

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	771 Cassilis Road SWIFTS CREEK 3896 CA: 18 Sec: 10
The application is for a permit to:	Use & Development of a Second Dwelling within 100m of a Watercourse
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
35.07-1 (FZ1)	Use of the land for a second dwelling
35.07-4 (FZ1)	Construct or carry out a building or works for use of a second dwelling
35.07-4 (FZ1)	Construct a building within nominated setbacks
44.06-2 (BMO)	Construct a building or construct or carry out works
The applicant for the permit is:	Crowther & Sadler Pty Ltd
The application reference number is:	5.2024.415.1

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

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

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

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

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

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

April McDonald

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Friday, 13 December 2024 12:03 PM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: COT Vol6286 Fol073.pdf; 0000_24_771 Cassilis Rd_TP_REV B_041224.pdf; 20905 Report.pdf; 20905 BHSA V1.pdf; 20905 BMP V1.pdf

Planning Permit Application

A Planning Permit Application¹ has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

Business trading name: Crowther & Sadler Pty Ltd

Email address: contact@crowthersadler.com.au

Postal address : PO Box 722, Bairnsdale

Work phone number: 51525011

Owner's name: Thomas Lawson Gill

Owner's email address:

Owner's postal address:

Owner's work number:

Street number:

Street name:

Town: :

Crown allotment number: 18

Section number: 10

Parish/Township name: Tongio-Munjie West

Has there been a pre-application meeting: Yes

Your reference number: 20905

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

Description of proposal - Describe the use, development or other matter which requires a permit: Use & Development of a Second Dwelling within 100m of a Watercourse

Existing conditions - Describe how the land is used and developed now: Existing Dwelling

Estimated cost of development. Note: You may be required to verify this estimate: 345000

Title (must have been generated within the past 30 days: [COT Vol6286 Fol073.pdf](#))

Site plan/floor - plan/elevations: [0000_24_771_Cassilis_Rd_TP_REV_B_041224.pdf](#)

Planning report: [20905_Report.pdf](#)

1. Supporting information/reports: [20905_BHSA_V1.pdf](#)
2. Supporting information/reports: [20905_BMP_V1.pdf](#)
3. Supporting information/reports: [20905_LCA_.pdf](#)
4. Supporting information/reports: [20905_Veg_Management_V1.pdf](#)

Declaration: Yes

Privacy Statement: Yes

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

VOLUME 06286 FOLIO 073

Security no : 124120017153C
Produced 21/11/2024 08:46 AM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 18 Section 10 Parish of Tongio-Munjie West.

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
THOMAS LAWSON GILL
AX854688V 27/03/2024

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 TP524191F 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: 771 CASSILIS ROAD SWIFTS CREEK VIC 3896

ADMINISTRATIVE NOTICES

NIL

eCT Control
Effective from

DOCUMENT END

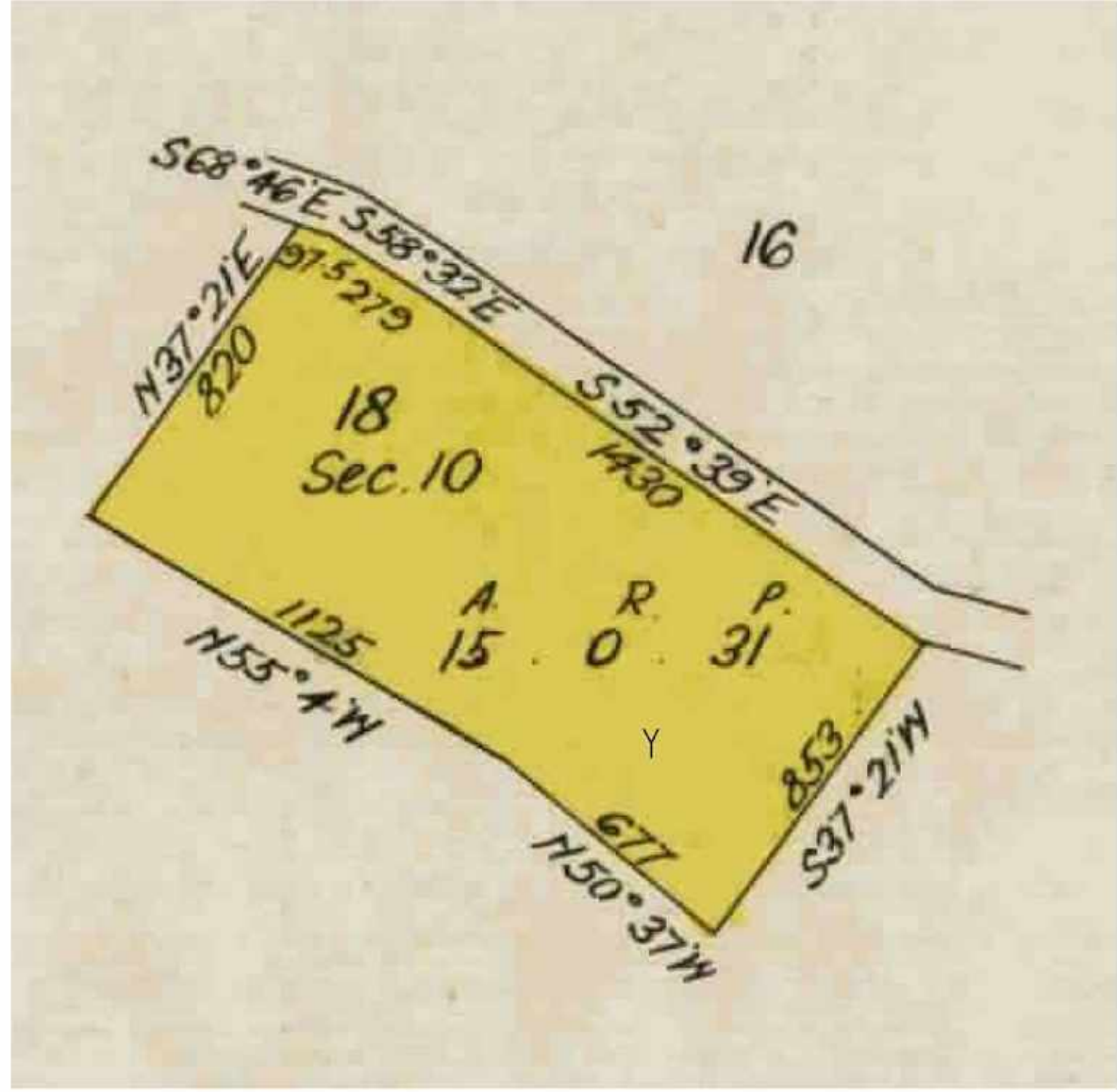
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TITLE PLAN		EDITION 1	TP 524191F
Location of Land Parish: TONGIO-MUNJIE WEST Township: Section: 10 Crown Allotment: 18 Crown Portion: Last Plan Reference: Derived From: VOL 6286 FOL 073 Depth Limitation: 50 FEET		Notations SUBJECT TO THE RESERVATIONS, EXCEPTIONS, CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 6286 FOL. 073 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 FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 07/06/2000 VERIFIED: AK
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COLOUR CODE
Y=YELLOW



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TITLE PLAN

TP 524191F

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

*fifteen acres and thirty one perches more or less being allotment eighteen of Section
4A in the Parish of Tongio-Mounju West County of Orange*

All THAT PIECE OF LAND in the said State containing

defined 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 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 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

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 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 thereon within the meaning of the *Mines Act 1928* 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

LENGTHS ARE IN
LINKS

Metres = 0.3048 x Feet

Metres = 0.201168 x Links

Planning Report

Use & Development of a Second Dwelling within
100m of a Watercourse

771 Cassilis Road, Swifts Creek

Our reference – 20905

December 2024



FS 520900



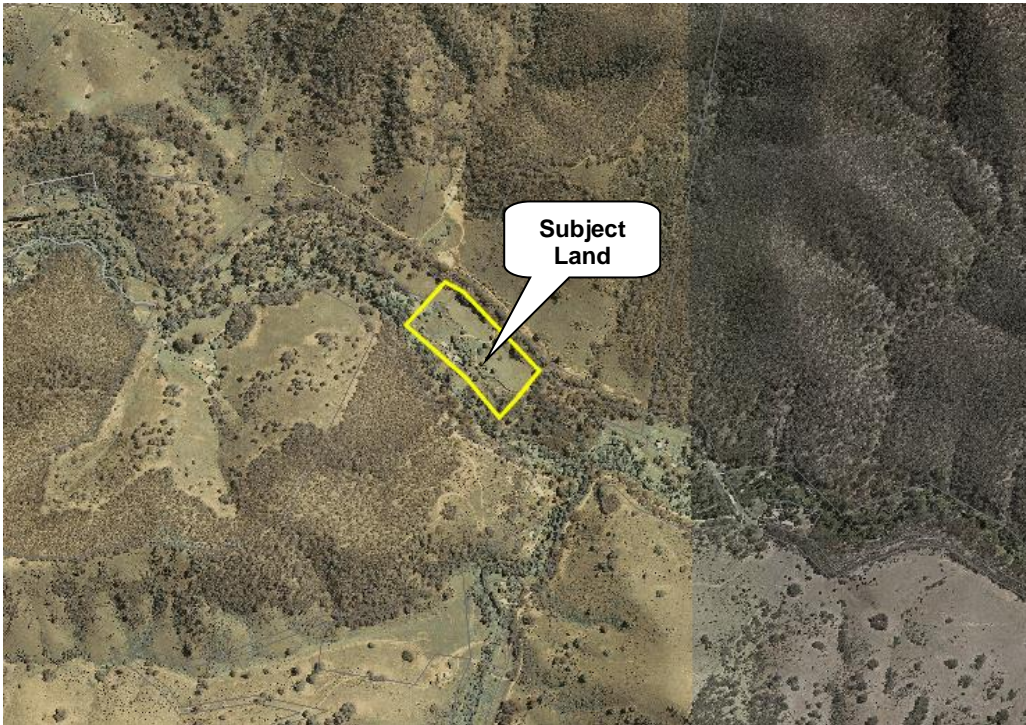
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	Application Form (via online planning portal)	
	Dwelling Plan Set – Tom Hardy Design (Rev B)	
	Bushfire Management Plan (Version 1)	
	Bushfire Hazard Site Assessment (Version 1)	
	Vegetation Management Plan (Version 1)	
	Land Capability Assessment Report – Chris O'Brien & Company Pty Ltd	
	Copy of Title (CA 18, Sec 10 parish of Tongio-Munjie West)	

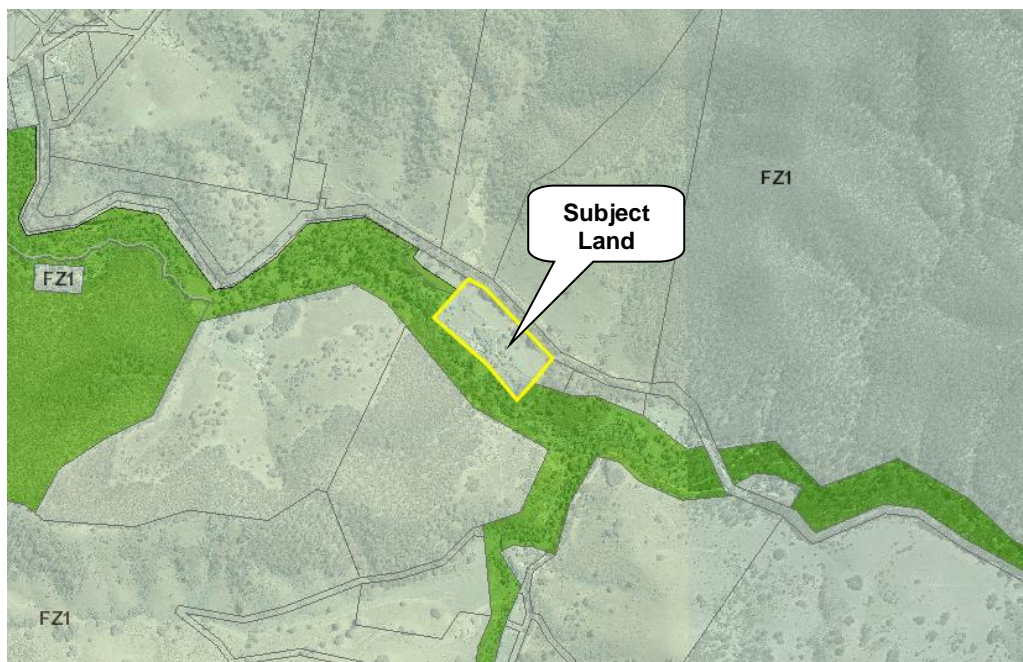
Note: Applicable Planning Application fee is \$2,163.80

1. Introduction

This Planning Report is prepared in support of the use and development of a second dwelling at 771 Cassilis Road, Swifts Creek. The Report addresses the provisions of the Farming Zone and Bushfire Management Overlay as contained within the *East Gippsland Planning Scheme*.



Aerial view of subject land and surrounds – Source: VicPlan



Zone mapping and aerial of site and surrounds – Source: VicPlan

2. Subject Land & Surrounding Context

The subject land is a rural parcel of land formally described as Crown Allotment 18, Section 10 Parish of Tongio-Munjie West and is approximately 6.15ha in area. It is a slightly irregular shaped allotment and contains an existing dwelling and associated outbuildings.



Aerial view of subject land – Source: LASSI SPEAR

The land has frontage to Cassilis Road to the north which is a good quality sealed road which is a tourist route providing access between the townships of Swifts Creek and Omeo.



Looking south along Cassilis Road – Source: Google Earth

Driveway access is provided between Cassilis Road and the existing dwelling which is located on the southwestern portion of the land and is surrounded by deciduous trees. The remainder of the site is generally clear of vegetation apart from some scattered native trees.



Looking north from subject land along existing driveway



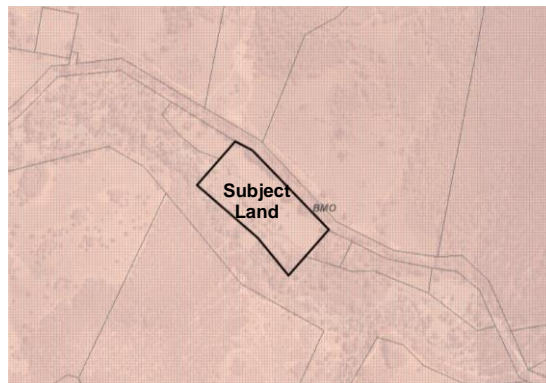
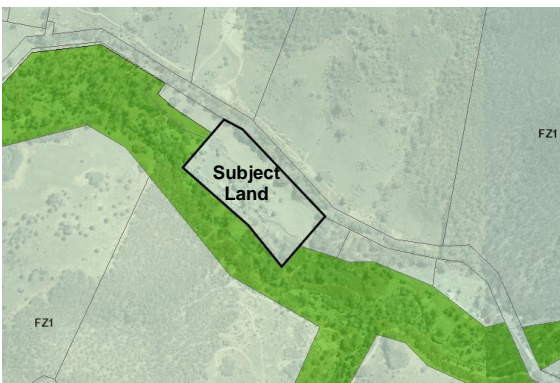
Looking west from subject land along existing driveway

Mapping indicates that there are watercourses segmenting the eastern and western ends of the property albeit it is not entirely representative of on ground conditions.



Watercourse mapping – Source: LASSI SPEAR

The entire property is included within the Farming Zone – Schedule 1 and Bushfire Management Overlay whilst sections of the land adjacent to Cassilis Road are affected by the Erosion Management Overlay under the *East Gippsland Planning Scheme*. The land is also contained within a Declared Special Water Supply Catchment Area “*Tambo River*”.



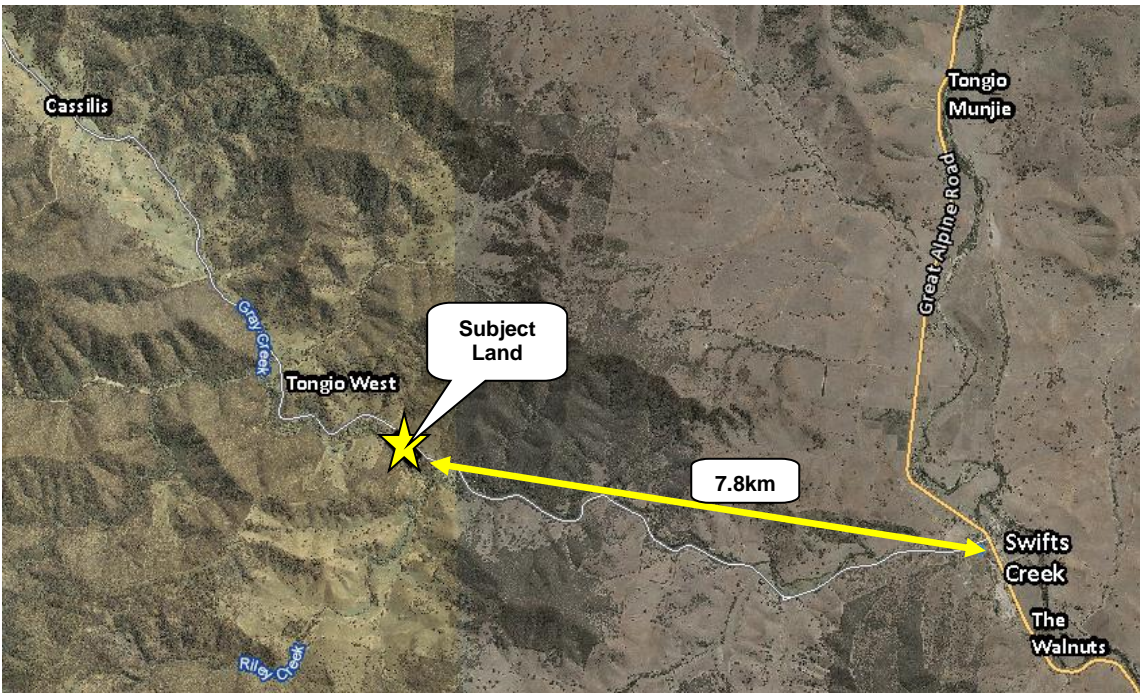
Zone and Bushfire Management Overlay Mapping
Source: VicPlan



Erosion Management Overlay and Declared Special Water Supply Catchment Area Mapping – Source: VicPlan

Surrounding freehold properties are also contained within the Farming Zone however adjoining land to the south is within the Public Conservation Resource Zone containing Swifts Creek.

The site is located approximately 7.8km from the nearby township of Swifts Creek at the eastern end of the Cassilis valley. The property is approximately 24.1km south of Omeo.



Aerial view of surrounding context – Source: VicPlan

The land is situated at the eastern end of a mountain range which is characterised by vast areas of forested Crown Land however properties within the Cassilis valley typically comprise open pasture with scattered trees on undulating land.

3. The Application & Proposal

The application seeks approval for the use and development of a second dwelling on the southern portion of the land as depicted on the accompanying Plan Set prepared by *Tom Hardy Design*.



South West Elevation – Source: *Tom Hardy Design*

The proposed dwelling has been sited within an existing clearing and will comprise three bedrooms, open plan kitchen, dining and living areas. It is proposed to be constructed to BAL-29 in response to the surrounding bushfire risk.

The proposed dwelling has been sited well in excess of 100.0 metres from Swifts Creek as contained in the adjoining Crown Land however it is sited approximately 19.3 metres from the mapped waterway which encumbers the eastern portion of the land.

Planning approval is triggered to construct the dwelling within 100.0 meters of a mapped waterway however it is not considered to have any detriment on water quality or health given the mapping does not correspond with on-ground conditions.



Waterway mapping – Source: *VicPlan*



View south-east from proposed dwelling site in direction of suggested waterway.

A Land Capability Assessment Report (LCAR) has been undertaken by *Chris O'Brian & Company Pty Ltd* which confirms the site's ability to treat and retain wastewater associated with the second dwelling on site utilising a standard absorption trench bed system.

Whilst the dwelling will be constructed to BAL-29 the associated defendable space will extend 48 metres the entire way around the dwelling consistent with separation distances prescribed at Table 2, Column A to Clause 53.02-5.

Although some minor vegetation will likely be incurred to ensure the vegetation management requirements prescribed at Table 6 to Clause 53.02-5 will be met, the exemption for vegetation removal to create defendable space for a dwelling prescribed at Clause 52.12.5 applies.

It is anticipated that the mandatory Condition prescribed at Clause 44.06-5 relating to Buildings & Works will be imposed on the permit to ensure the bushfire mitigation measures prescribed on the Bushfire Management Plan are implemented on an ongoing basis.

In response to the higher bushfire landscape risk a Vegetation Management Plan has been provided in support of the Application which nominates enhanced vegetation management beyond the prescribed in Table 6 at Clause 53.02-5 *Bushfire Planning*.

The purpose of the Vegetation Management Plan is to ensure the ongoing management of vegetation across the property not otherwise subject of the Bushfire Management Plan, to ensure the existing vegetated conditions are maintained.

The Vegetation Management Plan details the extent and composition of existing vegetation and uses site photographs to act as a benchmark for ongoing management and maintenance of the site vegetation into the future.

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

Planning Scheme Clause No.	Description of what is Proposed
Clause 35.07-1 _{FZ}	Use of a Second Dwelling
Clause 35.07-4 _{FZ}	Construct an building and carry out works for a Section 2 use (second dwelling)
Clause 35.07-4 _{FZ}	Construct a Building within Nominated Setbacks (within 100m of a waterway)
Clause 44.06-2 _{BMO}	Construct a Building or Construct or Carry out Works

Whilst the property is affected by the provisions of the Erosion Management Overlay, no planning permit is required to construct a dwelling on a lot where earthworks do not exceed 1.0 metre in height or depth.

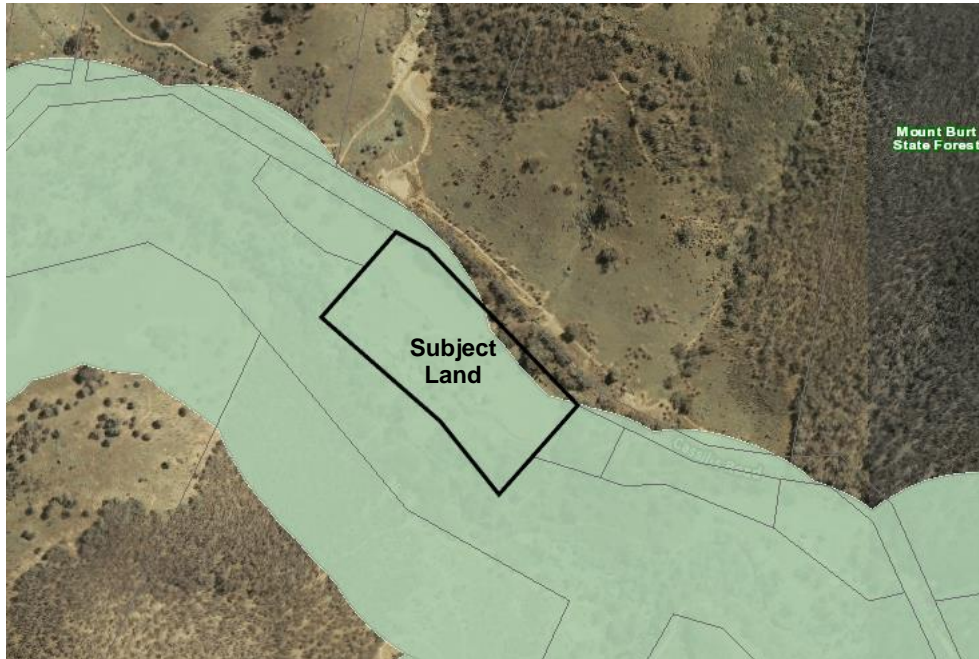
Pursuant to Clause 66.02-5 the Application will trigger referral to East Gippsland Water (Determining Referral Authority) as the land is located within the Tambo River declared water supply catchment area.

Pursuant to Clause 66.03 the Application will trigger referral to the Country Fire Authority (Recommending Referral Authority) for Buildings & Works associated with the establishment of building used for accommodation (dwelling) within the Bushfire 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 – Source: VicPlan

Pursuant to Regulation 9 the construction of one or two dwellings on a lot or allotment is an exempt activity. There is therefore a CHMP is not required for the proposed development.

5. Planning Policy

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

5.1 Municipal Planning Strategy

Clause 02.03-2 *Environmental & Landscape Values* identifies that Council's strategic vision is to restore and maintain biodiversity, protect areas of value, balance development with wildlife corridors and areas of rural or natural landscape and to protect sites of significance by encouraging sensitive development.

The proposal is considered to comply as the proposed second dwelling has been sited appropriately to ensure it will not have any adverse impacts on surrounding vegetation or nearby water courses. There is sufficient cleared land surrounding the proposed second dwelling to ensure there is adequate area to establish defensible space, wastewater disposal and access without detrimental impacts on native vegetation or water health or quality.

Clause 02.03-3 *Environmental Risks and Amenity* seeks to manage and mitigate environmental risks such as bushfire, with associated strategies seeking to prioritise the planning and management responses and adaptation strategies to vulnerable areas.

The site is surrounded by large tracts of vegetation on steep land that enhances the risk of bushfire threat, and a considered and thoughtful response has therefore been provided to aid in the protection to life and property.

The proposed dwelling will be constructed to BAL-29 and the associated defensible space will exceed the prescribed separation distances through the implementation of Vegetation Management Plan. The ongoing assurance of vegetation management shown on the plans will not only enhance protection to the proposed second dwelling however will also have the added benefit of providing an additional level of protection to the existing dwelling.

The proposal is considered to respond appropriately to Clause 02.03-4 *Natural Resource Management* which seeks to protect high quality and prime agricultural land from inappropriate development. Whilst the land is contained within the Farming Zone, it contains limited capacity to accommodate viable rural production given its limited size and presence of existing dwelling. Surrounding properties are not currently used for farming, and given the relatively small lot sizes and extent of native vegetation cover, the existing conditions are unlikely to change.

5.2 Planning Policy Framework

Strategies at 11.01-1L-04 *Smaller rural settlements* seek to determine the environmental/land use capacity of the Cassilis Valley and to retain large parcels of rural land at Swifts Creek for pastoral use.

The proposal is supported by a Land Capability Assessment Report which confirms the capacity of the land to accommodate onsite wastewater disposal, and no pastoral land will be compromised.

Clause 12.03-1S *River and riparian corridors, waterways, lakes and billabongs* seek to protect and enhance waterway systems with supporting strategies seeking to protect and conserve environmental values of the landscape and Clause 12.03-1L *Waterways* seeks to protect the quality of the Gippsland Lakes.

The proposal responds appropriately to both Clauses having been designed and sited to ensure the nearby waterways will not be adversely affected. Whilst mapping indicates that a watercourse dissects the eastern portion of the property, the mapping does not match on-ground conditions as is evident that there is no watercourse or drainage line in the mapped location.

To ensure that no waterways will be compromised by the development a Land Capability Assessment Report has been provided in support of the Application which confirms the ability to treat and retain wastewater on site in compliance with *EPA Victoria's Code of Practice Onsite Wastewater Management, Publication number 891.4, July 2016*.

The objective and associated strategies at Clause 12.01-2S relating to *Native Vegetation Management* have been adhered to by the proposal as vegetation removal has been avoided by nominating a dwelling site within an existing cleared area.

The proposal has considered Clause 13.02-1S *Bushfire Planning* given the entire site is contained within the Bushfire Management Overlay. A thorough and detailed response has been provided to the provisions of the Bushfire Management Overlay (Clause 44.06) and Bushfire Planning (Clause 53.02) confirming the risk associated with the proposal can be appropriately mitigated and the risk to human life and property reduced to an acceptable level.

The proposal recognises the significant bushfire threat that the surrounding landscape provides and has incorporated the use of a Vegetation Management Plan which enhances the extent of vegetation management beyond that prescribed by Table 2, Column A to Clause 53.02-5 (BAL-12.5).

Whilst there is no requirement under the provisions of the Bushfire Management Overlay to provide a Vegetation Management Plan to ensure the ongoing management of vegetation around the existing dwelling, it will benefit the established residential occupation already occurring on the land.

Clause 14.01-1S *Protection of Agricultural Land* seeks to ensure the State's agricultural base is protected by preserving productive farmland. The site's limited size and presence of the existing dwelling does not make it conducive to supporting intensive agricultural activity and the establishment of a second dwelling will not remove any land from agricultural production.

The site is only 6.15ha in area and already contains an existing dwelling similarly to other properties within the immediate surrounds. The land is wedged between Cassilis Road, Swifts Creek and abuts small rural lots making it undesirable for aggregation.

The proposal accords with strategies listed at Clause 14.01-1L-01 *Protection of Agricultural Land* as there is no subdivision proposed. The property is not isolated as it is just a short drive from the township area of Swifts Creek on the Cassilis Road tourist route where dwellings are clustered.

Application of Table 2, Column A to Clause 53.02-5 has ensured the siting of the proposed dwelling has maximised separation from classifiable vegetation on adjoining Crown Land consistent with Clause 14.01-1L-03 *Rural dwellings*.

6. Planning Elements

6.1 Farming Zone

The subject land is not conducive to viable rural activities given the established residential use, limited area available and is not currently performing any agricultural use. The introduction of a second dwelling onto the property therefore won't result in any loss of productive rural land.

Planning approval is triggered at Clause 35.07-1 for the use of second dwelling (Section 2 Use) and Clause 35.07-4 for Buildings & Works associated with a Section 2 Use and Buildings & Works within 100 metres of a waterway.

Use of a dwelling, small second dwelling or rural worker accommodation Clause 35.07-2	
Requirement	Response
Access to the dwelling, small second dwelling or rural worker accommodation must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.	Access to the proposed second dwelling will be established via the existing driveway from Cassilis Road. A new section of driveway will be established as part of the proposal to provide vehicle access direct to the dwelling. Cassilis Road is a sealed all-weather road used as a tourist route which is most capable of accommodating emergency vehicles.
Each dwelling, small dwelling or rural worker accommodation must be connected to reticulated sewerage, if available. If reticulated sewerage is not available all wastewater from each dwelling must be treated and retained within the lot in accordance with the requirements of the <i>Environment Protection Regulations</i> under the <i>Environment Protection Act 2017</i> for an on-site wastewater management system.	As the site is not located within an existing sewer district wastewater will be dealt with via onsite means. The accompanying Land Capability Assessment Report prepared by <i>Chris O'Brien & Company Pty Ltd</i> demonstrates the lands capacity to accommodate retention and treatment of wastewater within allotment boundaries using a standard absorption trench bed system.
The dwelling, small dwelling or rural worker accommodation must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.	As the site is not located within an existing water supply district water tanks will be used for the storage of water for both domestic use and for fire fighting purposes.
The dwelling, small second dwelling or rural worker accommodation must be connected to a reticulated electricity supply or have an alternative energy source.	The proposed dwelling will be connected to the existing electricity supply already established to the land.



Looking south along Cassilis Road – Source: Google Earth



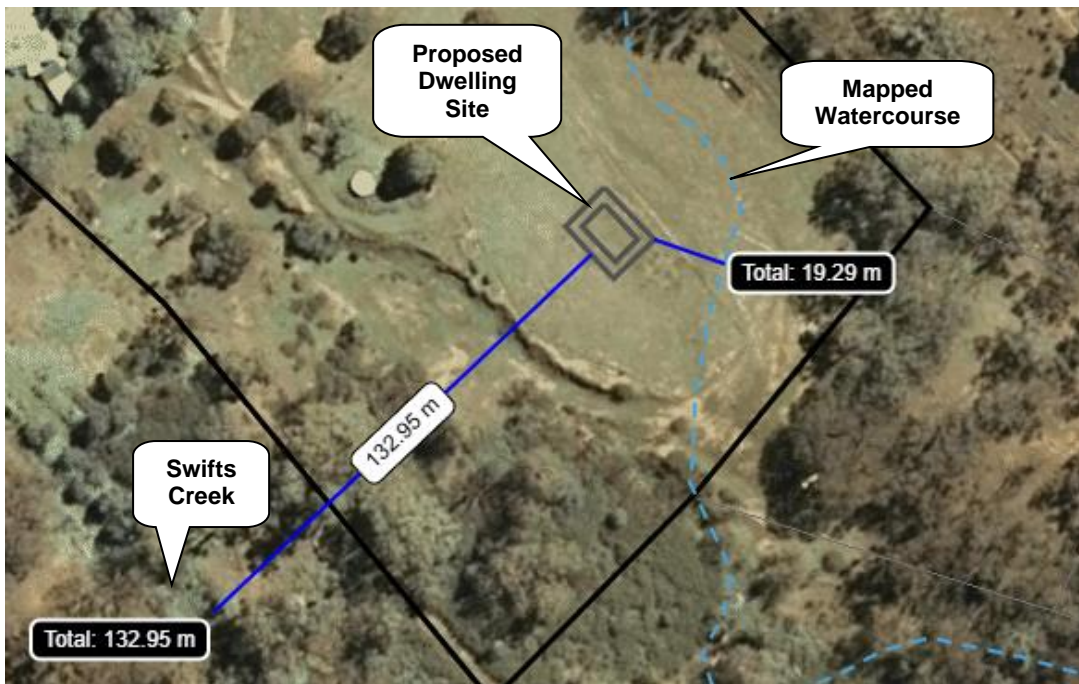
Existing driveway

Clause 35.07-4 Buildings & Works		
Permit Triggers		Response
Buildings & Works associated with a Section 2 Use.		Permit Trigger The use of the land for the purposes of a second dwelling is a Section 2 Use.
Earthworks which change the rate of flow or the discharge point of water across a property boundary	None specified	N/A Proposed earthworks are limited and will not have an adverse impact on water or drainage.
Earthworks which increase the discharge of saline groundwater	None specified	N/A Proposed earthworks are limited and will not have an adverse impact on water or drainage.
A Building which is within any of the following setbacks:		
The setback from a Transport Zone 2 or land in a Public Acquisition Overlay.	100m	N/A Cassilis Road is not identified as TZ2 and there is no Public Acquisition Overlay located nearby.
Any other road	20m	N/A The proposed second dwelling has been generously setback from Cassilis Road (>20m) and is setback more than 5m from all other boundaries.
Any other boundary	5m	
Minimum setback from a dwelling not in the same ownership (metres).	100m	N/A There are no dwellings in differing ownership within 100m of the proposed second dwelling.
100 metres from a waterway, wetlands or designated flood plain.		Permit Trigger The proposed second dwelling is located within 100m of a mapped water course.
Buildings & Works for accommodation within 1km of proposed or existing wind energy facility.		N/A There are no existing or proposed wind energy facilities within 1km of the subject land.
Buildings & Works for accommodation within 500m of a Work Authority.		N/A There are no known Work Authority approvals within 500m of the proposal.

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Aerial view of subject land and surrounds – Source: Google Earth

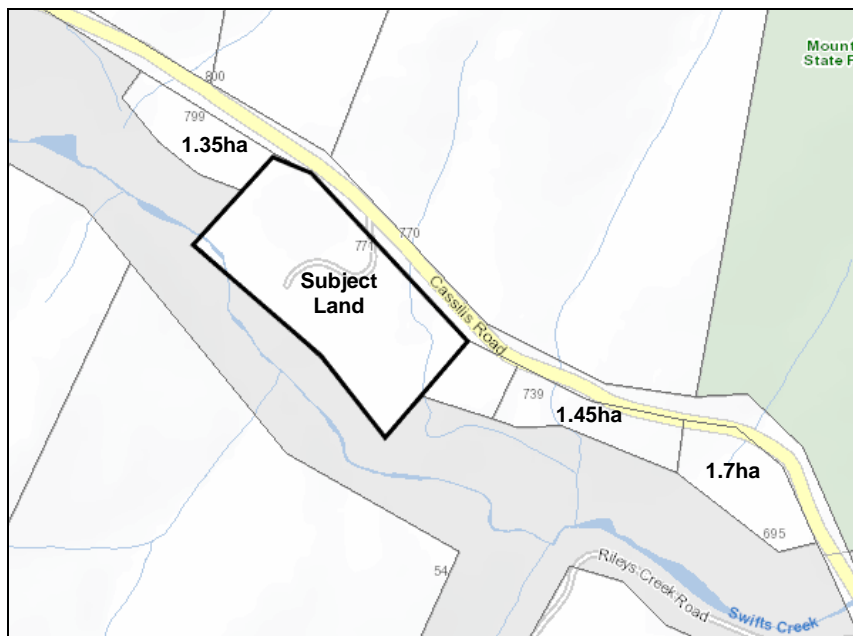


Aerial view of subject land and surrounds – Source: VicPlan

Decision Guidelines





The following response is provided to the Decision Guidelines:

- The subject land in its current form does not perform any agricultural function given the limited area available for any viable rural activities to occur. The size of the property simply does not make it attractive for farming purposes.
- The proposed second dwelling will not remove any land from agricultural production as the land simply does not perform any rural function and has limited capacity to do so.
- The site is located between Cassilis Road and Swifts Creek with adjoining free hold properties being small rural lots used for residential purposes. Establishing a second dwelling on site will therefore not limit the operation and expansion of adjoining or nearby agricultural uses.



Existing allotment configuration – Source: VicPlan

- There are no intensive agricultural uses occurring within the vicinity and it is unlikely that they will occur into the future given the presence of numerous residential properties within the Cassilis valley.
- The dwelling has been kept to single storey only and will incorporate external materials and colours which can be easily incorporated into the rural setting. The lower scale of the development and generous setbacks ensure it will not be visually intrusive when viewed from the adjoining road network or neighbouring properties.

MATERIALS AND COLOUR SCHEDULE		
REFERENCE	FINISH	SIZE / DETAILS
M1 	PAINT-COLORBOND EVENING HAZE OR SIMILAR	FIBRE CEMENT CLADDING - LINEA WEATHERBOARD
M2 	COLORBOND - PALE EUCALYPT OR SIMILAR	METAL CORRUGATED ROOFING
	COLORBOND - PALE EUCALYPT OR SIMILAR	ALUMINIUM WINDOW FRAMES
	COLORBOND - PALE EUCALYPT OR SIMILAR	GUTTERS, FASCIA AND FLASHINGS

Materials & Colour Schedule – Source: Tom Hardy Design

- Whilst mapping indicates that there is a waterway encumbering the eastern portion of the property there is no physical waterway present on ground.
- The subject land has the capacity to sustain the proposed dwelling as there is the ability to accommodate onsite treatment and disposal of wastewater as demonstrated by the accompanying Land Capability Assessment Report.
- The LCAR outlines that there are no visible signs of dampness in the assessed area and specifies that watercourses (Swifts Creek) are more than 60.0 metres away from the proposed development.



Looking in a north east direction over proposed dwelling site

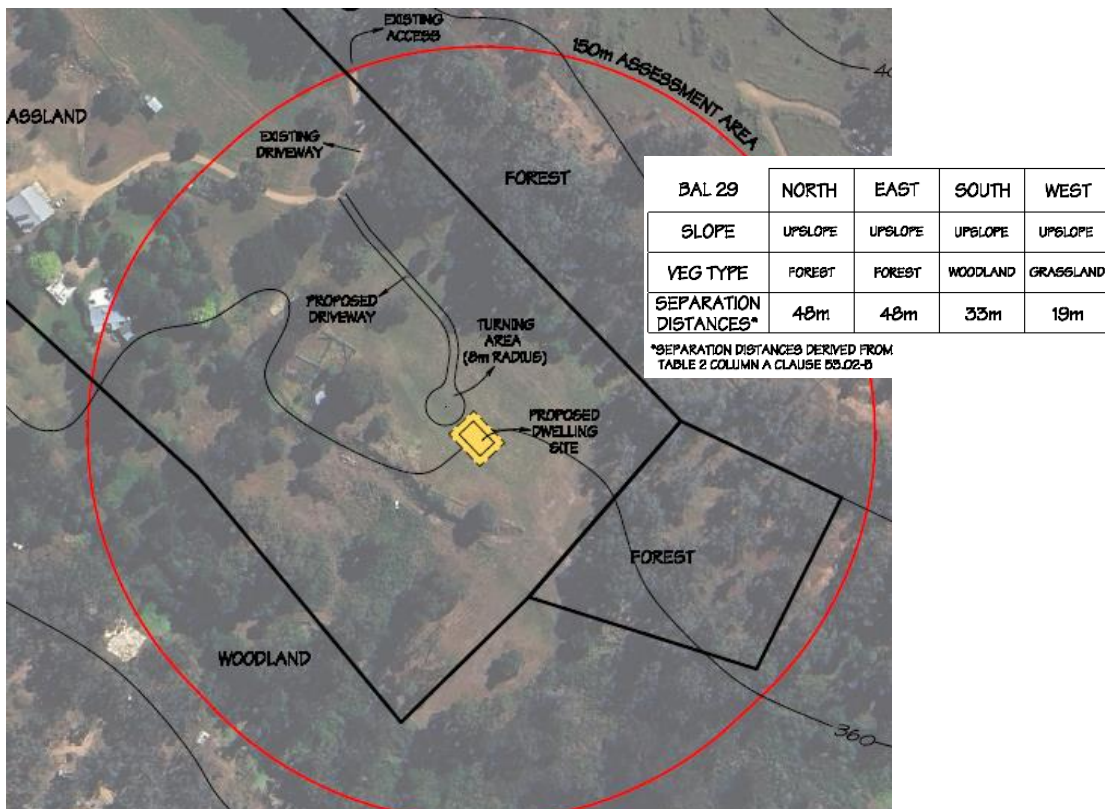
6.2 Bushfire Management Overlay

The proposed subdivision responds appropriately to the purpose of the Bushfire Management Overlay with the risk to life and property from bushfire able to be mitigated to an acceptable level. The proposal recognises the higher bushfire risk the surrounding landscape presents and has sought to implement additional mitigation measures that go beyond the minimum prescribed within Clause 53.02 under the *East Gippsland Planning Scheme*.

The following documents have been provided to support the proposal and to meet the requirements of Clause 44.06-3 and Clause 53.02.

- Bushfire Hazard Site Assessment;
- Bushfire Management Statement; &
- Bushfire Management Plan.

The Bushfire Hazard Site Assessment provides detail on the site and immediate surrounds. The landform and vegetation within the surrounding 150 metre assessment area has been considered in the calculations for establishment of defensible space.



Extract from Bushfire Hazard Site Assessment (Version 1)

A Bushfire Management Plan detailing the need for a minimum construction level of BAL-29 together with standard requirements for vegetation management, access and water supply also supports the application.

Whilst the dwelling will be provided with a minimum construction standard to achieve BAL-29 the defensible space surrounding the proposed second dwelling meets separation distances prescribed under Table 2, Column A to Clause 53.02-5 (BAL-12.5).

It is anticipated that the mandatory Condition prescribed at Clause 44.06-5 relating to Buildings & Works will be imposed on permit to ensure the bushfire mitigation measures prescribed on the Bushfire Management Plan are implemented on an ongoing basis.

In response to the wider landscape risk the proposal also incorporates a Vegetation Management Plan which prescribes vegetation management requirements which further add to the bushfire mitigation measures contained within the Bushfire Management Plan.

The premise of the Vegetation Management Plan is to provide ongoing vegetation management across the remainder of the property that does not form defensible space on the Bushfire Management Plan. This will ensure the extent of vegetation and fuel loads do not increase overtime and will afford a level of added protection to the existing dwelling.

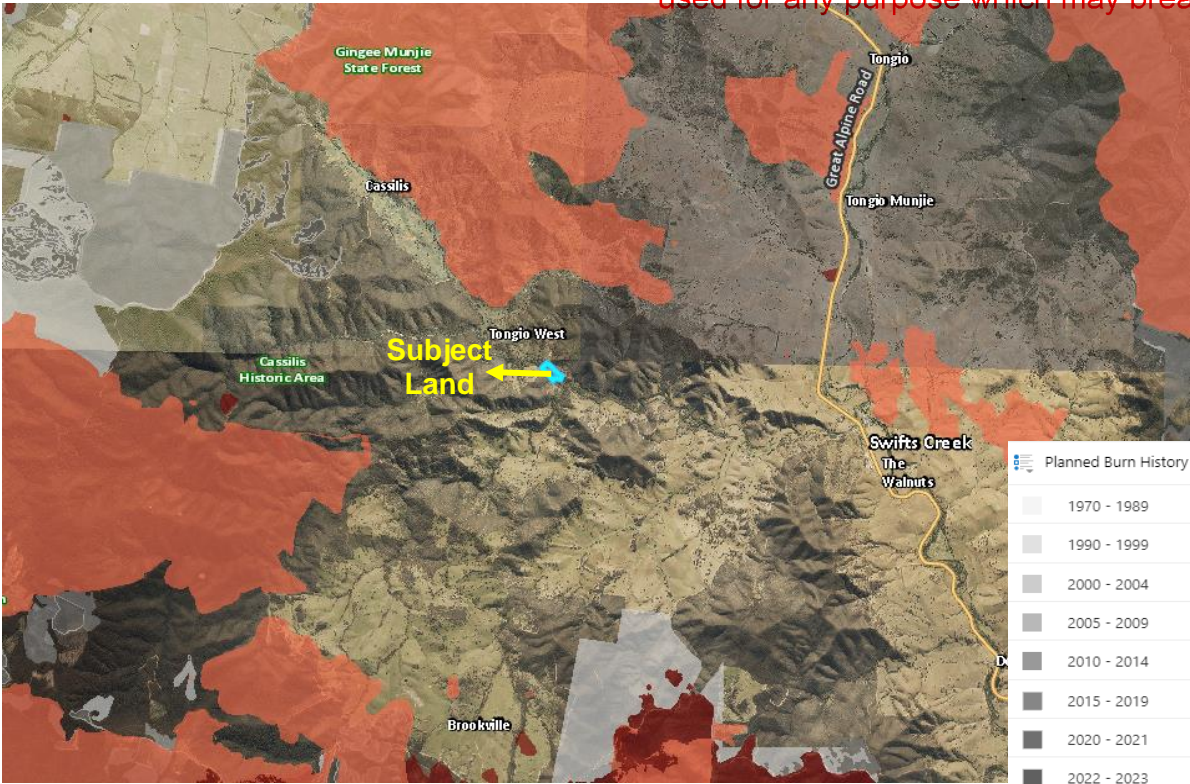
The Vegetation Management Plan enables the retention of existing vegetation however prevents the ability for regeneration to occur and for fuel loads to increase and by doing so will provide certainty that the vegetation classifications within the property will not alter over time to increase the bushfire risk.

For consistency purposes and to provide an added level of certainty the vegetation management requirements prescribed on the Bushfire Management Plan have been replicated on the Vegetation Management Plan.

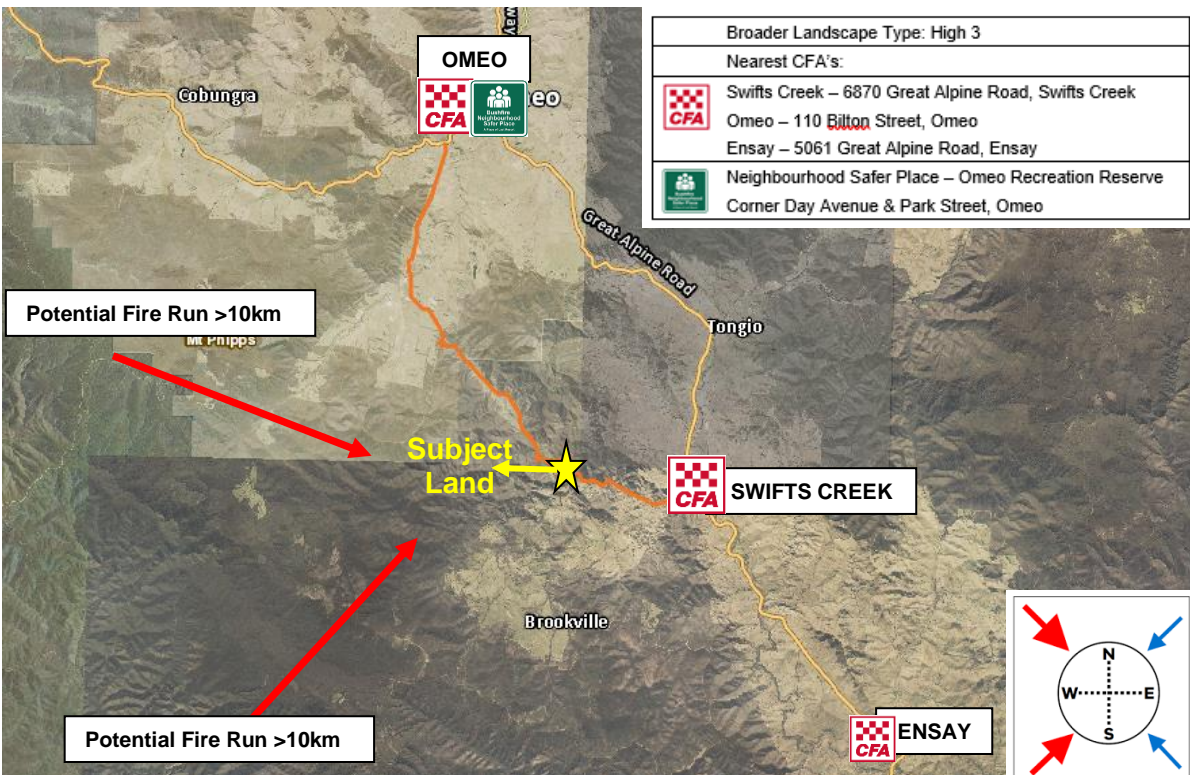
The following Bushfire Hazard Landscape Assessment describes the bushfire hazard more than 150 metres from the subject land. Whilst the Cassilis Valley contains numerous dwellings and sparser vegetation, the wider landscape includes steep vegetated terrain with the potential for long uncontrolled fire runs rendering it a high Landscape Type 3.

Bushfire Hazard Landscape Assessment





Wildfire & Planned Burn History – Source: Forest Explorer



Broader Landscape – Source: Forest Explorer

6.3 Bushfire Planning

As the proposal triggers planning approval at Clause 44.06-2 for Buildings & Works in accordance with the Bushfire Management Overlay the following Bushfire Management Statement has been provided to demonstrate compliance with Clause 53.02 *Bushfire Planning*.

Response to Objectives and Standards to Clause 53.02

CLAUSE 53.02-4.1 LANDSCAPE, SITING & DESIGN OBJECTIVES
<p>Objective</p> <p>Development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.</p> <p>Development is sited to minimise the risk from bushfire.</p> <p>Development is sited to provide safe access for vehicles, including emergency vehicles.</p> <p>Building design minimises vulnerability to bushfire attack.</p> <p>Approved Measures</p> <p>AM 2.1</p> <p>The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.</p> <p>Response:</p> <p>The wider landscape does provide a real bushfire risk with the predominate bushfire threat being the possibility of long fire runs from the west through large tracts of forest vegetation on steep sloping Crown Land.</p> <p>The subject land is located within the Cassilis Valley being only 7.8km from the nearby township area of Swifts Creek. The Cassilis Valley is identified as a rural settlement and there are numerous dwellings and rural properties dotted along Cassilis Road which is a main tourist route.</p> <p>During the 1800's the Cassilis Valley was the centre of extensive gold mining operations and consequently the area holds a lot of history. Whilst with the depletion of gold the area no longer provides the hive of activity it once did, there are still cleared areas and residential development present.</p> <p>Cassilis Road is a good quality sealed road and provides opportunity for vehicles to travel north to Omeo or South towards Swift Creek however it is the only sealed road within the area.</p> <p>The subject land is located on the valley floor being relatively flat land adjoined by Swifts Creek immediately to the south. The surrounding landform in the wider area is sloping in grade.</p> <p>The presence of the steep and vegetated land surrounding the locality presents a high bushfire risk and the area has consequently been identified as high Landscape Type 3.</p>

AM 2.2

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

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

Response:

The proposed second dwelling has been sited on the southern portion of the property in an existing clearing which responds well to the surrounding classifiable vegetation and associated bushfire risk.

The predominate vegetation classification with the surrounding 150 metre assessment area is forest, however much of the area is representative of either grassland or woodland vegetation classifications.

	North	South	East	West
Slope	Upslope	Upslope	Upslope	Upslope
Veg Type	Forest	Woodland	Forest	Grassland
Separation Distances*	48m	33m	48m	19m

**Separation distances derived from Table 2, Column A to Clause 53.02-5*

Vegetation along Cassilis Road situated to the north of the proposed second dwelling site has been classified as Forest due to its composition, width and connectivity to more expansive area of forested vegetation including that to the east of the site.



Looking in a westerly direction at 'Forest' vegetation within proximity to Cassilis Road



Classifiable vegetation to the east 'Forest'

Vegetation to the south of the proposed second dwelling has been identified as Woodland as the trees present are more limited in height and have more limited foliage coverage whilst the understory is also grassier in nature.



Classifiable vegetation to the south 'Woodland'

Most of the 150 metre assessment area to the west encumbers the subject land which comprises Grassland which is generally well managed and maintained with some scattered deciduous and native trees present.



Classifiable vegetation to the west 'Grassland'

To ensure the proposed second dwelling is provided with optimum separation from the bushfire threat the separation distances for defensible space have been formulated in accordance with Table 2, Column A to Clause 53.02-5. The siting of the dwelling enables all defensible space to be contained within the subject land.



Extract from Bushfire Management Plan (Version 1)

The proposed second dwelling will make use of the existing driveway access established from Cassilis Road albeit a new section of internal driveway will need to be constructed to provide vehicle access direct to the building.

There is limited opportunity to site the proposed dwelling any closer to Cassilis Road having regard to the need for defensible space to be contained wholly within the property boundaries. The length of access to Cassilis Road is not long and the driveway will not meander through any dense areas of vegetation.

Both Cassilis Road and the existing section of driveway are also sufficient to accommodate emergency vehicles in their current form and the driveway extension will also be constructed to the applicable standard.

AM 2.3

A building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building.

Response:

The design incorporates the use of non-combustible materials that are resilient to fire with the dwelling to be constructed to BAL-29 to enhance protection from bushfire. External cladding will include fibre cement – linea weatherboards and the roof will consist of corrugated metal.

A verandah will wrap the entire way around the dwelling however non-combustible material will be used and the sub-floor space will be enclosed to ensure a minimum construction BAL-29.

The use of aluminium window frames and colourbond gutters, fascias and flashings also ensure the construction standard of the building achieve BAL-29.

The building design is not complex and adopts a rectangle shape which aids in reducing the number of re-entrant corners while also providing for a more simplistic roof profile.

CLAUSE 53.02-4.2 DEFENDABLE SPACE & CONSTRUCTION OBJECTIVES

Objective

Defendable space and building construction mitigate the effect of flame contact, radiant heat and embers on buildings.

Approved Measures

AM 3.1

A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office or retail premises is provided with defendable space in accordance with:

- Table 2 Columns A, B or C and Table 6 to Clause 53.02-5 wholly within the title boundaries of the land; or
- If there are significant siting constraints, Table 2 Column D and Table 6 to Clause 53.02-5.

The building is constructed to the bushfire attack level that corresponds to the defendable space provided in accordance with Table 2 to Clause 53.02-5.

Response:

The defendable space has been designed having regard for classifiable vegetation and slope contained within the 150-metre assessment area. The site is located within a valley and consequently the slope is 'Upslope' in all directions. The vegetation to the north and to the east is classified as forest whilst vegetation to the south is classified as woodland and vegetation to the west is classified as grassland.

The proposed second dwelling will be constructed to BAL-29 with defendable space designed consistent with Column A to Table 2 of Clause 53.02-5 (BAL 12.5) to enhance protection.

Having regard for vegetation classifications and slope only 19 metres of defendable space is required to the west to achieve a separation distance requirement consistent with Column A to Table 2 to Clause 53.02-5 (BAL 12.5) however the proposal adopts 48 metres defendable space the entire way around the proposed dwelling to optimise protection.

AM 3.2

A building used for accommodation (other than a dwelling or dependent person's unit), a child care centre, an education centre, a hospital, leisure and recreation or a place of assembly is:

- Provided with defendable space in accordance with Table 3 and Table 6 to Clause 53.02-5 wholly within the title boundaries of the land.
- Constructed to a bushfire attack level of BAL12.5.

Response:

N/A The proposal meets the requirements of AM 3.1.

CLAUSE 53.02-4.3 WATER SUPPLY & ACCESS OBJECTIVES

Clause 53.02-4.3 Objective

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

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

Approved Measures

AM 4.1

A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office or retail premises is provided with:

- A static water supply for fire fighting and property protection purposes specified in Table 4 to Clause 53.02-5.
- Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5.

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

Response:

As the subject land is greater than 1,001m² in area and there are no hydrants available, the proposed second dwelling will be provided with 10,000L water supply for firefighting purposes consistent with Table 4 to Clause 53.02-5.

Given the length of the driveway to the dwelling exceeds 100 meters in length a turning circle has been nominated close to the dwelling to provide provisions for fire fighting vehicles to turn.

The Bushfire Management Plan accompanying the Application prescribes the water supply and access requirements and is expected to be endorsed as part of a planning permit.

AM 4.2

A building used for accommodation (other than a dwelling or dependent person's unit), child care centre, education centre, hospital, leisure and recreation or place of assembly is provided with:

- A static water supply for fire fighting and property protection purposes of 10,000 litres per 1,500 square metres of floor space up to 40,000 litres.
- Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5.
- An integrated approach to risk management that ensures the water supply and access arrangements will be effective based on the characteristics of the likely future occupants including their age, mobility and capacity to evacuate during a bushfire emergency.

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

Response:

N/A The proposal is for a single dwelling.

7. Conclusion

The proposed use and development of a second dwelling within 100m of a watercourse at 771 Cassilis Road, Swifts Creek is considered to accord with all relevant provisions of the Farming Zone and Bushfire Management Overlay 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
December 2024

VEGETATION MANAGEMENT PLAN

PARISH OF TONGIO-MUNJIE WEST
SECTION 10
CROWN ALLOTMENTS 1B & 22

TP327868

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AREA "A" = MODIFIED VEGETATION

AREA "B" = PASTURE

AREA "C" = PATCH OF NATIVE VEGETATION



Crowther & Sadler Pty. Ltd.

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FILENAME: Y:\20000-20999\20900-20999\20905 Pepper\20905 Veg Management V1.pro

CAROLE PEPPER
771 CASSILIS ROAD, SWIFTS CREEK

SCALE (SHEET SIZE A3)

1 : 2000

SURVEYORS REF.

Printed 18/12/2024
20905
Page 37 of 58
VERSION 04/12/2024

Reference No: B24375

Project No: 161124

20/11/2024

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

Attn: Richard Hoxley

Email:

Dear Richard

**RE: PROPOSED 3 BEDROOM DWELLING
771 CASSILIS ROAD, 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 8:30am on 20th November, 2024, 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 for on-site wastewater disposal. Significant area is available however a specific area was tested where the LAA can be located however this can change if the dwelling location is altered. The area where the LAA can be located is shown on the site plan attached hereunder.

An area, measuring approx. 10m (North-South direction) x 20m (East-West direction) and set about 30m to the west of the east boundary and about 3m minimum to the east of the proposed dwelling has been allocated. The test site has an average slope of about 1% to the south and about 1% to the west. 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 brown & light brown silty loam (ZL) topsoil containing some coarse grass roots moderately dispersed, underlain by a slightly damp fawn brown silty loam (ZL) at 180 – 350mm depth underlain slightly damp orange fawn brown loam (L) at 350 – 600mm at termination of the test pit. The field texture grade for this particular soil was identified, being bolus coherent and rather spongy smooth to feel 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 new dwelling on the allotment with the proposed dwelling to have three (3) bedrooms and as a consequence the estimated daily flow in accordance with EPA Victoria Publication May 2024: Guideline for Onsite Wastewater Management: Table 4-2 (dwelling installed with full water-reduction fixtures and fittings) and AS/NZS 1547:2012 Table H1

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

$$=600 \text{ L/day (Tank Water Supply)}$$

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

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

Existing tank considered suitable.

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

Reference is made to the Australian Standard code AS/NZS 1547:2012 "On site Domestic-wastewater Management" Appendix L. Refer table L1, whereby the soil examined on site may be classified as a Soil Category 3: Loams (Weakly Structured or Massive), the Design Irrigation Rate (DIR) for primary treated effluent is approx. 10mm/day. Noteworthy is that the EPA Victoria publication May 2024; Guideline for Onsite Wastewater Management: Table 4-8: 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 10.0 L/m²/day being adopted for this site. Based on a Q of 600L/day of wastewater generated by a three (3) bedroom dwelling supplied by Tank Water Supply. Adopting a trench width of 1000mm, the total length of trench bed required is 60m. this can be provided in 3 x 20m lengths A final layout of the treatment system is to be completed when a septic tank permit is applied for.

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 60m 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 three (3) bedroom dwelling requires a disposal bed length of about 60m (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

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Following the Land Capability Assessment on this site it is our professional opinion that the wastewater created from the proposed 3 bedroom dwelling can be treated onsite 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 Capability Class Rating	Site Rating
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Land Features	Very Good(1)	Good(2)	Fair(3)	Poor(4)	Very Poor(5)	
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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	1
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 Guideline 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.



SITE PLAN 1:2000

771 CASSILIS RD, SWIFTS CREEK SCHEME 01

Printed 18/12/2024

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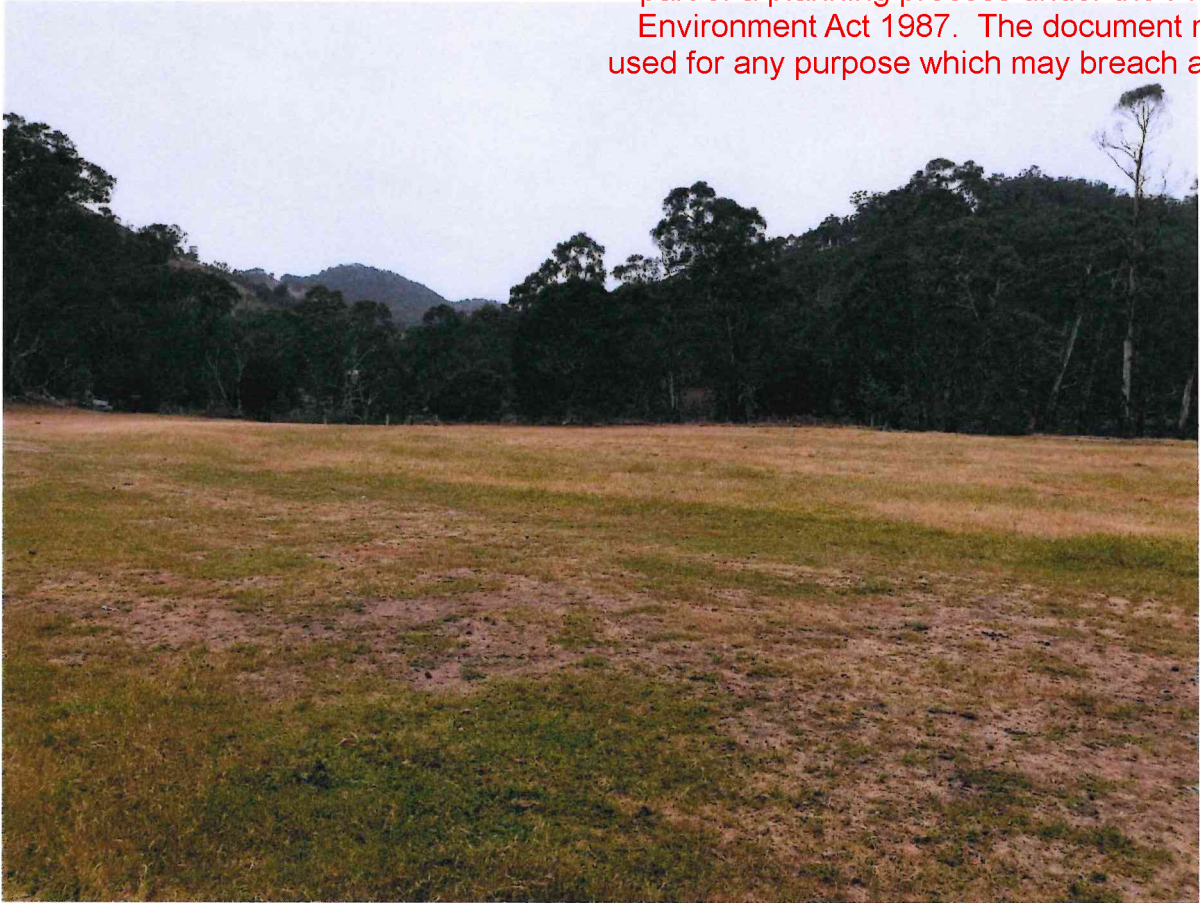
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BUSHFIRE HAZARD SITE ASSESSMENT

PARISH OF TONGIO-MUNJIE WEST
SECTION 10
CROWN ALLOTMENTS 18 & 22

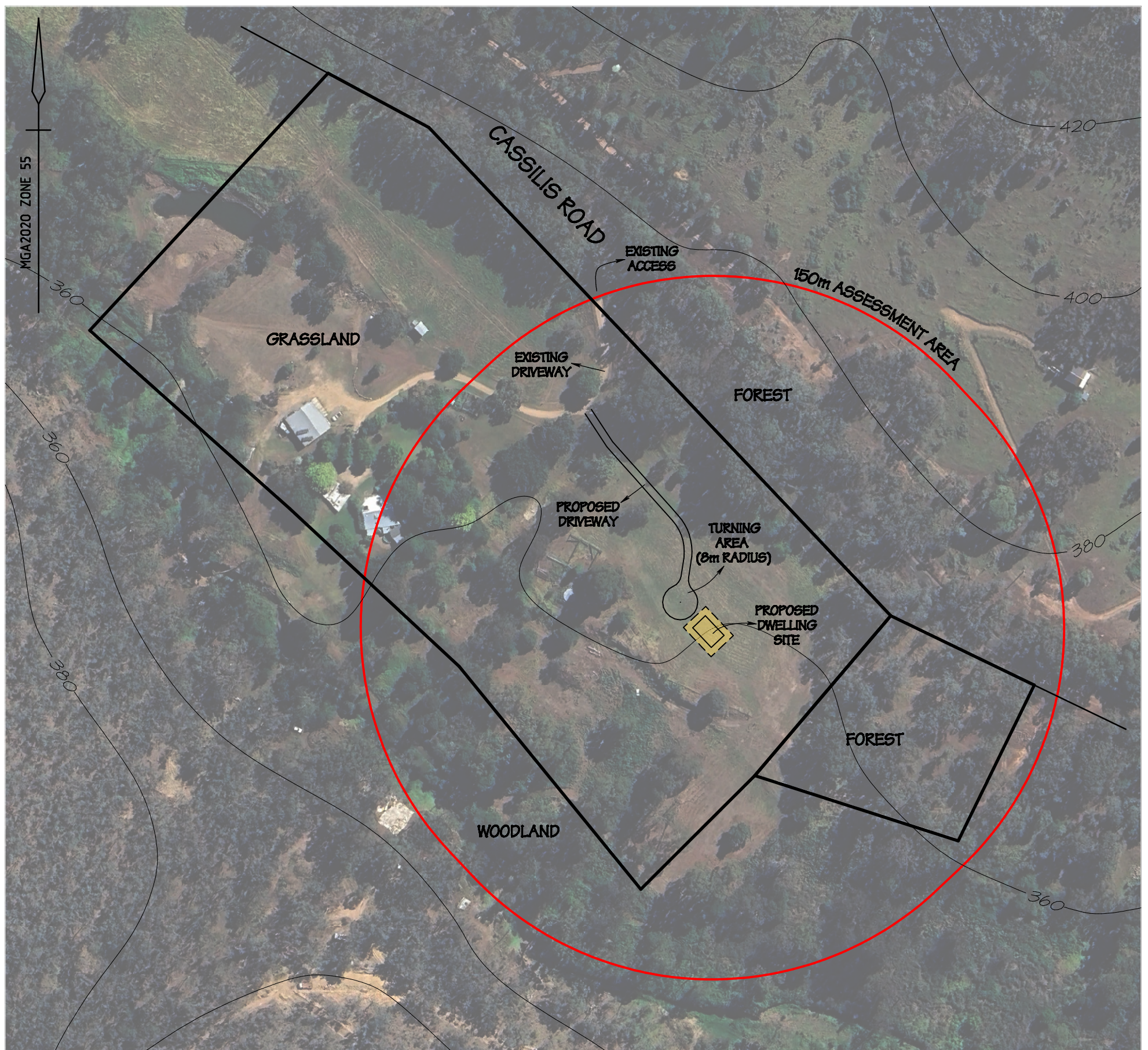
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BAL 29	NORTH	EAST	SOUTH	WEST
SLOPE	UPSLOPE	UPSLOPE	UPSLOPE	UPSLOPE
VEG TYPE	FOREST	FOREST	WOODLAND	GRASSLAND
SEPARATION DISTANCES*	48m	48m	33m	19m

*SEPARATION DISTANCES DERIVED FROM
TABLE 2 COLUMN A CLAUSE 53.02-5



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CAROLE PEPPER

771 CASSILIS ROAD, SWIFTS CREEK

SCALE (SHEET SIZE A3)

1 : 2000

SURVEYORS REF.

Printed 18/12/2024

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VERSION 1 - DRAWN 04/12/2024

MANAGEMENT OF VEGETATION WITHIN THE AREA OF DEFENDABLE SPACE - SHOWN
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- GRASS MUST BE SHORT CROPPED AND MAINTAINED DURING THE DECLARED FIRE DANGER PERIOD.
- ALL LEAVES AND VEGETATION DEBRIS MUST BE REMOVED AT REGULAR INTERVALS DURING THE DECLARED FIRE DANGER PERIOD.
- WITHIN 10m OF A BUILDING, FLAMMABLE OBJECTS MUST NOT BE LOCATED CLOSE TO THE VULNERABLE PARTS OF THE BUILDING.
- PLANTS GREATER THAN 10cm IN HEIGHT MUST NOT BE PLACED WITHIN 3m OF A WINDOW OR GLASS FEATURE OF THE BUILDING.
- SHRUBS MUST NOT BE LOCATED UNDER THE CANOPY OF TREES.
- INDIVIDUAL AND CLUMPS OF SHRUBS MUST NOT EXCEED 5m² IN AREA AND MUST BE SEPARATED BY AT LEAST 5m.
- TREES MUST NOT OVERHANG OR TOUCH ANY ELEMENTS OF THE BUILDING.
- THE CANOPY OF TREES MUST BE SEPARATED BY AT LEAST 5m.
- THERE MUST BE A CLEARANCE OF AT LEAST 2m BETWEEN THE LOWEST TREE BRANCHES AND GROUND LEVEL.

VEHICLE ACCESS

ACCESS FOR FIRE FIGHTING PURPOSES MUST BE PROVIDED WHICH MEETS THE FOLLOWING REQUIREMENTS;

- ACCESS MUST HAVE A LOAD LIMIT OF AT LEAST 15 TONNES.
- CURVES MUST HAVE A MINIMUM INNER RADIUS OF 10m.
- THE AVERAGE GRADE MUST BE NO MORE THAN 1 IN 7 (14.4%) (8.1°) WITH A MAXIMUM OF NO MORE THAN 1 IN 5 (20%) (11.3°) FOR NO MORE THAN 50M.
- HAVE A MINIMUM TRAFFICABLE WIDTH OF 3.5. OF ALL-WEATHER CONSTRUCTION.
- BE CLEAR OF ENCROACHMENTS FOR AT LEAST 0.5M ON EACH SIDE AND 4M ABOVE THE ACCESSWAY.
- DIPS MUST HAVE NO MORE THAN 1 IN 8 (12.5%) (7.1°) ENTRY AND EXIT ANGLE.
- INCORPORATE A TURNING AREA FOR THE FIRE FIGHTING VEHICLES CLOSE TO THE BUILDING BY ONE OF THE FOLLOWING:
 - A TURNING CIRCLE WITH A MINIMUM RADIUS OF 8m.
 - A DRIVEWAY ENCIRCLING THE DWELLING.
 - THE PROVISION OF OTHER VEHICLE TURNING HEADS - SUCH AS A T OT Y HEAD - WHICH MEETS THE SPECIFICATION OF AUSTRROADS DESIGN FOR AN 8.8m SERVICE VEHICLE.

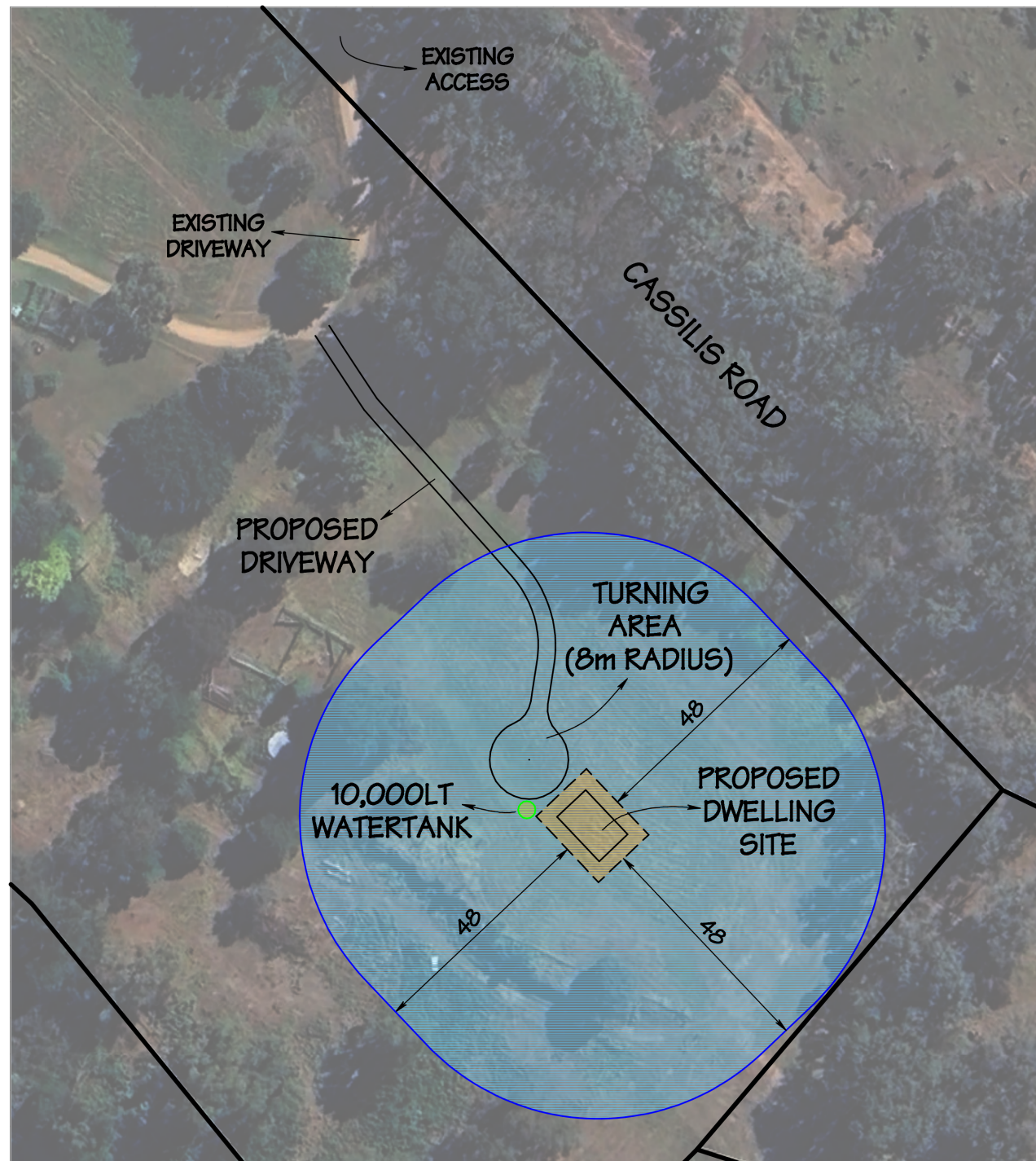
WATER SUPPLY

10,000LT OF EFFECTIVE WATER SUPPLY FOR FIRE FIGHTING PURPOSES MUST BE PROVIDED WHICH MEETS THE FOLLOWING REQUIREMENTS;

- IS STORED IN AN ABOVE GROUND WATER TANK CONSTRUCTED OF CONCRETE OR METAL.
- ALL FIXED ABOVE-GROUND WATER PIPES AND FITTINGS REQUIRED FOR FIREFIGHTING PURPOSES MUST BE MADE OF CORROSIVE RESISTANT METAL.
- INCLUDE A SEPARATE OUTLET FOR OCCUPANT USE.
- INCORPORATE A BALL OR GATE VALVE (BRITISH STANDARD PIPE (BSP) 65mm) AND COUPLING (64mm CFA 3 THREAD PER INCH MALE FITTING).
- BE LOCATED WITHIN 60m OF THE OUTER EDGE OF THE APPROVED BUILDING.
- THE OUTLET/S OF THE WATER TANK MUST BE WITHIN 4m OF THE ACCESSWAY AND BE UNOBSTRUCTED.
- BE READILY IDENTIFIABLE FROM THE BUILDING OR APPROPRIATE IDENTIFICATION SIGNAGE TO THE SATISFACTION OF CFA MUST BE PROVIDED.
- ANY PIPEWORK AND FITTINGS MUST BE A MINIMUM OF 65mm (EXCLUDING THE CFA COUPLING).

CONSTRUCTION

THE BUILDING MUST COMPLY TO A MINIMUM BUSHFIRE ATTACK LEVEL OF 29 (BAL-29).



CAROLE PEPPER
 771 CASSILIS ROAD, SWIFTS CREEK

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

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BUSHFIRE MANAGEMENT PLAN

PARISH OF TONGIO-MUNJIE WEST
 SECTION 10
 CROWN ALLOTMENTS 18 & 22

TP327868

SCALE (SHEET SIZE A3)

1 : 1250

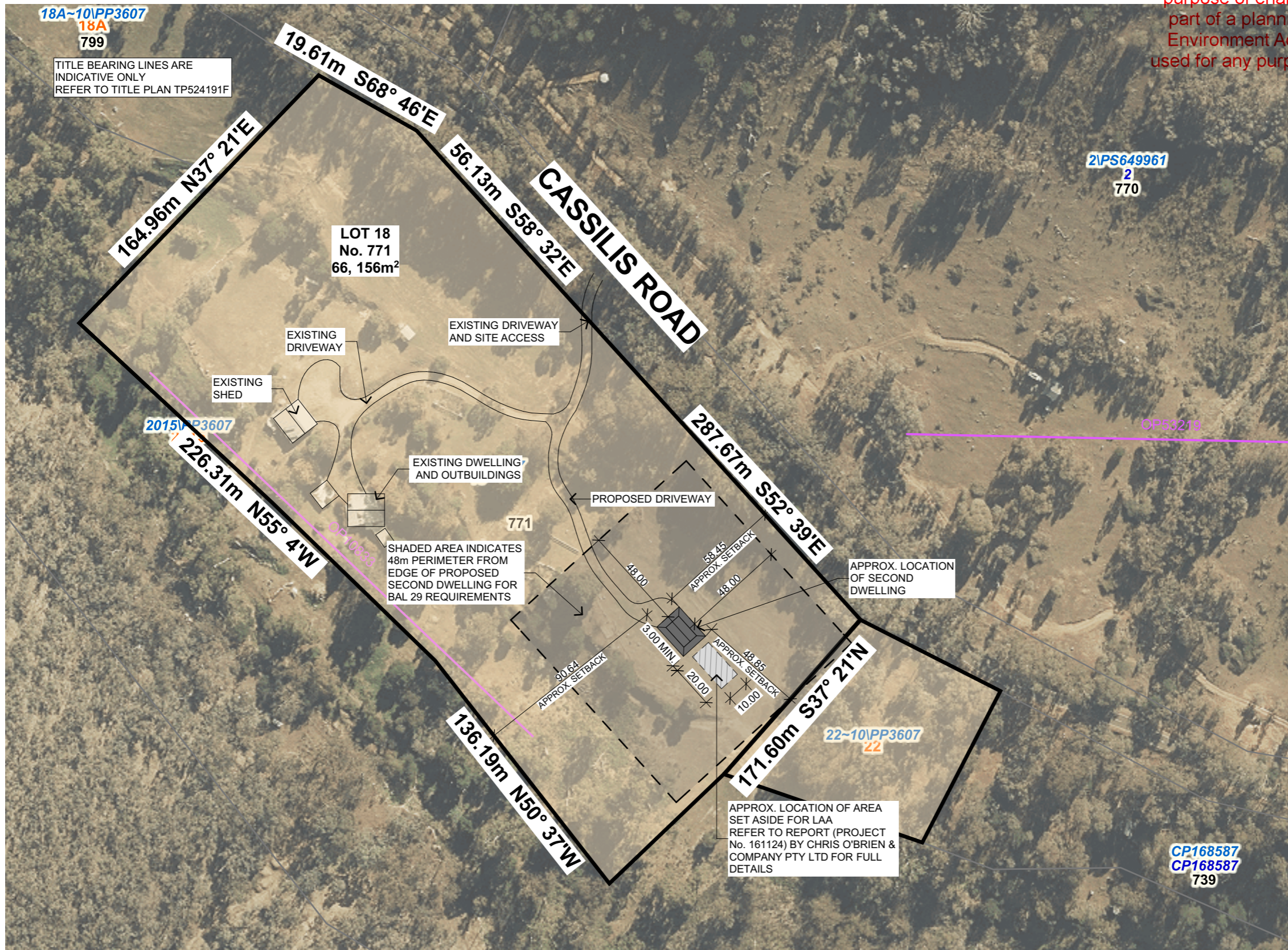
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BAL 29 SPECIAL CONSTRUCTION REQUIREMENTS APPLY



SITE PLAN

1:2000

TOWN PLANNING

ISSUE:	REVISION:	AMENDMENT:	DATE:
PLANNING PERMIT A		ISSUED FOR PLANNING PERMIT	25.11.2024
PLANNING PERMIT B		RE-LOCATE HOUSE TO COMPLY WITH BAL 29	02.12.2024



PROJECT:
SECOND DWELLING

PROJECT ADDRESS:
**771 CASSILIS ROAD,
 SWIFTS CREEK**

CLIENT:

JOB NUMBER:
000-24

DRAWING TITLE:
SITE PLAN

SCALE: AS SHOWN

SHEET: A3

DRAWN: JH **CHECKED:** TH

DRAWING NUMBER:
TP01



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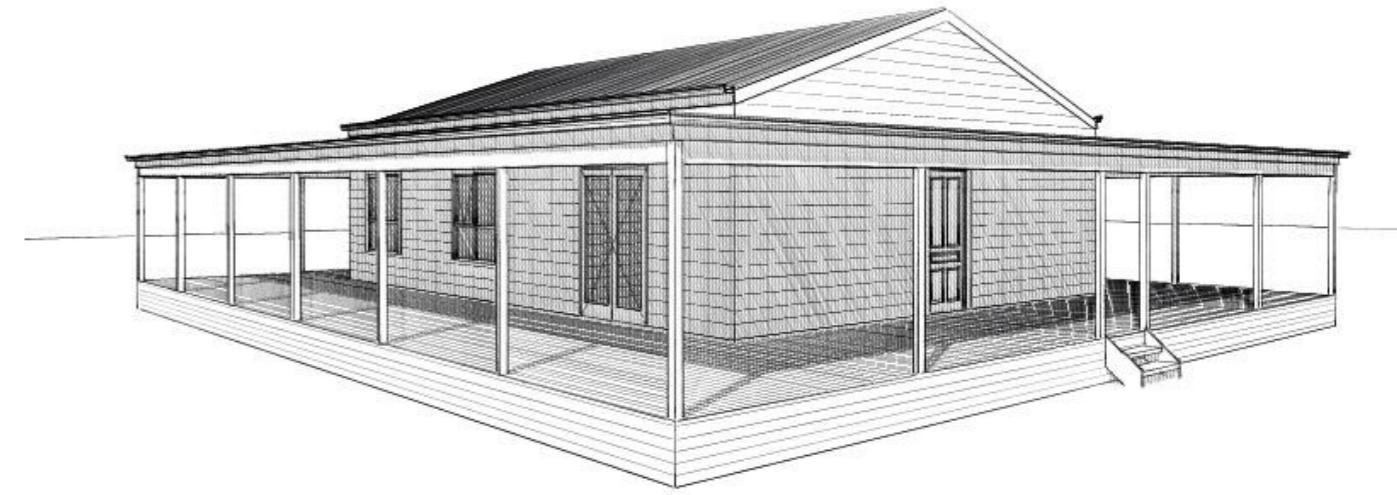
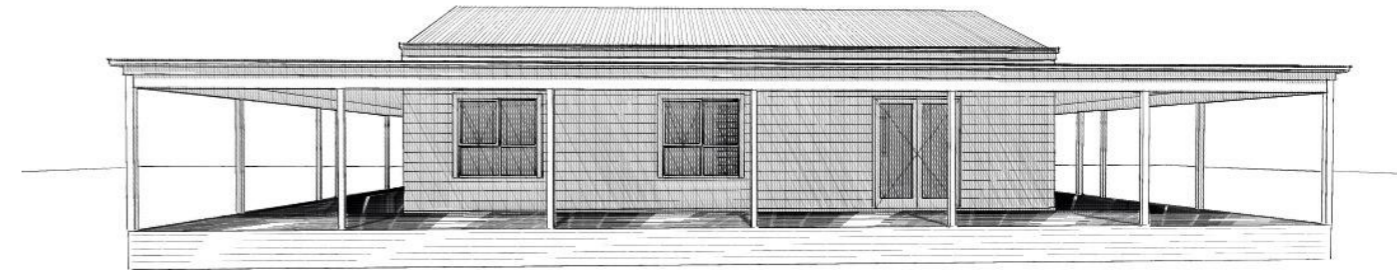
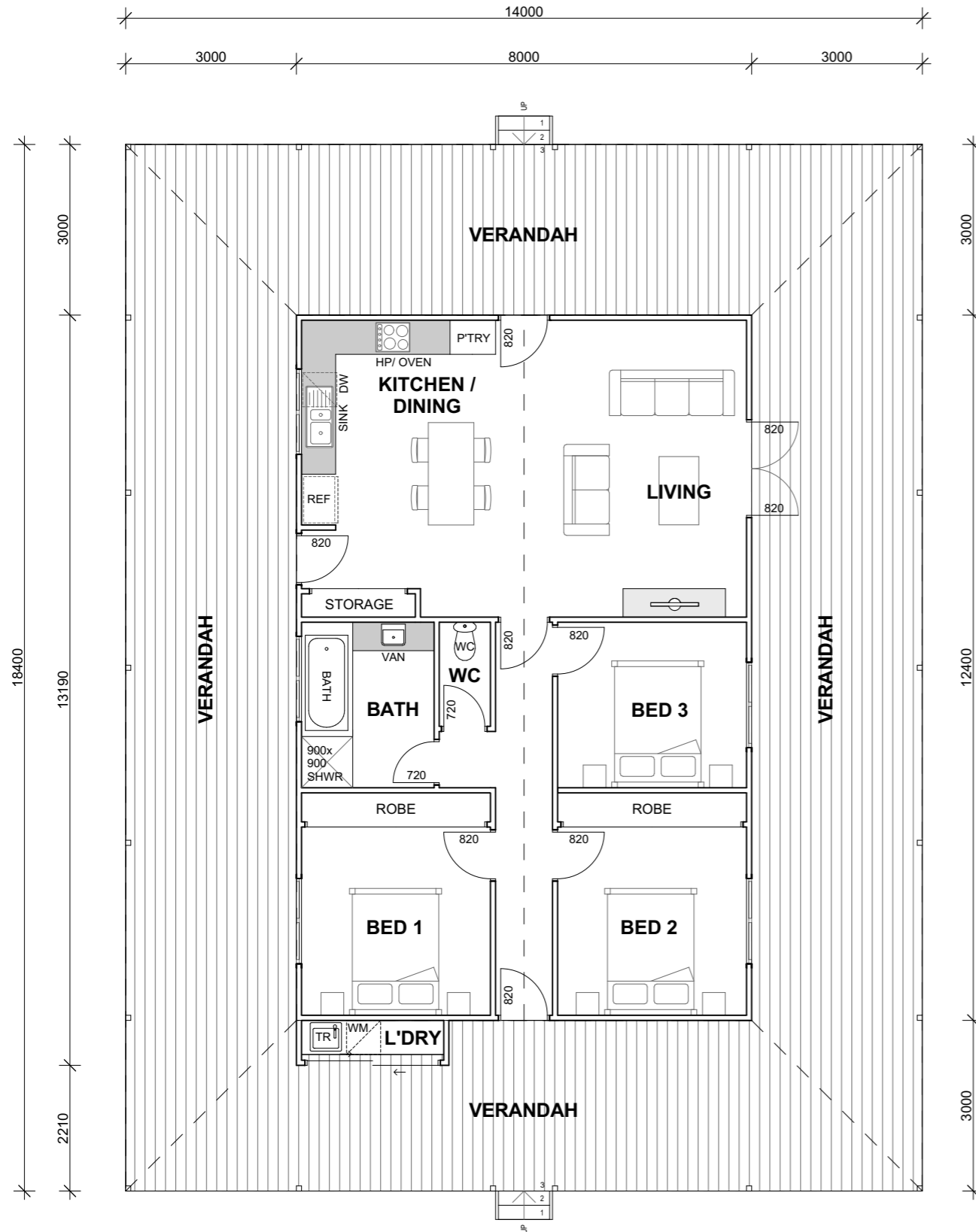
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BUILDING AREA

LIVING: 99.20m²
VERANDAH: 158.40m²
TOTAL: 257.60m²



GROUND FLOOR PLAN

1:100

TOWN PLANNING

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PROJECT:
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GROUND FLOOR PLAN

SCALE: AS SHOWN
SHEET: A3
DRAWN: JH CHECKED: TH

DRAWING NUMBER:
TP02

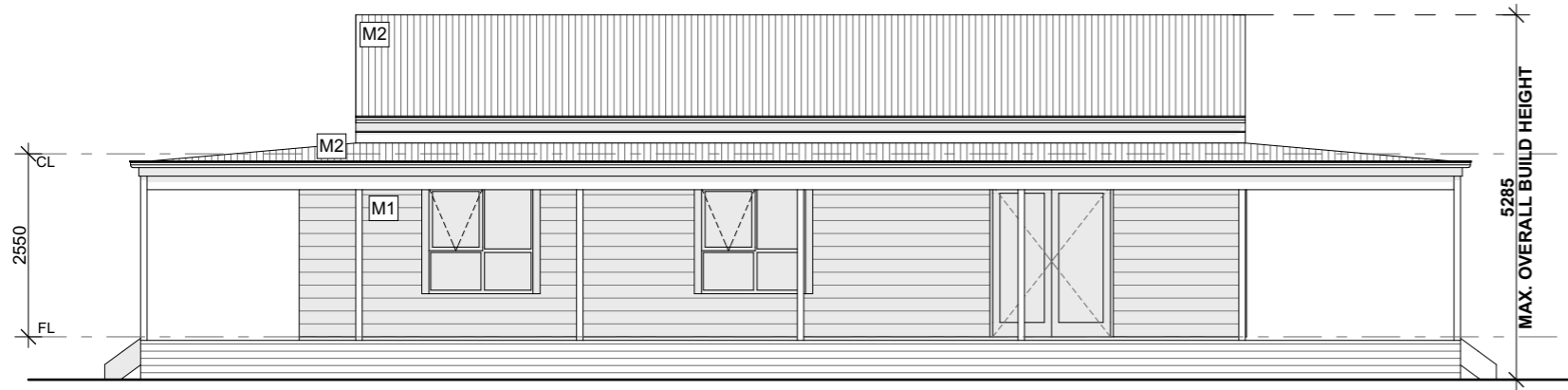


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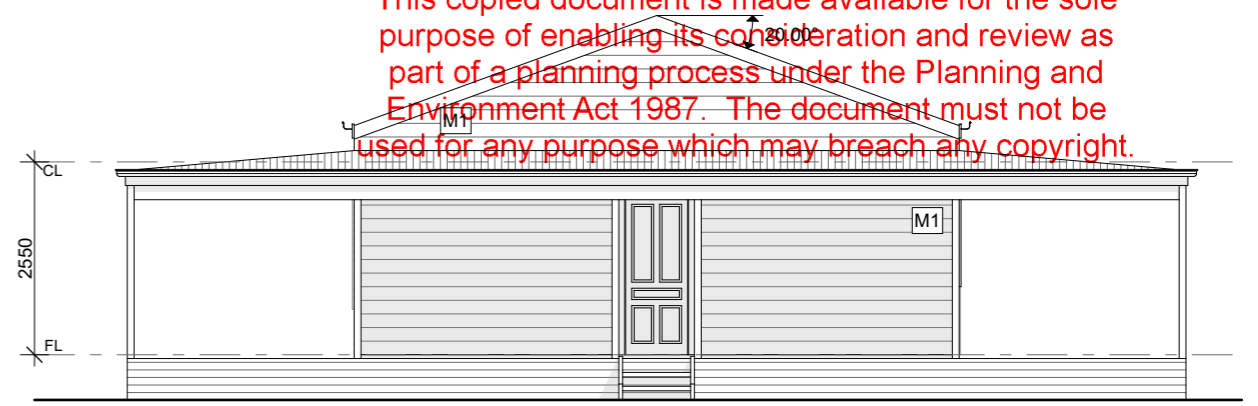
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NORTH EAST ELEVATION

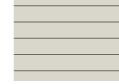



1:100



NORTH WEST ELEVATION

1:100

BAL 29 SPECIAL CONSTRUCTION REQUIREMENTS APPLY

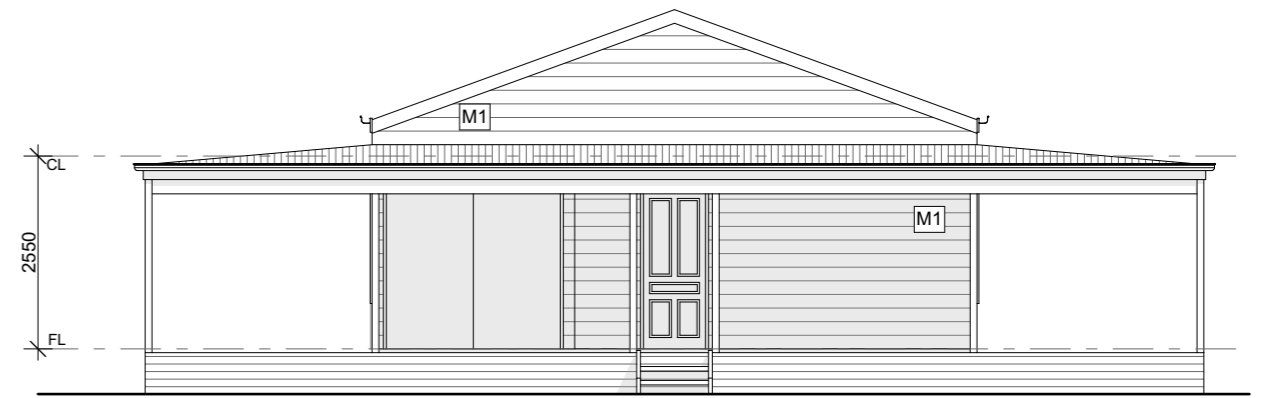
MATERIALS AND COLOUR SCHEDULE		
REFERENCE	FINISH	SIZE / DETAILS
M1 	PAINT-COLORBOND EVENING HAZE OR SIMILAR	FIBRE CEMENT CLADDING - LINEA WEATHERBOARD
M2 	COLORBOND - PALE EUCALYPT OR SIMILAR	METAL CORRUGATED ROOFING
	COLORBOND - PALE EUCALYPT OR SIMILAR	ALUMINIUM WINDOW FRAMES
	COLORBOND - PALE EUCALYPT OR SIMILAR	GUTTERS, FASCIA AND FLASHINGS



SUBFLOOR TO BE ENCLOSED TO COMPLY WITH BAL 29 REQUIREMENTS

SOUTH WEST ELEVATION

1:100



SOUTH EAST ELEVATION

1:100

TOWN PLANNING

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PROJECT:
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SWIFTS CREEK**

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ELEVATIONS

SCALE: AS SHOWN

SHEET: A3

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