ADVERTISED
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.

Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	**15 Collins Street LINDENOW SOUTH VIC 3875** **Lot: 2 LP: 221154**
The application is for a permit to:	**Multi Lot Subdivision**
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	**Matter for which a permit is required**
32.03-3 (LDRZ)	To Subdivide land
32.05-5 (TZ)	To Subdivide land
The applicant for the permit is:	**Crowther & Sadler Pty Ltd**
The application reference number is:	**5.2026.239.1**

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.

ADVERTISED
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.

April McDonald

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Monday, 27 July 2026 4:24 PM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: G - Stormwater Management Plan - Chris O'Brien and Company Pty Ltd 20260717.pdf; I - Copy of Title Vol 9986 fol 384 20260723.pdf; B - 21391 Design Response Plan V1.pdf; H - Stormwater Calculations - Chris O'Brien and Company Pty Ltd.pdf; Planning_Permit_Application_2026-07-27T16-23-34_35805133_0.pdf; attachment_errors.txt; A - 21391 Proposed Subdivision Plan V1.pdf; C - Traffic Impact Assessment - One Mile Grid 20260206.pdf; D - Native Vegetation Assessment - Ecocentric Environmental Consulting 20260218.pdf; 21391 Planning Report.pdf; E - Arboricultural Report - Uber Arbor 20251224.pdf; F - Land Capability Assessment Report Chris O'Brien and Company Pty Ltd 20250127.pdf

Planning Permit Application

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

Applicant name:

Business trading name: Crowther & Sadler Pty Ltd

Email address: contact@crowthersadler.com.au

Postal address : PO Box 722, Bairnsdale Vic 3875

Preferred phone number: 0351525011

Owner's business trading name (if applicable):

Owner's postal address:

Street number: 15

Street name: Collins Street

Town: Lindenow South

Post code: 3875

Lot number: 2

Plan number: LP221154

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

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

Printed 9/09/2026
Page 2 of 168

ADVERTISED
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.

Existing conditions : Existing dwelling

Description of proposal : Proposed Multi Lot Subdivision

Estimated cost of development: 0

Has there been a pre-application meeting: Yes

Officer's name: Kellinde Chester

Your reference number: 21391

Full copy of Title: I - Copy of Title Vol 9986 fol 384 20260723.pdf

Plans: A - 21391 Proposed Subdivision Plan V1.pdf

Planning report: 21391 Planning Report.pdf

ExtraFile: 7

1. Supporting information/reports: B - 21391 Design Response Plan V1.pdf

2. Supporting information/reports: C - Traffic Impact Assessment - One Mile Grid 20260206.pdf

4. Supporting information/reports: D - Native Vegetation Assessment - Ecocentric Environmental Consulting 20260218.pdf

3. Supporting information/reports: E - Arboricultural Report - Uber Arbor 20251224.pdf

5. Supporting information/reports: F - Land Capability Assessment Report Chris O'Brien and Company Pty Ltd 20250127.pdf

6. Supporting information /reports: G - Stormwater Management Plan - Chris O'Brien and Company Pty Ltd 20260717.pdf

7. Supporting information/reports: H - Stormwater Calculations - Chris O'Brien and Company Pty Ltd.pdf

Invoice Payer: Crowther & Sadler Pty Ltd

Address for Invoice: PO Box 722, Bairnsdale Vic 3875

Invoice Email: contact@crowthersadler.com.au

Primary Phone Invoice: 0351525011

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Printed 9/09/2026
Page 3 of 168

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

ADVERTISED
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.

ADVERTISED
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.

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

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

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

VOLUME 09986 FOLIO 384 Security no : 124136877730M
Produced 23/07/2026 07:25 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 221154E.
PARENT TITLE Volume 09425 Folio 507
Created by instrument LP221154E 05/11/1990

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP221154E 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: 15 COLLINS STREET LINDENOW SOUTH VIC 3875

ADMINISTRATIVE NOTICES

AX726942A NOMINATION TO PAPER INST. 13/02/2024
eCT Nominated to Creation of Easement under Section 45(1) TO EGRM (INVESTMENTS) PTY LTD

eCT Control
Effective from

DOCUMENT END

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

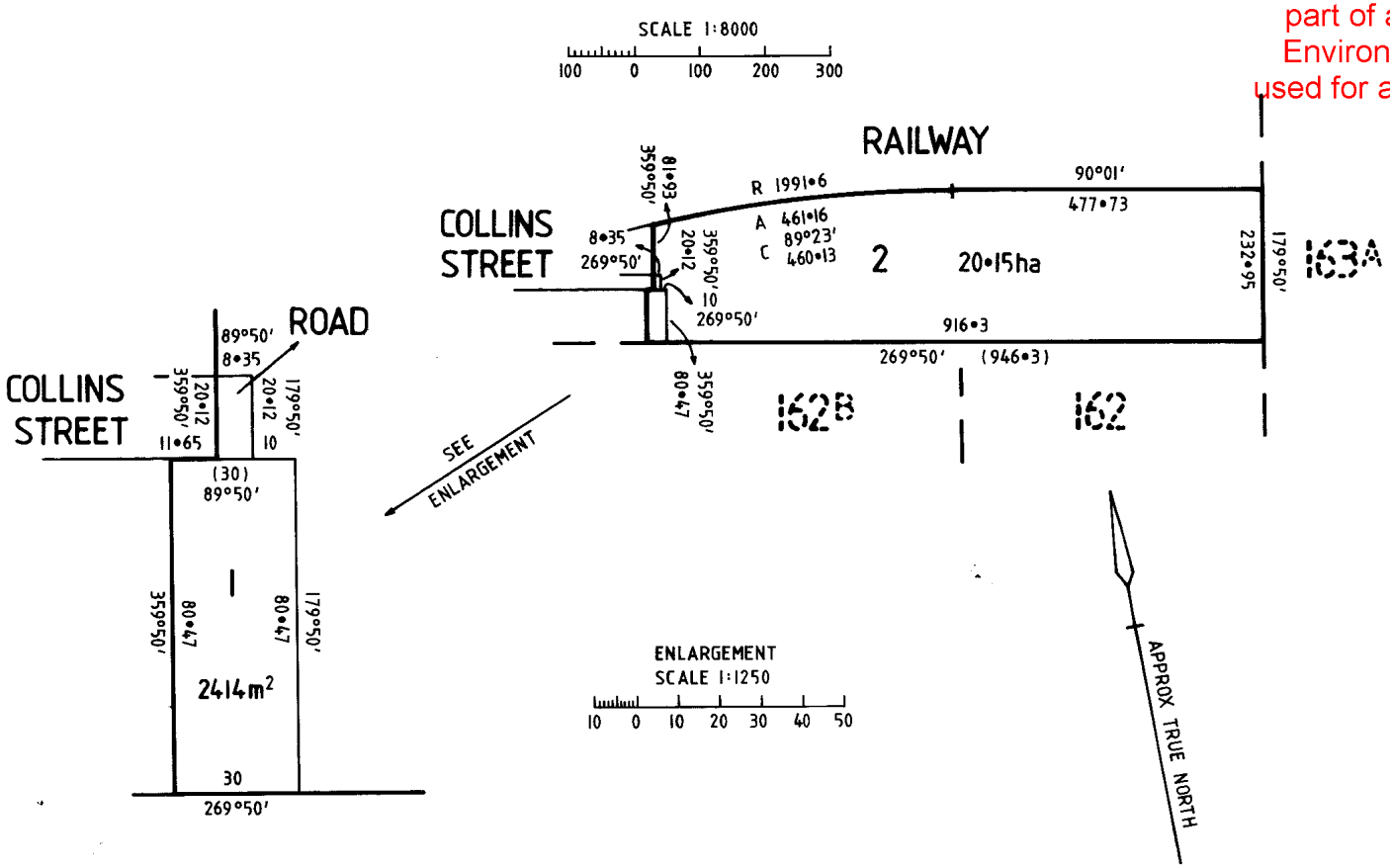
ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. This document must not be used for any purpose which may breach any copyright.

Delivered by LANDATA®, timestamp 04/02/2026 10:41 Page 1 of 1

OFFICE USE ONLY

LP221154E

EDITION 1



NOTATIONS

LAND SUBJECT TO EASEMENT

NIL

LAND APPROPRIATED OR SET APART

ROAD WITHIN THE THICK LINES FOR WAY, DRAINAGE, SEWERAGE AND SUPPLY OF WATER, ELECTRICITY AND TELEPHONE

OTHER NOTATIONS

LOT 1 IS THE RESULT OF THIS SURVEY

THE AREA OF LOT 2 IS BY DEDUCTION FROM TITLE

TO BE COMPLETED WHERE APPLICABLE

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NOS:

IN PROCLAIMED SURVEY AREA NO.

THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED BY THICK LINES

TITLE REF: V. 9425 F. 507

LAST PLAN REF: LP 132084 LOT 5

PLAN OF SUBDIVISION

COUNTY TANJIL

PARISH COONGULMERANG PARISH SH. 1

CROWN ALLOTMENT 162A (PART)

NUMBER OF SHEETS IN PLAN : 1

NUMBER OF THIS SHEET : 1

SCALE

LENGTHS ARE IN METRES

ORIGINAL SCALE AS SHOWN | SHEET SIZE A3

OFFICE USE ONLY

LP221154E

VICTORIA

CERTIFICATION BY SURVEYOR

I, Michael Joseph Sadler of 152 Macleod Street Bairnsdale 3875 certify that this plan has been prepared from a survey made under my immediate direction and supervision, in accordance with the *Surveyors Act* 1978 and completed on 19th April, 1989 that this plan is accurate and correctly represents the adopted boundaries and the classification of the survey is D3

Date:

Licensed Surveyor,
Surveyors Act 1978.

AMENDMENTS

CROWTHER & SADLER PTY. LTD.
Licensed Surveyors and Town Planners
152 Macleod Street, P.O. Box 722,
BAIRNSDALE, 3875 Phone: (051) 52 5011

SURVEYORS REF. 6193

CERTIFICATE OF MUNICIPAL CLERK

MUNICIPALITY SHIRE OF BAIRNSDALE COUNCIL REF. 34/89

CERTIFICATE A

THIS PLAN ACCORDS WITH A PLAN

- SEALED BY THE COUNCIL UNDER SECTION 569B OF THE LOCAL GOVERNMENT ACT 1958 ON
- CONFIRMED BY THE PLANNING APPEALS BOARD ON
- AND A REQUIREMENT/NO REQUIREMENT PURSUANT TO SECTION 569E OF THE LOCAL GOVERNMENT ACT 1958 HAS BEEN MADE

DATE MUNICIPAL CLERK

CERTIFICATE B

THIS PLAN ACCORDS WITH A PLAN EXEMPTED FROM SUBDIVISION (3) OF DIVISION (9) OF PART XIX OF THE LOCAL GOVERNMENT ACT 1958 BY

- THE COUNCIL ON
- THE PLANNING APPEALS BOARD ON

DATE MUNICIPAL CLERK

OFFICE USE ONLY

PLAN APPROVED

AT

ON 5-11-90

(ASSISTANT) REGISTRAR OF TITLES

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

ONLY CERTIFICATE A OR CERTIFICATE B TO BE COMPLETED
DELETE WORDS NOT APPLICABLE

Printed 9/09/2026

ADVERTISED
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.

Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
A.B.N. 81 660 442 982

Planning Report

Proposed Multi Lot Subdivision
15 Collins Street, Lindenow South

Our reference – 21391

July 2026

FS 520900

152 Macleod Street
Bairnsdale VIC 3875

PO Box 722
Bairnsdale VIC 3875

Ph. 03 5152 5011
E: contact@crowthersadler.com.au

ADVERTISED
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.

Contents

1. Introduction **3**

2. Subject Land & Surrounding Context **4**

3. The Application & Proposal **14**

4. Cultural Heritage **26**

5. Planning Policy **28**

5.1 Municipal Planning Strategy 28

5.2 Planning Policy Framework 29

6. Planning Elements **33**

6.1 Township Zone 33

6.2 Low Density Residential Zone 38

6.3 Bushfire Planning 41

6.4 Social Impact Comment 48

7. Conclusion **51**

Appendix A: List of Attachments **52**

Note: Applicable Planning Application fee is $1,537.00 (Class 20)

Printed 9/09/2026
Page 8 of 168

ADVERTISED
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.

1. Introduction

This Planning Report is prepared in support of proposed Multi Lot Subdivision at 15 Collins Street, Lindenow South. The Report addresses the provisions of the Township Zone and Low Density Residential Zone as contained within the *East Gippsland Planning Scheme*.



Aerial view of subject land and surrounds



Zone mapping and aerial of subject land and surrounds

Printed 9/09/2026
Page 9 of 168

ADVERTISED
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.

2. Subject Land & Surrounding Context

The subject land is formally known as Lot 2 on LP221154 and is more commonly known as 15 Collins Street, Lindenow South. It is a larger parcel of land having an area of approximately 20.15 hectares and is located at the northern end of an established residential precinct.



Zone mapping and aerial of subject land

A single storey dwelling is established on the western portion of the site; however, the remainder of the property has historically supported agricultural activity. The land is generally cleared, with the exception of some ornamental planting around the dwelling and scattered trees within the paddock.



Looking in a northeast direction across subject land from southeastern corner

An existing driveway extends from Collins Street to the west and the southern site boundary benefits from road abuttal to two newly constructed sections of road, with the more westerly known as Varney Drive and the more easterly known as Collins Street.

Printed 9/09/2026
Page 10 of 168

ADVERTISED
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.



Collins Street to the west of the site comprises a bitumen pavement with grass swale drainage. Power is provisioned overhead on the southern side of the street and allotments within the street are large residential lots ranging in size between 800m² and 2,000m² and are developed with single dwellings.



Looking in a westerly direction along Collins Street

Printed 9/09/2026
Page 11 of 168

ADVERTISED
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.



Looking east along Collins Street from intersection with Lindenow-Glenaladale Road

Whilst there is no reticulated sewer available to Lindenow South, reticulated water infrastructure is established within the precinct and services the subject land.



Existing water mains – Source: EGW GIS

The western portion of the land is contained within the Township Zone while the remainder of the property is contained within the Low Density Residential Zone of the *East Gippsland Planning Scheme*. There are no Overlays applying to the land.

Land adjoining the northern boundary comprises a railway line and is zoned Transport Zone – Schedule 1. Scattered Gippsland Red-gum and patches of regenerating Plains Grassy Woodland occur within the adjoining railway land.

Printed 9/09/2026
Page 12 of 168

ADVERTISED
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.

Land to the west of the subject land is also contained within the Township Zone and caters for residential allotments, whilst land on the northern side of the railway line and to the east of the subject land is contained within the Farming Zone – Schedule 1.

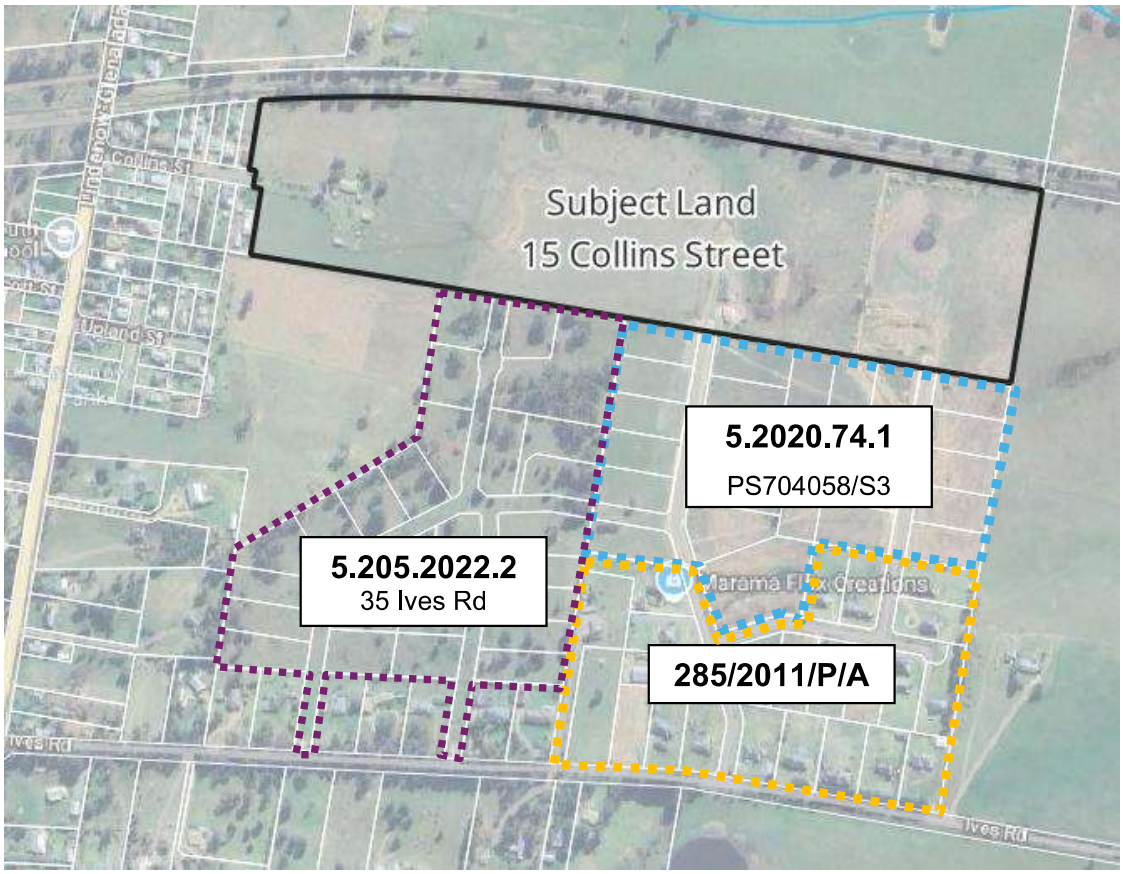


Lot size and configuration within Collins Street (west of subject land)

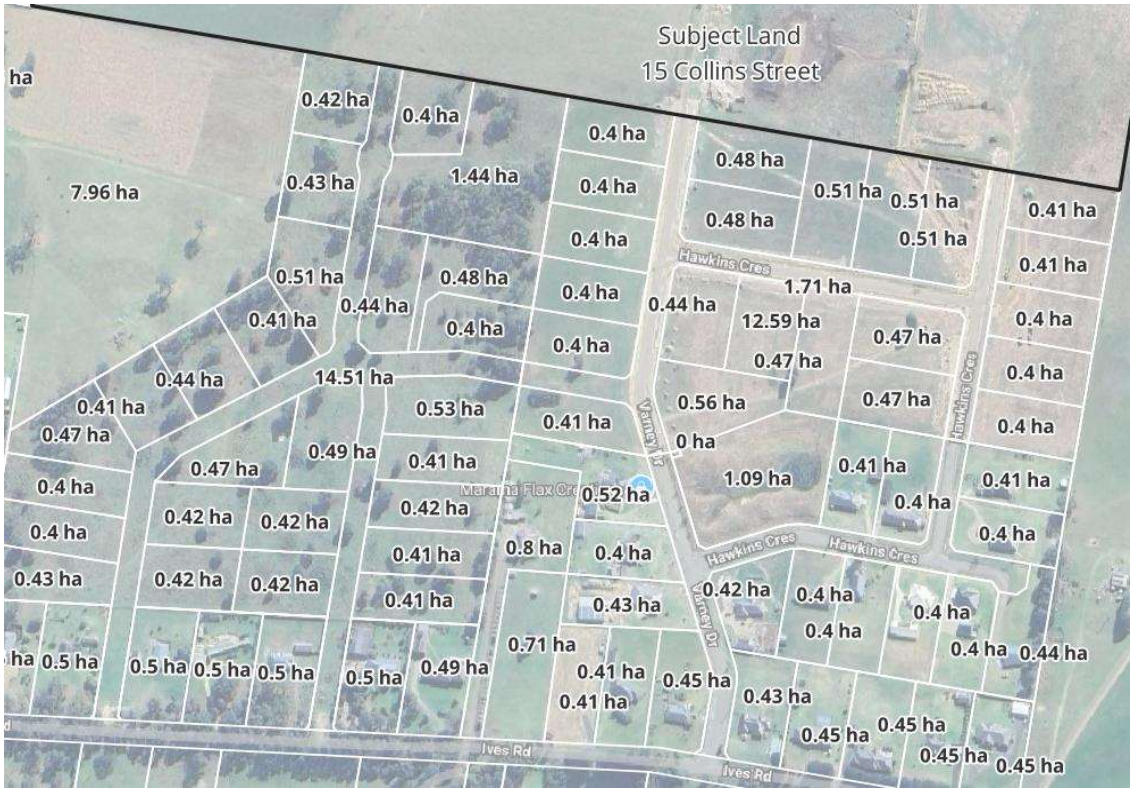
Properties between the subject land and Ives Road to the south are contained within the Low Density Residential Zone. Many of these allotments were created as a result of Planning Permits 285/2011/P/A and 5.2020.74.1, whilst land currently known as 35 Ives Road, Lindenow South has planning approval for subdivision with works expected to commence soon (Planning Permit 5.2022.505.1).

Printed 9/09/2026

ADVERTISED
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.



Aerial of subject land with existing/approved allotment configuration



Lot size and configuration to the south of subject land

ADVERTISED
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.

Land contained in PS70058/S3 was developed by the owner of the land subject to this application. As part of that earlier subdivision, drainage infrastructure was constructed within the subject land to facilitate the orderly discharge of stormwater from the adjoining subdivision to the south.

These earlier drainage works included the construction of a culvert under the proposed road alignment and the establishment of a detention pond which was designed in anticipation of the subject land also being subdivided.



Looking in a northerly direction over existing detention pond

Printed 9/09/2026
Page 15 of 168

ADVERTISED
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.



Looking south at existing drainage in proposed road



Looking north-west at existing drainage along proposed road alignment

The site is well located being nestled between land within the Township Zone which is already developed with older housing stock and more recently created Low Density Residential Zoned allotments, many of which have either been recently built on or are currently under construction.

Printed 9/09/2026
Page 16 of 168

ADVERTISED
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.



Looking west at recent residential development from Collins Street (south of subject land)

The land is within walking distance of the services and facilities Lindenow South has to offer, including Lindenow South Primary School and the Lindenow South Recreation Reserve. The Recreation Reserve is a sporting facility containing an oval and associated infrastructure that supports the local football, netball and cricket clubs.



Lindenow South Football, Cricket, Netball & Tennis Clubs

A Recreation Reserve incorporating a small playground also exists within the recently completed subdivision to the south. Pedestrian connectivity is provided to this reserve via concrete pathways established on one side of the recently constructed roads.

Printed 9/09/2026
Page 17 of 168

ADVERTISED
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.



Existing playgound accessed from Varney Drive & Hawkins Crescent

Vegetation

The subject land is predominantly cleared grazing land, with vegetation largely comprising introduced pasture grasses such as Cocksfoot (*Dactylis glomerata*), Sweet Vernal-grass (*Anthoxanthum odoratum*), Rice Millet (*Oloptum milliaceum*), Car's-ear (*Hypochaeris radicata*), Sheep Sorrel (*Acetosella vulgaris*) and Dock (*Rumex*). Vegetation within the subject land otherwise includes:

- Two large scattered Gippsland Red Gum (*Eucalyptus tereticornis)* trees located within the eastern portion of the site;
- Small isolated areas of regenerating Bracken (*Pteridium esculentum*) within the paddock;
- A small Black Wattle (*Acacia mearnsii*) near an existing dam on the northern portion of the property.
- A small Red Gum (*Eucalyptus polyanthemos*) near the southern boundary.
- A mix of native and non-native species are contained within the recently constructed basin. Native species colonised include Common Spike-rush, Water-milfoil, Common Duckweed and other native Rushes while predominant weed species include Water Couch, Drain Flat-sedge, Sheep Sorrel, Dock and Car's-ear.
- Vegetation associated with the existing dwelling in the western portion of the site comprises planted garden and ornamental vegetation, including both exotic species and planted native species.

Printed 9/09/2026
Page 18 of 168

ADVERTISED
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.



Two large Red Gums on eastern portion of site



Red Gum on southern boundary

In the broader context, the railway reserve adjoining the subject land to the north contains Gippsland Red Gums and areas of regenerating Plains Grassy Woodland while adjoining land to the south of the site contains Damp sands Herb-rich Woodland.

Printed 9/09/2026
Page 19 of 168

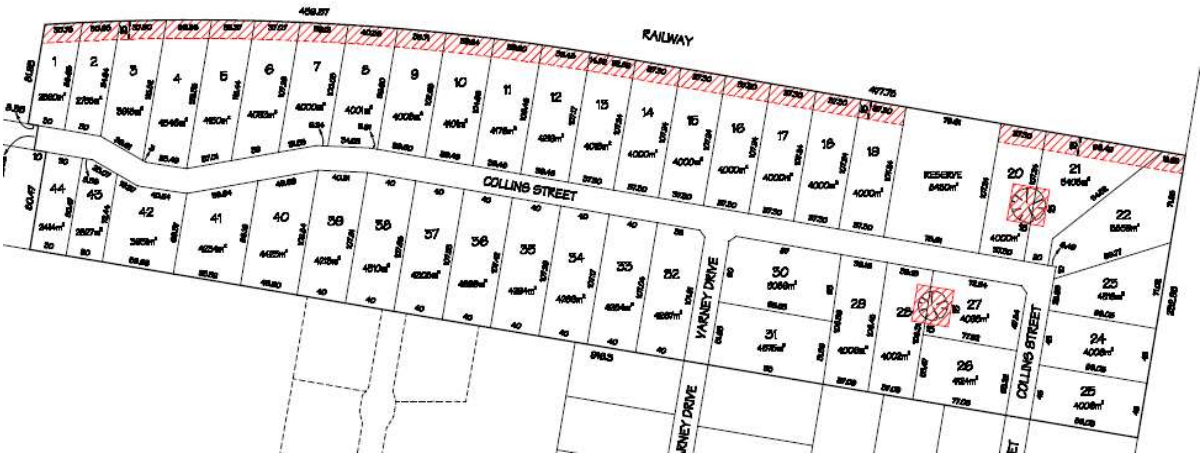
ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

3. The Application & Proposal

Subdivision

The Application seeks approval for a Multi Lot Subdivision which will create a total of 44 allotments for residential purposes, together with a drainage reserve and the construction of a new internal road network.

The proposed Lots range from 2327m² to 5839m² in area as shown on the accompanying Proposed Subdivision Plan. The subdivision layout has been designed to reflect the provisions of both the Township Zone and Low Density Residential Zone as applicable. Lot configuration responds directly to the differing zoning across the land, and provides appropriate transition in lot sizes between the western and eastern portions of the site.



Proposed Subdivision Plan (Version 1)

The allotments have been designed having regard for site characteristics and constraints with the existing dwelling being contained within proposed Lot 4, and nomination of smaller allotments on the western portion of the site contained within the Township Zone.

In the absence of reticulated sewer all allotments have been designed to accommodate onsite wastewater disposal with allotments contained entirely within the Low Density Residential Zone all designed above 4000m² in area.

The subdivision design will provide for good vehicle and pedestrian connectivity with the new section of road having been practically designed to extend the existing sections of Collins Street and Varney Drive.

Given the intended residential use of the land, it is expected that the existing dams will be filled and land regraded as necessary to facilitate the development of the residential allotments and associated infrastructure.

Printed 9/09/2026
Page 20 of 168

ADVERTISED
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.

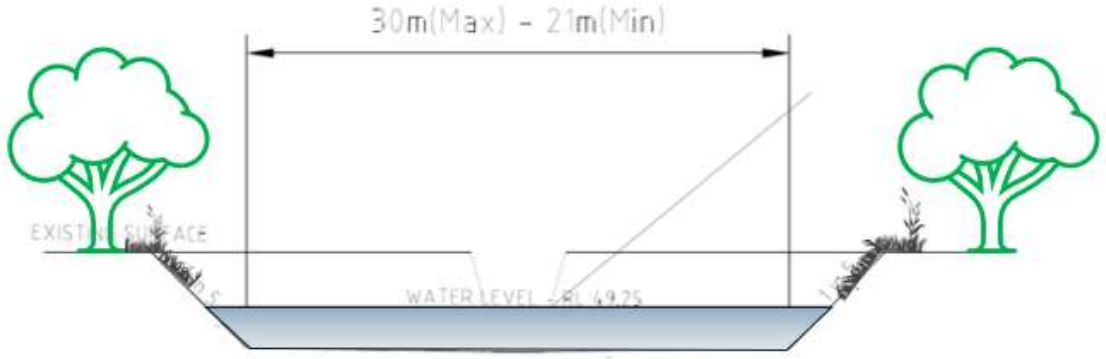
Reserve

The proposed Reserve will be 8430m² in area with its primary function being to cater for drainage infrastructure inclusive of the existing detention pond. However, it is generous in size and therefore also provides an opportunity for passive open space, visual relief and good surveillance.

Whilst the detention pond is already established, it will be enhanced to cater for drainage associated with the subdivision, and some supplementary landscaping and beautification works are anticipated to ensure the reserve remains functional and visually attractive.

It is expected that a Condition on Permit will require a Reserve Landscape Plan to be endorsed by the Responsible Authority before the development commences which will include more specific detail of the landscape planting.

Landscaping proposed within the reserve will be designed with regard to the intended residential use of adjoining land and the site's Bushfire Prone status. It will be important for the planting design, species selection and vegetation structure to not inadvertently introduce a bushfire hazard to future dwellings.



Cross section of basin with conceptual landscaping

The Native Vegetation Assessment highlights that the eastern portion of the property within proximity to the basin would have been representative of EVC 55: Plains Grassy Woodland of the Gippsland Plain Bioregion prior to European settlement. Landscaping is therefore envisaged to make use of species generally representative of the EVC with an emphasis on planting graminoids and grasses such as Veined Spear-grass, Thatch Saw-sedge, Kangaroo Grass, Common Grass-sedge, Wattle Mat-rush, Common Bog-sedge and Weeping grass.



Kangaroo Grass Example

Printed 9/09/2026
Page 21 of 168

ADVERTISED
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.

Access & Traffic

A new internal road network has been proposed as part of the subdivision which will ensure that allotments are adequately accessed and serviced. The new internal road network has been designed to provide connectivity through the land from Collins Street to the west to the more recently constructed sections of Varney Drive and Collins Street to the south as depicted on the supporting plans prepared by *Chris O'Brien & Company Pty Ltd.*

The proposed internal road network has been designed as a Rural Living Access Road suitable in width to cater for road pavement and associated servicing to Infrastructure Design Manual (IDM) standards. The Road Reserve is 20.0 metres in width and will accommodate a 6.2-metre-wide sealed carriageway together with 1.5-metre-wide shoulders.

Accompanying the Application is a Traffic Impact Assessment Report (TIAR) prepared by O*neMileGrid*. The TIAR considers the existing road network, traffic conditions in the surrounding area, and the likely traffic to be generated by the proposed subdivision.

It concludes that traffic generated by the proposal will be relatively modest and can be accommodated within the existing network. The proposed internal road layout has been designed in accordance with the IDM and is consistent with the access and mobility objectives of Clause 56. No upgrades to existing intersections are required, and there are no traffic engineering constraints that would preclude the grant of a permit.

The design of the internal road network is logical as it corresponds with the adjoining subdivision design and road layout. The existing sections of Varney Drive and Collins Street will be extended with the new road to provide connection through to the established section of Collins Street to the west.

Whilst there is no pedestrian pathway established on the section of Collins Street to the west, the more newly constructed sections of Collins Street and Varney Drive to the south have been provided with a concrete footpath on one side.

We consider it logical that the proposed road network be provided with a concrete pedestrian pathway on one side of the road, providing connection with the pathways already established to the south.

Printed 9/09/2026
Page 22 of 168

ADVERTISED
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.



Existing & Proposed Pathways



View south at existing pathway within Varney Drive



View south along existing pathway in Collins Street

Printed 9/09/2026
Page 23 of 168

ADVERTISED
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.

Public Open Space

A public open space contribution may be required as part of the subdivision pursuant to Section 18 of the *Subdivision Act 1988*, noting that no contribution has previously been provided in association with the land.

Council has verbally indicated that it does not seek the provision of additional land for public open space in this instance. The proposed reserve is intended primarily to accommodate drainage infrastructure, inclusive of the existing detention pond, rather than to function as a formal public open space reserve.

The subdivision is well serviced by existing public open space and recreation facilities within close proximity, including the Lindenow South Recreation Reserve and the recently constructed neighbourhood reserve with playground facilities to the south. These facilities are considered to adequately meet the needs of future residents. The proposal is not expected to generate demand that would necessitate the provision of additional public open space reserves or upgrades to existing facilities.

Servicing

Wastewater

A Land Capability Assessment Report (LCAR) prepared by *Chris O'Brien & Company Pty Ltd,* has been provided to demonstrate the ability of the proposed allotments to treat and retain wastewater on site in the absence of reticulated sewer.

The LCAR recommends the use of a conventional septic tank system with secondary treatment and identifies the following Land Application Areas (LAA):

- 4-bedroom dwelling: 180m²
- 3-bedroom dwelling 145m²
- 2-bedroom dwelling 110m²

While the minimum required LAA for a 4-bedroom dwelling is 180m², the conceptual LAA's as shown within the LCAR, and replicated on the Design Response Plan, are more generous in size, being shown at 300m².

Further soil investigations and septic tank permits will be required at the time of developing the individual allotments. Notwithstanding this, conceptual LAA's have been provided on the accompanying Design Response Plan to demonstrate that each allotment is capable of appropriately treating and retaining wastewater on site.

Whilst the existing dwelling will be contained within proposed Lot 4, it is expected that the septic tank lines will be relocated as part of the proposal to ensure they are confined to allotment boundaries.

Printed 9/09/2026
Page 24 of 168

ADVERTISED
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.

Power Supply

Each of the proposed allotments will be connected to a reticulated power supply as part of the subdivision.

Water Supply

Reticulated water will be provided to each of the proposed allotments as part of the subdivision. Recent upgrades to the water main within Ives Road to the south are understood to enable the servicing of allotments within the precinct, including the subject land.

Water main upgrade works are also expected to commence shortly within Lindenow-Glenaladale Road, which will further support and benefit the proposed development.

A water main extension will be constructed within the subdivision to service each proposed allotment. It is anticipated that all water infrastructure works will be completed prior to the issue of Statement of Compliance.

Telecommunications

It is expected that the mandatory Conditions prescribed at Clause 66.01-1 relating to telecommunications will be included on permit. It is noted nbn Fixed Wireless technology services the precinct.

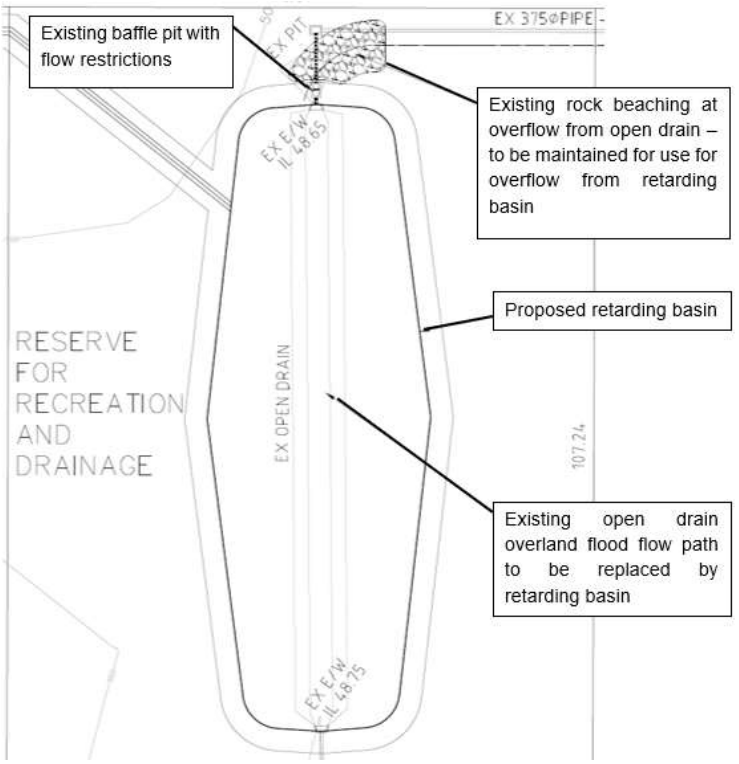
Drainage

To facilitate the completion of the final stage of the subdivision immediately to the south of the subject land, some drainage works were undertaken on the subject land. These works included the construction of a detention pond, together with the provision of stormwater infrastructure including culvert beneath the proposed road alignment for stormwater discharge.

Printed 9/09/2026
Page 25 of 168

ADVERTISED
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.

Whilst the detention pond already exists on the land, it was not designed and constructed to cater for discharge associated with subdivision of the subject land. The application has therefore been supported by a Stormwater Management Plan and associated calculations prepared by *Chris O'Brien & Company Pty Ltd* which nominates an expansion of the retarding basin.



Extract from Stormwater Management Plan

Onsite detention will be addressed through use of 5,000L water tanks whilst treatment to meet Best Practice will be facilitated through use of swale drains. Rainwater tanks will provide the primary source for flushing of toilets, laundry services and garden irrigation.

It is anticipated that a Condition on Permit will require an Agreement to be entered into under Section 173 of the *Planning & Environment Act 1987* to ensure that rainwater tanks are connected to dwellings prior to occupancy.



Waterway mapping

The property is generously offset from any significant watercourses or drainage lines, and the soil structure provides an overall rating of 'good' for site drainage as identified in the accompanying Land Capability Assessment Report.

Printed 9/09/2026
Page 26 of 168

ADVERTISED
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.

Street Trees

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

Design Response

The accompanying Design Response Plan has been provided to demonstrate how each of the vacant allotments can accommodate future residential development having regard for the site constraints and conditions. This plan is not for endorsement and has been prepared for demonstrational purposes to meet Application Requirements at Clause 32.03-5.

Conceptual Building Envelopes have been identified on each lot to demonstrate that future residential development can be accommodated alongside the existing vegetation, while maintaining appropriate separation from classifiable vegetation in recognition of the site's location within a declared Bushfire Prone Area.

The Building Envelopes have been carefully located to avoid impacts on existing trees identified for retention, having regard to their Notional Root Zones which are also depicted on the plan.

The Plan also demonstrates the potential for the land to accommodate onsite wastewater disposal for each of the allotments by nominating conceptual Land Application Areas of 300m² in area.

The final location of the on-site wastewater disposal systems will ultimately be dependent upon the siting of future dwellings. Land Application Areas are not restricted to the conceptual Building Envelope areas and can extend beyond them. Having regard to the relevant setback requirements, Land Application Areas can be located to within 3.0 metres upslope and 1.5 metres downslope of property boundaries.

The Plan demonstrates that the established trees on the adjoining property to the south won't be adversely impacted by the proposal by showing their Notional Root Zones. It is evident that there is suitable area to establish dwellings and associated infrastructure on the proposed allotments without causing detrimental impact to these trees.

Whilst the Notional Root Zone of one of the adjoining trees overhangs the rear of proposed lots 35 & 36, it does so by less than 10% (9.6%). Therefore, if anyone ever happened to undertake buildings or works along the rear boundaries, it would not result in the assumed loss of the tree.

Printed 9/09/2026
Page 27 of 168

ADVERTISED
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.



Extract from Design Response Plan

Vegetation

The application has been designed in accordance with the three-step approach to native vegetation management, being to avoid, minimise and offset native vegetation impacts.

Through the adoption of a site-responsive subdivision layout, the proposal avoids any direct, assumed or consequential loss of native vegetation. As a result, no native vegetation removal is proposed or required as part of the development.

The site predominantly comprises cleared grazing land dominated by introduced pasture species, the removal of which does not require a planning permit due to its non-native status.

Two large trees with a useful life expectancy of 25+ years with high and very high retention value are present on site. The subdivision layout has been specifically designed to ensure that, once the subdivision is completed, neither the fenceline exemption nor the site area exemption under Clause 52.17-7 would apply to these trees.

These two trees are retained within allotments exceeding 4000m² in area and are located more than 2.0 metres from all proposed boundaries. The Design Response Plan confirms that sufficient developable area remains within these allotments to accommodate future dwellings. As a result, the subdivision does not give rise to any assumed loss of native vegetation and there is no requirement to account for the vegetation loss or provide native vegetation offsets.

Printed 9/09/2026
Page 28 of 168

ADVERTISED
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.

An additional level of protection to these two trees is proposed through nomination of a Notice of Restriction on the Formal Plan of subdivision which will prevent buildings and works within the NRZ's of these trees. This will ensure that the NRZ's will not be encroached into the future causing detriment to the trees.



Looking in a north westerly direction from the existing termination of Collins Street

Isolated patches of regenerating bracken are present on the site which will be impacted by the proposal. The removal of the bracken however may occur without the need for planning approval, as it qualifies as regrowth and is exempt under Clause 52.17-7.

A small immature Black Wattle is present on site and is not earmarked for removal as part of the proposal. The tree is located within an allotment exceeding 4,000m² in, is less than 3 metres in height, and does not meet the definition of a scattered tree or form part of a native vegetation patch, being surrounded by less than 25% native perennial vegetation cover. Even if removal of the tree were to occur, it would not trigger an offset requirement under Clause 52.17.

The small Red Gum located along the southern boundary is not earmarked for removal and is otherwise contained within an allotment greater than 4000m² in area. Whilst this tree is not earmarked for removal given it is within 2.0 metres of the existing boundary there is the potential that it could be removed for the removal of establishing a new boundary fence today under the fence line exemption provided for at Clause 52.17.

The drainage basin contains a mix of native and non-native vegetation that has naturally established since construction of the drainage basin in 2023. Should any vegetation within the basin require disturbance or removal as part of the development, it would qualify as regrowth less than 10 years old and may be removed in accordance with the regrowth exemption under Clause 52.17-7.

Printed 9/09/2026
Page 29 of 168

ADVERTISED
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.

The accompanying Arboricultural Report prepared by *Uber Arbor* acknowledges that there is a mixture of both native and non-native tree species established around the existing dwelling and it has been confirmed through the Native Vegetation Assessment prepared by *Ecocentric Environmental Consulting* that these trees have been planted. It is anticipated that some of these trees will be retained for ornamental purposes however others will need to be removed to accommodate the new section of road and services. Given the planted status of these trees there is no planning approval required to facilitate their removal.

To ensure that native vegetation within the adjoining railway reserve to the north is not assumed to be lost as a consequence of future residential development, a 15-metre-wide Notice of Restriction will be nominated along the northern boundary of the Formal Plan of Subdivision.



General view north across the site towards vegetation within the Railway Reserve

The restriction will prohibit buildings and works within this area. The 15-metre width has been deliberately nominated, as it represents the maximum Notional Root Zone radius, thereby providing a high level of certainty that vegetation within the adjoining reserve will be protected and not assumed lost as a result of the subdivision.

Whilst there is some vegetation identified as Damp Sands herb-rich Woodland on the neighbouring parcel of land to the south (Lot 8 on PS603329), the canopy trees are all setback sufficiently from the shared boundary to ensure no assumed losses will be incurred.

The proposal does not require a planning permit for the removal, destruction or lopping of native vegetation under Clause 52.17, nor does it trigger any offset requirements. There are also no Overlays applying to the land triggering consideration of vegetation removal. The subdivision has been designed to avoid native vegetation impacts, with additional protection mechanisms proposed to ensure long-term retention.

Printed 9/09/2026
Page 30 of 168

ADVERTISED
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.

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

Planning Scheme Clause No.	Description of what is Proposed
32.03-3 (LDRZ)	Subdivision
32.05-5 (TZ)	Subdivision

The application is required to be referred pursuant to Section 55 of the *Planning and Environment Act 1987* to the following:

- The relevant water, drainage or sewerage authority subdivision (Determining referral authority) as the subdivision will result in the creation of more than two lots.
- The relevant electricity supply or distribution authority (Determining referral authority) as the subdivision will result in the creation of more than two lots.
- The *Country Fire Authority* (Determining referral authority) as the subdivision creates a road outside the metropolitan fire district.

Printed 9/09/2026
Page 31 of 168

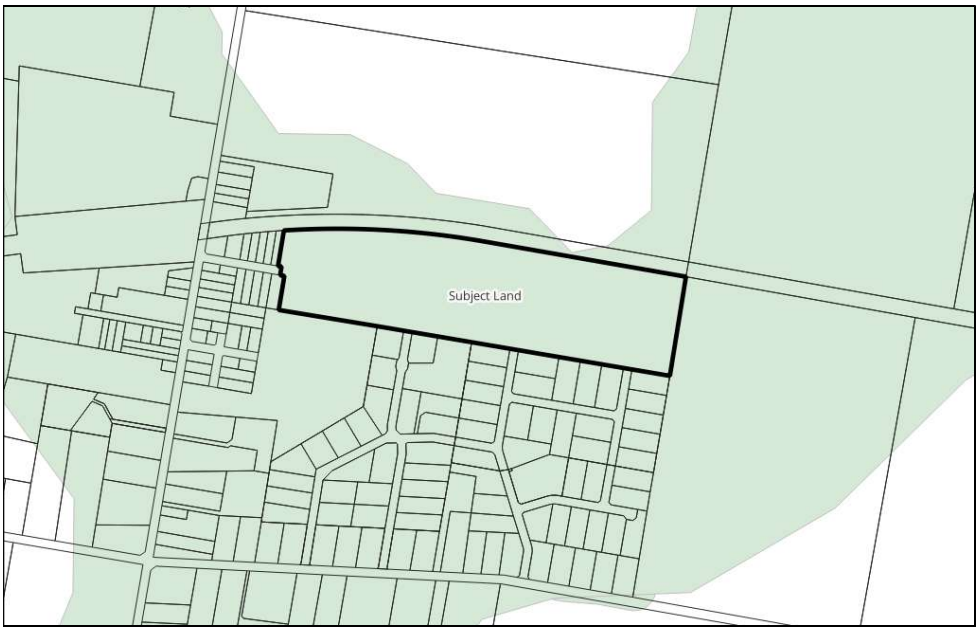
ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

4. Cultural Heritage

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

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

(b) *all or part of the activity is a high impact activity.*



Cultural Heritage Sensitivity Mapping – Source: VicPlan

The preparation of a Cultural Heritage Management Plan (CHMP) is a mandatory requirement as the proposed subdivision constitutes a high impact activity within an area identified as being of cultural heritage sensitivity.

Unearthed Heritage were engaged by the landowners on 9 December 2025 to prepare the CHMP and subsequently issued a Notice of Intent to Prepare a CHMP to GunaiKurnai Land and Waters Aboriginal Corporation (GLaWAC). GLaWAC has since advised that it intends to evaluate the CHMP in accordance with Section 55 of the *Aboriginal Heritage Act 2006*.

Field investigations associated with the CHMP have now been completed, resulting in the identification of three Aboriginal cultural heritage places comprising two artefact scatters and one low-density artefact distribution. These sites have since been registered on the Victorian Aboriginal Heritage Register (VAHR).

Unearthed Heritage have recently advised that GLaWAC has confirmed the conditions of the draft CHMP and that the relevant VAHR site numbers have now been issued. The CHMP is therefore being updated to incorporate these details and is expected to be lodged for evaluation shortly.

Printed 9/09/2026
Page 32 of 168

ADVERTISED
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.

Once approved, the CHMP will be submitted to Council in support of the planning application. In the meantime, it is noted that the *Planning & Environment Act 1987* enables Council to continue the assessment and processing of the application, albeit a planning permit cannot issue until the CHMP has been approved.

It is anticipated that the cultural heritage salvage works required by the CHMP will be undertaken following the grant of a planning permit, but prior to the commencement of subdivision works. This will ensure the identified Aboriginal cultural heritage places are appropriately managed in accordance with the approved CHMP and the requirements of the *Aboriginal Heritage Act 2006*.

Printed 9/09/2026
Page 33 of 168

ADVERTISED
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.

5. Planning Policy

The following comments respond to State and Local Planning Policy as relevant to the proposal.

5.1 Municipal Planning Strategy

Clause 02.03-1 *Settlement and Housing – Coastal Settlements* emphasises directing growth to existing townships and supporting orderly residential expansion. The subject land is positioned on the edge of the established Lindenow South residential area and presents a logical development opportunity. The proposal builds upon the existing and approved subdivision pattern by extending and connecting the road network, while providing a clear transition in lot size between Township Zone to the west and the Low Density Residential Zone. The subdivision will contribute to the local housing supply and has been designed to ensure servicing can be appropriately managed.

Clause 02.03-2 *Environmental and Landscape* Values seeks to protect and enhance environmental assets and landscape character while accommodating appropriate development. The subject land is not affected by any environmental overlays and predominantly comprises cleared grazing land with limited native vegetation. The subdivision has been deliberately designed to avoid native vegetation removal and to retain the two large Gippsland Red Gum trees, with ongoing protection reinforced through Notices of Restriction. A further restriction along the northern boundary will ensure vegetation within the adjoining railway reserve is not assumed lost into the future.

Clause 02.03-3 *Environmental risks and amenity* ensures development appropriately considers natural hazards and achieves acceptable amenity outcomes. The subject land is identified as Bushfire Prone; however, it is not located within an area of high bushfire risk. The site benefits from good separation from forested areas, with intervening land comprising predominately cleared paddocks and established residential development. The subdivision design has prioritised the protection of life and property by demonstrating that future dwellings can achieve adequate separation from classifiable vegetation. The conceptual Building Envelopes illustrate this by achieving separation distances consistent with Table 1, Column A to Clause 53.02-5.

Clause 02.03-4 *Natural resource management* encourages the sustainable use of land and the responsible management of natural resources. The Lindenow district is recognised as covering some of the most productive agricultural land in East Gippsland. Whilst the subject land has historically supported some low scale grazing activity, it does not possess the fertile soils commonly used to support the more viable vegetable growing activity that commonly occurs along the Mitchell River flats. The site has been zoned for residential development for some time and development of the land will not result in the loss of productive agricultural land.

Printed 9/09/2026
Page 34 of 168

ADVERTISED
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.

Clause 02.03-5 *Built environment and heritage* seeks to support development that complements local character while recognising cultural heritage values. The proposed subdivision has been designed to integrate with the established and emerging built form of Lindenow South, providing a logical transition in lot size and density between zones. The layout reinforces the existing neighbourhood structure through the extension of Collins Street and Varney Drive.

The proposal is also environmentally responsive, avoiding native vegetation removal and retaining significant trees, with ongoing protection secured via Notices of Restriction. A Cultural Heritage Management Plan is currently in the process of being finalised.

The proposal responds positively to Clause 02.03-6 *Housing* by facilitating additional residential opportunities within the established Lindenow South settlement, contributing to the projected demand for new housing required to accommodate population growth. The subdivision represents an efficient use of suitably located land and existing infrastructure, and the mix of allotment sizes provides housing choice while maintaining the preferred low-density character.

5.2 Planning Policy Framework

The proposal responds positively to Clause 11.01-1S *Settlement,* which seeks to facilitate sustainable growth and deliver housing choice within Victoria's network of settlements. The subdivision is located on the edge of an existing residential area within Lindenow South and represents a logical and orderly extension of the township. The development will contribute to local housing supply and is well positioned to access existing infrastructure and community facilities. The ability of the lots to accommodate future residential development is demonstrated by the accompanying Design Response Plan.

Strategies supporting Clause 12.01-2L *Native Vegetation management* are adhered to by the proposal incorporating a Notice of Restriction along the northern site boundary as an added level of protection

The proposal responds positively to Clause 12.01-2L *Native Vegetation Management*. The subdivision has been designed to avoid the removal of remnant native vegetation and provides for the retention of significant trees on the site. Ongoing protection is reinforced through the application of Notices of Restriction, including a 15-metre-wide restriction along the northern boundary which will prohibit buildings and works and assist in safeguarding the Plains Grassy Woodland areas within the adjoining railway reserve.

The proposal has considered Clause 13.02-1S *Bushfire Planning* as whilst the site is not contained within the Bushfire Management Overlay the whole of the site is in a declared Bushfire Prone Area.

Printed 9/09/2026
Page 35 of 168

ADVERTISED
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.



Bushfire Prone Mapping

This report includes a Bushfire Hazard Assessment which reviews the bushfire risk in the wider landscape, at a local level and at a neighbourhood level. The following comments are a summary of the bushfire assessment:

- The wider landscape provides some threat from bushfire however it is dramatically reduced by the presence of wide-open paddocks and proximity to developed residential areas.
- The proposed allotments are all sufficient size and dimensions to cater for residential development that responds to the bushfire risk. The surrounding vegetation classifications and gentle gradient contribute to a favourable bushfire response and enable adequate separation distances to be established in accordance with AS 3959.
- Egress from the site can be established from Collins Street to the west, or to the south via either Varney Drive or Collins Street which are all good quality sealed roads. Access to places of reduced risk in a fire event is easily achieved given the ability for vehicles to travel in multiple directions.
- In the event of a fire approaching from the north, there would be the ability for vehicles to travel in either an easterly direction along Ives Road or a southerly direction along Lindenow-Glenaladale Road. Alternatively, if a fire were approaching from a southerly direction there would be the ability to travel north along Lindenow-Glenaladale Road. There is no requirement to traverse through areas of high bushfire risk and access to places of reduced risk in a fire is easily achieved.
- Allotments to the south within Hawkins Crescent and Varney Drive are well managed and maintained as the majority contain newly established dwellings.

Printed 9/09/2026
Page 36 of 168

ADVERTISED
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.

- Subdivision of land to the south known as 35 Ives Road is expected to be completed in the near future in accordance with Planning Permit 5.205.2022.2. This land is currently vegetated in part however the approval allows for some vegetation removal and will ultimately result in the creation of residential allotments which affords a level of certainty that the land will be managed and maintained.
- Whilst there is some vegetation established within the railway reserve immediately to the north, the vegetation is clearly segmented by the train line and is sporadic in nature.
- Land to the north beyond the railway reserve and to the east of the subject land comprises cleared pasture and is contained within the Farming Zone. It is reasonable to expect that these areas will continue to be farmed into the future.
- The allotments within the proposed subdivision and the adjoining residential allotments will essentially provide one another with protection given they will be managed and maintained to residential standards.
- Future dwellings are able to be sited within each lot with separation from classifiable vegetation which can achieve BAL-12.5 construction standards.

The proposal has considered Clause 13.05-1S *Noise Management,* which seeks to assist in the management of noise effects on sensitive land uses and ensure that community amenity and human health are not adversely impacted by noise emissions.

The subject land is located to the south of an existing railway line within the township area of Lindenow South. Verbal advice was previously provided by a suitably qualified Acoustic engineer when undertaking a residential subdivision adjoining the railway line on the western side of Lindenow-Glenaladale Road. That advice noted that the railway corridor runs through a nearby cutting with established embankments associated with the former railway station, and that these landform features already contribute to attenuation of operational rail noise and reduce projected noise transmission.

It is also noted that the rail movements along this section of line are infrequent. In this context, the railway is not considered to generate noise levels that would unreasonably impact the adjoining residential land.

Notwithstanding this, any future dwellings will be required to achieve compliance with the applicable building standards, including the mandatory 7-star energy rating. Compliance with these standards typically necessitates building insulation, which will also provide a practical degree of acoustic buffering.

Printed 9/09/2026
Page 37 of 168

ADVERTISED
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.

Clause 15.01-3S relating to *Subdivision Design* seeks to ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods. The proposed subdivision adheres to this objective and relevant supporting strategies as the scheme of subdivision has been designed to ensure it corresponds with the established subdivision pattern with each proposed vacant allotment being capable of accommodating future residential development.

The proposed subdivision respects the prevailing character of the area by nominating allotments which all have direct frontage and take access from the proposed road network ensuring the objectives of Clause 15.01-5S *Neighbourhood Character* are met.

In response to Clause 16.01-1L *Housing Supply* the proposed subdivision represents a logical infill outcome given the site's immediate proximity to the established Lindenow South township. The density is considered appropriate having regard to the surrounding context and the proposal will provide for additional residential housing opportunities.

The proposal has been prepared having regard to Clause16.01-3S and 16.01-3L *Rural residential development*. The subdivision facilitates a logical increase in density within an existing residentially zoned precinct and does not result in the encroachment of development into productive agricultural land. The layout has been designed to minimise impacts on environmental values, with appropriate vegetation retention and protection measures implemented.

The subject land is well serviced by existing infrastructure, consistent with objectives of Clause 19 relating to *Infrastructure*. Reticulated water, electricity and telecommunications will be made available to each of the proposed allotments while there being sufficient area available to accommodate onsite wastewater disposal.

The proposal is consistent with strategies at Clause 19.03-3S *Integrated Water Management* as it proposes methods to manage stormwater and minimise potential downstream impacts. Stormwater treatment will be achieved through the collection, detention and controlled discharge of runoff.

Detention measures and water quality treatments have been integrated into the design to ensure compliance with Best Practice Environmental Management objectives, including the treatment of sediment and waste before its discharged off-site.

Printed 9/09/2026
Page 38 of 168

ADVERTISED
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.

6. Planning Elements

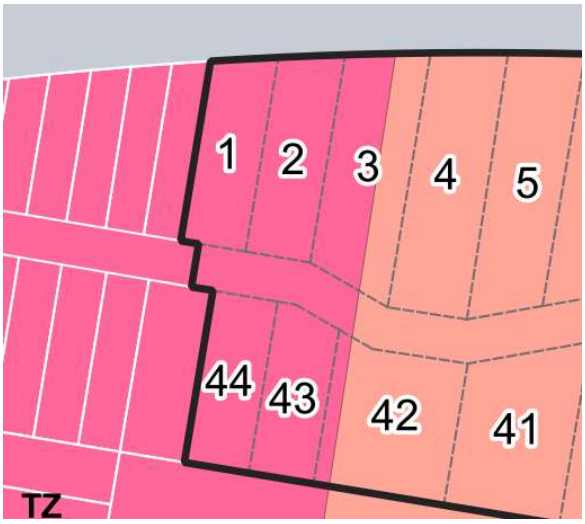
The subject land is contained within two zones with the western portion of the property contained within Township Zone and the remainder of the property contained within the Low Density Residential Zone.

6.1 Township Zone

The purpose of the Township Zone is to provide for residential development, commercial, industrial and other uses in small towns, encourage development that respects the neighbourhood character of the area, implement neighbourhood character policy and allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Planning approval is triggered at Clause 32.05-5 for subdivision of the land in accordance with the Township Zone provisions.

In this instance, only six of the proposed allotments are affected by the provisions of the Township Zone. Proposed Lots 1, 2, 43 and 44 are wholly contained within the Township Zone, while proposed Lots 3 and 42 are partially affected by the zone.



Zone Mapping

The proposed subdivision is considered to respond positively to the purpose of the Township Zone by facilitating future residential development within the township of Lindenow South, in an area that benefits from proximity to existing services and facilities. The subject land is located within walking distance of the local Primary School, and the subdivision design makes efficient use of unencumbered land that is capable of being serviced.

The Township Zone provides opportunity to create allotments which are smaller than those within the Low Density Residential Zone however given the lack of reticulated sewer in the area, the affected lots have been deliberately designed to cater for onsite wastewater disposal. These Lots are slightly larger than the developed Lots within Collins Street to the west and act as a good transition to the larger allotments proposed within the Low Density Residential Zone.

Given the Township Zone affects allotments located on the western portion of the site, an assessment against the relevant objectives and standards of Clause 56 has been provided. The following table provide a response has been tailored to those provisions applicable to a six-lot subdivision within the Township Zone.

Printed 9/09/2026
Page 39 of 168

ADVERTISED
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.

Objective	Design Response
56.04-2 **Lot area and building envelopes**	**Complies** The proposed allotments have been designed with sufficient area and dimensions to comfortably accommodate future residential development. The allotments each contain appropriate width and depth capable of supporting future development and can easily achieve a 10m X 15m rectangle. A demonstrational Building Envelope has been shown on each proposed allotment despite them all being in excess of 500m² in area. These Building Envelopes demonstrates the ability to achieve suitable building area whilst accommodating onsite wastewater disposal. The generous lot sizes also provide good opportunity for the provision of Private Open Space, capable of easily exceeding minimum standards.
56.04-3 **Solar orientation of lots**	**Complies** The proposed allotments within the Township Zone provide good solar access and orientation given their design, size and position. The requirements of standard C9 are therefore easily achieved.
56.04-4 **Street orientation**	**Complies** The proposed allotments within the Township Zone have been designed to ensure they all have frontage and take access from the proposed road. The allotment configuration provides good opportunity for future dwellings to present to the street which will aid in visibility and surveillance.
56.04-5 **Common Areas**	**N/A** There are no areas of Common Property proposed.
56.05-1 **Integrated urban landscape**	**Complies** It is understood that Council is implementing a coordinated street tree planting program within new subdivisions to ensure a consistent and well-managed streetscape outcome across the municipality. On this basis, it is anticipated that Council will require a financial contribution from the developer prior to the issue of Statement of Compliance to fund the planting and establishment of street trees within the road reserve. For landscaping within the proposed Reserve however it is anticipated that a detailed landscape plan before commencement of the development as a condition on permit.

Printed 9/09/2026
Page 40 of 168

ADVERTISED
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.

Objective	Design Response
56.06-2 **Walking and cycling network**	**Complies** A concrete pedestrian pathway is proposed along one side of the new internal road network. This approach is consistent with the treatment adopted in the recently constructed sections of Collins Street and Varney Drive to the south. The proposed pedestrian pathway will provide: • Safe pedestrian connectivity within the subdivision. • Direct links to the existing road network. • Integration with established pedestrian infrastructure to the south. • Convenient access to the Recreation Reserve and local facilities. While Collins Street to the west does not presently contain a constructed footpath, the proposed internal pathway ensures continuity of pedestrian movement where such infrastructure has already been delivered.
56.06-4 **Neighbourhood and street network**	**Complies** The proposal nominates establishment of a Rural Living Access Road consistent with Council's IDM requirements which will provide safe and convenient vehicle movements. The new section of road will connect the established section of Collins Street to the west through to the newly established road abuttals to the south of the subject land. These connections are logical and orderly and will significantly enhance opportunities for traffic movements for both the proposed subdivision and nearby residents. The TIAR confirms the proposal will not adversely impact the operation of any existing intersections.
56.06-5 **Walking and cycling network detail**	**Complies** A concrete pedestrian pathway is proposed along one side of the internal road network. The pathway will be constructed to standard engineering specifications and established within the road reserve. The design of the pedestrian network ensures: • Clear delineation between pedestrian and vehicle movement. • Safe and convenient access. • Logical connection to the surrounding road network. • Consistency with pathway treatment established in Collins Street and Varney Drive to the south.

Printed 9/09/2026
Page 41 of 168

ADVERTISED
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.

Objective	Design Response
56.06-7 **Neighbourhood street network detail**	**Complies** The proposed subdivision provides a logical neighbourhood street network that is consistent with, and builds upon, the established road pattern. The internal road has been designed to extend and connect with the existing sections of Collins Street and Varney Drive to the south, and to tie back into the established section of Collins Street to the west. This approach results in an orderly and integrated street network that will improve connectivity through the locality. The road has been designed as a Rural Living Access Road to IDM standards, with a 20.0 metre road reserve that can accommodate the 6.2 metre sealed carriageway, shoulders, servicing and footpath (one side).
56.06-8 **Lot access**	**Complies** No proposed allotments take direct access from an arterial road. Each lot is designed with frontage to a constructed public road and can readily accommodate a compliant vehicle crossover. There are no lots less than 300m² in area, and all allotments provide frontages greater than 7.5 metres. As such, rear or side access lanes are neither necessary nor warranted.
56.07-1 **Drinking water supply**	**Complies** Each of the proposed allotments will be connected to reticulated water supply as part of the proposal. It is expected that water mains will be extended to ensure each proposed lot is adequately serviced as part of the subdivision.
56.07-2 **Reused and recycled water**	**Complies** 5,000L water tanks will be required prior to occupancy of future dwellings. The rainwater tanks will be used as the primary source for flushing toilets, laundry services and garden irrigation which will be ensured through use of a Section 173 Agreement under the *Planning & Environment Act 1987*.
56.07-3 **Wastewater management**	**Complies** In the absence of reticulated sewer, future development will deal with wastewater via onsite means. The accompanying Land Capability Assessment Report confirms the ability for each Lot to achieve onsite wastewater disposal. The Design Response Plan nominates Land Application Areas (LAA's) of 300m² being generally larger than that which would be required to accommodate a 4-bedroom dwelling.

Printed 9/09/2026
Page 42 of 168

ADVERTISED
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.

Objective	Design Response
56.07-4 **Urban run-off management**	**Complies** A Stormwater Management Plan supports the application which demonstrates how stormwater will be discharged from the site. As part of the drainage solution the existing detention pond within the proposed reserve will be enhanced to form a larger detention and treatment basin.
56.07-4 **Urban run-off management** **(continued)**	**Complies** To meet best practice performance objectives for stormwater quality, 5,000L rainwater tanks will be required prior to the construction of dwellings which will collect rainwater for the primary use for flushing of toilets, laundry services and garden irrigation.
56.08-1 **Site management**	**Complies** The site will be managed to the satisfaction of the Responsible Authority. It is anticipated that a Condition on Permit will require a Construction Management Plan to be approved prior to the commencement of works.
56.09-1 **Shared trenching**	**Complies** Shared trenching will be utilised.
56.09-2 **Electricity, telecommunications and gas**	**Complies** Each of the proposed allotments will be connected to electricity and telecommunications as already established to the land.
56.09-3 **Fire hydrants objective**	**Complies** New fire hydrants will be established as part of the proposal Detailed Road Construction Plans will be approved prior to works including the design and layout of fire hydrants. The location of hydrants typically 200 metres apart may limit coverage within lots. It is considered the provision of a static water supply being a minimum 10,000 litres in a steel or concrete water tank with CFA fittings be provided with the construction of a dwelling. This requirement can be imposed through a Section 173 Agreement.
56.09-4 **Public lighting**	**Complies** Detailed Road Construction Plans will be approved prior to commencement of works which will include the design and layout of any street lighting.

Printed 9/09/2026
Page 43 of 168

ADVERTISED
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.

6.2 Low Density Residential Zone

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

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

Application Requirements Clause 32.03-5	
An application must be accompanied by a site analysis, documenting the site in terms of landform, 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 *Environment Protection Act 2017*.	Given the absence of reticulated sewerage, the Application is accompanied by a Land Capability Assessment (LCA) *prepared by Chris O'Brien & Company Pty Ltd.* The LCA assesses the suitability of the land for on-site wastewater treatment and disposal in accordance with the Environment Protection Act 2017 and the Environment Protection Regulations. The assessment confirms that each proposed allotment is capable of safely managing wastewater generated by a four-bedroom dwelling utilising a septic tank and sub-surface irrigation system. The report demonstrates that the required Land Application Area (LAA) generally ranges from approximately 145 m² to 180 m², depending on the number of bedrooms and occupants. To further demonstrate this capability, the accompanying Design Response Plan identifies generous conceptual LAA areas of approximately 300 m² on each lot, clearly showing that each allotment can readily accommodate a four-bedroom dwelling and its associated wastewater disposal requirements.

Printed 9/09/2026
Page 44 of 168

ADVERTISED
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.

Application Requirements Clause 32.03-5	
Show for each lot: • **A building envelope and driveway to the envelope.** • **Existing vegetation.** • **In the absence of reticulated sewerage, an effluent disposal area.**	Accompanying the Application is a Design Response Plan which demonstrates the ability to accommodate the proposed development having regard to the constraints and characteristics of the land. It nominates conceptual Building Envelopes and Land Application Areas for proposed vacant allotments which have regard to existing conditions, including native vegetation. The plan also demonstrates the logical road and pathway alignment which will facilitate connectivity with adjoining areas. The conceptual Building Envelopes have been designed to show that future dwellings can respond appropriately to the bushfire risk by meeting separation distances consistent with Table 1, Column A to Clause 35.02-5.
Show how the proposed subdivision relates to the existing or likely use and development of adjoining and nearby land.	The accompanying Design Response Plan clearly illustrates the relationship between the proposal and the wider area, including established and approved allotments together with the existing and planned road network adjoining the subject land. The extension of Collins Street and Varney Drive reinforces the neighbourhood structure and ensures the development integrates well with adjoining land. Pedestrian pathways proposed within the subdivision correspond with those already established to the south supporting good connectivity.
If a staged subdivision, show how the balance of the land may be subdivided.	Staging is not proposed.

Printed 9/09/2026
Page 45 of 168

ADVERTISED
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.

Response to Decision Guidelines

The subdivision layout has specific regard for the site features and environmental values of the land, as demonstrated by the following:

- The design ensures the two large trees on the eastern portion of the site will be retained and provided with ongoing protection through a notice of restriction on the Formal Plan of Subdivision. The impacted area ensures that there is no ability for buildings or works to occur within the Notional Root Zones which would otherwise result in assumed losses.
- A 15-metre-wide area of restriction has also been nominated along the rear of the proposed allotment abutting the trainline to aid in the ongoing preservation of existing vegetation within the adjoining land.
- The allotments contain sufficient depth and dimensions to ensure the future dwellings can be established having regard to the separation distances consistent with Table 1, Column A to Clause 52.03-5.
- Power, water and telecommunications are already provided within the precinct and will be connected to each of the proposed allotments as part of the subdivision project.
- The subdivision has been designed to ensure future wastewater management will be sufficiently managed on site. The Design Response Plan demonstrates how each of the allotments can easily achieve the requisite Land Application Area.
- Stormwater detention will be achieved by a combination of tanks (5,000L per lot) and use of a detention basin that will achieve Best Practice.

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

- Reticulated water is already provided within the precinct and will be extended as part of the project to service the proposed allotments.
- Power provided within the location and established to the existing dwelling. It is expected that a new point of supply will be established to service each of the proposed allotments.
- 5,000L rainwater tanks will be required prior to occupancy of future dwellings. The rainwater tanks will be used as the primary source for flushing toilets, laundry services and garden irrigation which will be ensured through use of a Section 173 Agreement under the *Planning & Environment Act 1987.* Reticulated recycled water is not available.
- The subdivision has been designed to ensure wastewater generated from future dwellings will be sufficiently managed on site. This has been demonstrated by generous Land Application Areas of 300m² on the accompanying Design Response Plan, which exceed the minimum area requirement for a four bedroom home.
- A Stormwater Management Plan supports the application, demonstrating how stormwater will be managed from the site.

Printed 9/09/2026
Page 46 of 168

ADVERTISED
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.

6.3 Bushfire Planning

Clause 53.02-6 *Bushfire prone area decision guidelines* applies to applications to subdivide land in a bushfire prone area which are not contained within the Bushfire Management Overlay.

Clause 53.02-1 Application		
This Clause applies to the following types of applications:		
Bushfire Prone - Subdivision *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.*		**Applicable**
Type of application	**Applicable provisions**	
Bushfire Prone *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.*	Clause 53.02-6 *Bushfire prone area decision guidelines*	**Applicable**

Before deciding on an application, the Responsible Authority must consider, as appropriate, the decision guidelines at Clause 53.02-6 *Bushfire prone area decision guidelines*. To aid this consideration we provide the following information.

Whilst the subject land is within a Bushfire Prone Area, it is not affected by the Bushfire Management Overlay. The Bushfire Management Overlay is applied to land where bushfire hazards have the potential to result in extreme bushfire behaviour and where a more detailed planning assessment is required. The absence of the Overlay is therefore a strong indicator that the site is not located within a high bushfire risk landscape.

Furthermore, the subject land is located on the edge of the township area of Lindenow South, which is well developed and serviced with a good quality road network.

If the subject land was contained within the Bushfire Management Overlay an application for a future dwelling would need to consider Clause 53.02-3 *Dwellings in exiting settlements – Bushfire protection objective* (Pathway 1) given the zoning of the land. An application for a dwelling in the Bushfire Management Overlay would not require a Bushfire Hazard Landscape Assessment to be provided.

However, as the proposal is for subdivision, we provide the following diagram to demonstrate the relatively low surrounding landscape risk. This is relevant in responding to Clause 53.02-4.1 *Landscape, siting and design objectives.*

Printed 9/09/2026
Page 47 of 168

ADVERTISED
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.



Locality Plan

It is evident that the site is not located within an extreme or high bushfire risk landscape given its location in an established residential area, access to a sealed and well-connected road network, proximity to township areas of Lindenow South and Lindenow and separation from large contiguous area of hazardous vegetation.

The design of the proposed subdivision provides opportunity to implement bushfire protection measures that address the identified bushfire risk and that can be practically implemented, including measures such as those set out in Clause 53.02-4.

Bushfire protection objectives	
Measure	**Requirement**
AM 2.1	The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.
Response: The wider landscape typically comprises of cleared farming land and is not representative of a high bushfire threat environment. Forested areas on steeper land are located a substantial distance from the site with surrounding areas more likely to be subjected to grass fires. The site is well separated from more substantial bushfire threat due to the presence of rural residential development and grazing activities in the intervening area. The site also benefits from good access to township areas via good quality road network that can facilitate safe passage avoiding forested areas.	

Printed 9/09/2026
Page 48 of 168

ADVERTISED
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.

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 close to a public road. • Access can be provided to the building for emergency service vehicles.

Response:

Proposed allotments are generous in size, providing ample opportunity for future residential development to maximise separation from the bushfire hazard. The main bushfire hazard is from the forested areas on steeper land further north, however, is there is also the potential for grassland fires closer to the site.

The accompanying plans demonstrate how future dwellings can achieve defendable space to Column A separation distances wholly within property boundaries. The size of proposed allotments ensures future dwellings will have good access and will be within close proximity to the adjoining road network.

New access will be established as part of the subdivision to service proposed lots which will be IDM compliant and suitable to accommodate emergency vehicles.

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.

Printed 9/09/2026
Page 49 of 168

ADVERTISED
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.

Response:

With more than 10 lots proposed, the subdivision layout is expected to achieve separation distances consistent with Column A or Colum B Table 1 to Clause 53.02-5.

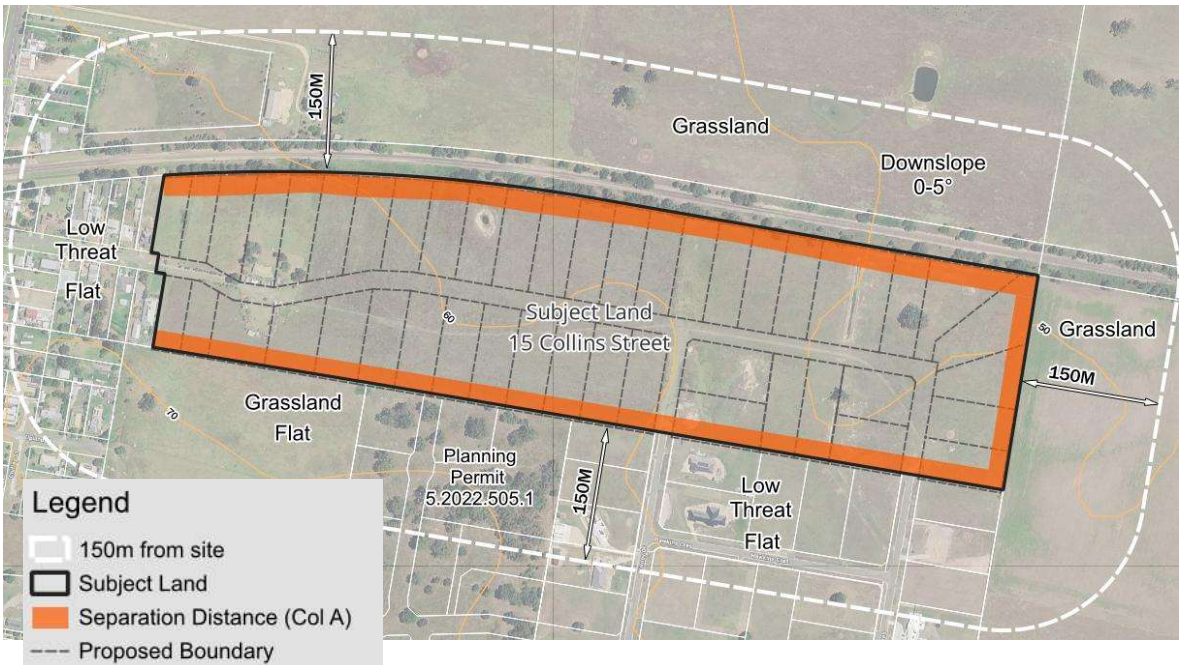
A Bushfire Hazard Site Assessment demonstrates compliance with AM 5.2 which identifies a 150m assessment area together with applicable vegetation and slope classifications.

It is evident that the surrounding bushfire threat is minimal with surrounding developed areas identified as low threat and surrounding paddocks representing grassland vegetation classifications. The slope is predominantly flat or upslope however land to the north is identified as being on a slight downslope 0-5°.

Having regard for surrounding vegetation and slope classifications, a separation distance of 22m is required to the north and 19m to the east and south of the subject land to achieve Table 1, Column A (BAL-12.5) separation distances.

Conceptual Building Envelopes on the accompanying Design Response Plan have been designed having regard to these separation distances and it is quite evident that there is more than ample area available for future dwellings to achieve BAL-12.5 construction on each proposed allotment.

Bushfire Hazard Site Assessment



	North	South	East	West
Vegetation Type	Grassland	Grassland	Grassland	Low Threat
Slope	Downslope 0-5°	Flat	Flat	Flat
Separation Distances*	22m	19m	19m	19m

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

ADVERTISED
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.



View east across subject land from near existing dwelling



Looking south from current termination of Collins Street to south of subject land



Looking in an easterly direction from property entry from Collins Street to the west of subject land



Looking in a north westerly direction across the subject land from eastern section of the property

Printed 9/09/2026
Page 51 of 168

ADVERTISED
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.

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:

The decision guidelines at Clause 53.02-6 *Bushfire prone area decision guidelines* require consideration of Clause 53.02-4, as appropriate. Whilst AM 5.3 requires a perimeter road adjoining the bushfire hazard to separate it from future development it is simply not considered necessary in this instance having regard to the site conditions and lower bushfire risk.

There is no forest interface justifying the need for a perimeter road and the proposed allotments are generous is area with the majority being greater than 4000m² which will ensure substantial septation between dwellings thereby reducing structure to structure fire risk.

In this instance a perimeter road would serve little purpose for firefighting, as there is no direct threat abutting the land. Instead, bushfire resilience is more effectively achieved through other measures such as siting and construction standards which will be adopted at the Building Permit stage under AS 3959.

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:

Given the zoning of the surrounding land and established residential context, it is unlikely any landscaping nearby will alter the vegetation classifications and have an impact on bushfire threat. We note the proposed reserve is expected to be landscaped to enhance water quality and amenity. It is anticipated a Condition on Permit will require a Landscape Plan for the Reserve before development commences which has regard for the site's Declared Bushfire Prone status.

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 oriented to protect future buildings from being impacted by a moving bushfire front.

Response:

The proposed subdivision has been designed having regard to bushfire risk, incorporating a range of permanent low fuel features. The subdivision is bounded to the north by an existing railway reserve, with remaining interfaces adjoining existing and future residential development together with managed open paddocks within the Farming Zone. These surrounding land uses provide effective separation from hazardous vegetation and reduce potential for direct bushfire impact. Within the subdivision, new roads, pedestrian pathways and managed reserve will establish additional low fuel areas that further protect future buildings from a moving bushfire front.

Printed 9/09/2026
Page 52 of 168

ADVERTISED
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.

AM 5.6	A staged subdivision of land manages interim bushfire hazards during the construction or staging.
Response: The proposed subdivision is not proposed to be undertaken in stages.	

Printed 9/09/2026
Page 53 of 168

ADVERTISED
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.

6.4 Social Impact Comment

Clause 15.01-4L *Health and wellbeing* seeks to ensure that land use and development is socially sustainable and results in net community benefit and, where relevant, requires consideration of the Social Impact Assessment Guidelines for Development Applications, East Gippsland Shire Council, 2013 ('SIA Guidelines').

Table 1: *Trigger criteria for social impact comments and social impact assessments* of the 'SIA Guidelines' states that a Social Impact Comment (SIC) is required for housing developments between 20 and 60 dwellings that will result in changes in population density, such as residential subdivisions and construction on a single allotment.

The following comments are therefore provided based on the discussion points provided at Attachment 4: *Proforma for Social Impact Comment* of the 'SIA Guidelines'.

Discussion Point	Comment
Will the proposal be likely to give rise to a significant increase in the population demographics of the local area?	Population data for Lindenow South indicates the following: • The 2021 Census records a total population of 475 people, with an average household size of 2.6 persons. • By comparison the 2016 Census recorded a total population of 434 people, also with an average household size of 2.6 persons. The development of each of the proposed vacant allotments would result in a population increase of 111.8 persons, an increase of 23.53% on the 2021 Census household size of 2.6 persons. While this represents an increase in population, it is not considered excessive having regard to historical census data and broader population trends within the locality. Notably, the population of Lindenow South declined between 2011 and 2016 Census periods, from 504 to 382 persons. In this context, the anticipated population increase associated with the subdivision would assist in re-establishing population levels closer to those historically experienced in the area. More broadly, it is acknowledged that recent years have seen increased migration to regional and rural areas, particularly during and following the COVID-19 pandemic, which has contributed to population growth in locations such as Lindenow South.

Printed 9/09/2026
Page 54 of 168

ADVERTISED
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.

Will the proposal benefit or disadvantage any particular population cohort or group in the community?	The proposed subdivision will create larger residential allotments that are generally more suited to family households seeking detached dwellings and usable open space. While the allotments may be less attractive to households seeking smaller or lower-maintenance accommodation, the proposal is not targeted toward a specific population cohort and does not preclude occupation by a range of household types. The development has the potential to support family-based living within the locality and may contribute positively to the ongoing viability of local community infrastructure. In particular, an increase in family households may assist in supporting enrolments at the local Primary School, which has experienced enrolment pressures in recent years. While such outcomes cannot be guaranteed, the proposal is not anticipated to result in any identifiable disadvantage to existing population groups or adversely impact community cohesion or access to services.
Will the proposal be likely to give rise to increased employment opportunities in the local area?	The proposal is not expected to directly generate ongoing employment opportunities within the local area, other than short-term employment associated with construction and related services during the development phase. Council's Community Profile data indicates that the median age of residence in Lindenow South was 44 Years in 2016 and 42 years in 2021, which is relatively young compared to other parts of East Gippsland. This demographic profile is likely influenced by the presence of productive farmland and the range of agricultural activities that occur within the locality. While the proposal is not anticipated to alter existing employment patterns, it will provide additional housing opportunities within the area, which may assist in supporting the existing local workforce and broader community.
Will the proposal have a significant impact on the existing housing stock in the local area, particularly affordable housing?	The proposal will contribute to an increase in housing supply within Lindenow South through the creation of larger rural residential allotments, which will support ongoing population growth in the area. Census data indicates that median rent and mortgage repayments within the Lindenow South statistical area are lower than the Victorian average, reflecting a comparatively affordable local housing market. The provision of additional allotments will offer opportunities for residential development that are consistent with the established rural residential character of the locality and will contribute to housing choice.

Printed 9/09/2026
Page 55 of 168

ADVERTISED
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.

	While detailed population forecasts are not available through Census data, Council's Community Profile data indicates that the population of Lindenow (including Lindenow South) is expected to continue to increase at an average annual rate of approximately 0.77%. In this context, the proposal represents an appropriate response to anticipated growth and is not expected to adversely impact the existing housing stock or place undue pressure on affordable housing within the locality.
Will the proposal have an impact on current social, recreational or community infrastructure in the local area?	The proposed development has been anticipated in residential growth forecasts for the Lindenow South area and is consistent with the infill use of land within the existing settlement. As a result, the proposal will result in some additional demand on existing social, recreational and community infrastructure; however, this demand is not considered unreasonable or beyond the capacity of existing facilities. Future residents of the development will have access to established community and recreational infrastructure within the wider area, including the local primary school and the Lindenow South Recreation Reserve which is home to the local football and netball clubs. The site is well located within walking distance of the Lindenow South township and within a short driving distance of the township of Lindenow, where additional services and facilities are available. In addition, the introduction of new residents has the potential to support the ongoing viability of existing township services and facilities. In this context, the proposal is not anticipated to result in any significant adverse impacts on existing social, recreational or community infrastructure.
Will the proposal create increased or decreased risk for occupants or pedestrians within the development or its surrounding area?	Whilst the existing section of Collins Street to the west does not contain any pedestrian pathways, pathways are established on one side of the newly constructed roads to the south. The proposal includes the provision of a concrete pedestrian pathway along one side of the new sections of road, designed to connect into the existing pathway network. The proposal will therefore enhance opportunities for pedestrian connectivity and safety.

Printed 9/09/2026
Page 56 of 168

ADVERTISED
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.

7. Conclusion

The proposed Multi Lot Subdivision at 15 Collins Street, Lindenow South is considered to accord with all relevant provisions of the Township Zone and Low Density Residential Zone of the *East Gippsland Planning Scheme.* The proposal is consistent with Planning Policy Framework and Local Policy and has been designed to complement the adjoining properties.

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

Crowther & Sadler Pty Ltd
July 2026

Printed 9/09/2026
Page 57 of 168

ADVERTISED
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.

Appendix A: List of Attachments

	Application Form (via online portal)
A	Proposed Subdivision Plan (Version 1, dated 5/02/2026)
B	Design Response Plan (Version 1)
C	Traffic Impact Assessment – One Mile Grid (6/02/2026)
D	Native Vegetation Assessment – Ecocentric Environmental Consulting (18/02/2026)
E	Arboricultural Report – Uber Arbor (24/12/2025)
F	Land Capability Assessment Report – Chris O'Brien & Company Pty Ltd (27/1/2025)
G	Stormwater Management Plan– Chris O'Brien & Company Pty Ltd (17/07/2026)
H	Stormwater Calculations – Chris O'Brien & Company Pty Ltd
I	Copy of Title (Lot 2 on LP221154)

Printed 9/09/2026
Page 58 of 168

ADVERTISED
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.

CHRIS O'BRIEN & COMPANY PTY LTD
CONSULTING CIVIL & STRUCTURAL ENGINEERS
ACN: 005 753 856

Reference No: B25385

Project No: 171125

27/11/2025

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

Attn: Amie Ingwersen

Email:

Dear Amie,

RE: PROPOSED MULTI LOT SUBDIVISION
15 COLLINS STREET, LINDENOW SOUTH. VIC

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

Further to our detailed inspection, at 8:00am on 25th November, 2025, of the above site this is to certify that Andrew John Powell, on behalf of Chris O'Brien & Company Pty Ltd, has prepared this report to document our Land Capability Assessment (LCA) and soil percolation test data together with recommendations for the 47 lots in the subdivision for on-site containment of domestic effluent disposal.

The purpose of this particular land capability assessment (LCA) is to investigate the area required on a typical allotment for "Land Application Area" LAA and to locate and consider all limitations to the allotments. Given the soil type and the type of limitations found on the site we will be recommending secondary treatment systems are installed for allotments. An overall site plan showing recommended LAA locations for all allotments forms part of this report. Refer to drawing 171125 sheet 1 of 1 attached.

The subdivision is to be a low density residential with minimum size allotment being generally 4000m2 with four being about 2400m2 with this giving ample area on each allotment to locate an LAA. We suggest reserving an area of 300m2 for the LAA which will give some flexibility in locating the proposed treatment system. 10 test sites were hand excavated with the average slope on the site at each location being about 2%. The buffer zones will be clear of any ephemeral waters. The areas allocated for disposal field will not cause any detriment to the environment nor stormwater run-off quality within the precinct where the allotment is located.

10 soil investigation pits were hand excavated with the location of these shown on the overall site plan attached to this report. The soils were very consistent through all test pits with only exception being test pit 4 which had a clayey sand material at the surface with this area recognised due to water from recent rain events still pooling on the surface. The soils consists of a damp to moist dark grey sandy loam (SL) topsoil containing grass roots moderately dispersed varying in depth from 100 – 200mm, underlain by damp to moist fawn grey sandy loam (SL) varying in depth from 100 – 380mm depth below existing grassed surface, underlain damp fawn orange loamy sand (LS) to a maximum 650mm depth at termination of the test pits. The field texture grade for this particular soil was identified with the behaviour of several moist bolus exhibited: coarse to touch and sheared between thumb and forefinger.

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

13A Church Street
Traralgon Vic. 3844

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

ADVERTISED
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.

DISCUSSION

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

PHOTOGRAPHY

Several colour photographs have been attached to the rear of this report to illustrate the subject allotment terrain and the existing vegetation, 10 test pits were hand excavated to a maximum 650mm depth, to investigate and illustrate the various soil horizons. The test pits, together with the tailings of excavated material, were photographed and have been attached as well. It is obvious, by observation of the photographs, the soil type and the varying sloping terrain available for disposal, that a sub-surface drip irrigation bed system aided by a sand filter and pumps is appropriate for all allotments to be created by subdividing the land. Alternatively in replace of a sand filter an AWTS can be used.

DAILY FLOW & SEPTIC TANK CAPACITY

- For the purposes of this report we have allowed for a residence to be constructed on any allotment, with the new residence is to have four (4) bedrooms and as a consequence the estimated daily flow in accordance with EPA Publication May 2014: Guideline for onsite wastewater management: Table 4-1 (dwelling installed with full water-reduction fixtures and fittings) and AS/NZS 1547:2012 Table H1

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

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

  =3000 litres (Minimum Volume)

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

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

AREA REQUIRED FOR SUB-SURFACE IRRIGATION SYSTEM

The appropriate absorption bed area for a subsoil irrigation system has been determined with a water balance analysis, which is attached to this report. A conservative DIR of 5.0 L/m2/day being adopted. According to the water balance a total area of **180sq.m** is required to adequately disperse 750L/day of wastewater generated by a four (4) bedroom dwelling supplied by Town Reticulated Water Supply. **145sq.m** is required to adequately disperse 600L/day from a three (3) bedroom dwelling and **110sq.m** is required to adequately disperse 450L/day from a two (2) bedroom dwelling. A final layout of the proposed system will be produced once a residence for the proposed allotments is to be constructed. A 300sq.m area which we have shown on our overall site plan gives some flexibility in the final layout.

©COB&Co 2025

Printed 9/09/2026
Page 60 of 168

ADVERTISED
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.

SAND FILTER

A sand filter, as mentioned above, is proposed for all allotments on this project to produce treated effluent 20/30 Std. the sand filter proposed for this project shall be Single Pass Sand Filter measuring at least **9sq.m** for a 2 bedroom dwelling, **12sq.m** for a 3 bedroom dwelling and **15sq.m** for a 4 bedroom dwelling in surface area by 1400 – 1500mm depth (Refer "Domestic Wastewater Management Technical Guidelines" issued by Baw Baw Shire Council – March 2007 Edition).

RESERVE AREA NOT REQUIRED

The allocation of a reserve area is not thought to be necessary on any of the allotments in this subdivision if a shallow sub-surface drip irrigation bed system is used. The design parameters used to determine the required size of the Land Application Area (LAA) have been suitably conservative. The soil is not sodic nor saline. Our overall site plan attached to this report shows a nominated area of 300sq.m which is nearly double what is required, if a sub-surface drip irrigation bed system fails it may be ripped out and another sub-surface drip irrigation bed system placed within the LAA proposed.

PREPARATION OF THE SITE PRIOR TO COMMENCEMENT

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

SUMMARY & CONDITIONS

The water balance yields a land application area (LAA) of **180sq.m** for a four (4) bedroom dwelling, **145sq.m** for three (3) bedroom dwelling and **110sq.m** for a two (2) bedroom dwelling. It is our professional opinion the area for a four (4) bedroom dwelling should be at least **180sq.m** and the total length of drip irrigation pipe should be at least **240m**, area for three (3) bedroom dwelling should be at least **145sq.m** and the total length of drip irrigation pipe should be at least **195m** and for a two (2) bedroom dwelling at least **110sq.m** and the total length of drip irrigation pipe should be at least **150m** which will be environmentally adequate and consistent with the above recommendations. It is our professional opinion that this is required for lots proposed for the subdivision.

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

From the test results it can be seen that a four (4) bedroom dwelling requires a disposal area of around **180sq.m** (minimum) for a shallow sub-surface drip irrigation bed system. This value can be increased or decreased depending on the number of bedrooms when dwellings on each allotment are proposed with a three (3) bedroom dwelling requiring a disposal area of **145sq.m** (minimum) and a two (2) bedroom dwelling requiring a disposal area of **110sq.m** (minimum).

Siting of the proposed wastewater disposal field envelope shall be determined once a residence is to be constructed. The size of the allotments allows for some flexibility in the location of the LAA. The following factors shall be considered when positioning the proposed wastewater disposal field.

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

2) At least 3.0m (subject to agreement between EGSC and COB & Co. prior to commencement) up-slope and 1.5m down-slope of any title boundary/road reserve or building for secondary treatment and at least 6.0m up slope and 3m down-slope for primary treatment.

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

Printed 9/09/2026
Page 61 of 168

ADVERTISED
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.

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

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

2. The system has been designed on a standard 600mm wide by 400mm layout (waste flow pipes are installed at 600mm centres with emitters spaced at 400mm along the waste flow pipes). The emitters are rated at 2.3l/hr.

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

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

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

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

7. An ongoing maintenance program shall be instigated to ensure that both the sand filter and the shallow sub-surface drip irrigation bed system are properly maintained and serviced to ensure proper operation.

CONCLUSION

Following the Land Capability Assessment on this site it is professional opinion that the newly created allotments on the proposed subdivision are suitable for on-site wastewater disposal utilizing a secondary treatment system which is highly unlikely to cause detriment to the environment. All limitations have been considered with all setbacks achievable.

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

Yours faithfully,

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

©COB&Co 2025

Printed 9/09/2026
Page 62 of 168

ADVERTISED
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.

LAND CAPABILITY ASSESSMENT AND SOIL PERCOLATION TESTING

Land Features	Land Capability Class Rating					Site Rating
	Very Good(1)	**Good(2)**	**Fair(3)**	**Poor(4)**	**Very Poor(5)**	
General Characteristics						
Site Drainage	No visible signs of dampness	Moist soil, but no standing water in soil pit		Visible signs of dampness, such as moisture tolerant plants	Water ponding on surface	**2**
Runoff	None	Low	Moderate	High, need for diversionary structures	Very high, diversion not practical	**2**
Flood Levels	Never		<1 in 100	>1 in 100 and <1 in 20	<1 in 20	**1**
Proximity to watercourses	>60m				<60m	**1**
Slope%	0-2	2-8	8-12	12-20	>20	**1 – 3**
Landslip	No actual or potential failure		Low potential for failure	High potential for failure	Present or past failure	**1**
Groundwater (seasonal watertable depth(m))	>5	5-2.5	2.5-2.0	2.0-1.5	<1.5	**1**
Rock outcrop (% of land surface containing rocks >200mm)	0	<10%	10-20%	20-50%	>50%	**1**
Erosion potential	No erosion potential	Minor	Moderate	High	Severe erosion potential	**1**
Exposure	High sun and wind exposure		Moderate	Low sun and wind exposure		**1**
Landform	Hill crests, convex side slopes and plains		Concave sideslopes and footslopes		Floodplains and incised channels	**1**
Vegetation type	Turf or pasture				Dense forest with little undergrowth	**1**
Average Rainfall (mm/year)	<450	450-650	650-750	750-1000	>1000	**3**
Pan Evaporation (mm/yr)	<1500	1250-1500	1000-1250		<1000	**2**

Soil profile charecteristics

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

Printed 9/09/2026
Page 63 of 168

ADVERTISED
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.

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

INSTALLATION CONDITIONS

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

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

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

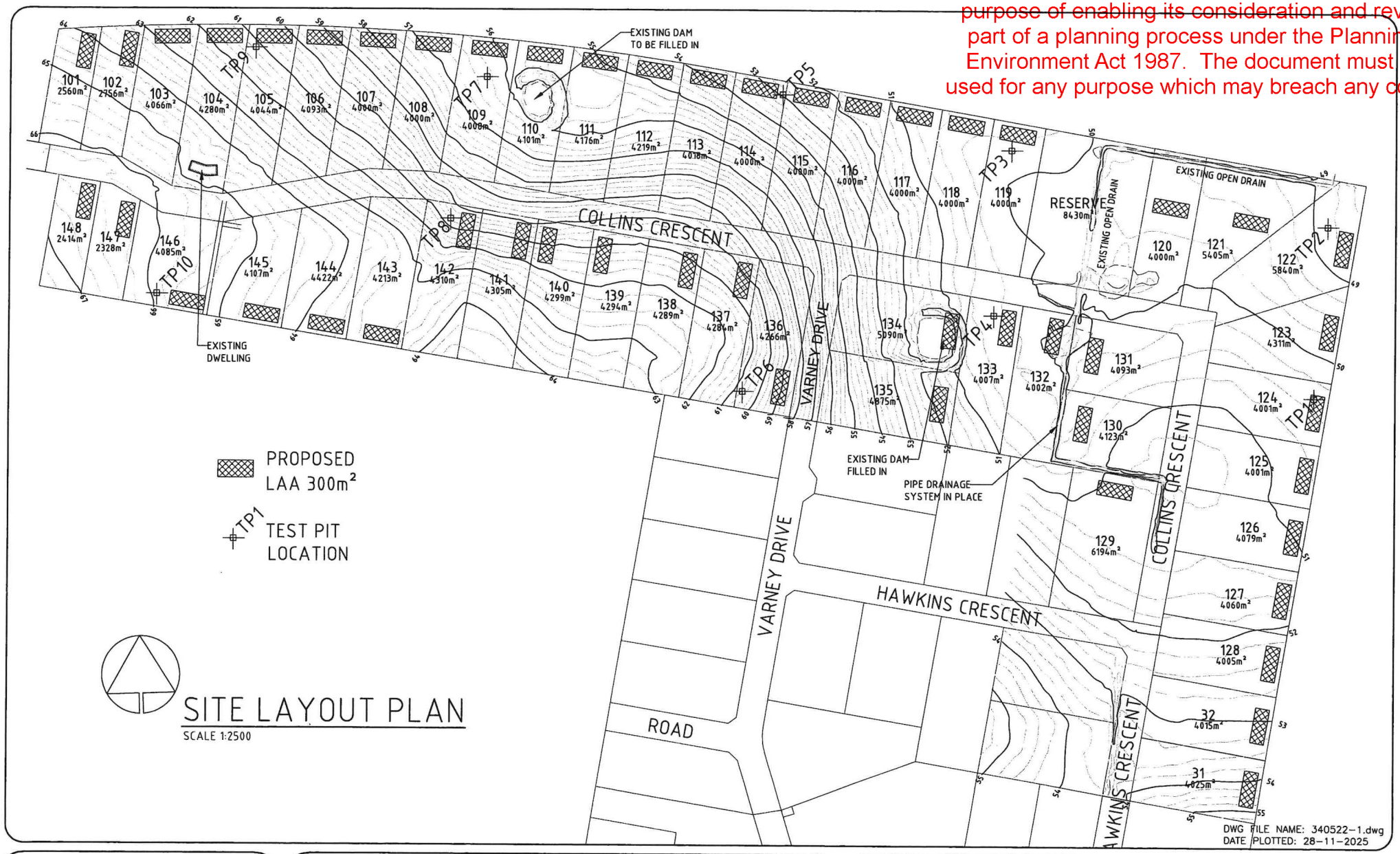
Inspection openings of the septic tank shall be brought up to and permanently marked at surface level. Inspection openings shall be fitted with childproof airtight covers which are capable of being readily removed and replaced by one adult. Access opening covers shall not be cemented or otherwise fixed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

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

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

Printed 9/09/2026
Page 64 of 168

ADVERTISED
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.



SITE LAYOUT PLAN

SCALE 1:2500

DWG FILE NAME: 340522-1.dwg
DATE PLOTTED: 28-11-2025

COPYRIGHT © 2025

COPYRIGHT IN THIS DOCUMENT IS THE PROPERTY OF CHRIS O'BRIEN & COMPANY PTY LTD. AND MUST NOT BE REPRODUCED, OR MADE AVAILABLE FOR USE BY ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF CHRIS O'BRIEN & COMPANY PTY LTD.

CLIENT
CROWTHER & SADLER PTY LTD

CHRIS O'BRIEN & COMPANY PTY LTD
CONSULTING CIVIL & STRUCTURAL ENGINEERS
All correspondence to:
P.O. Box 18
Traralgon Vic. 3844
13A Church Street
Traralgon Vic. 3844
Telephone 03 5174 9911
Facsimile 03 5174 0011

DRAWN	AJP
DESIGNED	AJP
CHECKED	COB
SIGNED	

PROPOSED SUBDIVISION PLAN

PROJECT
PROPOSED MULTI LOT SUBDIVISION
GEOTECHNICAL RISK ASSESSMENT
585 BULLUMWAAL ROAD, WY YUNG VIC 3875

DATE	MAY 2022
SCALE	AS SHOWN
SHEET No.	1 OF 1
PROJECT No.	340522

Printed 9/09/2026

ADVERTISED
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.

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

Site Address:	15 Collins Street Lindenow South			
Notes:	**MAV Model LCA**			
Input Data				**Notes**
Design Wastewater Flow	Q	750	L/day	Based on 4 bedrooms (5 persons) @ 150L/p/day From EPA Publication 891.4 – July 2016
Design DIR	DIR	5	mm/day	Assumes loamy topsoils without impeded vertical drainage, refer Table 5.1 A4 AS/NZS 1547:2012
Nominated Land Application Area	L	180	Sq.m	Used for iterative purposes (if desired) to determine storage requirements for nominated areas
Crop Factor	C	0.6-0.85	unitless	Estimates evapotranspiration as a fraction of pan evaporation, varies with season and crop type
Retained Rainfall	Rf	0.8	unitless	Proportion of rainfall that remains on site and infiltrates allowing for any runoff
Rainfall Data	Bairnsdale Station 085279 mean monthly			
Evaporation Data	East Sale Station 085072 mean monthly			

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

ADVERTISED
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.

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

Site Address:	15 Collins Street Lindenow South			
Notes:	**MAV Model LCA**			
Input Data				**Notes**
Design Wastewater Flow	Q	600	L/day	Based on 3 bedrooms (4 persons) @ 150L/p/day From EPA Publication 891.4 – July 2016
Design DIR	DIR	5	mm/day	Assumes loamy topsoils without impeded vertical drainage, refer Table 5.1 A4 AS/NZS 1547:2012
Nominated Land Application Area	L	145	Sq.m	Used for iterative purposes (if desired) to determine storage requirements for nominated areas
Crop Factor	C	0.6-0.85	unitless	Estimates evapotranspiration as a fraction of pan evaporation, varies with season and crop type
Retained Rainfall	Rf	0.8	unitless	Proportion of rainfall that remains on site and infiltrates allowing for any runoff
Rainfall Data	Bairnsdale Station 085279 mean monthly			
Evaporation Data	East Sale Station 085072 mean monthly			

Parameters	Symbol	Formula	Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Days in month	D	\	Days	31	28	31	30	31	30	31	31	30	31	30	31	**365**
Rainfall	R	\	mm/month	49.7	46.1	46.5	56.5	44.0	62.7	48.2	36.0	50.2	59.9	77.4	60.4	636.9
Evaporation	E	\	mm/month	201.5	162.4	136.4	84.0	52.7	42.0	46.5	68.2	93.0	124.0	153.0	186.0	1349.7
Crop Factor	C			0.85	0.85	0.7	0.7	0.6	0.6	0.6	0.6	0.7	0.7	0.85	0.85	
OUTPUTS																
Evapotranspiration	ET	E x C	mm/month	171.28	138.04	95.48	58.8	31.62	25.2	27.9	40.92	65.1	86.8	130.05	158.1	1029.3
Percolation	B	DIR)xD	mm/month	155	140	155	150	155	150	155	155	150	155	150	155	1825
Outputs		ET+B	mm/month	326.28	278.04	250.48	208.8	186.62	175.2	182.9	195.92	215.1	241.8	280.05	313.1	2854.3
INPUTS																
Retained Rainfall	RR	RxRf	mm/month	39.76	36.88	37.2	45.2	35.2	50.16	38.56	28.8	40.16	47.92	61.92	48.32	510.1
Effluent Irrigation	W	(QxD)/L	mm/month	128.28	115.86	128.28	124.14	128.28	124.14	128.28	128.28	124.14	128.28	124.14	128.28	1510.38
Inputs		RR + W	mm/month	168.04	152.74	165.48	169.34	163.48	174.3	166.84	157.08	164.3	176.2	186.06	176.6	2020.48
LAND AREA FOR ZERO STORAGE																
Maximum effluent Application for Zero Storage	X	(ET+B)-RR	mm/month	286.52	241.16	213.28	163.6	151.42	125.04	144.34	167.12	174.94	193.88	218.13	264.78	
Effluent Produced	Y	Q*D	L/month	18600	16800	18600	18000	18600	18000	18600	18600	18000	18600	18000	18600	
Maximum area required for zero storage		Y/X	Sq.m	64.92	69.66	87.21	110.02	122.84	143.95	128.86	111.3	102.89	95.94	82.52	70.25	
LAND AREA REQUIRED FOR ZERO STORAGE			Sq.m	65	70	88	110	123	144	129	112	103	96	83	71	
MINIMUM AREA REQUIRED FOR ZERO STORAGE m2				**145**	This is based on the worst months of the year, so the balance overestimates the area/storage requirements and is hence conservative for all other months.											

ADVERTISED
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.

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

Site Address:	15 Collins Street Lindenow South			
Notes:	**MAV Model LCA**			
Input Data				**Notes**
Design Wastewater Flow	Q	450	L/day	Based on 2 bedrooms (3 persons) @ 150L/p/day From EPA Publication 891.4 – July 2016
Design DIR	DIR	5	mm/day	Assumes loamy topsoils without impeded vertical drainage, refer Table 5.1 A4 AS/NZS 1547:2012
Nominated Land Application Area	L	110	Sq.m	Used for iterative purposes (if desired) to determine storage requirements for nominated areas
Crop Factor	C	0.6-0.85	unitless	Estimates evapotranspiration as a fraction of pan evaporation, varies with season and crop type
Retained Rainfall	Rf	0.8	unitless	Proportion of rainfall that remains on site and infiltrates allowing for any runoff
Rainfall Data	Bairnsdale Station 085279 mean monthly			
Evaporation Data	East Sale Station 085072 mean monthly			

Parameters	Symbol	Formula	Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Days in month	D	\	Days	31	28	31	30	31	30	31	31	30	31	30	31	**365**
Rainfall	R	\	mm/month	49.7	46.1	46.5	56.5	44.0	62.7	48.2	36.0	50.2	59.9	77.4	60.4	636.9
Evaporation	E	\	mm/month	201.5	162.4	136.4	84.0	52.7	42.0	46.5	68.2	93.0	124.0	153.0	186.0	1349.7
Crop Factor	C			0.85	0.85	0.7	0.7	0.6	0.6	0.6	0.6	0.7	0.7	0.85	0.85	
OUTPUTS																
Evapotranspiration	ET	E x C	mm/month	171.28	138.04	95.48	58.8	31.62	25.2	27.9	40.92	65.1	86.8	130.05	158.1	1029.3
Percolation	B	DIR)xD	mm/month	155	140	155	150	155	150	155	155	150	155	150	155	1825
Outputs		ET+B	mm/month	326.28	278.04	250.48	208.8	186.62	175.2	182.9	195.92	215.1	241.8	280.05	313.1	2854.3
INPUTS																
Retained Rainfall	RR	RxRf	mm/month	39.76	36.88	37.2	45.2	35.2	50.16	38.56	28.8	40.16	47.92	61.92	48.32	510.1
Effluent Irrigation	W	(QxD)/L	mm/month	126.82	114.55	126.82	122.73	126.82	122.73	126.82	126.82	122.73	126.82	122.73	126.82	1493.21
Inputs		RR + W	mm/month	166.58	151.43	164.02	167.93	162.02	172.89	165.38	155.62	162.89	174.74	184.65	175.14	2003.31
LAND AREA FOR ZERO STORAGE																
Maximum effluent Application for Zero Storage	X	(ET+B)-RR	mm/month	286.52	241.16	213.28	163.6	151.42	125.04	144.34	167.12	174.94	193.88	218.13	264.78	
Effluent Produced	Y	Q*D	L/month	13950	12600	13950	13500	13950	13500	13950	13950	13500	13950	13500	13950	
Maximum area required for zero storage		Y/X	Sq.m	48.69	52.25	65.41	82.52	92.13	107.96	96.65	83.47	77.17	71.95	61.89	52.69	
LAND AREA REQUIRED FOR ZERO STORAGE			Sq.m	49	53	66	83	93	108	97	84	78	72	62	53	
MINIMUM AREA REQUIRED FOR ZERO STORAGE m2				**110**	This is based on the worst months of the year, so the balance overestimates the area/storage requirements and is hence conservative for all other months.											

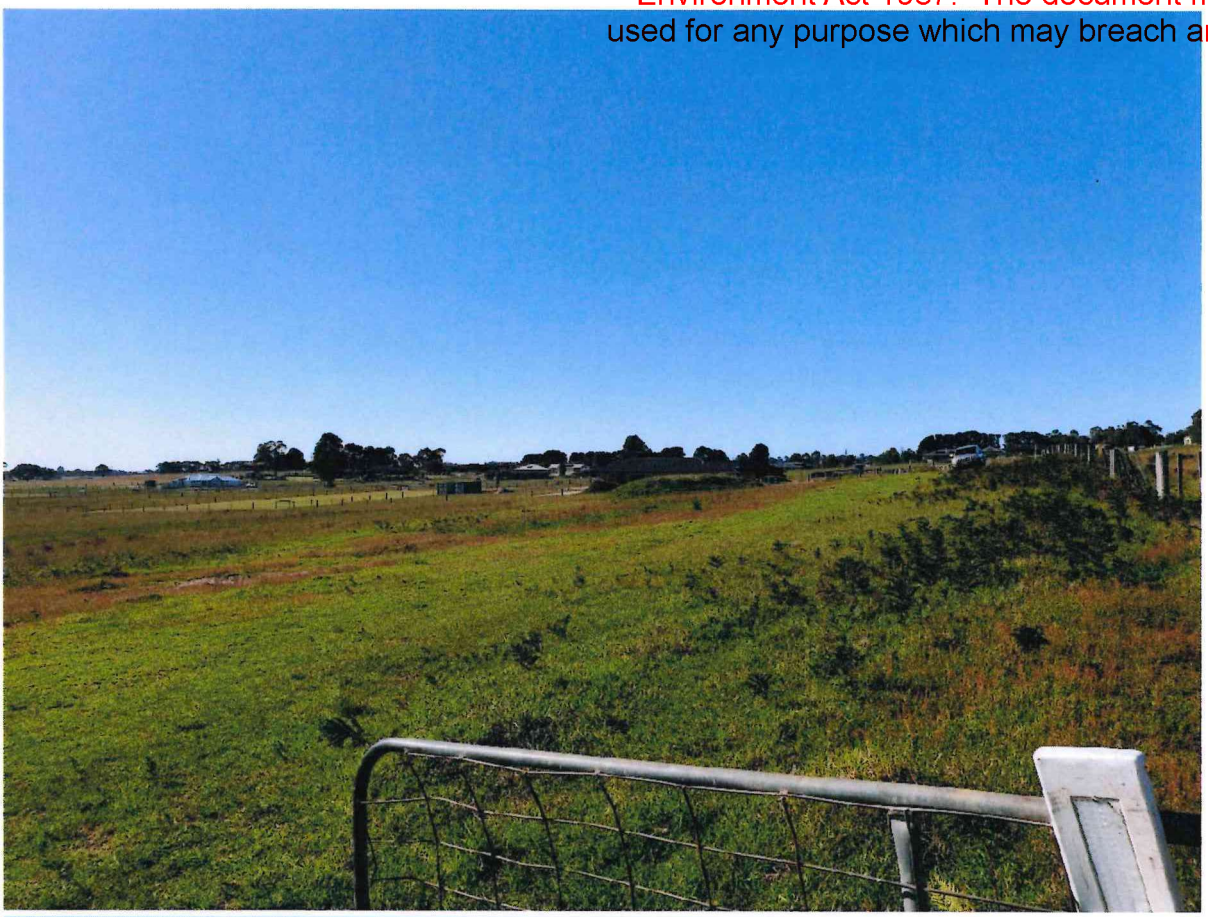
ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Typical site layout.



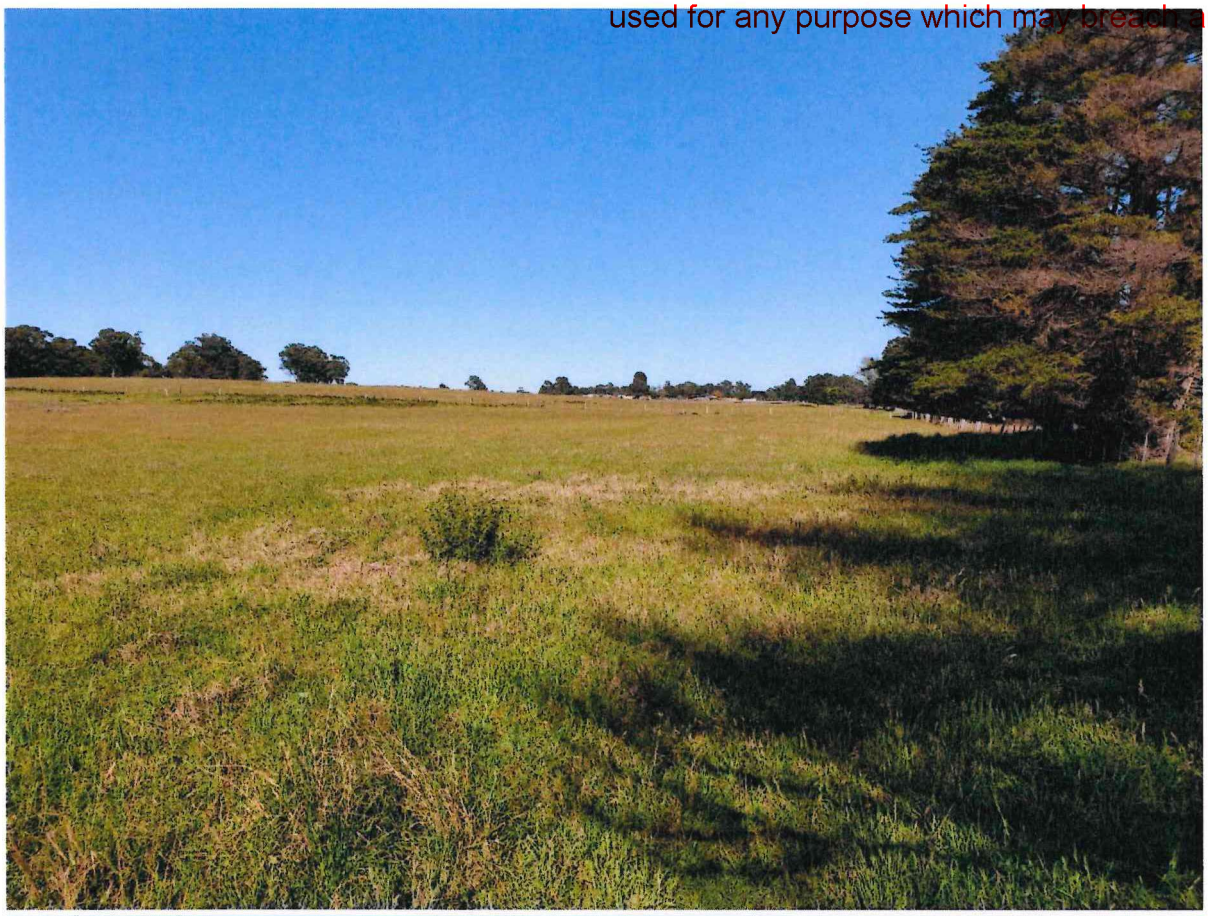


ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



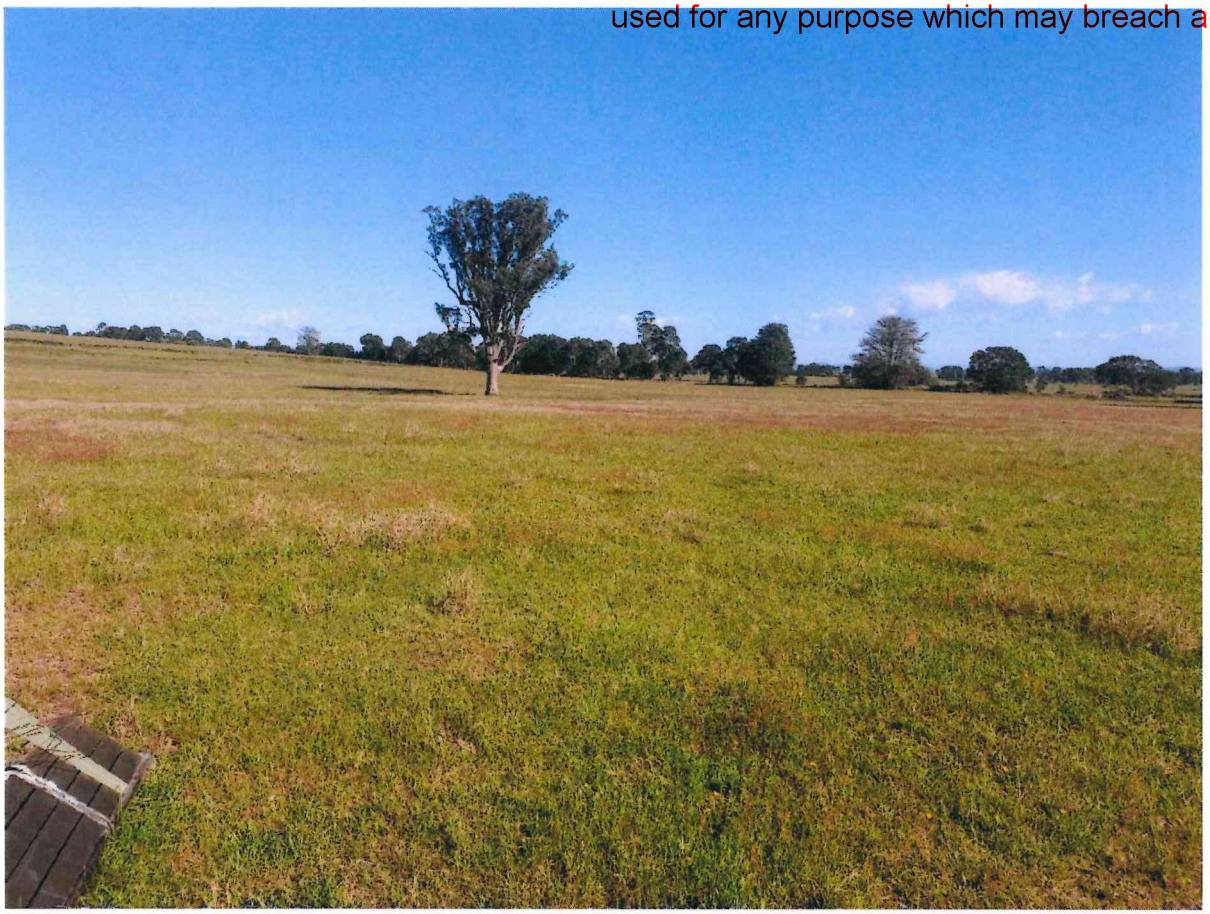


ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



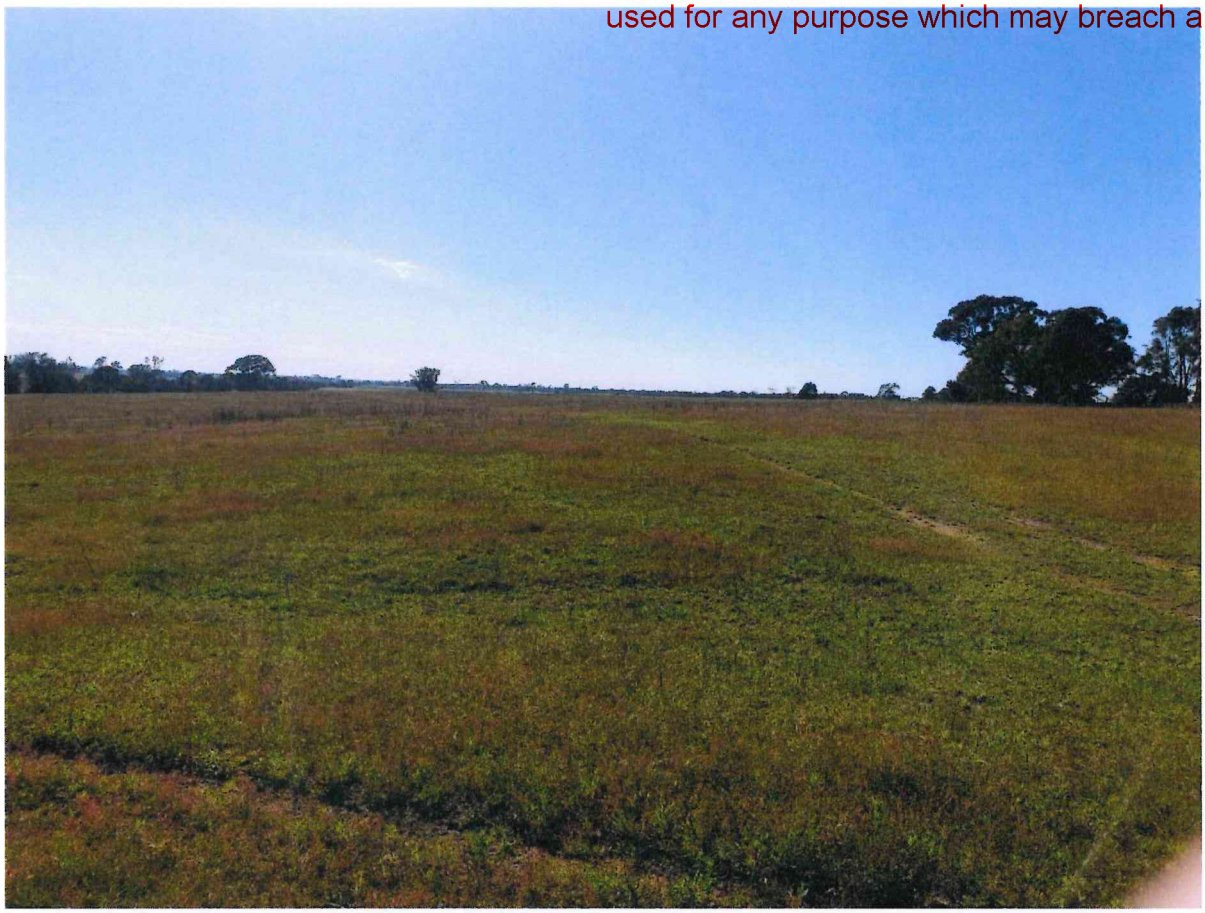


ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



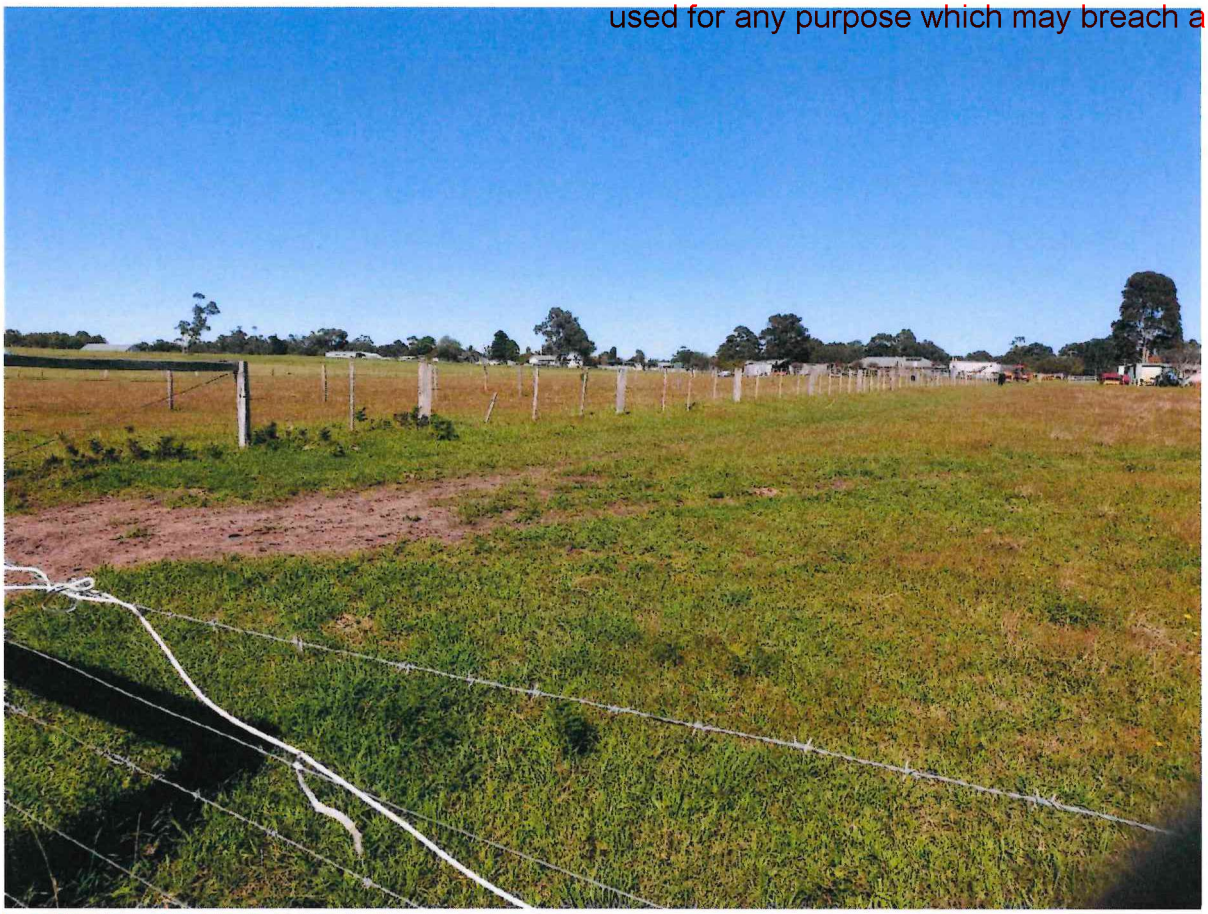


ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



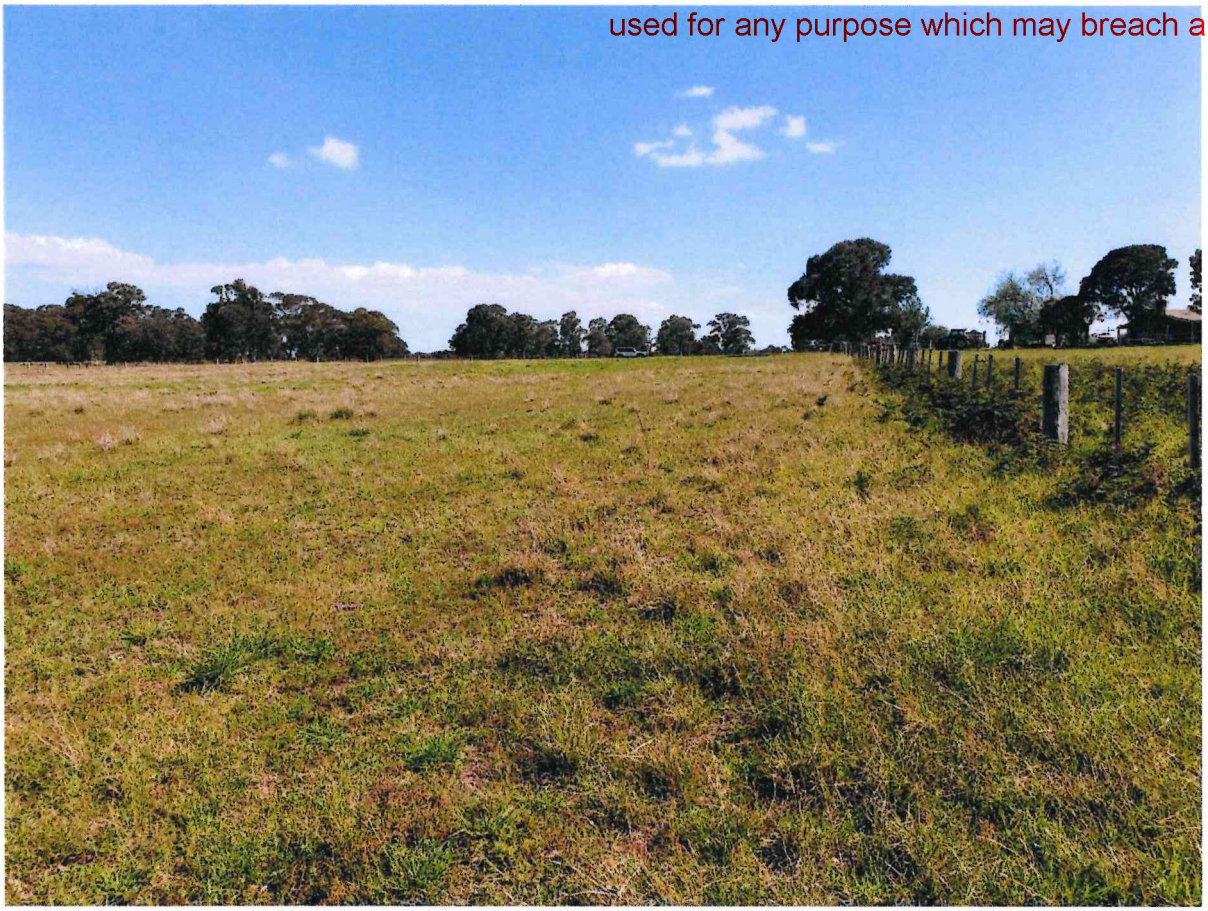


ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



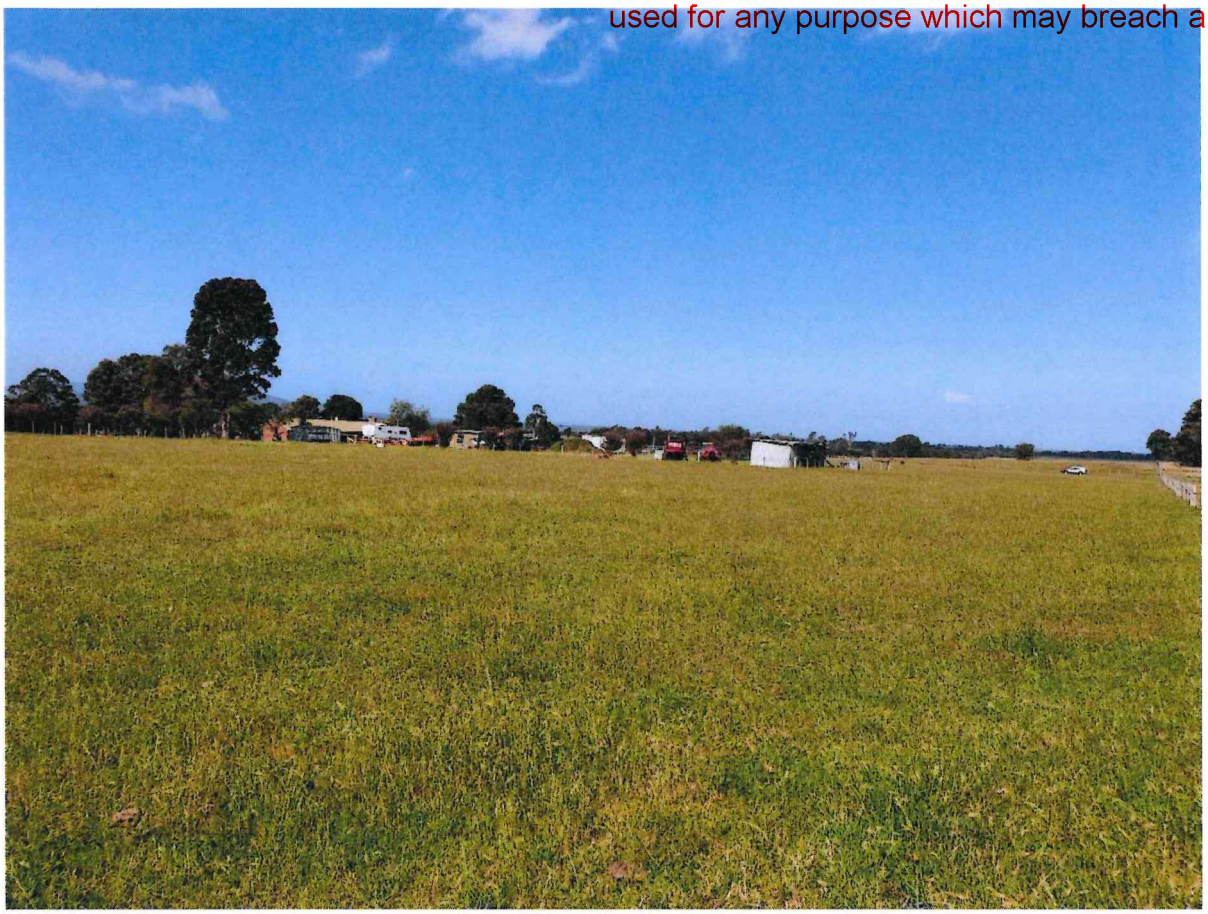


ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.





ADVERTISED
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.





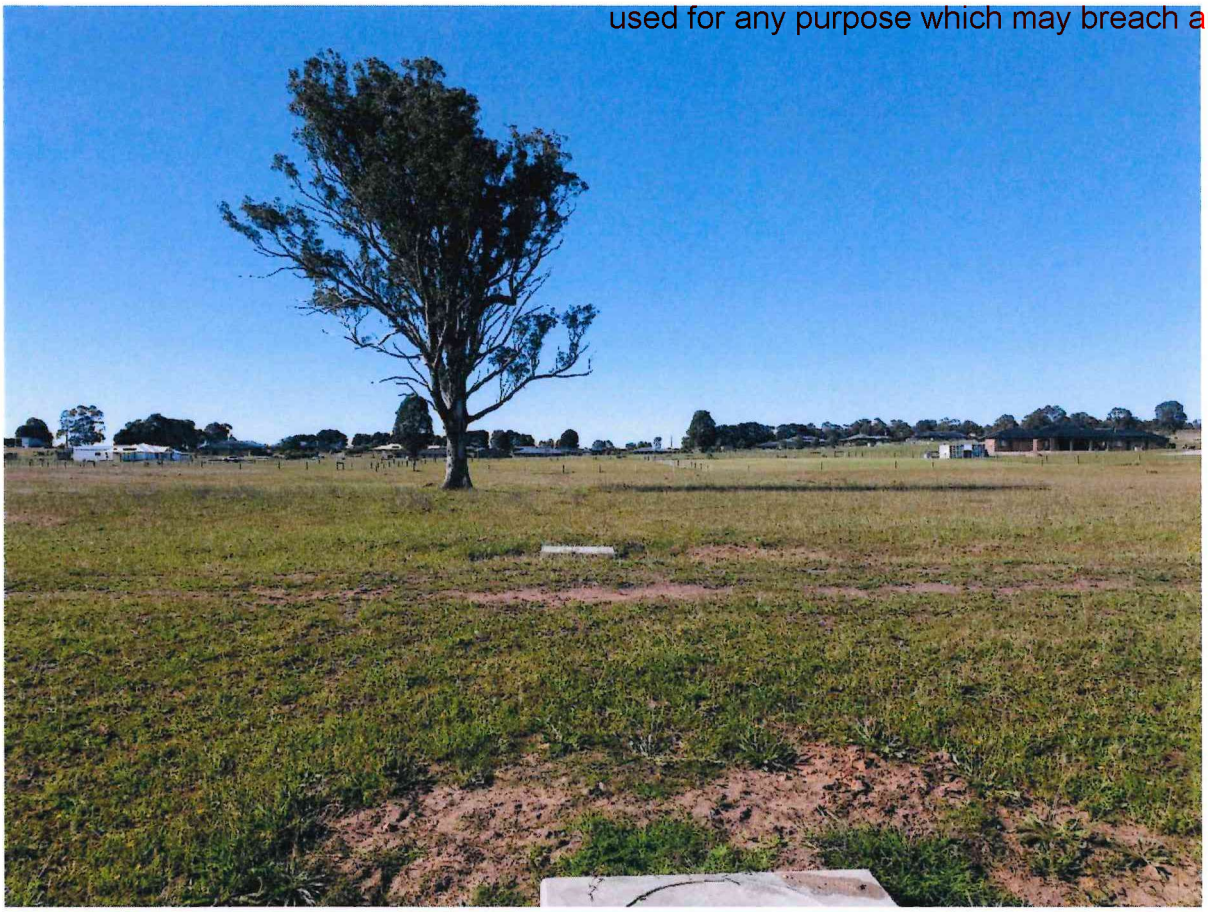
ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Photos of existing open drain and pits.





ADVERTISED
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.



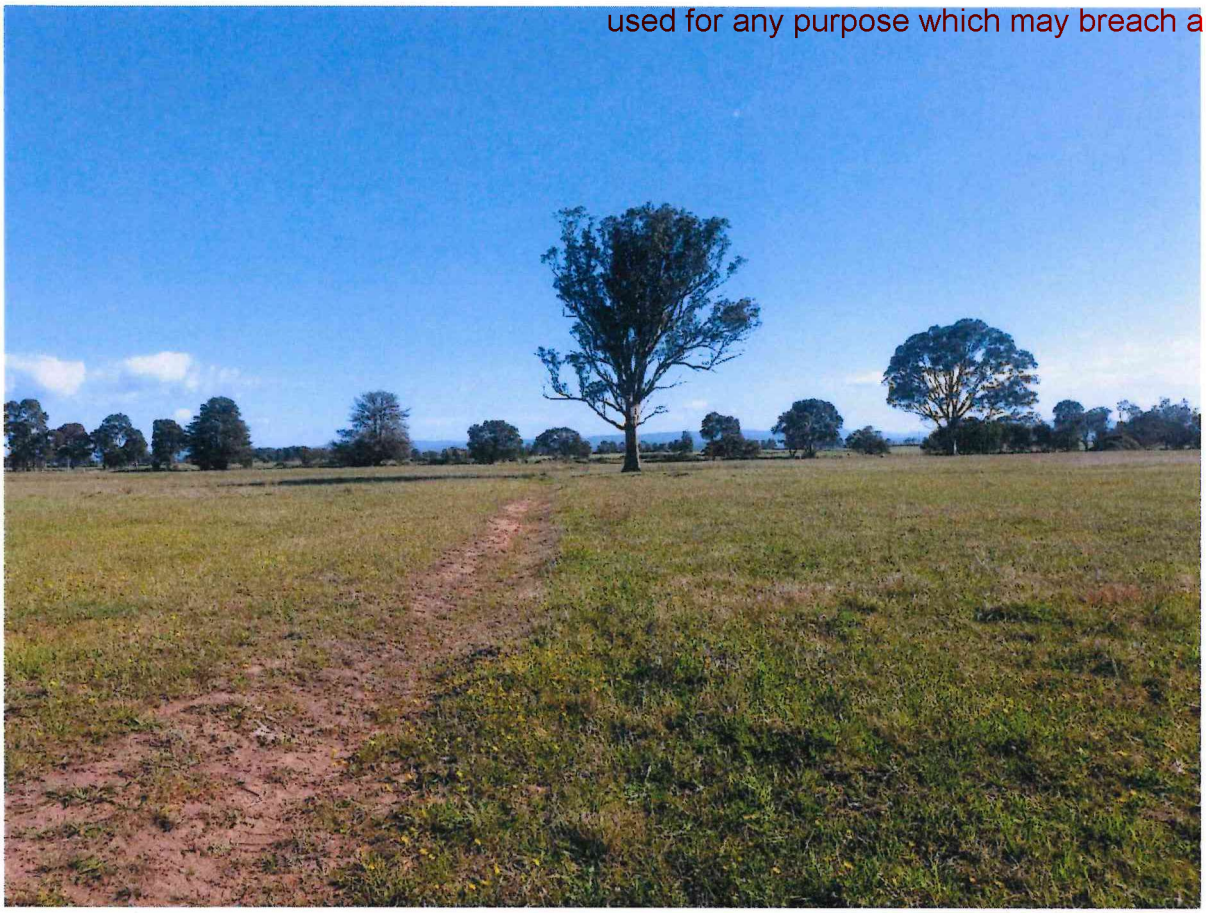


ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.





ADVERTISED
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.





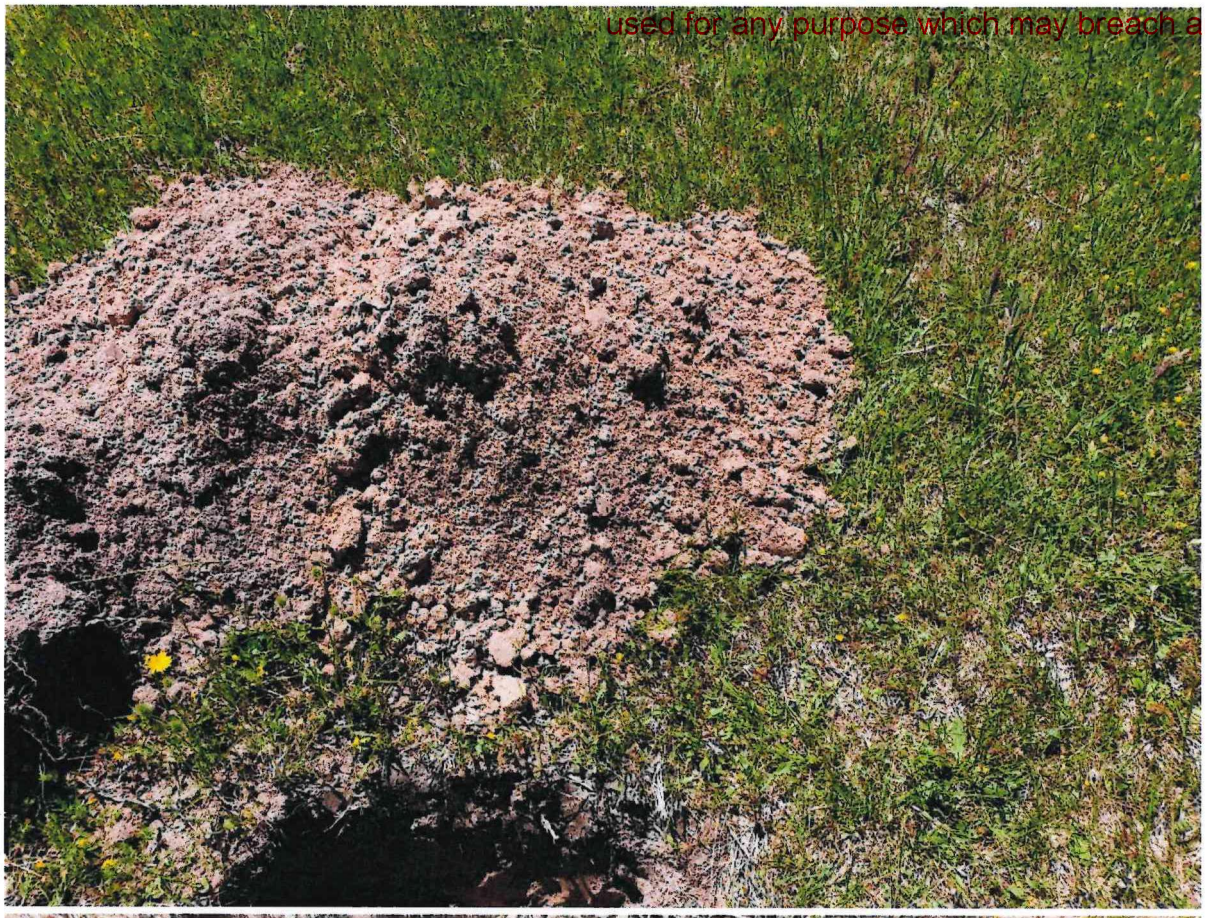
ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Photos below show typical test pits and soils found





ADVERTISED
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.





ADVERTISED
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.





ADVERTISED
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.





ADVERTISED
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.





ADVERTISED
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.





ADVERTISED
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.





ADVERTISED
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.





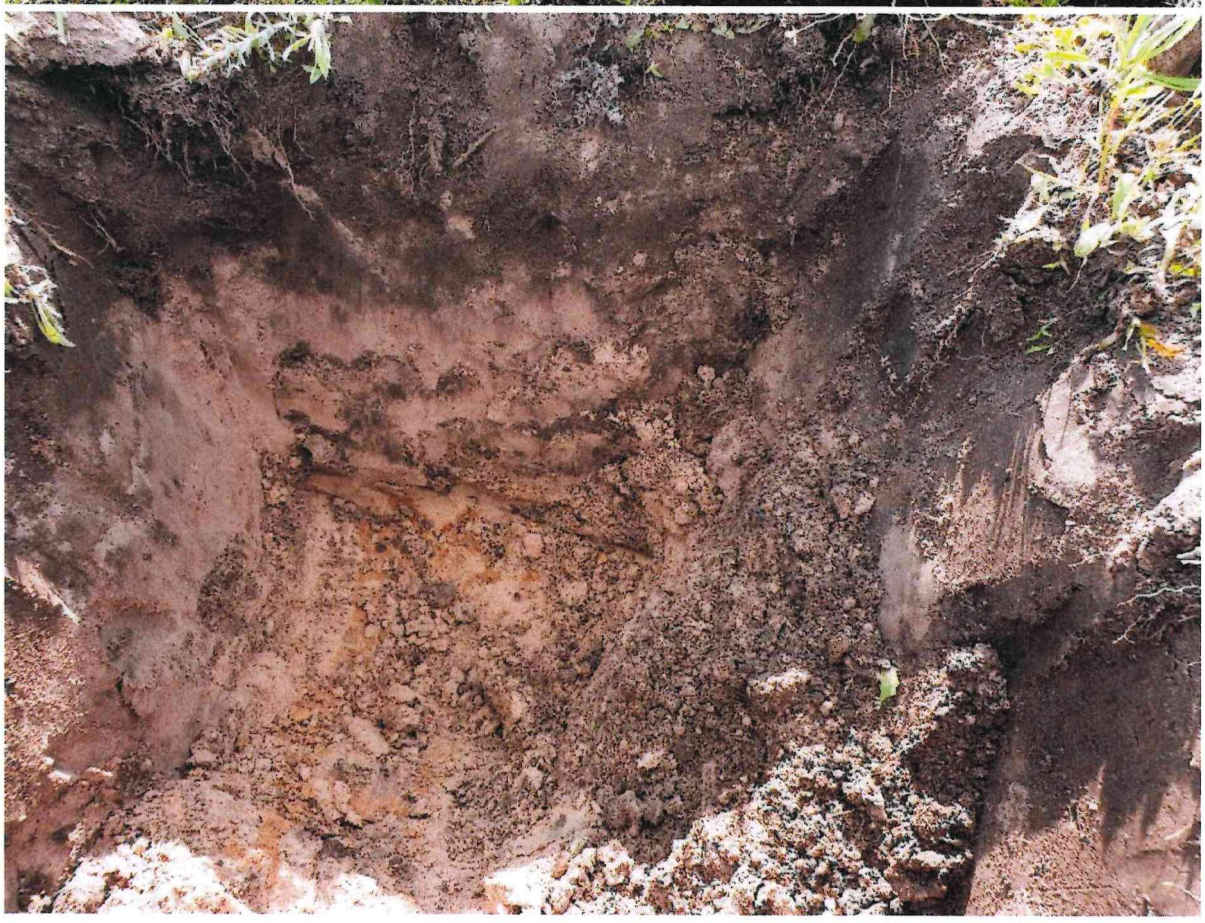
ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.





ADVERTISED
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.





ADVERTISED
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.

Ecocentric Environmental Consulting
2B / 73-85 Haines Street
North Melbourne VIC 3051

18th February 2026

Amie Ingwersen

(sent via email only)

NATIVE VEGETATION ASSESSMENT

15 Collins Street, Lindenow South 3875

The following letter report details the results of a Native Vegetation Assessment conducted at 15 Collins Street, Lindenow South 3875 (SPI: 2\LP221154), to be submitted as part of a planning application for a multi lot subdivision at the site.

The Victorian Planning Provisions identify *native vegetation* as flora species that are native to Victoria. This includes species that are indigenous to the project's location and the region, as well as species that may be found further afield but within the state of Victoria. Native vegetation is classified under the *Guidelines for the Removal, Destruction or Lopping of Native Vegetation (version 1.1)* (hereafter the *Guidelines 2017 Offset* policy (amended DEECA 2025[2]) and the *Assessor's Handbook: Applications to Remove, Destroy or Lop Native Vegetation (version 1.2)* (hereafter the *Handbook 2017* (amended DEECA 2025[4]) as follows:

A **patch** of native vegetation is:

- an area of vegetation where at least 25 per cent of the total perennial understorey plant cover is native, or
- any area with three or more native canopy trees where the drip line of each tree touches the drip line of at least one other tree, forming a continuous canopy, or
- any mapped wetland included in the 'Current wetlands map', available in DEECA's NVR Map (DEECA 2026 online[5]).

Please note that a patch of native vegetation may also include one or more large native canopy trees and/or standing dead trees (as defined below).

A **patch tree** is a native canopy tree within a patch, and a **scattered tree** is a native canopy tree that does not form patch of a patch; where a *native canopy tree* is a mature tree (that is able to flower), that is greater than 3m in height, and is normally found in the upper layer of the relevant vegetation type (or Ecological Vegetation Class (EVC)).

---

[2] https://www.environment.vic.gov.au/__data/assets/pdf_file/0021/91146/Guidelines-for-the-removal,-destruction-or-lopping-of-native-vegetation.-2017.pdf
[4] https://www.environment.vic.gov.au/__data/assets/pdf_file/0022/91255/Assessors-handbook-V1.2-June-2025Final.pdf
[5] https://www.environment.vic.gov.au/native-vegetation/NVRMap

Printed 9/09/2026
Page 91 of 168

ADVERTISED
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.

The Planning Provisions also provide exemptions whereby native vegetation can be removed without triggering the requirement for a Planning Permit; these are set out in Clause 52.17-7, two of which commonly apply to subdivision applications and which are therefore described below (see also *Exemptions from Requiring a Planning Permit to Remove, Destroy or Lop Native Vegetation Guidance* (DELWP 2017[7]).

Fences

Native vegetation that is to be removed, destroyed, or lopped to the minimum extent necessary to enable:

- *The operation or maintenance of an existing fence; or*
- *The construction of a boundary fence between properties in different ownership.*

The clearing along both sides of the fence when combined must not exceed 4 metres in width, except where land has already been cleared 4 metres or more along one side of the fence, then up to 1 metre can be cleared along the other side of the fence.

Planted native vegetation

Native vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding.

This exemption does not apply to native vegetation planted or managed with public funding for the purpose of land protection or enhancing biodiversity unless the removal, destruction or lopping of the native vegetation is in accordance with written permission of the agency (or its successor) that provided the funding.

See also *Native Vegetation Removal Regulations: Applicant's Guide (version 1.1)* (DEECA 2023[8]) for further clarification.

FIELD SURVEYS

Ecological values on the property were assessed on 17th December 2025 by suitably qualified and experienced ecologists. Ecocentric staff hold accreditation in the DEECA Vegetation Quality Assessment Competency Check; the company is also a DEECA Accredited Organisation for the assessment and development of first- and third-party Native Vegetation Offset Sites, and is also a registered over-the-counter Native Vegetation Offset Broker.

The following techniques were utilised during the field surveys:

- All areas of habitat (including the native vegetation more specifically mapped as below) were assessed across the site;
- Areas of native vegetation were assessed for significant scattered trees and native vegetation patch quality. Mapped extant Ecological Vegetation Classes (EVCs) were verified and assessed in the field to a hand-held tablet running Quantum GIS, and their quality assessed in accordance with the *Vegetation Quality Assessment Manual* (DSE 2004[10]; hereafter a VQA assessment), with definitions in accordance with the *Handbook 2017*;
- Where appropriate, areas of native vegetation were also assessed against *impact threshold* criteria as documented under the EPBC Act for threatened vegetation communities (available on the Species Profile and Threats Database[11]); and
- Any other incidental discussions, observations or evidence of flora or fauna were recorded.

[7] https://www.environment.vic.gov.au/__data/assets/pdf_file/0018/91251/Exemptions-from-requiring-a-planning-permit-to-remove,-destroy-or-lop-native-vegetation-Guidance.pdf
[8] https://www.environment.vic.gov.au/__data/assets/pdf_file/0024/90762/NVR-Applicants-Guide-June-2023-Final.pdf
[10] *Vegetation Quality Assessment Manual – Guidelines for applying the habitat hectare scoring method.* Victorian Government Department of Sustainability and Environment, Melbourne.
[11] *Species Profile and Threats Database*, accessed at: https://www.environment.gov.au/cgi-bin/sprat/public/sprat.pl. Australian Government Department of Climate Change, Energy, the Environment and Water, Canberra.

Printed 9/09/2026
Page 92 of 168

ADVERTISED
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.

FINDINGS

SITE DESCRIPTION & CONDITIONS

The greater part of the property, in the east, lies within a Low Density Residential Zone (LDRZ), while the smaller western portion of the property is covered by a Township Zone (TZ). The entire property is within an area of cultural heritage sensitivity, and is also within a designated bushfire prone area.

The property grades from higher, sandy soils in the western sector that would once have supported a Damp Sands Herb-rich Woodland (EVC 3; vulnerable in the Gippsland Plain bioregion), gently sloping downwards to lower sedimentary fans in the eastern sector that would once have supported a Plains Grassy Woodland (EVC 55; endangered in the Gippsland Plain bioregion). There are no remnants of either EVC remaining on site.

The bulk of the property is now classified as grazed paddocks, predominantly hosting introduced perennial C3 grasses and herbs such as Cocksfoot (*Dactylis glomerata*), Sweet Vernal-grass (*Anthoxanthum odoratum*), Rice Millet (*Oloptum miliaceum*), Cat's-ear (*Hypochaeris radicata*), Sheep Sorrel (*Acetosella vulgaris*) and Dock (*Rumex* spp.). Occasional native vegetation that occurs within the paddocks is as listed below:

- Isolated patches of regenerating native Bracken (*Pteridium esculentum*). Whilst native vegetation, Bracken regrowth specifically is exempt from the need to obtain a permit for the removal, destruction or lopping of native vegetation, as detailed within Victorian Planning Provisions (VPP) Clause 52.17-7.
- A single Black Wattle (*Acacia mearnsii*) at GPS point 272 is not classified as a canopy tree and, with no native understorey and less than 25% projected foliage cover, doesn't classify as a patch of native vegetation.
- Two large old Gippsland Red-gum (*Eucalyptus tereticornis*) - at GPS points 279 (with a diameter at breast height (DBH) of 2.2m) and 280 (DBH 2.0m) - classify as large scattered native trees, and provide valuable habitat in the form of canopy hollows. These trees, if impacted, will have to be Offset and are discussed further in the next section.

A farm dam at GPS point 271 is open to grazing. The margins have been trampled / pugged by stock, it has poor water quality, and retains no native vegetation (see also photograph provided below). Introduced species such as Water Couch (*Paspalum distichum*), Sheep Sorrel (*Acetosella vulgaris*), Dock (*Rumex* spp.) and Veldt-grass (*Ehrharta* spp.) dominate the surrounds, and there are no sign of aquatic fauna nor chimneys of potentially significant burrowing crayfish (*Engaeus* spp.).

Further aquatic habitat is present on-site in the form of a stormwater bioretention system (see GPS points 275 – 278 and photographs provided below). This recently constructed infrastructure is currently unfenced, and open to grazing impacts such as pugging and stock browsing; as a result the water quality is poor, and there is no sign of burrowing crayfish chimneys. This earthen channel provides limited habitat for frogs, Common Eastern Froglet (*Crinia signifera*) heard calling, and there is some establishment of native aquatic flora including Common Spike-rush (*Eleocharis acuta*), Water-milfoil (*Myriophyllum* spp.), Rushes (likely *Juncus kraussii* subsp. *australiensis*) and Common Duckweed (*Lemna disperma*). Weed species predominate however including Water Couch (*Paspalum distichum*), Drain Flat-sedge (*Cyperus eragrostis*), Sheep Sorrel (*Acetosella vulgaris*), Dock (*Rumex* spp.) and Cat's-ear (*Hypochaeris radicata*). The bioretention system and native flora therein will be retained on site within a Reserve area, as shown in the proposed plan of subdivision (see also GIS mapping that accompanies this report). We note also that this is planted native vegetation and, although there is no intent to do so, any impacts would be exempt of a Planning Permit requirement (see exemption definition provided above).

Vegetation associated with an existing dwelling and household infrastructure in the west of the site comprises planted ornamental trees and shrubs including a Spotted Gum (*Corymbia maculata*) at GPS 284, planted Paperbarks (*Melaleuca ericifolia* and *M. squarrosa*), Peppercorn (*Schinus* spp.) and fruit trees (see photos provided below and GIS mapping that accompanies this report). Planted native species such as Swamp Paperbark, native to Victoria, and a Spotted Gum, which is native to far East

Printed 9/09/2026
Page 93 of 168

ADVERTISED
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.

Gippsland (VicFlora 2026 online[12]), are exempt from the need to obtain a permit, as detailed within VPP Clause 52.17-7 (see also exemption definition provided above).

There is a band of native vegetation off-site along the property's northern boundary associated with the railway line, which includes scattered Gippsland Red-gum (*Eucalyptus tereticornis*) and patches of regenerating Plains Grassy Woodland (EVC 55). A 15m *Notice of Restriction* zone is proposed for the northern property boundary in order to ensure that these plants and remnant habitat areas are retained and protected against construction impacts (see photographs provided below and GIS mapping that accompanies this report). It is proposed that this be made a Planning Permit condition to ensure that there are no off-site impacts during construction within the neighbouring rail corridor.

There is a neighbouring parcel on the site's southern boundary that retains Damp Sands Herb-rich Woodland (EVC 3). Canopy trees within this parcel are greater than 15m from the shared property boundary and will not be impacted by the proposed development. One exception, a small Red Box (*Eucalyptus polyanthemos*) at GPS point 281 (see also photograph provided below and GIS mapping that accompanies this report) occurs within 2m of the shared property boundary and is thus exempt from the need to obtain a Permit, as detailed within VPP Clause 52.17-7 (see also exemption definition provided above).

Photographs below are indicative of native vegetation values on site and within neighbouring properties, and as described above.

Figure 1. Site photographs



Grazed paddocks (GPS 270)



Regenerating Bracken (GPS 273)

[12] https://vicflora.rbg.vic.gov.au/flora/taxon/a80bb5c8-e18f-4db0-b36e-36344cc3ffb5

Printed 9/09/2026
Page 94 of 168

ADVERTISED
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.



2.2m DBH large old Gippsland Red-gum (GPS 279)



2.0m DBH large old Gippsland Red-gum (GPS 280)



Constructed stormwater bioretention channel (GPS 275 – 278)



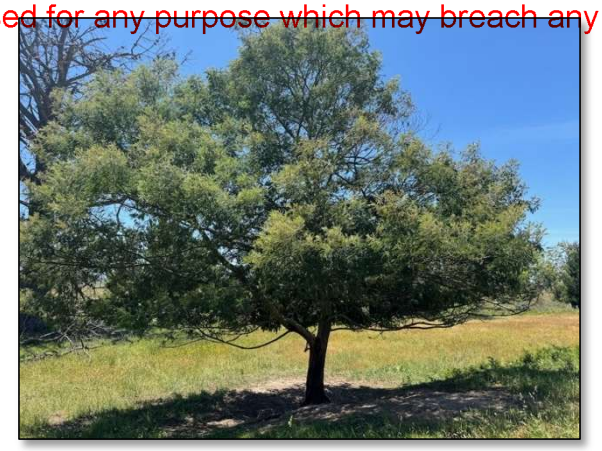
Farm dam (GPS 271)

Printed 9/09/2026
Page 95 of 168

ADVERTISED
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.



Existing dwelling and planted gardens (GPS 283 - 285)



Self-sown Black Wattle (GPS 272)

Figure 2. Neighbouring native vegetation



Railway line vegetation to the north of site, including regenerating Plains Grassy Woodland (EVC 55)

Printed 9/09/2026
Page 96 of 168

ADVERTISED
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.



Small Red Box on southern property boundary (GPS 281)

PROPOSED NATIVE VEGETATION LOSSES

Native vegetation on the site that would require a Planning Permit if lost, is presumed lost or directly impacted includes the two scattered Gippsland Red-gum (*Eucalyptus tereticornis*) in the eastern sector of the site (GPS 279 & 280). Both are proposed to be retained within *Notices of Restriction* zones as shown on the proposed subdivision plan. We note also that both these trees will be located inside private property Lots of greater than 0.4 hectares in area, and further than 2 metres from any proposed property boundaries. Given that these trees will also be retained and protected against future development impacts within *Notices of Restriction* zones, these trees are considered retained on site.

Off-site native vegetation to the north will be retained and protected by keeping all construction work outside of a 15m exclusion buffer from the northern site boundary. A small Red Box on the southern property boundary (GPS 281) may be lost in association with any fencing upgrades, however, we note that this native canopy tree, if impacted, would be exempt from the need to obtain a Permit.

CONCLUSION

This report considers the potential for native vegetation impacts associated with the proposed subdivision of 15 Collins Street, Lindenow South 3875 (SPI: 2\LP221154). Native vegetation on site is limited to two remnant Gippsland Red-gum (*Eucalyptus tereticornis*) in the eastern sector that will be retained during the construction phase of works, and which will be protected against future development within *Notices of Restriction* zones that encompass the respective TPZs. We note also that these two trees will be greater than 2 metres from the proposed Lot boundaries, and will be retained within Lots of greater than 0.4 hectares in area; subsequently, a Permit will be required for their removal should future Lot owners seek their removal.

A *Notice of Restriction* zone is also applied to a 15m buffer on the Property's northern boundary in order to ensure that native vegetation within the adjacent property (railway corridor) will similarly be protected against future development of the proposed Lots of subdivision.

In the event that these *Notices of Restriction* are applied, there will be no native vegetation losses associated with this proposed development; with the possible exception of a small Red Box (*Eucalyptus*

Printed 9/09/2026
Page 97 of 168

ADVERTISED
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.

polyanthemos) on the Property's southern boundary which, if impacted, would be considered exempt of requiring a Planning Permit.

With the exception of the aforementioned losses, there is to be no additional loss of native vegetation associated with this project; with the possible exception of impacts, not losses, associated with judicious pruning of selective branches under the supervision of a qualified and experienced arboriculture consultant and as required to ensure site safety.

Please call me if you have any queries.

Sincerely,

Peter Gannon

Ecocentric Environmental Consulting

ATTACHMENTS

GIS aerial mapping

GIS proposed subdivision plan

LIMITATIONS

No targeted surveys for significant flora were conducted. Site assessments were undertaken utilising the 'random meander' process of undertaking assessment of suitable sites whilst selectively traversing preferred habitat for threatened species. Ecocentric is confident that this survey methodology meets the objectives of the project brief and criteria, and standards as set out in the *Vegetation Quality Assessment Manual* (DSE 2004; also commonly referred to as a Habitat Hectare Assessment).

This report does not consider development implications that relate to non-environmental zoning and overlays; including objectives set out in the site's zoning. Similarly, this report does not consider development implications which may apply to the property under the Aboriginal Heritage Act 2006 (Vic).

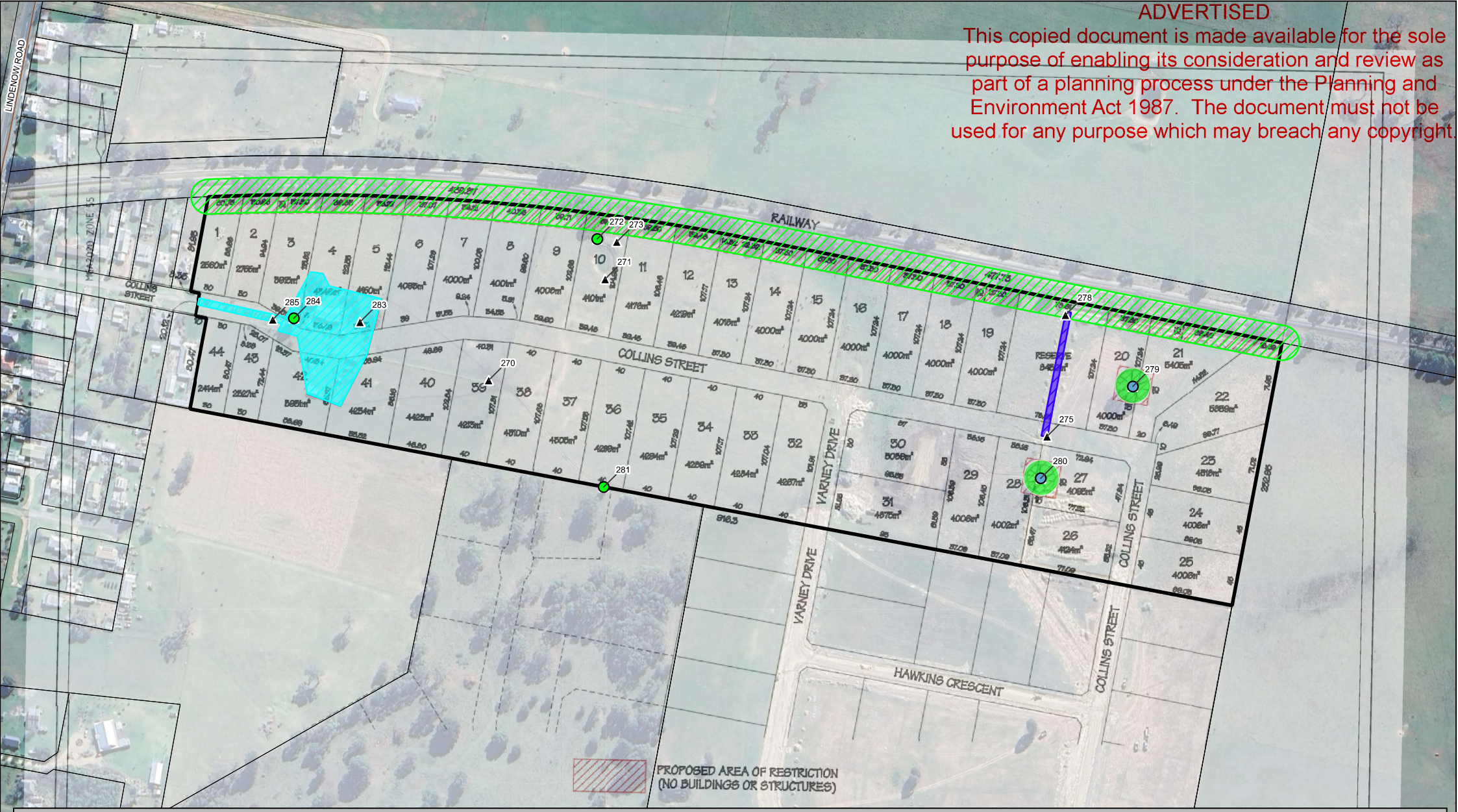
This report relies on publicly available GIS mapping layers and biodiversity values database sources, as well as contributions from several consultancies and information provided by the landowner. Findings contained herein are therefore based on the data and reports provided at the date of publication; Ecocentric will not be held accountable for post-publication variations associated with report updates from external consultancies, agencies or parties.

The site surveys were conducted during the summer season, and characteristic floristic features, such as inflorescences (flowers and flower parts) or seed-heads, were generally not apparent; in some cases, positive floristic identification to species level was not possible. It is also noted that further studies are considered likely to identify additional ecological values on site.

This report assumes that the reader is familiar with the proposed development and its objectives, and the planning and financing context that brought about its instigation.

Printed 9/09/2026
Page 98 of 168

ADVERTISED
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.



15 COLLINS STREET, LINDENOW SOUTH 3875
(SPI: 2\LP221154)

30 January 2026
1 : 3,000 @ A3
GDA2020VicGrid
Google aerial
Proposed subdivision plan
(Crowther & Sadlier Pty Ltd ref: 21391 v1.0 05/02/2026)

ecocentric environmental consulting™

0 150 300 m

Property zones
- Bioretention system
- Dwelling and gardens

Scattered trees
- Presumed lost (exempt)
- Retained

- Scattered tree 15m TPZ
- North boundary 15m buffer (cadastre)
- Property boundary (cadastre)

Printed 9/09/2026

ADVERTISED
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.

Uber Arbor

tel: 0433 712 732 | rachael@uberarbor.com.au | uberarbor.com.au

Arboricultural Report

Preliminary Arboricultural Report
15 Collins Street,
Lindenow, Victoria

Commissioned by Troy Anderson of Tree Limits

Inspections commenced on Sunday 7th December 2025
Report completed Wednesday 24th December 2025

Rachael Tonkin – Uber Arbor – Adv. Dip. App. Sci. Hort. (Arb)
Grad. Cert. Arb.

rachael@uberarbor.com.au

ADVERTISED
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.

Table of Contents

1. Introduction……...p3
2. Executive Summary……...p3
3. Methodology……p4
4. Site plan – Tree locations and protection zones……p5
5. Findings……p8
6. Discussion & Recommendations……...p20
7. Appendix……...p21
7.1. References……p21
7.2. Data Collection Definitions……p21
7.3. Limitation of Liability……p25

Printed 9/09/2026
Page 101 of 168

ADVERTISED
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.

1. Introduction

This report was commissioned by Troy Anderson of Tree Limits to provide a Preliminary Arboricultural Report for 24 trees with regard to a proposed development at 15 Collins Street, Lindenow, Victoria.

The following will be discussed:

- The health and structural condition of the trees.
- The origin, ULE and Retention value of the trees.
- The protection zones of the trees.
- Protection measures and management practices for trees that are to be retained.

This site was inspected by Rachael Tonkin of Uber Arbor on Sunday 7th December 2025.

2. Executive Summary

In December 2025, Uber Arbor conducted tree assessments at 15 Collins Street, Lindenow in regard to a proposed development. 24 trees were assessed.

The breakdown of the trees are as follows:

- 3 trees are exotic species,
- 14 trees are native species,
- 7 trees are indigenous species,
- 1 tree has a Useful Life Expectancy of 0 years,
- 3 trees have a Useful Life Expectancy of 0-5 years,
- 7 trees have a Useful Life Expectancy of 5-15 years,
- 4 trees have a Useful Life Expectancy of 15-25 years,
- 9 trees have a Useful Life Expectancy of 25+ years,
- 7 trees have a Retention Value of low,
- 13 trees have a Retention Value of moderate,
- 3 trees have a Retention Value of high, and,
- 1 tree has a Retention Value of very high.

Protection zones have been stated in this report and can be used for further planning with regard to proposed developments.

Very high and high Retention Value trees are recommended for retention and protection during development.

All trees should be protected in conjunction with AS4970-2025 Protection of Trees on Development Sites.

Printed 9/09/2026
Page 102 of 168

ADVERTISED
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.

3. Methodology

Twenty four trees have been requested for assessment as part of this report.

The tree has been assessed visually and from the ground. The DSH (Diameter at Standard Height) and DAB(Diameter at Buttress) have been measured. No aerial inspections have been undertaken.

The trees have been marked on a map which can be found on page 5.

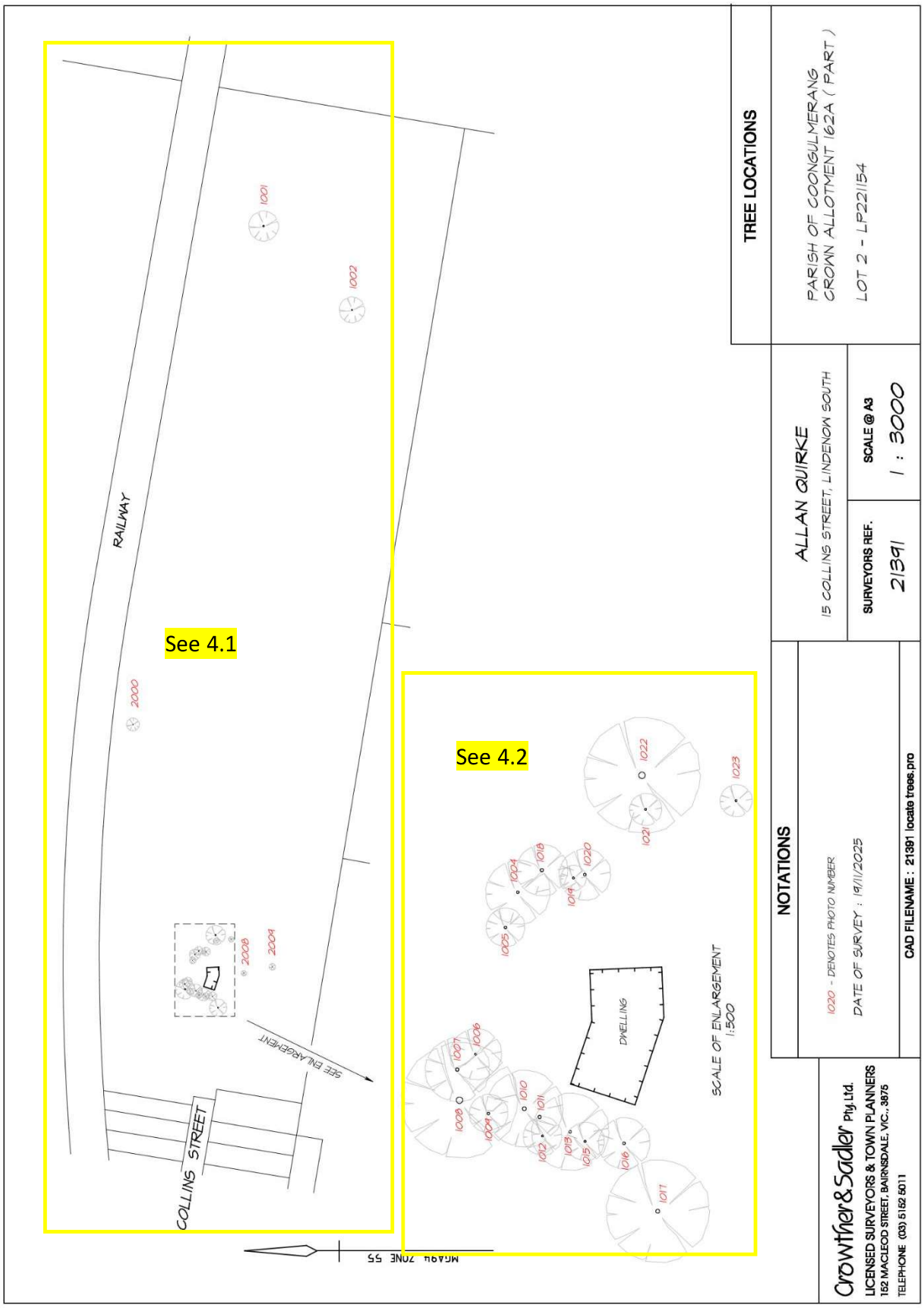
Tools used during the site assessment include ranger finder, DSH tape, measuring tape, binoculars, sounding mallet, soil probe and camera.

Advice offered in this report is in accordance with AS 4970-2025 Protection of Trees on Development Sites.

Printed 9/09/2026
Page 103 of 168

ADVERTISED
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.

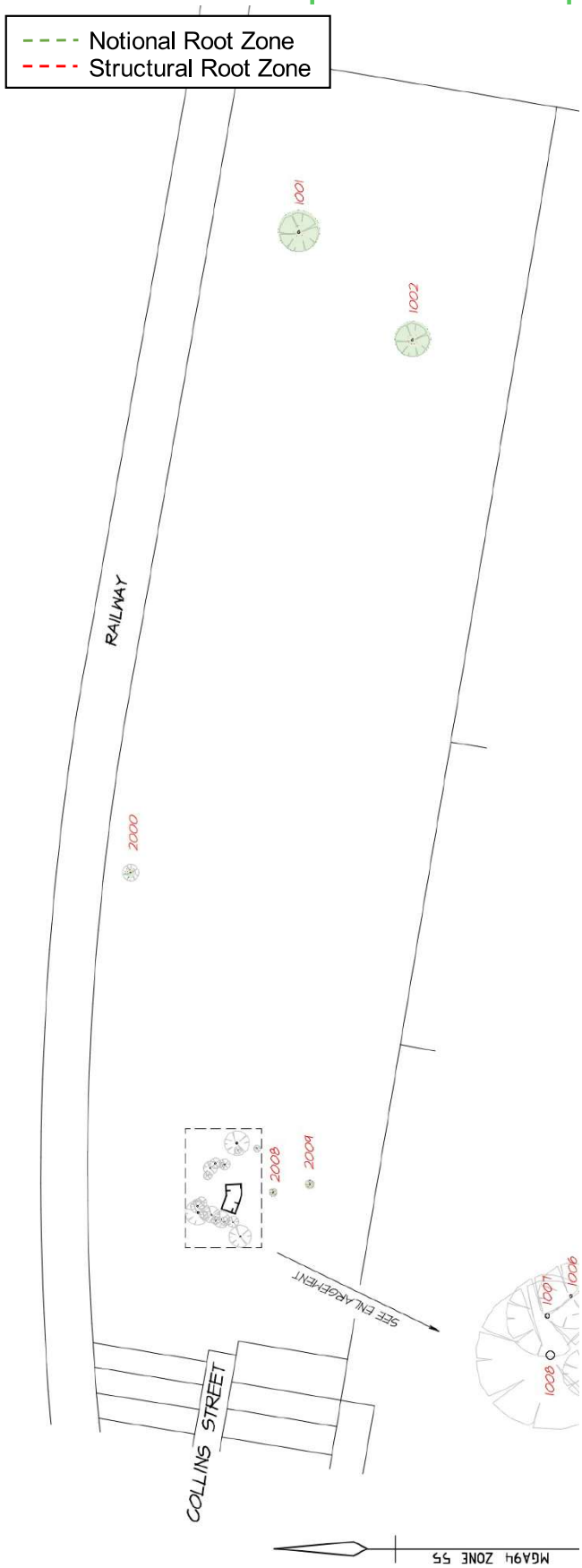
4. Site plan – 15 Collins Street, Lindenow, Victoria



Printed 9/09/2026

ADVERTISED
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.

4.1 Tree locations and protection zones - property



Tree #	NRZ (m)	SRZ (m)
1001	15.0	3.9
1002	13.0	3.6
2000	3.7	2.2
2008	3.1	2.2
2009	3.2	2.1

ADVERTISED
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.

4.2 Tree locations and protection zones - house



Tree #	NRZ (m)	SRZ (m)
1004	5.4	2.5
1005	3.8	2.4
1006	3.0	2.1
1007	4.8	2.4
1008	10.1	3.2
1009	5.3	2.4
1010	4.7	2.4
1011	5.5	2.6
1012	4.6	2.3
1013	4.2	2.3
1015	2.0	2.2
1016	2.5	2.1
1017	9.0	3.1
1018	3.6	2.3
1019	3.5	2.2
1020	4.8	2.4
1021	2.9	2.0
1022	10.9	3.1
1023	2.5	1.9

ADVERTISED
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.

5 Findings

Tree 1001



Botanical name	*Eucalyptus tereticornis*
Common name	Forest Red Gum
Origin	Indigenous
Height (m)	22
DSH (cm)	133
DAB (cm)	147
NRZ (m)	15.0
SRZ (m)	3.9
Structure	Good
Health	Good
ULE (years)	25+
Retention Value	Very high
Comments	Minor lower limb failures, large buttress roots, stable, minimal decay

Tree 1002



Botanical name	*Eucalyptus tereticornis*
Common name	Forest Red Gum
Origin	Indigenous
Height (m)	18
DSH (cm)	108
DAB (cm)	125
NRZ (m)	13.0
SRZ (m)	3.6
Structure	Fair
Health	Fair
ULE (years)	25+
Retention Value	High
Comments	Senescent, deadwood, sound trunk, declining, unlikely to require all NRZ

ADVERTISED
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.

Tree 1004



Botanical name	*Corymbia ficifolia*
Common name	Scarlet-flowered Gum
Origin	Native
Height (m)	4
DSH (cm)	45
DAB (cm)	51
NRZ (m)	5.4
SRZ (m)	2.5
Structure	Fair
Health	Fair
ULE (years)	15-25
Retention Value	Moderate
Comments	Included bark in codominant at 1.5 m, minor dieback

Tree 1005



Botanical name	*Brachychiton populneus*
Common name	Kurrajong
Origin	Native
Height (m)	7
DSH (cm)	32
DAB (cm)	46
NRZ (m)	3.8
SRZ (m)	2.4
Structure	Good
Health	Good
ULE (years)	25+
Retention Value	Moderate
Comments	

ADVERTISED
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.

Tree 1006



Botanical name	*Acacia longifolia*
Common name	Sydney Golden Wattle
Origin	Native
Height (m)	7
DSH (cm)	25
DAB (cm)	35
NRZ (m)	3.0
SRZ (m)	2.1
Structure	Poor
Health	Fair
ULE (years)	0-5
Retention Value	Low
Comments	Lean, decay

Tree 1007



Botanical name	*Melaleuca armillaris*
Common name	Bracelet Honey-myrtle
Origin	Indigenous
Height (m)	8
DSH (cm)	40
DAB (cm)	46
NRZ (m)	4.8
SRZ (m)	2.4
Structure	Poor
Health	Fair
ULE (years)	5-15
Retention Value	Low
Comments	Multi trunked, decay, ringbarked

ADVERTISED
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.

Tree 1008



Botanical name	*Eucalyptus radiata*
Common name	Narrow-leaved Peppermint
Origin	Indigenous
Height (m)	10
DSH (cm)	84
DAB (cm)	92
NRZ (m)	10.1
SRZ (m)	3.2
Structure	Fair
Health	Good
ULE (years)	25+
Retention Value	High
Comments	Multi trunked at 1 m, lower deadwood

Tree 1009



Botanical name	*Eucalyptus radiata*
Common name	Narrow-leaved Peppermint
Origin	Indigenous
Height (m)	10
DSH (cm)	44
DAB (cm)	50
NRZ (m)	5.3
SRZ (m)	2.4
Structure	Poor
Health	Fair
ULE (years)	15-25
Retention Value	Moderate
Comments	Trunk decay, lower limbs dead

ADVERTISED
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.

Tree 1010



Botanical name	*Melaleuca armillaris*
Common name	Bracelet Honey-myrtle
Origin	Indigenous
Height (m)	8
DSH (cm)	39
DAB (cm)	46
NRZ (m)	4.7
SRZ (m)	2.4
Structure	Poor
Health	Fair
ULE (years)	5-15
Retention Value	Moderate
Comments	Typical sprawling habit with included bark

Tree 1011



Botanical name	*Eucalyptus sp.*
Common name	Eucalypt
Origin	Native
Height (m)	9
DSH (cm)	46
DAB (cm)	55
NRZ (m)	5.5
SRZ (m)	2.6
Structure	Poor
Health	Dead
ULE (years)	0
Retention Value	Moderate
Comments	Potential for habitat in lower hollow

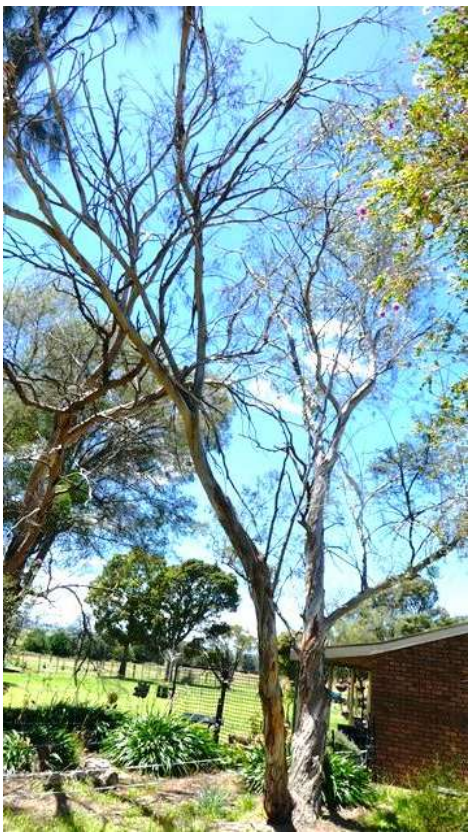
ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Tree 1012



Botanical name	*Allocasuarina verticillata*
Common name	Drooping Sheoak
Origin	Native
Height (m)	11
DSH (cm)	38
DAB (cm)	42
NRZ (m)	4.6
SRZ (m)	2.3
Structure	Fair
Health	Fair
ULE (years)	15-25
Retention Value	Moderate
Comments	Minor deadwood

Tree 1013



Botanical name	*Eucalyptus sp.*
Common name	Eucalypt
Origin	Native
Height (m)	9
DSH (cm)	35
DAB (cm)	42
NRZ (m)	4.2
SRZ (m)	2.3
Structure	Poor
Health	Poor
ULE (years)	0-5
Retention Value	Low
Comments	

ADVERTISED
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.

Tree 1015



Botanical name	*Melaleuca nesophila*
Common name	Honey myrtle
Origin	Native
Height (m)	4
DSH (cm)	16
DAB (cm)	36
NRZ (m)	2.0
SRZ (m)	2.2
Structure	Poor
Health	Fair
ULE (years)	5-15
Retention Value	Low
Comments	Trunk damage and decay, lean

Tree 1016



Botanical name	*Melaleuca nesophila*
Common name	Honey myrtle
Origin	Native
Height (m)	5
DSH (cm)	21
DAB (cm)	33
NRZ (m)	2.5
SRZ (m)	2.1
Structure	Poor
Health	Fair
ULE (years)	5-15
Retention Value	Low
Comments	Multi trunked at base, dead limbs

ADVERTISED
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.

Tree 1017



Botanical name	*Corymbia maculata*
Common name	Spotted Gum
Origin	Native
Height (m)	17
DSH (cm)	75
DAB (cm)	83
NRZ (m)	9.0
SRZ (m)	3.1
Structure	Fair
Health	Good
ULE (years)	25+
Retention Value	Moderate
Comments	Codominant

Tree 1018



Botanical name	*Melaleuca linariifolia*
Common name	Narrow-leaved Paperbark
Origin	Native
Height (m)	4
DSH (cm)	30
DAB (cm)	42
NRZ (m)	3.6
SRZ (m)	2.3
Structure	Poor
Health	Fair
ULE (years)	5-15
Retention Value	Moderate
Comments	Multi trunked near base, decay, failures, decline

ADVERTISED
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.

Tree 1019



Botanical name	*Melaleuca linariifolia*
Common name	Narrow-leaved Paperbark
Origin	Native
Height (m)	5
DSH (cm)	29
DAB (cm)	38
NRZ (m)	3.5
SRZ (m)	2.2
Structure	Fair
Health	Good
ULE (years)	15-25
Retention Value	Moderate
Comments	Multi trunked

Tree 1020



Botanical name	*Schinus molle*
Common name	Peppercorn Tree
Origin	Exotic
Height (m)	8
DSH (cm)	40
DAB (cm)	46
NRZ (m)	4.8
SRZ (m)	2.4
Structure	Fair
Health	Fair
ULE (years)	25+
Retention Value	Moderate
Comments	Multi trunked, health decline

ADVERTISED
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.

Tree 1021



Botanical name	*Prunus sp.*
Common name	Prunus sp.
Origin	Exotic
Height (m)	5
DSH (cm)	24
DAB (cm)	31
NRZ (m)	2.9
SRZ (m)	2.0
Structure	Fair
Health	Good
ULE (years)	25+
Retention Value	Moderate
Comments	Epicormics

Tree 1022



Botanical name	*Eucalyptus radiata*
Common name	Narrow-leaved Peppermint
Origin	Indigenous
Height (m)	10
DSH (cm)	91
DAB (cm)	83
NRZ (m)	10.9
SRZ (m)	3.1
Structure	Fair
Health	Good
ULE (years)	25+
Retention Value	High
Comments	Codominant with included bark and minor deadwood

ADVERTISED
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.

Tree 1023



Botanical name	*Hakea laurina*
Common name	Pincushion Hakea
Origin	Native
Height (m)	4
DSH (cm)	21
DAB (cm)	27
NRZ (m)	2.5
SRZ (m)	1.9
Structure	Poor
Health	Poor
ULE (years)	0-5
Retention Value	Low
Comments	Root and trunk decay, decline

Tree 2000



Botanical name	*Acacia dealbata subsp. dealbata*
Common name	Silver Wattle
Origin	Native
Height (m)	8
DSH (cm)	31
DAB (cm)	36
NRZ (m)	3.7
SRZ (m)	2.2
Structure	Fair
Health	Good
ULE (years)	5-15
Retention Value	Moderate
Comments	Exposed roots

ADVERTISED
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.

Tree 2008



Botanical name	*Brachychiton populneus*
Common name	Kurrajong
Origin	Native
Height (m)	6
DSH (cm)	26
DAB (cm)	37
NRZ (m)	3.1
SRZ (m)	2.2
Structure	Good
Health	Fair
ULE (years)	25+
Retention Value	Moderate
Comments	

Tree 2009



Botanical name	*Schinus molle*
Common name	Peppercorn Tree
Origin	Exotic
Height (m)	4
DSH (cm)	27
DAB (cm)	34
NRZ (m)	3.2
SRZ (m)	2.1
Structure	Fair
Health	Fair
ULE (years)	5-15
Retention Value	Low
Comments	Epicormics, decay

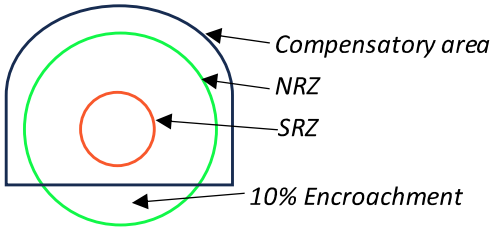
ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

6 Discussion and Recommendations

Notional Root Zone

The NRZ is the area around the tree that ideally is required for the tree to have full optimum health. It is calculated by multiplying the Diameter at Standard Height (DSH) by 12.

If the proposed encroachment into the NRZ is equal to or less than 10%, the tree has not had any recent encroachments, and the encroachment is outside the SRZ, this is considered minor NRZ encroachment.



Compensation must be made to ensure that there is no net loss of soil volume unless the project arborist can demonstrate that the tree will remain viable without this step.

Where encroachment into the Notional Root Zone (NRZ) is deemed acceptable by the project arborist, this area will be designated as the Tree Protection Zone (TPZ)

The protection zone of the trees at 15 Collins Street, Lindenow are:

Tree #	NRZ(m)	SRZ(m)	Tree #	NRZ(m)	SRZ(m)	Tree #	NRZ(m)	SRZ(m)
1001	15.0	3.9	**1010**	4.7	2.4	**1019**	3.5	2.2
1002	13.0	3.6	**1011**	5.5	2.6	**1020**	4.8	2.4
1004	5.4	2.5	**1012**	4.6	2.3	**1021**	2.9	2.0
1005	3.8	2.4	**1013**	4.2	2.3	**1022**	10.9	3.1
1006	3.0	2.1	**1015**	2.0	2.2	**1023**	2.5	1.9
1007	4.8	2.4	**1016**	2.5	2.1	**2000**	3.7	2.2
1008	10.1	3.2	**1017**	9.0	3.1	**2008**	3.1	2.2
1009	5.3	2.4	**1018**	3.6	2.3	**2009**	3.2	2.1

6.2 Structural Root Zone

The SRZ must be protected in order for the tree to remain stable. The SRZ does not take into account the health of the tree, only the stability. Essentially, protection of the SRZ ensures that the tree remains upright.

The SRZ is calculated using a specific formula. Measurements required are DSH (Diameter at Standard Height) and DAB (Diameter at Buttress – above root flare).

6.3 Limitations

AS 4970-2009 Protection of Trees on Development Sites gives examples of activities that should not be performed inside the Tree Protection Zone. This includes but is not limited to:

- Machine excavation including trenching.
- Excavation for silt fencing.
- Cultivation.
- Storage.
- Preparation of chemicals, including preparation of cement products.
- Parking of vehicles and plant.
- Refuelling.

Printed 9/09/2026
Page 119 of 168

ADVERTISED
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.

- Dumping of waste.
- Wash down and cleaning of equipment.
- Placement of fill.
- Lighting of fires.
- Soil level changes
- Temporary or permanent installation of utilities and signs, and
- Physical damage to the tree.

6.5 Protection of trees

Protection measures stated in this report are to be used to guide the development process ensuring that all retained trees are protected accordingly.

It is recommended that high and very high Retention Value trees be retained and protected during the development stages.

Trees to be retained must be protected in conjunction with AS4970-2025 Protection of Trees on Development Sites.

7. Appendix

7.1 References

Matheny, N & Clark, J 1998 Trees and Development – A Technical Guide to Preservation of Trees During Landscape Development, International Society of Arboriculture, Champaign. IL, USA

Shigo, A 1991, *Modern Arboriculture – Touch Trees,* Sherwin Dodge Printers, Littleton, New Hampshire

AS 4970 - 2025 Protection of trees on development sites.

7.2 Data Collection Definitions

The following are definitions of the assessment categories for data collected on trees. The data collected on each tree was based on the assessors experience and opinion of the tree.

DBH

The Diameter at Breast Height is measured at approximately 1.3m above ground level and is measured in centimetres.

Age

- Immature – The tree has been growing in this area for up to 5 years. This tree may have been planted or it may be self-seeded or regenerated.

Printed 9/09/2026
Page 120 of 168

ADVERTISED
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.

- Semi-mature – A tree of between 10% and 50% of its maturity. This tree has not reached its full size potential and maturity for that particular site and is actively growing.
- Mature – A tree of between 50% and 100% of its maturity. Generally, this tree will have reached its expected height for that particular species and site.
- Over-mature – A tree that has reached 100% of its maturity for that particular site and is beginning to show signs of senescence.

Structure

- Good – There are no evident defects in the trunk or scaffold branches and the branch unions appear to be very strong.
- Fair – The tree has some minor structural defects e.g., evidence of previous branch failure or pruning, bark missing.
- Poor – The tree exhibits defects which are likely to fail in the next five years and may need management in the future e.g., poor branch attachment, bifurcated unions.
- Very poor – The tree exhibits major structural defects e.g., large areas of missing bark, evidence of multiple branch failures, root plate damage, active splits and co-dominant stems with included unions.
- Has failed – The tree or significant parts of the tree have actively failed.

Health

- Good – The tree exhibits a full and even canopy of growth and is free of disease and pest infestations.
- Fair – The tree exhibits canopy growth to the majority of the crown. It may be affected by minor pest or disease issues but not enough to prevent growth to the majority of the tree.
- Poor – The tree exhibits canopy growth to less than half of the crown. There may be obvious signs of pest or disease issues which are contributing to the poor health of the tree.
- Moribund – The tree is lacking vitality and vigour and is in terminal decline.
- Dead – The tree is dead.

Manage Priority

- Urgent – Recommended works should be performed within the next 4 weeks.
- High – Recommended works should be performed within 1 to 6 months.
- Medium – Recommended works should be performed within 6 to 12 months.
- Low – Recommended works should be performed within 1 to 2 years.

ADVERTISED
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.

Defect Size

This is a measurement of the diameter of the hazardous limb and is measured in centimetres.

Useful Life Expectancy (ULE)

Useful Life Expectancy is the amount of time that the tree can be retained usefully and safely provided that any recommended works are carried out and that the environmental conditions remain the same.

Retention value

Retention values should be based on qualities of the individual tree and not biased in any way. Once assessed a tree can be given a retention value which can be used in the decision-making process.
The following retention values have been developed and can be used for practical applications in tree assessments.

Very High Retention Value

- The tree offers or exhibits cultural or community values.
- The tree may have a trunk diameter (DBH) of 100cm or greater.
- The tree is in good condition with good shape, health and structure.
- The tree is of high amenity value.
- The tree may be Heritage listed.
- The tree is worthy of significant auxiliary works to accommodate its' retention.
- The tree stump is located in an area with very high biodiversity value.
- Has established hollows important for nesting and homes.

High Retention Value

- The tree poses minimal risk to person or property and has a long useful life expectancy.
- The tree may have a trunk diameter (DBH) of 40cm or greater.
- The trees worthy of auxiliary works to accommodate its' retention.
- May have minimal long-term maintenance requirements.
- Tree is of medium to high amenity value.

Moderate Retention Value

- Tree that is desirable to retain and has the potential to be a medium to long term component of the landscape with a medium to long useful life expectancy (ULE).
- The tree is in good condition with reasonable health, shape and structure.

Printed 9/09/2026

ADVERTISED
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.

- Tree is of medium amenity value.
- Auxiliary works should be considered to accommodate retention.

Low Retention Value

- Tree is in decline and has short useful life expectancy (ULE).
- Tree is in poor condition with faults that pose an unacceptable risk.
- The tree is an environmental weed.
- The tree is dead or nearly dead.
- Tree requires high level of auxiliary works in comparison to amenity value.
- Tree is planted in poor location and not suitable for species.

Significant trees

Trees are considered significant for a number of different reasons:

- Scientific significance such as important seed stock, remanent vegetation, outstanding size or example for species.
- Social significance such as cultural, spiritual or community importance, unique location, contribution to landscape or important landmark.
- Historic significance such as part of an historic park, garden or town, connected with commemorative events, associated with important events, person, group or institution.
- Aesthetic significance such as an exceptional looking tree, better than average example of tree species, exhibits curious or unusual growth patterns.

Printed 9/09/2026

ADVERTISED
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.

7.3 Limitation of Liability

Arborists are tree specialists who use their qualifications, education, knowledge, training, diagnostic tools and experience to examine trees, we recommend measures to enhance the beauty of trees and attempt to reduce the risk of living near trees.

Clients may choose to accept or disregard the recommendations of this assessment or report.

An Arborist cannot detect every condition that could possibly lead to the structural failure of a tree.

Trees are living organisms that fail in ways the Arboricultural industry does not fully understand.

Conditions are often hidden in trees and below ground. Unless otherwise stated, observations have been made visually from ground level.

An Arborist cannot guarantee that a tree will be healthy or safe under all circumstances or for a specific period of time.

Likewise, remedial treatments cannot be guaranteed. Treatment and removal / pruning of trees can involve considerations beyond the scope of An Arborist, services such as property boundaries and ownerships, disputes between neighbours, site lines, landline tenant matters and related incidents.

The Arborist cannot take such issues into account unless complete and accurate information is given in writing prior to or at the time of the site inspection.

Likewise, an Arborist cannot accept responsibility for the authorisation or non-authorisation of any recommended treatment or remedial measures undertaken. In the event that we recommend re testing or inspection of trees at stated intervals or installs any cables, bracing systems and support systems we must inspect the system installed at intervals of not greater than 6 months, unless otherwise specified in written reports.

It is the client's responsibility to make arrangements with us to conduct the re inspection.

Trees can be managed but not controlled. To live or work near a tree involves a degree of risk.

The only way to eliminate all risk associated with a tree is to eliminate the tree.

All written reports must be read in their entirety.

At no time shall part of the written assessment be referred to unless taken in full context of the whole written report.

If this report is to be used in a court of law or a legal situation, we must be advised in writing prior to the written assessment being presented in any form to any other party.

At no time can Rachael Tonkin Arborist be held responsible for the compliance to any relevant council regulation or development condition arising from recommendations contained in this report or for the standard of work completed that other persons undertake.

While Arborists can have specific knowledge in some local laws it is the owners' responsibility to obtain the relevant approvals and information for any tree work.

If you require further information or clarification, please contact me.

Regards,

Rachael Tonkin

Uber Arbor

Printed 9/09/2026
Page 124 of 168

ADVERTISED
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.

15 Collins Street, Lindenow South

Transport Impact Assessment



250757TIA001B-F

6 February 2026

Printed 9/09/2026
Page 125 of 168

ADVERTISED
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.

onemilegrid

ABN: 79 168 115 679

(03) 9939 8250
Wurundjeri Woiworung Country
56 Down Street
COLLINGWOOD, VIC 3066
www.onemilegrid.com.au

DOCUMENT INFORMATION

Prepared for	EGRM (Investments) Pty Ltd		
File Name	250757TIA001B-F	**Report Date**	6 February 2026
Prepared by	JAR	**Reviewed by**	SF

***one**mile**grid** operates from Wurundjeri Woiworung Country of the Kulin nation. We acknowledge and extend our appreciation to the Wurundjeri People, the Traditional Owners of the land. We pay our respects to leaders and Elders past, present and emerging for they hold the memories, the traditions, the culture, and the hopes of all Wurundjeri Peoples.*

*© One Mile Grid Pty Ltd. This document has been prepared by **one**mile**grid** for the client as per the terms of engagement. It may not be modified or altered, copied, reproduced, sold or transferred in whole or in part in any format to any person other than by agreement. **one**mile**grid** does not assume responsibility or liability to any third party arising out of misuse of this document.*

Printed 9/09/2026
Page 126 of 168

ADVERTISED
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.

CONTENTS

1	**INTRODUCTION**	**5**
2	**EXISTING CONDITIONS**	**5**
2.1	**Site Location**	**5**
2.2	**Planning Zones and Overlays**	**7**
2.3	**Road Network**	**8**
2.3.1	Collins Street	8
2.3.2	Varney Drive	9
2.3.3	Collins Crescent	10
2.3.4	Lindenow-Glenaladale Road	11
2.4	**Traffic Volumes**	**12**
2.5	**Crash History**	**13**
2.6	**Sustainable Transport**	**13**
3	**DEVELOPMENT PROPOSAL**	**14**
3.1	**General**	**14**
3.2	**Road Network**	**14**
4	**RESIDENTIAL SUBDIVISION DESIGN ASSESSMENT**	**15**
4.1	**General**	**15**
4.2	**East Gippsland Planning Scheme – Clause 56**	**15**
4.2.1	Clause 56.06-2, Walking and Cycling Network Objectives	15
4.2.2	Clause 56.06-3, Public Transport Network Objectives	16
4.2.3	Clause 56.06-4, Neighbourhood Street Network Objective	16
4.2.4	Clause 56.06-5, Walking and Cycling Detail Network Objectives	17
4.2.5	Clause 56.06-6, Public Transport Network Detail Objectives	18
4.2.6	Clause 56.06-7, Neighbourhood Street Network Detail Objective	18
4.2.7	Clause 56.06-8, Lot Access Objective	20
4.3	**Infrastructure Design Manual**	**20**
5	**TRAFFIC**	**21**
5.1	**Traffic Generation**	**21**
5.2	**Traffic Distribution**	**22**
5.3	**Generated Traffic Volumes**	**22**
5.4	**Existing Traffic Generation**	**23**
5.5	**Expected Traffic Volume Growth**	**23**
5.6	**Resultant Future Traffic Volumes**	**24**
5.7	**Traffic Impact**	**25**
5.8	**Austroads Turn Lane Warrants**	**26**
5.8.1	Overview	26
5.8.2	Lindenow-Glenaladale Road / Collins Street	26
5.8.3	Ives Road / Varney Drive	27
6	**CONCLUSIONS**	**28**

Printed 9/09/2026
Page 127 of 168

ADVERTISED
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.

TABLES

Table 1 Traffic Volume and Speed Surveys – Lindenow-Glenaladale Road 12
Table 2 Lindenow-Glenaladale Road Peak Volumes 12
Table 3 Design of Roads and Neighbourhood Streets – Table C1 19
Table 4 IDM Road Cross-Sectional Requirements – Rural Roads 20
Table 5 Residential Traffic Distribution – Subdivision 21
Table 6 Anticipated Traffic Generation 21
Table 7 Adopted Directional Traffic Distribution 22

FIGURES

Figure 1 Site Location 5
Figure 2 Site Context 6
Figure 3 Planning Scheme Zones 7
Figure 4 Collins Street , looking east towards the subject site 8
Figure 5 Varney Drive, looking north towards the subject site 9
Figure 6 Collins Crescent, looking north towards the subject site 10
Figure 7 Lindenow-Glenaladale Road, looking north adjacent Collins Street 11
Figure 8 Existing Traffic Volumes – Tuesday 16th November 2021 12
Figure 9 Road Network Plan 14
Figure 10 Rural Living Access Road (20m) – IDM 14
Figure 11 Generated Traffic Volumes – AM Peak 22
Figure 12 Generated Traffic Volumes – PM Peak 23
Figure 13 Resultant Future Traffic Volumes – AM Peak 24
Figure 14 Resultant Future Traffic Volumes – PM Peak 25
Figure 15 Austroads Turn Treatment Warrants – Lindenow-Glenaladale Road / Collins Street 26
Figure 16 Austroads Turn Treatment Warrants – Ives Road / Varney Drive 27

Printed 9/09/2026
Page 128 of 168

ADVERTISED
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.

1 INTRODUCTION

onemile**grid** has been requested by EGRM (Investments) Pty Ltd to undertake a Transport Impact Assessment of the proposed residential subdivision development at 15 Collins Street, Lindenow South.

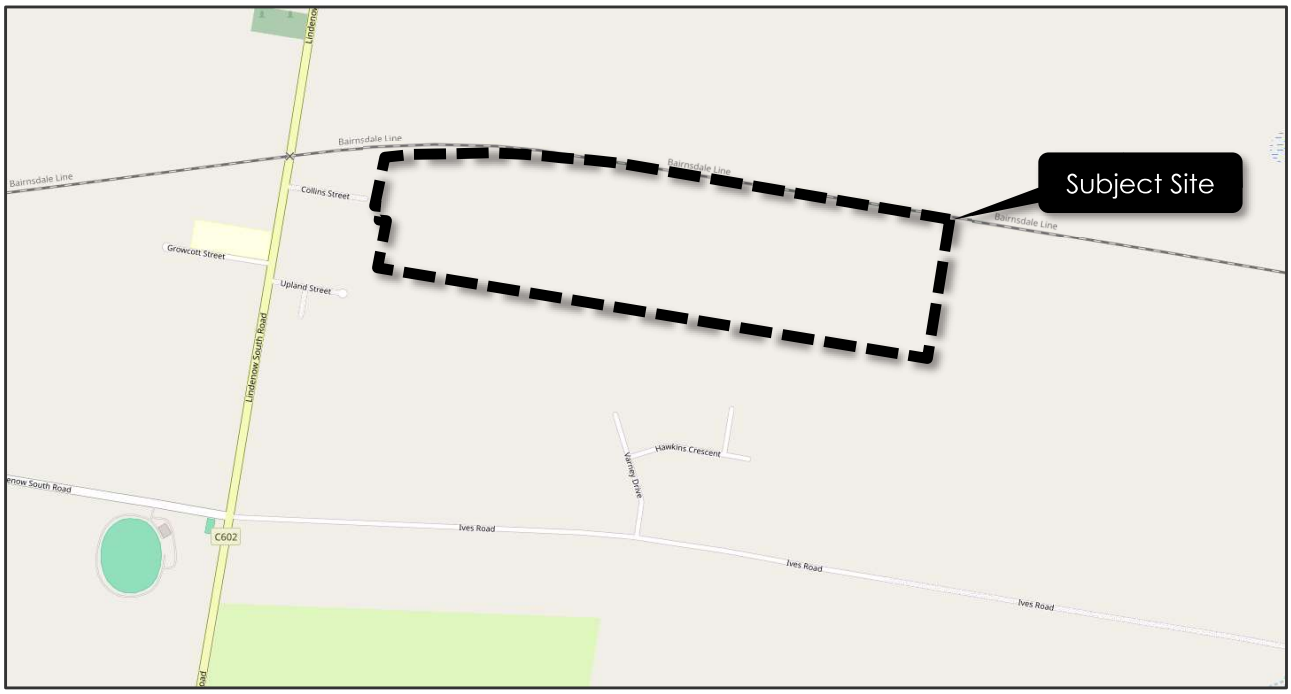
As part of this assessment the subject site has been inspected with due consideration of the development proposal, traffic data has been sourced, and relevant background information has been reviewed.

2 EXISTING CONDITIONS

2.1 Site Location

The subject site is addressed as 15 Collins Street, Lindenow South, and is located east of the existing Collins Street reservation, as shown in Figure 1. It is noted that the OpenStreetMap in the vicinity of the site is outdated, with Varney Drive and Collins Crescent now extended to the southern boundary of the site.

Figure 1 Site Location



Source: OpenStreetMap

The site primarily accommodates rural agricultural land, with a single dwelling located in the western portion of the site.

Vehicle access to the dwelling is provided by a gravel crossover to Collins Street. A gate is provided adjacent to each of the site's connections to Varney Drive and Collins Crescent, with no formal crossover provided.

Printed 9/09/2026
Page 129 of 168

ADVERTISED
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.

Land use in the immediate vicinity of the site is mixed. The land to the southeast has been recently subdivided and includes a mixture of occupied and vacant residential lots. The west and southwest is characterised by established low density residential lots, with while rural land is located to the north and east of the site.

An aerial view of the subject site is provided in Figure 2. Available aerial photography of the site is limited and outdated, and Varney Drive and Hawkins Crescent have since been fully constructed up to the southern boundary of the site.

Figure 2 Site Context



Copyright Google

Printed 9/09/2026
Page 130 of 168

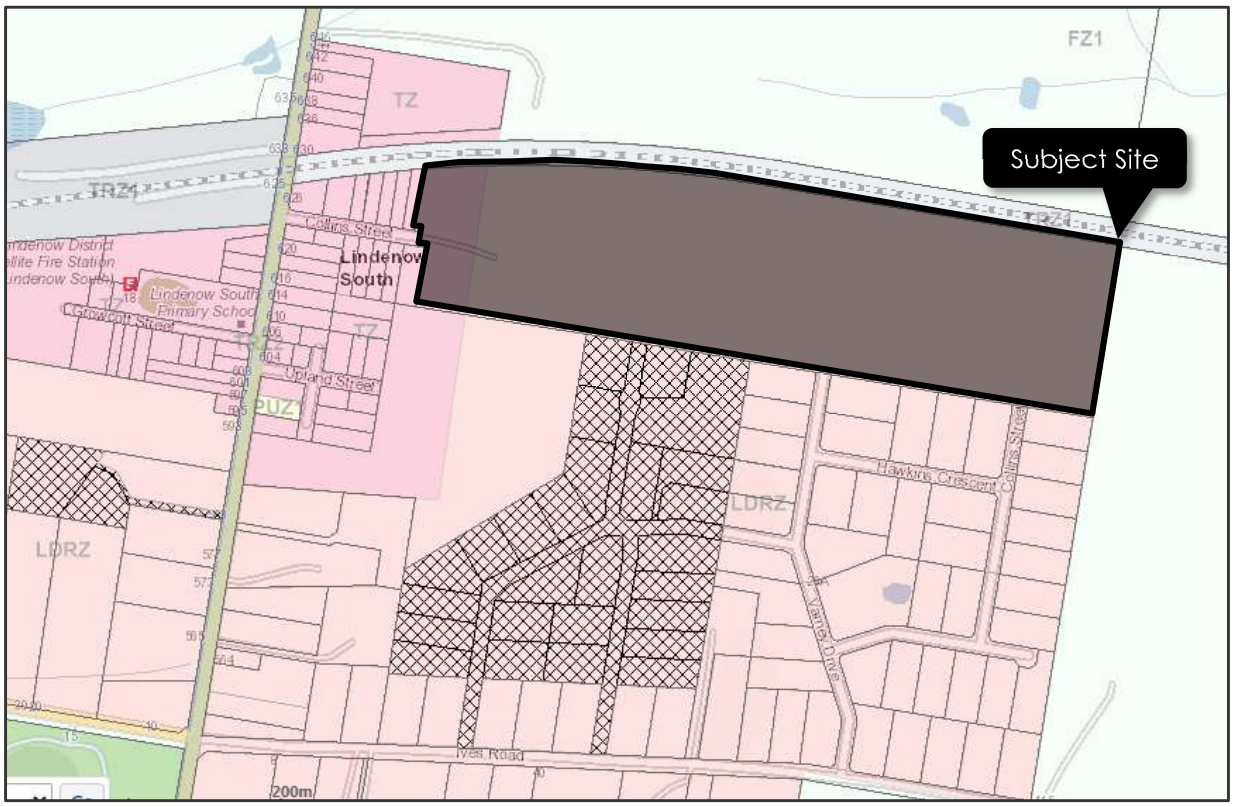
ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

2.2 Planning Zones and Overlays

It is shown in Figure 3 that the western portion of the site is located within a Township Zone (TZ), whilst the eastern portion of the site is located within a Low Density Residential Zone (LDRZ).

Additionally, the site abuts the Bairnsdale Railway line, which is within a Transport Zone (TRZ1), designating the railway line as State Transport Infrastructure.

Figure 3 Planning Scheme Zones



Printed 9/09/2026
Page 131 of 168

ADVERTISED
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.

2.3 Road Network

2.3.1 Collins Street

Collins Street is a local road generally aligned east-west, running between Lindenow-Glenaladale Road in the west, and terminating approximately 195 m to the east adjacent to the subject site. Collins Street provides an approximately 6 m wide carriageway with grassed verges on both sides of the road. Unrestricted parking within the verge is permitted on both sides of the road.

The cross-section of Collins Street is shown in Figure 4.

Figure 4 Collins Street , looking east towards the subject site



Copyright Google (Image date: June 2025)

The default 50 km/h speed limit applies to Collins Street in the vicinity of the site.

Printed 9/09/2026
Page 132 of 168

ADVERTISED
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.

2.3.2 Varney Drive

Varney Drive is a local road generally aligned north-south, running between Ives Road in the south and terminating approximately 550 m north at the subject site. Varney Drive provides an approximately 6 m wide carriageway with grassed verges on both sides of the road, and a footpath is provided on the western side of the road. Unrestricted parking within the verge is permitted on both sides of the road.

The cross-section of Varney Drive is shown in Figure 5.

Figure 5 Varney Drive, looking north towards the subject site



Copyright Google (Image date: June 2025)

The default 50 km/h speed limit applies to Varney Drive in the vicinity of the site.

Printed 9/09/2026
Page 133 of 168

ADVERTISED
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.

2.3.3 Collins Crescent

Collins Crescent is a local road, currently aligned north-south, running between Hawkins Crescent in the south and terminating approximately 100 north at the subject site. Collins Crescent provides an approximately 6 m wide carriageway with grassed verges on both sides of the road, with a footpath provided on the western side of the road. Unrestricted parking within the verge is permitted on both sides of the road.

The cross-section of Collins Crescent is shown in Figure 6.

Figure 6 Collins Crescent, looking north towards the subject site



Copyright Google (Image date: June 2025)

The default 50 km/h speed limit applies to Collins Crescent in the vicinity of the site.

Printed 9/09/2026
Page 134 of 168

ADVERTISED
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.

2.3.4 Lindenow-Glenaladale Road

Lindenow-Glenaladale Road is an arterial road, generally aligned north-south, running between Bairnsdale-Dargo Road in the north, and Princes Highway in the south. Lindenow-Glenaladale Road is provides a single traffic lane in each direction in the vicinity of the site. A footpath is provided along the eastern side of the road.

The cross-section of Lindenow-Glenaladale Road is shown in Figure 7.

Figure 7 Lindenow-Glenaladale Road, looking north adjacent Collins Street



Copyright Google (Image date: June 2025)

A 60 km/h speed limit applies to Lindenow-Glenaladale Road in the vicinity of the site.

Printed 9/09/2026
Page 135 of 168

ADVERTISED
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.

2.4 Traffic Volumes

Traffic volume, speed and classification surveys were undertaken by Trans Traffic Survey on behalf of **one**mile**grid** on Lindenow-Glenaladale Road in the vicinity of the site, for a one-week period from Friday 21st November 2025 to Thursday 27th November 2025 inclusive. The results of the surveys are summarised in Table 1, with the weekday peak hour volumes provided in Table 2.

Table 1 Traffic Volume and Speed Surveys – Lindenow-Glenaladale Road

Time Period	Direction	Traffic Volume (vpd)	Average Speed (km/h)	85th Percentile Speed (km/h)
Weekday Average	Northbound	415	51.6	57.2
	Southbound	430	51.4	57.0
	Both Directions	845	52.3	57.9
7 Day Average	Northbound	378	51.3	57.0
	Southbound	395	52.2	57.7
	Both Directions	773	52.1	57.7

Table 2 Lindenow-Glenaladale Road Peak Volumes

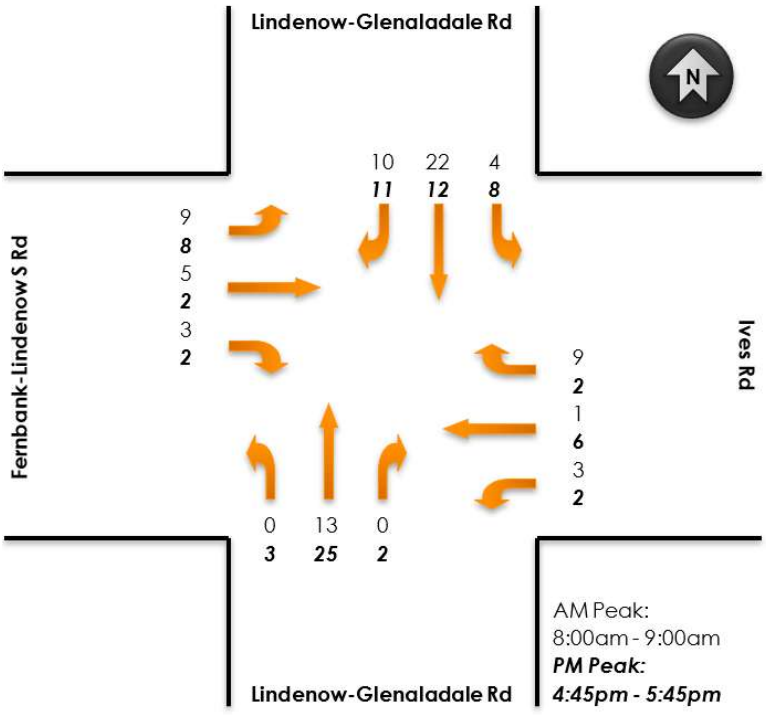
	Northbound	Southbound	Both Directions
AM Peak (8am to 9am)	42	36	**78**
PM Peak (3pm to 4pm)	34	51	**85**

A heavy vehicle percentage of 23.4% was observed along Lindenow-Glenaladale Road.

Traffic volume surveys were previously undertaken by Trans Traffic Survey on behalf of **one**mile**grid** at the intersection of Ives Road / Lindenow-Glenaladale Road / Fernbank-Lindenow South Road on Tuesday 16th November 2021, between 6am and 10am, and between 3pm and 7pm.

The peak hour results of the surveys are shown in Figure 8 below.

Figure 8 Existing Traffic Volumes – Tuesday 16th November 2021



Printed 9/09/2026
Page 136 of 168

ADVERTISED
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.

It is acknowledged that the above volumes are approximately 4 years old, however are expected to be generally reflective of the current traffic volumes through the intersection.

2.5 Crash History

Crash history information for the area in the vicinity of the site was obtained through the Department of Transport and Planning (VicRoads) CrashStats (the Victorian accident statistics and mapping program) for the latest available 5-year period. No crashes were reported within the vicinity of the site. It is acknowledged that the crash stats only include the incidents recorded by police and therefore may exclude minor incidents which were not reported.

2.6 Sustainable Transport

The site has limited access to sustainable transport modes.

The closest bus stop to the site is provided at the intersection of Lindenow-Glenaladale Road and Princes Highway, approximately 6.5 km south of the site. The bus stop is serviced by the V/Line Coaches from Marlo and Bairnsdale to Traralgon, operating one to two times per day.

There are no public bus routes along Lindenow-Glenaladale Road; however, a bus shelter and stop are provided in each direction near the intersection with Ives Road.

It is noted that the Lindenow South Railway Station to the northwest of the site is a closed station.

Footpaths are provided on one side of the road along Lindenow-Glenaladale Road, Varney Drive, Collins Crescent, Hawkins Crescent and short sections of Ives Road Fernbank-Lindenow S Road in the vicinity of the site.

ADVERTISED
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.

3 DEVELOPMENT PROPOSAL

3.1 General

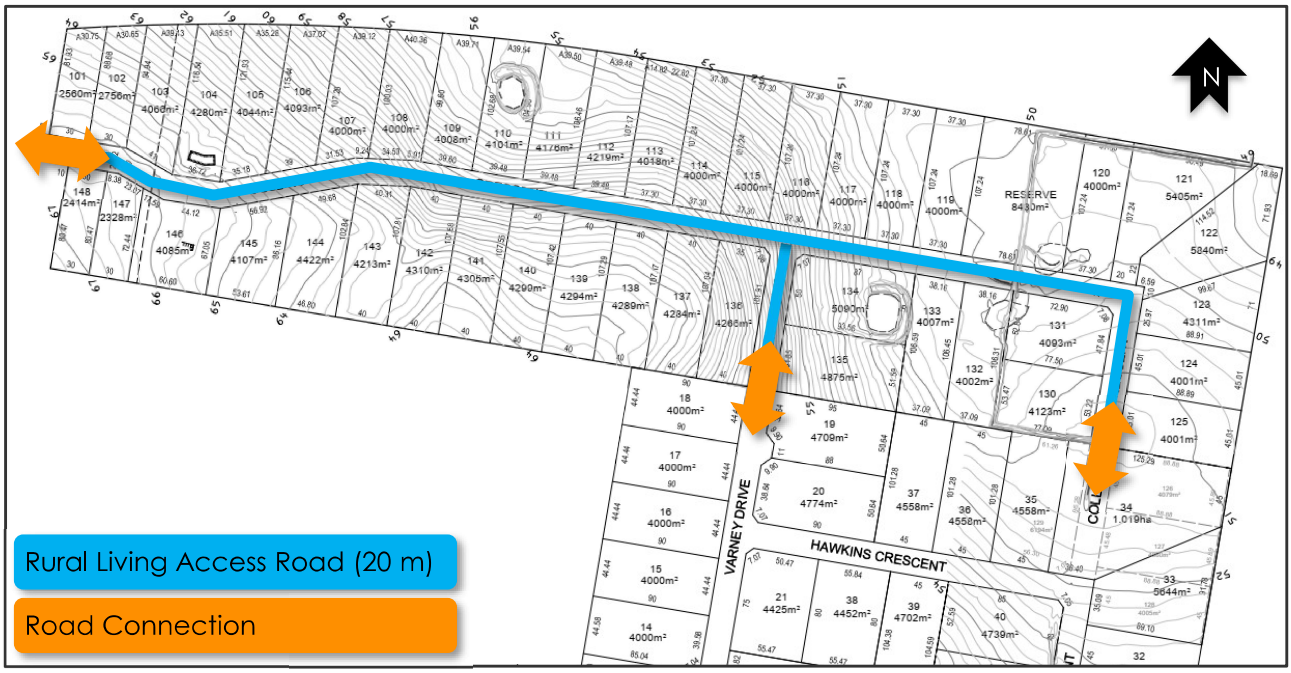
It is proposed to develop the subject site for the purposes of a residential subdivision, which will comprise a total 48 low density lots. The residential lots within the subdivision will vary in size, ranging from 2,238 m² to 5,840 m².

3.2 Road Network

The proposed road network for the subdivision includes an east-west road connecting to Collins Street in the west, with intersecting north-south roads to connect to Varney Drive and Collins Crescent. All internal roads are to be constructed in the form of 20 metre Rural Living Access Roads, providing a 6.2-metre-wide sealed carriageway with no kerbing and allowing for verge parking on both side of the road.

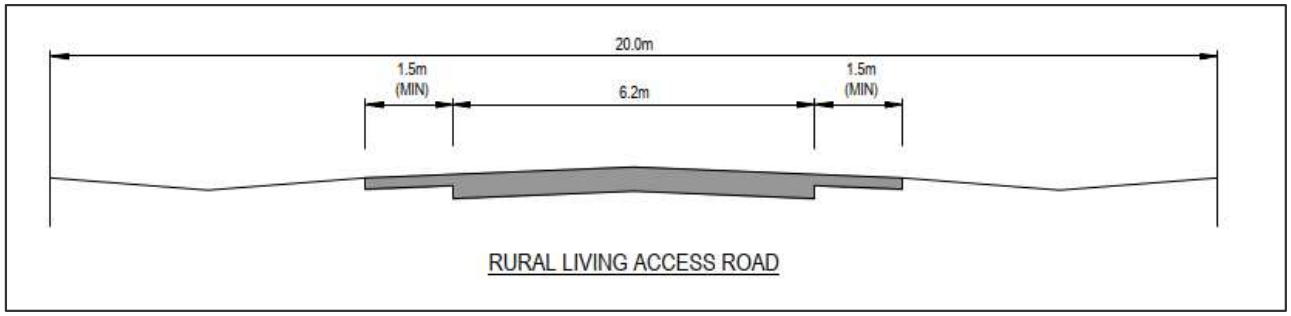
A view of the proposed road network and associated hierarchy is provided in Figure 9 below.

Figure 9 Road Network Plan



The road cross-section for a typical Rural Living Access Road is shown in Figure 10 below.

Figure 10 Rural Living Access Road (20m) – IDM



Printed 9/09/2026
Page 138 of 168

ADVERTISED
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.

4 RESIDENTIAL SUBDIVISION DESIGN ASSESSMENT

4.1 General

The design of the proposed residential subdivision has been assessed, in relation to Clause 56 of the East Gippsland Planning Scheme (Residential Subdivision), and the Infrastructure Design Manual.

4.2 East Gippsland Planning Scheme – Clause 56

Clause 56 of the Planning Scheme applies to sites within a Township Zone such as the western portion of the subject site.

Whilst not strictly applicable to the eastern portion of the site being within a Low Density Residential Zone, Clause 56.06 identifies Access and Mobility Management requirements for residential subdivisions such as that proposed at the site. The following Clauses are applicable.

4.2.1 Clause 56.06-2, Walking and Cycling Network Objectives

Standard C15

The walking and cycling network should be designed to:

- *Implement any relevant regional and local walking and cycling strategy, plan or policy for the area set out in this scheme.*
- *Link to any existing pedestrian and cycling networks.*
- *Provide safe walkable distances to activity centres, community facilities, public transport stops and public open spaces.*
- *Provide an interconnected and continuous network of safe, efficient and convenient footpaths, shared paths, cycle paths and cycle lanes based primarily on the network of arterial roads, neighbourhood streets and regional public open spaces.*
- *Provide direct cycling routes for regional journeys to major activity centres, community facilities, public transport and other regional activities and for regional recreational cycling.*
- *Ensure safe street and road crossings including the provision of traffic controls where required.*
- *Provide an appropriate level of priority for pedestrians and cyclists.*
- *Have natural surveillance along streets and from abutting dwellings and be designed for personal safety and security particularly at night.*
- *Be accessible to people with disabilities.*

The proposed Rural Living Access Roads do not require footpaths, and Collins Street which connects to the site does not include footpaths. Notwithstanding, the applicant may consider providing a footpath on one side of the road, similar to Varney Drive and Hawkins Crescent, subject to detailed design requirements.

Internal roads are expected to have minimal traffic volumes and low speeds, and are considered suitable for cyclists.

All roads and paths are provided with natural surveillance. The proposed rear access laneways are short, with side abuttals to adjacent lots, enabling appropriate surveillance.

It is therefore considered that the subdivision satisfies the objectives of Clause 56.06-2.

Printed 9/09/2026
Page 139 of 168

ADVERTISED
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.

4.2.2 Clause 56.06-3, Public Transport Network Objectives

Standard C16

The public transport network should be designed to:

- *Implement any relevant public transport strategy, plan or policy for the area set out in this scheme.*
- *Connect new public transport routes to existing and proposed routes to the satisfaction of the relevant public transport authority.*
- *Provide for public transport links between activity centres and other locations that attract people using the Principal Public Transport Network in Metropolitan Melbourne and the regional public transport network outside Metropolitan Melbourne.*
- *Locate regional bus routes principally on arterial roads and locate local bus services principally on connector streets to provide:*
  - *Safe and direct movement between activity centres without complicated turning manoeuvres.*
  - *Direct travel between neighbourhoods and neighbourhood activity centres.*
  - *A short and safe walk to a public transport stop from most dwellings.*

There is limited public transport connectivity in the vicinity of the site, therefore the requirements of Clause 56.06-3 do not apply.

4.2.3 Clause 56.06-4, Neighbourhood Street Network Objective

Standard C17

The neighbourhood street network must:

- *Take account of the existing mobility network of arterial roads, neighbourhood streets, cycle paths, cycle paths, footpaths and public transport routes.*
- *Provide clear physical distinctions between arterial roads and neighbourhood street types.*
- *Comply with the Roads Corporation's arterial road access management policies.*
- *Provide an appropriate speed environment and movement priority for the safe and easy movement of pedestrians and cyclists and for accessing public transport.*
- *Provide safe and efficient access to activity centres for commercial and freight vehicles.*
- *Provide safe and efficient access to all lots for service and emergency vehicles.*
- *Provide safe movement for all vehicles.*
- *Incorporate any necessary traffic control measures and traffic management infrastructure.*

The neighbourhood street network should be designed to:

- *Implement any relevant transport strategy, plan or policy for the area set out in this scheme.*
- *Include arterial roads at intervals of approximately 1.6 kilometres that have adequate reservation widths to accommodate long term movement demand.*
- *Include connector streets approximately halfway between arterial roads and provide adequate reservation widths to accommodate long term movement demand.*
- *Ensure connector streets align between neighbourhoods for direct and efficient movement of pedestrians, cyclists, public transport and other motor vehicles.*
- *Provide an interconnected and continuous network of streets within and between neighbourhoods for use by pedestrians, cyclists, public transport and other vehicles.*
- *Provide an appropriate level of local traffic dispersal.*
- *Indicate the appropriate street type.*
- *Provide a speed environment that is appropriate to the street type.*
- *Provide a street environment that appropriately manages movement demand (volume, type and mix of pedestrians, cyclists, public transport and other motor vehicles).*

Printed 9/09/2026
Page 140 of 168

ADVERTISED
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.

- *Encourage appropriate and safe pedestrian, cyclist and driver behaviour.*
- *Provide safe sharing of access lanes and access places by pedestrians, cyclists and vehicles.*
- *Minimise the provision of culs-de-sac.*
- *Provide for service and emergency vehicles to safely turn at the end of a dead-end street.*
- *Facilitate solar orientation of lots.*
- *Facilitate the provision of the walking and cycling network, integrated water management systems, utilities and planting of trees.*
- *Contribute to the area's character and identity.*
- *Take account of any identified significant features.*

The road network has generally been designed in consideration of the objectives of Clause 56.06-4.

The forecast daily traffic volumes for the internal road network will be well within the recommended volume limited specified within Table C1 of Clause 56.06.

It is therefore considered that the subdivision generally satisfies the objectives of Clause 56.06-4.

4.2.4 Clause 56.06-5, Walking and Cycling Detail Network Objectives

Standard C18

Footpaths, shared paths, cycle paths and cycle lanes should be designed to:

- *Be part of a comprehensive design of the road or street reservation.*
- *Be continuous and connect.*
- *Provide for public transport stops, street crossings for pedestrians and cyclists and kerb crossovers for access to lots.*
- *Accommodate projected user volumes and mix.*
- *Meet the requirements of Table C1.*
- *Provide pavement edge, kerb, channel and crossover details that support safe travel for pedestrians, footpath bound vehicles and cyclists, perform required drainage functions and are structurally sound.*
- *Provide appropriate signage.*
- *Be constructed to allow access to lots without damage to the footpath or shared path surfaces.*
- *Be constructed with a durable, non-skid surface.*
- *Be of a quality and durability to ensure:*
  - *Safe passage for pedestrians, cyclists, footpath bound vehicles and vehicles.*
  - *Discharge of urban run-off.*
  - *Preservation of all-weather access.*
  - *Maintenance of a reasonable, comfortable riding quality.*
  - *A minimum 20 year life span.*
- *Be accessible to people with disabilities and include tactile ground surface indicators, audible signals and kerb ramps required for the movement of people with disabilities.*

The proposed Rural Living Access Roads do not require footpaths, and Collins Street which connects to the site does not include footpaths. Notwithstanding, a footpath may be provided on one side of the road, similar to Varney Drive and Hawkins Crescent.

It is noted that a number of objectives are related to detailed design not covered by the current drawing set.

It is therefore considered that the subdivision satisfies the objectives of Clause 56.06-5.

Printed 9/09/2026
Page 141 of 168

ADVERTISED
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.

4.2.5 Clause 56.06-6, Public Transport Network Detail Objectives

Standard C19

Bus priority measures must be provided along arterial roads forming part of the existing or proposed Principal Public Transport Network in Metropolitan Melbourne and the regional public transport network outside Metropolitan Melbourne to the requirements of the relevant roads authority.

Road alignment and geometry along bus routes should provide for the efficient, unimpeded movement of buses and the safety and comfort of passengers.

The design of public transport stops should not impede the movement of pedestrians.

Bus and tram stops should have:

- *Surveillance from streets and adjacent lots.*
- *Safe street crossing conditions for pedestrians and cyclists.*
- *Safe pedestrian crossings on arterial roads and at schools including the provision of traffic controls as required by the roads authority.*
- *Continuous hard pavement from the footpath to the kerb.*
- *Sufficient lighting and paved, sheltered waiting areas for forecast user volume at neighbourhood centres, schools and other locations with expected high patronage.*
- *Appropriate signage.*

The road network has not been designed to cater for a public transport route, therefore the requirements of Clause 56.06-6 do not apply.

4.2.6 Clause 56.06-7, Neighbourhood Street Network Detail Objective

Standard C20

The design of streets and roads should:

- *Meet the requirements of Table C1. Where the widths of access lanes, access places, and access streets do not comply with the requirements of Table C1, the requirements of the relevant fire authority and roads authority must be met.*
- *Provide street blocks that are generally between 120 metres and 240 metres in length and generally between 60 metres to 120 metres in width to facilitate pedestrian movement and control traffic speed.*
- *Have verges of sufficient width to accommodate footpaths, shared paths, cycle paths, integrated water management, street tree planting, lighting and utility needs.*
- *Have street geometry appropriate to the street type and function, the physical land characteristics and achieve a safe environment for all users.*
- *Provide a low-speed environment while allowing all road users to proceed without unreasonable inconvenience or delay.*
- *Provide a safe environment for all street users applying speed control measures where appropriate.*
- *Ensure intersection layouts clearly indicate the travel path and priority of movement for pedestrians, cyclists and vehicles.*
- *Provide a minimum 5 metre by 5 metre corner splay at junctions with arterial roads and a minimum 3 metre by 3 metre corner splay at other junctions unless site conditions justify a variation to achieve safe sight lines across corners.*
- *Ensure streets are of sufficient strength to:*
  - *Enable the carriage of vehicles.*
  - *Avoid damage by construction vehicles and equipment.*
- *Ensure street pavements are of sufficient quality and durability for the:*
  - *Safe passage of pedestrians, cyclists and vehicles.*
  - *Discharge of urban run-off.*
  - *Preservation of all-weather access and maintenance of a reasonable, comfortable riding quality.*

Printed 9/09/2026
Page 142 of 168

ADVERTISED
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.

- *Ensure carriageways of planned arterial roads are designed to the requirements of the relevant road authority.*
- *Ensure carriageways of neighbourhood streets are designed for a minimum 20 year life span.*
- *Provide pavement edges, kerbs, channel and crossover details designed to:*
  - *Perform the required integrated water management functions.*
  - *Delineate the edge of the carriageway for all street users.*
  - *Provide efficient and comfortable access to abutting lots at appropriate locations.*
  - *Contribute to streetscape design.*
- *Provide for the safe and efficient collection of waste and recycling materials from lots.*
- *Be accessible to people with disabilities.*
- *Meet the requirements of Table C1. Where the widths of access lanes, access places, and access streets do not comply with the requirements of Table C1, the requirements of the relevant fire authority and roads authority must be met. Where the widths of connector streets do not comply with the requirements of Table C1, the requirements of the relevant public transport authority must be met.*

A street detail plan should be prepared that shows, as appropriate:

- *The street hierarchy and typical cross-sections for all street types.*
- *Location of carriageway pavement, parking, bus stops, kerbs, crossovers, footpaths, tactile surface indicators, cycle paths and speed control and traffic management devices.*
- *Water sensitive urban design features.*
- *Location and species of proposed street trees and other vegetation.*
- *Location of existing vegetation to be retained and proposed treatment to ensure its health.*
- *Any relevant details for the design and location of street furniture, lighting, seats, bus stops, telephone boxes and mailboxes.*

Table 3 Design of Roads and Neighbourhood Streets – Table C1

Element	*Access Lane*	*Access Place*	*Access Street – Level 1*	*Access Street – Level 2*	*Connector Street – Level 1*	*Connector Street – Level 2*
Traffic Volume	300 vpd	300-1000 vpd	1000-2000 vpd	2000-3000 vpd	3000 vpd	3000-7000 vpd
Target Speed	10 km/h	15 km/h	30 km/h	40 km/h	50 km/h (40 km/h at schools, 20 km/h at crossing points)	60 km/h or 50 km/h (40 km/h at schools)
Carriageway Width	5.5 m	5.5 m	5.5 m	7 – 7.5 m	3.5 m per lane (4.0 m at intersections)	3.5 m per lane (4.0 m at intersections)
Parking Within Street	None	1 verge space per 2 lots, or one-side on carriageway	1 verge space per 2 lots	Both sides	Dedicated lane 2.3 m where required	Dedicated lane 2.3 m where required
Verge Width	Not required	7.5 m (3.5 m / 2.5 m min)	4.0 / 4.0 m	4.5 / 4.5 m	4.5 / 4.5 m	6.0 / 6.0 m
Footpath Provision	Shared Zone	1.5 m (Not required if < 5 dwellings)	2 x 1.5 m (2.0 m at schools, shop, activity centre)	2 x 1.5 m (2.0 m at schools, shop, activity centre)	2 x 1.5 m (2.0 m at schools, shop, activity centre)	2 x 1.5 m (2.0 m at schools, shop, activity centre)
Cycle Path Provision	None	None	Shared Zone	Shared Zone	0.7 - 1.7 m	0.7 - 1.7 m or shared path

Printed 9/09/2026
Page 143 of 168

ADVERTISED
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.

Appropriate splays are provided on the corner of intersections.

Table C1 of the Planning Scheme only applies to sites within an urban setting, and therefore does not apply to the proposed Rural Living Access Roads.

It is therefore considered that the subdivision generally satisfies the objectives of Clause 56.06-7.

4.2.7 Clause 56.06-8, Lot Access Objective

Standard C21

Vehicle access to lots abutting arterial roads should be provided from service roads, side or rear access lanes, access places or access streets where appropriate and in accordance with the access management requirements of the relevant roads authority.

Vehicle access to lots of 300 square metres or less in area and lots with a frontage of 7.5 metres or less should be provided via rear or side access lanes, places or streets.

The design and construction of a crossover should meet the requirements of the relevant road authority.

No lots are provided with direct access to an arterial road.

No lots are provided with an area less than 300 m^2, and all lots are provided with a frontage greater than 7.5 metres.

It is therefore considered that the subdivision satisfies the objectives of Clause 56.06-8.

4.3 Infrastructure Design Manual

The Infrastructure Design Manual (IDM) is a document prepared by numerous Victorian rural and regional Councils, providing a set of consistent requirements and standards for the design and development of infrastructure.

The manual provides cross-sectional requirements for rural and urban roads, with the relevant requirements to the subject site reproduced in Table 4.

Table 4 IDM Road Cross-Sectional Requirements – Rural Roads

Road Type	*Max. Traffic Volumes (veh/day)*	*Minimum Reserve Width*	*Minimum Seal Width*	*Minimum Shoulder Width*	*Kerbing*
Rural Living Access Road	1,000	20.0 m	6.2 m	1.5 m	nil

The proposed road cross-sections are designed in accordance with the requirements for a Rural Living Access Road, with a 20 m road reserve and 6.2 m seal width and are therefore considered to be acceptable.

Printed 9/09/2026
Page 144 of 168

ADVERTISED
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.

5 TRAFFIC

5.1 Traffic Generation

Whilst in outer suburban areas, traffic generation surveys suggest that single dwellings may generate traffic at up to 10 vehicle trips per day, traffic generation surveys of residential developments in regional areas suggests that reduced traffic generation is often experienced, as trip distances are generally greater (and therefore trips are often combined to reduce travel times and distances), and non-essential trips may be avoided.

Surveys undertaken by **one**mile**grid** in Broadford suggested average weekday traffic volumes of between 6.3 and 7.7 vehicle movements per dwelling per day, whilst surveys undertaken in Wangaratta suggested between 0.37 and 0.66 vehicle movements per dwelling during the peak hour.

Furthermore, traffic generation surveys at the Eynesbury residential estate identified a daily traffic generation rate of 5.39 vehicle movements per dwelling per day (noting that this included only trips external to the estate and therefore would not include internal trips to local shopping or other destinations).

Considering the above, it can be expected that the proposed residential development will generate traffic at a rate of no more than 8 vehicle trips per day, with 10% of trips occurring during the peak hours.

Application of the traffic generation rate above to the proposed 48 residential lots, it is expected to generate up to approximately 384 vehicle trips per day and approximately 38 trips during the morning and afternoon peak hours.

Furthermore, based on typically observed rates, the residential traffic distribution shown in Table 5 has been adopted.

Table 5 Residential Traffic Distribution – Subdivision

Peak Hour	*Percentage of Daily*	*Outbound*	*Inbound*
AM Peak	10%	70%	30%
PM Peak	10%	40%	60%

Using the directional splits outlined above, the anticipated peak hour traffic volumes anticipated to be generated are outlined in Table 6 below.

Table 6 Anticipated Traffic Generation

Period	*Inbound*	*Outbound*	*Total*
AM Peak	11	27	38
PM Peak	23	15	38
Daily	**192**	**192**	**384**

Printed 9/09/2026
Page 145 of 168

ADVERTISED
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.

5.2 Traffic Distribution

Considering the location of the site in relation to the arterial road network, schools, recreation and retail and employment precincts, the directional distribution shown in Table 7 has been adopted.

Table 7 Adopted Directional Traffic Distribution

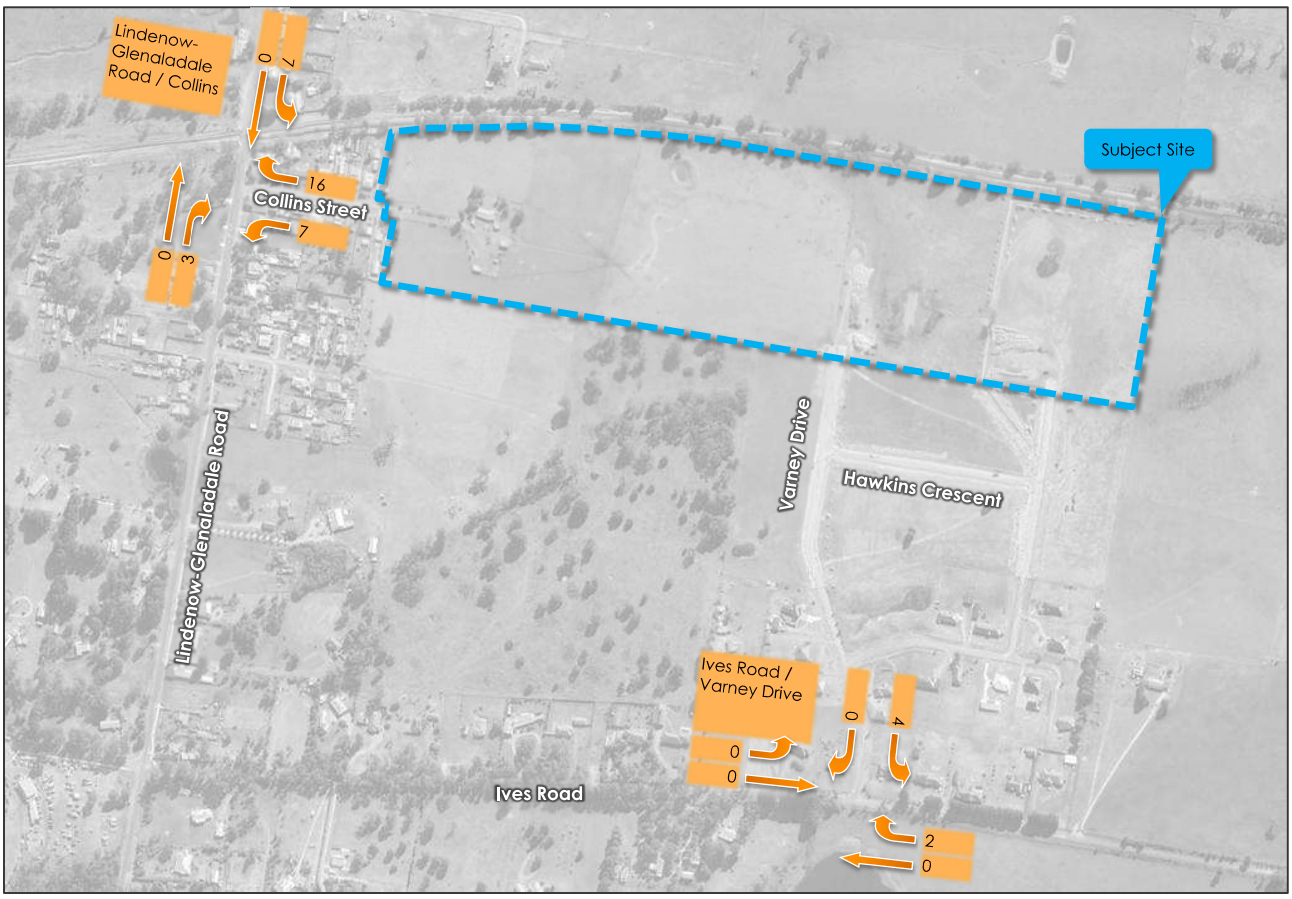
External Road Connection	*Percentage*
Lindenow-Glenaladale Road – North	60%
Lindenow-Glenaladale Road – South	25%
Ives Road – East	15%

It is noted that Ives Road is unsealed outside the township of Lindenow, and therefore is not considered an attractive route towards Bairnsdale.

5.3 Generated Traffic Volumes

Based on the above, the following traffic volumes are expected to be generated by the proposed development at the intersections of Lindenow-Glenaladale Road / Collins Street, and Ives Road / Varney Drive.

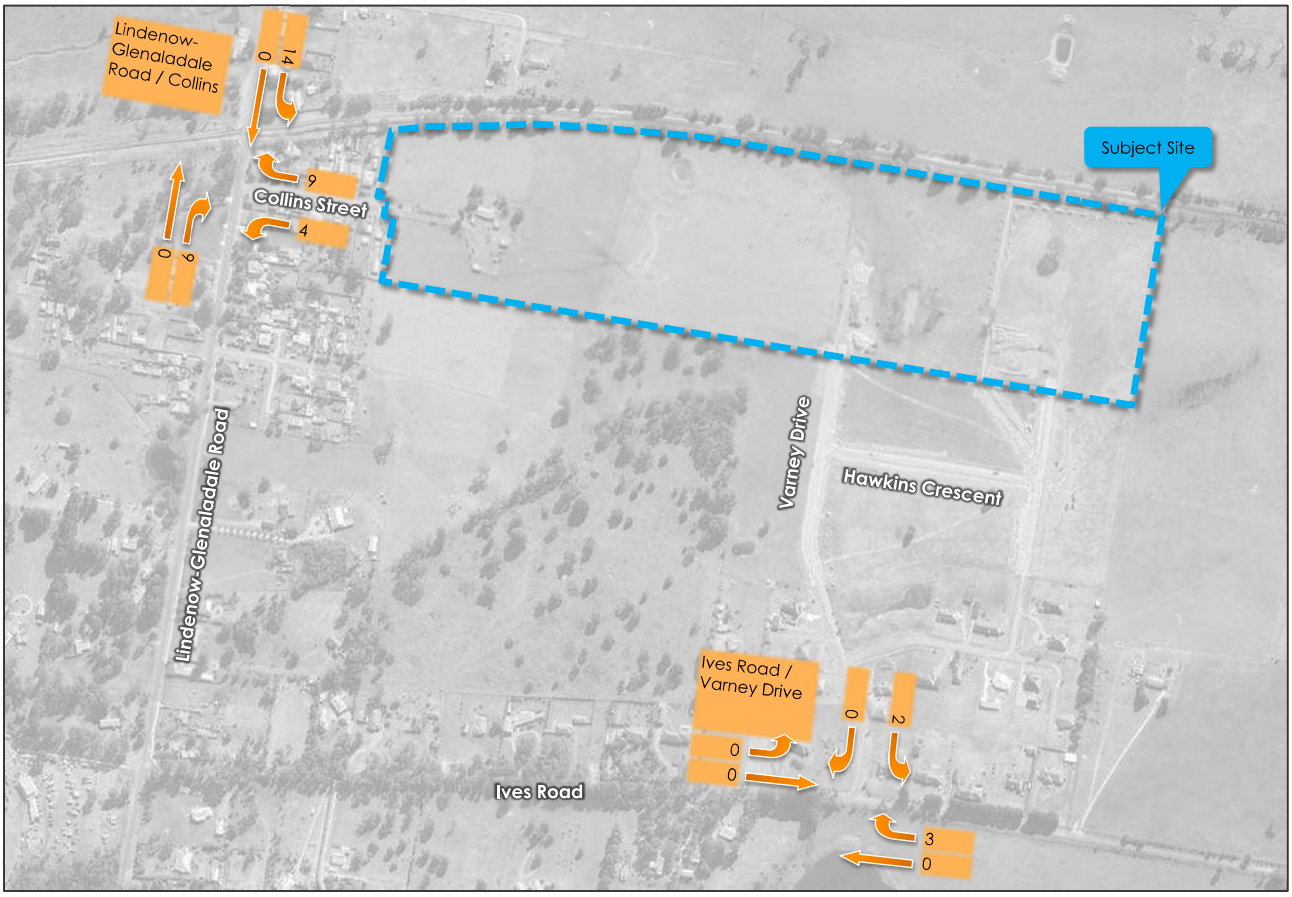
Figure 11 Generated Traffic Volumes – AM Peak



Printed 9/09/2026
Page 146 of 168

ADVERTISED
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.

Figure 12 Generated Traffic Volumes – PM Peak



5.4 Existing Traffic Generation

To provide for a holistic assessment of the traffic impacts in the vicinity of the site, it is necessary to include traffic generation of existing lots in the vicinity of the site.

A total of 14 existing residential lots are currently provided with access via Collins Street. In addition, there are 43 existing subdivided lots to the south of the site that access the external road network via the Varney Drive / Ives Road intersection

For the purposes of analysis, the same traffic generation rates and traffic distribution assumptions have been applied to all existing lots in the area.

Application of the above traffic generation rate to the total of 57 lots in the vicinity of the site equates to up to approximately 456 vehicle trips per day and approximately 46 trips during the morning and afternoon peak hours.

5.5 Expected Traffic Volume Growth

To ensure that the operation of surrounding intersection will operate appropriately into the future, it is considered appropriate to include future traffic volume growth. To provide for a conservative analysis, growth rates of 1% per year (compound) have been applied to the existing traffic volumes over a 10-year period, equivalent to a 10.5% increase in traffic volumes.

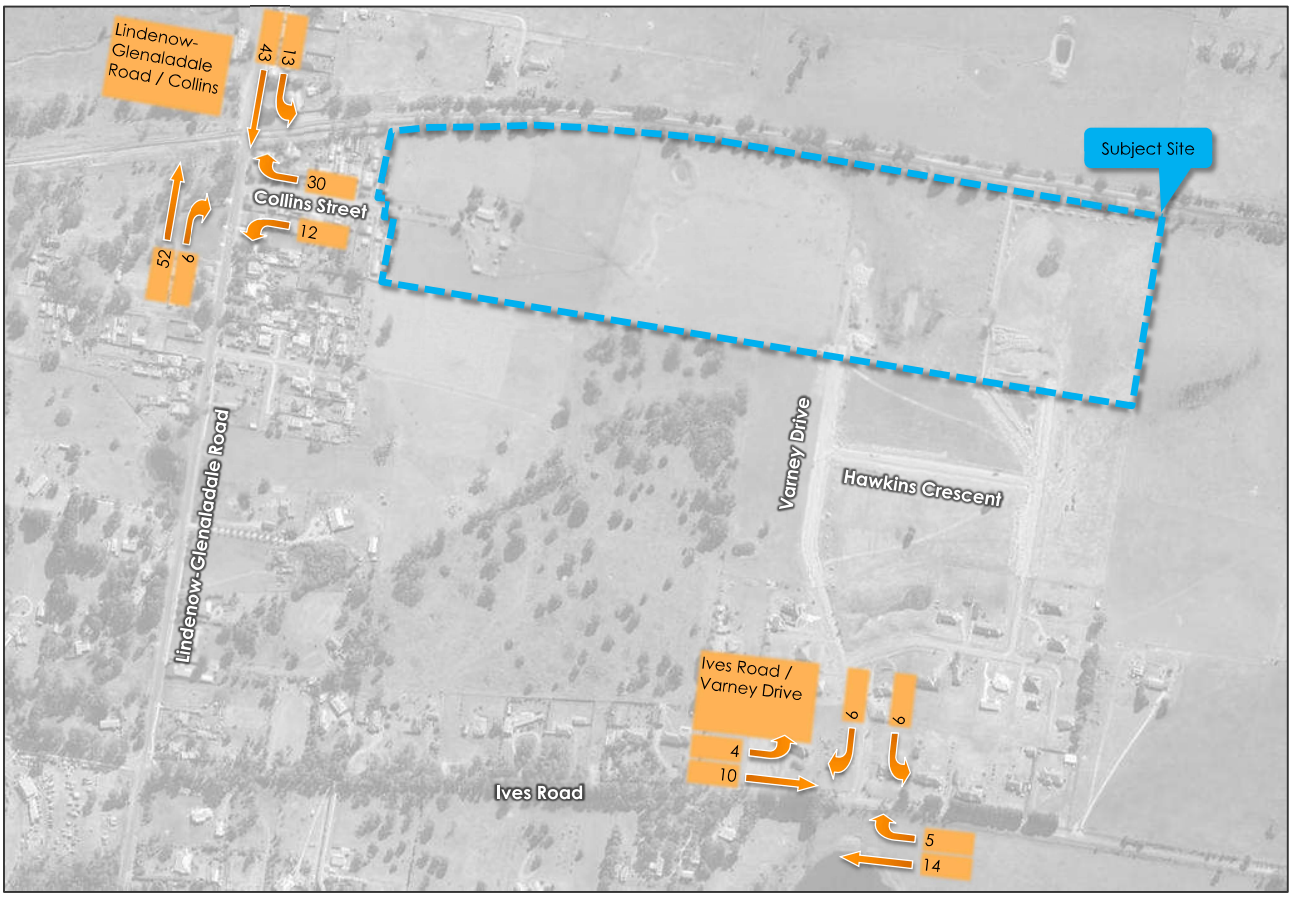
Printed 9/09/2026
Page 147 of 168

ADVERTISED
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.

5.6 Resultant Future Traffic Volumes

Based on the above, the future intersection volumes can be calculated by combining the existing volumes with the expected traffic volume growth, and superimposing the traffic anticipated to be generated by the proposed development and the existing lots in the vicinity of the site.

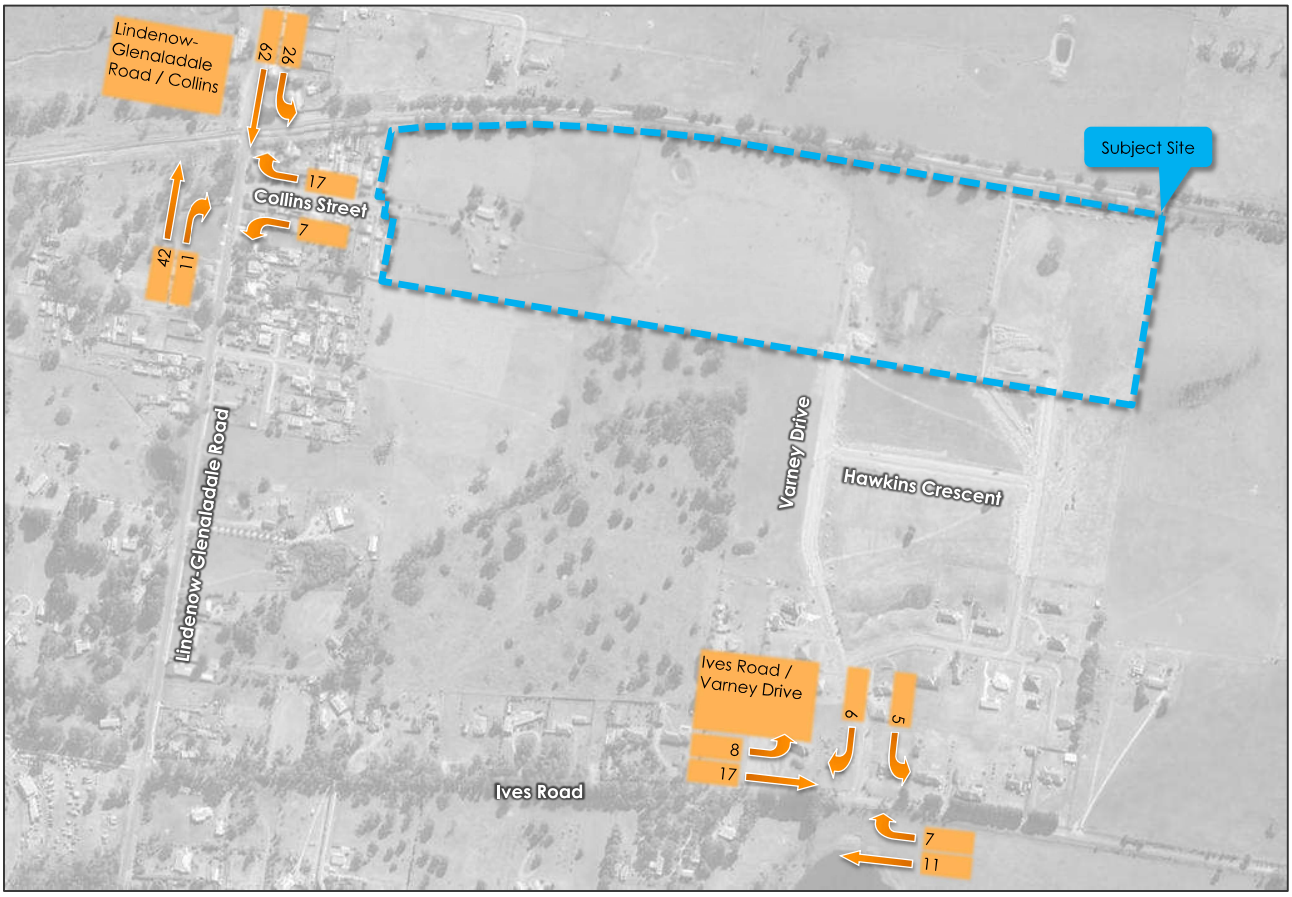
Figure 13 Resultant Future Traffic Volumes – AM Peak



Printed 9/09/2026
Page 148 of 168

ADVERTISED
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.

Figure 14 Resultant Future Traffic Volumes – PM Peak



5.7 Traffic Impact

Reviewing the volumes above, it is noted that a maximum of 30 turning movements per hour is expected for any one movement during the AM and PM peaks, equating to an average of approximately one vehicle movements every two minutes. The traffic volumes to and from the site will be split between each of two major connections to the existing road network, and distributed to the external road network via Ives Road to the south, and Lindenow-Glenaladale Road to the west.

Overall, the traffic volumes generated by the proposed development are low and are expected to be easily absorbed by the surrounding road network.

Printed 9/09/2026
Page 149 of 168

ADVERTISED
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.

5.8 Austroads Turn Lane Warrants

5.8.1 Overview

onemile**grid** has undertaken a review of post-development peak hour volumes for each of the intersections in the immediate vicinity of the site against the turn lane treatment warrants specified in the *Austroads Guide to Traffic Management Part 6: Intersections, Interchanges and Crossings*.

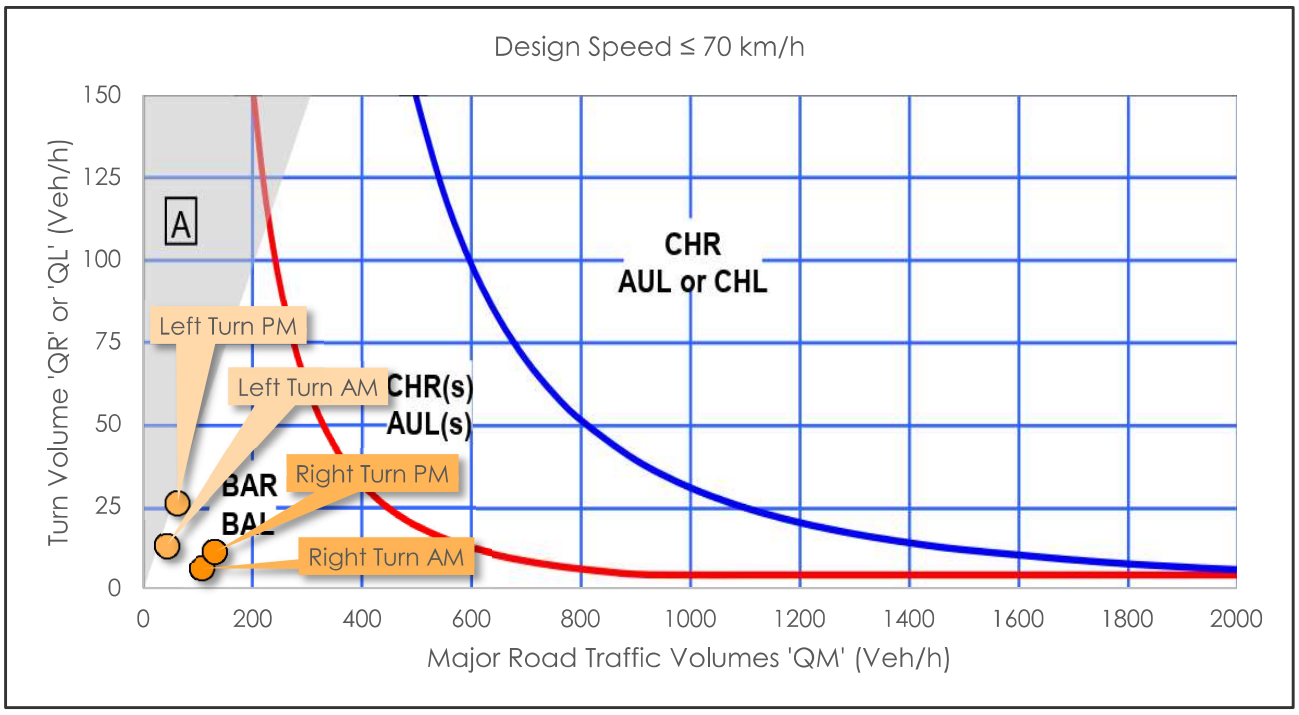
It should be noted that the minimum treatment contemplated by the turn lane warrants is a Basic turn lane, which would therefore apply to even to a single residential dwelling accessed from a court bowl. Application of the turn lane warrants to any intersection or site access point can therefore not conclude that no turn lane is required. Consequently, it is considered that the design process should initially decide whether a turn lane is required, and then, if it is decided that a turn lane is required, the Austroads Turn Lane Warrants may be used as guidance as to what turn lane design may be the most appropriate.

An assessment of the turn lane requirements of the Lindenow-Glenaladale Road / Collins Street intersection and the Ives Road / Varney Drive intersection is provided below.

5.8.2 Lindenow-Glenaladale Road / Collins Street

Based on the anticipated post-development traffic volumes (as shown in Figure 13 and Figure 14), the turn lane requirements for the Lindenow-Glenaladale Road / Collins Street intersection are demonstrated in Figure 15 below.

Figure 15 Austroads Turn Treatment Warrants – Lindenow-Glenaladale Road / Collins Street



As identified in the figure above, the anticipated turning movements at the site access indicate that a basic right-turn treatment (BAR), and a basic left turn treatment (BAL) would be required.

The Lindenow-Glenaladale Road / Collins Street intersection is already provided with a basic left turn treatment, which is considered satisfactory for the northern approach.

Printed 9/09/2026
Page 150 of 168

ADVERTISED
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.

In regard to the right turn, the volumes are expected to be low, with a maximum of 1 right turning vehicles during the PM peak. The existing speeds along Lindenow-Glenaladale Road are low, with an 85th percentile speed of approximately 58 km/h. It is not typical to provide turn lanes at lower speeds such as this.

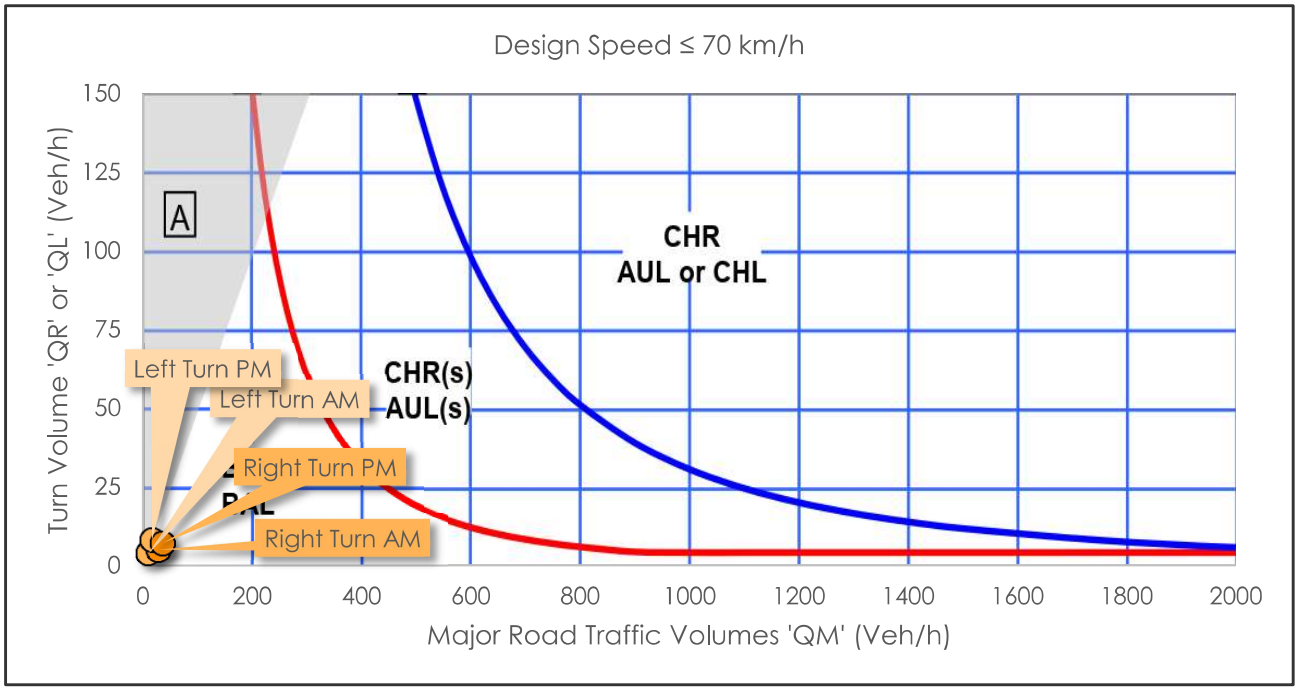
It is also expected that drivers will approach the intersection with a high level of awareness, due to the dragon's teeth line marking and at-grade railway crossing.

It is therefore considered that a right turn lane is **not** required. Furthermore, it is anticipated that the provision of turn lanes would be contrary to the intended speed environment of Lindenow-Glenaladale Road, and would allow through traffic to travel along Lindenow-Glenaladale Road at higher speeds, not having to slow down for occasional turning traffic.

5.8.3 Ives Road / Varney Drive

Based on the anticipated post-development traffic volumes (as shown in Figure 13 and Figure 14), the turn lane requirements for the Ives Road / Varney Drive intersection are demonstrated in Figure 16 below.

Figure 16 Austroads Turn Treatment Warrants – Ives Road / Varney Drive



Reviewing the figure above, it is noted that both the through and turning future volumes are essentially touching the x and y axis', respectively. Traffic volumes are very low through the intersection, and are not expected to exceed a total of 100 movements per hour hours even when accounting for future growth.

With regards to the subject development, additional through volumes to this intersection are expected to be relatively low, with the majority of traffic expected to be distributed to the external network via the Lindenow-Glenaladale Road / Collins Street intersection.

Furthermore, speeds are expected to be low at this intersection, commensurate with the speed limit of 60 km/h. As noted above, it is not typical to provide turn lanes at lower speeds.

It is therefore considered that upgrades are not required to this intersection.

Printed 9/09/2026
Page 151 of 168

ADVERTISED
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.

6 CONCLUSIONS

It is proposed to develop the subject site for the purposes of a residential subdivision comprising 48 lots.

Considering the analysis presented above, it is concluded that:

- The subdivision road network has been designed in accordance with Clause 56 requirements of the East Gippsland Planning Scheme and the IDM guidelines;
- The proposed internal road network is expected to be suitable to accommodate the proposed daily development traffic generation; and
- The level of traffic generated by the proposed development is expected to be comfortably accommodated at the Lindenow-Glenaladale Road / Collins Street and Ives Road / Varney Drive intersections and absorbed into the surrounding road network; and
- There are no traffic engineering reasons which would preclude a permit from being issued for this proposal.

Printed 9/09/2026
Page 152 of 168

ADVERTISED
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.

Proposed Multi - Lot Subdivision 17/125 ①
15 Collins Street.
Lindenow South.
AJP JULY 26

Retarding Basin Design.

Design Criteria Adopted.

Allotments discounted as roofs will be drained to. Detention & Retention tanks. Sandy soils will minimise run-off From surface. - Water tank detail shown on plans.

Catchment area limited to Road Reserves.
Total road reserve area = 48,950m².

Co-efficient of Run-off used in Designs.

Pre-development C=0.3 From table 10 of IDM Manual.

Design Storm Event 20% AEP.

Time to be adopted - Refer attached table.
Overland Flow - 300m, 5% Ave Slope & Average grassed surface
T= 25min.

For Developed Flows From Site.
Design Storm Event 10% AEP.
Downstream Catchments are dams and natural Water Courses.
C=0.7 For Road Reserves. - Allow seepage into Sandy Strata in table Drains.

ADVERTISED
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.

171125 (2)
ASP JULY 26.

Refer to attached Calculation.
Required to Store a 120min Storm.

Existing low flow pipe is 375ϕ R.C.P.
Outfall is into Three Mile Creek Catchment.

Total Volume of Detention Required is 788000 L.

Retarding basin to be provided.

Total Base Area = 2070m².
Average Water Depth = 500mm.
Total Capacity = 1,035000 L.

Adequate Storage Available.

ADVERTISED
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.

121 MaCleod Street
Bairnsdale
Victoria 3875

CLIENT	Crowther & Sadler Pty Ltd		
JOB	Multi-Lot Subdivision at Lindenow South	**JOB NO**	171125
DESIGNED BY	ANDREW POWELL	**DATE**	16/07/26

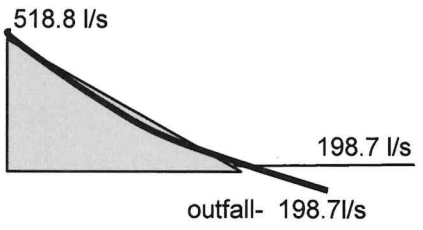
Road Reserve Area in Catchment = 48950sq.m
Check Pre-development flows.
Adopt Pre Development C=0.30 with T=25min
for 20% AEP Storm Event I = 48.7mm/hr
Limit flow from site to 198.7L/S

Refer Lindenow tables attached for rainfall intensity data.
Legal Point of Discharge is Endwall into Three Mile Creek

Check developed flow from site for 10% AEP storm event
Reduced from 1% as Downstream areas are farm dams and water courses
Catchment Area = 48950m2 **C = 0.70 from IDM Manual**
Time of concentration 25 min **Reduction due to sandy soil conditions**
Intensity Frequency 10 years, I = 58.7mm/hr
CA = 34265
Q = 558.71L/sec
558.71

Calculate time of storm required to store **Required to store a 120min storm**
for T=30min I=52.2
Q = 496.84L/sec
for T=60min I=32.9
Q = 313.14L/sec
for T=90min I=25.1
Q = 238.90L/sec
for T=120min I=20.8
Q = 197.97L/sec

Total Storage Required storage **787989.89 litres**



Provide New Retarding Basin onsite
New Retarding Basin to be 2070sq.m minimum in area.
Average depth of basin to be 500mm
Total Capacity of basin = 1,035000L minimum.
Retarding basin ok.

Printed 9/09/2026
Page 155 of 168

ADVERTISED
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.

Australian Government
Bureau of Meteorology

Location

Label: Lindenow

Latitude: 37° 48 ' 00 "
[Nearest grid cell: 37.7875 (S)]

Longitude: 147° 29 ' 00 "
[Nearest grid cell: 147.4875 (E)]

IFD Design Rainfall Intensity (mm/h)

Issued: 25 March 2026

Rainfall intensity for Durations, Exceedance per Year (EY), and Annual Exceedance Probabilities (AEP).
FAQ for New ARR probability terminology

	Annual Exceedance Probability (AEP)						
Duration	**63.2%**	**50%#**	**20%***	**10%**	**5%**	**2%**	**1%**
1 min	103	117	163	196	231	280	320
2 min	86.9	97.2	131	156	181	217	247
3 min	78.8	88.3	120	143	167	201	229
4 min	72.6	81.7	112	134	157	189	216
5 min	67.5	76.2	105	126	148	179	205
6 min	63.2	71.5	99.1	119	140	170	194
7 min	59.5	67.4	93.7	113	133	161	185
8 min	56.3	63.8	88.9	107	126	154	176
9 min	53.4	60.6	84.5	102	120	146	168
10 min	50.9	57.7	80.6	97.4	115	140	160
12 min	46.5	52.8	73.8	89.3	105	128	147
15 min	41.4	47.0	65.7	79.4	93.8	114	131
20 min	35.3	40.0	55.8	67.3	79.4	96.5	110
25 min	31.0	35.0	48.7	58.7	69.2	83.9	96.0
28 min	28.9	32.7	45.3	54.6	64.3	78.0	89.2
30 min	27.7	31.3	43.4	52.2	61.5	74.5	85.2
40 min	23.2	26.1	36.0	43.2	50.7	61.4	70.1
45 min	21.5	24.2	33.3	39.9	46.8	56.6	64.7
1 hour	17.9	20.1	27.5	32.9	38.5	46.5	53.0
1.17 hour	16.2	18.2	24.8	29.7	34.7	41.8	47.7
1.33 hour	14.9	16.7	22.7	27.1	31.7	38.2	43.6
1.5 hour	13.8	15.5	21.0	25.1	29.3	35.3	40.3
2 hour	11.5	12.9	17.5	20.8	24.3	29.3	33.4
3 hour	8.91	9.99	13.6	16.2	18.9	22.8	25.9
4.5 hour	6.95	7.80	10.7	12.7	14.9	18.0	20.5
6 hour	5.84	6.58	9.04	10.8	12.7	15.3	17.5

Printed 9/09/2026
Page 156 of 168

ADVERTISED
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.

9 hour	4.57	5.18	7.21	8.68	10.2	12.3	14.0
12 hour	3.84	4.37	6.14	7.42	8.75	10.6	12.0
18 hour	2.99	3.43	4.87	5.91	6.98	8.40	9.51

Note:
The 50% AEP IFD **does not** correspond to the 2 year Average Recurrence Interval (ARI) IFD. Rather it corresponds to the 1.44 ARI.
* The 20% AEP IFD **does not** correspond to the 5 year Average Recurrence Interval (ARI) IFD. Rather it corresponds to the 4.48 ARI.

This page was created at **15:40 on Wednesday 25 March 2026 (AEDT)**

© Copyright Commonwealth of Australia 2026, Bureau of Meteorology (ABN 92 637 533 532) | CRICOS Provider 02015K | Disclaimer | Privacy | Accessibility

Printed 9/09/2026
Page 157 of 168

ADVERTISED
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.

SURFACE FLOW TIMES

TIME OF CONCENTRATION FOR AREAS WITH SHEET FLOW

FORMULA $t = \frac{108n\sqrt[3]{Lf}}{\sqrt[5]{s}}$ minutes

Where t = time of travel over surface in minutes
n = roughness coefficients for the surface
Lf = length of flow in metres
s = Slope of surface in %

EXAMPLE

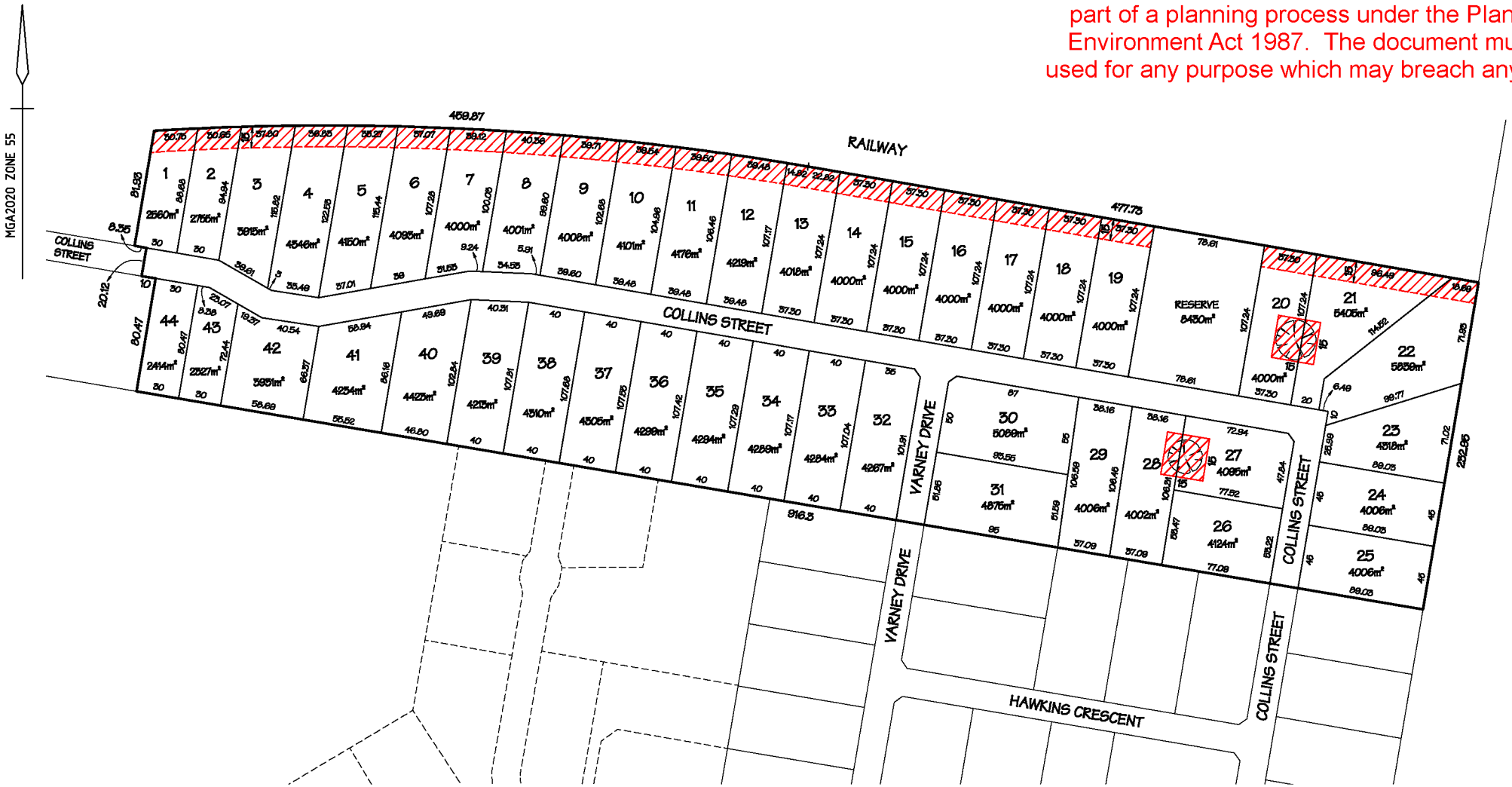
Length of overland flow 100m
Average slope of surface 2%
Poorly grassed surface
Time of travel = 15 minutes.

Fig. 6.2.7(a)
JANUARY, 1982

ROAD DESIGN MANUAL

Printed 9/09/2026
Page 158 of 168

ADVERTISED
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.



PROPOSED AREA OF RESTRICTION

THE REGISTERED PROPRIETOR OF THE LOT SHALL NOT CONSTRUCT A BUILDING OR CARRY OUT WORKS IN THE AREA SHOWN THUS: ▨

15 COLLINS STREET, LINDENOW SOUTH

Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
182 MACLEOD STREET, BAIRNSDALE, VIC., 3875
P. (03) 5152 5011 E. contact@crowthersadler.com.au

FILENAME: Y:\21000-21999\21300-21399\21391 Quirke\21391 Prop V1.pro

NOTATIONS

AREAS ARE APPROXIMATE ONLY
DIMENSIONS ARE SUBJECT TO SURVEY

SCALE (SHEET SIZE A2)	SURVEYORS REF.
1 : 2000	21391

VERSION 1 - DRAWN 05/02/2026

PROPOSED SUBDIVISION

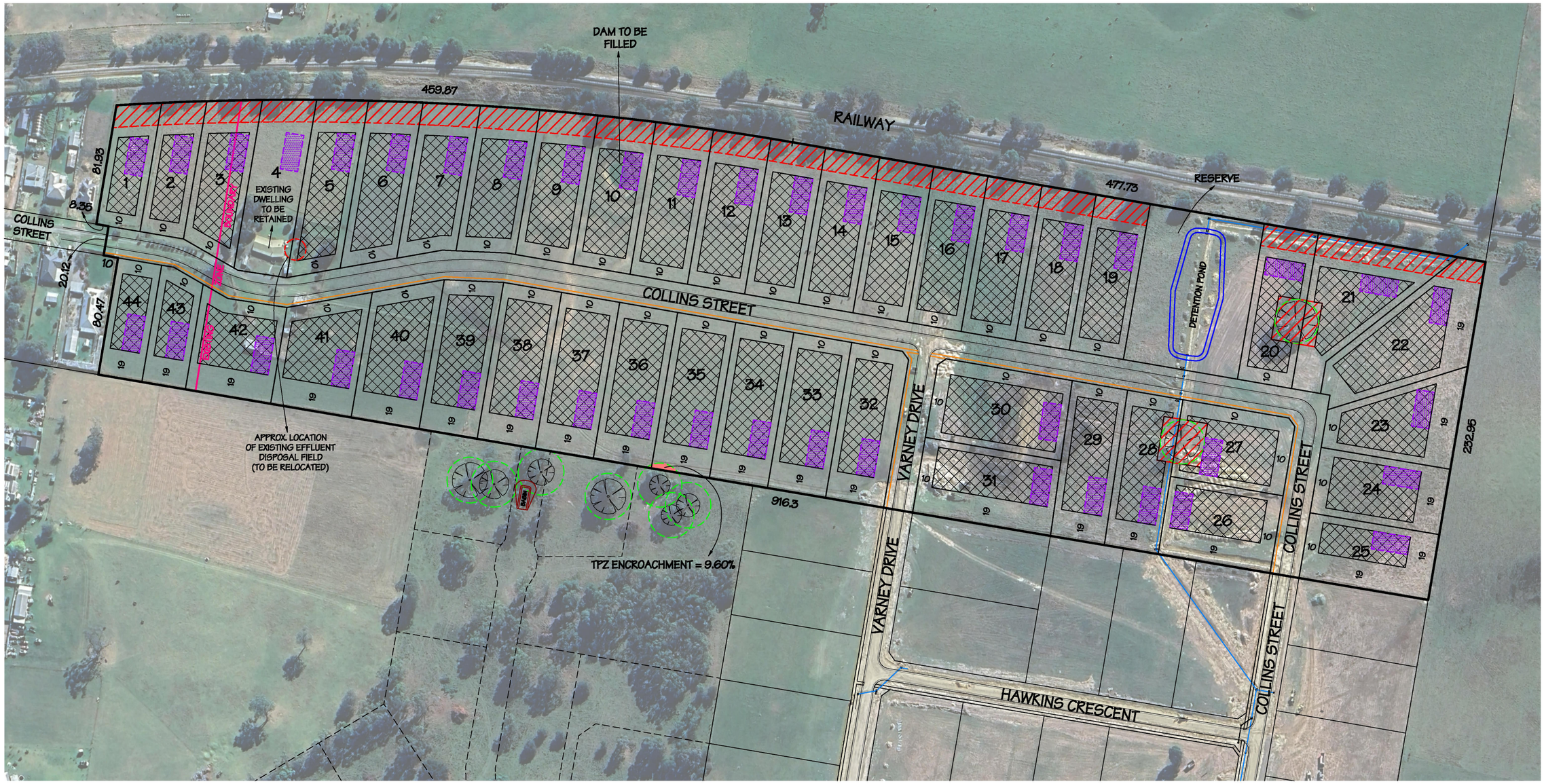
PARISH OF COONGULMERANG
CROWN ALLOTMENT 162A (PART)

C/T VOL 9986 FOL 384
LOT 2 ON LP221154E

Printed 9/09/2026

ADVERTISED
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.

MGA2020 ZONE 55



PROPOSED AREA OF RESTRICTION

THE REGISTERED PROPRIETOR OF THE LOT SHALL NOT CONSTRUCT A BUILDING OR CARRY OUT WORKS IN THE AREA SHOWN THUS:

- CONCEPTUAL BUILDING ENVELOPE
- CONCEPTUAL LAA (300m²)
- AREA OF RESTRICTION
- NOTIONAL ROOT ZONE
- PROPOSED FOOTPATH (1.5m WIDE)

15 COLLINS STREET, LINDENOW SOUTH

Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
P. (03) 5152 5011 E. contact@crowthersadler.com.au

FILENAME: Y:\21000-21999\21300-21399\21391 Quirke\21391 Design Response V1.pro

NOTATIONS

AREAS ARE APPROXIMATE ONLY
DIMENSIONS ARE SUBJECT TO SURVEY

SCALE (SHEET SIZE A2)	SURVEYORS REF.
1 : 2000	21391

VERSION 1 - DRAWN 10/02/2026

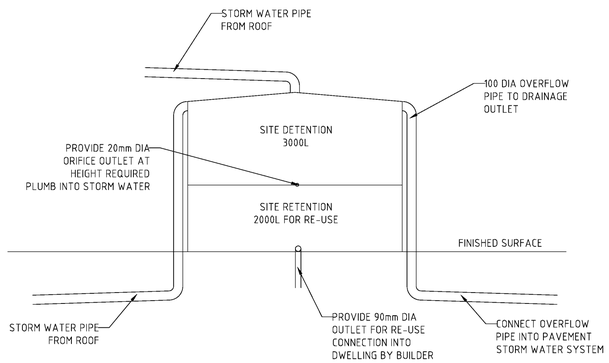
DESIGN RESPONSE PLAN

PARISH OF COONGULMERANG
CROWN ALLOTMENT 162A (PART)

C/T VOL 9986 FOL 384
LOT 2 ON LP221154E

ADVERTISED
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.

EGRM INVESTMENTS PTY LTD
PROPOSED MULTI-LOT SUBDIVISION
15 COLLINS STREET, LINDENOW SOUTH



WATER TANK DETAIL - MIN 5000L

SCALE 1:50

TO BE PROVIDED ON ALL ALLOTMENTS

OVERALL LAYOUT PLAN

SCALE 1:2000

STORMWATER CATCHMENT PLAN

STORMWATER CATCHMENT
ALL ROAD RESERVE SHOWN
TOTAL AREA - 48950SQ.M

DRAWING INDEX

DWG No.	DESCRIPTION
171125 - C1	FACE SHEET, OVERALL SITE PLAN
171125 - C2	1:1000 LAYOUT PLANS
171125 - C3	1:1000 LAYOUT PLANS
171125 - C4	1:1000 LAYOUT PLANS
171125 - C5	RETARDING BASIN PLAN
171125 - C6	RETARDING BASIN SECTIONS
171125 - C7	DRAINAGE LONGITUDINAL SECTION, PIT SCHEDULE
171125 - C8	TYPICAL DETAILS

DWG FILE NAME: 171125-C1.dwg
DATE PLOTTED: 17-07-2026

No.	REVISION	DATE	BY

DATE	ISSUED TO	COPIES	BY

COPYRIGHT © 2026

COPYRIGHT IN THIS DOCUMENT IS THE PROPERTY OF CHRIS O'BRIEN & COMPANY PTY LTD. AND MUST NOT BE REPRODUCED, OR MADE AVAILABLE FOR USE BY ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF CHRIS O'BRIEN & COMPANY PTY LTD.

CLIENT
CROWTHER & SADLER PTY LTD

CHRIS O'BRIEN & COMPANY PTY LTD
CONSULTING CIVIL & STRUCTURAL ENGINEERS
All correspondence to:
P.O. Box 18
Traralgon Vic. 3844
13A Church Street
Traralgon Vic. 3844
Telephone 03 5174 9911
Facsimile 03 5174 0011

DRAWN	AJP
DESIGNED	AJP
CHECKED	LDM
SIGNED	

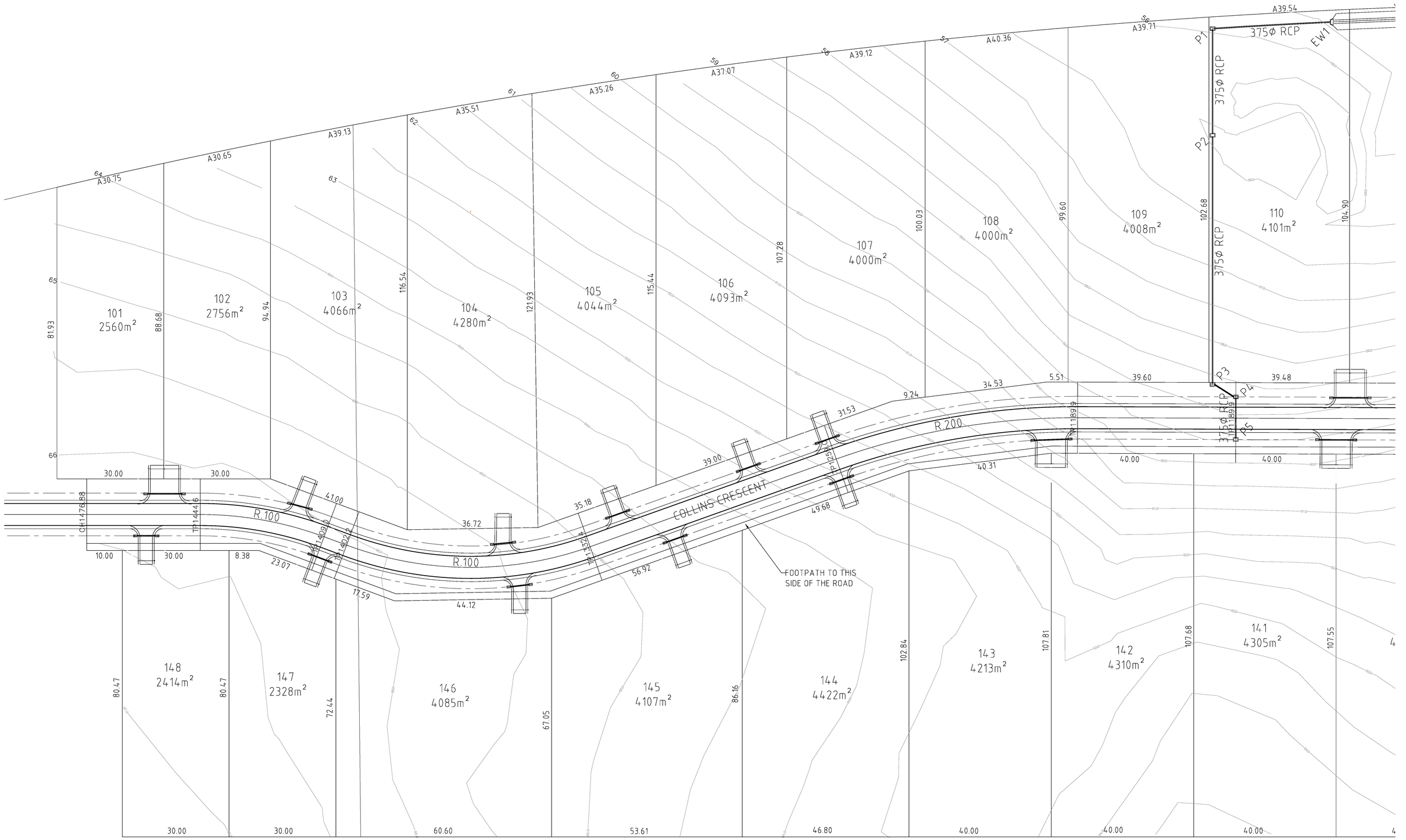
FACE SHEET, OVERALL LAYOUT PLAN

PROJECT
STORM WATER MANAGEMENT PLAN
FOR PROPOSED MULTI-LOT SUBDIVISION
AT 15 COLLINS STREET, LINDENOW SOUTH

DATE	MAY 2026
SCALE	AS SHOWN
SHEET No.	C1 OF 8
PROJECT No.	171125

Printed 9/09/2026
Page 161 of 168

ADVERTISED
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.



DWG FILE NAME: 171125-C1.dwg
DATE PLOTTED: 17-07-2026

No.	REVISION	DATE	BY

DATE	ISSUED TO	COPIES	BY

COPYRIGHT © 2026

COPYRIGHT IN THIS DOCUMENT IS THE PROPERTY OF CHRIS O'BRIEN & COMPANY PTY LTD. AND MUST NOT BE REPRODUCED, OR MADE AVAILABLE FOR USE BY ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF CHRIS O'BRIEN & COMPANY PTY LTD.

CLIENT
CROWTHER & SADLER PTY LTD

CHRIS O'BRIEN & COMPANY PTY LTD
CONSULTING CIVIL & STRUCTURAL ENGINEERS
All correspondence to:
P.O. Box 18
Traralgon Vic. 3844
13A Church Street
Traralgon Vic. 3844
Telephone 03 5174 9911
Facsimile 03 5174 0011

DRAWN	AJP
DESIGNED	AJP
CHECKED	LDM
SIGNED	

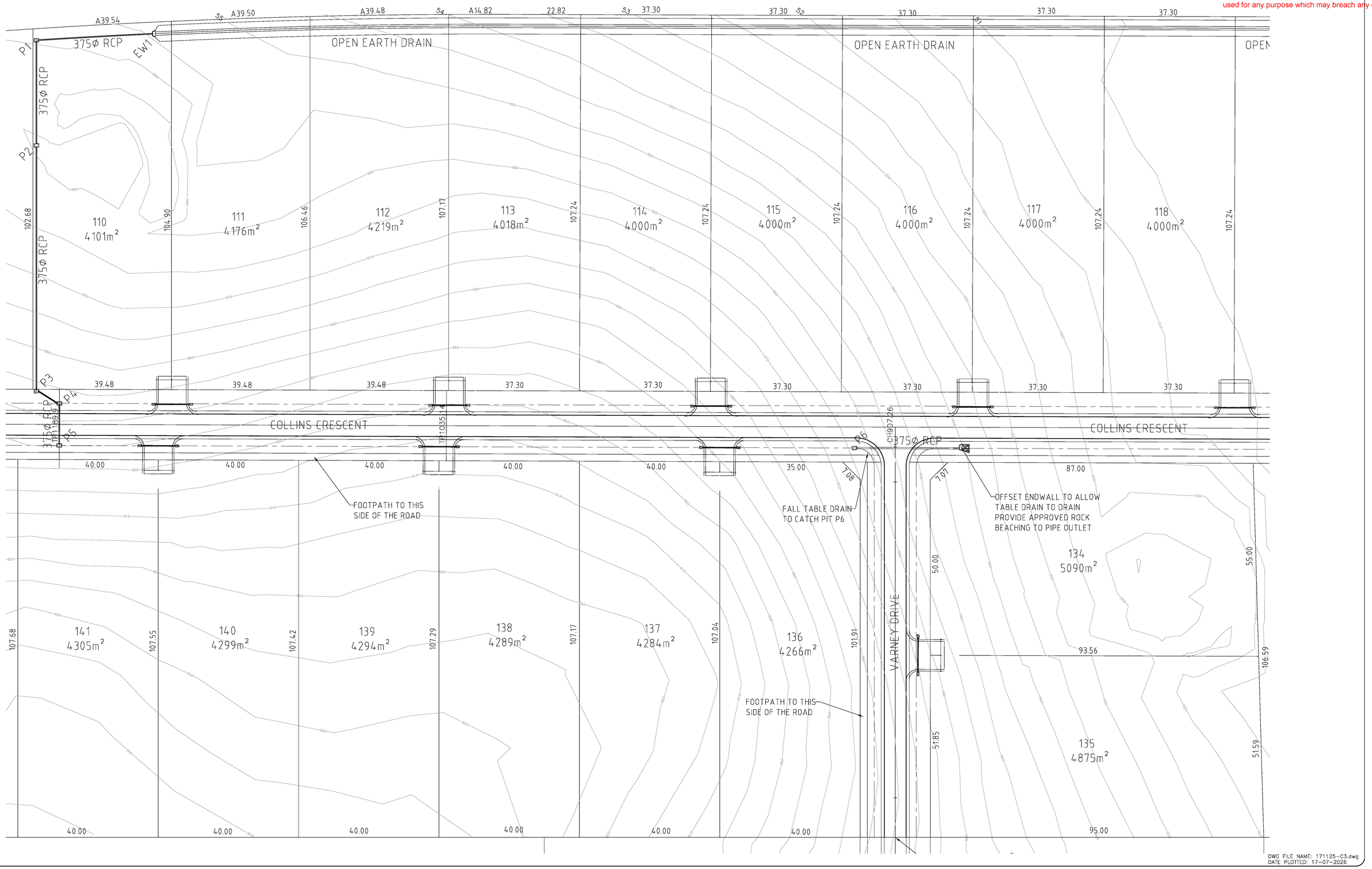
DETAIL PLANS

PROJECT
STORM WATER MANAGEMENT PLAN
FOR PROPOSED MULTI-LOT SUBDIVISION
AT 15 COLLINS STREET, LINDENOW SOUTH

DATE	MAY 2026
SCALE	AS SHOWN
SHEET No.	C2 OF 8
PROJECT No.	171125

Printed 9/09/2026
Page 162 of 168

ADVERTISED
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.



DWG FILE NAME: 171125-C3.dwg
DATE PLOTTED: 17-07-2026

No.	REVISION	DATE	BY

DATE	ISSUED TO	COPIES	BY

COPYRIGHT © 2026

COPYRIGHT IN THIS DOCUMENT IS THE PROPERTY OF CHRIS O'BRIEN & COMPANY PTY LTD. AND MUST NOT BE REPRODUCED, OR MADE AVAILABLE FOR USE BY ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF CHRIS O'BRIEN & COMPANY PTY LTD.

CLIENT
CROWTHER & SADLER PTY LTD

CHRIS O'BRIEN & COMPANY PTY LTD
CONSULTING CIVIL & STRUCTURAL ENGINEERS
All correspondence to:
P.O. Box 18
Traralgon Vic. 3844
134 Church Street
Traralgon Vic. 3844
Telephone 03 5174 9911
Facsimile 03 5174 0011

DRAWN	AJP
DESIGNED	AJP
CHECKED	LDM
SIGNED	

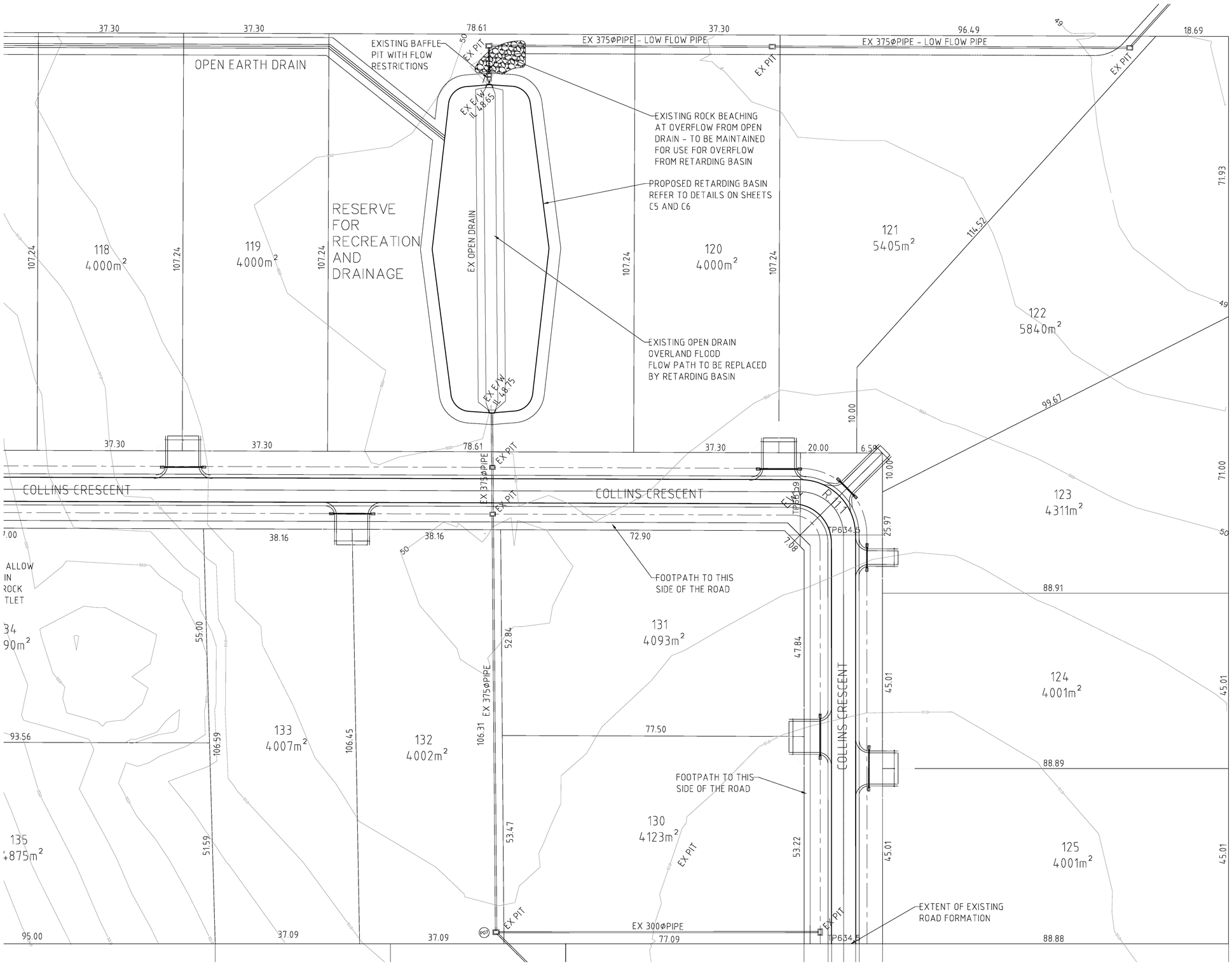
DETAIL PLANS

PROJECT
STORM WATER MANAGEMENT PLAN
FOR PROPOSED MULTI-LOT SUBDIVISION
AT 15 COLLINS STREET, LINDENOW SOUTH

DATE	MAY 2026
SCALE	AS SHOWN
SHEET No.	C3 OF 8
PROJECT No.	171125

Printed 9/09/2026
Page 163 of 168

ADVERTISED
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.



DWG FILE NAME: 171125-C3.dwg
DATE PLOTTED: 17-07-2026

No.	REVISION	DATE	BY

DATE	ISSUED TO	COPIES	BY

COPYRIGHT © 2026

COPYRIGHT IN THIS DOCUMENT IS THE PROPERTY OF CHRIS O'BRIEN & COMPANY PTY LTD. AND MUST NOT BE REPRODUCED, OR MADE AVAILABLE FOR USE BY ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF CHRIS O'BRIEN & COMPANY PTY LTD.

CLIENT
CROWTHER & SADLER PTY LTD

CHRIS O'BRIEN & COMPANY PTY LTD
CONSULTING CIVIL & STRUCTURAL ENGINEERS
All correspondence to:
P.O. Box 18
Traralgon Vic. 3844
13A Church Street
Traralgon Vic. 3844
Telephone 03 5174 9911
Facsimile 03 5174 0011

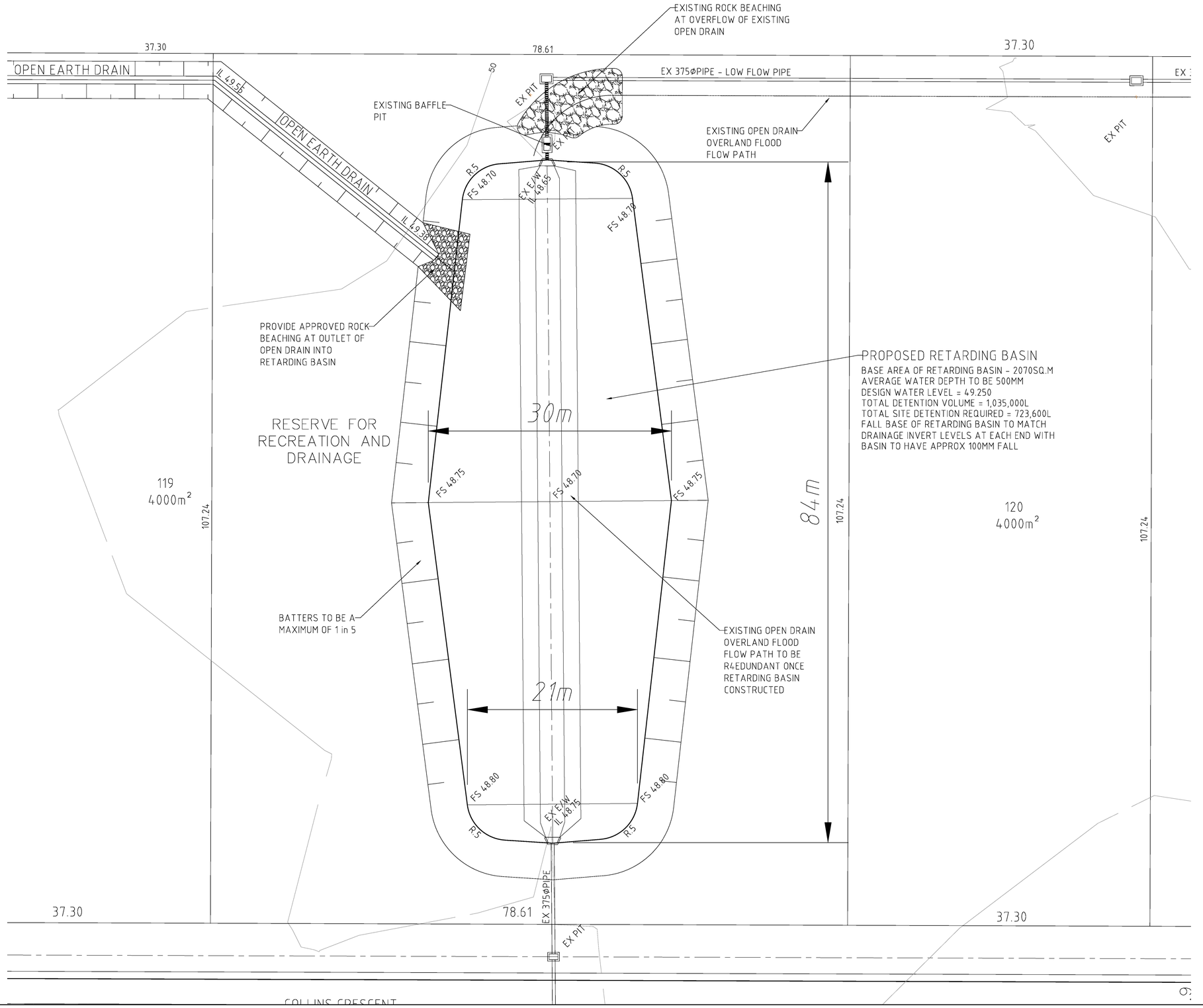
DRAWN	AJP
DESIGNED	AJP
CHECKED	LDM
SIGNED	

DETAIL PLANS

PROJECT
STORM WATER MANAGEMENT PLAN
FOR PROPOSED MULTI-LOT SUBDIVISION
AT 15 COLLINS STREET, LINDENOW SOUTH

DATE	MAY 2026
SCALE	AS SHOWN
SHEET No.	C4 OF 8
PROJECT No.	171125

ADVERTISED
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.



DWG FILE NAME: 171125-C5.dwg
DATE PLOTTED: 17-07-2026

No.	REVISION	DATE	BY

DATE	ISSUED TO	COPIES	BY

COPYRIGHT © 2026

COPYRIGHT IN THIS DOCUMENT IS THE PROPERTY OF CHRIS O'BRIEN & COMPANY PTY LTD. AND MUST NOT BE REPRODUCED, OR MADE AVAILABLE FOR USE BY ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF CHRIS O'BRIEN & COMPANY PTY LTD.

CLIENT
CROWTHER & SADLER PTY LTD

CHRIS O'BRIEN & COMPANY PTY LTD
CONSULTING CIVIL & STRUCTURAL ENGINEERS
All correspondence to:
P.O. Box 18
Traralgon Vic. 3844
13A Church Street
Traralgon Vic. 3844
Telephone 03 5174 9911
Facsimile 03 5174 0011

DRAWN	AJP
DESIGNED	AJP
CHECKED	LDM
SIGNED	

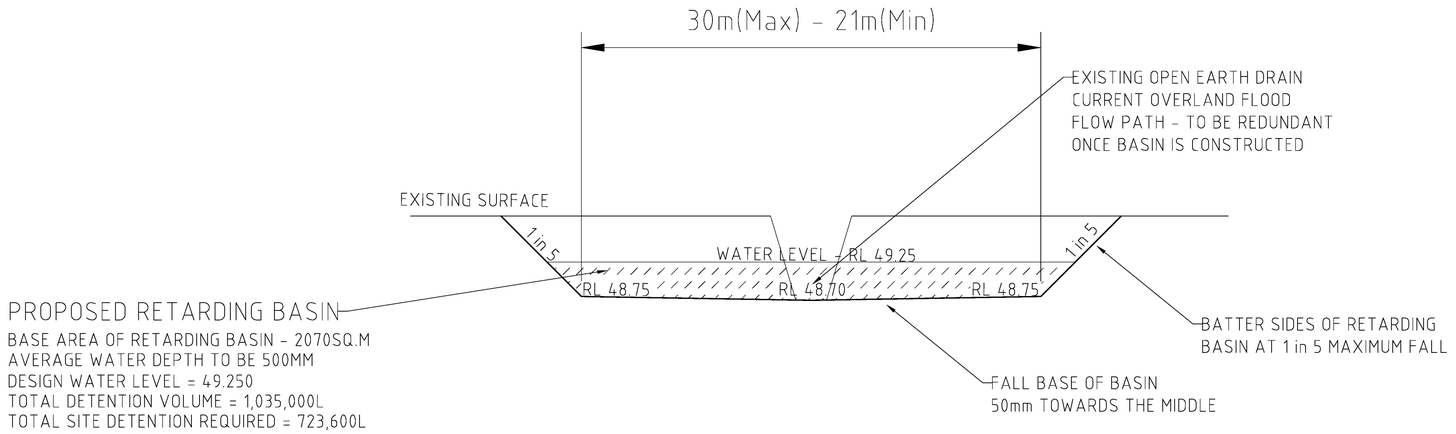
RETARDING BASIN PLAN

PROJECT
STORM WATER MANAGEMENT PLAN
FOR PROPOSED MULTI-LOT SUBDIVISION
AT 15 COLLINS STREET, LINDENOW SOUTH

DATE	MAY 2026
SCALE	AS SHOWN
SHEET No.	C5 OF 8
PROJECT No.	171125

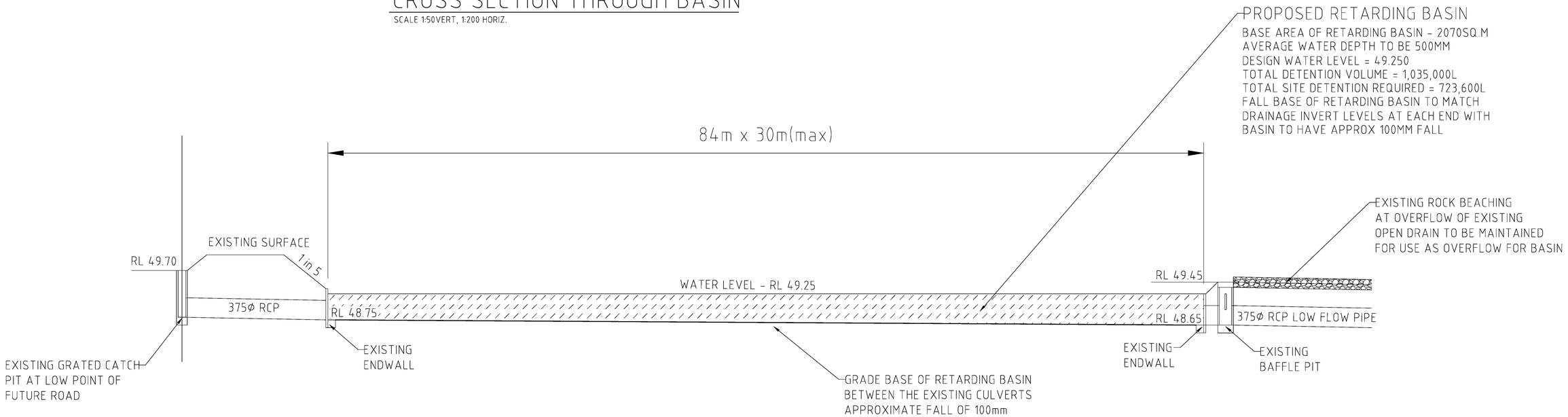
Printed 9/09/2026
Page 165 of 168

ADVERTISED
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.



CROSS SECTION THROUGH BASIN

SCALE 1:50VERT, 1:200 HORIZ.



LONGITUDINAL SECTION THROUGH BASIN

SCALE 1:50VERT, 1:200 HORIZ.

DWG FILE NAME: 171125-C6.dwg
DATE PLOTTED: 17-07-2026

No.	REVISION	DATE	BY

DATE	ISSUED TO	COPIES	BY

COPYRIGHT © 2026
COPYRIGHT IN THIS DOCUMENT IS THE PROPERTY OF CHRIS O'BRIEN & COMPANY PTY LTD. AND MUST NOT BE REPRODUCED, OR MADE AVAILABLE FOR USE BY ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF CHRIS O'BRIEN & COMPANY PTY LTD.

CLIENT
CROWTHER & SADLER PTY LTD

CHRIS O'BRIEN & COMPANY PTY LTD
CONSULTING CIVIL & STRUCTURAL ENGINEERS
All correspondence to:
P.O. Box 18
Traralgon Vic. 3844
13A Church Street
Traralgon Vic. 3844
Telephone 03 5174 9911
Facsimile 03 5174 0011

DRAWN	AJP
DESIGNED	AJP
CHECKED	LDM
SIGNED	


RETARDING BASIN SECTIONS

PROJECT
STORM WATER MANAGEMENT PLAN
FOR PROPOSED MULTI-LOT SUBDIVISION
AT 15 COLLINS STREET, LINDENOW SOUTH

DATE	MAY 2026
SCALE	AS SHOWN
SHEET No.	C6 OF 8
PROJECT No.	171125

Printed 9/09/2026
Page 166 of 168

ADVERTISED
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.



DATUM 40.000

			EW1	P1	P2	P3	P4	P5	EW2	P6
EXISTING SURFACE		50.15	55.47	55.97	55.97	58.65	58.74	59.50	54.08	56.35
FINISHED SURFACE						58.65	58.46	58.46	53.35	55.25
DEPTH TO INVERT			0.60	0.94 0.92	0.77 0.75	1.32 1.30	1.04 1.02	0.90	0.60	1.00
INVERT LEVEL	48.72	49.55	54.87	55.03 55.05	55.20 55.22	57.33 57.35	57.42 57.44	57.56	52.75	54.25
CHAINAGE			0.00	33.00	62.96	132.98	140.38	152.38	0.00	30.00

DRAINAGE LONGITUDINAL SECTION

SCALE 1:100 VERT, 1:100 HORIZ

PIT SCHEDULE

MARK	INLET		OUTLET		R.L.TOP	DEPTH	SIZE	PIT TYPE	GRATE & LID CLASS	REMARKS
	DIA.	I.L.	DIA.	I.L.						
EW1	375	54.87	OPEN DRAIN		55.47	600	900 WIDE	ENDWALL		IDM SD 497
P1	375	55.05	375	55.03	55.97	940	600 x 900	JUNCTION	CLASS 'C'	IDM SD 425
P2	375	55.22	375	55.20	55.97	770	600 x 900	JUNCTION	CLASS 'C'	IDM SD 425
P3	375	57.35	375	57.33	58.65	1320	600 x 900	JUNCTION	CLASS 'C'	IDM SD 425
P4	375	57.44	375	57.42	58.46	1040	600 x 900	GRATED	CLASS 'C'	IDM SD 455
P5	-	-	375	57.56	58.46	900	600 x 900	GRATED	CLASS 'C'	IDM SD 455
EW2	375	52.75	OPEN DRAIN		53.35	600	900 WIDE	ENDWALL		IDM SD 497
P6	-	-	375	54.25	55.25	1000	600 x 900	GRATED	CLASS 'C'	IDM SD 455

DWG FILE NAME: 171125-C7.dwg
DATE PLOTTED: 17-07-2026

No.	REVISION	DATE	BY

DATE	ISSUED TO	COPIES	BY

COPYRIGHT © 2026

COPYRIGHT IN THIS DOCUMENT IS THE PROPERTY OF CHRIS O'BRIEN & COMPANY PTY LTD. AND MUST NOT BE REPRODUCED, OR MADE AVAILABLE FOR USE BY ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF CHRIS O'BRIEN & COMPANY PTY LTD.

CLIENT

CROWTHER & SADLER PTY LTD

CHRIS O'BRIEN & COMPANY PTY LTD
CONSULTING CIVIL & STRUCTURAL ENGINEERS
All correspondence to:
P.O. Box 18
Traralgon Vic. 3844
13A Church Street
Traralgon Vic. 3844
Telephone 03 5174 9911
Facsimile 03 5174 0011

DRAWN: AJP
DESIGNED: AJP
CHECKED: LDM
SIGNED:

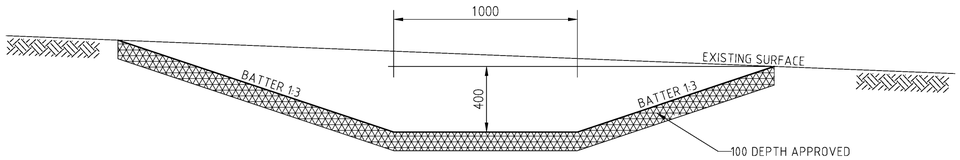
DRAINAGE LONGITUDINAL SECTION, PIT SCHEDULE

PROJECT

STORM WATER MANAGEMENT PLAN
FOR PROPOSED MULTI-LOT SUBDIVISION
AT 15 COLLINS STREET, LINDENOW SOUTH

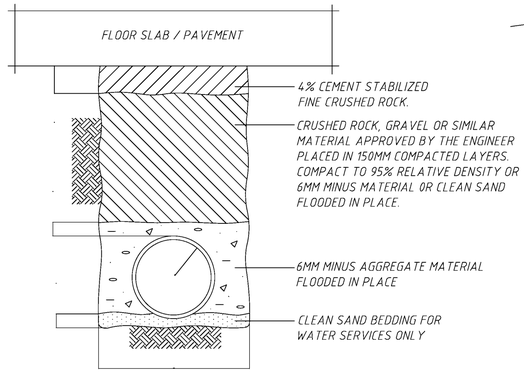
DATE: MAY 2026
SCALE: AS SHOWN
SHEET No.: C7 OF 8
PROJECT No.: 171125

ADVERTISED
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.



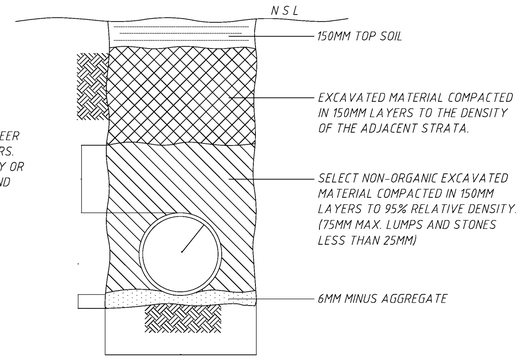
OPEN EARTH DRAIN DETAIL

SCALE 1:20



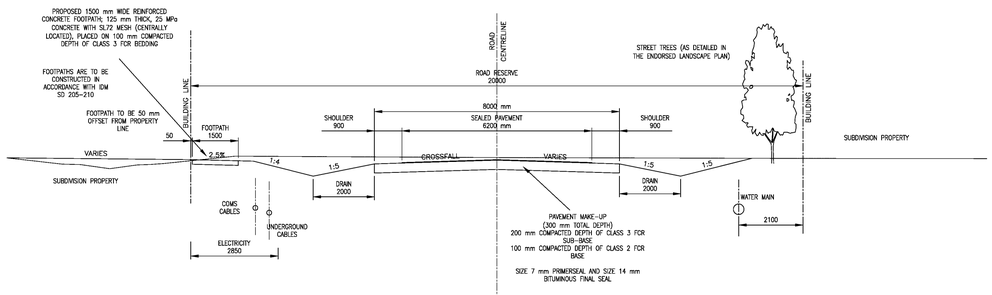
PIPE LAYING DETAILS

SCALE 1:20 (UNDER FLOOR SLABS & PAVEMENT)

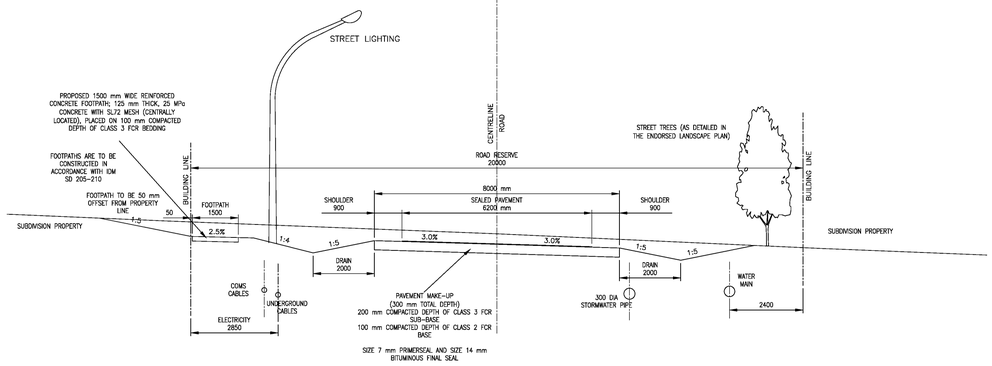


PIPE LAYING DETAIL

SCALE 1:20 (UNDER LANDSCCAPED AREAS)



COLLINS CRESCENT



VARNEY DRIVE

TYPICAL CROSS SECTIONS

SCALE 1:100

NOTES FOR PITS AND PIPES:-

1) ALL CONCRETE PIPES UNLESS NOTED OTHERWISE TO BE STEEL PIPES FOR STORAGE
NOTE:- PVC PIPE MAY BE USED IN LIEU OF CONCRETE

2) DRAINS TO BE LAID TRUE TO LINE WITH A STRAIGHT BONE BETWEEN PITS.

3) FILL MATERIAL CONTAINING NO PIECES LARGER THAN 75mm. FILL SHALL BE PLACED IN 150mm LAYERS AND UNIFORMLY COMPACTED USING APPROVED EQUIPMENT TO AT LEAST 98% RELATIVE DENSITY.

4) AT CHANGES IN GRADE, THE PAVEMENT IS TO BE FINISHED TO PROVIDE A SMOOTH TRANSITION AND IF NECESSARY, LEVELS TO BE ADJUSTED TO PROVIDE A VERTICAL CURVE TRANSITION.

5) ALL LEVELS ARE TO A.H.D. REFER TO PLAN FOR LOCATION OF BENCH MARKS. (T.B.M.)

6) THE LOCATION OF EXISTING SERVICES SHOULD BE DETERMINED BY THE CONTRACTOR PRIOR TO COMMENCING ANY EXCAVATION BY CONTACTING ALL LOCAL SERVICE AUTHORITIES. ANY EXISTING SERVICES SHOWN ON THE DRAWINGS ARE OFFERED AS A GUIDE ONLY AND ARE NOT GUARANTEED AS CORRECT.

7) FOR TRENCHES IN EXCESS OF 1.5 METRES DEEP, BEFORE COMMENCING WORK NOTIFY THE SECRETARY FOR MINERALS & ENERGY IN ACCORDANCE WITH CLAUSE 202 OF THE MINES (TRENCHES) REGULATIONS.

× ALL DRAINS UNDER PAVED AREAS TO BE BACKFILLED WITH F.C.R.
× PIPE GRADES ARE NOMINAL ONLY. CONSTRUCT TO LEVELS SHOWN

DWG FILE NAME: 171125-C8.dwg
DATE PLOTTED: 17-07-2026

No.	REVISION	DATE	BY

DATE	ISSUED TO	COPIES	BY

COPYRIGHT © 2026
COPYRIGHT IN THIS DOCUMENT IS THE PROPERTY OF CHRIS O'BRIEN & COMPANY PTY LTD. AND MUST NOT BE REPRODUCED, OR MADE AVAILABLE FOR USE BY ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF CHRIS O'BRIEN & COMPANY PTY LTD.

CLIENT
CROWTHER & SADLER PTY LTD

CHRIS O'BRIEN & COMPANY PTY LTD
CONSULTING CIVIL & STRUCTURAL ENGINEERS
All correspondence to:
P.O. Box 18
Traralgon Vic. 3844
134 Church Street
Traralgon Vic. 3844
Telephone 03 5174 9911
Facsimile 03 5174 0011

DRAWN	AJP
DESIGNED	AJP
CHECKED	LDM
SIGNED	

DRAINAGE LONGITUDINAL SECTION, PIT SCHEDULE

PROJECT
STORM WATER MANAGEMENT PLAN
FOR PROPOSED MULTI-LOT SUBDIVISION
AT 15 COLLINS STREET, LINDENOW SOUTH

DATE	MAY 2026
SCALE	AS SHOWN
SHEET No.	C8 OF 8
PROJECT No.	171125

Printed 9/09/2026
Page 168 of 168