

Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	70 Jones Road EAGLE POINT VIC 3878 Lot: 2 PS: 317045
The application is for a permit to:	Two Lot Subdivision and Removal of Native Vegetation
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
35.03-3 (RLZ)	Subdivide land.
42.02-2 (VPO)	Remove, destroy or lop vegetation.
44.01-5 (EMO)	Subdivide land.
52.17-1	Remove, destroy or lop native vegetation, including dead native vegetation.
The applicant for the permit is:	Crowther & Sadler Pty Ltd
The application reference number is:	5.2025.387.1

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

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

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

An objection must

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

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

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

April McDonald

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Tuesday, 25 November 2025 8:47 AM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: 21345 Veg Removal V1.pdf; 21345 Available Native Vegetation Offsets.pdf; GRA.pdf; LCA.pdf; 21345 COT Vol_10075_Fol_897.pdf; Planning_Permit_Application_2025-11-25T08-46-55_29115847_0.pdf; attachment_errors.txt; 21345 Prop V2.pdf; 21345 Report.pdf; 21345 Native Vegetation Removal Report.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: 70

Street name: Jones Road

Town: Eagle Point

Post code: 3880

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

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

Existing conditions : Rural living

Description of proposal : Two Lot Subdivision

Estimated cost of development: 0

Has there been a pre-application meeting: No

ExtraFile: 5

Invoice Payer: Crowther & Sadler Pty Ltd

Address for Invoice: PO Box 722 Bairnsdale 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

1. Supporting information/reports: [21345 Veg Removal V1.pdf](#)

5. Supporting information/reports: [21345 Available Native Vegetation Offsets.pdf](#)

2. Supporting information/reports: [GRA.pdf](#)

4. Supporting information/reports: [LCA.pdf](#)

Plans: [21345 Prop V2.pdf](#)

Planning report: [21345 Report.pdf](#)

3. Supporting information/reports: [21345 Native Vegetation Removal Report.pdf](#)

Full copy of Title: [21345 COT Vol_10075_Fol_897.pdf](#)

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

Page 1 of 3

VOLUME 10075 FOLIO 897

Security no : 124130110260H
Produced 21/11/2025 09:07 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 317045L.

PARENT TITLES :

Volume 09567 Folio 875 Volume 09748 Folio 567

Created by instrument PS317045L 22/07/1992

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

ENCUMBRANCES, CAVEATS AND NOTICES

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

AGREEMENT Section 52A TOWN AND COUNTRY PLANNING ACT 1961
M716541R 25/02/1987

DIAGRAM LOCATION

SEE PS317045L FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 70 JONES ROAD EAGLE POINT VIC 3878


ADMINISTRATIVE NOTICES

NIL

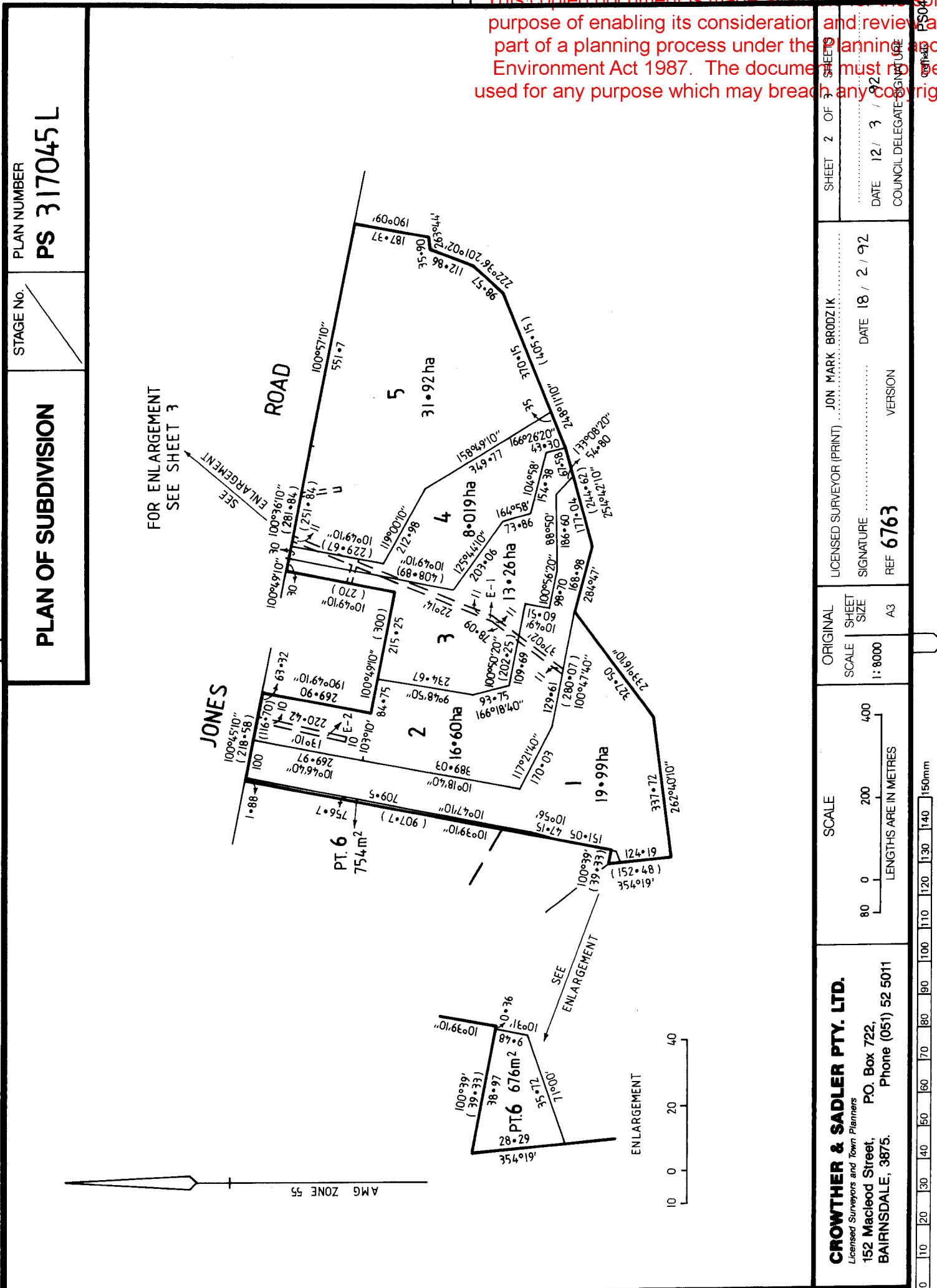
eCT Control
Effective from

DOCUMENT END

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PLAN OF SUBDIVISION		STAGE No. <div style="border: 1px solid black; width: 50px; height: 50px; margin: 0 auto;"></div>	LTO USE ONLY EDITION 1	PLAN NUMBER PS 317045 L
LOCATION OF LAND PARISH: BAIRNSDALE TOWNSHIP: — SECTION: — CROWN ALLOTMENT: (PARTS) 172, 172 ^B , 240 & 240 ^A CROWN PORTION: — LTO BASE RECORD: LITHO SHEET 2 (2042) TITLE REFERENCES: VOL 9567 FOL 875 VOL 9748 FOL 567 LAST PLAN REFERENCE/S: LP 207473 LOT 3, CP157503Y POSTAL ADDRESS: JONES ROAD, (At time of subdivision) EAGLE POINT 3878 AMG Co-ordinates E 559 400 ZONE: 55 (of approx centre of land N 5802 600 in plan)		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: SHIRE OF BAIRNSDALE REF: 77-91-0041 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 (ii) A requirement for public open space under Section 18 of the Subdivision Act 1988 has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage _____ Council Delegate Council Seal Date 12 / 3 / 92 Re-certified under Section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date / /		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	STAGING This is is not a staged subdivision. Planning permit No. 77-91-0041 DEPTH LIMITATION DOES NOT APPLY WATERWAY NOTATION: LAND IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE LOT 6 CONSISTS OF 2 PIECES LOT 5 IS BY DEDUCTION FROM TITLE		
NIL	NIL			
SURVEY THIS PLAN IS IS NOT BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) IN PROCLAIMED SURVEY AREA No.		LTO USE ONLY STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT RECEIVED <input checked="" type="checkbox"/> DATE 16 / 7 / 92 LTO USE ONLY PLAN REGISTERED TIME 11:00am DATE 22 / 7 / 92  Assistant Registrar of Titles SHEET 1 OF 3 SHEETS		
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	POWER LINE	SEE DIAG.	THIS PLAN SECTION 103B S.E.C. ACT 1958.	S.E.C.V.
E - 2	DRAINAGE	10	THIS PLAN	LAND IN THIS PLAN & SHIRE OF BAIRNSDALE
CROWTHER & SADLER PTY. LTD. Licensed Surveyors and Town Planners 152 Macleod Street, P.O. Box 722, BAIRNSDALE, 3875. Phone (051) 52 5011		LICENSED SURVEYOR (PRINT) JON MARK BRODZIK SIGNATURE _____ DATE 18 / 2 / 92 REF 6763 VERSION _____		DATE 12 / 3 / 92 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3 Creffield PS01

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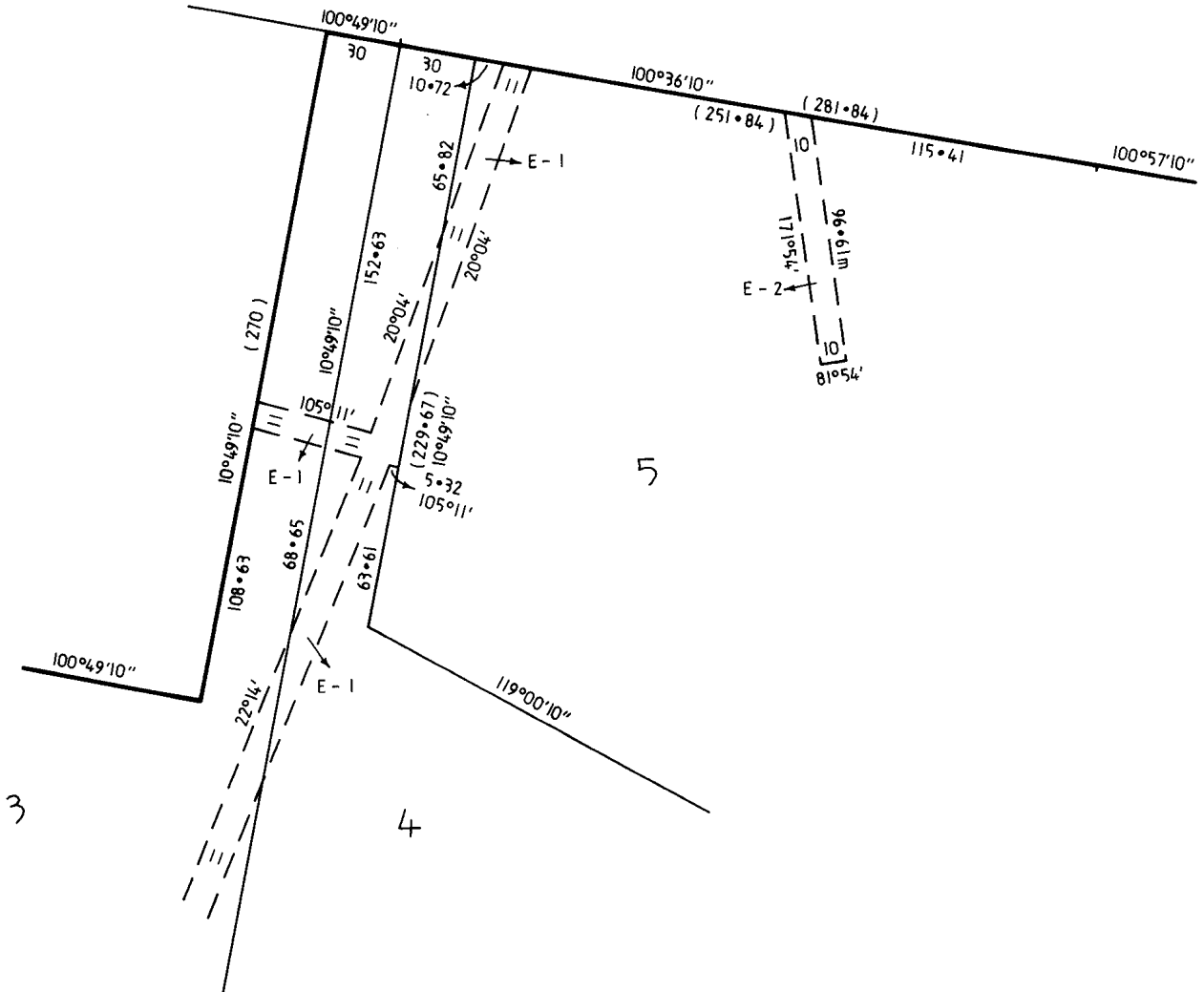
PLAN OF SUBDIVISION

STAGE NO.

PLAN NUMBER

PS 317045L

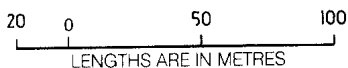
AMG ZONE 55



CROWTHER & SADLER PTY. LTD.

Licensed Surveyors and Town Planners

152 Macleod Street, P.O. Box 722,
BAIRNSDALE, 3875. Phone (051) 52 5011



ORIGINAL

SCALE SHEET
1: 2000 SIZE
A3

LICENSED SURVEYOR (PRINT) JON MARK BRODZIK

SIGNATURE DATE 18 / 2 / 92

REF 6763 VERSION

SHEET 3 OF 3 SHEETS

DATE 12 / 3 / 92

COUNCIL DELEGATE SIGNATURE



Department of Sustainability and Environment

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INSTRUMENT NUMBER:



MISSING DOCUMENT

A thorough search of the Register has failed to locate the document you have requested.

The document was ordered on the : 7/11/2003

Pulling List Number : 1039

For further investigation to be carried out by Land Registry, a request is to be made in writing on your organisations letterhead, directed to the Manager: Land Information Centre providing the following details:

- Document Type eg Transfer, Mortgage etc
- Volume and Folio
- Document Status (is the document a live encumbrance)

This extra information may help us in further investigation of the Register.

If the document is located, it will be imaged and made available in place of this advice.

David Wille
Manager - Land Information Centre

Address Correspondence to:
David Wille
Manager - Land Information Centre
Level 10
Marland House
570 Bourke St
Melbourne 3000



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Natural Resources and Environment

AGRICULTURE, FISHERIES AND FORESTRY DEPARTMENT

INTERNATIONALLY



BLANK



Report of available native vegetation credits

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

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

Date and time: 20/11/2025 01:47

Report ID: 32854

What was searched for?

General offset

General habitat units	Strategic biodiversity value	Large trees	Vicinity (Catchment Management Authority or Municipal district)	
0.007	0.336	0	CMA	East Gippsland
			or LGA	East Gippsland Shire

Details of available native vegetation credits on 20 November 2025 01:47

These sites meet your requirements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-0115	2.802	0	West Gippsland	East Gippsland Shire	Yes	Yes	No	Bio Offsets
BBA-2323	6.019	86	East Gippsland	East Gippsland Shire	Yes	Yes	No	Bio Offsets, Ethos, VegLink
BBA-2843	15.048	850	East Gippsland	East Gippsland Shire	Yes	Yes	No	VegLink
TFN-C0486	0.039	96	North East	East Gippsland Shire	Yes	Yes	No	Contact NVOR, TFN
TFN-C1621	1.387	1	East Gippsland	East Gippsland Shire	Yes	Yes	No	TFN
VC_CFL-3767_01	18.981	1554	East Gippsland	East Gippsland Shire	Yes	Yes	No	Ethos, VegLink
VC_CFL-3767_01	0.542	0	East Gippsland	East Gippsland Shire	Yes	Yes	Yes	VegLink

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

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
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There are no sites listed in the Native Vegetation Credit Register that meet your offset requirements when applying the alternative arrangements as listed in section 11.2 of the Guidelines for the removal, destruction or lopping of native vegetation.

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

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

LT - Large Trees

CMA - Catchment Management Authority

LGA - Municipal District or Local Government Authority

Next steps

If applying for approval to remove native vegetation

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

If you have approval to remove native vegetation

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

Broker contact details

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

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

Disclaimer

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

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

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

Native Vegetation Removal Report

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NVRR ID: 319_20251120_7HA

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

Report details

Date created: 20/11/2025

Local Government Area: EAST GIPPSLAND SHIRE

Registered Aboriginal Party: Gunaikurnai

Coordinates: 147.67320, -37.91605

Address: 70 JONES ROAD EAGLE POINT 3878

Regulator Notes

Removal polygons are located:

Summary of native vegetation to be removed

Assessment pathway	Intermediate Assessment Pathway		
Location category	Location 2 The native vegetation extent map indicates that this area is typically characterised as supporting native vegetation. Additionally, it is modelled as encompassing an endangered Ecological Vegetation Class, sensitive wetland or sensitive coastal area. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset.		
Total extent including past and proposed removal (ha) <i>Includes endangered EVCs (ha): 0.031</i>	0.031	<i>Extent of past removal (ha)</i>	0
		<i>Extent of proposed removal - Patches (ha)</i>	0.000
		<i>Extent of proposed removal - Scattered Trees (ha)</i>	0.031
No. Large Trees proposed to be removed	0	<i>No. Large Patch Trees</i>	0
		<i>No. Large Scattered Trees</i>	0
No. Small Scattered Trees	1		

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

General Offset amount ¹	0.007 General Habitat Units
Minimum strategic biodiversity value score ²	0.336
Large Trees	0
Vicinity	East Gippsland CMA or EAST GIPPSLAND SHIRE LGA

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

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

Application requirements

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

Application Requirement 1 - Native vegetation removal information

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

Application Requirement 2 - Topographical and land information

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

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

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

Application Requirement 4 - Past removal

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

Application Requirement 5 - Avoid and minimise statement

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

Application Requirement 6 - Property Vegetation Plan

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

Application Requirement 7 - Defendable space statement

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

- Describes the bushfire threat; and

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

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

Application Requirement 8 - Native Vegetation Precinct Plan

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

Does an NVPP apply to the proposal?

Application Requirement 9 - Offset statement

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

Next steps

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

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

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

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

Application Requirement 6 - Property Vegetation Plan

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

Appendix 1: Description of native vegetation to be removed

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

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

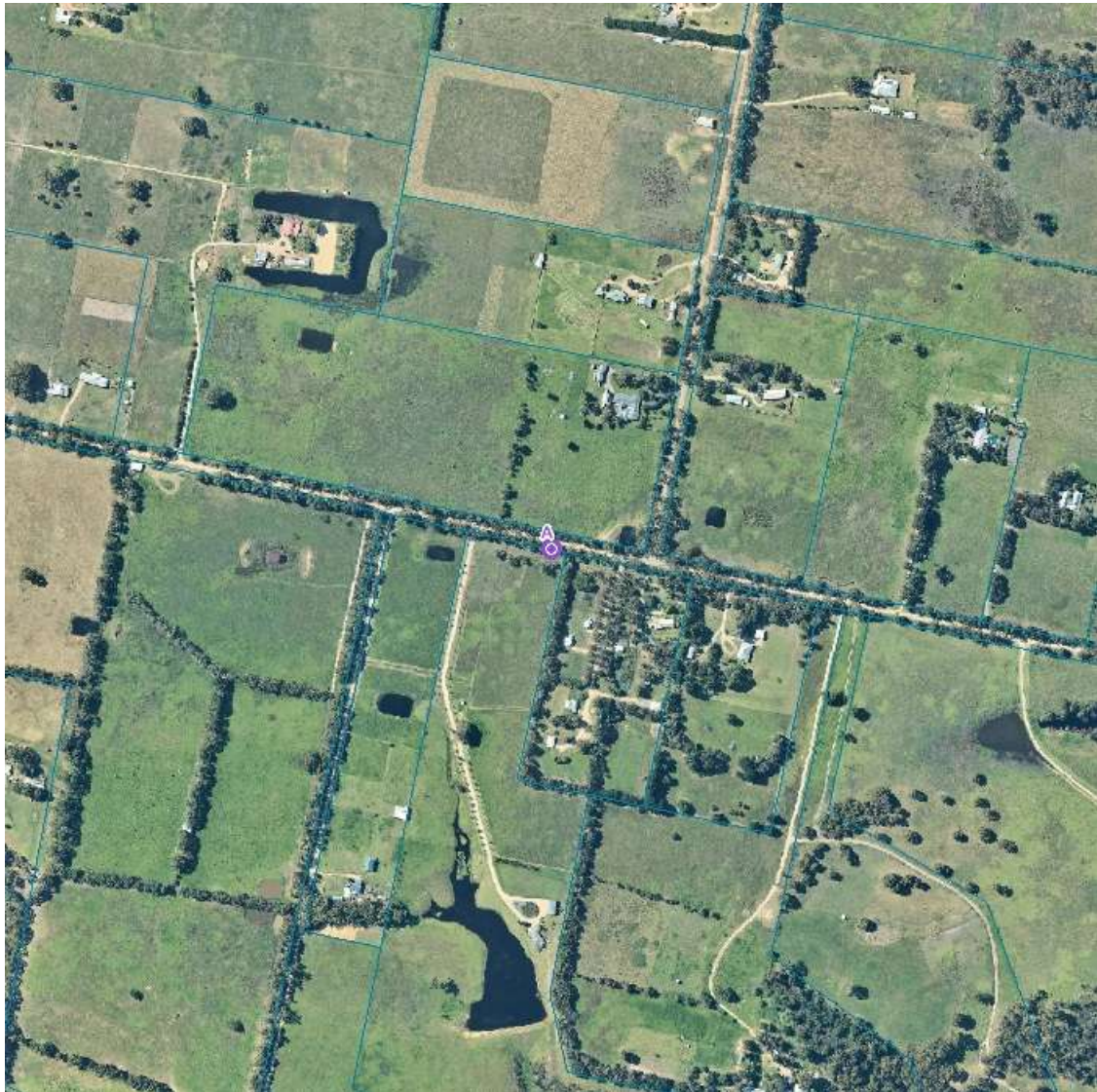
The General Offset amount required is the sum of all General Habitat Units per zone.

Native vegetation to be removed

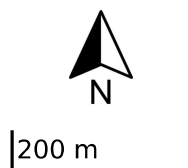
Information provided by or on behalf of the applicant			Information calculated by NVR Map							
Zone	Type	DBH (cm)	EVC code (modelled)	Bioregional conservation status	Large Tree(s)	Condition score (modelled)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	General Habitat Units
A	Scattered Tree	24	GipP0055	Endangered	-	0.200	0.031	0.031	0.420	0.007

Appendix 2: Images of mapped native vegetation

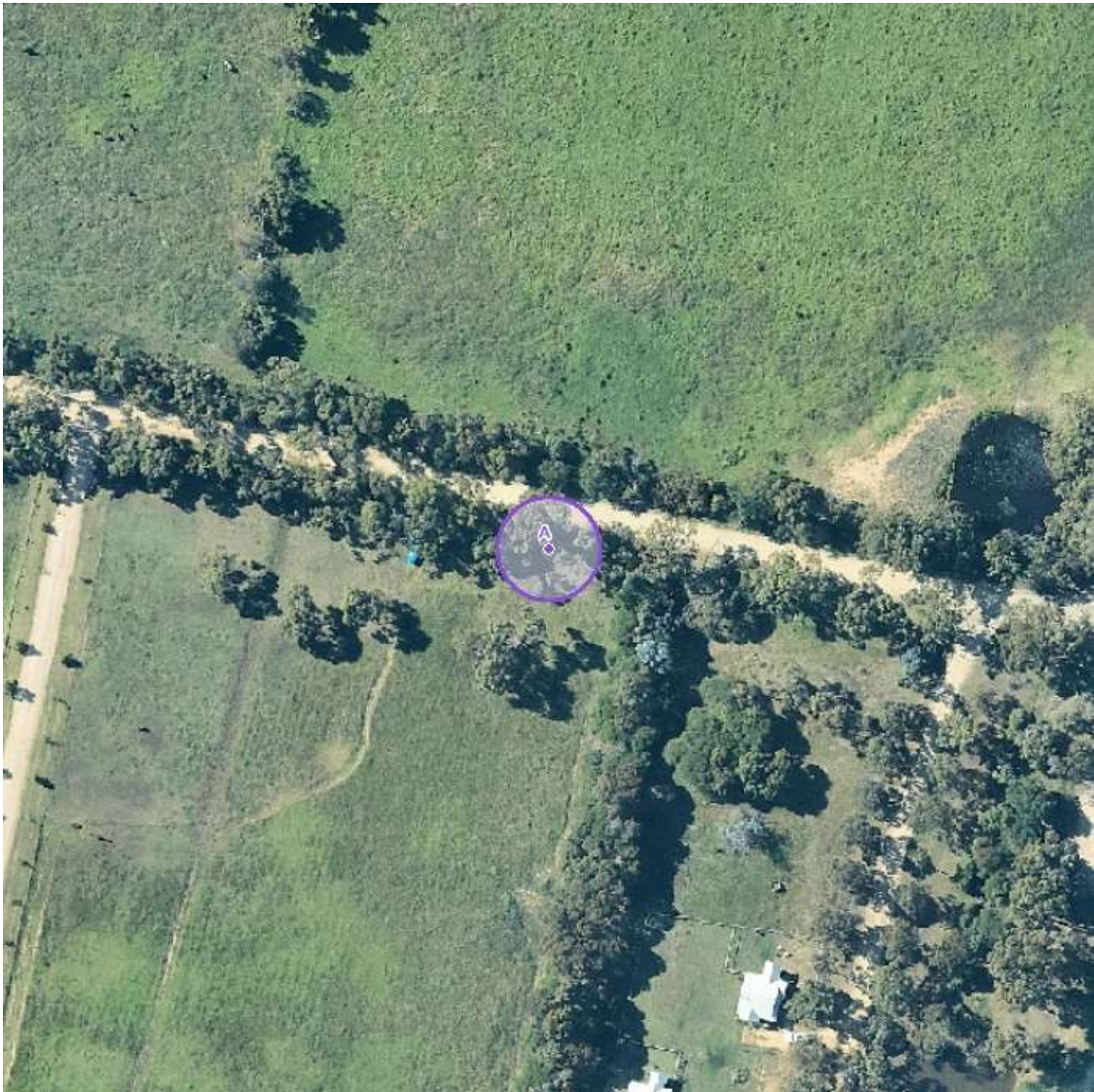
1. Property in context



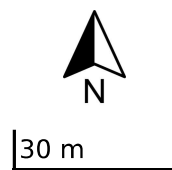
- Proposed Removal
- Property Boundaries



2. Aerial photograph showing mapped native vegetation



Proposed Removal



3. Location Risk Map



Proposed Removal

Location 1

Location 2

Location 3

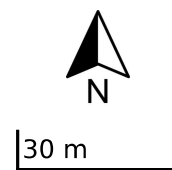
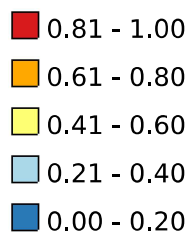


30 m

4. Strategic Biodiversity Value Score Map



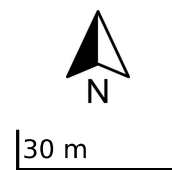
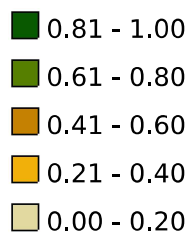
Proposed Removal



5. Condition Score Map



Proposed Removal



6. Endangered EVCs



- Proposed Removal
- Endangered 1750 Ecological Vegetation Classes



30 m

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CHRIS O'BRIEN & COMPANY PTY LTD

CONSULTING CIVIL & STRUCTURAL ENGINEERS

Reference No: B25328

Project No: 21025

7/10/2025

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

Attn: Aaron Hollow

Email:

Dear Aaron

**RE: PROPOSED 2 LOT SUBDIVISION (ALLOW 4 BEDROOM DWELLING)
70 JONES ROAD, EAGLE POINT. VIC**

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

Further to our detailed inspection, at 1:45pm on 7th October, 2025, of the above site this is to certify that Andrew John Powell, on behalf of Chris O'Brien & Company Pty Ltd, has prepared this report to document our Land Capability Assessment (LCA) and soil percolation test data together with recommendations for a specific location within the above allotment for on-site containment of domestic effluent disposal.

The purpose of this particular land capability assessment (LCA) is to investigate an area for a "Land Application Area" (LAA) on the allotment for on-site wastewater disposal. Consideration has to be given to the existing open drain which runs north south through the proposed allotment. Checking offsets required the 50m minimum offset is achievable with the 6m offset from the eastern boundary also included. This still leaves a significant area available for use as LAA. The area where the LAA can be located is shown on the site plan dwg No. 21025 sheet 1 of 1. attached hereunder.

An area, measuring approx. 9m tapering to 17m (East-West direction) x 180m (North-South direction) and set about 6m to the west of the of the eastern boundary and about 40m to the south of the northern boundary has been allocated. The test site has an average slope of about 1% maximum in any direction with fall of about 1% towards the eastern boundary. The buffer zones are clear of any ephemeral waters. The area allocated for disposal field will not cause any detriment to the environment nor stormwater run-off quality within the precinct where the allotment is located.

A soil investigation pit was hand excavated. The soil consists of a dry grey & light brown silty loam (ZL) topsoil containing coarse grass roots moderately dispersed, underlain by a slightly damp orange fawn brown silty clay (SiC) at 100 – 350mm depth underlain slightly damp fawn orange fine sandy clay loam (FSCL) at 350 – 600mm at termination of the test pit. The field texture grade for this particular soil was identified, being coherent plastic bolus, fine sand can be felt and heard when manipulated.

DISCUSSION

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

All correspondence to:
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Traralgon Vic. 3844

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Telephone (03) 5174 9911
Facsimile (03) 5174 0011

PHOTOGRAPHY

Several colour photographs have been attached to the rear of this report to illustrate the subject allotment terrain and the location of the area of the "On-Site Domestic-Wastewater" disposal field. In addition, a test pit was hand excavated to 600mm depth, to investigate and illustrate the various soil horizons. The test pit, together with the tailings of excavated material, were photographed and have been attached as well. It is obvious, by observation of the photographs, the soil type and the relatively flat terrain available for disposal, that standard absorption trenches can be used on this site.

DAILY FLOW & SEPTIC TANK CAPACITY

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

$$=(2 + 3 \times 1)150$$

$$=750 \text{ L/day (Tank Water Supply)}$$

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

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

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

Reference is made to the Australian Standard code AS/NZS 1547:2012 "On site Domestic-wastewater Management" Appendix L. Refer table L1, whereby the soil examined on site may be classified as a Soil Category 4: Clay Loams (weakly Structured), the Design Irrigation Rate (DIR) for primary treated effluent is approx. 6mm/day. Noteworthy is that the EPA Victoria publication May 2024; Guideline for Onsite Wastewater Management: Table 4-8: Soil Categories and Recommended Maximum Design Loading/Irrigation Rates (DLR/DIR) for "Land Application Systems" makes direct reference to Table L1 in AS/NZS 1547:2012 and therefore the exact same DIR is recommended by the EPA.

LENGTH REQUIRED FOR STANDARD ABSORPTION TRENCH SYSTEM

The appropriate absorption bed length for a trench system has been determined using formula from Appendix L, with the bed length $L = Q / (DLR \times W)$. A conservative DIR of 6.0 L/m²/day being adopted for this site. Based on a Q of 750L/day of wastewater generated by a four (4) bedroom dwelling supplied by Tank Water Supply. Adopting a trench width of 1000mm, the total length of trench bed required is **125m**. this can be provided in 4 x 31.25m lengths. A final layout of the treatment system is to be completed when a septic tank permit is applied for. For a three (3) bedroom dwelling **100m** of trench is required and for a two (2) bedroom dwelling **75m** of trench is required.

RESERVE AREA NOT REQUIRED

The allocation of a reserve area is not thought to be necessary on this site, however significant area is available should the installed trench bed system fail. The design parameters used to determine the required size of the Land Application Area (LAA) have been suitably conservative. The soil is not sodic nor saline.

PREPARATION OF THE SITE PRIOR TO COMMENCEMENT

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

SUMMARY & CONDITIONS

It is our professional opinion the site is suitable for absorption trenches with the total length of 1000mm wide trench to be at least **125m** which will be environmentally adequate and consistent with the above recommendations.

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

From the test results it can be seen that a four (4) bedroom dwelling requires a disposal bed length of about **125m** (minimum) for a standard absorption trench bed system. For a three (3) bedroom dwelling **100m** (minimum) and a two (2) bedroom dwelling **75m** (minimum) standard absorption trench.

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

- 1) Standard siting guidelines as per the requirements of the East Gippsland Shire Council (EGSC) guidelines.
- 2) At least 3.0m (subject to agreement between EGSC and COB & Co. prior to commencement) up-slope and 1.5m down-slope of any title boundary/road reserve or building for secondary treated effluent and 6.0m up-slope and 3.0m down-slope for primary treated effluent.

The following additional conditions shall be observed in addition to those set out by the local Council.

1. The system has been designed on a standard 1000mm wide x 400mm deep trench system. Trenches are to be installed at 3m maximum centres.
2. Gypsum is to be added to the bottom of trenches at a rate of 1kg/m²
3. The disposal field shall be sown with lawn grasses as soon as possible on completion of works. This will stabilize the soil and allow for the vegetation to take up the wastewater.
4. Only water from the septic tank is permitted to enter the disposal system. Stormwater run-off shall be prevented from entering the trench bed system area. We suggest an open earth vee-drain be constructed to 100mm depth along the high sides of this area or other approved method as approved by the Design Engineer.
5. Vehicles or heavy equipment shall not be permitted on the disposal field as damage to the disposal system may result.
6. Spikes, tent pegs, garden stakes etc. shall not be driven into the ground in the disposal field as damage to the disposal system may result.
7. An ongoing maintenance program shall be instigated to ensure that the disposal system is properly maintained and works effectively.

CONCLUSION

Following the Land Capability Assessment on this site it is our professional opinion that the wastewater created from any proposed dwelling associated with the proposed subdivision can be treated onsite utilizing a standard absorption trench bed system which is highly unlikely to cause detriment to the environment.

Adequate maintenance and checking of the proposed system should be established as part of the Council Permit Application approvals process.

Yours faithfully,

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

LAND CAPABILITY ASSESSMENT AND SOIL PERCOLATION TESTING

Land Features	Land Capability Class Rating					Site Rating
	Very Good(1)	Good(2)	Fair(3)	Poor(4)	Very Poor(5)	

General Characteristics

Site Drainage	No visible signs of dampness	Moist soil, but no standing water in soil pit		Visible signs of dampness, such as moisture tolerant plants	Water ponding on surface	1
Runoff	None	Low	Moderate	High, need for diversionary structures	Very high, diversion not practical	2
Flood Levels	Never		<1 in 100	>1 in 100 and <1 in 20	<1 in 20	1
Proximity to watercourses	>60m				<60m	1
Slope%	0-2	2-8	8-12	12-20	>20	1
Landslip	No actual or potential failure		Low potential for failure	High potential for failure	Present or past failure	1
Groundwater (seasonal watertable depth(m))	>5	5-2.5	2.5-2.0	2.0-1.5	<1.5	1
Rock outcrop (% of land surface containing rocks >200mm)	0	<10%	10-20%	20-50%	>50%	1
Erosion potential	No erosion potential	Minor	Moderate	High	Severe erosion potential	1
Exposure	High sun and wind exposure		Moderate	Low sun and wind exposure		1
Landform	Hill crests, convex side slopes and plains		Concave sideslopes and footslopes		Floodplains and incised channels	1
Vegetation type	Turf or pasture				Dense forest with little undergrowth	1
Average Rainfall (mm/year)	<450	450-650	650-750	750-1000	>1000	3
Pan Evaporation (mm/yr)	<1500	1250-1500	1000-1250		<1000	2

Soil profile characteristics

Soil permeability category	2 and 3	4		5	1 and 6	2
Profile depth	>2m	1.5m-2m	1.5m-1m	1.0m-0.5m	<0.5m	2
Presence of mottling	None				Extensive	1

Coarse fragments (%)	<10	10-20	20-40	40-60	>60	2
pH	6-8		4.5-6		<4.5, >8	Not measured
Emerson aggregate	4, 6, 8	5	7	2, 3	1	1
Electrical conductivity (Ece)(Ds/m)	<0.3	0.3-0.8	0.8-2	2-4	>4	Not measured
Sodicity ESP%	<3		6-8	8-14	>14	3

INSTALLATION CONDITIONS

All installations shall comply with the AS/NZS 1547:2012 the, EPA guideline to wastewater management May 2024, the Victorian Water Supply and Sewerage Plumbing Regulations 1986 and AS 3500 National Plumbing and Drainage Code.

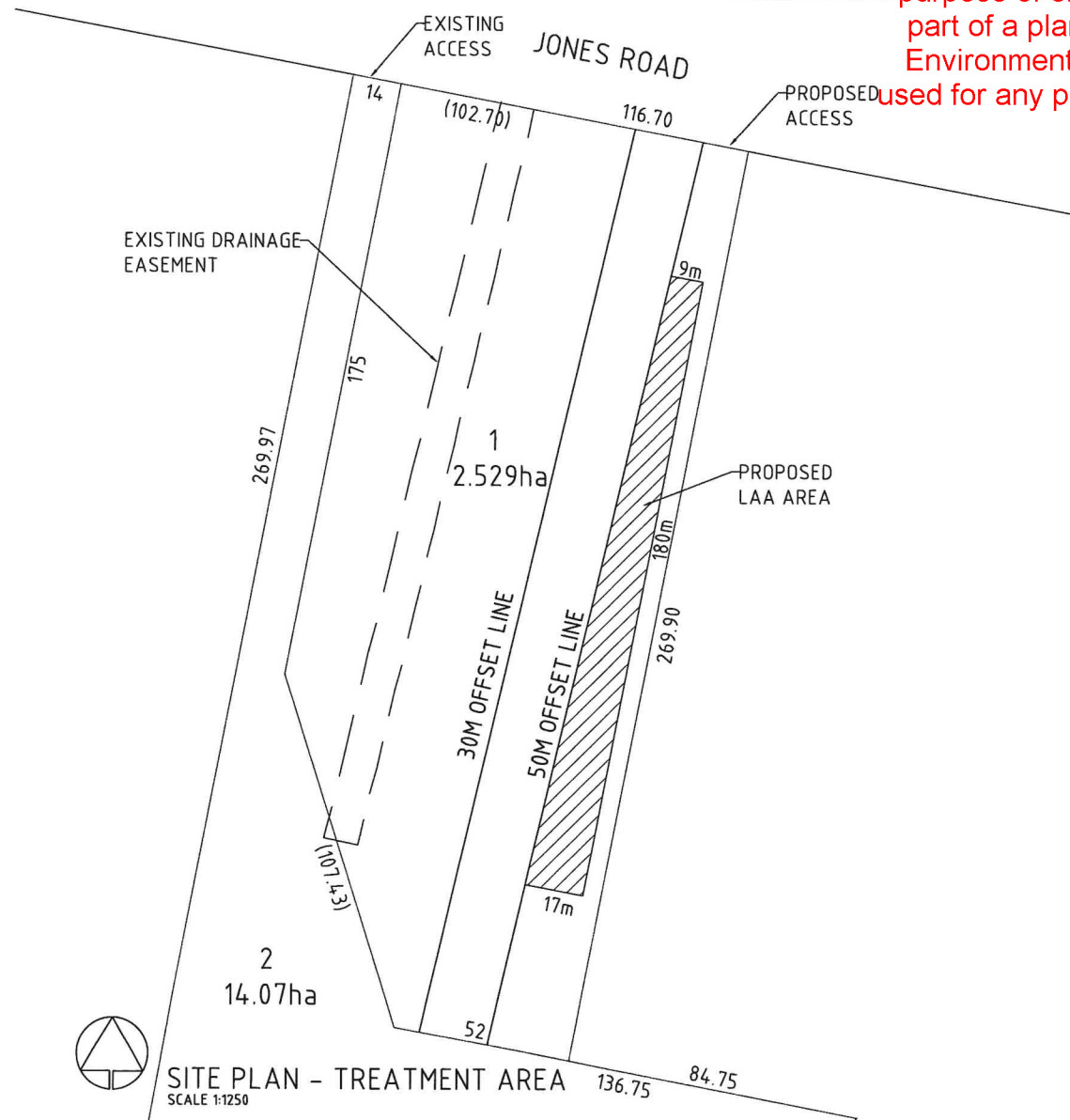
No septic tank or sand filter shall be installed closer than 1.5m to the foundations of any house, building or the boundary of the allotment.

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

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

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

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



DWG FILE NAME: 21025-1.dwg
DATE PLOTTED: 8-10-2025

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CLIENT

CROWTHER & SADLER PTY LTD

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CONSULTING CIVIL & STRUCTURAL ENGINEERS

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DRAWN
AJP
DESIGNED
AJP
CHECKED
LDM
SIGNED

SITE PLAN - TREATMENT AREA

PROJECT

PROPOSED 2 LOT SUBDIVISION
LAND CAPABILITY ASSESSMENT FOR
ON-SITE WASTEWATER DISPOSAL
70 JONES ROAD, EAGLE POINT

DATE
OCT 2025
SCALE
AS SHOWN
SHEET No.
1 OF 1
PROJECT No.
21025









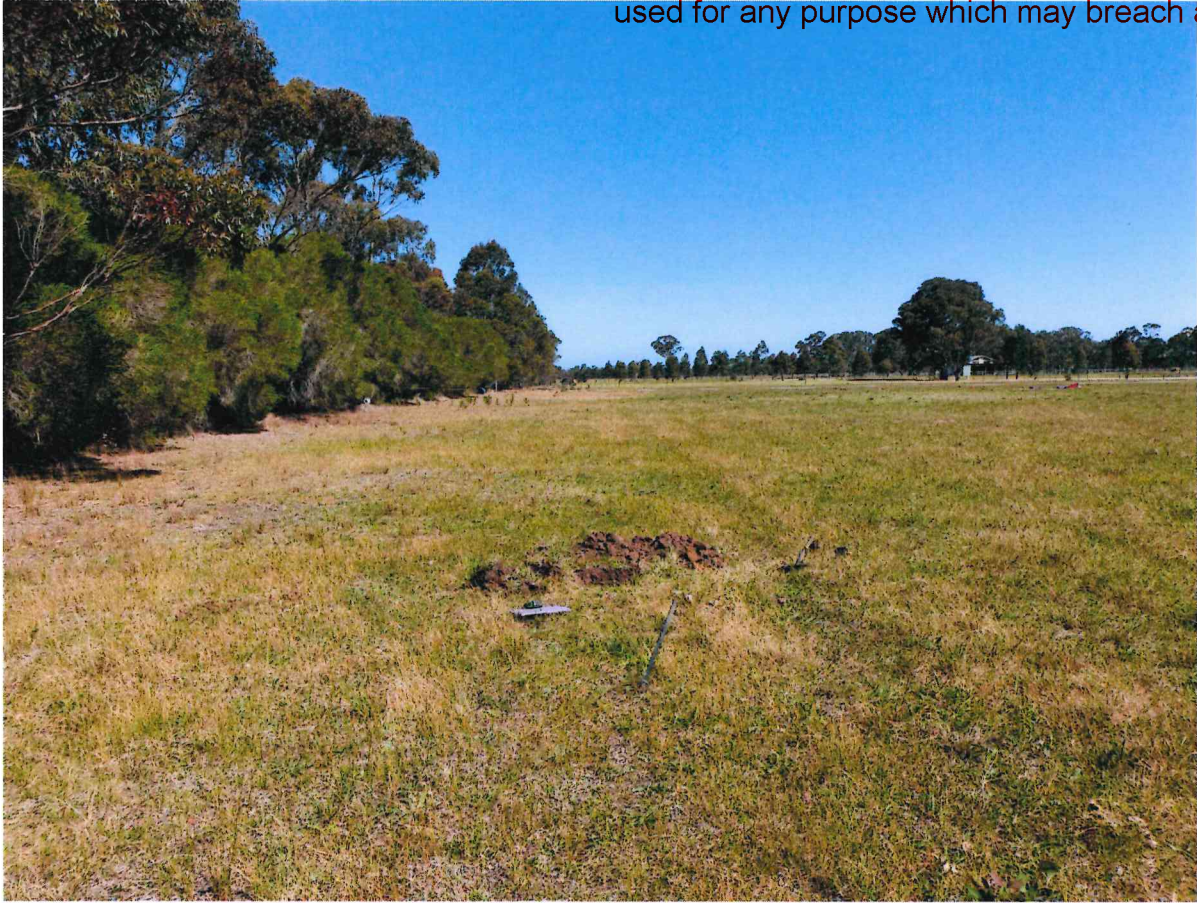












Reference No: B25327

Project No: 21025

7/10/2025

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

Attn: Aaron Hollow

Email:

Dear Aaron,

**RE: GRA Waiver for Proposed 2 Lot Subdivision
70 Jones Road, Eagle Point.**

Chris O'Brien & Company Pty Ltd have been engaged by Aaron Hollow of Crowther & Sadler Pty Ltd to determine whether or not a full Geotechnical risk assessment report is required for a proposed 2 lot subdivision at 70 Jones Road, Eagle Point Vic 3878. An erosion management overlay exists over the property.

The purpose of this letter is to determine if the works to be carried out on this site will be a risk to the surrounding environment and is to be used in the planning application process only. This letter is not a soil classification report and shall not be used for this purpose.

Information contained in this letter is from a visual inspection of the site and based on information supplied to Chris O'Brien & Company Pty Ltd on the work to be completed on the site.

The site was inspected by Andrew Powell on the 7th October 2025.

70 Jones Road, Eagle Point is located to the south of the Eagle Point township and to the west of Paynesville and Newlands Arm. The allotment is situated on the south side of Jones Road with existing dwelling and sheds located approximately 400-500m south of Jones Road. access to the property is via an existing driveway which runs down the western boundary. An open drain runs from north to south through the property connecting to the natural water course before draining into the large dam centrally located on the property. The overflow from the dam runs into Newlands Backwater. Some vegetation exists on the allotment as well as in the road reserve of Jones Road. the allotment is relatively flat with a reasonable grass cover will falls of about 0.5% maximum observed with no visual signs of any erosion naturally occurring. Photos of our findings are attached to this report.

For the creation of the proposed subdivision a new driveway crossover will need to be provided with this to be located in the north east corner of the proposed allotment. A service connection will also need to be provided for each allotment. For the crossover connection

Crowther & Sadler Pty Ltd

Proposed 2 Lot Subdivision at 70 Jones Road, Eagle Point

Project No. 21025

Page 2 of 9

one minor tree will require removal along with some minor earthworks and the placement and compaction of materials to form the crossover. For the service connections some minor trenching works will be required. During all of the works mentioned protection barriers such as silt fences must be placed on the downslope side of the works to protect all downslope assets from any silt run-off and these protection barriers are to remain in place until all works have been completed. Provided this is done, no environmental risks are expected from these works.

Storm water created from the proposed subdivision will need to be limited to flows not exceeding pre-development flows with stormwater from any proposed buildings directed to the legal point of discharge via on-site detention system such as a water tank. Outlets to any water tank must be provided with approved rock beaching. Provided this is done, no environmental risks are expected from this source.

We therefore suggest that a full geotechnical risk assessment report is not required for this development. As long as normal precautions are taken during any earthworks and proper treatment of storm water overflow is done, we anticipate no environmental risks on this site with the work to be undertaken.

Should you need to clarify anything, please contact the Andrew Powell

Yours faithfully,

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

Photos below show existing site access and proposed access point for new allotment.







Photos below show general lot layout.









Planning Report

Two Lot Subdivision and Removal of One Tree
70 Jones Road, Eagle Point

Our reference – 21345

November 2025



FS 520900



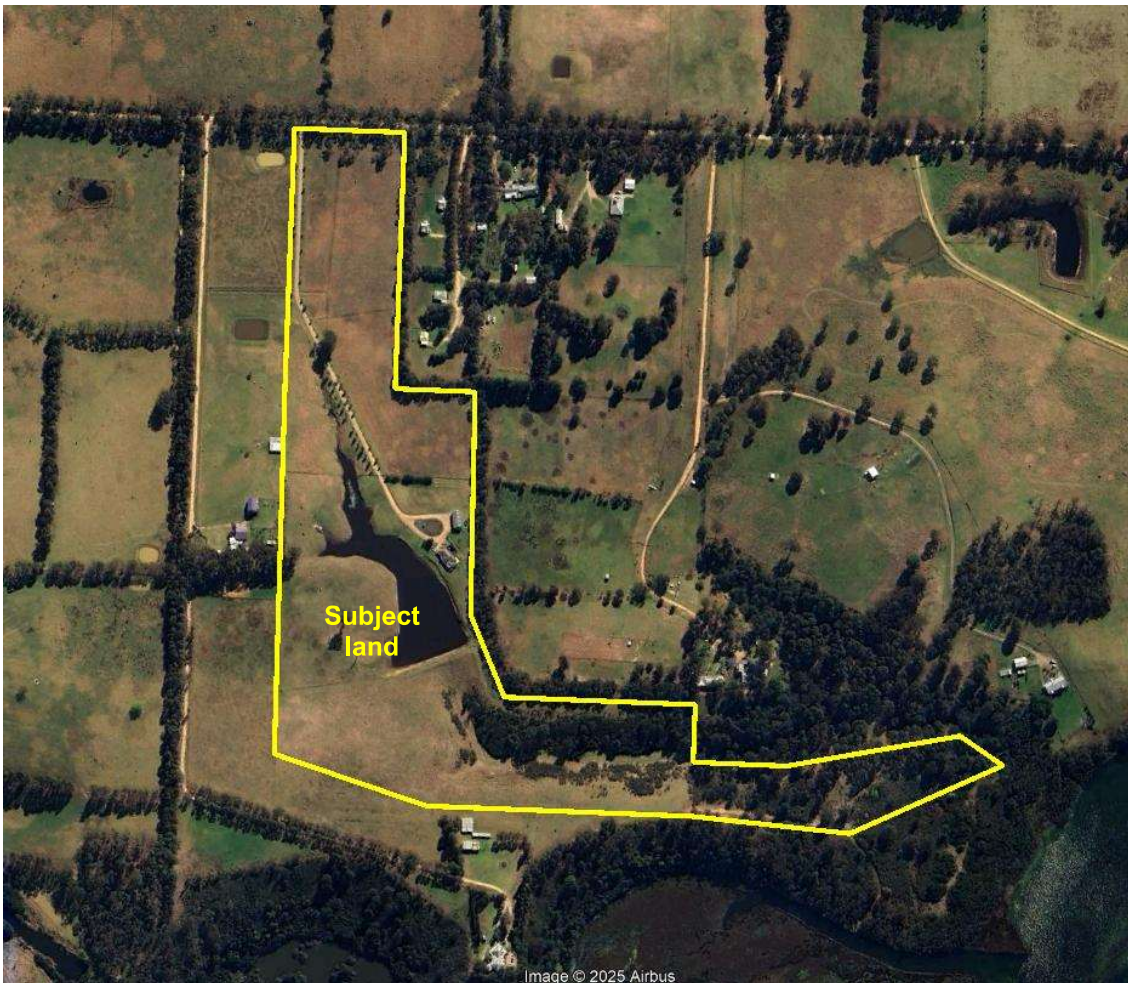
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	Application Form	
	Proposed Subdivision Plan (Version 2)	
	Land Capability Assessment (<i>Chris O'Brien & Company</i>)	
	Geotechnical Risk Assessment (<i>Chris O'Brien & Company</i>)	
	Native Vegetation Removal Report	
	Report of Available Native Vegetation Credits	
	Plan of Vegetation Removal (Version 1)	
	Copy of Title (Lot 2 on PS317045)	

Note: Applicable Planning Application fee is \$2,244.15

1. Introduction

This Planning Report is prepared in support of a proposed two lot subdivision and removal of one tree at 70 Jones Road, Eagle Point. The Report addresses the provisions of the Rural Living Zone 3, Vegetation Protection Overlay 1, Erosion Management Overlay and native vegetation 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 2 on PS317045 or more commonly known as 70 Jones Road, Eagle Point, the subject land is an irregular shaped property of 16.59 hectares.

The subject land is developed with a dwelling and associated shed and obtains vehicle access via a long gravel driveway from Jones Road.



Image of the dwelling located on the subject land



Image of the subject land entrance and driveway looking south from Jones Road

Jones Road is a gravel constructed rural road with native vegetation contained within the road reserve verges.

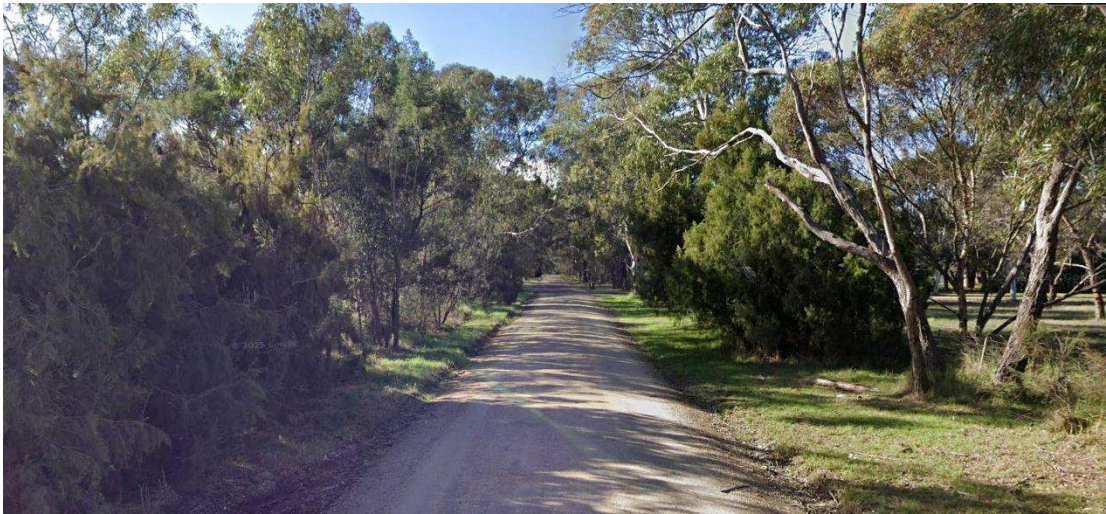


Image of Jones Road looking east

The property is generally characterised by a relatively modest fall from the northern property boundary to the southern property boundary. A large dam is centrally located on the site and is feed from Jones roadside drainage via a swale drain (contained within a drainage easement) through the subject land.



Image of the dam located centrally on the subject land

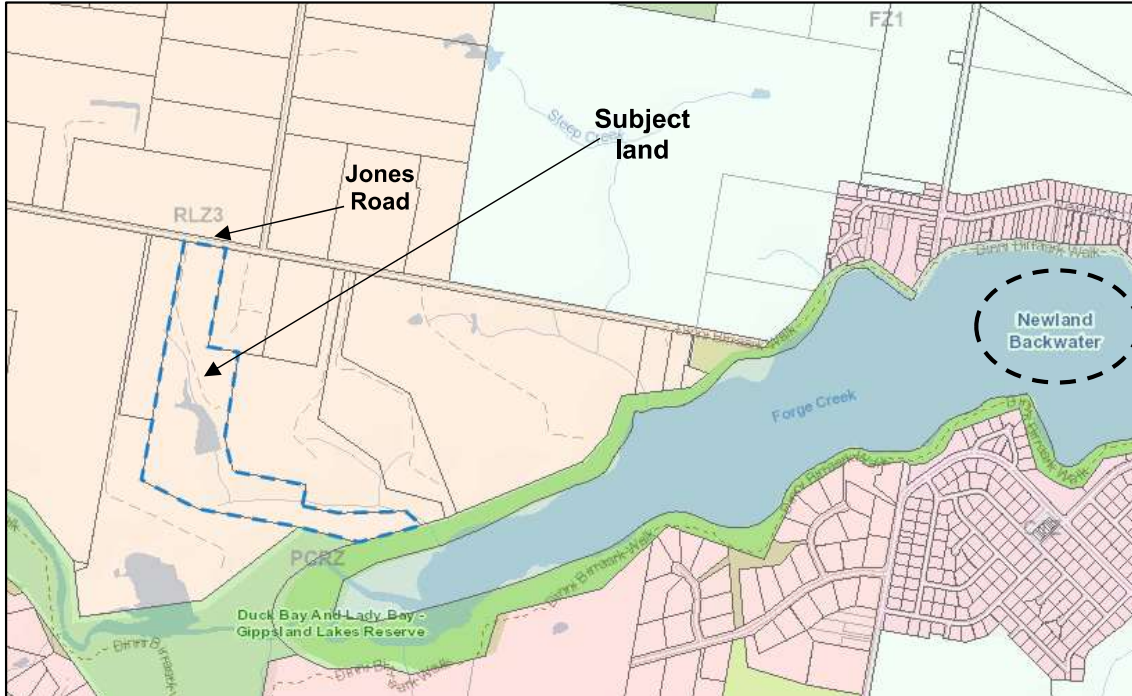


Calvert under Jones Road leading to a swale drain



Swale drain from Jones Road leading to the stock dam

The site is relatively extensive running from Jones Road (north) to Newlands Backwater (south). Significant native vegetation is contained within the southern area of the property.



Planning scheme zone mapping and locational plan (Source: VicRoads)

The subject land is contained in a rural residential precinct with surrounding properties contained within the Rural Living Zone 3. Lots sizes within the precinct vary in size from 0.8ha to 29ha.

The neighbouring property to the east at 90 Jones Road is developed with holiday accommodation (Eagle Point Cottages) within a number of buildings.

West and south of the subject land are two rural living properties both developed with a dwelling and outbuildings.

The subject land is well located being close to Paynesville, Eagle Point and Newlands Arm that provide for active recreation and passive recreation areas, primary schools with Paynesville providing for retail opportunities and community services. The land is also located within close proximity of the regional town of Bairnsdale that offers significant services.

3. The Application & Proposal

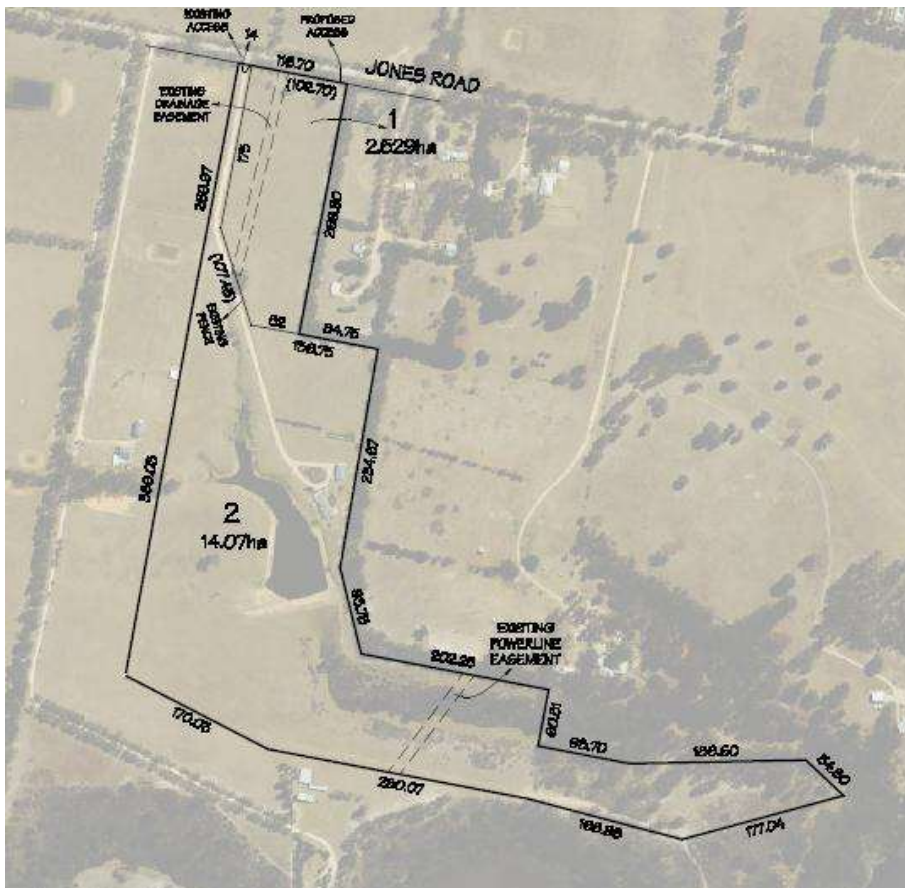
The application seeks approval for a two lot subdivision and for the removal of one native tree. The proposed subdivision is to create lot 1 of 2.529 hectares and lot 2 of 14.07 hectares.

The subdivision design has taken into consideration the opportunities and constraints associated with the subject land.

The subject land is constrained by the land topography containing a large dam and waterway centrally though the property, a drainage easement and formed swale drain leading from Jones Road to the waterway on the land, existing driveway location and intact existing native vegetation within the southern part of the property.

Opportunities the site presents is a larger property allowing a site responsive subdivision design to create an additional allotment, a flatter land profile within the northern part of the land, a relatively deep lot and intact existing native vegetation within the southern part of the property.

The proposed subdivision will create lot 1 within the northern part of the property taking advantage of the flat landform, respecting the alignment of the existing driveway and providing a dwelling site to the east of the drainage easement.



Proposed subdivision layout

Separate access to lot 1 from Jones Road is proposed requiring the removal of one smaller native tree within the road reserve. Separate access to lot 1 is considered a better site response than sharing access with lot 2, which would require a driveway to transverse the stormwater swale drain.

The removal of the tree will be required to be offset in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation*. The landscape character associated with the tree loss within the road reserve will be minimally impacted and compensated by the existing vegetation within the road reserve and regrowth vegetation on the subject land along the northern boundary.



Proposed small eucalypt within the Jones Road reserve proposed to be removed for vehicle access

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

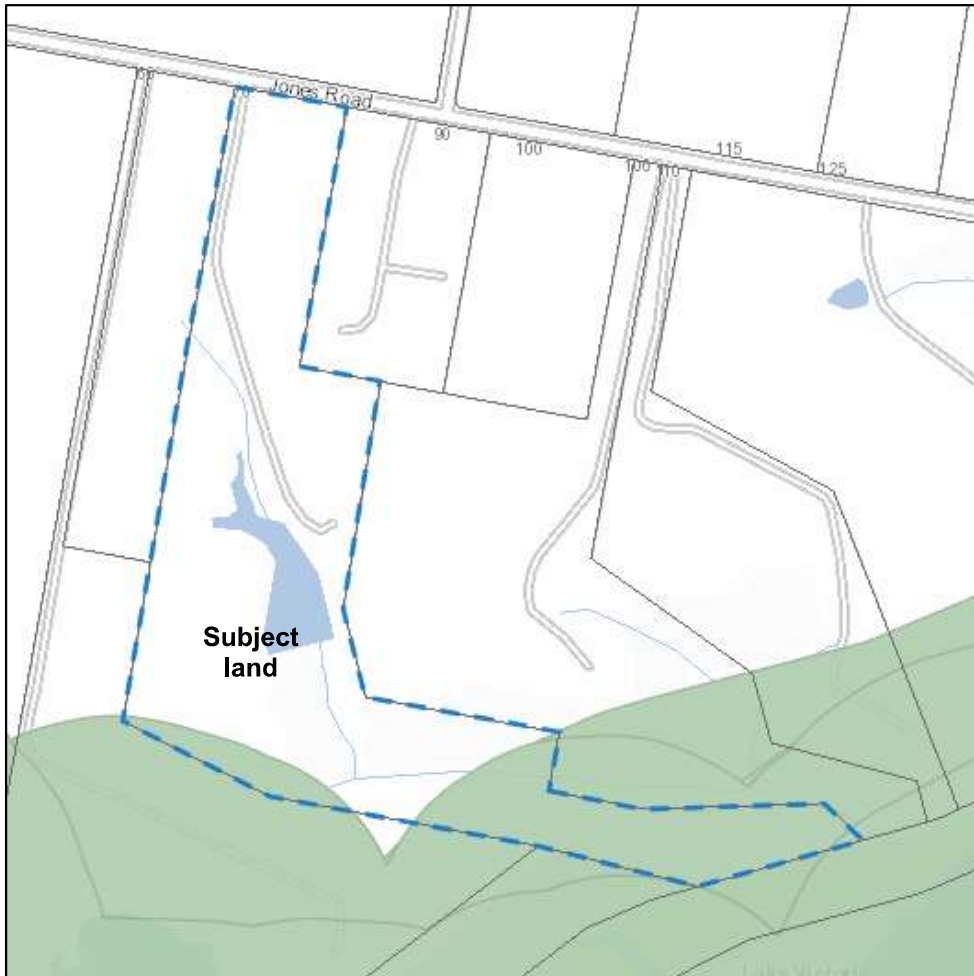
Planning Scheme Clause	Matter for which a Permit is required
35.03-3 Rural Living Zone 3	Subdivide land
42.02-2 Vegetation Protection Overlay 1	Removal of vegetation
44.01-5 Erosion Management Overlay	Subdivide land
52.17 Native Vegetation	Removal of native vegetation

The application is required to be referred in accordance with Section 55 of the *Planning and Environment Act 1987* to the Secretary to the Department of Environment, Land, Water and Planning.

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,
with sensitive areas shown in green (Source: VicPlan)*

Although the subject land is partly within an area of cultural heritage sensitivity a two lot subdivision is not a high impact activity and as such a CHMP is not required for the proposed subdivision.

5. Planning Policy

5.1 Planning Policy Framework

In response to Clause 12.01-2S Native vegetation management all attempts to avoid native vegetation removal has occurred with the proposed access located within a clearer part of the Jones Road reserve. Minimisation of the impacts of native vegetation removal has been achieved with the location of the proposed vehicle crossover requiring the removal of one small tree. Offsets to compensate for the biodiversity impact of the tree removal will be undertaken.

Consistent with Clause 12.02-1S and 12.02-1L Protection of coastal areas the proposed subdivision will maintain areas of coastal vegetation, does not impede natural watercourses flowing into the adjoining Gippsland Lakes and will avoid disturbance of sediments close to the Lakes system.

A waterway is centrally positioned within the subject land and is partially irrigated via a swale drain within a drainage easement that relieves Jones Road stormwater build up. The proposed subdivision is respectful of the waterway maintaining it within one lot allowing for single landowner management. Avoiding impacts to the existing drainage infrastructure within proposed allotment 1 better protects the waterway during drought conditions as sought within Clause 12.03-1S River and riparian corridors, waterways, lakes, wetlands and billabongs.

Whilst acknowledging the subject land is located adjoining the Newland Backwater foreshore the land is generally elevated, particularly areas of existing and future housing development, avoiding impacts from future coastal inundation and erosion (Clause 13.01-2S Coastal inundation and erosion).

Parts of the property are located within an Erosion Management Overlay, and consistent with Clauses 13.04-2S and 13.04-2L Erosion the subdivision will create proposed lot 1 in an area not subject to the Overlay and does not require earthworks within areas identified as a potential erosion hazard. In addition, the application is supported with a geotechnical risk assessment that advises the proposed subdivision poses a low erosion risk.

Provision of a Land Capability Assessment demonstrates that proposed lot 1 is capable of managing wastewater within the allotment boundaries and can avoid nutrient runoff into local waterways as encouraged by Clause 14.02-2S Water quality.

Clause 15.01-3S Subdivision design supports the proposed subdivision through the creation of a vacant lot that can suit a variety of dwelling and household types, protects native flora and fauna habitat to the south of the property and allows for the future development of a dwelling on lot 1 that can be designed to be energy efficient.

Creation of a vacant lot for future rural residential development will assist to play a role in East Gippsland achieving its 11,000 housing target as identified in Clause 16.01-1S Housing supply.

The subject land has been zoned rural residential purposes for a substantial period of time and the expected outcome for the property is to see the creation of a second lot for rural living purposes. Future development of a dwelling on proposed vacant lot 1 will maintain water quality within the area, allows for land management livestock grazing to continue, the subdivision layout protects the existing landscape values and environmental qualities and minimises property servicing costs to local and state governments.

Development of a vehicle crossover to proposed lot 1 will represent a safe access from Jones Road as good sightlines are achieved, the road network encourages a low speed and low volume environment (Clauses 18.02-4S and 18.02-4L-01 Roads).

5.2 Municipal Planning Strategy

The proposed subdivision has been designed to minimise detrimental impacts to environmental and landscape values as identified in Clause 02.03-2. The biodiversity of waterways on the land will be maintained with the waterway remaining in single ownership to allow for coordinated management, water quality will be maintained with the new lot having demonstrated the ability to manage and treat stormwater within lot boundaries and proposed lot 1 is well setback from the Gippsland Lakes.

Located adjoining the Gippsland Lakes foreshore the site is elevated with existing and future housing well setback from areas that maybe subject to coastal erosion. A geotechnical risk assessment has been undertaken for the property and advises the risk of erosion from the subdivision is low as sought within Clause 02.03-3 Environmental risks and amenity.

The natural heritage of the area being native vegetation and topography are respected by the subdivision. The subdivision responds to the topography of the land avoiding steeper grades and native vegetation located to the south of the property will be maintained (Clause 02.03-5 Built environment and heritage).

6. Planning Elements

6.1 Rural Living Zone 3

The subject land is contained within Rural Living Zone 3 under the East Gippsland Planning Scheme.



Planning scheme zone mapping (Source: Vic Plan)

The purposes of the Rural Living Zone are achieved by the proposed subdivision. Positive planning policy support is contained within the Planning Policy Frameworks and Municipal Planning Strategy, by lot 1 providing for a residential use in a rural environment, the existing agricultural land use of the property is land management livestock grazing that will sit comfortably with a future dwelling on proposed lot 1. Biodiversity of the area and landscape values will be maintained with the retention of existing native vegetation on the land.

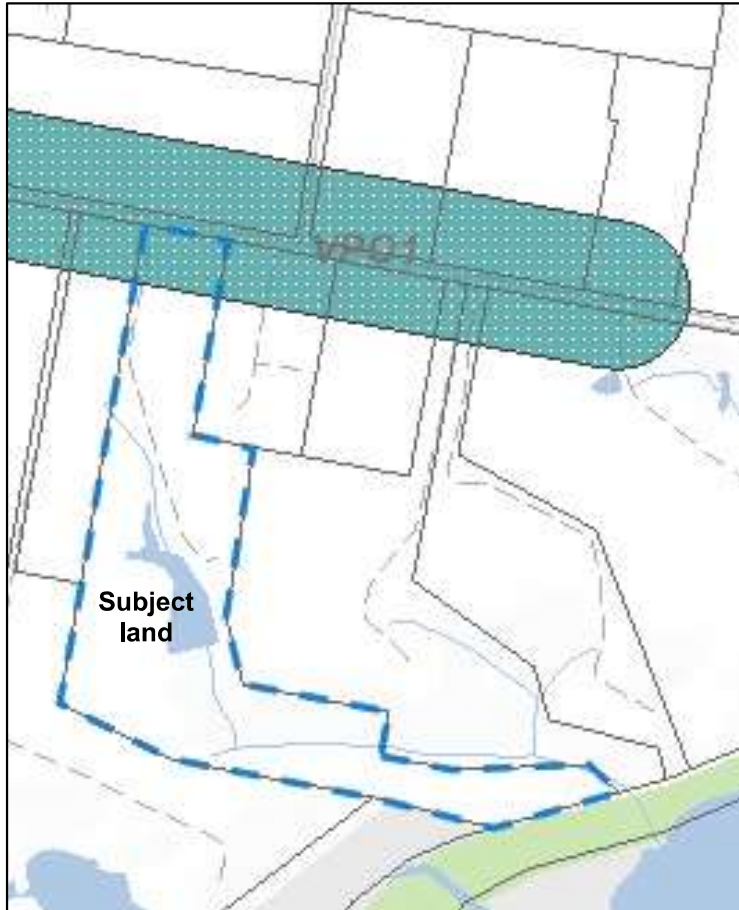
Decision Guidelines

A review of the proposed subdivision against the decision guidelines has been undertaken and the following comments are provided:

- Solid planning policy support for the proposed subdivision is contained within the Planning Policy Framework and Municipal Planning Strategy.
- Water quality within the area will be maintained as the land capability assessment demonstrates that wastewater can be treated and contained within the proposed vacant lot consistent with outcomes sought by the East Gippsland Regional Catchment Strategy.
- With the exception of the removal of one small tree within the Jones Road reserve native vegetation on the property will be retained consistent with themes contained in the East Gippsland Regional Catchment Strategy.
- Adjoining land uses are rural residential dwellings and group accommodation. The use and development of proposed lot 1 for a dwelling is compatible with these uses.
- The closest extractive industry is approximately 5 kilometres from the subject land and potential accommodation on the vacant lot will not be adversely affected by vehicular traffic, noise, blasting, dust or vibration.
- Land zoned for agriculture is located approximately 750 metres from the subject land and is used for livestock grazing. The separation of the site from agricultural land will not detrimentally impede the potential for further expansion of the agricultural operation.
- The proposed subdivision and future use of the vacant lot for a dwelling will not have an adverse impact on soil or water quality or the emission of noise, dust and odours.
- Flora and fauna habitat will be maintained as a result of the proposed subdivision with native vegetation to the south of the land close to foreshore vegetation being retained.
- Removal of native vegetation within Jones Road has been minimised to limit biodiversity impacts. The tree to be removed will be offset to ensure no biodiversity losses.

6.2 Vegetation Protection Overlay 1

Part of the subject land and the Jones Road Reserve are contained within a Vegetation Protection Overlay 1.



Planning scheme overlay mapping (Source: VicPlan)

Schedule 1 to the Overlay is the Tambo-Bairnsdale Roadside Vegetation Protection Network.

Overlay objective for Schedule 1

The overlay objective is:

- *To ensure that development of access to private land, and road maintenance and construction activities occur so as:*
 - *To conserve areas of vegetation with high conservation value by minimising the extent of vegetation loss.*
 - *To conserve and enhance fauna habitat and habitat corridors by minimising the extent of vegetation loss and encouraging regeneration of indigenous species.*
 - *To preserve existing trees and other vegetation where it contributes to high landscape and aesthetic values.*

The overlay objectives are considered to have been addressed by the proposal:

- The location of the proposed vehicle crossover to lot 1 has been chosen within a more cleared area of the road reserve to minimise vegetation loss.
- The tree that is proposed to be removed is a smaller tree with a circumference at breast height of 76cm resulting in a tree with a low conservation value.
- The fauna habitat corridor along the road will be maintained as a result of the minimal vegetation loss.

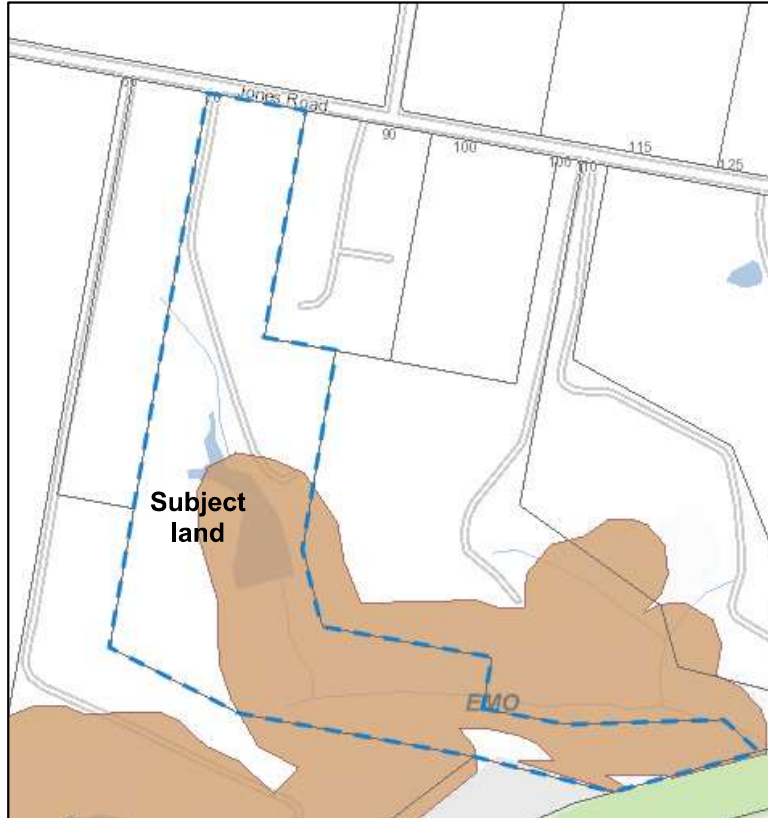
Decision Guidelines for Clause 42.02 and Schedule 1

The removal of vegetation has been considered against the decision guidelines and it is concluded that:

- The proposed tree removal to facilitate vehicle access to a new Rural Living Zoned lot is considered to strike the balance with respect to minimising vegetation loss and creating an expected planning outcome as sought within the Planning Policy Framework and Municipal Planning Strategy.
- Vegetation to be protected is roadside native vegetation. The tree proposed to be removed is within the road reserve corridor and is a younger tree which reduces its conservation value compared to larger trees.
- Jones Road does form a wildlife corridor however, the removal of a smaller tree will not disrupt the wildlife corridor. Vehicle crossings are common along Jones Road.
- There are no adverse effects associated with ground water recharge within the area.
- The tree proposed to be removed is not on a ground slope of 20 percent that could be subject to landslide, there is no waterway or wetland within 30 metres of the tree to be removed, the location of the tree removal is outside of mapped erosion risk and the area of the tree removal is not within an area of cultural heritage sensitivity.
- The tree is not being removed to create defensible space or to implement a land management plan.
- Access to proposed lot 1 via a shared existing accessway with lot 2 is not site responsive given implications for roadside drainage requirements.

6.3 Erosion Management Overlay

Parts of the property are located within the Erosion Management Overlay.



Planning scheme overlay mapping (Source: VicPlan)

The schedule to the Overlay is Management of Geotechnical Hazard in accordance with sub-clause 4.0 Application requirements a geotechnical risk assessment waiver has been undertaken by a qualified practitioner and accompanies the application.

A full geotechnical risk assessment has been demonstrated to not be relevant to the assessment of the application and no environmental hazards are expected based on the following findings:

- The proposed allotment is relatively flat with a reasonable grass cover with falls of about 0.5% maximum observed with no visual signs of any erosion occurring.
- Minor earthworks and compaction of material to form the crossover and trenching of services can be undertaken provided protection barriers such as silt fences are to be placed downslope side of the works.
- Stormwater from any proposed buildings must be directed to a legal point of discharge via an onsite detention system such as a water tank and overflow outlets must be provided with approved rock beaching.

The application is considered to respond appropriately to the requirements of the overlay.

6.4 Clause 52.17 Native Vegetation

Planning approval is required at Clause 52.17-1 for the removal of one scattered native tree.

The Application satisfies the Application Requirements contained within the *Guidelines for the Removal, Destruction or Lopping of Native Vegetation, August 2025* ('the Guidelines').

Accompanying the Application is a Native Vegetation Removal Report ID: 319_20251120_7HA (dated 20.11.2025) which includes detail on the assessment pathway (Intermediate Assessment Pathway), information about the vegetation proposed to be removed, mapping and offset requirements along with other details as triggered within Table 4 of the Guidelines.

The Accompanying Plan of Vegetation Removal nominates the location of the native vegetation that requires consideration under the provisions of Clause 52.17.

The extent of vegetation being considered under the provisions of Clause 52.17 is limited to one scattered tree within the Jones Road reserve to accommodate vehicle access to proposed lot 1. The NVRP describes the scattered tree as Zone A.



Scattered Tree earmarked for removal (Date of photography 08/10/2025)

The tree has been assessed as a scattered tree given there is only one tree present without touching canopies and the surrounding understory plant cover is heavily dominated by non-native species (<25% native perennial understory plant cover present).



*Non-native understory within proximity to Scattered Trees
(Date of photography 08/10/2025)*

To compensate for the loss of one scattered trees, a third-party offset will be secured to ensure no net loss of biodiversity, in accordance with the requirements of Clause 52.17-5. A report is included with this application that confirms the availability of native vegetation credits required all the necessary attributes.

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

Requirement	Response
1. Information regarding native vegetation to be removed.	<p>The enclosed Vegetation Removal Plan depicts the extent of vegetation to be removed in the context of the property boundaries.</p> <p>Please refer to the enclosed Native Vegetation Removal Report ('NVR') that confirms the Application is able to proceed under an Intermediate Assessment Pathway.</p>

	<p>The extent of vegetation removal proposed equates to 0.031ha and is comprised of one small scattered tree. The DBH of the scattered tree is detailed at Appendix 1 of the NVRP (p.6).</p> <p>The subject land does not include any coastal areas or sensitive wetlands being within the Jones Road reserve.</p> <p>General offsets in the order of 0.007 general habitat units with a minimum strategic biodiversity value score of 0.420 will be required to compensate for the vegetation loss.</p>
2. Topographic and land information	<p>Photos included with the supplication confirm the subject land is predominantly flat has a gentle slope with no low-lying areas, hilltops, wetlands, slopes exceeding 20 percent, or evidence of erosion.</p>
3. Recent, dated photographs of the native vegetation to be removed	<p>Photos of tree proposed to be removed included within this report are recent, taken on 08 October 2025.</p>
4. Other vegetation removed	<p>We are unaware of any other native vegetation removed, with or without the required approvals, on the subject land or contiguous land in the same ownership.</p>
5. Avoid & minimise statement	<p>The subject land is zoned Rural Living 3 with an expectation of lot development for each 8 hectares and with a land area exceeding 16 hectares the proposed two lot subdivision would meet the purposes of the zone and lot yields.</p> <p>A separate access to proposed lot 1 is necessary rather than joint access to avoid disruption of Council's drainage infrastructure.</p> <p>A cautious approach has been taken with the proposed removal of the tree within the road reserve. All attempts to avoid and minimise impacts to more significant vegetation within the road reserve has been had with the most cleared area within the road reserve chosen as the proposed access point to the new lot.</p> <p>Tree protection zones for larger trees with a higher conservation value close to the proposed crossover location have been respected and native vegetation close to the Jones Road reserve within the subject land will be retained.</p> <p>A vegetation offset will be provided to compensate for the native vegetation loss being incurred. This offset will be provided before any physical loss of the vegetation in question.</p>

6. Property Vegetation Plan	Not applicable – no Property Vegetation Plan made pursuant to Section 69 of the <i>Conservation, Forests and Land Act 1987</i> has been prepared.
7. Defendable Space	As the property is not affected by the Bushfire Management Overlay, there is no need to remove vegetation for the purposes of establishing defendable space.
8. Native Vegetation Precinct Plan Response	Not Applicable – the Application is not made under Clause 52.16. No Native Vegetation Precinct Plan applies to the subject land.
9. Offset Statement	<p>As a Permit is required to remove native vegetation the biodiversity impacts from the removal must be offset in accordance with the Guidelines. It is anticipated that the standard Conditions will be imposed on the permit which specify the offset requirements and the timing to secure the offset.</p> <p>There is no ability to provide vegetation offsets onsite given the residential context of the area. Vegetation offsets will be achieved through third party arrangements.</p> <p>Please refer to the report of the available native vegetation credits confirming the required native vegetation credits with suitable attributes are available for purchase from a third party.</p>

In response to the decision guidelines specified in Table 6 of the Guidelines, we offer the following comments.

	Decision Guidelines	Response/Comment
1.	Efforts to avoid and minimise vegetation removal to be commensurate with the biodiversity and other values.	<p>The vegetation in question has not been identified as being of significance. The small scattered tree to be removed is within Location 2. The vegetation has mid-range scores on condition mapping and strategic biodiversity value mapping.</p> <p>Efforts to avoid and minimise vegetation losses has been made to ensure vegetation impacts to vegetation with a higher conservation value were avoided and to allow the wildlife corridor to be minimally affected.</p>
2.	The role of the vegetation being removed in protecting water courses, preventing land degradation and adverse effects on groundwater.	The vegetation earmarked for removal is considered to play a minimal role in protecting water quality and preventing land degradation given its location in the road reserve. The vegetation is well offset from existing water courses (>30metres) and is not contained on steep land.

3.	The need to manage native vegetation to presence identified landscape values.	Whilst the vegetation to be removed has some aesthetic value, it is not considered to have a high environmental value having regard for the NVIM mapping and associated scores.
4.	Whether the vegetation to be removed is protected under the <i>Aboriginal Heritage Act 2006</i> .	The vegetation earmarked for removal is not protected under the <i>Aboriginal Heritage Act 2006</i> .
5.	The need to remove vegetation for defensible space.	The vegetation is not being removed for the purpose of defensible space.
6.	Whether the removal is in accordance with any Property Management Plan.	There is no Property Management Plan applying to the land.
7.	Whether an offset that meets the requirements has been identified and can be secured.	The enclosed report of available native vegetation credits confirms the ability to obtain and secure vegetation offsets which meet the offset requirements in accordance with the Guidelines.
8.	Clause 52.16 Applications	N/A
9.	Impacts on biodiversity	<p>The extent of vegetation loss has been minimised as far as possible, and will not have any significant impact on habitat for rare or threatened species.</p> <p>As outlined on the accompanying Native Vegetation Removal Report the vegetation loss will not require a Species Offset.</p>

7. Conclusion

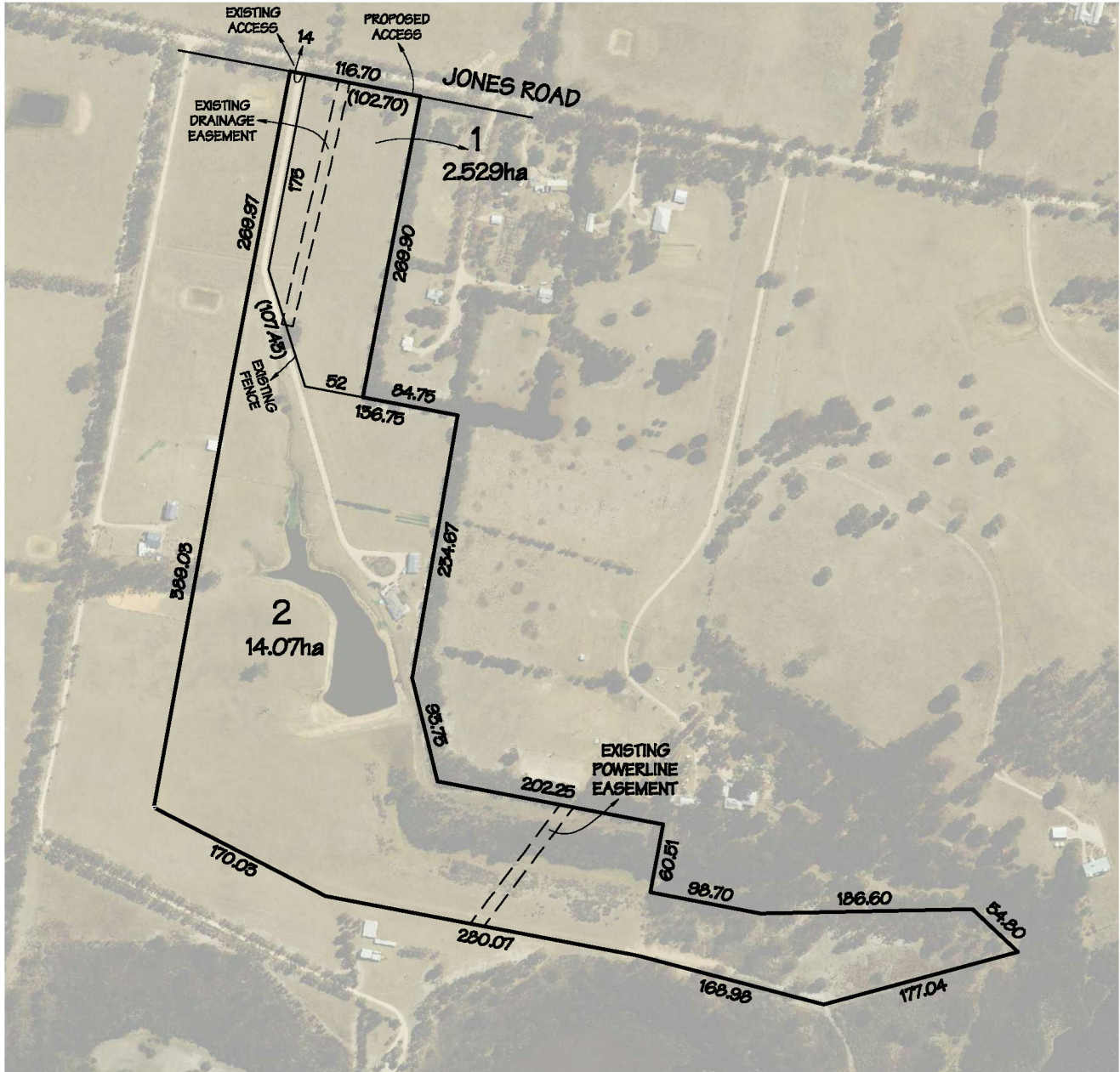
The proposed two lot subdivision and removal of one tree at 70 Jones Road, Eagle Point is considered to accord with all relevant provisions of the Rural Living Zone 3, Vegetation Protection Overlay 1, Erosion Management Overlay and native vegetation provisions of the East Gippsland Planning Scheme. The proposal is consistent with the Planning Policy Framework and Municipal Planning Strategy and has been designed to complement the adjoining properties.

For these reasons we respectfully request that Council consider the merits of the application favourably and resolve to issue a Planning Permit.

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PROPOSED SUBDIVISION

PARISH OF BAIRNSDALE
CROWN ALLOTMENTS 172 & 172B (PARTS)
LOT 2 ON PS317045L



TO JONES ROAD, EAGLE POINT

Crowthier & Sadler Pty. Ltd.

LICENSED SURVEYORS & TOWN PLANNERS
182 MACLEOD STREET, BAIRNSDALE, VIC., 3676
P. (03) 5182 6011 E. contact@crowthiersadler.com.au

FILENAME: \\cserver\Company\Data\Jobs\21000-21999\21300-21399\21345 Smith\21345 Prop V2.pro

NOTATIONS

AREAS ARE APPROXIMATE ONLY
DIMENSIONS ARE SUBJECT TO SURVEY

SCALE (SHEET SIZE A3)

1 : 4000

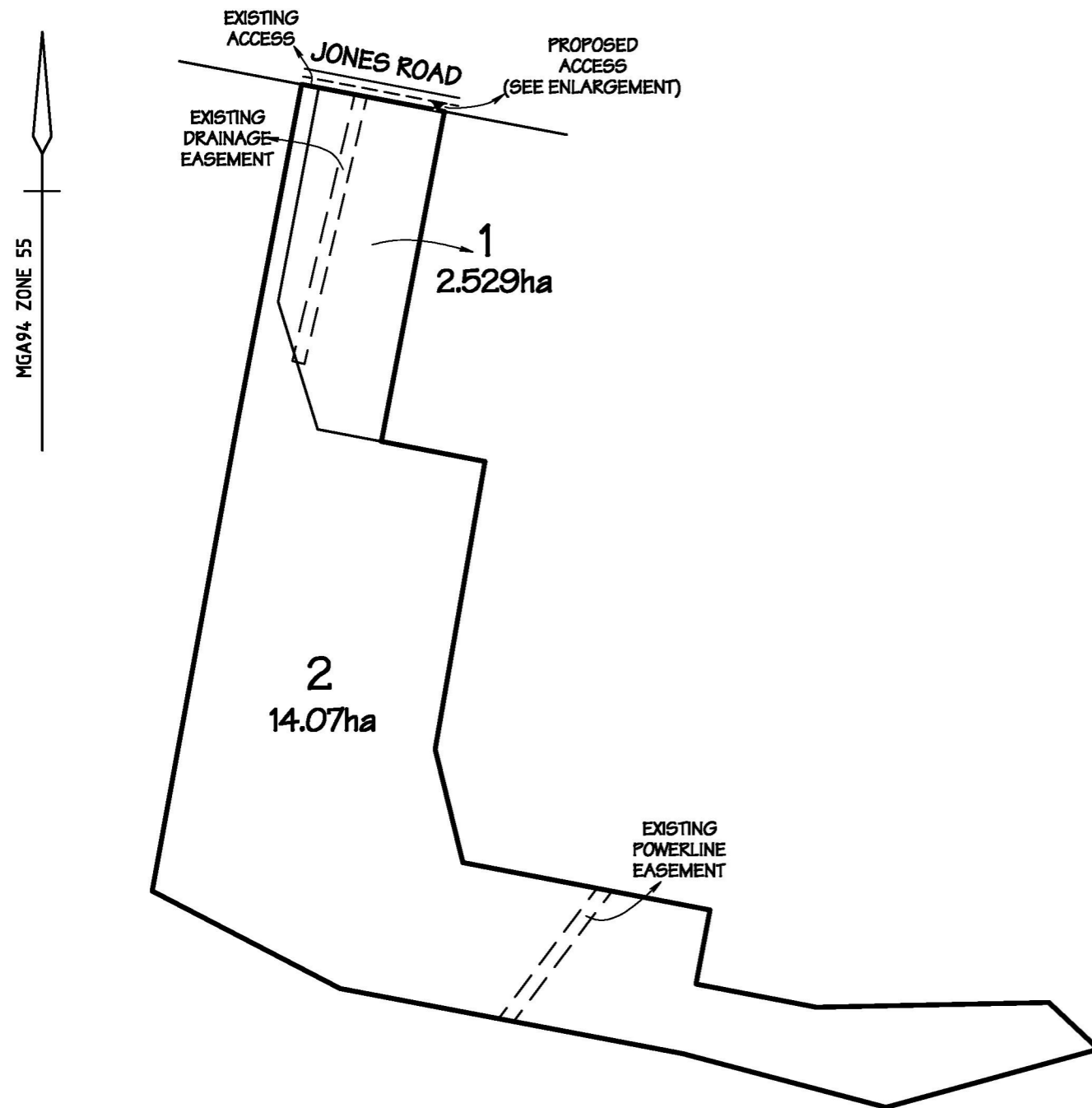
SURVEYORS REF.

21345

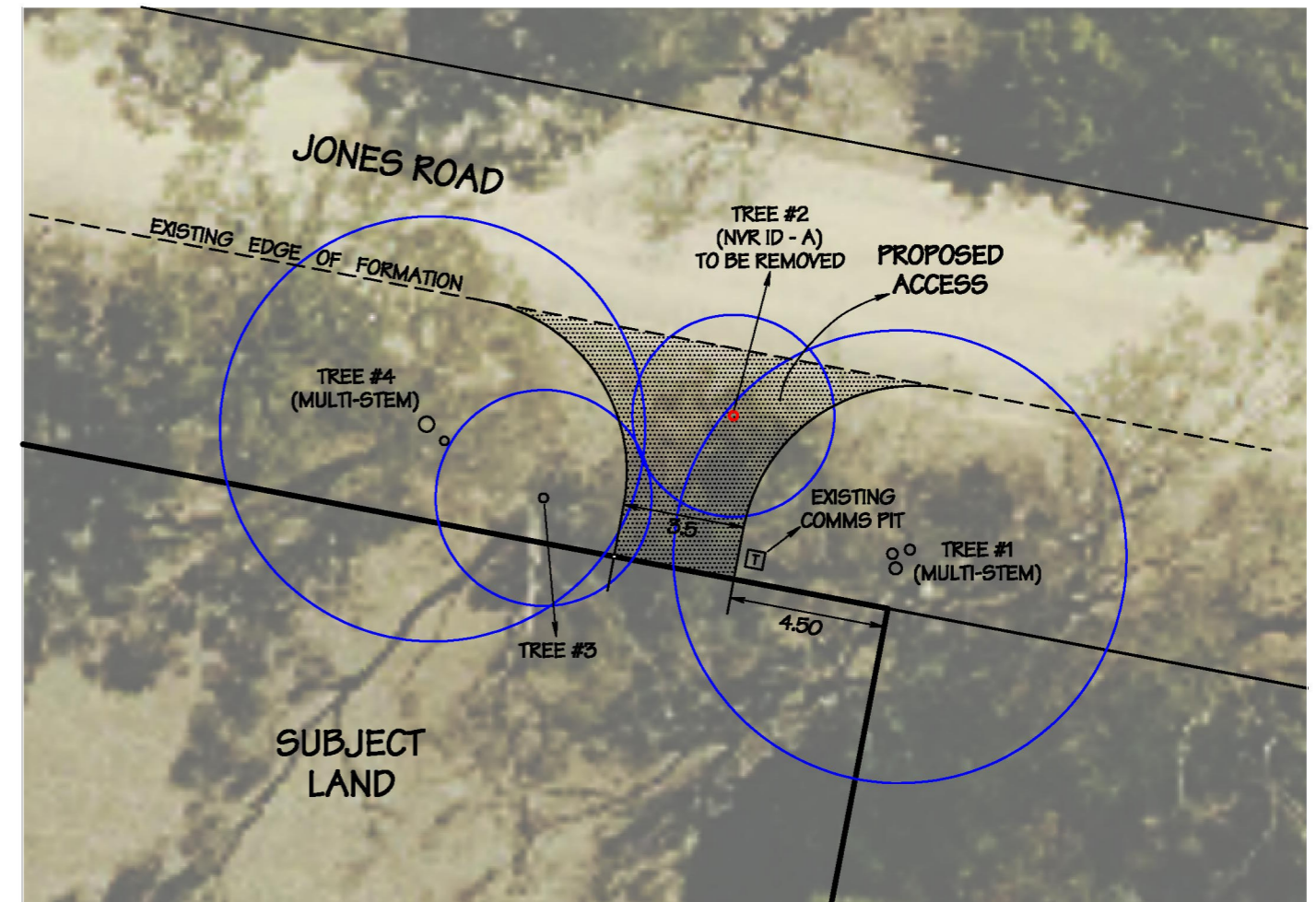
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Printed 3/12/2025

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Tree # Based off Field Data	Circumference (in cm) at Breast Height (1.3m above ground level)	NVR ID 319_20251120_7HA	DBH (cm)	TPZ (m)	% TPZ Impacted
1.	118, 89 & 94		35, 29 & 30	6.5	10.52%
2.	76	A	24	2.9	Direct Impact
3.	40		26	3.1	6.66%
4.	139 & 79		44 & 25	6.1	4.27%



SCALE OF ENLARGEMENT
1:200

TO JONES ROAD, EAGLE POINT

Crowther & Sadler Pty. Ltd.

LICENSED SURVEYORS & TOWN PLANNERS
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
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FILENAME: Y:\21000-21999\21300-21399\21345 Smith\21345 Veg Removal V1.pro

NOTATIONS

AREAS ARE APPROXIMATE ONLY
DIMENSIONS ARE SUBJECT TO SURVEY

○ - DENOTES TREE PROTECTION ZONE

SCALE (SHEET SIZE A3)

1 : 5000

SURVEYORS REF.

21345

VERSION 1 - DRAWN 19/11/2025

PLAN OF VEGETATION REMOVAL

PARISH OF BAIRNSDALE
CROWN ALLOTMENTS 172 & 172B (PARTS)

LOT 2 ON PS317045L