AS/NZS 1547:2012) and East Gippsland Shires *Domestic Wastewater Management Plan.*

Information and results are presented in table form for clear data presentation and ease of identification of key points. **Detailed recommendations presented on page 8 of the report. LCA is to be read in conjunction with Site Features Plan 458651-LC1.**

Subject Land	236 Bullumwaal Rd, Wy Yung
Client	Tom Alwyn
Email Address	tomahamid69@yahoo.com
Contact	Mobile: 0422 135 730
Map Reference	Vicroads 688 G1
Municipality	East Gippsland Shire Council
Proposed Development	Proposed Medical Centre – 10 staff members Proposed Dwelling - 4 Bedroom Residence (Occupancy = No. of Bedrooms + 1)[1]
Design Flow	Medical Centre - 20 L/person/day[2] Dwelling - 150 L/person/day[3] (reticulated water supply with WELS[4] fixtures & fittings)
Anticipated Wastewater Load	Proposed Medical Centre - 200 L/day Proposed Dwelling – 750 L/day
System Req'd (Medical Centre)	Secondary treated effluent to minimum 20/30 standard (ie. AWTS[5] or sand filter) Sub-surface irrigation – Area of 125 m^2
System Req'd (Dwelling)	Secondary treated effluent to minimum 20/30 standard (ie. AWTS or sand filter) Sub-surface irrigation – Area of 470 m^2

[1] *As identified in Victorian EPA Guideline for Onsite Wastewater Management, May 2024 (Section 4.2.1)*
[2] *As identified in Victorian EPA Guideline for Onsite Wastewater Management, May 2024 (Table 4-4)*
[3] *As identified in Victorian EPA Guideline for Onsite Wastewater Management, May 2024 (Table 4-1)*
[4] WELS – Water Efficiency Labelling Scheme.
[5] AWTS – Aerated Wastewater Treatment System (EPA approved)

Simon Anderson Consultants
CIVIL | STRUCTURAL | PROJECT ENGINEERS

P.O. Box 1700
111 Main St
Bairnsdale, Vic, 3875
ACN 073 392 266

P.O. Box 566
191-193 Raymond St
Sale, Vic, 3850
ACN 145 437 065

Job: Proposed Medical Centre & Dwelling 236 Bullumwaal Rd Wy Yung	Date: 29 Sept 2025
Client:	Designed: SJA
Checked:	Job No.: 458651
	Page No.: 2 of 13

2.0 PURPOSE/SCOPE OF ASSESSMENT

Purpose and Scope of Assessment	Broad-scale assessment for subdivisional purposes (often requires further lot-specific assessment at later date)	☐
	Detailed investigation for lot-specific management requirements	☒

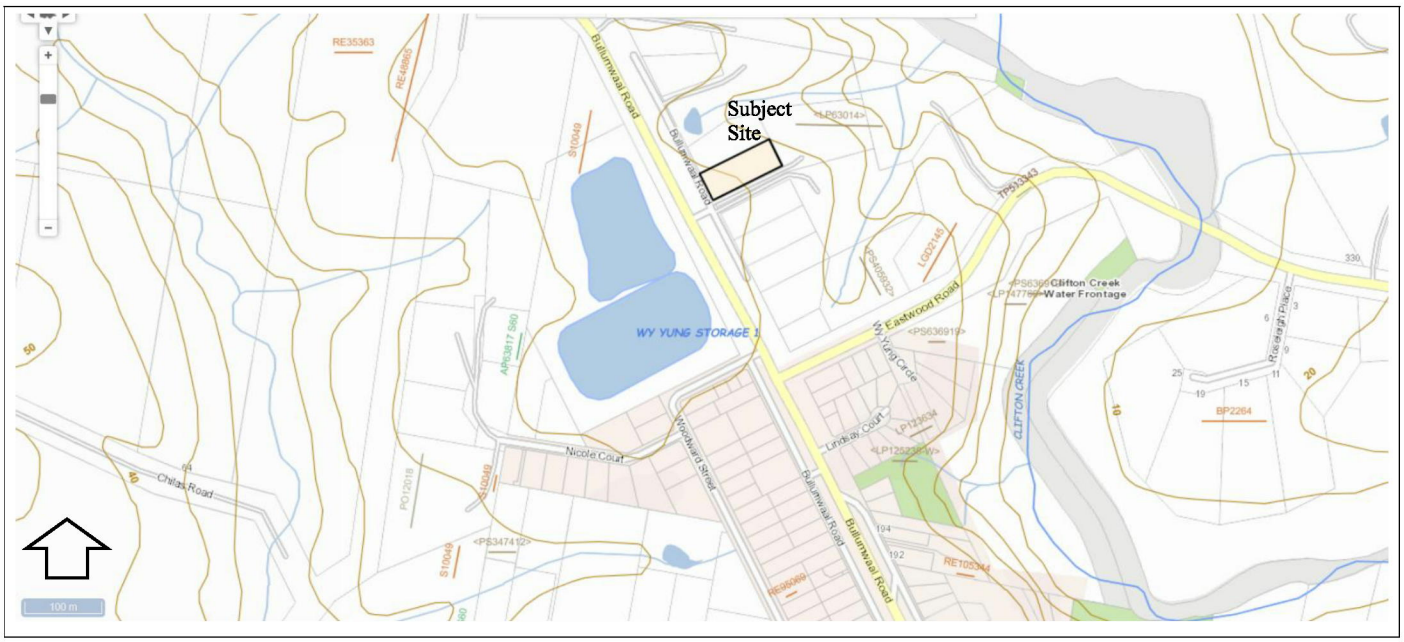
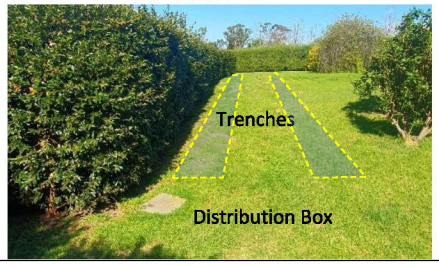


Figure 1: Locality Plan

Figure 2: Aerial view of subject site (approximate title boundaries shown)

3.0 SITE KEY FEATURES

Criteria / Feature	Description	Implications for Wastewater Management
Allotment/s		
Title details	Lot 6, PS 513315	Council Property No: 86847
No. of Lots Proposed	1	
Lot size (EPA recommended minimum lot size = 1.0 ha)	4,000 m^2	Less than the EPA recommended 1.0 ha. Will require well managed and designed disposal system (refer to criteria outlined in Recommendations)
Development Usage	Likely to be permanent	
Adjoining Lot sizes	Low density residential lots 400m^2 – 1.9 ha in size.	Overall volume of wastewater being disposed to land in the local district is high.
Current Land Use	Existing 3 Bedroom dwelling (to be converted into Medical Centre) currently the dwelling utilizes a septic tank and ground absorption trench for disposal of wastewater on-site.	The system requires upgrade and re-design to meet current EPA standards. 
Infrastructure		
Zoning & Overlays	Low Density Residential Zone (LDRZ) Vegetation Protection Overlay- Schedule 1 (VPO1)	
Nearest Reticulated Sewer	Township of Wy Yung	Not feasible to connect to reticulated sewer. The area is unlikely to be sewered in the short to medium term future.
Reticulated Water	Available on existing allotment	Increases the risk of excessive water usage by future dwellings.
Power	Available on existing allotment	Allows ready use of wastewater treatment plant
Land Features		
Geology	Nl (Tm-p) – Tertiary Marine deposits consisting of Marine, non-marine: gravel, sand, silt. (from 1:250,000 Geological Map Series BAIRNSDALE)	Observed Soils dominated by gravelly, sandy silts, overlying stiff clays
Elevation	Approx 40-50m AHD	
Landscape Elements	The site is located on the lower slope (linear divergent) of undulating low hills, with a yellow duplex sedimentary landscape.	Contoured landscape providing good surface water shedding and spreads run-off, but no acceleration.
Fill	Natural soil profiles were observed within the test bore locations. A fill batter is located directly east of the existing building.	No filling is proposed in the effluent management area.
Aspect	Northeast	Increases sun exposure for improved efficiency of effluent disposal fields
River/Stream Catchment	No creeks or waterways in allotment.	Risk is reduced
Dams/Surface Water	None	Risk is reduced
Rock Outcrop	None	Reduces limitations and maximises efficiency of effluent disposal fields
Erosion	No evidence of sheet or rill erosion.	The erosion hazard is low.
Vegetation	Manicured lawns, screening hedges & landscaped gardens	Some vegetation clearing will be required for establishment of effluent disposal field and dwelling development
Climate	Temperate	Reduces variation in efficiency of effluent field

Criteria / Feature	Description	Implications for Wastewater Management
Land Features cont'd		
Solar Exposure	High.	Increases efficiency of effluent disposal fields
Recommended Buffer Distances	All buffer distances recommended in Table 4-10 of *EPA Guideline for Onsite Wastewater Management, (May 2024)* while achievable, significantly limit siting of the LAA's in this case	
Available Land Application Area (LAA)	Considering all site constraints and the buffers mentioned above, the site has limited land that is suitable and available for land application of treated effluent. Refer site features plan (458651-LC1) for nominated locations.	By using a system that provides secondary treatment and pressurized sub-surface irrigation, there will be ample protection for surface and groundwater

4.0 SOIL ASSESSMENT & CONSTRAINTS

The sites soils have been assessed for their suitability for onsite wastewater management by a combination of soil survey and desktop review of published soil survey information as outlined below.

4.1 Published Soils Information

Soils of the site have been mapped and described in Sustainable Soil Management *"A reference manual to the major agricultural soils of the Bairnsdale and Dargo regions"* and are described as belonging to the Stockdale (Sd) map unit with Munro (Mu). This unit occurs on rolling low hills and is comprised of Tertiary sediments and sands. Most of the land has been cleared of native vegetation and used for grazing. The surface soils are mostly fine textured soils, with a sandy loam to fine sandy loam sharply separated from a medium clay subsoil occurring at around 20-40cm, although some subsoils are clayey sands and sandy clays. Some of the sandier surface soils have developed a "coffee rock" layer at the base of the A2 horizon.

Soil Profile Morphology – Stockdale (Sd) Map unit

Surface soil

A1 0 – 300 Dark greyish brown (10YR4/2); *sandy loam*; weak medium (10 – 20 mm) polyhedral structure; firm moist; clear wavy change to:

A2 300 – 500 Pale brown (10YR6/3) conspicuously bleached (10YR/8/1d); *sandy loam or loamy sand*; apedal, single grain; firm consistence dry; sharp change to:

Subsoil

B21 500 – 800 Yellowish brown (10YR5/6); *heavy clay*; moderate coarse (20 – 50 mm) polyhedral structure; strong consistence, moist; diffuse change to:

B22 800 – 1m Yellowish brown (10YR5/6) with greyish brown (10YR5/2) and increasing yellowish red (5YR5/6) mottles; *heavy clay*; moderate coarse (20 – 50 mm) lenticular structure; strong consistence moist.

Key profile features

- Strong texture contrast between the surface (A) horizons and subsoil (B) horizons.
- Conspicuously bleached subsurface (A2) horizon.

4.2 Soil Survey and Analysis

A Soil survey was carried out at the site to determine suitability for application of treated effluent. Subsoil investigations were conducted at two locations, as shown on the Site Features Plan, using a hand auger (B1-2). This was sufficient to adequately characterise the soils, as only minor variation would be expected throughout the area of interest.

Samples of all discrete soil layers for both test bores were collected for subsequent laboratory analysis of pH[6], electrical conductivity[7] and Emerson Aggregate Class.

[6] *The pH of 1:5 soil/water suspensions was measured using a Merck pH strip*
[7] *EC (dS m^{-1}) was calculated by measuring the electrical conductivity of 1:5 soil water suspension.*

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Soil Features: TEST BORE B1			
Soil Horizon	**A1**	**A2**	**B1**
Depth (mm)	0-200	200-500	500+
Boundary Type		Gradual	Gradual
Field Texture Grade[8]	SL	SCL	MC
Structure	Moderate	Weak	Massive
pH	7	7	6
EC (dS m^{-1})	0.00 (Non Saline)	0.00 (Non Saline)	0.04 (Non Saline)
Dominant Colour	7.5YR 3/2 Dark Brown	10YR 5/3 Brown	10YR 3/4 Dk Yellowish Brown
Mottles	None	None	None
Dispersion	5	2	1
Coarse Fragments (% Volume)	None	15%	None
Soil Category[9] (AS/NZ1547:2012)	**2a**	**4a**	**6c**
Design Irrigation Rate[10] (DIR mm/day)	5	3.5	2
Design Loading Rate[11] (DLR mm/day)	NR	6	NR

NA: Not Applicable NR: Not Recommended

Depth (m)	Description	Horizon
0.0 0.1	**TOPSOIL:** Moist Sandy Loam	**A1**
0.2 0.3 0.4	**SILT:** Moist Dense Sandy Clayey with quartz pebbles throughout	**A2**
0.5 0.6 0.7 0.8 0.9 1.0 1.2 1.5+	**CLAY:** Moist Stiff	**B1**

Soil Bore Log Profile

[8] *Refer Appendix D for description details(all soil samples have been sieved to minus 2mm and air-dried before being analized)*
[9] *As identified in Victorian EPA Guideline for Onsite Wastewater Management, (May 2024) Table 4-9*
[10] *For sub-surface irrigation (Refer Table M1 of AS/NZS 1547:2012)*
[11] *For absorption trenches/beds*

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Soil Features: TEST BORE B2			
Soil Horizon	**A1**	**A2**	**B1**
Depth (mm)	0-200	200-800	800+
Boundary Type		Gradual	Gradual
Field Texture Grade[12]	SL	SCL	MC
Structure	Moderate	Weak	Massive
pH	7	6	5
EC (dS m^{-1})	0.00 (Non Saline)	0.00 (Non Saline)	0.08 (Non Saline)
Dominant Colour	7.5YR 3/2 Dark Brown	7.5R 4/6 Strong Brown	10YR 3/4 Dk Yellowish Brown
Mottles	None	None	Red Blotches
Dispersion	5	2	1
Coarse Fragments (% Volume)	None	20%	None
Soil Category[13] (AS/NZ1547:2012)	**2a**	**4a**	**6c**
Design Irrigation Rate[14] (DIR mm/day)	5	3.5	2
Design Loading Rate[15] (DLR mm/day)	NR	6	NR

NA: Not Applicable NR: Not Recommended

Depth (m)	Description	Horizon
0.0 0.1	**TOPSOIL:** Dry Sandy Loam	**A1**
0.2 0.3 0.4 0.5 0.6 0.7	**SILT:** Moist Dense Sandy Clayey	**A2**
0.8 0.9 1.0 1.2 1.5+	**CLAY:** Moist Stiff	**B1**

Soil Bore Log Profile

[12] *Refer Appendix D for description details(all soil samples have been sieved to minus 2mm and air-dried before being analized)*
[13] *As identified in Victorian EPA Guideline for Onsite Wastewater Management, (May 2024) Table 4-9*
[14] *For sub-surface irrigation (Refer Table M1 of AS/NZS 1547:2012)*
[15] *For absorption trenches/beds*

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5.0 LAND CAPABILTY ASSESSMENT MATRIX

Land features	Land capability class 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 water in pit		Visible signs of dampness	Water ponding on surface
Runoff	None	Low	Moderate	High - diversionary structures req'd	Very High - diversion not practical
Flood/inundation potential (yearly return exceedence)	Never		< 1 in 100	< 1 in 30	> 1 in 20
Proximity to watercourses	> 60m				< 60m
Slope (%)	0 - 2	2 - 8	8 - 12	12 - 20	> 20
Landslip	None Evident		Low potential for failure	High potential for failure	Present or past failure
Seasonal water table depth (m) (incl. perched water tables)	>5	5 - 2.5	2.5 - 2.0	2.0 - 1.5	< 1.5
Rock Outcrop (% of land surface containing rocks > 200mm)	0	< 10%	10-20%	20-50%	>50%
Vegetation Type	Turf or pasture				Dense forest with little understorey
Average Rainfall (mm/yr)	< 450	450 - 650	650 - 750	750 - 1000	> 1000
Pan Evaporation (mm/yr)	> 1500	1250 - 1500	1000 - 1250	-	< 1000
Fill	No Fill		Fill present		
Soil profile characteristics*					
Structure	High	Moderate	Weak	Massive	Single Grained
Profile depth (of limiting Horizon B1)	> 2.0m	1.5m - 2.0m	1.5m - 1.0m	1.0m - 0.5m	< 0.5m
Soil permeability category[16]	2 and 3	4		5	1 and 6
Presence of mottling	None		Some		Extensive
Coarse Fragments (% volume)	<10	10-20	20-40		>40
pH	6 - 8		4.5 - 6		<4.5, >8
Emerson Aggregate Test (dispersion/slaking)	4, 6, 8	5	7	2, 3	1
Salinity (dS/m) (Electrical Conductivity)	<0.3	0.3 - 0.8	0.8 - 2	2 - 4	>4
Overall Site Rating[17]			**Poor**		**4**

* relevant to the sites most restrictive soil layer(s)

[16] *Refer Table 5.1 (Determination of Soil Category) of AS/NZS 1547:2012*
[17] *A description of each Land Capability Class Rating is provided in Appendix A.*

6.0 CONCLUSION

This LCA has been prepared to accompany a development application to East Gippsland Shire Council for a Proposed Medical Centre & Dwelling and associated necessary wastewater management system. As such, this report provides recommendations for treatment and land application systems that are appropriate to the land capability.

The site has a number of limitations that result in the development being unsuitable for Primary treatment only (i.e. traditional septic tank and subsoil absorption trenches:

- Limiting Horizon B1 (Medium Clays) have a very low permeability rate,
- Massively structured (Category 6c) clay soils not suitable for disposal via absorption trenches.
- Effluent at risk of transmission to neighbouring properties downslope of subject site

The following section provides an overview of a suitable system, with sizing and design considerations. **Detailed design for the system is beyond the scope of this study, but should be undertaken at the time of building application and submitted to Council.**

7.0 RECOMMENDATIONS

It is recommended based on this LCA, that if the development of a Proposed Medical Centre & Dwelling on 236 Bullumwaal Rd, at the location indicated on the Site Features Plan 458651 - LC1:

- On-site disposal of domestic wastewater should occur within the proposed Land Application Areas (refer Site Plan 458651 - LC1).

Medical Centre

- Install a system that provides secondary treatment with disinfection to meet EPA requirements for irrigation. Indicative target effluent quality is a minimum EPA standard 20mg/L BOD and 30mg/L SS. Final selection is the responsibility of the property owner, who will forward details to Council for approval.

- Calculation of Irrigation Area based on AS/NZ 1547 equation *A=Q/DIR*
  - Q – 200 L/day;
  - DIR[18] – 1.6 mm/day;
  - **Irrigation Area – 125 m²**

- To determine if the irrigation area recommended above is adequate, a water balance[19] modelling has been undertaken to achieve a maximum wet weather storage depth of less than 10mm. The calculations are summarized below, with full details in Appendix B.
  - Crop factor – 0.6 to 0.85; and Retained Rainfall – 75%.
  - Irrigation Area – 125m²
  - Max Wet Weather Storage Depth – 6 mm *(therefore area shown in bold to be adopted)*

Four (4) Bedroom Dwelling

- Install a system that provides secondary treatment with disinfection to meet EPA requirements for irrigation. Indicative target effluent quality is a minimum EPA standard 20mg/L BOD and 30mg/L SS. Final selection is the responsibility of the property owner, who will forward details to Council for approval.

- Calculation of Irrigation Area based on AS/NZ 1547 equation *A=Q/DIR*
  - Q – 750 L/day;
  - DIR[20] – 1.6 mm/day;
  - **Irrigation Area – 470 m²**

- To determine if the irrigation area recommended above is adequate, a water balance[21] modelling has been undertaken to achieve a maximum wet weather storage depth of less than 10mm. The calculations are summarized below, with full details in Appendix B.
  - Crop factor – 0.6 to 0.85; and Retained Rainfall – 75%.
  - Irrigation Area – 470m²
  - Max Wet Weather Storage Depth – 5 mm *(therefore area shown in bold to be adopted)*

- Minimum setbacks and buffer distances must be obtained when establishing effluent disposal envelopes, as per *EPA Guideline for Onsite Wastewater Management, (May 2024).*

[18] *20% reduction in DIR required due to LAA slopes greater than 10% (as per AS1547:2012, table M2, pg163)*
[19] *Water Balance undertaken in accordance with EPA Publication 168 (1991), Guidelines for Wastewater Irrigation.*
[20] *20% reduction in DIR required due to LAA slopes greater than 10% (as per AS1547:2012, table M2, pg163)*
[21] *Water Balance undertaken in accordance with EPA Publication 168 (1991), Guidelines for Wastewater Irrigation.*

8.0 MANAGEMENT PROGRAM

8.1 Installation Issues

To ensure the satisfactory installation and operation of the AWTS & sub-surface irrigation, the following measures are to be implemented:

- Construction of a shallow table or cut-off drain along the high sides of the effluent disposal area, extending to below the field;
- Overflow from any water storage tanks to be directed into a table drain, or equivalent, to discharge below the effluent disposal field in a manner to avoid scouring or washing away downstream of the discharge point;
- Stormwater flows from the roof must be discharged at a point well clear of the effluent disposal field and runoff from paved surfaces and driveways must be directed away from the disposal site.
- Installation of the sub-surface irrigation system to be undertaken when the soils are dry or moist, not when the ground is saturated;
- Sub-surface irrigation system to be designed to minimise root intrusion from trees;
- Sub-surface irrigation system to utilise pressure dosing to ensure effluent is applied uniformly throughout the effluent disposal area.

8.2 Ongoing Management & Maintenance Issues

To ensure the satisfactory ongoing performance of the proposed AWTS & sub-surface irrigation, the owners/occupiers will need to ensure that:

- No buildings or impermeable surfaces are constructed on or over the effluent disposal areas;
- Heavy equipment is kept away from effluent disposal areas whilst the soil is saturated;
- The effluent disposal field is maintained as a grassed area, or planted out with shrubs that tolerate wet conditions, have high evapo-transpiration capacity and can tolerate phosphorus levels typically found in treated effluent;
- Trees and/or thick shrubs **are not** to be planted out along the northern or western edges of the effluent disposal areas to prevent exposure to both wind and sun .

The installer of the AWTS & sub-surface irrigation is to ensure that the owners/occupants are aware of and fully understand their responsibilities in relation to operating the treatment system, maintenance requirements and what should be done in the event of any problems. The satisfactory ongoing performance and longevity of the AWTS & sub-surface irrigation can be enhanced by:

- Ensuring that maintenance requirements are undertaken regularly in accordance with the systems' requirements and that both they and future owners/occupiers are aware of the systems capabilities, limitations and ongoing requirements;
- Using biodegradable soaps, low phosphorous detergents and detergents that have low salt, sodium and chlorine levels;
- Limiting the use of germicides (such as strong detergents, disinfectants, toilet cleaners, whiteners and bleaches);
- Not flushing disposable nappies, sanitary napkins or other hygiene products into the systems;
- Not flushing chemicals, paint or similar substances into the systems.
- Fats, oils, milk, tea leaves, coffee grounds and other kitchen food liquids, particles and scraps should be composted in a compost bin. These organic wastes **SHOULD NOT** be disposed of into the onsite wastewater treatment system.

NOTE: *This report and associated plan(s) does not constitute a Septic Tank Permit. Such a permit should be obtained separately from the Environmental Health Department of East Gippsland Shire Council after development approval is obtained and prior to plumbing works commencing.*

APPENDIX A

Capability Class	Degree of Limitation	General Description
Rating 1	None to Very Slight	The Proposed Medical Centre & Dwelling is suitable for on-site disposal of septic tank discharge. The limitations or environmental hazard from long-term use are considered very slight. Standard performance measures for design, installation and management should prove satisfactory.
Rating 2	Slight	The site has been identified as generally suitable for on-site effluent disposal but there is a slight associated environmental hazard expected. One or more land limitations are present, which may not be compatible with 'straight forward' conventional on-site disposal. The wastewater management program will require careful planning, adherence to specifications and adequate supervision.
Rating 3	Moderate	The site has only a fair capability for on-site effluent disposal with a moderate associated environmental risk always present. Very careful site selection, preparation and specialized design will be required to address the identified land constraints. A management program should be delivered to the responsible authority with the development application and prior to earthworks commencing. It is recommended that, in order to achieve BPEM, wastewater-processing systems which can attain a higher level of treatment with basic monitoring should be considered as an alternative to standard conventional trench disposal.
Rating 4	High	Areas have a poor capability rating with a high associated environmental risk. Considerable difficulties are expected during siting and installation of the wastewater treatment system and during routine operation. A very high Engineering input and close supervision would be needed to minimize the environmental impact. Alternative wastewater processing systems capable of consistently producing a high quality secondary effluent (such as aerated wastewater treatment plants) together with a close monitoring program should be seriously investigated and adopted.
Rating 5	Severe	Areas have a very poor capability and there is severe associated environmental risk. The areas are not generally considered suitable for disposal of septic tank effluent by trench systems. The high levels of Engineering input and management needed at all stages are unlikely to adequately address the identified land constraints and achieve a sustainable outcome. Reticulated sewerage is usually the only acceptable option.

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Job: Proposed Medical Centre & Dwelling
236 Bullumwaal Rd
Wy Yung

Client:

Checked:

Date: 29 Sept 2025

Designed: SJA

Job No.: 458651

APPENDIX B

Bairnsdale 085279 Evap.data **Bairnsdale 084100**

Mean — average Pan evaporation

Source: AS1547-1994 - Table G1 (Prepared by R.A. Patterson, Lanfax Labs. Armidale updated April 2006)

1			2	3	4	5	6	7	8	9
Month	Days	daily pan	Pan Eo	Et	Rainfall	Retained	LTAR*N	Disposal	Effluent	Size of
	per	Eo		+Cf*Eo	P	Rainfall		rate/month	applied	area
	month	(B.Met)				Re=(1-r)P	1.6	(Et-Re)+	per month	(8)/(7)
								LTAR*N	750	
		mm	mm	mm	mm	mm	mm	mm	L	m2
Jan	31	6.6	204.3	174	48.9	36.7	49.6	186.6	23250	125
Feb	28	6.1	170.0	144	50.8	38.1	44.8	151.2	21000	139
Mar	31	4.8	148.8	126	44.7	33.5	49.6	142.6	23250	163
Apr	30	3.7	109.8	66	55.8	41.9	48	72.0	22500	312
May	31	2.6	80.0	48	47.3	35.5	49.6	62.1	23250	374
Jun	30	2.4	70.8	42	59.7	44.8	48	45.7	22500	492
Jul	31	2.4	73.8	44	49.1	36.8	49.6	57.0	23250	408
Aug	31	3.0	93.0	56	36.3	27.2	49.6	78.2	23250	297
Sep	30	3.8	114.9	69	52.7	39.5	48	77.4	22500	291
Oct	31	4.7	144.8	123	60	45.0	49.6	127.7	23250	182
Nov	30	5.5	165.9	141	80.9	60.7	48	128.3	22500	175
Dec	31	6.3	195.9	167	59	44.3	49.6	171.9	23250	135
		Totals	**1571.9**	**1201**	**645.2**	**483.9**				

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

1	2	3	4	5	6	7	8	9	10	11
month	first trial	application	Disposal	(3)-(4)	Increase	Starting	increase	computed	**reset if**	equivalent
	area	rate	rate		depth of	depth	depth	depth	**Et deficit**	storage
	(m2)	(8)*/(2)	per month		stored	effluent	effluent	effluent	**<0**	10 x area
			(above)'		effluent	for		(X)		
		(mm)	(mm)	(mm)	(5)/porosity	month	+(6)	(mm)	(mm)	(L)
Dec								0.0	0	
Jan	470	49	187	-137	-343	0	-343	-343	0	0
Feb		45	151	-106	-266	0	-266	-266	0	0
Mar		49	143	-93	-233	0	-233	-233	0	0
Apr		48	72	-24	-60	0	-60	-60	0	0
May		49	62	-13	-32	0	-32	-32	0	0
Jun		48	46	2	5	0	5	5	5	764
Jul		49	57	-8	-19	5	-19	-14	0	0
Aug		49	78	-29	-72	0	-72	-72	0	0
Sep		48	77	-30	-74	0	-74	-74	0	0
Oct		49	128	-78	-195	0	-195	-195	0	0
Nov		48	128	-80	-201	0	-201	-201	0	0
Dec		49	172	-122	-306	0	-306	-306	0	0
Jan		49	187	-137	-343	0	-343	-343	0	0
Feb		45	151	-106	-266	0	-266	-266	0	0
Mar		49	143	-93	-233	0	-233	-233	0	0
Apr		48	72	-24	-60	0	-60	-60	0	0
May		49	62	-13	-32	0	-32	-32	0	0

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

	Porosity in disposal area	**40%**	
Variables Table	**Runoff Coeff =**	**0.25**	**percentage runoff**
	Summer Crop Factor =	**0.85**	**crop transpiration rate Oct-Mar**
	Winter Crop Factor	**0.6**	**crop transpiration rate -Apr-Sep**
Change as required	**LTAR =**	**1.6**	**L/m2/day**
	FLOWS=	**750**	**L/day**

Estimated area of effluent drainfield = **470** **square metres**

Maximum depth of stored effluent = **5** **mm depth**

Water Balance Model for 4 bedroom dwelling

(prepared by R.A. Patterson, Lanfax Labs. Armidale April 2007)

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APPENDIX B (cont'd)

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	per	Eo		+Cf*Eo	P	Rainfall		rate/month	applied	area
	month	(B.Met)				Re=(1-r)P	1.6	(Et-Re)+	per month	(8)/(7)
								LTAR*N	200	
		mm	mm	mm	mm	mm	mm	mm	L	m2
Jan	31	6.6	204.3	174	48.9	36.7	49.6	186.6	6200	33
Feb	28	6.1	170.0	144	50.8	38.1	44.8	151.2	5600	37
Mar	31	4.8	148.8	126	44.7	33.5	49.6	142.6	6200	43
Apr	30	3.7	109.8	66	55.8	41.9	48	72.0	6000	83
May	31	2.6	80.0	48	47.3	35.5	49.6	62.1	6200	100
Jun	30	2.4	70.8	42	59.7	44.8	48	45.7	6000	131
Jul	31	2.4	73.8	44	49.1	36.8	49.6	57.0	6200	109
Aug	31	3.0	93.0	56	36.3	27.2	49.6	78.2	6200	79
Sep	30	3.8	114.9	69	52.7	39.5	48	77.4	6000	78
Oct	31	4.7	144.8	123	60	45.0	49.6	127.7	6200	49
Nov	30	5.5	165.9	141	80.9	60.7	48	128.3	6000	47
Dec	31	6.3	195.9	167	59	44.3	49.6	171.9	6200	36
		Totals	**1571.9**	**1201**	**645.2**	**483.9**				

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

1	2	3	4	5	6	7	8	9	10	11
month	first trial	application	Disposal	(3)-(4)	Increase	Starting	increase	computed	**reset if**	equivalent
	area	rate	rate		depth of	depth	depth	depth	**Et deficit**	storage
	(m2)	(8)*/(2)	per month		stored	effluent	effluent	effluent	**<0**	10 x area
			(above)'		effluent	for		(X)		
		(mm)	(mm)	(mm)	(5)/porosity	month	+(6)	(mm)	(mm)	(L)
Dec								0.0	0	
Jan	125	50	187	-137	-342	0	-342	-342	0	0
Feb		45	151	-106	-266	0	-266	-266	0	0
Mar		50	143	-93	-232	0	-232	-232	0	0
Apr		48	72	-24	-60	0	-60	-60	0	0
May		50	62	-13	-31	0	-31	-31	0	0
Jun		48	46	2	6	0	6	6	6	215
Jul		50	57	-7	-19	6	-19	-13	0	0
Aug		50	78	-29	-71	0	-71	-71	0	0
Sep		48	77	-29	-74	0	-74	-74	0	0
Oct		50	128	-78	-195	0	-195	-195	0	0
Nov		48	128	-80	-201	0	-201	-201	0	0
Dec		50	172	-122	-306	0	-306	-306	0	0
Jan		50	187	-137	-342	0	-342	-342	0	0
Feb		45	151	-106	-266	0	-266	-266	0	0
Mar		50	143	-93	-232	0	-232	-232	0	0
Apr		48	72	-24	-60	0	-60	-60	0	0
May		50	62	-13	-31	0	-31	-31	0	0

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

	Porosity in disposal area	**40%**	
Variables Table	**Runoff Coeff =**	**0.25**	**percentage runoff**
	Summer Crop Factor =	**0.85**	**crop transpiration rate Oct-Mar**
	Winter Crop Factor	**0.6**	**crop transpiration rate -Apr-Sep**
Change as required	**LTAR =**	**1.6**	**L/m2/day**
	FLOWS=	**200**	**L/day**

Estimated area of effluent drainfield = 125 square metres
Maximum depth of stored effluent = 6 mm depth

Water Balance Model for proposed medical centre
(prepared by R.A. Patterson, Lanfax Labs. Armidale April 2007)

Simon Anderson Consultants
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Job: Proposed Medical Centre & Dwelling
236 Bullumwaal Rd
Wy Yung

Client

Checked:

Date: 29 Sept 2025
Designed: SJA

Job No.: 458651

APPENDIX C

RECORD OF FIELD TEXTURE DETERMINATION – BORE 1						
Soil	**Grittiness**	**Stickiness**	**Plasticity**	**Stain**	**Ribbon**	**Grade**
A1	Very	Slight	None	Slight	25	SL
A2	Very	Slight	None	Moderate	35	SCL
B1	None	Extremely	Extremely	Extremely	75+	MC
RECORD OF FIELD TEXTURE DETERMINATION – BORE 2						
Soil	**Grittiness**	**Stickiness**	**Plasticity**	**Stain**	**Ribbon**	**Grade**
A1	Very	Slight	None	Slight	20	SL
A2	Very	Slight	None	Moderate	40	SCL
B1	None	Extremely	Extremely	Extremely	75+	MC

NONE **SLIGHT MODERATE** **VERY** **EXTREMELY**

APPENDIX D

Soil Category	Field Texture Grade		Behaviour of moist blobs	Ribbon length (mm)	Approx clay content %
1	S	Sand	coherence nil to very slight, cannot be moulded; sand grains of medium size; single sand grains stick to fingers	nil	< 5%
2	LS	Loamy sand	slight coherence; sand grains of medium size; can be sheared between thumb and forefinger to give minimal ribbon of 5mm	about 5	about 5%
	CS	Clayey sand	slight coherence; sand grains of medium size; sticky when wet; many sand grains stick to fingers; discolours fingers with clay stain	5 - 15	5% to 10%
	SL	Sandy loam	bolus coherent but very sandy to touch; will form ribbon; dominant sand grains of medium size and readily visible	15 - 25	10% to 20%
3	FSL	Fine sandy loam	as for sandy loams, except that individual sand grains are not visible, although they can be heard and felt	15 - 25	10% to 20%
	L	Loam	bolus coherent and rather spongy; smooth feel when manipulated but with no obvious sandiness or "silkiness"; may be somewhat greasy to touch if much organic material present	25	about 25%
	ZL	Silty loam	coherent bolus, very smooth to silky when manipulated, will form a very thin ribbon and dries out rapidly	25	10% to 25%
4	SCL	Sandy clay loam	strongly coherent bolus, sandy to touch; medium size sand grains visible in finer matrix	25 - 40	20% to 30%
	FSCL	Fine sandy clay loam	as for sandy clay loam, except that individual sand grains are not visible although they can be heard and felt.	40 - 50	20% to 30%
	CL	Clay loam	coherent plastic bolus, smooth to manipulate	40 - 50	30% to 35%
	ZCL	Silty clay loam	as for clay loams but not spongy; very smooth and silky; dries out rapidly	40 - 50	30% to 35%
	SC	Sandy clay	plastic bolus; fine to medium sand can be seen, felt or heard in clayey matrix	50 - 75	35% to 40%
5	SiC	Silty clay	plastic bolus; smooth and silky to manipulate; long but very fragmentary ribbon; dries out rapidly	50 - 75	30% to 40%
	LC	Light clay	plastic bolus; smooth to touch; slight resistance to shearing between thumb and forefinger	50 - 75	35% to 40%
	LMC	Light medium clay	plastic bolus; smooth to touch; slight to moderate resistance to ribboning shear	75	40% to 45%
6	MC	Medium clay	smooth plastic bolus; handles like plasticine and can be moulded into rods without fracture; has moderate resistance to ribboning shear	> 75	45% to 55%
	HC	Heavy clay	smooth plastic bolus; handles like stiff plasticine; can be moulded into rods without fracture; has firm resistance to ribboning shear	> 75	50% +

Soil Texture Grade Table (International System, soil sieved < 2mm) & Table E1 (Assessment of Soil Textures) pg 106 of AS/NZS 1547:2012

9.0 REFERENCES

Environment Protection Authority (July 2016). Publication No. 891.4, *Code of Practice – Onsite Wastewater Management.*

Environment Protection Authority (Mar 2013). Publication No. 746.1, *Land Capability Assessment For On-Site Wastewater Management.*

Environment Protection Authority (1991). Publication 168, *Guidelines for Wastewater Irrigation.*

Environment Protection Authority (May 2024), *Guideline for Onsite Wastewater Management*

Environment Protection Authority (May 2024), *Guideline for Onsite Wastewater Effluent Dispersal & Recycling Systems*

McDonald, R.C., Isbell, R.F., Spreight, J.G., Walker, J and Hopkins, M.S. (1990). *Australian Soil and Land Survey: Field Handbook. Second Addition.* Inkata Press, Melbourne.

Standards Australia / Standards New Zealand (2012). AS/NZS 1547:2012 *On-Site Domestic Wastewater Management.*

Victorian Resources Online; http://vro.depi.vic.gov.au/dpi/vro/vrosite.nsf/pages/vrohome

Munsell Soil-Color Charts (2009 Year Revised / 2012 Production)

NOTES:

DENOTES NATURAL SURFACE LEVEL 10.23

DENOTES FLOOR LEVEL FL 12.00 APP.

ALL LENGTHS ARE IN METRES

DENOTES HABITABLE ROOM WINDOW HRW
DENOTES NON HABITABLE ROOM WINDOW NHRW
(UPPER FLOOR & SILL R.L. WHERE NOTED)

CONTOUR INTERVAL IS 0.20m

LEVELS ARE TO ARBITRARY DATUM

PLEASE NOTE:
TITLES BOUNDARIES SHOWN MAY NOT REPRESENT EXACT TITLE POSITION.
FOR EXACT TITLE POSITION IT IS RECOMMENDED THAT A TITLE RE ESTABLISHMENT SURVEY BE CARRIED OUT BY A LICENCED SURVEYOR

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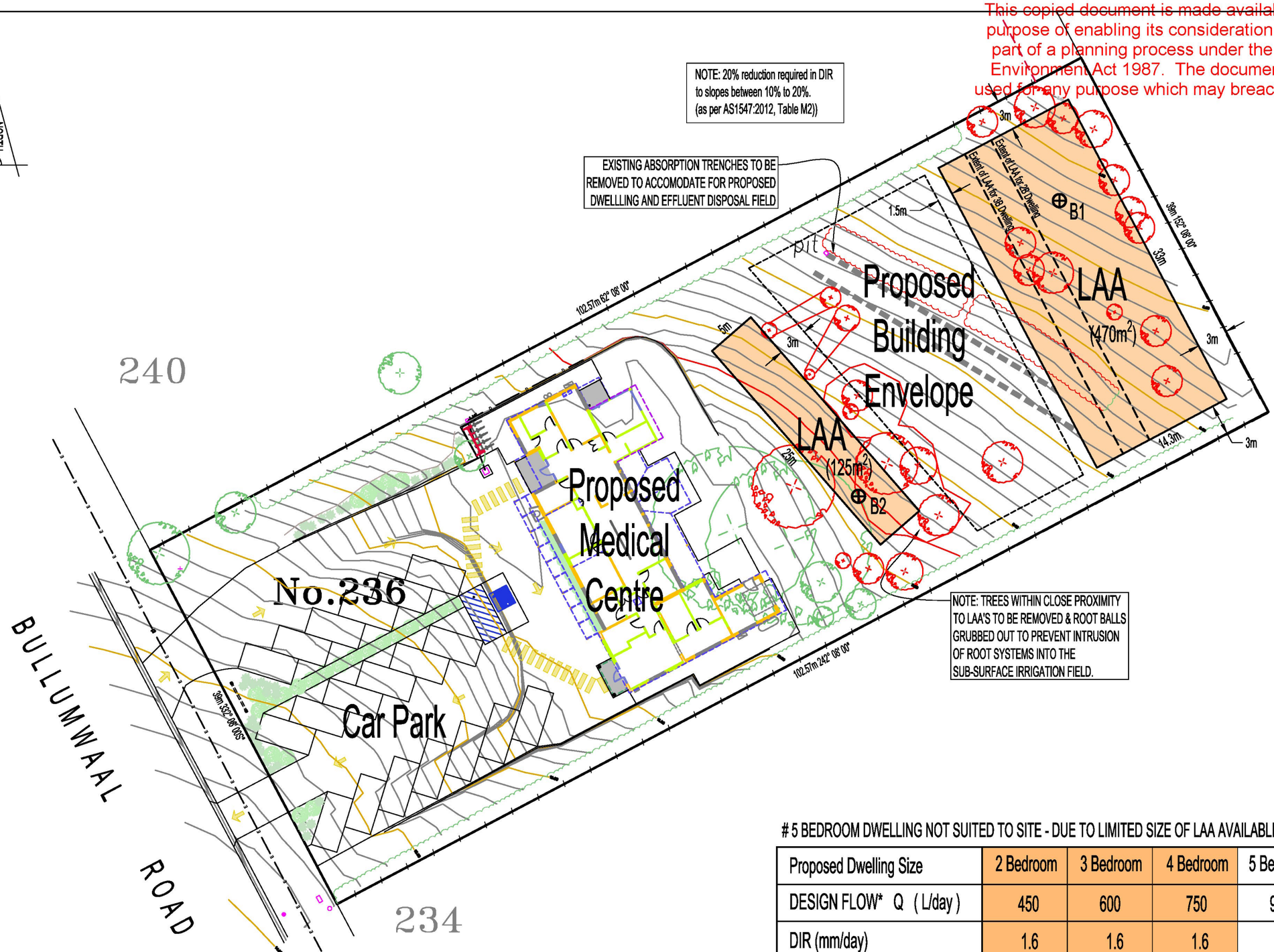
PLEASE NOTE:
SHALLOW TABLE OR CUT-OFF DRAIN TO BE CONSTRUCTED ALONG THE HIGH SIDES OF THE EFFLUENT DISPOSAL AREA, EXTENDING TO BELOW THE DISPOSAL FIELD.



legend

⊕ B1 TEST BORE LOCATION

NOMINATED LAND APPLICATION AREA (LAA)

SITE FEATURES PLAN

SCALE 1:400

5 BEDROOM DWELLING NOT SUITED TO SITE - DUE TO LIMITED SIZE OF LAA AVAILABLE

Proposed Dwelling Size	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom#
DESIGN FLOW* Q (L/day)	450	600	750	900
DIR (mm/day)	1.6	1.6	1.6	1.6
LAA - Irrigation Area Req'd (m²)	280 sq.m	375 sq.m	470 sq.m	565 sq.m

* DESIGN FLOWS ARE BASED ON RETICULATED WATER SUPPLY (with full water reduction fixtures)

REV	DESCRIPTION	CHKD	DATE
-	-	-	-

Design: JDP
Drawn: JDP
Checked: SJA
Date: 29 Sept 2025

Project: SITE ANALYSIS
236 Bullumwaal Rd, Wy Yung
Client:

Job No: 458651
Drawing No: LC1
Revision No. -

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Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
A.B.N. 81 660 442 982

Planning Report

Use and Development of a Medical Centre, Removal of Vegetation, Display of Business Identification Signs and Creation of Access to a Road in a Transport Road Zone 2

236 Bullumwaal Road, Wy Yung

Our reference – 21182

31 October 2025

152 Macleod Street
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PO Box 722
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E: contact@crowthersadler.com.au

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8. Attachments

Application Form

Proposed Site, Floor and Elevation Plans (*Sands Building Design*)

Plan of Vegetation Removal

Land Capability Assessment (*Simon Anderson Consultants*)

Copy of Title (Lot 6 on PS513315)

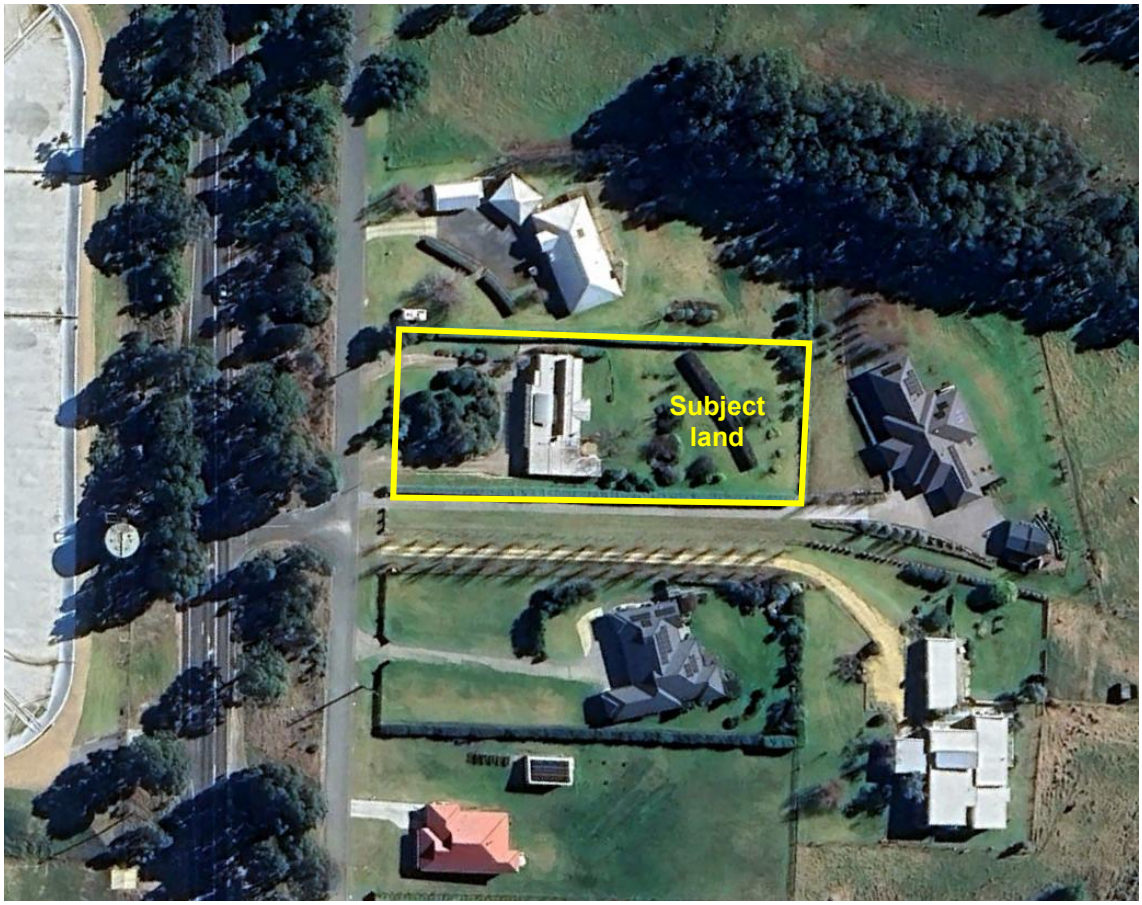
Note: Applicable Planning Application fee is $3,252.70, calculated as follows:

Class 12 - Development between $100,000-$1m:	*$1,756.60*
Class 1 – Use (50%):	*$748.05*
Class 22 – Access to TZ2 (50%):	*$748.05*

'Development' is inclusive of buildings and works, display of signs and removal of vegetation

1. Introduction

This Planning Report is prepared in support of the proposed use and development of a medical centre, removal of vegetation, display of business identification signs and creation of access to a road in a Transport Road Zone 2 at 236 Bullumwaal Road, Wy Yung. The Report addresses the provisions of the Low Density Residential Zone and various particular provisions as contained within the East Gippsland Planning Scheme.



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

2. Subject Land & Surrounding Context

Formally known as Lot 6 on PS513315 or more commonly known as 236 Bullumwaal Road, Wy Yung the subject land is of a regular shape, has an area of 4,000 square metres and is developed by single storey, detached brick dwelling sited centrally on the property.

The existing dwelling is orientated to the east and has extensive paved areas on the eastern and western sides of the dwelling.

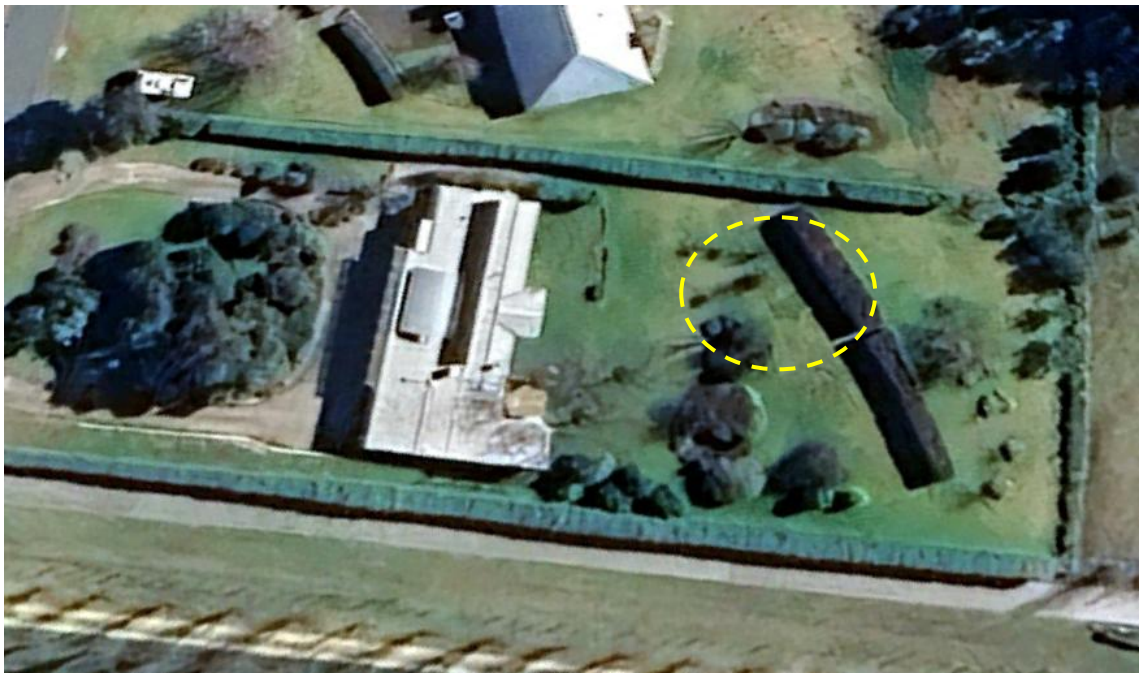
Image of the existing dwelling looking east

Image of the existing dwelling looking west

The existing dwelling contains three bedrooms, lounge, dining, study, living room, kitchen, two utility rooms and serviced with a double car garage.

Image of the existing dwellings interior

The subject land is not connected to reticulated sewerage, meaning the dwelling relies on onsite wastewater treatment and disposal.



Aerial image of the subject land with wastewater treatment area highlighted in yellow (Source: Google Earth)

Vehicle access to the property is obtained from a service road within the Bullumwaal Road reserve via a circular driveway, with two existing vehicle crossovers to the service road.

Image of the vehicle driveway access north of the site

Image of the vehicle driveway egress south of the site

The front setback from the service road, between the circular driveway, contains planted vegetation of various species of shrubs and trees.

Aerial image of the subject land with the vehicle access highlighted in yellow (Source: Google Earth)

The service road and Bullumwaal Road are constructed urban roads that form part of the principal road network. The Bullumwaal Road corridor to the immediate west of the subject land contains significant native vegetation.

Image of the service road looking south

Image of the service road looking north

Perimeter planting along the northern, southern and eastern property boundaries has been undertaken, with informal planting in the eastern rear private open space.

North of the subject land is a single storey detached contemporary dwelling and associated outbuildings sited centrally on the property within a garden setting. Similarly to the east is a single storey detached dwelling set below the subject land's building and obtains vehicle access from a driveway that runs along the southern boundary of the subject land.

The adjoining properties to the south are developed with detached, single storey dwellings, each with access provided from the service road. Across from Bullumwaal Road to the west is an East Gippsland Water storage facility.

The subject land is well located within Wy Yung, close to Eastwood and Bairnsdale and is south of the rapidly growing Low Density Residential Zone and Rural Living Zone growth corridor of the north-east of Wy Yung.

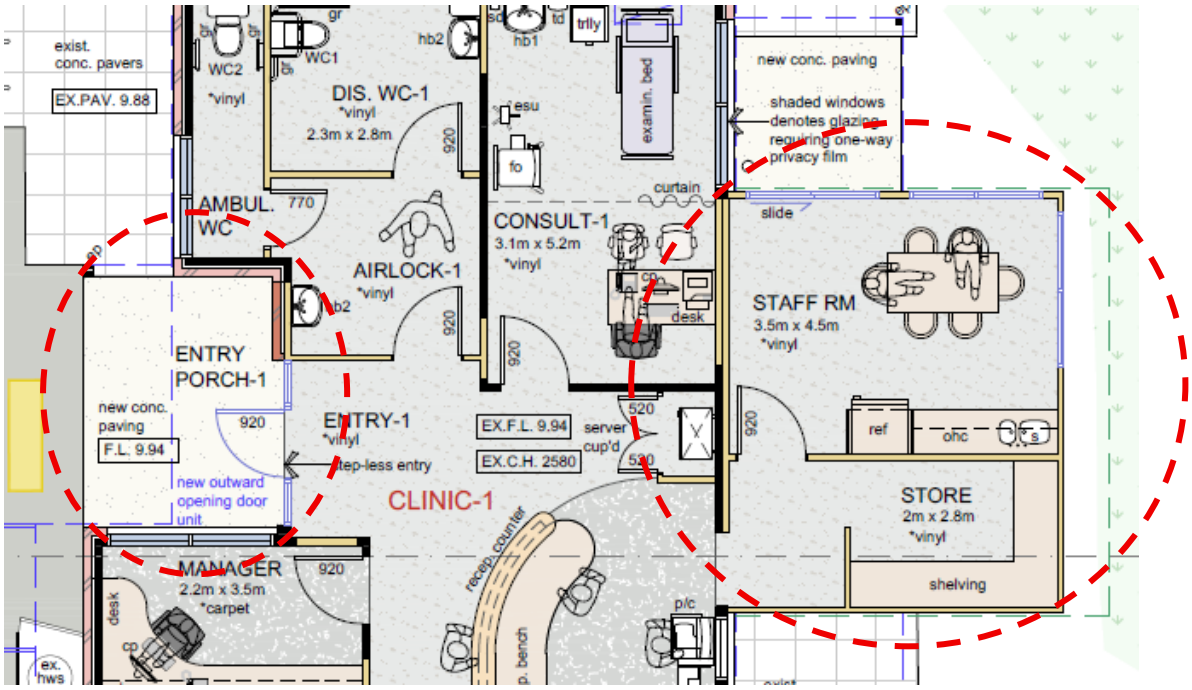
Locality plan of the subject land (shown yellow star) and proximity to population centres (Source: Google Earth)

3. The Application & Proposal

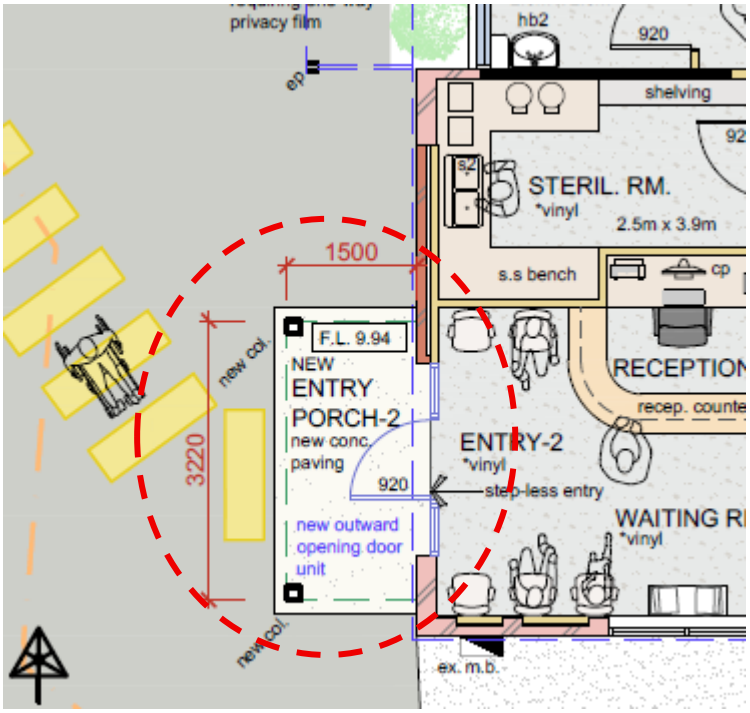
It is proposed to use and develop the subject land for the purposes of a medical centre. The facility is proposed to specialise in the treatment of skin cancer.

The proposed medical centre will consist of six consulting rooms, two reception areas, two waiting rooms, bathrooms, managers office, staff room and utility areas/store rooms. Four persons within the medical centre will provide health services with an additional six staff members assisting the function of the facility.

Alterations and additions to the existing dwelling will be undertaken to facilitate the proposed medical centre. The majority of the works will focus on the internal rearrangement of the building, with entry porches upgraded and the addition of a staff room and store to the eastern side of the building.



Extract of the proposed development/alterations plan highlighting the proposed staff room and entry porch-1(Source: Sands Building Design)



Extract of the proposed development/alterations plan highlighting the proposed entry porch-2 (Source: Sands Building Design)

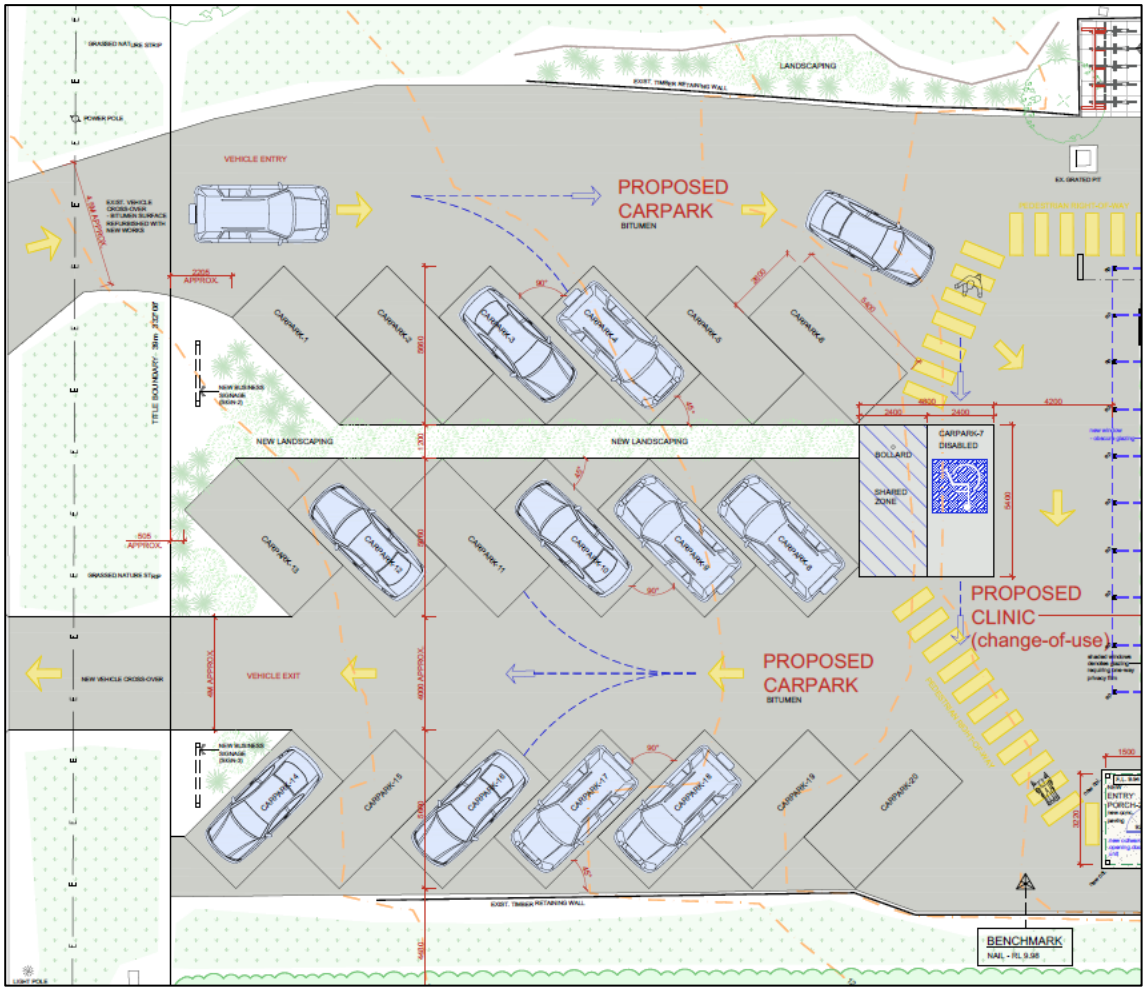
With the exception of the proposed staff room and porches, other external works are fit for purpose alterations such as window replacements to incorporate obscure glazing or one-way film for privacy purposes.

Five bicycle parking spaces will be provided at a bicycle rail located to the north-west of the building allowing for good casual surveillance of the area, and two staff bicycle spaces are proposed in the utility/store room.

The clinic will open from Monday to Friday from 8.30a.m to 5.00p.m. The clinic will not open outside business hours or on weekends.

It is proposed to display three business identification signs associated with the medical centre.

Servicing the proposed medical centre will be 20 car parking spaces (including one disabled car parking space with associated shared zone) within the subject land's front setback. To facilitate the use of the car parking area a new southern vehicle crossover will be developed allowing vehicles to park at a 45 degree angle facilitating ease of use and efficiency of the available area. The proposed car parking area will provide for one way traffic flow with entry from the northern crossover and egress from the southern crossover. The surrounds of the car parking area will be landscaped to soften the visual appearance.



Extract of the proposed car park (Source: Sands Building Design)

To enable the car park to be developed the existing front garden between the circular driveway within the frontage setback of the property will require removal. All vegetation within this area is planted, with some of the species indigenous to Victoria and therefore defined by Clause 73.01 as 'native vegetation'. Given the planted nature of the vegetation, the exemption provided within the Table to Clause 52.17-7 avoids the need for a Planning Permit under the Native Vegetation provisions of Clause 52.17.

Image of vegetation proposed to be removed viewed from Service Road

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

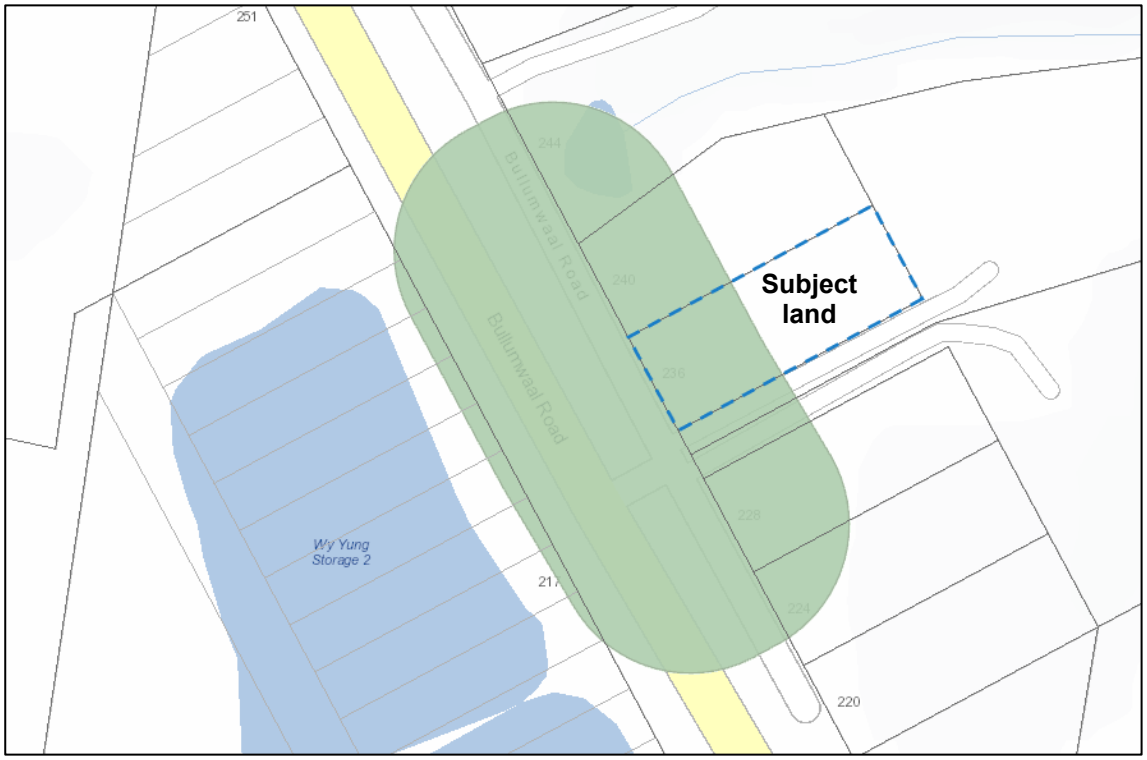
Planning Scheme Clause	Matter for which a Permit is required
32.03-1 Low Density Residential Zone	Use of a medical centre
32.03-4 Low Density Residential Zone	Buildings and works associated with a Section 2 use
42.02-2 Vegetation Protection Overlay	Removal of vegetation
52.05-2 Signs	Display of business identification signs
52.29-2 Land Adjacent to the Principal Road Network	Create access to a road in a Transport Zone 2

The application is required to be referred to the Head, Transport for Victoria pursuant to Section 55, and for comment to DEECA pursuant to Section 52.

4. Cultural Heritage

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

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



Extract from Cultural Heritage Sensitivity mapping, showing culturally sensitivity areas in dark green (Source: VicPlan)

The subject land is partly located within an area of cultural heritage sensitivity and the use of land for the purposes of a medical centre (office) is a high impact activity if a statutory authorisation is required to change the use of the land for that purpose (Regulation 58 (1)).

A CHMP has been commissioned for the project and is close to being finalised, and will be provided to Council when approved. A complex assessment has been undertaken including on site investigations. Recommendations within the CHMP are currently being worked through with the Registered Aboriginal Party.

5. Planning Policy

5.1 Planning Policy Framework

The proposal is provided with planning policy support within Clause 11.01-1S Settlement which seeks to provide for growth in the development of facilities and services within regional areas.

Clause 11.01-1R Settlement – Regional Victoria seeks to support the sustainable development of regional centres including Bairnsdale. The proposed medical centre will provide an important service within the most populated part of the Shire and balances strategic objectives to achieve improved land use and development outcomes within a regional catchment.

Consistent with Clause 12.03 Water Bodies and Wetlands the application is supported by a land capability assessment which demonstrates the land is capable of treating and managing wastewater from the facility within the boundaries of the lot avoiding nutrient impacts on local waterways.

The proposed building alterations and additions will contribute positively to the local context through sympathetic building form as sought within Clause 15.01-2S Building design.

Consistent with Clause 17.01-1S Diversified economy the proposed development will facilitate the growth of the health sector and supports the rural economy to grow.

The subject land is currently accessed from the service road within the Bullumwaal Road corridor via a circular driveway with two vehicle crossings. The proposed development will continue to provide for access from the service road via a circular car park driveway ensuring that the principal road network will continue to operate effectively.

Car parking provision on the land ensures public car parking is not relied upon by customers of the clinic and minimises the potential for road congestion as encouraged within Clause 18.02-4S Roads.

The proposed medical centre will provide for health benefits to the local community and provides for future health demand requirements for the population of the region in accordance with Clause 19.02-1S Health facilities.

5.2 Municipal Planning Strategy

The proposed facility will provide a health service within the Shire's regional centre where population growth is encouraged consistent with the relevant Council strategic direction within Clause 02.03-1 Settlement and housing – Growth area towns.

A land capability assessment accompanies the application which demonstrates that wastewater can be treated and retained within the allotment boundaries reducing adverse nutrient runoff into local waterways as sought within Clause 02.03-2.

The proposed alterations and additions to the existing building will be sympathetic with the structure's appearance, form and design (Clause 02.03-5 Built environment and heritage).

Clause 02.03-6 Economic development advises that one of the major traditional industries of the Shire is health care services. The proposed clinic will add to health care services provided within the regional centre of Bairnsdale and the wider district.

Council's strategic direction relating to the proposal within Clause 02.03-7 is to encourage a range of health options in the region. A specialist skin cancer health clinic will provide for health benefits within the community and adds to health services available within the Shire.

6. Planning Elements

6.1 Low Density Residential Zone

The subject land is zoned Low Density Residential Zone in accordance with the East Gippsland Planning Scheme.

The proposed use of a medical centre is a Section 1 use on the conditions that the gross floor area of all buildings is less than 250 square metres and the site must adjoin or have access to a road in a Transport Zone 2 or a Transport Zone 3.

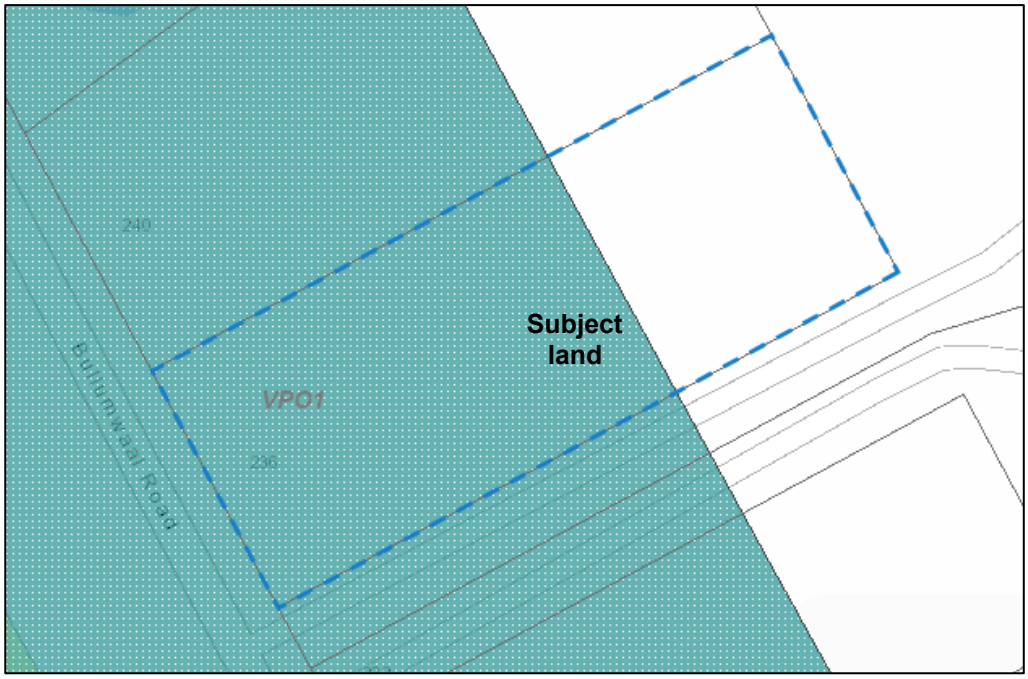
In this case the gross floor area of the building will exceed 250 square metres and therefore does not meet the Section 1 condition resulting in the proposed use being a Section 2 permit required use.

As sought by the purposes of the zone the land capability assessment demonstrates that wastewater can continue to be treated and contained within the property boundaries. Although the wastewater treatment system will need to be upgraded to provide for secondary treated effluent.

The proposed medical centre is provided with positive planning policy support contained within the Planning Policy Framework and Municipal Planning Strategy. Provision of a health service provider within a growing population centre of the Shire will provide for improved community health outcomes and adds to the availability of local medical services within the region.

6.2 Vegetation Protection Overlay

The western part of the subject land is contained within the Vegetation Protection Overlay Schedule 1 relating to the Tambo-Bairnsdale Roadside Vegetation Network. Approval is required for the removal of native vegetation, despite the vegetation having been established in a garden context.



Planning scheme overlay mapping (Source: VicPlan)

The following photographs of the vegetation proposed to be removed within the front setbacks shows a combination of indigenous vegetation to Victoria and other non-native vegetation.

Looking south-east from Bullumwaal Road

Looking east from Bullumwaal Road

Looking south

Looking west

Looking north-west

Some vegetation species includes Bottlebrush *(Callistemon)*, Limelight *(Acacia cognata)* and two eucalyptus trees.

The statement of nature and significance of vegetation to be protected at Clause 1.0 of Schedule 1 refers to significant areas of native vegetation located along roadsides within Government road reserves, recognising the value of remnant vegetation as fauna habitat and wildlife corridors. The landscape and aesthetic values of this vegetation is also acknowledged. The vegetation proposed to be removed is not reflected in this statement, given it comprises ornamental garden plantings isolated from native vegetation within the road reserve.

The vegetation proposed to be removed contributes little towards areas of high conservation value roadside vegetation. The proposed development will have no impact on the existing roadside vegetation within the Bullumwaal Road corridor, which will be retained without change.

The planted front garden is ornamental and adds little contribution to a high landscape environment, and accordingly it is considered that the vegetation removal in this case is appropriate.

6.3 Signs (Clause 52.05)

Clause 32.03-7 specifies the Low Density Residential Zone as a Category 3 (high amenity area).

Clause 52.05-2 requires a permit to display business identification signs pursuant to Section 2 of the relevant category.

A non-illuminated sign will be displayed on the north-western part of the building with a height of 0.78 metres and a width of 3.38 metres equating to an area of 2.64 square metres. Two stand alone non-illuminated signs are proposed to be displayed at the front of the site each having a width of 2.0 metres and 3.0 metres in height with an area of 6.0 square metres.

A review of the decision guidelines has been undertaken and the following comments are offered:

- The area is within a modified environment that sees significant built form which reduces the sensitivity of the area.
- The proposed signs are modest in size and are subservient to the building and the site.
- Separation of the proposed signs on the property avoids a clutter of signs and visual disorder.
- Perimeter landscaping and landscaping around signs 2 and 3 will soften the appearance of signage.
- Views towards Clifton Creek from the public realm will not be significantly impacted given the 2.0 metre width of signs 2 and 3 and the intervening building between the signs and the natural environment.
- The proportion, scale and form of the signs are of a simple design reducing visual contrast within the area.
- Views of the proposed signs from Bullumwaal Road will be screened by roadside vegetation.
- All signs will be non-illuminated avoiding detrimental amenity impacts to nearby residents.
- Adequate identification of the business and the site is required to provide direction to customers.
- The proposed signs will not disrupt driver's line of sight nor will they distract drivers, as they are setback from the service road frontage and are perpendicular to the road.

6.4 Car Parking (Clause 52.06)

Before a new use commences the number of car spaces provided on a site must be provided in accordance with 52.06-5. The following table summarises the car parking requirement associated with the proposed Medical Centre as prescribed in the Table to Clause 52.06-5.

Car Parking Measure	Rate	Requirement
First person providing health services	5 car spaces	5 car spaces
Every other person providing health services	3 car spaces/person	9 car spaces
	Total requirement	**14 car spaces**
	Parking proposed	20 car spaces
	Surplus	**6 car spaces**

Clause 52.06-8 requires a car parking plan to be prepared to the satisfaction of the responsible authority. The plan set shows all car parking spaces to be provided, access lanes, vehicle crossovers and landscaping, and demonstrates compliance with the design standards of Clause 52.06-9.

Design standard 1 - Accessways

- Accessways exceed 3 metres wide.
- The change of direction will be 4.2 metres wide.
- All vehicles can exit the car park in a forward direction.
- No headroom is required.
- The proposed car park has been designed with a one-way circular accessway avoiding the need for a passing bay at the entrance.
- Area at least 50 percent clear of visual obstructions will extend 2 metres along the frontage road from the edge of the exit lane.
- Access to the car spaces are at least 6 metres from the road carriageway.

Design standard 2 – Car parking spaces

All car parking spaces are 2.6 metres in width with the length exceeding 4.9 metres and the accessway width exceeds 3.5 metres.

Design standard 3 - Gradients

Access grades are less steep than 1:10 within 5 metres of the frontage and no ramping is required.

Design standard 4 – Mechanical parking

No mechanical parking is proposed.

Design standard 5 – Urban design

Landscaping around the car parking area including within the front setback and a central area within the car park will be utilised to soften the appearance of the car park.

Design standard 6 - Safety

The proposed car parking area will be provided with natural surveillance from the proposed medical centre, pedestrian access to car parking areas from the street is convenient and pedestrian routes through the car park will be clearly marked.

Design standard 7 - Landscaping

The provision of a central landscaping strip within the car parking area will provide the opportunity for water sensitive urban design. Existing landscaping augmented by additional landscaping to the north, east and west of the car park will soften the appearance.

6.5 Bicycle Facilities (Clause 52.34)

Clause 52.34-1 Provision of bicycle facilities stipulates that a new use must not commence until the required bicycle facilities have been provided on the land.

The following table summarises the required bicycle facilities associated with the proposed uses in accordance with Table 1 to Clause 52.34-5.

	Employees 1 to each 8 practitioners	Visitors 1 to each 4 practitioners	Total
Required spaces	0.5	1	2 (rounded from 1.5)
Provided spaces	2	5	7
Surplus	**1**	**4**	

In accordance with Table 2 and 3, no shower or change room facilities are required.

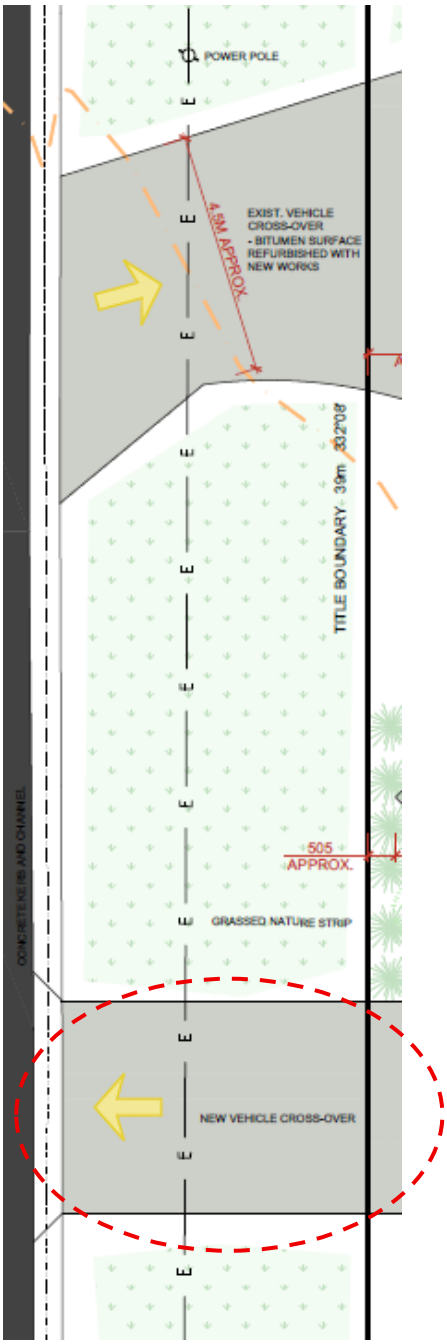
6.6 Land Adjacent to the Principal Road Network (Clause 52.29)

A permit is required to create access to a road within a Transport Zone 2 in accordance with Clause 52.29-2 of the planning scheme.

It is proposed to reposition the southern crossover further northwards to accommodate car parking and vehicle movements on the subject land. Access and egress to the property occurs from the eastern service road within the Bullumwaal Road reserve.

Within this section of Bullumwaal Road, the service road has excellent sight lines northwards and southwards with access to Bullumwaal Road obtained approximately 20 metres southwards from the subject land at a controlled intersection.

It is considered that the relocation of the southern crossover will provide for safe vehicle movements when accessing and exiting the site.



(R) Extract of the Development/Alterations Plan with the proposed new vehicle crossing highlighted (Source: Sands Building Design)

7. Conclusion

The subject Application is considered to accord with all relevant provisions of the Low Density Residential Zone and various particular provisions of the East Gippsland Planning Scheme. The proposal is consistent with the Planning Policy Framework and Municipal Planning Strategy and will maintain the amenity of neighbouring properties and the area.

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.
A.B.N. 81 660 442 982
LICENSED SURVEYORS & TOWN PLANNERS

Our ref: 21182

26 November 2025

Mr. Robert Buckmaster
Statutory Planning Officer
East Gippsland Shire Council
Via email: planning@egipps.vic.gov.au

Dear Robert,

Re: Planning Application 5.2025.361.1
236 Bullumwaal Road, Wy Yung

We refer to your request for additional information dated 19 November 2025.

We respectfully advise that the proposed use of a medical centre on the subject land does not breach covenant AC279718C. The covenant restricts the development of more than one dwelling on the subject land and does not preclude other permitted uses.

Should the covenant only have intended to restrict the use of the land to one dwelling only there would have been no need to include requirements (2), (b) and (c) within the covenant.

The request for a native vegetation removal report is unnecessary as Clause 52.17 Native vegetation of the planning scheme is not triggered by the proposal. The proposed removal of vegetation is within a planted front garden and is exempt from the native vegetation requirements pursuant to Clause 52.17-7 of the planning scheme.

In response to your email dated 21 November 2025 we can confirm that the proposal is for the use and development of a medical centre only. The Land Capability Assessment considering the potential development of a new dwelling on the subject land is indicative.

The Land Capability Assessment does not require amendment and clearly advises that the proposed medical centre is capable of being accommodated on the land.

We look forward to further assessment of the application and should you have any questions please contact our office.

Regards,

AARON HOLLOW
Senior Planner

N

Vegetation to be Removed
21182 Subject Land
PARCEL_VIEW
Google Satellite

236 BULLUMWAAL ROAD, WY YUNG

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

NOTATIONS

SCALE (SHEET SIZE A3)	SURVEYORS REF.
1:500	21182 VERSION 1 - DRAWN 31/10/2025

PLAN OF VEGETATION REMOVAL

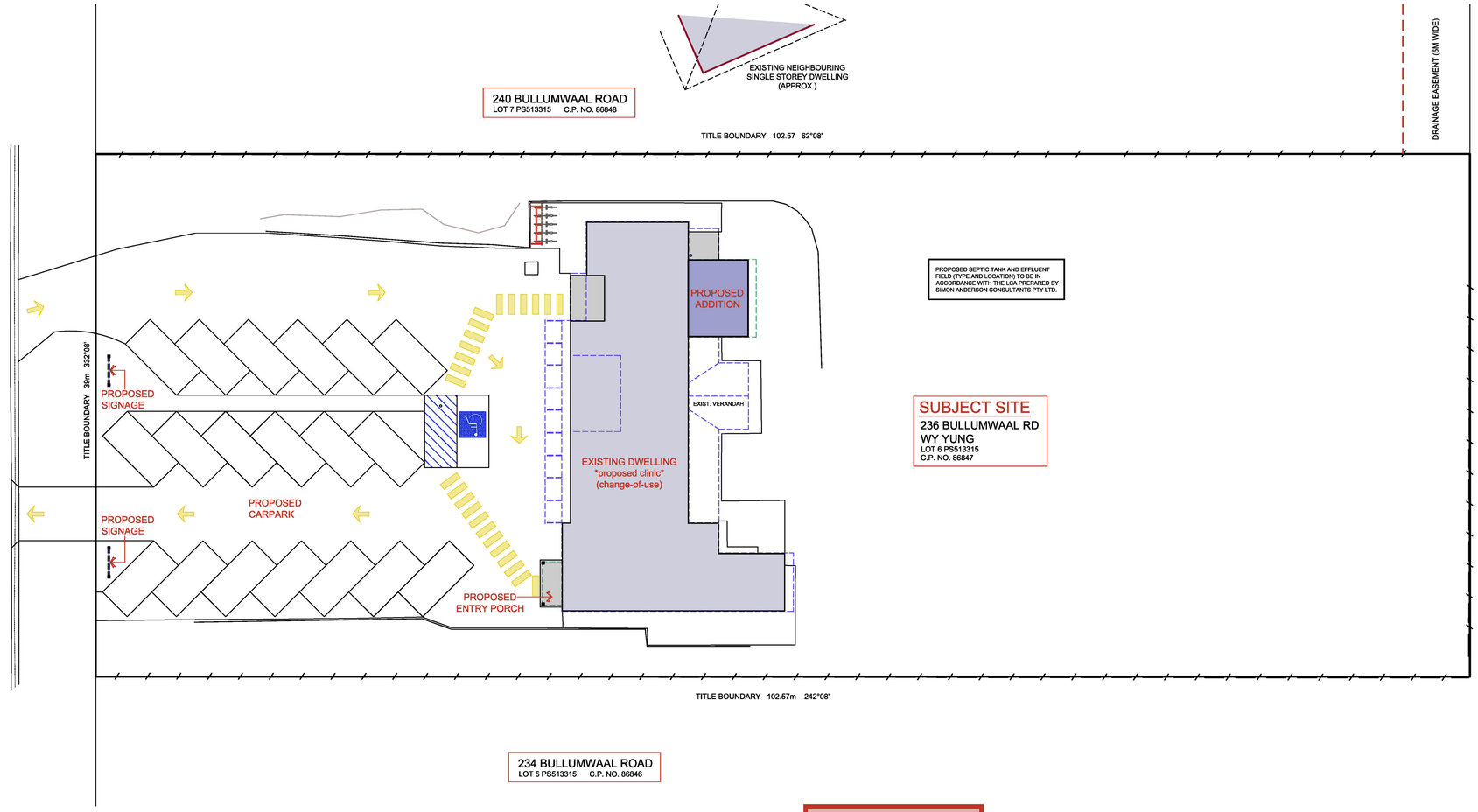
PARISH OF WY-YUNG
CROWN ALLOTMENT 27A (PART)

LOT 6 ON PS513315

DRAWING SCHEDULE

ARCHITECTURAL DRAWINGS

SK1 LOCALITY PLAN
SK2 EXISTING CONDITIONS PLAN
SK3 DEMOLITION PLAN
SK4 PROPOSED ALTERATIONS PLAN
SK5 ELEVATIONS, SECTIONS, SIGNAGE SCHEDULE



LOCALITY PLAN

SCALE - 1:200

AREA ANALYSIS

EXISTING DWELLING (NEW CLINIC)	281.22 Sq.m	30.27 SQUARES
PROPOSED ADDITION	25.60 Sq.m	2.76 SQUARES
TOTAL BUILDING	306.82 Sq.m	33.03 SQUARES
EXISTING VERANDAH	48.35 Sq.m	5.20 SQUARES
EXISTING PORCH (-1)	8.98 Sq.m	0.97 SQUARES
NEW PORCH (-2)	4.83 Sq.m	0.52 SQUARES
TOTAL UNDER ROOF (EXC.PERGOLA & EAVES)	368.98 Sq.m	39.72 SQUARES

LEVEL NOTE:
SITE FEATURE SURVEY PROVIDED BY FREEMAN LAND SURVEYING - PREPARED APRIL 2025.
LEVELS ARE ARBITRARY ONLY.

SITING NOTE:
BUILDING LOCATION IS APPROXIMATE ONLY, OWNER/BUILDER/SURVEYOR TO CONFIRM EXACT LOCATION ON SITE PRIOR TO CONSTRUCTION

BOUNDARY NOTE:
TITLE BOUNDARIES ARE APPROXIMATE ONLY, FOR EXACT LOCATION & BEARINGS CONSULT A LICENSED SURVEYOR FOR A RE-ESTABLISHMENT SURVEY

PROPOSED SKIN CANCER CLINIC

SUBJECT SITE : 236 BULLUMWAAL ROAD, WY YUNG, VIC. 3875

CLIENT : E.G.S.C.C.

SANDS BUILDING DESIGN
ACN 127 480 942
P.O. Box 1735, 309 Main St, Bairnsdale 3875
P. 03 51 52 7200
E. clinton@sandsbd.com.au

236 BULLUMWAAL ROAD WY YUNG	
CLIENT	E.G.S.C.C.
JOB NO.	25932
DATE	01/10/25
DESIGNED BY	CDP-AD 58137
DRAWN BY	FN
DESCRIPTION	LOCALITY
ISSUE	PLANNING
SCALE	1:200
DRAWING NO.	SK1

EXISTING NEIGHBOURING SINGLE STOREY DWELLING (APPROX.)

240 BULLUMWAAL ROAD
LOT 7 PS513315 C.P. NO. 86848

TITLE BOUNDARY 102.57 62°08'

EXIST. HEDGE

GRASSED NATURE STRIP

POWER POLE

EXIST. BITUMEN CROSS-OVER

EXIST. BITUMEN DRIVEWAY

EXIST. TIMBER RETAINING WALL

EXIST. GARDEN - PLANTED

TITLE BOUNDARY 30m 332°08'

BULLUMWAAL ROAD
SERVICE ROAD

CONCRETE KERB AND CHANNEL

LIGHT POLE

COMMS PIT

ELECT. PIT

14.00

13.00

12.00

11.00

10.00

TITLE BOUNDARY 102.57m 242°08'

234 BULLUMWAAL ROAD
LOT 5 PS513315 C.P. NO. 86846

BENCHMARK
NAIL - RL 9.98

GRATED PIT

IL 9.07 150mm Ø

IL 8.97 100mm Ø

VISIBLE PVC PIPE

PAVED AREA

gas bottles

a/c cond. unit

SUBJECT SITE
236 BULLUMWAAL RD
WY YUNG
LOT 6 PS513315
C.P. NO. 86847

exist. WIR
exist. ENSUITE
exist. BED 1
VENT
exist. PORCH
exist. ENTRY
exist. b.i. joinery
exist. STUDY
exist. LOUNGE
gh
hearth
exist. DINING
2790 high wall
exist. VERANDAH
exist. KITCHEN
pantry
exist. LIVING
F.L. 9.94
C.H. 2580
exist. BED 2
exist. WC
exist. BATH
exist. LDRY
exist. BED 3
C.H. 2500
C.H. 2520
exist. GARAGE
F.L. 9.92
exist. UTILITY
2150 high opening
CONCRETE
water tank

EXISTING CONDITIONS LEGEND

a/c	AIR-CONDITIONER HI WALL UNIT
dw	DISHWASHER
fw	FLOOR WASTE
gh	GAS HEATER
hp	HOT PLATE
htr	WALL HEATER UNIT
hws	HOT WATER SYSTEM
s	SINK
sky	SKYLIGHT
tr	TROUGH
v	VANITY
ep	EXISTING POST
m.b.	METER BOX
batt.	SOLAR PANEL BATTERY UNIT
b o	BOLLARD
	EXISTING TIMBER STUD WALL
	EXISTING BRICK VENEER WALL
	EXISTING DOUBLE BRICK WALL
EW1 ep	EXISTING WINDOW LABEL
EW1 ep	EXISTING HIGHLIGHT WINDOW LABEL
ED1 ep	EXISTING DOOR LABEL
F.L. 10.00 ep	FLOOR LEVEL
C.H. 2700 ep	CEILING HEIGHT (ABOVE FLOOR LEVEL)
	EXISTING SMOKE ALARM

EXISTING WINDOW SCHEDULE

NO.	TYPE	STYLE	NOM. SIZE	ORIENT.	ROOM	HEAD HEIGHT	NOTES
EW1	ALUMINIUM	AWNING	570H x 1670W	SW	ENSUITE		
EW2	ALUMINIUM	AWNING	2370H x 2270W	NW	STUDY		
EW3	ALUMINIUM	AWNING	1470H x 1070W	SW	DINING		
EW4	ALUMINIUM	AWNING	1470H x 2270W	SW	KITCHEN	2370	
EW5	ALUMINIUM	AWNING	1470H x 1770W	SW	BED 2		
EW6	ALUMINIUM	AWNING	1470H x 870W	SW	WC		
EW7	ALUMINIUM	AWNING	570H x 1800W	SW	BATH		
EW8	ALUMINIUM	AWNING	1470H x 1820W	SE	GARAGE		
EW9	ALUMINIUM	AWNING	600H x 2710W	SE	UTILITY	2320	
EW10	ALUMINIUM	AWNING	1430H x 1810W	SE	UTILITY		
EW11	ALUMINIUM	AWNING	1430H x 1220W	NE	UTILITY	2350	
EW12	ALUMINIUM	AWNING	1470H x 2260W	NE	BED 3		
EW13	ALUMINIUM	AWNING	2370H x 1070W	NE	LIVING		
EW14	ALUMINIUM	AWNING	2370H x 2260W	NE	LIVING		
EW15	ALUMINIUM	FIXED	2370H x 1070W	NE	LIVING		
EW16	ALUMINIUM	AWNING	2370H x 1040W	NE	LOUNGE		
EW17	ALUMINIUM	FIXED	2370H x 870W	NE	LOUNGE	2370	
EW18	ALUMINIUM	FIXED	1570H x 870W	NE	LOUNGE		
EW19	ALUMINIUM	FIXED	2370H x 870W	NE	LOUNGE		
EW20	ALUMINIUM	AWNING	2370H x 2270W	NE	BED 1		
EW21	ALUMINIUM	AWNING	2370H x 2270W	NE	BED 1		
EW22	ALUMINIUM	FIXED	2370H x 870W	NW	WIR		
EW23	ALUMINIUM	FIXED	1010H O/A x 3600W	NW	DINING		CURVED WINDOW HEAD
EW24	ALUMINIUM	FIXED	1010H x 5900W	NE	KITCHEN	4100	
EW25	ALUMINIUM	FIXED	1010H O/A x 3600W	SE	KITCHEN		CURVED WINDOW HEAD

EXISTING DOOR SCHEDULE

NO.	TYPE	STYLE	NOM. SIZE	ORIENT.	ROOM	HEAD HEIGHT	NOTES
ED1	TIMBER	SWING	2340H x 1020W	SW	ENTRY	2370	
ED2		PANELIFT	2180H x 4730W	SW	GARAGE	2180	
ED3	TIMBER	SWING	2380H x 820W	SE	GARAGE	2380	
ED4		ROLLER DOOR	2170H x 2500W	NE	UTILITY	2180	
ED5	TIMBER	SWING	2040H x 970W	NW	UTILITY	2040	
ED6	ALUMINIUM	SLIDING	2300H x 1810W	NW	UTILITY	2300	
ED7	ALUMINIUM	SLIDING	2370H x 2280W	NE	LIVING	2370	

AREA ANALYSIS - EXISTING

EXISTING DWELLING	281.22 Sq.m	30.27 SQUARES
EXISTING VERANDAH	61.49 Sq.m	6.62 SQUARES
EXISTING PORCH	8.98 Sq.m	0.97 SQUARES

0 1M 2M 3M 6M 9M 12M 15M 20M

SCALEBAR - 1:100

EXISTING CONDITIONS PLAN

SCALE - 1:100

PROPOSED SKIN CANCER CLINIC
236 BULLUMWAAL ROAD
WY YUNG

CLIENT	E.G.S.C.C.
JOB NO.	25932
DATE	01/10/25
DESIGNED BY	CDP-AD 58137
DRAWN BY	FN
DESCRIPTION	EXISTING CONDITIONS
ISSUE	PLANNING
SCALE	1:100
DRAWING NO.	SK2

SANDS BUILDING DESIGN
ACN 127 480 942
P.O. Box 1735, 309 Main St, Bairnsdale 3875
P. 03 51 52 7200
E. clinton@sandsbd.com.au

BULLUMWAAL ROAD
- SERVICE ROAD

CONCRETE KERB AND CHANNEL

TITLE BOUNDARY 39m 332°08'

GRASSED NATURE STRIP

POWER POLE

EXIST. BITUMEN CROSS-OVER

EXIST. BITUMEN DRIVEWAY

EXIST. TIMBER RETAINING WALL

DEMOLISH TIMBER RETAINING WALL

CUT/EXCAVATE TO MATCH EXIST. DRIVEWAY GRADE

GARDEN BEDS TO BE REMOVED

PLANTED VEGETATION TO BE REMOVED

EXIST. HEDGE

LIGHT POLE

COMM'S PIT

ELECT. PIT

14.00

234 BULLUMWAAL ROAD
LOT 5 PS513315 C.P. NO. 86846

240 BULLUMWAAL ROAD
LOT 7 PS513315 C.P. NO. 86848

TITLE BOUNDARY 102.57 62°08'

EXISTING NEIGHBOURING SINGLE STOREY DWELLING (APPROX.)

IL 9.07 150mm Ø

IL 8.97 100mm Ø

IL 8.91 100mm Ø

GRATED PIT

VISIBLE PVC PIPE

EXIST. TIMBER RETAINING WALL

EXIST. BITUMEN DRIVEWAY

EXIST. TIMBER RETAINING WALL

EXIST. HEDGE

EXIST. BITUMEN DRIVEWAY

EXIST. TIMBER RETAINING WALL

EXIST. HEDGE

EXIST. HEDGE

EXIST. HEDGE

13.00

12.00

11.00

10.00

BENCHMARK
NAIL - RL 9.98

TITLE BOUNDARY 102.57m 242°08'

exist. WIR
REMOVE JOINERY
exist. ENSUITE
REMOVE BATH RM FIXTURES
exist. BED 1
exist. VERANDAH
exist. PORCH
exist. ENTRY
REMOVE JOINERY
REMOVE HEATER AND HEARTH
exist. STUDY
exist. LOUNGE
exist. DINING
2790 high wall
exist. ALFRESCO
REMOVE KITCHEN FIXTURES
exist. KITCHEN
exist. LIVING
F.L. 9.94
C.H. 2580
exist. BED 2
exist. VERANDAH
REMOVE JOINERY
REMOVE A/C
exist. WC
REMOVE BATH RM FIXTURES
exist. L'DRY
exist. BED 3
exist. BATH
C.H. 2500
exist. GARAGE
F.L. 9.92
C.H. 2520
exist. UTILITY
exist. UTILITY
REMOVE HEATER
BATTERY SYSTEM TO BE REMOVED & RELOCATED
conc. paving
water tank
gas bottles
a/c cond. unit
exist. conc. pavers
shower
bath
b/head
cup'd
sky
robe
pantry
tub
trwrs
sloping ceiling 2150
sloping ceiling 2400
sloping ceiling 2500
sloping ceiling 2600
sloping ceiling 2700
sloping ceiling 2800
sloping ceiling 2900
sloping ceiling 3000
sloping ceiling 3100
sloping ceiling 3200
sloping ceiling 3300
sloping ceiling 3400
sloping ceiling 3500
sloping ceiling 3600

A-A
SK5

SUBJECT SITE
236 BULLUMWAAL RD
WY YUNG
LOT 6 PS513315
C.P. NO. 86847

DEMOLITION LEGEND

- m.b. — METER BOX
- EXISTING TIMBER STUD WALL
- EXISTING BRICK VENEER WALL
- EXISTING DOUBLE BRICK WALL
- EW1 Eg. — EXISTING WINDOW LABEL
- ED1 Eg. — EXISTING DOOR LABEL
- F.L. 10.00 Eg. — FLOOR LEVEL
- C.H. 2700 Eg. — CEILING HEIGHT (ABOVE FLOOR LEVEL)
- EXIST. STUD WALL AND/OR CLADDING TO BE DEMOLISHED
- EXIST. BRICK VENEER WALL TO BE DEMOLISHED
- EXIST. BRICK WALL TO BE DEMOLISHED
- EXIST. FIXTURES TO BE REMOVED OR RELOCATED
- EXIST. CONC. PAVING OR DECKING TO BE DEMOLISHED
- EXIST. ROOF AND/OR EAVES TO BE DEMOLISHED OR MODIFIED
- EXIST. GARDEN TO BE REMOVED OR MODIFIED
- EW2 — EXIST. WINDOW TO BE REMOVED
- ED2 — EXIST. DOOR TO BE REMOVED

EXISTING WINDOW SCHEDULE

NO.	TYPE	STYLE	NOM. SIZE	ORIENT.	ROOM	HEAD HEIGHT	NOTES
EW1	ALUMINIUM	AWNING	570H x 1670W	SW	ENSUITE		
EW2	ALUMINIUM	AWNING	2370H x 2270W	NW	STUDY		
EW3	ALUMINIUM	AWNING	1470H x 1070W	SW	DINING		
EW4	ALUMINIUM	AWNING	1470H x 2270W	SW	KITCHEN	2370	REMOVE
EW5	ALUMINIUM	AWNING	1470H x 1770W	SW	BED 2		
EW6	ALUMINIUM	AWNING	1470H x 870W	SW	WC		
EW7	ALUMINIUM	AWNING	570H x 1800W	SW	BATH		
EW8	ALUMINIUM	AWNING	1470H x 1820W	SE	GARAGE		
EW9	ALUMINIUM	AWNING	600H x 2710W	SE	UTILITY	2320	
EW10	ALUMINIUM	AWNING	1430H x 1810W	SE	UTILITY		
EW11	ALUMINIUM	AWNING	1430H x 1220W	NE	UTILITY	2350	
EW12	ALUMINIUM	AWNING	1470H x 2260W	NE	BED 3		
EW13	ALUMINIUM	AWNING	2370H x 1070W	NE	LIVING		
EW14	ALUMINIUM	AWNING	2370H x 2260W	NE	LIVING		
EW15	ALUMINIUM	FIXED	2370H x 1070W	NE	LIVING		
EW16	ALUMINIUM	AWNING	2370H x 1040W	NE	LOUNGE		
EW17	ALUMINIUM	FIXED	2370H x 870W	NE	LOUNGE	2370	
EW18	ALUMINIUM	FIXED	1570H x 870W	NE	LOUNGE		
EW19	ALUMINIUM	FIXED	2370H x 870W	NE	LOUNGE		REMOVE
EW20	ALUMINIUM	AWNING	2370H x 2270W	NE	BED 1		REMOVE
EW21	ALUMINIUM	AWNING	2370H x 2270W	NE	BED 1		
EW22	ALUMINIUM	FIXED	2370H x 870W	NW	WIR		REMOVE
EW23	ALUMINIUM	FIXED	1010H O/A x 3600W	NW	DINING	4100	CURVED WINDOW HEAD
EW24	ALUMINIUM	FIXED	1010H x 5900W	NE	KITCHEN		
EW25	ALUMINIUM	FIXED	1010H O/A x 3600W	SE	KITCHEN		CURVED WINDOW HEAD

EXISTING DOOR SCHEDULE

NO.	TYPE	STYLE	NOM. SIZE	ORIENT.	ROOM	HEAD HEIGHT	NOTES
ED1	TIMBER	SWING	2340H x 1020W	SW	ENTRY	2370	REMOVE
ED2		PANELIFT	2180H x 4730W	SW	GARAGE	2180	REMOVE
ED3	TIMBER	SWING	2380H x 820W	SE	GARAGE	2380	REMOVE
ED4		ROLLER DOOR	2170H x 2500W	NE	UTILITY	2180	
ED5	TIMBER	SWING	2040H x 970W	NW	UTILITY	2040	
ED6	ALUMINIUM	SLIDING	2300H x 1810W	NW	UTILITY	2300	REMOVE
ED7	ALUMINIUM	SLIDING	2370H x 2280W	NE	LIVING	2370	

AREA ANALYSIS - EXISTING

EXISTING DWELLING	281.22 Sq.m	30.27 SQUARES
EXISTING VERANDAH	61.49 Sq.m	6.62 SQUARES
EXISTING PORCH	8.98 Sq.m	0.97 SQUARES

DEMOLITION NOTES

1. DEMOLISHED MATERIALS

GENERAL
REMOVAL: EXCEPT FOR ITEMS TO BE RECOVERED FOR RE-USE IN THE WORKS, OR DELIVERY TO THE OWNER AND MATERIALS TO BE RECYCLED IN THE WORKS, TAKE POSSESSION OF DEMOLISHED MATERIALS AND REMOVE THEM FROM THE SITE. DO NOT BURN OR BURY DEMOLISHED MATERIALS ON THE SITE. PREVENT SPILLAGE OF DEMOLISHED MATERIALS IN TRANSIT.
RECYCLING: WHERE POSSIBLE, DISMANTLE BUILDING COMPONENTS FOR OFF SITE RECYCLING.
SERVICES: DISCONNECT ALL SERVICES AS REQUIRED PRIOR TO DEMOLITION, CONSTRUCTION & SITEWORK.
SEAL AND/OR CAP ALL REDUNDANT SUPPLY/WASTE PIPES.
ALL REDUNDANT CABLING, PIPING & MATERIALS TO BE REMOVED.

1. SUPPORT

TEMPORARY SUPPORT
EXISTING BUILDINGS: UNTIL PERMANENT SUPPORT IS PROVIDED, PROVIDE TEMPORARY SUPPORT FOR SECTIONS OF EXISTING BUILDINGS WHICH ARE TO BE ALTERED AND WHICH RELY FOR SUPPORT ON WORK TO BE DEMOLISHED.

2. PROTECTION

ENCROACHMENT
GENERAL: PREVENT THE ENCROACHMENT OF DEMOLISHED MATERIALS ONTO ADJOINING PROPERTY, INCLUDING PUBLIC PLACES.
WEATHER PROTECTION
GENERAL: IF WALLS OR ROOFS ARE OPENED FOR ALTERATIONS AND ADDITIONS, OR THE SURFACES OF ADJOINING BUILDINGS ARE EXPOSED, PROVIDE TEMPORARY COVERS TO PREVENT WATER PENETRATION. PROVIDE COVERS TO PROTECT EXISTING PLANT EQUIPMENT AND MATERIALS INTENDED FOR RE-USE.
SECURITY
GENERAL: IF WALLS OR ROOFS ARE OPENED FOR ALTERATIONS OR ADDITIONS, PROVIDE SECURITY AGAINST UNAUTHORISED ENTRY TO THE BUILDING.

4. HAZARDOUS MATERIALS REMOVAL

STANDARD: TO AS 2601 CLAUSE 1.6.2.

5. MAKING GOOD

MAKE GOOD ANY DAMAGE ARISING OUT OF DEMOLITION WORK.

NO GO ZONES
- OVERHEAD ELECTRICAL POWER LINES

WORKSITE IS NEAR OVERHEAD ELECTRICAL POWER LINES. BEFORE ANY WORK COMMENCES, YOU MUST FOLLOW THE RELEVANT NO GO ZONE SAFETY PROCEDURES SET OUT BY WORKSAFE VICTORIA.

FURTHER INFORMATION AND CHECKLISTS FOR UNDERTAKING WORK NEAR OVERHEAD OR UNDERGROUND ASSETS ARE AVAILABLE AT
WWW. OCEI.VIC.GOV.AU/INDUSTRY/NGZONE.HTML,
WWW. OGS.VIC.GOV.AU AND
WWW. WORKCOVER.VIC.GOV.AU

BEWARE OF UNDERGROUND SERVICES

THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL EXISTING UNDER GROUND SERVICES.

MELBOURNE ONE CALL SYSTEM
DIAL 1100
DIAL BEFORE YOU DIG

0 1M 2M 3M 6M 9M 12M 15M 20M

SCALEBAR - 1:100

DEMOLITION PLAN

SCALE - 1:100

SANDS BUILDING DESIGN
ACN 127 480 942
P.O. Box 1733, 309 Main St, Bairnsdale 3875
P. 03 51 52 7200
E. clinton@sandsbd.com.au

PROPOSED SKIN CANCER CLINIC
236 BULLUMWAAL ROAD
WY YUNG

CLIENT	E.G.S.C.C.
JOB NO.	25932
DATE	01/10/25
DESIGNED BY	CDP-AD 58137
DRAWN BY	FN
DESCRIPTION	DEMOLITION PLAN
ISSUE	PLANNING
SCALE	1:100

DRAWING NO.
SK3

EXISTING NEIGHBOURING SINGLE STOREY DWELLING (APPROX.)

240 BULLUMWAAL ROAD
LOT 7 PS513315 C.P. NO. 86848

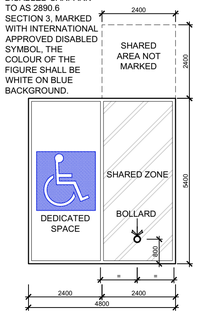
AREA ANALYSIS

EXISTING DWELLING (NEW CLINIC)	281.22 Sq.m	30.27 SQUARES
PROPOSED ADDITION	25.60 Sq.m	2.76 SQUARES
TOTAL BUILDING	306.82 Sq.m	33.03 SQUARES
EXISTING VERANDAH	48.35 Sq.m	5.20 SQUARES
EXISTING PORCH (-1)	8.98 Sq.m	0.97 SQUARES
NEW PORCH (-2)	4.83 Sq.m	0.52 SQUARES
TOTAL UNDER ROOF (EXC.PERGOLA & EAVES)	368.98 Sq.m	39.72 SQUARES

ALTERATIONS LEGEND

bct	BABY CHANGE TABLE
col	TIMBER POST OR STEEL COLUMN (NEW)
dw	DISHWASHER (EXISTING)
gr	GRAB RAIL COMPLIANT WITH AS1428.1
hb1	HAND BASIN (AS SELECTED) WITH MIRROR OVER
hb2	ACCESSIBLE HAND BASIN COMPLIANT WITH AS1428.1
hp	HOT PLATE (EXISTING)
ohc	OVERHEAD CUPBOARDS (NEW)
ref	REFRIGERATOR (NEW)
s	STAINLESS STEEL SINK (EXISTING)
s2	STAINLESS STEEL TROUGH (NEW)
tv	TELEVISION - WALL MOUNTED (NEW)
sky	EXIST. SKYLIGHT
trfly	SELECTED STAINLESS STEEL TROLLEY
fo	SELECTED 'FOTOFINDER' MEDICAL IMAGING SYSTEM
esu	SELECTED ELECTROSURGICAL UNIT
sd	SELECTED SOAP DISPENSER
td	SELECTED PAPER TOWEL DISPENSER
WC-1	ACCESSIBLE WATER CLOSET PAN - WITH SEAT & BACK REST, COMPLIANT WITH AS1428.1
WC-2	AMBULANT WATER CLOSET PAN - WITH GRAB RAILS, COMPLIANT WITH AS1428.1
m.b.	EXISTING METER BOX
	EXISTING TIMBER STUD WALL
	EXISTING BRICK VENEER WALL
	NEW 90mm TIMBER STUD WALL
	NEW BRICK VENEER WALL
	EXISTING ROOF LINE
	NEW ROOF LINE
	NEW WINDOW OR DOOR
	EXISTING WINDOW
	EXISTING WINDOW WITH ONE-WAY PRIVACY FILM APPLIED
CS920	SELECTED 920w x 2340h (NEW) SWING DOOR
EX.F.L. 10.00	Eg. EXISTING FLOOR LEVEL
EX.C.H. 2700	Eg. EXISITNG CEILING HEIGHT (ABOVE FLOOR LEVEL)
F.L. 10.00	Eg. NEW FLOOR LEVEL

DISABLED CARPARK
TO AS 2890.6 SECTION 3, MARKED WITH INTERNATIONAL APPROVED DISABLED SYMBOL, THE COLOUR OF THE FIGURE SHALL BE WHITE ON BLUE BACKGROUND.



DISABLED CARPARK
SCALE 1:100

DEVELOPMENT / ALTERATIONS PLAN

SCALE - 1:100

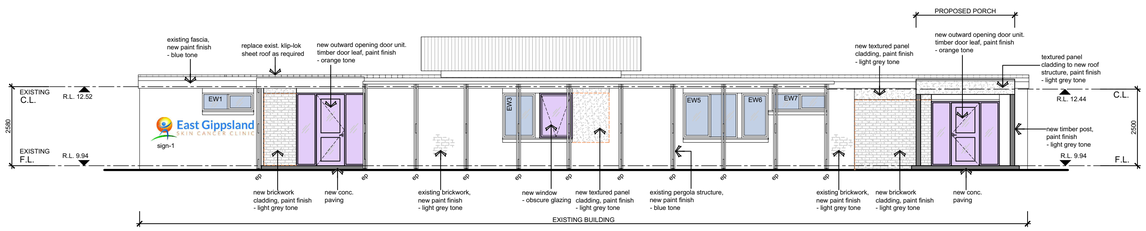
0 1M 2M 3M 6M 9M 12M 15M 20M

SCALEBAR - 1:100

PROPOSED SKIN CANCER CLINIC
236 BULLUMWAAL ROAD
WY YUNG

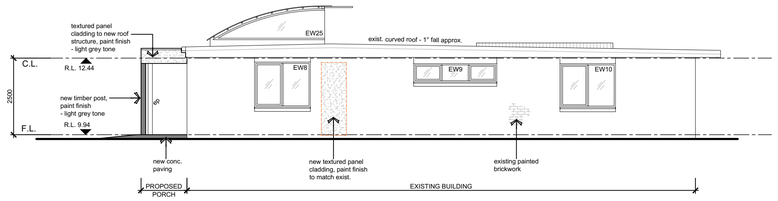
CLIENT	E.G.S.C.C.
JOB NO.	25932
DATE	01/10/25
DESIGNED BY	CDP-AD 58137
DRAWN BY	FN
DESCRIPTION	DEVELOPMENT / ALTERATIONS PLAN
ISSUE	PLANNING
SCALE	1:100
DRAWING NO.	SK4

SandS BUILDING DESIGN
ACN 127 480 942
P.O. Box 1735, 309 Main St, Bairnsdale 3875
P. 03 51 52 7200
E. clinton@sandsbd.com.au



WEST ELEVATION

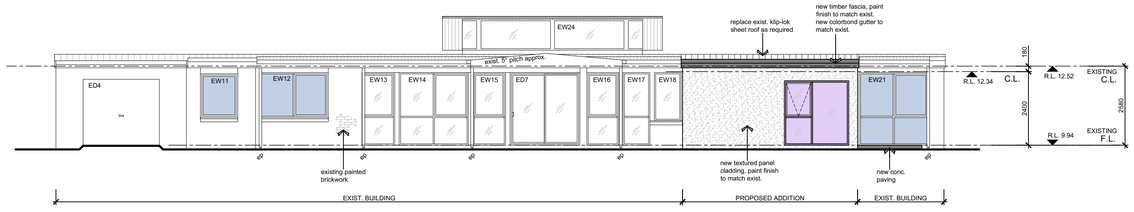
SCALE - 1:100



SOUTH ELEVATION

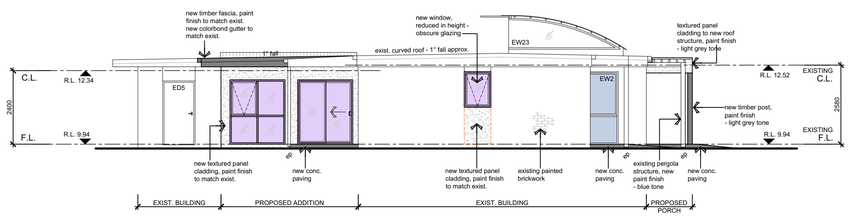
SCALE - 1:100

ALL NEW WINDOWS/DOORS TO MATCH EXISTING WINDOW FRAME COLOUR



EAST ELEVATION

SCALE - 1:100



NORTH ELEVATION

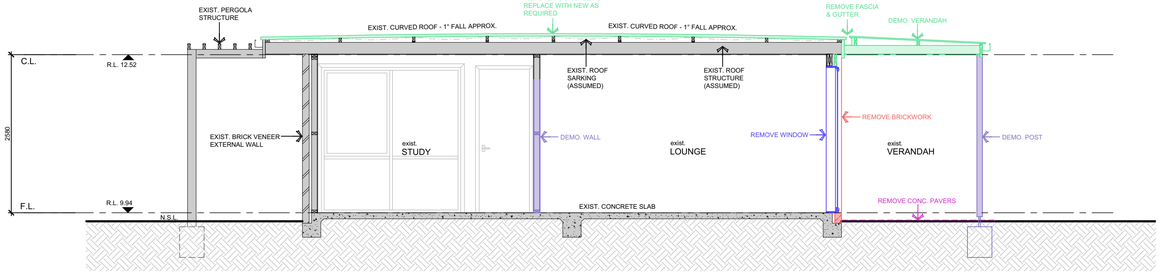
SCALE - 1:100

LEGEND

- BLUE SHADE DENOTES EXISTING GLAZING REQUIRING ONE-WAY PRIVACY FILM
- PINK SHADE DENOTES NEW WINDOW/DOOR
- ORANGE DASHED LINES DENOTES EXTENT OF EXISTING WINDOW TO BE REMOVED
- C.L. CEILING LEVEL
- F.L. FLOOR LEVEL
- 60 EXISTING POST
- EW1 eg. EXISTING WINDOW NUMBER

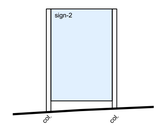
COLOUR PALETTE

- BLUE TONE - DULUX 'WATER RACEWAY' OR SIMILAR
- ORANGE TONE - DULUX 'BRIGHT DELIGHT' OR SIMILAR
- LIGHT GREY TONE - DULUX 'ASHVILLE' OR SIMILAR



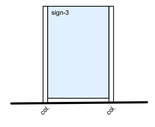
EXISTING / DEMOLITION SECTION A-A

SCALE - 1:50



SIGN-2 WEST ELEVATION

SCALE - 1:100
REFER ALERATIONS PLAN ON SHEET SK4 FOR LOCATION



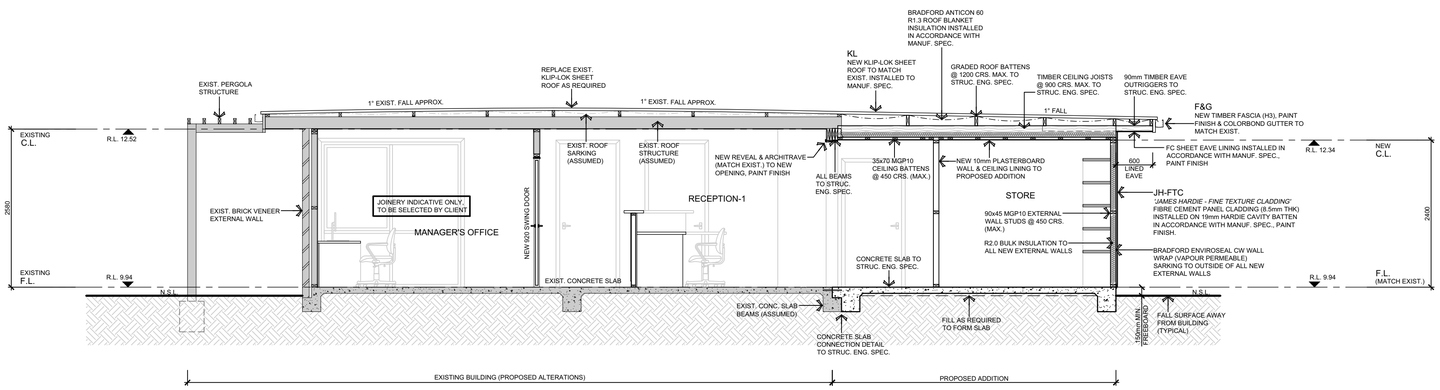
SIGN-3 WEST ELEVATION

SCALE - 1:100
REFER ALERATIONS PLAN ON SHEET SK4 FOR LOCATION

PROPOSED SIGNAGE SCHEDULE

SIGN-1	3380 × 750 — East Gippsland SKIN CANCER CLINIC AREA: 2.64 m2	NON-ILLUMINATED
SIGN-2	2000 × 3000 AREA: 6.00 m2	NON-ILLUMINATED
SIGN-3	2000 × 3000 AREA: 6.00 m2	NON-ILLUMINATED
TOTAL PROPOSED SIGNAGE AREA:	14.64 m2	

DIMENSIONS ARE APPROXIMATE ONLY



PROPOSED ALTERATIONS SECTION B-B

SCALE - 1:50

SandS BUILDING DESIGN
ACN 127 480 942
P.O. Box 1735, 309 Main St, Bairnsdale 3875
P. 03 51 52 7200
E. clinton@sandsbd.com.au

PROPOSED SKIN CANCER CLINIC
236 BULLUMWAAL ROAD
WY YUNG

CLIENT	E.G.S.C.C.
JOB NO.	25932
DATE	01/10/25
DESIGNED BY	CDP-AD 58137
DRAWN BY	FN
DESCRIPTION	ELEVATIONS, SECTIONS, SIGNAGE
ISSUE	PLANNING
SCALE	1:100 / 1:50

DRAWING NO.
SK5