

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	181 Monaro Highway CANN RIVER VIC 3890 Lot: 1 TP: 130981, CA: 14A Sec: A, Lot: 1 LP: 121915
The application is for a permit to:	Use and Development of a Dwelling and Creation of Access to TRZ2
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
35.07-1	Use of land for a dwelling
35.07-4	Works within 100 m of a waterway
44.06-2	Construct a building associated with accommodation
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:	5.2025.420.1

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 applicant giving notice
---	---

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

Kerry Stow

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Tuesday, 23 December 2025 11:54 AM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: 21404 Report.pdf; 21404 BMP V1.pdf; JR2231-03TP RevB-171225.pdf; 20094 LCAR.pdf; 21404 CoT Vol_9381_Fol_562.pdf; 21404 BHSA V1.pdf; Planning_Permit_Application_2025-12-23T11-54-21_29823849_0.pdf; 21404 Report.pdf; 181 Monaro Highway, Cann River

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 Vic 3875

Preferred phone number: 51 52 5011

Street number: 181

Street name: Monaro Highway

Town: Cann River

Post code: 3890

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

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

Existing conditions : Vacant

Description of proposal : Use and development of a dwelling and creation of access to a road in a Road Zone 2

Estimated cost of development: \$650,000

Has there been a pre-application meeting: Yes

Officer's name: Martin Richardson

Your reference number: Regular planning meeting with Crowther & Sadler

ExtraFile: 3

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Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

Planning report: [21404 Report.pdf](#)

2. Supporting information/reports: [21404 BMP V1.pdf](#)

Plans: [JR2231-03TP RevB-171225.pdf](#)

3. Supporting information/reports: [20094 LCAR.pdf](#)

Full copy of Title: [21404 CoT Vol 9381 Fol 562.pdf](#)

1. Supporting information/reports: [21404 BHSA V1.pdf](#)

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

VOLUME 09381 FOLIO 562

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Page 1 of 1

Security no : 124130974349F
Produced 23/12/2025 10:09 AM**LAND DESCRIPTION**

Lot 1 on Plan of Subdivision 121915.
PARENT TITLE Volume 07075 Folio 832
Created by instrument H983384 15/05/1980

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ARTHUR JOSEPH STEPHENS
AL727105Q 03/03/2015

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP121915 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: 181 MONARO HIGHWAY CANN RIVER VIC 3890

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END

ADVERTISED

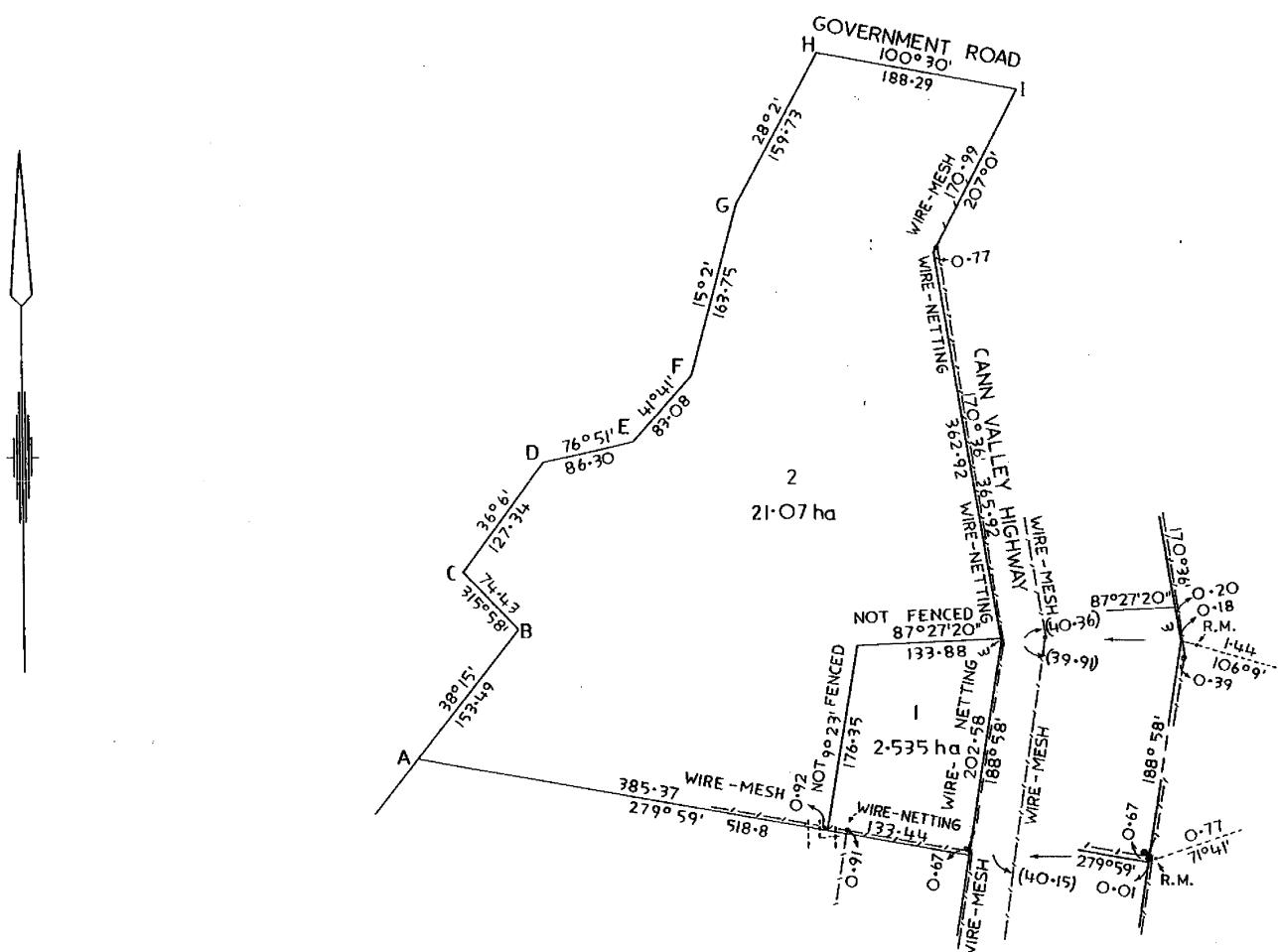
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright. **J.P121915**

LP121915
EDITION 1
APPROVED 29/4/77

PLAN OF SUBDIVISION OF: PART OF CROWN ALLOTMENT 14 SECTION A	APPROPRIATIONS	ENCUMBRANCES & OTHER NOTATIONS POINT A,B,C,D,E,F,G,H AND I ARE NOT THE SUBJECT OF THIS SURVEY. 121915
PARISH: NOORINBEE COUNTY: CROAJINGOLONG SCALE 40 0 50 100 150 200 250 LENGTHS ARE IN METRES.		DEPTH LIMITATION: 15.24M

V 7075 E 832

WATERWAY NOTATION:
LOT 2 IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE
SUBJECT TO A CROWN LICENCE TO USE



Planning Report

Use and Development of a Dwelling and Access to a
Road in a Transport Road Zone 2
181 Monaro Highway, Cann River

Our reference – 21404

December 2025



FS 520900



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Application Form	
Proposed Site, Floor and Elevations (<i>J.R Design Australia Pty Ltd</i>)	
Bushfire Hazard Site Assessment (Version 1)	
Bushfire Management Plan (Version 1)	
Copy of Title (Lot 1 on PS121915)	
Land Capability Assessment Report (<i>Chris O'Brien & Company</i>)	

Note: Applicable Planning Application fee is \$2,328.15 calculated as follows:
Class 5 - \$1580.10
Class 22 – 748.05 (being 50% of the lesser fee)

1. Introduction

This Planning Report is prepared in support of the proposed use and development of a dwelling and access to a road in a Transport 2 Zone at 181 Monaro Highway, Cann River. The Report addresses the provisions of the Farming Zone 1, Bushfire Management Overlay and Clause 52.29 as contained within the East Gippsland Planning Scheme.



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

2. Subject Land & Surrounding Context

The subject land is formally described as Lot 1 on PS121915 and is approximately 2.535ha in area. It is a vacant parcel of land which is located just north of the main township area of Cann River.



Image of the subject land from the Monaro Highway (Source: Google Earth)

The site has frontage to Monaro Highway to the east which is a good quality sealed bitumen road within Transport Zone 2. This road provides direct and convenient access to the township of Cann River.



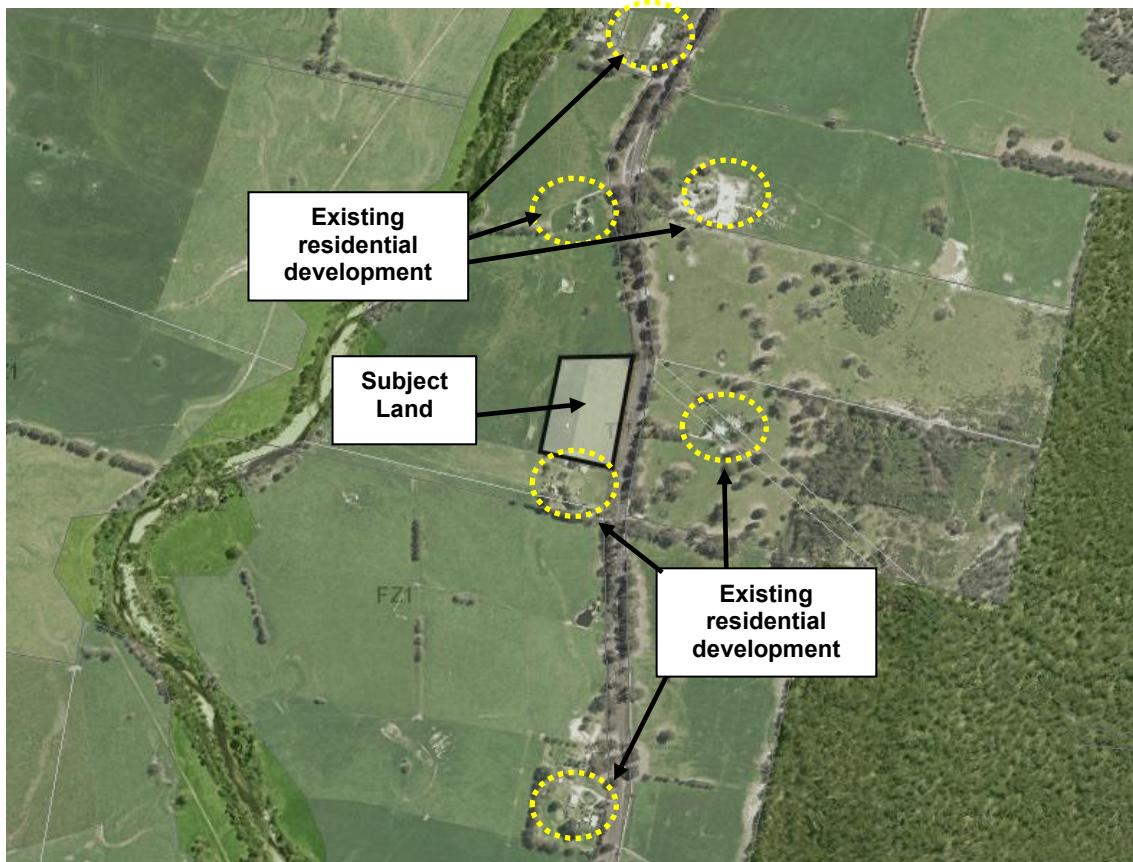
Image of the Monaro Highway looking north (Source: Google Earth)



Image of the existing gate access to the subject land (Source: Google Earth)

The subject land is affected by the provisions of the Farming Zone – Schedule 1 and Bushfire Management Overlay of the East Gippsland Planning Scheme.

Properties immediately adjoining the subject land are also affected by the provisions of the Farming Zone however there are a high number of smaller parcels present, many of which contain existing residential development.



Aerial view of subject land and surrounding area – Source: VicPlan

There is an existing dwelling on the adjoining property to the south and an existing dwelling established opposite the site on the eastern side of Monaro Highway.



Image of the existing development opposite the subject land (Source: Google Earth)



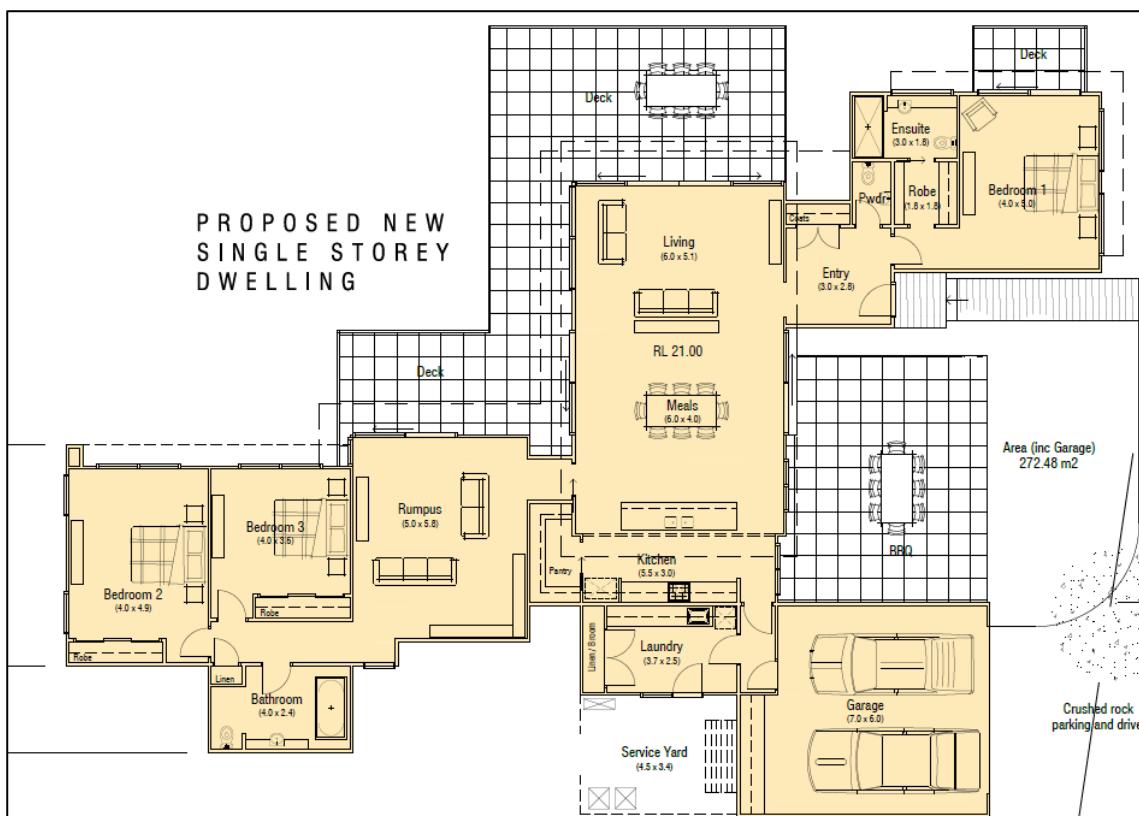
Image of the southern neighbouring property (Source: Google Earth)

3. The Application & Proposal

It is proposed to use and develop the subject land for the purposes of a dwelling and create access to a road in a Transport Zone 2.

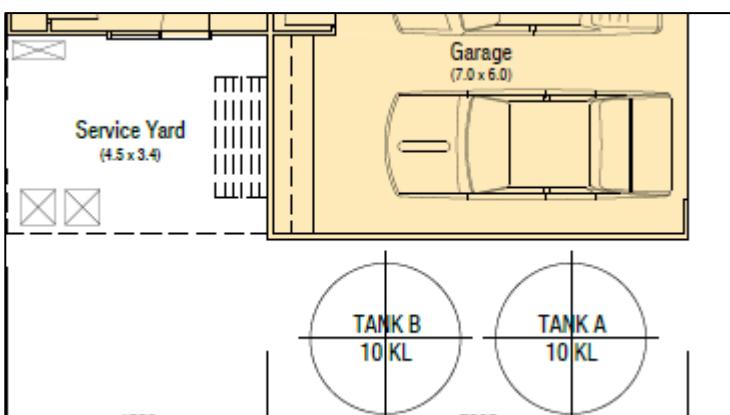
The proposed dwelling will be setback approximately 40 metres from the properties frontage (east) and 19 metres from the northern boundary.

The proposed dwelling will incorporate a master bedroom with ensuite and robe, two further bedrooms, bathroom, rumpus room, laundry and open plan kitchen/meals/living area. A large external deck is proposed to the north of the dwelling and a BBQ area to the east of the dwelling. A double car garage will service the dwelling. The dwelling including garage having an area of 272.48 square metres.



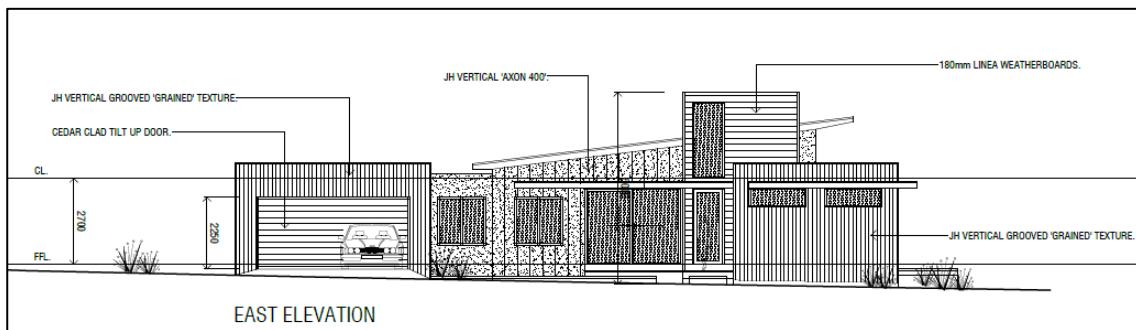
Proposed dwelling floor plan (Source: JR Design Australia)

Two rainwater tanks will be installed to the south side of the garage with Tank A reserved for fire fighting use and fitted with CFA compliant coupling and fittings. Tank B is for domestic use and each tank will have a volume of 10,000 litres.



Extract of the floor plan (Source: JR Design Australia)

The proposed dwelling will be single storey with a maximum height of 6.0 metres. The building will be constructed with JH Vertical Axon 400 cladding, Linea Weatherboards with Colorbond roofing. Dwelling materials will be muted tones consistent with the rural landscape.



Proposed eastern elevation (Source: JR Design Australia)

The proposed dwelling will be accessed by a new 3.5 metre wide gravel driveway leading from the existing northern gate to the property. Access at the north-east corner of the property will require the construction of a new crossover requiring planning approval as the Monaro Highway is a road in a Transport Zone 2. Construction of access will not impact any native vegetation.

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

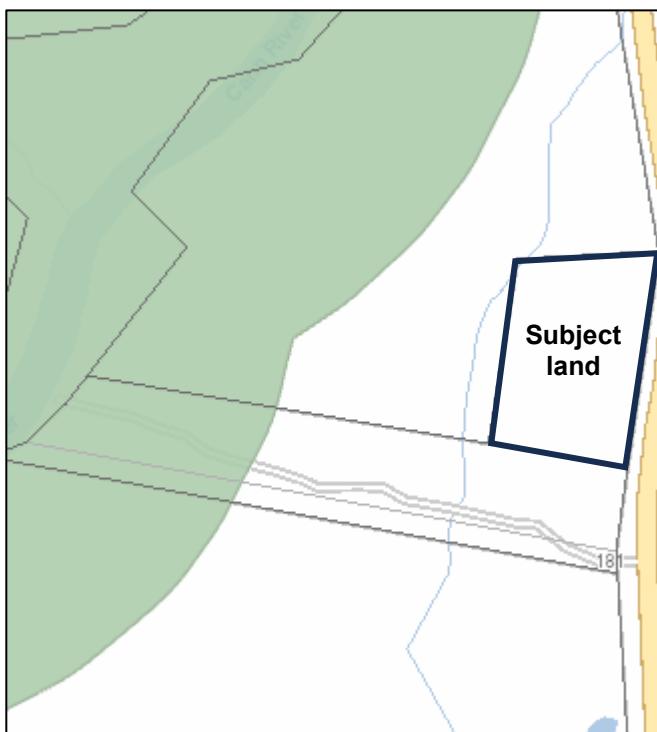
Planning Scheme Clause	Matter for which a Permit is required
35.07-1 Farming Zone 1	Use of land for a dwelling
35.07-4 Farming Zone 1	Buildings and works associated with a Section 2 use and building within 100 metres of a waterway
44.06-2 Bushfire Management Overlay	Buildings and works associated with a dwelling
52.29 Land Adjacent to the Principal Road Network	Creation of access to a road in a Transport Zone 2

The application has to be referred pursuant to section 55 of the *Planning and Environment Act 1987* to the relevant fire authority and the Head of Transport of Victoria.

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 not located within an area of cultural heritage sensitivity and the construction of a dwelling on a lot is an exempt activity. As such, there is no requirement to provide a CHMP in support of the application.

5. Planning Policy

5.1 Planning Policy Framework

Clause 12.03-1S River and riparian corridors, waterways, lakes, wetlands and billabongs have been respectfully considered by the proposed development. The dwelling will be setback 52.3 metres from the waterway that runs through the north-western corner of the subject land allowing the waterway to continue to function as exists. The application is accompanied by a Land Capability Assessment which demonstrates that the land can manage onsite wastewater disposal without detrimental impacts to local waterways.

The subject land is contained within a Bushfire Management Overlay as such Clause 13.02-1S is relevant to the application. The proposed dwelling will mitigate the risk from a bushfire event as it will be located within a cleared grassland setting, defendable space will be provided around the dwelling on all the building aspects, water provision for firefighting will be provided and the building will utilise robust building materials achieving a BAL-29 construction standard.

Clause 14.01-1S Protection of agricultural land seeks to protect the state's agricultural base. The proposal responds to the strategies that underpin the clause objective:

- Consistent with Council's Rural Land Use Strategy the proposed dwelling is to be developed on a historic small lot within close proximity to the township of Cann River where rural housing is encouraged so as to maintain population to support rural communities.
- There will be no loss of productive rural land as the subject land is not actively farmed.
- The property is not identified as rural land of strategic significance.
- The subject site is a small property and is highly unlikely to be purchased for agricultural activities.
- Agricultural production to the north of the land is cattle grazing a benign activity compared to other agricultural activities. The proposed dwelling can easily co-exist with the neighbouring land use.
- Planning permit 416/2022/P was issued on the 23 November 2022 for the use and development of a dwelling on the subject land and there have been no significant changes from the time of the permit being granted. Council's RLS will offer support for dwellings on small lots in the Farming Zone and that are in close proximity to rural towns.

Consistent with Clause 14.01-1L-03 Rural dwellings the proposed use and development of a dwelling is well separated from Crown land, it will have no impact to the environmental qualities of the area, it will be the only dwelling on the property, legal road access from the Monaro Highway will be provided, wastewater can be treated and retained onsite and is close to the retail and community facilities of Cann River.

The proposed single storey scale of the dwelling, use of articulated facades, complementary materials, finishes and colours will blend with the rural landscape of the area. Significant setbacks from the site boundaries will protect the rural character of the area as sought within Clause 15.01-6S Design for rural areas.

Access is proposed from the Monaro Highway being the adjoining road. Only one access point to the highway is sought ensuring the principal road network will remain efficient consistent with Clause 18.02-4S Roads.

5.2 Municipal Planning Strategy

The proposed development will have no detrimental impacts to the natural environment as encouraged within Clause 02.03-2 Environmental and landscape values. No native vegetation requires removal, evidence is provided that wastewater can be managed on the land with no nutrient runoff into local waterways and soil and water quality will be maintained.

Clause 02.03-3 Environmental risks and amenity advises that East Gippsland is subject to bushfire events. The proposed dwelling will be resilient to a bushfire event as defendable space can be provided within the lot boundaries, water will be provided for firefighting, access for emergency vehicles to the dwelling will be achieved and a robust construction standard will be provided.

The subject land is a historic small lot within close proximity to Cann River, it is not used for agriculture and as such there will be no permanent loss of agricultural land, the land size is small and is unable to support an agricultural enterprise and there will be no detrimental impact to water quality within the area consistent with Clause 02.03-4 Natural resource management.

6. Planning Elements

6.1 Farming Zone 1

The subject land is zoned Farming Zone 1 of the East Gippsland Planning Scheme.



Planning scheme zone mapping (Source: VicPlan)

In accordance with Clause 35.07-2 Use of land for a dwelling the requirements are met:

- Access to the dwelling will be provided by an all-weather road (Monaro Highway) with dimensions adequate to accommodate emergency vehicles.
- Wastewater will be treated and retained within the lot. The Land Capability Assessment demonstrates the land's ability to accommodate wastewater.
- The dwelling will be serviced with rainwater tanks for domestic use as well as fire fighting purposes.
- An alternative energy source will service the proposed dwelling.

Decision Guidelines

The use and development of a dwelling on the subject land meets the decision guidelines with the following response is provided:

- Positive support for the proposal is contained within the East Gippsland Rural Land Use Strategy.
- No native vegetation requires removal ensuring consistency with the Regional Catchment Strategy themes.
- The Land Capability Assessment demonstrates that the land is capable to provide onsite wastewater disposal.
- The adjoining land use to the south is a dwelling with the northern and western property used for a dwelling in conjunction with livestock grazing. Cattle grazing is a benign agricultural activity compared to other agricultural activities and the dwelling being well setback from grazing paddocks will avoid conflict.
- No land will be permanently removed from agriculture as the land is not used for agricultural purposes.
- Soil and water quality will be maintained by the proposal.
- Due to the size of the property, there is little ability for the land to accommodate a meaningful agricultural enterprise.
- Separation from adjoining cattle grazing will minimise adverse impacts to the proposed dwelling.
- It is unlikely that the proposal will lead to the proliferation of dwellings in the area.
- There will be no impact to the waterway within the north western part of the subject land as the waterway will not be disrupted and nutrient runoff from the dwelling can be controlled on site well setback from the waterway.
- The height and design of the dwelling including the use of materials and colours will not detract from the rural landscape.
- The proposed dwelling will not lead to a proliferation of dwellings in the area.
- The new proposed vehicle crossover will need to be constructed to the road authorities requirements.
- The proposed dwelling will not be adversely affected by noise and shadow flicker from a wind energy facility. There is no wind energy facility within one kilometre of the land boundaries.
- There is no existing or proposed work authority within 500 metres of the nearest title boundary.

6.2 Bushfire Management Overlay

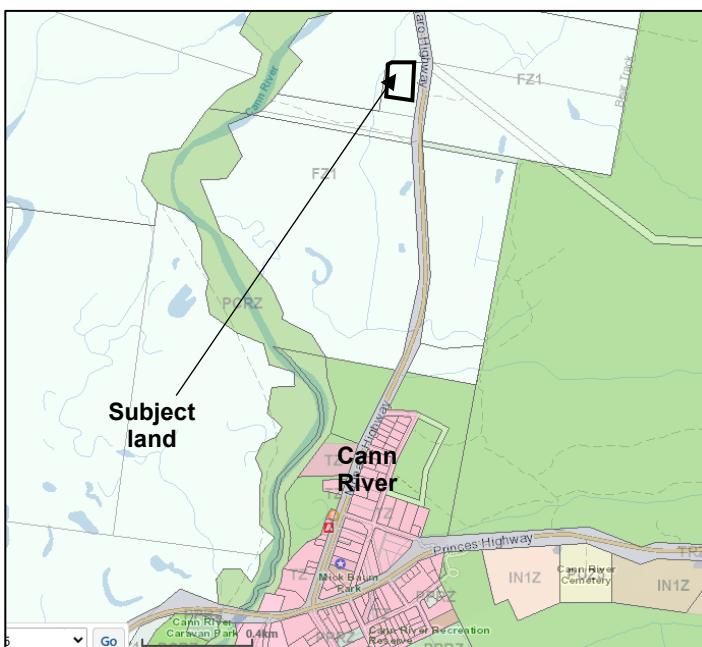
The whole of the land is subject to the Bushfire Management Overlay.



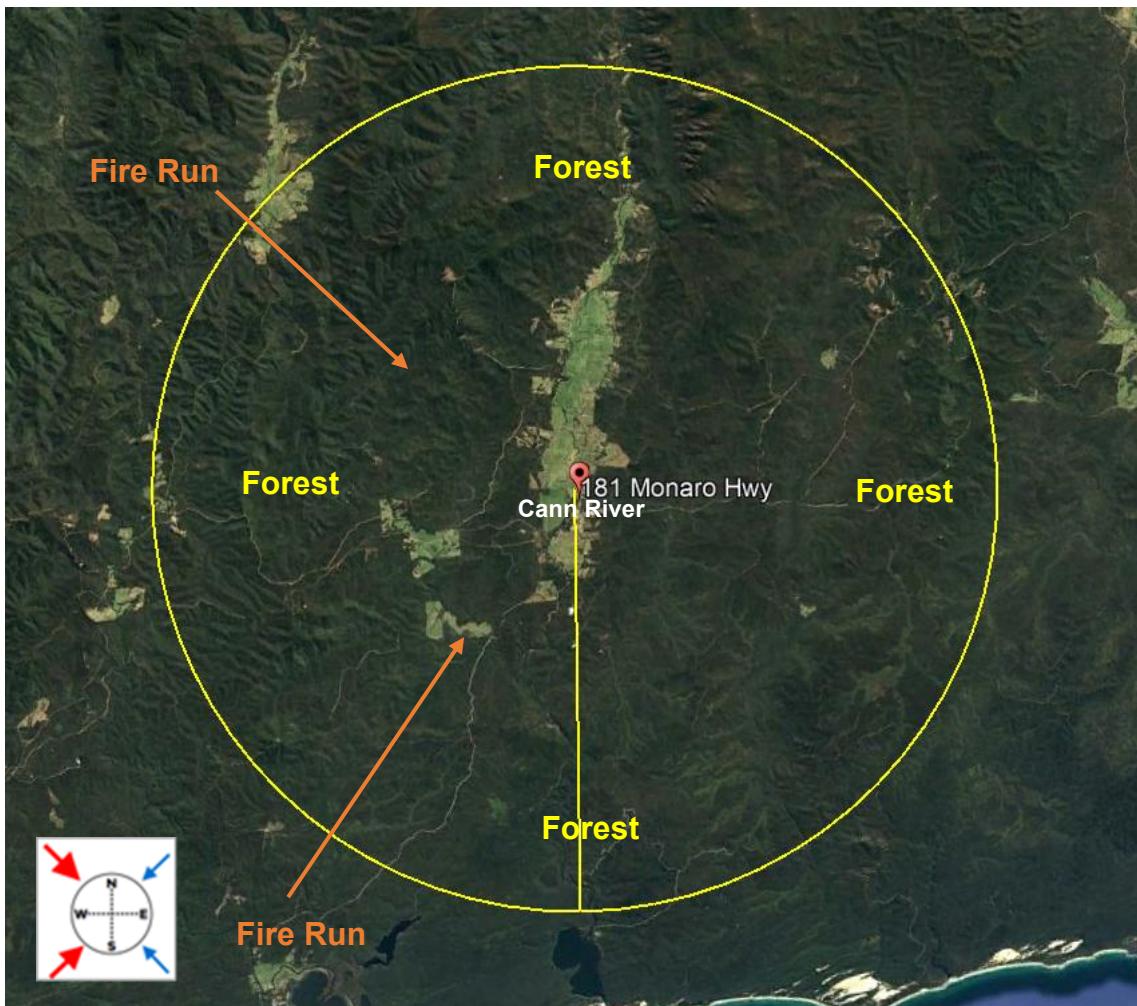
Planning scheme overlay mapping (Source: VicPlan)

In accordance with Clause 44.06-3 the application is supported with a bushfire hazard landscape assessment, a bushfire management statement and bushfire hazard site assessment.

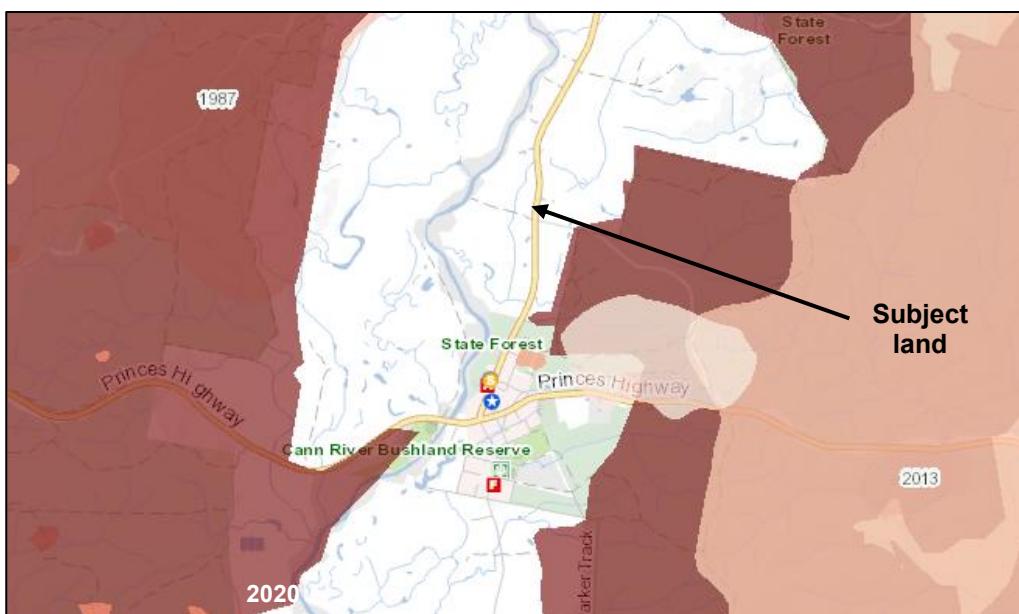
The subject land is located within the rural fringe to the north of Cann River.



Planning scheme zone mapping and locational map showing the site in context to Cann River (Source: VicPlan)

Bushfire Hazard Landscape Assessment

*Bushfire Hazard Landscape Assessment at 20 kilometres
(Source: Google Earth)*



Bushfire history of the subject land (Source: Mapshare)

The Bushfire Hazard Landscape Assessment identifies that the subject land is located within flat terrain, has no recent fire history and is surrounded by native vegetation separated from the subject land by grassland. The subject land is considered to be within a Broader Landscape Type 3 as a bushfire could approach the subject land from a number of directions. It is noted that the subject land is 1.8km north of the central area of Cann River, which incorporates a Neighbourhood Safer Place.

Bushfire Management Statement

Response to Objectives and Standards to Clause 53.02 is provided below.

CLAUSE 53.02-4.1 LANDSCAPE, SITING & DESIGN OBJECTIVES

Objective

Development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.

Development is sited to minimise the risk from bushfire.

Development is sited to provide safe access for vehicles, including emergency vehicles.

Building design minimises vulnerability to bushfire attack.

Approved Measures

AM 2.1

The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.

Response:

There is risk of fire provided from the north-west and south-west given the prevailing weather conditions. There is the ability for fire runs through the Crown Land and grass fires in the intervening landscape to the north-west and south-west.

The site is located within a Broader Landscape Type 3 with the possibility for fire to approach from more than one direction. Within the immediate surrounds to the north, west, east and south is managed grazing land. The closest Crown land Forest vegetation is 800m to the west of the subject land.

The egress route is to the south (approximately 1.8 km) to the Cann River township which offers a safer place to shelter.

The property is of sufficient size capable of achieving maximum separation distances consistent with Column A under Table 2 at Clause 53.02-5. With the building constructed to BAL-29 combined with Column A defendable space it is considered the bushfire risk can be mitigated to an acceptable level.

AM 2.2

A building is sited to ensure the site best achieves the following:

- The maximum separation distance between the building and the bushfire hazard.
- The building is in close proximity to a public road.

- Access can be provided to the building for emergency service vehicles.

Response:

The proposed dwelling has been positioned in a clear area of the property which provides bushfire protection and is surrounded by grassland in the immediate vicinity.

It has been considered important in response to the bushfire threat to maximise the separation distance between the bushfire hazard and the building through the provision of defendable space consistent with Table 2 Column A of Clause 53.02-5. Given the risk posed by the broader landscape, with the potential for ember attack, the dwelling will be constructed to BAL 29.

Proposed access from Monaro Highway will service the proposed dwelling via a driveway with a length greater than 30 metres. Monaro Highway is a sealed principal road of good quality and can easily accommodate emergency vehicles. Occupants will have the ability to egress the subject land within a vegetated managed area.

The driveway access will meet the requirements of Table 5 to Clause 53.02-5 which will ensure emergency vehicles can gain access to the proposed dwelling.

AM 2.3

A building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building.

Response:

The proposed dwelling is constructed on a concrete slab with large areas of paving providing additional protection. Walls are to be fibre cement cladding and steel roof cladding. The selection of external materials are all resilient to high levels of radiant heat and embers. The dwelling will be constructed to a BAL 29 standard.

CLAUSE 53.02-4.2 DEFENDABLE SPACE & CONSTRUCTION OBJECTIVES

Objective

Defendable space and building construction mitigate the effect of flame contact, radiant heat and embers on buildings.

Approved Measures

AM 3.1

A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office or retail premises is provided with defendable space in accordance with:

- Table 2 Columns A, B or C and Table 6 to Clause 53.02-5 wholly within the title boundaries of the land; or
- If there are significant siting constraints, Table 2 Column D and Table 6 to Clause 53.02-5.

The building is constructed to the bushfire attack level that corresponds to the defendable space provided in accordance with Table 2 to Clause 53.02-5.

Response:

Vegetation surrounding the proposed dwelling is grassland to all building aspects with the slope being flat in all directions.

Separation from the dwelling and the bushfire hazard can be maximised to the distance prescribed by Column A in Table 2 to Clause 53.02-5. Defendable space will be contained within the property boundaries and will be provided to 19m along each aspect given the presence of forest vegetation within the landscape.

The construction standard for the dwelling has been nominated at BAL 29 given the broader landscape risk. The nominated external building materials will meet the requirements for BAL 29 construction.

AM 3.2

A building used for accommodation (other than a dwelling or dependent person's unit), a childcare centre, an education centre, a hospital, leisure and recreation or a place of assembly is:

- Provided with defendable space in accordance with Table 3 and Table 6 to Clause 53.02-5 wholly within the title boundaries of the land.
- Constructed to a bushfire attack level of BAL12.5.

Response:

N/A The proposal meets the requirements of AM 3.1.

CLAUSE 53.02-4.3 WATER SUPPLY & ACCESS OBJECTIVES

Clause 53.02-4.3 Objective

A static water supply is provided to assist in protecting property.

Vehicle access is designed and constructed to enhance safety in the event of a bushfire.

Approved Measures

AM 4.1

A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office or retail premises is provided with:

- A static water supply for fire fighting and property protection purposes specified in Table 4 to Clause 53.02-5.
- Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5.

The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for fire fighting water supplies.

Response:

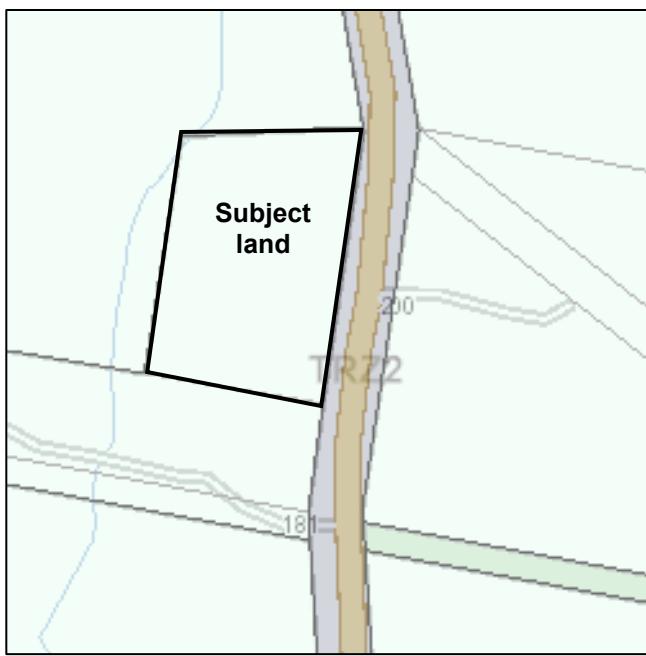
Table 4 to Clause 53.02-5 prescribes a static water supply of 10,000 litres to be provided on site for firefighting purposes together with the appropriate fittings and access for CFA vehicles.

The Bushfire Management Plan also prescribes the necessary access requirements for the driveway consistent with Table 5 to Clause 53.02-5 given it is greater than 30 metres in length.

The proposed dwelling is considered to be a good response to the provisions of the Bushfire Management Overlay and Clause 53.02 Bushfire Planning and mitigates the bushfire risk to people and property to an acceptable level.

6.3 Principal Road Network

The Monaro Highway forms part of the principal road network and is zoned Transport Road Zone 2.



A permit is required to create access to a road in a Transport Zone 2 pursuant to Clause 52.29-2 Land Adjacent to the Principal Road Network.

The subject land enjoys an existing informal access to the north-east of the property via a rural gate. There is no native vegetation within the road reserve. As part of the development, it is proposed that the dwelling obtains driveway access from the gate necessitating the need to construct a vehicle crossing in the road reserve.

The construction of the vehicle crossover will upgrade access to/from the Monaro Highway. The proposed vehicle crossover will be constructed in accordance with the requirements of the Department of Transport and Planning.

The crossover location provides for good sight lines to the north and south of the accessway location.

7. Conclusion

The proposed use and development of a dwelling and access to a road in a Transport 2 Zone at 181 Monaro Highway, Cann River is considered to accord with all relevant provisions of the Farming Zone 1, Bushfire Management Overlay and Clause 52.29 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 rural landscape and mitigates the risks associated with bushfire events.

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

BUSHFIRE HAZARD SITE ASSESSMENT

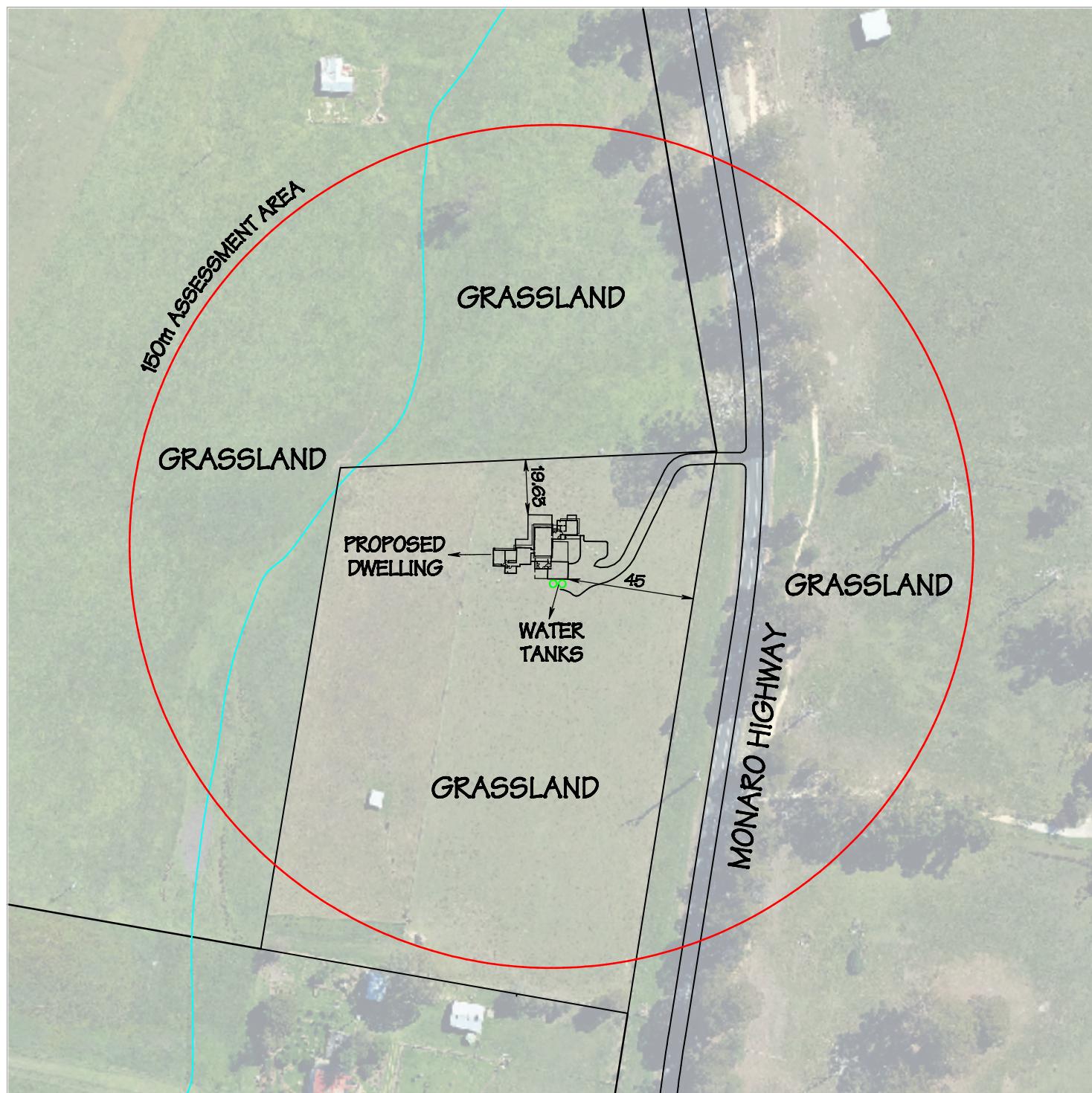
PARISH OF NOORINBEE
SECTION A
CROWN ALLOTMENT 14 (PART)

LOT 1 ON LP121915

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MGA94 ZONE 55



	NORTH	EAST	SOUTH	WEST
SLOPE	FLAT	FLAT	FLAT	FLAT
VEG TYPE	GRASSLAND	GRASSLAND	GRASSLAND	GRASSLAND
SEPARATION DISTANCES*	19m	19m	19m	19m

*SEPARATION DISTANCES DERIVED FROM
TABLE 2 COLUMN A CLAUSE 53.02-5

Crowther & Sadler Pty. Ltd.

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

FILENAME: Y:\21000-21999\21400-21499\21404 Stephens\21404 BHSA V1.pro

JOE STEPHENS
181 MONARO HIGHWAY, CANN RIVER

SCALE (SHEET SIZE A3)

SURVEYORS REF.

1 : 2000

21404

VERSION 1 - DRAWN 05/12/2025

Printed 27/01/2026

Page 27 of 45

Reference No: B22288

Project No: 60722

15/07/2022

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

Dear Amie,

**RE: PROPOSED DWELLING (ALLOW 4 BEDROOMS)
LOT 1 – 181 MONARO HIGHWAY, CANN RIVER. 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 9:00am on 14th July, 2022, 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 the proposed dwelling. Due to the size of the allotment, a larger than normal area is available to site the LAA, allowing for flexibility in the final location once construction on the site is approved. The area where the LAA can be located is shown on our site plan Appendix 1, attached hereunder.

An area, measuring approx. 15m (E-W direction) x 30m (N-S direction) and set 20m south of the north boundary and 5m in from the east boundary has been allocated. The test site has an average slope of about 0.5% to the north and west. 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 very moist grey silty loam (ZL) topsoil containing coarse grass roots moderately dispersed, underlain by a moist grey silty clay loam (ZCL) at 150 – 350mm depth below existing grassed surface, underlain by a moist orange grey silty clay (SIC) to 600mm at termination of test pit. The field texture grade for this particular soil was identified with the behaviour of several moist bolus exhibited: smooth and silky to manipulate. Maximum shear ribbon length was 75mm ie. light clay (LC).

DISCUSSION

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

PHOTOGRAPHY

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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 reasonable sloping terrain available for disposal, that standard absorption trenches can be used on this site.

DAILY FLOW & SEPTIC TANK CAPACITY

- It is proposed to construct a dwelling on the allotment with bedroom numbers unknown. For the purposes of this report we have allowed for a four (4) bedrooms and as a consequence the estimated daily flow in accordance with EPA Publication 891.4 July 2016: Code of Practice – Onsite Wastewater Management: Table 4 (dwelling installed with full water-reduction fixtures and fittings) and AS/NZS 1547:2012 Table H1

$$\begin{aligned} &= (2 + 3 \times 1)150 \\ &= 750 \text{ L/day (Tank Water Supply)} \end{aligned}$$

- 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 PUBLICATION 891.4: JULY 2016

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 5: Light Clays (strongly structured), the Design Irrigation Rate (DIR) for primary treated effluent is approx. 5mm/day. Noteworthy is that the EPA "Guidelines for Environmental Management" – Code of Practice Onsite Wastewater Management: Appendix A – Table 9: 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. A water balance analysis is attached to determine the area of land absorption required.

LENGTH REQUIRED FOR TRENCH BED SYSTEM

The appropriate absorption bed area for an irrigation system has been determined with a water balance analysis, which is attached to this report. A conservative DIR of 5.0 L/m²/day being adopted. According to the water balance a total area of 180sq.m is required. For this site we are recommending using a standard absorption trench system. To adequately disperse 750L/day of wastewater generated by a four (4) bedroom dwelling supplied by Town Water Supply the length of trench L can be determined using the formula from appendix L with the bed length L = Q/(DLRxW). Adopting a 1000mm wide trench the total length required = 150m. this can be provided in 5 x 30m lengths.

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.

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

The water balance yields a land application area (LAA) of 180sq.m. It is our professional opinion that the site is suitable for the use of standard absorption trenches and the total length of 1000mm wide trench should be at least 150m 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.

From the test results it can be seen that a four (4) bedroom dwelling requires a disposal bed length of around 150m for a standard absorption trench bed system.

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.

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 side of this area or other approved method as approved by the Design Engineer.
5. Vehicles or heavy equipment shall not be permitted on the disposal field as damage to the disposal system may result.
6. Spikes, tent pegs, garden stakes etc. shall not be driven into the ground in the disposal field as damage to the disposal system may result.
7. An ongoing maintenance program shall be instigated to ensure that the disposal system is properly maintained and works effectively.

CONCLUSION

Following the Land Capability Assessment on this site it is professional opinion that the newly created allotment is suitable for on-site wastewater disposal utilizing a standard absorption trench bed system which is highly unlikely to cause detriment to the environment.

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

Yours faithfully,



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

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	5
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	4
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	1
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 Code of Practice – Septic Tanks 1996, the Victorian Water Supply and Sewerage Plumbing Regulations 1986 and AS 3500 National Plumbing and Drainage Code.

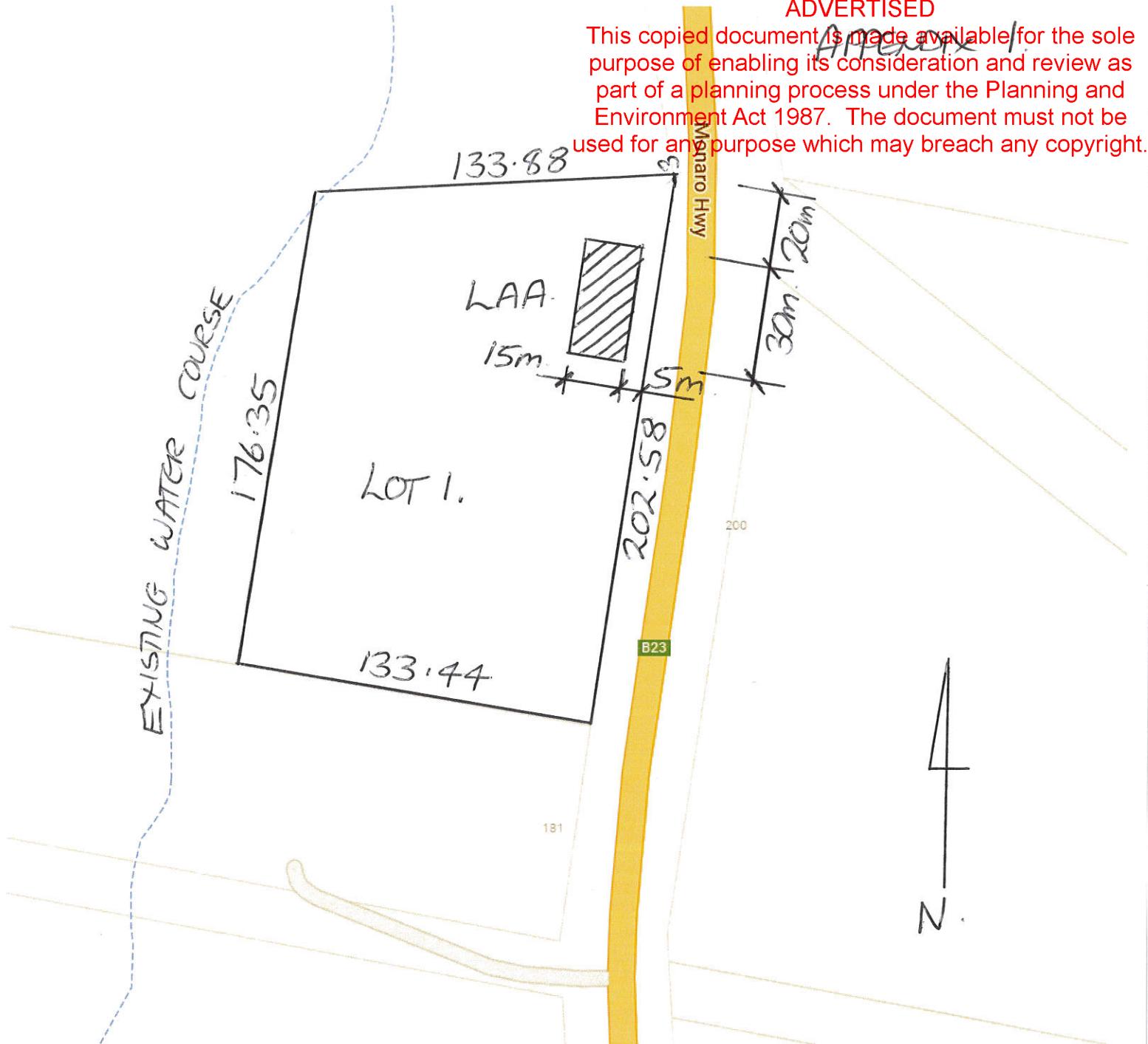
No septic tank or sand filter shall be installed closer than 1.5m to the foundations of any house, building or the boundary of the allotment.

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.



Nominated Area Water Balance

Site Address:	Lot 1 – 181 Monaro Highway Cann River		
Notes:	MAV Model LCA		
Input Data			
Design Wastewater Flow	Q	750	L/day
Design DIR	DIR	5	mm/day
Nominated Land Application Area	L	180	Sq.m
Crop Factor	C	0.6-0.85	unitless
Retained Rainfall	Rf	0.8	unitless
Rainfall Data	Bairnsdale Station 0852279 mean monthly		
Evaporation Data	East Sale Station 0850722 mean monthly		

Parameters	Symbol	Formula	Units	Formula	Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Days in month	D	$\sqrt{-}$	days			31	28	31	30	31	30	31	31	30	31	31	31	365
Rainfall	R	$\sqrt{-}$	mm/month	49.7	46.1	46.5	44.0	44.0	42.7	48.2	36.0	50.2	59.9	77.4	60.4	636.9		
Evaporation	E	$\sqrt{-}$	mm/month	201.5	162.4	136.4	84.0	52.7	42.0	46.5	68.2	93.0	124.0	153.0	186.0	186.0	1349.7	
Crop Factor	C			0.85	0.85	0.7	0.7	0.6	0.6	0.6	0.6	0.7	0.7	0.7	0.85	0.85		
OUTPUTS																		
Evapotranspiration	ET	$E \times C$	mm/month	171.28	138.04	95.48	58.8	31.62	25.2	27.9	40.92	65.1	86.8	130.05	158.1	158.1	158.1	1029.3
Percolation	B	$DIR \times D$	mm/month	155	140	155	150	155	150	155	155	150	155	150	150	155	155	155
Outputs		$ET+B$	mm/month	326.28	278.04	250.48	208.8	186.62	175.2	182.9	195.92	215.1	241.8	280.05	280.05	313.1	313.1	2854.7
INPUTS																		
Retained Rainfall	RR	RR_f	mm/month	39.76	36.88	37.2	45.2	35.2	50.16	38.56	28.8	40.16	47.92	61.92	48.32	510.76	510.76	
Effluent Irrigation	W	$(QxD)/L$	mm/month	129.17	116.67	129.17	125	129.17	125	129.17	125	129.17	125	129.17	125	129.17	125	1500.76
Inputs		$RR + W$	mm/month	168.93	153.55	166.37	170.2	164.37	175.16	167.73	157.97	165.16	177.09	186.92	186.92	177.49	177.49	2030.76
LAND AREA FOR ZERO STORAGE																		
Maximum effluent Application for Zero Storage	X	$(ET+B)-RR$	mm/month	286.52	241.16	213.28	163.6	151.42	125.04	144.03	167.12	174.94	193.88	218.13	264.78			
Effluent Produced	Y	$Q*D$	L/month	23250	21000	23250	22500	23250	22500	23250	23250	23250	23250	22500	22500	22500	22500	23250
Maximum area required for zero storage		Y/X	Sq.m	81.15	87.08	109.01	137.53	153.55	179.94	161.42	139.12	128.62	119.92	103.15	87.81			
LAND AREA REQUIRED FOR ZERO STORAGE																		
MINIMUM AREA REQUIRED FOR ZERO STORAGE m ²				82	88	109	138	154	180	162	140	129	120	104	88			
180	This is based on the worst months of the year, so the balance overestimates the area/storage requirements and is hence conservative for all other months.																	

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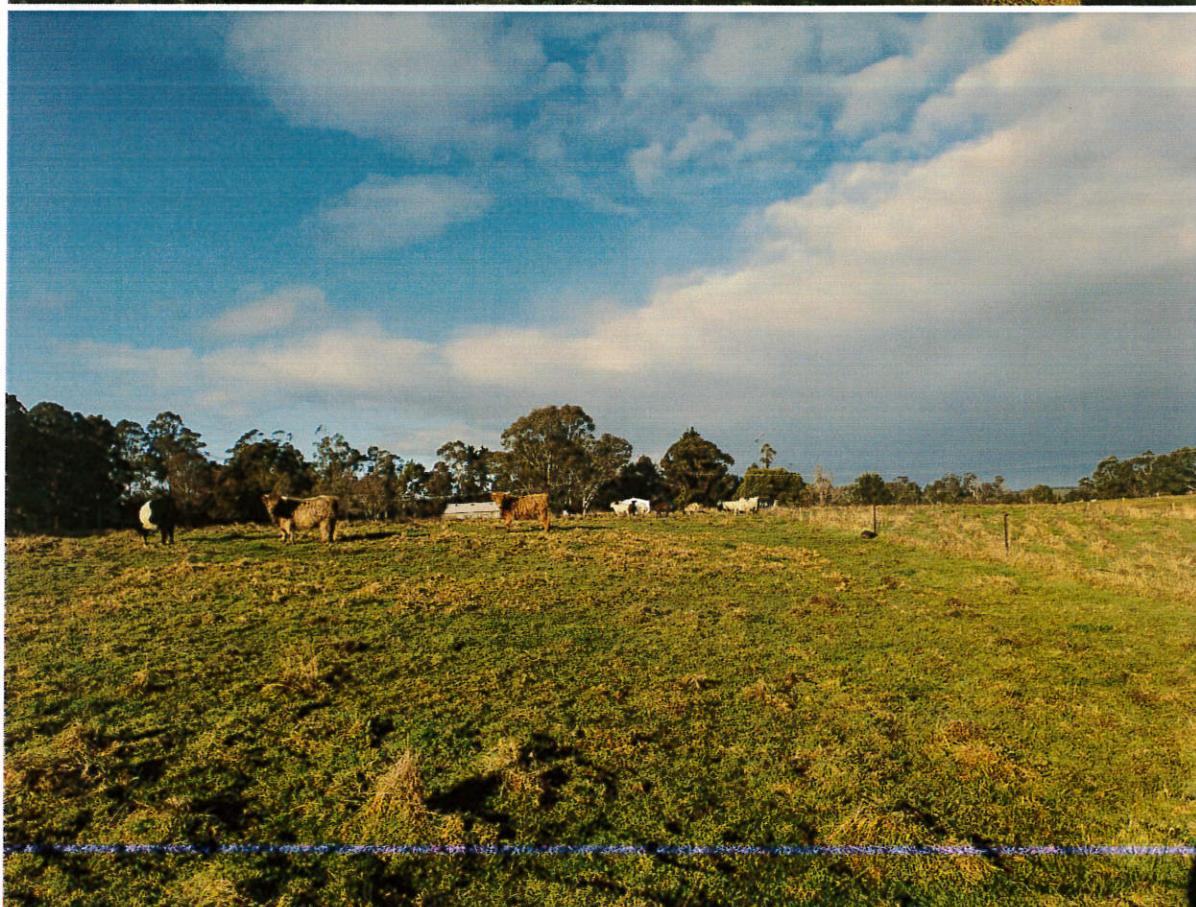
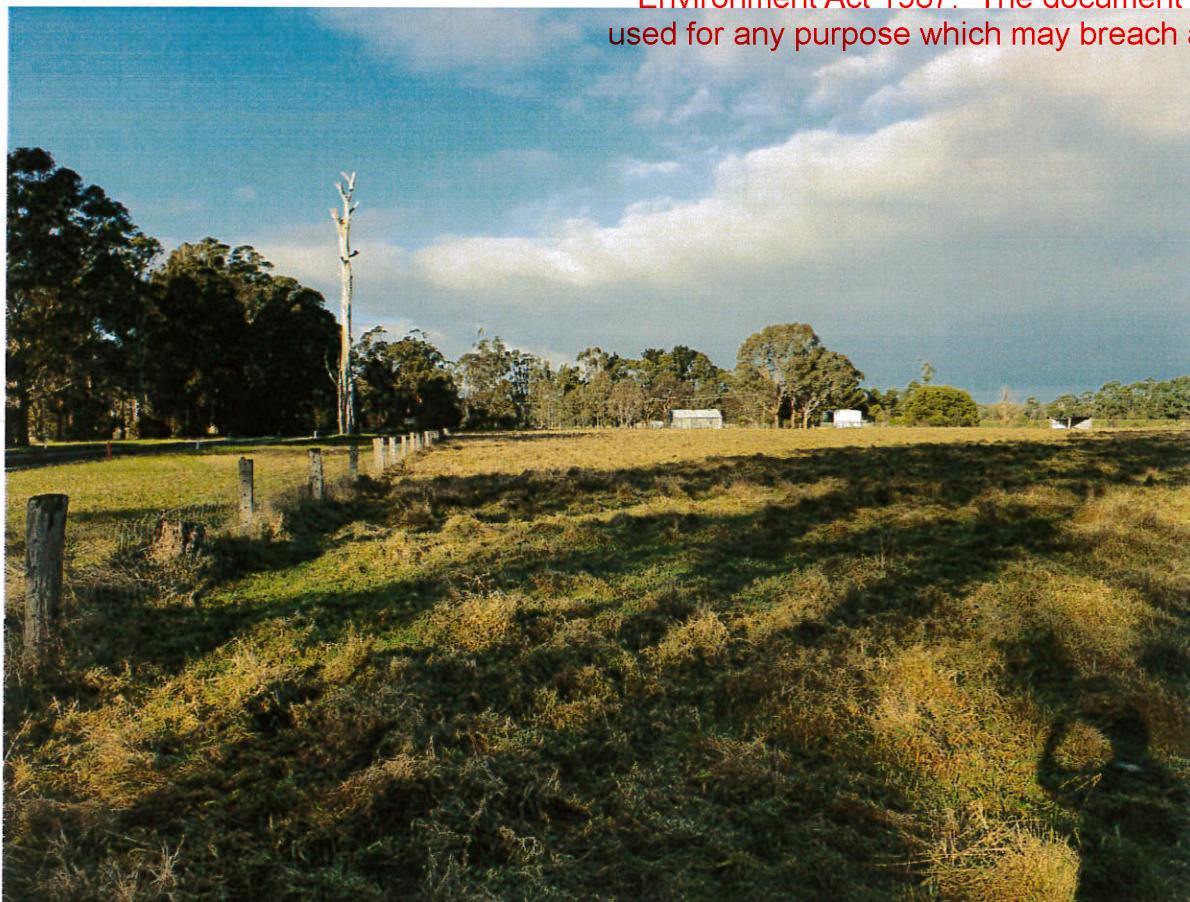
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General Site Photos.



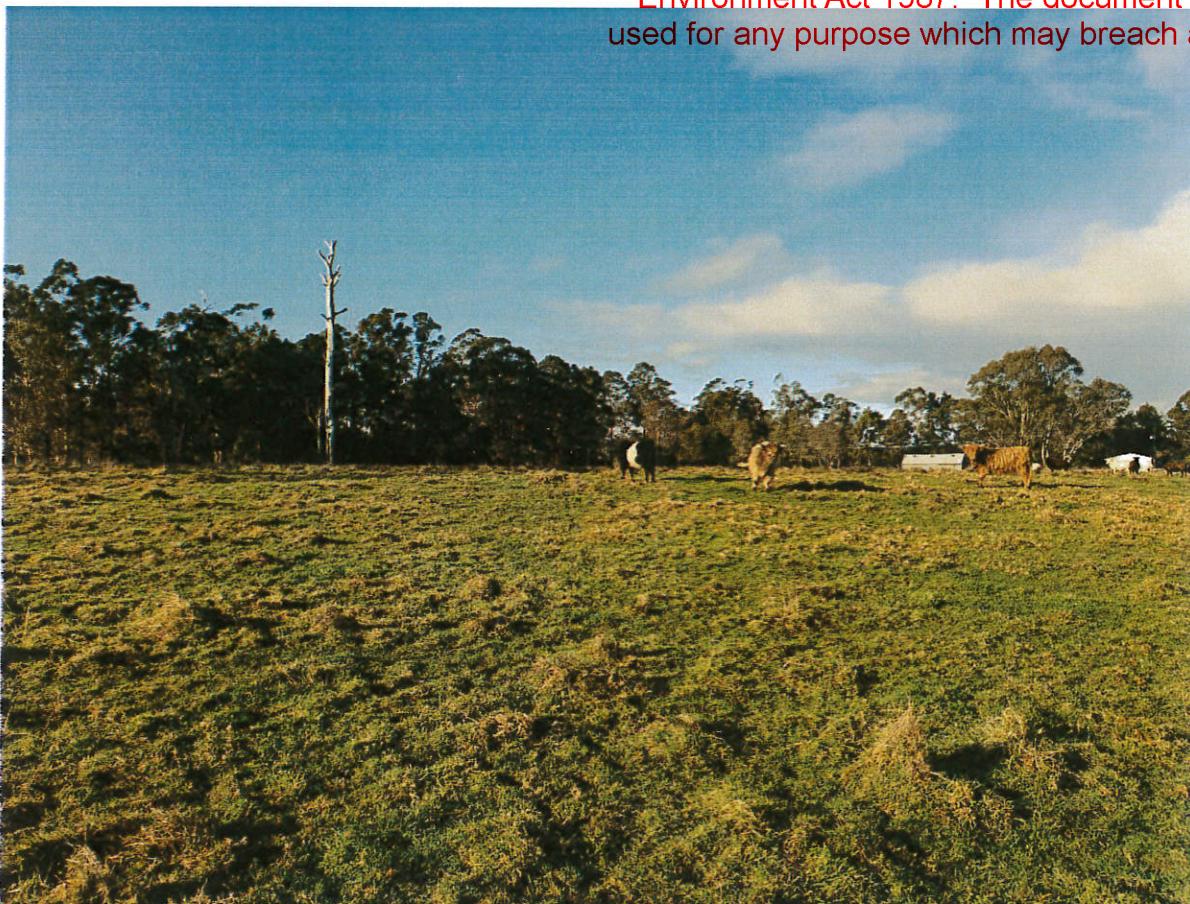
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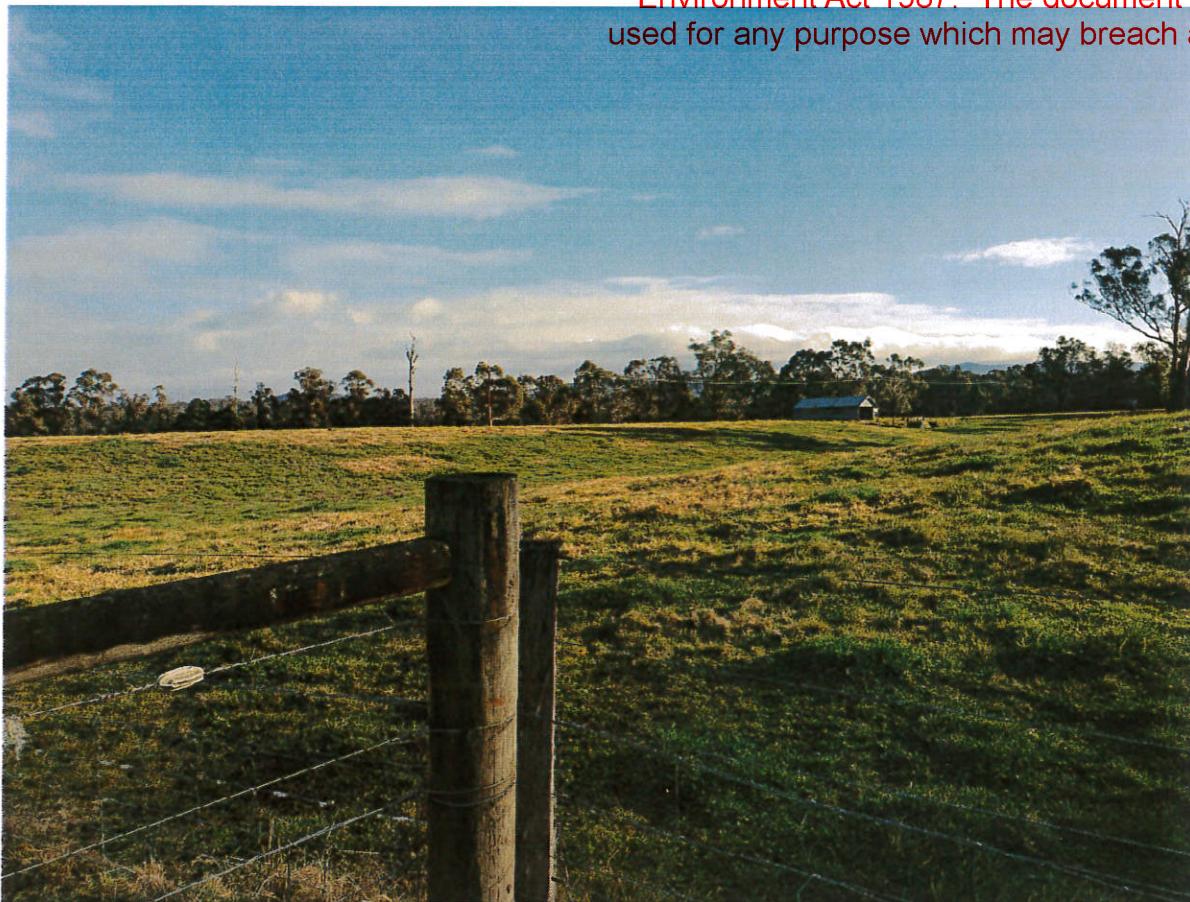
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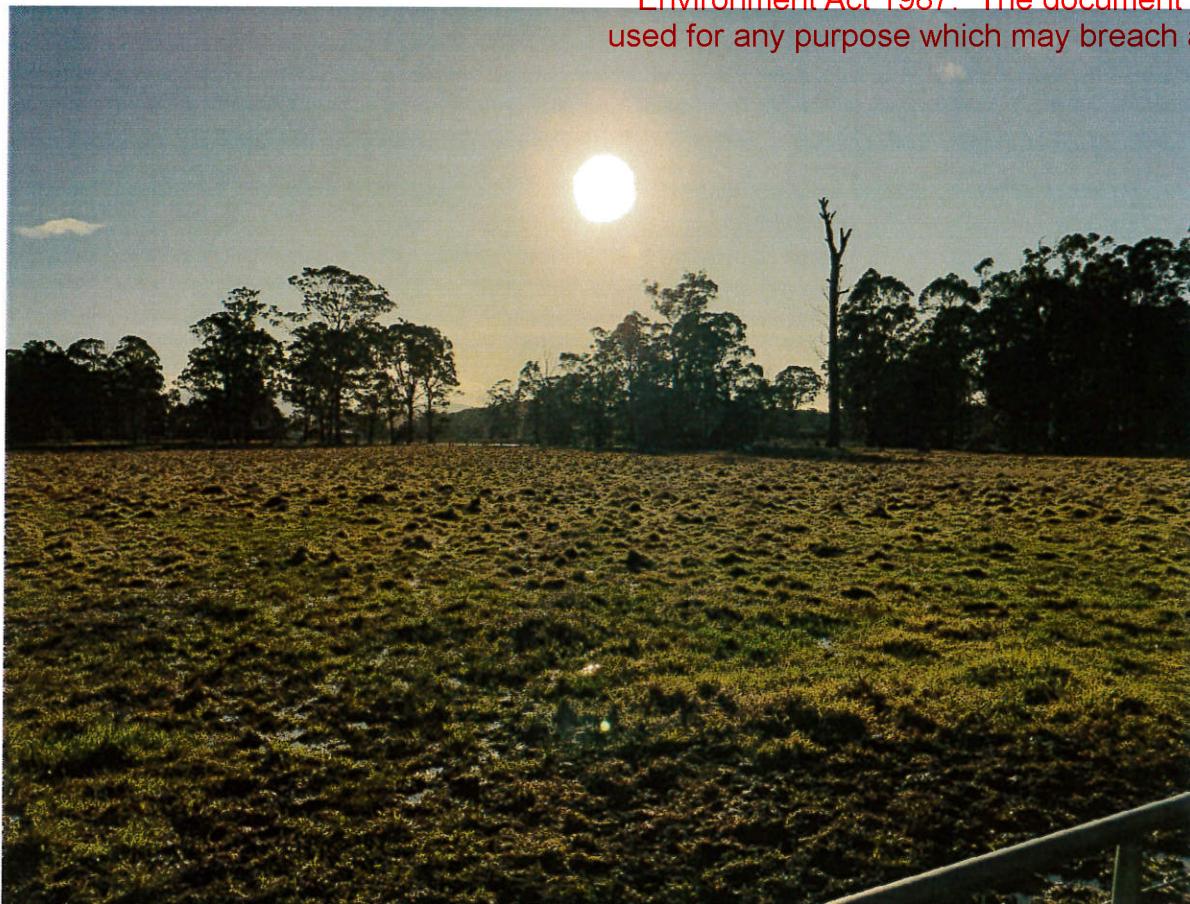
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Test Pit Photos.

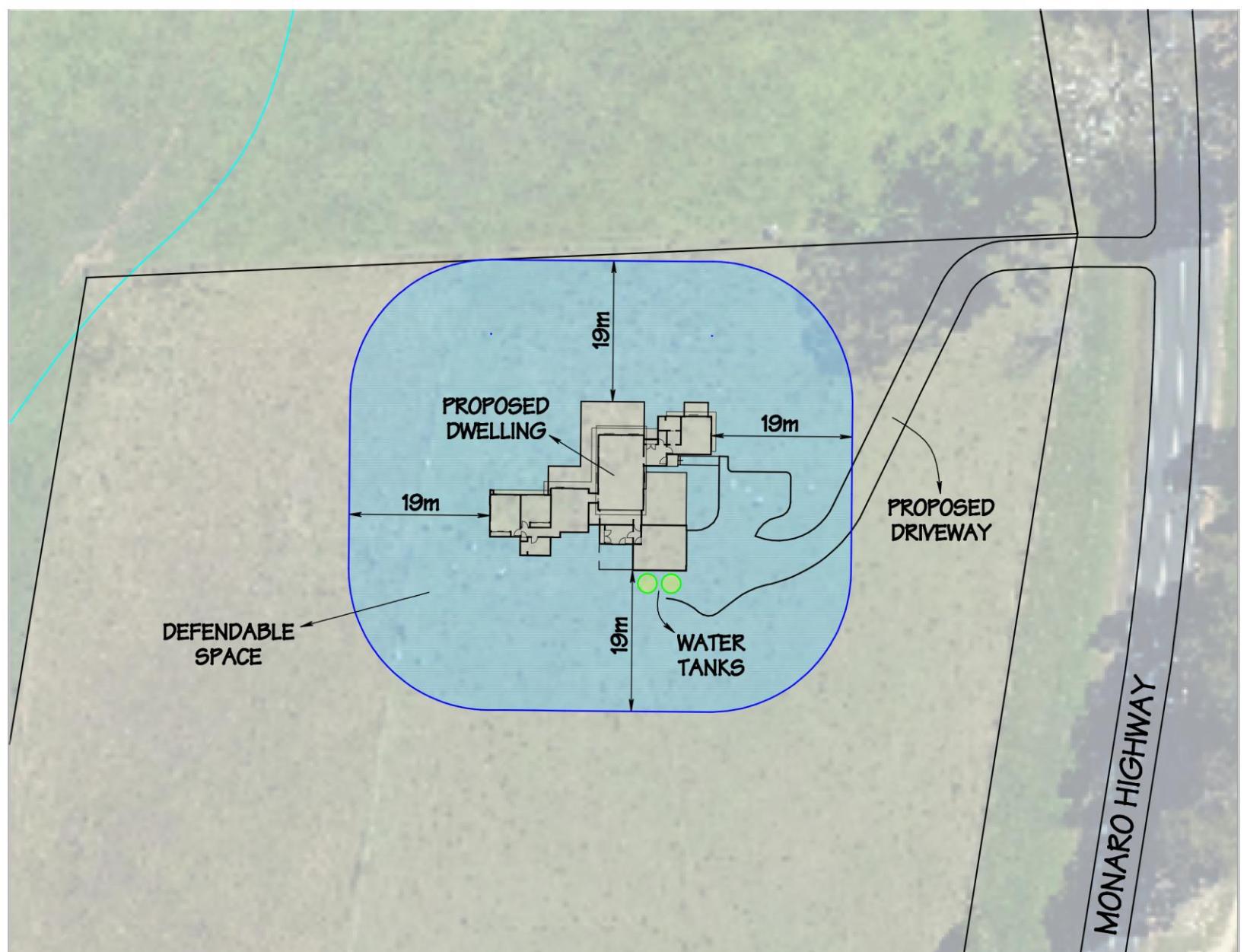


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Bushfire Management Plan – 181 MONARO HIGHWAY, CANN RIVER



PLAN REF: 21404 BMP V1

0 16 32

Crowther & Sadler Pty. Ltd.

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

Prepared By: Crowther & Sadler Pty Ltd

Version: 1

Date: 9/12/2025

Mandatory Condition

The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.

a) Defendable Space

Defendable space is provided for a distance of 19 metres around the building or to the property boundary whichever is the lesser and managed in accordance with the following:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

b) Construction Standard

The building must comply to a minimum Bushfire Attack Level of BAL – 29

c) Water Supply

The following requirements apply:

- An effective capacity of 10,000 litres.
- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.

Where a 10,000 litre water supply is required, the following fire authority fittings and access must be provided:

- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.
- Be located within 60 metres of the outer edge of the approved building.
- The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

d) Access

Access Required: No

Yes The following design and construction requirements apply:

- All-weather construction.
- A load limit of at least 15 tonnes.
- Provide a minimum trafficable width of 3.5 metres.
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
- Curves must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5%) (7.1°) entry and exit angle.

Length of access is greater than 100 metres: Yes No

Where length of access is greater than 100 metres the following design and construction requirements apply:

- A turning circle with a minimum radius of eight metres, or
- A driveway encircling the building, or
- The provision of other vehicle turning heads – such as a T or Y Head – which meet the specification of Austroad Design for an 8.8 metre Service Vehicle.

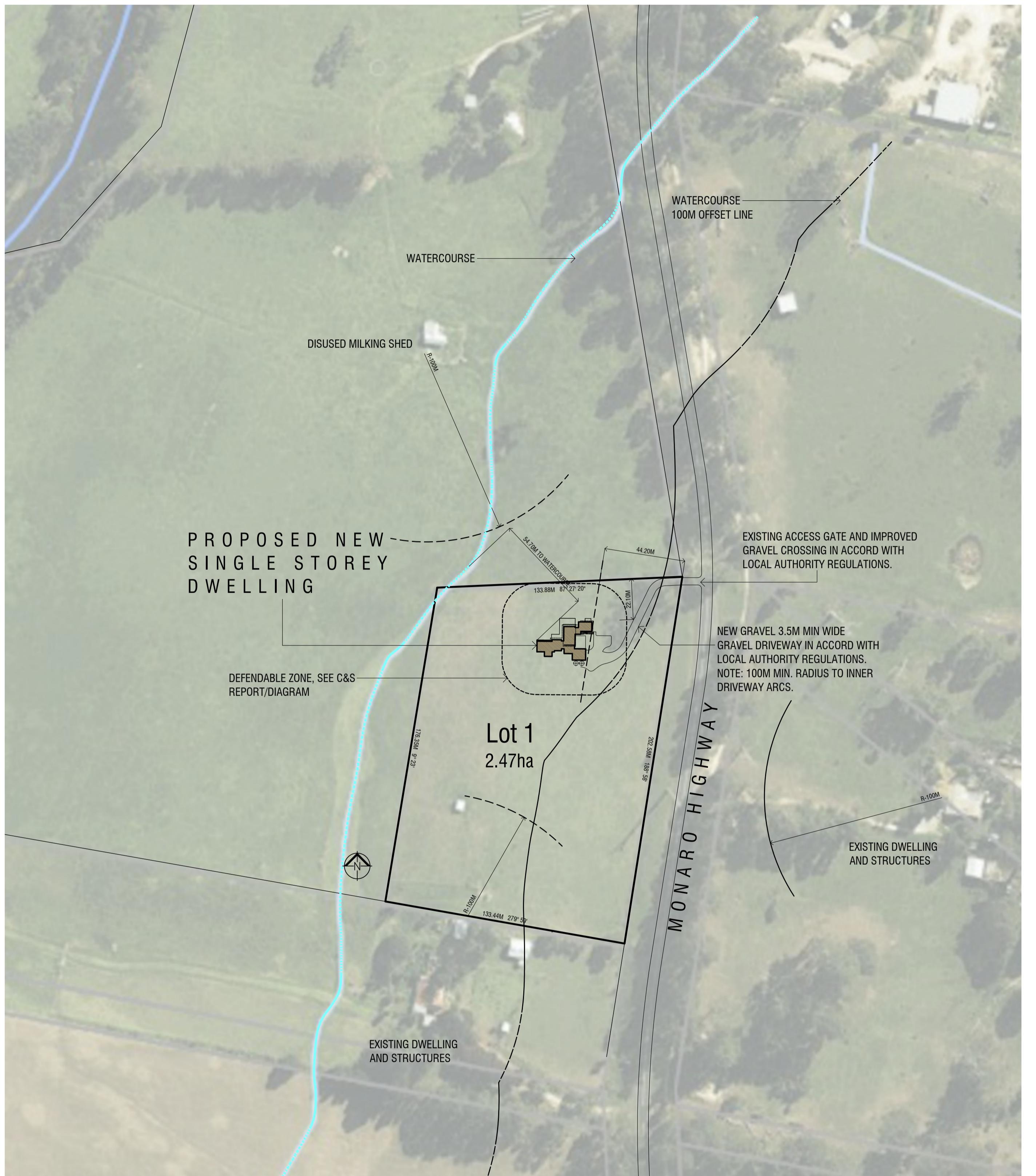
Length of driveway is greater than 200 metres: Yes No

Where length of access is greater than 200 metres the following design and construction requirement applies:

- Passing bays are required at least every 200 metres that are a minimum 20 metres long and a minimum trafficable width of 6 metres.

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LOCALITY PLAN

SCALE 1:1000

PROPOSED DWELLING

(LOT 1 ON LP121915) 181 Monaro Highway, Cann River.

J.R Design Australia Pty. Ltd

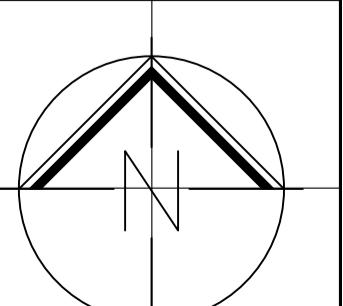
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SITE / FLOOR PLAN

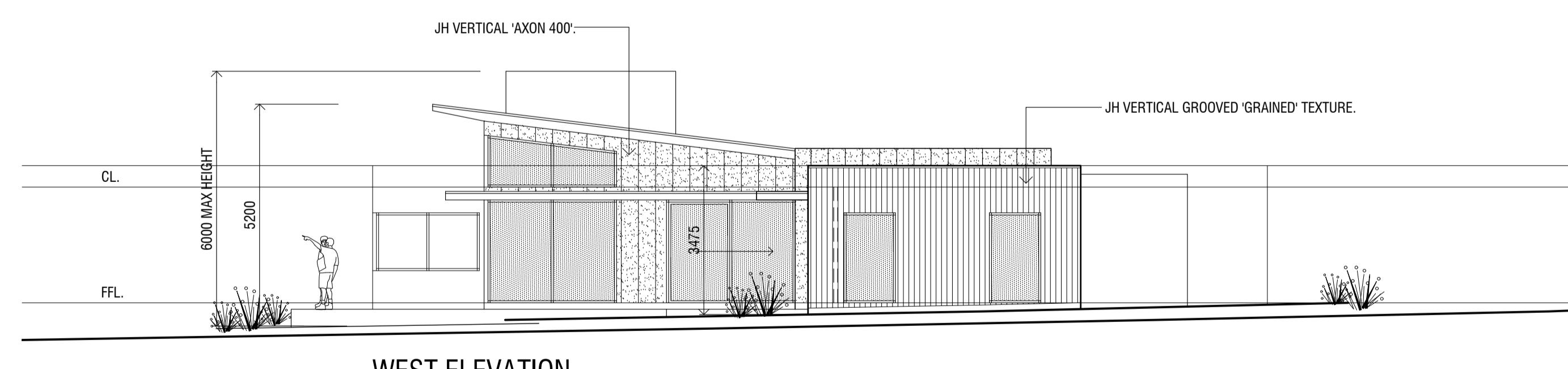
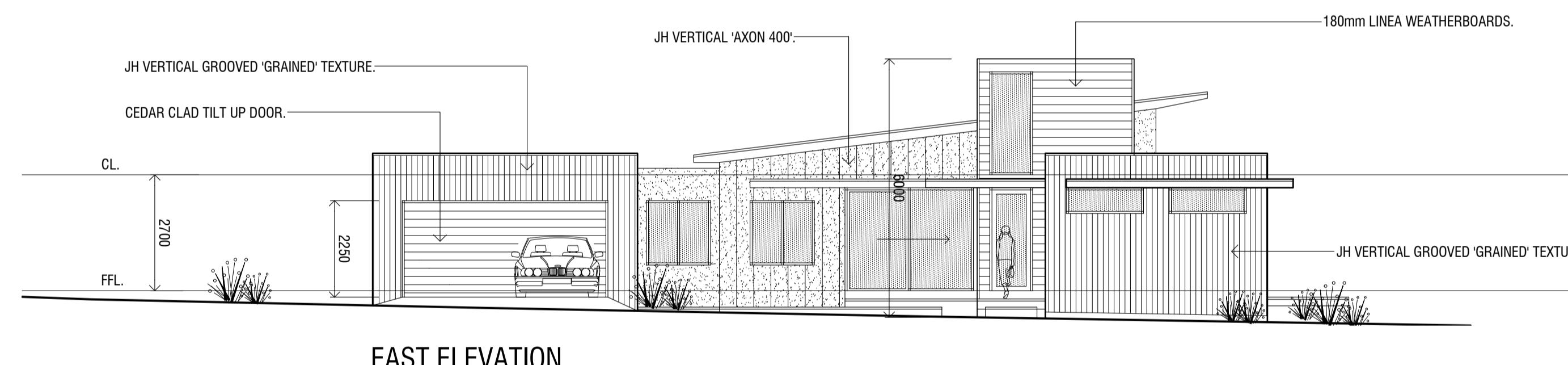
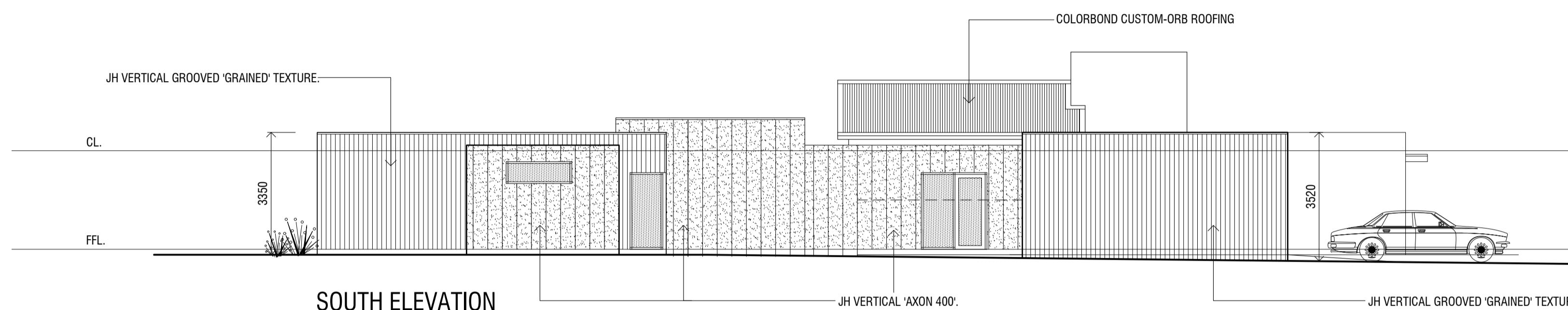
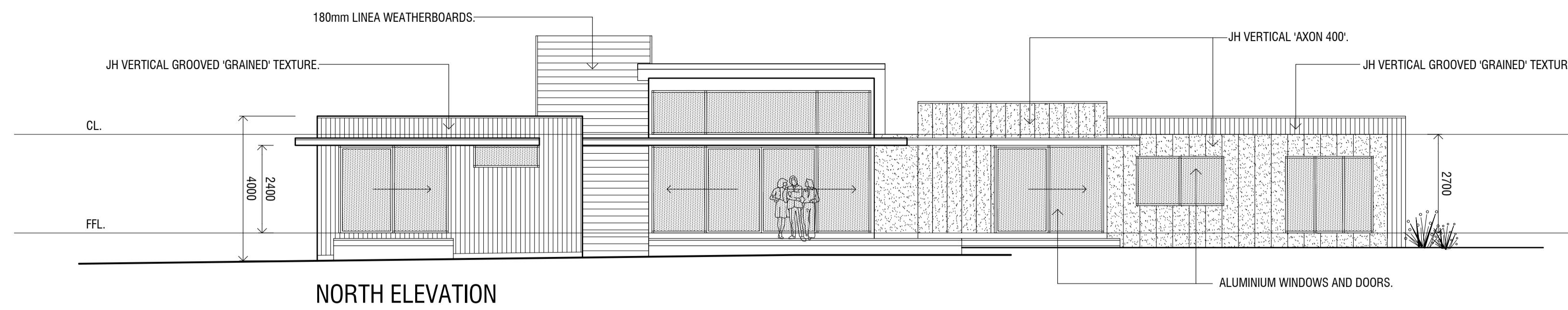
rev.
Rev A - Town Planning Issue - 05.09.2022
Rev B - RE-ISSUED WITH SITING AMENDMENTS - 17.12.2025

date	job no.
15.07.2022	JR2231

scale
Noted @A1



NOT FOR CONSTRUCTION



JR2231 – 181 Monaro Hwy, Cann River



Site Statistics		
Site	24,700m ² (2.47ha)	
Floor area (incl. Garage)	272.48m ²	