

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	645 Bullumwaal Road MOUNT TAYLOR VIC 3875 Lot: 3 PS: 640189
The application is for a permit to:	Two Lot Subdivision, Removal of Native Vegetation and Alteration of Access to the Principal Road Network
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
32.03-3 (LDRZ)	Subdivide land
44.01-5 (EMO)	Subdivide land
44.06-2 (BMO)	Subdivide land
42.02-2 (VPO)	Remove, destroy or lop vegetation
52.17-1	Remove, destroy or lop native vegetation, including dead native vegetation
52.29-2	Create or alter access to a road in a Transport Zone 2
52.29-2	Subdivide Land Adjacent to a Road in a Transport Zone 2
The applicant for the permit is:	Crowther & Sadler Pty Ltd
The application reference number is:	5.2026.174.1

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: Thursday, 11 June 2026 12:13 PM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: G Native Vegetation Removal Report ID 319_20260521_LYO.pdf; B Encroachment Diagram V1.pdf; D Bushfire Management Plan (Version 1).pdf; F Plan of Vegetation Removal (Version 1).pdf; J Geotechnical Risk Assessment Waiver Request - Simon Anderson Consultants 20260417.pdf; 21438 Planning Report V2.pdf; C Bushfire Hazard Site Assessment (Version 1).pdf; L COT Vol 11338 Fol 792 & Legal Agreement AJ466343S.pdf; M Landowner Notification 20260611.pdf; H Report of Available Native Vegetation Credits ID 35960.pdf; Planning_Permit_Application_2026-06-11T12-13-11_34659734_0.pdf; attachment_errors.txt; A Proposed Subdivision Plan (Version 1).pdf; E Plan of Access (Version 1).pdf; I Land Capability Assessment Report - Simon Anderson Consultants 20260417.pdf; K Tree Summary Report - Roots 2 Leaves 20260323.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: Crowther & Sadler Pty Ltd

Business trading name: Crowther & Sadler Pty Ltd

Email address: contact@crowthersadler.com.au

Postal address : 152 Macleod Street

Preferred phone number: 0351525011

Owner's name:

Owner's postal address:

Street number: 645

Street name: Bullumwaal Road

Town: Mount Taylor

Post code: 3875

Lot number: 3

Plan number: PS640189F

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?: Yes

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

Existing conditions : Existing dwelling

Description of proposal : Two Lot Subdivision, Removal of Native Vegetation and Alteration of Access Adjacent to the Principal Road Network

Estimated cost of development: \$15,000

Has there been a pre-application meeting: No

Your reference number: 21438

Full copy of Title: [L COT Vol 11338 Fol 792 & Legal Agreement AJ466343S.pdf](#)

Plans: [A Proposed Subdivision Plan \(Version 1\).pdf](#)

Planning report: [21438 Planning Report V2.pdf](#)

ExtraFile: 12

1. Supporting information/reports: [B Encroachment Diagram V1.pdf](#)

2. Supporting information/reports: [C Bushfire Hazard Site Assessment \(Version 1\).pdf](#)

4. Supporting information/reports: [D Bushfire Management Plan \(Version 1\).pdf](#)

3. Supporting information/reports: [E Plan of Access \(Version 1\).pdf](#)

5. Supporting information/reports: [F Plan of Vegetation Removal \(Version 1\).pdf](#)

6. Supporting information /reports: [G Native Vegetation Removal Report ID 319_20260521_LYO.pdf](#)

7. Supporting information/reports: [H Report of Available Native Vegetation Credits ID 35960.pdf](#)

8. Supporting information/reports: [I Land Capability Assessment Report - Simon Anderson Consultants 20260417.pdf](#)

9. Supporting information/reports: [J Geotechnical Risk Assessment Waiver Request - Simon Anderson Consultants 20260417.pdf](#)

10. Supporting information/reports: [K Tree Summary Report - Roots 2 Leaves 20260323.pdf](#)

11. Supporting information/reports: [M Landowner Notification 20260611.pdf](#)

12. Supporting information/reports: [L COT Vol 11338 Fol 792 & Legal Agreement AJ466343S.pdf](#)

Invoice Payer: Crowther & Sadler Pty Ltd

Address for Invoice: 152 Macleod Street

Invoice Email: contact@crowthersadler.com.au

Primary Phone Invoice: 0351525011

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

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

Page 1 of 3

VOLUME 11338 FOLIO 792

Security no : 124135196893J
Produced 02/06/2026 12:39 PM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 640189F.
PARENT TITLE Volume 06443 Folio 495
Created by instrument PS640189F 16/03/2012

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

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

AGREEMENT Section 173 Planning and Environment Act 1987
AJ466343S 02/02/2012

DIAGRAM LOCATION

SEE PS640189F 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: 645 BULLUMWAAL ROAD MOUNT TAYLOR VIC 3875

ADMINISTRATIVE NOTICES

NIL

eCT Control 25510J WSLAW PTY LTD
Effective from 22/01/2025

DOCUMENT END

PS640189F

EDITION 1

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PLAN OF SUBDIVISION		STAGE No. LR USE ONLY															
LOCATION OF LAND PARISH: WY YUNG TOWNSHIP: _____ SECTION: _____ CROWN ALLOTMENT: 69A CROWN PORTION: _____ TITLE REFERENCES: VOL 6443 FOL 495 LAST PLAN REFERENCE: TP603236V POSTAL ADDRESS: 645 BULLUMWAAL ROAD, (At time of subdivision) MOUNT TAYLOR, 3875 MGA 94 CO-ORDINATES: E 552 160 (Of approx. centre of land in plan) N 5819 680 ZONE: 55		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: EAST GIPPSLAND SHIRE COUNCIL REF: 98/2011/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 seat Date 21/09/2011 Re-certified under Section 11(7) of the Subdivision Act 1988. Council Delegate Council seat Date / /															
VESTING OF ROADS AND/OR RESERVES		NOTATIONS															
IDENTIFIER	COUNCIL/BODY/PERSON																
NIL	NIL	STAGING This is / is not a staged subdivision Planning Permit No 426/2009/P DEPTH LIMITATION 15-24 METRES BELOW THE SURFACE															
SURVEY: THIS PLAN IS / IS NOT BASED ON SURVEY THIS SURVEY IS CONNECTED TO PERMANENT MARK No(s) 84																	
EASEMENT INFORMATION		LR USE ONLY															
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)		STATEMENT OF COMPLIANCE / EXEMPTION STATEMENT															
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Easement Reference</th> <th style="width: 20%;">Purpose</th> <th style="width: 10%;">Width (Metres)</th> <th style="width: 20%;">Origin</th> <th style="width: 40%;">Land Benefited/In Favour Of</th> </tr> </thead> <tbody> <tr> <td>E-1</td> <td>POWERLINE</td> <td>16</td> <td>THIS PLAN - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000</td> <td>SPI ELECTRICITY PTY LTD</td> </tr> <tr> <td>E-2</td> <td>CARRIAGEWAY</td> <td>SEE DIAG</td> <td>THIS PLAN</td> <td>LOTS 1 & 3 IN THIS PLAN</td> </tr> </tbody> </table>		Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	E-1	POWERLINE	16	THIS PLAN - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	SPI ELECTRICITY PTY LTD	E-2	CARRIAGEWAY	SEE DIAG	THIS PLAN	LOTS 1 & 3 IN THIS PLAN	RECEIVED ☒ DATE 8/03/12
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E-2	CARRIAGEWAY	SEE DIAG	THIS PLAN	LOTS 1 & 3 IN THIS PLAN													
		LR USE ONLY PLAN REGISTERED TIME 8.16 AM DATE 16/03/12 M.H. Assistant Registrar of Titles															
		SHEET 1 OF 3 SHEETS															
Crowthier & Sadler Pty Ltd. LICENSED SURVEYORS & TOWN PLANNERS 162 MACLEOD STREET, BAIRNSDALE, VIC., 3875 TELEPHONE (03) 5162 5011		LICENSED SURVEYOR PAUL ANTHONY DWYER SIGNATURE DATE 18/8/2010 REF 14223 VERSION 2															
		DATE 21/09/2011 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3															

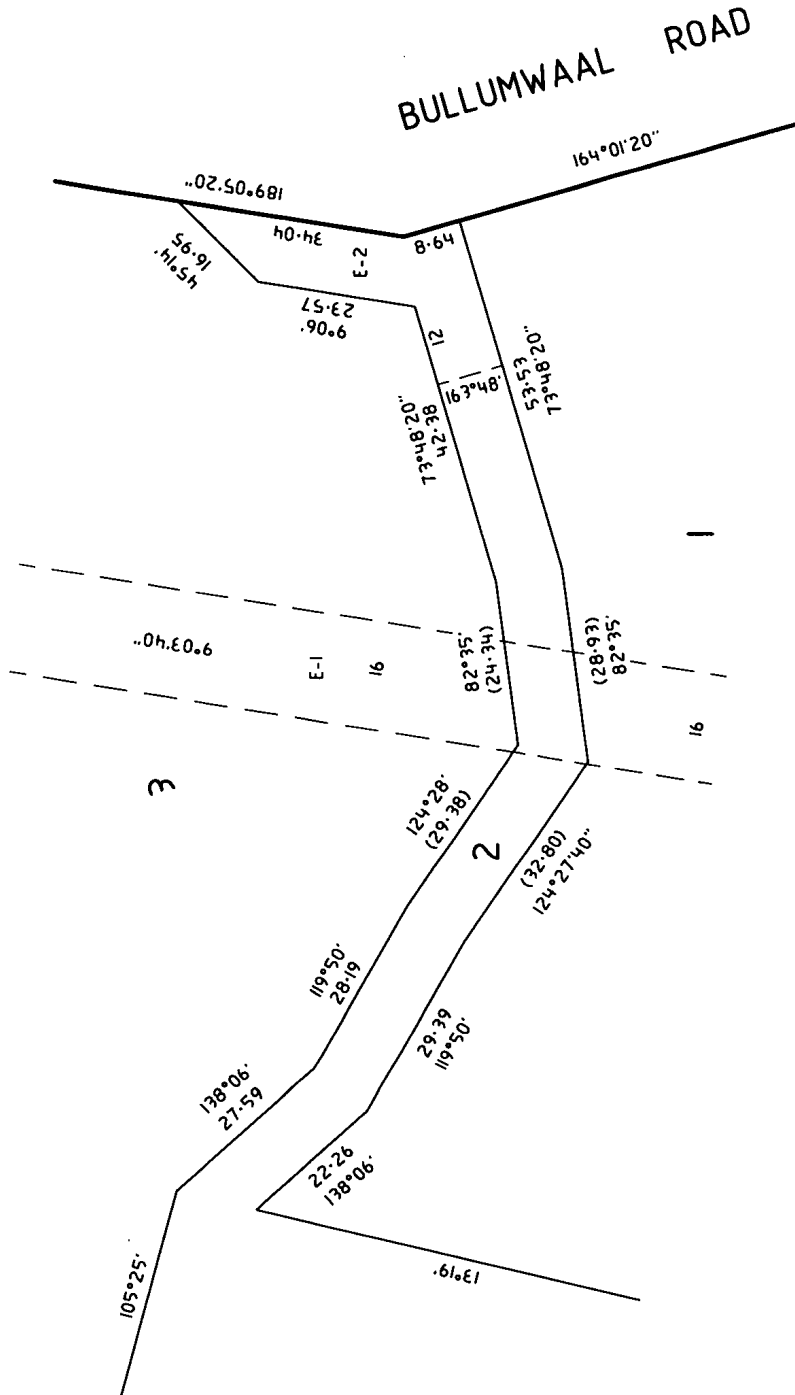
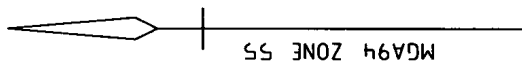
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environment Act 1987. The d
of any purpose which may

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Page 7 of 116

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PLAN OF SUBDIVISION	STAGE NO.	PLAN NUMBER
		PS 640189F



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Section 181

**APPLICATION BY A RESPONSIBLE AUTHORITY FOR THE MAKING
OF A RECORDING OF AN AGREEMENT**

Planning & Environment Act 1987

Privacy Colle
The informati
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is used for the
publicly searc
indexes in the

AJ466343S

02/02/2012 \$107.50 173


Lodged by:

Name: *Madlocks*
~~WARREN GRAPHAM & MURPHY~~
Phone: (03) 5132-2661
Address: 119 Main Street, Bairnsdale
Ref: PJC:j:103611
Customer Code: 1746W-1167E

The Authority having made an agreement referred to in Section 181(1) of the **Planning and Environment Act 1987** requires a recording to be made in the Register for the land.

Land: 645 Bullumwaal Road, Mount Taylor, being Certificate of Title Volume 6443 Folio 495

Authority: East Gippsland Shire Council, Corporate Centre, 273 Main Street, Bairnsdale, 3875

Section and Act under which agreement made: Section 173 of the Planning & Environment Act 1987

A copy of the Agreement is attached to this Application.

Signature for the Authority:

Aaron Hollow

Name of Officer:

AARON HOLLOW, MANAGER DEVELOPMENT
(full name)

Date:

13/01/2012

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Date 11 / 01 / 2012

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**Agreement under Section 173
of the Planning and Environment Act 1987**
Subject Land: 645 Bullumwaal Road, Mount Taylor

East Gippsland Shire Council
and

Stephen Gerald Nixon

AJ466343S



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Agreement under Section 173 of the Planning and Environment Act 1987

DATE 11 / 01 / 2012

BETWEEN

EAST GIPPSLAND SHIRE COUNCIL
of Corporate Centre, 273 Main Street, Bairnsdale

AJ466343S



(Council)

AND

STEPHEN GERALD NIXON
of 9 Moyseys Run, Beaumaris

(Owner)

RECITALS

- A. Council is the Responsible Authority pursuant to the Act for the Planning Scheme.
- B. The Owner is or is entitled to be the registered proprietor of the Subject Land.
- C. On 13 May 2010 Council issued Planning Permit 426/2009/P and on 6 September 2011 Council issued amended Planning Permit No. 426/2009/P/A (**Planning Permit**) allowing the Subject Land to be subdivided into 4 lots, altering access to a road in a Road Zone, removal and lopping of native vegetation and removal of non-native vegetation in accordance with the endorsed plans. Condition 4 of the Planning Permit requires the Owner to enter into this Agreement to provide for the matters set out in that condition. A copy of the Planning Permit is available for inspection at Council offices during normal business hours upon giving the Council reasonable notice.
- D. Condition 4 of the Planning Permit provides that:

"Before the issue of a Statement of Compliance, the owner of the land must enter into an agreement with the responsible authority in accordance with Section 173 of the Planning & Environment Act 1987, which will provide that:

- a) All buildings and effluent disposal fields on Lots 1 and 2 must be located within the nominated building envelopes shown in the endorsed plans; and*
- b) The offsets as specified within the approved offset plans are to be undertaken and maintained to the satisfaction of the responsible authority.*

This agreement must be prepared by the owner. The cost of the preparation, review and registration on the title of the agreement in accordance with Section 181 of the Planning and Environment Act 1987 to the satisfaction of the responsible authority must be borne by the owner of the land.

- E. As at the date of this Agreement, the Subject Land is not encumbered by a Mortgage.
- F. The parties enter into this Agreement:
 - F.1 to give effect to the requirements of the Planning Permit; and

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F.2 to achieve and advance the objectives of planning in Victoria and the objectives of the Planning Scheme in respect of the Subject Land.

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THE PARTIES AGREE

1. DEFINITIONS

In this Agreement the words and expressions set out in this clause have the following meanings unless the context admits otherwise:

Act means the *Planning and Environment Act 1987*.

Agreement means this agreement and any agreement executed by the parties expressed to be supplemental to this agreement.

Building has the same meaning as in the Act and includes dwellings, swimming pools, carports and tennis courts.

Building Envelope means any area delineated and identified on the Endorsed Plan as a 'building envelope' or the like.

Endorsed Plan means the plan endorsed with the stamp of Council from time to time as the plan which forms part of the Planning Permit. A copy of the Endorsed Plan is available for inspection at Council offices during normal business hours upon giving the Council reasonable notice.

lot means a lot on the Endorsed Plan.

Mortgagee means the person or persons registered or entitled from time to time to be registered by the Registrar of Titles as Mortgagee of the Subject Land or any part of it.

Offset Plan means the plan endorsed by Council from time to time pursuant to condition 3 of the Planning Permit or such other plan approval by Council. A copy of the Offset Plan is available for inspection at Council offices during normal business hours upon giving the Council reasonable notice.

Owner means the person or persons registered or entitled from time to time to be registered by the Registrar of Titles as proprietor or proprietors of an estate in fee simple of the Subject Land or any part of it and includes a Mortgagee-in-possession.

party or parties means the Owner and Council under this Agreement as appropriate.

Planning Scheme means the East Gippsland Planning Scheme and any other planning scheme that applies to the Subject Land.

Subject Land means the land situated at 645 Bullumwaal Road, Mount Taylor being the land referred to in Certificate of Title Volume 6443 Folio 495 and any reference to the Subject Land in this Agreement includes any lot created by the subdivision of the Subject Land or any part of it.

2. INTERPRETATION

In this Agreement unless the context admits otherwise:

2.1 The singular includes the plural and vice versa.

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- 2.2 A reference to a gender includes a reference to each other gender.
- 2.3 A reference to a person includes a reference to a firm, corporation or other corporate body and that person's successors in law.
- 2.4 If a party consists of more than one person this Agreement binds them jointly and each of them severally.
- 2.5 A term used in this Agreement has its ordinary meaning unless that term is defined in this Agreement. If a term is not defined in this Agreement and it is defined in the Act it has the meaning as defined in the Act.
- 2.6 A reference to an Act, Regulation or the Planning Scheme includes any Acts, Regulations or amendments amending, consolidating or replacing the Act, Regulation or Planning Scheme.
- 2.7 The introductory clauses to this Agreement are and will be deemed to form part of this Agreement.
- 2.8 The obligations of the Owner under this Agreement, will take effect as separate and several covenants which are annexed to and run at law and equity with the Subject Land provided that if the Subject Land is subdivided, this Agreement must be read and applied so that each subsequent owner of a lot is only responsible for those covenants and obligations which relate to that owner's lot.

3. SPECIFIC OBLIGATIONS OF THE OWNER

The Owner covenants and agrees that:

- 3.1 in respect to lots 1 and 2 on the Endorsed Plan the Owner will not build, construct or erect or cause or permit to be built, constructed or erected any Building outside the relevant Building Envelope without the prior written consent of Council;
- 3.2 all facilities associated with waste water disposal including septic effluent disposal fields on lots 1 or 2 must be fully constructed within the Building Envelopes; and
- 3.3 the Owner must at all times implement and comply with the provisions, requirements and recommendations contained in the Offset Plan within the timeframes set out in the Offset Plan to the satisfaction of Council.

4. FURTHER OBLIGATIONS OF THE OWNER

4.1 Notice and Registration

The Owner further covenants and agrees that the Owner will bring this Agreement to the attention of all prospective purchasers, lessees, mortgagees, chargees, transferees and assigns.

4.2 Further actions

The Owner further covenants and agrees that:

- 4.2.1 the Owner will do all things necessary to give effect to this Agreement;

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4.2.2 the Owner will make application to the Registrar of Titles to make a recording of this Agreement in the Register on the Certificate of Title of the Subject Land in accordance with Section 181 of the Act and do all things necessary for this to be done including signing any further agreement, acknowledgment or document or procuring the consent to this Agreement of any mortgagee or caveator to enable the recording to be made in the Register under that section.

4.3 Council's Costs to be Paid

The Owner further covenants and agrees that the Owner will immediately pay to Council, Council's reasonable costs and expenses (including legal expenses) of and incidental to the preparation, drafting, review, finalisation, engrossment, execution, registration and enforcement of this Agreement which are and until paid will remain a debt due to Council by the Owner.

5. AGREEMENT UNDER SECTION 173 OF THE ACT

Council and the Owner agree that without limiting or restricting the respective powers to enter into this Agreement and, insofar as it can be so treated, this Agreement is made as a Deed pursuant to Section 173 of the Act, and the obligations of the Owner under this Agreement are obligations to be performed by the Owner as conditions subject to which the Subject Land may be used and developed pursuant to the Planning Permit.

6. OWNER'S WARRANTIES

Without limiting the operation or effect which this Agreement has, the Owner warrants that apart from the Owner and any other person who has consented in writing to this Agreement, no other person has any interest, either legal or equitable, in the Subject Land which may be affected by this Agreement.

7. SUCCESSORS IN TITLE

Without limiting the operation or effect that this Agreement has, the Owner must ensure that, until such time as a memorandum of this Agreement is registered on the title to the Subject Land, successors in title shall be required to:

- 7.1 give effect to and do all acts and sign all documents which will require those successors to give effect to this Agreement; and
- 7.2 execute a deed agreeing to be bound by the terms of this Agreement.

8. GENERAL MATTERS

8.1 Notices

A notice or other communication required or permitted to be served by a party on another party must be in writing and may be served:

- 8.1.1 by delivering it personally to that party;
- 8.1.2 by sending it by prepaid post addressed to that party at the address set out in this Agreement or subsequently notified to each party from time to time; or

- 8.1.3 by sending it by facsimile provided that a communication sent by facsimile shall be confirmed immediately in writing by the sending party by hand delivery or prepaid post.

8.2 Service of Notice

A notice or other communication is deemed served:

- 8.2.1 if delivered, on the next following business day;
- 8.2.2 if posted, on the expiration of 7 business days after the date of posting; or
- 8.2.3 if sent by facsimile, on the next following business day unless the receiving party has requested retransmission before the end of that business day.

8.3 No Waiver

Any time or other indulgence granted by Council to the Owner or any variation of the terms and conditions of this Agreement or any judgment or order obtained by Council against the Owner will not in any way amount to a waiver of any of the rights or remedies of Council in relation to the terms of this Agreement.

8.4 Severability

If a court, arbitrator, tribunal or other competent authority determines that a word, phrase, sentence, paragraph or clause of this Agreement is unenforceable, illegal or void then it must be severed and the other provisions of this Agreement will remain operative.

8.5 No Fettering of Council's Powers

It is acknowledged and agreed that this Agreement does not fetter or restrict the power or discretion of Council to make any decision or impose any requirements or conditions in connection with the granting of any planning approval or certification of any plans of subdivision applicable to the Subject Land or relating to any use or development of the Subject Land.

9. COMMENCEMENT OF AGREEMENT

Unless otherwise provided in this Agreement, this Agreement commences from the date of this Agreement.

SIGNED, SEALED AND DELIVERED as a Deed by the parties on the date set out at the commencement of this Agreement.

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02/02/2012 \$107.50 173

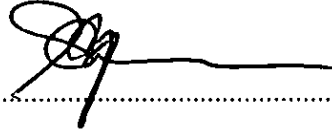


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8

The Common Seal of the East Gippsland Shire Council was hereunto affixed on the 11th day of January 2012, in the presence of:

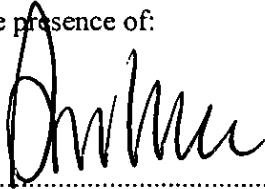


Chief Executive



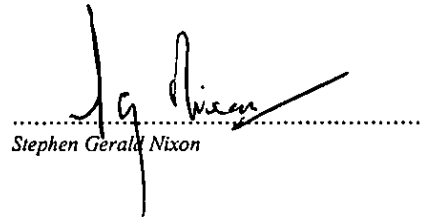
Witness

SIGNED SEALED AND DELIVERED
by the said **STEPHEN GERALD NIXON**
in the presence of:



(witness)

ARTHUR MICHAEL GOODE


Stephen Gerald Nixon

AJ466343S

02/02/2012 \$107.50 173


Planning Report

Two Lot Subdivision, Removal of Native Vegetation
and Alteration of Access Adjacent to the Principal
Road Network

645 Bullumwaal Road, Mount Taylor

Our reference – 21438

June 2026



FS 520900



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Note: *Applicable Planning Application fee is \$2,895.50*

*(Class 18 Subdivision (\$1,496.10) + half lesser fee: Class 22 Alter Access (\$1,496.10/2 = \$748.05)
+ half less fee Class 11 Veg Removal (\$1,302.80/2= \$651.40) = \$2,895.50*

1. Introduction

This Planning Report is prepared in support of a proposed Two Lot Subdivision, Removal of Native Vegetation and alteration of access adjacent to the Principal Road Network at 645 Bullumwaal Road, Mount Taylor.

The Report addresses the provisions of the Low Density Residential Zone, Erosion Management Overlay, Bushfire Management Overlay and Particular Provisions as contained within the *East Gippsland Planning Scheme*.



Aerial view of subject land and surrounds

2. Subject Land & Surrounding Context

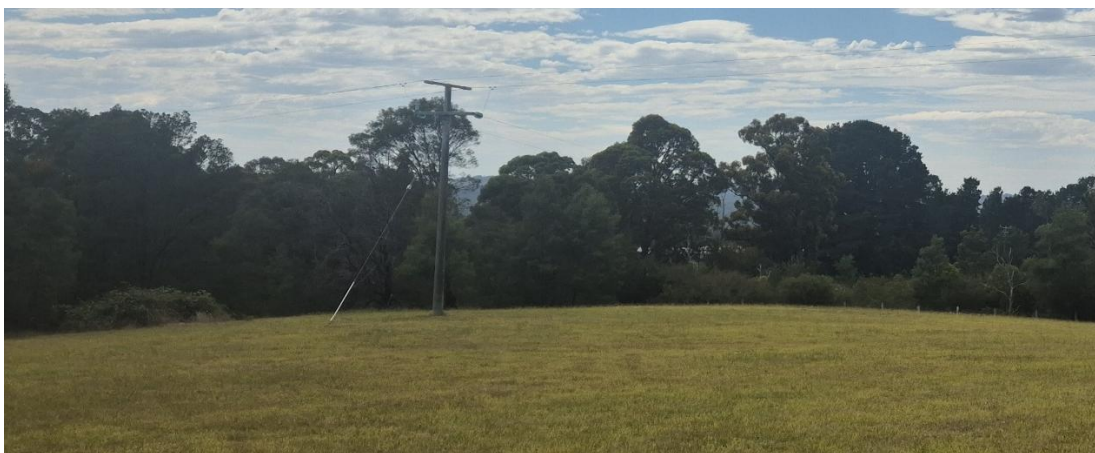
The subject land is formally described as Lot 3 on PS640189 and commonly known as 645 Bullumwall Road, Mount Taylor. The site is approximately 5.37ha in area and is contained within the Low Density Residential Zone.



Looking west towards subject land from Bullumwall Road

The southeastern portion of the land is relatively clear and developed with an existing dwelling and associated outbuildings whilst the western portion of the land contains a gully and is well vegetated.

Power is established overhead with powerline easements encumbering the eastern portion of the property. Wastewater associated with the existing dwelling however is dealt with via onsite means.



Looking in an easterly direction at existing power pole within the subject land

The site has frontage to Bullumwall Road to the east and whilst access is provided from the road pavement via a gravel crossing and driveway to the existing dwelling, it is partially over a section of carriageway easement providing rights of way to the land.



Looking east from subject land towards Bullumwaal Road

The subject land was created as a result of Planning Permit 246/2009/P which at the time required access from Bullumwaal Road to be upgraded in accordance with VicRoads drawing 658186.

Bullumwaal Road comprises a dual lane sealed carriageway which is lined with roadside vegetation. There is limited drainage infrastructure provided within the road, and it is within the Transport Zone 2.

Surrounding properties are all contained within the Low Density Residential Zone and whilst most contain existing dwellings on cleared land, the adjoining property immediately to the west is vegetated and not currently developed.

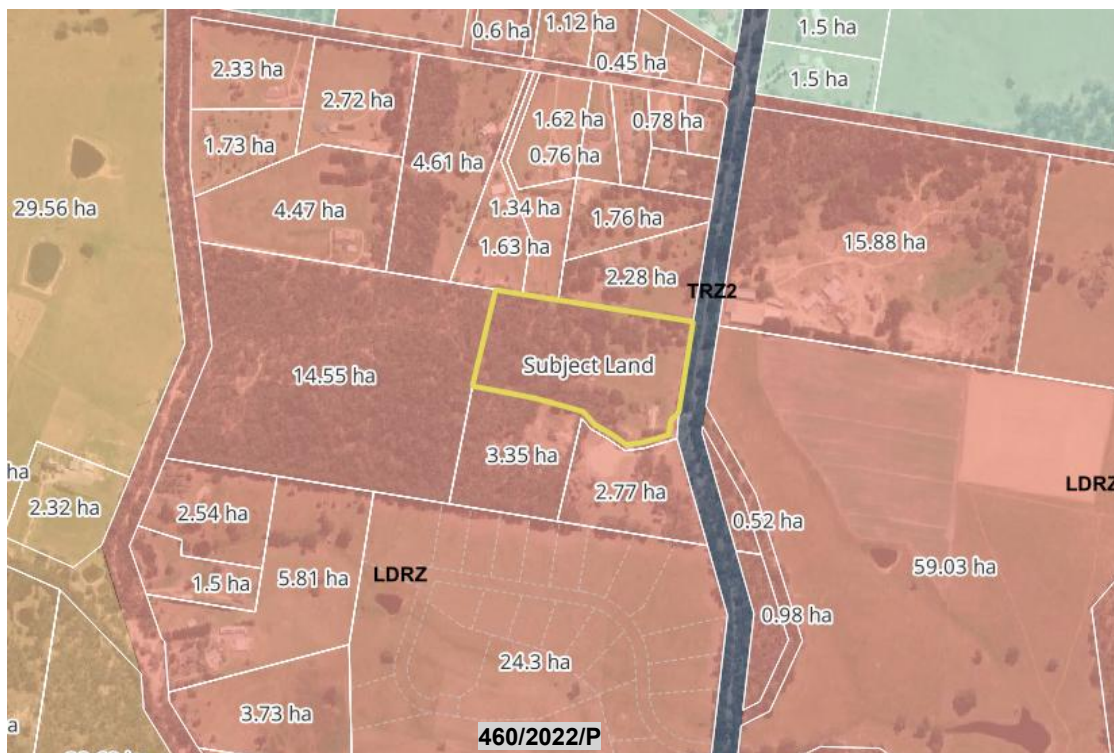


Diagram showing subdivision pattern and area of surrounding parcels

Dwellings are established on adjoining properties immediately to the north and south of the subject land and whilst land on the eastern side of Bullumwaal Road is not currently developed, it is zoned for residential purposes.

Land further to the south known as 585 Bullumwaal Road is currently subject of Planning Application 460/2022/P and is earmarked for future residential development.

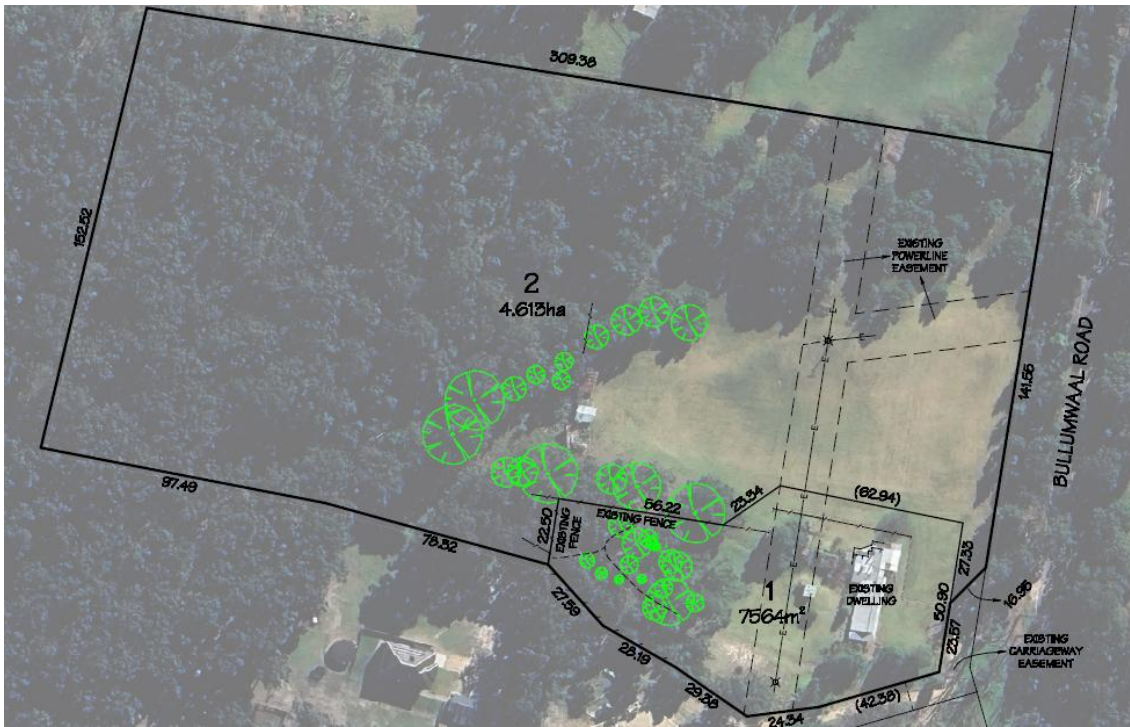
The subject land is well located being within the Low Density Residential Growth Corridor of Wy Yung/Mount Taylor and is approximately 5.68 kilometres from Eastwood and 7.0 kilometres from the Bairnsdale Activity Area.



Aerial image showing route of access from subject land to the Bairnsdale Activity Centre

3. The Application & Proposal

The Application seeks approval for a Two Lot Subdivision to create an allotment for an existing dwelling and a vacant allotment for future residential purposes. To facilitate the subdivision approval is also required to upgrade existing access from Bullumwaal Road and to undertake associated vegetation removal.



Subdivision Layout (Version 1)

Subdivision Design

The proposed Subdivision will result in the creation of Lot 1 of approximately 7564m² in area which will contain the existing dwelling and Lot 2 of approximately 4.613ha as shown on the accompanying Proposed Subdivision Plan.

The subdivision has been designed to provide both proposed allotments with frontage to Bullumwaal Road and ensures that the existing effluent disposal fields associated with the existing dwelling are contained wholly within proposed Lot 1.



Extract from Land Capability Assessment Report showing location of existing effluent disposal area

Where appropriate the proposed boundaries have adopted established internal fencing resulting in a practical outcome which also avoids the need for new fencing and any consequential vegetation loss associated with the fence line exemption at Clause 52.17-7.



View south-east along existing internal fenceline



View east along existing internal fenceline



*View south along existing internal fenceline
Neighbouring property in background*

As the subject land is contained within the Low Density Residential Zone and there is no reticulated sewer servicing the land, each allotment has been designed to generously exceed the 4,000m² minimum lot area.

Access

The existing access from Bullumwaal Road as currently servicing the subject land and adjoining land immediately to the south will be upgraded as part of the proposal to ensure it is of a sufficient standard.



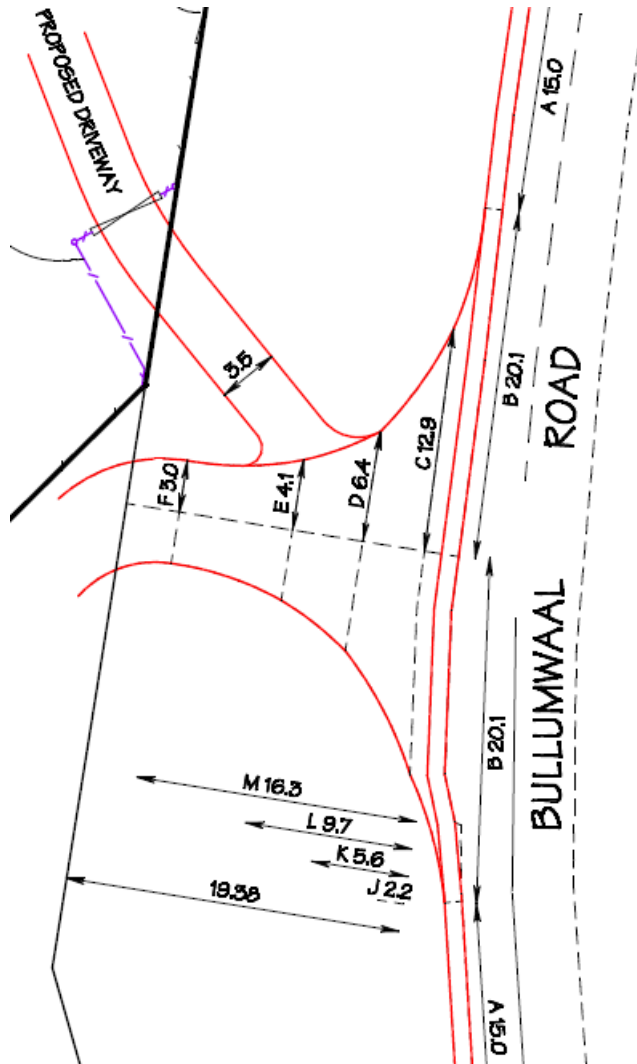
Existing access from Bullumwaal Road

As Bullumwaal Road is Transport Zone 2, it is anticipated that the access will need to be upgraded to meet the requirements of Vic Roads Standard Drawing 4010 *Typical Access to Rural Properties*.

Plan of Access (Version 1) has been provided in support of the application which demonstrates how the existing accessway can be upgraded in accordance with the standard drawing thereby enhancing safety for road users whilst also enabling vehicles to veer off into proposed vacant Lot 2.

An indented gateway has been shown within Lot 2 to ensure there is sufficient area for vehicles to enter and exit the property in a forward direction without impacting traffic movements within Bullumwaal Road.

The upgraded access has been designed to match into the existing pavement within the carriageway easement whilst also extending north to cater for future driveway connection to proposed Lot 2.



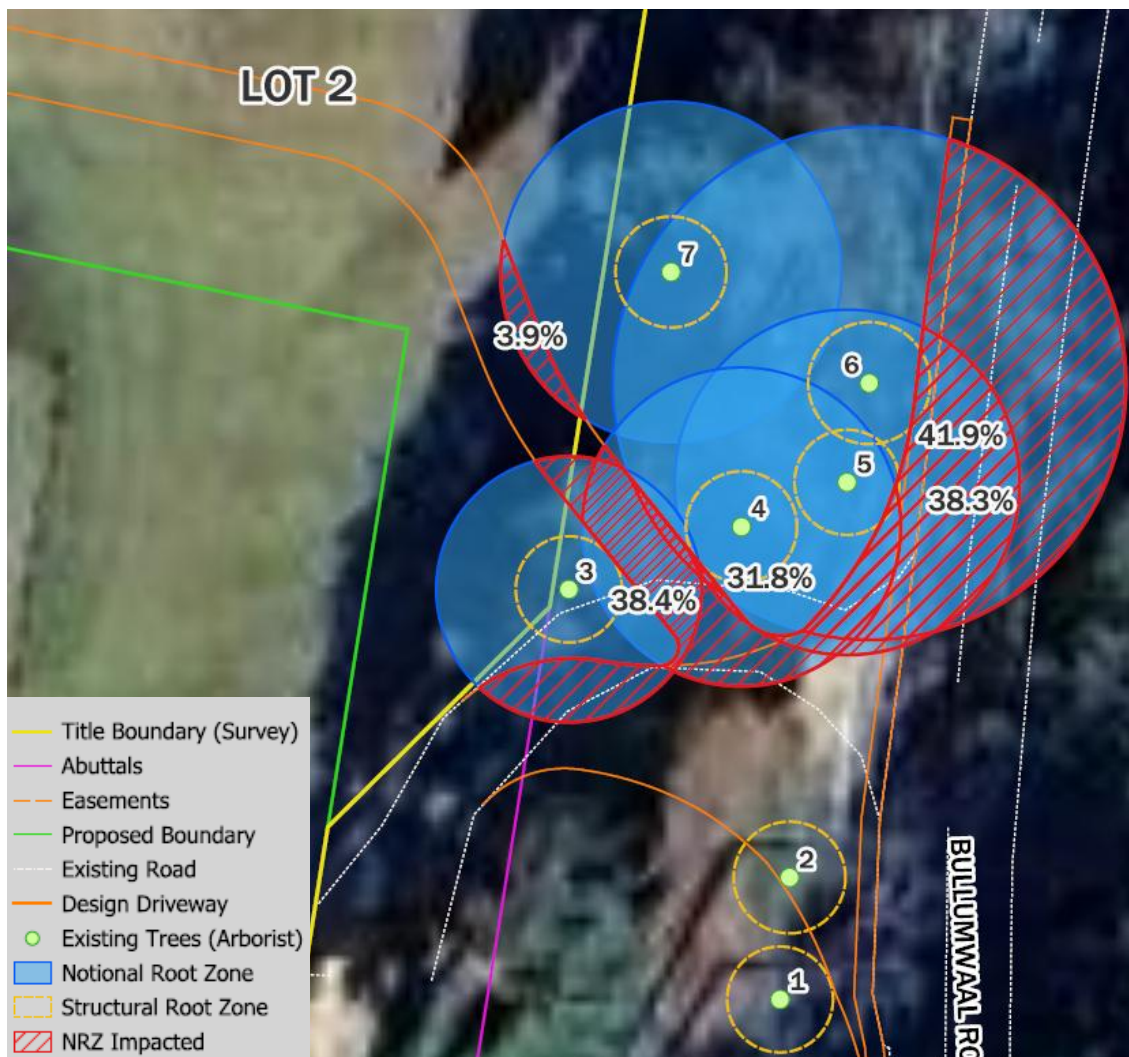
Extract from Plan of Access Version 1

Vegetation Removal

The application includes the removal of native vegetation to facilitate the upgrade of access from Bullumwaal Road. Whilst the alignment of the access has been designed to avoid and minimise impacts, the proposal results in the removal of one native vegetation patch (Zone 1) together with three large patch trees and two scattered trees (Zones A & B).

To assist in the design of the access upgrade, a Tree Summary Report was commissioned from *Roots 2 Leaves Tree Services*. The report provides detail on the trees located within the adjoining road reserve in proximity to the proposed access and has informed the preparation of the accompanying Encroachment Plan.

The Encroachment Plan shows the design of the proposed access upgrade together with the location of the existing trees and their associated Structural Root Zones (SRZs) and Notional Root Zones (NRZs), and clearly identifies the extent of encroachment associated with the proposal.



Extract from Encroachment Diagram (Version 1)

Whilst Tree #1 (dead) and #2 (dead) will need to be removed to accommodate the proposed upgrade to access from Bullumwaal Road, Trees #3, #4, #5 & #6 are assumed lost due to the extent of encroachment by the proposed works.

Tree ID	Species	Percentage Impacted	Comment
#1	Yellow Stringybark (dead)	n/a	SRZ impacted
#2	Yellow Stringybark (dead)	n/a	Direct impact
#3	Yellow Stringybark	38.4%	Assumed Lost (major encroachment)
#4	Yellow Stringybark	31.8%	Assumed Lost (major encroachment)
#5	Yellow Stringybark	38.3%	Assumed Lost (major encroachment)
#6	Yellow Stringybark	41.9%	Assumed Lost (major encroachment)
#7	Radiata Pine	3.9%	Retained



Looking west towards existing vegetation on the western side of Bullumwaal Road

A Native Vegetation Removal Report (NVRID: 319_20260521_LYO) supports the application to account for the potential impacts associated with the proposed access works. The report identifies the offset requirements associated with the proposal and sets out the criteria for suitable native vegetation offsets.

It is anticipated that the standard permit conditions relating to native vegetation offsets prescribed within Appendix 9 of the *Assessor's handbook Applications to remove, destroy or lop native vegetation* will be imposed on Permit.

Bushfire

As the subject land is affected by the provisions of the Bushfire Management Overlay it is expected that the mandatory Condition prescribed at Clause 44.06-5 will be imposed on the Permit. The Condition will require the owner of the land to enter into a Legal Agreement under Section 173 of the *Planning & Environment Act 1987*, which will remove the need for a planning permit to be obtained under the Bushfire Management Overlay for a future dwelling on proposed Lot 2, provided the dwelling is located within the nominated Building Envelope.

The Application is supported by a Bushfire Management Plan which includes a Building Envelope and prescribes bushfire mitigation measures expected to be secured through the aforementioned agreement pursuant to Section 173 of the *Planning and Environment Act 1987*.

The Bushfire Management Plan demonstrates that the proposed defensible space achieves the minimum separation distances prescribed by Column C to Table 1 of Clause 53.02-5. Defensible space has been extended within the cleared frontage of proposed Lot 2 to further enhance bushfire protection for both a future dwelling and the existing development. A minimum construction standard of BAL-29 is also proposed.

The Building Envelope has been designed to ensure that a future dwelling is appropriately setback from surrounding vegetation and tree canopies. Together with the defensible space requirements and associated Section 173 Agreement, this provides confidence that fuel loads within the site will not increase over time.

Servicing

A Land Capability Assessment Report (LCAR) prepared by *Simon Anderson Consultants*, has been provided to demonstrate the ability of the proposed allotment to treat and dispose of wastewater on site in the absence of reticulated sewer.

The presence of highly permeable and weakly structured soils results in the site as being unsuitable for primary treatment only via traditional septic tank and absorption trenches. Recommendation has therefore been made for the use of a secondary system such as an aerated wastewater treatment system (AWTS) or A & A Worm Farm Waste System.

Further soil investigations and septic tank permits will be required at the time of establishing a dwelling however LAA has been included on the accompanying Bushfire Hazard Site Assessment to demonstrate the capacity of the land to accommodate onsite wastewater disposal.

Each of the proposed allotments will be connected to power supply as part of the subdivision with connection to be provided prior to the issue of Statement of Compliance.

Reticulated water is not currently provided to the land is not expected to be connected as part of the subdivision.

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

Planning Scheme Clause	Matter for which a Permit is required
32.03-3 (LDRZ)	Subdivide land
43.02-3 (DDO)	Subdivide land
44.01-5 (EMO)*	Subdivide land
44.06-2 (BMO)*	Subdivide land
42.02-2 (VPO)	Remove, destroy or lop Vegetation
52.17-1 (NV)	Removal of Native Vegetation
52.29-2*	Alter access to a road in a Transport Zone 2
	Subdivide Land Adjacent to a Road in a Transport Zone 2

Notice & Review Exemptions

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

Referrals

The Application will require referral to the Relevant Fire Authority (CFA) as they are a recommending Referral Authority due to the site's inclusion within the Bushfire Management Overlay.

Application will also need to be referred to the *Department of Energy, Environment & Climate Action* (DEECA) for comment given the Application triggers consideration under the provisions of the Vegetation Protection Overlay. DEECA are also a recommending referral Authority pursuant to Clause 66.02-2 as the vegetation earmarked for removal is on Crown Land.

Pursuant to Clause 52.29-4 the Application will need to be referred to the *Department of Transport & Planning* as the subdivision will result in alteration of access to a road in a Transport Zone 2.

4. Cultural Heritage

Pursuant to Regulation 7 of the *Aboriginal Heritage Regulations 2018*, a CHMP is required for an activity if:

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



Extract from Cultural Heritage Sensitivity mapping

The subject land is not within an area of cultural heritage sensitivity and the subdivision of land into two lots is not a high impact activity (Reg 49). There is therefore no necessity to provide a CHMP.

5. Planning Policy

5.1 Municipal Planning Strategy

Clause 02.03-1 *Settlement – Managing growth* seeks to direct residential growth to settlements with the greatest capacity to accommodate development, particularly the Regional Centre of Bairnsdale. The subject land is located within the northern low density residential growth corridor of Bairnsdale, and the proposal represents a logical infill development within an established Low Density Residential precinct with the capacity to accommodate onsite wastewater disposal.

Clause 02.03-2 *Environmental and landscape values* seek to ensure development responds appropriately to biodiversity and landscape values. The proposal has been designed to adopt boundaries along internal fences and impacts to native vegetation has been minimised through the upgrade of the existing access, rather than creating new access from Bullumwaal Road. Whilst the application includes some vegetation removal for safe access, it is limited in extent, and the established site vegetation and roadside corridor will be retained.

Clause 02.03-3 *Environmental risks and amenity* seek to ensure development appropriately considers natural hazards such as sea level rise, bushfire, flooding and erosion. As the site is contained within the Bushfire Management Overlay the Building Envelope has been designed to achieve separation from forested areas and a minimum construction standard for a future dwelling of BAL-29 has been imposed.

Clause 02.03-5 *Building environment and heritage* seeks to ensure that development responds positively to the character and landscape values of its location. The proposed subdivision is consistent with the established low density residential character of the area and has been designed to ensure the site vegetation will not be compromised.

In the absence of reticulated sewer, the minimum allotment size permissible under the Low Density Residential Zone is 0.4ha. Whilst the subject land is 5.37ha in area and can mathematically cater for a much higher allotment yield, a two lot subdivision is considered a more site responsive result having consideration to site constraints.

Clause 02.03-6 *Housing – Housing supply* seeks to support additional housing opportunities within established residential area whilst ensuring environmental constraints can be appropriately managed. The proposal will contribute to the housing supply through the creation of an allotment with convenient access to existing services and infrastructure which also responds appropriately to the environmental characteristics of the land.

5.2 Planning Policy Framework

Clause 11.01-1S *Settlement* seeks to facilitate the sustainable growth and development of Victoria and deliver choice and opportunity through a network of settlements, with supporting strategies including planning for the delivery of 2.24 million homes across Victoria by 2051. The proposal responds positively to this objective through the creation of an additional residential allotment within an established low density residential precinct of Bairnsdale. The subdivision represents an efficient use of existing residentially zoned land within the settlement boundary.

Clause 11.01-1R *Settlement – Regional Victoria* and Clause 11.01-1R *Settlement – Gippsland* support sustainable urban growth within Regional Service Centres, including Bairnsdale, where environmental risks can be appropriately managed. The proposal responds positively as the two lot subdivision will provide for additional residential development within an established Low Density Residential area whilst appropriately responding to site constraints.

Clause 11.01-1L-02 *Bairnsdale* applies to land identified within the Bairnsdale Framework Plan. Whilst the subject land is located just outside of the mapped policy area, the proposal is still considered broadly consistent with the strategic direction of the policy as it supports additional low density residential development close to existing urban areas.

Clause 12.01-1S *Protection of Biodiversity* includes strategies which seek to ensure impacts of land use and development on important biodiversity areas are avoided and minimised. The proposal responds positively with the subdivision design having avoided impacts to native vegetation within the site. Careful consideration has been given to the upgrade of the existing accessway to ensure road safety whilst minimising impacts to roadside vegetation. Whilst a limited extent of native vegetation removal forms part of the application, it is necessary for road safety purposes and has been minimised through the design response following an Intermediate Assessment Pathway.

Clause 12.01-1L *Protection of Biodiversity* seeks to identify and protect biodiversity and significant habitat areas whilst managing the impacts to flora and fauna values. The proposal responds appropriately through limiting the subdivision to two lots only, despite the land otherwise having the sufficient area to accommodate a greater allotment yield. This approach assists in retaining the vegetated portion of the land.

Clause 12.01-2S *Native Vegetation Management* seeks to ensure there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. The supporting strategies relating to avoidance and minimisation have been implemented as demonstrated through the Avoid and Minimise Statement later within this report. Native vegetation offsets will be secured to compensate for the biodiversity impact associated with the vegetation removal in accordance with the accompanying Native Vegetation Removal Report.

Clause 12.03-1S *River and Riparian Corridors, Waterways, Lakes, Wetlands and Billabongs* seeks to protect and enhance waterway systems and ensure development is sensitively designed having regard to environmental and hydrological values. A mapped drainage line dissects the western portion of the subject land, however the proposal has been carefully designed to ensure future development is appropriately setback from the drainage corridor.

The nominated Building Envelope is located on the eastern portion of the site within an existing cleared area, thereby ensuring good separation between future development and the waterway environment. There is also sufficient area available further east of the Building Envelope to accommodate onsite wastewater disposal, providing an additional level of separation from the drainage line and ensuring wastewater can be appropriately managed onsite.

Clause 13.02-1S *Bushfire Planning* applies as the subject land is Bushfire Prone and contained within the Bushfire Management Overlay. The proposal has prioritised human life through ensuring appropriate separation distances are achieved from classifiable vegetation and requiring a future dwelling is constructed to BAL-29.

Clause 13.04-2L *Erosion* applies as part of the subject land is within the Erosion Management Overlay. The application has been supported by written advice from *Simon Anderson Consultants* justifying a request for a waiver from a geotechnical assessment.

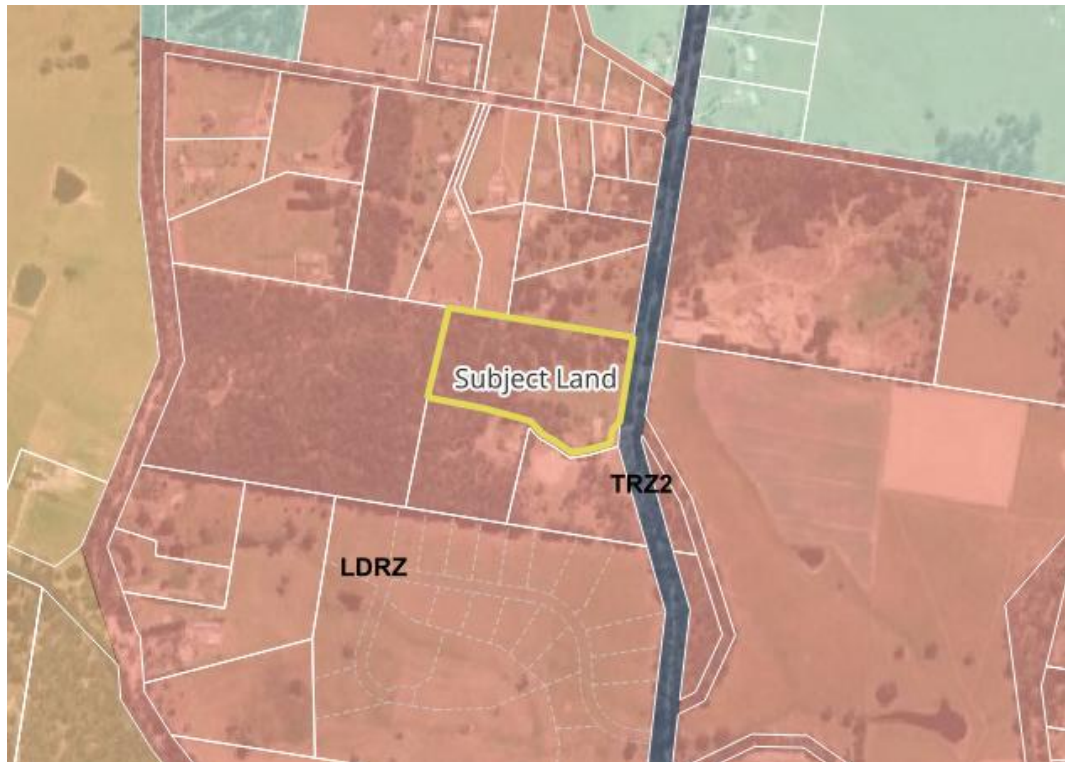
Clause 15.01-3S *Subdivision design* seeks to ensure subdivisions achieve attractive, safe and sustainable neighbourhoods. The proposal responds positively through the creation of an additional residential allotment which can comfortably accommodate future residential development whilst avoiding impact to vegetation within the property. The proposal also provides opportunity for future energy efficient residential development within an established low density residential area.

Clause 16.01-1S and Clause 16.01-1L *Housing Supply* seek to facilitate well located and integrated housing which responds to community needs. The proposal responds positively through the creation of an additional residential allotment within proximity to Bairnsdale where access to infrastructure is available and environmental constraints, including bushfire risk and wastewater management, can be appropriately addressed.

6. Planning Elements

6.1 Low Density Residential Zone

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



Planning scheme zone mapping

The Application triggers planning approval at Clause 32.03-3 for subdivision of the land in accordance with the requirements under the Low Density Residential Zone. The subdivision has been designed in accordance with the zone requirements allotments greater than 4000m² in area.

Given the absence of reticulated sewer within the area the minimum lot size specified by the Low Density Residential Zone is 4000m².

Application Requirements Clause 32.03-5

An application must be accompanied by a site analysis, documenting the site in terms of land form, vegetation coverage and the relationship with surrounding land, and a report explaining how the proposed subdivision has responded to the site analysis. The report must:

In the absence of reticulated sewerage, include a Land Capability Assessment on the risks to human health and the environment of an on-site wastewater management system constructed, installed or altered on the lot in accordance with the requirements of the Environment Protection Regulations under the <i>Environment Protection Act 2017</i>.	Given the absence of reticulated sewerage, the Application is accompanied by a Land Capability Assessment (LCA) prepared by <i>Simon Anderson Consultants</i>. The assessment concludes that there is ample area available within the proposed vacant allotment to accommodate onsite wastewater treatment and disposal in accordance with EPA requirements, with wastewater capable of being appropriately managed onsite through a secondary treatment system and subsurface disposal field. Lot 1 retains the existing septic tank and absorption field to the existing dwelling.
Show for each lot: • A building envelope and driveway to the envelope. • Existing vegetation. • In the absence of reticulated sewerage, an effluent disposal area.	The Bushfire Management Plan nominates a Building Envelope on proposed Lot 2 and shows a driveway from Bullumwaal Road to the Building Envelope. Further detail is also provided on the Bushfire Hazard Site Assessment showing the presence of site vegetation and highlighting the available area for wastewater management.
Show how the proposed subdivision relates to the existing or likely use and development of adjoining and nearby land.	Adjoining land immediately to the north, west and south of the subject land is unlikely to be further subdivided due to constraints such as vegetation, watercourses and need to establish onsite wastewater disposal. It is acknowledged however that land on the eastern side of Bullumwaal Road does have considerable subdivision potential.
If a staged subdivision, show how the balance of the land may be subdivided.	Staging is not proposed.

Decision Guidelines

The subdivision layout has been designed having regard for the site features and environmental values of the land:

- The subdivision has been designed having regard to the existing site vegetation and environmental characteristics.
 - The Building Envelope on Lot 2 has been appropriately sited to ensure that future defensible space will not have an adverse impact on native vegetation.
 - The proposed boundaries make use of existing internal fencing thereby ensuring that they will not fragment vegetation and impose vegetation losses for establishment of fencelines.
 - The proposed building envelope and LAA can achieve generous setbacks from the waterway through a northern portion of the land.
 - Whilst roadside vegetation will be impacted to upgrade the existing access from Bullumwaal Road, it has been designed to avoid and minimise impacts to vegetation by adjusting the alignment slightly south.
- Power and telecommunications are already provided within the precinct and will be connected to each lot as part of the subdivision project.
- The subdivision has been designed to ensure future wastewater management will be sufficiently managed on site. The Bushfire Hazard Site Assessment demonstrates the ability for the proposed vacant allotment can easily achieve the requisite Land Application Area and that the existing effluent field will be retained with the existing dwelling in Lot 1.

The proposed subdivision is considered to offer an appropriate response to Clauses 56.07-1 to Clause 56.07-4 relating to Integrated Water Management:

- Whilst reticulated water is established within the wider precinct, it is not currently connected to the subject land. Potable water will therefore be collected by rainwater tanks.
- Power is already provided within the locality and is already established to the existing dwelling. It is expected that a new point of supply will be established to ensure both lots are serviced.
- Use of reused and recycled water options will be dependent upon residents of the site. Reticulated recycled water is not available.
- The subdivision has been designed to ensure wastewater associated with the existing dwelling on Lot 1 and a future dwelling on Lot 2 will be sufficiently managed on site. This has been demonstrated by showing the location of the existing effluent fields and nominating a conceptual Land Application Area of on the accompanying Bushfire Hazard Site Assessment.
- The site will be drained to the satisfaction of the Responsible Authority.

6.2 Erosion Management Overlay

A small section of the site along the northern boundary and a small section on the southwestern corner of the property are contained within the Erosion Management Overlay.



Erosion Management Overlay Mapping

The site's inclusion within the Erosion Management Overlay triggers planning approval at Clause 44.01-5 for subdivision of the land. The proposed roadworks and vegetation removal are located outside of the mapped area and therefore don't require consideration under the provisions of the Overlay.

Clause 44.01-6 Application Requirements	
An application must be accompanied by any information specified in a schedule to this overlay and information showing:	
The existing site conditions, including land gradient and the extent of any existing erosion, landslip or other land degradation.	Plans and documentation forming the application detail the landform across the site and the accompanying correspondence prepared by <i>Simon Anderson Consultants</i> (dated 17 April 2026) outlines that there is no evidence of soil erosion or landslip on the subject land or surrounding properties.
The extent of any proposed earthworks.	Earthworks associated with the subdivision will be limited to servicing, a small section of fencing, driveway and upgrade of the existing accessway all of which are located outside of the Erosion Management Overlay mapping.
The means proposed to stabilise disturbed areas.	It is anticipated that the standard Conditions pertaining to sediment control will be placed on permit.
Any other application requirements specified in a schedule to this overlay.	See below.



10m Contour Mapping

Clause 4.0 Application Requirements

The following application requirements apply to an application for a permit under Clause 44.01, in addition to those specified in Clause 44.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

For an application to construct a building or construct or carry out works, plans drawn to scale and dimensioned, showing as appropriate:

- The proposed new development, including a site plan, land contours, building elevations, access, cut and fill, retaining walls and effluent disposal system.
- Any existing development, including buildings, water tanks and pools or dams on both the subject lot(s) and adjacent land.
- Any existing earthworks and water infrastructure on the subject lot(s), including cut and fill, stormwater drainage, subsurface drainage, water supply pipelines, sewerage pipelines or effluent disposal installations and pipelines and any otherwise identified geotechnical hazards.
- Details and locations of existing vegetation, including any vegetation to be removed.

The application doesn't seek approval for any building however plans accompanying the application detail the extent of works forming part of the application to facilitate the Two Lot Subdivision, such as access and vegetation removal.

Clause 4.0 Application Requirements	
For an application to subdivide land, plans drawn to scale and dimensioned, showing as appropriate: • The proposed subdivision layout and land contours. • Any existing development, including buildings, water tanks and pools or dams on both the subject lot(s) and adjacent land. • Any existing earthworks or water infrastructure on the subject lot(s), including cut and fill, stormwater drainage, subsurface drainage, water supply pipelines, sewerage pipelines or effluent disposal installations and pipelines and any otherwise identified geotechnical hazards. • Details and location of existing vegetation, including any vegetation to be removed.	The application is supported by a Proposed Subdivision Plan depicting the proposed subdivision layout which includes an aerial photograph showing the location of the existing dwelling and other significant site features such as vegetation and powerline easement. Careful consideration has been given to the matter of vehicle access from Bullumwaal Road to ensure it is designed to generally in accordance with GD4010. The design however does have an impact on roadside vegetation and is therefore supported by a Plan of Vegetation Removal.
A geotechnical assessment, landslide risk assessment or landslide hazard assessment as required by and prepared in accordance with the Incorporated Document titled 'Requirements for a Geotechnical Assessment, Landslide Risk Assessment or Landslide Hazard Assessment prepared in support of a planning permit application under the Erosion Management Overlay (WSP, 2025)' and to the satisfaction of the responsible authority.	Correspondence prepared by <i>Simon Anderson Consultants</i> (dated 17/04/2026) has been provided in support of the application which requests a waiver from a full geotechnical assessment. A full geotechnical assessment is not required where in the opinion of the Responsible Authority, the application for subdivision will not adversely increase the risk to life or property. With the justification included within the accompanying waiver request we believe that the Responsible Authority should be satisfied that a full geotechnical assessment is not warranted in this instance.

6.3 Vegetation Protection Overlay

The subject land is affected by the Vegetation Protection Overlay – Schedule 1 *Tambo-Bairnsdale Vegetation Protection Network* which extends across the eastern portion of the land.

Planning approval is triggered at Clause 42.02-2 for the removal of four Yellow Stringy Bark trees from within the road reserve to facilitate the upgrade of the existing access from Bullumwaal Road to align with Standard Drawing 4010.

Tree ID	Planning Approval Required under VPO
#1	No A permit is not required for dead vegetation
#2	No A permit is not required for dead vegetation
#3	Yes
#4	Yes
#5	Yes
#6	Yes

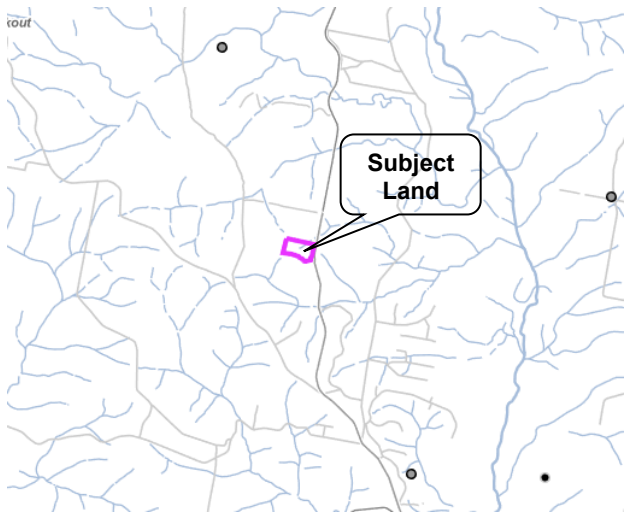


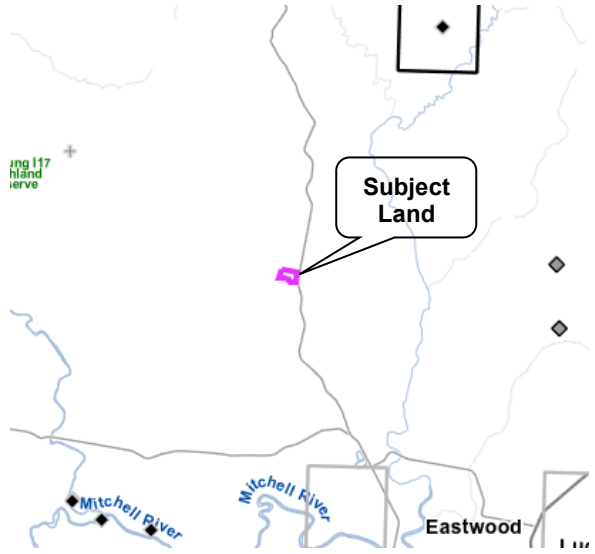
Trees #3, #4, #5 & #6 which require consideration under the VPO

The four trees in question are all Yellow Stringybarks generally assessed as being in fair health, with a useful life expectancy of 21-40 years. However, the trees exhibit existing constraints and signs of disturbance associated with their proximity to the established access, including soil compaction, a basal cavity, crown dieback and buttress damage.

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

Clause 42.02-5 Decision Guidelines	
The Municipal Planning Strategy and the Planning Policy Framework.	See section 5 of this report.
The statement of the nature and significance of the vegetation to be protected and the vegetation protection objective contained in a schedule to this overlay.	The Overlay identifies that there are significant areas of native vegetation located along roadsides which provide important fauna habitat and wildlife corridors. These areas of vegetation often link to larger areas of remnant native vegetation and contribute to aesthetic and landscape values. Whilst there is no native vegetation contained within the property frontage, there is established vegetation contained within the adjoining road reserve along Bullumwaal Road. The objectives of the Overlay seek to ensure development of access to private land, and road maintenance and construction activities is to occur so as: - To conserve areas of vegetation with high conservation value by minimising the extent of vegetation loss. - Conserve and enhance fauna habitat corridors by minimising the extent of loss and encouraging regeneration of indigenous species. - Preserve existing trees and other vegetation where it contributes to high landscape and aesthetic values. The vegetation earmarked for removal is not identified as being significant by location risk mapping as it is contained within 'Location 1'. The vegetation is modelled as representing EVC 16: Lowland Forest of the East Gippsland Lowlands Bioregion which has a geographic occurrence of 'common' and Bioregional Conservation Status of 'Least Concern'. It is not identified as being an endangered or vulnerable EVC.  2005 EVC Mapping

	Although the vegetation in question is not mapped as high conservation value considerable effort has gone into minimising the extent impact and of loss. This has been achieved by adopting the existing point of access to service both allotments. Whilst it has been anticipated the existing access will need to be upgraded for safety purposes, its alignment has been adjusted slightly to ensure impacts on roadside vegetation are minimised.
The effect of the proposed use, building, works or subdivision on the nature and type of vegetation to be protected.	The vegetation being considered under the Vegetation Protection Overlay is limited to four Yellow Stringybark trees. Whilst the proposal will result in the assumed loss of these trees, the broader corridor of roadside vegetation will remain intact and continue to perform its ecological and landscape functions. The proposal has been specifically designed to minimise impacts through the use of and upgrade of the existing point of access rather than the creation of a new accessway.
The role of native vegetation in conserving flora and fauna.	Roadside vegetation generally provides a crucial role in conserving flora and fauna by providing habitat and a food source. Efforts have therefore been given to ensure the corridor of roadside vegetation is not unnecessarily fragmented. The minimal extent of vegetation removal proposed will not have any detrimental impact on the movement of wildlife. The habitat won't be significantly fragmented and accessway is relatively narrow. The area is not identified as containing any threatened flora or fauna species and the corridor of vegetation will remain intact and continue to provide habitat opportunities for both flora and fauna species.
The need to retain native or other vegetation if it is rare, supports rare species of flora or fauna or forms part of a wildlife corridor.	There are no VBA Species Survey records of threatened fauna or flora contained on the subject land or adjoining road reserve.  <i>Threatened Fauna Mapping</i>

	 <i>Threatened Flora Mapping</i>
The need to retain vegetation which prevents or limits adverse effects on ground water recharge.	The proposal has been designed to retain the substantial vegetated portion of the land, particularly across the western portion of the site. The limited extent of vegetation removal is associated with access upgrade works only and is not considered likely to result in adverse impacts to groundwater recharge.
The need to retain vegetation: – Where ground slopes exceed 20 percent. – Within 30 metres of a waterway or wetland. – On land where the soil or subsoil may become unstable if cleared. – On land subject to or which may contribute to soil erosion, slippage or salinisation. – In areas where the removal, destruction or lopping of vegetation could adversely affect the integrity or long term preservation of an identified site of scientific, nature conservation or cultural significance. – Which is of heritage or cultural significance.	The need to remove the selected site vegetation has been considered: • The land is not steep, and the vegetation removal is not being undertaken on a slope exceeding 20%. • The nearest waterway is located over 30m from the proposed vegetation removal. • There is no evidence of erosion or landslip occurring on the property or adjoining land and Simon Anderson Consultants have identified the ha assessed the geotechnical risk as 'low'. • The area of vegetation removal is not within an area of cultural heritage sensitivity.
The need to remove, destroy or lop vegetation to create a defensible space to reduce the risk of bushfire to life and property.	The vegetation removal is required for access purposes and not for establishment of defensible space.
Any relevant permit to remove, destroy or lop vegetation in accordance with a land management plan or works program.	There is no Land Management Plan applying to the land.

Whether the application includes a land management plan or works program.	The Application does not propose a Land Management Plan.
Whether provision is made or is to be made to establish and maintain vegetation elsewhere on the land	The subdivision has been specifically designed to ensure the more established roadside vegetation will be retained. The only vegetation impacted, it that necessary to bring the existing accessway up to a suitable standard. The subdivision has been designed to ensure that the vegetated portion of the subject land will remain unchanged. Over half the property is vegetated and won't be adversely impacted by the proposal.

Clause 5.0 Decision Guidelines

The extent to which the vegetation sought to be removed or cleared contributes towards the need to:	
Conserve and enhance areas of high conservation value roadside vegetation.	The vegetation proposed for removal whilst has some environmental value, is not identified as having a high conservation value: - There are no VBA threatened species mapped as being within proximity to the proposed vegetation removal. - The area is mapped as representing EVC 16: Lowland Forest of the East Gippsland Lowlands Bioregion which has an occurrence of 'common' and is not identified as being endangered or vulnerable. - The road reserve is dominated by <i>Eucalyptus muelleriana</i> (Yellow Stringy Bark) which are generally considered common and aren't listed under the FFG Act or EPBC Act.
Conserve and enhance fauna habitat and habitat corridors	The existing vegetation within the adjoining road reserve forms part of a corridor of vegetation which provides connection with larger tracts of native vegetation. The proposal has therefore sought to conserve as much vegetation within the road reserve as possible which has been achieved by making use of existing point of access and through nominating shared access arrangements.
Protect and enhance the visual amenity and landscape quality in areas of natural beauty and rural areas.	The limited extent of vegetation loss 'Intermediate Assessment Pathway' ensures that the proposal will not have a detrimental impact on the visual amenity of the landscape. The curtain of roadside vegetation will otherwise be retained and will continue to provide a positive visual contribution location. Views into the site from the adjoining road network will continue to be filtered given the presence of vegetation within the road reserves.

Clause 5.0 Decision Guidelines	
The need to assess alternative options regarding the removal of vegetation to better achieve the Overlay objectives.	Whilst consideration was given to nominating individual points of access for each allotment it was quickly identified as preferable to update the existing shared accessway to reduce impacts on roadside vegetation and to ensure road safety. To ensure the impacts to vegetation associated with the upgrade are minimised the alignment was shifted slightly to the south.
The need to undertake revegetation with appropriate indigenous species to offset any loss of environmental values resulting from the works or development.	Third party offset arrangements will be made to offset the loss of the native vegetation under the native vegetation controls at Clause 52.17. There is no necessity to undertake any revegetation to offset the loss of environmental values under the provisions of the Vegetation Protection Overlay. The road reserve will retain substantial vegetation.
The need to have regard to the Roadside Management Plan, (East Gippsland Shire Council, 1995) and as updated from time to time.	The East Gippsland Shire Council Roadside Vegetation Strategy (June 2012) recognises native vegetation as being the primary contributor to roadside conservation value. It also maps roadside vegetation as having either high, medium or low conservation value. The vegetation to be impacted within Bullumwaal Road is not identified within the mapping given it is not a Council managed road. The East Gippsland Shire Council Roadside Vegetation Strategy (June 2012) however does recognise that roadside vegetation may be affected through provision of utilities, property access and road widening and that good design is required to avoid or minimise impacts on native vegetation. The impact to vegetation for improvement to vehicle access is considered to be consistent with the strategy.

6.4 Bushfire Management Overlay

The subject land is contained within the Bushfire Management Overlay which triggers approval at Clause 44.06-2 for subdivision of land.



Bushfire Management Overlay Mapping

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

The Application is considered to satisfy the purpose of the Bushfire Management Overlay with the risk to life and property able to be reduced to an acceptable level through implementation of mitigation measures prescribed in Clause 53.02.

The Bushfire Management Plan nominates a Building Envelope on Lot 2 which achieves onsite separation distances consistent with Column C to Table 1 of Clause 53.02-5 and by nominating a minimum BAL-29 construction standard.

Application Requirements Clause 44.06-3

Bushfire Hazard Site Assessment	A Bushfire Hazard Site Assessment Plan has been prepared in support of the Application which provides detail of the site and immediate surrounds. The landform and vegetation classifications within the surrounding 150 metre assessment area have been considered in the calculations for separation distances (Column C) and associated Bushfire Attack Level (BAL-29).
Bushfire Hazard Landscape Assessment	A Bushfire Hazard Landscape Assessment describing the bushfire hazard in the wider landscape (>150 metres from the site) has been provided in support of the application. The Bushfire Hazard Landscape Assessment determined the site has a Broader Landscape Type: Type 2 or Low 3
Bushfire Management Statement	A Bushfire Management Statement is included within this Report which includes a detailed response to Clause 53.02-4.4 <i>Subdivision objectives</i> and Clause 53.02-4.6 <i>Decision Guidelines</i> .
Bushfire Management Plan	A Bushfire Management Plan supports the application which nominates a Building Envelope on vacant Lot 2 and prescribes a minimum construction level for a future dwelling of BAL-29. It also prescribes mitigation measures pertaining to vegetation management, vehicle access and water supply.

Mandatory Condition (Clause 44.06-5)

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

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

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

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

The requirements of the mandatory condition need only apply to Lot 2.

The mandatory Condition will invoke the need for a Legal Agreement to be entered into under Section 173 of the *Planning & Environment Act 1987* which will refer to a plan prepared in response to Clause 53.02-4.4 *Subdivision objectives* and exempt a future dwelling from requiring a planning permit under the provisions of the Bushfire Management Overlay.

The Application is supported by a Bushfire Management Plan prepared in response to Clause 53.02-4.4 *Subdivision objectives*. The Bushfire Management Plan is expected to be endorsed as part of Permit and prescribes a minimum construction standard of BAL-29, defensible space, water supply and access requirements.

If in the event there is ever a desire to build a dwelling outside of the Building Envelope on Lot 2 as nominated on the Bushfire Management Plan or for it to be constructed to a lower standard of construction than BAL-29, there would be requirement for further planning approvals to be obtained under the provisions of the Bushfire Management Overlay.

6.5 Particular Provisions

6.5.1 Native Vegetation

Planning approval is required at Clause 52.17-1 for the removal and destruction of native vegetation to accommodate loss of vegetation within the adjoining road reserve for provision of access.

Accompanying the Application is a Native Vegetation Removal Report (NVRID: 319_20260521_LYO) which confirms the assessment pathway (Intermediate Assessment Pathway), details of the vegetation to be removed, mapping and offset requirements, along with other details required by Table 4 of the Guidelines.

The total extent of vegetation removal being considered under the provisions of Clause 52.17 includes:

- A small patch of native vegetation 0.0065ha in area within Bullumwaal Road. The NVRID describes the patch as Zone 1 and it includes a small tree identified as E (Tree #3) and the large patch trees identified as C (Tree #6), D (Tree #4) & F (Tree #5).
- Scattered Tree A (Tree #2).
- Scattered Tree B (Tree #1).



View south from existing access towards Scattered Tree A (Tree #2) & Scattered Tree B (Tree #1)



View west from Bullumwaal Road towards Scattered Tree A (Tree #2) & Scattered Tree B (Tree #1)



View north towards Patch Trees D (Tree #4), F (Tree #5) & C (Tree #6)



View north towards Patch Trees F (Tree #5) & C (Tree #6)



View south towards Patch Trees E (Tree #3) & D (Tree #4)



View west towards subject land and Patch Tree E (Tree #3)

Tree A (Tree #2) & Tree B (Tree #1) have both been identified as scattered trees as the understorey beneath them is heavily dominated by non-native species and doesn't have sufficient native perennial plant cover to be considered a patch.

Small Tree E (Tree #3), and large Trees C (Tree #6), D (Tree #4) & F (Tree #5) form part of a native vegetation paths as there are more than three trees with touching canopies present.

To compensate for the removal and assumed loss of vegetation, a third-party offset will be secured to ensure no net loss of biodiversity occurs in accordance with the requirements of Clause 52.17-5. Search results from the Native Vegetation Credit Register provided in support of the Application confirm the availability of the required offsets on the current market with all necessary attributes (Report ID: 35960).

In response to the application requirements specified at Table 4 of the *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP, 2017) ('the Guidelines') we offer the following response.

	Application Requirement	Response/Comment
1.	Vegetation to be removed	The accompanying Native Vegetation Removal Report includes adequate information to address this Application Requirement. The total extent of vegetation being considered under the provisions of Clause 52.17 includes a patch of native vegetation including 3 large trees, together with two scattered small trees. A total offset amount of 0.028 general habitat units with a minimum strategic biodiversity value of 0.544 including 3 large trees within the East Gippsland Catchment Management Authority or East Gippsland Shire Council areas is triggered.
2.	Topographic and land information	The landform within proximity to the proposed vegetation removal is on a relatively gentle grade and does not contain any steep slopes. There are no drainage lines or water courses located within proximity to the vegetation proposed to be removed.
3.	Photographs	Photographs of the existing vegetation included within this report are recent having been taken on 24 February 2025.
4.	Past Removal	Council's online register does not identify that there have been any applications for the removal of native vegetation from the land in the past 5 years. There was an element of vegetation removal associated with the subdivision which created the subject land (planning permit 5.2009.426.2), however it issued on 13/05/2010 and was amended on 6/09/2011 being well in excess of 5 years ago.
5.	Avoid and minimise statement	See later section of Report.
6.	Property Vegetation Plan	Not applicable.
7.	Defendable space statement	The vegetation removal element of the project is not being undertaken to create defendable space. It is necessary to ensure vehicle access is safe and constructed to a suitable standard.

	Application Requirement	Response/Comment
8.	Native Vegetation Precinct Plan	The Application is not being made under the provisions of Clause 52.16.
9.	Offset statement	As a Permit is required to remove native vegetation, the biodiversity impacts from the removal must be offset in accordance with the Guidelines. It is anticipated that the standard Conditions will be imposed on Permit which specify the offset requirement and the timing to secure the offset. Whilst the western portion of the property is vegetated, the property has limited capacity to accommodate first party offsets considering the expectation of future development. Criteria for establishing offsets includes the need to achieve 150m separation between offsets and dwellings within the Bushfire Management Overlay. It is therefore expected that vegetation offsets will be achieved through third party arrangements. A search statement from the Native Vegetation Credit Register has been provided in support of the proposal which confirms suitable offsets are available to compensate for impacts to native vegetation.

In response to the decision guidelines specified at Table 6 of the *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP, 2017) ('the Guidelines') we offer the following response.

	Decision Guidelines	Response/Comment
1.	Efforts to avoid and minimise vegetation removal to be commensurate with the biodiversity and other values.	Efforts to avoid and minimise impacts to native vegetation are considered commensurate to the biodiversity values of the area. The subdivision has been specifically designed to retain all site vegetation and to maximise the retention of the roadside vegetation. The extent of vegetation removal is quite limited, and the careful design of the subdivision and accessway has otherwise enabled the retention of the remaining and more intact vegetation within the roadside corridor. The impacted vegetation has not been identified as being of significance as it is mapped as being within Location 1.
2.	Water courses, land degradation and groundwater.	The vegetation in question is considered to play a minimal role in protecting water quality and preventing land degradation given its location. The vegetation is well setback from existing water courses (>50m) and is not contained on steep land. The remaining vegetation provided on the site and within the adjoining road reserves along Bullumwaal Road will be retained.
3.	Identified landscape values.	Whilst the vegetation has some aesthetic value it is not considered to have a high environmental value having regard for the NVIM mapping and associated scores. The Environmental Significance Overlay does not apply to the land. The Vegetation Protection Overlay does apply to the land however is addressed in detail in an earlier section of this Report.
4.	Aboriginal Heritage Act 2006.	The vegetation earmarked for removal is not identified as being protected under the <i>Aboriginal Heritage Act 2006</i> .
5.	Defendable space.	The vegetation is not being removed for the purpose of defendable space.
6.	Property Management Plan.	There is no Property Management Plan applying to the subject land.

	Decision Guidelines	Response/Comment
7.	Offsets	There is the ability to obtain and secure vegetation offsets which meet the offset requirements in accordance with the Guidelines. This has been demonstrated through the inclusion of a search statement from the Native Vegetation Credit Register.
8.	Clause 52.16	N/A The Application is not being made under the provisions of Clause 52.16.
9.	Impacts on biodiversity	The vegetation being considered under Clause 52.17 will not have any significant impact on habitat for rare or threatened species. The Native Vegetation Removal Report identifies the Application as an Intermediate Assessment Pathway.

Avoid & Minimise Statement

The subject land is located within the Low Density Residential Zone, which anticipates residential occupation consistent with the established and preferred character of the surrounding area. The land is affected by the Vegetation Protection Overlay – Schedule 1; however, no Environmental Significance Overlay applies.

The subdivision has been deliberately designed to respond to both the strategic planning framework and the existing site conditions, with a clear focus on avoiding and minimising impacts on native vegetation wherever practicable.

In particular, the layout has been refined to utilise existing internal fencing to define proposed lot boundaries. This approach avoids unnecessary vegetation removal and ensures that no additional impacts arise in association with boundary establishment, having regard to the fence line exemption at Clause 52.17-7.

Access arrangements have also been carefully considered. Rather than introducing multiple new access points to Bullumwaal Road, the proposal consolidates access via the existing crossover. This is a deliberate design response which significantly reduces potential impacts within the vegetated roadside corridor. While the accessway requires upgrading to meet the relevant standard, its alignment has been subtly shifted to minimise vegetation removal while still achieving an acceptable and safe outcome to the satisfaction of the Head, Transport for Victoria.

Importantly, if each allotment were provided with an individual access, this would almost certainly result in a greater extent of vegetation loss to create access to Lot 2. The proposed shared access therefore represents a clear avoid and minimise outcome.

Lot sizes are greater than of 0.4 hectares in accordance with the zone provisions for unsewered land. This ensures that each lot contains sufficient cleared area to accommodate either the existing or future dwelling, defensible space, on-site wastewater treatment, and access, without necessitating further vegetation removal.

The proposal also avoids vegetation impacts associated with servicing infrastructure. While the land is within the East Gippsland Water district, no extension of water or sewer infrastructure is proposed, thereby avoiding additional disturbance within the road reserve.

The design has evolved from earlier subdivision concepts which traversed more heavily vegetated portions of the site and would have resulted in a greater extent of native vegetation removal. Through refinement, the layout has been reconfigured to respond to existing cleared areas, established fencing, and a consolidated access arrangement. The proposal therefore supports the intended residential outcome of the land while avoiding and minimising impacts on native vegetation.

Spatially the subject land has the capacity to cater for a much higher allotment yield under the provisions of the Low Density Residential Zone which provide a minimum lot size of 0.4ha in the absence of reticulated sewer. The two lot subdivision however is considered to provide a more balanced outcome when considering the anticipated residential use and the site constraints, including native vegetation.

6.6.2 Bushfire Planning

The proposal responds positively to the purpose of Clause 53.02 *Bushfire Planning* as it prioritises the protection of human life and appropriately responds to the bushfire hazard by ensuring future development will be constructed to minimum BAL-29 and can achieve appropriate defendable space, access, water supply.

Clause 53.02-1 Application		
This Clause applies to the following types of applications:		
Bushfire Management Overlay <i>An application under Clause 44.06 (Bushfire Management Overlay), other than an application that meets all of the applicable requirements specified in a schedule to that Clause.</i>		Applicable
Bushfire Prone - Subdivision <i>An application under any provision of this planning scheme to subdivide land in a Bushfire Prone area that is not in a Bushfire Management Overlay.</i>		
Bushfire Prone – Buildings & Works <i>An application under any provision of this planning scheme to construct a building or construct or carry out works associated with the use of land for accommodation, education centre, hospital, indoor recreation facility, major sport and recreation facility or place of assembly in a bushfire prone area that is not in a Bushfire Management Overlay.</i>		
Type of application	Applicable provisions	
Single Dwelling – Residential Zone <i>An application under clause 44.06 to construct a single dwelling or construct or carry out works associated with a single dwelling if all of the following requirements are met: The land is zoned Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Housing Choice and Transport Zone, Urban Growth Zone, Low Density Residential Zone, Township Zone or Rural Living Zone. There is only one dwelling on the lot. The application meets all of the approved measures contained in clause 53.02-3.</i>	Clause 53.02-3	
Non-habitable Outbuilding <i>An application under clause 44.06 to construct a non-habitable outbuilding ancillary to a dwelling that meets all of the requirements specified in Table 5. Note: The objectives or measures specified for other kinds of applications under clause 53.02 do not apply to this kind of application.</i>	Clause 53.02-5 - Table 5	
Buildings & Works <i>All other applications under clause 44.06 to construct a building or construct or carry out works.</i>	Clause 53.02-4.1 Clause 53.02-4.2 Clause 53.02-4.3 Clause 53.02-4.5 Clause 53.02-4.6	
Subdivision <i>An application under clause 44.06 to subdivide land.</i>	Clause 53.02-4.4 Clause 53.02-4.6	Applicable
Bushfire Prone <i>An application to subdivide land, or to construct a building or construct or carry out works associated with the use of land for accommodation, education centre, hospital, indoor recreation facility, major sports and recreation facility or a place of assembly, in a bushfire prone area that is not in a Bushfire Management Overlay.</i>	Clause 53.02-6	

BUSHFIRE MANAGEMENT STATEMENT

CLAUSE 53.02-4.1 LANDSCAPE, SITING & DESIGN OBJECTIVES

Objective

To ensure development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.

To site development to minimise the risk from bushfire.

To site development to provide safe access for vehicles, including emergency vehicles.

To ensure building design minimises vulnerability to bushfire attack.

Approved Measures

AM 2.1

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

Response:

The proposal responds appropriately to the bushfire objectives and satisfies Approved Measure AM 2.1.

The subject land is located within an established low density residential area, with surrounding properties generally developed with dwellings and well managed. This existing settlement pattern assists in reducing fuel loads and limits the potential intensity of any bushfire impacting the site.

Whilst there is some bushfire risk from the broader landscape, particularly from the north where fire runs can establish from the State Forest and traverse through intervening grassland areas, the overall risk is not considered extreme. The landscape is more appropriately characterised as Landscape 2 to low 3, reflecting a moderate level of risk typical of peri-urban environments.

The siting of development within this context takes advantage of the surrounding cleared land and established development, which assists in minimising exposure to bushfire. The site also benefits from direct access via Bullumwaal Road, a well-formed road within a Transport Zone 2, ensuring safe and reliable access for residents and emergency vehicles. The proximity to Bairnsdale further supports emergency response and evacuation.

Overall, the bushfire risk arising from the surrounding landscape can be mitigated to an acceptable level, and the proposal achieves an appropriate outcome having regard to bushfire risk, siting, and access.

Has Approved Measure (AM) 2.1 been met?

Yes ☒

No



AM 2.2

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

- The maximum separation distance between the building and the bushfire hazard.
- The building is in close proximity to a public road.
- Access can be provided to the building for emergency service vehicles.

Response:

The subdivision has been designed to ensure that there is good opportunity to establish a future dwelling on proposed vacant Lot 2 which achieves suitable separation from the bushfire hazard.

The main bushfire threat is from the forested area on the western portion of the subject land however there is cleared land available on the eastern portion of the property to accommodate the siting of a dwelling.

An overhead power line easement dissects the cleared portion of the property segmenting the cleared section of the land. Whilst consideration was given to nominating the dwelling on the more easterly portion of the property within proximity to Bullumwaal Road, it was not preferable given that section of the site is sloping in nature and also needs to consider onsite wastewater disposal.

The proposed siting however is considered appropriate as it avoids the powerline easement and presents a logical house site as the landform is flatter whilst also providing the ability to achieve appropriate separation distances from classifiable vegetation and accommodate onsite wastewater.

Lot 2 – Vacant Lot				
	North	South	East	West
Slope	Downslope 0-5°	Flat	Downslope 0-5°	Upslope
Veg Type	Forest	Modified	Forest	Forest
Sep Dist*	32m	PB	32m	25m

*Separation distances derived from Table 1 Column C, Clause 53.02-5

To the north-west of the proposed Building Envelope there is a short section of downslope land (0–5°) extending toward the existing waterway. Whilst this area technically represents a downslope, it is limited in extent and contains only sparse vegetation. Beyond the waterway the land rises thereon vegetation classified as Forest. For the purposes of the assessment, a conservative approach has been adopted, with the northern aspect assessed as requiring a 32m separation distance having regard for the short section of downslope and the presence of Forest vegetation.



Looking in a northerly direction along the edge of vegetation to the north-west of the Building Envelope on Lot 2



View wester at the vegetation on the downslope to the north-west of the Building Envelope on Lot 2

To the west, the classifiable vegetation comprises Forest on an upslope which requires a minimum separation distance of 25m. Whilst the area has been subjected to some management overtime and has a relatively open understorey, it is best classified as Forest.



Looking in a westerly direction across the site towards forest vegetation in the background

To the south of the proposed Building Envelope there is a cluster of established trees on generally flat land. However, the area is highly modified with an absence of understory vegetation and has clearly been managed and maintained for an extended period of time. This area has therefore been assessed as Modified Vegetation requiring defendable space to be established for 50m or to the property boundaries, whichever is the lesser.



View north-east direction through modified vegetation

The eastern aspect largely comprises Grassland on a downslope of 0–5°. However, the outer reaches of the 150m assessment area contain vegetation with a Forest classification which results in a separation distance requirement of 32m. The proposal has nevertheless enhanced the defendable space on this aspect by extending to the front boundary. This will provide ongoing assurance that the cleared area at the front of proposed Lot 2 can continue to be managed and maintained and will assist in preventing the establishment of classifiable vegetation over time. This will not only assist in protecting a future dwelling on Lot 2 but will also provide an additional level of bushfire protection to the existing dwelling on Lot 1.



View east across subject land (proposed Lot 2) toward Bullumwaal Road

Lot 1 – Existing Dwelling				
	North	South	East	West
Slope	Upslope	Downslope 0-5°	Downslope 0-5°	Upslope
Veg Type	Grassland	Woodland	Forest	Forest
Sep Dist*	9m	21m	32m	25m

The subdivision has also been designed to ensure that proposed Lot 1, containing the existing dwelling, will contain sufficient area and dimensions to accommodate a replacement dwelling into the future should the need arise.

Within the 150m assessment area surrounding the existing dwelling, it is acknowledged that the land to the southwest is already developed with a dwelling subject to an approved Bushfire Management Plan which provides a level of assurance that the land will continue to be managed and maintained (643B Bullumwaal Road). There is also a Building Envelope established on land to the south at 643A Bullumwaal Road).

However, for the purposes of the assessment a conservative approach has again been adopted with the vegetation to the south classified as Woodland on a downslope of 0–5°, with Grassland beyond. The primary bushfire threat is not from the south and any fire approaching from this direction would be expected to do so at a reduced intensity. Nevertheless, the conceptual building area adopts 21m defendable space on the southern aspect having regard for Woodland on a downslope of 0–5°.

To the east of the existing dwelling the land falls on a downslope of 0–5° with vegetation along Bullumwaal Road representing a Forest classification. On this basis, the conceptual building area adopts a 32m setback from the front boundary.

Vegetation to the north of the existing dwelling is generally representative of Grassland on flat land. It is also acknowledged that the accompanying Bushfire Management Plan adopts enhanced defendable space measures which encapsulate much of this area. The conceptual building area is therefore shown with a 9m setback from the common boundary.

Whilst much of the vegetation to the west is somewhat modified, a conservative approach has again been adopted through application of the higher order Forest classification. Having regard for this vegetation and the upslope to the rear of the dwelling, the conceptual building area provides a minimum 25m separation distance from the western boundary.

The length of access to a future dwelling on Lot 2 is not excessive with the house siting being visible from the Bullumwaal Road. The driveway alignment is through cleared area thereby ensuring that vehicles do not need to traverse through heavily vegetated areas.

The subdivision layout provides ample opportunity to ensure that internal access can be established with a minimum radius of 10 metres.

Has Approved Measure (AM) 2.2 been met?

Yes ✓

No

☐

CLAUSE 53.02-4.3 WATER SUPPLY & ACCESS OBJECTIVES

Clause 53.02-4.3 Objective

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

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

Approved Measures

AM 4.1

A building used for a dwelling (including an extension or alteration to a dwelling), a small second dwelling, industry, office, retail premises or warehouse is provided with:

- A static water supply for fire fighting and property protection purposes specified in Table 2 to Clause 53.02-5.
- Vehicle access that is designed and constructed as specified in Table 3 to Clause 53.02-5.

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

Response:

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

As allotments are greater than 1,001m² in area a static water supply of 10,000 litres with Fire Authority fittings and access is required for proposed vacant Lot 2.

The Bushfire Management Plan also includes the standard access requirements for a driveway greater than 100 metres in length consistent with Table 5 to Clause 53.02-5.

The accompanying Bushfire Hazard Site Assessment demonstrates the ability to achieve an internal driveway alignment within Lot 2 which has a trafficable width of 3.5 metres, with an additional 0.5 metres clearance from trees either side whilst maintaining a minimum inner radius of 10 metres.

Has Approved Measure (AM) 4.1 (Access) been met?

Yes ✓

No

☐

CLAUSE 53.02-4.4 SUBDIVISION OBJECTIVES

Clause 53.02-4.4 Objective

To provide lots that are capable of being developed in accordance with the objectives of clauses 53.02- 4.1, 53.02-4.2 and 53.02-4.3.

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

Approved Measures

AM 5.1

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

- The setback from the bushfire hazard in accordance with the vegetation type and slope set out in Table 1 to clause 53.02-5 for the distances provided at Columns A, B or C.
- AM 2.1, AM 2.2 and the approved measures at clause 53.02-4.3.

The setback distance is capable of being managed as an area of defendable space in accordance with the defendable space vegetation management requirements specified at Table 4 and the area is capable of being maintained in accordance with these requirements.

Response:

N/A. AM 5.2 applies as the subject land is affected by the provisions of the Low Density Residential Zone.

AM 5.2

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

- Each lot satisfies **AM 2.1**.
- A building envelope for a single dwelling on each lot that complies with **AM 2.2** and is setback from the bushfire hazard in accordance with the vegetation type and slope set out in Table 1 to clause 53.02-5 for the distance provided at either:
 - Columns A or B of Table 1 to clause 53.02-5 for a subdivision that creates 10 or more lots.
 - Columns A, B or C of Table 1 to clause 53.02-5 for a subdivision that creates less than 10 lots.
- The bushfire attack level that corresponds to the setback in accordance with Table 1 to clause 53.02-5 is noted on the building envelope.
- Water supply and vehicle access that complies with **AM 4.1**.

The setback distance is:

- Wholly contained within the boundaries of the proposed subdivision. The setback may be shared between lots within the subdivision and may utilise communal areas, such as roads.
- Managed as an area of defendable space that meets the defendable space vegetation management requirements specified at Table 4 to clause 53.02-5 and the area is capable of being maintained in accordance with these requirements. This includes any shared or communal areas within the setback.

Response:

A Response has been provided to AM 2.1.

A response has been provided to AM 2.2 which confirms that the Building Envelope nominated on Lot 2 achieves defensible space consistent with Column C Table 2 to Clause 53.02-5.

As the proposal creates less than 10 allotments a Building Envelope has been nominated on Lot 2 which provides defensible space in accordance with Column C of Table 1 to Clause 53.02-5.

The defensible space has been contained entirely within allotment boundaries which ensures the ongoing ability to continue management and maintenance.

Whilst proposal doesn't nominate any overlapping defensible space between allotments, the establishment of defensible space on Lot 2 will have the impact of benefitting the existing dwelling on Lot 1.

The vegetation management requirements at Table 6 to Clause 53.02-5 have been included within the Bushfire Management Plan.

Standard water supply and access requirements have also been included on the Bushfire Management Plan consistent with AM 4.1. The need for static water supply consistent with Table 4 to Clause 53.02-5 and vehicle access consistent with that specified in Table 5 to Clause 53.02-5 are included on the plan.

AM 5.3

A subdivision of land to create 10 or more lots provides a perimeter road adjoining the bushfire hazard to separate future development from the bushfire hazard and to support fire fighting.

Response:

N/A

The proposal includes subdivision of the land into two allotments.

AM 5.4

A subdivision of land manages the bushfire risk to future development from existing or proposed landscaping, public open space, conservation areas (including vegetation links and corridors) and communal areas.

Response:

The subject land and surrounding areas have been identified by strategic documentation for residential purposes being contained within the Low Density Residential Zone however the adjoining property to the west is well vegetated and unlikely to be developed.

There are no proposed areas of landscaping, public open space or communal areas proposed nearby that would influence bushfire risk when having regard to the proposed subdivision design.

AM 5.5

A subdivision of land is provided with no fuel or low fuel features such as accessways, parking areas, hardstand areas, managed open spaces at the bushfire hazard interface and is orientated to protect future buildings from being impacted by a moving bushfire front.

Response:

The nominated Building Envelope on proposed Lot 2 is located within an existing cleared area and is separated from higher order vegetation through defendable space which will be managed and maintained in accordance with the accompanying Bushfire Management Plan. Existing cleared areas associated with the existing dwelling and access are already managed to a low fuel condition and will also assist in interrupting the progression of a bushfire front.

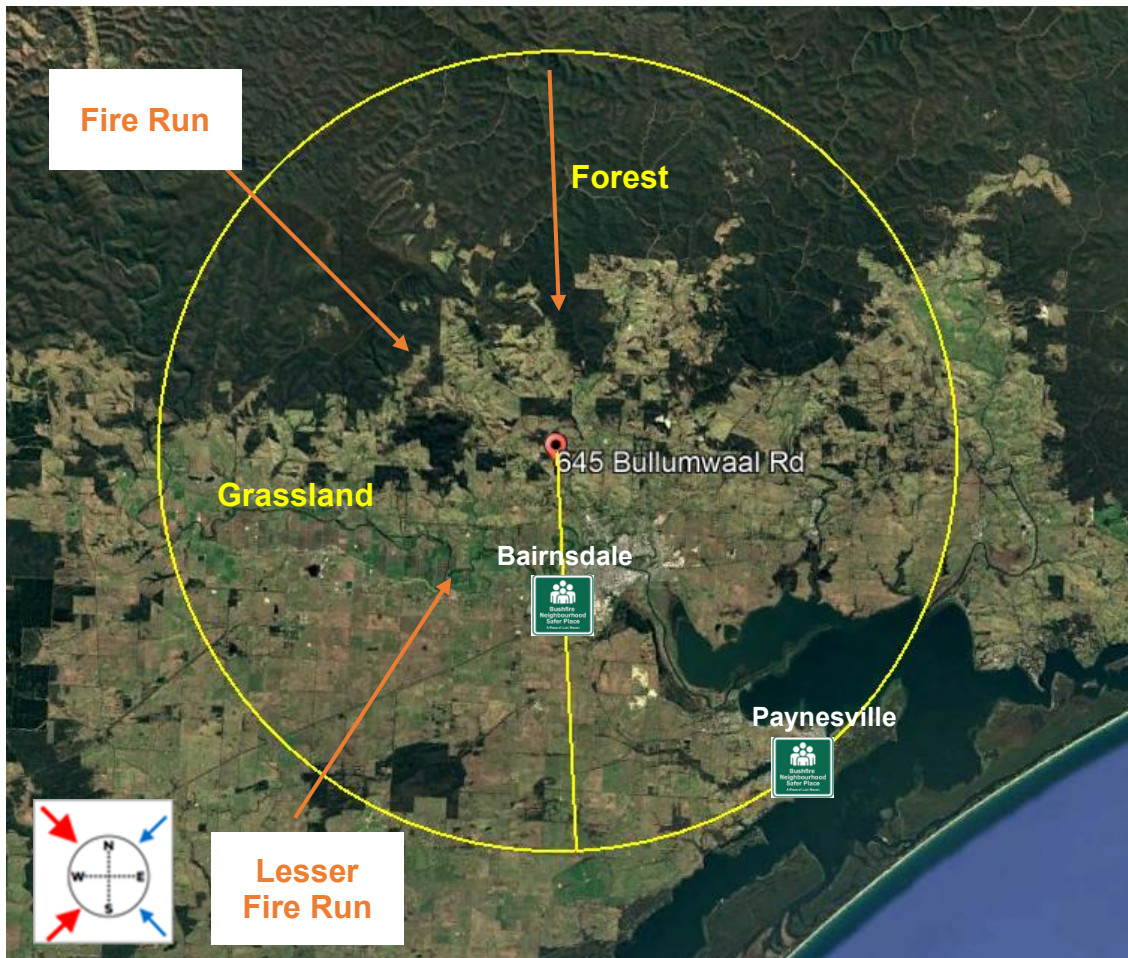
AM 5.6

A staged subdivision of land manages interim bushfire hazards during the construction or staging.

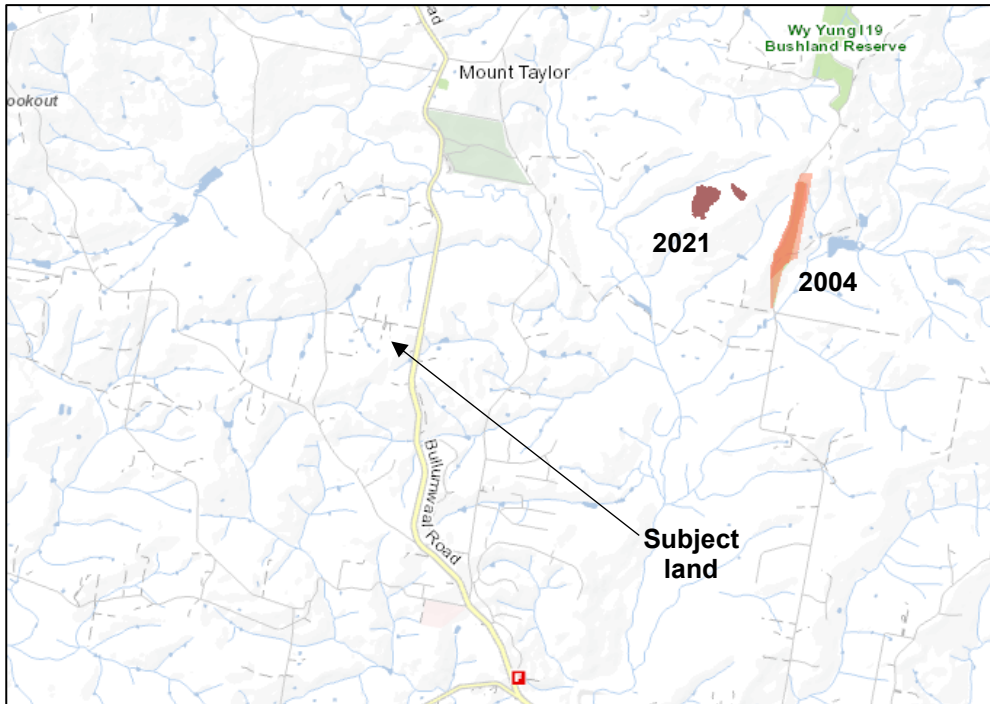
Response:

The application seeks approval for a Two Lot Subdivision only and will therefore not be completed in a staged manner.

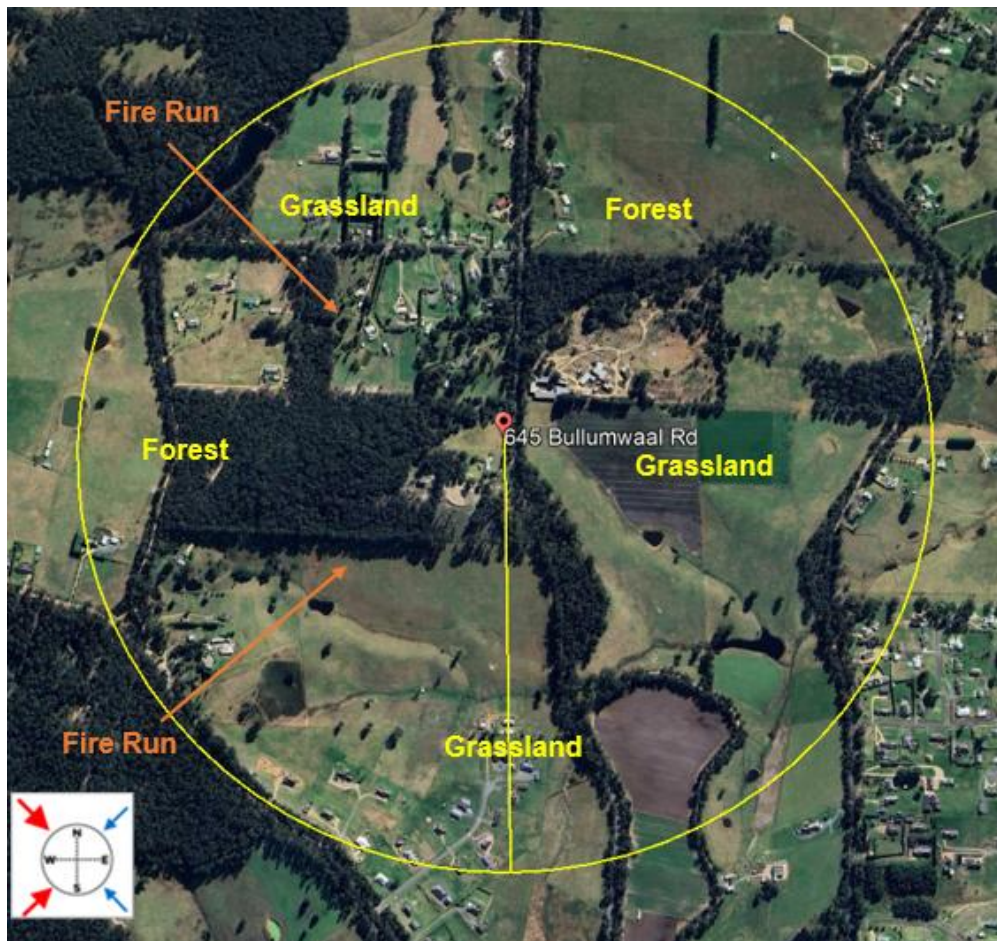
Bushfire Hazard Landscape Assessment



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



Bushfire history of the subject land (Source: Mapshare)



Bushfire Hazard Landscape Assessment at 1 kilometre (Source: Google Earth)

6.6.3 Land Adjacent to the Principal Road Network

Given that Bullumwaal Road is Transport Zone 2 consideration has been given to Clause 52.27 *Land Adjacent to the Principal Road Network*.

Whilst there are no additional points of access proposed from Bullumwaal Road, planning approval is required to alter access and to subdivide land adjacent to a road in a Transport Zone 2.

The access will be upgraded to be generally consistent with VicRoads Standard Drawing 4010 to cater for vehicle movements to and from the proposed allotments and adjoining land immediately to the south.

The upgrade to the crossing constitutes works (roadworks) which are exempt pursuant to Clause 62.02-2 however the upgrade of the crossing has the effect of altering access to the land at the front boundary thereby triggering approval at Clause 52.29-2.

Decision Guidelines

The proposed subdivision has been designed to ensure no new additional points of access are required from Bullumwaal Road and the upgrade of the existing access will provide for safe and convenient access.

There are good sight distances provided from the existing point of access and with only minimal impact to roadside vegetation there is ample area provided to facilitate the upgrade generally in accordance with SD4010 as demonstrated by the accompanying Plan of Access.



Looking south along Bullumwaal Road from existing access



Looking north along Bullumwaal Road from existing access

7. Conclusion

The proposed Two Lot Subdivision, Removal of Native Vegetation and Alteration of Access Adjacent to the Principal Road Network at 645 Bullumwaal Road, Mount Taylor is considered to accord with all relevant provisions of the Low Density Residential Zone, Erosion Management Overlay, Vegetation Protection Overlay, Bushfire Management Overlay and Clause 52.29 provisions of the *East Gippsland Planning Scheme*.

The proposal is consistent with Planning Policy Framework and Municipal Planning Strategy and has been designed to ensure the risk from a bushfire event can be mitigated to an acceptable level.

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

Crowther & Sadler
June 2026

Appendix A: List of Attachments

	Application Form (via Planning Portal)
A	Proposed Subdivision Plan (Version 1, dated 27/10/2026)
B	Encroachment Diagram (Version 1, dated 20/05/2026)
C	Bushfire Hazard Site Assessment (Version 1)
D	Bushfire Management Plan (Version 1)
E	Plan of Access (Version 1, dated 21/05/2026)
F	Plan of Vegetation Removal (Version 1)
G	Native Vegetation Removal Report ID: 319_20260521_LYO
H	Extract from Native Vegetation Credit Register ID: 35960
I	Land Capability Assessment Report – Simon Anderson Consultants (17/04/26)
J	GRA Waiver Request – Simon Anderson Consultants (17/04/2026)
K	Tree Summary Report – Roots 2 Leaves (23 March 2026)
L	Copy of Title (Lot 3 on PS640189F)
L	Legal Agreement AJ466343S
M	Notification to Landowner (11/06/2026)

- Crowther & Sadler

From: Crowther & Sadler
Sent: Thursday, 11 June 2026 12:00 PM
To: Planning and Environment Assessment (DEECA) (DEECA)
Cc:
Subject: Landowner Notification - 645 Bullumwaal Road, Mount Taylor

Our ref: 21438

Good morning,

**Re: Owner Notification – Planning Application
Two Lot Subdivision, Removal of Native Vegetation
And Alteration of Access Adjacent to the Principal Road Network
645 Bullumwaal Road, Mount Taylor**

On behalf of our client, we are writing to provide notification to the landowner of intention to lodge the abovementioned planning application.

The Planning Application seeks approval for Two Lot Subdivision of our client's property at 645 Bullumwaal Road Mount Taylor. However, to facilitate the subdivision approval is also required to upgrade the existing access from Bullumwaal Road and to undertake associated vegetation removal.

We understand that the underlying status of the road reserve is Crown Land and therefore consider it necessary to provide notification to DEECA as the landowner of our intent to lodge the application. This will simply enable us to declare on the Planning Application Form that the landowner has been notified of the permit application.

Once lodged, DEECA will have the opportunity to assess the application during the referral process. At this point in time, however we are simply providing notification to the landowner of our intent to lodge the application.

The following link provides access to the document set which we anticipate submitting to the East Gippsland Shire Council later today.

[Planning Application Docs 20260611](#)

Should you have any questions or queries relating to this matter please don't hesitate to contact our office.

Yours faithfully,

Natural Resource Planner

Crowther & Sadler Pty Ltd
LICENSED SURVEYORS & TOWN PLANNERS

152 Macleod Street, Bairnsdale
PO Box 722, Bairnsdale, Vic, 3875
P: 5152 5011 F: 5152 5705

Native Vegetation Removal Report

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

NVRR ID: 319_20260521_LYO

This report provides information to support an application to remove, destroy or lop native vegetation in accordance with the [Guidelines for the removal, destruction or lopping of native vegetation](#) (the Guidelines). This report is **not an assessment by DEECA** of the proposed native vegetation removal. Offset requirements have been calculated using modelled condition scores.

Report details

Date created: 21/05/2026

Local Government Area: EAST GIPPSLAND SHIRE

Registered Aboriginal Party: Gunaikurnai

Coordinates: 147.59658, -37.76884

Address:

643B BULLUMWAAL ROAD MOUNT TAYLOR 3875

645 BULLUMWAAL ROAD MOUNT TAYLOR 3875

Regulator Notes

Removal polygons are located:

Summary of native vegetation to be removed

Assessment pathway	Intermediate Assessment Pathway		
Location category	Location 1 The native vegetation extent map indicates that this area is not typically characterised as supporting native vegetation. It does not meet the criteria to be classified as Location Category 2 or 3. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset.		
Total extent including past and proposed removal (ha) <i>Includes endangered EVCs (ha): 0</i>	0.065	<i>Extent of past removal (ha)</i>	0
		<i>Extent of proposed removal - Patches (ha)</i>	0.023
		<i>Extent of proposed removal - Scattered Trees (ha)</i>	0.043
No. Large Trees proposed to be removed	3	<i>No. Large Patch Trees</i>	3
		<i>No. Large Scattered Trees</i>	0
No. Small Scattered Trees	2		

Offset requirements if approval is granted

Any approval granted will include a condition to secure an offset, before the removal of native vegetation, that meets the following requirements:

General Offset amount ¹	0.028 General Habitat Units
Minimum strategic biodiversity value score ²	0.544
Large Trees	3
Vicinity	East Gippsland CMA or EAST GIPPSLAND SHIRE LGA

NB: values within tables in this document may not add to the totals shown above due to rounding

The availability of third-party offset credits can be checked using the Native Vegetation Credit Register (NVCR) Search Tool - <https://nvcr.delwp.vic.gov.au>

1. The General Offset amount required is the sum of all General Habitat Units in Appendix 1.

2. Minimum strategic biodiversity value score is 80 per cent of the weighted average score across habitat zones where a General Offset is required.

Application requirements

Applications to remove, destroy or lop native vegetation must include all the below information. If an appropriate response has not been provided the application is not complete.

Application Requirement 1 - Native vegetation removal information

If the native vegetation removal is mapped correctly, the information presented in this Native Vegetation Removal Report addresses Application Requirement 1.

Application Requirement 2 - Topographical and land information

This statement describes the topographical and land features in the vicinity of the proposed works, including the location and extent of any ridges, hilltops, wetlands and waterways, slopes of more than 20% gradient, low-lying areas, saline discharge areas or areas of erosion.

Application Requirement 3 - Photographs of the native vegetation to be removed

Application Requirement 3 is not addressed in this Native Vegetation Removal Report. All applications must include recent, timestamped photos of each Patch, Large Patch Tree and Scattered Tree which has been mapped in this report.

Application Requirement 4 - Past removal

If past removal has been considered correctly, the information presented in this Native Vegetation Removal Report addresses Application Requirement 4.

Application Requirement 5 - Avoid and minimise statement

This statement describes what has been done to avoid and minimise impacts on native vegetation and associated biodiversity values.

Application Requirement 6 - Property Vegetation Plan

This requirement only applies if an approved Property Vegetation Plan (PVP) applies to the property
Does a PVP apply to the proposal?

Application Requirement 7 - Defendable space statement

Where the removal of native vegetation is to create defendable space, this statement:

- Describes the bushfire threat; and

- Describes how other bushfire risk mitigation measures were considered to reduce the amount of native vegetation proposed for removal (this can also be part of the avoid and minimise statement).

This statement is not required if, If the proposed defensible space is within the Bushfire Management Overlay (BMO), and in accordance with the 'Exemption to create defensible space for a dwelling under Clause 44.06 of local planning schemes' in Clause 52.12-5.

Application Requirement 8 - Native Vegetation Precinct Plan

This requirement is only applicable if you are removing native vegetation from within an area covered by Native Vegetation Precinct Plan (NVPP), and the proposed removal is not identified as 'to be removed' within the NVPP.

Does an NVPP apply to the proposal?

Application Requirement 9 - Offset statement

This statement demonstrates that an offset is available and describes how the required offset will be secured. The Applicant's Guide provides information relating to this requirement.

Next steps

Applications to remove, destroy or lop native vegetation must address all the application requirements specified in the Guidelines. If you wish to remove the mapped native vegetation you are required to apply for approval from the responsible authority (e.g. local Council). This Native vegetation removal report must be submitted with your application and meets most of the application requirements. The following requirements need to be addressed, as applicable.

Application Requirement 3 - Photographs of the native vegetation to be removed

Recent, dated photographs of the native vegetation to be removed **must be provided** with the application. All photographs must be clear, show whether the vegetation is a Patch of native vegetation, Patch Tree or Scattered Tree, and identify any Large Trees. If the area of native vegetation to be removed is large, provide photos that are indicative of the native vegetation.

Ensure photographs are attached to the application. If appropriate photographs have not been provided the application is not complete.

Application Requirement 6 - Property Vegetation Plan

If a PVP is applicable, it must be provided with the application.

Appendix 1: Description of native vegetation to be removed

General Habitat Units for each zone (Patch, Scattered Tree or Patch Tree) are calculated by the following equation in accordance with the Guidelines

General Habitat Units = extent without overlap x condition score x general landscape factor x 1.5, where the general landscape factor = 0.5 + (strategic biodiversity value score/2)

The General Offset amount required is the sum of all General Habitat Units per zone.

Native vegetation to be removed

Information provided by or on behalf of the applicant			Information calculated by NVR Map							
Zone	Type	DBH (cm)	EVC code (modelled)	Bioregional conservation status	Large Tree(s)	Condition score (modelled)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	General Habitat Units
1	Patch	-	EGL_0016	Least Concern	3	0.606	0.023	0.023	0.680	0.017
A	Scattered Tree	68	EGL_0016	Least Concern	-	0.200	0.031	0.021	0.680	0.005
B	Scattered Tree	61	EGL_0016	Least Concern	-	0.200	0.031	0.021	0.680	0.005

Appendix 2: Images of mapped native vegetation

1. Property in context



- Proposed Removal
- Property Boundaries



200 m

2. Aerial photograph showing mapped native vegetation



Proposed Removal



35 m

3. Location Risk Map



 Proposed Removal

 Location 1

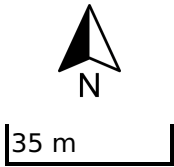
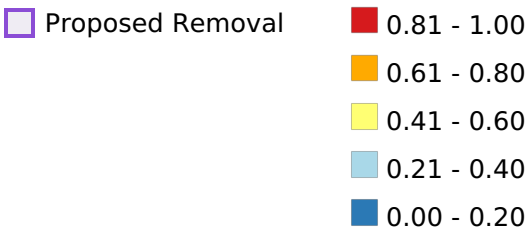
 Location 2

 Location 3



35 m

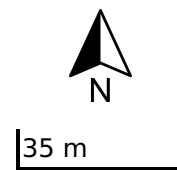
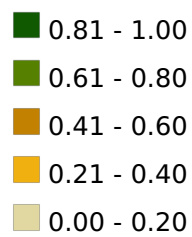
4. Strategic Biodiversity Value Score Map



5. Condition Score Map



Proposed Removal



6. Endangered EVCs

Not Applicable

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Report of available native vegetation credits

This report lists native vegetation credits available to purchase through the Native Vegetation Credit Register.

This report is **not evidence** that an offset has been secured. An offset is only secured when the units have been purchased and allocated to a permit or other approval and an allocated credit extract is provided by the Native Vegetation Credit Register.

Date and time: 28/05/2026 07:22

Report ID: 35960

What was searched for?

General offset

General habitat units	Strategic biodiversity value	Large trees	Vicinity (Catchment Management Authority or Municipal district)	
0.028	0.544	3	CMA	East Gippsland

Details of available native vegetation credits on 28 May 2026 07:22

These sites meet your requirements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-2323	6.019	86	East Gippsland	East Gippsland Shire	Yes	Yes	No	Bio Offsets, Ethos, VegLink
BBA-2843	15.048	850	East Gippsland	East Gippsland Shire	Yes	Yes	No	VegLink
VC_CFL-3720_01	1.876	244	East Gippsland	East Gippsland Shire	Yes	Yes	No	Contact NVOR
VC_CFL-3724_01	0.031	105	East Gippsland	East Gippsland Shire	Yes	Yes	No	Contact NVOR
VC_CFL-3767_01	18.374	1550	East Gippsland	East Gippsland Shire	Yes	Yes	No	VegLink

These sites meet your requirements using alternative arrangements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
----------------	-----	----	-----	-----	------------	--------	-------------	-----------

There are no sites listed in the Native Vegetation Credit Register that meet your offset requirements when applying the alternative arrangements as listed in section 11.2 of the Guidelines for the removal, destruction or lopping of native vegetation.

These potential sites are not yet available, land owners may finalise them once a buyer is confirmed.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
VC_CFL-3777_01	14.388	531	East Gippsland	East Gippsland Shire	Yes	Yes	No	Contact NVOR

LT - Large Trees

CMA - Catchment Management Authority

LGA - Municipal District or Local Government Authority

Next steps

If applying for approval to remove native vegetation

Attach this report to an application to remove native vegetation as evidence that your offset requirement is currently available.

If you have approval to remove native vegetation

Below are the contact details for all brokers. Contact the broker(s) listed for the credit site(s) that meet your offset requirements. These are shown in the above tables. If more than one broker or site is listed, you should get more than one quote before deciding which offset to secure.

Broker contact details

Broker Abbreviation	Broker Name	Phone	Email	Website
	Fully traded			
Abezco	Abzeco Pty. Ltd.	(03) 9431 5444	offsets@abzeco.com.au	www.abzeco.com.au
Baw Baw SC	Baw Baw Shire Council	(03) 5624 2411	bawbaw@bawbawshire.vic.gov.au	www.bawbawshire.vic.gov.au
Bio Offsets	Biodiversity Offsets Victoria	0452 161 013	info@offsetsvictoria.com.au	www.offsetsvictoria.com.au
Contact NVOR	Native Vegetation Offset Register	136 186	nativevegetation.offsetregister@deeca.vic.gov.au	www.environment.vic.gov.au/native-vegetation
Ecocentric	Ecocentric Environmental Consulting	0410 564 139	ecocentric@me.com	Not available
Ethos	Ethos NRM Pty Ltd	(03) 5153 0037	offsets@ethosnrm.com.au	www.ethosnrm.com.au
IDES	ID Ecological Management	(03) 9437 0555		www.idecological.com.au
Nillumbik SC	Nillumbik Shire Council	(03) 9433 3316	offsets@nillumbik.vic.gov.au	www.nillumbik.vic.gov.au
TFN	Trust for Nature	8631 5888	offsets@tfn.org.au	www.trustfornature.org.au
VegLink	Vegetation Link Pty Ltd	(03) 8578 4250 or 1300 834 546	offsets@vegetationlink.com.au	www.vegetationlink.com.au
Yarra Ranges SC	Yarra Ranges Shire Council	1300 368 333	biodiversityoffsets@yarraranges.vic.gov.au	www.yarraranges.vic.gov.au

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For more information contact the DEECA Customer Service Centre 136 186 or the Native Vegetation Credit Register at nativevegetation.offsetregister@delwp.vic.gov.au

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Obtaining this publication does not guarantee that the credits shown will be available in the Native Vegetation Credit Register either now or at a later time when a purchase of native vegetation credits is planned.

Notwithstanding anything else contained in this publication, you must ensure that you comply with all relevant laws, legislation, awards or orders and that you obtain and comply with all permits, approvals and the like that affect, are applicable or are necessary to undertake any action to remove, lop or destroy or otherwise deal with any native vegetation or that apply to matters within the scope of Clauses 52.16 or 52.17 of the Victoria Planning Provisions and Victorian planning schemes

17 April 2026

Crowther & Sadler
152 Macleod St
Bairnsdale VIC 3875

Re: Proposed Two Lot Subdivision - Vegetation removal & alteration of access to a Road Zone 2
645 Bullumwaal Rd, Mount Taylor

After having visited the above-mentioned property, I request a Geotechnical Risk Assessment report waiver for the planning application. The reasons for the waiver are as follows;

1. There is no construction to take place on the property as a result of the proposed two (2) lot subdivision and therefore no risk attached.
2. There is negligible geotechnical risk attached to rural fence construction as a result of subdividing into two (2) lots.
3. The northeast corner of the property is the only area under the Erosion Management Overlay mapping. None of this area is impacted by the proposed subdivision, vegetation removal or access alterations.
4. There is no evidence of soil erosion or landslip on the subject site or adjoining rural properties and I would consider the geotechnical risks to be low.
5. The existing single story weatherboard dwelling has well established gardens, manicured lawns, and existing access via a gravel driveway off Bullumwaal Road.
6. Natural soils of the site (Sandy loams overlying dense cemented clayey sands) will have adequate strength and stability for any future dwellings slab & footings.
7. Removal of some select native understorey within the road reserve to provide adequate access into the proposed Lot 2 will carry with it negligible geotechnical risk.
8. The creation of two (2) lots poses no additional risk to the existing site. Any future construction works associated with a new dwelling on Lot 2 would be protected by Building Code of Australia, Australian Standards, Building and Planning Permit requirements, and normal construction practice.

If you have any further queries please don't hesitate to contact me.

Yours faithfully

Simon Anderson CPEng MIEAust
Chartered Professional Engineer
NPER-3 No 930355 BCC No EC-1711

468780 gra waiver (nixon)

 Simon Anderson Consultants CIVIL STRUCTURAL PROJECT ENGINEERS P.O. Box 1700 111 Main St Bairnsdale, Vic, 3875 ACN 073 392 266	Job: Proposed Subdivision 645 Bullumwaal Rd Mount Taylor	Date: 17 April 2026 Designed by: SJA
	Client:	Job No.: 468780
	Checked:	Page No.: 1 of 11

LAND CAPABILITY ASSESSMENT ON-SITE DOMESTIC WASTEWATER



645 Bullumwaal Rd, Mount Taylor

1.0 INTRODUCTION

SAC were engaged to undertake an LCA for the purpose of on-site domestic wastewater management of the Proposed Subdivision at 645 Bullumwaal Rd, Mount Taylor. The field investigation and report have been undertaken by suitable experienced staff.

The assessment was completed in accordance with the EPA's *Guideline for Onsite Wastewater Management (May 2024)*, guidelines for *Land Capability Assessment For On-Site Wastewater Management* (EPA Publication No. 746.1, March 2003), *On-Site Domestic Wastewater Management* (AS/NZS 1547:2012) and *South Gippsland Shires Domestic Wastewater Management Plan*.

Detailed recommendations presented on p7 of report. LCA is to be read in conjunction with Site Features Plan 468780-LC1.

Subject Land	645 Bullumwaal Rd, Mount Taylor
Client	
Email Address	
Contact	
Map Reference	Vicroads 84 B6
Municipality	East Gippsland Shire Council
Proposed Development	Assume a 4 Bedroom Residence (Potential Occupancy = No. of Bedrooms + 1) ¹
Design Flow	150 L/person/day ² (for On-site roof water tank supply, with WELS ³ fixtures & fittings)
Anticipated Wastewater Load	750 L/day
Treatment System Required	Secondary treated effluent to minimum 20/30 standard (ie. A & A Worm Farm)
Disposal System Required	Sub-surface RELN trenches 500W x 75m long (i.e. 3 x 25m runs)

¹ As identified in Victorian EPA Guideline for Onsite Wastewater Management, May 2024 (Section 4.2.1)

² As identified in Victorian EPA Guideline for Onsite Wastewater Management, May 2024 (Table 4-1, pg 27)

³ WELS – Water Efficiency Labelling Scheme.

468780 LCA (Nixon)

 Simon Anderson Consultants CIVIL STRUCTURAL PROJECT ENGINEERS P.O. Box 1700 111 Main St Bairnsdale, Vic, 3875 ACN 073 392 266 P.O. Box 566 191-193 Raymond St Sale, Vic, 3850 ACN 145 437 065	Job: Proposed Subdivision 645 Bullumwaal Rd Mount Taylor	Date: 17 April 2026 Designed: SJA
	Client:	Job No.: 468780
	Checked:	Page No.: 2 of 11

2.0 PURPOSE/SCOPE OF ASSESSMENT

Purpose and Scope of Assessment	Broad-scale assessment for subdivisional purposes (often requires further lot-specific assessment at later date)	☐
	Detailed investigation for lot-specific management requirements	☒

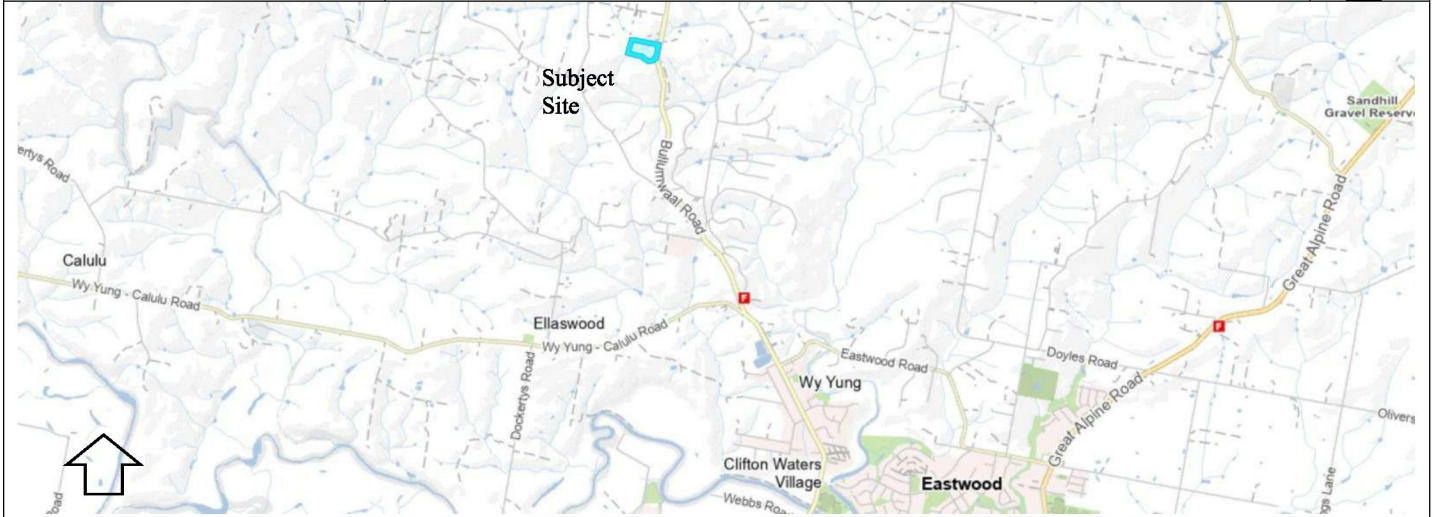


Figure 1: Locality Plan

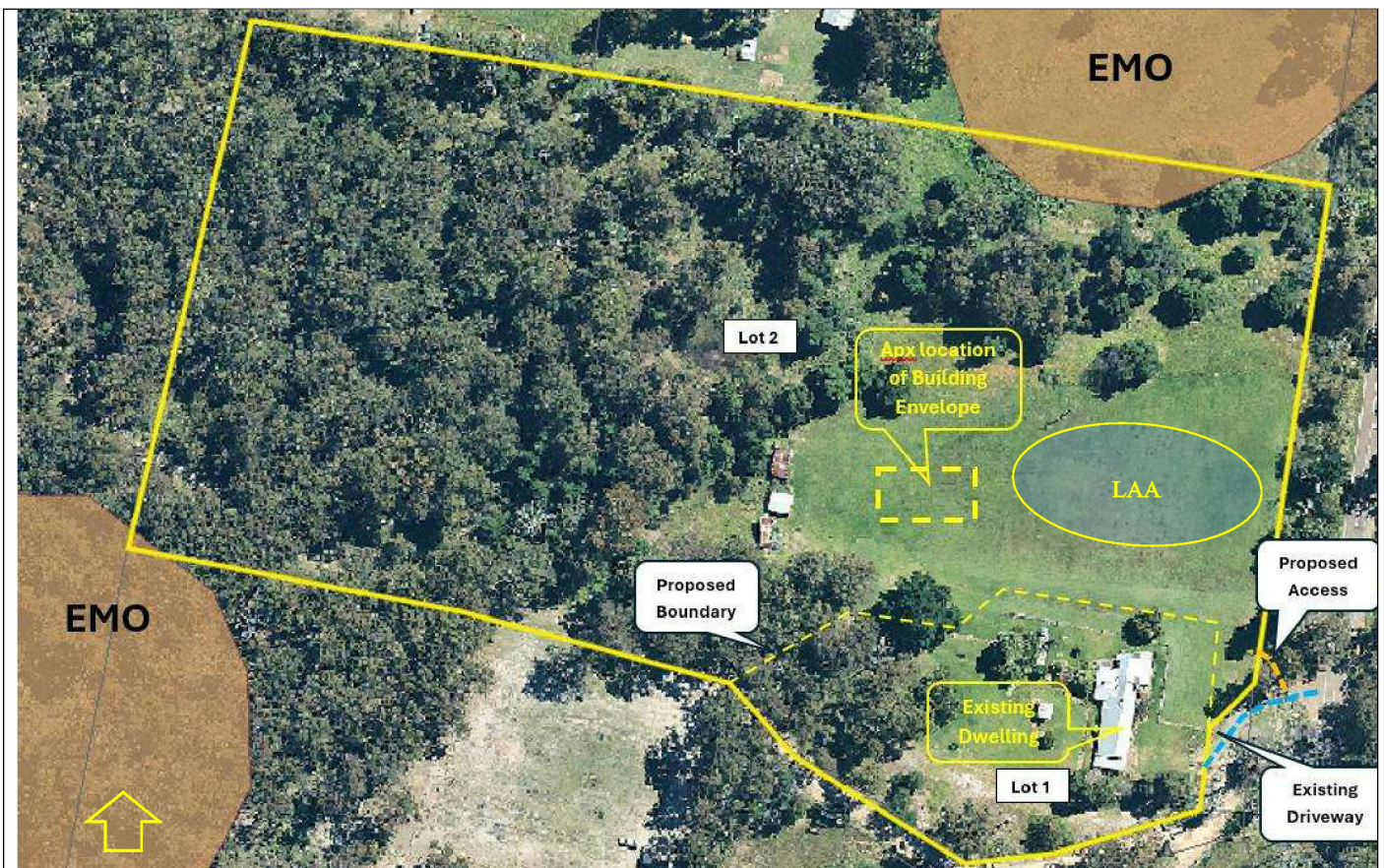


Figure 2: Aerial view of subject site (approximate title boundaries shown)

 Simon Anderson Consultants CIVIL STRUCTURAL PROJECT ENGINEERS P.O. Box 1700 111 Main St Bairnsdale, Vic, 3875 ACN 073 392 266 P.O. Box 566 191-193 Raymond St Sale, Vic, 3850 ACN 145 437 065	Job: Proposed Subdivision 645 Bullumwaal Rd Mount Taylor	Date: 17 April 2026 Designed: SJA
	Client:	Job No.: 468780
	Checked:	Page No.: 3 of 11

3.0 SITE KEY FEATURES

Criteria / Feature	Description	Implications for Wastewater Management
Allotment/s		
Title details	Lot 3 PS 640189, Council Property No: 97957	
No. of Lots Proposed	2	
Lot size (EPA recommended minimum lot size = 1.0 ha)	Lot 1 – 0.73ha (approx.) Existing Dwelling Lot 2 – 4.65ha (approx) Vacant Lot	Ample capacity to locate dwelling and effluent field in a number of sites within proposed allotment boundaries of Lot 2 and hence for effluent to be contained on-site.
Dwelling Usage	Likely to be permanent	
Adjoining Lot sizes	Small rural lots 2.2 ha – 3.7 ha in size.	Overall volume of wastewater being disposed to land in the local district is low.
Current Land Use	Existing Residence will be situated on Lot 1. Currently the dwelling utilizes a septic tank and ground absorption trenches for disposal of wastewater on-site.	The existing effluent disposal field will be contained within the new lot boundaries with adequate setback distances (i.e. 3m off boundary). The system is reported to be working satisfactorily.
Infrastructure		
Zoning & Overlays	Low Density Residential Zone (LDRZ) Bushfire Management Overlay (BMO) Erosion Management Overlay (EMO) Vegetation Protection Overlay (VPO)	
Nearest Reticulated Sewer	Township of Wy Yung	Not feasible to connect to reticulated sewer.
Reticulated Water	None available on existing allotment	On-site roof water collection
Power	Available on existing allotment	Allows ready use of wastewater treatment plant
Land Features		
Geology	NI (<i>Tmp</i>) - Tertiary Marine deposits consisting of Marine, non-marine: gravel, sand (from 1:250,000 Geological Map Series BAIRNSDALE)	Observed Soils dominated by sandy loams, overlying sandy clay loam
Elevation	Ranging from 80m-90m AHD	
Landscape Elements	The site is situated on the mid slope (waxing divergent) of a rolling low hill system, with a yellow duplex sedimentary landscape.	Well contoured landscape providing excellent surface water shedding accelerates and spreads run-off.
Fill	Natural soil profiles were observed throughout the site. No fill was observed.	No filling is proposed in the effluent management area.
Aspect	Area of investigation slopes to the northeast	Increases sun exposure for improved efficiency of effluent disposal field
River/Stream Catchment	No creeks or waterways in allotment.	Risk is reduced
	Ephemeral watercourse located in the centre of the property and feeds north.	Necessary setbacks are easily achieved
Dams/Surface Water	A small agricultural dam is located north of the subject site.	Necessary setbacks are easily achieved
Rock Outcrop	None	Reduces limitations and maximises efficiency of effluent disposal field
Erosion	No evidence of sheet or rill erosion.	The erosion hazard is low.
Vegetation	EVC 16 – Lowland Forests	No vegetation clearing required for establishment of effluent disposal field or dwelling development
Climate	Temperate	Reduces variation in efficiency of effluent field
Solar Exposure	High.	Maximises efficiency of effluent disposal fields
Recommended Buffer Distances	All buffer distances recommended in Table 4-10 of <i>EPA Guideline for Onsite Wastewater Management, (May 2024)</i> are achievable and do not significantly limit siting of the LAA in this case	
Available Land Application Area (LAA)	Considering all site constraints and the buffers mentioned above, the site has ample land that is suitable and available for land application of treated effluent. The preferred area is east of the proposed building envelope	By using a system that provides secondary treatment there will be ample protection for surface and groundwater

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4.0 SOIL ASSESSMENT & CONSTRAINTS

The sites soils have been assessed for their suitability for onsite wastewater management by a combination of soil survey and desktop review of published soil survey information as outlined below.

4.1 Published Soils Information

Soils of the site have been mapped and described in Sustainable Soil Management “*A reference manual to the major agricultural soils of the Bairnsdale and Dargo regions*” and are described as belonging to the Stockdale (Sd) map unit with Munro (Mu). This unit occurs on rolling low hills and is comprised of Tertiary sediments and sands. Most of the land has been cleared of native vegetation and used for grazing. The surface soils are mostly fine textured soils, with a sandy loam to fine sandy loam sharply separated from a medium clay subsoil occurring at around 20-40cm, although some subsoils are clayey sands and sandy clays. Some of the sandier surface soils have developed a “coffee rock” layer at the base of the A2 horizon.

4.2 Soil Survey and Analysis

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

Samples of all discrete soil layers for test bore 1 were collected for subsequent laboratory analysis of pH⁴, electrical conductivity⁵ and Emerson Aggregate Class⁶. The soil profile of bore 2 is detailed below.

	Depth (m)	Description	Horizon	 BORE 2
	0.0	TOPSOIL: Grey/Brown Dry Sandy Loam	A1	
	0.1			
	0.2	SAND: Brown Dry Dense Silty	A2	
	0.3			
	0.4			
	0.5	Wet soils at depth		
	0.6	SAND: Orange/Brown Moist Cemented Clayey	B1	
	0.7			
	0.8	With coffee rock fragments throughout		
	0.9			
	1.0+			

⁴ The pH of 1:5 soil/water suspensions was measured using a Merck pH strip

⁵ EC (dS m⁻¹) was calculated by measuring the electrical conductivity of 1:5 soil water suspension.

⁶ Appendix C shows photographic results of Emerson Aggregate Test (Slaking/Dispersion)

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Soil Features: TEST BORE B1			
Soil Horizon	A1	A2	B1
Depth (mm)	0 - 200	200 - 500	500 +
Boundary Type	NA	Gradual	Gradual
Field Texture Grade ⁷	SL	LS	SCL
Structure	Weak	Weak	Weak
pH	0.01	0.01	0.01
EC (dS m ⁻¹)	6	6	6
Dominant Colour	10YR 4/2 Dk Greyish Brown	7.5 YR5/4 Brown	7.5 YR 4/6 Strong Brown
Mottles	-	-	-
Dispersion	8	5	5
Coarse Fragments (% Volume)	0	0	15
Soil Category⁸ (AS/NZ1547:2012)	2a	2a	4b
Design Irrigation Rate ⁹ (DIR mm/day)	5	5	3.5
Design Loading Rate ¹⁰ (DLR mm/day)	NR	NR	20

NA: Not Applicable

NR: Not Recommended

Depth (m)	Description	Horizon	 BORE 1
0.0	TOPSOIL: Moist Sandy Loam	A1	
0.1			
0.2	SAND: Moist Dense Silty	A2	
0.3			
0.4	Wet soils at depth		
0.5	SAND: Moist V Dense Cemented Clayey	B1	
0.6			
0.7			
0.8			
0.9			
1.0			
1.2			
1.5+			

Soil Bore Log Profile

⁷ Refer Appendix D for description details(all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

⁸ As identified in Victorian EPA Guideline for Onsite Wastewater Management (May 2024) Table 4- 9

⁹ For sub-surface irrigation (Refer Table M1 of AS/NZS 1547:2012)

¹⁰ For absorption trenches and bed with secondary treated effluent

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5.0 LAND CAPABILITY ASSESSMENT MATRIX

Land features	Land capability class rating				
	Very good (1)	Good (2)	Fair (3)	Poor (4)	Very Poor (5)
General characteristics					
Site drainage	No visible signs of dampness	Moist soil, but no water in pit		Visible signs of dampness	Water ponding on surface
Runoff	None	Low	Moderate	High - diversionary structures req'd	Very High - diversion not practical
Flood/inundation potential (yearly return exceedence)	Never		< 1 in 100	< 1 in 30	> 1 in 20
Proximity to watercourses	> 60m				< 60m
Slope (%)	0 - 2	2 - 8	8 - 12	12 - 20	> 20
Landslip	None Evident		Low potential for failure	High potential for failure	Present or past failure
Seasonal water table depth (m) (incl. perched water tables)	>5	5 - 2.5	2.5 - 2.0	2.0 - 1.5	< 1.5
Rock Outcrop (% of land surface containing rocks > 200mm)	0	< 10%	10-20%	20-50%	>50%
Vegetation Type	Turf or pasture				Dense forest with little understorey
Average Rainfall (mm/yr)	< 450	450 - 650	650 - 750	750 - 1000	> 1000
Pan Evaporation (mm/yr)	> 1500	1250 - 1500	1000 - 1250	-	< 1000
Fill	No Fill		Fill present		
Soil profile characteristics*					
Structure	High	Moderate	Weak	Massive	Single Grained
Profile depth (of limiting Horizon B1)	> 2.0m	1.5m - 2.0m	1.5m - 1.0m	1.0m - 0.5m	< 0.5m
Soil permeability category ¹¹	2 and 3	4		5	1 and 6
Presence of mottling	None				Extensive
Coarse Fragments (% volume)	<10	10-20	20-40		>40
pH	6 - 8		4.5 - 6		<4.5, >8
Emerson Aggregate Test (dispersion/slaking)	4, 6, 8	5	7	2, 3	1
Salinity (dS/m) (Electrical Conductivity)	<0.3	0.3 - 0.8	0.8 - 2	2 - 4	>4
Overall Site Rating ¹²			Fair		3

* relevant to the sites most restrictive soil layer(s)

¹¹ Refer Table 5.1 (Determination of Soil Category) of AS/NZS 1547:2012

¹² A description of each Land Capability Class Rating is provided in Appendix A. 468780 LCA (Nixon)

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6.0 CONCLUSION

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

Note: The presence of highly permeable and weakly structured (Category 2a) soils results in the site being unsuitable for Primary treatment only (i.e. effluent disposal via septic tank and absorption trenches). This is due to the low nutrient retention capacities of these soils and the associated high risk of excessive levels of pathogens and nutrients moving rapidly through the soil profile and negatively impacting the groundwater.

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

7.0 RECOMMENDATIONS

It is recommended based on this LCA, that if the development of a Proposed Subdivision on 645 Bullumwaal Rd, at the location indicated on the Site Features Plan 468780 - LC1:

- Install a system that provides secondary treatment with disinfection to meet EPA requirements for irrigation. Indicative target effluent quality is a minimum EPA standard 20mg/L BOD and 30mg/L SS. Several suitable options are available, including aerated wastewater treatment systems (AWTS) and single pass sand filters.
- The *A & A Worm Farm Waste SystemsTM* has been identified by the owner as their preferred secondary¹³ treatment system and is considered suitable for installation on this site. The system is suitable for a maximum flow of 1500 litres/day and utilises 230mm arch trenches for effluent disposal via internal pump feed.
- On-site disposal of domestic wastewater should occur within the proposed Land Application Area (refer Site Features Plan 468780 - LC1). The client is allowed flexibility in selecting the final location and configuration of the disposal field, provided it remains within this envelope and in accordance with the relevant codes/standards.
- Construction of Self-Supporting Arch Trenches must be carried out in accordance with AS/NZS 1547:2012 (refer figure L2, also shown below), with a minimum 2m spacing between trenches (*for future reserve trench locations*)
- Calculation of Trench length required based on AS/NZ 1547 (2012) equation $L=Q/(DLR \times W)$
 - Daily Flow Rate (Q) – 750 L/day;
 - DLR¹⁴ – 20 mm/day;
 - Trench Width (W) – 500 mm;**
 - Trench Length – 75 m (i.e 3 x 25m runs)**
- A water balance modelling has been undertaken. The calculations for 120m trench length resulted in zero wet weather storage depth, therefore the above trench length may be adopted.
- Minimum setbacks and buffer distances must be obtained when establishing effluent disposal envelopes, as per *EPA Guideline for Onsite Wastewater Management, (May 2024)*.

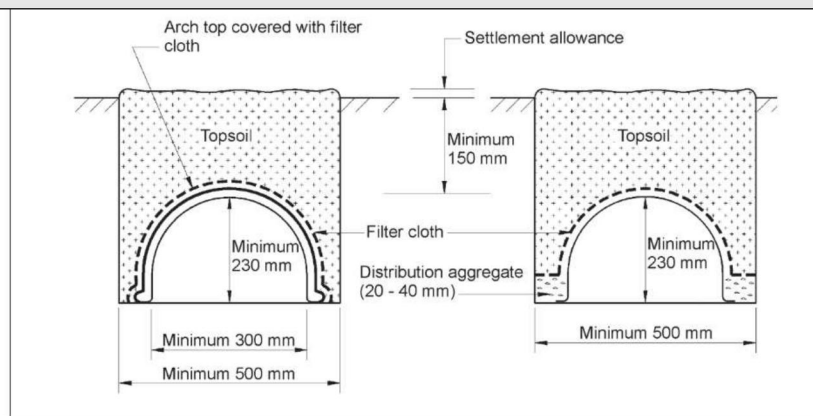


FIGURE L2 SELF-SUPPORTING ARCH TRENCH

¹³ Secondary Quality Effluent certified on 6 June 2025 (AS 1546.3:2017)

¹⁴ For Secondary treated effluent into trenches and beds (ref: Table L1, p145, AS1547:2012)
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8.0 MANAGEMENT PROGRAM

8.1 Installation Issues

To ensure the satisfactory installation and operation of the Secondary Treatment system, the following measures are to be implemented:

- Construction of a shallow table or cut-off drain along the high sides of the effluent disposal area, extending to below the disposal field;
- Overflow from all water storage tanks to be directed into a table drain, or equivalent, to discharge below the effluent disposal field in a manner to avoid scouring or washing away downstream of the discharge point;
- Stormwater flows from the roof must be discharged at a point well clear of the effluent disposal field and runoff from paved surfaces and driveways must be directed away from the disposal site.
- Installation of the trenches to be undertaken when the soils are dry or moist, not when the ground is saturated;

8.2 Ongoing Management & Maintenance Issues

To ensure the satisfactory ongoing performance of the proposed Secondary Treatment system, the owners/occupiers will need to ensure that:

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

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

- Ensuring that maintenance requirements are undertaken regularly in accordance with the systems' requirements and that both they and future owners/occupiers are aware of the systems capabilities, limitations and ongoing requirements;
- Using biodegradable soaps, low phosphorous detergents and detergents that have low salt, sodium and chlorine levels;
- Limiting the use of germicides (such as strong detergents, disinfectants, toilet cleaners, whiteners and bleaches);
- Not flushing disposable nappies, sanitary napkins or other hygiene products into the systems;
- Not flushing chemicals, paint or similar substances into the systems.
- Fats, oils, milk, tea leaves, coffee grounds and other kitchen food liquids, particles and scraps should be composted in a compost bin. These organic wastes **SHOULD NOT** be disposed of into the onsite wastewater treatment system.

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

APPENDIX A

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

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APPENDIX B

Bairnsdale 085279

Mean

Source: AS1547-1994 - Table G1

Evap.data

Bairnsdale 084100

average Pan evaporation

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

1			2	3	4	5	6	7	8	9
Month	Days	daily pan	Pan Eo	Et	Rainfall	Retained	LTAR*N	Disposal	Effluent	Size of
	per	Eo		+C*Eo	P	Rainfall		rate/month	applied	area
	month	(B.Met)				Re=(1-r)P	20	(Et-Re)+	per month	(8)/(7)*
								LTAR*N	750	
		mm	mm	mm	mm	mm	mm	mm	L	m2
Jan	31	6.6	204.3	174	48.9	36.7	620	757.0	23250	31
Feb	28	6.1	170.0	144	50.8	38.1	560	666.4	21000	32
Mar	31	4.8	148.8	126	44.7	33.5	620	713.0	23250	33
Apr	30	3.7	109.8	66	55.8	41.9	600	624.0	22500	36
May	31	2.6	80.0	48	47.3	35.5	620	632.5	23250	37
Jun	30	2.4	70.8	42	59.7	44.8	600	597.7	22500	38
Jul	31	2.4	73.8	44	49.1	36.8	620	627.4	23250	37
Aug	31	3.0	93.0	56	36.3	27.2	620	648.6	23250	36
Sep	30	3.8	114.9	69	52.7	39.5	600	629.4	22500	36
Oct	31	4.7	144.8	123	60	45.0	620	698.1	23250	33
Nov	30	5.5	165.9	141	80.9	60.7	600	680.3	22500	33
Dec	31	6.3	195.9	167	59	44.3	620	742.3	23250	31
Totals			1571.9	1201	645.2	483.9				

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

1	2	3	4	5	6	7	8	9	10	11
month	first trial area (m2)	application rate (8)/(2) (mm)	Disposal rate (above) (mm)	(3)-(4) (mm)	Increase depth of stored effluent (5)/(porosity)	Starting depth of effluent for month	increase depth of effluent +(6)	computed depth of effluent (X) (mm)	reset if Et deficit <0 (mm)	equivalent storage 10 x area (L)
Dec								0.0	0	
Jan	80	291	757	-466	-1166	0	-1166	-1166	0	0
Feb		263	666	-404	-1010	0	-1010	-1010	0	0
Mar		291	713	-422	-1056	0	-1056	-1056	0	0
Apr		281	624	-343	-857	0	-857	-857	0	0
May		291	633	-342	-855	0	-855	-855	0	0
Jun		281	598	-316	-791	0	-791	-791	0	0
Jul		291	627	-337	-842	0	-842	-842	0	0
Aug		291	649	-358	-895	0	-895	-895	0	0
Sep		281	629	-348	-870	0	-870	-870	0	0
Oct		291	698	-407	-1019	0	-1019	-1019	0	0
Nov		281	680	-399	-998	0	-998	-998	0	0
Dec		291	742	-452	-1129	0	-1129	-1129	0	0
Jan		291	757	-466	-1166	0	-1166	-1166	0	0
Feb		263	666	-404	-1010	0	-1010	-1010	0	0
Mar		291	713	-422	-1056	0	-1056	-1056	0	0
Apr		281	624	-343	-857	0	-857	-857	0	0
May		291	633	-342	-855	0	-855	-855	0	0

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

Porosity in disposal area		40%
Variables Table		
Runoff Coeff =	0.25	percentage runoff
Summer Crop Factor =	0.85	crop transpiration rate Oct-Mar
Winter Crop Factor =	0.6	crop transpiration rate -Apr-Sep
LTAR =	20	L/m2/day
Change as required	FLOW=	750 L/day

Maximum depth of stored effluent = 0 mm depth

Trench dimensions (mm) width = 500 mm depth = 380 mm
 Length of trench required = 75 metres

Water Balance Model for 4 bedroom dwelling
 (prepared by R.A. Patterson, Lanfax Labs. Armidale April 2007)

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APPENDIX C

RECORD OF FIELD TEXTURE DETERMINATION						
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade
A1	Extremely	None	None	Slight	20	SL
A2	Extremely	None	None	None	5	LS
B1	Very	Very	Very	Extremely	40	SCL

NONE SLIGHT MODERATE VERY EXTREMELY

APPENDIX D

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

Soil Texture Grade Table (International System, soil sieved < 2mm) &
Table E1 (Assessment of Soil Textures) pg 106 of AS/NZS 1547:2012

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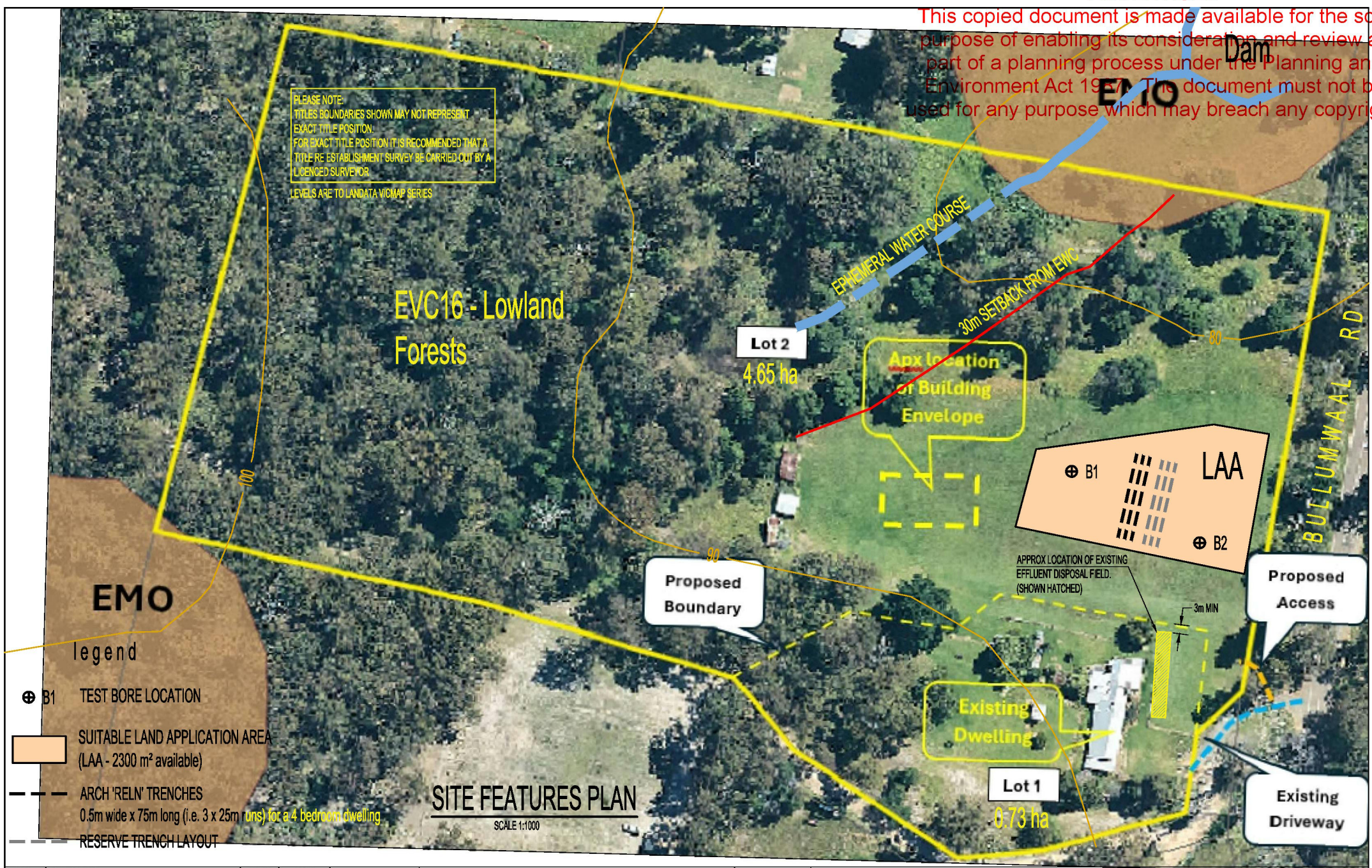
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Munsell Soil-Color Charts (2009 Year Revised / 2012 Production)

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-	-	-	-	Drawn: JDP	645 Bullumwaal Rd, Mount Taylor	Drawing No: LC1		
-	-	-	-	Checked: SJA	Client: -	Revision No: -		
-	-	-	-	Date: 17 April 2026	-	-		



Tree Summary Report

Roots 2 Leaves Tree Services

March 23, 2026 |
Total Tree Count: 7

Filters Applied

Client Site Filter:
(Client Site=645 mount taylor road)



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Yellow Stringybark

Tree ID #1

643B Bullumwaal Road

Tree Details

Botanical Name:	Eucalyptus muelleriana
Common Name:	Yellow Stringybark
Genus:	
Health:	Dead
Structure:	Very Poor
Status:	Dead
DSH [cm]:	61
Tree Height (Estimated) [m]:	24
Canopy Spread [m]:	10
Notional Root Zone (NRZ) [m]:	7.32
Structural Root Zone (SRZ) [m]:	2.87
Useful Life Expectancy:	1-5 years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	23/03/2026
Observation Comments:	Large dead tree on road side, no visible or active hollows during site inspection
Notes:	
Status-Works:	

Tree Location

Address:	643B Bullumwaal Road
City:	Mount Taylor
Longitude:	147.596612
Latitude:	-37.769071

Photos



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23/03/2026

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Yellow Stringybark

Tree ID #2

643B Bullumwaal Road

Tree Details

Botanical Name:	Eucalyptus muelleriana
Common Name:	Yellow Stringybark
Genus:	
Health:	Dead
Structure:	Very Poor
Status:	Dead
DSH [cm]:	68
Tree Height (Estimated) [m]:	23
Canopy Spread [m]:	11
Notional Root Zone (NRZ) [m]:	8.16
Structural Root Zone (SRZ) [m]:	3.03
Useful Life Expectancy:	1-5 years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	23/03/2026
Observation Comments:	Large dead tree on road side, no visible or active hollows during site inspection
Notes:	
Status-Works:	

Tree Location

Address:	643B Bullumwaal Road
City:	Mount Taylor
Longitude:	147.596621
Latitude:	-37.769019

Photos



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Yellow Stringybark

Tree ID #3

643B Bullumwaal Road

Tree Details

Botanical Name:	Eucalyptus muelleriana
Common Name:	Yellow Stringybark
Genus:	
Health:	Fair
Structure:	Fair
Status:	Alive
DSH [cm]:	60
Tree Height (Estimated) [m]:	16
Canopy Spread [m]:	8
Notional Root Zone (NRZ) [m]:	7.2
Structural Root Zone (SRZ) [m]:	2.88
Useful Life Expectancy:	21-40 years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	23/03/2026
Observation Comments:	large tree along pre exisiting driveway - highly compacted, unlikely to have decent roots with road base.
Notes:	
Status-Works:	

Tree Location

Address:	643B Bullumwaal Road
City:	Mount Taylor
Longitude:	147.596482
Latitude:	-37.768885

Photos



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Yellow Stringybark

Tree ID #4

643B Bullumwaal Road

Tree Details

Botanical Name:	Eucalyptus muelleriana
Common Name:	Yellow Stringybark
Genus:	
Health:	Fair
Structure:	Fair
Status:	Alive
DSH [cm]:	72
Tree Height (Estimated) [m]:	18
Canopy Spread [m]:	12
Notional Root Zone (NRZ) [m]:	8.64
Structural Root Zone (SRZ) [m]:	3.01
Useful Life Expectancy:	21-40 years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	23/03/2026
Observation Comments:	large tree located 2-3m From pre exisiting driveway, some activity found at base, likely a cavity, this is considered normal for species.
Notes:	
Status-Works:	

Tree Location

Address:	643B Bullumwaal Road
City:	Mount Taylor
Longitude:	147.596576
Latitude:	-37.768856

Photos



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Yellow Stringybark Tree ID #5

643B Bullumwaal Road

Tree Details

Botanical Name:	Eucalyptus muelleriana
Common Name:	Yellow Stringybark
Genus:	
Health:	Fair
Structure:	Poor
Status:	Alive
DSH [cm]:	78.01
Tree Height (Estimated) [m]:	25
Canopy Spread [m]:	12
Notional Root Zone (NRZ) [m]:	9.36
Structural Root Zone (SRZ) [m]:	2.85
Useful Life Expectancy:	21-40 years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	23/03/2026
Observation Comments:	large tree located 2-3m away from roadway. Crown die back observed,
Notes:	
Status-Works:	

Tree Location

Address:	643B Bullumwaal Road
City:	Mount Taylor
Longitude:	147.596654
Latitude:	-37.768829

Photos



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Yellow Stringybark Tree ID #6

643B Bullumwaal Road

Tree Details

Botanical Name:	Eucalyptus muelleriana
Common Name:	Yellow Stringybark
Genus:	
Health:	Fair
Structure:	Poor
Status:	Alive
DSH [cm]:	116
Tree Height (Estimated) [m]:	25
Canopy Spread [m]:	12
Notional Root Zone (NRZ) [m]:	13.92
Structural Root Zone (SRZ) [m]:	3.31
Useful Life Expectancy:	21-40 years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	23/03/2026
Observation Comments:	large tree located 2-3m away from roadway. Tree leans over road, buttress damage observed on road side, likely machinery damage from road surfacing.
Notes:	
Status-Works:	

Tree Location

Address:	643B Bullumwaal Road
City:	Mount Taylor
Longitude:	147.596662
Latitude:	-37.768788

Photos



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Radiata Pine Tree ID #7

643B Bullumwaal Road

Tree Details

Botanical Name:	Pinus radiata
Common Name:	Radiata Pine
Genus:	Pinus
Health:	Fair
Structure:	Good
Status:	Alive
DSH [cm]:	77
Tree Height (Estimated) [m]:	26
Canopy Spread [m]:	13
Notional Root Zone (NRZ) [m]:	9.24
Structural Root Zone (SRZ) [m]:	3.01
Useful Life Expectancy:	21-40 years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	23/03/2026
Observation Comments:	considered invasive, DHS estimated due to difficult access for accurate measurements.
Notes:	
Status-Works:	

Tree Location

Address:	643B Bullumwaal Road
City:	Mount Taylor
Longitude:	147.596547
Latitude:	-37.768736

Photos



image.jpg
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- Title Boundary (Survey)
- Abuttals
- Easements
- Existing Road
- Existing Trees (Arborist)
- Proposed Boundary
- Proposed Driveway
- Structural Root Zone
- Notional Root Zone
- NRZ Impacted
- EL_CONTOUR

NOTATIONS		ENCROCHMENT DIAGRAM
645 BULLUMWAAL ROAD, MOUNT TAYLOR Crowther & Sadler Pty Ltd. LICENSED SURVEYORS & TOWN PLANNERS 152 MACLEOD STREET, BAIRNSDALE, VIC., 3875 P. (03) 5152 5011 E. contact@crowthersadler.com.au	AREAS ARE APPROXIMATE ONLY DIMENSIONS ARE SUBJECT TO SURVEY	
	SCALE (SHEET SIZE A3)	SURVEYORS REF.
	1:400	21438 VERSION 1 - DRAWN 20/05/2026
	PARISH OF WY YUNG CROWN ALLOTMENT 69A (PART) LOT 3 ON PS640189F	

PLAN OF VEGETATION REMOVAL

PARISH OF WY YUNG
CROWN ALLOTMENT 69A (PART)

LOT 3 ON PS640189F

- Title Boundary (Survey)

Abuttals

Proposed Driveway

Proposed Boundary
- Tree to be Removed

Patch to be Removed

Google Satellite

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645 BULLUMWAAL ROAD, MOUNT TAYLOR	NOTATIONS	
	NVRR ID: 319_20260521_LYO	
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LOT 3 ON PS640189F

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150m Assessment Area

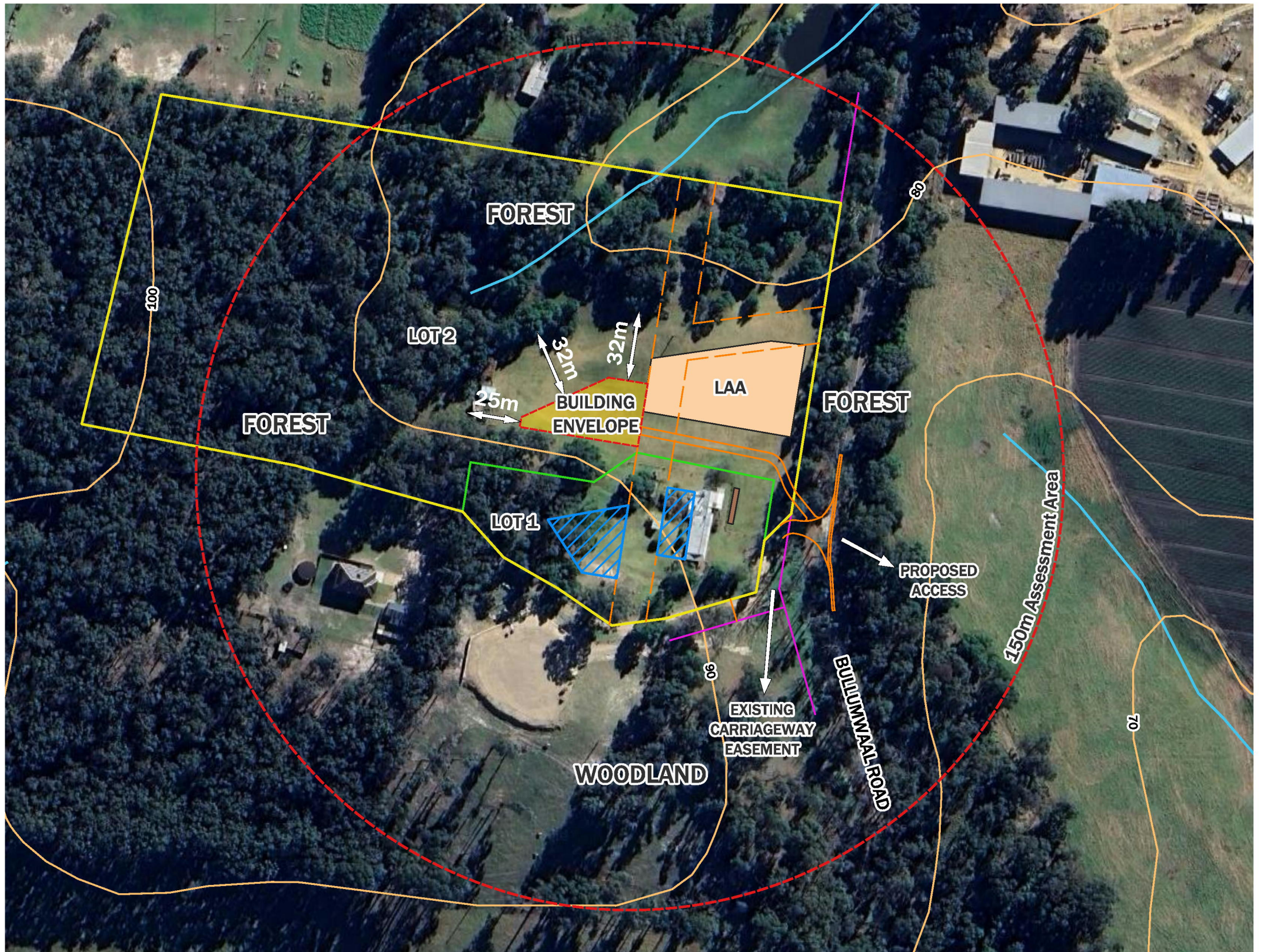
Existing Effluent Disposal

Suitable Land Application Area



Lot 2	North	East	South	West
Slope	Downslope >0°-5°	Downslope >0°-5°	Upslope	Upslope
Veg Type	Forest	Forest	Modified	Forest
Separation Distances*	32m	32m	50m/PB	25m

*SEPARATION DISTANCES DERIVED FROM TABLE 2, COLUMN C.



645 BULLUMWAAL ROAD, MOUNT TAYLOR

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NOTATIONS

SCALE (SHEET SIZE A3)

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SURVEYORS REF.

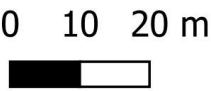
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Bushfire Management Plan – 645 BULLUMWAAL ROAD, MOUNT TAYLOR



PLAN REF: 21438 BMP V1



Crowther & Sadler Pty Ltd.
LICENSED SURVEYORS & TOWN PLANNERS

- Title Boundary (Survey)
- Abuttals
- Easements
- Proposed Boundary
- Proposed Building Envelope
- Proposed Driveway
- Defendable Space

Bushfire Protection Measures

Mandatory Condition

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

a) Defendable Space

Defendable space is provided for a distance of 35 metres around the building or to the property boundary whichever is the lesser and managed in accordance with the following:

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

b) Construction Standard

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

c) Water Supply

The following requirements apply:

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

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

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

d) Access

Access Required: No ☐

Yes ☒

The following design and construction requirements apply:

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

Length of access is greater 100 metres:

Yes ☐ No ☒

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

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

Length of driveway is greater than 200 metres:

Yes ☐ No ☒

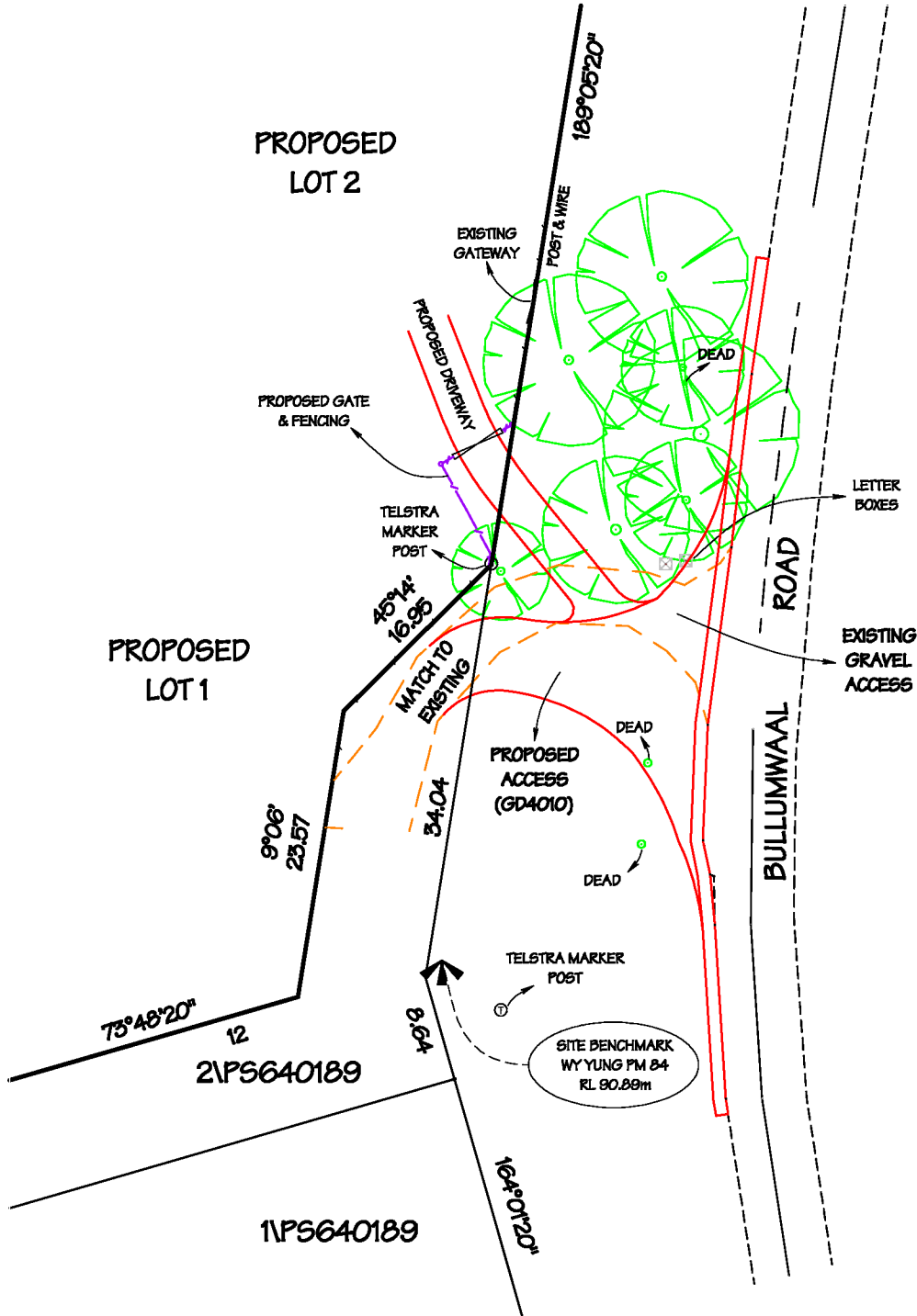
Where length of access is greater than 200 metres the following design and construction requirement applies:

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

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PLAN OF ACCESS

PARISH OF WY YUNG
CROWN ALLOTMENT 69A (PART)
LOT 3 ON PS640189F



MGA2020 ZONE 55

SHEET 1 OF 3

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645 BULLUMWAAL ROAD, MT TAYLOR

SCALE (SHEET SIZE A3)

SURVEYORS REF.

1 : 400

21438

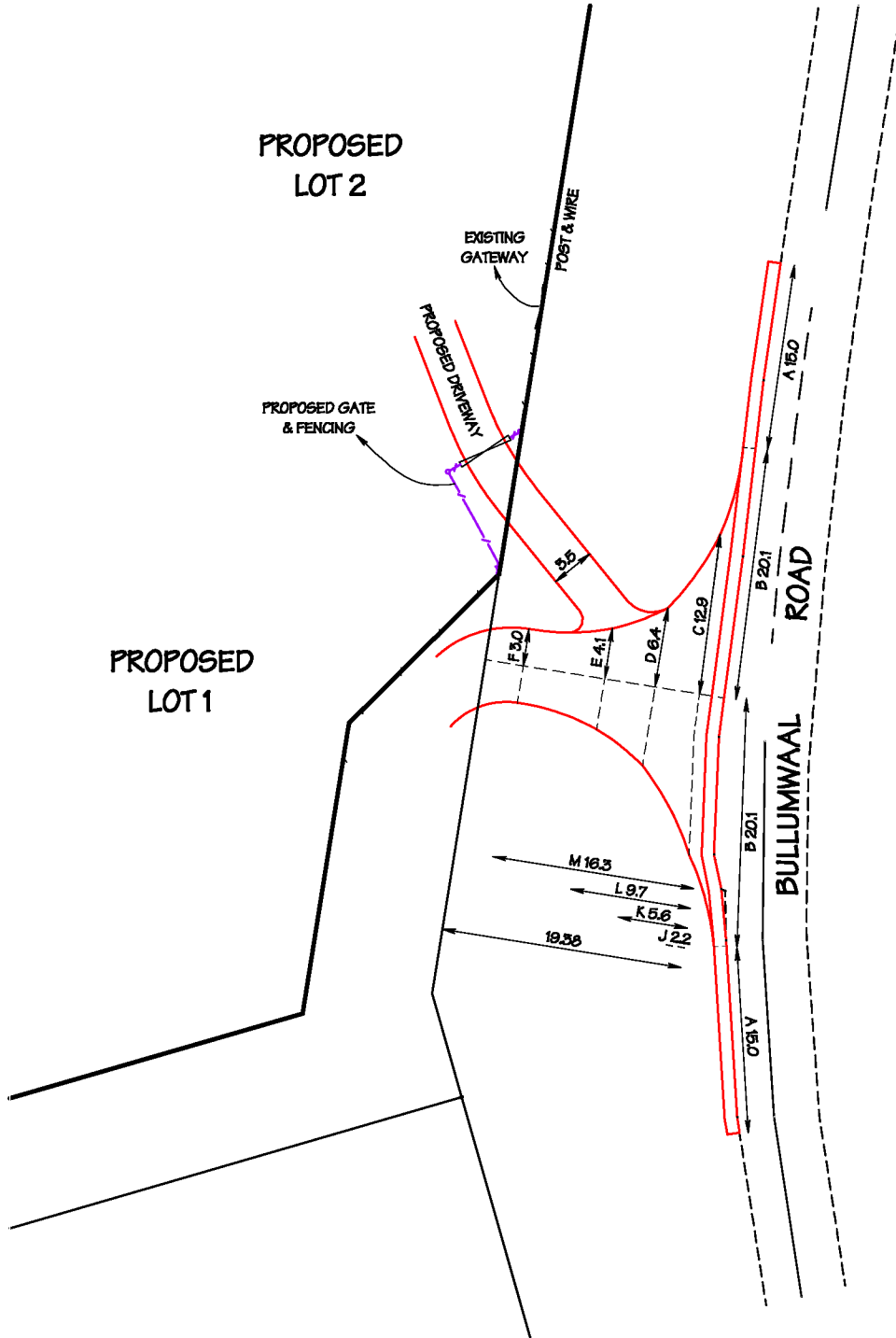
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PLAN OF ACCESS

PARISH OF WY YUNG
CROWN ALLOTMENT 69A (PART)
LOT 3 ON PS640189F



MGA2020 ZONE 55

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SCALE (SHEET SIZE A3)

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PLAN OF ACCESS

PARISH OF WY YUNG
CROWN ALLOTMENT 69A (PART)
LOT 3 ON PS640189F



MGA2020 ZONE 55

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645 BULLUMWAAL ROAD, MT TAYLOR

SCALE (SHEET SIZE A3)

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SCALE (SHEET SIZE A5)

1 : 1250

SURVEYORS REF.

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VERSION 1 - DRAWN 27/01/2026

PROPOSED SUBDIVISION

PARISH OF WY YUNG
CROWN ALLOTMENT 69A (PART)

LOT 3 ON PS640189F

645 BULLUMWAAL ROAD, MOUNT TAYLOR

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