NOTICE OF AN APPLICATION FOR PLANNING PERMIT

Form 2

The land affected by the application is located at:	**80 Old Orbost Road SWAN REACH VIC 3903 Lot: 2 PS: 600917**
The application is for a permit to:	**Two Lot Subdivision and Removal of Vegetation**
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	**Matter for which a permit is required**
32.05-5 (TZ)	Subdivide land
42.02-2 (VPO)	Remove, destroy or lop vegetation
The applicant for the permit is:	**Development Solutions Victoria Pty Ltd**
The application reference number is:	**5.2026.105.1**

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**

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

April McDonald

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Wednesday, 22 April 2026 11:24 AM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: APPENDIX B Proposed Subdivision Plan.pdf; 25084 Submission Report.pdf; 25084 Letter to Council.pdf; APPENTIX D Tree Summary Report.pdf; APPENDIX A Plan of Subdivision.PDF; APPENDIX C Clause 56 Assessment.pdf; APPENDIX A Copy of Title.PDF; Planning_Permit_Application_2026-04-22T11-24-00_33137403_0.pdf; attachment_errors.txt; APPENDIX B Site Context & Proposed Subdivision Plan.pdf; APPENDIX E Land Capability Assessment.pdf

Planning Permit Application

A "Planning Permit Application" has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

Applicant name:

Business trading name: C/- DEVELOPMENT SOLUTIONS VICTORIA

Email address: ADMIN@DEVSOLVIC.COM.AU

Postal address : 48 BAILEY STREET, BAIRNSDALE VIC 3875

Preferred phone number: 0351524858

Owner's name:

Owner's business trading name (if applicable): C/- DEVELOPMENT SOLUTIONS VICTORIA

Owner's postal address: 48 BAILEY STREET, BAIRNSDALE VICTORIA 3875

Street number: 80

Street name: OLD ORBOST ROAD

Town: SWAN REACH

Post code: 3903

Lot number: 2

Plan number: 600917Y

Other Legal Description: VOL 10972 FOL 409

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

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

Existing conditions : EXISTING DWELLING AND ASSOCIATED FACILITIES

Description of proposal : TWO LOT SUBDIVISION AND VEGETATION REMOVAL

Estimated cost of development: 0

Has there been a pre-application meeting: No

Your reference number: 25084

ExtraFile: 4

Invoice Payer: DEVELOPMENT SOLUTIONS VICTORIA

Address for Invoice: 48 BAILEY STREET, BAIRNSDALE VIC 3875

Invoice Email: ADMIN@DEVSOLVIC.COM.AU

Primary Phone Invoice: 0351524858

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

Plans: APPENDIX B Proposed Subdivision Plan.pdf, APPENDIX B Site Context & Proposed Subdivision Plan.pdf

Planning report: 25084 Submission Report.pdf

1. Supporting information/reports: 25084 Letter to Council.pdf

2. Supporting information/reports: APPENTIX D Tree Summary Report.pdf

Full copy of Title: APPENDIX A Plan of Subdivision.PDF, APPENDIX A Copy of Title.PDF

4. Supporting information/reports: APPENDIX E Land Capability Assessment.pdf

3. Supporting information/reports: APPENDIX C Clause 56 Assessment.pdf

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

VOLUME 10972 FOLIO 409

Security no : 124133994543L
Produced 22/04/2026 10:54 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 600917Y.
PARENT TITLE Volume 09610 Folio 522
Created by instrument PS600917Y 12/10/2006

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE PS600917Y 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: 80 OLD ORBOST ROAD SWAN REACH VIC 3903

DOCUMENT END

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	**Plan**
Document Identification	**PS600917Y**
Number of Pages (excluding this cover sheet)	**2**
Document Assembled	**22/04/2026 10:54**

PLAN OF SUBDIVISION

STAGE No: / LTO USE ONLY | EDITION 1 | PLAN NUMBER PS 600917Y

LOCATION OF LAND

PARISH: BUMBERRAH
TOWNSHIP: —
SECTION: —
CROWN ALLOTMENT: 62^{B} (PART)
CROWN PORTION: —

TITLE REFERENCES: VOL 9610 FOL 522

LAST PLAN REFERENCE: LOT 1 ON LP 148844J

POSTAL ADDRESS: (At time of subdivision) 80 OLD ORBOST ROAD, SWAN REACH, 3903

MGA 94 CO-ORDINATES: (Of approx. centre of land in plan) E 576 640 N 5813 890 ZONE: 55

COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME: EAST GIPPSLAND SHIRE COUNCIL REF: 95/2006/CRT

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 12/09/2006

~~Re-certified under Section 11(7) of the Subdivision Act 1988~~
~~Council Delegate~~
~~Council seal~~

~~Date / /~~

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

STAGING This ~~is~~ / is not a staged subdivision
Planning Permit No 578/2005/P

DEPTH LIMITATION DOES NOT APPLY

SURVEY: THIS PLAN IS / ~~IS NOT~~ BASED ON SURVEY

THIS SURVEY IS CONNECTED TO PERMANENT MARK No(s) 44 & 76

EASEMENT INFORMATION

LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of

LR USE ONLY
STATEMENT OF COMPLIANCE / EXEMPTION STATEMENT
RECEIVED ☑
DATE 9 / 10 / 06

LR USE ONLY
PLAN REGISTERED
TIME 12:08 P.M.
DATE 12/10/06
Assistant Registrar of Titles

SHEET 1 OF 2 SHEETS

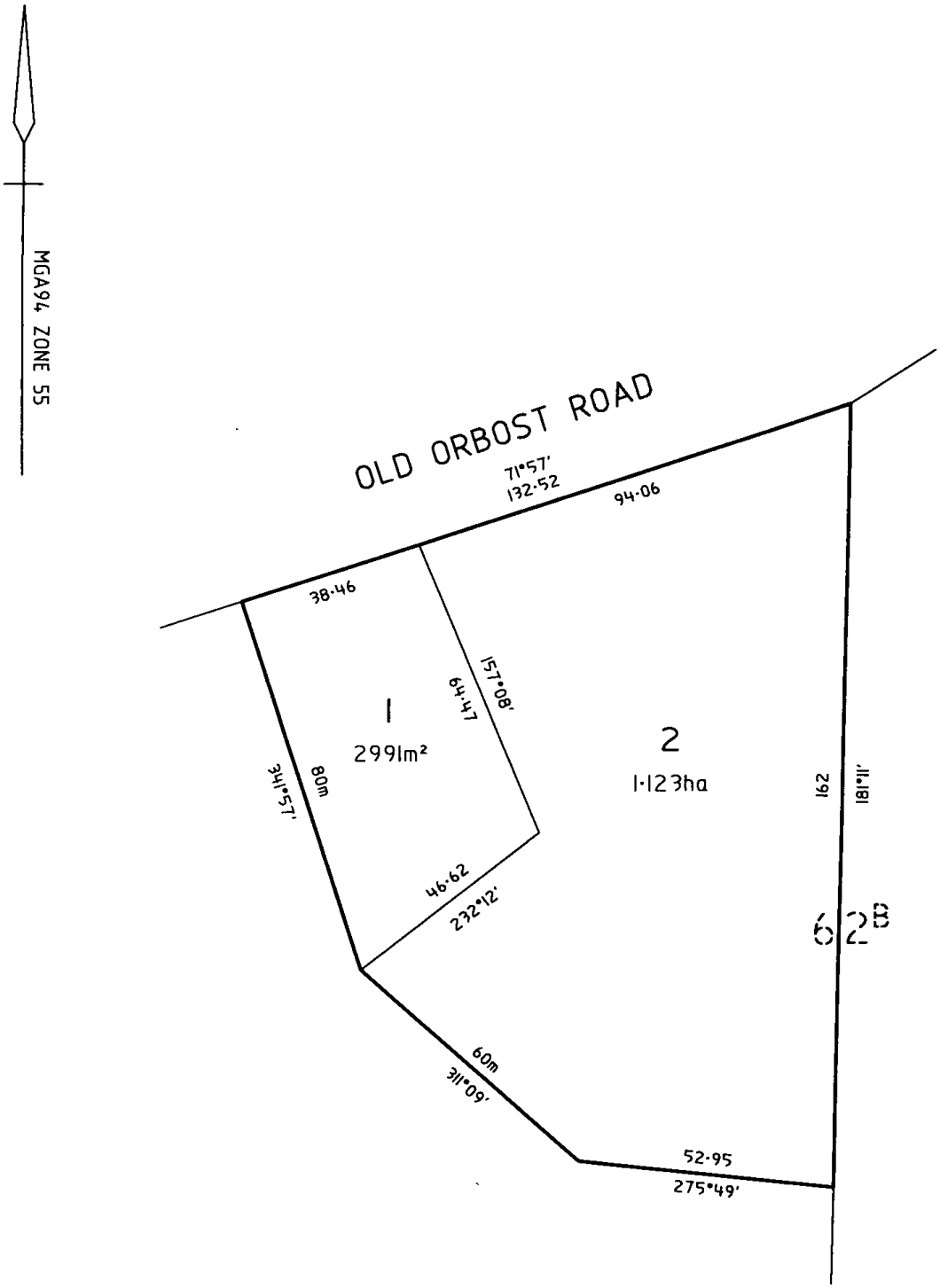
Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
TELEPHONE (03) 5152 5011

LICENSED SURVEYOR MICHAEL JOSEPH SADLER
SIGNATURE ..... DATE 19 / 07 / 06
REF 11105 VERSION 1

DATE 12 / 09 / 06
COUNCIL DELEGATE SIGNATURE
ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

STAGE No. | PLAN NUMBER PS 609917Y



Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
TELEPHONE (03) 5152 5011

SHEET 2 OF 2 SHEETS

ORIGINAL
SHEET SIZE A3 | SCALE 1:1000
SCALE 10 0 10 20 30 40
LENGTHS ARE IN METRES

LICENSED SURVEYOR MICHAEL JOSEPH SADLER
SIGNATURE ..... DATE / /
REF 11105 VERSION 1.

DATE / /
COUNCIL DELEGATE SIGNATURE

APR
20
26

APPLICATION FOR PLANNING PERMIT

TWO LOT SUBDIVISION AND NATIVE VEGETATION REMOVAL

80 OLD ORBOST ROAD, SWAN REACH

REF: 25084

CONTENTS

APPENDIX

DOCUMENT REVISION

1	Draft Report	DAC	19/04/2026
2	Final Report	CMC	21/04/2026

1. INTRODUCTION

Development Solutions Victoria Pty Ltd act on behalf of the owners and applicants for this planning permit application for a Two Lot Subdivision and the Removal of Native Vegetation at 80 Old Orbost Road, Swan Reach.

This submission and supporting documentation provide details of the subject site, relevant planning controls and policies and provides an assessment against the provisions of the East Gippsland Planning Scheme.

A planning permit is required to subdivide land under the provisions of the Township Zone and for the removal of native vegetation under the provisions of the Vegetation Protection Overlay.

The purpose of this subdivision is to create one additional vacant allotment that can be developed with a residential dwelling in the future.

The proposal is consistent with the objectives of the East Gippsland Planning Scheme, is an appropriate subdivision in this location and will result in a positive planning outcome.

Address	**80 Old Orbost Road, Swan Reach**
Site Description	Lot 2 on Plan of Subdivision 600917Y
Title Particulars	Vol 10972 Fol 409
Site Area	1.12 Hectares
Proposal	Two Lot Subdivision and the Removal of Native Vegetation
Planning Scheme	East Gippsland Planning Scheme
Zone	Township Zone
Overlays	Vegetation Protection Overlay – Schedule 1
Aboriginal Cultural Heritage	Not identified as an area of Cultural Heritage Sensitivity
Permit Triggers	Clause 32.05-5 Township Zone - Subdivision Clause 42.02-2 Vegetation Protection Overlay – Permit Required
Notice	Exempt from notice at Clause 42.02
Referrals	DEECA
Work Authority Licence	Not applicable
Planning Scheme requirements	Municipal Planning Strategy – Clause 02 Settlement - Towns – Clause 02.03-1 Environmental and landscape values – Clause 02.03-2 Environmental risks and amenity – Clause 02.03-3 Built environment and heritage – Clause 02.03-5 Housing – Clause 02.03-6 Planning Policy Framework – Clause 10 Settlement – Clause 11 Environmental and landscape values – Clause 12 Environmental risks and amenity – Clause 13 Built environment and heritage – Clause 15 Housing – Clause 16 Township Zone – Clause 32.05 Vegetation Protection Overlay – Clause 42.02 Decision guidelines – Clause 56 Decision guidelines – Clause 65.01 Decision guidelines – Clause 65.02

2. SITE CONTEXT

Site

The subject site is located at 80 Old Orbost Road, Swan Reach. A copy of the Title and Plan of subdivision is contained in ***Appendix A.*** The title is not affected by any restrictive covenants or agreements.

The site is an irregularly shaped allotment with a total area of 1.12 hectares and contains an existing dwelling and associated outbuildings.

The subject site is undulating in nature, contains scattered vegetation throughout and is used for residential purposes. Details of the site are depicted in the photographs provided below.

Access to the site is provided via two existing bitumen sealed crossovers, with one being in the eastern portion of the northern boundary and the second in the western portion of the northern boundary. Both existing crossovers connect directly to Old Orbost Road adjoining the northern boundary. Old Orbost Road traverses in an east to west direction and is a bitumen sealed road with grassed swale drains.

The subject site in relation to Swan Reach as well as the surrounding land, is shown in the locality plans in ***Figure 1*** and ***Figure 2***.

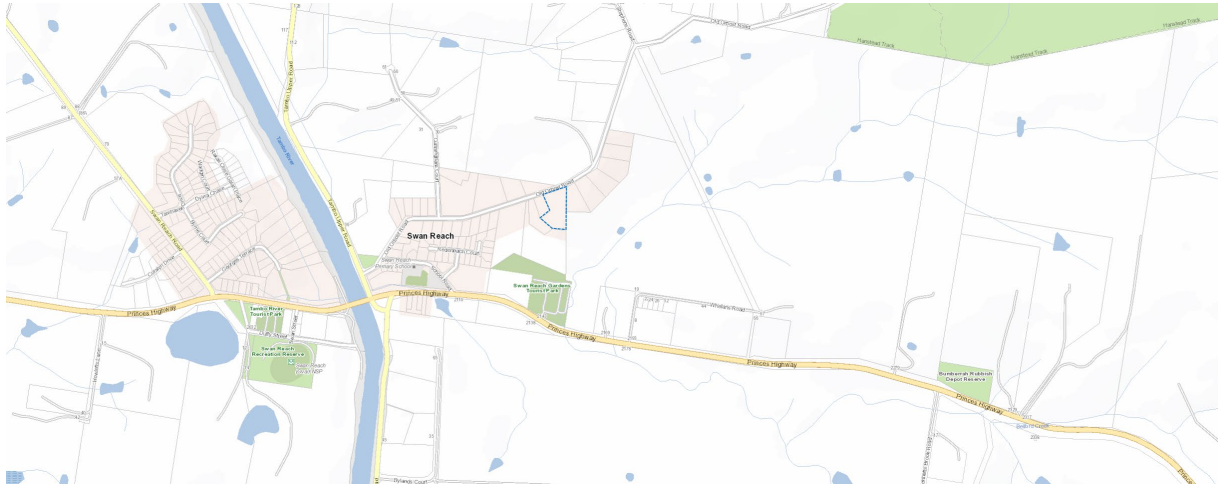


Figure 1 – *Locality Plan – 80 Old Orbost Road, Swan Reach (source: mapshare.vic.gov.au)*

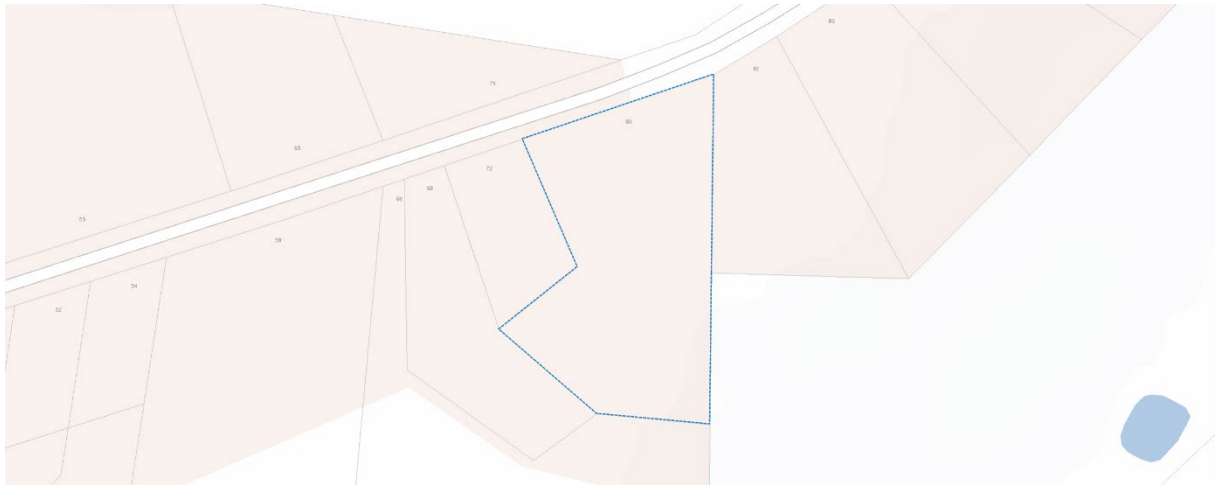


Figure 2 – *Locality Plan – 80 Old Orbost Road, Swan Reach (source: mapshare.vic.gov.au)*

Surrounds

The land surrounding the site comprises predominantly residential development.

Adjoining the eastern, southern and western boundaries of the subject site is land containing existing residential dwellings and associated facilities. Adjoining the southeastern boundary is vacant farming land and adjoining the northern boundary is Old Orbost Road. Further afield to the north and east comprises larger vacant rural allotments.

The site is located approximately 1.6 kilometres northeast of the Swan Reach town centre.

Swan Reach is a coastal gateway for inland communities and is a small rural township located centrally between Bairnsdale and Lakes Entrance, approximately 22 kilometres east of Bairnsdale and approximately 16 kilometres northwest of Lakes Entrance. Whilst Swan Reach offers a very limited range of community and commercial services and facilities, a larger suite of services and facilities is available further afield in both Bairnsdale and Lakes Entrance.

The subject site in relation to Swan Reach is shown in the aerial photograph below.

Photograph 1 *– Aerial Photograph of the subject site and surrounding land – 80 Old Orbost Road, Swan Reach (source: dpi.vic.gov.au)*

Photograph 2 – *Existing access to proposed Lot 1 at 80 Old Orbost Road, Swan Reach.*

Photograph 4 – *Existing outbuildings on proposed Lot 1, facing east.*

Photograph 6 – *Proposed Lot 1 facing east*

Photograph 3 – *Existing dwelling on proposed Lot 1, facing south.*

Photograph 5 – *Proposed Lot 1 facing southwest.*

Photograph 7 – *Southern portion of proposed Lot 1 facing east.*

Photograph 8 – *Boundary of proposed Lot 1 and 2 facing west.*

Photograph 10 – *Existing crossover to proposed Lot 2 on the northern boundary, facing south.*

Photograph 12 – *Western boundary in the northern portion of the of subject site, showing proposed access to Lot 2, facing north.*

Photograph 9 – *Eastern boundary of proposed Lot 1 facing north.*

Photograph 11 – *Northern boundary of the subject site, facing east.*

Photograph 13 – *Western boundary of subject site from the southern portion of proposed lot 1, facing west.*

Photograph 14 – *Proposed Lot 2 facing southeast.*

Photograph 16 – *Access to proposed Lot 2 facing east.*

Photograph 18 – *Northern boundary of proposed Lot 2, facing northwest.*

Photograph 15 – *Proposed Lot 2 facing south.*

Photograph 17 – *Proposed Lot 2 facing south.*

Photograph 19 – *Vegetation on the eastern portion of proposed Lot 2, facing south.*

3. THE PROPOSAL

This application seeks approval for the subdivision of land into two lots and the removal of native vegetation under the provisions of the Township Zone and the Vegetation Protection Overlay. A proposed plan of subdivision is provided in ***Appendix B.***

Lot 1

Proposed Lot 1 will be an irregular shaped allotment with a total area of approximately 5,778m^2. This lot comprises the northern portion of the site and contains the existing dwelling, associated facilities, scattered vegetation and established garden beds.

This lot contains an existing septic system that services the dwelling which has been legally relocated and is entirely within the boundaries of this proposed Lot.

Access to this allotment is existing via a bitumen sealed crossover and gravel driveway directly from Old Orbost Road which will remain unchanged.

Lot 2

Proposed Lot 2 will be battle-axe in shape with a total area of approximately 5,451m^2. This lot will comprise the southwestern portion and contains stock yards in the southern portion of the eastern boundary, and scattered native vegetation throughout.

Access to this allotment will be provided via an existing bitumen crossover along the northern boundary directly from Old Orbost Road.

Services

The subject site has access to an appropriate level of services including reticulated water, electricity, telecommunications, drainage and a good quality road network. Each of the proposed allotments will be connected to all available services.

Proposed Lot 2 will require the installation of a septic tank to service any future residential development. A Land Capability Assessment is contained in ***Appendix F*** that concludes the proposed allotment is suitable to treat and retain wastewater.
It is requested that formal drainage plans be a requirement on any planning permit to be granted.

Building Envelope

Proposed Lot 2 will contain a building envelope located in the northern portion of the site as identified on the proposed plan of subdivision.

Vegetation

The subject site contains areas of scattered vegetation and established garden beds throughout. The proposal requires the removal of some planted vegetation and garden beds to facilitate access for proposed Lot 2.

The Tree Removal Plan identifies 3 native trees that require removal and is identified in ***Appendix E***.

The Tree Management Plan and Tree Summary Report contained in ***Appendix D*** assesses all trees within the subject area and identifies those proposed for removal. It should be noted that Tree 1 (Blue Gum), identified in the reports, has already been removed and was not required to be included in this application due to an existing exemption previously confirmed by East Gippsland Shire Council.

The Tree Management Plan and Tree Summary Report cover a wider area of vegetation than what is now proposed for removal, as the access width and alignment have been reduced. As a result, not all trees identified for removal in those reports will be removed.
Three trees identified as (6, 7, and 18) are noted within the access construction zone. These are non-native planted species and do not require a permit for removal.

Refer to ***Appendix E*** for a clear plan of trees that require planning approval for removal.

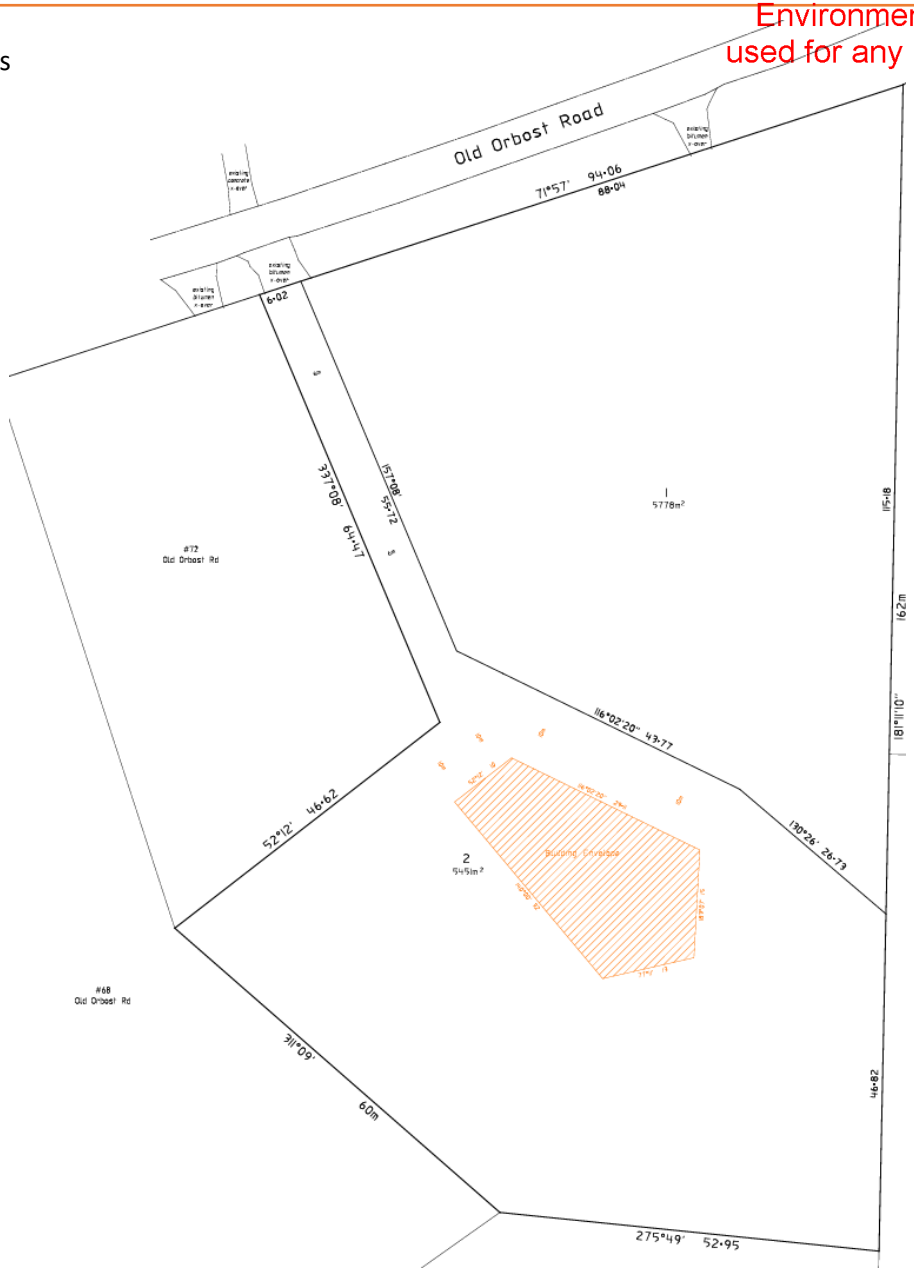


Figure 3 *– Proposed Plan of Subdivision – One Plan*

4. ZONES AND OVERLAYS

Township Zone

The purpose of the Township Zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for residential development and a range of commercial, industrial and other uses in small towns.*
- *To encourage development that is responsive to the neighbourhood character of the area.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

An extract of the Township Zone Map is provided in ***Figure 4.***

Clause 32.05-5 of the Township Zone provides a permit is required to subdivide land.

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56.

The relevant standards of Clause 56 are addressed in ***Appendix C.***

The decision guidelines at Clause 32.05-15 of the Township Zone are addressed in Section 5 of this submission.

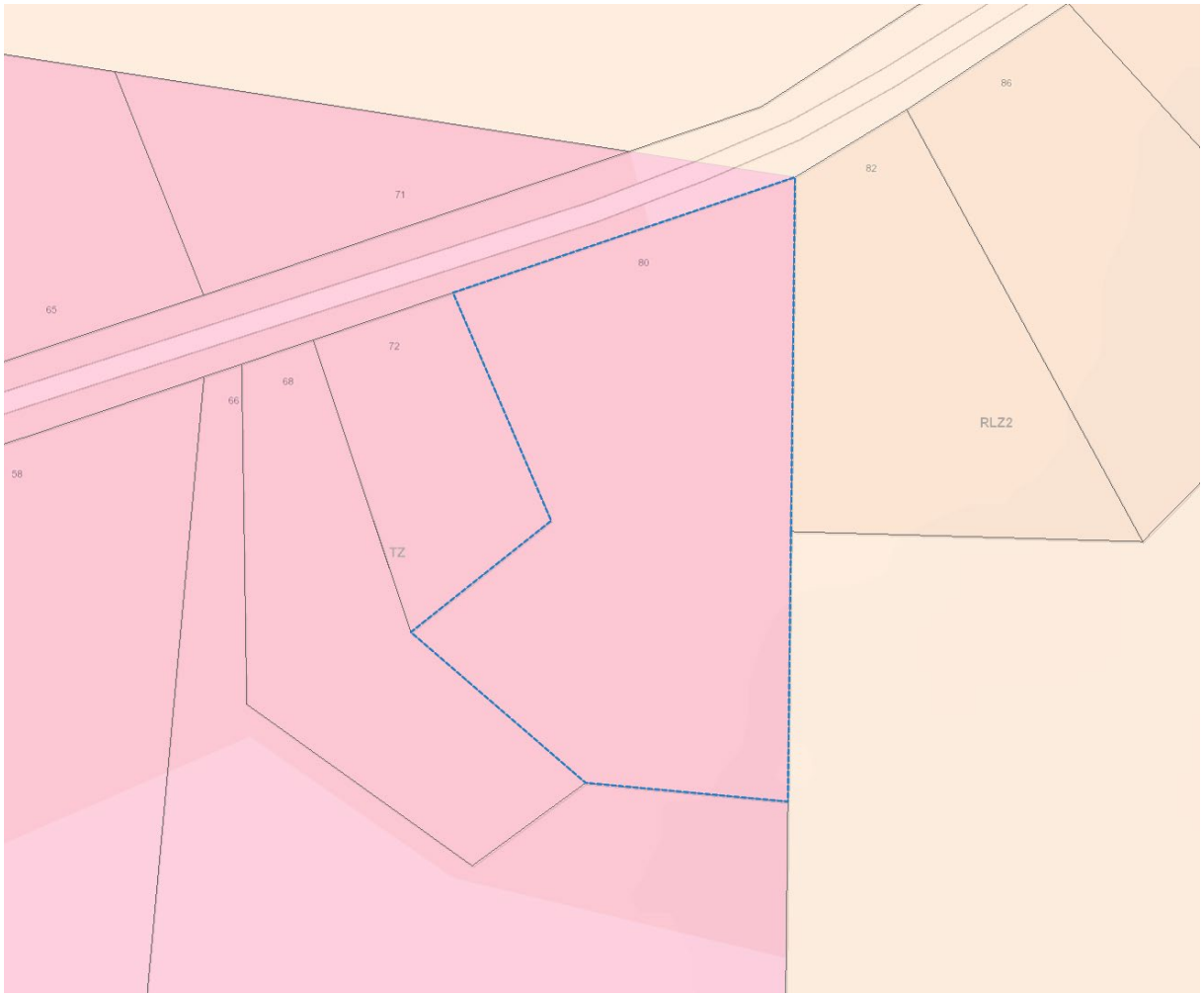


Figure 4 – *Zoning Map – (source - mapshare.vic.gov.au)*

Vegetation Protection Overlay – Schedule 1

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 in ***Figure 5.***

The proposed subdivision will require the removal of some planted native vegetation. As such a permit is required under the provisions of Clause 42.02-2.

The relevant decisions guidelines are addressed below in Section 5. Tree Management Plan and inventory list is contained in ***Appendix D*** and A Tree Removal Plan is contained in ***Appendix E.***

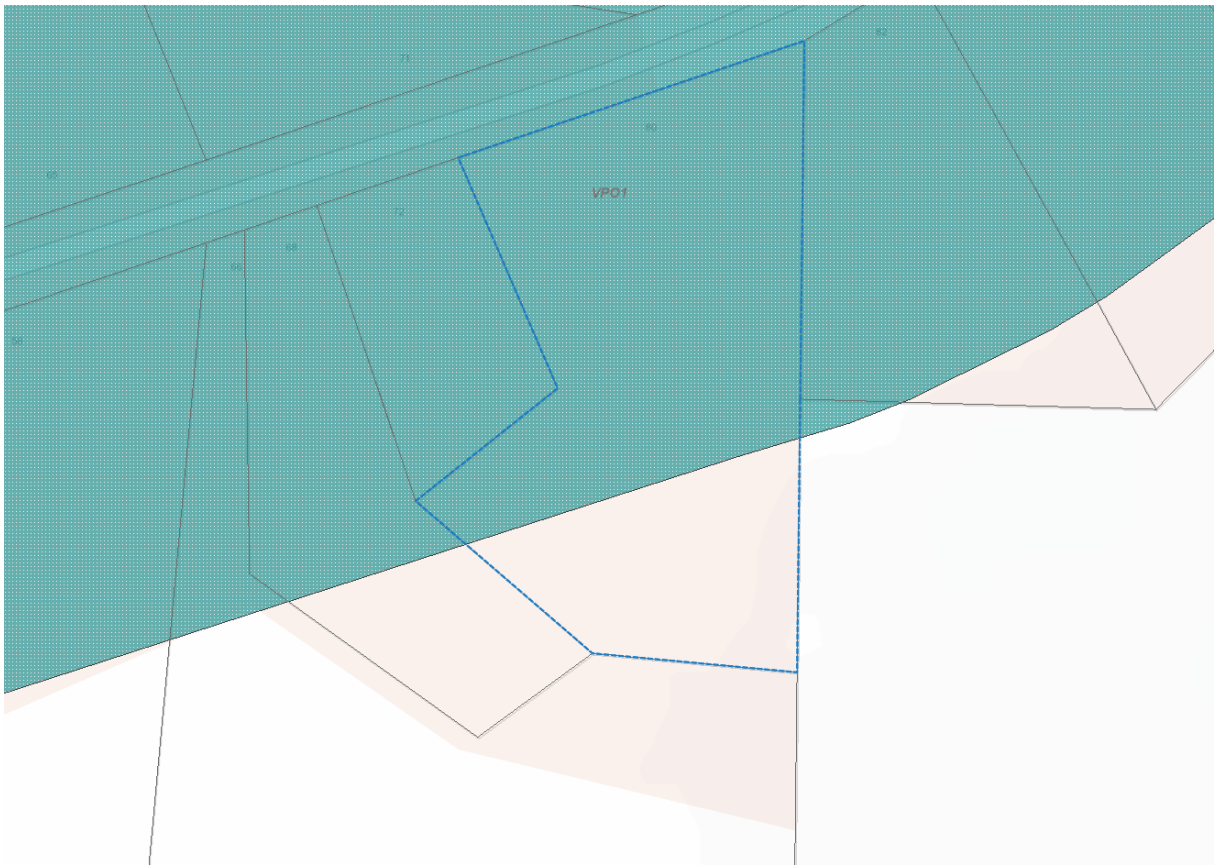


Figure 5 – *Vegetation Protection Overlay – (source - mapshare.vic.gov.au)*

Vegetation Protection Overlay – Schedule 1 continued:

Tambo-Bairnsdale roadside vegetation protection network.

Statement of nature and significance of vegetation to be protected.

- *Significant areas of native vegetation are located along roadsides within Government road reserves. These areas are often important remnants of native vegetation that previously extended over adjacent private land now generally cleared for agriculture or rural style residential development.*
- *Remnant roadside vegetation provides important fauna habitat and wildlife corridors, often linking larger areas of remnant native vegetation. Remnant roadside vegetation also contributes significantly to landscape and aesthetic values in rural areas.*
- *Conservation and enhancement of these areas is important to and generally supported by the local community*

Vegetation protection objectives to be achieved include:

The Tambo-Bairnsdale Roadside Vegetation Protection Network overlay seeks to protect high conservation value roadside vegetation within Government road reserves from:

- *The potential adverse impacts of establishing access through roadside vegetation located between the carriageway and adjacent private land.*
- *The potential adverse impacts of road maintenance and construction activities.*

The overlay objective is:

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

5. PLANNING ASSESSMENT

This proposal has been assessed against the objectives and standards of applicable clauses of the East Gippsland Planning Scheme and it is considered that the proposed subdivision and removal of native vegetation is appropriate for the following reasons:

- The proposal meets the objectives of the Municipal Planning Strategy at **Clause 02** and the Planning Policy Framework at **Clause 10** providing for one additional parcel of land that can be developed in the future with a residential dwelling that can be respectful of the existing surrounding development and the environment.
- The proposal will contribute to a high standard of environmental sustainability, urban design and amenity by designing the lot layout to meet the constraints of the land reducing any potential negative environmental implications as sought to achieve by the relevant clauses including **Clause 02.03** and **Clause 11**. The subject site does contain scattered vegetation including some within planted garden beds.
- **Clause 02.03-1** identifies Swan Reach as a town within the settlement categories. Incremental change is supported within existing residentially zoned areas through appropriately scaled medium-density infill development, having regard to any relevant environmental risk constraints. The proposed subdivision and removal of native vegetation will result in one vacant allotment that can adequately accommodate a residential dwelling in the future. The subject site and existing dwelling are currently connected to all available services. The proposed vacant lot being created will be connected to all available services and infrastructure including reticulated water, electricity, telecommunications and a good quality road network. The existing dwelling is serviced by an onsite wastewater treatment system, which will be contained wholly within the boundaries of proposed Lot 1. A Land Capability Assessment is contained in ***Appendix F*** which concludes that the proposed Lot 2 is suitable for onsite wastewater disposal. A plan identifying a proposed building envelope and land application area is contained within the proposed plan of subdivision and the Land Capability Assessment.
- The proposal meets the objectives of **Clause 16** by providing one additional vacant allotment that can be developed with a residential dwelling in the future which in turn will support housing for the area**. Clause 16.01-2S** recognises the need to ensure land supply is sufficient to meet demand. The proposed subdivision will create one additional vacant lot within an existing residential area in Swan Reach.
- The proposal has addressed the decision guidelines of the Township Zone at **Clause 32.05-15** which seeks to encourage development that is responsive to the neighbourhood character of the area.
- The proposed subdivision and removal of native vegetation will result in a two-lot subdivision with proposed Lot 1 containing the existing dwelling and associated facilities and proposed Lot 2 will be vacant land.
- The proposed subdivision has addressed the relevant standards as set out in Clause 56 and is contained in ***Appendix C***.
- The pattern of subdivision for the area is varied with lots ranging in shapes and sizes. There are some battle-axe style allotments within the area including one adjoining the southern boundary of the site.
- Access to the proposed lots will be via the existing bitumen sealed crossovers as indicated on the proposed development plans. Both crossovers connect directly to Old Orbost Road which will remain unchanged.
- The proposal has addressed the decision guidelines of the Vegetation Protection

Overlay at **Clause 42.02** which seeks to protect significant vegetation, minimise its loss during development, and preserve existing trees and plant life. The objectives recognise vegetation protection areas as places of special significance and natural beauty, emphasise the importance of maintaining and enhancing habitats for indigenous fauna, and encourage the regeneration of native vegetation.

- A Tree Management Report and Tree Inventory have been undertaken by Roots 2 Leaves and are contained in ***Appendix D***. The proposed subdivision will require the removal of 3 native trees in the northwestern portion of the site to facilitate access to the vacant lot being created. Trees identified for removal are identified individually within the Tree Removal Plan ***Appendix E***. All of the trees requiring removal were planted with some forming part of established garden beds. The provisions of Clause 52.17 have been considered, and it is concluded all of the trees requiring removal have previously been planted, this is evident with the layout of the established garden beds as shown on the proposed plan of subdivision.
- **Schedule 1** of the Vegetation Protection Overlay refers to Tambo – Bairnsdale Roadside Vegetation Protection Area. The statement of nature and significance of vegetation to be protected and vegetation protection objectives to be achieved are contained in Section 4.
- The proposed subdivision has been designed to avoid vegetation removal in the first instance, the location of the driveway for proposed Lot 2 is dictated by the existing crossover which will be used for access.
- This submission has addressed the decision guidelines of **Clause 65.01** and the proposed subdivision supports orderly planning of the area whilst taking into consideration the potential effect on the environment, human health and the amenity of the area. There will be no negative impact on the existing road network as a result of the proposal.
- There are no factors of this proposal that are likely to cause or contribute to land degradation, salinity or reduce water quality.
- This submission has addressed the decision guidelines of **Clause 65.02** and it is concluded the proposed subdivision is suitable in this location and the proposed vacant lot being created can adequately accommodate a residential dwelling in the future that will in turn support the community by providing for additional land supply and housing. The subject site is currently connected to all available services and the proposed vacant lot being created will be connected to these.

6. CONCLUSION

This submission is in support of a planning permit application for a Two Lot Subdivision and the Removal of Native Vegetation at 80 Old Orbost Road, Swan Reach.

The relevant provisions of the East Gippsland Planning Scheme have been addressed and it has been ascertained that the proposed subdivision is appropriate in this location. It is requested that the proposal be supported for the following reasons:

- The proposal is consistent with the objectives and strategies outlined in the Municipal Planning Strategy and the Planning Policy Framework.
- The proposal is consistent with the objectives of the Township Zone and has addressed the relevant provisions of the Vegetation Protection Overlay.
- The design of the subdivision is site responsive and consistent with the surrounding lot layout.

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

Development Solutions Victoria

APPENDIX C

Clause 56 Assessment

CLAUSE 56 ASSESSMENT

Clause 56 – Residential Subdivision

Under the provisions of Clause 32.05-5 of the Township Zone, the following provisions of Clause 56 must be addressed as appropriate.

The purpose of Clause 56 is:

> *"To implement the Municipal Planning Strategy and the Planning Policy Framework.*
>
> *To create liveable and sustainable neighbourhoods and urban places with character and identity.*
>
> *To achieve residential subdivision outcomes that appropriately respond to the site and its context for:*
>
> - *Metropolitan Melbourne growth areas.*
> - *Infill sites within established residential areas.*
> - *Regional cities and towns.*
>
> *To ensure residential subdivision design appropriately provides for:*
>
> - *Policy implementation.*
> - *Liveable and sustainable communities.*
> - *Residential lot design.*
> - *Urban landscape.*
> - *Access and mobility management.*
> - *Integrated water management.*
> - *Site management.*
> - *Utilities."*

Clause 56 provides the following requirements:

> *"An application to subdivide land:*
>
> - *Must be accompanied by a site and context description and a design response.*
> - *Must meet all of the objectives included in the clauses specified in the zone.*
> - *Should meet all of the standards included in the clauses specified in the zone."*

The provisions of Clause 56 are addressed below.

Clause 56.01 requires an application to be accompanied by:

- A subdivision site and context description.
- A design response.

These details are outlined in the proposed plan of subdivision and within the submission.

The table below addresses the relevant requirements of Clause 56.

Clause 56.04-2 Lot area and building envelopes objective:	**To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features.**
Response:	This application seeks approval for the creation of two allotments, both greater than 300m^2 in area with the intention that the vacant allotment being created will accommodate a future residential dwelling. The proposed lots will be: Lot 1 will be 5778m^2 in area; Lot 2 will be 5451m^2 in area; Proposed Lot 2 will be vacant land suitable for future residential development. Proposed Lot 1 will contain the existing dwelling and associated facilities. The proposed lot dimensions and layout are considered to accommodate solar access for existing development surrounding the site and any future development on the vacant lot being created. The size and configuration of the proposed lot is considered more than adequate to accommodate any future development with suitable garden area, private open space and vehicle access, whilst respecting surrounding lot configurations for future uses and development surrounding the site. **The proposal meets the objectives and standards of this clause.**
Clause 56.04-5 Common area objectives	**To identify common areas and the purpose for which the area is commonly held. To ensure the provision of common area is appropriate and that necessary management arrangements are in place. To maintain direct public access throughout the neighbourhood street network.**
Response:	The proposal does not include any common property. **This clause is not relevant to the proposal.**

Clause 56.06-8 Lot access objective:	**To provide for safe vehicles access between roads and lots.**
Response:	Access to both proposed allotments is existing, proposed Lot 1 will contain an existing bitumen crossover in the eastern portion of the northern boundary and proposed Lot 2 will contain the existing bitumen crossover located in the western portion of the northern boundary, directly from Old Orbost Road. No new access points are proposed. The existing access points are considered to be suitable for the provision of safe vehicle access between the proposed allotments and the existing road network. **The proposal meets the objectives and standards of this clause.**
Clause 56.07-4 Stormwater management objectives	**To minimise damage to properties and inconvenience to residents from stormwater.** **To ensure that the street operates adequately during major storm events and provides for public safety.** **To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater.** **To encourage stormwater management that maximises the retention and reuse of stormwater.** **To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.**
Response:	Stormwater created from any future dwelling will be directed to the legal point of discharge to the satisfaction of the responsible authority. It is not anticipated that there will be any drainage issues as a result of the proposed subdivision or future development as such it is requested that formal drainage plans be a requirement on any planning permit granted. **The proposal meets the objectives and standards of this clause.**

CHRIS O'BRIEN & COMPANY PTY LTD
CONSULTING CIVIL & STRUCTURAL ENGINEERS
ABN: 69 068 752 658

Reference No: B23350A

Project No: 100923

7/04/2026

Development Solutions Victoria
48 Bailey Street
BAIRNSDALE VIC 3875

Attention: Kayla Stephenson

Dear Kayla,

RE: PROPOSED 2 LOT SUBDIVISION
80 OLD ORBOST ROAD, SWAN REACH. VIC

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

Further to our detailed inspection, at 10:00am on 6th October, 2023, 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 locations within the above allotment for on-site containment of domestic effluent disposal.

The purpose of this particular land capability assessment (LCA) is to investigate an area for a "Land Application Area" (LAA) on the proposed allotment and to investigate the location of the existing LAA serving the existing dwelling to determine whether relocation is needed and select suitable replacement area. The areas where the LAA's can be located is shown on our site plan Appendix 1, attached hereunder.

An area to the west of the existing dwelling was chosen for the relocation of the LAA for the existing dwelling with an area close to the south boundary selected for the proposed lot 2. All setbacks are required are easily achieved. Falls in the selected LAA's are in the range of 1 to 10%. 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 at the locations on the attached site plan. The soil at test pit 1 consisted of a moist grey brown silty loam (ZL) topsoil containing coarse grass roots moderately dispersed, underlain by a moist fawn grey brown silty clay loam (ZCL) at 150 – 400mm depth below existing grassed surface, underlain by a moist fawn orange grey fine sandy clay loam (FSCL) to 650mm at termination of test pit.

The soil at test pit 2 consisted of a damp dark brown fine sandy loam (FSL) topsoil containing coarse grass roots moderately dispersed, underlain damp brown grey fine sandy loam (FSL) at 160 – 350mm below existing grassed surface, underlain damp fawn grey loam (L) to 600mm at termination of test pit.

Soils found were generally bolus coherent and will form a ribbon.

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

13A Church Street
Traralgon Vic. 3844

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

DISCUSSION

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

PHOTOGRAPHY

Several colour photographs have been attached to the rear of this report to illustrate the subject allotment terrain and the location of the area of the "On-Site Domestic-Wastewater" disposal fields. In addition, two test pits were hand excavated to a maximum 650mm depth, to investigate and illustrate the various soil horizons. The test pits, together with the tailings of excavated material, were photographed and have been attached as well. It is obvious, by observation of the photographs, the soil type and the reasonable sloping terrain available for disposal, that standard absorption trenches can be used on this site.

DAILY FLOW & SEPTIC TANK CAPACITY

- It is proposed to relocate the existing treatment lines and to subdivide a new allotment off the existing allotment. For the purposes of this report we are adopting a 4 bedroom dwelling and as a consequence the estimated daily flow in accordance with EPA Publication May 2024 Guideline for onsite wastewater management: Table 4-1 (dwelling installed with full water-reduction fixtures and fittings) and AS/NZS 1547:2012 Table H1

  =(2 + 3 x 1)150
  =750 L/day (Town Reticulated Water Supply)

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

  =3000 litres (Minimum Volume)

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

Reference is made to the Australian Standard code AS/NZS 1547:2012 "On site Domestic-wastewater Management" Appendix L. Refer table L1, whereby the soil examined on site may be classified as a Soil Category 4: Clay Loams (highly/moderately structured) for test pit 1 and Soil Category 3: Loams (highly/moderately structured) for test pit 2, the Design Irrigation Rate (DIR) for primary treated effluent is approx. 10mm/day for test pit 1 and 15mm/day for test pit 2. Noteworthy is that the EPA "Guidelines for Environmental Management" – Code of Practice Onsite Wastewater Management: Appendix A – Table 9: Soil Categories and Recommended Maximum Design Loading/Irrigation Rates (DLR/DIR) for "Land Application Systems" makes direct reference to Table L1 in AS/NZS 1547:2012 and therefore the exact same DIR is recommended by the EPA.

LENGTH REQUIRED FOR TRENCH BED SYSTEM

For this site we are recommending using a standard absorption trench system with the trench length dependant on the daily flow and the recommended maximum Design Loading/Irrigation Rates (DLR/DIR). For a dwelling supplied by Town Reticulated Water Supply the length of trench L can be determined using the formula from appendix L with the bed length L = Q/(DLRxW). Adopting a 1000mm wide trench the total length required is as follows:

Test Pit 1 – DIR = 10mm/day.
For 2 Bedrooms – Daily Load = 450L – Trench Length = 45m
For 3 Bedrooms – Daily Load = 600L – Trench Length = 60m
For 4 Bedrooms – Daily Load = 750L – Trench Length = 75m

Test Pit 2 – DIR 15mm/day
For 2 Bedrooms – Daily Load = 450L – Trench Length = 30m
For 3 Bedrooms – Daily Load = 600L – Trench Length = 40m

For 4 Bedrooms – Daily Load = 750L – Trench Length = 50m

RESERVE AREA NOT REQUIRED

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

PREPARATION OF THE SITE PRIOR TO COMMENCEMENT

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

SUMMARY & CONDITIONS

It is our professional opinion that the site is suitable for the use of standard absorption trenches and the maximum total length of 1000mm wide trench should be at least 75m at test pit 1 location and 50m at test pit 2 location which will be environmentally adequate and consistent with the above recommendations.

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

From the test results it can be seen that a four (4) bedroom dwelling requires a disposal bed length of a maximum of 75m at test pit 1 location and 50m at test pit 2 location for a standard absorption trench bed system.

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

1) Standard siting guidelines as per the requirements of the East Gippsland Shire Council (EGSC) guidelines.

2) At least 3.0m (subject to agreement between EGSC and COB & Co. prior to commencement) up-slope and 1.5m down-slope of any title boundary/road reserve or building for secondary treated effluent and at least 6.0m up-slope and 3.0m down-slope for primary treated effluent.

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

1. The system has been designed on a standard 1000mm wide x 400mm deep trench system. Trenches are to be installed at 3.0m maximum centres.

2. Gypsum is to be added to the bottom of trenches at a rate of 1kg/m2

3. The disposal field shall be sown with lawn grasses as soon as possible on completion of works. This will stabilize the soil and allow for the vegetation to take up the wastewater.

4. Only water from the septic tank is permitted to enter the disposal system. Stormwater run-off shall be prevented from entering the trench bed system area. We suggest an open earth vee-drain be constructed to 100mm depth along the high side of this area or other approved method as approved by the Design Engineer.

5. Vehicles or heavy equipment shall not be permitted on the disposal field as damage to the disposal system may result.

6. Spikes, tent pegs, garden stakes etc. shall not be driven into the ground in the disposal field as damage to the disposal system may result.

7. An ongoing maintenance program shall be instigated to ensure that the disposal system is properly maintained and works effectively.

CONCLUSION

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

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

Yours faithfully.

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

LAND CAPABILITY ASSESSMENT AND SOIL PERCOLATION TESTING

Land Features	Land Capability Class Rating					Site Rating
	Very Good(1)	**Good(2)**	**Fair(3)**	**Poor(4)**	**Very Poor(5)**	
General Characteristics						
Site Drainage	No visible signs of dampness	Moist soil, but no standing water in soil pit		Visible signs of dampness, such as moisture tolerant plants	Water ponding on surface	**2**
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	**3**
Landslip	No actual or potential failure		Low potential for failure	High potential for failure	Present or past failure	**1**
Groundwater (seasonal watertable depth(m))	>5	5-2.5	2.5-2.0	2.0-1.5	<1.5	**1**
Rock outcrop (% of land surface containing rocks >200mm)	0	<10%	10-20%	20-50%	>50%	**1**
Erosion potential	No erosion potential	Minor	Moderate	High	Severe erosion potential	**1**
Exposure	High sun and wind exposure		Moderate	Low sun and wind exposure		**1**
Landform	Hill crests, convex side slopes and plains		Concave sideslopes and footslopes		Floodplains and incised channels	**1**
Vegetation type	Turf or pasture				Dense forest with little undergrowth	**1**
Average Rainfall (mm/year)	<450	450-650	650-750	750-1000	>1000	**3**
Pan Evaporation (mm/yr)	<1500	1250-1500	1000-1250		<1000	**2**

Soil profile charecteristics

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

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

INSTALLATION CONDITIONS

All installations shall comply with the AS/NZS 1547:2012 the, EPA Code of Practice – Guideline to onsite 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.

Sheet 1 of 1.

OnePlan
LAND DEVELOPMENT CONSULTANTS
LICENSED LAND SURVEYORS
P:1300 853 157
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sks@oneplangroup.com.au
www.oneplangroup.com.au
GIPPSLAND - MELBOURNE

- See Certificate of Title for Easement details.
- Only significant trees are shown on this plan.
- Whilst every effort has been made to locate all feature details within the surveyed area SK Spatial will not be held responsible for features hidden, obscured or under construction at the time of survey.
- No underground features have been located unless specifically shown.
- All data shown on this plan is an accurate representation of the subject site at the time of survey.
- Data on this plan may only be manipulated with permission from SK Spatial Pty Ltd.

BEFORE YOU DIG
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2.5 0 2.5 5 7.5 10
Lengths are in metres

Notations
Date of Survey: 04/09/2025
Re-establishment datum vide PS600917Y
See Certificate of Title for Easement details.
Levels are to the Australian Height Datum (AHD) vide BUMBERRAH PM 19 - RL 6.842m
Contour Interval: 0.2m
Total site area: 1.123ha

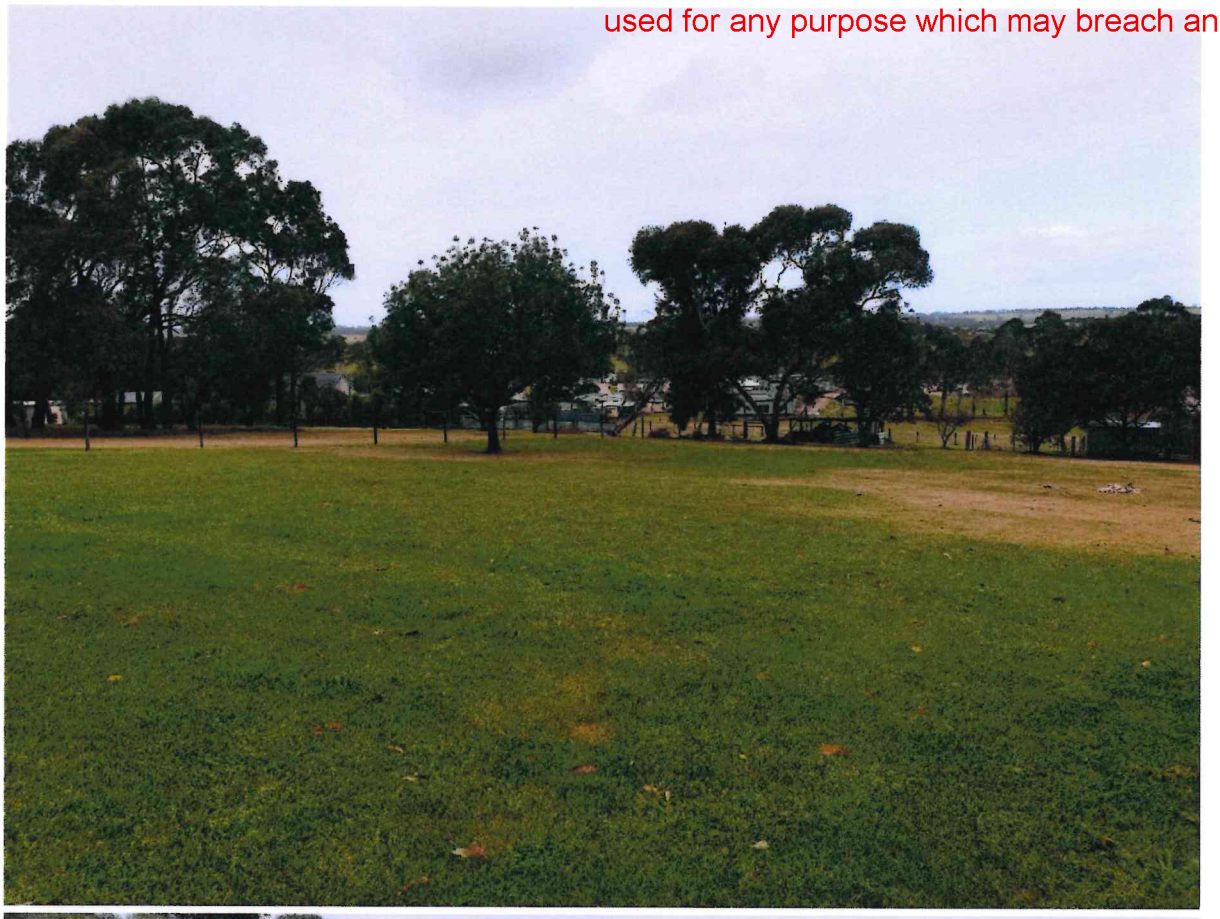
DEVELOPMENT SOLUTIONS
90 Old Orbost Road, Swan Reach, 3903
East Gippsland Shire

Plan No.	Scale	Drawn
252767 SCPR-4	1:250 - A1 1:500 - A3	31/03/2026

Site Context & Proposed Subdivision Plan

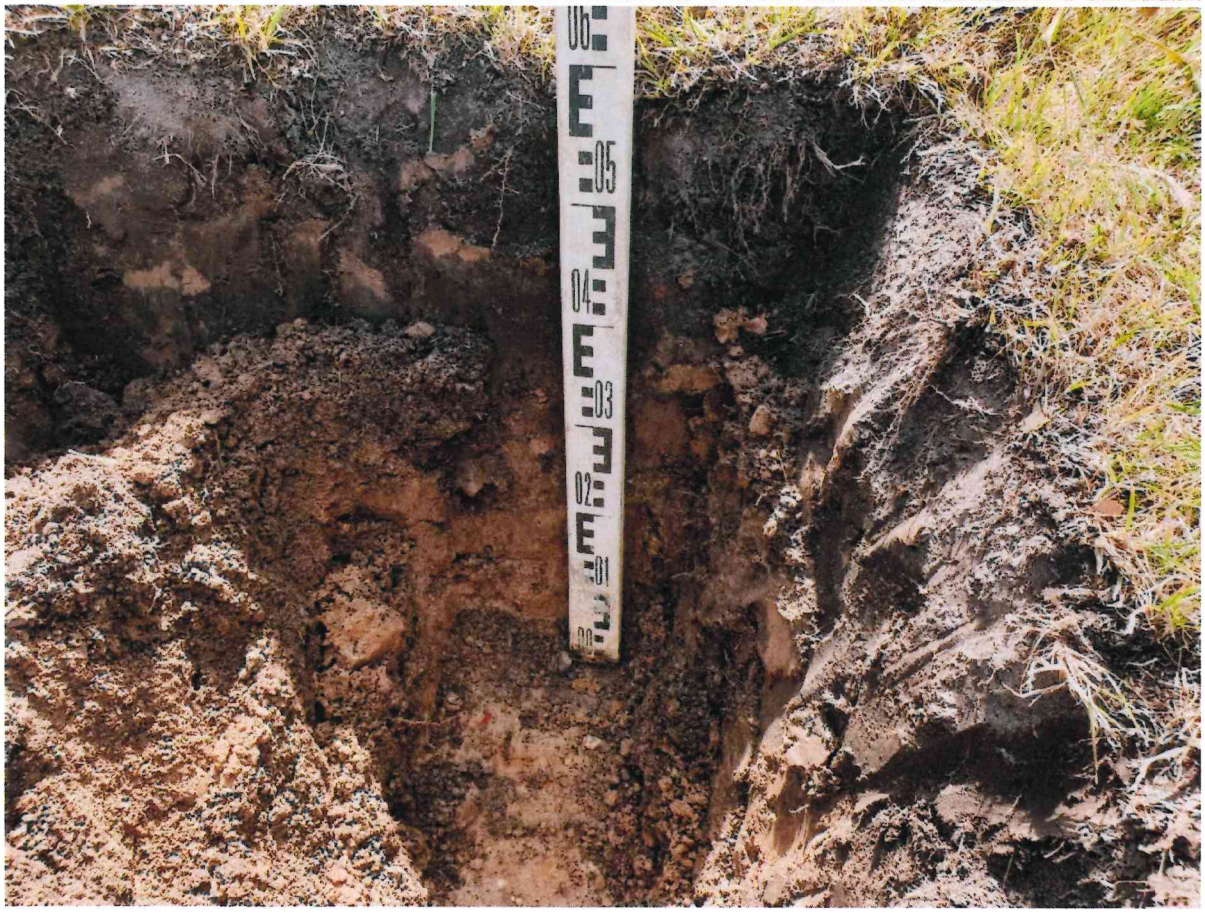
Parish of Bumberrah
Crown Allotment: 62B (Part)
Lot 2 on PS600917Y
Paracentroid (MGA2020) : E 576 660, N 5813 890

General site photos.



Test Pit 1.

Test Pit 2.



TREEPLOTTER™ INVENTORY

Tree Summary Report

Roots 2 Leaves Tree Services

April 22, 2026 |
Total Tree Count: 21

Filters Applied

Client Site Filter:
(Client Site=80 old Orbost road)

Blue gum Tree ID #1

80 Old Orbost Road

Tree Details

Botanical Name:	Eucalyptus globulus
Common Name:	Blue gum
Genus:	
Health:	Fair
Structure:	Poor
Status:	Alive
DSH [cm]:	84
Tree Height (Estimated) [m]:	15
Canopy Spread [m]:	8
Notional Root Zone (NRZ) [m]:	10.08
Structural Root Zone (SRZ) [m]:	3.17
Useful Life Expectancy:	40+ years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	22/04/2026
Observation Comments:	Amended Tree is planned for removal
Notes:	
Status-Works:	

Tree Location

Address:	80 Old Orbost Road
City:	Swan Reach
Longitude:	147.870448
Latitude:	-37.818788

Photos

image.jpg
05/11/2025

Black Sheoak Tree ID #2

80 Old Orbost Road

Tree Details

Botanical Name:	Allocausuarina littoralis
Common Name:	Black Sheoak
Genus:	Allocausuarina
Health:	Very Poor
Structure:	Has Failed
Status:	Alive
DSH [cm]:	30
Tree Height (Estimated) [m]:	1
Canopy Spread [m]:	1
Notional Root Zone (NRZ) [m]:	3.6
Structural Root Zone (SRZ) [m]:	2
Useful Life Expectancy:	0 years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	22/04/2026
Observation Comments:	Tree has failed and is within driveway.
Notes:	
Status-Works:	

Tree Location

Address:	80 Old Orbost Road
City:	Swan Reach
Longitude:	147.870483
Latitude:	-37.818748

Photos

image.jpg
05/11/2025

Black Sheoak Tree ID #3

80 Old Orbost Road

Tree Details

Botanical Name:	Allocausuarina littoralis
Common Name:	Black Sheoak
Genus:	Allocausuarina
Health:	Fair
Structure:	Fair
Status:	Alive
DSH [cm]:	45
Tree Height (Estimated) [m]:	5
Canopy Spread [m]:	3
Notional Root Zone (NRZ) [m]:	5.4
Structural Root Zone (SRZ) [m]:	2.37
Useful Life Expectancy:	11-20 years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	22/04/2026
Observation Comments:	tree is within driveway - removal required
Notes:	
Status-Works:	

Tree Location

Address:	80 Old Orbost Road
City:	Swan Reach
Longitude:	147.870501
Latitude:	-37.818794

Photos

image.jpg
05/11/2025

Fern-leaf Grevillea Tree ID #4

80 Old Orbost Road

Tree Details

Botanical Name:	Grevillea Longifolia
Common Name:	Fern-leaf Grevillea
Genus:	Grevillea
Health:	Fair
Structure:	Fair
Status:	Alive
DSH [cm]:	5
Tree Height (Estimated) [m]:	2
Canopy Spread [m]:	1
Notional Root Zone (NRZ) [m]:	2
Structural Root Zone (SRZ) [m]:	0.94
Useful Life Expectancy:	1-5 years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	22/04/2026
Observation Comments:	Within driveway construction - remove
Notes:	
Status-Works:	

Tree Location

Address:	80 Old Orbost Road
City:	Swan Reach
Longitude:	147.870524
Latitude:	-37.818821

Photos

image.jpg
05/11/2025

Saw-tooth Banksia Tree ID #5

80 Old Orbost Road

Tree Details

Botanical Name:	Banksia serrata
Common Name:	Saw-tooth Banksia
Genus:	Banksia
Health:	Fair
Structure:	Fair
Status:	Alive
DSH [cm]:	10
Tree Height (Estimated) [m]:	3
Canopy Spread [m]:	1
Notional Root Zone (NRZ) [m]:	2
Structural Root Zone (SRZ) [m]:	1.26
Useful Life Expectancy:	1-5 years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	22/04/2026
Observation Comments:	Within driveway construction - remove
Notes:	
Status-Works:	

Tree Location

Address:	80 Old Orbost Road
City:	Swan Reach
Longitude:	147.870540
Latitude:	-37.818845

Photos

image.jpg
05/11/2025

Hillcock bush Tree ID #6

80 Old Orbost Road

Tree Details

Botanical Name:	Melaleuca hypericifolia
Common Name:	Hillcock bush
Genus:	
Health:	Fair
Structure:	Fair
Status:	Alive
DSH [cm]:	20
Tree Height (Estimated) [m]:	3
Canopy Spread [m]:	1
Notional Root Zone (NRZ) [m]:	2.4
Structural Root Zone (SRZ) [m]:	1.68
Useful Life Expectancy:	1-5 years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	22/04/2026
Observation Comments:	Within driveway construction - remove
Notes:	
Status-Works:	

Tree Location

Address:	80 Old Orbost Road
City:	Swan Reach
Longitude:	147.870581
Latitude:	-37.818934

Photos

image.jpg
05/11/2025

Hillcock bush Tree ID #7

80 Old Orbost Road

Tree Details

Botanical Name:	Melaleuca hypericifolia
Common Name:	Hillcock bush
Genus:	
Health:	Fair
Structure:	Poor
Status:	Alive
DSH [cm]:	18
Tree Height (Estimated) [m]:	3
Canopy Spread [m]:	1
Notional Root Zone (NRZ) [m]:	2.16
Structural Root Zone (SRZ) [m]:	1.61
Useful Life Expectancy:	1-5 years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	22/04/2026
Observation Comments:	Within driveway construction - remove
Notes:	
Status-Works:	

Tree Location

Address:	80 Old Orbost Road
City:	Swan Reach
Longitude:	147.870593
Latitude:	-37.818950

Photos

image.jpg
05/11/2025

Coast Banksia Tree ID #8

80 Old Orbost Road

Tree Details

Botanical Name:	Banksia integrifolia
Common Name:	Coast Banksia
Genus:	Banksia
Health:	Poor
Structure:	Poor
Status:	Alive
DSH [cm]:	23
Tree Height (Estimated) [m]:	4
Canopy Spread [m]:	2
Notional Root Zone (NRZ) [m]:	2.76
Structural Root Zone (SRZ) [m]:	1.68
Useful Life Expectancy:	6-10 years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	22/04/2026
Observation Comments:	Tree is within the construction zone - removal required.
Notes:	
Status-Works:	

Tree Location

Address:	80 Old Orbost Road
City:	Swan Reach
Longitude:	147.870619
Latitude:	-37.818966

Photos

image.jpg
05/11/2025

Mt Morgan Wattle Tree ID #9

80 Old Orbost Road

Tree Details

Botanical Name:	Acacia podalyriifolia
Common Name:	Mt Morgan Wattle
Genus:	
Health:	Poor
Structure:	Has Failed
Status:	Alive
DSH [cm]:	10
Tree Height (Estimated) [m]:	4
Canopy Spread [m]:	2
Notional Root Zone (NRZ) [m]:	2
Structural Root Zone (SRZ) [m]:	1.26
Useful Life Expectancy:	6-10 years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	22/04/2026
Observation Comments:	tree has failed - tree is outside of driveway construction but removal is still advised
Notes:	
Status-Works:	

Tree Location

Address:	80 Old Orbost Road
City:	Swan Reach
Longitude:	147.870627
Latitude:	-37.818935

Photos

image.jpg
05/11/2025

Mt Morgan Wattle Tree ID #10

80 Old Orbost Road

Tree Details

Botanical Name:	Acacia podalyriifolia
Common Name:	Mt Morgan Wattle
Genus:	
Health:	Poor
Structure:	Poor
Status:	Alive
DSH [cm]:	8
Tree Height (Estimated) [m]:	2
Canopy Spread [m]:	2
Notional Root Zone (NRZ) [m]:	2
Structural Root Zone (SRZ) [m]:	1.15
Useful Life Expectancy:	6-10 years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	22/04/2026
Observation Comments:	Tree is outside construction on the high side. Excavation is unlikely to affect this tree - retain tree
Notes:	
Status-Works:	

Tree Location

Address:	80 Old Orbost Road
City:	Swan Reach
Longitude:	147.870611
Latitude:	-37.818918

Photos

image.jpg
05/11/2025

Mt Morgan Wattle Tree ID #11

80 Old Orbost Road

Tree Details

Botanical Name:	Acacia podalyriifolia
Common Name:	Mt Morgan Wattle
Genus:	
Health:	Poor
Structure:	Poor
Status:	Alive
DSH [cm]:	8
Tree Height (Estimated) [m]:	2
Canopy Spread [m]:	2
Notional Root Zone (NRZ) [m]:	2
Structural Root Zone (SRZ) [m]:	1.15
Useful Life Expectancy:	6-10 years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	22/04/2026
Observation Comments:	Tree is within the construction zone - removal required
Notes:	
Status-Works:	

Tree Location

Address:	80 Old Orbost Road
City:	Swan Reach
Longitude:	147.870584
Latitude:	-37.818890

Photos

image.jpg
05/11/2025

Crimson bottle brush Tree ID #12

80 Old Orbost Road

Tree Details

Botanical Name:	Callistemon citrinus
Common Name:	Crimson bottle brush
Genus:	
Health:	Good
Structure:	Good
Status:	Alive
DSH [cm]:	16
Tree Height (Estimated) [m]:	5
Canopy Spread [m]:	2
Notional Root Zone (NRZ) [m]:	2
Structural Root Zone (SRZ) [m]:	1.61
Useful Life Expectancy:	11-20 years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	22/04/2026
Observation Comments:	Tree is within construction area - removal required
Notes:	
Status-Works:	

Tree Location

Address:	80 Old Orbost Road
City:	Swan Reach
Longitude:	147.870566
Latitude:	-37.818863

Photos

image.jpg
05/11/2025

Water Gum Tree ID #13

80 Old Orbost Road

Tree Details

Botanical Name:	Tristaniopsis laurina
Common Name:	Water Gum
Genus:	Tristaniopsis
Health:	Good
Structure:	Good
Status:	Alive
DSH [cm]:	15
Tree Height (Estimated) [m]:	5
Canopy Spread [m]:	2
Notional Root Zone (NRZ) [m]:	2
Structural Root Zone (SRZ) [m]:	1.49
Useful Life Expectancy:	11-20 years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	22/04/2026
Observation Comments:	Tree is outside construction on the high side. Excavation is unlikely to affect this tree - retain tree How ever driveway will start to curve out around this location. Further investigation on removal may be required once final location is determined
Notes:	
Status-Works:	

Tree Location

Address:	80 Old Orbost Road
City:	Swan Reach
Longitude:	147.870555
Latitude:	-37.818833

Photos

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Willow-leaved Hakea Tree ID #14

80 Old Orbost Road

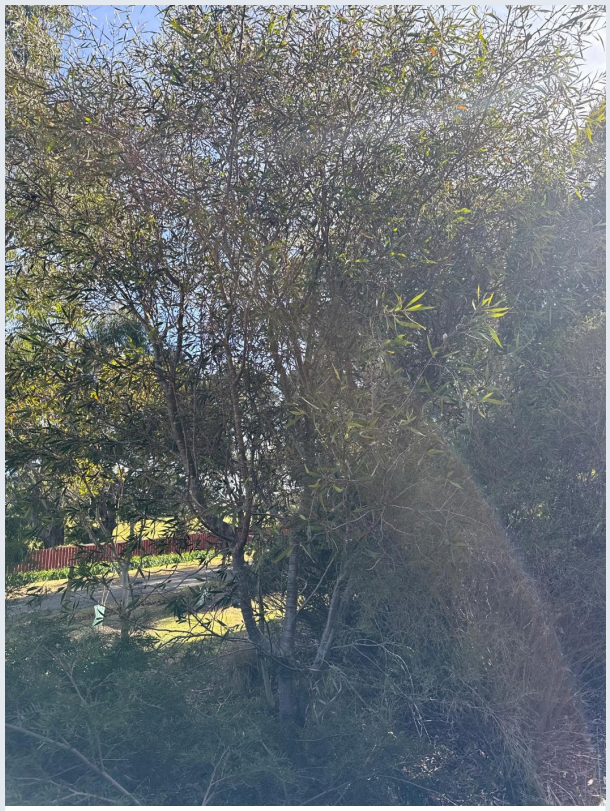
Tree Details

Botanical Name:	Hakea salicifolia
Common Name:	Willow-leaved Hakea
Genus:	Hakea
Health:	Poor
Structure:	Poor
Status:	Alive
DSH [cm]:	13
Tree Height (Estimated) [m]:	4
Canopy Spread [m]:	2
Notional Root Zone (NRZ) [m]:	2
Structural Root Zone (SRZ) [m]:	1.4
Useful Life Expectancy:	6-10 years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	22/04/2026
Observation Comments:	Tree is outside construction on the high side. Excavation is unlikely to affect this tree - retain tree How ever driveway will start to curve out around this location. Further investigation on removal may be required once final location is determined
Notes:	
Status-Works:	

Tree Location

Address:	80 Old Orbost Road
City:	Swan Reach
Longitude:	147.870499
Latitude:	-37.818705

Photos



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Cup Gum Tree ID #15

80 Old Orbost Road

Tree Details

Botanical Name:	Eucalyptus cosmophylla
Common Name:	Cup Gum
Genus:	
Health:	Poor
Structure:	Poor
Status:	Alive
DSH [cm]:	7
Tree Height (Estimated) [m]:	4
Canopy Spread [m]:	2
Notional Root Zone (NRZ) [m]:	2
Structural Root Zone (SRZ) [m]:	1.08
Useful Life Expectancy:	6-10 years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	22/04/2026
Observation Comments:	Tree is outside construction on the high side. Excavation is unlikely to affect this tree - retain tree How ever driveway will start to curve out around this location. Further investigation on removal may be required once final location is determined
Notes:	
Status-Works:	

Tree Location

Address:	80 Old Orbost Road
City:	Swan Reach
Longitude:	147.870490
Latitude:	-37.818666

Photos

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Cup Gum Tree ID #16

80 Old Orbost Road

Tree Details

Botanical Name:	Eucalyptus cosmophylla
Common Name:	Cup Gum
Genus:	
Health:	Poor
Structure:	Poor
Status:	Alive
DSH [cm]:	5
Tree Height (Estimated) [m]:	4
Canopy Spread [m]:	2
Notional Root Zone (NRZ) [m]:	2
Structural Root Zone (SRZ) [m]:	0.94
Useful Life Expectancy:	6-10 years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	22/04/2026
Observation Comments:	Tree is outside construction on the high side. Excavation is unlikely to affect this tree - retain tree How ever driveway will start to curve out around this location. Further investigation on removal may be required once final location is determined
Notes:	
Status-Works:	

Tree Location

Address:	80 Old Orbost Road
City:	Swan Reach
Longitude:	147.870502
Latitude:	-37.818686

Photos

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Tree ID #17
80Old Orbost Road

Tree Details

Botanical Name:	Melaleuca sp.
Common Name:	
Genus:	
Health:	Fair
Structure:	Fair
Status:	Alive
DSH [cm]:	5
Tree Height (Estimated) [m]:	4
Canopy Spread [m]:	2
Notional Root Zone (NRZ) [m]:	2
Structural Root Zone (SRZ) [m]:	0.94
Useful Life Expectancy:	6-10 years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	22/04/2026
Observation Comments:	tree is within driveway construction area - removal required
Notes:	
Status-Works:	

Tree Location

Address:	80Old Orbost Road
City:	Swan Reach
Longitude:	147.870461
Latitude:	-37.818673

Photos

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Red silky oak Tree ID #18

80 Old Orbost Road

Tree Details

Botanical Name:	Grevillea banksii
Common Name:	Red silky oak
Genus:	
Health:	Fair
Structure:	Fair
Status:	Alive
DSH [cm]:	7
Tree Height (Estimated) [m]:	2
Canopy Spread [m]:	3
Notional Root Zone (NRZ) [m]:	2
Structural Root Zone (SRZ) [m]:	1.08
Useful Life Expectancy:	6-10 years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	22/04/2026
Observation Comments:	tree is within driveway construction area - removal required
Notes:	
Status-Works:	

Tree Location

Address:	80 Old Orbost Road
City:	Swan Reach
Longitude:	147.870447
Latitude:	-37.818698

Photos

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Sweet wattle Tree ID #19

80 Old Orbost Road

Tree Details

Botanical Name:	Acacia suaveolens
Common Name:	Sweet wattle
Genus:	
Health:	Fair
Structure:	Fair
Status:	Alive
DSH [cm]:	10
Tree Height (Estimated) [m]:	4
Canopy Spread [m]:	3
Notional Root Zone (NRZ) [m]:	2
Structural Root Zone (SRZ) [m]:	1.26
Useful Life Expectancy:	6-10 years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	22/04/2026
Observation Comments:	tree is outside construction area and should be retained
Notes:	
Status-Works:	

Tree Location

Address:	80 Old Orbost Road
City:	Swan Reach
Longitude:	147.870563
Latitude:	-37.818775

Photos

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Crimson bottle brush Tree ID #20

80 Old Orbost Road

Tree Details

Botanical Name:	Callistemon citrinus
Common Name:	Crimson bottle brush
Genus:	
Health:	Fair
Structure:	Fair
Status:	Alive
DSH [cm]:	10
Tree Height (Estimated) [m]:	4
Canopy Spread [m]:	3
Notional Root Zone (NRZ) [m]:	2
Structural Root Zone (SRZ) [m]:	1.26
Useful Life Expectancy:	6-10 years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	22/04/2026
Observation Comments:	tree is outside construction area and should be retained
Notes:	
Status-Works:	

Tree Location

Address:	80 Old Orbost Road
City:	Swan Reach
Longitude:	147.870561
Latitude:	-37.818811

Photos

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Crimson bottle brush Tree ID #21

80 Old Orbost Road

Tree Details

Botanical Name:	Callistemon citrinus
Common Name:	Crimson bottle brush
Genus:	
Health:	Fair
Structure:	Fair
Status:	Alive
DSH [cm]:	10
Tree Height (Estimated) [m]:	2
Canopy Spread [m]:	3
Notional Root Zone (NRZ) [m]:	2
Structural Root Zone (SRZ) [m]:	1.26
Useful Life Expectancy:	6-10 years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	22/04/2026
Observation Comments:	tree is outside construction area and should be retained
Notes:	
Status-Works:	

Tree Location

Address:	80 Old Orbost Road
City:	Swan Reach
Longitude:	147.870557
Latitude:	-37.818795

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05/11/2025

Roots 2 Leaves
TREE SERVICES

679 Swan Reach Road, Tambo Upper 3885

ABN: 301 597 457 67

Tree Management Plan

Location – 80 Old Orbost Road, Swan Reach.

Prepared by

Nathan Williamson

Certificate 5 Arborist

ISA TRAQ Qualified

Table of Contents

Executive Summary

This report presents the findings of a tree impact assessment undertaken by **Roots 2 Leaves Tree Services** for the proposed driveway construction associated with the subdivision at **80 Old Orbost Road, Swan Reach (Victoria)**. A total of **21 trees and shrubs** over 2 metres in height were assessed within and adjacent to the proposed works area. The assessment was completed in accordance with AS 4970–2009 Protection of Trees on Development Sites to identify potential construction impacts, evaluate retention feasibility, and provide mitigation and protection recommendations.

Of the 21 trees assessed, 9 are recommended for retention and 12 for removal. The retained trees are generally located on the high side of the proposed driveway alignment, where excavation impacts are expected to be minimal. The average Tree Protection Zone (TPZ) across the site was calculated at 2.69 meters, and the average Structural Root Zone (SRZ) at 1.46 meters, indicating relatively small to moderate canopy and root spread typical of mature but not over-mature vegetation in this context.

Overall, the site vegetation displays generally fair health and structure, with a mix of native and planted species, most exhibiting life expectancies of 6–20 years. The recommended removals are confined to the proposed driveway footprint, where retention is not practical. With appropriate tree protection, monitoring, and construction controls, the proposed development can proceed with minimal long-term impact on retained vegetation.

Introduction

Brief

- This report has been commissioned by Sam Barton - DEVSOL. Sam has requested Roots 2 Leaves Tree Services conduct a tree Impact Report for all trees on the site that may be impacted by the proposed design.
- This report has been prepared by Roots 2 Leaves Tree Services Pty Ltd and authorized by its employee, Nathan Williamson, Consulting Arborist.
- A Site inspection was carried out on the 6/11/2025.
- Trees are a lovely part of our environment and without them we would lose out on many great advantages including shade, aesthetics, and most importantly our existence. However, it is necessary that trees in key areas, such as high traffic areas, are assessed for health, structure, and any associated risks.

Scope of works

Identify tree impacts for the proposed Driveway/subdivision.

- Identify which trees are being impacted.
- Prepare a report outlining limits of impact.
- Prepare advice and recommendations to work within set limits.

Methodology

The site inspection was carried out un accompanied during fair conditions. The trees were inspected from the ground and observations were made of the growing environment and surrounding area. The following inspection tools were used.

- Wood density and extent of decay was determined using a mallet where appropriate.
- This assessment has been conducted using the (VTA) method for assessment Level 2.
- The content of this report has been prepared based on the arborist's experience within the tree industry.
- Data Collected was stored using tree plotter and Arrow by Global 4D for GPS positioning.
- All information that has been given to the arborist has been included in this report.

Discussion

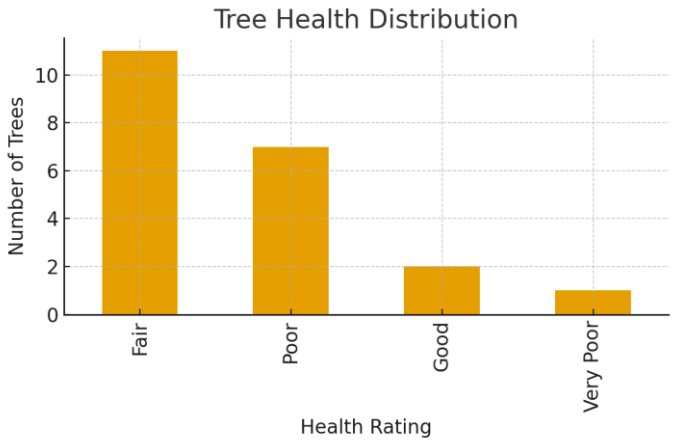
2.1 Site Overview and Methodology

The survey included 21 trees and shrubs over 2 metres in height located within and around the proposed driveway corridor. Each tree was inspected visually, with data recorded for species, health, structure, age, canopy spread, DBH, TPZ, and SRZ. All assessments were undertaken with reference to **AS 4970–2009**, ensuring that encroachment limits, root protection measures, and tree retention thresholds were properly applied.

2.2 General Tree Conditions

The overall health and structure of the trees were assessed as predominantly **fair**, with a smaller proportion in good or poor condition. Health distribution across the site is represented in *Figure 1 – Tree Health Distribution*.

Average TPZ and SRZ dimensions were 2.69 m and 1.46 m respectively (*Figure 3 – Average Protection Zones*), which are within typical parameters for mid-aged mature trees in this landscape setting.



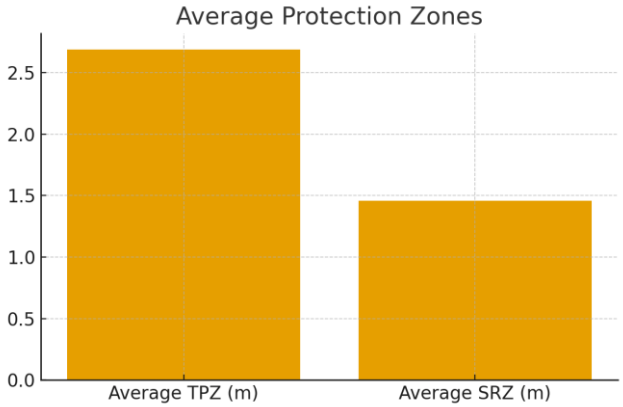
Of the 21 trees:

- 12 trees (57%) are to be **removed**
- 9 trees (43%) are to be **retained**

2.3 Trees Recommended for Removal

The following trees are recommended for removal due to unavoidable conflict with the driveway alignment or failed structure:

Trees 2–7, 8, 9, 11 & 12, 17, 18 — including *Allocasuarina littoralis*, *Grevillea longifolia*, *Banksia serrata*, *Melaleuca hypericifolia*, and *Grevillea banksii*. These trees exhibit either poor to fair condition or are positioned directly within the driveway footprint.



2.4 Trees Recommended for Retention

All remaining trees (1, 10, 13–16, 19–21) are suitable for retention under the proposed design, subject to the implementation of protective fencing, low-impact construction methods, and arborist oversight. Several (Trees 13–16) are positioned near the proposed driveway curve; further review may be required once final design levels are confirmed.

2.5 Compliance with AS 4970–2009

All recommendations align with the principles of **AS 4970–2009**, particularly regarding the avoidance of excavation within SRZs, minimisation of TPZ disturbance, and installation of protective fencing. The proposed raised, permeable driveway solution provides a compliant mitigation framework under the Standard's guidance for "minor encroachments" where soil moisture and aeration can be maintained

2.7 Data Collection

Tree Id	Common Name	Botanical Name	Health	Structure	Tree Age	Canopy Spread [m]	Canopy Spread Range	Tree Height (Estimated) [m]	DBH [cm]	Tree Protection Zone (TPZ) [m]	Structural Root Zone (SRZ) [m]	Useful Life Expectancy	Observation Comments	Retention Value	Native Species to region	Planted species	Remove tree
1	Blue gum	Eucalyptus globulus	Fair	Poor	Mature	8	5-10m	15	84	10.08	3.17	40+ years	Amended Tree is planned for removal	Medium	Yes	Yes	Yes
2	Black Sheoak	Allocausuarina littoralis	Very Poor	Has Failed	Mature	1	<5m	1	30	3.6	2	0 years	Tree has failed and is within driveway.	Low	Yes	Yes	Yes
3	Black Sheoak	Allocausuarina littoralis	Fair	Fair	Mature	3	<5m	5	45	5.4	2.37	11-20 years	tree is within driveway - removal required	Low	Yes	Yes	Yes
4	Fern-leaf Grevillea	Grevillea Longifolia	Fair	Fair	Mature	1	<5m	2	5	2	0.94	1-5 years	Within driveway construction - remove	Medium	No	Yes	Yes
5	Saw-tooth Banksia	Banksia serrata	Fair	Fair	Mature	1	<5m	3	10	2	1.26	1-5 years	Within driveway construction - remove	Medium	No	Yes	Yes
6	Hillcock bush	Melaleuca hypericifolia	Fair	Fair	Mature	1	<5m	3	20	2.4	1.68	1-5 years	Within driveway construction - remove	Medium	No	Yes	Yes
7	Hillcock bush	Melaleuca hypericifolia	Fair	Poor	Mature	1	<5m	3	18	2.16	1.61	1-5 years	Within driveway construction - remove	Medium	No	Yes	Yes
8	Coast Banksia	Banksia integrifolia	Poor	Poor	Mature	2	<5m	4	23	2.76	1.68	6-10 years	Tree is within the construction zone - removal required.	Medium	Yes	Yes	Yes
9	Mt Morgan Wattle	Acacia podalyriifolia	Poor	Has Failed	Mature	2	<5m	4	10	2	1.26	6-10 years	tree has failed - tree is outside of driveway construction but removal is still advised	Low	No	Yes	Yes
10	Mt Morgan Wattle	Acacia podalyriifolia	Poor	Poor	Mature	2	<5m	2	8	2	1.15	6-10 years	Tree is outside construction on the high side. Excavation is unlikely to affect this tree - retain tree	Medium	No	Yes	Yes
11	Mt Morgan Wattle	Acacia podalyriifolia	Poor	Poor	Mature	2	<5m	2	8	2	1.15	6-10 years	Tree is within the construction zone - removal required	Medium	No	Yes	Yes
12	Crimson bottle brush	Callistemon citrinus	Good	Good	Mature	2	<5m	5	16	2	1.61	11-20 years	Tree is within construction area - removal required	High	Yes	Yes	Yes
13	Water Gum	Tristaniopsis laurina	Good	Good	Mature	2	<5m	5	15	2	1.49	11-20 years	Tree is outside construction on the high side. Excavation is unlikely to affect this tree - retain tree How ever driveway will start to curve out around this location. Further investigation on removal may be required once final location is determined	High	Yes	Yes	No
14	Willow-leaved Hakea	Hakea salicifolia	Poor	Poor	Mature	2	<5m	4	13	2	1.4	6-10 years	Tree is outside construction on the high side. Excavation is unlikely to affect this tree - retain tree How ever driveway will start to curve out around this location. Further investigation on removal may be required once final location is determined	Medium	No	Yes	No
15	Cup Gum	Eucalyptus cosmophylla	Poor	Poor	Mature	2	<5m	4	7	2	1.08	6-10 years	Tree is outside construction on the high side. Excavation is unlikely to affect this tree - retain tree How ever driveway will start to curve out around this location. Further investigation on removal may be required once final location is determined	Medium	No	Yes	No
16	Cup Gum	Eucalyptus cosmophylla	Poor	Poor	Mature	2	<5m	4	5	2	0.94	6-10 years	Tree is outside construction on the high side. Excavation is unlikely to affect this tree - retain tree How ever driveway will start to curve out around this location. Further investigation on removal may be required once final location is determined	Medium	No	Yes	No
17		Melaleuca sp.	Fair	Fair	Mature	2	<5m	4	5	2	0.94	6-10 years	tree is within driveway construction area - removal required	Low	No	Yes	Yes
18	Red silky oak	Grevillea banksii	Fair	Fair	Mature	3	<5m	2	7	2	1.08	6-10 years	tree is within driveway construction area - removal required	Low	No	Yes	Yes
19	Sweet wattle	Acacia suaveolens	Fair	Fair	Mature	3	<5m	4	10	2	1.26	6-10 years	tree is outside construction area and should be retained	Medium	No	Yes	No
20	Crimson bottle brush	Callistemon citrinus	Fair	Fair	Mature	3	<5m	4	10	2	1.26	6-10 years	tree is outside construction area and should be retained	Medium	No	Yes	No
21	Crimson bottle brush	Callistemon citrinus	Fair	Fair	Mature	3	<5m	2	10	2	1.26	6-10 years	tree is outside construction area and should be retained	Medium	No	Yes	No

Conclusion

The proposed driveway construction at 80 Old Orbost Road can proceed with limited impact on existing vegetation, provided that the mitigation measures outlined are implemented.

Although twelve trees will require removal, these are primarily of low retention value and do not significantly contribute to the long-term landscape character. The retained vegetation—comprising mostly native and well-adapted planted species—will continue to provide ecological and aesthetic value.

Recommendations

1. **Driveway Design & Construction**
   - Installation of the driveway can be carried out once all twelve trees are removed.
2. **Tree Protection Measures**
   - Install **Tree Protection Fencing (TPF)** in accordance with AS 4970–2009 prior to any construction works.
   - Use **mulch or protective boarding** to prevent soil compaction in adjacent TPZs.
3. **Arborist Supervision**
   - A qualified project arborist must supervise all works within or adjacent to TPZ/SRZ boundaries, particularly near Trees 13–16.
4. **Monitoring & Maintenance**
   - Conduct post-construction tree health inspections at 6-month intervals for a minimum of 12 months.
5. **Tree Removals**
   - Remove Trees 2–7, 9, 17, and 18 as part of driveway formation, following standard arboricultural removal procedures.
6. **Standards & Compliance**
   - All works must comply with **AS 4970–2009 Protection of Trees on Development Sites** and local planning or council tree protection requirements.

References

Australian Standards 4970 – 2009 Protection of trees on development sites

Australian Standards 4373 – 2007 Pruning of amenity trees

Costermans, L. 2008. Native Trees and Shrubs of South-Eastern Australia

Council Arboriculture Victoria, Arboricultural Reporting Guidelines

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Mattheck, C. & Breloer, H. 1994. The Body Language of Trees

Hayes, E. 2002. Tree Risk Assessments & Tree Mechanics. www.safetrees.com/risk_ArbNews_2002_12.pdf (Ref 20/4/16)

Barrell, J. 2001 and 2010. Tree AZ www.treeaz.com/downloads/TreeAZ-Detailed-guidance-on-its-use.pdf (Ref 6/4/17)

Appendices 1

Testimony

I am a Qualified Consulting Arborists with over 8 years in the industry directly and many more years spent learning about trees and arboriculture, I have Studied both my Cert 3 in Arboriculture and Cert 5 in Arboriculture at Wodonga institute of Tafe, under the instruction of some reputable industry leaders including Rod Hall.

As an arborist in the Field, I have extensive knowledge of trees and multiple situations and locations including remote/ Forest settings to Cityscapes/urban settings.

Appendices 2

Limitations of Tree Risk Assessments

It is important for the tree owner or manager to know and understand that all trees pose some degree of risk from failure or other conditions. The information and recommendations within this report have been derived from the level of tree risk assessment identified in this report, using the information and practices outlined in the International Society of Arboriculture's Best Management Practices for Tree Risk Assessment, as well as the information available at the time of the inspection. However, the overall risk rating, the mitigation recommendations, or any other conclusions do not preclude the possibility of failure from undetected conditions, weather events, or other acts of man or nature.

Trees can unpredictably fail even if no defects or other conditions are present. It is the responsibility of the tree owner or manager to schedule repeat or advanced assessments, determine actions, and implement follow up recommendations, monitoring and/or mitigation. Roots 2 Leaves Tree Services can make no warranty or guarantee whatsoever regarding the safety of any tree, trees, or parts of trees, regardless of the level of tree risk assessment provided, the risk rating, or the residual risk rating after mitigation.

This information is solely for the use of the tree owner and manager to assist in the decision-making process regarding the management of their tree or trees. Tree risk assessments are simply tools which should be used in conjunction with the owner or tree manager's knowledge, other information and observations related to the specific tree or trees discussed, and sound decision making.

Glossary

Tree risk Assessment has a unique set of terms with specific meanings. Definitions of all specific terms may be found in the International Society of Arboriculture's Best Management Practice for Tree Risk Assessment. Definitions of some of these terms used in this report are as follows:

The likelihood of failure may be categorized as imminent meaning that failure has started or could occur at any time; probable meaning that failure may be expected under normal weather conditions within the next 3 years; possible meaning that failure could occur but is

unlikely under normal weather conditions during that time frame; and improbable meaning that failure is not likely under normal weather conditions and may not occur in severe weather conditions during that time frame.

The likelihood of the failed tree part impacting a target may be categorized as high meaning that a failed tree or tree part will most likely impact a target; medium meaning that a failed tree or tree part may or may not impact a target with equal likelihood; low meaning that the failed tree or tree part is not likely to impact a target; and very low meaning that the chance of a failed tree or tree part impacting the target is remote.

The Likelihood of Failure and Impact is defined by Table 1, the Likelihood Matrix:

Likelihood of Failure	**Likelihood of Impacting Target**			
	Very Low	**Low**	**Medium**	**High**
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

The consequences of a known target being struck may be categorized as severe meaning that impact could involve serious personal injury or death, damage to high value property, or disruption to important activities; significant meaning that the impact may involve personal injury, property damage of moderate to high value, or considerable disruption; minor meaning that impact could cause low to moderate property damage, small disruptions to traffic or a communication utility, or minor injury; and negligible meaning that impact may involve low value property damage, disruption that can be replaced or repaired, and do not involve personal injury.

Targets are people, property, or activities that could be injured, damaged, or disrupted by a tree failure

Levels of assessment

1) Limited visual assessments are conducted to identify obvious defects.

2) Basic assessments are visual inspections done by walking around the tree looking at the site, buttress roots, trunk, and branches. It may include the use of simple tools to gain information about the tree or defects.

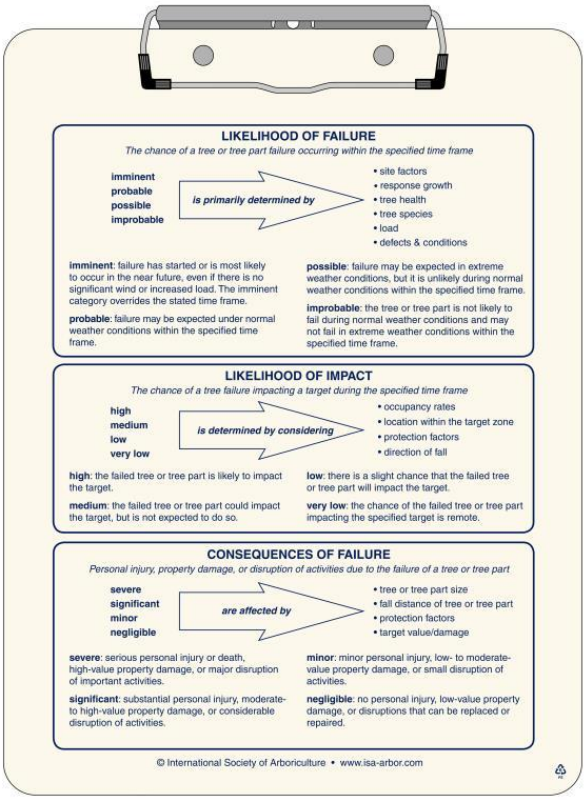
3) Advanced assessments are performed to provide detailed information about specific tree parts, defects, targets of site conditions. Drilling to detect decay is an advanced assessment technique.

Tree Risk Ratings are terms used to communicate the level of risk rating. They are defined in Table 2, the Risk Matrix, as a combination of Likelihood and Consequences:

Likelihood of Failure & Impact	Consequences of Tree Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Overall tree risk rating is the highest individual risk identified for the tree. The residual risk is the level of risk the tree should pose after the recommended mitigation. Mitigation priority 1 is defined as mitigation activities that should be scheduled prior to the next growing season. Mitigation Priority 2 can be scheduled on the next routine maintenance cycle.

Information and likelihoods are observed and depending report type written, this image shows the likelihoods and site factors etc observed on site.



Visual Tree Assessment (VTA)
VTA is a visual tree inspection method which, guided by the principles of biomechanics and based on the "Axiom of Constant Stress" (Mattheck, 1993), considers, and complies with the current jurisdiction (Breloer and Mattheck, 1992). The VTA procedure is composed of three steps:

1. Visual inspection for diagnostic symptoms of defects and visual inspection of the tree's vitality. No further steps are taken when there are no indications that the tree presents a significant hazard.

2. Thorough examination of any defects which have been indicated in step 1.

3. Measurement and analysis of defects which turn out to be critical. Evaluation of the tree's residual strength.

Appendices 3

Arboriculture Descriptors (from Table 1) Taken from Cameron McGregor May 2018

a) Tree Name

Provides botanical name (genus, species, variety, and cultivar) according to accepted international taxonomic classification, and common name

b) Tree Type

Describes the general geographical origin of the species and its type e.g., deciduous or evergreen.

Category	Description
Native Evergreen	evergreen Occurs within Australia and typically retains its leaves year-round Exotic deciduous
Exotic deciduous	Occurs outside Australia and typically sheds its leaves during Winter

c) Height & Width

Indicates the height and width of individual trees. Measurement is expressed in meters. Height was determined using a Clinometer and width was paced.

d) DBH

Diameter at Breast Height (1.4 meters from ground level). Measurements were taken using a diameter tape and is expressed in millimetres.

e) Age

Relates to the physiological stage of the tree's life cycle.

Category	Description
Semi-mature (SM)	Tree rapidly increasing in size and yet to achieve expected size
Mature (M)	Tree at expected Size in situation, with reduced incremental growth

f) Health

Assesses various attributes to describe the overall health and vigour of the tree

Descriptor	Vigour/extension growth	Decline symptoms/deadwood	Foliage density, size, colour	Pest & disease
Good	Above typical	None or Minimal	Better than typical	None or minimal

Fair	Typical	Typical or expected	Typical	Typical, within damage threshold
Fair to Poor	Below Typical	More than typical	Exhibiting deficiencies	Exceeds damage thresholds
Poor	Minimal	Excessive and large amount/size	Exhibiting severe deficiencies	Extreme and contributing decline

g) Structure

Assesses principal components of tree structure

Descriptor	Root plate and lower stem	Trunk	Primary Branch support	Outer Crown and roots
Good	No damage, disease or decay, obvious basal flare, stable in ground	No damage, disease, or decay, well tapered	Well formed, attached, spaced, and tapered	No disease, decay, or structural defect
Fair	Minor damage or decay, basal flare present	Minor damage or decay	Typically formed, spaced, and tapered	Minor damage, disease, or decay; minor branch end weight or over extension
Fair to Poor	Moderate damage or decay; minimal basal flare	Moderate damage or decay, approaching recognised thresholds	Weak decayed or with acute branch attachments, previous branch failure evidence	Moderate damage, disease, or decay fungal fruiting bodies present; major branch end weight or over extension
Poor	Major damage, disease, or decay; fungal fruiting bodies present. Excessive lean placing pressure on root plate	Major damage, disease or decay exceeds recognised thresholds, fungal fruiting bodies present. Acute lean, stump resprout.	Decayed cavities or has acute branch attachments with included bark; excessive compression flaring, failure likely	Major damage, disease, or decay; fungal fruiting bodies present, major branch end weight or over extension

Appendices 4

Occupancy rates in target zones (Taken directly from TRAQ 2013)

The amount of time one or more targets is within the target zone- its occupancy rate- is a primary component of assessing the likelihood of a target being impacted. Not all targets may be always present in the target zone. Occupancy rates can be classified as constant, frequent, occasional, or rare. Static targets, represent a constant occupancy, while movable and mobile targets can be in any of the following four classifications:

Constant Occupancy

Constant occupancy indicates that a target is present at nearly all times, 24 hours a day, 7 days a week. Examples include, buildings, constant steady stream of traffic, constant steady stream of pedestrians. Each person or vehicle may occupy the target area for a very short time but, in aggregate, they represent constant occupancy.

Frequent Occupancy

If the target zone is occupied for a large portion of a day or week, the use is classified as frequent. Suburban streets that receive moderate volumes of traffic, car parks for facilities that are open during the daytime only, footpaths in shopping areas, and busy delivery areas are examples of frequent occupancy.

Occasional Occupancy

Occasionally used sites can be defined as those that are occupied by people or targets infrequently or irregularly. Examples include country roads, low use footpaths, and low use sections of parks. In some instances, a seldom-used area may be heavily used for short periods. Examples might include cemeteries, a field surrounded by trees that is used for special event parking, or trails and access roads used only when an event is under way. The client or tree manager may define whether the risk assessment is to consider low- or high use times or both.

Rare Occupancy

This category is for sites that are not commonly used by people. Backcountry trails, fenced areas that are well away from more actively used parts of a site, remote parts of an estate, and gardens through which neither workers nor visitors typically pass would all have a rare occupancy. The client or tree manager may decide, as a matter of policy, that the risk in these areas is so low that risk assessments is not justified.

Assumptions and Limiting Conditions

- No responsibility is assumed by Roots 2 Leaves Tree Services Pty Ltd for matters legal in nature related to this manual. Any legal or technical description given is assumed to be correct.
- All care has been taken to obtain reasonable and relevant information from qualified and reliable sources in the preparation of this document.
- Visual material within this manuals such as sketches, diagrams, photographs, etc. are not necessarily to scale and should not be construed as engineered data for construction.
- This document has been prepared utilising accepted contemporary standards of tree care and maintenance, evaluation and assessment procedures, diagnostic and reporting techniques and sound arboriculture practices as recommended by the sources listed in the ‘References’ section.

Native Vegetation to be Removed

N

MGA2020 ZONE 55

Old Orbost Road

existing concrete x-over

existing bitumen x-over

existing bitumen x-over

existing bitumen x-over

71°57' 94.06

88.04

6.02

6m

157°08' 55.72

337°08' 64.47

6m

5778m²

115.18

162m

181°11'10"

#82
Old Orbost Rd

#72
Old Orbost Rd

116°02'20" 43.77

10m

10m

10m

52°12' 10

116°02'20" 29.11

10m

2
545lm²

Building Envelope

140°00' 32

51 107°38'

77°11' 13

130°26' 26.73

52°12' 46.62

#68
Old Orbost Rd

311°09'

60m

46.82

#19
Whelans Rd

275°49' 52.95

#66
Old Orbost Rd

Sheet 1 of 1.

OnePlan
LAND DEVELOPMENT GROUP
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GIPPSLAND - MELBOURNE

- See Certificate of Title for Easement details.
- All data shown on this plan is an accurate representation of the subject site at the time of survey.
- Data on this plan may only be manipulated with permission from SK Spatial Pty Ltd.

2.5 0 2.5 5 7.5 10
Lengths are in metres

Notations
Date of Survey: 04/09/2025

Re-establishment datum vide PS600917Y

See Certificate of Title for Easement details.

Total site area: 1.123ha

DEVELOPMENT SOLUTIONS VICTORIA

90 Old Orbost Road, Swan Reach, 3903

East Gippsland Shire

Plan No.	Scale	Drawn
252767 PR-5	1:250 - A1 1:500 - A3	17/04/2026

Proposed Subdivision Plan

Parish of Bumberrah
Crown Allotment: 62B (Part)
Lot 2 on PS600917Y
Paracentroid (MGA2020) : E 576 660, N 5813 890

MGA2020 ZONE 55

N

Old Orbost Road

PM76
RL44.26

FH

WM

TP

PC

EP

WW

CVT

ST

SUN

WT

existing concrete x-over

existing bitumen x-over

u/g pipe

open drain

edge of bitumen

centre-line of bitumen

top of bank

toe of bank

post & wire fence

paling fence

gate

fence

grass

gravel

garden bed

pond

tin shed garage

carport

shelter

shed

structure

stockyard

paving

existing single storey dwelling

garden

group of trees

sheds & shelter

Building Envelope

#72
Old Orbost Rd
dwelling

#82
Old Orbost Rd

#68
Old Orbost Rd
dwelling

#66
Old Orbost Rd
dwelling

#19
Whelans Rd

1
5778m²

2
5451m²

6.02

337°08' 64.47

157°08' 55.72

116°02'20" 43.77

130°26' 26.73

311°09' 46.62

275°49' 52.95

115.18

162m

181.10

46.82

60m

6m

10m

52°12'

116°02'20" 29.11

140°00' 32

51°48' 18

77°11' 13

94.06

71°57' 88.04

LEGEND

- top of bank
- toe of bank
- open drain
- underground pipe
- group of trees
- garden bed edge
- ST stump
- CVT culvert
- WW wing wall
- PC property connection
- EP electricity pit
- TP telstra pit
- SUN sewer unclassified
- FH fire hydrant
- WM water meter
- WT water tap
- fencing

- See Certificate of Title for Easement details.
- Only significant trees are shown on this plan.
- Whilst every effort has been made to locate all feature details within the surveyed area SK Spatial will not be held responsible for features hidden, obscured or under construction at the time of survey.
- No underground features have been located unless specifically shown.
- All data shown on this plan is an accurate representation of the subject site at the time of survey.
- Data on this plan may only be manipulated with permission from SK Spatial Pty Ltd.

BEFORE YOU DIG byda.com.au

2.5 0 2.5 5 7.5 10
Lengths are in metres

Notations
Date of Survey: 04/09/2025
Re-establishment datum vide PS600917Y
See Certificate of Title for Easement details.
Levels are to the Australian Height Datum (AHD) vide BUMBERRAH PM 19 - RL 6.842m
Contour interval: 0.2m
Total site area: 1.123ha

Sheet 1 of 1.

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Plan No.	Scale	Drawn
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Site Context & Proposed Subdivision Plan

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