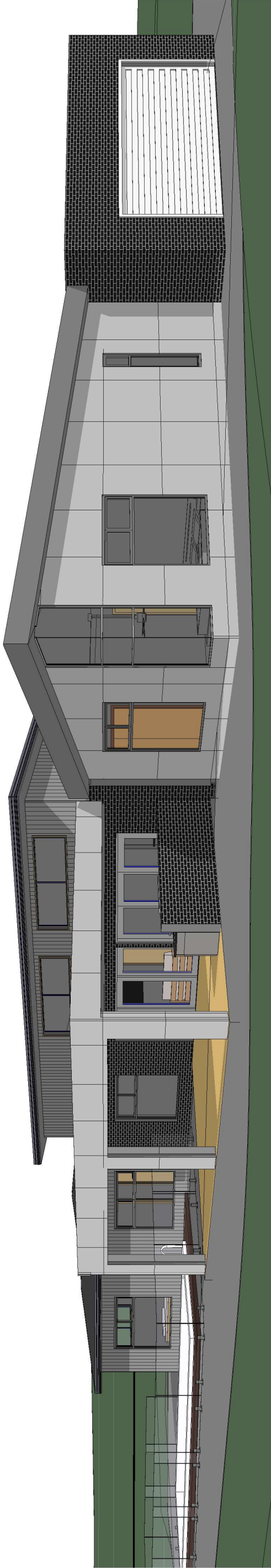
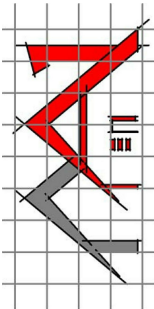


PROPOSED NEW RESIDENCE  
1359 GREAT ALPINE ROAD, SARSFIELD  
JAIME & HEATH SAVORY  
ISSUE A



AREAS:	
HOUSE:	275.66m <sup>2</sup>
GARAGE:	51.19 m <sup>2</sup>
ALFRESCO:	60.00 m <sup>2</sup>
PORCH:	12.46m <sup>2</sup>

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Issue	Amendment		Date
-	-		-
-	-		-
-	-		-
-	-		-
-	-		-
A	CUT - FILL DIMENSIONS		27.11.2019



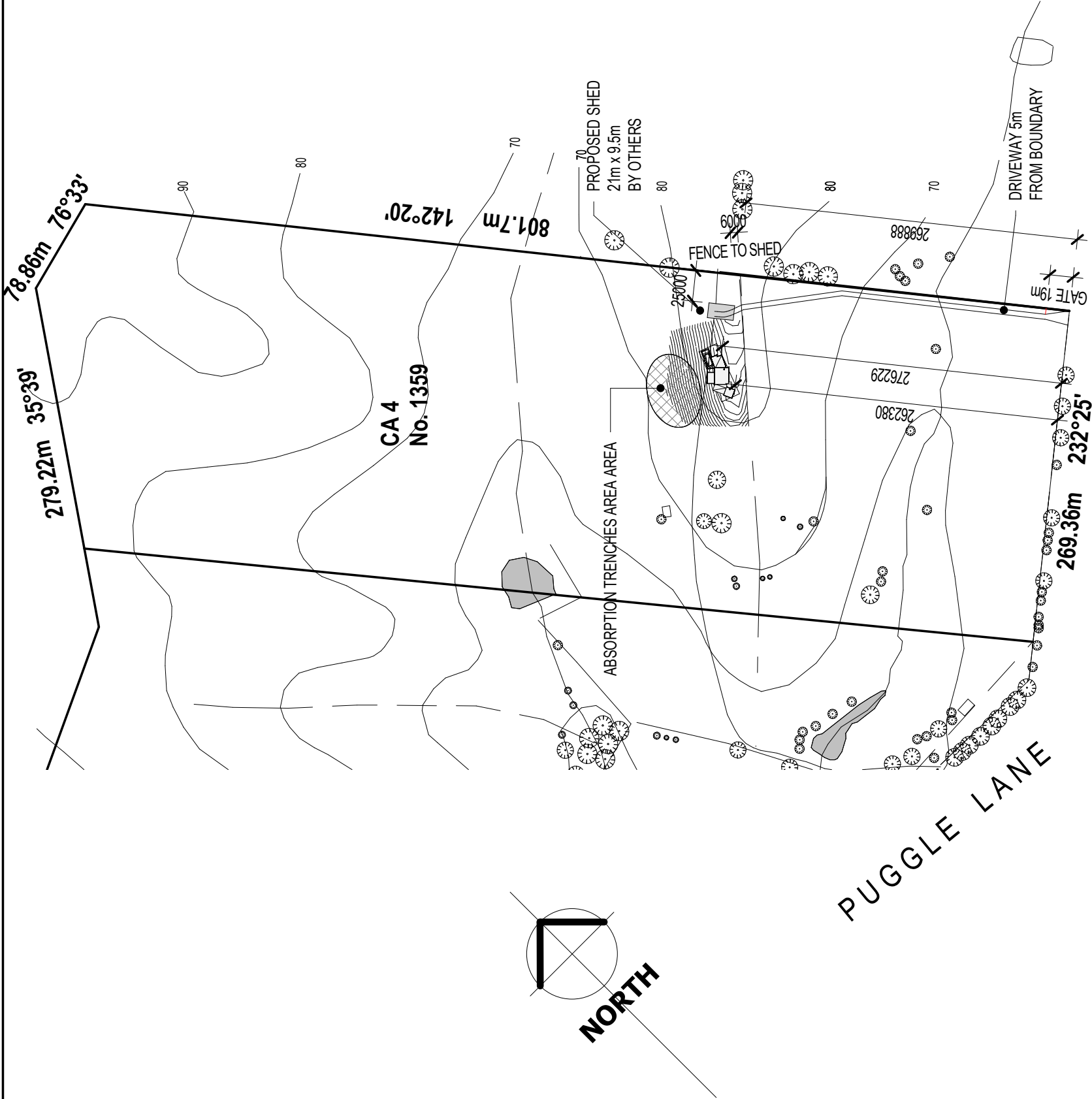
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Victoria 3875 - 0438 560 215

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Date:	NOVEMBER 2019	Title:	COVER
A3 Scale:			
Designed:		Client:	JAIME & HEATH SAVORY
Drawn:	MEAGHAN GAMBLE DPAD2468		
Plot Date:	28/11/2019 10:41:36 AM	Project:	NEW DWELLING AT 1359 GREAT ALPINE ROAD, SARSFIELD
Client Approval Signature:		Job No:	17102
		Revision:	A
		Date:	
		Drawing No:	0FS





**PROPERTY REPORT:** **PLANNING ISSUE**

**ADDRESS:**  
CA 3 (No. 1359 GREAT ALPINE ROAD, SARSFIELD  
LOT:

**COUNCIL:**  
EAST GIPPSLAND  
COUNCIL PROPERTY No.:

**DOWN PIPE LOCATION AND NUMBER TO BE CONFIRMED BY  
PLUMBER ON SITE.**  
**STORM WATER CONNECTED TO LEGAL POINT OF DISCHARGE.**

**SITE LEVELS BY SIMON ANDERSON CONSULTANTS**

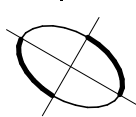
1. ALL STORM WATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITIES APPROVAL.
2. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL DRAWINGS
3. INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS
4. THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTINGS AND / OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNES, WEAKENING AND UNDERPINNING OF ANY BUILDING AND ITS FOOTING SYSTEM.
5. STORMWATER: 100 DIA. CLASS 6 UPVC STORMWATER LINE LAID TO A MINIMUM GRADE OF 1 : 100 AND CONNECTED TO LEGAL POINT OF STORMWATER DISCHARGE. PROVIDE INSPECTION OPENINGS AT 9000mm C/C AND AT EACH CHANGE OF DIRECTION.



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**PROPOSED LOCATION PLAN**  
Scale. 1 : 4000

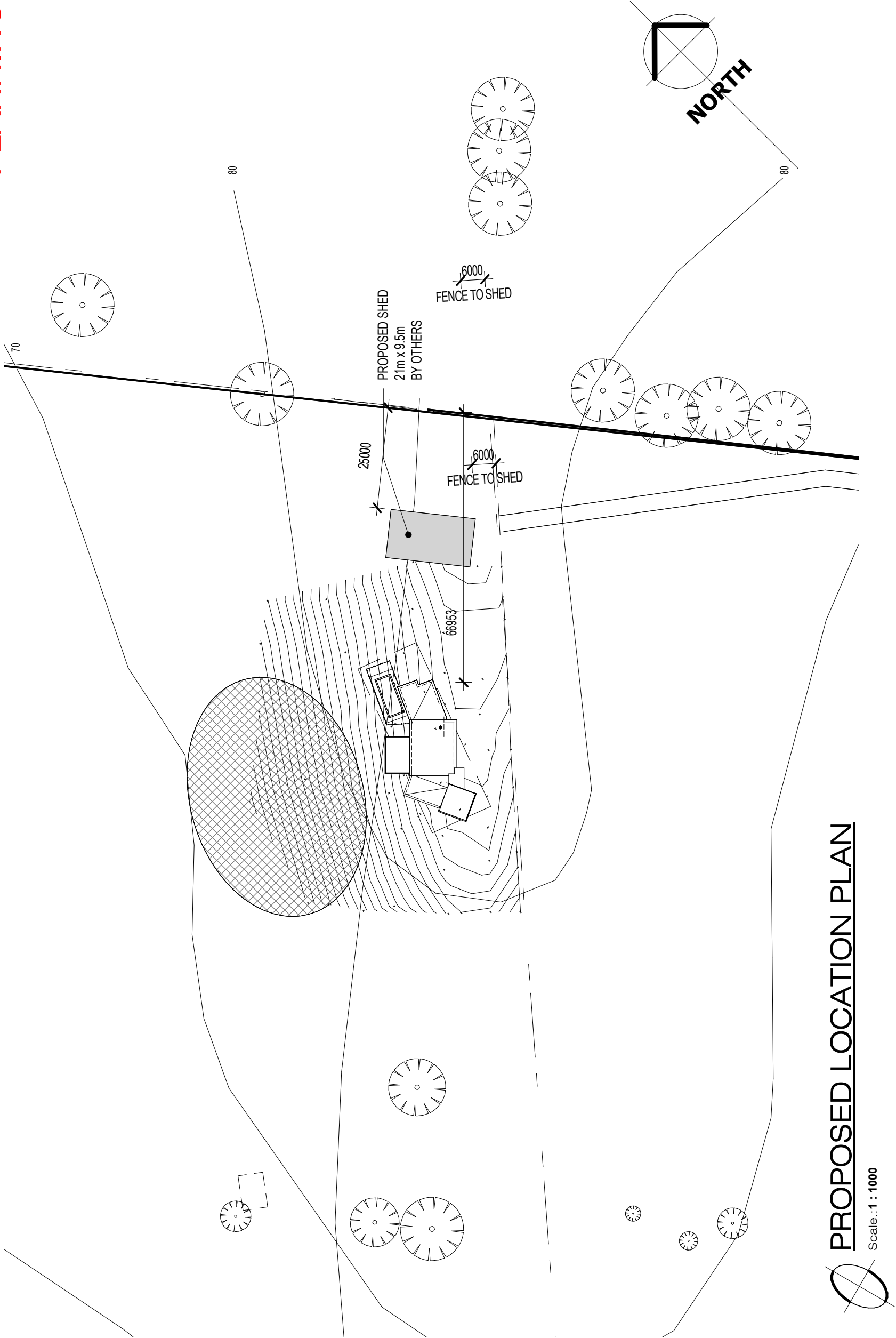


Issue		Amendment	Date
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
A	CUT - FILL DIMENSIONS		27.11.2019

A1 Building Design & Drafting P.O. Box 911 Bairnsdale Victoria 3875 - 0438 560 215		Date:	NOVEMBER 2019
		A3 Scale:	1 : 4000
		Designed:	Designer
		Drawn:	Meaghna Gamble DP-AD 2468
		Plot Date:	28/11/2019 10:41:37 AM
Client Approval Signature:		Date:	

Title:		SITE PLAN	
Client:		JAIME & HEATH SAVORY	
Project:		NEW DWELLING AT 1359 GREAT ALPINE ROAD, SARSFIELD	
Job No:	17102	Revision:	A
		Drawing No:	A01

PLANNING ISSUE



PROPOSED LOCATION PLAN

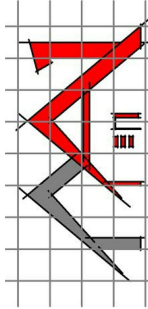
Scale: 1 : 1000

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-	-	-
-	-	-
A	CUT - FILL DIMENSIONS	27.11.2019



A1 Building Design & Drafting  
P.O. Box 911 Bairnsdale  
Victoria 3875 - 0438 560 215

Date:	NOVEMBER 2019
A3 Scale:	1 : 1000
Designed:	Designer
Drawn:	Author
Plot Date:	28/11/2019 10:41:38 AM
Client Approval Signature:	

Title:	SITE PLAN
Client:	JAIME & HEATH SAVORY
Project:	NEW DWELLING AT 1359 GREAT ALPINE ROAD, SARSFIELD
Job No:	17102
Revision:	A
Drawing No:	A01A



PLANNING ISSUE

AREAS:

HOUSE: 275.66m<sup>2</sup>  
GARAGE: 51.19 m<sup>2</sup>  
ALFRESCO: 60.00 m<sup>2</sup>  
PORCH: 12.46m<sup>2</sup>

ALFRESCO

POOL

MASTER BEDROOM

BEDROOM 4

WIR

ENSUITE

GARAGE

BEDROOM 2

BEDROOM 3

STUDY

RUMPUS

LOUNGE

DINING

KITCHEN

PANTRY

L'DRY

BATH

ENTRY

ENTRY DOOR AS SELECTED

REBATE SLAB EDGE TO  
ACCEPT PANEL LIFT  
GARAGE DOORS

SMOKE DETECTOR / ALARM

Smoke alarms must meet the Australian Standard  
AS 3786-1993 required by the *Building Regulations 2006*  
(the Regulations).

In all new residential build  
plus the smoke  
directly to the consumer p  
a battery back-up.

FLOOR PLAN

Scale: 1 : 100

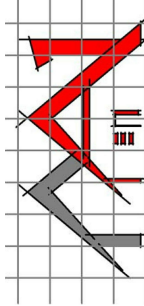
NORTH



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-	-	-
-	-	-
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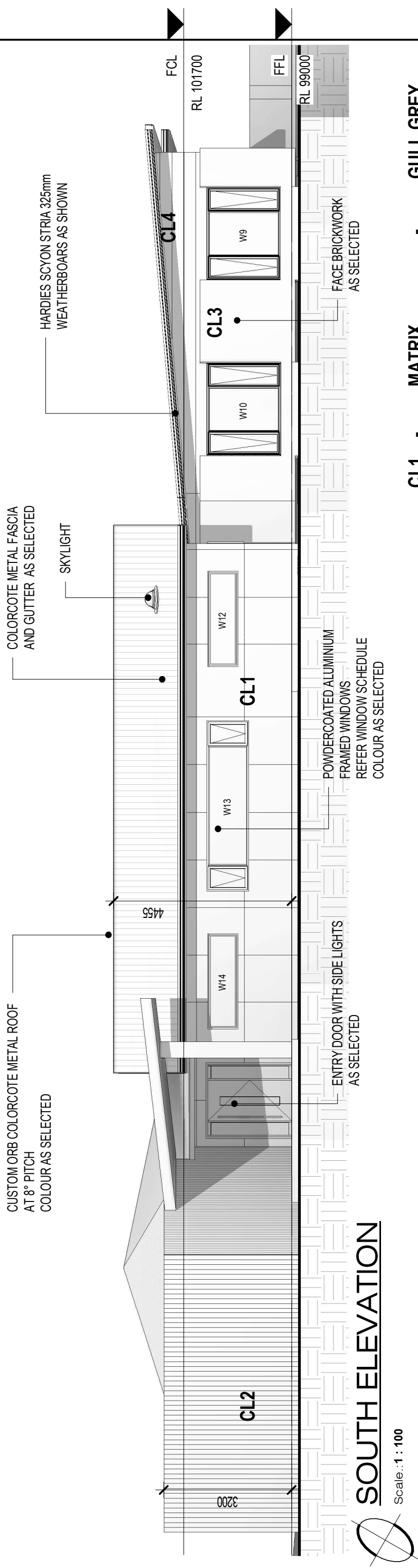
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P.O. Box 911 Baimsdale  
Victoria 3875 - 0438 560 215

Date:	NOVEMBER 2019
A3 Scale:	1 : 100
Designed:	
Drawn:	MEAGHAN GAMBLE DPAD2468
Plot Date:	28/11/2019 10:41:40 AM
Client Approval Signature:	

Title:	GROUND FLOOR PLAN				
Client:	JAIME & HEATH SAVORY				
Project:	NEW DWELLING AT 1359 GREAT ALPINE ROAD, SARSFIELD				
Job No:	17102	Revision:	A	Drawing No:	A02



# PLANNING ISSUE



## SOUTH ELEVATION

Scale: 1 : 100



NORTH ELEVATION


Scale.1 : 150

ARTICULATION JOINTS:

- MUST HAVE A WIDTH NOT LESS THAN 10mm
- BE PROVIDED IN STRAIGHT, CONTINUOUS WALL HAVING NO OPENINGS - AT NOT MORE THAN 6m CENTRES AND WITHIN 4.5m, BUT NOT CLOSER THAN 470mm OF ALL CORNERS.
- BE PROVIDED IN STRAIGHT, CONTINUOUS WALLS WITH OPENINGS MORE THAN 900 x 900 mm - AT NOT MORE THAN 5m CENTRES AND LOCATED SO THAT THEY ARE NOT MORE THAN 1.2m AWAY FROM OPENINGS.

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Issue	Amendment	Date
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
A	CUT - FILL DIMENSIONS	27.11.2019



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**"DO NOT SCALE DIMENSIONS. REFER COVER SHEET FOR NOTES UNLESS NOTED OTHERWISE"**

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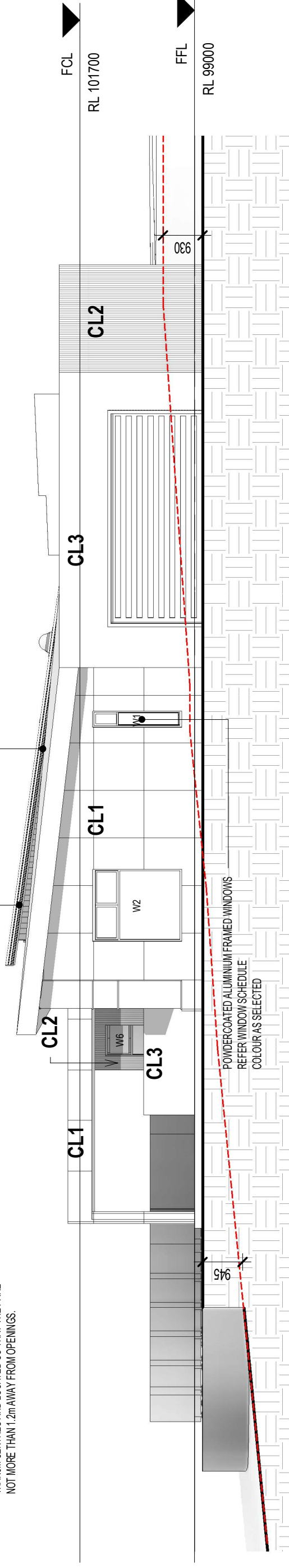
Date:	NOVEMBER 2019	Title:	ELEVATIONS				
A3 Scale:	As indicated						
Designed:							
Drawn:	MEAGHAN GAMBLE DPAD2468						
Plot Date:	28/11/2019 10:41:43 AM						
Client Approval Signature:		Project:	NEW DWELLING AT 1359 GREAT ALPINE ROAD, SARSFIELD				
Date:		Job No:	17102	Revision:	A	Drawing No:	A03

# PLANNING ISSUE

- ARTICULATION JOINTS:
- MUST HAVE A WIDTH NOT LESS THAN 10mm
- BE PROVIDED IN STRAIGHT, CONTINUOUS WALL HAVING NO OPENINGS - AT NOT MORE THAN 6m CENTRES AND WITHIN 4.5m, BUT NOT CLOSER THAN 470mm OF ALL CORNERS.
- BE PROVIDED IN STRAIGHT, CONTINUOUS WALLS WITH OPENINGS MORE THAN 900 x 900 mm - AT NOT MORE THAN 5m CENTRES AND LOCATED SO THAT THEY ARE NOT MORE THAN 1.2m AWAY FROM OPENINGS.

CUSTOM ORB COLORCOTE METAL ROOF  
AT 8° PITCH  
COLOUR AS SELECTED

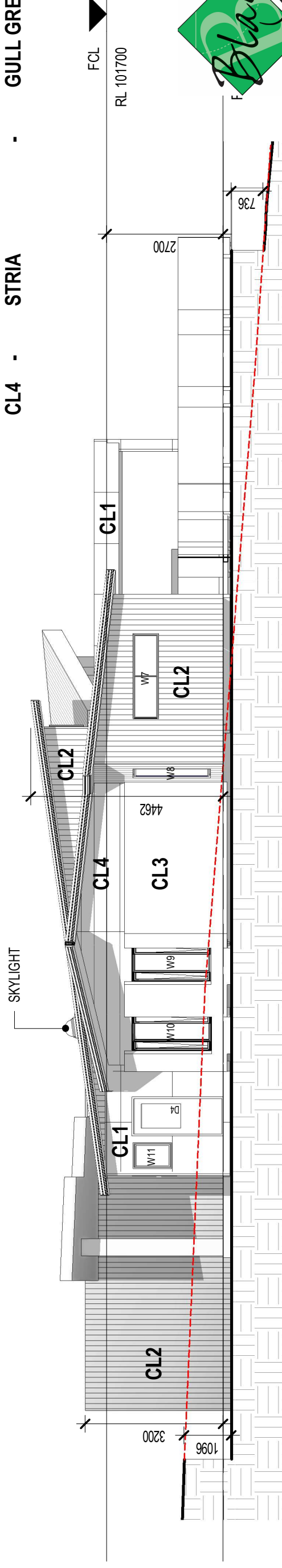
COLORCOTE METAL FASCIA  
AND GUTTER AS SELECTED



## WEST - ELEVATION

Scale.: 1 : 100

- |     |   |                |   |            |
|-----|---|----------------|---|------------|
| CL1 | - | MATRIX         | - | GULL GREY  |
| CL2 | - | AXON SMOOTH    | - | BASAL      |
| CL3 | - | FACE BRICKWORK | - | IRON BRICK |
| CL4 | - | STRIA          | - | GULL GREY  |

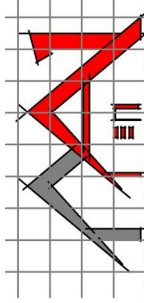


# EAST - ELEVATION

Scale.: 1 : 100

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Issue	Amendment	Date
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-	-	-
-	-	-
-	-	-
-	-	-
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**Victoria 3875 - 0438 560 215**

Date:	NOVEMBER 2019
A3 Scale:	1 : 100
Designed:	Designer
Drawn:	Author
Plot Date:	28/11/2019 10:41:45 AM
Client Approval Signature:	
Title: <b>ELEVATIONS</b>	
Client: <b>JAIME &amp; HEATH SAVORY</b>	
Project: <b>NEW DWELLING AT 1359 GREAT ALPINE ROAD, SARSFIELD</b>	
Job No:	<b>17102</b>
Revision:	<b>A</b>
Drawing No:	<b>A04</b>
Date:	

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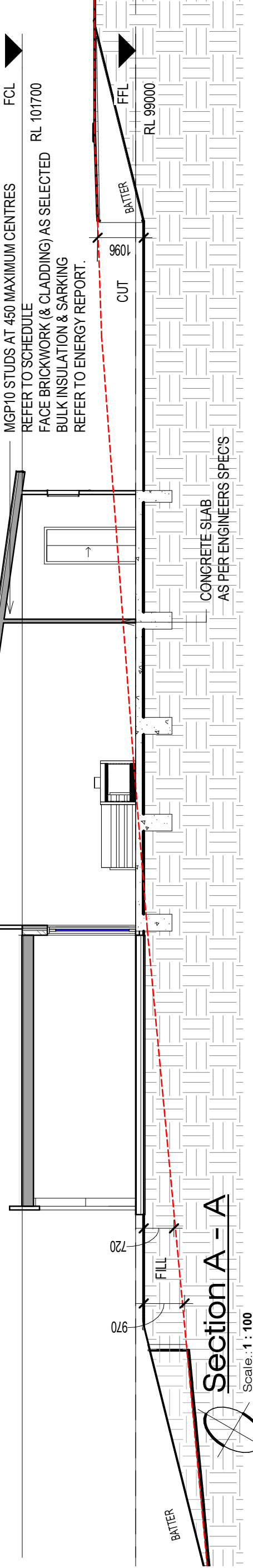
PLANNING ISSUE

8° ROOF PITCH - METAL ROOF SHEETING, INSTALLED TO MANUFACTURES SPECIFICATIONS, COLORCOTE FINISH - COLOUR AS SELECTED.  
FIXED TO 35 x 70 MGP12 ROOFING BATTENS AT 900 CTS.  
ALT. 40mm APPROVED STEEL ROOF BATTENS AS PER BCA)  
ROOF RAFTERS / TRUSSES AT 900 MAX. CTS.  
RAFTERS TO ENGINEERS DESIGN.  
FIXED AND BRACED TO MANUFACTURES SPECIFICATIONS

35x70 F5 CEILING BATTENS AT 450 MAX. CTS. (ALT. LYSAGHT'S STEEL BATTENS)  
10mm PLASTER BOARD TO CEILING ,  
GLUED AND SCREWED IN ACCORDANCE TO MANUFACTURES SPECIFICATIONS.

ROOF TRUSSES AS PER MANUFACTURES SPECIFICATIONS

115 QUADRANT GUTTER  
COLORCOTE FINISH - COLOUR AS SELECTED,  
190 x 35 MGP10 TP FASCIA PAINT FINISH  
ALT. METAL FASCIA - COLOUR AS SELECTED



Section A - A

Scale: 1 : 100

WINDOW SCHEDULE

MARK	WINDOW STYLE	HEIGHT	WIDTH	MATERIAL
1		2100	400	
2		2100	1800	
3		2100	1800	
4		1800	2100	
5		1800	2100	
6		1800	2100	
7		600	2100	
8		1800	600	
9		1800	2400	
10		1800	2400	
11		900	600	
12		750	2400	
13		1000	4200	
14		750	2400	
16		800	3000	
17		800	3000	
19		400	300	

**ENERGY EFFICIENCY SPECIFICATIONS**  
TO BE READ IN CONJUNCTION WITH FR5 REPORT & ASSESSMENT

**INSULATION :**

**ROOF:**  
REFER TO FR5 ASSESSMENT & REPORT

**WALLS:**  
REFER TO FR5 ASSESSMENT & REPORT

**WINDOWS:**  
REFER TO FR5 ASSESSMENT & REPORT

**LIGHTING:**  
REFER TO FR5 ASSESSMENT & REPORT  
SOLOR HWS AS SELECTED

IF INFORMATION ABOVE VARIES FROM ENDORSED ASSESSMENT, RATER TO BE NOTIFIED TO AMEND REPORT.

WINDOW NOTES:

ALL GLAZING TO BE IN ACCORDANCE WITH AS:1288  
CONTRACTOR TO CONFIRM SIZES WITH OWNERS PRIOR ORDERING AND INSTALLATION.  
ALL WINDOWS TO BE SECURELY FLASHED AND SEALED ALL AROUND.  
ALL WINDOWS HEAD HEIGHTS TO BE 2100mm ABOVE FFL. UNLESS OTHERWISE NOTED.  
ALL OPENING WINDOWS TO BE SUPPLIED WITH MATCHING REMOVABLE FLYSCREENS  
ALL INTERNAL DOORS TO BE 2100mm HIGH UNLESS OTHERWISE NOTED.  
PROVIDE FLASHING OVER WINDOW, EXTENDING 300mm MIN PAST OPENING AND BUILD INTO JOINT ABOVE LINTEL AND CARRY ACROSS CAVITY & FIX TO STUD WORK - 150mm HIGH MIN.  
CONTRACTOR TO CONFIRM ALL LOCKS WITH OWNERS AND ENSURE INSTALLATIONAS PER MANUFACTURES SPECIFICATION  
GRADE 'A' SAFTEY GLASS TO WINDOWS IN WET AREAS TO MEET CURRENT STANDARDS.



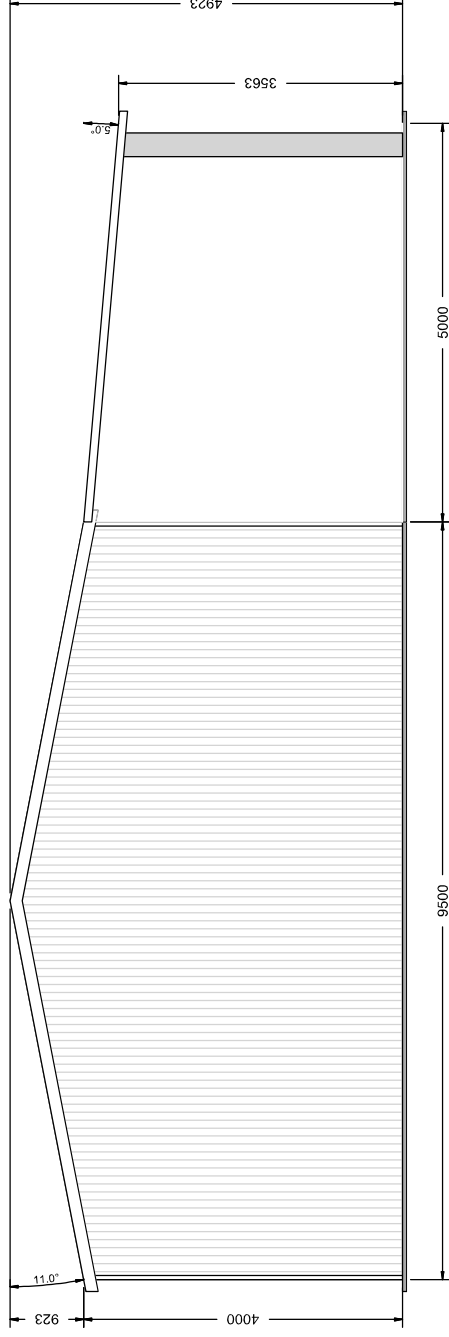
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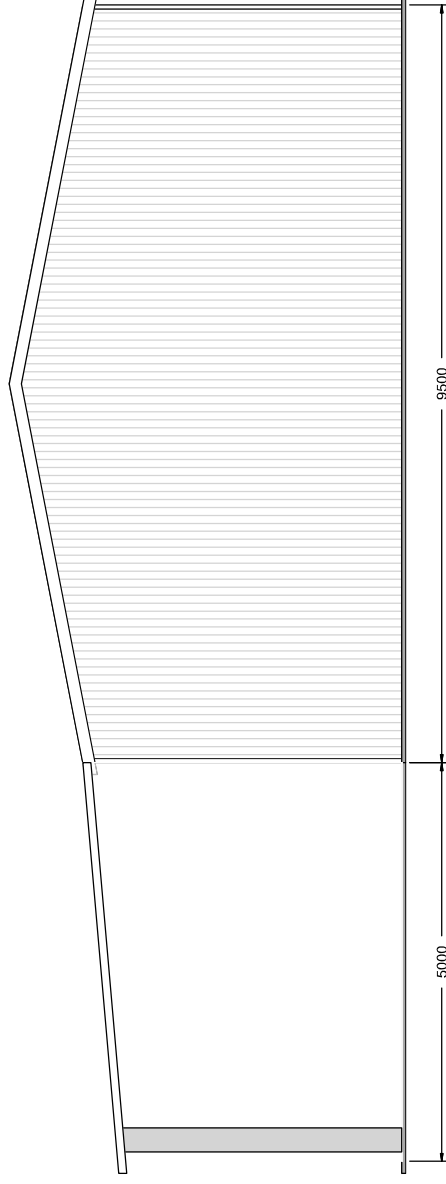
NOTE : REFER TO ENERGY EFFICIENCY ASSESSMENT & SCHEDULE FOR INSULATION SPECS.

Issue	Amendment	Date	SECTION & WINDOW SCHEDULE		
-	-	-	Date:	NOVEMBER 2019	
-	-	-	A3 Scale:	1 : 100	
-	-	-	Designed:		
-	-	-	Drawn:	MEAGHAN GAMBLE DPAD2468	Client: JAIME & HEATH SAVORY
-	-	-	Plot Date:	28/11/2019 10:41:46 AM	Project: NEW DWELLING AT 1359 GREAT ALPINE ROAD, SARSFIELD
-	-	-	Client Approval Signature:		
A	CUT - FILL DIMENSIONS	27.11.2019	Job No:	17102	Drawing No: A05





FRONT ELEVATION



REAR ELEVATION



151 Smeaton Grange Road,  
Smeaton Grange, NSW, 2567  
Phone: 02 4648 7777  
Fax: 02 4648 7700  
Email: sales@bestsheds.com.au

Customer Name: Heath Savory  
Site Address: 1378 Great Alpine Rd  
SARSFIELD,  
VIC, 3875

Drawing Title: End Elevations  
Scale: 1:95.490  
Date :04-10-2019  
Job Number: 163234

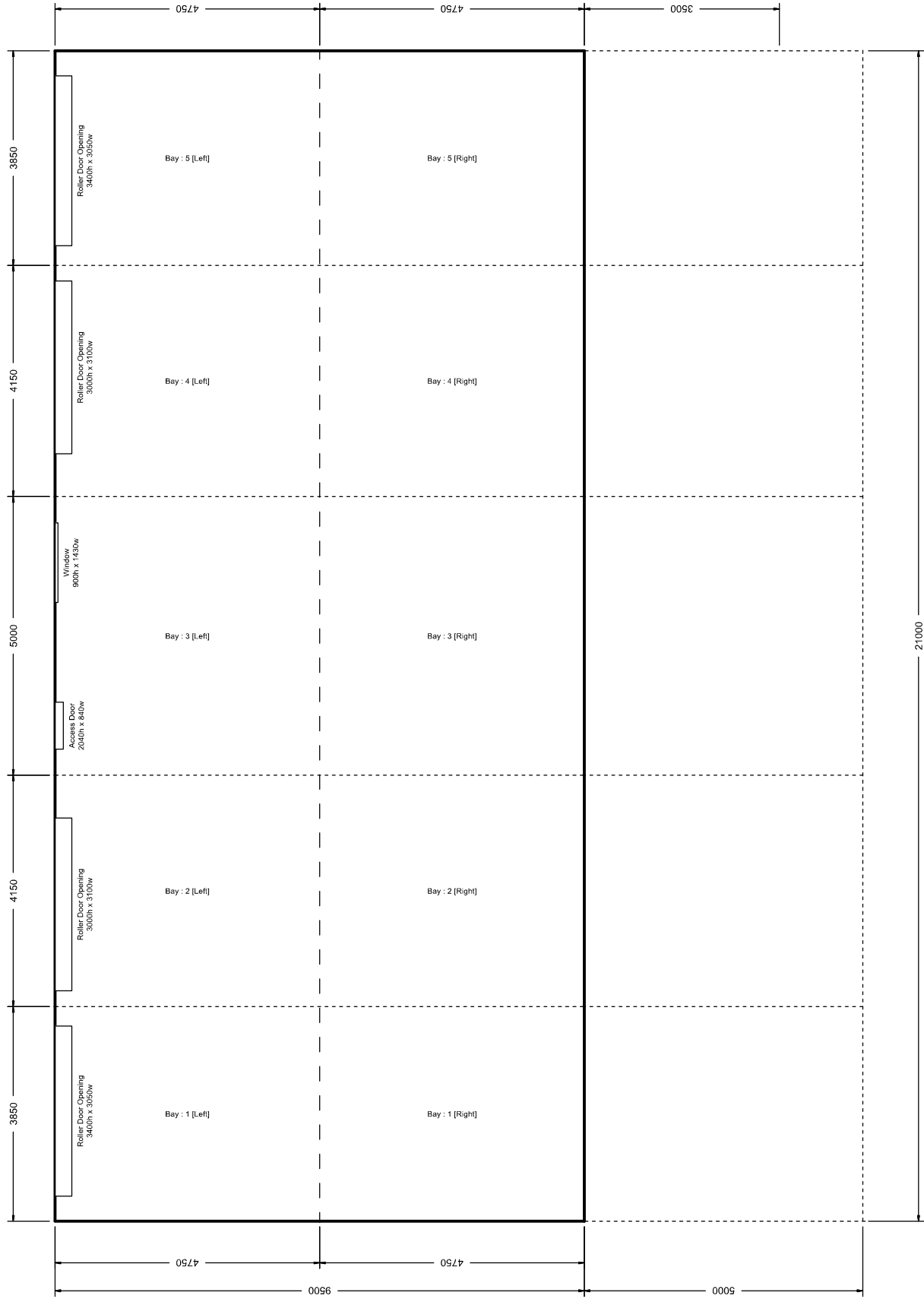


Drawing Title: Side Elevations  
Scale: 1:99.567  
Date :04-10-2019  
Job Number: 163234


Customer Name: Heath Savory  
Site Address: 1378 Great Alpine Rd  
SARSFIELD,  
VIC. 3875

151 Smeaton Grange Road,  
Smeaton Grange, NSW, 2567  
Phone: 02 4648 7777  
Fax: 02 4648 7700  
Email: sales@bestsheds.com.au





FLOOR PLAN

<p>Drawing Title: Floor Plan Scale: 1:103.858 Date :04-10-2019 Job Number: 163234</p>	<p>Customer Name: Heath Savory Site Address: 1378 Great Alpine Rd SARSFIELD, VIC. 3875</p>	<p>151 Smeaton Grange Road, Smeaton Grange, NSW, 2567 Phone: 02 4648 7777 Fax: 02 4648 7700 Email: sales@bestsheds.com.au</p> <div data-bbox="1388 1881 1548 2195"><p>best sheds</p><p>Value &amp; Quality. Direct to You</p></div>
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**REGISTER SEARCH STATEMENT (Title Search) Transfer of  
Land Act 1958**

Page 1 of 1

VOLUME 10044 FOLIO 179

Security no : 124079700715R

Produced 11/10/2019 12:16 PM

**LAND DESCRIPTION**

Crown Allotment 3 Section B and Crown Allotment 4 Section B Parish of Tambo.  
PARENT TITLE Volume 04462 Folio 380  
Created by instrument R573000G 02/10/1991

**REGISTERED PROPRIETOR**

Estate Fee Simple

Sole Proprietor

DON GEORGE of 360 PAYNESVILLE BAIRNSDALE RD BAIRNSDALE 3875  
U075372E 07/02/1996

**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 TP065440S FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

DOCUMENT END

# Imaged Document Cover Sheet

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Document Identification	<b>TP065440S</b>
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Document Assembled	<b>11/10/2019 12:18</b>

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# **APPLICATION FOR PLANNING PERMIT**

## **USE AND DEVELOPMENT OF A DWELLING AND OUTBUILDING**

**1359 (CA 4) GREAT ALPINE ROAD, SARSFIELD**

**H & J SAVORY**

**REF: 19075**

**OCTOBER 2019**



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APPENDIX A	COPY OF TITLE
APPENDIX B	PROPOSED DEVELOPMENT PLANS
APPENDIX C	FARM MANAGEMENT PLAN
APPENDIX D	LAND CAPABILITY ASSESSMENT
APPENDIX E	STANDARD DRAWING 2206

Version	Initials	Date	Comments
1.0	CMC	26/10/2019	Draft report
1.1	SFW	28/10/2019	Reviewed, corrections
2.0	CMC	29/10/2019	Final for submission to Council, Client, File

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October 2019



**APPLICATION FOR PLANNING PERMIT  
1359 (CA 4) GREAT ALPINE ROAD, SARSFIELD  
USE AND DEVELOPMENT OF A DWELLING AND OUTBUILDING**

**1. INTRODUCTION:**

We act on behalf of Heath and Jaime Savory the new owners of land at 1359 (Crown Allotment 4) Great Alpine Road, Sarsfield being the subject of this planning application.

This planning submission has been prepared in support of an application for planning permit for the use and development of a dwelling and outbuilding on land at 1359 (lot 4) Great Alpine Road, Sarsfield.

This submission addresses relevant provisions of the East Gippsland Planning Scheme to assist Council planning officers in considering the merit of the proposed development.

**2. SITE AND SURROUNDS**

The subject site is located at 1359 (Crown Allotment 4) Great Alpine Road, Sarsfield formally identified as Crown Allotment 4 Section B Parish of Tambo contained in certificate of title Vol 10044 Fol 179. It is noted that Crown Allotment 3 and 4 are currently being separated through the land titles office.

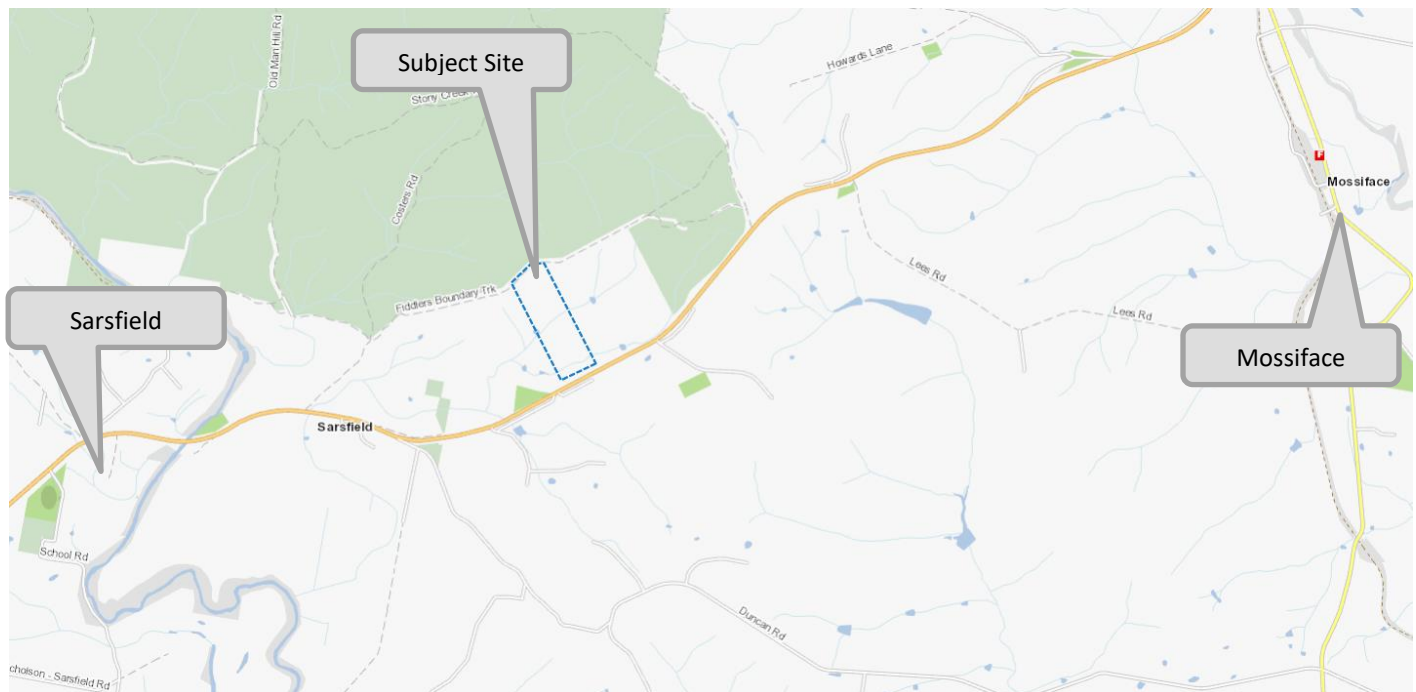
The title is not affected by any restrictive covenants or agreements. A copy of the title and relevant plan is contained in **Appendix A**.

The subject site and surrounding areas are shown in the locality plans in **Figure 1** and **Figure 2**.





**Figure 1 – Locality Plan – 1359 (CA 4) Great Alpine Road, Sarsfield (source: [mapshare.vic.gov.au](http://mapshare.vic.gov.au))**



**Figure 2 – Locality Plan – 1359 (lot 4) Great Alpine Road, Sarsfield (source: [mapshare.vic.gov.au](http://mapshare.vic.gov.au))**

The subject site is located within Sarsfield. Sarsfield is a small rural locality located on the Nicholson River approximately 13 kilometres east of Bairnsdale and approximately 8 kilometres west of Bruthen. Sarsfield has limited community facilities and no commercial or retail services however is only a short vehicle distance from Bairnsdale and Bruthen. Bruthen offers a basic level of commercial and community services whilst Bairnsdale offers a full range of services and facilities.

The subject site is irregular in shape, undulating in nature, approximately 22.5 hectares in area and contains an existing outbuilding. The site contains scattered vegetation throughout and includes dams and natural gullies.

Access to the site is currently through the adjoining Crown Allotment 3 from the road reserve which extends along the south western corner identified as Puggle Lane. New access to the Great Alpine Road is proposed as part of this application.

The southern boundary adjoins the Great Alpine Road for a distance of 269.36 metres and the northern boundary adjoins Fiddlers Boundary Track for a distance of 279.22 metres. The Great Alpine Road is a major highway extending in an east west direction. The Great Alpine Road in this location has scattered vegetation within the road reserve. The Great Alpine Road links Bairnsdale to Wangaratta and is a major tourist route. Fiddlers Boundary Track is a single lane gravel track extending in an east west direction. North of Fiddlers Boundary Track is State Forest.

The site and surrounding area has access to a range of services and infrastructure including electricity, telecommunications and reticulated water.



The land immediately to the west of the subject site is a larger farming allotment with an existing dwelling excised in the south eastern corner. This property is approximately 43 hectares in area and is currently used for grazing cattle.

The property to the west is similar to the subject site in size and features. The property is undulating in nature and contains several dams and natural gullies.

The land on the southern side of the Great Alpine Road is zoned Rural Living Zone and is predominantly smaller properties developed for residential purposes. The lots in this area range between 2 hectares and 20 hectares, however are generally smaller rural residential style properties around 2-5 hectares.

Land to the west is the township area of Sarsfield and is low-density residential land.

Properties further to the east are predominantly zoned Farming or Rural Living and are of various sizes. Other agricultural and farming uses in the area include the wildflower farm approximately 1.5 kilometres east of the subject site.

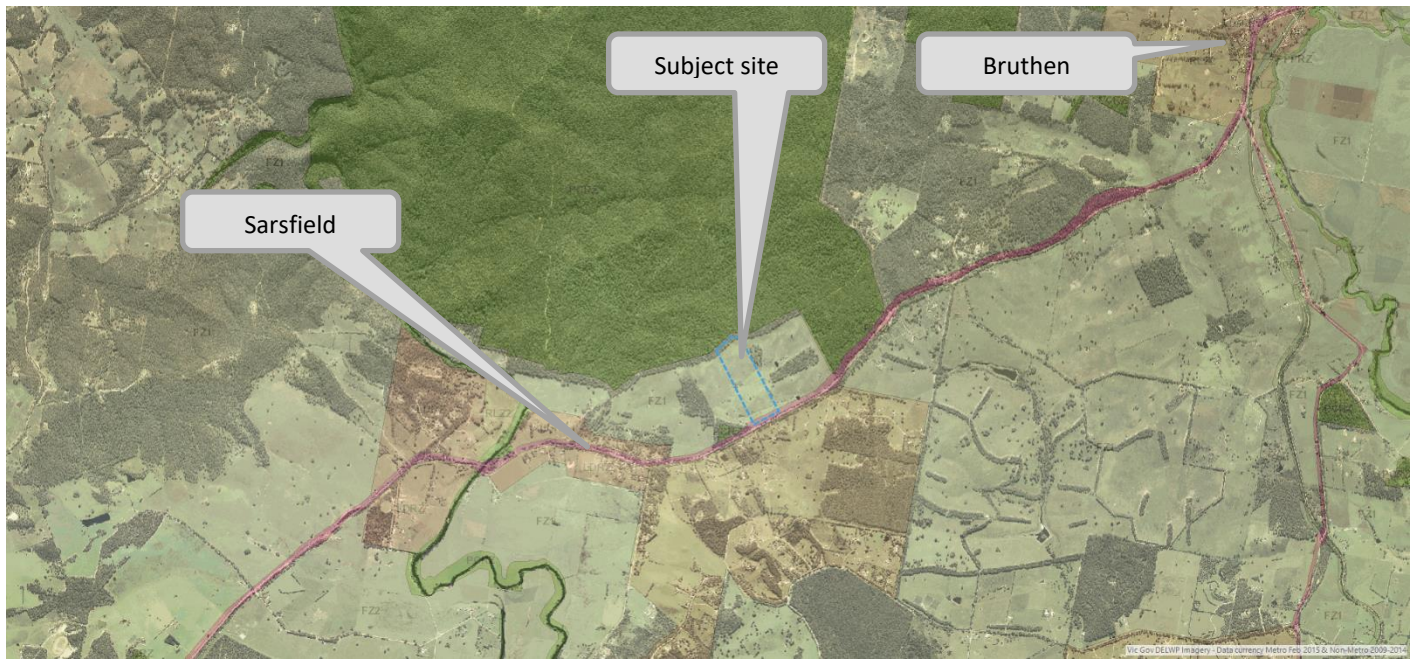
A visual description of the subject site and surrounding land is outlined in the photographs below.



**Photograph 1** – Aerial Photograph of the subject site and surrounding land – 1359 Great Alpine Road, Sarsfield  
(source: [dpi.vic.gov.au](http://dpi.vic.gov.au))







**Photograph 2** – Aerial Photograph of the subject site and surrounding land – 1359 Great Alpine Road, Sarsfield  
(source: dpi.vic.gov.au)



**Photograph 3** – Subject site at 1359 Great Alpine Road, Sarsfield facing north from the southern boundary adjoining the Great Alpine Road.



**Photograph 4** – Centre of the subject site facing north from the approximate location of the proposed dwelling.



**Photograph 5** – Southern portion of the subject site facing south to the Great Alpine Road.





**Photograph 6** – Existing outbuilding located centrally on the site. .



**Photograph 7** – Existing outbuilding and views facing west of the subject site.





**Photograph 8** – Adjoining property to the west of the subject site being Crown Allotment 3 also referred to as 1359 Great Alpine Road.



**Photograph 9** – Access driveway to development on the southern side of the Great Alpine Road.







**Photograph 10** – Adjoining property to the east of the subject site referred to as 1395 Great Alpine Road.



**Photograph 11** – Great Alpine Road adjoining the southern boundary of the subject site facing west.





**Photograph 12** – Great Alpine Road adjoining the southern boundary of the subject site facing east.

### 3. PROPOSAL:

This application seeks approval for the use and development of a dwelling and outbuilding and creation of access to a Road Zone . The proposed development plans are contained in **Appendix B**.

#### Use and Development of a Dwelling and Outbuilding

The proposed dwelling will be located centrally on the site and will be used in conjunction with proposed agricultural and horticultural activities. The details of the proposed agricultural activities are contained within the Farm Management Plan provided at **Appendix C**.

The proposed dwelling will be setback 262 metres from the southern boundary adjoining the Great Alpine Road and approximately 66.95 metres from the eastern boundary. The proposed dwelling will be greater than 100 metres to any other dwelling on land surrounding the site.

The proposed dwelling will be single storey, north facing and include:

- Open plan Lounge, kitchen and dining area;
- 4 bedrooms;
- Master bedroom with walk-in-robe and ensuite;
- Study and rumpus room;
- Double lock up garage; and
- Swimming pool.

The proposed dwelling will be modern in appearance with grey and cream colours as can be seen on the plans provided.

The proposed outbuilding will be located in proximity to the proposed dwelling in the centre of the site. The outbuilding will be setback approximately 229 metres from the southern boundary adjoining the Great Alpine Road and approximately 25 metres from the eastern boundary. The proposed outbuilding will be 21 metres long and 9.5 metres wide with a 5 metre wide verandah / lean to attached to the western side.

The proposed outbuilding will be in similar colours to the dwelling, being smooth cream and slate grey as can be seen below:

Smooth Cream



Slate Grey



Some earthworks and excavations are required to facilitate the proposed dwelling. The earthworks are clearly identified on the proposed plans. The earthworks do not exceed 1 metre in depth.



Waste water disposal will be by way of a septic tank system. A Land Capability Assessment is provided in **Appendix D** which concludes, the subject site can adequately treat and retain the waste of the proposed dwelling.

### **Creation of Access to a Road Zone**

The proposed access driveway to the Great Alpine Road will be located along the eastern boundary of the subject site. The access will be within an area clear of any existing trees. Only bracken fern will be required to be removed to facilitate the construction of the access driveway.

The proposed access driveway will be a formed gravel crossover with appropriate drainage infrastructure. A gate will be setback 19 metres as shown on the proposed plans.

The proposed driveway will be constructed in accordance with the VicRoads and East Gippsland Shire Council requirements. The access will be constructed in accordance with the VicRoads Standard Drawing 2066 contained in **Appendix E**.

The proposed access driveway will be located approximately 5 metres west of the boundary with a suitable distance to the existing access to the adjoining property. The access driveway to the adjoining property appears not to be used often.

This section of the Great Alpine Road is straight and sight distances are appropriate. The road reserve will be high enough to ensure visibility for vehicles exiting the site.

No vegetation is required to be removed to facilitate the proposed development.



## 4. PLANNING PROVISIONS

### 4.1 PLANNING POLICY FRAMEWORK

Clause 11 – Settlement provides the following:

- *Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.*
- *Planning is to recognise the need for, and as far as practicable contribute towards:*
  - o *Health, wellbeing and safety.*
  - o *Diversity of choice.*
  - o *Adaptation in response to changing technology.*
  - o *Economic viability.*
  - o *A high standard of urban design and amenity.*
  - o *Energy efficiency.*
  - o *Prevention of pollution to land, water and air.*
  - o *Protection of environmentally sensitive areas and natural resources.*
  - o *Accessibility.*
  - o *Land use and transport integration.*
- *Planning is to prevent environmental and amenity problems created by siting incompatible land uses close together.*
- *Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns and investment in transport, utility, social, community and commercial infrastructure and services.*

Clause 11.01-1R Settlement – Gippsland provides the following relevant strategies:

- *Support urban growth in Latrobe City as Gippslands regional city, at Bairnsdale, Leongatha, Sale, Warragul/Drouin and Wonthaggi as regional centres, and in sub-regional networks of towns.*
- *Support new urban growth fronts in regional centres where natural hazards and environmental risks can be avoided or managed.*
- *Support the continuing role of towns and small settlements in providing services to their districts, recognising their relationships and dependencies with larger towns.*

Clause 12 – Environmental and Landscape values provides:

*“Planning should help to protect the health of ecological systems and the biodiversity they support (including ecosystems, habitats, species and genetic diversity) and conserve areas with identified environmental and landscape values.*

*Planning must implement environmental principles for ecologically sustainable development that have been established by international and national agreements. Foremost amongst the national agreements is the Intergovernmental Agreement on the Environment, which sets out key principles for environmental policy in Australia. Other agreements include National Strategy for Ecologically Sustainable Development, National Greenhouse Strategy, the National Water Quality Management Strategy, the National Strategy for the Conservation of Australias’ Biological Diversity, the National Forest Policy Statement and National Environment Protection Measures.*

*Planning should protect sites and features of nature conservation, biodiversity, geological or landscape value.”*



Clause 13 – Environmental Risks and Amenity contain the following:

- *Planning should strengthen the resilience and safety of communities by adopting a best practice environmental management and risk management approach.*
- *Planning should aim to avoid or minimise natural and human-made environmental hazards, environmental degradation and amenity conflicts.*
- *Planning should identify and manage the potential for the environment and environmental changes to impact on the economic, environmental or social wellbeing of society.*
- *Planning should ensure development and risk mitigation does not detrimentally interfere with important natural processes.*
- *Planning should prepare for and respond to the impacts of climate change.*

Clause 14.01-1S - Protection of agricultural land contains the following objective:

*“To protect the states agricultural base by preserving productive farmland.”*

The following strategies are applicable:

- *Identify areas of productive agricultural land, including land for primary production and intensive agriculture.*
- *Consider state, regional and local issues and characteristics when assessing agricultural quality and productivity.*
- *Avoid permanent removal of productive agricultural land from the states agricultural base without consideration of the economic importance of the land for the agricultural production and processing sectors.*
- *Protect productive farmland that is of strategic significance in the local or regional context.*
- *Protect productive agricultural land from unplanned loss due to permanent changes in land use.*
- *Prevent inappropriately dispersed urban activities in rural areas.*
- *Protect strategically important agricultural and primary production land from incompatible uses.*
- *Limit new housing development in rural areas by:*
  - *Directing housing growth into existing settlements.*
  - *Discouraging development of isolated small lots in the rural zones from use for dwellings or other incompatible uses.*
  - *Encouraging consolidation of existing isolated small lots in rural zones.*
- *Identify areas of productive agricultural land by consulting with the Department of Economic Development, Jobs, Transport and Resources and using available information.*
- *In considering a proposal to use, subdivide or develop agricultural land, consider the:*
  - *Desirability and impacts of removing the land from primary production, given its agricultural productivity.*
  - *Impacts on the continuation of primary production on adjacent land, with particular regard to land values and the viability of infrastructure for such production.*
  - *Compatibility between the proposed or likely development and the existing use of the surrounding land.*



- *The potential impacts of land use and development on the spread of plant and animal pests from areas of known infestation into agricultural areas.*
- *Land capability.*
- *Avoid the subdivision of productive agricultural land from diminishing the long-term productive capacity of the land.*
- *Give priority to the re-structure of inappropriate subdivisions where they exist on productive agricultural land.*
- *Balance the potential off-site effects of a use or development proposal (such as degradation of soil or water quality and land salinisation) against the benefits of the proposal.*

Clause 14.01-2S - Sustainable agricultural land use contains the following objective:

*“To encourage sustainable agricultural land use.”*

The following strategies are identified:

- *Ensure agricultural and productive rural land use activities are managed to maintain the long-term sustainable use and management of existing natural resources.*
- *Support the development of innovative and sustainable approaches to agricultural and associated rural land use practices.*
- *Support adaptation of the agricultural sector to respond to the potential risks arising from climate change.*
- *Encourage diversification and value-adding of agriculture through effective agricultural production and processing, rural industry and farm-related retailing.*
- *Assist genuine farming enterprises to embrace opportunities and adjust flexibly to market changes.*
- *Support agricultural investment through the protection and enhancement of appropriate infrastructure.*
- *Facilitate ongoing productivity and investment in high value agriculture.*
- *Facilitate the establishment and expansion of cattle feedlots, pig farms, poultry farms and other intensive animal industries in a manner consistent with orderly and proper planning and protection of the environment.*
- *Ensure that the use and development of land for animal keeping or training is appropriately located and does not detrimentally impact the environment, the operation of surrounding land uses and the amenity of the surrounding area.*

Clause 15 – Built Environment and Heritage provides:

*“Planning should ensure all new land use and development appropriately responds to its landscape, valued built form and cultural context, and protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value.*

*Creating quality built environments supports the social, cultural, economic and environmental wellbeing of our communities, cities and towns.*



*Land use and development planning must support the development and maintenance of communities with adequate and safe physical and social environments for their residents, through the appropriate location of uses and development and quality of urban design.”*

*Planning should achieve high quality urban design and architecture that:*

- *Contributes positively to local urban character and sense of place.*
- *Reflects the particular characteristics, aspirations and cultural identity of the community.*
- *Enhances livability, diversity, amenity and safety of the public realm.*
- *Promotes attractiveness of towns and cities within broader strategic contexts.*
- *Minimises detrimental impact on neighbouring properties.*

#### Clause 15.02 – Sustainable development

Clause 15.02-1 – Energy and resource efficiency contains the objective:

*“To encourage land use and development that is consistent with the efficient use of energy and the minimisations of greenhouse gas emission.”*

The strategies identified are:

- *Ensure that buildings and subdivision design improves efficiency in energy use.*
- *Promote consolidation of urban development and integration of land use and transport.*
- *Improve efficiency in energy use through greater use of renewable energy.*
- *Support low energy forms of transport such as walking and cycling.*





## 4.2 MUNICIPAL PLANNING STRATEGY

Clause 21.02-2 provides the long-term vision for East Gippsland is:

*“East Gippsland Shire Council will work with the community to ensure a sustainable future through livable and productive communities supported by a healthy environment.*

*This vision is supported with the four principles:*

*Livability*

*Strong and vibrant communities create healthy, productive and fulfilling places to live.*

*Sustainability*

*Pro-active leadership and strategic partnerships protect and enhance our quality environment.*

*Productivity*

*Investment and visitation develop a sustainable and prosperous economy.*

*Governance*

*Strong leadership and prudent management of democratic and legislative requirements deliver good governance outcomes.”*

Clause 21.03 – Settlement provides:

*“Within any local government area there is a finely balanced interplay between people, business and environment. The Council will continue to invest wisely in urban infrastructure to create vibrant urban centres while maintaining our natural assets – balancing residential, business and tourist development with wildlife corridors and areas of rural or natural landscape. The impacts of climate-induced sea level rise, combined with more severe storm surges is likely to be significant for coastal communities in East Gippsland. We will further a broad range of developments but will carefully manage them to protect natural assets and threatened communities.”*

Clause 21.05 – Environmental Risk provides:

*“The Council plays an important role in managing the environmental risks associated with flood plains, erosion, bushfire (a particular risk in our heavily forested region) and salinity. As well, the Council must act to mitigate risks to reduce the vulnerability of people, businesses and property. In this section, our risk management strategies are wide-ranging; encouraging strong planning and assessment to minimize development in high risk areas; managing development to minimize environmental degradation; ensuring compliance with relevant planning conditions and overlays; and introducing a range of preventative measures.”*

Clause 21.06 – Natural Resource Management provides:

*“The Council plays an important role in managing the region’s considerable natural resources, which include agricultural, forestry and timber, water and minerals. Many of the strategies outlined in this section take the form of encouraging: encouraging the use and development of rural land to support agriculture; identifying suitable plantation sites and encouraging commercial forestry within them; encouraging better management of our water supply and improving the water quality of our rivers, coastal estuaries and lakes; encouraging exploration for (and development of) mineral resources in appropriate areas.”*

Clause 21.06-1 – Protection of Agricultural Land contains the following objectives and strategies:



Objective 1 *To ensure that rural land is used and developed in a way that will support efficient agricultural production.*

Strategy 1.1 *Avoid subdivisions outside areas defined as being suitable for rural residential development to the lot sizes shown in the schedule to the Farming Zone.*

Strategy 1.2 *Discourage subdivisions for smaller lots in agricultural areas except where the subdivision will facilitate more effective use of the land for agricultural or related purposes. Conditions may be applied to subdivisions prohibiting or limiting development of dwellings.*

Strategy 1.3 *Encourage landowners in the Farming Zone to restructure their enterprises to increase flexibility and productivity.*

Strategy 1.4 *Encourage proponents of subdivisions in rural areas to adopt cluster housing arrangements where the balance of the land is under unified management for agricultural, pastoral or conservation purposes.*

Strategy 1.5 *Support appropriate tourist – related or other economic development in non-urban areas, where this is consistent with maintaining the generally rural character of the area and with environmental protection.*

Objective 2 *To protect and increase the sustainable productivity of soils in East Gippsland.*

Strategy 2.1 *Protect high quality agricultural land (map 4) from fragmentation and from development which may reduce its productive potential.*

Clause 21.07 – Built Environment and Heritage provides:

*“East Gippsland is renowned for its natural beauty. We will link this to the built environment through encouraging high standards of design across the Shire, ensuring that developments are in keeping with the character of the natural landscape and supports the social and economic wellbeing of our many towns. Where developments may impact on local Indigenous culture, we will always consult with the relevant Aboriginal communities.”*

Clause 21.07-3 – Sustainable Development contains the following objective and strategies:

*Objective 1 – To ensure that future development contributes to the achievement of livable, productive and sustainable communities in East Gippsland.*

*Strategy 1.1 – Ensure new development and land use applications consider potential positive and negative social impacts on the community.*

*Strategy 1.2 – Require proposal for new development, land use, infrastructure and changes in policy to consider social impact through the preparation of social impact comments and/or assessments as identified in the East Gippsland Shire Council Social Impact Assessment.*



## PROJECT PLANNING RESPONSE

The Planning Policy Framework and the Municipal Planning Strategy provide objectives and strategies for consideration in planning permit applications. Many of the components of these elements of the East Gippsland Planning Scheme are in relation to the environmental constraints and potential hazards pertaining to land as well as ensuring farming land is retained for agricultural uses. The subject site is affected by the Erosion Management Overlay, Bushfire Management Overlay and the Vegetation Protection Overlay. These overlays have been addressed throughout this submission and the potential risk considered to be reduced to an acceptable level. The application does not require the removal of any vegetation.

The Planning Policy Framework and the Municipal Planning Strategy support maintaining quality agricultural land and minimising inappropriate development. The subject site, being 22.5 hectares is not quality farming land or of a size to be highly productive, however can adequately sustain agricultural and horticultural activities providing supplementary income. The agricultural and horticultural activities on the land are at an appropriate scale for the size of the land.

The land is zoned farming and the proposed dwelling is considered justified given the agricultural activities proposed. The development of a dwelling in this location will not remove any land from agriculture, rather will enable intensification of agricultural activities and improvement of the current site conditions, particularly by weed and vermin control.

The entire site is affected by the Erosion Management Overlay. A permit is not required for the proposed dwelling under these provisions as the earthworks are less than 1 metre in depth.

A new access driveway is proposed from the Great Alpine Road. The access will be in accordance with VicRoads standards at an appropriate location. Access to the site is currently through the adjoining Crown Allotment 3, which is not an appropriate long term access solution.

The proposed development is located centrally on the site a suitable distance from all boundaries and not in proximity to any other dwelling, and therefore the proposal is not expected to detrimentally affect the amenity of the area. There are not likely to be any offsite impacts or emissions as a result of the proposed development.

There are no physical or environmental constraints that make this site unsuitable for the proposed development.

The proposal is considered to be consistent with the objectives of both the Planning Policy Frameworks and the Municipal Planning Strategy.



### 4.3 ZONE AND OVERLAYS:

The site is zoned Farming Zone – Schedule 1 (FZ1) and is affected by the following overlays:

- Bushfire Management Overlay (BMO)
- Erosion Management Overlay (EMO)
- Vegetation Protection Overlay - Schedule 1 (VPO1)

The provisions of the Zone and Overlays are addressed below.

#### Farming Zone:

The purpose of the Farming Zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for the use of land for agriculture.*
- *To encourage the retention of productive agricultural land.*
- *To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.*
- *To encourage the retention of employment and population to support rural communities.*
- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*

An extract of the Farming Zone Map is provided below in **Figure 3**:



**Figure 3 - Zoning Map (source – [mapshare.vic.gov.au](http://mapshare.vic.gov.au))**

Clause 35.07-1 Table of uses provides to use land for a dwelling the following conditions must be met:

- *Must be the only dwelling on the lot.*
- *The lot must be at least the area specified in a schedule to this zone. If no area is specified, the lot must be at least 40 hectares.*
- *Must meet the requirements of Clause 35.07-2.*



As the subject site is less than 40 hectares in area, the use of land for a dwelling becomes a section 2 – permit required use.

Clause 35.07-2 – Use of land for a dwelling provides:

*A lot used for a dwelling must meet the following requirements:*

- *Access to the dwelling must be provided via an all-weather road with dimension adequate to accommodate emergency vehicles.*
- *The dwelling must be connected to a reticulated sewerage system or if not available, the waste water must be treated and retained on-site in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.*
- *The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.*
- *The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.*

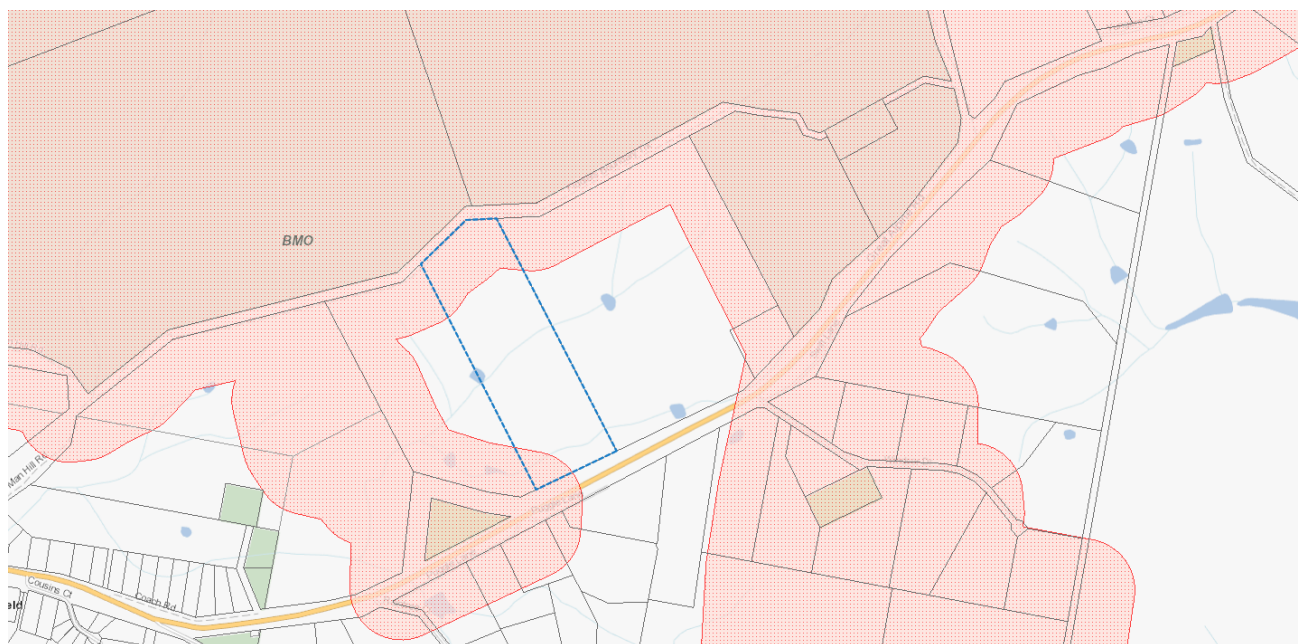
The decision guidelines of Clause 35.07-6 are addressed in Section 5.1 of this submission.

### **Bushfire Management Overlay:**

The purpose of the Bushfire Management Overlay is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure that 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.*
- *To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.*

An extract of the Bushfire Management Overlay Map is provided below in **Figure 4**:



**Figure 4: Bushfire Management Overlay Map (source – [mapshare.vic.gov.au](http://mapshare.vic.gov.au))**

Under the provisions of Clause 44.06-2 a permit is required to construct a building or construct or carry out works associated with a dwelling. As the proposed dwelling is not within the area affected by the Bushfire Management Overlay, these provisions do not apply and are therefore not addressed further.

### **Erosion Management Overlay:**

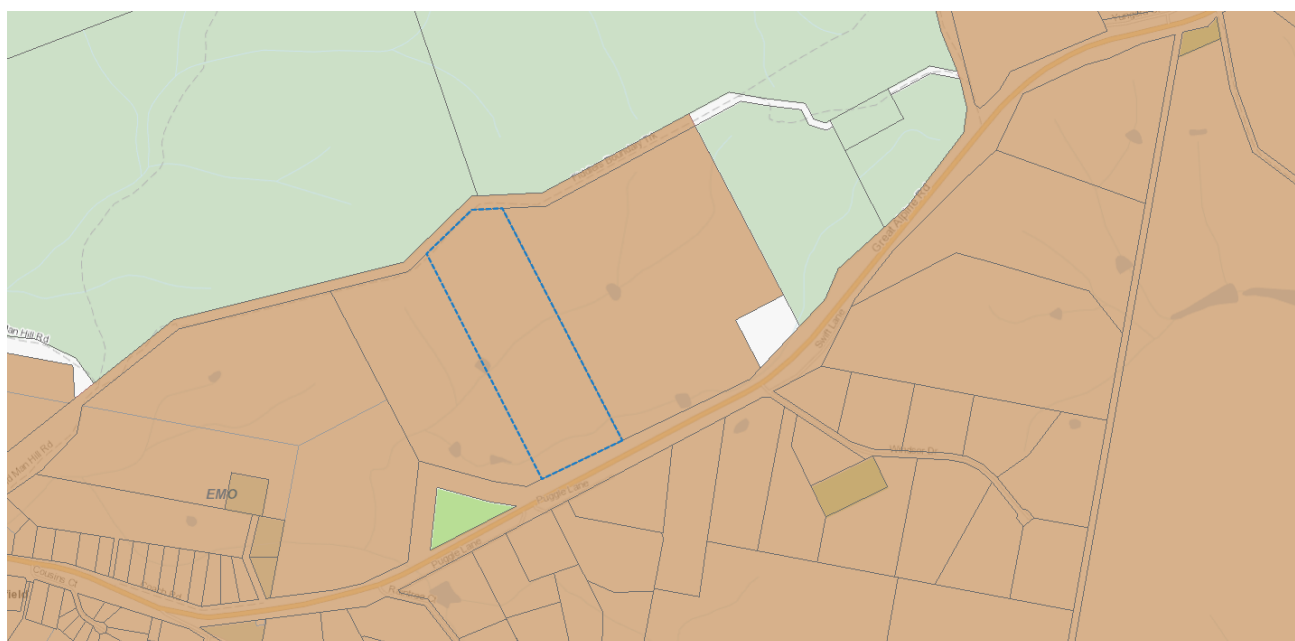
The purpose of the Erosion Management Overlay is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To protect areas prone to erosion, landslip or other land degradation processes, by minimising land disturbance and inappropriate development.*

The objectives of the Schedule to the Overlay are as follows:

- *To ensure that applications for the development of land subject to high or very high geotechnical hazard are accompanied by expert geotechnical risk assessments.*
- *To ensure that development is designed and carried out in accordance with the recommendations of expert geotechnical risk assessments.*
- *To ensure that development does not increase the risk of geotechnical hazard to life or property.*
- *To encourage the rehabilitation of land affected by geotechnical hazard*

An extract of the Erosion Management Overlay map is provided below in **Figure 5**.



**Figure 5: Erosion Management Overlay Map (source – [mapshare.vic.gov.au](http://mapshare.vic.gov.au))**

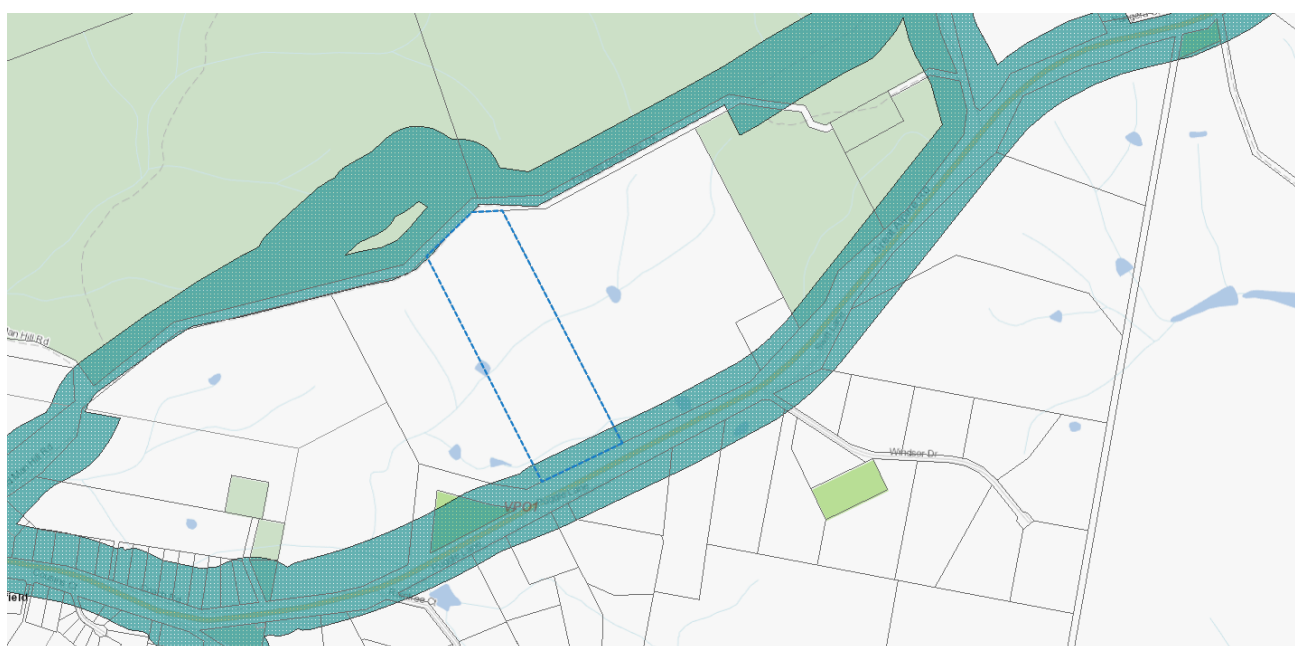
Under the provisions of Clause 44.01-2 of the Erosion Management Overlay, a permit is not required for a dwelling. As the proposed dwelling and outbuilding do not require earthworks greater than 1 metre in depth, no planning permit is required under the Erosion Management Overlay and therefore these provisions are not addressed further.

## Vegetation Protection Overlay:

The purpose of the Vegetation Protection Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To protect areas of significant vegetation.
- To ensure that development minimises loss of vegetation.
- To preserve existing trees and other vegetation.
- To recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance.
- To maintain and enhance habitat and habitat corridors for indigenous fauna.
- To encourage the regeneration of native vegetation.

An extract of the Vegetation Protection Overlay Map is provided below in **Figure 6**:



**Figure 6: Vegetation Protection Overlay Map (source – [mapshare.vic.gov.au](http://mapshare.vic.gov.au))**

There is no requirement for planning approval for the proposed development under the Vegetation Protection Overlay provisions. This application does not require the removal, lopping or destruction of any vegetation and as such these provisions are not addressed further.



## 4.4 OTHER PLANNING CONSIDERATIONS

### Aboriginal Cultural Heritage

Under the provisions of the Aboriginal Heritage Act 2006 the subject site is not recognised as being within an area of Aboriginal Cultural Heritage Sensitivity. The use and development of a dwelling is an exempt activity under the provisions of the Aboriginal Heritage Act 2006 and as such a Cultural Heritage Management Plan is not required.

### Clause 52.29 - Road Zone – Category 1:

Clause 52.29 – Land adjacent to a Road Zone, Category 1 contains the following purpose:

- *To ensure appropriate access to identified roads.*
- *To ensure appropriate subdivisions of land adjacent to identified roads.*

A permit is required to create or alter access to a road within the zone. The proposal seeks approval for the construction of a new access driveway to the subject site directly to the Great Alpine Road.

Details of the proposed driveway access are outlined in Section 3 of this submission and are provided on the proposed plans contained in **Appendix B**.

The decision guidelines applicable to this clause are addressed at Section 5.2 of this submission.





## 5. PLANNING ASSESSMENT

### 5.1 DECISION GUIDELINES OF THE FARMING ZONE

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines of clause 65, the responsible authority must consider, as appropriate:

#### General Issues

##### **The Planning Policy Framework and the Municipal Planning Strategy.**

The Planning Policy Framework and the Municipal Planning Strategy recognize the need to facilitate sustainable development that respects our natural environment and adequately responds to potential threats and hazards.

Farming zoned land is important in the Gippsland region and development of land must be considered against the zone requirements as well as the role the farming land plays to the specific area. This region relies on much of the agricultural activities for its economy and protection of viable agricultural land is important. The proposal seeks to provide for development of a dwelling on a parcel of land that can adequately support a small scale agricultural and horticultural enterprise. The site is currently being used for grazing however at an intensity much less than possible with improved management conditions. The proposal will ensure additional agricultural activities and significant improvements are made to the land which will increase the viability of the land to provide for agricultural uses.

There are no significant environmental concerns that make this site unsuitable for the use and development of a dwelling.

The application does not require the removal of any vegetation and there are no immediate risks associated with the land that make it unsuitable for the proposed development. The land is within an area comprising various land uses and development, and is predominantly surrounded by rural living and low density residential development.

There are no areas in proximity to the site that are considered to be high quality agricultural land.

The proposal does not contravene any of the objectives outlined for the area and adequately responds to the policies outlined in the Planning Policy Framework and the Municipal Planning Strategy.

##### **Any Regional Catchment Strategy and associated plan applying to the land.**

The East Gippsland Regional Catchment Strategy 2013-2019 is applicable to this area and is a planning framework that sets strategic direction and broad priorities in relation to maintaining and using our regions assets. The subject site is within the Gippsland Lakes and Hinterland Catchment area, more particularly the hinterland section, which feeds into the Gippsland Lakes.

*“The hinterland supports a diverse range of important flora and fauna, including many rare and threatened species. Habitat for these species is often limited to remnant areas of native vegetation, including the threatened Gippsland Red Gum Grassy Woodland and Associated Native Grassland ecological community, which is listed under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).”*



*The Gippsland Lakes and Hinterland landscape area is the most modified part of the East Gippsland region, and is the centre of development and tourism. It includes the urban centres of Bairnsdale, Lakes Entrance and Paynesville. The anticipated growth in population has the potential to affect significant natural values, including threatened species and communities, water regimes and water quality. Increased development also has the potential to adversely affect the productive capacity of agricultural land in the area."*

The East Gippsland Catchment Management Authority coordinate the program. It is noted that the subject site is not within any of the areas identified as being a priority area within the strategy.

The site does contain several natural gullies that can be recognised as a watercourse. The proposed dwelling will not have a detrimental impact on these watercourses, the landscape, native vegetation or ecosystems.

**The capability of the land to accommodate the proposed use or development, including the disposal of effluent.**

The proposed dwelling will be located centrally on the site. The site has access to a suitable level of services and facilities. The Land Capability Assessment provided concludes that the site can adequately treat and retain waste within the boundaries of the site and an appropriate distance from any dams and waterways.

**How the use or development relates to sustainable land management.**

The proposal seeks approval for a dwelling and associated outbuilding on the site in conjunction with the use of the land for grazing and horticultural activities as outlined in the Farm Management Plan. The subject site is 22.5 hectares in area and will be fenced off into several paddocks primarily for the grazing of cattle. Weed eradication and maintenance measures are proposed to improve the current conditions of the land. Using the existing infrastructure and services provides the most sustainable outcome with a net agricultural benefit to the site without detrimentally impacting any surrounding land uses or development.

The Farm Management Plan outlines a range of improvement works to the site to increase the productivity and grazing capacity of the land to ensure viable long-term outcomes.

**Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.**

The use of the land for a dwelling in association with the agricultural activities as proposed will be consistent with surrounding land uses and development. Immediately surrounding the site to the east and west are low intensity grazing activity, whilst to the south and further west are primarily low density and rural residential development with no substantial agricultural activities. The subject site is within a small pocket of farming land surrounded by either State Forest or rural residential style development. The proposed use and development on the subject site will not be out of character or inconsistent with the surrounding land uses and development.

**How the use and development makes use of existing infrastructure and services.**

The subject site has access to standard infrastructure and services and the proposed dwelling will be connected to all available services. The proposal is not considered likely to create unreasonable pressure on existing services. The existing road network is appropriate to support the development.



## **Agricultural issues and the impacts from non-agricultural uses**

### **Whether the use or development will support and enhance agricultural production.**

As previously provided, the proposed dwelling will provide the ability to use the land for agricultural purposes. The land is currently in a less than prime state with the ability for significant improvement. The development of a dwelling will enable the owners to graze cattle, manage the weeds and vermin and to undertake significant improvements.

The applicant has provided a Farm Management Plan (**Appendix C**) outlining the proposed agricultural uses which is predominantly grazing of cattle along with an extensive horticultural enterprise. The significant improvement works proposed are also outlined in the plan. Overall, the proposed dwelling is considered to support and enhance agricultural production on the land.

### **Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.**

The proposed dwelling will be located centrally on the site on the crest of the hill which will provide for suitable access along with the increased surveillance of the property and the cattle. Continual monitoring of stock on the land is an essential component of the Farm Management Plan.

The proposed dwelling will not adversely affect soil quality and will only remove a small portion of the site from agricultural production which will ultimately be for the dwelling and horticultural activities. The area of the proposed dwelling and immediately surrounding is a small area that will no longer be able to be used for agriculture, however the significant level of improvement of the balance of the land is considered to be an appropriate balance. The area of the waste disposal will be contained in proximity to the dwelling and will not be detrimental to the overall productivity of the subject site.

### **The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.**

The proposed development of a dwelling on the subject site is not expected to limit the operation or expansion of adjoining and nearby agricultural uses. The proposed location is well setback from any boundary to land not in the same ownership. The proposed improvement works and increase in agricultural activity on the subject site will not impact on the adjoining land other than to reduce potential risk of spread of weeds. The size and location of the subject site ensures that the agricultural uses can occur without detrimentally affecting the surrounding land uses and development, or the ability of adjoining land to continue to be used for agricultural purposes. As previously provided the subject site is within a small pocket of farming land surrounded by rural residential and low density residential development.

### **The capacity of the site to sustain the agricultural use.**

The subject site is 22.5 hectares in area and will predominantly be used for grazing cattle and horticultural activities. The number of cattle will depend on the quality and availability of pasture. It is expected over-time, given the proposed improvement works and management activities, the quality of the pasture will improve enabling increased numbers. The land is capable of sustaining some agricultural activities that will provide a basic income that is likely to be supplemented by additional outside income. The proposed dwelling will not limit the ability of the subject site to sustain the agricultural activities.



**The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.**

The subject site is located east of the city of Bairnsdale within a rural locality with limited access to services and facilities. The land is only a short distance to Bruthen and Bairnsdale which offers a full range of services and facilities. The soil quality is suitable for the grazing and horticultural activities and the proposed dwelling will ensure use of the land for these agricultural activities will be sustainable and viable in the long-term. The site contains an existing agricultural outbuilding, suitable access, electricity and water. These services will support the proposed agricultural and horticultural uses on the land.

**Any integrated land management plan prepared for the site.**

No formal integrated land management plan has been prepared for the site, nor is considered necessary in this particular instance.

**Dwelling Issues**

**Whether the dwelling will result in the loss or fragmentation of productive agricultural land**

This application is seeking approval for a dwelling. The proposed dwelling will be located centrally on the site, well setback from the Great Alpine Road. This relatively small agricultural lot is surrounded by other similar style allotments as well as low-density and rural residential development. The dwelling will not result in the loss or fragmentation of productive agricultural land.

**Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.**

The location of the proposed dwelling will be well setback from the boundaries of the site that adjoin land not in the same ownership and therefore it is not expected that the dwelling will be adversely affected by any agricultural activities other than those undertaken on the subject site. Additionally, the dwelling will be occupied by the owners of the land who run the agricultural activities. The dwelling is not expected to be adversely affected by agricultural activities on either the subject site or surrounding property.

**Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.**

This application is seeking approval for a dwelling on a 22.5 hectare allotment that is surrounded by various uses and developments. The proposed dwelling is well setback from the boundaries adjoining land in separate ownership. The proposed dwelling will not adversely affect the operation and expansion of adjoining and nearby agricultural uses.

**The potential for the proposal to lead to a concentration or proliferation of dwelling in the area and the impact of this on the use of the land for agriculture.**

The subject site is surrounded by various uses on various sized allotments however are predominantly either low intensity farming or agricultural and low-density or rural residential development. There is no evidence to suggest that the development of a dwelling in this location will lead to the proliferation or concentration of dwellings in the area, however given the rural residential nature of the surrounding areas, it would not be out of character. It is likely that the small farming allotments immediately adjoining the east and western boundaries of the subject site will also seek approval for a dwelling. These two allotments having a dwelling will not exceed the capacity of the services and will not be out of character for this area. It is unlikely that any



more dwellings on farming zoned land in this immediate area will occur. The proposal is not expected to lead to a concentration or proliferation of dwellings in the area and will not result in any detrimental impact to the use of the land for agriculture.

## **Environmental Issues**

### **The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.**

The proposed dwelling is to be located centrally on the site and will not be in proximity to any other dwellings. The area has been deemed appropriate for waste disposal and does not require the removal of any vegetation. There is not likely to be any adverse impact on the natural physical features and resources of the area.

The existing watercourses and gullies on the site will be a suitable distance from the proposed dwelling and will not be detrimentally impacted by the proposed development.

### **The impact of the use or development on the flora and fauna on the site and its surrounds.**

As provided above, it is not expected that the proposed dwelling will have an impact on the flora and fauna of the site and its surrounds. No vegetation removal is required and all earthworks and excavations will be kept to the minimum necessary.

### **The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge areas.**

As the proposed dwelling is to be to support agricultural activities on the land such as grazing, revegetation of the subject site is not considered appropriate. All existing vegetation will be retained and is not expected to be impacted by the proposed dwelling. There is not likely to be any adverse impact on the biodiversity of the area.

The watercourses and gullies on the site will be protected and will not be detrimentally impacted by the proposed development.

### **The location of on-site effluent disposal areas to minimize the impact of nutrient loads on waterways and native vegetation.**

The proposed location of the dwelling has been deemed appropriate for wastewater disposal as provided in the Land Capability Assessment contained in **Appendix D**. The proposed septic tank will be installed under approval from the East Gippsland Shire Council. The effluent disposal areas will not impact any of the existing vegetation and is not in proximity to any waterways.

## **Design and siting issues**

### **The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimize the loss of productive agricultural land.**

The proposed dwelling is to be located centrally on the site primarily for protection of the waterways and gullies and for surveillance. It would not be desirable to locate the proposed dwelling in proximity to the Great



Alpine Road. The proposed dwelling will be fenced off from the agricultural uses on the land. The proposed dwelling will not result in any adverse impact on the surrounding agricultural land.

**The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimize any adverse impacts.**

The proposed dwelling will be a single storey, modern dwelling with an alfresco area and swimming pool. The proposed external finishes will be muted in toning and of various materials. The existing vegetation on the site and within the road reserve will remain and ensure the visual amenity of the area is not affected by the proposed dwelling. The subject site is clearly visible from the Great Alpine Road, however the proposed dwelling will be setback a suitable distance to ensure no visual disturbance to traffic. Additionally, the subject site is not visible from any significant vistas or viewpoints.

**The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.**

As previously provided the subject site is located within an area comprising both agricultural and other rural residential style uses. The proposed dwelling will be well setback from the road and is not considered likely to impact the character and appearance of the area. The proposal will not require the removal of any vegetation and the site is not considered to be within an area of architectural, historic or scientific significance.

**The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.**

All existing facilities and services will be utilised. These services are currently available at the entrance to the subject site. Any services will be installed within the driveway to minimise disturbance to the grazing areas. The drainage of the proposed dwelling will be retained within the immediate area of the dwelling and will be utilised as a resource as much as practicable.

**Whether the use and development will require traffic management measures.**

The proposal will not require any traffic management measures.

**5.2 DECISION GUIDELINES OF CLAUSE 52.29 – LAND ADJACENT TO A ROAD ZONE, CATEGORY 1 OR A PUBLIC ACQUISITION OVERLAY FOR A CATEGORY 1 ROAD:**

Clause 52.29 provides before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider:

**The Municipal Planning Strategy and the Planning Policy Framework.**

The Municipal Planning Strategy and the Planning Policy Framework have been addressed throughout this submission, particularly at Section 4.1, 4.2 and 5.1. Further to the provisions already addressed additional emphasis on the Highway location and the potential impact to the flow of traffic is essential.

These provisions aim to ensure any development along major roads and transport networks is undertaken with consideration for traffic movements and safety. Development must not detrimentally affect the ability of the roads to be safe and functional.





Recent works in this area have increased pedestrian safety and formalised vehicle entry and exit to and from the subject site. The proposal will not have a detrimental impact on the safety or efficiency of traffic flow on the Highway. The proposed development is considered to be an appropriate development in this location and will be suitably setback from the highway not to be visually obtrusive. The proposal will increase the amount of traffic entering and exiting the highway in this location, however it is not considered to be excessive. The location of the proposed driveway is a suitable and safe location. Additional traffic management measures such as slow lanes and turning lanes is not deemed necessary for this style of development.

The Municipal Planning Strategy and the Planning Policy Framework provisions acknowledge the important role of our road networks and the significance to our region.

**The views of the relevant road authority.**

There is a requirement under the East Gippsland Planning Scheme for the application to be referred to VicRoads. It is expected that the level of information provided in this application will enable VicRoads to make a positive assessment to this proposed development.

**The effect of the proposal on the operation of the road and on public safety.**

The proposed development on this site is not expected to have an impact on the existing road network and public safety. The addition of one driveway which will support one dwelling is not considered likely to generate any traffic hazards in this location. There is no vegetation on the road reserve that will require removal to facilitate the construction of the proposed driveway access.

**Any policy made by relevant road authority pursuant to Schedule 2, Clause 3 of the Road Management Act 2004 regarding access between a controlled access road and adjacent land.**

There are no known policies under the Road Management Act 2004 relevant to this site and therefore this is not considered applicable.



### 5.3 DECISION GUIDELINES OF CLAUSE 65:

Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:

#### **The matters set out in Section 60 of the Act.**

These are the matters which must be considered by the responsible authority.

#### **The Planning Policy Framework and the Municipal Planning Strategy.**

The Planning Policy Framework and the Municipal Planning Strategy recognize the need to facilitate sustainable development that respects our natural environment and adequately responds to potential threats and hazards. These provisions are addressed above in Sections 4.1, 4.2, 5.1 and 5.2.

This application seeks approval for the use and development of a farming allotment for a dwelling. The proposal includes a Farm Management Plan which clearly outlines the intention of the owners to undertake agricultural and horticultural activities on the land. The agricultural and horticultural activities require extensive management and surveillance and therefore a dwelling is required on the site. The site is not deemed to be high quality or productive agricultural land, however that does not negate the ability to use the land for agricultural purposes just not to the extent of some of East Gippsland's other more productive areas.

The proposal does not require the removal of any vegetation and there are no immediate risks associated with the land that make it unsuitable for the proposed development.

The subject site is located within a short distance to the city of Bairnsdale which offers a full range of services and facilities. The site has access to a suitable level of infrastructure and services. It is proposed that waste will be treated by a new septic tank system, water supply will be by water tanks onsite along with reticulated water and reticulated electricity is available.

This development has been designed to respect the existing uses and development surrounding the site, ensuring that the natural landscape qualities of the area are not detrimentally impacted and the setbacks from the boundaries appropriate to the area.

The proposed access to the highway has been given consideration and sited to ensure safe and effective movement of traffic.

The proposal is consistent with the overall objectives of the Planning Policy Framework and the Municipal Planning Strategy.

#### **The purpose of the zone, overlay or other provision.**

The land is zoned Farming Zone – Schedule 1. The purpose of the Farming Zone is to provide for the use of land for agriculture and to ensure that non-agricultural uses do not adversely affect the use of land for agriculture. The subject site and surrounding land are used for both agricultural and residential uses. The proposed dwelling is to increase the agricultural activities on the land as well as maintain and manage weeds and vermin. The proposed development of a dwelling on this site is consistent with surrounding land uses and development and will not be out of character for the area.



The proposed development has adequately responded to the requirements of the Overlays applying to the site where applicable.

**Any matter required to be considered in the zone, overlay or other provision.**

This submission addresses other elements identified in the East Gippsland Planning Scheme as relevant including Aboriginal Cultural Heritage provisions. These provisions are all addressed above and throughout this submission, and the proposed development is considered to adequately respond and address the requirements as relevant.

**The orderly planning of the area.**

This application seeks approval for the development of a dwelling on a 22.5 hectare farming allotment that is within an area comprising various sized land holdings of which most contain a dwelling or low intensity agricultural use. The proposed development is consistent with the use and development on the adjoining allotments and similar to many others within the East Gippsland Shire Council. Granting approval for this dwelling, outbuilding and access to the Road Zone will result in consistent and orderly planning of the area.

**The effect on the amenity of the area.**

The proposal will not result in a detrimental effect to the amenity of the area. The proposed dwelling, outbuilding and access driveway will be located in the area well setback from any other dwelling not in the same ownership, is not expected to be visually obtrusive, will not limit the ability of surrounding land to be used for agricultural activities and will not be detrimental to the flow of traffic on the Great Alpine Road.

**The proximity of the land to any public land.**

The site adjoins a public road reserve along the southern boundary being the Great Alpine Road. Access to the site is to be created in accordance with the requirements of VicRoads. The site also adjoins crown land along the northern boundary being State Forest. The distance of the proposed dwelling and outbuilding from the adjoining crown land is considered appropriate. The proposed development is not expected to have a detrimental impact on any of the surrounding public land.

**Factors likely to cause or contribute to land degradation, salinity or reduce water quality.**

The proposed dwelling is to be located centrally on the subject site, in an area that has been deemed appropriate by the Land Capability Assessment. Only minimal earthworks and excavations are required and therefore the proposal is not likely to contribute to any land degradation, salinity or reduce water quality. All earthworks and excavations will be undertaken in an appropriate manner in accordance with standard engineering practices to prevent erosion or sedimentation. The development will be an appropriate distance from any watercourses or gullies. Stormwater runoff will be addressed in accordance with standard engineering requirements to the satisfaction of the responsible authority.

**Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.**

All stormwater runoff from the proposed buildings will be directed to the water tanks in the first instance. Any overflow will be directed to a rock beaching area and managed in accordance with the requirements identified by the East Gippsland Shire Council.



**The extent and character of native vegetation and the likelihood of its destruction.**

The proposed development does not require the removal of any vegetation.

**Whether native vegetation is to be or can be protected, planted or allowed to regenerate.**

All existing vegetation on the site will continue to be protected and retained as it is currently. No new planting or regeneration is considered appropriate on this site at this time.

**The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimize any such hazard.**

The site is not within an area affected by potential flooding. The site is partially affected by the Bushfire Management Overlay. The proposed development has strategically been located out of the area affected by the Bushfire Management Overlay to ensure potential risk is reduced. The site is identified as being susceptible to erosion. The area of the proposed location of the dwelling is less undulating than other areas of the site. There is no existing evidence of any existing erosion. The proposed development does require some earthworks or excavations as identified on the plans. All earthworks will be undertaken in accordance with standard engineering practices and erosion and sedimentation prevention methods will be adopted. The potential erosion hazard has been considered and addressed within this submission and is considered to be reduced to an acceptable level.

## **6. CONCLUSION**


This submission is in support of a planning permit application for the use and development of a dwelling, outbuilding and creation of access to a road zone at 1359 (lot 4) Great Alpine Road, Sarsfield.

The relevant provisions of the East Gippsland Planning Scheme have been addressed and the proposed development is appropriate in this location.

It is requested that a planning permit be granted for this development.

**Development Solutions Victoria**



 <b>Simon Anderson</b> Consultants <small>CIVIL   STRUCTURAL   PROJECT ENGINEERS</small> P.O. Box 1700 111 Main St Bairnsdale, Vic, 3875 ACN 073 392 266 P.O. Box 566 191-193 Raymond St Sale, Vic, 3850 ACN 145 437 065	<b>Job:</b> Proposed Residence CA.4 (No.1359) Great Alpine Rd Sarsfield	<b>Date:</b> 18 Sept 2019
	<b>Client:</b> Jaime Savory	<b>Designed:</b> SJA
	<b>Checked:</b>	<b>Job No.:</b> 396924 <b>Page No.:</b> 1 of 8

# LAND CAPABILITY ASSESSMENT ON-SITE DOMESTIC WASTEWATER



CA.4 (No.1359) Great Alpine Rd, Sarsfield

## 1.0 INTRODUCTION

Simon Anderson Consultants were engaged to undertake a land capability assessment for the purpose of on-site domestic wastewater management of the Proposed Residence at CA.4 (No.1359) Great Alpine Rd, Sarsfield. The field investigation and report have been undertaken by suitable experienced staff.

The assessment was completed in accordance with the Environment Protection Authority's *Code of Practice – Onsite Wastewater Management* (EPA Publication No. 891.4, July 2016), guidelines for *Land Capability Assessment For On-Site Wastewater Management* (EPA Publication No. 746.1, March 2003), *On-Site Domestic Wastewater Management* (AS/NZS 1547:2012) and East Gippsland and Wellington Shires *Domestic Wastewater Management Plan*.

Information and results are presented in table form for clear data presentation and ease of identification of key points. **Detailed recommendations presented on page 5 of the report. LCA is to be read in conjunction with Site Features Plan 396924-LC1.**


<b>Subject Land</b>	CA.4 (No.1359) Great Alpine Rd, Sarsfield
<b>Client</b>	Jaime Savory
<b>Postal Address</b>	C/- Development Solutions Victoria, 118 Macleod St, Bairnsdale VIC 3875
<b>Contact</b>	Courtney Campbell, Mob: 0409 575 506, Email: courtney@devsolvic.com.au
<b>Map Reference</b>	Vicroads 84 E5
<b>Municipality</b>	East Gippsland Shire Council
<b>Proposed Development</b>	5 Bedroom Residence (Potential Occupancy = No. of Bedrooms + 1) <sup>1</sup>
<b>Design Flow</b>	120 L/person/day <sup>2</sup> (for On-site roof water tank supply)
<b>Anticipated Wastewater Load</b>	720 L/day
<b>Treatment System Required</b>	Primary treated effluent (ie. Septic Tank – 3000L capacity)
<b>Disposal System Required</b>	Absorption trenches – 0.7m wide x 102m long (i.e. 4 runs x 26m long)

## 2.0 PURPOSE/SCOPE OF ASSESSMENT

Broad-scale assessment for subdivisional purposes (often requires further lot-specific assessment at later date)	<input type="checkbox"/>
Detailed investigation for lot-specific management requirements	<input checked="" type="checkbox"/>

<sup>1</sup> As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.4, July 2016) Section 4.3.1


<sup>2</sup> As identified in AS/NZS 1547:2012 – Onsite Domestic Wastewater Management (Appendix H, Table H1)

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	<b>Client: Jaime Savory</b>	<b>Designed: SJA</b>
	<b>Checked:</b>	<b>Job No.: 396924</b>
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### 3.0 SITE KEY FEATURES

Criteria / Feature	Description	Implications for Wastewater Management
<b>Allotment/s</b>		
Title details	Allot. 4, Section B, Parish of Tambo	Council Property No: 40782
No. of Lots Proposed	1	
Lot size (EPA recommended minimum lot size = 1.0 ha)	21.75 ha	Large allotment, with ample capacity to locate dwelling and effluent field in a number of sites within allotment boundaries and hence for effluent to be contained on-site.
Dwelling Usage	Likely to be permanent	
Adjoining Lot sizes	Large rural lots 20+ ha in size.	Overall volume of wastewater being disposed to land in the local district is low.
Current Land Use	Vacant	Current wastewater generation is negligible
<b>Infrastructure</b>		
Zoning & Overlays	Farming Zone – Schedule 1 (FZ1) Bushfire Management Overlay (BMO) Design & Develop Overlay–Schedule 7 (DDO7) Erosion Management Overlay (EMO)	
Nearest Reticulated Sewer	Township of Lucknow	Not feasible to connect to reticulated sewer. The area is unlikely to be sewered in the long term future.
Reticulated Water	None available on existing allotment	On-site roof water collection – Occupants will rely solely on tank water for potable and non-potable supply
Power	Available on existing allotment	Allows ready use of wastewater treatment plant
<b>Land Features</b>		
Geology	<b>Tph</b> - Fluvial sand, silt, gravel, ferruginous sand deposits of the Tertiary derivation. <b>Stockdale with Munro (Sd/Mu)</b> map unit. This unit is comprised of Tertiary sediments and sands. The surface soils are mostly fine textured soils, with a sandy loam to fine sandy loam sharply separated from a medium clay subsoil occurring at around 20-40cm, although some subsoils are clayey sands and sandy clays. Some of the sandier surface soils have developed a “coffee rock” layer at the base of the A2 horizon.	Observed Soils dominated by sandy silts, overlying deep sands
Elevation	Approx 75m AHD	
Landscape Elements	The site is situated on the upper slope (linear divergent) of a rolling low hill system.	Contoured landscape providing good surface water shedding and spreads run-off, but no acceleration.
Fill	No fill was observed.	No filling is proposed.
Aspect	Area of investigation slopes to the North West	Increases sun exposure for improved efficiency of effluent disposal fields
River/Stream Catchment	Ephemeral Water Courses throughout the site	Necessary setbacks are easily achieved
Dams/Surface Water	Several small agricultural dams over both allotments	Necessary setbacks are easily achieved
Rock Outcrop	None	Reduces limitations and maximises efficiency of effluent disposal fields
Erosion	No evidence of sheet or rill erosion.	The erosion hazard is low.
Vegetation	Pasture/Grass	No vegetation clearing required for establishment of effluent disposal field or dwelling development
Climate	Temperate	Reduces variation in efficiency of effluent field
Solar Exposure	High.	Maximises efficiency of effluent disposal fields
Recommended Buffer Distances	All buffer distances recommended in Table 5 of EPA Publication 891.4 (July 2016) are achievable and do not significantly limit siting of the LAA in this case	
Available Land Application Area (LAA)	Considering all site constraints and the buffers mentioned above, the site has ample land that is suitable and available for land application of treated effluent.	



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#### 4.0 SOIL ASSESSMENT & CONSTRAINTS

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

Samples of all discrete soil layers for test bore 1 were collected for subsequent laboratory analysis of pH<sup>3</sup>, electrical conductivity<sup>4</sup> and Emerson Aggregate Class<sup>5</sup>. The soil profile of bore 2 is detailed below.

Soil Features: TEST BORE 1			
Soil Horizon	A1	A2	B1
Depth (mm)	0 - 200	200 - 1200	1200 +
Field Texture Grade <sup>6</sup>	SL	FSL	SC
Structure	Weak	Weak	Weak
pH	5.0	6.0	5.0
EC (dS m <sup>-1</sup> )	0.02	0.00	0.03
Dispersion	8	5	5
Coarse Fragments (% Vol)	-	20%	-
<b>Soil Category<sup>7</sup> (AS/NZ1547:2012)</b>	<b>2a</b>	<b>3b</b>	<b>4b</b>
Design Irrigation Rate (DIR mm/day)	5	4	3.5
Design Loading Rate <sup>8</sup> (DLR mm/day)	20	10	6

Depth (m)	Description	Horizon
0.1	<b>TOPSOIL:</b> Dry, Sandy Loam	<b>A1</b>
0.2	10YR 2/2 – Very Dark Brown	
0.3	<b>SAND:</b> Dry, Dense, Fine Sandy Loam	<b>A2</b>
0.4	10YR 4/4 – Dk Yellowish Brown	
0.5		
0.6	Coffee rock fragments at depth	
0.8		
1.0		
1.2	<b>CLAY:</b> Dry, Dense, Fatty Sands	<b>B1</b>
1.5+	10YR 5/8 – Yellowish Brown	



Depth (m)	Description	Horizon
0.1	<b>TOPSOIL:</b> Dry, Sandy Loam	<b>A1</b>
0.2	2.5Y 4/1 – Dark Grey	
0.3		
0.4	<b>SAND:</b> Dry, Dense, Silty	<b>A2</b>
0.5	2.5Y 6/4 – Lt Yellowish Brown	
0.6		
0.8		
1.0		
1.5+		



<sup>3</sup> The pH of 1:5 soil/water suspensions was measured using a Merck pH strip

<sup>4</sup> EC (dS m<sup>-1</sup>) was calculated by measuring the electrical conductivity of 1:5 soil water suspension.


<sup>5</sup> Appendix C shows photographic results of Emerson Aggregate Test (Slaking/Dispersion)

<sup>6</sup> Refer Appendix D for description details (all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

<sup>7</sup> As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.4, July 2016) Appendix A, Table 9

<sup>8</sup> For absorption trenches and beds (Where soils do not have a high perched or seasonal (winter) watertable)



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## 5.0 LAND CAPABILITY ASSESSMENT MATRIX

Land features	Land capability class rating				
	Very good (1)	Good (2)	Fair (3)	Poor (4)	Very Poor (5)
<b>General characteristics</b>					
Site drainage	No visible signs of dampness	Moist soil, but no water in pit		Visible signs of dampness	Water ponding on surface
Runoff	None	Low	Moderate	High - diversionary structures req'd	Very High - diversion not practical
Flood/inundation potential (yearly return exceedence)	Never		< 1 in 100	< 1 in 30	> 1 in 20
Proximity to watercourses	> 60m				< 60m
Slope (%)	0 - 2	2 - 8	8 - 12	12 - 20	> 20
Landslip	None Evident		Low potential for failure	High potential for failure	Present or past failure
Seasonal water table depth (m) (incl. perched water tables)	>5	5 - 2.5	2.5 - 2.0	2.0 - 1.5	< 1.5
Rock Outcrop (% of land surface containing rocks > 200mm)	0	< 10%	10-20%	20-50%	>50%
Vegetation Type	Turf or pasture				Dense forest with little understorey
Average Rainfall (mm/yr)	< 450	450 - 650	650 - 750	750 - 1000	> 1000
Pan Evaporation (mm/yr)	> 1500	1250 - 1500	1000 - 1250	-	< 1000
Fill	No Fill		Fill present		
<b>Soil profile characteristics*</b>					
Structure	High	Moderate	Weak	Massive	Single Grained
Profile depth (of limiting Horizon B1)	> 2.0m	1.5m - 2.0m	1.5m - 1.0m	1.0m - 0.5m	< 0.5m
Soil permeability category <sup>9</sup>	2 and 3	4		5	1 and 6
Presence of mottling	None				Extensive
Coarse Fragments (% volume)	<10	10-20	20-40		>40
pH	6 - 8		4.5 - 6		<4.5, >8
Emerson Aggregate Test (dispersion/slaking)	4, 6, 8	5	7	2, 3	1
Salinity (dS/m) (Electrical Conductivity)	<0.3	0.3 - 0.8	0.8 - 2	2 - 4	>4
<b>Overall Site Rating<sup>10</sup></b>			<b>Good</b>		<b>2</b>

\* relevant to soil layer(s) associated with trench location

<sup>9</sup> Refer Table 5.1 (Determination of Soil Category) of AS/NZS 1547:2012

<sup>10</sup> A description of each Land Capability Class Rating is provided in Appendix A. 396924 LCA (Jaime)

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## 6.0 CONCLUSION

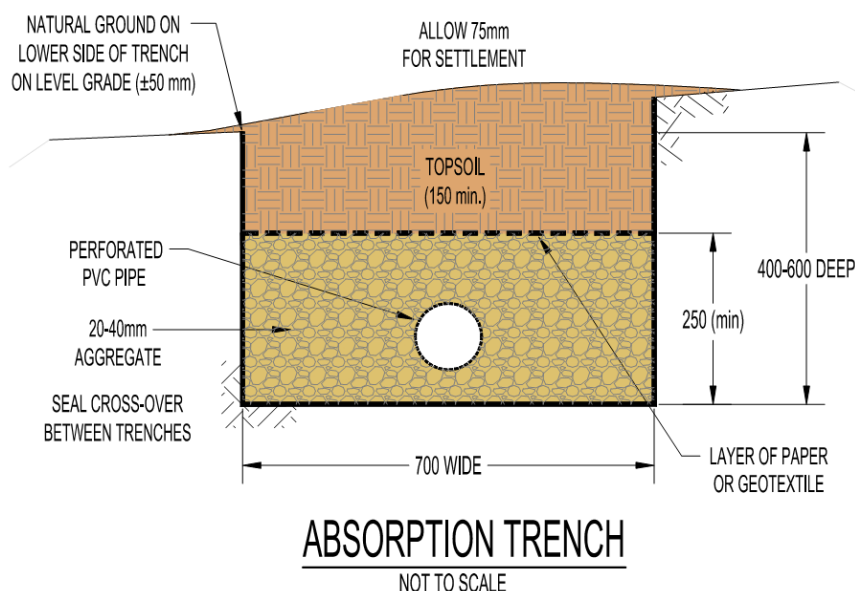
This LCA has been prepared to accompany a development application to East Gippsland Shire Council for a Proposed Residence and associated necessary wastewater management system. As such, this report provides recommendations for treatment and land application systems that are appropriate to the land capability.


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

## 7.0 RECOMMENDATIONS

It is recommended based on this LCA, that if the development of a Proposed Residence on CA.4 (No.1359) Great Alpine Rd, at the location indicated on the Site Features Plan 396924 - LC1:

- On-site disposal of domestic wastewater should occur within the proposed Land Application Area (refer Site Features Plan 396924-LC1). The client is allowed flexibility in selecting the final location and configuration of the trenches, provided they remain within this envelope and in accordance with the relevant codes/standards.
- The Septic Tank to be installed must be manufactured in accordance with the Australian Standard AS 1546-Small Septic Tanks, and must have a minimum capacity of **3000 litres**.
- Construction of Absorption Trenches must be carried out in accordance with EPA Certificate of Approval CA 1.2/03.
- Calculation of Trench length required based on AS/NZ 1547:2012 equation  $L=Q/(DLR \times W)$ 
  - Daily Flow Rate (Q) – 720 L/day;
  - DLR – 10 mm/day;
  - Trench Width (W) – 0.7 m;**
  - Trench Length – 102 m**
- To determine if the size and length of trench recommended above is adequate, a water balance modelling has been undertaken to achieve zero wet weather storage. The calculations are summarized below, with full details in Appendix B.
  - Average daily effluent load – 720 L
  - Design loading rate (DLR) – 10mm/day;
  - Crop factor – 0.6 to 0.85; and
  - Retained Rainfall – 75%.
  - Trench Width – 700mm; and Trench Length – 102 m.
  - Maximum depth of stored effluent – 0 mm (therefore trench design is adequate for the site)
- Minimum setbacks and buffer distances must be obtained when establishing effluent disposal envelopes, as per *EPA Code of Practice – Onsite Wastewater Management, publication 891.4, (July 2016)*.



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	<b>Client: Jaime Savory</b>	<b>Designed: SJA</b>
	<b>Checked:</b>	<b>Job No.: 396924</b>
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## 8.0 MANAGEMENT PROGRAM

### 8.1 Installation Issues

To ensure the satisfactory installation and operation of the Septic Tank and Absorption Trenches, the following measures are to be implemented:

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

### 8.2 Ongoing Management & Maintenance Issues

To ensure the satisfactory ongoing performance of the proposed Septic Tank and Absorption Trenches, the owners/occupiers will need to ensure that:

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

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

- Ensuring that maintenance requirements are undertaken regularly in accordance with the systems' requirements and that both they and future owners/occupiers are aware of the systems capabilities, limitations and ongoing requirements;
- Using biodegradable soaps, low phosphorous detergents and detergents that have low salt, sodium and chlorine levels;
- Limiting the use of germicides (such as strong detergents, disinfectants, toilet cleaners, whiteners and bleaches);
- Not flushing disposable nappies, sanitary napkins or other hygiene products into the systems;
- Not flushing chemicals, paint or similar substances into the systems.

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

## APPENDIX A

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



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**Job: Proposed Residence**  
**CA.4 (No.1359) Great Alpine Rd**  
**Sarsfield**

**Client: Jaime Savory**

**Checked:**

**Date: 18 Sept 2019**

**Designed: SJA**

**Job No.: 396924**

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## APPENDIX B

### Bairnsdale 085279

Mean

Source: AS1547-1994 - Table G1

Evap.data

### Bairnsdale 084100

average Pan evaporation

(Prepared by R.A. Patterson, Lanfax Labs. Armidale updated April 2006)

1	2	3	4	5	6	7	8	9
Month	Days	daily pan	Pan Eo	Et	Rainfall	Retained	LTAR*N	Disposal
	per	Eo		+Cf*Eo	P	Rainfall	rate/month	Effluent
	month	(B.Met)				Re=(1-r)P	10	(Et-Re)+
							LTAR*N	per month
		mm	mm	mm	mm	mm	mm	720
								L
								m2
Jan	31	6.6	204.3	174	48.9	36.7	310	447.0
Feb	28	6.1	170.0	144	50.8	38.1	280	386.4
Mar	31	4.8	148.8	126	44.7	33.5	310	403.0
Apr	30	3.7	109.8	66	55.8	41.9	300	324.0
May	31	2.6	80.0	48	47.3	35.5	310	322.5
Jun	30	2.4	70.8	42	59.7	44.8	300	297.7
Jul	31	2.4	73.8	44	49.1	36.8	310	317.4
Aug	31	3.0	93.0	56	36.3	27.2	310	338.6
Sep	30	3.8	114.9	69	52.7	39.5	300	329.4
Oct	31	4.7	144.8	123	60	45.0	310	388.1
Nov	30	5.5	165.9	141	80.9	60.7	300	380.3
Dec	31	6.3	195.9	167	59	44.3	310	432.3
Totals			1571.9	1201	645.2	483.9		

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

1	2	3	4	5	6	7	8	9	10	11
month	first trial	application	Disposal	(3)-(4)	Increase	Starting	increase	computed	reset if	equivalent
	area	rate	rate		depth of	depth	depth	depth	Et deficit	storage
	(m2)	(8)*(2)	per month		stored	effluent	effluent	effluent	<0	10 x area
		(above)			effluent	for		(X)		
		(mm)	(mm)	(mm)	(5)/porosity	month	+(6)	(mm)	(mm)	(L)
Dec								0.0	0	
Jan	143	156	447	-291	-727	0	-727	-727	0	0
Feb		141	386	-245	-613	0	-613	-613	0	0
Mar		156	403	-247	-617	0	-617	-617	0	0
Apr		151	324	-173	-432	0	-432	-432	0	0
May		156	323	-166	-416	0	-416	-416	0	0
Jun		151	298	-147	-367	0	-367	-367	0	0
Jul		156	317	-161	-403	0	-403	-403	0	0
Aug		156	339	-182	-456	0	-456	-456	0	0
Sep		151	329	-178	-446	0	-446	-446	0	0
Oct		156	388	-232	-580	0	-580	-580	0	0
Nov		151	380	-229	-573	0	-573	-573	0	0
Dec		156	432	-276	-690	0	-690	-690	0	0
Jan		156	447	-291	-727	0	-727	-727	0	0
Feb		141	386	-245	-613	0	-613	-613	0	0
Mar		156	403	-247	-617	0	-617	-617	0	0
Apr		151	324	-173	-432	0	-432	-432	0	0
May		156	323	-166	-416	0	-416	-416	0	0

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

**Porosity in disposal area**

**40%**

**Variables Table**

**Runoff Coeff = 0.25 percentage runoff**

**Summer Crop Factor = 0.85 crop transpiration rate Oct-Mar**

**Winter Crop Factor = 0.6 crop transpiration rate -Apr-Sep**

Change as required

**LTAR = 10 L/m2/day**


**FLOWS= 720 L/day**

**Maximum depth of stored effluent = 0 mm depth**

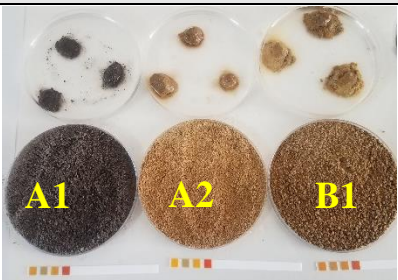
**Trench dimensions (mm) width = 700 mm depth = 450 mm**

**Length of trench required = 102 metres**

Water Balance Model for 5 bedroom dwelling  
(prepared by R.A. Patterson, Lanfax Labs. Armidale April 2007)

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	<b>Checked:</b>		<b>Job No.: 396924</b>
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## APPENDIX C

RECORD OF FIELD TEXTURE DETERMINATION							TEST BORE B1
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade	
A1	Moderate	Slight	None	Moderate	20	SL	
A2	Extremely	None	None	None	20	FSL	
B1	Moderate	Extremely	Very	Extremely	50	SC	

Emerson's Aggregate Testing & Ph Testing

NONE                      SLIGHT                      MODERATE                      VERY                      EXTREMELY

## APPENDIX D

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

Table E1 (Assessment of Soil Textures) pg 106 of AS/NZS 1547:2012



DENOTES NATURAL SURFACE LEVEL 90.00

DENOTES FLOOR LEVEL FL 12.00 APP.

ALL LENGTHS ARE IN METRES

CONTOUR INTERVAL IS 10m

LEVELS ARE TO LANDATA WCMAP SERIES

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

DENOTES NATURAL SURFACE LEVEL 90.00  
ALL LENGTHS ARE IN METRES  
CONTOUR INTERVAL IS 0.20m  
LEVELS ARE TO ARBITRARY DATUM



LAA

CA.4  
21.75 ha

# Proposed House Site

# SITE FEATURES PLAN

SCALE 1:1000

# SITE PLAN

SCALE 1:5000

DENOTES EPHEMERAL WATERCOURSE (TYP.)

## TEST BORE LOCATION

B2  $\oplus$ 

SUITABLE LAND APPLICATION AREA (LAA - 2,000m<sup>2</sup> available)

ABSORPTION TRENCHES - 0.7m wide x 102m long (i.e. 4 runs x 26m)

— — — RESERVE TRENCH LAYOUT

REV	DESCRIPTION	CHKD	DATE	Design:	Project: <b>SITE ANALYSIS</b>  CA.4 (No. 1359) GREAT ALPINE RD, SARSFIELD  Client: <b>DEVELOPMENT SOLUTIONS VICTORIA</b>	Job No: <b>396924</b>	<div><div>SIMON ANDERSON</div><div>C O N S U L T A N T S</div><div>STRUCTURAL , CIVIL &amp; PROJECT ENGINEERS</div></div> <div><div>P.O. Box 566</div><div>191-193 Raymond St, Sale</div><div>T: 03 5144 6688</div><div>F: 03 5144 6855</div><div>ACN 145 437 065</div></div> <div><div>P.O. Box 1700</div><div>111 Main St, Baimsdale</div><div>T: 03 5153 1500</div><div>F: 03 5152 1511</div><div>ACN 073 392 266</div></div>
				Drawn: JDP			
				Checked: SJA			
				Date: 18 SEPT 2019		Revision No: -	

# FARM MANAGEMENT PLAN



**1359 (CA 4) GREAT ALPINE ROAD**  
**SARSFIELD**

REF: 19075

OCTOBER 2019





## CONTENTS

1. Executive Summary
2. Farm Management Objective
3. Subject Site
4. Agricultural Activities
5. Management of the property
6. Environmental Implications
7. Resources
8. Conclusion

## REFERENCES

[www.mla.com.au](http://www.mla.com.au)  
[www.agriculture.gov.au](http://www.agriculture.gov.au)  
[www.australianagriculture.com.au](http://www.australianagriculture.com.au)  
[www.dpi.vic.gov.au](http://www.dpi.vic.gov.au)  
[www.pestsmart.org.au](http://www.pestsmart.org.au)  
[www.farmbiosecurity.com.au](http://www.farmbiosecurity.com.au)  
[www.kitchengardenfoundation.org.au](http://www.kitchengardenfoundation.org.au)

## DOCUMENT CONTROL

Version	Initials	Date	Comments
1.0	CMC	20/10/2019	Draft for review
1.1	SFW	24/10/2019	Reviewed
2.0	CMC	27/10/2019	Final for Submission

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October 2019



## 1. EXECUTIVE SUMMARY

This Farm Management Plan seeks to outline the proposed operations to be undertaken on the property at 1359 Great Alpine Road, Sarsfield to ensure the suitability of the site to sustain an agricultural enterprise and the justification for the need of a dwelling to support the activities.

The subject site is an old crown allotment approximately 22.5 hectares in area. These type of crown allotments are common throughout East Gippsland and in many cases are smaller standalone allotments which accommodate smaller productive farming enterprises. In other instances, these type of crown allotments form a part of a larger land holding. Many of these allotments have been separated by families over time.

This plan outlines the capacity of the site to sustain a viable agricultural enterprise and the justification for a dwelling on the site.

East Gippsland is home to many smaller scale agricultural enterprises. There are many innovative farm practices which assist with the profitability and sustainability of parcels less than the zone minimum of 40 hectares. In many cases, these smaller operations are additional sources of income which creates the rural lifestyle whilst ensuring agricultural land is used for an appropriate and compatible purpose.

The current climatic conditions of East Gippsland as well as technology and innovation enable smaller lots to be viable agricultural enterprises. Additionally, there is more focus on sustainable households encouraging smaller farming operations that provide for families, supplementary income and reduce impact on the natural environment.

The location of the site, investment, capacity and resources will ensure the land is improved to establish a viable agricultural enterprise, to contribute to this significant sector of East Gippsland and the overall economy, whilst ensuring there is no detrimental impact to the surrounding land uses and development.

This plan outlines the farming operations proposed to improve the quality of the land, identify the ability to generate a sustainable outcome that will provide a net benefit to the owners of the land and the broader community.



## 2. FARM MANAGEMENT PLAN OBJECTIVE

The objective of this plan is to outline the agricultural uses to be undertaken on the land, the operational logistics and the potential capacity of the land to generate a sustainable and viable agricultural and horticultural enterprise.

The aim is to create a viable agricultural and horticultural operation that will assist this family to be self-sufficient, increase income, manage land and provide additional benefit to the broader community. The operations proposed include grazing cattle and sheep as well as extensive vegetable gardens and fruit orchards.

The vegetables and orchards will support the existing program at the Swan Reach Primary School, being the Stephanie Alexander Kitchen Garden Program. As this program is introduced into other schools in the region, it is expected that this property will become an example and provider for additional schools.

This plan identifies the suitability of the subject site and provides an evaluation and analysis of the ability of this land to accommodate the proposed uses in accordance with the objectives of the Farming Zone of the East Gippsland Planning Scheme.

This plan will identify some of the uncertainties associated with farming in this region as well as other relevant influences.

The plan will provide justification for the need to obtain planning approval for the use and development of a dwelling in order to support the proposed agricultural and horticultural activities proposed on the land.



## 3. SUBJECT SITE

The subject site is located at 1359 Great Alpine Road, Sarsfield. The site is approximately 22.5 hectares in area. The site is undulating in nature and contains an existing dam located centrally on the western boundary.

The site has access to a range of infrastructure including electricity, telecommunications and a good quality road network. The site adjoins the Great Alpine Road along the southern boundary for a distance of approximately 260 metres. A new vehicle access point is proposed in the south eastern corner of the site. The access will be a standard farm access point with a 19 metre gate setback as required by VicRoads.





The site is currently divided into two paddocks of grazing land and contains scattered vegetation throughout.

The aerial photograph provided below shows the subject site and surrounding land uses and development.



**Figure 1 - Aerial photograph of the subject site at 1359 Great Alpine Road, Sarsfield.** [www.vicplan.vic.gov.au](http://www.vicplan.vic.gov.au)

The subject site is within an area comprising various uses and development. It is located approximately 8.5 kilometres south west of the township of Bruthen and approximately 13.5 kilometres north east of the city of Bairnsdale.

Immediately adjoining the northern boundary of the subject site is Fiddlers Boundary Track and beyond the State Forest. Immediately adjoining the eastern and western boundaries are existing farming land. The property to the west is a similar property to the subject site being approximately



18.5 hectares in area and the property to the east is also similar in characteristics, however slightly larger at approximately 40 hectares.

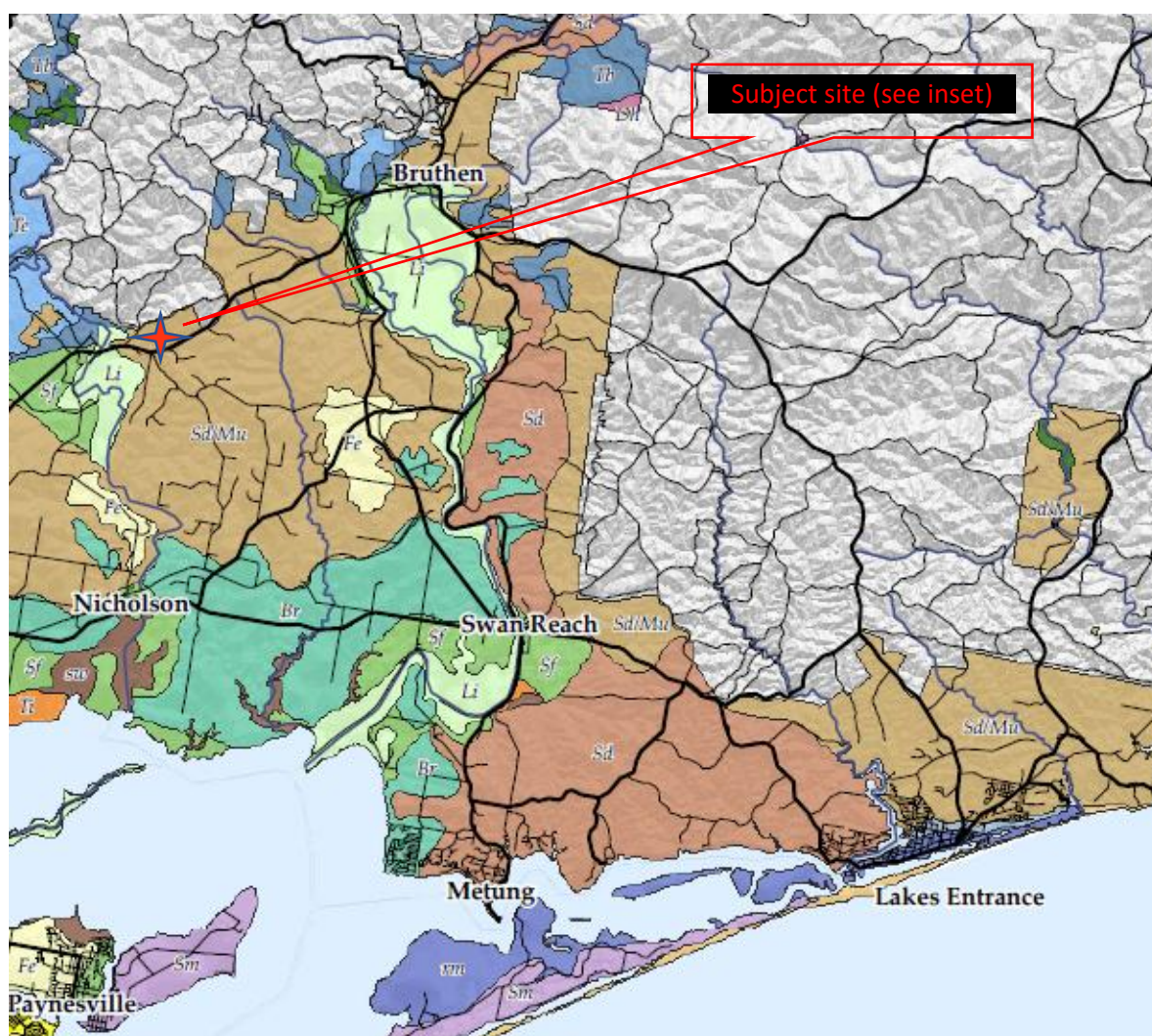
The two properties immediately adjoining the subject site are also used for grazing cattle.

Land on the southern side of the Great Alpine Road is zoned and developed for Rural Residential. The land holdings in this area are much smaller and generally range between 2.5 hectares and up to 22 hectares. The predominant area of these lots are approximately 2-5 hectares in area. Further west becomes predominantly low-density residential area whilst further east becomes a combination of rural residential and farming land through Mossface and Wiseleigh.

The farming land in this locality is predominantly grazing land, however other farming uses include Wildflower farm approximately 1.5 kilometres east of the subject site also on the Great Alpine Road.

The map below indicates the subject site and surrounding area has two main soil types. Stockdale (Sd) and Munro (Mu).

Information on these soil types and appropriate land uses is identified below.



**Figure 2 - Soil Landform Map – Soils – landform units of the Bruthen Lakes Entrance region**  
[www.vro.agriculture.vic.gov.au](http://www.vro.agriculture.vic.gov.au)



The subject site is recognised as having Stockdale (Sd) and Munro (Mu) soils. Each of these types are outlined below:

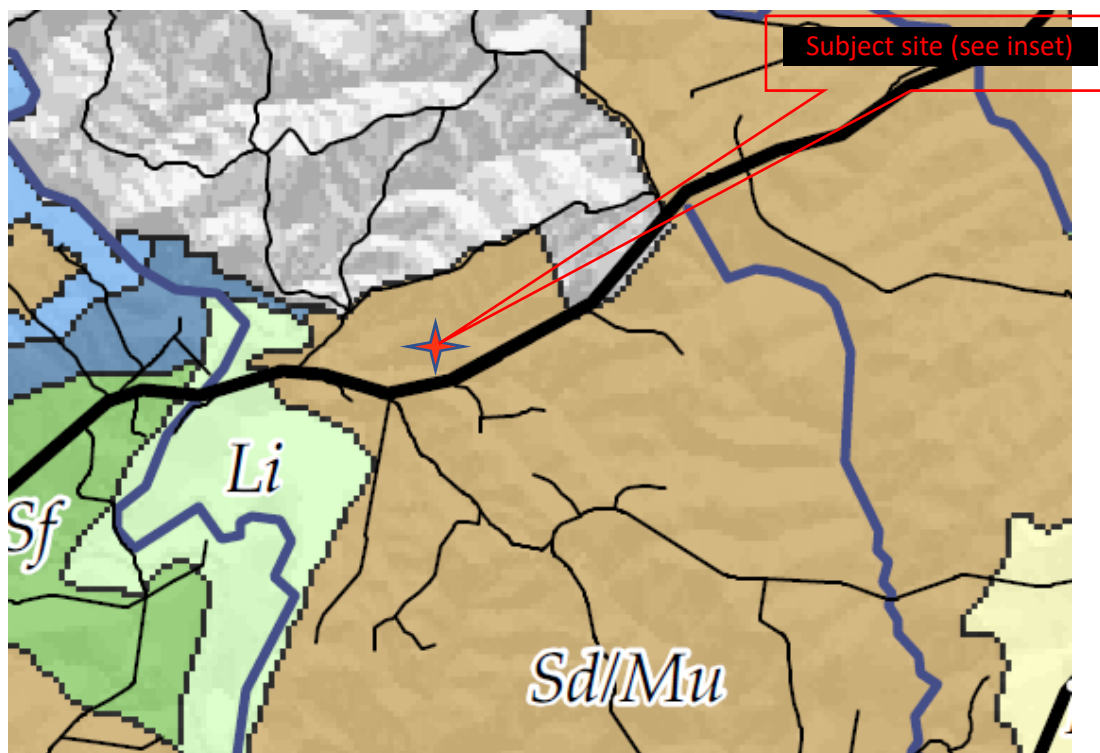


Figure 3 - Soils-landform units of the Bruthen Lakes Entrance region – [www.vro.agriculture.vic.gov.au](http://www.vro.agriculture.vic.gov.au)

### Stockdale (Sd)

*“Neogene (late Tertiary) alluvial sediments. The Tertiary sediments form the oldest ‘terraces’ and outwash fans from the uplands. As these sediments are derived from material higher in the mountains. Their nature will depend on the rock types in the former upper catchment. There will also be changes in sediment size further down the depositional sequence.”*

*“The soils of the Stockdale map unit are all texture contrast soils. The surface soils are strongly to moderately acidic and range from dark greyish brown loamy sands to sandy loams. Invariably they have a bleached subsurface soil. Brown medium to heavy clays occur at a variable depth, generally before 50cm, typically with yellowish brown, grey or strong brown mottles. The sandy surface soils have a low nutrient and water holding capacity if the organic matter levels are low and are also prone to wind erosion.”*

The Munro map unit is arbitrarily defined as when the depth of sand exceeds 1m. If the sand is sufficiently deep, ‘coffee rock’ occurs in the subsoil (refer to landform description in Munro site EG220).

### Munro (Mu)

*“The soils of the Munro map unit are deep sands generally with very dark grey acidic sand surface soils overlying paler sands at about 50cm. These sands may mantle mottled clay but if the sand is sufficiently deep, cemented sands known as ‘coffee rock’ occur in the deeper subsoils, generally around 70 to 90cm.”*

Land uses for this soil type are:

*“Some of the land is cleared, mainly for grazing, but there are large areas of the original vegetation west of the Tambo River and north-west of Lakes Entrance.*

*These soils may be used for specialised crops (for example, horticulture and floriculture, such as Proteas if sufficient water is available. As the soils are generally low in organic matter and clay, nutrients will be leached down the soil profile. Wind erosion may also be a problem if the soils are left bare. For crops to be grown, organic matter needs to be maintained or enhanced to improve water retention and regular applications of fertiliser, including dolomitic lime, phosphorus and potassium need to be added.”*

Most of the soils on this map unit are texture contrast soils. This means that they have light textured surface soils (loamy sands to sandy loams) overlying paler sands.

Land management considerations identified for this soil type are:

- *If the soil was under pasture with an effective rooting depth of 70cm the plant available water capacity is considered to be low estimated at 52mm. Because of the low wilting points throughout the profile, plants will be able to use very light rains when the soil is dry. Due to the low water storage capacity of the soil, plant will suffer water stress unless further rains occur.*
- *These strongly acid sandy soils have a low nutrient holding capacity and are considered to be infertile. They are naturally deficient in nitrogen, phosphorus, sulphur and potassium. Nitrate and sulphate are readily removed by leaching. Deficiencies of trace elements such as copper, zinc and molybdenum are likely to occur. The trace element boron (B) leaches rapidly through acid sandy soils and deficiencies are also likely to occur.”*

The land uses identified for this area is either cleared for grazing or covered by lowland forest. These soils may be used for specialised crops (for example, horticulture and floriculture, such as proteas) if sufficient water is available.

The site is currently maintaining average pasture, based on current farming practices. The grazing is at an appropriate density to maintain the reasonable pasture. Significant improvement to the current site conditions can be made which in turn will enable additional grazing. Grazing activities need to respond to the conditions.

It is proposed to locate a dwelling centrally on the site. This will allow for visual surveillance and ease of access to each of the paddocks proposed. Additionally, this will ensure the dwelling is located a suitable distance from any other dwellings and the Great Alpine Road.

The development of a dwelling will require a septic tank. Given the soil classification, the size of the subject site in addition to the proposed location of the dwelling it is expected that effluent disposal will not be an issue. The installation of a septic tank on the site is not expected to decrease the ability of the site to be used for the proposed agricultural and horticultural activities. A Land Capability Assessment prepared by Simon Anderson Consultants is provided to support this conclusion.

Access to the site will be via a newly constructed driveway directly from the Great Alpine Road. This driveway will need to be approved by VicRoads and will be in accordance with the Standard Drawing 2066 – Typical Rural Driveway Access to Residential Properties. The site distances from the chosen location are considered to be appropriate for a main transport route with a speed limit of 100 kph.



As a minimum suitable drainage infrastructure will be installed and a formed gravel driveway and crossover will be constructed.

In proximity to the proposed dwelling will be an outbuilding to store machinery and equipment associated with both the proposed agricultural and horticultural uses as well as the dwelling.

The proposed shed will be 21 metres long by 9.5 metres wide with a verandah of 5 metres.

There will be internal farm fencing and gates providing access points to each of the paddocks and enable easy movement of stock.

#### 4. AGRICULTURE AND HORTICULTURE

The primary farming activities to be undertaken on the land are both agriculture and horticulture, being the grazing of cattle as well as growing of vegetables and fruit. Other activities include small (domestic) scale poultry farming. Each of the proposed activities are outlined below. All activities will be undertaken in consultation with the Department of Land Water and Planning, Agriculture Victoria and other leading industry bodies as appropriate.

##### Cattle

The predominant agricultural activity to be undertaken on the land is the grazing of cattle. The property will be divided into three main grazing paddocks with the fourth paddock for the vegetable, fruit and horticultural component of the proposal. An indicative plan is provided below – see Property Layout Plan.

Initially, it is proposed to undertake significant improvement works to the property, with fencing the main priority. Once new fencing is undertaken, and water troughs installed cattle will be purchased.

Water troughs are preferred to dams and creeks which can become dirty and fouled.

Until specific detail is known about the pasture quality and requirements, it is unknown if set stocking or rotational grazing will be the most appropriate grazing practice on the site. Tactical grazing may be an appropriate response to the site conditions. Additionally, it will not be known the extent of supplementary feeding that will be required. Continual monitoring of stock as well as site conditions will form part of the daily activities and additional fertilisation, rotation and supplementary feeding will be undertaken as necessary to ensure optimal results.



Animal health, welfare and biosecurity are all important aspects of the livestock production chain. Each can have potentially adverse impacts on productivity if managed poorly.

Biosecurity programs for the cattle industry are designed to prevent the spread of infectious disease and contain disease outbreaks when they occur. Biosecurity is important at the national, regional and property level. The care of the cattle will be in accordance with the Australian Animal Welfare Standards and Guidelines.

Close monitoring of the cattle will ensure any parasites and diseases are identified, treated and managed immediately in accordance with the appropriate guidelines and procedures.

The risks and challenges of cattle include the loss of vital export markets, weather, disease and pests, input prices and the price of products sold. There are a range of tools that can assist producers to better manage the risks. There are many regulatory requirements to adhere to in beef farming. Professional assistance will be obtained prior to purchasing cattle to ensure compliance with all necessary regulatory requirements and to ensure the risks and challenges are managed appropriately.

The sale of the cattle will occur when deemed appropriate based on any number of contributing factors such as personal and business considerations including financial, urgency, risk and site conditions. Advice from suitably qualified professionals will be obtained to ensure the most sustainable and viable outcome.

All stock will be registered and will comply with the National Livestock Identification System. A Property Identification Code will be obtained to ensure compliance with all relevant legislation.

The goal is to stock the paddocks to balance the long-term productivity and the environmental sustainability. Investigations into the appropriate stocking rate to ensure optimal production will be undertaken regularly and the stock adjusted accordingly, which will assist in weed management, stable pastures, erosion prevention, water and soil quality, animal health and long-term viability.





## Chickens

It is proposed to have a large chicken coop. The objective is sustainability, reducing waste as well as the production of eggs. Keeping chickens eliminates scraps, produces an all-natural fertiliser, assists with composting and provides eggs.

It is proposed to have a flock of between 20-25 chickens. All chickens would be sourced locally.

The purchase of the chickens and the construction of the chicken coop would not commence until the completion of the dwelling due to the daily needs of the chickens.

Based on between 20 and 25 chickens, it is expected that the yield would be approximately a dozen eggs per day. These eggs would be sold at markets.

Any excess eggs not used by the owners personally or sold at markets, would be donated to the Stephanie Alexander Kitchen Garden as outlined below.



The chicken coop will be fox and vermin proof and chickens will always be locked away at night.

The chicken coop will need to be located a suitable distance to the dwelling to ensure ease of management and continual surveillance.

## Fruit and Vegetables

It is proposed to have extensive vegetable gardens and fruit orchards.

A small moveable greenhouse will harvest vegetables from seeds, which will then be transferred to the larger raised garden beds. The small moveable greenhouse also includes a small water tank for catchment of water to reuse.





The vegetables will be located in proximity to the proposed dwelling for ease of maintenance and management. It is important to ensure the vegetable plots are adequately protected from strong winds yet have suitable exposure to sunlight.

Time will be invested into ensuring the soil is well prepared with aged manure and compost prior to planting.

The vegetable plots will be in raised garden beds, with the surrounding areas maintained neat and tidy and clear of any weeds. This also assists with harvesting.

Successive plantings will ensure a continuous supply. Companion plants will be included amongst the crops, such as marigolds and garlic, which can act as a natural deterrent to a range of pests.



Plants with similar requirements will be grouped together, for example those with higher water demands or that prefer regular liquid feeding.

The vegetable plots will be continually fed and maintained. At time of planting a controlled-released fertiliser will be used (organic). Liquid feeding will be undertaken fortnightly (or more frequently if deemed necessary). Pests, such as caterpillars and snails will be monitored and safely treated. Plots will be mulched and regularly watered.

Long term, an irrigation system will be installed, however initially watering will be undertaken as required by the owners.



A large orchard will be established. The orchard will be established in stages. The orchard will be located further from the proposed dwelling and will comprise a range of fruit and nut trees.

Initially, trees for the orchard will be purchased from a nursery at a stage that will ensure fruit is produced within 2-3 years. Future sections of the orchard will be grown from seed as with the vegetables.

The soils of the subject site are deemed appropriate for an orchard given the permeability with a texture allowing water to drain properly, yet having enough water holding capacity to



reduce the likelihood of trees drying out. Long term, an irrigation system will be installed, however initially supplementary watering will be undertaken as required.



### Pest Management

This plan identifies some common pests that may be associated with the proposed uses on the land. Some common issues for cattle are external parasites such as lice, flies, ticks, cattle grubs and mites. These pests are most likely to be prominent in spring and summer months. The cattle will be closely monitored and adequately vaccinated and treated to prevent issues with any of these pests.

A vaccination program will be an integral part of the farm plan to ensure the health and wellbeing of the cattle.

Foxes may be a pest to the chickens. The proposed chicken coop will be fully secure to ensure foxes and vermin are unable to enter the coop. Ensuring the coop is continuously cleaned will reduce the likelihood of vermin.

The property will be maintained in a neat and tidy manner and any animal carcasses will be removed immediately, as this is considered an attraction to foxes.

### Weed Management

Weeds, or invasive plants, pose a serious threat to primary production and biodiversity in Victoria. Many species have the potential to reduce agricultural productivity, displace native species, threaten social values and contribute significantly to land and water degradation.

Weed eradication is essential to ensure productivity and to reduce risk to surrounding properties. The following principles provide a basis for managing weeds:

- Awareness – be aware of existing and potential weed problems.
- Detection – be on the lookout for new weed infestations before they become too large and difficult to contain.
- Planning – prioritise efforts and plan a strategy for successful control.



- Prevention – is better than a cure, so preventing new weed infestations and containing spread of existing weeds will make life easier.
- Intervention – and do it early. Controlling weeds now rather than later will prevent them spreading out of control.
- Control and monitor – monitoring is a critical component in weed management. Managers need to gauge how well they are controlling weeds and re-plan for future measures.

There are no poisonous weeds or plants identified on the site that would be detrimental to cattle. Continuous monitoring of stock, as well as the property will reduce the risk of the introduction of any poisonous plants. No agistment is proposed on the land or of any cattle being purchased.

There are no noxious weed issues currently evident on the subject site.

### Proposed Improvements

The following is a list of physical improvements that will be undertaken or proposed to be undertaken to support the use of the land with an estimated timeframe and a priority level.

	Timeframe	Priority	Notes
Fencing and internal gates	Year 1 and 2	1	All fences will be replaced overtime and new internal fencing will commence immediately.
Water troughs	Year 1	1	New troughs will be installed in locations that are most efficient with a minimum of one in each grazing paddock. Water troughs are proposed with tanks attached, as shown below.
Cattle yards	Year 1	2	Existing yards are available on the adjoining property, that can be used until new cattle yards are constructed. Additionally, temporary yards can be provided by cattle transport operators.
Dwelling (STCA)	Year 1 and 2	1	The proposed dwelling is required to enable full time management of the land.
Chicken coop	Year 2	2	The chicken coop cannot be constructed until the completion of the dwelling due to the need for hands on management and care required.
Vegetable beds / plots	Year 2	2	Vegetables will require extensive preparation and in some cases twice daily watering. It is not practical to commence vegetable growing until the completion of the dwelling.
Shed / Outbuilding	Year 1	1	The shed will be constructed in year 1 with the proposed dwelling. The shed will house the equipment required for much of the works proposed.



Weed control	Ongoing	1	The weed control program will commence immediately with ongoing management required.
Water tanks	Year 1	1	Water tanks will be installed Additional water tanks for additional water storage for domestic and agricultural uses. Tanks to be connected to dwelling and existing sheds.
Vegetation planting	Year 3	2	New planting of vegetation for shade



### Stephanie Alexander Kitchen Garden Program

*“The Stephanie Alexander Kitchen Garden Foundation provides education resources, professional development, support and inspiration for educators to deliver pleasurable food education to children in Australia.”* [www.kitchengardenfoundation.org.au](http://www.kitchengardenfoundation.org.au)

The Stephanie Alexander Kitchen Garden is an education program providing resources for schools to create a kitchen garden community. The mission of the foundation is:

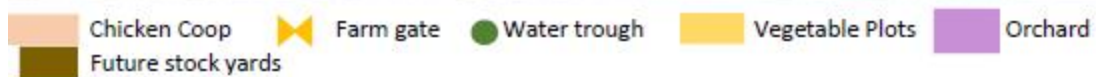
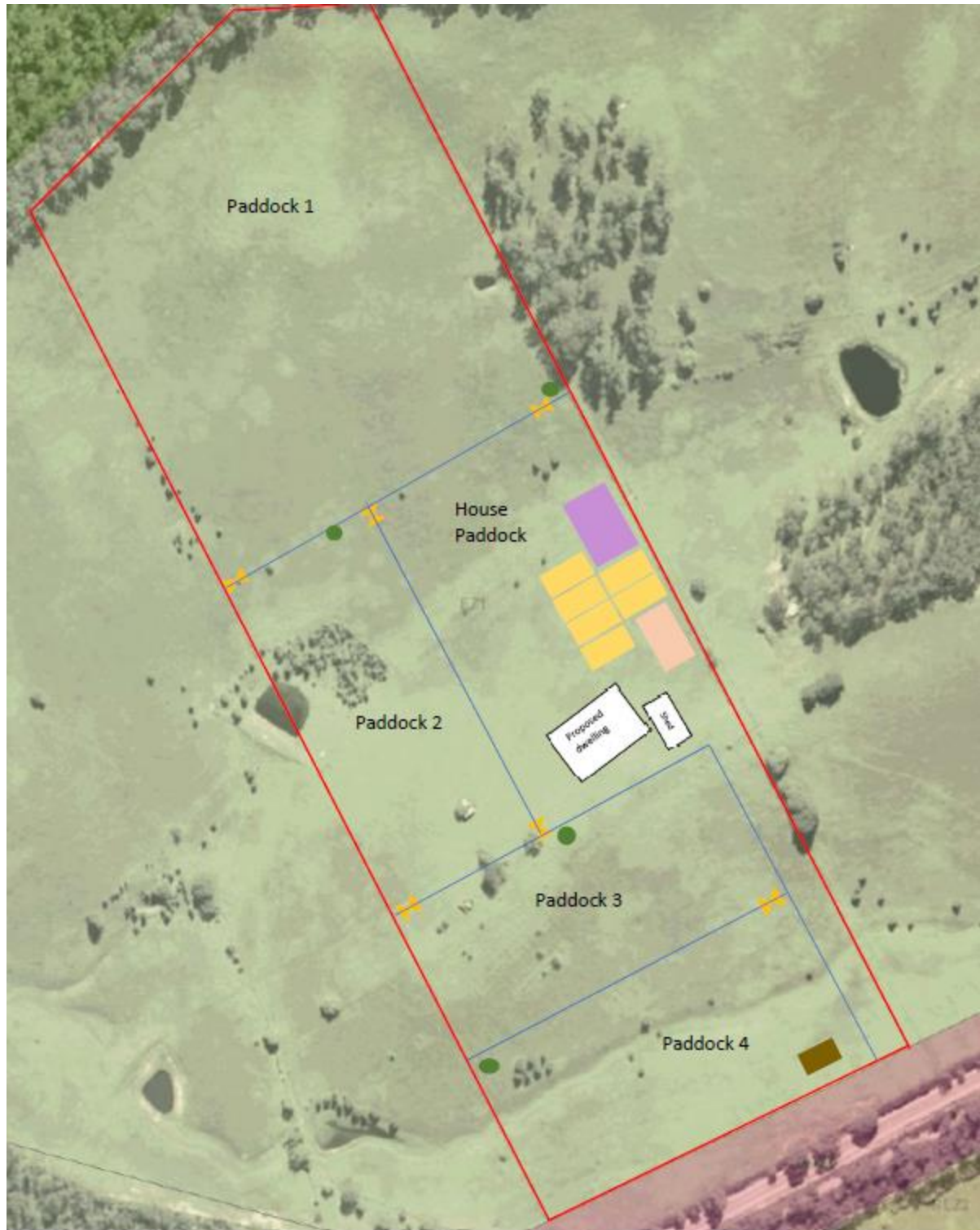
*“We provide the inspiration, information, professional development and support for educational institutions to deliver pleasurable food education, in conjunction with educators, partners and the wider community.”*

The horticultural uses on this property will be co-ordinated with the Swan Reach Primary School Stephanie Alexander Kitchen Garden. Whilst the Swan Reach Primary School have their own garden, the gardens proposed on this property will provide additional resources as well as the ability to visit and understand larger operations.





## PROPERTY LAYOUT PLAN





## 5. MANAGEMENT OF THE PROPERTY

The subject site is approximately 22.5 hectares in area. The capacity of the site to sustain a viable agricultural and horticultural operation is clearly outlined within this plan, however as with all farming activities there is much dependence on the management of the property and other climatic and economic conditions. A strong plan with adequate flexibility and contingencies in place will ensure a sustainable and viable operation that will support the agricultural industry of East Gippsland. All farming enterprises require an ongoing investment of time and energy which will be best managed by living on the property. This property will require significant financial investment also.

This Farm Management Plan outlines the proposed use of the land for both agricultural and horticultural uses along with a list of improvements to be undertaken to enhance the current site conditions and to ensure the productivity of the land is at the optimum level and therefore will accommodate a sustainable operation that will complement the other agricultural activities in the area and will provide an income and home for the owners of the land.

All grazing activities will be in accordance with the national standards, having a Property Identification Code (PIC), having all cattle with an Electronic Identification (EIC) and registered on the National Livestock Identification System (NLIS). These are essential to ensure the biosecurity of the area, the state and the nation are protected.

Many of the improvement works proposed will commence immediately to enable the first cattle to be purchased and to ensure the agricultural and horticultural activities are well underway by the time the proposed dwelling is completed.

The proposed improvement works are over a long period of time and will be a continuing and evolving process. The timing and order of the works will be dependent upon the resources available and other contributing factors such as the livestock market, weather, seasons and other relevant influences. During the current drought, commencing with only minimal stock will ensure the ability to feed continuously whilst improving the current pastures. Planning for difficult periods like droughts, floods and bushfires is key to survival.

Standard farming practices have identified the importance of working with neighbouring properties. Not only is working with neighbours important it is also beneficial particularly with weed and vermin control, stock management, sharing of contractors to reduce costs and to explore potential joint activities. Existing relationships with the neighbouring property are well established and will ensure a cooperative approach to farming the land.

Additional labour resources will be obtained when required either by employment, contractors or family and friends. This is common practice in farming operations.

Initial investigations ascertain that the quality of the pasture is average. Implementation of additional grazing activities are likely to increase the quality of the pasture, particularly in the rotational pattern as proposed. Upon improvement of the pasture the number of livestock that can be accommodated will be increased.





## 6. ENVIRONMENTAL IMPLICATIONS

The proposed farming operations will be undertaken in accordance with all relevant best management practice guidelines.

No vegetation removal is required. All existing trees on the property will be protected. Overtime, additional planting for more shelter for cattle may be undertaken.

The proposed area surrounding the proposed dwelling, vegetable plots, orchard and chicken coop will be fenced and will be free from cattle.

Utilising the land for the proposed agricultural and horticultural activities, and living on the site, will enable pest and weed management activities to be undertaken. Weeds will be removed in an environmentally friendly manner in consultation with the adjoining property owners.

All works will be undertaken onsite in a manner to ensure that there are no negative offsite impacts. Management of stock and operations will be done in accordance with relevant guidelines to ensure there is no odour, noise, dust or other offensive offsite impacts.

## 7. RESOURCES

The resources required to establish this agricultural enterprise have been identified throughout this plan. All livestock enterprises will require investment of a significant amount of resources. The size and location of the site enable the creation of a relatively small operation that can be supplemented by alternative income sources.

The owners will invest significant time, money and dedication to create an easily maintainable and sustainable agricultural enterprise that will result in a net benefit not only to the family and the area but the community.

This operation will be intense and will require a high level of commitment from the owners, however this proposed operation is simply a larger scale of their current rural living situation. Cattle are considered to be relatively easy livestock to manage, however given the other extensive operations proposed on the site onsite residence is required.



The required resources include adequate infrastructure such as fencing, access, stock yards. Other resources include suitable soil and water, labour and human resources and financial investment.

Significant information and intellectual resources are available through the Department of Primary Industries (DPI), Meat and Livestock Australia (MLA) and Department of Agriculture and Water Resources.

The overall aim of the activities to be undertaken on the land are to generate supplementary income whilst creating a sustainable farming enterprise. Initially, all income from the property will be re-invested into improving the property and providing for additional resources. Significant time and financial investment is required in order to gain any return and it is recognised that this will be a long term venture.



## 8. CONCLUSION

This plan outlines the objective to create a sustainable agricultural and horticultural operation by grazing cattle, housing chickens and growing fruit and vegetables. The objective is to create a farm with multiple faucets with dense pastures, no weeds and requiring minimal fertilisation that can accommodate a suitable number of cattle to provide a supplementary income to the owners of the land, whilst ensuring there is no detrimental impact to surrounding land uses and development.


The subject site is considered suitable for the proposed uses outlined within the plan. The resources available are appropriate to support the proposed activities.

This plan recognises the importance of remaining flexible and having alternative plans given the uncertainty with farming. Much of farming is dependent upon the weather and climatic conditions, which is often unstable and challenging.

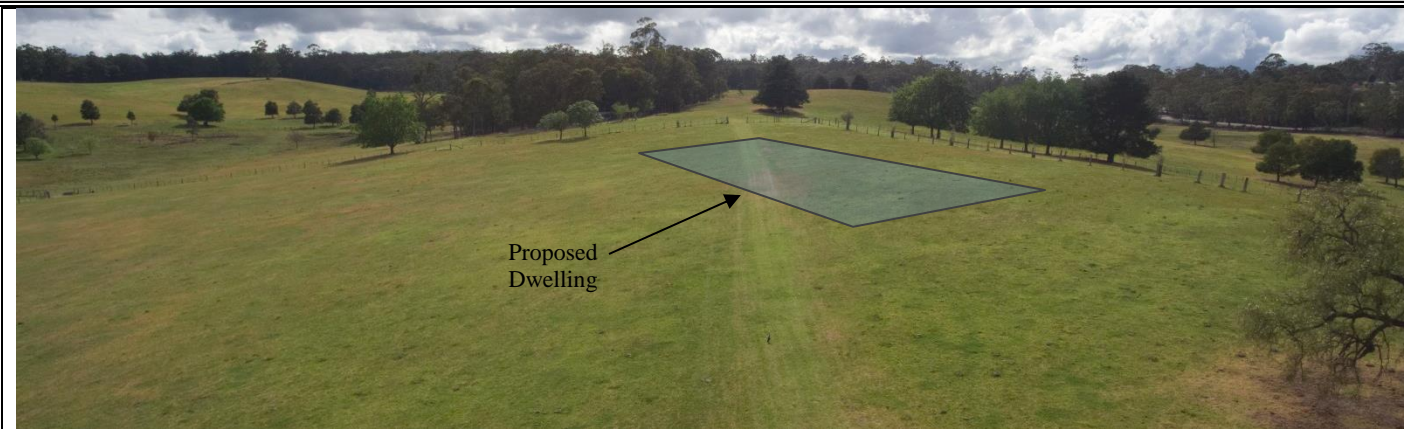
This plan identifies that this smaller farming allotment, with the necessary attention can become a viable operation that is consistent with the objectives of the East Gippsland Planning Scheme and the surrounding land uses and development.

This plan is intended to provide the necessary justification to the East Gippsland Shire Council to enable consideration of the planning permit application and should be considered in conjunction with the planning permit application submission.



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	<b>Client:</b> Development Solutions Victoria	<b>Designed:</b> SJA
	<b>Checked:</b>	<b>Job No.:</b> 396924
	<b>Page No.:</b> 1 of 5	

# GEOTECHNICAL RISK ASSESSMENT



Allot.4 (No.1359) Great Alpine Rd, Sarsfield

## INTRODUCTION

This report is designed to demonstrate the level of geotechnical risk involved in relation to the proposed dwelling at Allot.4 (No.1359) Great Alpine Rd, Sarsfield, during and after construction of associated works.

Note that in accordance with “Guidelines for Landslide Susceptibility” Section 5: Landslide Zoning; the subject site would not be considered in a landslide hazard zone.

## SITE DESCRIPTION

This Farming Zoned allotment (21.75 ha) is located on the North side of the Great Alpine Road.

The proposed house site is situated at the high point of the property, on a rolling low hill landform. The site has excellent grass coverage and displays a slight fall north west, towards well grassed shallow Ephemeral Watercourses.


The subject site is surrounded by farming land used predominantly for pasture/grazing.

## PROJECT DETAILS

A residential dwelling is proposed for the site. The construction details are as follows;

- Concrete Slab on ground construction, with cut/fill batters (as required)
- Inground swimming pool, integrated within house design.
- The construction of the proposed dwelling will result in the diversion of a small amount of rainfall from the site. Roof catchment water will be collected by a system of gutters/downpipes and directed to on-site rain water storage tanks.
- It is anticipated that all building and drainage works will be completed within 12 months from their commencement. A further 12 months may be required for completion of the landscaping works.
- A stabilised vehicle access point is to be provided during and after construction.
- Any cut/fill batters (no steeper than 1 in 2) to be re-sod and sown with local grasses.



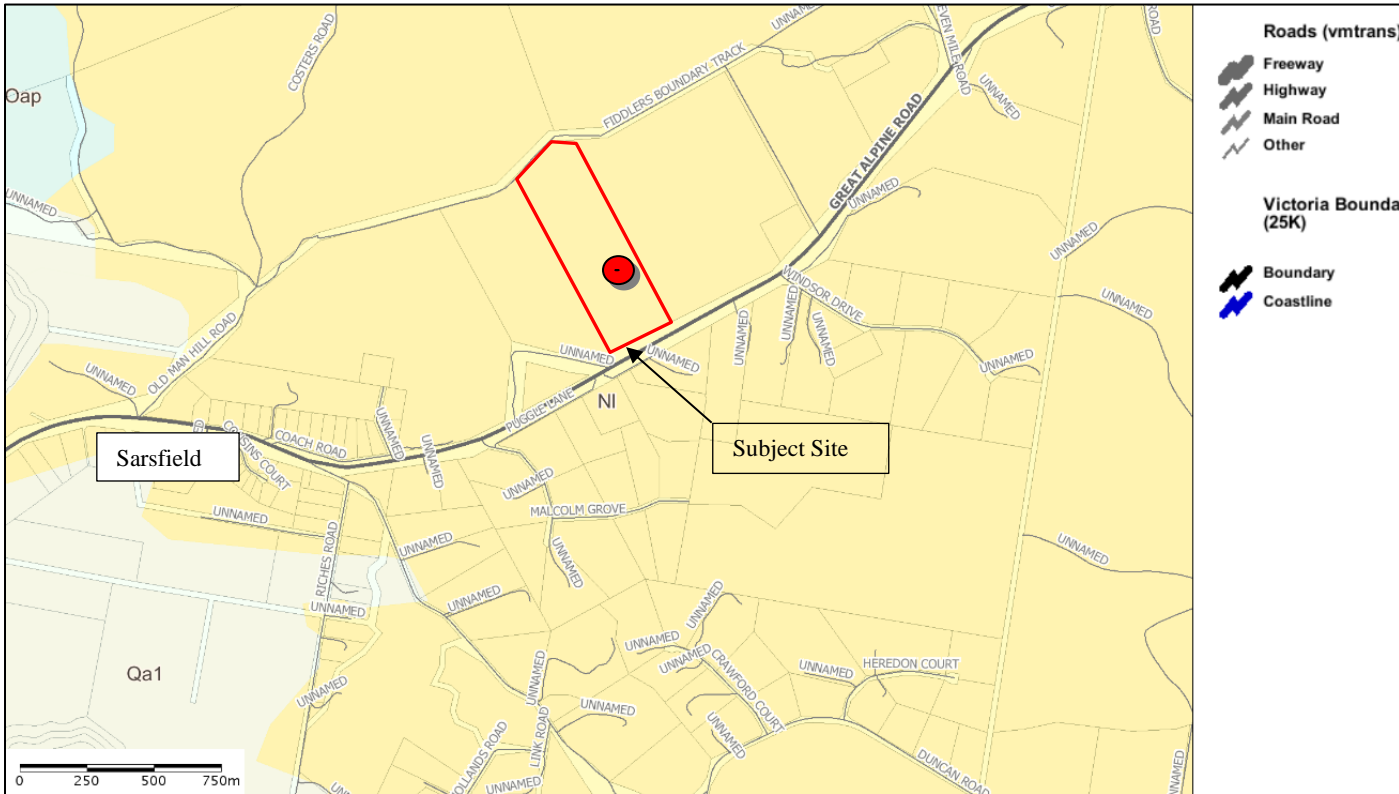
 <b>Simon Anderson</b> Consultants <small>CIVIL   STRUCTURAL   PROJECT ENGINEERS</small> P.O. Box 1700 111 Main St Bairnsdale, Vic, 3875 ACN 073 392 266 P.O. Box 566 191-193 Raymond St Sale, Vic, 3850 ACN 145 437 065	<b>Job: Savory Residence</b> <b>Allot.4 (No.1359) Great Alpine Rd</b> <b>Sarsfield</b>	<b>Date: 18 Sept 2019</b>
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METHODOLOGY

1.DESKTOP INVESTIGATION


A desktop investigation of the subject site was carried out using DSE and GeoVIC mapping of published soil survey information and noted watercourse locations.

Soils of the site have been mapped and described in Sustainable Soil Management “A reference manual to the major agricultural soils of the Bairnsdale and Dargo regions” and are described as belonging to the Stockdale (Sd) map unit with Munro (Mu). This unit occurs on rolling low hills and is comprised of Tertiary sediments and sands. Most of the land is cleared and used for grazing. The soils of the Stockdale map unit are texture contrast soils, with a variable depth of sand or sandy loam overlying clay subsoil. Whereas the Munro map unit (as found throughout the majority of the subject site) is defined when the depth of sand exceeds 1m. If the sand is sufficiently deep, “coffee rock” occurs in the subsoil, at the base of the A2 horizon.




REF: VANDENBERG, A.H.M., 1997. BAIRNSDALE SJ 55-7 Edition 2, 1:250 000 Geological Map (Series 1:250,000 geological maps. Geological Survey of Victoria.)

Geological Unit	Geological Description	Mapping Unit
NI (Tm-p)	Tertiary Marine deposits consisting of Marine, non-marine: gravel, sand.	Stockdale with Munro (Sd/Mu)

 Denotes approximate house location



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## METHODOLOGY cont'd...

### 2. FIELD INVESTIGATION

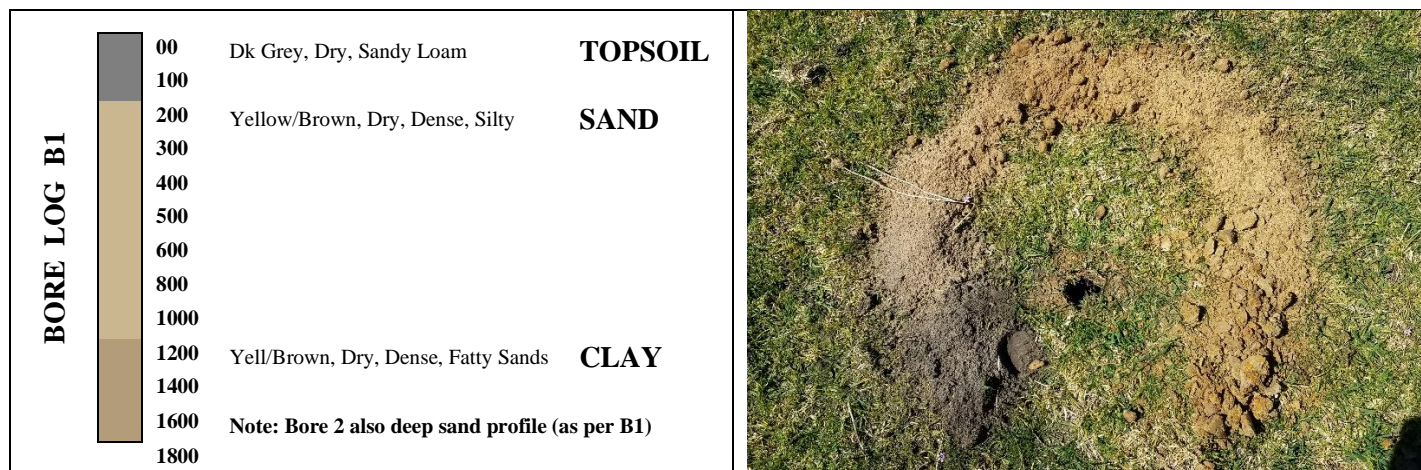
A site visit was carried out with an inspection of the area of the proposed dwelling and of nearby landforms, features and developments. Soil investigation bores were taken on the site (B1-B2) as shown on site plan, page 4.

Typical Soil profiles of the site are detailed below.

#### Soil profile – Munro (Mu) Map Unit

##### Surface soil

<b>A1</b>	0 – 250	Very dark grey (10YR3/1); <i>sand</i> ; <i>apedal</i> , single grain structure; diffuse change to:
<b>A2</b>	250-600	Dark grey (10YR4/1); <i>sand</i> ; <i>apedal</i> , single grain structure; clear change to:
<b>A3</b>	600–750	Greyish brown (10YR5/2); <i>sand</i> ; <i>apedal</i> , single grain structure; diffuse change to:
<b>Subsoil</b>		
<b>B</b>	750–950	Greyish brown (10YR5/2); <i>sand</i> ; <i>apedal</i> , single grain structure; with pockets of a mainly very dark brown (10YR3/2) weakly cemented <i>organic</i> pan; clear change to:
<b>C</b>	950+	Light brownish grey (10YR6/2); <i>sand</i> ; <i>apedal</i> , single grain structure





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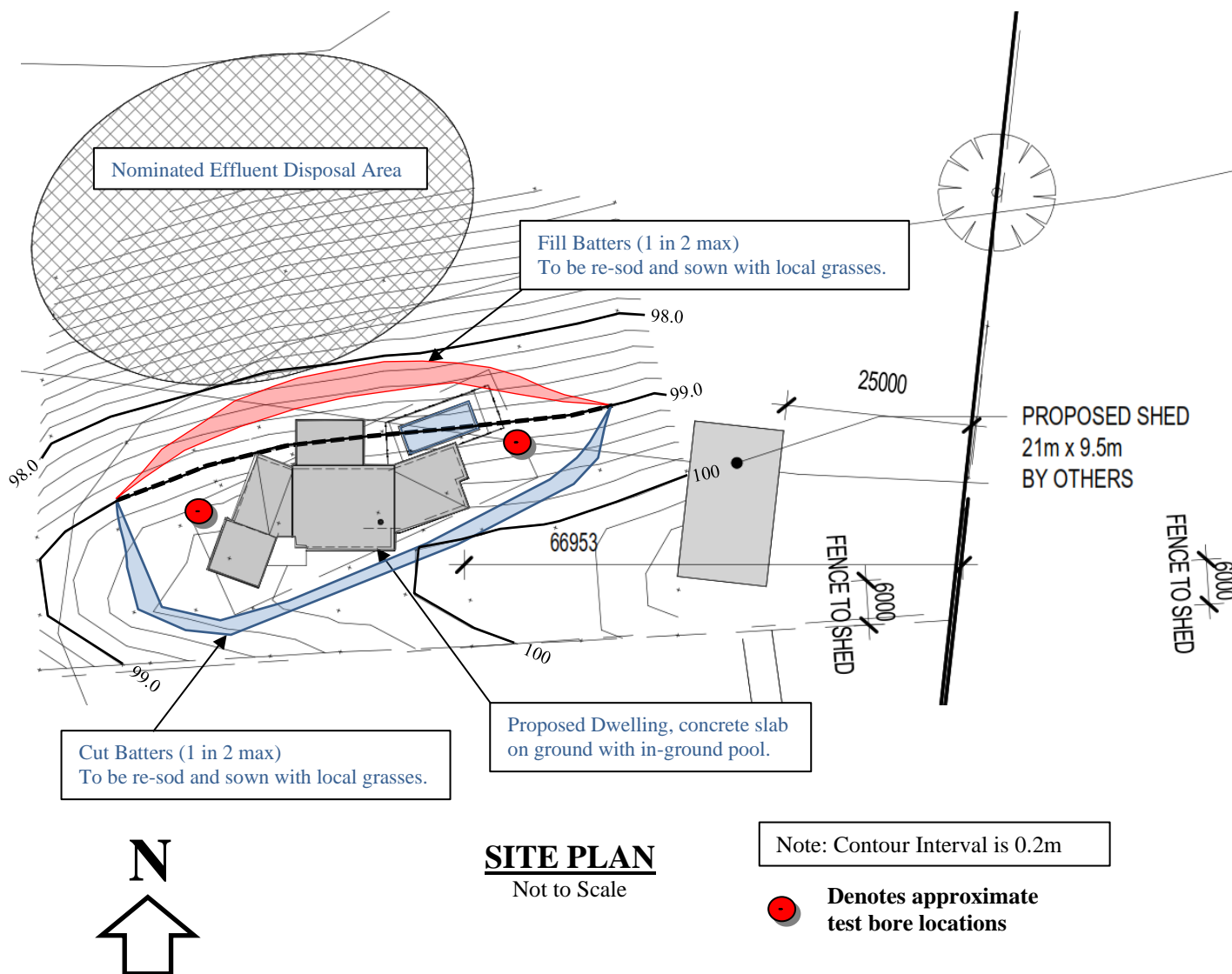
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## **SUMMARY OF RISK**

<b>LANDSLIDE</b>	<b>LOW</b>
<b>SHEET/RILL EROSION</b>	<b>LOW</b>
<b>TUNNEL EROSION</b>	<b>LOW</b>

- Low grades over the proposed house site, ranging from 1 in 10 to 1 in 20.
- Excellent grass coverage over the site, preventing topsoils from being washed away.
- There is no evidence of soil erosion or landslip on the subject site or adjoining rural properties.
- Natural soils of the site (sandy loams overlying dense sands) will have adequate strength and stability for residential slabs, footings and retaining walls.
- An Erosion Management Plan would need to be implemented during and after construction of the single storey dwelling, due to the slab on ground design with cut/fill batters. For example;
  - i. The form, bulk, scale and location of cut and fill is to be controlled to ensure that there are no adverse impacts on the subject site or neighbouring properties. (i.e. diversion banks and spoon drains)
  - ii. Appropriate sub-soil drainage to be provided to effectively divert groundwater away from any foundation work.
  - iii. A stabilized vehicle access point to be provided during and after construction
  - iv. Identify a suitable storage area for stockpiles, with appropriate erosion control measures (i.e. diversion banks and sediment fences)
  - v. Where vegetation (natural grass cover) needs to be removed, leave it in place as long as possible.
  - vi. All erosion and sediment control measures to be inspected and maintained daily by site manager.
  - vii. Cut/Fill batters (1 in 2 max) and any cleared areas to be re-sod and stabilised with grass at end of construction works.
  - viii. The condition of any retaining walls should be inspected annually to ensure there continued structural and drainage/erosion management adequacy. Any defective components should be removed and replaced immediately
- All construction works associated with the dwelling will be protected by Building Code of Australia, Australian Standards, Building and Planning Permit requirements and normal construction practice.

Based on findings from both the Desktop and Site investigations the site is suitable for development as proposed and further intensive investigation would not be necessary to confirm the above findings.

## **VERIFICATION**

I, the author of this document, declare that I am suitably qualified and experienced to carry out this site assessment.



**Simon Anderson BE (Civil)CPEng MIEAust No 930355**  
**BCC Registration No EC-1711**  
**Date 18 Sept 2019**



East Gippsland Shire Council  
273 Main Street  
Bairnsdale VIC 3875  
Attention: Robert Pringle

Dear Sir/Madam

**PLANNING APPLICATION No.:** 335/2019/P  
**VICROADS REFERENCE NO:** PPR 31313/19  
**PROPERTY ADDRESS:** 1359 GREAT ALPINE ROAD, SARSFIELD VIC 3875

**Section 55 – No objection subject to conditions**

Thank you for your letter dated 14 November 2019 referring details of the above application to the Roads Corporation (VicRoads) pursuant to Section 55 of the Planning and Environment Act 1987.

The application is for Use and development of the land for a dwelling and outbuilding, and creation of access to a road zone, category 1.

If Council regards the proposed development favourably, VicRoads would require that the following conditions be included in any Notice of Decision to issue a Planning Permit or Planning Permit:

1. Only one access will be permitted to the Great Alpine Road. The location of the crossover must be as shown on A1 Building Design & Drafting, drawing 17102, version A01 dated 24/10/2019.
2. The crossover must comply with VicRoads standard residential access, drawing SD2066 including a level pad 8.0m from the Great Alpine Road, road seal. The width of the crossover at the boundary fence line must be a minimum 4.0m wide.
3. The crossover to Great Alpine Road must achieve the required Safe Intersection Sight Distance as shown in the Austroads Guidelines. (min 250m).
4. Removal of any vegetation on Great Alpine Road reserve, to achieve Safe Intersection Sight Distance must require the applicant to seek approval from the responsible authority
5. Any barrier, gate or similar device controlling vehicular access to the premises must be located a minimum, 15m from the edge of the existing seal on Great Alpine Road to allow vehicles to store clear of Great Alpine Road pavement.
6. Prior to the use of the dwelling, the applicant must submit a detail drawing of the access on to Great Alpine Road in accordance with VicRoads modified residential access, drawing SD2066 and to the satisfaction and approval of VicRoads.
7. Prior to the use of the dwelling, the applicant must construction of the access at no cost to VicRoads, and to the satisfaction and approval of VicRoads.
8. All works associated with the construction of this access are to be completed at no cost to VicRoads, and the road reserve must be left in neat and tidy condition.
9. Driveways must be maintained in a fit and proper state so as not to compromise the ability of vehicles to enter and exit the site in a safe manner or compromise operational efficiency of the road or public safety.



Once Council makes its decision, please forward a copy of the decision to VicRoads as required under Section 66 of the Planning and Environment Act 1987.

Should you have any enquiries regarding this matter, please contact on Robert Keating on 51722683.

Yours sincerely

Robert Keating

**PLANNING ENGINEER/OFFICER**

Cc [admin@devsolvic.com.au](mailto:admin@devsolvic.com.au)

SY003 EGD 4005

Date 13/12/2019