

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	240 Clifton West Road MOUNT TAYLOR VIC 3875 CA: 62A, CA: 63C
The application is for a permit to:	Multi-Lot Subdivision (Staged) & Works (roadworks)
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
32.03-3 (LDRZ)	Subdivide land.
42.02-2 (VPO)	Remove destroy or lop vegetation
44.01-2 (EMO)	Construct a building or construct or carry out works
44.01-5 (EMO)	Subdivide land.
44.06-2 (BMO)	Subdivide land.
The applicant for the permit is:	Crowther & Sadler Pty Ltd
The application reference number is:	5.2025.232.1

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.

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

VOLUME 06985 FOLIO 908

Security no : 124126058331D
Produced 09/07/2025 01:02 PM

LAND DESCRIPTION

Crown Allotment 62A Parish of Wy-Yung.
PARENT TITLE Volume 06864 Folio 756
Created by instrument 2069329 09/05/1947

REGISTERED PROPRIETOR

Estate Fee Simple
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
CLIFTON WEST PROPERTY PTY LTD
AW562967C 20/02/2023

ENCUMBRANCES, CAVEATS AND NOTICES

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP278078U 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)

OTHER TITLES WITH INTERESTS AFFECTING THIS LAND
6864/756

Street Address: 240 CLIFTON WEST ROAD MOUNT TAYLOR VIC 3875

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END

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

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

VOLUME 06985 FOLIO 908

Security no : 124095284981W

Produced 04/02/2022 02:57 PM

LAND DESCRIPTION

Crown Allotment 62A Parish of Wy-Yung.
PARENT TITLE Volume 06864 Folio 756
Created by instrument 2069329 09/05/1947

REGISTERED PROPRIETOR

Estate Fee Simple
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
GINO ANTHONY DIMARCO
Representative(s) of SEBASTIANA DIMARCO deceased
AH873770T 01/04/2011

ENCUMBRANCES, CAVEATS AND NOTICES

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP278078U FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

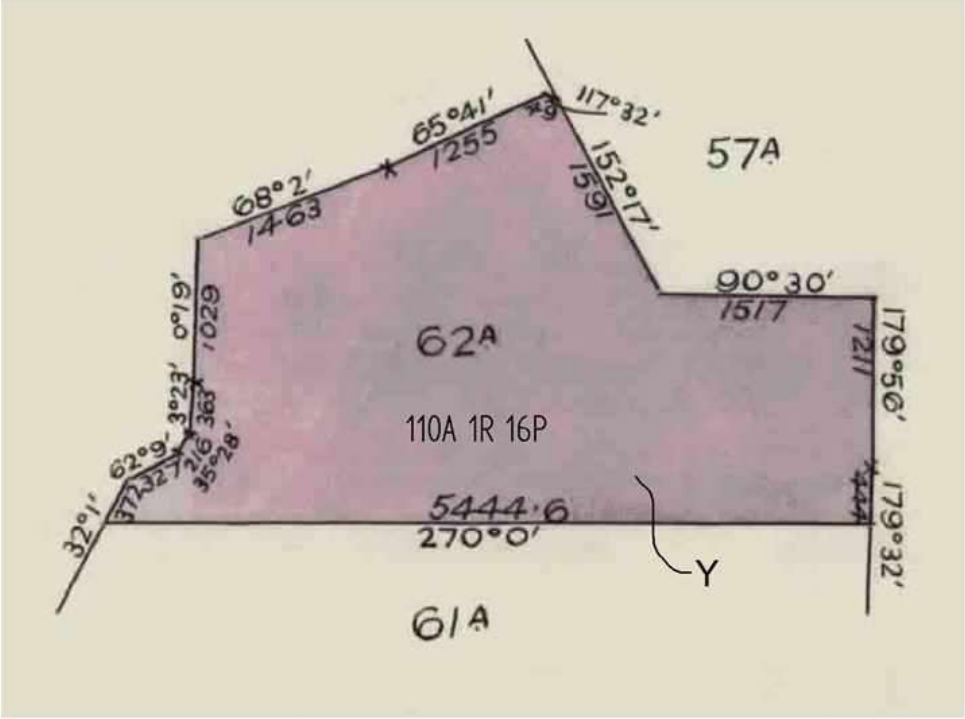
Additional information: (not part of the Register Search Statement)

OTHER TITLES WITH INTERESTS AFFECTING THIS LAND
6864/756

Street Address: 240 CLIFTON WEST ROAD MOUNT TAYLOR VIC 3875

DOCUMENT END

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TITLE PLAN		EDITION 1	TP 278078U
Location of Land Parish: WY-YUNG Township: Section: Crown Allotment: 62A Crown Portion: Last Plan Reference: Derived From: VOL.6864 FOL.756 VOL.6985 FOL.908 Depth Limitation: 50 FEET		Notations SUBJECT TO THE RESERVATIONS, EXCEPTIONS, CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL.6864 FOL.756 AND NOTED ON SHEET 2 OF THIS PLAN ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Description of Land / Easement Information			THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 19/01/2000 VERIFIED: BE
<p style="text-align: right;">COLOUR CODE Y = YELLOW</p> 			
LENGTHS ARE IN LINKS		Metres = 0.3048 x Feet Metres = 0.201168 x Links	

TP 278078U

TITLE PLAN

LAND DESCRIPTION INCLUDING RESERVATIONS,
CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

ALL THAT PIECE OF LAND in the said State containing
one hundred and ten acres one rood and sixteen perches more or less being Allotment sixty-two^A in the Parish
of Wy-Yung County of Dargo

delineated with the measurements and abutments thereof in the map drawn in the margin of these presents and therein colored yellow PROVIDED nevertheless that the grantee shall be entitled to sink wells for water and to the use and enjoyment of any wells or springs of water upon or within the boundaries of the said land for any and for all purposes as though he held the land without limitation as to depth EXCEPTING nevertheless unto Us Our heirs and successors all gold and silver and minerals as defined in the *Mines Act* 1923 in upon or under or within the boundaries of the land hereby granted AND reserving to Us Our heirs and successors free liberty and authority for Us Our heirs and successors and Our and their licensees agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver and minerals as aforesaid and to extract and remove therefrom any such gold silver and minerals and to search for and work dispose of and carry away the said gold silver and minerals lying in upon or under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver and minerals and the working of all mines seams lodes and deposits containing such gold silver and minerals in upon or under the land hereby granted AND ALSO reserving to Us Our heirs and successors—

- (i) all petroleum as defined in the *Mines (Petroleum) Act* 1935 on or below the surface of the said land and
- (ii) the right of access for the purpose of searching for and for the operations of obtaining such petroleum in any part or parts of the said land and
- (iii) rights of way for access and for pipe-lines and other purposes necessary for obtaining and conveying such petroleum in the event of such petroleum being obtained in any part or parts of the said land.

PROVIDED ALWAYS that the said land is and shall be subject to be resumed for mining purposes under Section 168 of the *Land Act* 1928.

AND PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a mining lease or mineral lease under the *Mines Act* 1928 or any corresponding previous enactment to enter therein and to mine for gold silver or minerals within the meaning of the said Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those to which such person would for the time being be entitled to mine for gold and silver in and upon Crown lands PROVIDED that compensation shall be paid to the said grantee

his executors administrators assigns or transferees by such person for surface damage to be done to such land by reason of mining thereon such compensation to be determined as provided for the time being by law and the payment thereof to be a condition precedent to such right of entry.

LENGTHS ARE IN
LINKS

Metres = 0.3048 Feet
Metres = 0.201168 x Links

Sheet 2 of 2 Sheets

Kerry Stow

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Tuesday, 9 December 2025 12:06 PM
To: Planning Unit Administration
Subject: Amend a Planning Permit Application
Attachments: 19502 Bushfire Hazard Site Assessment V3.pdf; NVRR ID 319_20250828_K1L.pdf; 19502 Vegetation Removal Plan V1.pdf; Land Manager Consent Planning Permit application 240 Clifton West Road Sept 2025.pdf; 19502 Staging Plan V3.pdf; COT Vol 6985 Fol908.pdf; 19502 Vegetation Design Response V1.pdf; 19502 Available NV Credits ID 31587.pdf; 19502 EGSC - Add info resp.pdf; Amend_a_Planning_Permit_Application_2025-12-09T12-05-30_29362458_0.pdf; attachment_errors.txt; Planning Application 5.2025232.1 - 240 Clifton West Road, Mount Taylor ; TIAR - OMG 20251112.pdf; 19502 Proposed Plan V4.pdf; 19502 Planning Report V3.pdf; 19502 Design Response V3.pdf; 19502 Bushfire Management Plan V3.pdf

Amend a Planning Permit Application

A request to "Amend 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

Email address: contact@crowthersadler.com.au

Postal address : PO Box 722, Bairnsdale Vic 3875

Preferred phone number: 0351525011

Owner's business trading name (if applicable): Clifton West Property Pty Ltd

Owner's postal address:

Street number: 240

Street name: Clifton West Road

Town: Mount Taylor

Post code: 3875

Other Legal Description: CA62A, Parish Wy Yung

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

Description of proposal : Multi Lot Subdivision (Staged), Works (Roadworks) & Vegetation Removal

Under which section of the Act is the amendment to the application made? s50 Amendment by applicant before notice

Revised estimated cost of development: 0

Existing conditions : Existing dwelling and outbuilding on Low Density Residential Zoned land historically used for grazing

ExtraFile: 11

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

6. Supporting information /reports: [19502 Bushfire Hazard Site Assessment V3.pdf](#)

5. Supporting information/reports: [NVRID ID 319_20250828_K1L.pdf](#)

2. Supporting information/reports: [19502 Vegetation Removal Plan V1.pdf](#)

10. Supporting information/reports: [TIAR - OMG 20251112.pdf](#)

11. Supporting information/reports: [Land Manager Consent Planning Permit application 240 Clifton West Road Sept 2025.pdf](#)

Plans: [19502 Proposed Plan V4.pdf](#)

9. Supporting information/reports: [19502 Staging Plan V3.pdf](#)

Full copy of Title: [COT Vol 6985 Fol908.pdf](#)

4. Supporting information/reports: [19502 Vegetation Design Response V1.pdf](#)

Planning report: [19502 Planning Report V3.pdf](#)

3. Supporting information/reports: [19502 Availble NV Credits ID 31587.pdf](#)

1. Supporting information/reports: [19502 EGSC - Add info resp.pdf](#)

8. Supporting information/reports: [19502 Design Response V3.pdf](#)

7. Supporting information/reports: [19502 Bushfire Management Plan V3.pdf](#)

Our ref: 19502AMP

9 December 2025

Statutory Planning Officer
East Gippsland Shire Council
Via Planning Portal

Attention: Robert Buckmaster

Dear Robert,

**Re: Application to Amend Planning Application 5.2025.232.1
Multi Lot Subdivision (Staged) & Works (Roadworks) &
Vegetation Removal
240 Clifton West Road, Mount Taylor**

We provide the following information and documentation in response to Council's requests for further information dated 14 August 2025 and 30 July 2025 along with the information sought within:

- Country Fire Authorities correspondence dated 8 August 2025;
- Department of Energy, Environment & Climate Action correspondence dated 30 July 2025; &
- Department of Transport & Planning Correspondence dated 1 September 2025.

To adequately respond to the various issues raised we have prepared Planning Report (Version 3) supported by several updated plans and documents. Although this documentation responds directly to the further information requests, it has been lodged via Council's online portal to ensure the application description now formally captures vegetation removal.

An assessment of the vegetation within the road reserve against the proposed intersection design has confirmed the need to account for the loss of one small patch and four scattered trees.

Whilst vegetation removal has been introduced into the application, we confirm that there is no additional planning application fee required, as it does not introduce a new fee class under the *Planning & Environment (Fees) Regulations 2016*.

The need to address the loss of native vegetation is unavoidable given the requirement to establish an intersection that meets current road safety standards. Despite this, vegetation impacts have been limited to the minimum extent necessary, and the proposal represents a site responsive and balanced outcome.



FS 520900



MEMBER FIRM

To avoid the consequential loss of additional scattered trees under the fence line exemption at Clause 52.17-7, the common boundary between Lots 41 & 42 has been adjusted ensuring it is more than 2.0 metres from tree trunks.

The documentation has also been updated to enhance the proposal's resilience to bushfire and ensure the risk to life and property will be reduced to an acceptable level. This has been achieved by applying the Bushfire Management Plan to all allotments, irrespective of whether they are within the Bushfire Management Overlay and by implementing mitigation measures prescribed under Clause 53.02 including vegetation management, construction standards and dedicated water supply.

Minimum Construction Standards	
BAL	Lots
BAL 19	Lots 1, 29, 40, 41, 42 & 55
BAL 12.5	All other Lots
Water Supply	
10,000L	All Lots
Defendable Space	
To the Property Boundaries	All Lots

In preparing the Bushfire Management Plan consideration has been given to the surrounding slope and vegetation classifications, including the proposed revegetation of the reserve system to a 'grassland' structure.

The *East Gippsland Catchment Management Authority* previously provided conditional consent to the application on 16 September 2025 based on the previously submitted Waterway Management Plan. It is anticipated that their Conditions will be imposed on the planning permit which include specific requirements for Lot 21.

An updated Traffic Impact Assessment prepared by One Mile Grid responds to the traffic related matters raised by Department of Transport & Planning. Importantly the results of the updated assessment confirm that there are no traffic engineering reasons to prevent the issuing of a planning permit.

Together, the enclosed material provides a comprehensive response to the outstanding items and demonstrates that the proposed subdivision is capable of meeting all relevant planning scheme requirements and referral authority expectations.

We trust that the enclosed information and documentation will satisfy the Council's request for further information and enable further processing and assessment of the application.

East Gippsland Shire Council

As always, please do not hesitate to contact our office should you have any questions or queries in relation to this matter.

Regards,



RICHARD HOXLEY
Director, Principal Planner

Encl: Application to Amend a Planning Permit Application Form (via online portal)

Planning Report

Multi Lot Subdivision (Staged), Works (Roadworks) &
Vegetation Removal
240 Clifton West Road, Mount Taylor

Reference – 19502

November 2025
Version 3



FS 520900



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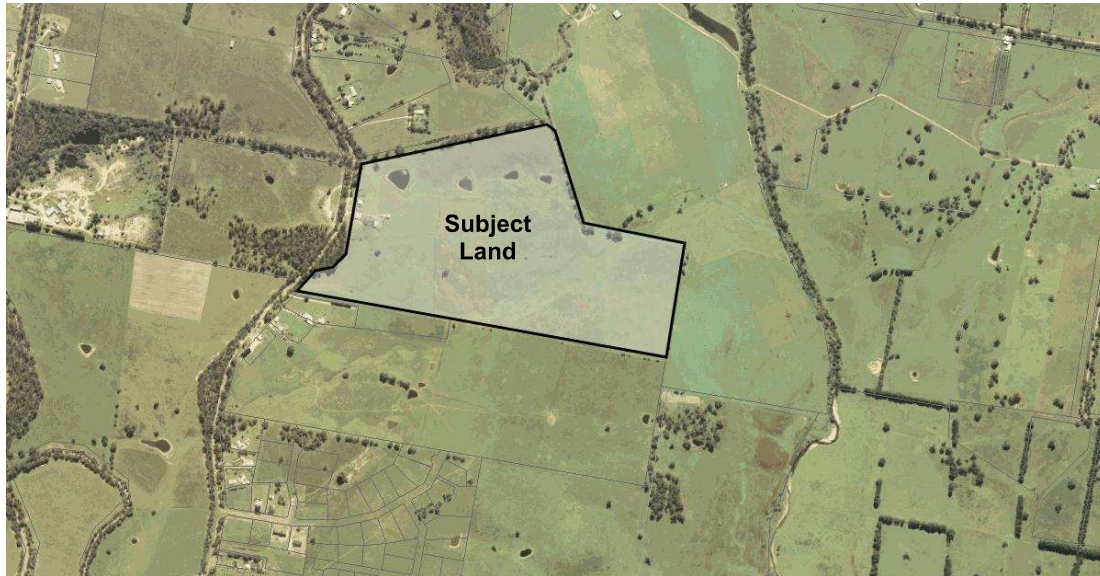
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Superseded Attachments:	Replaced By:
Proposed Subdivision Plan (V3)	Proposed Subdivision Plan (V4)
Design Response Plan (V2)	Design Response Plan (V3)
Staging Plan (Version 2)	Staging Plan (Version 3)
Bushfire Hazard Site Assessment (V2)	Bushfire Hazard Site Assessment (V3)
Bushfire Management Plan (V2)	Bushfire Management Plan (V3)
Proposed Restriction – Bushfire Plan (V2)	N/A – (Plan no longer required)
TIAR 22/12/2021 - OneMileGrid	TIAR 12/11/2025 - OneMileGrid
New Attachments	
Native Vegetation Removal Report ID: 319_20250828_K1L	
Report of Available native Vegetation Credits ID: 31587	
Vegetation Design Response Plan (Version 1)	
Land Manager Consent – EGSC (dated 19/09/2025)	
Previously Lodged Attachments – Remaining Current	
Access & Servicing Strategy (Rev A, Crossco Consulting)	
Waterway Management Plan (V2)	
Social Impact Assessment Sept 2021 (Polis Planning)	
Geotechnical Risk Assessment 13/09/2021 (Chris O'Brien & Company)	
Land Capability Assessment Report 15/10/2021 (Chris O'Brien & Company)	
Copy of Title (TP278078)	
Cultural Heritage Management Plan 18040 (Unearthed Heritage)	
Stormwater Management Plan (Noyce Environmental Consulting)	

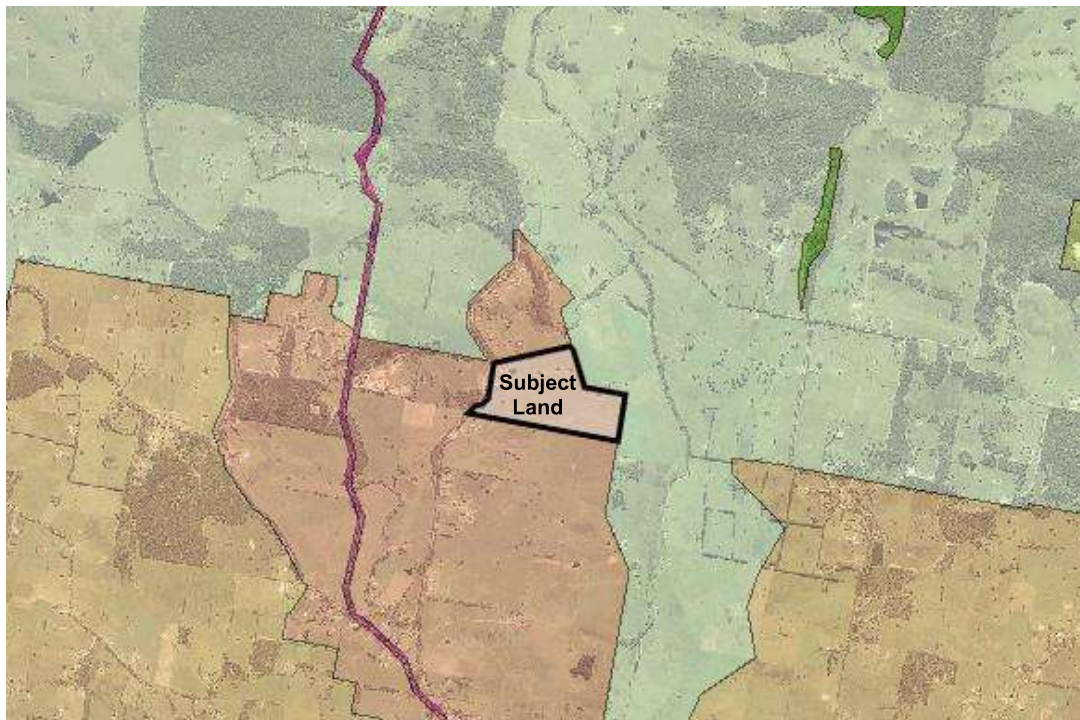
Version #	Date	Revision Description
1	February 2022	
2	June 2025	Amendments to accommodate stormwater management
3	November 2025	Added removal of native vegetation for provision of access, updated bushfire response and general design and plan updates

1. Introduction

This planning report is prepared in support of proposed Multi Lot Subdivision (Staged), Works (Roadworks) & Vegetation Removal at 240 Clifton West Road, Mount Taylor. The report addresses the provisions of the Low Density Residential Zone, Bushfire Management Overlay, Erosion Management Overlay and Vegetation Protection Overlay – Schedule 1 as contained within the *East Gippsland Planning Scheme*.



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



Zone mapping and aerial of site and surrounds – Source: VicPlan

2. Subject Land & Surrounding Context

The subject land comprises one separately transferable parcel of land which is formally described as Lot 1 on TP278078 and is approximately 43.22ha in area.



View west across the southern portion of the site

The site has a gently undulating landform and comprises a series of dams provided on the northern extent of the property which collect water within the lower lying drainage areas.

The site has frontage to Clifton West Road to the west which is a good quality bitumen sealed road which services numerous properties. The road reserve adjoining the road pavement is generally well vegetated with established trees.



Looking south along Clifton West Road



Looking north across the site towards existing dams on northern portion of the land

Existing dwellings and associated outbuildings are situated on the western portion of the property within proximity to Clifton West Road however the site is predominately cleared with good grass coverage having historically been used for grazing purposes.



Looking east across Clifton West Road towards existing dwelling

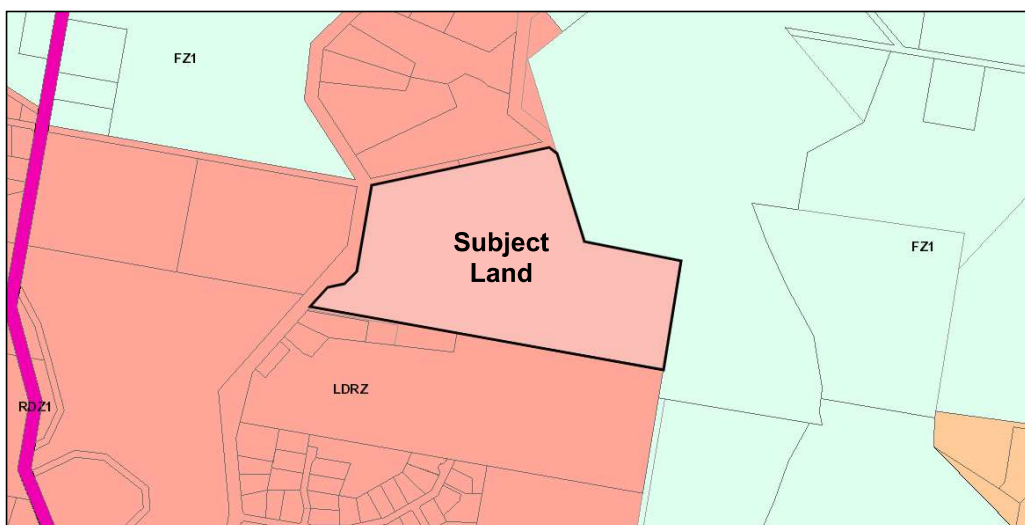
An overhead powerline dissects the front western portion of the property and also diverts in a north easterly direction across the lower lying section of the land towards adjoining property to the east.



Looking in a north easterly direction towards the existing overhead powerline

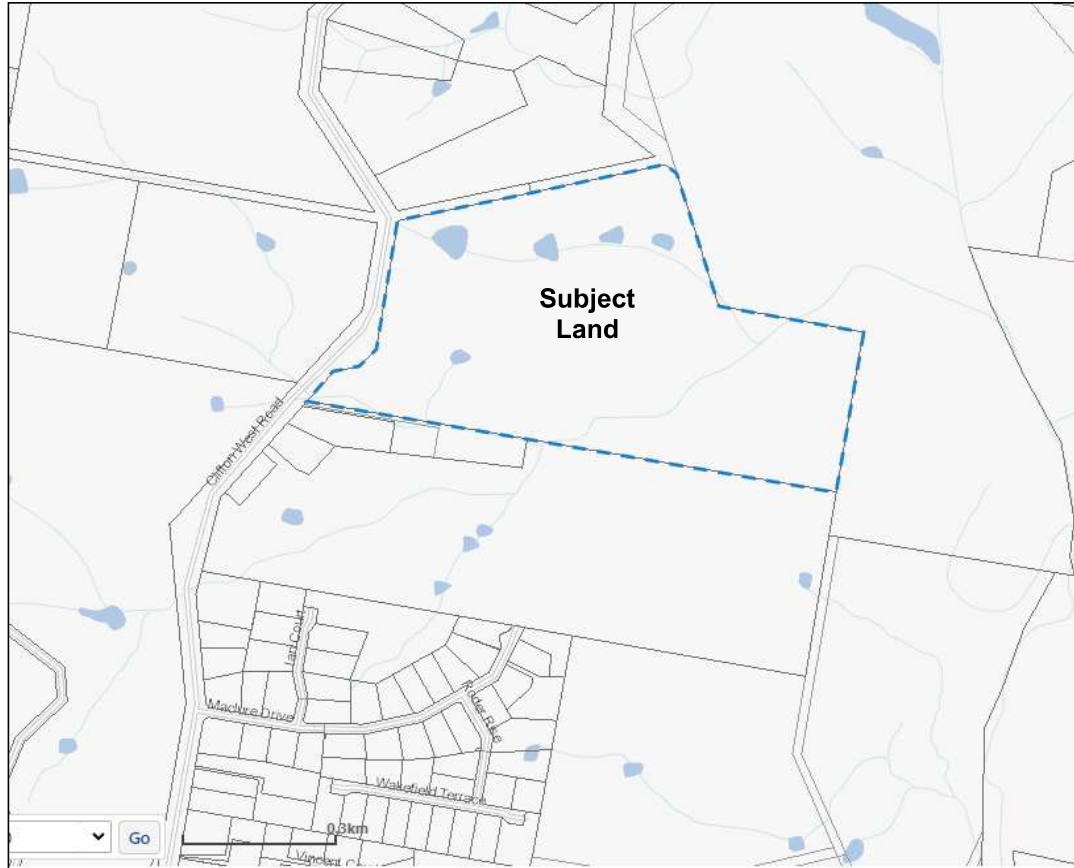
Both reticulated water and telecommunications are provided on the eastern side of Clifton West Road. There is however no reticulated sewer in the immediate precinct and wastewater is therefore accommodated via onsite means.

The subject land and surrounding properties immediately to the north, south and west are mapped as being affected by the provisions of the Low Density Residential Zone. Land to the east however is contained within the Farming Zone – Schedule 1.



Zone Mapping – Source: VicPlan

The subject land is a relatively large parcel of land for the precinct as there are numerous smaller rural residential properties contained within the wider precinct which contain established rural residential style development.



Subject land and surrounding allotment pattern – Source: VicPlan



General view of existing residential development in Maclure Drive to the south



Looking east from Clifton West Road at proposed intersection

There is some ornamental vegetation established around the existing dwellings which will be removed as part of the proposal. This vegetation does not trigger any planning approval for removal given it is planted status.



Ornamental shrubs to be removed

The scheme of subdivision also nominates the creation of a series of Reserves which incorporate the lower lying sections of the property which provide a natural drainage function.

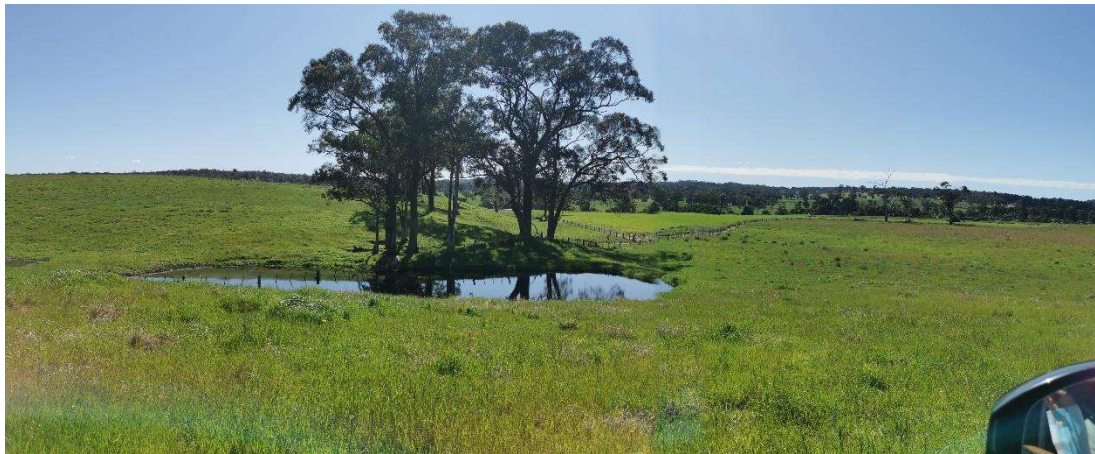


*Looking south west along lower lying land to be contained within Reserve
(From near Lot 21)*

Given the intended residential use of the land, it is expected that the existing dams within residential allotments will be removed as part of the project. The dams contained within the proposed Reserve areas however will be utilised as part of the drainage system.

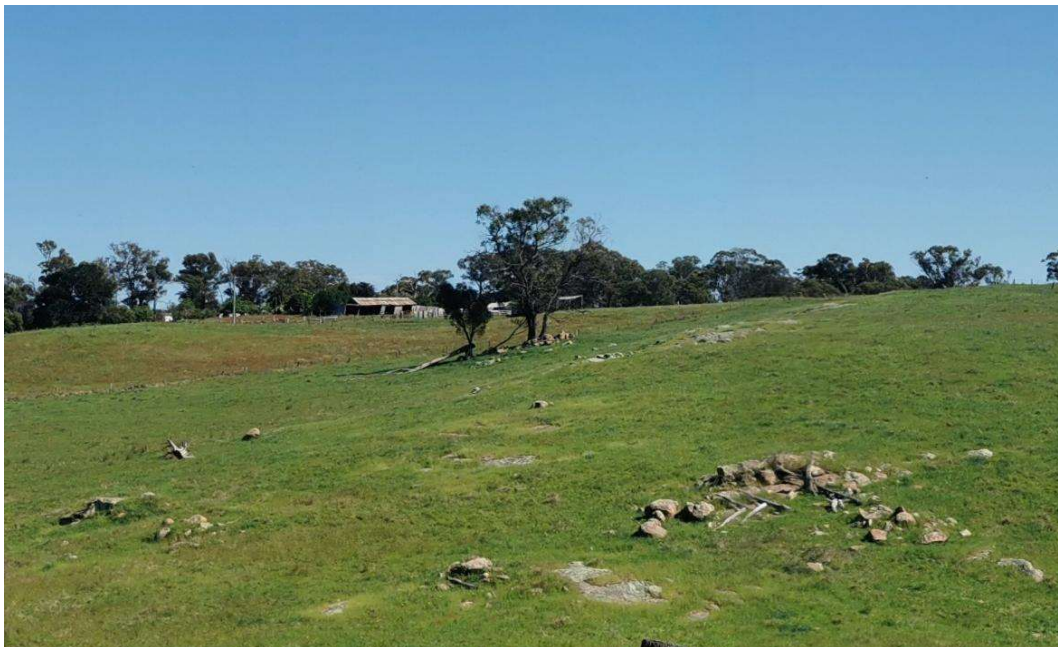


Dam to be filled in Lot 54



Dam to be removed in Lot 21

The existing native trees located within proposed Lots 35 and 41 will not be adversely affected by the proposed subdivision. The common boundary between Lots 41 and 42 has been nominated 2.1 metres from the nearest tree, thereby avoiding any consequential vegetation loss under the fence line exemption at Clause 52.17-7. The generous lot sizes provide sufficient scope for residential development without detriment to the retained trees. Furthermore, as each lot will exceed 4,000m² in area, any future removal of these trees would be subject to further planning approval.



View west along proposed reserve towards trees to be retained within Lot 41

It is anticipated that the existing overhead powerlines will be realigned as part of the proposal in order to enhance the potential building area for Lots 1 & 47. A new power pole will be established in the Road Reserve near the proposed intersection which will then enable the overhead lines to be established along the new road alignment. It is expected that the overhead lines dissecting Lots 40 & 41 will be retained in their current location.

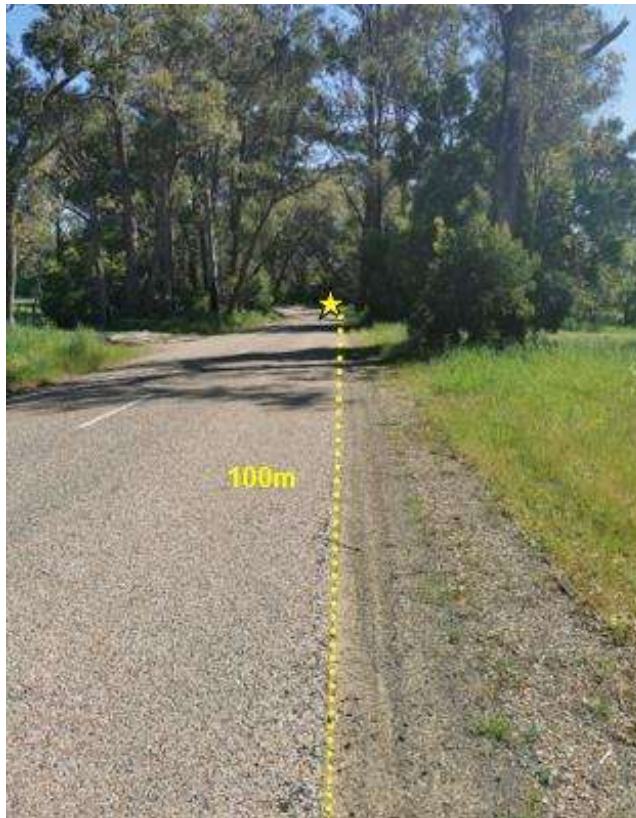
Access

A new internal road network has been proposed as part of the subdivision which will ensure that each allotment is adequately accessed and serviced. The new internal road network will intersect with Clifton West Road as shown on the accompanying plan set.

The intersection has been located in a logical position as it provides good sight lines.



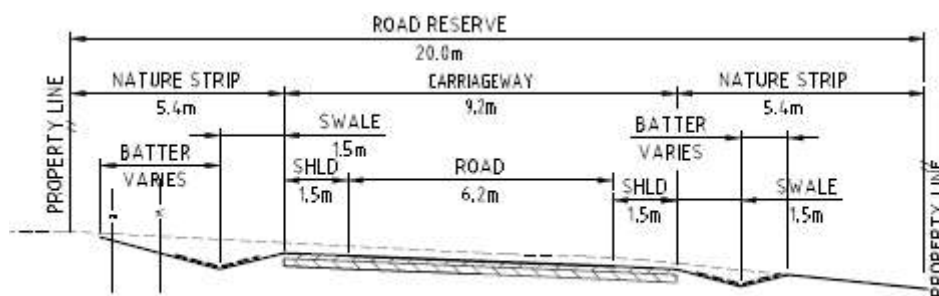
Southern sight lines from proposed intersection



Northern sight lines from proposed intersection

The new roads will be suitable width to cater for road pavement and associated servicing to Infrastructure Design Manual (IDM) standards. It also provides adequate dimensions to accommodate four court bowls with 10.0 metre radius which will accommodate vehicle turning manoeuvres for service vehicles.

The 20.0 metre wide road reserves will accommodate a 9.2 metre carriageway and 5.4 metre wide nature strip. The carriageway will include a 6.2 metre wide road pavement with 1.5 metre wide shoulders consistent with IDM requirements for a rural living access road.



Typical Cross Section A-A – Oneway Crossfall
Source: Access & Servicing Plan (Crossco Consulting)

The Application has been supported by an Access & Servicing Plan prepared by *Crossco Consulting* which provides further detail regarding the engineering design for the internal road network.

Traffic

A revised Traffic Impact Assessment Report (TIAR) prepared by OneMileGrid has been submitted in support of the application. The updated assessment considers the expected traffic generation associated with the proposed subdivision and evaluates the functional and safety requirements for the new intersection with Clifton West Road. Clifton West Road operates with an 80 km/h posted speed limit in the vicinity of the site, with recorded operating speeds ranging from 65 km/h (average) to approximately 73 km/h. Sight distance assessments undertaken at a 70 km/h design speed confirm that the chosen access location comfortably meets the required stopping sight distances.

To support safe and efficient vehicle movements, the TIAR identifies the need for road widening along the eastern side of Clifton West Road to accommodate a short channelised right-turn lane for northbound vehicles entering the subdivision. The right-turn lane and through carriageway have each been designed at 3.5 metres in width, consistent with accepted rural road standards and ensure appropriate separation between vehicle movements. Importantly, the design retains the existing western edge of the sealed pavement, thereby avoiding impacts to the denser roadside vegetation along the western verge. The internal subdivision road network has similarly been designed in accordance with IDM standards and will provide safe and convenient access for future residents and service vehicles.

The TIAR also recommends the installation of advance intersection warning signage on Clifton West Road. This signage will alert drivers travelling at the posted 80 km/h speed environment to the presence of the new access point and channelised turn lane ahead, further enhancing safety and ensuring adequate driver awareness in accordance with rural road safety guidance.

The updated TIAR satisfactorily addresses the traffic-related matters raised in Council's Request for Further Information, including the additional modelling, intersection layout detail and access justification sought by Council and the Department of Transport and Planning. The findings confirm that the proposed access treatment is appropriate for the expected traffic volumes and that no further external upgrades are required beyond the right-turn lane and associated signage.

Overall, the TIAR concludes that the projected traffic volumes associated with the subdivision will remain well within the environmental capacity of Clifton West Road as a Collector Road. Even under future growth scenarios, the intersection is expected to operate at excellent levels of service with minimal queuing or delay. The proposed works therefore represent an appropriate and safe access solution for the development.



Looking north along Clifton West Road

Wastewater Disposal

Given the absence of sewer within the immediate precinct and to the subject land the Application has been accompanied by a Land Capability Assessment Report as prepared by *Chris O'Brien & Company*.

The soil composition across the site varies and includes Category 2, Category 3 and Category 4 soils. Despite the varying soil classifications, most of the allotments have been identified as suitable for primary treatment. For primary treatment the following Land Application Areas (LAA) are recommended:

- Category 2 – LAA 60m²
- Category 3 – LAA 85m²
- Category 4 – LAA 150m²

Secondary treatment of wastewater will be required for allotments where the minimum setback of 60 metres from the natural watercourse is not able to be achieved. For secondary treatment the following Land Application Areas are recommended:

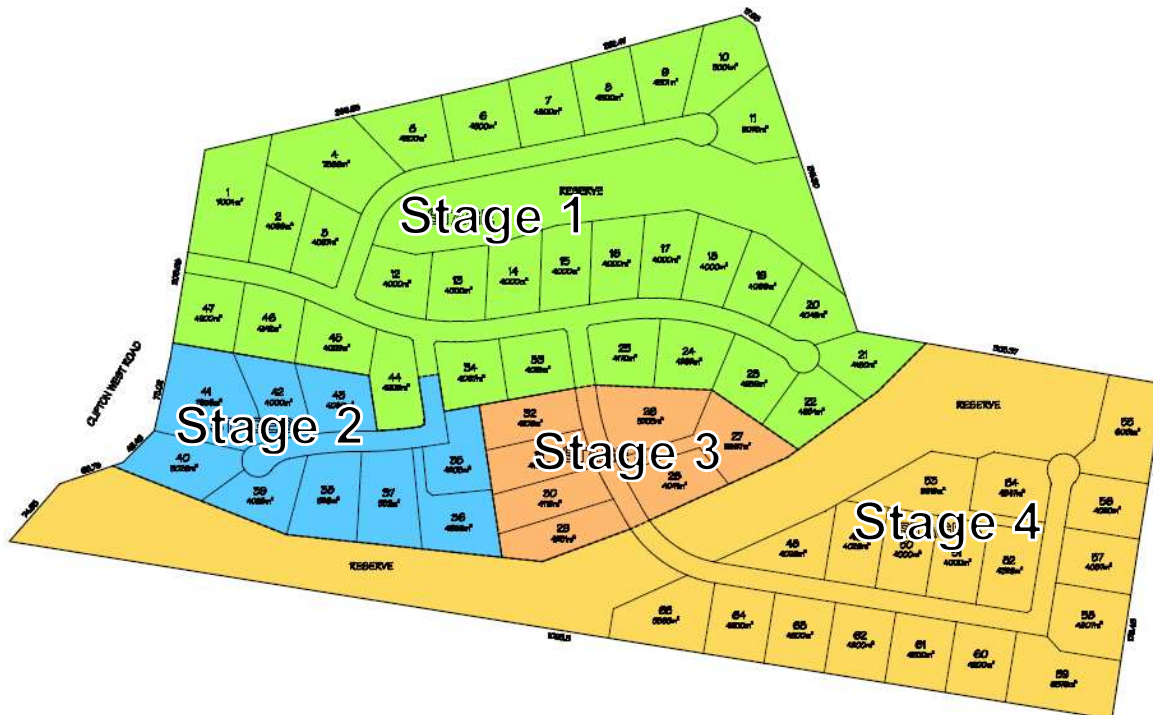
- Category 2 – LAA 180m²
- Category 3 – LAA 240m²
- Category 4 – LAA 280m²

It is anticipated that further soil investigations and septic tank permits will need to be obtained at the time of developing the individual allotments. However conceptual LAA's have been provided on the accompanying Design Response Plan to demonstrate the ability to treat and retain wastewater.

The LAA's shown on the Design Response Plan are generous in size and typically exceed the calculated area for the relevant soil category. They have been shown at 300m² in area to demonstrate the ability to accommodate secondary treatment for category 4 soils as a worst-case scenario.

Staging

The proposed subdivision will be completed in four stages as shown on the accompanying Stage Plan. Completing the subdivision in stages as proposed will provide a cost effective and logical outcome given the larger number of allotments in the subdivision.



Staging Plan (V3)

Stormwater Management

A Stormwater Management Plan prepared by *Noyce Environmental Consulting* has been provided in support of the application which includes a water sensitive urban design and stormwater management response to the proposal.

The plan includes two wetland/retarding basins to manage flows from the northern and southern catchments, along with rainwater tanks, sediment basins and swales to treat and control stormwater.

Rainwater tanks with a capacity of 10,000 litres will need to be established to reuse and reduce stormwater runoff associated with each future dwelling established on the land.

It is anticipated that there will be a requirement to enter into a Section 173 Legal Agreement as a Condition on Permit to ensure that rainwater tanks are established with the construction of a dwelling.

These measures will reduce peak flows, exceed pollutant removal targets and mitigate potential scour areas. The limited extent of impervious surfaces (approx 11%) ensures the proposal will have no impacts downstream whilst providing for improved water quality.

Waterway Management

A key element of the subdivision layout is the retention of the declared waterway within a network of reserves, which delivers real opportunities to enhance water quality.

The Reserves will be vested with Council which will ensure that the declared waterway is retained within the one ownership where possible and is not unnecessarily segmented by boundaries.



Looking in a north easterly direction along proposed reserve from Lot 65

The application is supported by a Concept Waterway Management Plan (Version 2), which provides a framework for how the declared waterway within the proposed Reserves will be managed and maintained to protect and enhance water quality and overall environmental health.

The Plan establishes 30-metre exclusion zones either side of the waterway to prevent buildings, wastewater treatment and stock access, coupled with staged revegetation, weed management, exclusion fencing and ongoing monitoring. Revegetation will focus on native groundcover and understorey species representative of the site's Ecological Vegetation Classes, while maintaining less than 10% canopy cover to avoid increased bushfire risk. Together, these measures will improve water quality, reduce erosion risk, and secure the long-term ecological integrity of the waterway system.

The *East Gippsland Catchment Management Authority* previously provided conditional consent to the application on 16 September 2025 based on this Waterway Management Plan, and it is anticipated that their Conditions will be imposed on the planning permit which include specific requirements for Lot 21.

Landscaping

It's understood Council are commencing implementation of their own street tree planting within new subdivisions which will avoid developer responsibility and ensure a consistent, coordinated standard of street tree planting across the Municipality. Accordingly, it is anticipated that Council will require a financial contribution from the developer prior to the issue of Statement of Compliance for the planting and establishment of street trees.

Given the residential context of the area and the proposed revegetation works within the Reserves, there is limited need or justification for the installation of any park furniture. The Reserve network is primarily intended to function as a protected waterway and drainage corridor, rather than as a recreational open space. Accordingly, the only infrastructure considered appropriate is interpretive signage to explain the purpose and environmental value of the waterway and drainage function.

Vegetation Removal

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

This has been achieved by providing a single intersection within the clearest portion of the road reserve which will service all vehicle access to proposed allotments from Clifton West Road.

The adoption of a site responsive design will limit the extent of vegetation loss to one small patch of native vegetation and four scattered trees within Clifton West Road required to facilitate the proposed intersection.

The total extent of native vegetation loss under the native vegetation controls equates to 0.118ha, inclusive of the patch (Zone 1), 2 small scattered trees (Zone's A, C & D) and 1 large scattered tree (Zone B).

The native vegetation is identified on the accompanying Native Vegetation Removal Report ID: 319_20250828_K1L, which confirms that the Application follows an Intermediate Assessment Pathway and sets out the criteria for suitable vegetation offsets to accommodate losses.

The Application has adopted a cautious approach in designing Zone 1, which generally aligns with the extent of the proposed intersection works within the road reserve. While the area is predominantly characterised by weeds and non-native species, the percentage of coverage by native perennial species is variable, with some sections exceeding the 25% patch threshold. As this can vary seasonally and is difficult to map precisely, a precautionary approach of mapping the general extent of the intersection works was adopted.

The 4 scattered trees are assumed lost as their Tree Protection Zones will be impacted by more than 10%; however, it is likely they would require removal regardless for road safety and sight-distance purposes. The understorey beneath these trees is dominated by non-native grass and does not meet the 25% coverage threshold to be considered a patch.

The accompanying Vegetation Design Response Plan provides detail on the proposed intersection works and includes data on the nearby trees and their associated Tree Protection Zones.

As the proposal includes vegetation removal within the adjoining road reserve, correspondence has been obtained from Council's Manager Infrastructure & Open Space (19/09/2025) confirming consent to the lodgement of the Planning Application.

The Application

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

Planning Scheme Clause No.	Description of what is Proposed
32.03-3 (LDRZ)	Subdivision
42.02-2 (VPO)	Remove and Destroy Vegetation
44.06-2 (BMO)*	Subdivision
44.01-2 (EMO)*	Works (Roadworks)
52.17-1	Remove and Destroy Native Vegetation

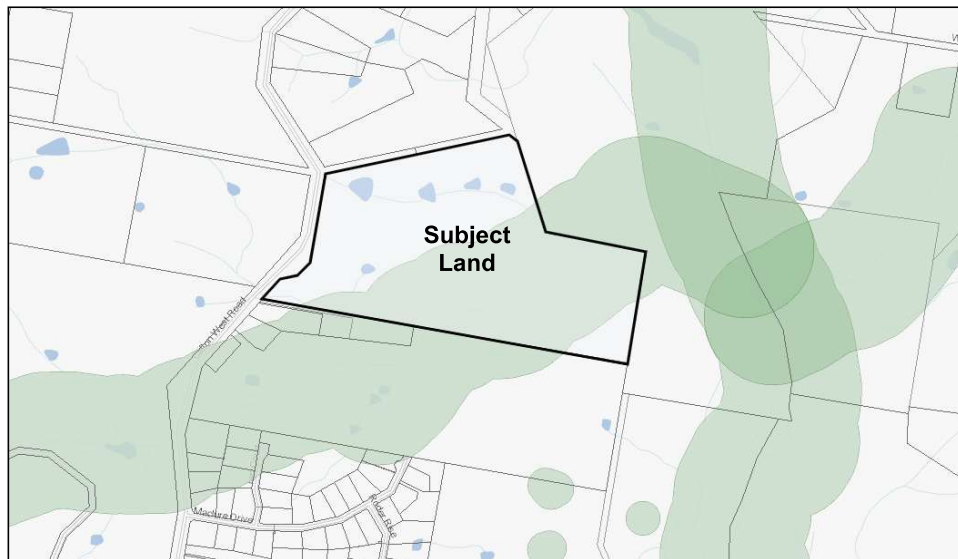
Notice & Review Exemptions

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

4. Cultural Heritage

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

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



Cultural Heritage Sensitivity Mapping – Source: VicPlan

The preparation of a CHMP is a mandatory requirement as the proposed subdivision is a high impact activity and part of the activity area is mapped as being cultural heritage sensitive.

CHMP 18040 prepared by *Unearthed Heritage* has been provided in support of the Application as approved on 23 January 2022.

As part of the CHMP a desktop assessment was undertaken that identified it is possible that Aboriginal cultural heritage exists within the activity area, most likely on alluvial terrace landforms.

A standard assessment was therefore undertaken which confirmed Aboriginal cultural heritage occurs within the activity area and that it is also likely to occur within subsurface contexts.

Subsurface testing undertaken as part of the complex assessment resulted in finding 49 stone artefacts which have been registered as part of an artefact scatter and low density artefact distribution:

- Clifton West, Mount Taylor AS 1 (8422-0715)
- Clifton West, Mount Taylor AS LDAD 1 (8422-0716)



Aboriginal cultural heritage within activity area – Source: CHMP 18040

Given the extent of sampling that occurred with the activity area as part of the assessment, it is considered that there is a low likelihood that further Aboriginal cultural heritage is present across the activity area outside of the extent of 8422-0715 and 8422-0716. There are no expectations for salvage of the impacted artefacts due to the low density nature of the development.

5. Planning Policy

5.1 Planning Policy Framework

Clause 11-01-1S relating to *Settlement* seeks to promote sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements. Clause 11.01-1R seeks to support the role of towns and settlements throughout the Gippsland region. Clause 11.01-L1 and Clause 11.01-L2 reinforces State and Regional policies by encouraging development within existing towns and settlements including Bairnsdale, which is designated as a key growth area.

The proposal responds positively to these objectives as the subject land well suited to accommodate residential development and is located within an existing residential precinct which contains numerous dwellings.

The accompanying Design Response Plan demonstrates the site's ability to support future residential use, taking into account relevant constraints such as wastewater disposal, proximity to watercourses and the interface with Bushfire Prone land.

The site is located within an area identified for residential development being contained within the Low Density Residential Zone. The Clifton Acres and Salvatore Drive developments located nearby to the south are of a similar nature to the proposal. Further subdivision at 30 Clifton West Road (Planning Application 475/2020/P) has recently been completed, with titles issued, demonstrating the ongoing pattern of residential development in the immediate area.

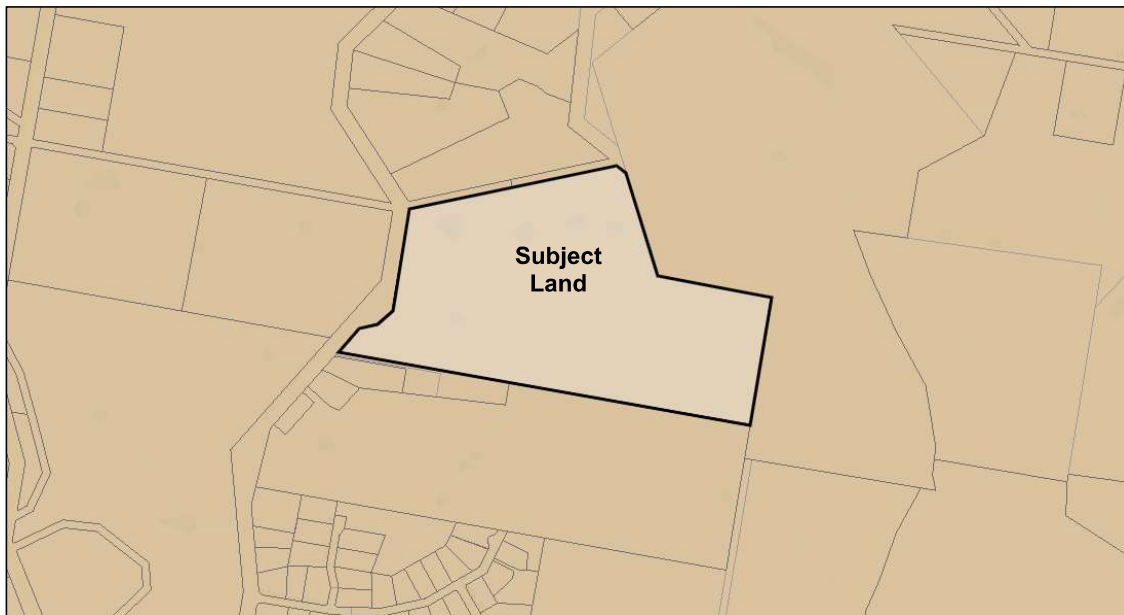


General view within Clifton Acres & Salvatore Drive

The proposal has taken into consideration Clause 12 relating to *Environmental & Landscape Values* which seeks to protect the health of ecological systems and the biodiversity they support. This has been achieved by designing the allotments to have sufficient area and dimensions to provide for future residential development that is suitably offset from the ephemeral watercourse and through designing the subdivision to be mindful of the existing site terrain and vegetation.

Whilst an element of vegetation removal forms part of the Application it has been limited to that necessary to establish a safe intersection which will facilitate all vehicle movements into and out of the subdivision.

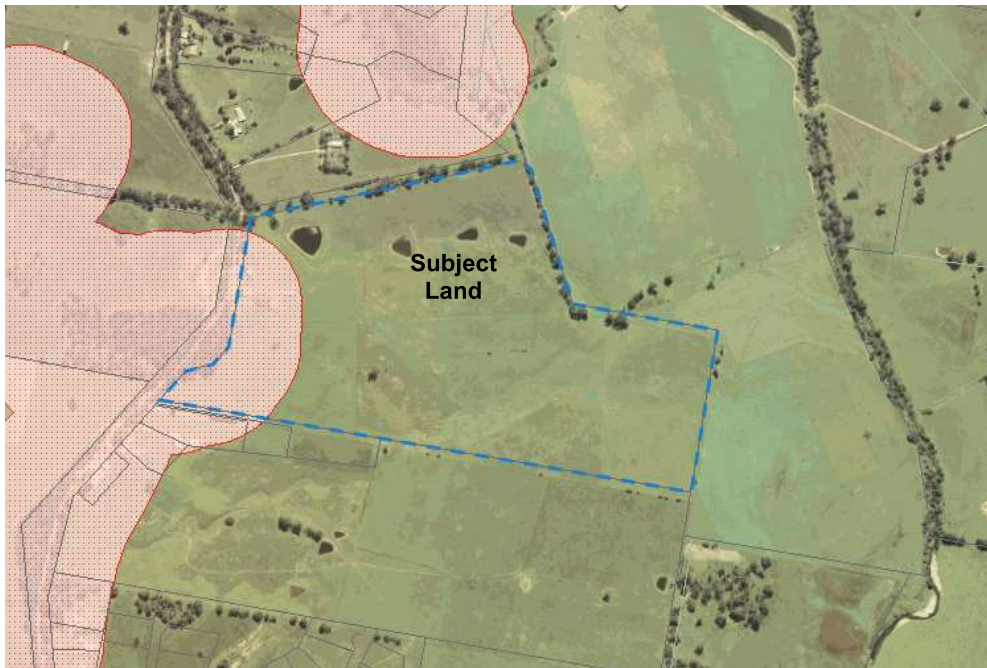
The proposal has considered Clause 13.02-1S *Bushfire Planning* as part of the site is affected by the provisions of the Bushfire Management Overlay and the whole of the site is mapped as being Bushfire Prone.



Bushfire Prone Mapping – Source: VicPlan

The proposal responds appropriately to Clause 13.02-1S as the subdivision has been designed to ensure it meets the relevant provisions of Clause 53.02 *Bushfire Planning*, Clause 44.06 Bushfire Management Overlay and Australian Standard AS3959.

Whilst only the western portion of the site adjoining Clifton West Road is mapped as being within the Bushfire Management Overlay, the accompanying Bushfire Management Plan applies to all proposed allotments ensuring a sufficient response to Clause 13.02-1S.



Bushfire Management Overlay Mapping – Source: VicPlan

The accompanying Bushfire Hazard Site Assessment demonstrates that the surrounding landscape does not provide a high bushfire risk as the 150 metre assessment area is predominately comprised of vegetation with a grassland classification.

Although the subject land is currently considered to represent a grassland, establishment of future residential development will ultimately result in managed and maintained properties. These properties once developed will essentially provide protection to one another and will no longer be representative of grassland.

The Waterway Management Plan will result in revegetation along the watercourse within the proposed Reserve system which will be representative of a 'grassland' classification. This has been considered with Building Envelopes on adjacent Lots having been setback to accommodate appropriate separation distance to achieve in most cases BAL 12.5.

Whilst the wider landscape does provide a threat from bushfire, it is reduced by the presence of wide-open paddocks and proximity to developed residential areas.



Aerial view of subject land and wider precinct – Source: VicPlan

The generous size of the proposed allotments and the existing conditions provide good opportunity for future residential development within all proposed allotments to achieve BAL 12.5 or BAL 19 consistent with Clause 13.02-1S irrespective of whether they are in the Bushfire Management Overlay.

BAL	Lots
BAL 19	Lots 1, 29, 40, 41, 42 & 55
BAL 12.5	All other Lots

The Design Response Plan demonstrates how future residential development can be adequately setback into the allotments having regard for the grassland classification and slope within the Reserve system and on the adjoining properties to the north, south and east.

A Bushfire Management Plan has been provided in support of the Application which locks in Building Envelopes, construction standards, vegetation management and water supply requirements for all lots.

The Decision Guidelines for *Settlement Planning at the Bushfire Interface* (July 2020) identify perimeter roads as a preferred design outcome on the settlement interface and where sites abut or are near a bushfire hazard. The Guidelines suggest that perimeter roads should be considered when creating allotments within the Low Density Residential Zone albeit they are not mandatory.

The site is located within an existing low density residential precinct and is affected by the provisions of the Low Density Residential Zone, as are adjoining properties to the north, south and west. Land to the east is contained within the Farming Zone and is classified as excludable (non-curing crops).

The sites' location within the existing residential area with limited connection to wider forested areas and site constraints deems the use of a perimeter road unnecessary in this instance. Other mechanisms as prescribed in the Bushfire Management Plan have therefore been utilised to enhance the resilience of the community and manage the bushfire risk.

Whilst perimeter roads provide an effective location from which fire authorities can establish positions to defend property, there is no forest threat immediately abutting the subject land. The retention of the proposed allotments all above 4000m² in area also helps minimise the risk of structure-to-structure fire as the dwellings will be well separated.

Given the surrounding context the establishment of a perimeter road will be of no particular benefit in this instance for firefighting purposes. However, the road network has been designed to provide practical and convenient access for fire fighting vehicles by use of a standard road design which incorporates court bowls with a 10-metre radius.

Whilst the majority of Lots are excluded from the Bushfire Management Overlay they have otherwise been included within the Bushfire Management Plan which dictates the need for 10,000L water supply and the ability for fire authority vehicles to get within 4 metres of the water supply outlet.

The objectives of Clause 13.04-2S relating to *Erosion & Landslip* seek to protect areas prone to erosion, landslip and other land degradation processes. Clause 13.04-2L applies to land within the Erosion Management Overlay and seeks to direct development to locations that minimise vulnerability to the treat of erosion. The application is accompanied by a Geotechnical Risk Assessment that advises there is a low risk of landslide, sheet/rill erosion or tunnel erosion as a result of the proposal.

The proposal has carefully considered to the objective and strategies at Clause 14.02-1S relating to *Catchment planning and management* through the adoption of Reserve systems which correspond with the existing water courses. The subject land is not within a designated open water supply catchment (Clause 14.02-L1). The Application is supported by a Waterway Management Plan which provides detail on how waterways within the subject land will be enhanced as a result of the subdivision through works such as weed management and revegetation throughout the Reserve system.

Clause 15.01-3S relating to *Subdivision Design* seeks to ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods. The proposed subdivision adheres to this objective and relevant supporting strategies as the scheme has been designed to ensure each allotment is capable of accommodating future residential development as demonstrated by the accompanying Design Response Plan.

Clause 15.01-4L *Health and wellbeing* Policy Guidelines the consideration of social impact for subdivisions with more than 20 lots. In accordance with Council's Social Impact Assessment Guidelines for Development Applications a SIA has been provided in support of the Application as prepared by *Polis Planning*.

The SIA has considered all the matters that impact social health of the community wellbeing of the potential population at the proposed development. It outlines that there are good opportunities for interaction with the natural landscape and that there is no necessity for any new services given the proximity to Bairnsdale.

Objectives relating to *Housing supply* (Clause 16.01-1S) are well supported by the proposal through the delivery of new and diverse housing opportunities within an established urban area earmarked for infill housing growth.

The subject Application is consistent with strategies relating to *Integrated water management* (Clause 19.03-3S). The stormwater management plan prepared by *Noyce Environmental Consulting* demonstrates how detention for the development will be achieved by a combination of tanks (10,000 litres per lot) and basins. Treatment for the development to meet Best Practice will be met by sediment basis and wetlands.

5.2 Municipal Planning Strategy

Consideration has been given to Clause 02.03-2 *Environmental and landscape values* and Clause 02.03-4 *Natural resource management*, the objectives of which relate to maintaining, conserving and enhancing the biodiversity of East Gippsland and to recognise, protect and maintain environmental, cultural and aesthetic values of East Gippsland.

The subdivision has been designed to ensure the existing watercourse is preserved and enhanced with revegetation. This has been achieved by the adoption of large reserve areas which coincide with the natural site drainage.

Whilst there are limited established trees contained on the property it is acknowledged that there is the ability to establish future development on Lots 35 and 41 without impacting on existing trees. Given the allotments are greater than 4000m² in area any future removal of these trees would trigger the need for further planning approval under the native vegetation provisions at Clause 52.17.

Vegetation removal forms part of the application to facilitate the proposed intersection works however it has been designed and sited to avoid and minimise impacts on native vegetation as explained within the avoid and minimise statement within this report.

The proposal responds well to Clause 21.04-3 relating to *Urban Waterways* which seeks to protect and enhance the ecological health of urban waterways. This has been achieved through the nomination of large Reserve areas which will be re-vegetated with species applicable to the relevant Ecological Vegetation Class and provided with ongoing management and maintenance.

Waterway Management Plan (V2) provides detail on how the watercourse will be protected and enhanced as part of the proposal. It is expected that the conditions specified by the *East Gippsland Catchment Management Authority* in their referral response dated 16 September 2025 will be included on Permit.

The proposal has considered Clause 02.03-3 relating to *Environmental risks and amenity* which seeks to ensure that land use and development is directed to locations and carried out in ways that minimise vulnerability to the threat of bushfire and erosion. The objective and strategies to this Clause with respect to erosion are addressed through the inclusion of a Geotechnical Risk Assessment document.

The sites inclusion within an existing settlement and the surrounding landscape which is predominately grassland ensures that the risk to bushfire is not adverse. Whilst most of the site is also excluded from the Bushfire Management Overlay all of the lots within the subdivision are included within the Bushfire Management Plan.

Being located close to Bairnsdale, the future landowners of the proposed vacant allotments will be dependent on the town to provide for facilities and services assisting to enhance Bairnsdale's role as the principal retail centre (Clause 02.03-6 Economic Development).

6. Planning Elements

The planning zone and overlays as affecting the subject land are addressed below.

6.1 Low Density Residential Zone

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

The Application triggers planning approval at Clause 32.03-3 for subdivision of the land in accordance with the Low Density Residential Zone provisions. The scheme of subdivision has been designed in accordance with the zone requirements by providing allotments which are greater than 4000m² in area. Given the absence of reticulated sewer within the area the minimum lot size specified by the Low Density Residential Zone is 4000m² in area.

Application Requirements

Whilst there is no reticulated sewer available within the precinct the accompanying Land Capability Assessment Report confirms the sites' ability to treat and retain wastewater on site associated with future residential development.

Accompanying the Application is a Design Response Plan which demonstrates the available area for future residential development. This Plan has been prepared having regard for the site constraints and characteristics.

Building Envelopes have been shown on the Design Response Plan which demonstrate that there is more than ample area available within each Lot to accommodate future residential development having regard for LAA requirements, setbacks from waterways and bushfire protection requirements.

A Staging Plan has also been provided in support of the Application which shows how the proposed subdivision is to be completed in a staged manner. Given the scale of the project, it is considered most logical and practical to complete the project in the stages as proposed.

Decision Guidelines

The proposed intersection has been designed and sited to avoid and minimise impacts on native vegetation having been positioned in the clearest section of the road reserve.

The lots have been designed with careful consideration of the landform, waterway interfaces, and the need to accommodate on-site wastewater disposal. The proposed reserves provide an appropriate buffer between the ephemeral watercourse and the residential allotments, supporting both the protection of the waterway and the ongoing maintenance of water quality.

Power, water and telecommunications are already provided within the precinct and will be connected to each of the proposed allotments as part of the subdivision project.

The proposed subdivision responds positively to Clauses 56.07-1 to Clause 56.07-4 relating to Integrated Water Management:

- Reticulated water is already provided within the wider precinct and will be extended throughout the subdivision to provide supply to each of the proposed allotments.
- Use of reused and recycled water options will be dependent upon residents of the site.
- The subdivision has been designed to ensure future wastewater management will be sufficiently managed on site. The Design Response Plan demonstrates how each of the allotments can easily achieve the requisite Land Application Area.
- The accompanying stormwater management plan demonstrates how the proposed subdivision will accommodate detention by a combination of tanks (10,000 per lot) sediment basins and wetlands that will achieve Best Practice.


6.2 Vegetation Protection Overlay

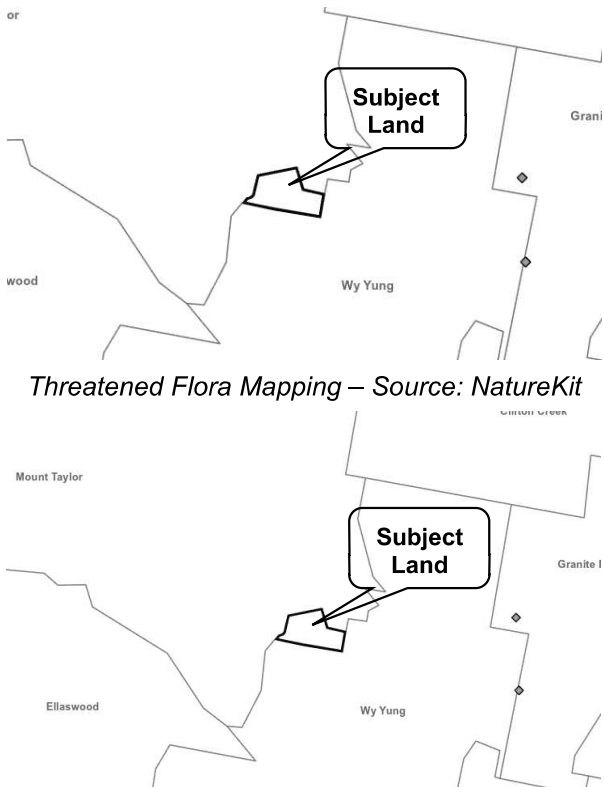
The Vegetation Protection Overlay – Schedule 1 *Tambo-Bairnsdale Vegetation Protection Network* extends along the western portion of the site within proximity to Clifton West Road.



Planning approval is required at Clause 42.02-2 for the removal of vegetation to facilitate establishment of the proposed intersection in accordance with the Vegetation Protection Overlay – Schedule 1.

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

Clause 42.02-5 Decision Guidelines	
The Municipal Planning Strategy and the Planning Policy Framework.	See section 5 of this report.
The statement of the nature and significance of the vegetation to be protected and the vegetation protection objective contained in a schedule to this overlay.	<p>The Overlay identifies that there are significant areas of native vegetation located along roadsides which provide important fauna habitat and wildlife corridors. These areas of vegetation often link to larger areas of remnant native vegetation and contribute to aesthetic and landscape values.</p> <p>Whilst there is limited native vegetation contained within the subject land, there is established vegetation contained within the adjoining road reserve along Clifton West Road.</p> <p>The objectives of the Overlay seek to ensure development of access to private land, and road maintenance and construction activities is to occur so as:</p> <ul style="list-style-type: none"> - To conserve areas of vegetation with high conservation value by minimising the extent of vegetation loss. - Conserve and enhance fauna habitat corridors by minimising the extent of loss and encouraging regeneration of indigenous species. - Preserve existing trees and other vegetation where it contributes to high landscape and aesthetic values. <p>The vegetation earmarked for removal is not identified as being significant by location risk mapping as it is contained within 'Location 1'.</p>

	<p>The vegetation is modelled in part as representing EVC 16: Lowland Forest of the East Gippsland Lowlands Bioregion which has a geographical occurrence of 'common' and a Bioregional Conservation Status of 'Least Concern'.</p>  <p>2005 EVC Mapping – Source: NatureKit</p> <p>Although the vegetation in question is not mapped as being of high conservation value considerable effort has gone into minimising the extent of loss. This has been achieved by nominating one intersection to service all vehicle movements into and out of the subdivision.</p> <p>Whilst Lots 1, 40, 41 or 47 will have frontage to Clifton West Road they will all take access from the proposed road network and there is no expectation that secondary access will be provided from Clifton West Road.</p> <p>The proposed intersection has been sited in the most disturbed section of the road reserve which also has the ability to cater for safe traffic conditions.</p> <p>The design of the intersection has also held the western edge of the existing road pavement with widening works to be provided to the east to avoid and minimise impacts. There is however no ability to totally avoid impacts to roadside vegetation having regard to design and safety requirements for the intersection.</p>
<p>The effect of the proposed use, building, works or subdivision on the nature and type of vegetation to be protected.</p>	<p>The vegetation earmarked for removal has been limited to that absolutely necessary to cater for a safe and to standard intersection design. It includes the loss of a small patch of understorey (Zone 1) and 4 scattered trees (x3 small & x1 large).</p> <p>The more substantial trees established on the western side of the road will not be impacted by the proposal.</p>

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

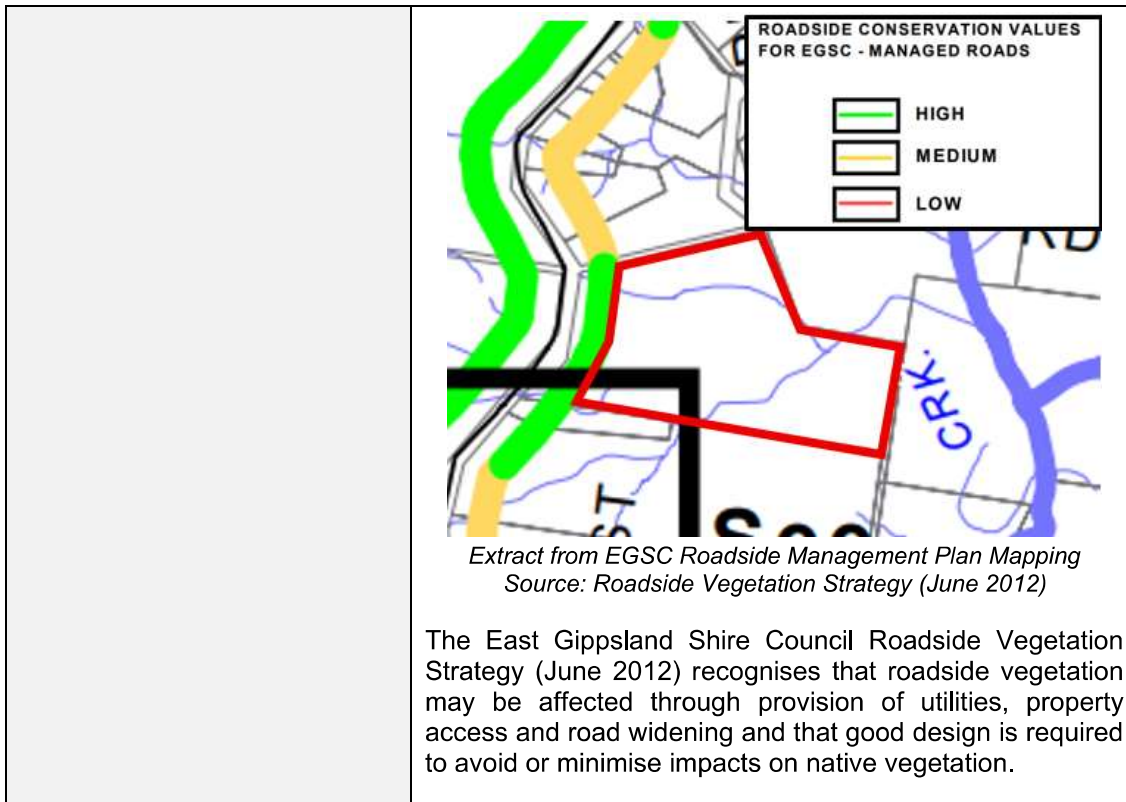
<p>The need to retain vegetation which prevents or limits adverse effects on ground water recharge.</p>	<p>The accompanying Land Capability Assessment Report identifies that the site is predominantly comprised of fine sandy loam overlying clayey subsoils with low permeability. As a result, groundwater recharge is largely controlled by the soil profile rather than vegetation. Consequently, vegetation removal would have only a limited effect on recharge.</p>
<p>The need to retain vegetation:</p> <ul style="list-style-type: none"> – Where ground slopes exceed 20 percent. – Within 30 metres of a waterway or wetland. – On land where the soil or subsoil may become unstable if cleared. – On land subject to or which may contribute to soil erosion, slippage or salinisation. – In areas where the removal, destruction or lopping of vegetation could adversely affect the integrity or long term preservation of an identified site of scientific, nature conservation or cultural significance. – Which is of heritage or cultural significance. 	<p>The need to remove the selected site vegetation has been considered in depth:</p> <ul style="list-style-type: none"> • The land within proximity to the vegetation earmarked for removal is quite flat and the vegetation removal is not being undertaken on a slope exceeding 20%. • Most of the vegetation earmarked for removal is over 60 metres from the mapped water course except for 'Tree 'D''. The mapping however is not necessarily representative of the on-ground conditions with the head of the waterway being the large dam on the northwestern section of the subject land.   <ul style="list-style-type: none"> • There is no evidence of erosion occurring on the property. It does not consist of highly erodible soils and has good grass coverage.

	<ul style="list-style-type: none"> The area of vegetation removal is not within an area of cultural heritage sensitivity.
The need to remove, destroy or lop vegetation to create a defensible space to reduce the risk of bushfire to life and property.	The vegetation removal is required for access purposes and not for establishment of defensible space.
Any relevant permit to remove, destroy or lop vegetation in accordance with a land management plan or works program.	There is no Land Management Plan applying to the land.
Whether the application includes a land management plan or works program.	The Application does not propose a Land Management Plan.
Whether provision is made or is to be made to establish and maintain vegetation elsewhere on the land	<p>The subdivision has been specifically designed to ensure the more established roadside vegetation will be retained.</p> <p>The subject land has historically been utilised for grazing activities and contains limited native vegetation. The 'greening effect' however is likely to be generated with residential occupation of the land along with extensive revegetation which will occur along the waterway within the reserve system.</p>

Clause 5.0 Decision Guidelines

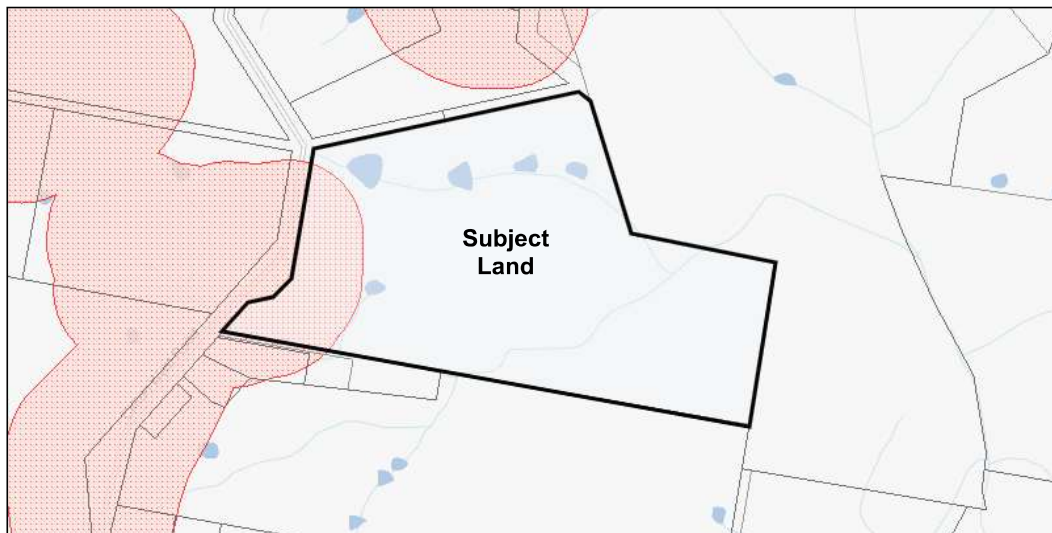
The extent to which the vegetation sought to be removed or cleared contributes towards the need to:	
Conserve and enhance areas of high conservation value roadside vegetation.	<p>The East Gippsland Shire Council Roadside Vegetation Strategy (June 2012) recognises vegetation within Clifton West Road adjoining the subject land as having 'high' roadside conservation values.</p> <p>However, there are no VBA threatened species mapped as being within proximity to the proposed vegetation removal and the site area is otherwise mapped as being representative of EVC 16: Lowland Forest which is which has a geographical occurrence of 'common' and a Bioregional Conservation Status of 'Least Concern'.</p> <p>The proposed intersection has been specifically designed to ensure the retention of the higher quality and more substantial vegetation established on the western side of the road and makes use of a disturbed section of the road reserve.</p>
Conserve and enhance fauna habitat and habitat corridors	The existing vegetation within the adjoining road reserve forms part of a corridor of vegetation which provides connection with larger tracts of native vegetation. The proposal has sought to conserve as much vegetation within the road reserve as possible by making use of the existing disturbed area for the proposed intersection.
Protect and enhance the visual amenity and landscape quality in areas of natural beauty and rural areas.	The limited extent of vegetation loss 'Intermediate Assessment Pathway' ensures that the proposal will not have a detrimental impact on the visual amenity of the landscape.

	<p>The curtain of roadside vegetation will otherwise be retained and will continue to provide a positive visual contribution to the realm.</p> <p>Views into the site from the adjoining road network will continue to be filtered given the presence of vegetation within the road reserve.</p>
The need to assess alternative options regarding the removal of vegetation to better achieve the Overlay objectives.	<p>It was established early on that as part of the intersection design, we did not want any road widening to occur on the western side of the road due to the presence of the more substantial treed environment.</p> <p>The position of the intersection is limited given the need to establish safe sight lines and to meet road safety and design standards.</p> <p>Ultimately the extent of vegetation impacted has been reduced to that absolutely necessary to cater for the proposed intersection.</p> <p>The new intersection will also cater for all vehicle movements and negates any reliance on individual points of access direct from Clifton West Road.</p>
The need to undertake revegetation with appropriate indigenous species to offset any loss of environmental values resulting from the works or development.	<p>Third party offset arrangements will be made to offset the loss of the native vegetation under the native vegetation controls at Clause 52.17.</p> <p>Revegetation of the waterways within the proposed Reserves will far exceed the extent of vegetation removal occurring within the road reserve.</p>
The need to have regard to the Roadside Management Plan, (East Gippsland Shire Council, 1995) and as updated from time to time.	<p>The East Gippsland Shire Council Roadside Vegetation Strategy (June 2012) recognises native vegetation as being the primary contributor to roadside conservation value. It also maps roadside vegetation as having either high, medium or low conservation value.</p> <p>The vegetation contained within Clifton West Road fronting the subject land is identified as having 'high' conservation value for East Gippsland's managed roads.</p> <p>'High' conservation value roadside vegetation may include undisturbed vegetation community, the presence of rare, vulnerable or significant flora species or fauna or a section of remnant vegetation not usually found locally.</p> <p>Whilst the vegetation on the western side of Clifton West Road and vegetation further to the north and south on the eastern side of the road is more intact and possesses some of these values, the area in question is much more disturbed.</p>



6.3 Bushfire Management Overlay

The western portion of the site adjoining Clifton West Road is covered by the Bushfire Management Overlay which requires planning approval at Clause 44.06-2 for subdivision of the land.



Bushfire Management Overlay Mapping – Source: VicPlan

The purpose of the Bushfire Management Overlay is to ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire, to identify areas where the bushfire hazard warrants bushfire protection measures to be implemented and to ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

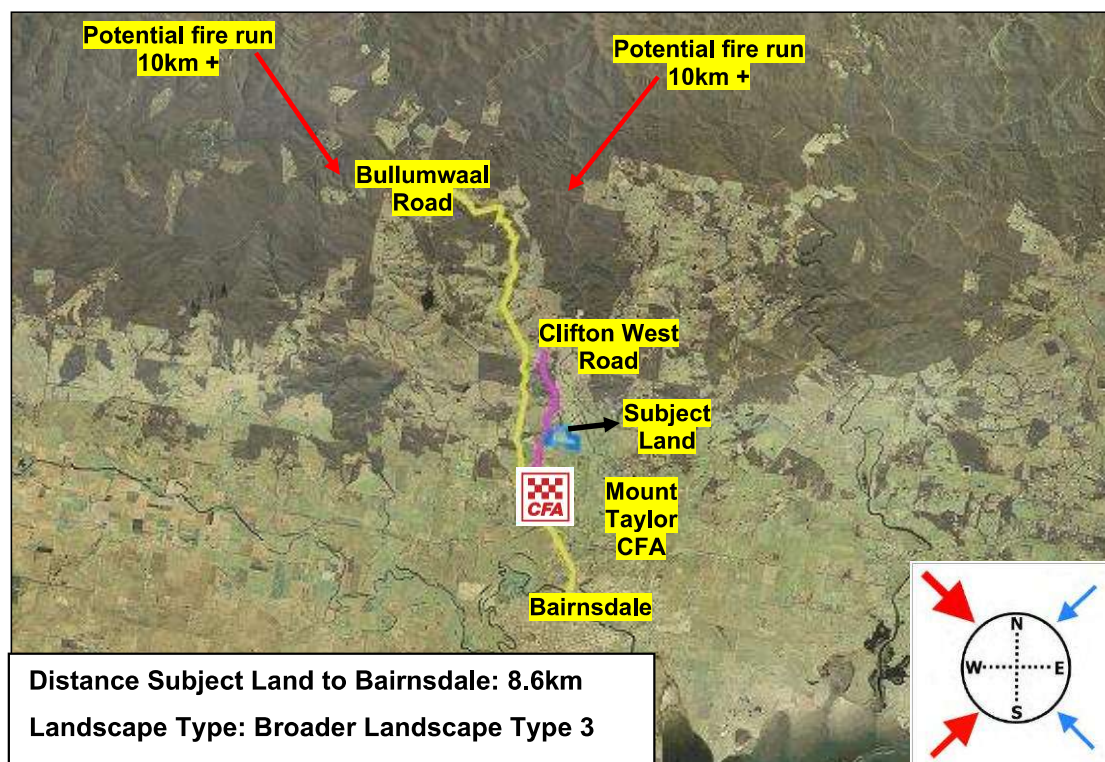
The Application is considered to satisfy the purpose of the Bushfire Management Overlay, with the bushfire risk to life and property reduced to an acceptable level though the following measures:

- Applying the Bushfire Management Plan to all allotments, regardless of whether they are within the Bushfire Management Overlay or simply identified as Bushfire Prone.
- Implementing the mitigation measures prescribed under Clause 53.02 including vegetation management, construction standards and dedicated water supply across all lots.

Minimum Construction Standards	
BAL	Lots
BAL 19	Lots 1, 29, 40, 41, 42 & 55
BAL 12.5	All other Lots
Water Supply	
10,000L	All Lots
Defendable Space	
To the Property Boundaries	All Lots

Application Requirements Clause 44.06-3

Bushfire Hazard Site Assessment	Accompanying the Application is a Bushfire Hazard Site Assessment which describes the bushfire hazard including vegetation type and landform within 150 metres of the proposed allotments.
Bushfire Hazard Landscape Assessment	A Bushfire Hazard Landscape Assessment follows which provides information on the broader context of the area (>150 metres away from the site) and the associated landscape risk. Whilst there is a fire threat particularly from the north, the site is located within close proximity to the township of Bairnsdale and is surrounded by open grazing land and residential properties and is not considered to be a high threat environment.
Bushfire Management Statement	A Bushfire Management Statement has been provided within this Report. It includes a detailed response to each of the Approved Measures at Clause 53.02-4.4 Subdivision Objectives has been included as part of the Bushfire Management Statement.



Mandatory Condition Clause 44.06-5)

As the proposal seeks approval for subdivision a permit must include the mandatory Condition prescribed at Clause 44.06-5 of the Bushfire Management Overlay.

“Before the statement of compliance is issued under the Subdivision Act 1988 the owner must enter into an agreement with the responsible authority under Section 173 of the Planning and Environment Act 1987. The agreement must:

- *State that it has been prepared for the purpose of an exemption from a planning permit under Clause 44.06-2 of the East Gippsland Planning Scheme.*
- *Incorporate the plan prepared in accordance with Clause 53.02-4.4 of this planning scheme and approved under this permit.*
- *State that if a dwelling is constructed on the land without a planning permit that the bushfire protection measures set out in the plan incorporated into the agreement must be implemented and maintained to the satisfaction of the responsible authority on a continuing basis.*

The land owner must pay the reasonable costs of the preparation, execution and registration of the Section 173 Agreement.”

The mandatory condition will require a Legal Agreement under Section 173 of the *Planning & Environment Act 1987*, as triggered by Clause 44.06-5. This agreement will have the effect of exempting future dwellings from needing a planning permit under the Bushfire Management Overlay provisions.

If in the event future dwellings or outbuildings greater than 100m² in area are proposed outside of Building Envelopes depicted on the Bushfire Management Plan, further planning approval would be triggered where the Bushfire Management Overlay applies. This consideration would not be required for a large outbuilding on an allotment that is not contained within the Bushfire Management Overlay.

6.4 Bushfire Planning

The following Bushfire Management Statement describes how the proposed subdivision responds to the requirements of Clause 44.06-3 and Clause 53.02 Bushfire Planning.

Response to Objectives and Standards to Clause 53.02

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:

The subject land is located within an existing residential precinct with the subject land and surrounding properties to the north south and west being contained within the Low Density Residential Zone. There are numerous dwellings established within the precinct which enjoy the rural atmosphere however properties within the wider area predominately comprise cleared paddocks with pockets of vegetation.

There is some risk of fire provided from the north given the potential for fire runs through the State Forest and grass fires in the intervening landscape which can approach from more than one direction. The surrounding landscape is therefore best described as Landscape Type 3.

The site is located within Wy Yung and is only a short distance from Bairnsdale. The area is well quite well populated and easily accessed from the larger township area.

The subject land is cleared land which has been actively grazed for numerous years and only contains minimal scattered trees. The proposal nominates a subdivision design which will provide future development with direct access from the new internal road network.

Only a small section of the western portion of the subject land is contained within the Bushfire Management Overlay however the accompanying Bushfire Management Plan prescribes mitigation measures for all proposed allotments.

The inclusion of all allotments within the Bushfire Management Plan provides a higher level of resilience whilst trading off for the fact the development does not incorporate a perimeter road.

The subject land is located with an established low-density residential precinct, surrounded by similar zoning on three aspects and farmland to the east, meaning there is no immediate forest interface justifying the need for a perimeter road. The large allotment size, all exceeding 4000m² in area, will ensure substantial separation between dwellings thereby reducing structure to structure fire risk.

In this instance a perimeter road would serve little purpose for firefighting, as there is no direct threat abutting the land. Instead, bushfire resilience is more effectively achieved through the tailored measures contained within the Bushfire Management Plan.

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 subdivision has been designed to ensure that there is good opportunity for future development to be established on Lots which achieves suitable separation from the bushfire hazard.

The subdivision proposes the practical siting of future development through the nomination of Building Envelopes on all Lots that can achieve all defendable space entirely within the property boundaries.

In response to the Bushfire Management Overlay and presence of forest classified vegetation along Clifton West Road, Building Envelopes for **Lots 1, 40, 41 & 47** have been provided which are setback **35 metres** from Clifton West Road. This siting ensures that any future dwellings on these Lots can be constructed to achieve a minimum **BAL-19**.



Looking south from proposed intersection towards 'forest' vegetation along Clifton West Road

Whilst the development will essentially result in a well-managed and maintained landscape the proposal also includes revegetation along the waterway to a grassland classification. The proposed Waterway Management Plan will result in revegetation along waterways but only includes native grasses and less than 10 percent canopy tree planting with no middle layer of vegetation. In response to this, the Building Envelopes on **allotments adjoining the Reserve** have been setback to provide sufficient separation distance to accommodate future development with minimum **BAL 12.5**.

For example:

- The Building Envelopes for **Lots 21, 22, 27 & 28** have been setback **19 meters** from the common boundary with the Reserve which accounts for the grassland vegetation classification on predominantly flat land.
- The Building Envelopes for **Lots 12-20 (inclusive)** have been setback **25 metres** from the common boundary with the Reserve which accounts for the grassland vegetation classification on a downslope >5-10°

The Building Envelope on **Lot 19** has been designed having regard for the grassland classification of the vegetation within the adjoining Reserve on a downslope >0-5° however it has been setback 15 meters from the common boundary to cater for a minimum **BAL-19**.

The grassland threat surrounding the property has also been accounted for when designing the Building Envelopes on the allotments forming the perimeter of the development.

For example:

- **Lots 1-10 (inclusive)** and **Lots 56-65 (inclusive)** have Building Envelopes that have been setback **19 metres** from rear boundaries which meet separation distances consistent with **Table 2, Column A to Clause 53.02-5**.
- The design of Building Envelopes on **Lots 10, 11, 20 & 21** includes a setback of **22 metres** from rear boundaries which meet separation distances consistent with **Table 2, Column A to Clause 53.02-5**.
- As **Lot 55** is a little more constrained its Building Envelope has been setback **15 metres** from rear boundaries which meets separation distances consistent with **Table 2, Column B to Clause 53.02-5**.

Each of the proposed allotments will be provided with adequate vehicle access via the new internal road network. The new road will be established to relevant standards set by the Infrastructure Design Manual and Clifton West Road is a good quality sealed bitumen road which services numerous rural residential properties. These roads will all be suitable for accommodating emergency vehicles.

AM 2.3

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

Response:

N/A

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:

The accompanying Bushfire Management Plan prescribes bushfire mitigation measures for all allotments within the subdivision despite whether or not they are contained within the Bushfire Management Overlay.

The proposed bushfire mitigation measures prescribed within the Bushfire Management Plan include provision of a static water supply for fire fighting purposes in accordance with the requirements of Table 4 to Clause 53.02-5.

As all allotments are greater than 1,001m² in area a static water supply of 10,000 litres with Fire Authority fittings and access is proposed for each Lot in the subdivision.

Given fire authority access to the water supply is required under AM 4.1 and the length of driveway will be less than 30 metres there is a need for authority vehicles to get within 4 metres of the water supply outlet.

These water supply and access requirements have been specified in the accompanying Bushfire Management Plan which will be referenced within a Section 173 Agreement. This will ensure the mitigation measures are implemented on an ongoing basis.

CLAUSE 53.02-4.4 SUBDIVISION OBJECTIVES

Clause 53.02-4.4 Objective

To provide lots that are capable of being developed in accordance with the objectives of Clause 53.02.

To specify at the subdivision stage bushfire protection measures to develop a lot with a single dwelling on land zoned for residential or rural residential purposes.

Approved Measures

AM 5.1

An application to subdivide land, other than where AM 5.2 applies, demonstrates that each proposed lot is capable of meeting:

- The defendable space in accordance with Column A, B or C of Table 2 to Clause 53.02-5.
- The approved measures in Clause 53.02-4.1 and Clause 53.02-4.3

Response:

N/A AM 5.2 applies in this instance.

AM 5.2

An application to subdivide land zoned for residential or rural residential purposes must be accompanied by a plan that shows:

- Each lot satisfies the approved measure in **AM2.1**
- A building envelope for a single dwelling on each lot that complies with **AM 2.2** and provides defendable space in accordance with:
 - Columns A or B of Table 2 to Clause 53.02-5 for a subdivision that creates 10 or more lots; or
 - Columns A, B or C of Table 2 to Clause 53.02-5 for a subdivision that creates less than 10 lots.

The bushfire attack level that corresponds to the defendable space provided in accordance with Table 2 to Clause 53.02-5 must be noted on the building envelope.

- Defendable space wholly contained within the boundaries of the proposed subdivision.
- Defendable space may be shared between lots within the subdivision. Defendable space for a lot may utilise communal areas, such as roads, where that land can meet the requirements for defendable space.
- Vegetation management requirements in accordance with Table 6 to implement and maintain the defendable space required under this approved measure.
- Water supply and vehicle access that complies with **AM 4.1**.

Response:

Above sections of this assessment address the approved measures in AM 2.1.

A response has been provided to AM 2.2 which confirms that the Building Envelopes have been designed to achieve defendable space consistent with either Column A or Column B to Table 2 Clause 53.02-5.

BAL	Lots
BAL 19	Lots 1, 29, 40, 41, 42 & 55
BAL 12.5	All other Lots

As there are more than 10 allotments contained within the subdivision the use of a combination of BAL-12.5 and BAL-19 is appropriate.

The defensible space has been contained entirely within allotment boundaries which ensures the ongoing ability to continue management and maintenance. The allotments within the subdivision will also have the added benefit of each other's defensible space.

The vegetation management requirements specified within Table 6 have been included within the Bushfire Management Plan. This will ensure that these requirements will be implemented on an ongoing basis for all allotments similarly to the water supply and access requirements.

AM 5.3

An application to subdivide land to create 10 or more lots provides a perimeter road adjoining the hazardous vegetation to support fire fighting.

Response:

AM 5.3 identifies perimeter roads as a way of separating development from hazardous vegetation and providing defensible positions for firefighting. While acknowledged as a preferred outcome in the *Decision Guidelines for Settlement Planning at the Bushfire Interface (July 2020)*, their inclusion is not mandatory and must be considered in the context of the site.

In this case, there is no hazardous vegetation directly adjoining the development. The land to the north, south and west is already developed for low-density residential purposes, while the land to the east is Farming Zone it is used for excludable (non-curing) crops, which do not constitute a bushfire hazard. In addition, an unmade government road reserve exists to the north, further separating the site from potential bushfire hazards. Given this context, a perimeter road would provide no additional bushfire protection or firefighting advantage.

Instead, the subdivision has been designed to ensure all allotments whether within the Bushfire Management Overlay or not are incorporated into the Bushfire Management Plan, applying consistent measures for defensible space and vegetation management across the entire development. All allotments exceed 4,000m² in area ensuring substantial separation between future dwellings thereby reducing the potential for structure-to-structure fire spread. The internal road network further supports firefighting operations through standard road widths and the inclusion of 10-metre radius court bowls, providing safe and practical access for emergency vehicles.

Accordingly, the intent of AM 5.3 is fully achieved without the need for a perimeter road.

AM 5.4

A subdivision manages the bushfire risk to future development from existing or proposed landscaping, public open space and communal areas.

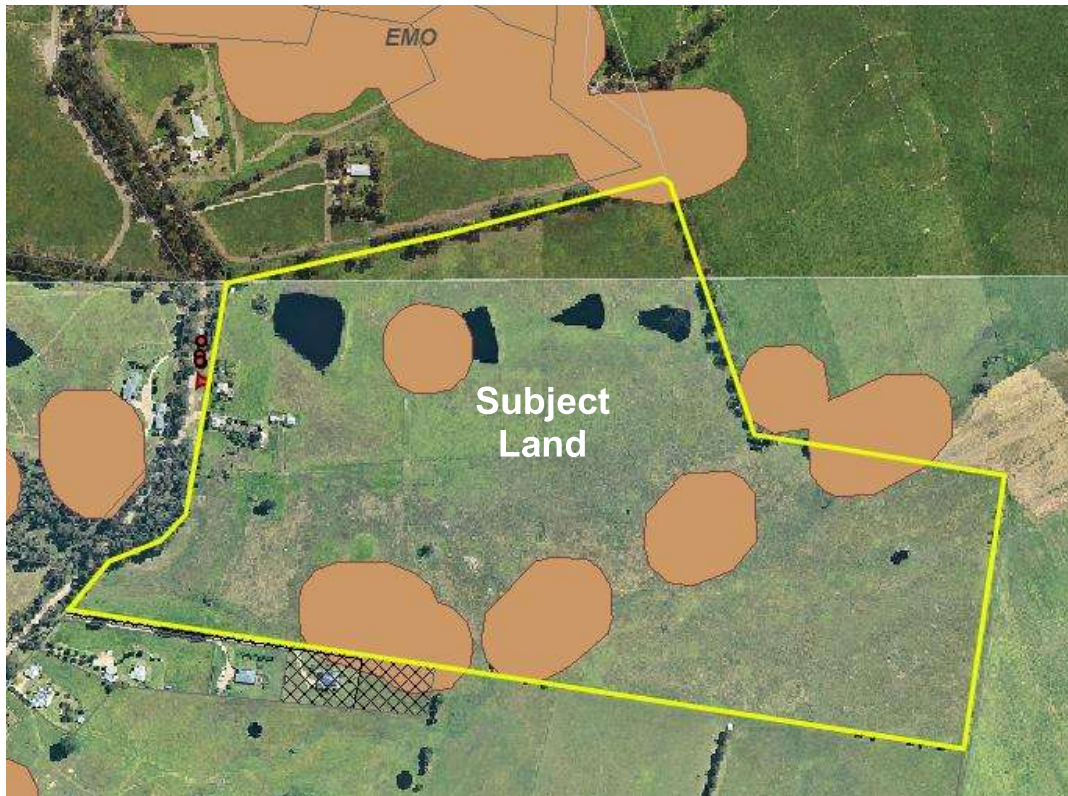
Response:

The proposed subdivision manages the bushfire risk having regard for the current and future occupation of the surrounding land. It is reasonable to expect that the existing Low Density Residential Zone properties adjoining the site to the north, south and west will continue to be utilised for residential purposes. It is also anticipated that the farming land to the east contained within the Farming Zone will continue to be utilised for farming purposes. There are no anticipated strategic plans which would alter this outcome.

6.5 Erosion Management Overlay

Some areas within the subject land are within the Erosion Management Overlay which requires planning approval at the following Clauses:

- Clause 44.01-2 for Roadworks; &
- Clause 44.01-5 for subdivision of the land.



Erosion Management Overlay Mapping – Source: VicPlan

Whilst vegetation removal forms part of the application it does not trigger consideration under the provisions of the Erosion Management Overlay as it is located outside of the mapped areas.

Application Requirements

- The landform across the property is undulating in nature and is dissected by ephemeral watercourses and a series of dams. The landform is not considered to be steep albeit does contain some change in elevation (max slope approx 1:5).
- Earthworks associated with the subdivision will include the establishment of the new internal road network, servicing, vehicle crossings, drainage and boundary fencing.

- It is anticipated that a condition on Permit will trigger requirement for a Construction Management Plan and for Detailed Drainage & Road Construction Plans to be submitted and approved by the Responsible Authority prior to the commencement of works in each relevant stage.
- It is also anticipated that Permit will trigger requirement for land stability measures to be undertaken during works in the form of standard Condition pertaining to sediment control.

The Schedule to the Erosion Management Overlay triggers requirement for a Geotechnical Risk Assessment to be provided in support of the Application. In response, please find enclosed a Geotechnical Risk Assessment document prepared by *Chris O'Brien & Company Pty Ltd*.

The Geotechnical Risk Assessment document outlines that the site has a low risk of landslide, sheet/rill erosion and tunnel erosion and confirms that the site has the capacity to accommodate the proposed subdivision.

6.6 Native Vegetation (Clause 52.17)

Planning approval is triggered at Clause 52.17-1 for the removal of native vegetation in accordance with Particular Provisions relating to Native Vegetation.

Application Requirements

Information including plans and photos accompanying the application satisfy the Application Requirements specified within the *Guidelines for the Removal, Destruction or Lopping of Native Vegetation, December 2017* ('the Guidelines').

Accompanying the Application is a Native Vegetation Removal Report (NVRR ID: 319_20250828_K1L) which confirms the assessment pathway (Intermediate Assessment Pathway), details of the vegetation to be removed, mapping and offset requirements, along with other details required by Table 4 of the Guidelines.

Whilst the historic use of the subject land for grazing purposes has resulted in a high proportion of pastoral grasses dominating the land (>25% non-native species) there is some native vegetation that will be impacted for the purposes of establishing the proposed intersection within Clifton West Road.

The percentage of native vegetation coverage within the adjoining road reserve near the proposed intersection is variable, with some sections exceeding 25% native species cover and others falling below this threshold. In recognition of this fluctuation, the Application adopts a conservative approach to assessing vegetation loss in accordance with the native vegetation regulations.

The extent of vegetation removal being considered under the provisions of Clause 52.17 includes one patch of native vegetation (NVRR ID: Zone 1) and 4 Scattered Trees.

Zone 1 accounts for the loss of native understorey associated with the proposed intersection with Clifton West Road, including native grasses and mosses. Although the percentage cover of native species within Zone 1 fluctuates both above and below the 25% native vegetation threshold, the entire area has been conservatively classified as a native vegetation patch.



Looking east at proposed intersection alignment (Zone 1)
Date of photography 1/08/2025



Looking north towards proposed intersection (Zone 1)
Date of photography 1/08/2025

Zone A, B, C & D are trees located along Clifton West Road to the north of the proposed intersection which will be assumed lost as a result of the proposal due to their TPZs being impacted by more than 10%.

NVR ID 319_20250828_K1L	Large or Small Tree	DBH (cm)	TPZ (m)	%TPZ Impacted
D	Small	65	7.8	11.30%
A	Small	17	2.04	46.14%
C	Small	38	4.56	30.37%
B	Large	125	15	10.08%



Looking east towards trees assumed lost (Zones A, B, C & D)
Date of photography 1/08/2025

When removing or assuming the loss of only trees from a patch of native vegetation they are either mapped as small or large scattered trees. Therefore, whilst Zones, A, B, C & D form part of a native vegetation patch, for the purpose of this assessment Zones A, B, C & D have been assessed as scattered trees.



Zones B & C

Date of photography 1/08/2025



Zone A

Date of photography 1/08/2025



Zone D (forking tree)

Date of photography 1/08/2025

The understorey immediately adjacent to the existing road pavement on the eastern side of Clifton West Road where the lane will taper comprises less than 25% native coverage.



North of proposed intersection on eastern side of Clifton West Road



*Understorey where the lane taper will occur
North of proposed intersection on eastern side of Clifton West Road*

To compensate for the impacts to native vegetation, a third-party offset will be secured to ensure no net loss of biodiversity, in accordance with the requirements of Clause 52.17-5. Search results from the Native Vegetation Credit Register have been provided in support of the Application which confirm the availability of the required offsets on the current market with all necessary attributes (Report ID: 31587).

In response to the application requirements specified at Table 4 of the Guidelines we offer the following comments.

	Application Requirement	Response/Comment
1.	Vegetation to be removed	<p>The accompanying Native Vegetation Removal Report includes adequate information to address this Application Requirement. The total extent of vegetation removal is 0.118ha which triggers an Intermediate Assessment Pathway.</p> <p>A total offset amount of 0.028 general habitat units with a minimum strategic biodiversity value of 0.344 and 1 large tree within the East Gippsland Catchment Management Authority or East Gippsland Shire Council will be required.</p>
2.	Topographic and land information	The landform within proximity to the proposed vegetation removal is flat and does not contain any steep slopes.
3.	Photographs	Photographs of the existing vegetation have been included within this report (dated 1/08/2025).
4.	Past Removal	There are no records on Council's ePathways system of any removal of native vegetation from the subject land within the past 5 years.
5.	Avoid and minimise statement	An avoid and minimise statement has been included later within this report.
6.	Property Vegetation Plan	Not applicable.
7.	Defendable space statement	The proposed vegetation removal is required to accommodate sufficient vehicle access and is not for the purposes of establishing defendable space.
8.	Native Vegetation Precinct Plan	The Application is not being made under the provisions of Clause 52.16.
9.	Offset statement	<p>As a Permit is required to remove native vegetation the biodiversity impacts from the removal must be offset in accordance with the Guidelines. It is anticipated that the standard Conditions will be imposed on Permit which specify the offset requirement and the timing to secure the offset.</p> <p>There is no ability to provide a first party offset in this instance given that the subject land forms part of an existing residential precinct. It is therefore necessary that vegetation offsets be achieved through third party arrangements.</p> <p>A Report of Available Native Vegetation Credits ID: 31587 has been provided in support of the proposal which confirms suitable offsets are available to compensate for the proposed vegetation removal.</p>

	Decision Guidelines	Response/Comment
1.	Efforts to avoid and minimise vegetation removal to be commensurate with the biodiversity and other values.	<p>Efforts to avoid and minimise impacts to native vegetation are considered commensurate to the biodiversity values of the area as detailed in the below avoid and minimise statement.</p> <p>The extent of vegetation removal is quite limited (Intermediate Assessment Pathway), and the subdivision design has sought to avoid and minimise impacts to native vegetation.</p> <p>The impacted vegetation has not been identified as being of significance as it is mapped as being within Location 1 and is not contained within an endangered EVC.</p>
2.	Water courses, land degradation and groundwater.	The vegetation proposed to be removed is considered to play a minimal role in protecting water quality and preventing land degradation given the flat nature of the landform and generous separation from watercourses.
3.	Identified landscape values.	<p>The subject land is affected by the Vegetation Protection Overlay – Schedule 1 Tambo-Bairnsdale Roadside Vegetation Protection Network. The values of the Overlay have been recognised by the proposal through nominating a single intersection from Clifton West Road which enables the retention of the more significant roadside vegetation.</p> <p>There are no Environmental Significance or Character Overlays applying to the site or immediate surrounds.</p>
4.	Aboriginal Heritage Act 2006.	The vegetation to be removed is not protected under the <i>Aboriginal Heritage Act 2006</i> .
5.	Defendable space.	Whilst the subject land is affected in part by the Bushfire Management Overlay, there is no vegetation removal proposed for the purposes of establishing defendable space.
6.	Property Management Plan.	<p>N/A</p> <p>There is no Property Management Plan applying.</p>
7.	Offsets	There is the ability to obtain and secure vegetation offsets which meet the offset requirements in accordance with the Guidelines. This has been demonstrated through the inclusion of a Report of Available Native Vegetation Credits ID: 31587.
8.	Clause 52.16	<p>N/A</p> <p>The Application is not being made under the provisions of Clause 52.16.</p>
9.	Impacts on biodiversity	<p>As outlined on the accompanying Native Vegetation Removal Report the removal of less than 0.5ha of native vegetation in Location category 1 will not require a Species Offset.</p> <p>The area to which the vegetation removal applies has not been modelled as being an endangered EVC (Page 12, NVR report).</p>

Avoid & Minimise Statement

The subject land is located within the Low Density Residential Zone which anticipates residential occupation of the land. It is also affected by the provisions of the Bushfire Management Overlay, Erosion Management Overlay, and Vegetation Protection Overlay – Schedule 1 of the *East Gippsland Planning Scheme*.

The proposal is consistent with strategic documentation which identifies the subject land as being developed for residential purposes consistent with the surrounding context.

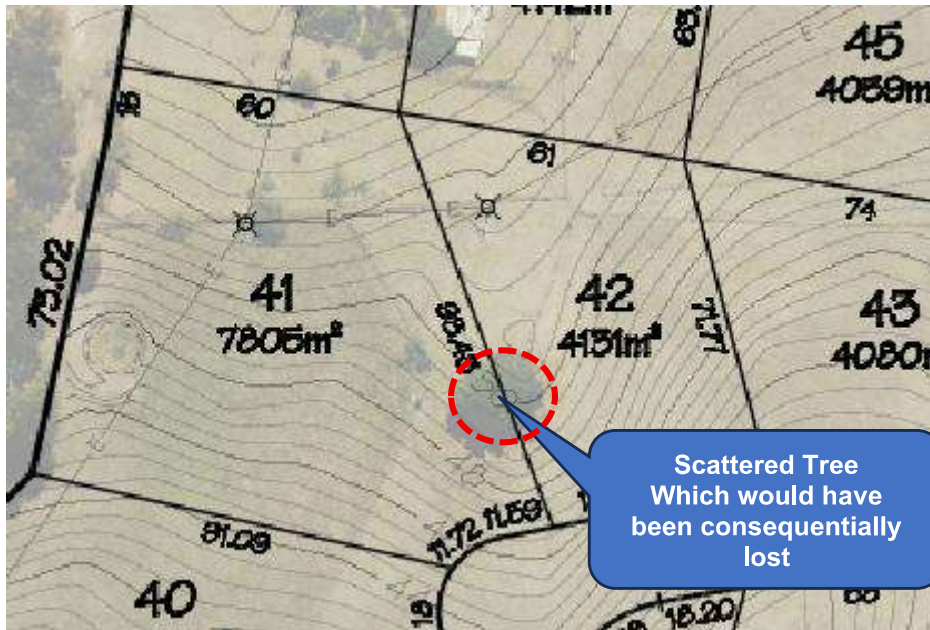
Whilst mathematically the subject land can achieve a significantly higher allotment yield having regard to the minimum Lot size of 4000m² under the Low Density Residential Zone, the subdivision layout has been designed to respect the sites environmental values.

Nomination of allotments which are greater than 4000m² in area avoids any consequential vegetation losses under the site area exemption prescribed at Clause 52.17-7. Should a future land owner have the desire to remove any native vegetation being retained, further planning approval would be required.

The historic use of the land for grazing activity has resulted in it being heavily dominated by pastoral grasses with native vegetation being limited to a couple of scattered trees only.

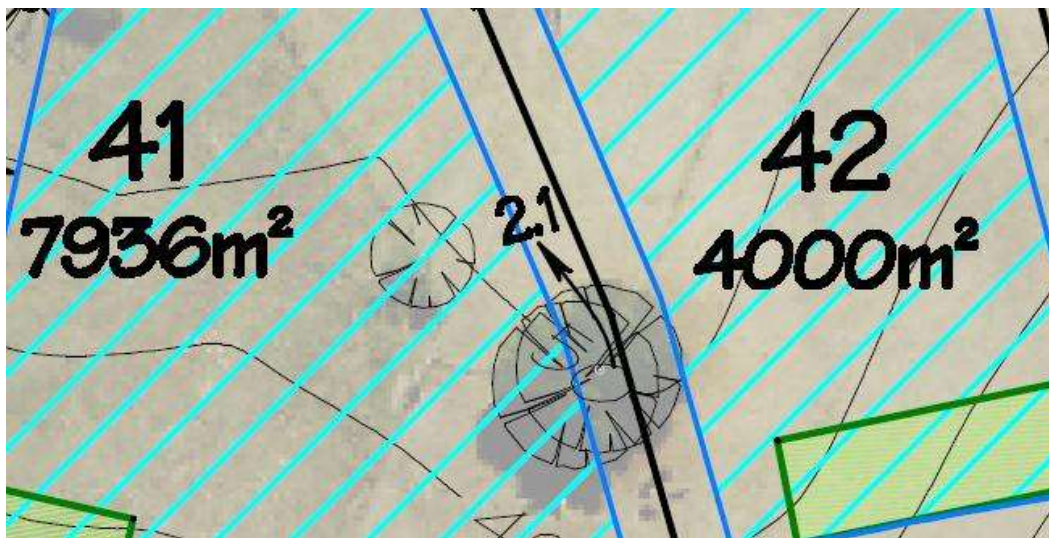
For allotments containing scattered trees there is more than ample area available to establish residential development without adversely impacting the trees due to the generous size of the allotments and appropriate location and configuration of boundaries.

It was recognised that in Version 3 of the proposed subdivision layout that an existing tree would have been consequently lost due to its proximity to the common boundary between Lots 41 & 42 and the fence line exemption prescribed at Clause 52.17-7. The boundary has been adjusted to avoid the consequential loss of the tree.



Extract from Proposed Subdivision Plan (Version 3)

The current scheme of subdivision has therefore altered the alignment of boundaries to ensure boundaries are offset more than 2.0 metres from existing scattered trees.



Extract from Design Response Plan (Version 3)

From the outset of the project, it was recognised that nominating a single intersection to service all proposed allotments would improve traffic safety outcomes while also minimising the need for unnecessary removal of roadside vegetation.

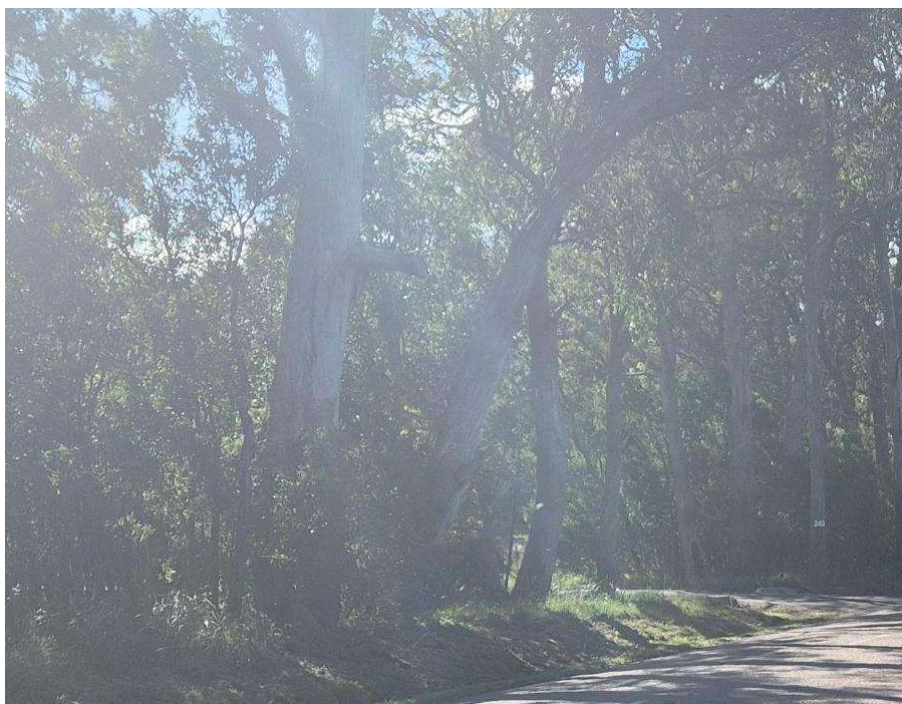
Whilst Lots 1, 40, 41 & 47 will have frontage to Clifton West Road, they will all take vehicle access from the internal road network thereby avoiding any additional loss of roadside vegetation for vehicle access.

The intersection has been nominated in an area which is relatively clear and whilst it incurs the need to offset some minimal understory (Zone 1) its position otherwise avoids the direct removal of any large trees. Consideration has however been given to the assumed loss of 4 scattered trees for the tapering of the intersection. Whilst these trees will be offset, they may not all necessarily need to be physically removed to accommodate the construction of the intersection.

In designing the intersection, there has been careful consideration to ensure the western side of Clifton West Road would not be widened in order to preserve numerous well established and larger trees. If the western side of the road were widened, then it would have significantly higher impacts on native vegetation.



The existing road pavement is already in close proximity to many of the trees on the western side of Clifton West Road and any widening of the pavement would almost certainly encroach their Structural Root Zones.



Existing trees on western side of Clifton West Road

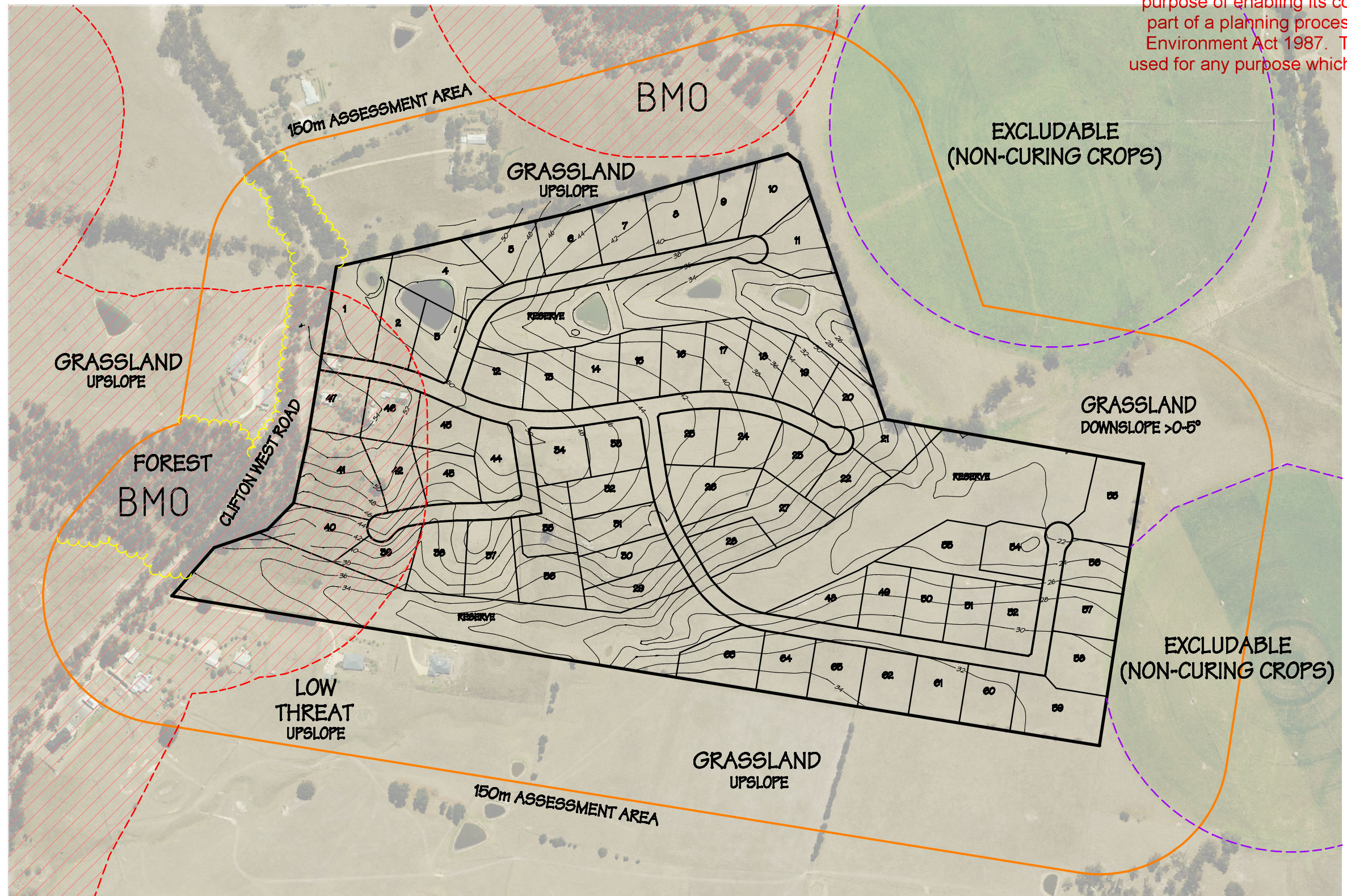
It is therefore much more desirable to undertake any widening works on the eastern side of the road as proposed. Whilst the intersection in its current location will result in the assumed loss of four trees to the north, for traffic safety reasons there is simply no ability to shift its location further to the south.

7. Conclusion

The proposed Multi Lot Subdivision (Staged), Works (Roadworks) & Vegetation Removal at 240 Clifton West Road, Mount Taylor is considered to accord with all relevant provisions of the Low Density Residential Zone, Bushfire Management Overlay, Erosion Management Overlay and Vegetation Protection Overlay – Schedule 1 of the *East Gippsland Planning Scheme*. The proposal is consistent with Planning Policy Framework and Local Policy and has been designed to complement the adjoining properties.

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

MGA94 ZONE 55



SHEET 1 OF 2

CLIFTON WEST PROPERTY P/L
240 CLIFTON WEST ROAD, MOUNT TAYLOR

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:\19000-19999\19500-19599\19502 Clifton West Property\19502 BHSA V3.pro

NOTATIONS

SCALE (SHEET SIZE A3)

1 : 5000

SURVEYORS REF.

19502

VERSION 3 - DRAWN 16/09/2025

BUSHFIRE HAZARD SITE ASSESSMENT

PARISH OF WY YUNG
CROWN ALLOTMENT 62A

TP278078

BUSHFIRE HAZARD
SITE ASSESSMENT

PARISH OF WY YUNG
CROWN ALLOTMENT 62A

TP278078

SHEET 2 OF 2

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LOTS 1 & 2		NORTH	EAST	SOUTH	WEST
SEPARATION DISTANCES*	SLOPE	Downslope >0-5°	Downslope >0-5°	Upslope	Upslope
	VEG TYPE	Grassland	Grassland	Grassland	Forest
	COLUMN A	22m	22m	19m	48m
	COLUMN B	15m	15m	13m	35m
	COLUMN C	10m	10m	9m	25m

*SEPARATION DISTANCES DERIVED FROM
TABLE 2 CLAUSE 53.02-5

LOTS 57 & 58		NORTH	EAST	SOUTH	WEST
SEPARATION DISTANCES*	SLOPE	Upslope	Downslope >0-5°	Downslope >5-10°	Upslope
	VEG TYPE	Grassland	Grassland	Grassland	Forest
	COLUMN A	19m	22m	25m	48m
	COLUMN B	13m	15m	17m	35m
	COLUMN C	9m	10m	11m	25m

*SEPARATION DISTANCES DERIVED FROM
TABLE 2 CLAUSE 53.02-5

LOTS 59, 60, 64 & 65		NORTH	EAST	SOUTH	WEST
SEPARATION DISTANCES*	SLOPE	Downslope >0-5°	Downslope >0-5°	Downslope >5-10°	Upslope
	VEG TYPE	Grassland	Grassland	Grassland	Forest
	COLUMN A	22m	22m	25m	48m
	COLUMN B	15m	15m	17m	35m
	COLUMN C	10m	10m	11m	25m

*SEPARATION DISTANCES DERIVED FROM
TABLE 2 CLAUSE 53.02-5

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FILENAME: Y:\19000-19999\19500-19599\19502 Clifton West Property\19502 BHSA V3.pro

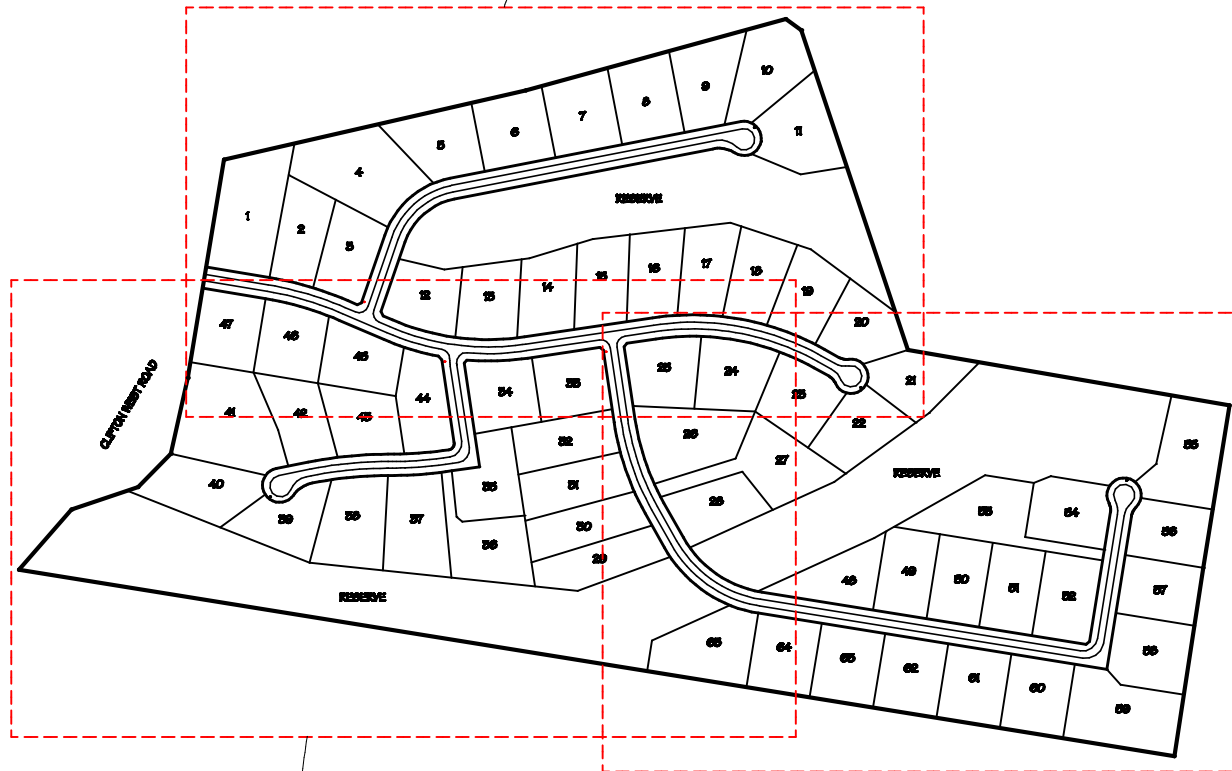
CLIFTON WEST PROPERTY P/L
240 CLIFTON WEST ROAD, MOUNT TAYLOR

SCALE (SHEET SIZE A3)

SURVEYORS REF.

1 : 5000

19502
VERSION 3 - DRAWN 16/01/2025
Printed 30/01/2026
Page 71 of 119

SEE SHEET 2
FOR ENLARGEMENTSEE SHEET 3
FOR ENLARGEMENTSEE SHEET 4
FOR ENLARGEMENT

CLIFTON WEST PROPERTY P/L
240 CLIFTON WEST ROAD, MOUNT TAYLOR

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BUSHFIRE MANAGEMENT PLAN

PARISH OF WY YUNG
CROWN ALLOTMENT 62A

TP278078

SHEET 1 OF 4

PLAN REF.

19502-BMP
VERSION 3 - DRAWN 16/09/2025

SCALE (SHEET SIZE A3)

1 : 5000

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MANAGEMENT OF VEGETATION WITHIN THE AREA OF DEFENDABLE SPACE

DEFENDABLE SPACE TO THE PROPERTY BOUNDARY AND ALL AREAS WITHIN THE BUILDING ENVELOPE NOT CONTAINING A DWELLING, MUST BE PROVIDED WHERE VEGETATION (AND OTHER FLAMMABLE MATERIALS) WILL BE MODIFIED AND MANAGED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

- 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 10m OF A BUILDING, FLAMMABLE OBJECTS MUST NOT BE LOCATED CLOSE TO THE VULNERABLE PARTS OF THE BUILDING.
- PLANTS GREATER THAN 10cm IN HEIGHT MUST NOT BE PLACED WITHIN 5m 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 5m² IN AREA AND MUST BE SEPARATED BY AT LEAST 5m.
- TREES MUST NOT OVERHANG OR TOUCH ANY ELEMENTS OF THE BUILDING.
- THE CANOPY OF TREES MUST BE SEPARATED BY AT LEAST 5m.
- THERE MUST BE A CLEARANCE OF AT LEAST 2m BETWEEN THE LOWEST TREE BRANCHES AND GROUND LEVEL.

WATER SUPPLY

10,000% OF EFFECTIVE WATER SUPPLY FOR FIRE FIGHTING PURPOSES MUST BE PROVIDED WHICH MEETS THE FOLLOWING REQUIREMENTS:

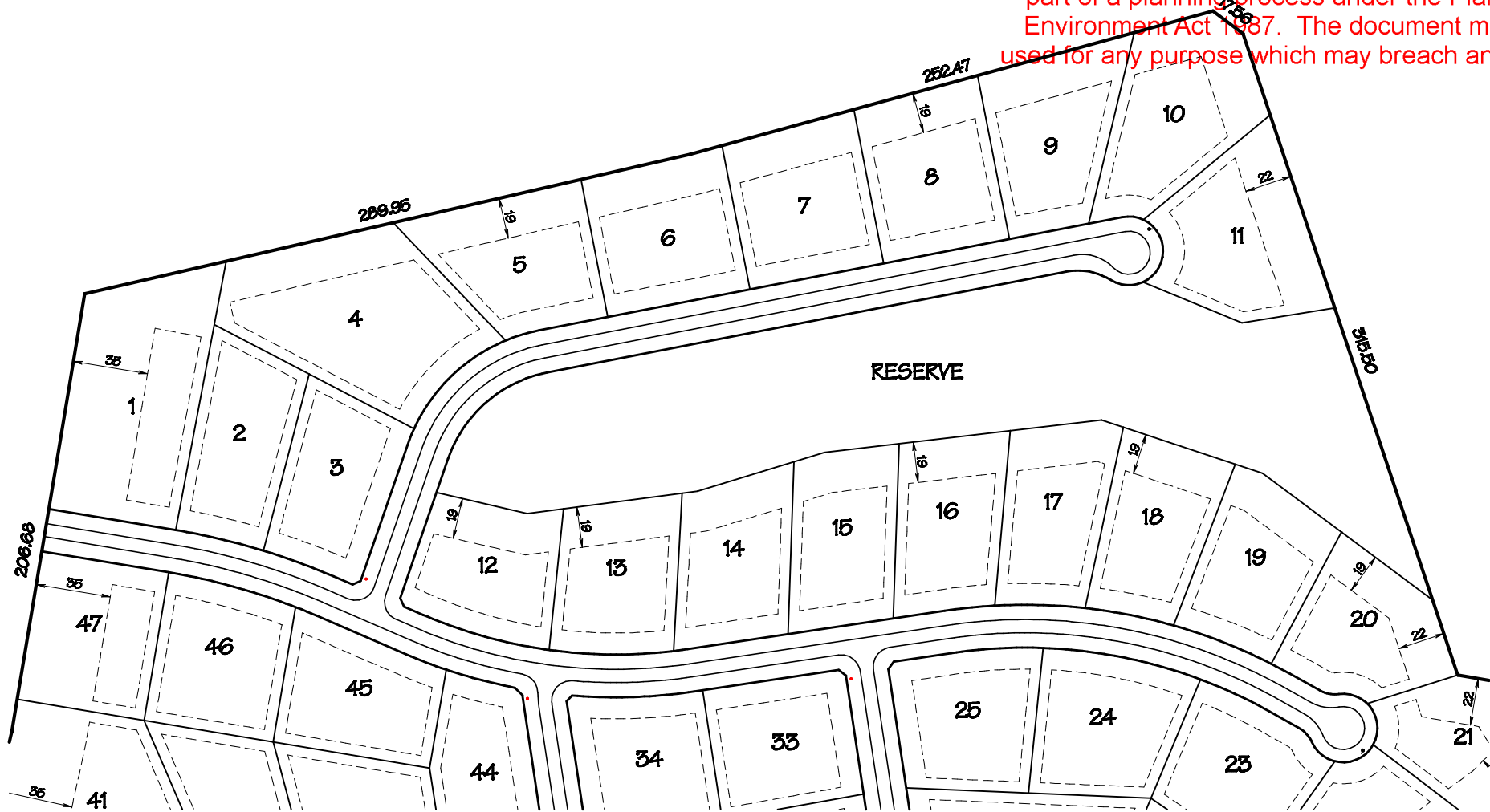
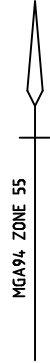
- IS STORED IN AN ABOVE GROUND WATER TANK CONSTRUCTED OF CONCRETE OR METAL.
- ALL FIXED ABOVE-GROUND WATER PIPES AND FITTINGS REQUIRED FOR FIREFIGHTING PURPOSES MUST BE MADE OF CORROSION RESISTANT METAL.
- INCLUDE A SEPARATE OUTLET FOR OCCUPANT USE.
- INCORPORATE A BALL OR GATE VALVE (BRITISH STANDARD PIPE (BSP) 65mm) AND COUPLING (64mm CFA 3 THREAD PER INCH MALE FITTING).
- BE LOCATED WITHIN 60m OF THE OUTER EDGE OF THE APPROVED BUILDING.
- THE OUTLET/S OF THE WATER TANK MUST BE WITHIN 4m OF THE ACCESSWAY AND BE UNOBSTRUCTED.
- BE READILY IDENTIFIABLE FROM THE BUILDING OR APPROPRIATE IDENTIFICATION SIGNAGE TO THE SATISFACTION OF CFA MUST BE PROVIDED.
- ANY PIPEWORK AND FITTINGS MUST BE A MINIMUM OF 65mm (EXCLUDING THE CFA COUPLING).

CONSTRUCTION

THE CONSTRUCTION OF A DWELLING ON LOTS 1, 29, 40, 41, 42 & 55 MUST COMPLY TO A MINIMUM BUSHFIRE ATTACK LEVEL OF 19 (BAL-19).

A DWELLING ON ALL OTHER LOTS MUST COMPLY TO A MINIMUM BUSHFIRE ATTACK LEVEL OF 12.5 (BAL-12.5).

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240 CLIFTON WEST ROAD, MOUNT TAYLOR

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P. (03) 5182 5011 E. contact@growthiersadler.com.au

BUSHFIRE MANAGEMENT PLAN

PARISH OF WY YUNG
CROWN ALLOTMENT 62A
TP278078

SHEET 2 OF 4

PLAN REF.

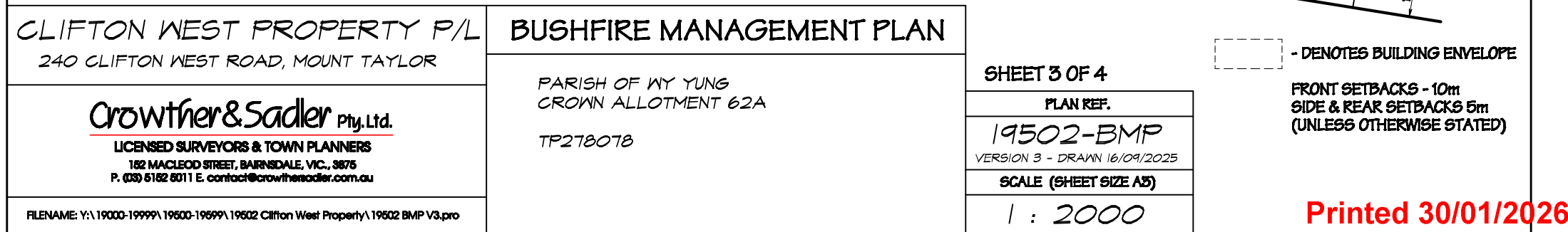
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SCALE (SHEET SIZE A3)

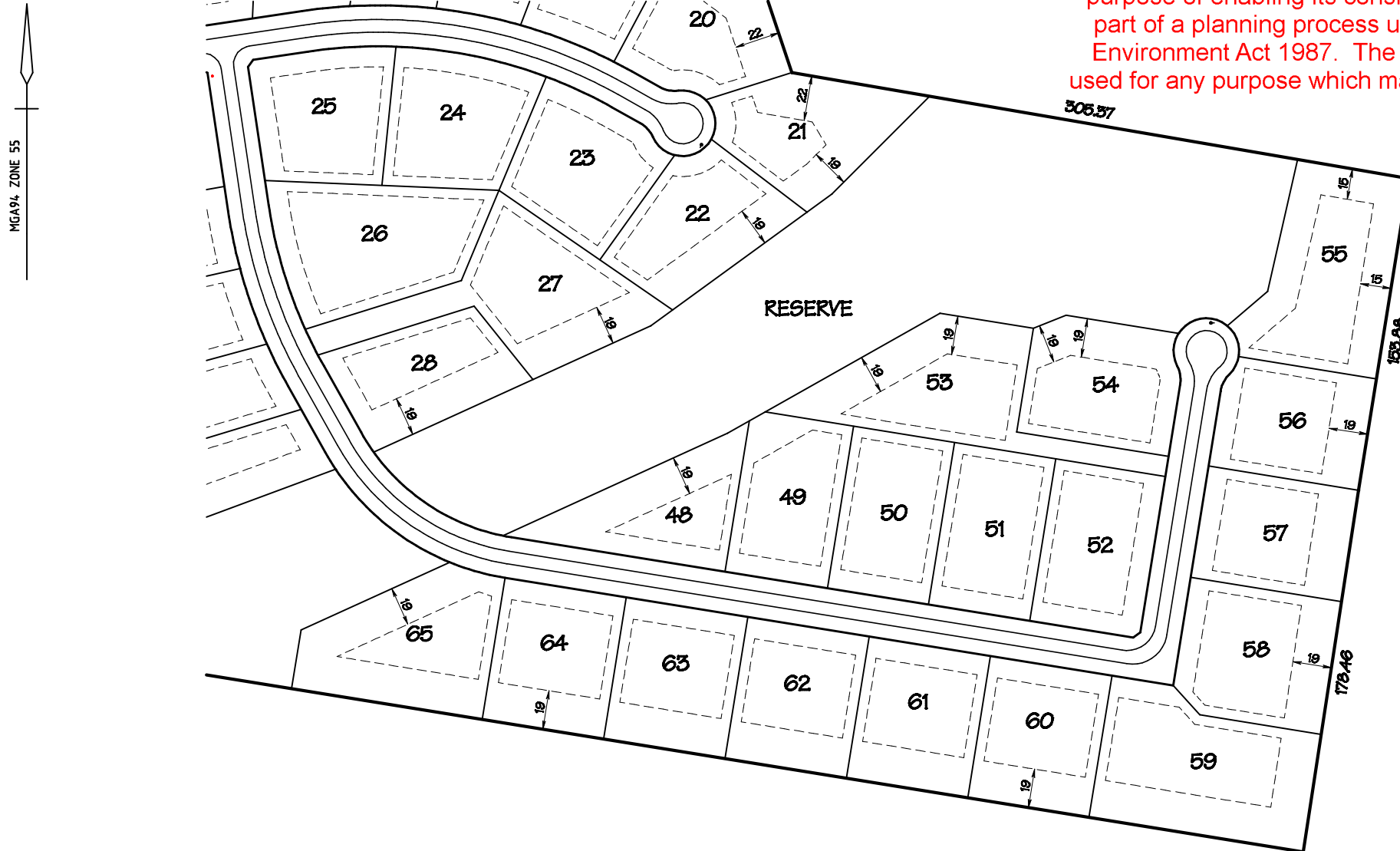
1 : 2000

- DENOTES BUILDING ENVELOPE

FRONT SETBACKS - 10m
SIDE & REAR SETBACKS 5m
(UNLESS OTHERWISE STATED)



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CLIFTON WEST PROPERTY P/L
240 CLIFTON WEST ROAD, MOUNT TAYLOR

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FILENAME: Y:\19000-19999\19500-19599\19502 Clifton West Property\19502 BMP V3.pro

BUSHFIRE MANAGEMENT PLAN

PARISH OF WY YUNG
CROWN ALLOTMENT 62A

TP278078

SHEET 4 OF 4

PLAN REF.

19502-BMP
VERSION 3 - DRAWN 16/09/2025

SCALE (SHEET SIZE A3)

1 : 2000

- DENOTES BUILDING ENVELOPE

FRONT SETBACKS - 10m
SIDE & REAR SETBACKS 5m
(UNLESS OTHERWISE STATED)

Printed 30/01/2026

Page 75 of 119

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

Corporate Centre
273 Main Street (PO Box 1618)
Bairnsdale Victoria 3875

Telephone: (03) 5153 9500

National Relay Service: 133 677

Residents' Info Line: 1300 555 886

Facsimile: (03) 5153 9576

Email: feedback@egipps.vic.gov.au

ABN 81 957 967 765

19 September 2025

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

amp@crowthersadler.com.au

Dear Amie

Application for consent to lodge a planning permit for 240 Clifton West Road Mount Taylor

I refer to your land manager consent application dated 19 September 2025 requesting consent to apply for a planning permit for 240 Clifton West Road, Mount Taylor.

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

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

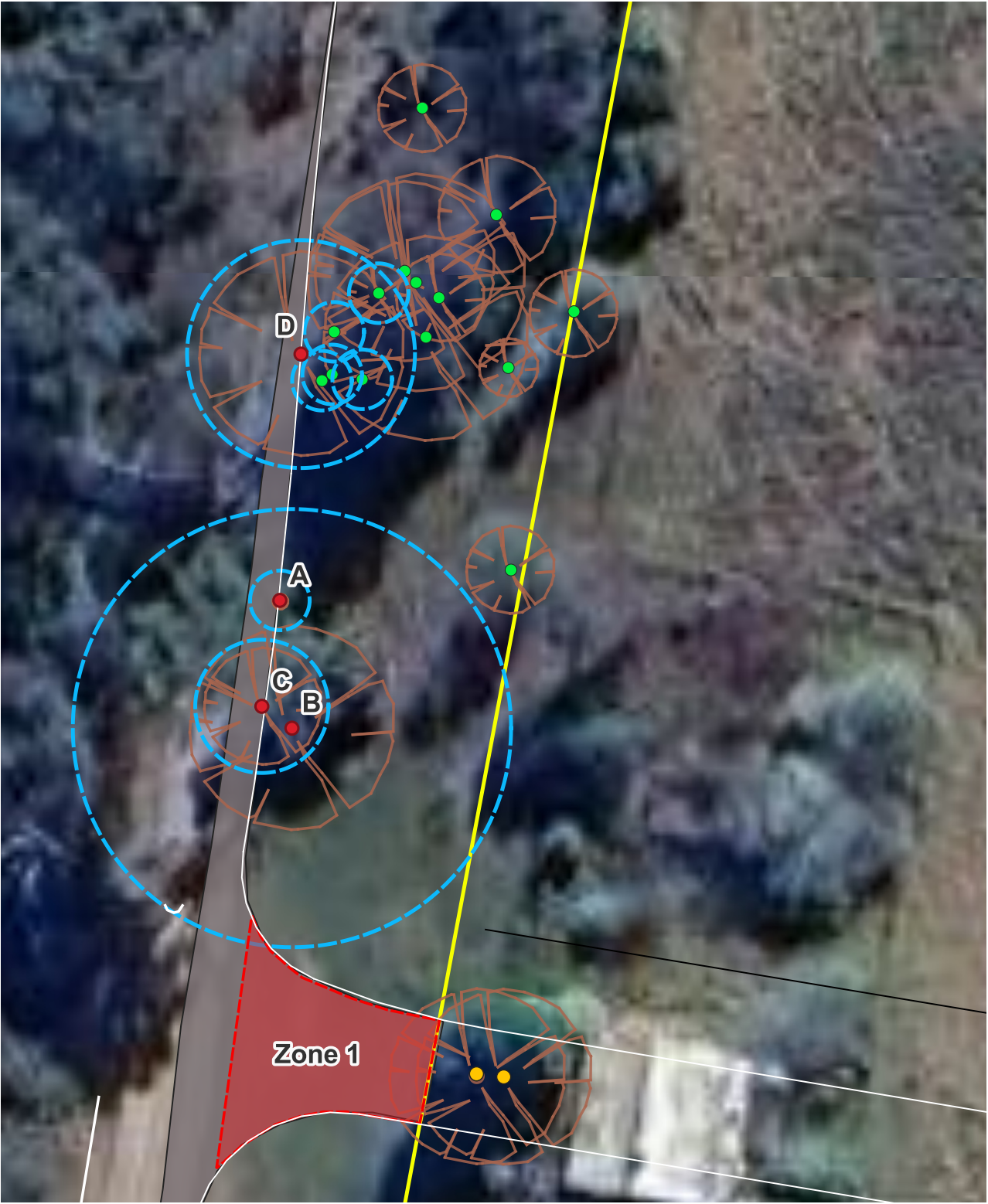
Please contact Open Space Planner, Marc Taylor on the above telephone number should you have any queries regarding this matter.

Yours sincerely



PAUL ROONEY
Manager Infrastructure and Open Space

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Legend

Trees to be Removed/Assumed Lost

Patch to be Removed

Field ID	NVR ID 319_20250828_K1L	DBH_cm	TPZ_m	%TPZ Impacted
1	D	65	7.8	11.30%
3		17	2.04	0%
2		17	2.04	6.06%
4		17	2.04	0%
5	A	17	2.04	46.14%
6	C	38	4.56	30.37%
7	B	125	15	10.08%

CLIFTON WEST PROPERTY P/L
240 CLIFTON WEST ROAD, MOUNT TAYLOR

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NOTATIONS

SCALE (SHEET SIZE A3)

1:400

SURVEYORS REF.

19502

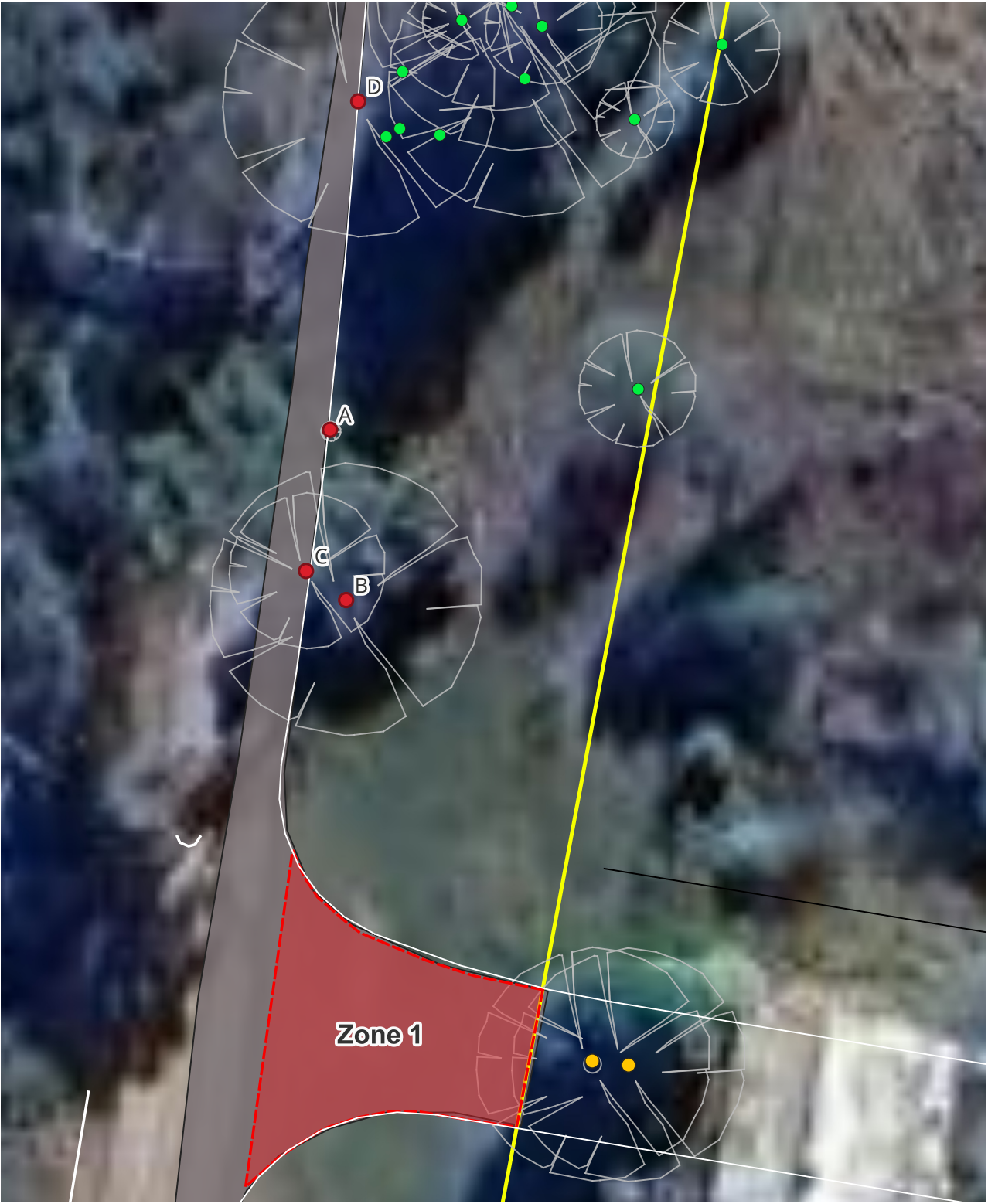
VERSION 1 - DRAWN 28/08/2025

VEGETATION DESIGN RESPONSE

PARISH OF WY YUNG
CROWN ALLOTMENT 62A

TP278078

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Legend

- Trees to be Removed/Assumed Lost
- Patch to be Removed
- Planted Trees (To Be Removed)
- Trees to be Retained
- Tree Spreads
- Site Boundary
- Proposed Intersection



Looking east at proposed intersection alignment (Zone 1)
Date of photography 1/08/2025



Looking east towards trees assumed lost (Zones A, B, C & D)
Date of photography 1/08/2025

CLIFTON WEST PROPERTY P/L
240 CLIFTON WEST ROAD, MOUNT TAYLOR

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NOTATIONS

SCALE (SHEET SIZE A3)

1:300

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VERSION 1 - DRAWN 18/09/2025

Plan of Vegetation Removal

PARISH OF WY YUNG
CROWN ALLOTMENT 62A

TP278078

Reference No: B21171

Project No: 260821

20/01/2022

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

Email: kate@crowthersadler.com.au

Dear Kate,

**RE: PROPOSED MULTI LOT RESIDENTIAL SUBDIVISION
240 CLIFTON WEST ROAD, MOUNT TAYLOR. VIC**

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

Further to our detailed inspection, at 10:30am on 9th September, 2021 and again at 1.00pm on the 10th September 2021, 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 treatment at a number of locations within the above allotment for on-site containment of domestic effluent disposal.

The purpose of this particular land capability assessment (LCA) is to investigate the above property for its capability of providing a "Land Application Area" (LAA) to each of the allotments to be created. To do this we investigated 9 separate areas on the site to obtain enough data to make recommendations for the entire subdivision. The location of each of the test sites is shown on our site plan Appendix 1, attached hereunder.

A soil investigation pit was hand excavated at each of the test sites, with photos of findings attached to this report.

Test pit TP1 – Dark brown fine sandy loam (FSL) topsoil with grass roots dispersed throughout underlain fawn brown sandy clay loam (SCL) (180-320) underlain orange fawn sandy clay (SC) to at least 600mm depth at termination of test pit. (Soil category 4).

Test pit TP2 – Dark brown fine sandy loam (FSL) topsoil with grass roots dispersed throughout underlain fawn brown sandy clay loam (SCL) (240-420) underlain orange fawn sandy clay (SC) to at least 600mm depth at termination of test pit. (Soil category 4).

Test pit TP3 – Brown fine sandy loam (FSL) topsoil with grass roots dispersed throughout underlain brown grey silty loam (ZL) (250-500) underlain orange grey silty clay loam (ZCL) to at least 600mm depth at termination of test pit. (Soil category 4).

Test pit TP4 – Dark grey fine sandy loam (FSL) topsoil with grass roots dispersed throughout underlain brown grey silty loam (ZL) (190-500) underlain orange tan sandy clay loam (SCL) to at least 650mm depth at termination of test pit. (Soil category 4).

Test pit TP5 – Dark brown fine sandy loam (FSL) topsoil with grass roots dispersed throughout underlain fawn grey silty loam (ZL) (160-350) underlain brown silty loam (ZL) to at least 600mm depth at termination of test pit. (Soil category 3).

Test pit TP6 – Dark brown fine sandy loam (FSL) topsoil with grass roots dispersed throughout underlain fawn grey silty loam (ZL) (180-420) underlain brown silty loam (ZL) to at least 600mm depth at termination of test pit. (Soil category 3).

Test pit TP7 – Dark brown fine sandy loam (FSL) topsoil with grass roots dispersed throughout underlain fawn grey silty loam (ZL) (210-440) underlain brown silty loam (ZL) to at least 600mm depth at termination of test pit. (Soil category 3).

Test pit TP8 – Dark brown fine sandy loam (FSL) topsoil with grass roots dispersed throughout underlain fawn brown sandy clay loam (SCL) (180-320) underlain orange fawn sandy clay (SC) to at least 600mm depth at termination of test pit. (Soil category 2).

Test pit TP9 – Dark brown fine sandy loam (FSL) topsoil with grass roots dispersed throughout underlain fawn brown sandy loam (SL) (180-420) underlain orange fawn fine sandy loam (FSL) to at least 600mm depth at termination of test pit. (Soil category 4).

DISCUSSION

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

PHOTOGRAPHY

Several colour photographs have been attached to the rear of this report to illustrate the subject allotment terrain and the soils found in the test pit locations. Photos demonstrate how the land is currently drained with all dams and gullies shown. 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, with varying lengths dependant on the soil category found at the test pit location. The location of the existing water course does pose a restriction with the above as setbacks to the water course may not be achievable on all the proposed allotments. Recommendations for this are also included as a 60m minimum setback from the water course is required. If this setback is not achievable then secondary treatment will be required.

DAILY FLOW & SEPTIC TANK CAPACITY

- It is anticipated that a dwelling will be constructed on the allotment. 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

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

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

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

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

750 L/day is used throughout the rest of this report to determine the size of the treatment area required for site specific treatment for on-site containment of domestic effluent disposal.

STANDARD ABSORPTION TRENCH AND SUB SURFACE DRIP IRRIGATION BED – 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 and Appendix M. Refer table L1 for Absorption Trench design and table M1 for Sub-Surface Drip Irrigation design, whereby the soils examined on site may be classified as a Soil Category 4: Clay loams (weakly structured) at test pits 1-3 & 9, the Design Irrigation Rate (DIR) for primary treated effluent is approx. 6mm/day and for secondary treated effluent is approx. 3.5mm/day. Soil Category 3: loams (weakly structured) at test pits 4-7, the Design Irrigation Rate (DIR) for primary treated effluent is approx. 10mm/day and secondary treated effluent approx. 4mm/day. Soil Category 2: sandy loams (Massive) at test pit 8, the Design Irrigation rate (DIR) for primary treated effluent is approx. 15mm/day and secondary treated effluent 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 Tables L1 and M1 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 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 between 6.0L/m²/day and 15L/m²/day is being adopted depending on the soil category on each allotment. Based on a Q of 750L/day and adopting a preferred trench width of 700mm the total length of trench bed required is for category 2 soils 72m, for category 3 soils 108m and category 4 soils 172m. An LCA will need to be completed on each individual allotment to determine the soil category. A final layout of the treatment system is to be completed when a septic tank permit is applied for.

AREA REQUIRED FOR IRRIGATION BED SYSTEM

The appropriate absorption bed area for a subsoil irrigation system has been determined with a water balance analysis. A conservative DIR of between 3.5L/m²/day and 6L/m²/day is being adopted depending on the soil category on each allotment. Based on a Q of 750L/day area required for category 2 soils is 180m², for category 3 soils is 240m² and category 4 soils is 280m². An LCA will need to be completed on each individual allotment to determine the soil category. A final layout of the treatment system is to be completed when a septic tank permit is applied for. The area for treatment can be reduced with bedrooms less than 4 proposed.

SAND FILTER

In conjunction with the sub-surface irrigation bed system a sand filter is required. The sand filter will need to be at least 14sq.m in surface area and 1400-1500mm in depth. A Single Pass Sand Filter is recommended. (Refer “Domestic Wastewater Management Technical Guidelines” issued by Baw Baw Shire Council – March 2007 Edition).

RESERVE AREA NOT REQUIRED

The allocation of a reserve area is not thought to be necessary for the allotments on this site, however significant area is available should the installed trench bed or sub-surface irrigation 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 or sub-surface drip irrigation 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

A water balance has been completed for each of the soil categories based on whether primary or secondary treatment is required. For primary treatment a land application area (LAA) of 150sq.m for category 4 soils, 85sq.m for category 3 soils and 60sq.m for category 2 soils is required and for secondary treatment a land application area (LAA) of 280sq.m for category 4 soils, 240sq.m for category 3 soils and 180sq.m for category 2 soils is required. Secondary treatment of wastewater will be required if the minimum setback of 60m to the natural watercourse is not achievable. It is our professional opinion that based on the soils found during our soil investigation that provided a 60m setback from the existing natural water course is achievable allotments created on the proposed subdivision are suitable for treatment using absorption trenches with 700mm wide trench to be used

and it should be at least 172m in length for category 4 soils, 108m in length for category 3 soils and 72m in length for category 2 soils 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. 700mm wide x 400mm depth trenches are to be used.

For secondary treatment it is professional opinion that the soil type and profile on this site are suitable for disposal of wastewater on site, by the use of a sand filter producing min. 20/30 grade effluent and an on-site disposal system using sub-surface drip irrigation such as Geoflow wastewater or Netafirm disposal system. Based on a four bedroom residence the length of drip irrigation pipe will be 250m for category 2 soils, 340m for category 3 soils and 395m for category 4 soils.

From the test results it can be seen that based on a four (4) bedroom dwelling being constructed on any of the allotments for primary treatment requires a disposal bed length of about **172m** (minimum) for category 4 soils, **108m** (minimum) for category 3 soils and **72m** (minimum) for category 2 soils for a standard absorption trench bed system and for secondary treatment requires a disposal bed area of **280sq.m** (minimum) for category 4 soils, **240sq.m** (minimum) for category 3 soils and **180sq.m** (minimum) for category 2 soils.

Siting of the proposed wastewater disposal field envelope will need to be determined when a LCA is completed for the individual allotment. 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. For primary treatment the system has been designed on a standard 700mm wide x 400mm deep trench system. Trenches are to be installed at 2m maximum centres.
2. For secondary treatment the quality of wastewater used for sub-surface drip irrigation bed system must comply with the following limits.

Biochemical Oxygen Demand	Max: 20mg/l
Suspended Solids	Max: 30mg/l
Faecal coliforms	Max: 10 organisms per 100ml
Free chlorine	Max: 2mg/l Min 0.5mg/l

3. The system has been designed on a standard 600mm wide by 400mm layout (waste flow pipes are installed at 600mm centres with emitters spaced at 400mm along the waste flow pipes). The emitters are rated at 2.3l/hr.
4. Gypsum is to be added to the bottom of trenches at a rate of 1kg/m² – for absorption trenches only.
5. 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.
6. 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 any proposed LAA or other approved method as approved by the Design Engineer.
7. Vehicles or heavy equipment shall not be permitted on the disposal field as damage to the disposal system may result.

8. 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.
9. 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 specified 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	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 & 5
Slope%	0-2	2-8	8-12	12-20	>20	2 & 3
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	1 & 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		
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.

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Nominated Area Water Balance For Soil Category 2 – Primary Treatment

Site Address:			240 Clifton West Road – Mount Taylor														
Notes:			MAV Model LCA														
Input Data			Notes														
Design Wastewater Flow			Q	750	L/day	Based on 4 bedrooms (5 persons) @ 150L/p/day From EPA Publication 891.4 – July 2016											
Design DIR			DIR	15	mm/day	Assumes loamy topsoils without impeded vertical drainage, refer Table 5.1 A4 AS/NZS 1547:2012											
Nominated Land Application Area			L	60	Sq.m	Used for iterative purposes (if desired) to determine storage requirements for nominated areas											
Crop Factor			C	0.6-0.85	unitless	Estimates evapotranspiration as a fraction of pan evaporation, varies with season and crop type											
Retained Rainfall			Rf	0.8	unitless	Proportion of rainfall that remains on site and infiltrates allowing for any runoff											
Rainfall Data			Bairnsdale Station 085279 mean monthly														
Evaporation Data			East Sale Station 085072 mean monthly														
Parameters	Symbol	Formula	Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	
Days in month	D	\	days	31	28	31	30	31	30	31	31	30	31	30	31	365	
Rainfall	R	\	mm/month	49.7	46.1	46.5	56.5	44.0	62.7	48.2	36.0	50.2	59.9	77.4	60.4	636.9	
Evaporation	E	\	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	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	0.85	0.85		
OUTPUTS																	
Evapotranspiration	ET	E x 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	1029.3	
Percolation	B	DIR\XD	mm/month	465	420	465	450	465	450	465	465	450	465	450	465	5475	
Outputs		ET+B	mm/month	636.28	558.04	560.48	508.8	496.62	475.2	492.9	505.92	515.1	551.8	580.05	623.1	6504.3	
INPUTS																	
Retained Rainfall	RR	RxRf	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	510.1	
Effluent Irrigation	W	(QxD)/L	mm/month	387.5	350	387.5	375.0	387.5	375.0	387.5	387.5	375.0	387.5	375.0	387.5	4562.5	
Inputs		RR + W	mm/month	427.26	386.88	424.7	420.2	422.7	425.16	426.06	416.3	415.16	435.42	436.92	435.82	5072.6	
LAND AREA FOR ZERO STORAGE																	
Maximum effluent Application for Zero Storage	X	(ET+B)-RR	mm/month	596.52	521.16	523.28	463.6	461.42	425.04	454.03	477.12	474.94	503.88	518.13	574.78		
Effluent Produced	Y	Q*D	L/month	23250	21000	23250	22500	23250	22500	23250	23250	22500	23250	22500	23250		
Maximum area required for zero storage		Y/X	Sq.m	38.98	40.30	44.43	48.53	50.39	52.94	51.17	48.73	47.37	46.14	43.42	40.45		
LAND AREA REQUIRED FOR ZERO STORAGE																	
			Sq.m	39	41	45	49	51	53	52	49	48	47	44	41		
MINIMUM AREA REQUIRED FOR ZERO STORAGE																	
m2				60	This is based on the worst months of the year, so the balance over estimates the areal/storage requirements and is hence conservative for all other months.												

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Nominated Area Water Balance For Soil Category 3 – Primary Treatment

Site Address:			240 Clifton West Road – Mount Taylor													
Notes:			MAV Model LCA													
Input Data															Notes	
Design Wastewater Flow	Q	750	L/day	Based on 4 bedrooms (5 persons) @ 150L/p/day From EPA Publication 891.4 – July 2016												
Design DIR	DIR	10	mm/day	Assumes loamy topsoils without impeded vertical drainage, refer Table 5.1 A4 AS/NZS 1547:2012												
Nominated Land Application Area	L	85	Sq.m	Used for iterative purposes (if desired) to determine storage requirements for nominated areas												
Crop Factor	C	0.6-0.85	unitless	Estimates evapotranspiration as a fraction of pan evaporation, varies with season and crop type												
Retained Rainfall	Rt	0.8	unitless	Proportion of rainfall that remains on site and infiltrates allowing for any runoff												
Rainfall Data	Bairnsdale Station 085279 mean monthly															
Evaporation Data	East Sale Station 085072 mean monthly															
Parameters	Symbol	Formula	Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Days in month	D	\	days	31	28	31	30	31	30	31	31	30	31	30	31	365
Rainfall	R	\	mm/month	49.7	46.1	46.5	56.5	44.0	62.7	48.2	36.0	50.2	59.9	77.4	60.4	636.9
Evaporation	E	\	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	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	0.85	0.85	
OUTPUTS																
Evapotranspiration	ET	E x 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	1029.3
Percolation	B	DIR\XD	mm/month	310	280	310	300	310	300	310	310	300	310	300	310	3650
Outputs		ET+B	mm/month	481.28	418.04	405.48	358.8	341.62	325.2	337.9	350.92	365.1	396.8	430.05	468.1	4679.3
INPUTS																
Retained Rainfall	RR	RxCt	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	510.1
Effluent Irrigation	W	(QxD)/L	mm/month	273.5	247	273.5	264.7	273.5	264.7	273.5	273.5	264.7	273.5	264.7	273.5	3220.3
Inputs		RR + W	mm/month	313.26	283.88	310.7	309.9	308.7	314.86	312.06	302.3	304.86	321.42	326.62	321.82	3730.4
LAND AREA FOR ZERO STORAGE																
Maximum effluent Application for Zero Storage	X	(ET+B)-RR	mm/month	441.52	381.16	368.28	313.6	306.42	275.04	299.34	322.12	324.94	348.88	368.13	419.78	
Effluent Produced	Y	Q*D	L/month	23250	21000	23250	22500	23250	22500	23250	23250	22500	23250	22500	23250	
Maximum area required for zero storage		Y/X	Sq.m	52.66	55.10	63.13	71.75	75.88	81.8	77.67	72.18	69.24	66.64	61.12	55.39	
LAND AREA REQUIRED FOR ZERO STORAGE			Sq.m	53	56	64	72	76	82	78	73	70	67	62	56	
MINIMUM AREA REQUIRED FOR ZERO STORAGE				85	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.											
m2																

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Nominated Area Water Balance For Soil Category 4 – Primary Treatment

Site Address:			240 Clifton West Road – Mount Taylor														
Notes:			MAV Model LCA														
Input Data			Notes														
Design Wastewater Flow			Q	750	L/day	Based on 4 bedrooms (5 persons) @ 150L/p/day From EPA Publication 891.4 – July 2016											
Design DIR			DIR	6	mm/day	Assumes loamy topsoils without impeded vertical drainage, refer Table 5.1 A4 AS/NZS 1547:2012											
Nominated Land Application Area			L	150	Sq.m	Used for iterative purposes (if desired) to determine storage requirements for nominated areas											
Crop Factor			C	0.6-0.85	unitless	Estimates evapotranspiration as a fraction of pan evaporation, varies with season and crop type											
Retained Rainfall			Rf	0.8	unitless	Proportion of rainfall that remains on site and infiltrates allowing for any runoff											
Rainfall Data			Bairnsdale Station 085279 mean monthly														
Evaporation Data			East Sale Station 085072 mean monthly														
Parameters		Symbol	Formula	Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Days in month		D	\	days	31	28	31	30	31	30	31	31	30	31	30	31	365
Rainfall		R	\	mm/month	49.7	46.1	46.5	56.5	44.0	62.7	48.2	36.0	50.2	59.9	77.4	60.4	636.9
Evaporation		E	\	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	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	0.85	0.85	
OUTPUTS																	
Evapotranspiration		ET	E x 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	1029.3
Percolation		B	DIR/xD	mm/month	186	168	186	180	186	180	186	186	180	186	180	186	2190
Outputs			ET+B	mm/month	357.28	306.04	281.48	238.8	217.62	205.2	213.9	226.92	245.1	272.8	310.05	344.1	3219.3
INPUTS																	
Retained Rainfall		RR	RxRf	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	510.1
Effluent Irrigation		W	(QxD)/L	mm/month	155	140	155	150	155	150	155	155	150	155	150	155	1825
Inputs			RR + W	mm/month	194.76	176.88	192.2	195.2	190.2	200.16	193.56	183.8	190.16	202.92	211.92	203.32	2335.1
LAND AREA FOR ZERO STORAGE																	
Maximum effluent Application for Zero Storage		X	(ET+B)-RR	mm/month	317.52	269.16	244.28	193.6	182.42	155.04	175.34	198.12	204.94	224.88	248.13	295.78	
Effluent Produced		Y	Q*D	L/month	23250	21000	23250	22500	23250	22500	23250	23250	22500	23250	22500	23250	
Maximum area required for zero storage			Y/X	Sq.m	73.22	78.02	95.18	116.22	127.45	145.12	132.60	117.35	109.79	103.39	90.68	78.61	
LAND AREA REQUIRED FOR ZERO STORAGE				Sq.m	74	78	96	117	128	146	133	118	110	104	91	79	
MINIMUM AREA REQUIRED FOR ZERO STORAGE					150												
m2		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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Nominated Area Water Balance For Soil Category 2 – Secondary Treatment

Site Address:			240 Clifton West Road - Mount Taylor													
Notes:			MAV Model LCA													
Input Data			Notes													
Design Wastewater Flow	Q	750	L/day	Based on 4 bedrooms (5 persons) @ 150L/p/day From EPA Publication 891.4 – July 2016												
Design DIR	DIR	5	mm/day	Assumes loamy topsoils without impeded vertical drainage, refer Table 5.1 A4 AS/NZS 1547:2012												
Nominated Land Application Area	L	180	Sq.m	Used for iterative purposes (if desired) to determine storage requirements for nominated areas												
Crop Factor	C	0.6-0.85	unitless	Estimates evapotranspiration as a fraction of pan evaporation, varies with season and crop type												
Retained Rainfall	Rf	0.8	unitless	Proportion of rainfall that remains on site and infiltrates allowing for any runoff												
Rainfall Data	Bairnsdale Station 085279 mean monthly															
Evaporation Data	East Sale Station 085072 mean monthly															
Parameters	Symbol	Formula	Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Days in month	D	\	days	31	28	31	30	31	30	31	31	30	31	30	31	365
Rainfall	R	\	mm/month	49.7	46.1	46.5	56.5	44.0	62.7	48.2	36.0	50.2	59.9	77.4	60.4	636.9
Evaporation	E	\	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	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	0.85	0.85	
OUTPUTS																
Evapotranspiration	ET	E x 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	1029.3
Percolation	B	DIRxD	mm/month	155	140	155	150	155	150	155	155	150	155	150	155	1825
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	313.1	2854.3
INPUTS																
Retained Rainfall	RR	RxRf	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	510.1
Effluent Irrigation	W	(QxD)/L	mm/month	129.17	116.67	129.17	125.0	129.17	125.0	129.17	129.17	125.0	129.17	125.0	129.17	1520.86
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	177.49	2030.96
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	144.34	167.12	174.94	193.88	218.13	264.78	
Effluent Produced	Y	QxD	L/month	23250	21000	23250	22500	23250	22500	23250	23250	22500	23250	22500	23250	
Maximum area required for zero storage		Y/X	Sq.m	81.15	87.08	109.01	137.53	153.55	179.94	161.08	139.12	128.62	119.92	103.15	87.81	
LAND AREA REQUIRED FOR ZERO STORAGE																
			Sq.m	82	88	109	138	154	180	162	140	129	120	104	88	
MINIMUM AREA REQUIRED FOR ZERO STORAGE m2																
				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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Nominated Area Water Balance For Soil Category 3 – Secondary Treatment

Site Address:			240 Clifton West Road - Mount Taylor													
Notes:			MAV Model LCA													
Input Data			Notes													
Design Wastewater Flow	Q	750	L/day	Based on 4 bedrooms (5 persons) @ 150L/p/day From EPA Publication 891.4 – July 2016												
Design DIR	DIR	4	mm/day	Assumes loamy topsoils without impeded vertical drainage, refer Table 5.1 A4 AS/NZS 1547:2012												
Nominated Land Application Area	L	240	Sq.m	Used for iterative purposes (if desired) to determine storage requirements for nominated areas												
Crop Factor	C	0.6-0.85	unitless	Estimates evapotranspiration as a fraction of pan evaporation, varies with season and crop type												
Retained Rainfall	Rf	0.8	unitless	Proportion of rainfall that remains on site and infiltrates allowing for any runoff												
Rainfall Data	Bairnsdale Station 085279 mean monthly															
Evaporation Data	East Sale Station 085072 mean monthly															
Parameters	Symbol	Formula	Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Days in month	D	\	days	31	28	31	30	31	30	31	31	30	31	30	31	365
Rainfall	R	\	mm/month	49.7	46.1	46.5	56.5	44.0	62.7	48.2	36.0	50.2	59.9	77.4	60.4	636.9
Evaporation	E	\	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	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	0.85	0.85	
OUTPUTS																
Evapotranspiration	ET	E x 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	1029.3
Percolation	B	DIR\XD	mm/month	124	112	124	120	124	120	124	124	120	124	120	124	1460
Outputs		ET+B	mm/month	295.28	250.04	219.48	178.8	155.62	145.2	151.9	164.92	185.1	210.8	250.05	282.1	2489.3
INPUTS																
Retained Rainfall	RR	RxRf	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	510.1
Effluent Irrigation	W	(QxD)/L	mm/month	96.88	87.5	96.88	93.75	96.88	93.75	96.88	96.88	93.75	96.88	93.75	96.88	1140.66
Inputs		RR + W	mm/month	136.64	124.38	134.08	138.95	132.08	143.91	135.44	125.68	133.91	144.8	155.67	145.2	1650.76
LAND AREA FOR ZERO STORAGE																
Maximum effluent Application for Zero Storage	X	(ET+B)-RR	mm/month	255.52	213.16	182.28	133.6	120.42	95.04	113.34	136.12	144.94	162.88	188.13	233.78	
Effluent Produced	Y	Q*D	L/month	23250	21000	23250	22500	23250	22500	23250	23250	22500	23250	22500	23250	
Maximum area required for zero storage		Y/X	Sq.m	90.99	98.51	127.55	168.41	193.07	236.75	205.14	170.81	155.24	142.74	119.6	99.45	
LAND AREA REQUIRED FOR ZERO STORAGE																
			Sq.m	91	99	128	169	194	240	206	171	156	143	120	100	
MINIMUM AREA REQUIRED FOR ZERO STORAGE m2																
				240	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.											

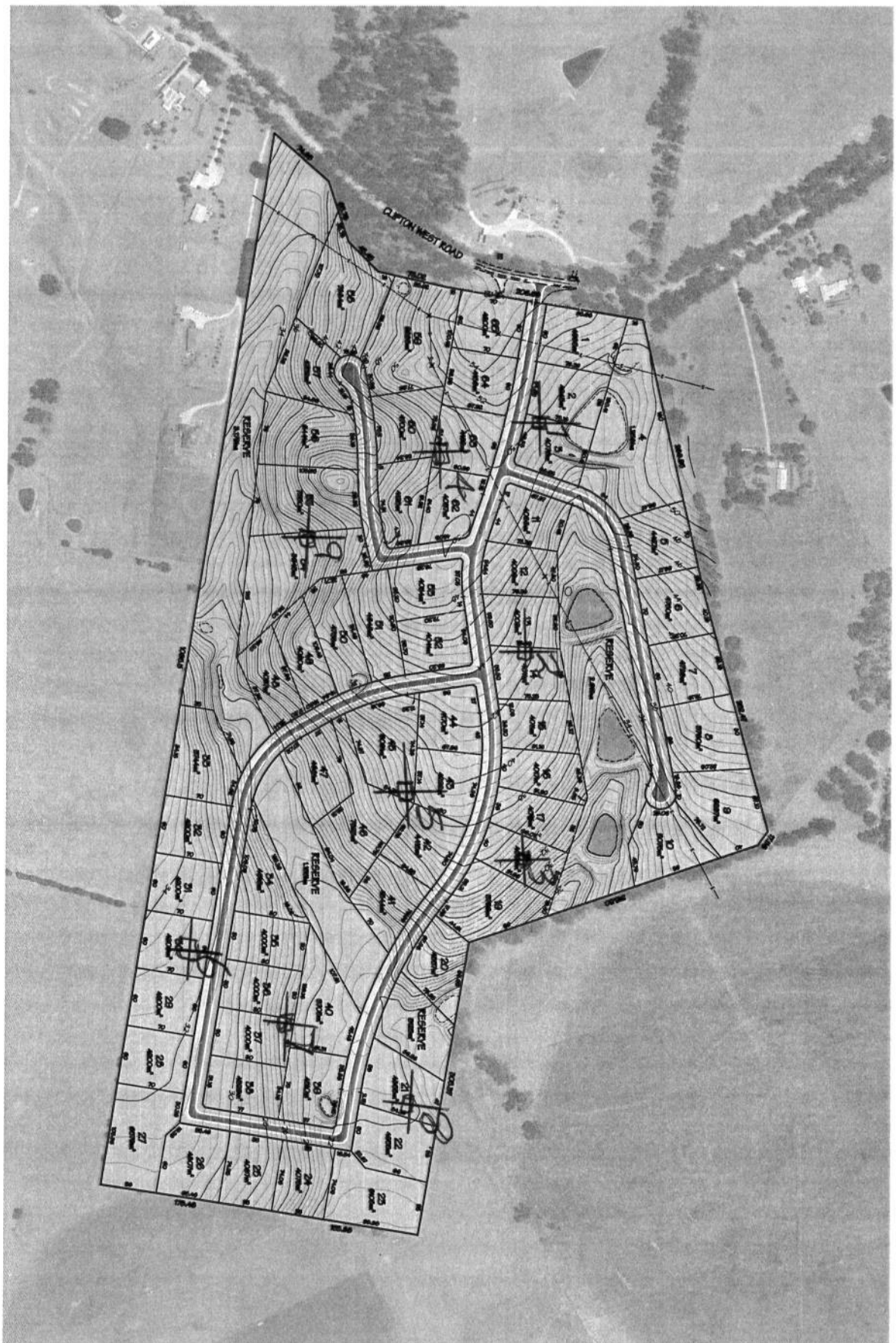
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Nominated Area Water Balance For Soil Category 4 – Secondary Treatment

Site Address:			240 Clifton West Road - Mount Taylor													
Notes:			MAV Model LCA													
Input Data															Notes	
Design Wastewater Flow			Q	750	L/day		Based on 4 bedrooms (5 persons) @ 150L/p/day From EPA Publication 891.4 – July 2016									
Design DIR			DIR	3.5	mm/day		Assumes loamy topsoils without impeded vertical drainage, refer Table 5.1 A4 AS/NZS 1547:2012									
Nominated Land Application Area			L	280	Sq.m		Used for iterative purposes (if desired) to determine storage requirements for nominated areas									
Crop Factor			C	0.6-0.85	unitless		Estimates evapotranspiration as a fraction of pan evaporation, varies with season and crop type									
Retained Rainfall			Rf	0.8	unitless		Proportion of rainfall that remains on site and infiltrates allowing for any runoff									
Rainfall Data			Bairnsdale Station 085279 mean monthly													
Evaporation Data			East Sale Station 085072 mean monthly													



part of a planning process
Environment Act 1987



TP278078

Test Pit 1





Test Pit 2





Test Pit 3





Test Pit 4





Test Pit 5





Test Pit 6





Test Pit 7





Test Pit 8





Test Pit 9





General Site Photos.



