

Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	21 Factory Lane SWIFTS CREEK 3896 CA: 19 Sec: 1
The application is for a permit to:	Use and Development of a Second Dwelling
The applicant for the permit is:	Crowther & Sadler Pty Ltd
The application reference number is:	5.2024.168.1

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.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958 Page 1 of 3

VOLUME 03201 FOLIO 196

Security no : 124114744912X
Produced 07/05/2024 10:26 AM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 19 Section 1 Township of Swift's Creek Parish of Tongio-Munjie West.

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
JASON PAUL DARBY
LOUISE MARY O'BRIEN
AX150781G 14/08/2023

ENCUMBRANCES, CAVEATS AND NOTICES

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP845356H 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: 21 FACTORY LANE SWIFTS CREEK VIC 3896

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END

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TITLE PLAN

EDITION 1

TP 845356H

Location of Land

Parish : TONGIO-MUNJIE
 Township: SWIFT'S CREEK
 Section: 1
 Crown Allotment: 19
 Crown Portion: -

Notations
 SUBJECT TO THE RESERVATIONS, EXCEPTIONS, CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 3201 FOL. 196 AND NOTED ON SHEET 2 OF THIS PLAN

Last Plan Reference : -
 Derived From : VOL. 3201 FOL. 196
 Depth Limitation : 50 FEET BELOW THE SURFACE

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land/ Easement Information

THIS PLAN HAS BEEN PREPARED BY
 LAND REGISTRY, LAND VICTORIA FOR
 TITLE DIAGRAM PURPOSES

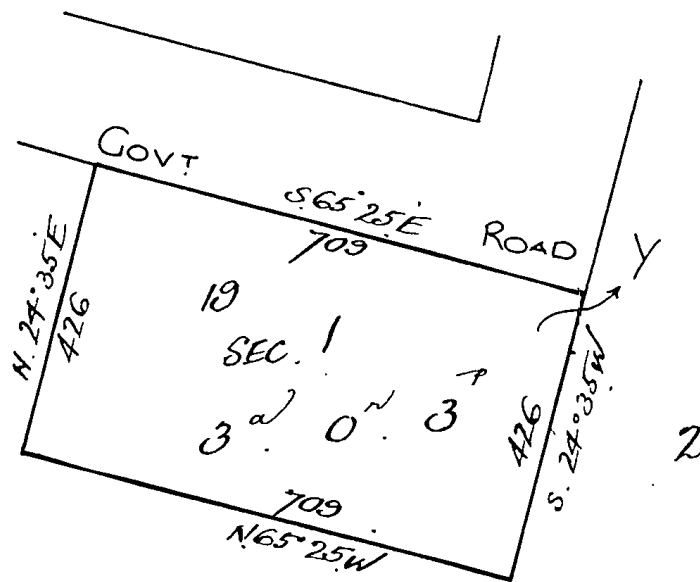
COMPILED: Date 5/12/07

VERIFIED: A. DALLAS

Assistant Registrar of Titles

COLOUR CODE

Y = YELLOW



LENGTHS ARE IN LINKS

Metres = 0.3048 x Feet
 Metres = 0.201168 x Links

Sheet 1 of 2 Sheets

Printed 16/07/2024

Page 3 of 62

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TP 845356H

TITLE PLAN

LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS AS SHOWN ON THE CROWN GRANT

All THAT PIECES OF LAND in the said State

containing *three acres and three perches more or less being* Attachment number of Section one in the Junction Township Parish of Teague-Manjic West County of Gaigo

delimited with the measurements and standards thereof in the map drawn in the margin of these presents and therein coloured yellow. Provided nevertheless that the grantee shall be entitled to sink wells for water and to the use and enjoyment of any springs or springs of water upon or within the boundaries of the said land for any and for all purposes as though he held the land without limitation as to depth. Excuse nevertheless unto us our heirs and successors all gold and silver and auriferous and argentiferous earth and stone and all mines seams lodes and deposits containing gold silver copper tin antimony coal and other metals and minerals and within the boundaries of the land hereby granted. AND ALSO reserving to us our heirs and successors free liberty and authority for us our heirs and successors and our and their licensees agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver copper tin antimony coal and all other metals and minerals and to extract and remove therefrom any gold silver and any auriferous and argentiferous earth or stone copper tin antimony coal and other metals and minerals and to search for and work (dispose of and carry away the gold silver copper tin antimony coal metals minerals and their ores and the mines metals and minerals in the land lying in upon and under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver copper tin antimony coal and other metals and minerals and the working of all rippes seams lodes and deposits containing gold silver copper tin antimony coal and other metals and minerals and mineral ores in upon or under the land hereby granted

Grantee
Provided ALWAYS that the said land is and shall be subject to be resumed for mining purposes under section 190 of the Land Act 1901. AND PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a licence to search for metals or minerals or of a mining or mineral lease to enter therein and to mine for gold silver copper tin antimony coal and other metals and minerals and mineral ores and to erect and to occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those on which the holder of a miner's right or of a mining or mineral lease had at the date of these presents the right to mine for gold and silver in and upon Crown lands. Provided that compensation shall be paid to the said Grantee

heirs/his lets executors administrators assigns and transferees by such person for surface damage to be done to such lands by reason of mining thereon such compensation to be determined as provided for the time being by law for the case of land resumed for mining purposes and the payment thereof to be a condition precedent to such right of entry.

LENGTHS IN LINKS

Metres = 0.3048 x Feet
Metres = 0.201168 x Links

Sheet 2 of 2 Sheets

Printed 16/07/2024

Page 4 of 62

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958 Page 1 of 3

VOLUME 05608 FOLIO 405 Security no : 124114744690P
Produced 07/05/2024 10:22 AM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 24B Section 1 Parish of Tongio-Munjie West.

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
 JASON PAUL DARBY
 LOUISE MARY O'BRIEN
 AX150781G 14/08/2023

ENCUMBRANCES, CAVEATS AND NOTICES

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP848481N 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: 21 FACTORY LANE SWIFTS CREEK VIC 3896

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END

TITLE PLAN

EDITION 1

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TIP 848481N

Location of Land

Parish : TONGIO-MUNJIE WEST
 Township: -
 Section: 1
 Crown Allotment: 24B
 Crown Portion: -

 Last Plan Reference : -
 Derived From : VOL. 5608 FOL. 405

 Depth Limitation : 50 FEET

Notations
 SUBJECT TO THE RESERVATIONS AND CONDITIONS AND POWERS IN CROWN GRANT VOL. 5608 FOL. 405 AND NOTED ON SHEET 2 OF THIS PLAN

WATERWAY NOTATION: LAND IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

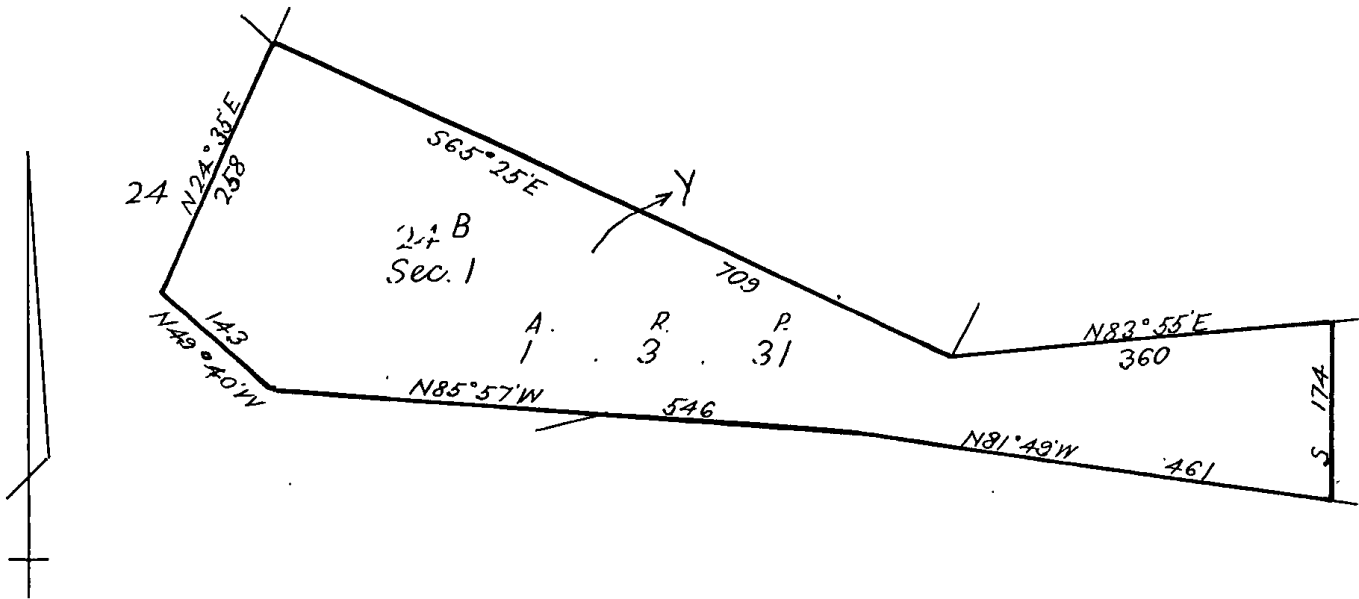
Description of Land/ Easement Information

THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES

COMPILED: Date 26/05/06

VERIFIED: A. DALLAS
 Assistant Registrar of Titles

COLOUR CODE
 Y = YELLOW



LENGTHS ARE IN LINKS

Metres = 0.3048 x Feet
 Metres = 0.201168 x Links

TITLE PLAN

LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

ALL THAT PIECE OF LAND in the said State

containing one acre three roods and thirty one perches more or less being allotment number four B of Section one in the Parish of Tongha-Mingie West County of Otago

delimited with the measurements and abutments thereof in the map drawn in the margin of these presents and therein coloured yellow PROVIDED nevertheless that the grantee shall be entitled to sink wells for water and to the use and enjoyment of any wells or springs of water upon or within the boundaries of the said land for any and for all purposes as though he held the land without limitation as to depth EXCEPTING nevertheless unto Us Our heirs and successors all gold and silver and auriferous and argentiferous earth and stone and all mines seams lodes and deposits containing gold silver copper tin antimony coal and other metals and mineral ores in upon or under or within the boundaries of the land hereby granted AND ALSO reserving to Us Our heirs and successors free liberty and authority for Us Our heirs and successors and Our and their licensees agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver copper tin antimony coal and all other metals and minerals and mineral ores and to extract and remove therefrom any gold silver and any auriferous and argentiferous earth or stone copper tin antimony coal and other metals and minerals and mineral ores and to search for and work dispose of and carry away the gold silver copper tin antimony coal metals minerals and their ores lying in upon or under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver copper tin antimony coal and other metals and minerals and mineral ores and the working of all mines seams lodes and deposits containing gold silver copper tin antimony coal and other metals and minerals and mineral ores in upon or under the land hereby granted

PROVIDED ALWAYS that the said land is and shall be subject to be resumed for mining purposes under Section 168 of the *Land Act* 1915.

AND PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a licence to search for metals or minerals or of a mining or mineral lease to enter therein and to mine for gold silver copper tin antimony coal and other metals and mineral ores and to erect and to occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those to which the holder of a miner's right or of a mining or mineral lease had at the date of these presents the right to mine for gold and silver in and upon Crown lands.

PROVIDED FURTHER and this grant is upon this express condition that neither the grantee nor any one claiming from through or under him shall claim or be entitled to any compensation in respect of damage to be done to the land hereby granted or to any part thereof or to any improvements thereon by mining therein ^{or therefrom} within the meaning of the *Mines Act* 1915 or of any Act for the time being in force relating to mining or by the cutting or removing of any live or dead timber thereon or therefrom for mining purposes within the meaning of the said Act or for any purpose authorized by the said Act.

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958 Page 1 of 3

VOLUME 06443 FOLIO 525

Security no : 124114745211X
Produced 07/05/2024 10:30 AM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 24C Section 1 Parish of Tongio-Munjie West.

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
JASON PAUL DARBY
LOUISE MARY O'BRIEN
AX150781G 14/08/2023

ENCUMBRANCES, CAVEATS AND NOTICES

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP848478B 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: 21 FACTORY LANE SWIFTS CREEK VIC 3896

See MI304559R for WATER FRONTAGE LICENCE details

ADMINISTRATIVE NOTICES

NIL

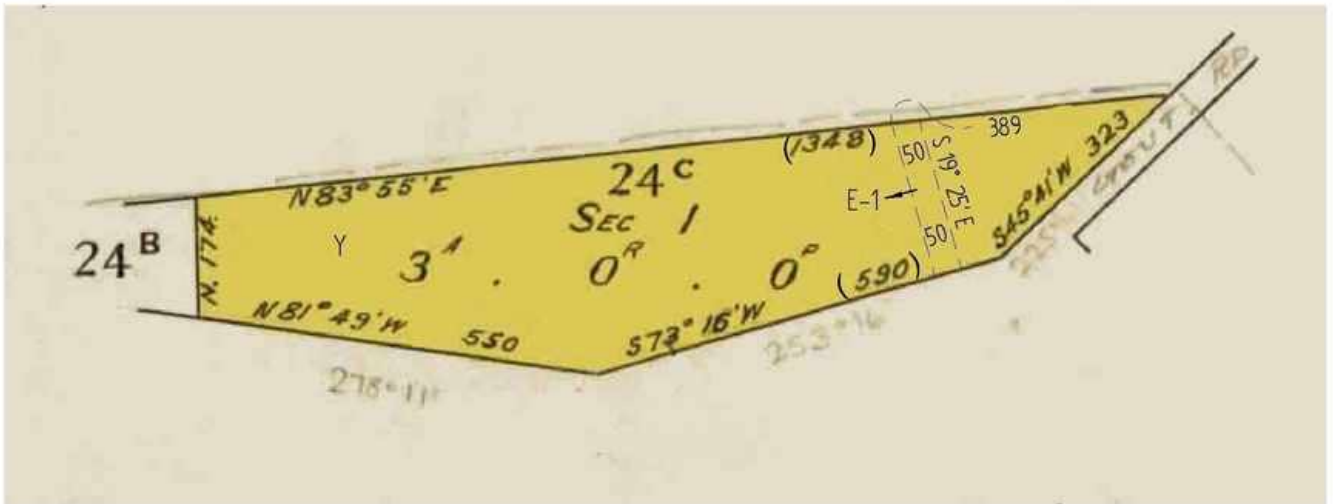
DOCUMENT END

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TITLE PLAN		EDITION 1 TP 848478B
Location of Land Parish: TONGIO-MUNJIE WEST Township: Section: 1 Crown Allotment: 24C Crown Portion: Last Plan Reference: Derived From: VOL 6443 FOL 525 Depth Limitation: 50 FEET		Notations SUBJECT TO THE RESERVATIONS, EXCEPTIONS, CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 6443 FOL. 525 AND NOTED ON SHEET 2 OF THIS PLAN WATERWAY NOTATION: LAND IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information E-1 = EASEMENT TO SWIFTS CREEK WATERWORKS TRUST CREATED BY C/E H10273		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 20/03/2000 VERIFIED: G.B.
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COLOUR CODE
E-1, Y=YELLOW



LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links
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TP 848478B

TITLE PLAN

LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS
CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

*Three acres more or less being Allotment Twenty-four^c of Section one in the Parish of Tongio-
Mounjie West County of Dargo* **ALL THAT PIECE OF LAND** in the said State containing

delineated with the measurements and abutments thereof in the map drawn in the margin of these presents and therein colored yellow PROVIDED nevertheless that the grantee shall be entitled to sink wells for water and to the use and enjoyment of any wells or springs of water upon or within the boundaries of the said land for any and for all purposes as though he held the land without limitation as to depth EXCEPTING nevertheless unto Us Our heirs and successors all gold and silver and minerals as defined in the *Mines Act 1928* in upon or under or within the boundaries of the land hereby granted AND reserving to Us Our heirs and successors free liberty and authority for Us Our heirs and successors and Our and their licensees agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver and minerals as aforesaid and to extract and remove therefrom any such gold silver and minerals and to search for and work dispose of and carry away the said gold silver and minerals lying in upon or under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver and minerals and the working of all mines seams lodes and deposits containing such gold silver and minerals in upon or under the land hereby granted AND ALSO reserving to Us Our heirs and successors—

- (i) all petroleum as defined in the *Mines (Petroleum) Act 1935* on or below the surface of the said land and
- (ii) the right of access for the purpose of searching for and for the operations of obtaining such petroleum in any part or parts of the said land and
- (iii) rights of way for access and for pipe-lines and other purposes necessary for obtaining and conveying such petroleum in the event of such petroleum being obtained in any part or parts of the said land.

PROVIDED ALWAYS that the said land is and shall be subject to be resumed for mining purposes under Section 168 of the *Land Act 1928*.

AND PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a mining lease or mineral lease under the *Mines Act 1928* or any corresponding previous enactment to enter therein and to mine for gold silver or minerals within the meaning of the said Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those to which such person would for the time being be entitled to mine for gold and silver in and upon Crown lands PROVIDED that compensation shall be paid to the said

GRANTEE

his executors administrators assigns or transferees by such person for surface damage to be done to such land by reason of mining thereon such compensation to be determined as provided for the time being by law and the payment thereof to be a condition precedent to such right of entry.

LENGTHS ARE IN
LINKS

Metres = 0.3048 x Feet
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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958 Page 1 of 1

VOLUME 10052 FOLIO 090

Security no : 124114744407W
Produced 07/05/2024 10:17 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 300793N.
PARENT TITLES :
Volume 08616 Folio 575 Volume 09320 Folio 187
Created by instrument PS300793N 20/01/1992

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
 JASON PAUL DARBY
 LOUISE MARY O'BRIEN
 AX150781G 14/08/2023

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE PS300793N 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: 21 FACTORY LANE SWIFTS CREEK VIC 3896

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END

PLAN OF SUBDIVISION

STAGE NO. /

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LTO use only
EDITION 1

Plan Number
PS 300793N

Location of Land

Parish: TONGIO-MUNJIE WEST

Township: SWIFTS CREEK

Section: 1

Crown Allotment: 19A (PART)

Crown Portion: —

LTO Base Record: TOWNSHIP 5750

Title Reference: VOL 8616 FOL 575, VOL 9320 FOL 187

Last Plan Reference: LP 71232

Postal Address: OMEO HIGHWAY, SWIFTS CREEK

(at time of subdivision)

AMG Co-ordinates E 562 900

(of approx. centre of land in plan) N 5876 200

Zone: 55

Council Name: SHIRE OF OMEO

Ref: S 3190

1. This plan is certified under section 6 of the Subdivision Act 1988.
2. ~~This plan is certified under section 11(7) of the Subdivision Act 1988.~~
~~Date of original certification under section 6~~ / /
3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.

OPEN SPACE

- (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made.
- (ii) ~~The requirement has been satisfied.~~
- (iii) ~~The requirement is to be satisfied in Stage~~.....

Council delegate
Council seal

Date 10 / 4 / 90

Re-certified under section 11(7) of the Subdivision Act 1988

Council Delegate
Council Seal

Date / /

Vesting of Roads and/or Reserves

Identifier	Council/Body/Person
NIL	NIL

Notations

Staging This is/is not a staged subdivision
Permit No.

Depth Limitation

DOES NOT APPLY

Survey This plan is/is not based on survey

This survey has been connected to permanent marks no(s)
In Proclaimed Survey Area No.

Easement Information

Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	WATER SUPPLY	10*06	H 10272	SWIFTS CREEK WATER WORKS TRUST

LTO use only

Statement of Compliance/
Exemption Statement

Received

Date 18 / 11 / 91

LTO use only

PLAN REGISTERED

TIME 10-30 (AM)

DATE 20 / 1 / 92

[Signature]
Assistant Registrar of Titles

Sheet 1 of 2 Sheets

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

LICENSED SURVEYOR (PRINT).....MICHAEL JOSEPH SADLER

SIGNATURE..... DATE / /

REF 6525 VERSION

DATE / /

COUNCIL DELEGATE SIGNATURE
Original sheet size A3

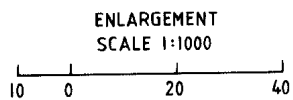
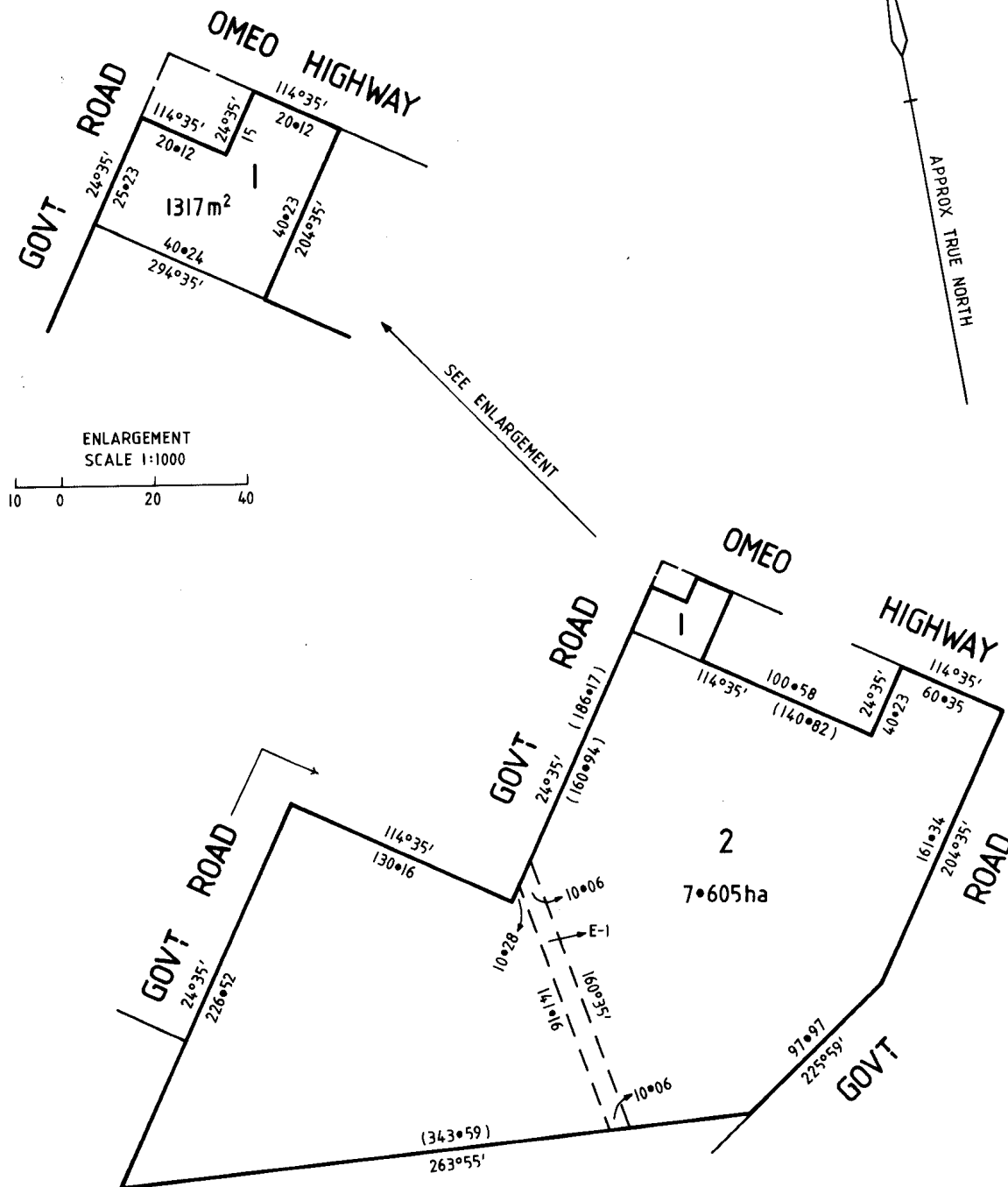
PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 300793N

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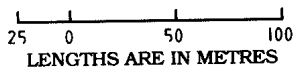
CROWTHER & SADLER PTY. LTD.
 152 Macleod Street, P.O. Box 722,
 BAIRNSDALE, 3875.
 Phone: (051) 52 5011

Sheet 2 of 2 sheets

ORIGINAL

SCALE

SCALE | SHEET
 1:2500 | SIZE
 A3



LICENSED SURVEYOR (PRINT) MICHAEL JOSEPH SADLER

SIGNATURE..... DATE / /

REF 6525

VERSION

DATE / /
 COUNCIL DELEGATE SIGNATURE
 Original sheet size A3

Printed 18/07/2024
 Page 13 of 62

Planning Report

Use and Development of a Second Dwelling 21 Factory Lane, Swifts Creek

Our reference – 20679

May 2024



FS 520900



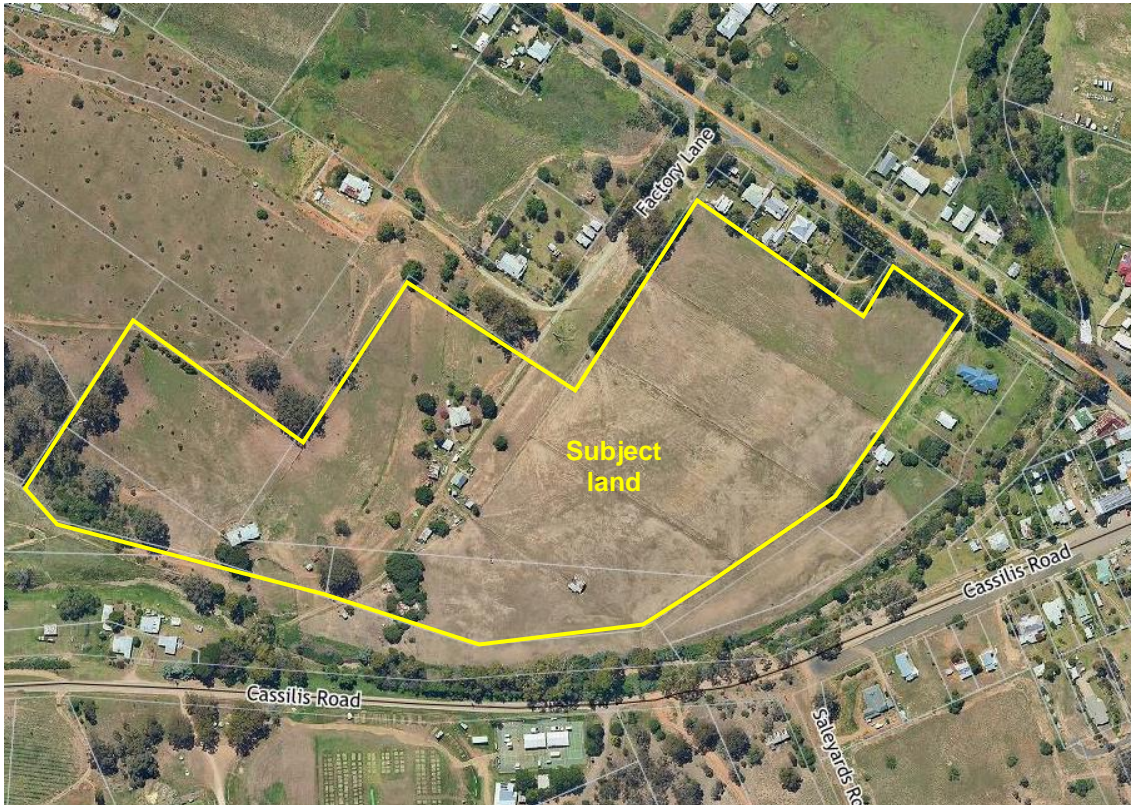
Contents

1.	Introduction	3
2.	Subject Land & Surrounding Context	4
3.	The Application & Proposal	5
4.	Cultural Heritage	7
5.	Planning Policy	8
	5.1 Planning Policy Framework	8
	5.2 Municipal Planning Strategy	9
6.	Planning Elements	11
	6.1 Farming 1 Zone	11
7.	Conclusion	13
8.	Attachments	
	Application Form	
	Proposed Site, Floor and Elevation Plans	
	Plan of Egress Levels (Version 1)	
	Land Capability Assessment (Chris O'Brien & Company)	
	Copy of Title (Lot 2 on PS300793, Crown allotment 24B Section 1 Parish of Tongio-Munjie West Township of Swifts Creek, Crown allotment 24C Section 1 Parish of Tongio-Munjie West Township of Swifts Creek and Crown allotment 19 Section 1 Parish of Tongio-Munjie West Township of Swifts Creek).	

Note: Applicable Planning Application fee is \$1,383.30

1. Introduction

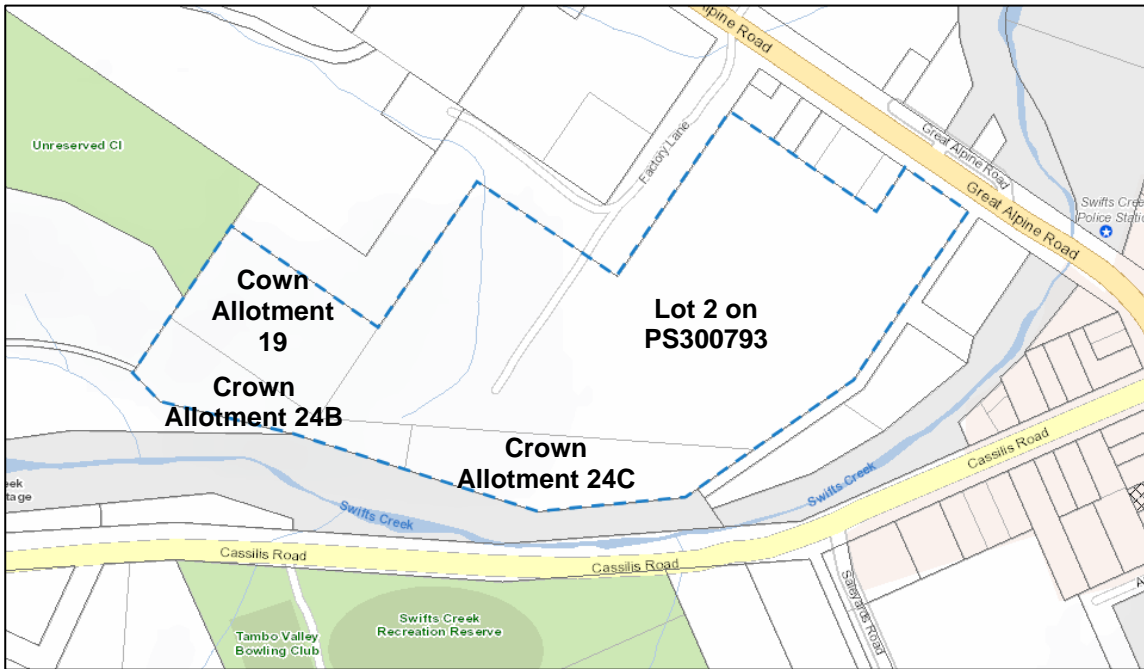
This Planning Report is prepared in support of proposed use and development of a second dwelling at 21 Factory Lane, Swifts Creek. The Report addresses the provisions of the Farming 1 Zone as contained within the East Gippsland Planning Scheme.



Aerial image of the subject land and immediate surrounds (Source: IntraMaps)

2. Subject Land & Surrounding Context

The subject land consists of four allotments being Lot 2 on PS300793, Crown allotment 24B Section 1 Parish of Tongio-Munjie West Township of Swifts Creek, Crown allotment 24C Section 1 Parish of Tongio-Munjie West Township of Swifts Creek and Crown allotment 19 Section 1 Parish of Tongio-Munjie West Township of Swifts Creek or more commonly known as 21 Factory Lane, Swifts Creek.



Subject land with allotments identified (Source: VicPlan)

The subject land is an irregular shape located on the edge of the Swifts Creek Township of approximately 11.24 hectares in size. The land enjoys frontage to Factory Lane and the Great Alpine Road to the north of the property. Access to the property is currently obtained from Factory Lane which is a constructed gravel rural road.

Currently developed on the land is a dwelling located within the western part of the property, close to Factory Lane. To the south of the existing dwelling location are numerous sheds.

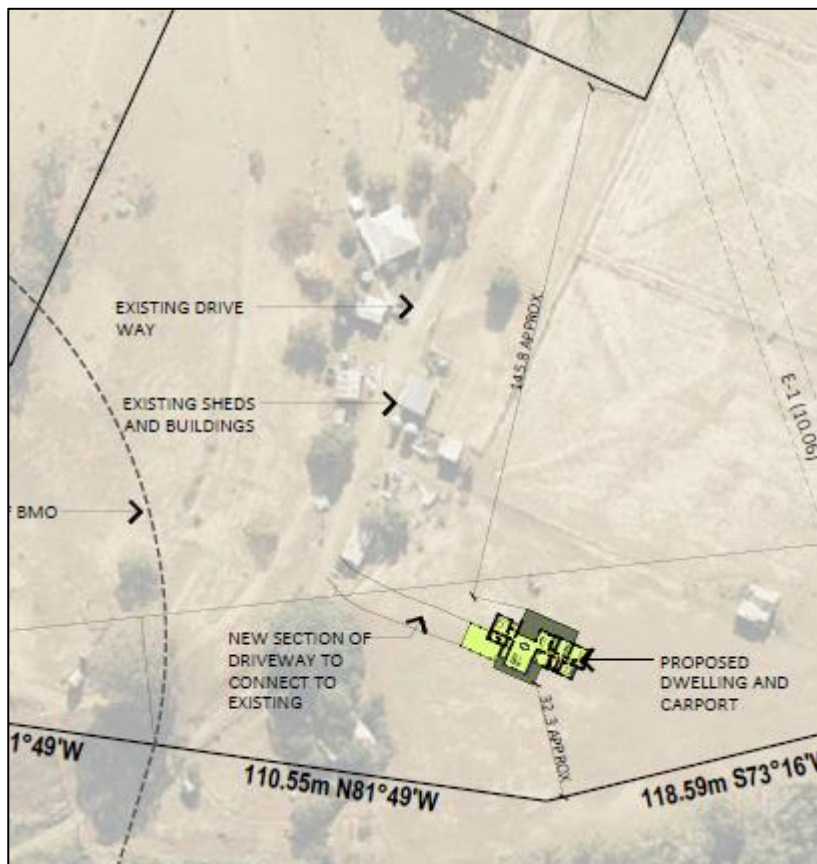
South of the subject land is Swifts Creek and to the east is an unconstructed Government Road and across the Government Road to the east are three allotments one developed with a dwelling and another developed with a shed.

West of the land is the partly constructed Factory Lane road reserve, further west is a small rural allotment and a Crown land parcel. North of the subject land across Factory Lane is a dwelling and abutting the northern boundary of the property are three dwellings.

3. The Application & Proposal

The application seeks approval for the use and development of a second dwelling on the subject land for the purposes of a second dwelling. The second dwelling is proposed to accommodate the current occupants of the existing dwelling on the property however, the existing dwelling is considered to be in reasonable condition as to warrant its retention for use of visiting family and friends.

The proposed dwelling is to be sited within the southern part of the subject land setback 145.8 metres from Factory Lane and 32.3 metres from the Swifts Creek reserve or southern property boundary.



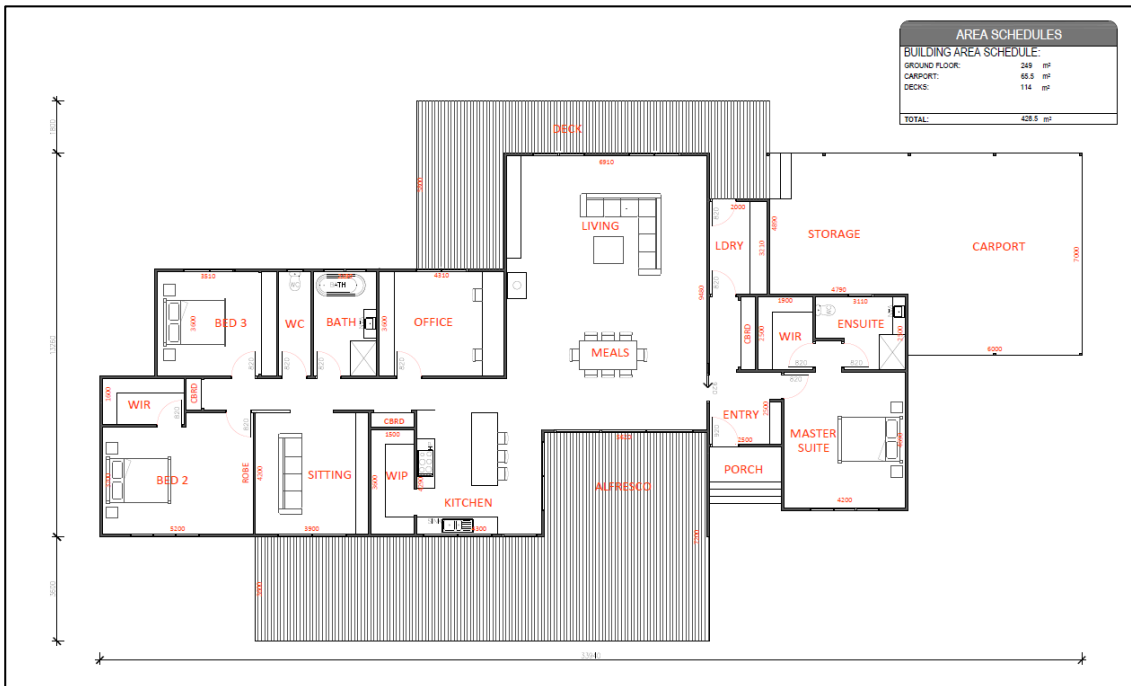
Extract of the proposed site plan

Access to the second dwelling is proposed via Factory Lane and an extended driveway. Due to the current access in Factory Lane being disrupted during significant flood events egress from the property is available to the Great Alpine Road via the unnamed Government Road adjoining the eastern boundary of the property.

In preparation of this application preliminary flood advice was obtained from the EGCMA to determine the applicable flood levels over the site and to determine an acceptable egress route. The EGCMA have advised limited flooding is expected to occur across the property in a 1%AEP flood event however flooding will occur along egress routes.

Existing ground levels within the unnamed of Government Road have been confirmed by survey and determined the depth of flood Waters will not exceed 0.8m during a flood event.

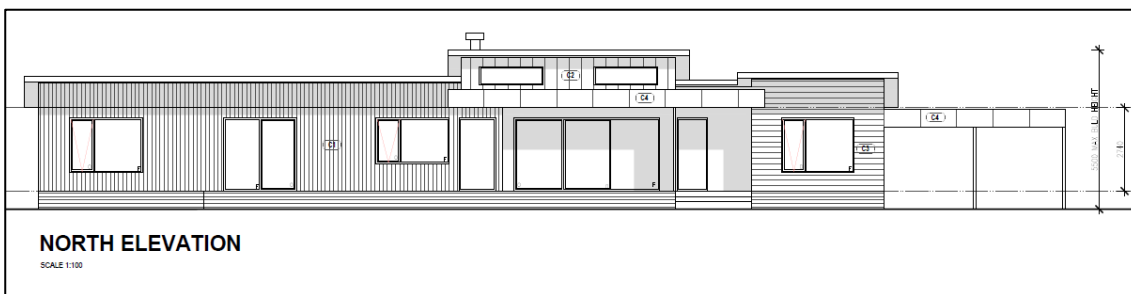
The proposed dwelling is to consist of three bedrooms, laundry, open plan living /meals room, kitchen, office, sitting room and bathroom. A large northern facing alfresco is to be developed with a good sized deck to the south of the building. An external carport and storage area will service the dwelling.



Proposed floor plan

The proposed single storey dwelling will have a wall height of 2.74 metres and an overall maximum building height of 5.50 metres.

The proposed dwelling will be constructed from various materials being Fibre Cement Axon cladding, Linea weatherboards, Fibre Cement sheet cladding with Colorbond roofing.



Proposed northern elevation

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

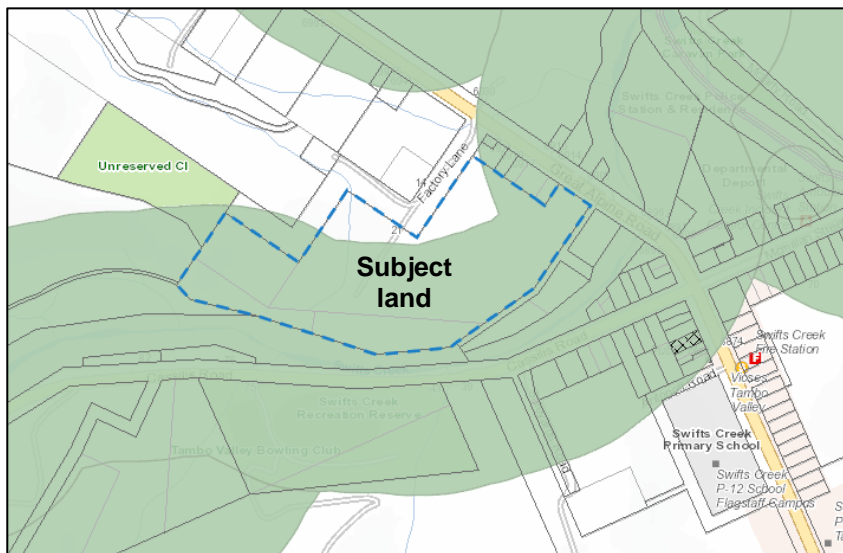
Planning Scheme Clause No.	Description of what is Proposed
35.07-1 Farming Zone	Use of a second dwelling
35.07-4 Farming Zone	Buildings and works associated with a Section 2 use

The proposed dwelling is not located within the Design and Development Overlay 7, Bushfire Management Overlay and Erosion Management Overlay.

4. Cultural Heritage

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

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



Cultural Heritage Sensitivity Mapping with cultural heritage sensitive areas shown in green (Source: VicPlan)

Much of the property is situated within 200m of a Swifts Creek and is therefore within an area of cultural heritage sensitive however, the construction of one or two dwellings on a lot is not classified as being a high impact activity meaning a CHMP is not required for the proposed development.

5. Planning Policy

5.1 Planning Policy Framework

Although contained in the Farming 1 Zone the subject land is located “in town” being just 170 metres from the services and facilities that Swifts Creek.

It is considered that the proposed development is not inconsistent with Clause 11.01-1L-04 Smaller rural settlements, as the proposed land holding is small in size, is surrounded by residential and rural living properties and is not being actively farmed.

Accompanying the application is a Land Capability Assessment and although the dwelling location has changed it advises that land has the ability to accommodate a second dwelling, ensuring the waterbodies within the local area will not receive significant nutrient runoff as per Clause 12.03-1S River and riparian corridors, waterways, lakes, wetlands and billabongs.

Conscious of the bushfire threat to the west of the subject land the dwelling has been sited to be outside of the Bushfire Management Overlay. The dwelling location is advantageous being within a cleared area of the property allowing for defensible space around the dwelling to be established in accordance with Clause 13.02 Bushfire.

Swifts Creek is subject to periodic flooding as such Clause 13.03 Floodplains is relevant. As part of the preparation of the application preliminary advice was obtained from the East Gippsland Catchment Management Authority. The advice provided informs that the second dwelling site is not subject to flooding/inundation. Concerns were raised with the use of Factory Lane as a point of egress during a flood event due to water levels reaching above 0.8 metres AHD. An alternative egress route is available to the north-east of the subject land via a Government Road and levels have been undertaken to determine that egress is viable with water levels being less than 0.8 metres AHD.



Locational mapping identifying alternative egress route via the Government Road from the north-east of the subject land during a time of flooding (Source: Google Earth)

Clause 14.01-1S *Protection of agricultural land* seeks to protect the state's agricultural base by preserving productive farmland. The subject land has effectively been lost to farming due to being a small landholding, the interface with residential uses and being "in town" resulting in little ability to establish an agricultural enterprise.

Clause 14.01-1L-3 *Rural dwellings* applies to all applications for a dwelling in the Farming Zone. The proposed second dwelling has been sited to be distant from the adjoining Crown land, environmental impacts will be minimised given that wastewater can be managed on the land and no native vegetation requires removal to facilitate the dwelling construction, legal road access to each dwelling is able to be facilitated, the property is close to the services and facilities of Swifts Creek resulting in little if any unreasonable demands on services.

The subject land is located within the Tambo River Catchment and it has been demonstrated through the Land Capability Assessment that the subject land is capable of treating wastewater on site, having little or no detrimental impact on the catchment (Clause 14.02-1S *Catchment planning and management* and Clause 14.02-2S *Water quality*).

The objective of Clause 15.01-6S *Design for rural areas*, is to ensure development respects valued areas of rural character. The proposed second dwelling has been sited to be respectfully setback from Swifts Creek, it is proposed to be single storey and thereby maintain the prevailing height of dwellings in the town, uses articulated building facades, provides for outdoor living and will be constructed from materials commonly found in the local area.

It is considered that the quality of housing proposed is appropriate and the housing development is located close to jobs and services within Swifts Creek, consistent with Clause 16.01-1S Housing supply.

5.2 Municipal Planning Strategy

Swifts Creek is identified as a small rural settlement within the East Gippsland Settlement Hierarchy Plan, it is respectfully put that the property is located within the township area given the adjoining land uses and proximity to the town centre.

It is considered that the development of a second dwelling on the subject land will continue to consolidate development within the township. Swifts Creek is an unsewered town, and the application identifies that the property is capable of accommodating a second dwelling with wastewater being managed onsite in accordance with the strategic directions contained within Clause 02.03-1 *Settlement and housing – rural settlements*.

Clause 02.03-2 *Environmental and landscape values* strategic directions have been respected by the proposed second dwelling, the proposed dwelling will be appropriately setback from Swifts Creek, native vegetation is not required to be removed and the development will be sensitive to and sympathetic with the character and scale of existing buildings in the area.

Due regard has been had for the environmental risks of the area:

- Siting of the dwelling has been located outside of the mapped Bushfire Management Overlay area to maximise separation from the hazard.
- Part of the property is contained within the Erosion management Overlay however the proposed dwelling will be located on land not contained within the Erosion Management Overlay.
- Egress from the property during a large flooding event could be difficult to achieve from Factory Lane. As such investigations (including survey) advise that an alternative egress via the north-eastern Government Road to the Great Alpine Road is viable.

The proposed second dwelling responds well to the strategic directions contained within Clause 02.03-4 Natural resource management:

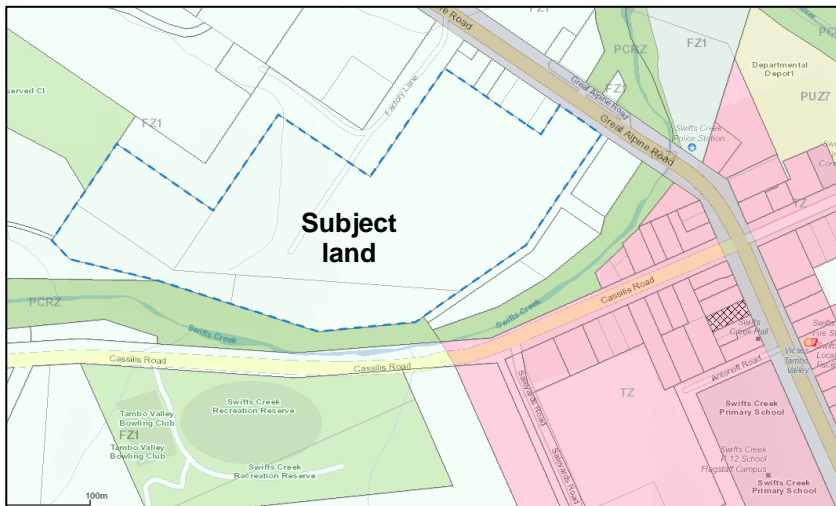
- Water quality within the water catchment will be maintained as wastewater can be appropriately managed and treated on the land.
- The subject land is not able to accommodate a significant agricultural enterprise given the location, sensitive uses surrounding the property and the smaller size of the land parcel.
- The land is not within an area identified as being of high agricultural quality. Importantly the property is not within an area of State or local agricultural strategic significance.

The proposed dwelling will maintain the natural beauty of the area being respectfully setback from the Swifts Creek river reserve, no native vegetation is required to be removed and the height and style of the building will sympathetically sit within the landscape consistent with the objectives of Clause 02.03-5.

6. Planning Elements

6.1 Farming 1 Zone

The subject land is contained in the Farming 1 Zone under the East Gippsland Planning Scheme.



Planning scheme zone mapping (Source: VicPlan)

The proposed second dwelling on the subject land is not inconsistent with the Farming Zone purposes:

- The proposed second dwelling to be developed on the subject land enjoys good planning policy support within the Municipal Planning Strategy and the Planning Policy Framework (see Section 5 of this report).
- The location of the property “in town” combined with surrounding residential properties and the limited size of the land offer limited opportunities to provide for agricultural activities to take place.
- The adjoining residential properties and location of the property close to the town centre severely limits the use of the property for the purposes of an intensive agricultural use.
- Only land management grazing is undertaken on the property and as such the use and development of a second dwelling will not detract from a productive agricultural property.
- In the future if the property is sold the development of two dwellings on the land will be able to assist to support the population retention of Swifts Creek.

In accordance with Clause 35.07-2 *Use of the land for a dwelling*, the proposed second dwelling is compliant:

- Access to the dwelling will be obtained via Factory Lane which is an all-weather road with dimensions adequate to accommodate emergency vehicles.

- The second dwelling will be connected to an onsite wastewater disposal system and the Land Capability Assessment demonstrates that the system can be installed in accordance with the Environment Protection Regulations.
- An alternative potable water supply will be connected to the proposed dwelling with adequate storage for domestic use as well as for firefighting purposes.
- The subject land is connected to reticulated electricity

Decision Guidelines

The proposed second dwelling responds to the decision guidelines at Clause 35.07-6:

- Good policy support is found within the Municipal Planning Strategy and the Planning Policy Framework.
- A Land Capability Assessment accompanies the application which advises that the land is capable of accommodating the second dwelling.
- Sustainable land management will continue on the land with the current landowners continuing to reside in the new dwelling and maintaining the property as currently exists.
- The surrounding land uses to the north and east are dwellings, the proposed second dwelling is setback from these dwellings and will coexist harmoniously with the neighbouring uses.
- There is minor land management type agricultural production undertaken on the land and the second dwelling will not cease this activity taking place.
- The land is already removed from agricultural production by virtue of the “in town” location, neighbouring dwelling use and the small landholding.
- The neighbouring western property that could be used for some minor agricultural activity is distant from the proposed second dwelling site and as such the development is unlikely to limit the operation or expansion of adjoining agricultural uses.
- The immediate area already sees a proliferation of dwellings and one additional dwelling will not lead to a remote from settlement cluster of dwellings.
- Water quality will not be diminished by the proposal with rainwater collected from the building’s roofing and reused by occupants and wastewater from the dwelling can be managed and treated on the land.
- No native vegetation is required to be removed to facilitate the establishment of the new dwelling.
 - The surrounding landscape will not be diminished by the proposed dwelling being single storey in height, articulated facades, outdoor living spaces and materials and colours to be used are consistent with buildings located within the area.

7. Conclusion

The proposed use and development of a second dwelling at 21 Factory Lane, Swifts Creek is considered to accord with all relevant provisions of the Farming 1 Zone of the East Gippsland Planning Scheme. The proposal is consistent with Planning Policy Framework and Municipal Planning Strategy 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.

Reference No: B23493

Project No: 311223

9/01/2024

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

Email: richard@crowthersadler.com.au

Dear Richard,

**RE: PROPOSED SECOND DWELLING – (ALLOW 4 BEDROOM DWELLING)
21 FACTORY LANE, SWIFTS CREEK. 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 11:00am on 29th December, 2023, of the above site this is to certify that Andrew John Powell, on behalf of Chris O'Brien & Company Pty Ltd, has prepared this report to document our Land Capability Assessment (LCA) and soil percolation test data together with recommendations for a specific location within the above allotment for on-site containment of domestic effluent disposal.

The purpose of this particular land capability assessment (LCA) is to investigate an area for a "Land Application Area" (LAA) on the allotment in the vicinity of the proposed second dwelling. Due to the restrictive nature of the allotment a specific area was tested where the proposed absorption trenches are to be located. The area where the LAA can be located is shown on the site plan attached hereunder.

An area, measuring approx. 10m (SW - NE direction) x 30m (SE - NW direction) and set at least 6m north east of the proposed second dwelling ensuring all setbacks to water courses are achieved. The test site has an average slope of about 0.5% to the north east and is relatively flat in the other direction. The buffer zones are clear of any ephemeral waters. The area allocated for disposal field will not cause any detriment to the environment nor stormwater run-off quality within the precinct where the allotment is located.

A soil investigation pit was hand excavated. The soil consists of a slightly damp grey brown silty loam (ZL) topsoil containing coarse grass roots moderately dispersed, underlain by a slightly damp brown silty loam with some small stones to 10mm (ZL) at 180 – 350mm depth underlain slightly damp fawn orange brown silty clay loam (ZCL) at 350 – 600mm depth at termination of the test pit. The field texture grade for this particular soil was identified, being bolus coherent, very smooth and silky to touch when manipulated, will form a ribbon.

DISCUSSION

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

PHOTOGRAPHY

Several colour photographs have been attached to the rear of this report to illustrate the subject allotment terrain and the location of the area of the "On-Site Domestic-Wastewater" disposal field. In addition, a test pit was hand excavated to 600mm depth, to investigate and illustrate the various soil horizons. The test pit, together with the tailings of excavated material, were photographed and have been attached as well. It is obvious, by observation of the photographs, the soil type and the reasonable sloping terrain available for disposal, that standard absorption trenches can be used on this site.

DAILY FLOW & SEPTIC TANK CAPACITY

- It is proposed to construct a second dwelling on the site. For the purposes of this report we have adopted four (4) bedrooms and as a consequence the estimated daily flow in accordance with EPA Publication 891.4 July 2016: Code of Practice – Onsite Wastewater Management: Table 4 (dwelling installed with full water-reduction fixtures and fittings) and AS/NZS 1547:2012 Table H1

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

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

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

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

STANDARD ABSORPTION TRENCH – DESIGN AREA SIZING IN ACCORDANCE WITH AS/NZS 1547:2012 AND EPA PUBLICATION 891.4: JULY 2016

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

LENGTH REQUIRED FOR STANDARD ABSORPTION TRENCH SYSTEM

The appropriate absorption bed length for a trench system has been determined using formula from Appendix L, with the bed length $L = Q / (DLR \times W)$. A conservative DIR of 15.0 L/m²/day being adopted for this site. Based on a Q of 750L/day of wastewater generated by a four (4) bedroom dwelling supplied by Tank Water Supply. Adopting a trench width of 1000mm, the total length of trench bed required is 75m. this can be provided in 3 x 25m lengths A final layout of the treatment system is to be completed when a septic tank permit is applied for. For a 3 bedroom dwelling 60m of trench would be required and for a 2 bedroom dwelling 45m of trench would be required.

RESERVE AREA NOT REQUIRED

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

PREPARATION OF THE SITE PRIOR TO COMMENCEMENT

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

SUMMARY & CONDITIONS

It is our professional opinion the site is suitable for absorption trenches with the total length of 1000mm wide trench to be at least 75m which will be environmentally adequate and consistent with the above recommendations.

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

From the test results it can be seen that a four (4) bedroom dwelling requires a disposal bed length of about 75m (minimum) for a standard absorption trench bed system.

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

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

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

1. The system has been designed on a standard 1000mm wide x 400mm deep trench system. Trenches are to be installed at 3m maximum centres.
2. Gypsum is to be added to the bottom of trenches at a rate of 1kg/m²
3. The disposal field shall be sown with lawn grasses as soon as possible on completion of works. This will stabilize the soil and allow for the vegetation to take up the wastewater.
4. Only water from the septic tank is permitted to enter the disposal system. Stormwater run-off shall be prevented from entering the trench bed system area. We suggest an open earth vee-drain be constructed to 100mm depth along the high 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 disposal system may result.
6. Spikes, tent pegs, garden stakes etc. shall not be driven into the ground in the disposal field as damage to the disposal system may result.
7. An ongoing maintenance program shall be instigated to ensure that the disposal system is properly maintained and works effectively.

CONCLUSION

Following the Land Capability Assessment on this site it is professional opinion that the site is adequate in size for a second dwelling and suitable for on-site wastewater disposal utilizing a standard absorption trench bed system which is highly unlikely to cause detriment to the environment.

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

Yours faithfully,


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

LAND CAPABILITY ASSESSMENT AND SOIL PERCOLATION TESTING

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

General Characteristics

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

Soil profile characteristics

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

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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 Code of Practice – Septic Tanks 1996, 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.**

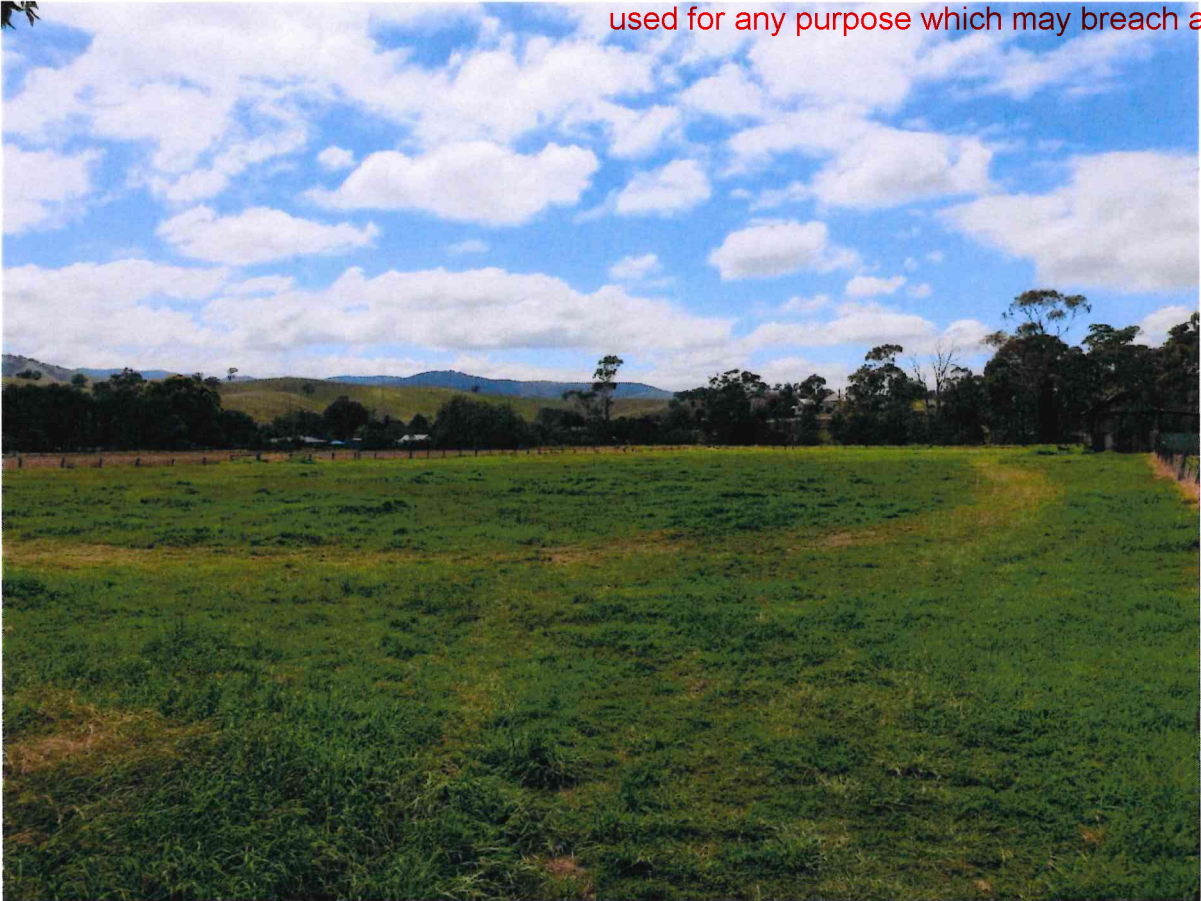
Spa baths over 200 litre capacity are not to be connected to the primary septic tank but must be taken into account for effluent disposal calculations.

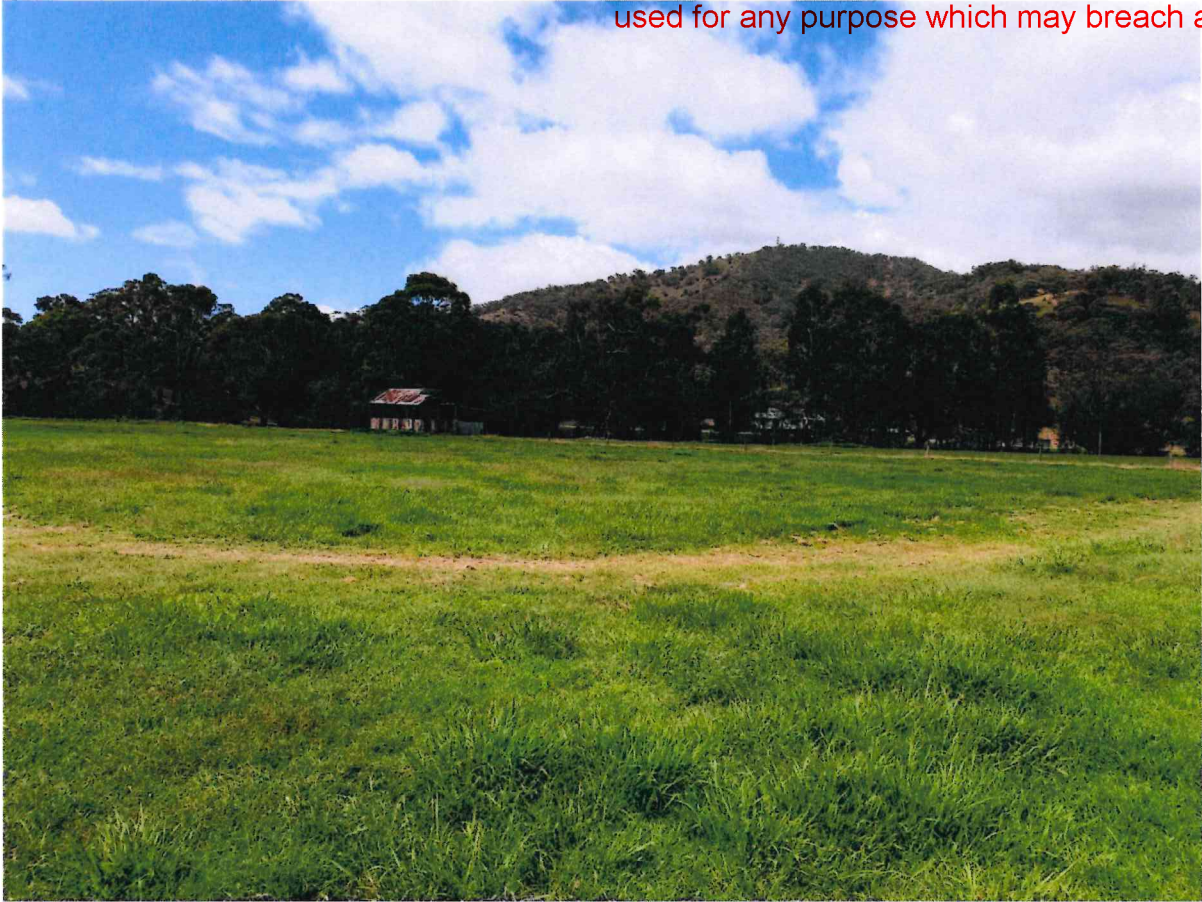
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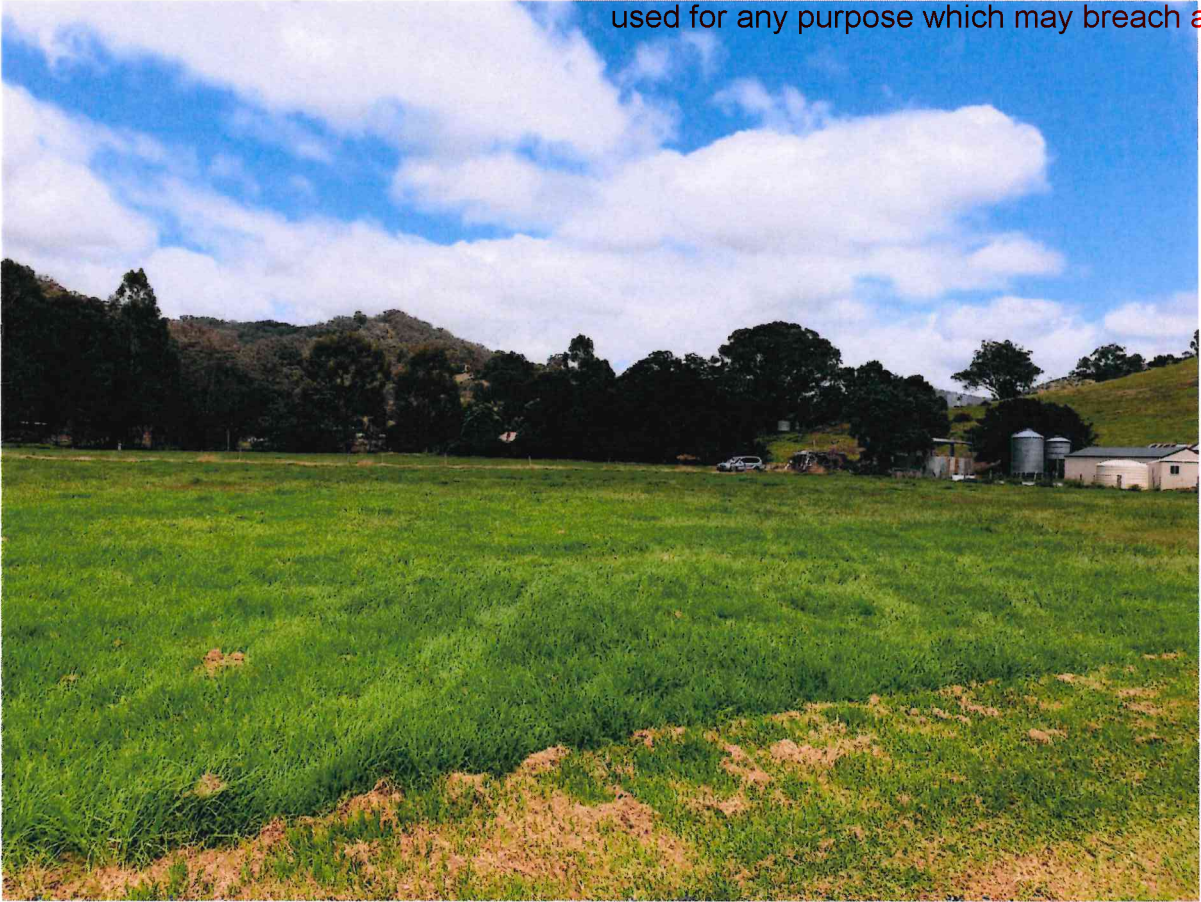
SITE PLAN





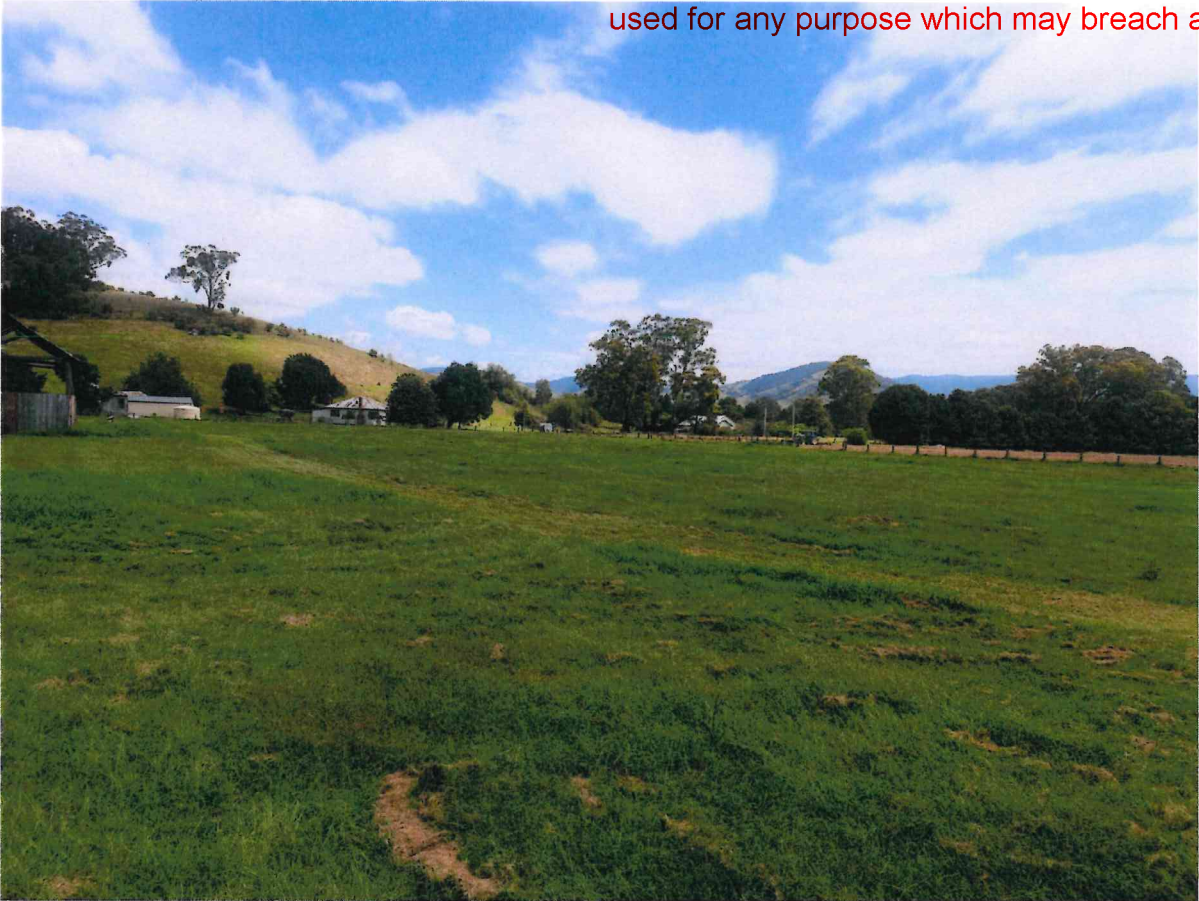


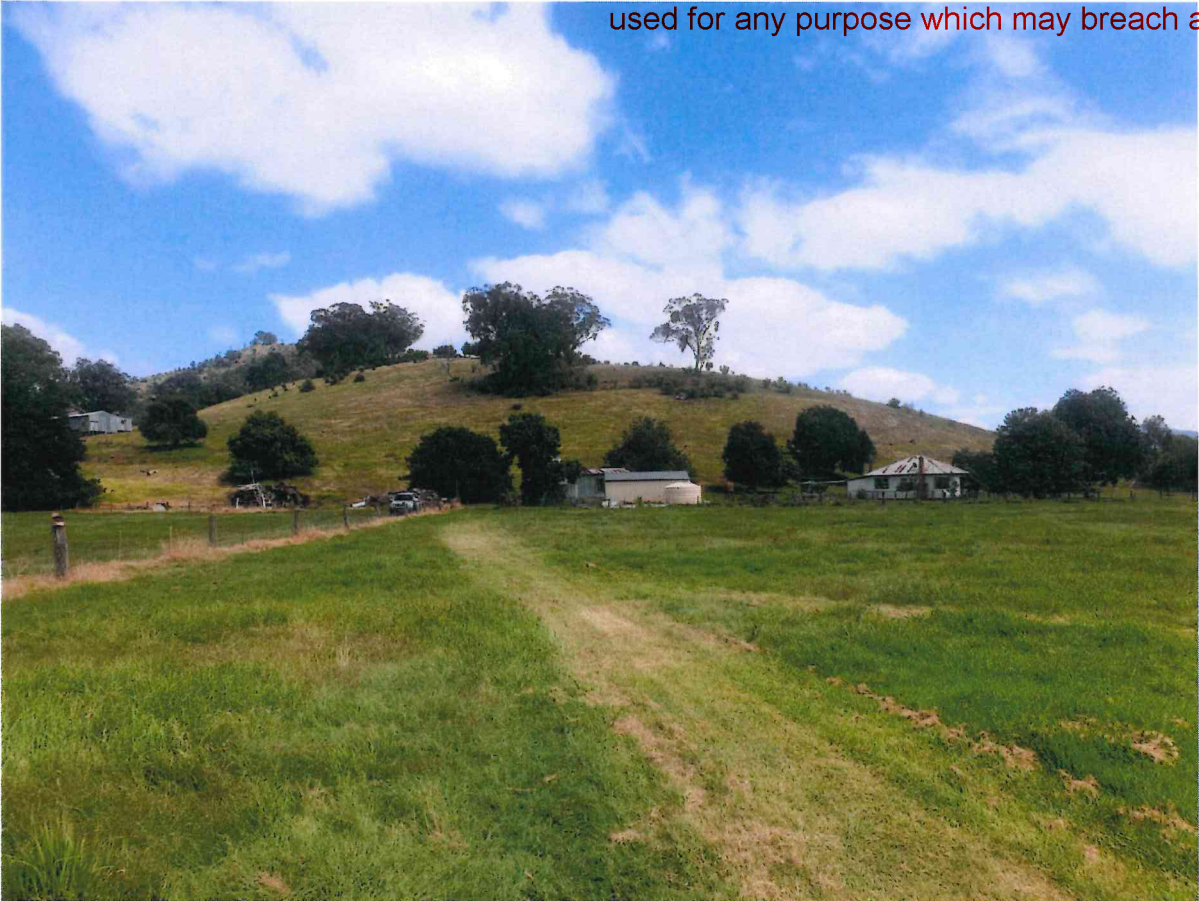
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Reference No: B23493A

Project No: 311223

26/06/2024

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

Email: richard@crowthersadler.com.au

Dear Richard,

**RE: PROPOSED SECOND DWELLING – (ALLOW 4 BEDROOM DWELLING)
21 FACTORY LANE, SWIFTS CREEK. 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 11:00am on 29th December, 2023, of the above site this is to certify that Andrew John Powell, on behalf of Chris O'Brien & Company Pty Ltd, has prepared this report to document our Land Capability Assessment (LCA) and soil percolation test data together with recommendations for a specific location within the above allotment for on-site containment of domestic effluent disposal.

The purpose of this particular land capability assessment (LCA) is to investigate an area for a "Land Application Area" (LAA) on the allotment in the vicinity of the proposed second dwelling. The area where the LAA can be located is only restricted by the setback required from the existing creek. The area where we recommend the LAA can be located is shown on the site plan attached hereunder.

An area, measuring approx. 10m (North - South direction) x 30m (East - West direction) and set at least 40m north of the south boundary and between the proposed second dwelling and existing shed has been allocated ensuring all setbacks to water courses are achieved. The allocated area has an average slope of about 1% to the south and is relatively flat in the other direction. The buffer zones are clear of any ephemeral waters. The area allocated for disposal field will not cause any detriment to the environment nor stormwater run-off quality within the precinct where the allotment is located.

A soil investigation pit was hand excavated. The soil consists of a slightly damp grey brown silty loam (ZL) topsoil containing coarse grass roots moderately dispersed, underlain by a slightly damp brown silty loam with some small stones to 10mm (ZL) at 180 – 350mm depth underlain slightly damp fawn orange brown silty clay loam (ZCL) at 350 – 600mm depth at termination of the test pit. The field texture grade for this particular soil was identified, being bolus coherent, very smooth and silky to touch when manipulated, will form a ribbon.

DISCUSSION

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

PHOTOGRAPHY

Several colour photographs have been attached to the rear of this report to illustrate the subject allotment terrain and the location of the area of the “On-Site Domestic-Wastewater” disposal field. In addition, a test pit was hand excavated to 600mm depth, to investigate and illustrate the various soil horizons. The test pit, together with the tailings of excavated material, were photographed and have been attached as well. It is obvious, by observation of the photographs, the soil type and the reasonable sloping terrain available for disposal, that standard absorption trenches can be used on this site.

DAILY FLOW & SEPTIC TANK CAPACITY

- It is proposed to construct a second dwelling on the site. For the purposes of this report we have adopted four (4) bedrooms and as a consequence the estimated daily flow in accordance with EPA Publication 891.4 July 2016: Code of Practice – Onsite Wastewater Management: Table 4 (dwelling installed with full water-reduction fixtures and fittings) and AS/NZS 1547:2012 Table H1

$$\begin{aligned} &= (2 + 3 \times 1)150 \\ &= 750 \text{ L/day (Tank Water Supply)} \end{aligned}$$

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

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

STANDARD ABSORPTION TRENCH – DESIGN AREA SIZING IN ACCORDANCE WITH AS/NZS 1547:2012 AND EPA PUBLICATION 891.4: JULY 2016

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

LENGTH REQUIRED FOR STANDARD ABSORPTION TRENCH SYSTEM

The appropriate absorption bed length for a trench system has been determined using formula from Appendix L, with the bed length $L = Q / (DLR \times W)$. A conservative DIR of 15.0 L/m²/day being adopted for this site. Based on a Q of 750L/day of wastewater generated by a four (4) bedroom dwelling supplied by Tank Water Supply. Adopting a trench width of 1000mm, the total length of trench bed required is 75m. this can be provided in 3 x 25m lengths A final layout of the treatment system is to be completed when a septic tank permit is applied for. For a 3 bedroom dwelling 60m of trench would be required and for a 2 bedroom dwelling 45m of trench would be required.

RESERVE AREA NOT REQUIRED

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

PREPARATION OF THE SITE PRIOR TO COMMENCEMENT

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

SUMMARY & CONDITIONS

It is our professional opinion the site is suitable for absorption trenches with the total length of 1000mm wide trench to be at least 75m which will be environmentally adequate and consistent with the above recommendations.

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

From the test results it can be seen that a four (4) bedroom dwelling requires a disposal bed length of about 75m (minimum) for a standard absorption trench bed system.

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

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

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

1. The system has been designed on a standard 1000mm wide x 400mm deep trench system. Trenches are to be installed at 3m maximum centres.
2. Gypsum is to be added to the bottom of trenches at a rate of 1kg/m²
3. The disposal field shall be sown with lawn grasses as soon as possible on completion of works. This will stabilize the soil and allow for the vegetation to take up the wastewater.
4. Only water from the septic tank is permitted to enter the disposal system. Stormwater run-off shall be prevented from entering the trench bed system area. We suggest an open earth vee-drain be constructed to 100mm depth along the high 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 disposal system may result.
6. Spikes, tent pegs, garden stakes etc. shall not be driven into the ground in the disposal field as damage to the disposal system may result.
7. An ongoing maintenance program shall be instigated to ensure that the disposal system is properly maintained and works effectively.

CONCLUSION

Following the Land Capability Assessment on this site it is professional opinion that the site is adequate in size for a second dwelling and suitable for on-site wastewater disposal utilizing a standard absorption trench bed system which is highly unlikely to cause detriment to the environment.

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

Yours faithfully,



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

LAND CAPABILITY ASSESSMENT AND SOIL PERCOLATION TESTING

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

General Characteristics

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

Soil profile characteristics

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

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

INSTALLATION CONDITIONS

All installations shall comply with the AS/NZS 1547:2012 the, EPA Code of Practice – Septic Tanks 1996, 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.

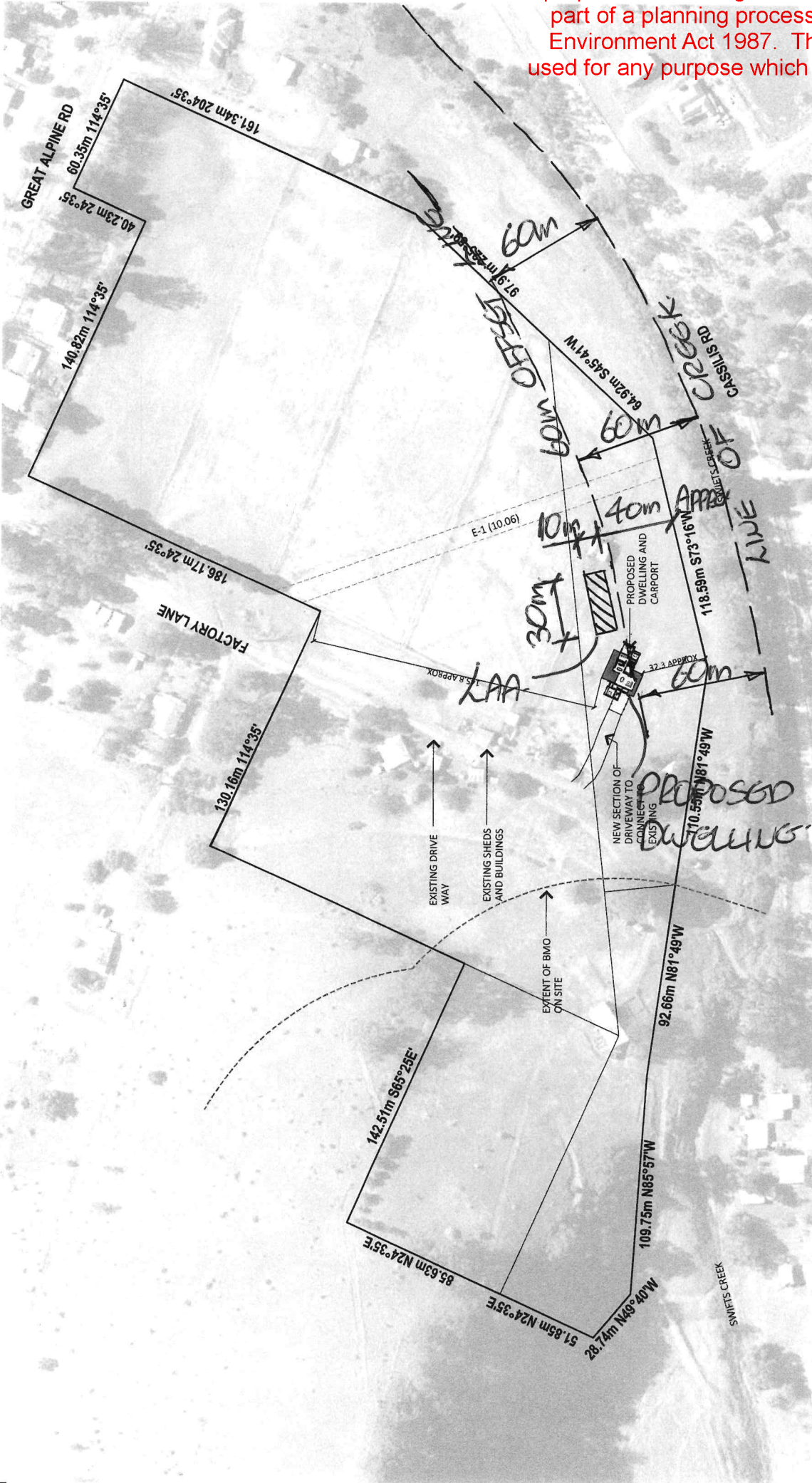
Inlets and outlets of the septic tank must be baffled to avoid disturbing the contents of the septic tank.

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.

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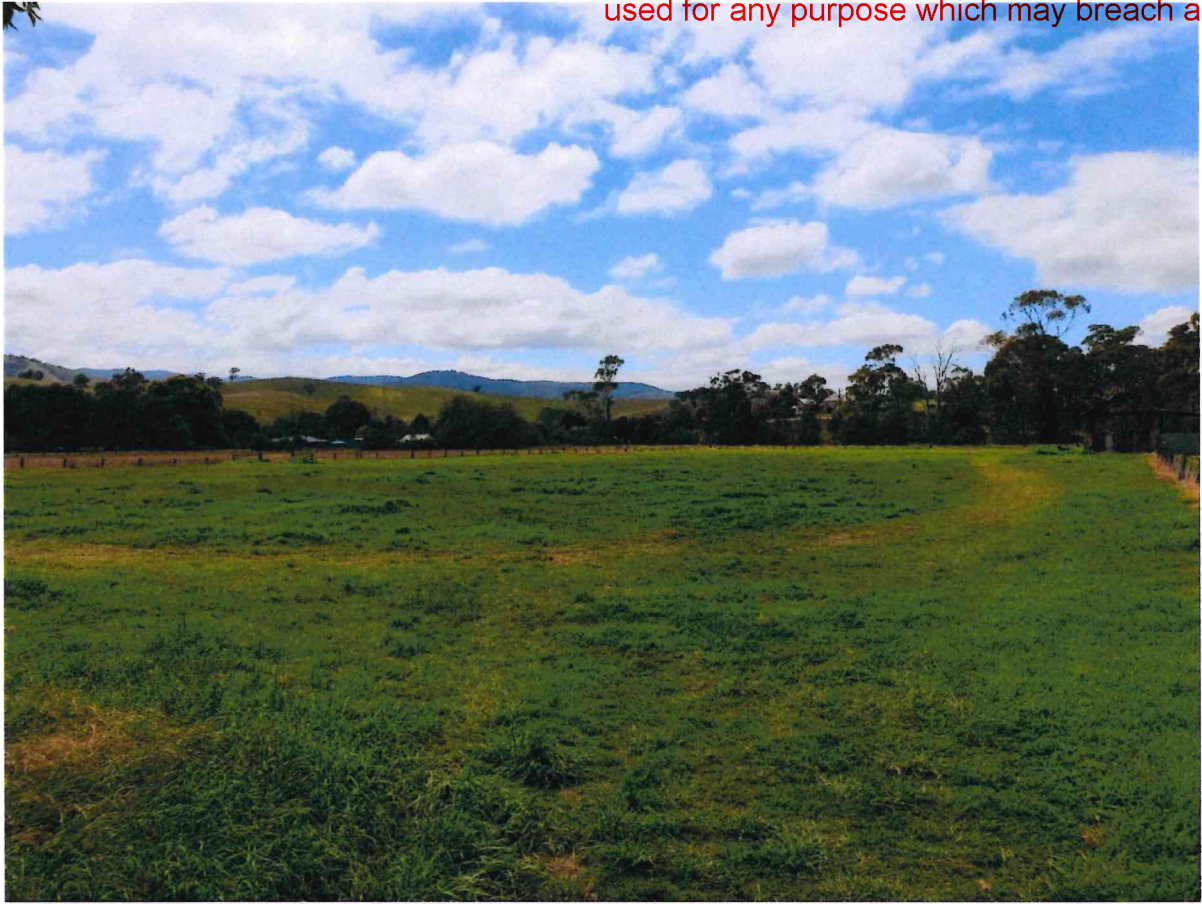
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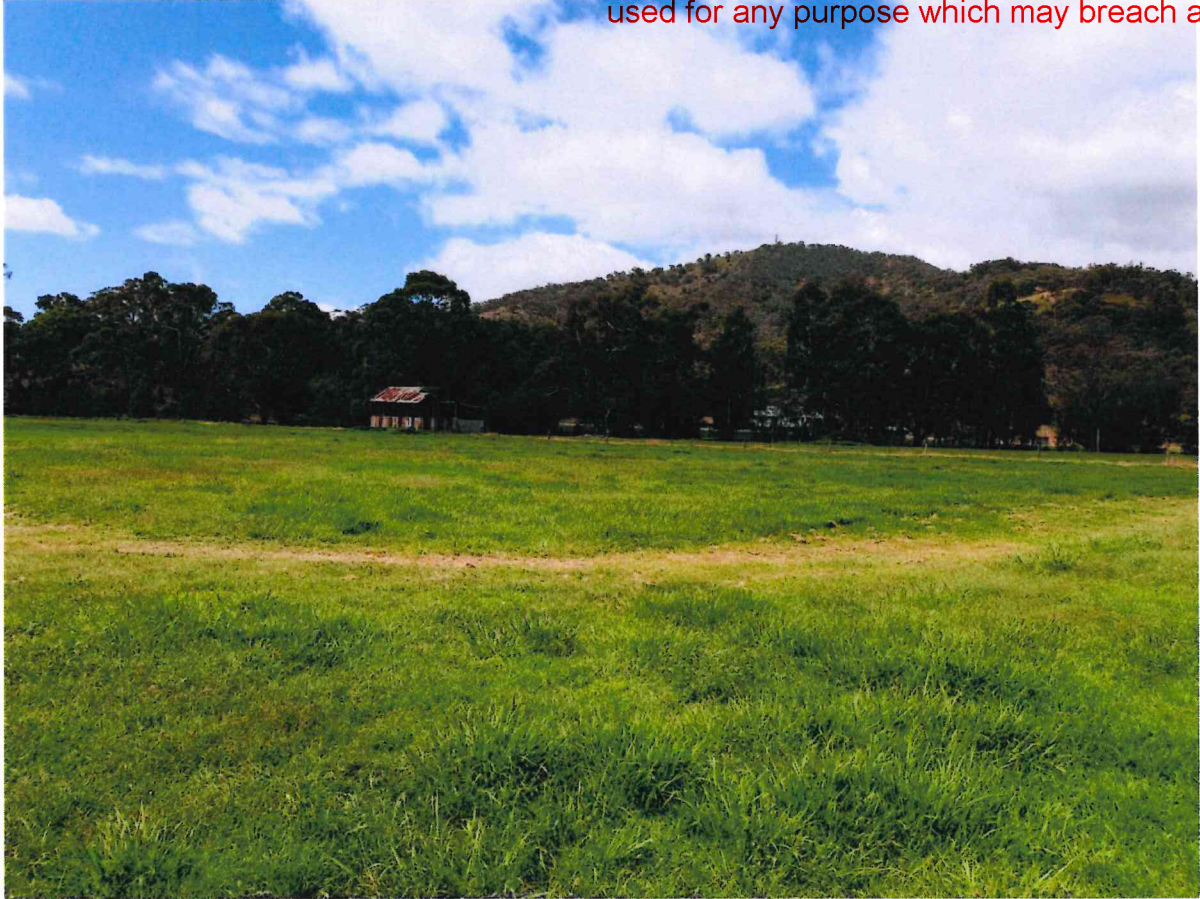
CLIENT:
J. DARBY
L. O'BRIEN
 JOB NUMBER:
0433_24

PROJECT:
PROPOSED DWELLING
 PROJECT ADDRESS:
21 FACTORY LANE
SWIFTS CREEK

REV	AMENDMENT:	DATE:
1	ISSUED FOR PLANNING PERMIT APPLICATION	30.06.24

SITE PLAN
 SCALE 1:1000



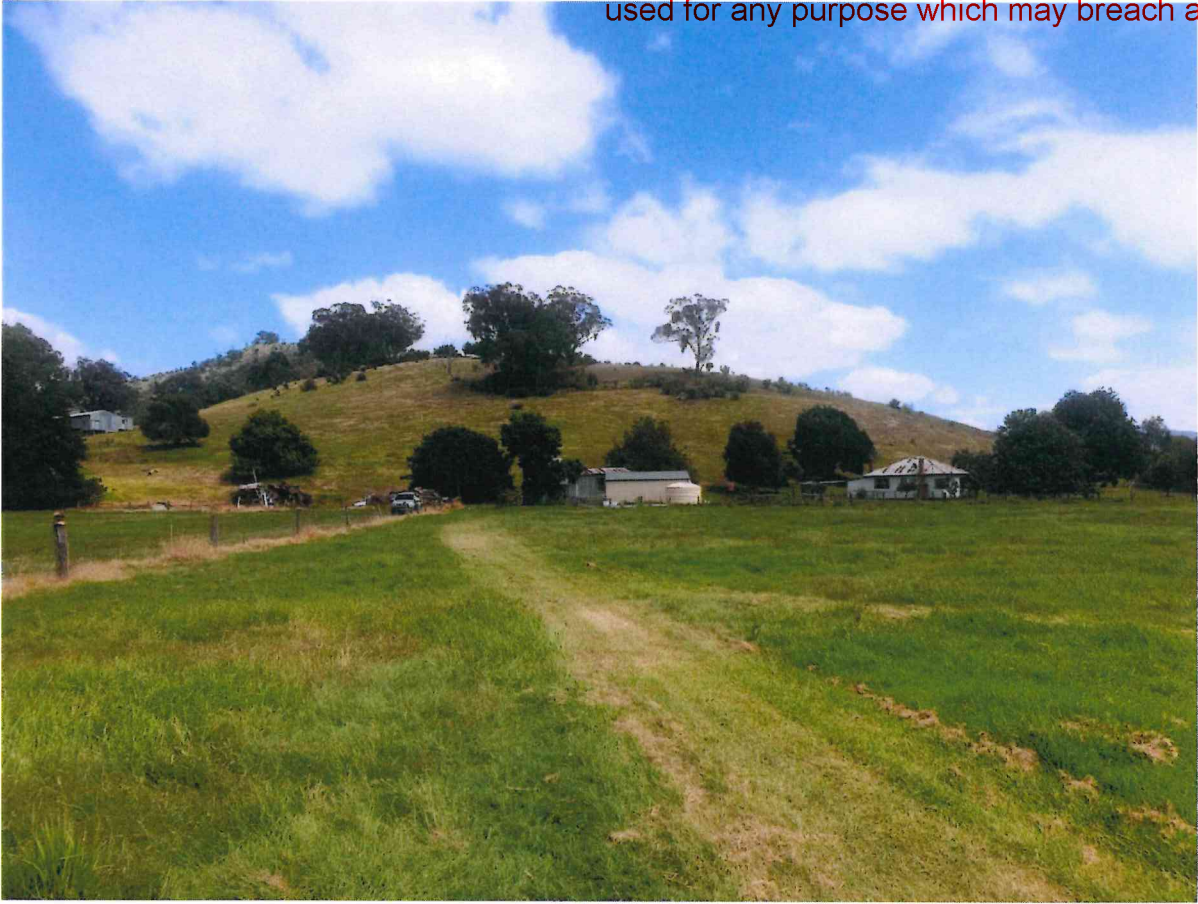


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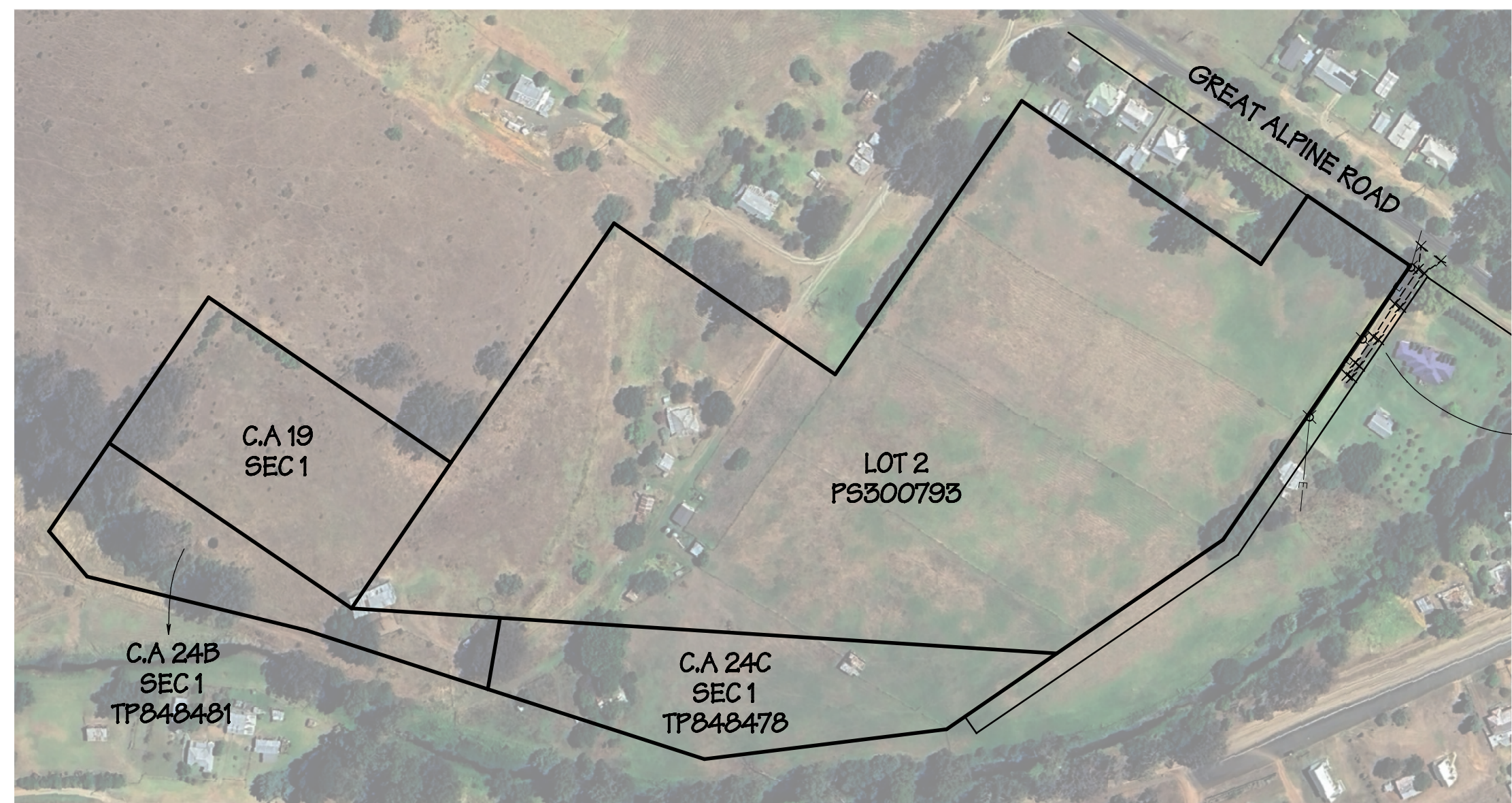








MGA2020 ZONE 55



SEE SHEET 2 FOR ENLARGEMENT

SHEET 1 OF 2

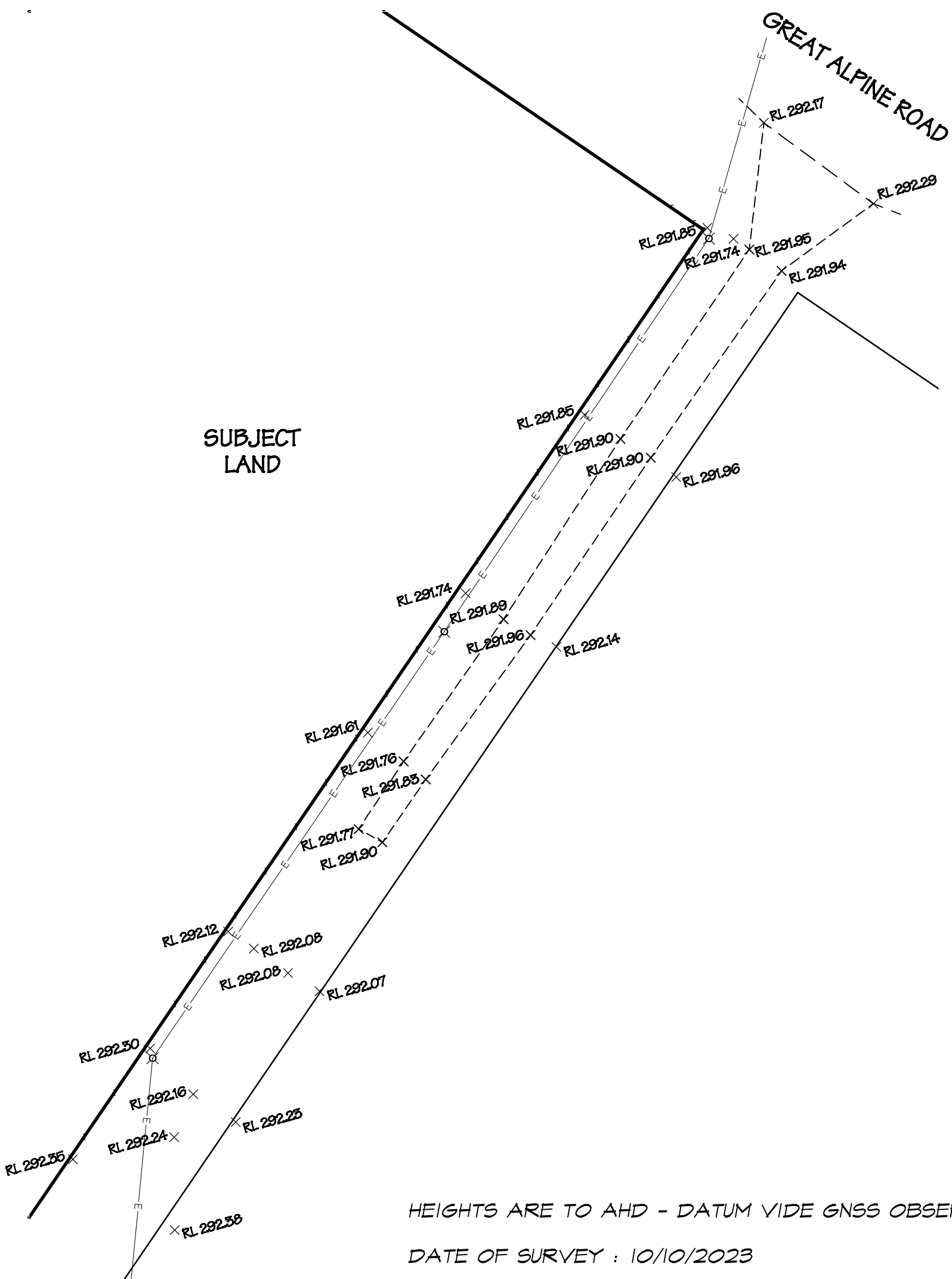
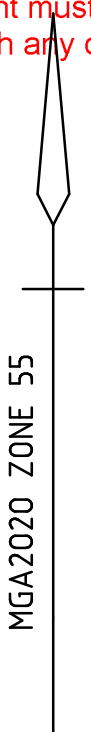
<p>JASON DARBY 21 FACTORY LANE, SWIFTS CREEK</p>	<p>NOTATIONS</p>		<p>PLAN OF EGRESS LEVELS</p>	
<p>Crowther & Sadler Pty.Ltd. LICENSED SURVEYORS & TOWN PLANNERS 152 MACLEOD STREET, BAIRNSDALE, VIC., 3875 P. (03) 5152 5011 E. contact@crowthersadler.com.au</p>	<p>HEIGHTS ARE TO AHD - DATUM VIDE GNSS OBSERVATIONS DATE OF SURVEY : 10/10/2023</p>		<p>PARISH OF TONGIO-MUNJIE TOWNSHIP OF SWIFTS CREEK SECTION 1 CROWN ALLOTMENTS 19, 24B, 24C & (PART) 19A C/T VOL 3201 FOL 196 C/T VOL 5608 FOL 405 C/T VOL 6443 FOL 525 C/T VOL 10052 FOL 090</p>	
<p>FILENAME: Y:\20000-20999\20600- 20699\20679 Darby\20679 Plan of Egress Levels V1.pro</p>	<p>SCALE (SHEET SIZE A3)</p>	<p>SURVEYORS REF.</p>		
	<p>1 : 2500</p>	<p>20679 VERSION 1 - DRAWN 24/05/2024</p>		

PLAN OF EGRESS LEVELS

SHEET 2 OF 2

PARISH OF TONGIO-MUNJIE
TOWNSHIP OF SWIFTS CREEK
SECTION 1
CROWN ALLOTMENTS 19, 24B, 24C & (PART) 19A

C/T VOL 3201 FOL 196
C/T VOL 5608 FOL 405
C/T VOL 6443 FOL 525
C/T VOL 10052 FOL 090



HEIGHTS ARE TO AHD - DATUM VIDE GNSS OBSERVATIONS
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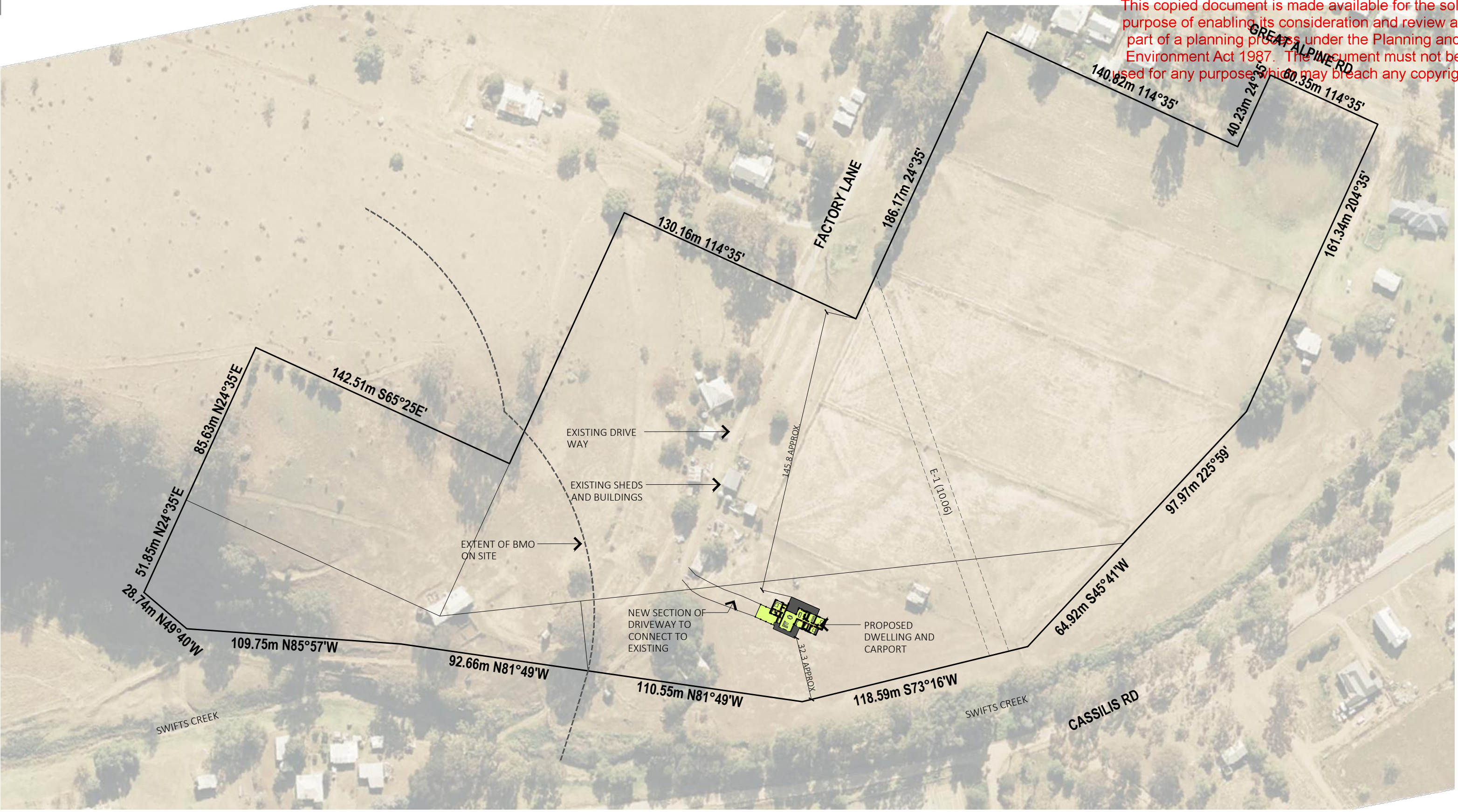
JASON DARBY
21 FACTORY LANE, SWIFTS CREEK

SCALE (SHEET SIZE A3)

SURVEYORS REF.

1 : 400

20679



SITE PLAN

SCALE 1:1800

PLANNING

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PROJECT:
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SWIFTS CREEK**

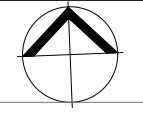
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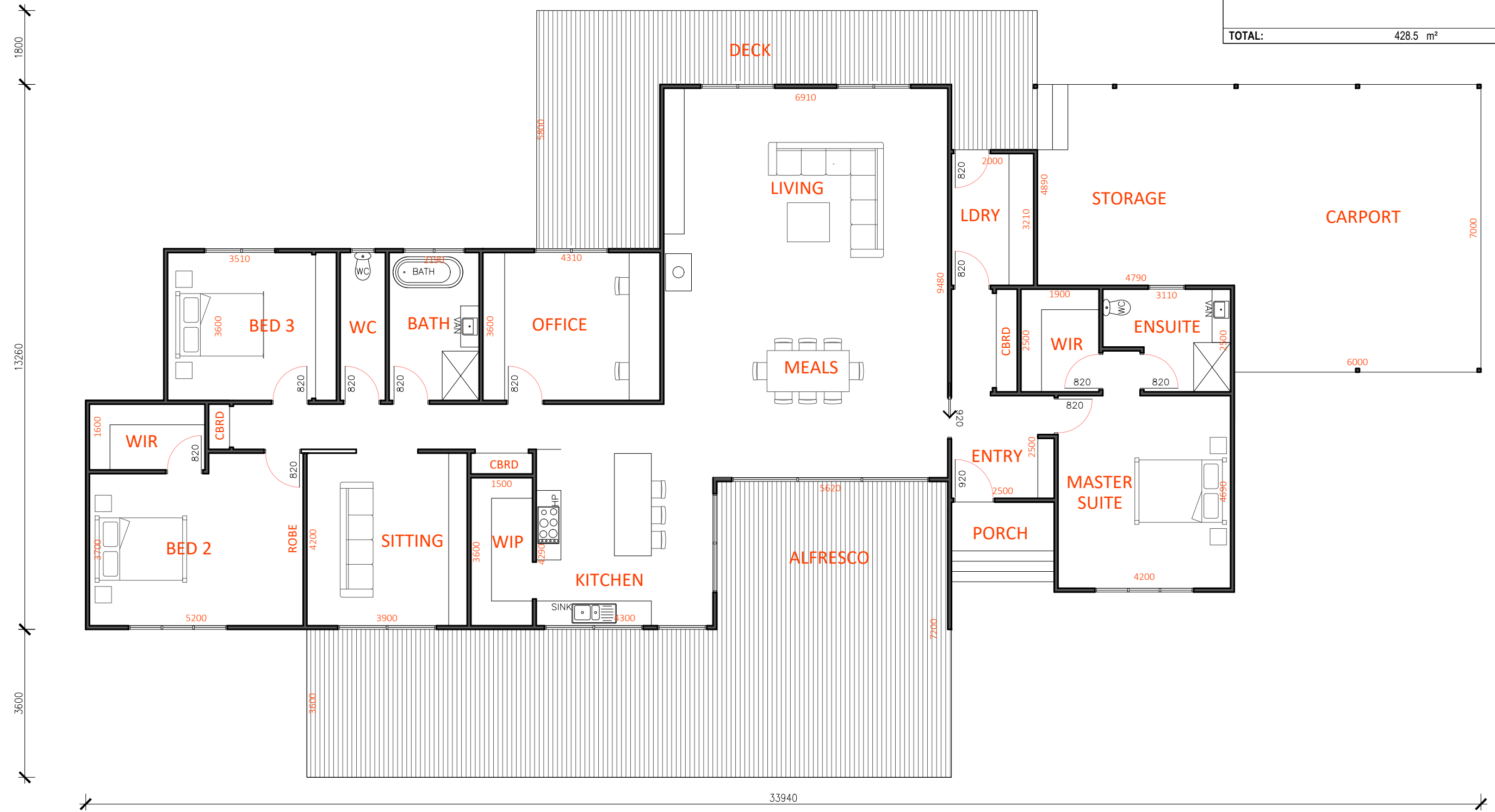
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Page 59 of 62

AREA SCHEDULE	
GROUND FLOOR:	249 m ²
CARPORT:	151 m ²
DECKS:	114 m ²
TOTAL:	428.5 m²



GROUND FLOOR PLAN

SCALE 1:100

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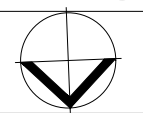
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GROUND FLOOR PLAN

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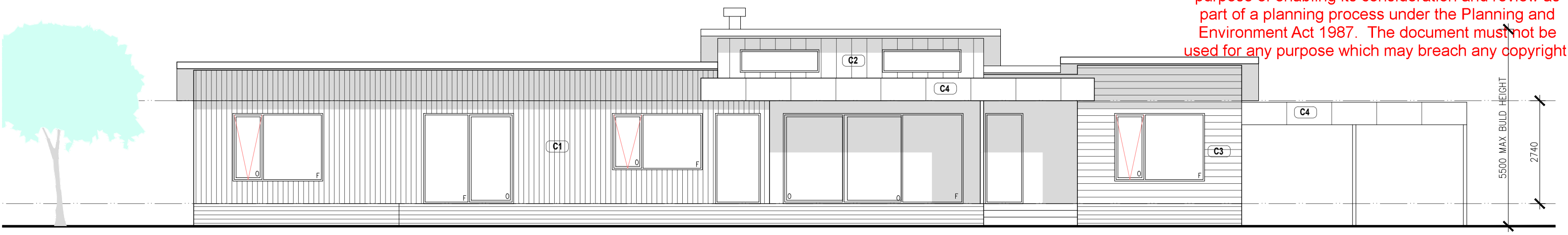
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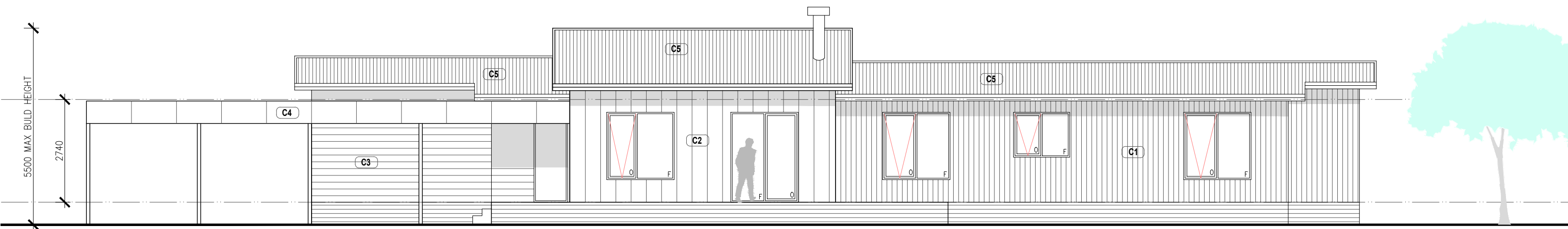


ISSUE: **Printed 16/07/2024**
 PLANNING **A**
 Page 60 of 62



NORTH ELEVATION

SCALE 1:100



SOUTH ELEVATION

SCALE 1:100

EXTERNAL MATERIALS AND FINISHES

- C1** CLADDING 1 - FC 133 AXON CLADDING - PAINT FINISH
- C2** CLADDING 2 - FC 400 AXON CLADDING - PAINT FINISH
- C3** CLADDING 3 - LINEA WEATHERBOARDS - PAINT FINISH
- C4** CLADDING 4 - FC SHEET CLADDING - PAINT FINISH
- C5** CLADDING 5 - COLORBOND SHEET ROOFING

PLANNING

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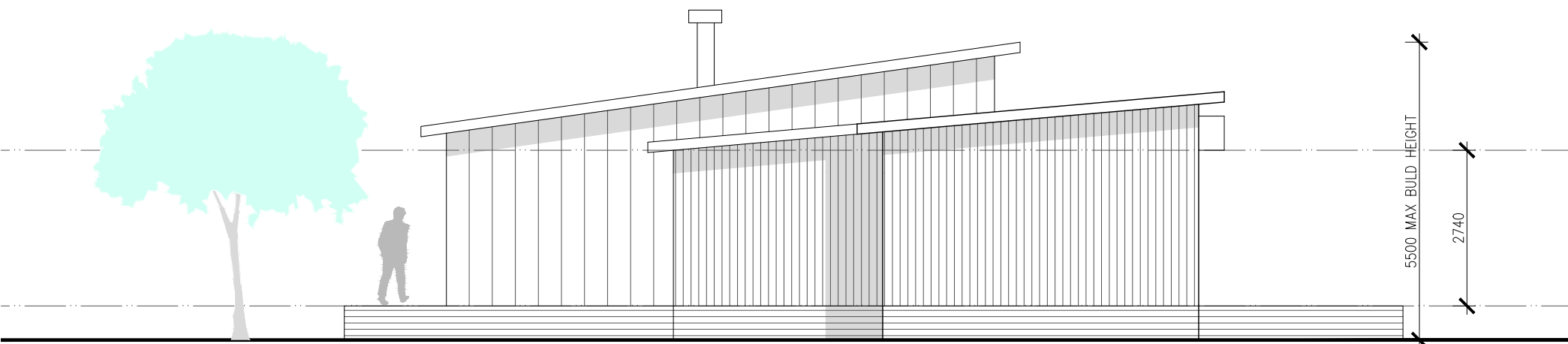
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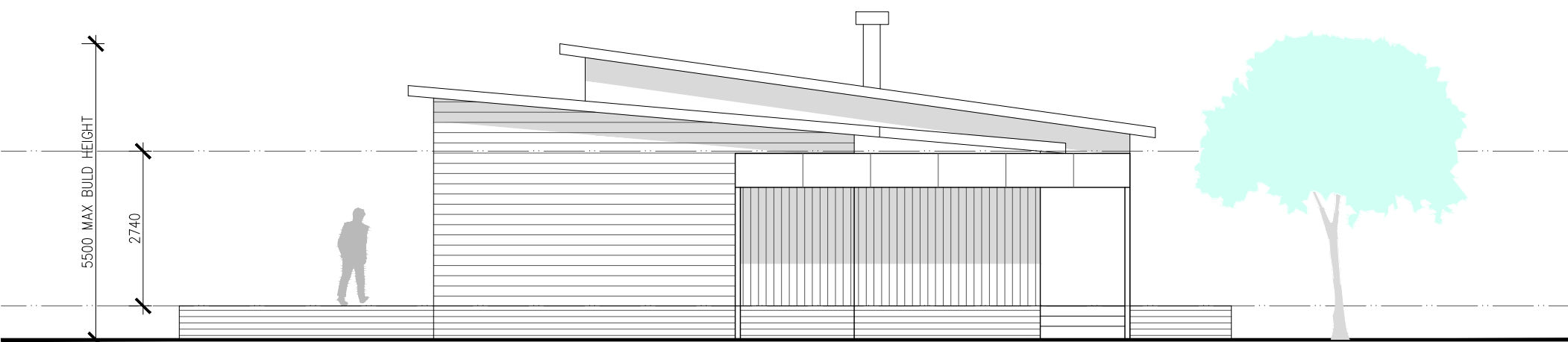
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Page 61 of 62



EAST ELEVATION

SCALE 1:100



WEST ELEVATION

SCALE 1:100

EXTERNAL MATERIALS AND FINISHES

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- C2** CLADDING 2 - FC 400 AXON CLADDING - PAINT FINISH
- C3** CLADDING 3 - LINEA WEATHERBOARDS - PAINT FINISH
- C4** CLADDING 4 - FC SHEET CLADDING - PAINT FINISH
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