

Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	119 Hoyt Street LINDENOW VIC 3865 Lot: 8 PS: 416100
The application is for a permit to:	Two Lot Subdivision
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
32.03-3 (LDRZ)	Subdivide land.
The applicant for the permit is:	Austec Surveying Consultants Pty Ltd
The application reference number is:	5.2025.190.1

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

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

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

An objection must

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

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

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

East Gippsland Shire Council

273 Main Street (PO Box 1618)
Bairnsdale VIC 3875
Website www.eastgippsland.vic.gov.au
Email feedback@egipps.vic.gov.au
Follow us on Twitter @egsc



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Telephone: (03) 5153 9500
Fax: (03) 5153 9505
National Relay Service: 133 677
ABN: 81 957 967 765

Planning Permit Application

s47 Planning and Environment Act 1987; r13 Planning and Environment Regulations 2015

Applicant Details:

Applicant name: BRUCE ROWDEN	
Business trading name (if applicable): AUSTEC SURVEYING	
Email address: AUSTECBB@BIGPOND.NET.AU	
Postal address: P.O. Box 947	
BAIRNSDALE	Postcode: 3875
Preferred Phone number:	Secondary number:

Owners Details: (if not the applicant)

Owner name:	
Business trading name (if applicable):	
Postal address:	
	Postcode:

Description of the Land:

Street number: 119	Street name: HOYT
Town: LINDENOW	Postcode 3865

AND/OR

Lot Number: 8	Plan Number: PS 416 100D
Other Legal Description: /	

Other legal description may be a Crown Allotment reference, Volume/Folio, or other title descriptor. If the proposal relates to multiple addresses/parcels, please attach a document with a list of the owner and land description details for each additional property.

Declaration in relation to Title Restrictions:

Is there any encumbrance on the Title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Will the proposal result in a breach of a registered covenant restriction or agreement?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Existing conditions:

Describe how the land is currently used and developed:

DWELLING & OUTBUILDING

East Gippsland Shire Council

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Matters for which a permit is required:

Refer to Council's Guide [Matters for which a Permit is Required \(word\)](#) available through our website

Planning Scheme Clause	Matter for which the permit is required
32.03-3	SUBDIVISION
Estimated cost of development:	\$ /

Note: You may be required to verify this estimate

Has there been a pre-application meeting: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Officer name:
Your application reference number: 24130	

Application requirements and supporting documents

Required:

- Title to each property subject to the application (must have been generated within the past 30 days)
- Full copy of Covenants or Section 173 agreements if applicable, and details of beneficiaries if there is a proposal which would contravene, alter, or end a covenant or restriction.
- Supporting documents which are mandatory requirements of the Planning Scheme (e.g. – Native Vegetation Removal Report, Bushfire Management Statement, Geotechnical report/waiver)
- Plans as relevant to the proposal

Suggested, or subject to requirements of the scheme

- A report responding to the relevant application requirements and the policies and objectives of the East Gippsland Planning Scheme
- Supporting information/reports which are commonly considered with similar applications (e.g. – Land Capability Assessment, Bushfire Management Statement, Geotechnical report/waiver)

If you need more space or have more information, please attach with this form.

Payment of Application Fees

This application has an associated cost to be confirmed by a senior planning officer in accordance with the *Planning and Environment (Fees) Regulations 2016*. An invoice will be generated once the application has been assessed to confirm it is complete.

Invoice Recipient (Payer):	
Address	
	Postcode:
Email Address:	Phone Number:

East Gippsland Shire Council

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Bairnsdale VIC 3875
Website www.eastgippsland.vic.gov.au
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Privacy Statement

The East Gippsland Shire Council asks for details about you to make decisions on planning permit applications. The information you give to us on this form is used for your application and is required for Council to make its decision under the *Planning and Environment Act 1987*. Sometimes we may provide a copy of this application form to another person, but only if it is for a legitimate purpose that is related to the planning process, or we are allowed by law, or to protect people or property. If your information is put onto Council's website or provided to another person, Council will always try to make sure your privacy is protected in line with the *Privacy and Data Protection Act 2014*. For instance, if requested by another person, after deciding that it is requested for a legitimate purpose, Council will obtain an undertaking from the recipient confirming how they will use your personal information and that they will destroy it once used.

You may ask for more information about Council's Privacy Policy by contacting our Privacy Officer on 03 5153 9500 or e-mail feedback@egipps.vic.gov.au. You can gain access to information you provided to us through the *Freedom of Information Act 1982*, more information about FOI is available on Council's website.

Declarations:

- ☒ I declare that I am the applicant and that all the information in this application is true and correct and the owner(s) (if not myself) has (have) been notified of the permit application.
- ☒ I confirm that I have authority to use the relevant documents.
- ☒ In the event that the giving of notice is required pursuant to Section 52 of the *Planning and Environment Act 1987*, I permit documents submitted as part of this application, including my full contact information, to be made available for public viewing on Council's website.
- ☒ In the event that the giving of notice is required pursuant to Section 52 of the *Planning and Environment Act 1987*, and I receive instructions to give notice to potentially affected parties, I confirm that I will destroy the instructions and personal information once the information is no longer necessary.
- ☒ I accept the East Gippsland Shire Council Privacy Statement.

Applicant signature: _____	
Name: <u>BRUCE BOWDEN</u>	Date: <u>05 / 03 / 2025</u>

Submitting your application:

Electronic	Complete electronically on our website Email to planning@egipps.vic.gov.au
Mail	Post the signed, completed form together with copies of any documentation to: PO Box 1618 BAIRNSDALE VIC 3875.
In Person	Bring the completed form and supporting documents to any of the following locations: <div style="display: flex; justify-content: space-between;"> <div> <p>Service Centre Opening Hours: 9.00am to 5.00pm. Monday to Friday.</p> <p>Mallacoota Service Centre Opening Hours: Monday and Tuesday 10.00am to 2.00pm Wednesday, Thursday, Friday 2.00pm to 5.00pm</p> </div> <div> <p>Bairnsdale Corporate Centre: 273 Main Street. Lakes Entrance Service Centre: 18 Mechanics Street. Omeo Service Centre: 179 Day Avenue. Orbost Service Centre: 1 Ruskin Street. Paynesville Service Centre: 55 The Esplanade. Mallacoota Service Centre: 70 Maurice Avenue</p> </div> </div>

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 10428 FOLIO 695

Security no : 124125285322F

Produced 12/06/2025 03:04 PM

LAND DESCRIPTION

Lot 8 on Plan of Subdivision 416100D.
PARENT TITLE Volume 08415 Folio 116
Created by instrument PS416100D 18/02/1999

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE PS416100D FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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



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

Street Address: 119 HOYT STREET LINDENOW VIC 3865

DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.

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PLAN OF SUBDIVISION				Stage No.	LTO use only	Plan Number
				/	EDITION 1	PS 416100D
Location of Land Parish: COONGULMERANG Crown Allotment: PARTS OF 35, 36, 39 & 40 LTO base record: CHART 2436 Title References: Vol 8415 Fol 116 Last Plan Reference: LOTS 17 & 20, LP1224 Postal Address: HOYT STREET, LINDENOW AMG Co-ordinates: E 538 800 (Of approx. centre of plan) N 5 815 800 Zone 55				Council Certification and Endorsement Council Name: EAST GIPPSLAND SHIRE Ref: 97/00186/SD (77-94-118) 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / / 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. Open Space (i) A requirement for public open space under section 18 Subdivision Act 1988 has / has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage Council Delegate Council seal Date 13/ 01/ 98		
Vesting of Roads or Reserves						
Identifier		Council/Body/Person				
NIL		NIL				
Notations						
Depth Limitation: NIL.				Staging This is /is not a staged subdivision Planning Permit No. 77-94-118		
NOTE: LOT A IS NOT THE SUBJECT OF THIS SURVEY.				Survey:- This plan is / is not based on survey. To be completed where applicable. This survey has been connected to permanent marks no(s). 28, 34, 40 & 928. In proclaimed Survey Area no. 164		
Easement Information						
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					LTO use only Statement of Compliance / Exemption Statement	
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	Received <input checked="" type="checkbox"/> Date 9 / 2 / 99	
	NIL				LTO use only PLAN REGISTERED TIME 1.30 PM DATE 18/2/99  Assistant Registrar of Titles	
					Sheet 1 of 3 Sheets	
 AUSTEC SURVEYING CONSULTANTS PTY LTD ACN 008347100 TITLE & ENGINEERING SURVEYORS, LAND DEVELOPMENT CONSULTANTS Office: 7 RIVIERA PLAZA P.O.Box 947 BAIRNSDALE, 3875. Telephone (051) 521197 Fax (051) 522501			LICENSED SURVEYOR BRUCE BOWDEN SIGNATURE _____ DATE 16/12/97 REF 97026 VERSION 0		DATE 13/01/98 COUNCIL DELEGATE SIGNATURE Original sheet size A3	
			CAD FILE: 970261.GOI			

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PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 416100D

AMG NORTH (ZONE 55)



HOYT STREET

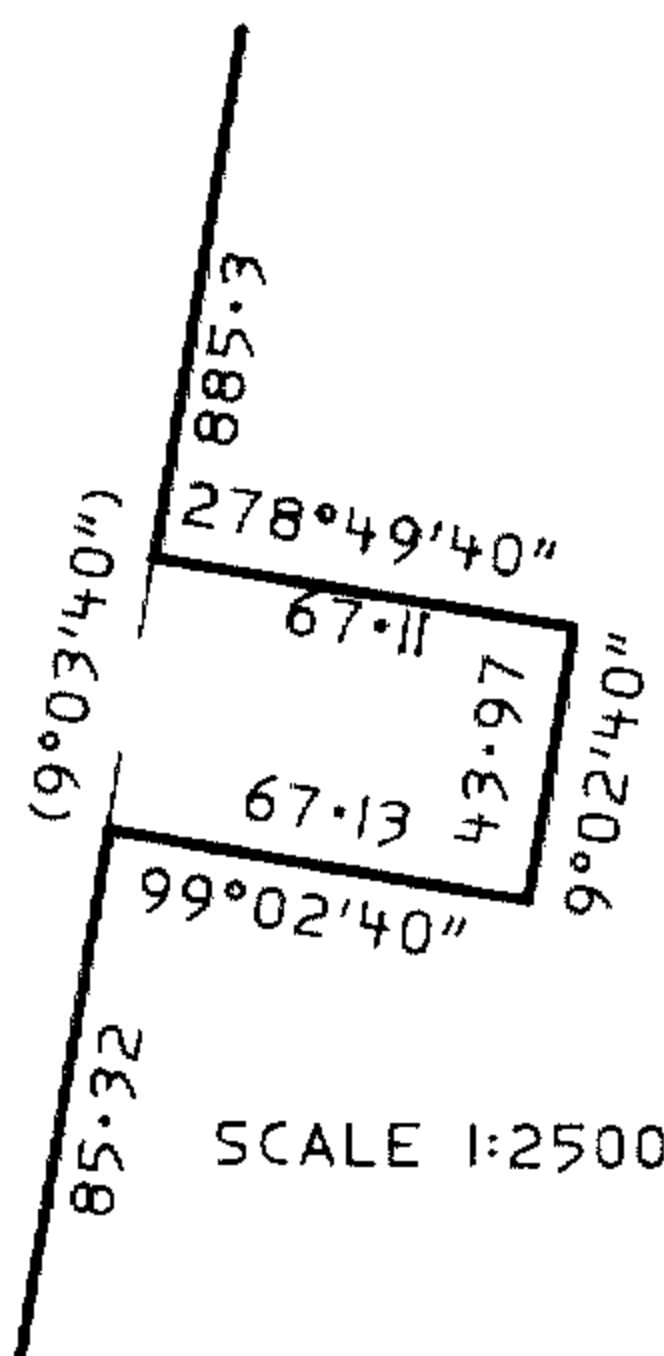
ROAD

LINDENOW - GLENALADALE

SEE SHEET 3

A
69.84ha

BAUDINETS LANE



SCALE 1:2500



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ACN 008347100
TITLE & ENGINEERING SURVEYORS, LAND DEVELOPMENT CONSULTANTS
Office: 7 RIVIERA PLAZA
P.O.Box 947 BAIRNSDALE, 3875.
Telephone (051) 521197 Fax (051) 522501
Visiting Office:
86 Nicholson Street, ORBOST, 3888.
Telephone (051) 542066

SHEET 2 OF 3 SHEETS

ORIGINAL
SHEET SIZE A3 SCALE 1:7500
SCALE
75 0 75 150 225 300
LENGTHS ARE IN METRES

LICENSED SURVEYOR BRUCE BOWDEN
SIGNATURE _____ DATE ____/____/____
REF 97026 VERSION 0

CAD FILE: 970261.602

DATE 13/01/98
COUNCIL DELEGATE SIGNATURE

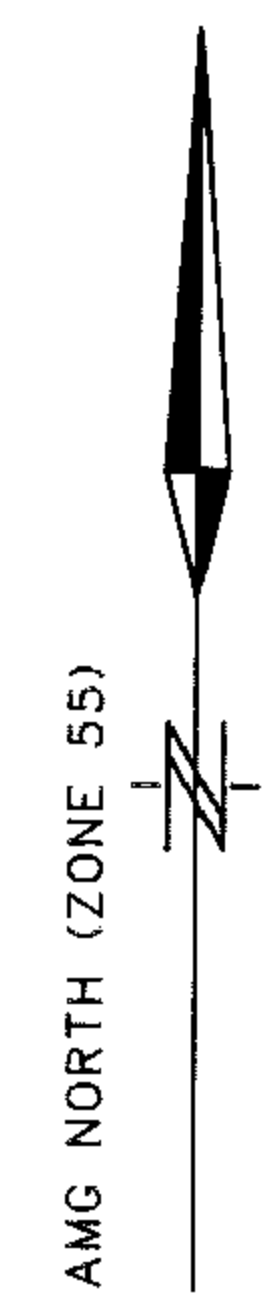
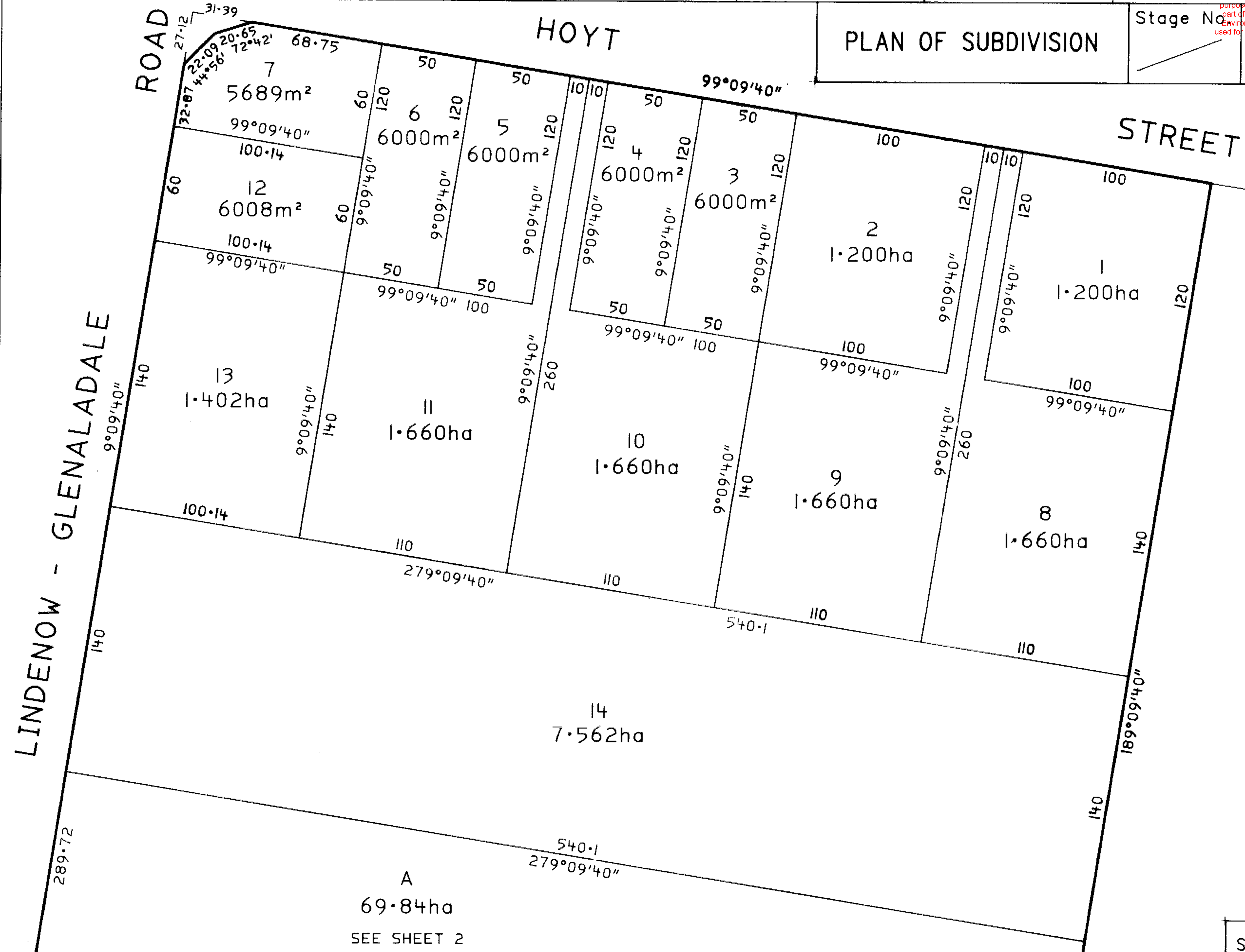
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PLAN OF SUBDIVISION

Stage No. / Plan Number

PS 416100D





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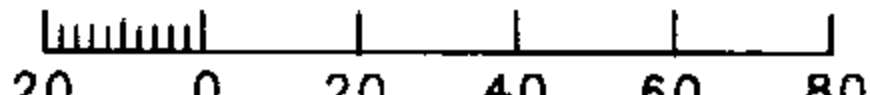
PTY LTD
ACN 006347100

ORIGINAL

SHEET SIZE
A3

SCALE
1:2000

SCALE


LENGTHS ARE IN METRES

LICENSED SURVEYOR
SIGNATURE _____
REF 97026

BRUCE BOWDEN
DATE ____/____/____
VERSION 0

SHEET 3 OF 3 SHEETS

DATE 13/01/98
COUNCIL DELEGATE SIGNATURE _____

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

LiStech

CONSENT TO ACT AUTHORITY

119 Hoyt Street
Lindenow, Victoria, 3865.

07/06/2024

I, _____ as sole proprietor of the land in the Proposed Subdivision Plan and situated at 119 Hoyt Street, Lindenow, hereby request and consent for Bruce Bowden LS (Austec Surveying) to act on my behalf:

- To make application to East Gippsland Shire Council for a planning permit to subdivide the property
- To prepare a Plan of Subdivision and to
- To make application within the SPEAR system for certification of same and
- Release all necessary documents to my legal representatives for registration at the Land Registry for the issue of new title.

Yours Faithfully

CHRIS O'BRIEN & COMPANY PTY LTD

CONSULTING CIVIL & STRUCTURAL ENGINEERS

Reference No: B24022

Project No: 300125

30/01/2025

Austec Surveying
P.O. Box 947
BAIRNSDALE VIC 3875

Attn: Bruce Bowden

Dear Bruce,

**RE: PROPOSED 2 LOT SUBDIVISION (ALLOW 4 BEDROOM DWELLING)
119 HOYT STREET, LINDENOW. VIC**

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

Further to our detailed inspection, at 1:30pm on 29th January, 2025, of the above site this is to certify that Andrew John Powell, on behalf of Chris O'Brien & Company Pty Ltd, has prepared this report to document our Land Capability Assessment (LCA) and soil percolation test data together with recommendations for a specific location within the above allotment for on-site containment of domestic effluent disposal.

The purpose of this particular land capability assessment (LCA) is to investigate an area for a "Land Application Area" (LAA) on the proposed allotment for the proposed future dwelling. Due to the size of the allotment significant area is available for the siting of the LAA giving greater flexibility for the siting once building approval has been received. The area where the LAA can be located is shown on our site plan, attached hereunder. Investigation on the location of the existing LAA servicing the existing dwelling was done, with this being located in the south east corner well away from the proposed allotment.

An area, measuring approx. 30m (East-West direction) x 12m (North-South direction) and set about 3m south of the north boundary and approximately 40m east of the west boundary has been allocated. The test site has an average slope of about 2.0% to the west and about 4.0% to the north. The buffer zones are clear of any ephemeral waters. The area allocated for disposal field will not cause any detriment to the environment nor stormwater run-off quality within the precinct where the allotment is located.

A soil investigation pit was hand excavated. The soil consists of a dry grey & light grey fine sandy loam (FSL) topsoil containing some coarse grass roots and tree roots moderately dispersed, underlain by dry fawn grey fine sandy loam (FSL) between 180 – 350mm depth below existing grassed surface, underlain slightly damp fawn grey loamy sand (LS) to 600mm depth at termination of the test pit. The field texture grade for this particular soil was identified with slight coherence, sand grains of medium size and can be sheared between thumb and forefinger to form a minimal ribbon.

DISCUSSION

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

All correspondence to:
P.O. Box 18
Traralgon Vic. 3844

13^A Church Street
Traralgon Vic. 3844

Telephone (03) 51 74 9911
Facsimile (03) 51 74 0011

PHOTOGRAPHY

Several colour photographs have been attached to the rear of this report to illustrate the subject allotment terrain and the location of the area of the "On-Site Domestic-Wastewater" disposal field both proposed and existing. In addition, a test pit was hand excavated to 600mm depth, to investigate and illustrate the various soil horizons. The test pit, together with the tailings of excavated material, were photographed and have been attached as well. It is obvious, by observation of the photographs, with the sandy type soil conditions, that a sub-surface drip irrigation bed system aided by a small treatment plant or sand filter should be used for this allotment.

DAILY FLOW & SEPTIC TANK CAPACITY

- It is expected that a new dwelling will be constructed on the newly created allotment and for the purposes of this report four (4) bedrooms has been adopted and as a consequence the estimated daily flow in accordance with EPA Victoria Publication May 2024: Guideline for Onsite Wastewater Management: Table 4-2 (dwelling installed with full water-reduction fixtures and fittings) and AS/NZS 1547:2012 Table H1

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

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

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

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

SUB-SURFACE DRIP IRRIGATION BED – DESIGN AREA SIZING IN ACCORDANCE WITH AS/NZS 1547:2012 AND EPA VICTORIA PUBLICATION MAY 2024.

Reference is made to the Australian Standard code AS/NZS 1547:2012 "On site Domestic-wastewater Management" Appendix M and in particular Clause M3.1 & M6 for Shallow Sub-surface Drip Irrigation Beds. Refer Table M1, whereby the soil examined on site may be classified as a Soil Category 1: Gravels and sands (Structureless, Massive), the Design Irrigation Rate (DIR) for secondary treated effluent is approx. 5mm/day. Noteworthy is that the EPA "Guideline FOR Wastewater Management" – May 2024 Table 4-8: Soil Categories and Recommended Maximum Design Loading/Irrigation Rates (DLR/DIR) for "Land Application Systems" makes direct reference to Table M1 in AS/NZS 1547:2012 and therefore the exact same DIR is recommended by the EPA. A sub-surface drip irrigation area has been determined by an water balance analysis. The water balance analysis forms part of this report.

AREA REQUIRED FOR SUB-SURFACE IRRIGATION SYSTEM

The appropriate absorption bed area for a subsoil irrigation system has been determined with a water balance analysis, which is attached to this report. A conservative DIR of 5.0 L/m²/day being adopted. According to the water balance a total area of 180sq.m is required to adequately disperse 750L/day of wastewater generated by a four (4) bedroom dwelling supplied by tank Water Supply. Area required for a 3 bedroom dwelling is 145sq.m and for 2 bedroom dwelling 110sq.m. With reference to our Site Layout Plan Drawing (A4 Size) where we show an area 30m x 12m where the proposed system can be located. A final layout of the proposed system will be produced once a residence for the proposed allotment is to be constructed.

SAND FILTER

A sand filter, as mentioned above, is proposed for this project to produce treated effluent 20/30 Std. the sand filter proposed for this project shall be Single Pass Sand Filter measuring at least 15sq.m (minimum) in surface area by 1400 – 1500mm depth (Refer "Domestic Wastewater Management Technical Guidelines" issued by Baw Baw Shire Council – March 2007 Edition). For a 3 bedroom dwelling 12sq.m is required and for a 2 bedroom dwelling 9sq.m is required. Alternatively a small treatment plant can be used for this allotment with a "Taylex" or approved equivalent capable on handling the design load to be used.

RESERVE AREA NOT REQUIRED

The allocation of a reserve area is not thought to be necessary on this site if a shallow sub-surface drip irrigation bed system is used. The design parameters used to determine the required size of the Land Application Area (LAA) have been suitably conservative. The soil is not sodic nor saline. Provided the LAA allocated is at least 180sq.m, if a sub-surface drip irrigation bed system fails it may be ripped out and another sub-surface drip irrigation bed system placed within the LAA area shown on the site plan.

PREPARATION OF THE SITE PRIOR TO COMMENCEMENT

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

SUMMARY & CONDITIONS

The water balance yields a land application area (LAA) of 180sq.m. It is our professional opinion the area should be at least 180sq.m and the total length of drip irrigation pipe should be at least 240m which will be environmentally adequate and consistent with the above recommendations. Should bedrooms be less than 4 then the length of irrigation pipe can be reduced.

Based on the land capability assessment results, it is our opinion that the soil type and profile on this site are suitable for disposal of wastewater on site, by the use of a sand filter or small treatment plant producing min. 20/30 grade effluent and an on-site disposal system using sub-surface drip irrigation such as Geoflow Wastewater™ or Netafirm disposal system.

From the test results it can be seen that a four (4) bedroom dwelling requires a disposal area of around 180sq.m (minimum) for a shallow sub-surface drip irrigation bed system.

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

- 1) Standard siting guidelines as per the requirements of the East Gippsland Shire Council (EGSC) guidelines.
- 2) At least 3.0m (subject to agreement between EGSC and COB & Co. prior to commencement) up-slope and 1.5m down-slope of any title boundary/road reserve or building for secondary treatment and at least 6.0m up-slope and 3m down-slope for primary treatment.

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

1. The quality of wastewater used for sub-surface drip irrigation bed system must comply with the following limits.

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

2. The system has been designed on a standard 600mm wide by 400mm layout (waste flow pipes are installed at 600mm centres with emitters spaced at 400mm along the waste flow pipes). The emitters are rated at 2.3l/hr.
3. The disposal field shall be sown with lawn grasses as soon as possible on completion of works. This will stabilize the soil and allow for the vegetation to take up the wastewater.

4. Only water from the septic tank is permitted to enter the disposal system. Stormwater runoff shall be prevented from entering the shallow sub-surface drip irrigation bed system area. We suggest an open earth vee-drain be constructed to 100mm depth along the high sides of this area or other approved method as approved by the Design Engineer.
5. Vehicles or heavy equipment shall not be permitted on the disposal field as damage to the pipe work may result.
6. Spikes, tent pegs, garden stakes etc. shall not be driven into the ground in the disposal field as damage to the pipe work may result.
7. An ongoing maintenance program shall be instigated to ensure that both the sand filter and the shallow sub-surface drip irrigation bed system are properly maintained and serviced to ensure proper operation.

CONCLUSION

Following the Land Capability Assessment on this site it is our professional opinion that construction of a 4 bedroom dwelling is achievable with the allotment suitable for on-site wastewater disposal utilizing a secondary treatment system which is highly unlikely to cause detriment to the environment.

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

Yours faithfully,

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

LAND CAPABILITY ASSESSMENT AND SOIL PERCOLATION TESTING

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

General Characteristics

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

Soil profile characteristics

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

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

INSTALLATION CONDITIONS

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

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

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

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

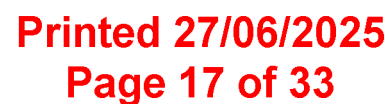
Food waste disposal units are not recommended for use with septic tank systems. **If used in household situation, a minimum extra allowance of 25% shall be made for additional sludge storage.**

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

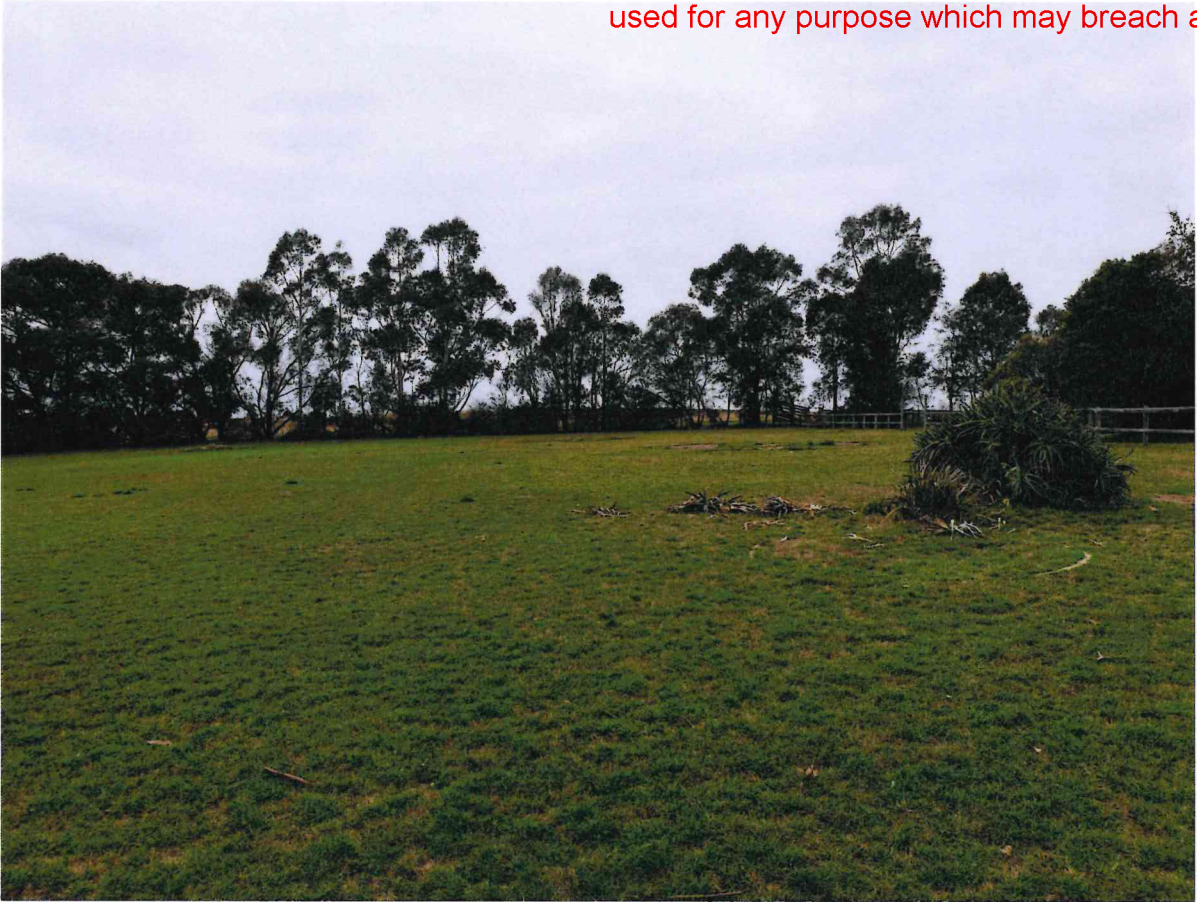
Nominated Area Water Balance For Soil Category 1 & 2 – Secondary Treatment

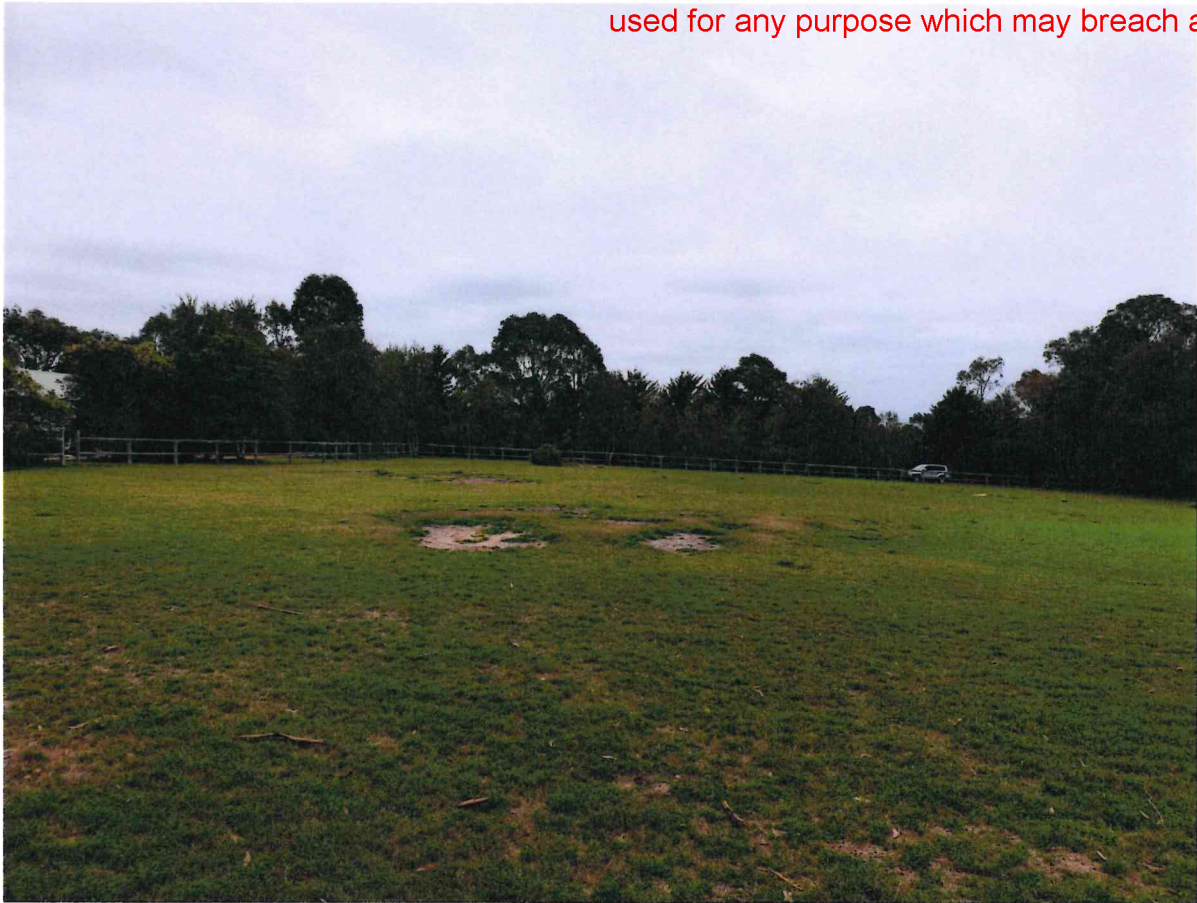
Site Address:	119 Hoyt Street, Lindenow			
Notes:	MAV Model LCA			
Input Data				Notes
Design Wastewater Flow	Q	750	L/day	Based on 4 bedrooms (5 persons) @ 150L/p/day From EPA Publication 891.4 – July 2016
Design DIR	DIR	5	mm/day	Assumes loamy topsoils without impeded vertical drainage, refer Table 5.1 A4 AS/NZS 1547:2012
Nominated Land Application Area	L	180	Sq.m	Used for iterative purposes (if desired) to determine storage requirements for nominated areas
Crop Factor	C	0.6-0.85	unitless	Estimates evapotranspiration as a fraction of pan evaporation, varies with season and crop type
Retained Rainfall	Rf	0.8	unitless	Proportion of rainfall that remains on site and infiltrates allowing for any runoff
Rainfall Data	Bairnsdale Station 085279 mean monthly			
Evaporation Data	East Sale Station 085072 mean monthly			

Parameters	Symbol	Formula	Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Days in month	D	\	Days	31	28	31	30	31	30	31	31	30	31	30	31	365
Rainfall	R	\	mm/month	49.7	46.1	46.5	56.5	44.0	62.7	48.2	36.0	50.2	59.9	77.4	60.4	636.9
Evaporation	E	\	mm/month	201.5	162.4	136.4	84.0	52.7	42.0	46.5	68.2	93.0	124.0	153.0	186.0	1349.7
Crop Factor	C			0.85	0.85	0.7	0.7	0.6	0.6	0.6	0.6	0.7	0.7	0.85	0.85	
OUTPUTS																
Evapotranspiration	ET	E x C	mm/month	171.28	138.04	95.48	58.8	31.62	25.2	27.9	40.92	65.1	86.8	130.05	158.1	1029.3
Percolation	B	DIRxD	mm/month	155	140	155	150	155	150	155	155	150	155	150	155	1825
Outputs		ET+B	mm/month	326.28	278.04	250.48	208.8	186.62	175.2	182.9	195.92	215.1	241.8	280.05	313.1	2854.3
INPUTS																
Retained Rainfall	RR	RxRf	mm/month	39.76	36.88	37.2	45.2	35.2	50.16	38.56	28.8	40.16	47.92	61.92	48.32	510.1
Effluent Irrigation	W	(QxD)/L	mm/month	129.17	116.67	129.17	125	129.17	125	129.17	129.17	125	129.17	125	129.17	1520.86
Inputs		RR + W	mm/month	168.93	153.53	166.37	170.2	164.37	175.16	167.73	157.97	165.16	177.09	186.92	177.49	2030.96
LAND AREA FOR ZERO STORAGE																
Maximum effluent Application for Zero Storage	X	(ET+B)-RR	mm/month	286.52	241.16	213.28	163.6	151.42	125.04	144.34	167.12	174.94	193.88	218.13	264.78	
Effluent Produced	Y	Q*D	L/month	23250	21000	23250	22500	23250	22500	23250	23250	22500	23250	22500	23250	
Maximum area required for zero storage		Y/X	Sq.m	81.15	87.08	109.01	137.53	153.55	179.94	161.08	139.12	128.62	119.92	103.15	87.81	
LAND AREA REQUIRED FOR ZERO STORAGE			Sq.m	82	88	109	138	154	180	162	140	129	120	104	88	
MINIMUM AREA REQUIRED FOR ZERO STORAGE m2				180			This is based on the worst months of the year, so the balance overestimates the area/storage requirements and is hence conservative for all other months.									























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Planning Report / Site Analysis 2 Lot Subdivision, at 119 Hoyt Street, Lindenow for

1. Purpose of the Application

The purpose of this application is for a 2 lot subdivision of Lot 8 PS416100D in the LDRZ in accordance with the attached Plans.

2. Site Analysis

Locality

Refer to the Zoning Plan, Map 28 to identify the locality and Zoning of the site at 119 Hoyt Street, Lindenow.

The Site

- This land is situated on a gentle rise to the south off the middle of Hoyt Street, Lindenow.
- Refer to the site photos for existing conditions.

Front entry to 119 Hoyt Street (looking south)



- The site has an area of 1.660ha.
- The land slopes in north and south from the existing house as shown on the plan.
- It is a fine sandy loam soil site, without reticulated sewerage.
- Power is available in Hoyt Street to service these 2 lots.
- There is no native vegetation in the Hoyt Street frontage.

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Looking west along Hoyt Street



Looking east along Hoyt Street



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The start of the driveway to be shared with a mutual carriageway easement.



The driveway nearing the entrance to Lot 2



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Looking east across Lot 2



- Refer to Proposed Subdivision plan.
- The Proposed Subdivision Plan shows contours, vegetation and location of the proposed access.
- A wind break plantation exists all around the subject land. It comprises of mainly native species of varying size.
- It is proposed that the existing driveway becomes a shared carriageway easement.
- The existing underground power to the house is proposed to be for the new lot 2 and a new supply constructed for lot 1 wholly contained within that lot.

3. Design Response

- There are no geophysical restrictions on the layout.
- The proposed building site enjoys the sunny northern slope.
- A Land Capability Assessment by Chris O'Brien & Company Pty Ltd has been prepared and is attached and details how the site is suitable and can contain all effluent on site for the LDRZ land.
- An effluent disposal envelope and possible building envelope is shown on the included Plan.
- Adjoining land that could be developed will not be compromised by this proposal.

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4. "Decision Guidelines"

- The area Zoned LDRZ is recognised as being suitable for this style of subdivision and compatible with the SPPF.
- Again this proposal is supported in general terms within the LPPF of the Planning Scheme.
- No vegetation will be lost with this proposal including the proposed access.
- The site is well drained with services of power, and telephone available.
- The LCA report indicates that the proposed subdivision is capable of containing all normal effluent.
- Standard C22 of Clause 56.07-1 will be satisfied by providing connection to reticulated water.
- Standard C23 is not currently a mandatory requirement of the Water Authority.
- Standard C24 can be met by compliance with the LCA Report.
- Standard C25 is barely applicable to this subdivision. No significant run-off will be generated.

5. ZONING OVERLAYS Map 28

There are no overlays

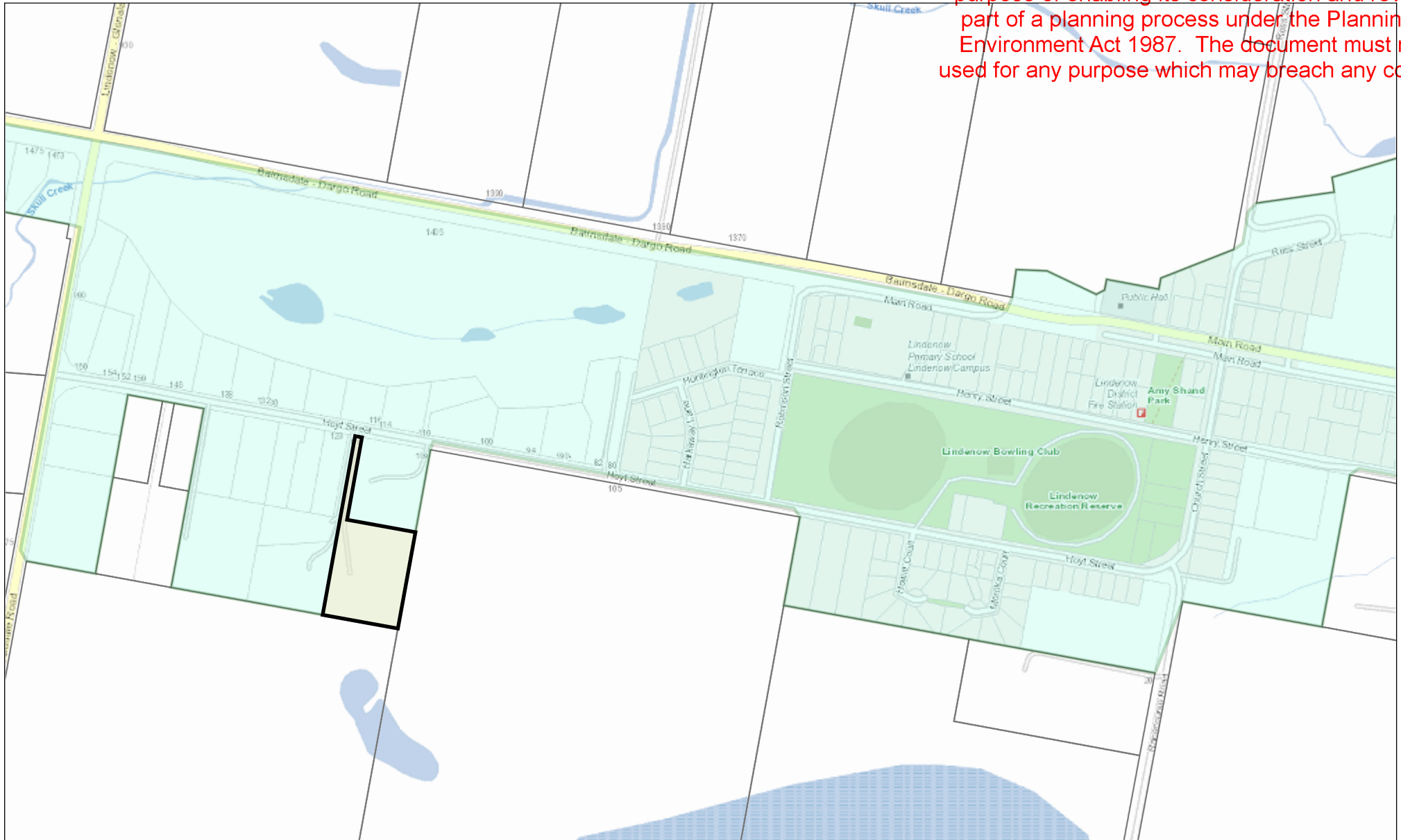
6. Conclusion

This is a 2 lot subdivision that accords with the Planning provisions and we request be approved accordingly. This is very similar to the neighbouring subdivision to the west.

Attachments

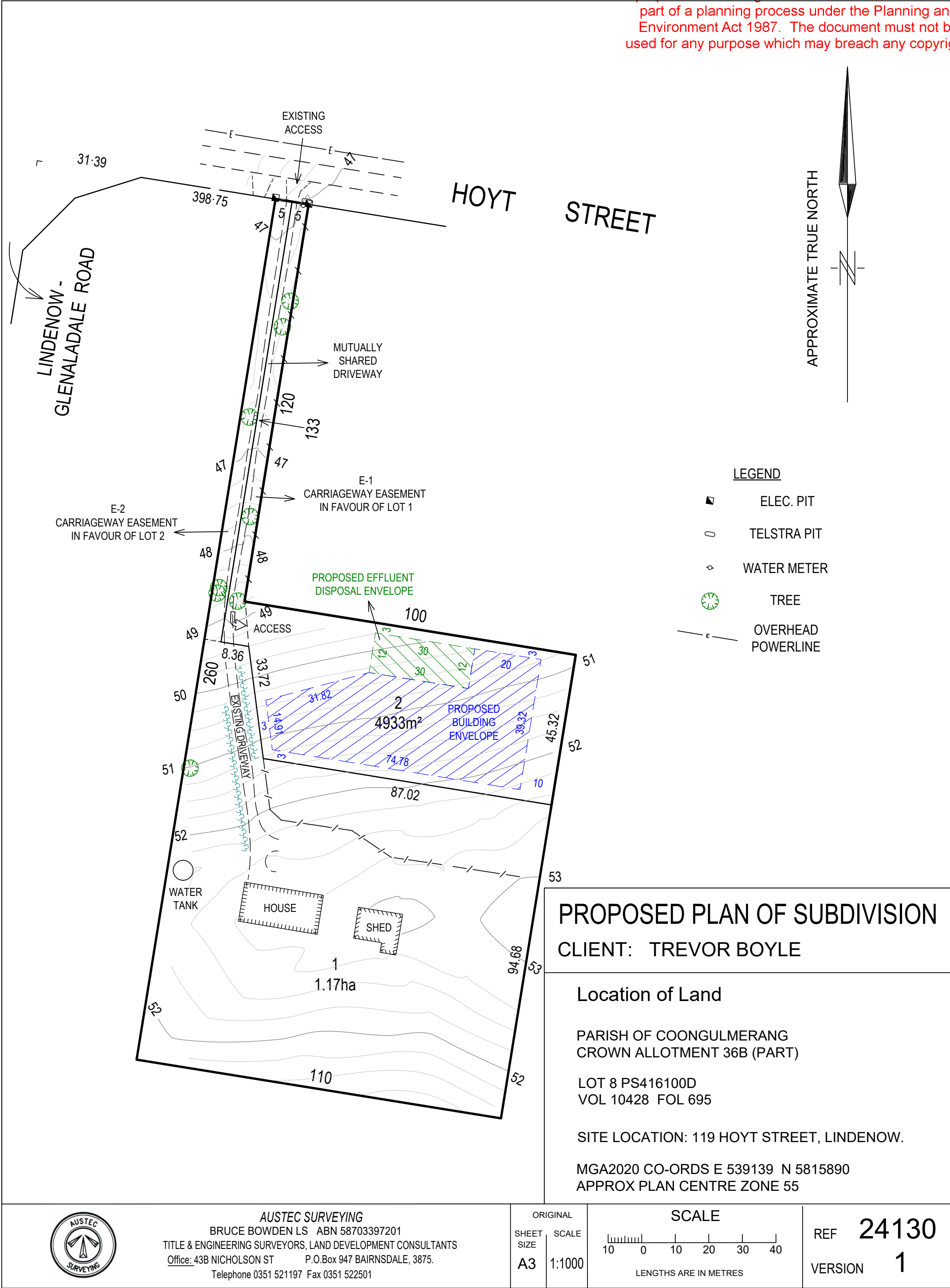
1. Proposed Subdivision Plan
2. Planning Application
3. Planning Report
4. Copy of title (text)
5. Copy of the title plan PS416100D
6. LCA from Chris O'Brien & Company Pty Ltd
7. LASSI image showing perimeter plantation vegetation

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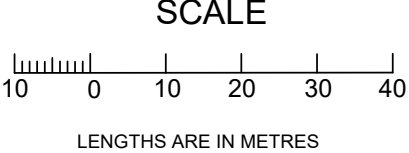
<p>Co-ordinates of Plot Corners</p> <p>NW 538603,5816688</p> <p>SW 538628,5815490</p> <p>MGA Zone 55</p>	<p>Data Source: Vicmap Property</p> <p>0 50 100 150 200 250 300 350 400 450 500m</p> <p>Scale of Metres (1:7,500)</p> <p>MGA Zone 55</p> <p>Vicroads- 83 J6 (ed.8)</p> <p>Created 12:29 PM on Mar 5, 2025</p>	<p>Co-ordinates of Plot Corners</p> <p>NE 540589,5816729</p> <p>SE 540614,5815531</p> <p>MGA Zone 55</p>
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WARNING: No warranty is given as to the accuracy or completeness of this map. Dimensions are approximate. For property dimensions, undertake a Title search.



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