

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	14 Factory Lane SWIFTS CREEK VIC 3896 Lot: 1 TP: 571511
The application is for a permit to:	Use and development of Multi-Dwellings (10) and non-habitable outbuilding
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	Use of land for dwellings.
35.07-4	Buildings and works for a Section 2 Use.
35.07-4	Buildings and works within 100 Metres of a waterway.
35.07-4	Buildings and works within 100 Metres of a dwelling not in the same ownership.
35.07-4	Buildings and works within 100 Metres of a Transport Zone 2.
35.07-4	Buildings and works within 20 Metres of any other road.
43.02-2	Buildings and works.
The applicant for the permit is:	Crowther & Sadler Pty Ltd
The application reference number is:	5.2026.116.1

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

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

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

An objection must

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

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

The Responsible Authority will not decide on the application before:	Subject to the applicant giving notice
---	---

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

April McDonald

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Monday, 27 April 2026 4:27 PM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: 448265 LCA (Oram Estate).pdf; COT Volume_3084_Folio_630.pdf; 21220 Report.pdf; 20251024 - Oram Estate - Town Planning - A DRAFT.pdf; COT Volume_8959_Folio_675.pdf; Planning_Permit_Application_2026-04-27T16-26-46_33223723_0.pdf

Planning Permit Application

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

Applicant name: Crowther & Sadler Pty Ltd

Email address: contact@crowthersadler.com.au

Postal address : PO Box 722, BAIRNSDALE VIC 3875

Preferred phone number: 0351525011

Owner's name:

Owner's postal address:

Street number: 14

Street name: Factory Lane

Town: Swifts Creek

Post code: 3896

Lot number: 1

Plan number: TP571511X

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

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

Existing conditions : FZ land with ageing structures in partial demolition

Description of proposal : Use and development of ten dwellings and communal non-habitable outbuilding

Estimated cost of development: \$2,000,000

Has there been a pre-application meeting: Yes

Officer's name: Martin Richardson & Fiona Weigall

Your reference number: 21220

ExtraFile: 1

Invoice Payer: Crowther & Sadler Pty Ltd

Address for Invoice: PO Box 722, BAIRNSDALE VIC 3875

Invoice Email: accounts@crowthersadler.com.au

Primary Phone Invoice: 0351525011

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

1. Supporting information/reports: [448265 LCA \(Oram Estate\).pdf](#)

Addition owner/land description: [COT Volume 3084 Folio 630.pdf](#)

Planning report: [21220 Report.pdf](#)

Plans: [20251024 - Oram Estate - Town Planning - A DRAFT.pdf](#)

Full copy of Title: [COT Volume 8959 Folio 675.pdf](#)



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

VOLUME 03084 FOLIO 630

Security no : 124134118019X
Produced 27/04/2026 03:25 PM

LAND DESCRIPTION

Lot 1 on Title Plan 405439K.
PARENT TITLE Volume 02377 Folio 269
Created by instrument 0513287 05/10/1905

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP405439K 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: 14 FACTORY LANE SWIFTS CREEK VIC 3896

ADMINISTRATIVE NOTICES

NIL

eCT Control 22692Q EASTCOAST CONVEYANCING
Effective from 19/10/2022

DOCUMENT END

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TITLE PLAN	EDITION 1 TP 405439K
<p>Location of Land</p> <p>Parish: TONGIO-MUNJIE WEST Township: SWIFT'S CREEK Section: 1 Crown Allotment: 44 (PT) Crown Portion:</p> <p>Last Plan Reference: Derived From: VOL 3084 FOL 630 Depth Limitation: NIL</p>	
ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	

<p>Description of Land / Easement Information</p>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 17/04/2000 VERIFIED: AC</p>
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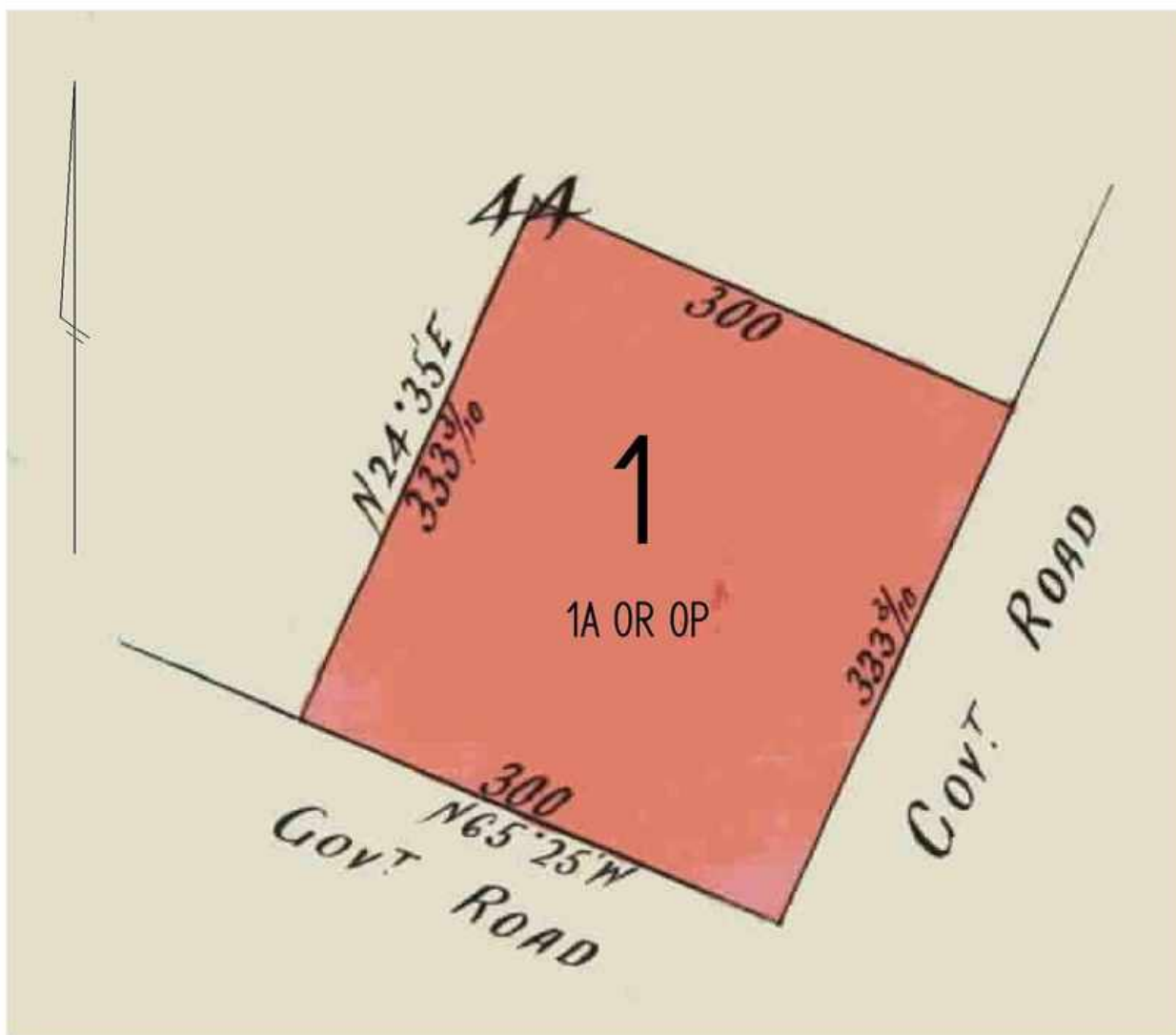


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CA 44 (PT)

LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	
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Department of Transport and Planning

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Electronic Instrument Statement

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Produced 27/04/2026 03:25:20 PM

Status	Registered	Dealing Number	AW176869E
Date and Time Lodged	19/10/2022 01:46:02 PM		

Lodger Details

Lodger Code	22692Q
Name	EASTCOAST CONVEYANCING
Address	
Lodger Box	
Phone	
Email	
Reference	

TRANSFER

Jurisdiction VICTORIA

Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Land Title Reference

3084/630
8959/675

Transferor(s)

Given Name(s)	ANTHONY BERNARD
Family Name	WARD

Estate and/or Interest being transferred

Fee Simple

Consideration

\$AUD 310000.00

Transferee(s)

Tenancy (inc. share)	Sole Proprietor
Name	
Address	
Street Number	
Street Name	
Street Type	



Electronic Instrument Statement

Locality SWIFTS CREEK
State VIC
Postcode 3896

Duty Transaction ID
5555532

The transferor transfers to the transferee their estate and/or interest in the land specified for the consideration, subject to any restrictive covenant set out or referred to in this transfer.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	ANTHONY BERNARD WARD
Signer Name	ANDREW JOHN REYNOLDS
Signer Organisation	WARDS BARRISTERS AND SOLICITORS PTY LTD
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	19 OCTOBER 2022

Execution

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Executed on behalf of	
Signer Name	ALECIA JANE BASSETT
Signer Organisation	EASTCOAST CONVEYANCING
Signer Role	LICENSED CONVEYANCER
Execution Date	19 OCTOBER 2022

File Notes:
NIL

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Statement End.

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

VOLUME 08959 FOLIO 675

Security no : 124134117942G
Produced 27/04/2026 03:24 PM

LAND DESCRIPTION

Lot 1 on Title Plan 571511X.
PARENT TITLE Volume 03203 Folio 418
Created by instrument E611002 22/11/1972

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

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ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 14 FACTORY LANE SWIFTS CREEK VIC 3896

ADMINISTRATIVE NOTICES

NIL

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TITLE PLAN		EDITION 1	TR 571511X
Location of Land		Notations	
Parish:	TONGIO-MUNJIE WEST		
Township:	SWIFT'S CREEK		
Section:	1		
Crown Allotment:	44(PT)		
Crown Portion:			
Last Plan Reference:			
Derived From:	VOL 8959 FOL 675		
Depth Limitation:	NIL		
		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: 18/07/2000
 VERIFIED: MP

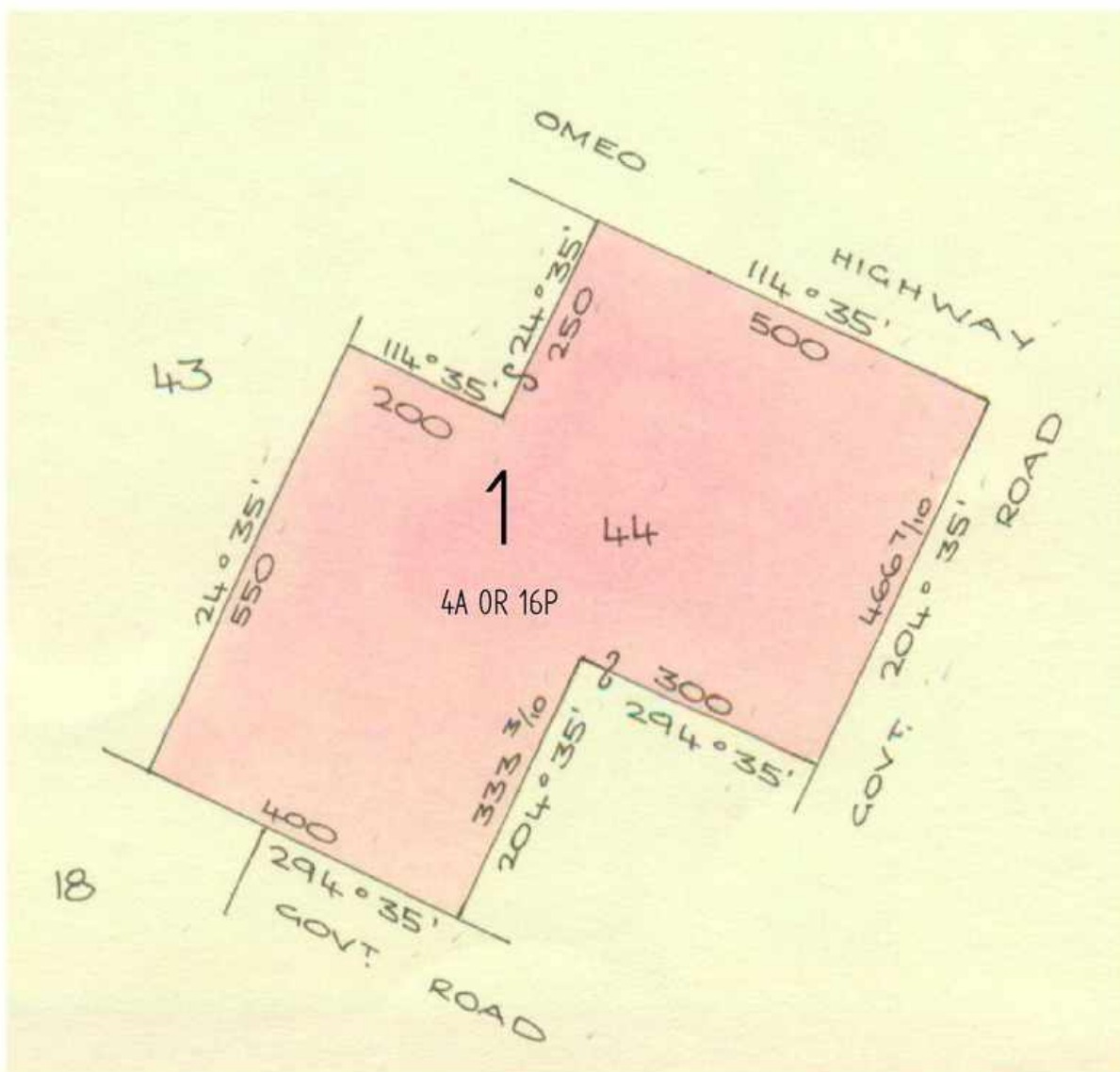


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Signer Name	ANDREW JOHN REYNOLDS
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Signer Name	ALECIA JANE BASSETT
Signer Organisation	EASTCOAST CONVEYANCING
Signer Role	LICENSED CONVEYANCER
Execution Date	19 OCTOBER 2022

File Notes:
NIL

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Statement End.

Planning Report

Use and Development of Ten Dwellings and
Communal Non-habitable Outbuilding
14 Factory Lane, Swifts Creek

Our reference – 21220

April 2026



FS 520900



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	Land Capability Assessment (<i>Simon Anderson Consultants</i>)	
	Copy of Titles (Volume 03084 Fol 630 and Volume 08959 Fol 675)	

Note: Applicable Planning Application fee is \$4,622.75 calculated as follows:

Use (Class 1)	\$1,496.10 (50% of lesser fee)
Development between \$1m-\$5m	\$3,874.70

Given the Proponent is undertaking this development as a not-for-profit operation to support the Swifts Creek community, we respectfully request the Application fee be waived

1. Introduction

This Planning Report is prepared in support of proposed use and development of ten dwellings and a communal non-habitable outbuilding at 14 Factory Lane, Swifts Creek. The Report addresses the provisions of the Farming Zone 1 and Design and Development Overlay (Schedule 7) of the East Gippsland Planning Scheme.

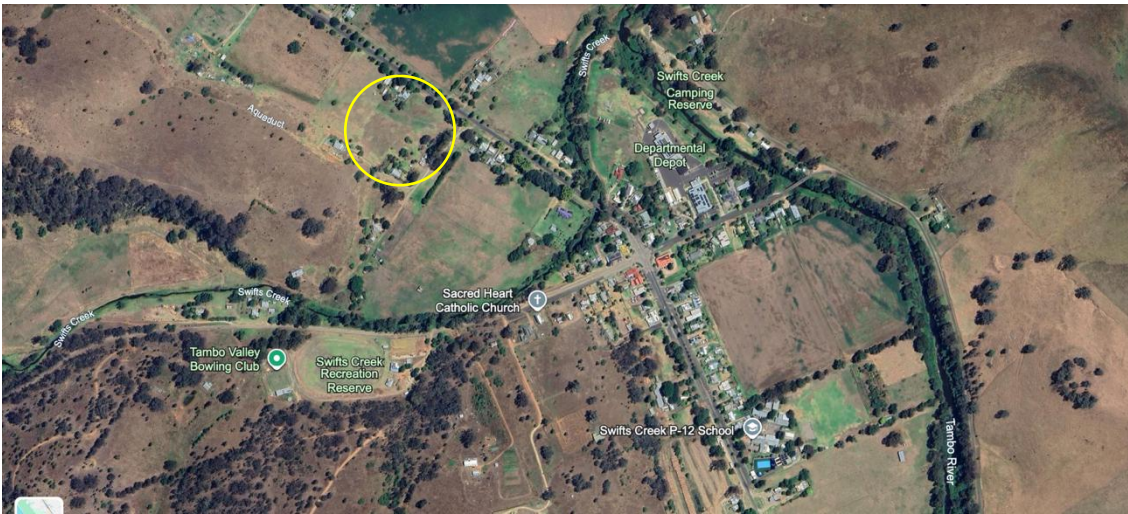


Aerial photo of subject land (Source: Google Earth)

2. Subject Land & Surrounding Context

The subject land is comprised of two titles formally described as Lot 1 on TP405439 and Lot 1 on TP571511 or otherwise known as 14 Factory Lane, Swifts Creek.

The property has a combined area of 2.06 hectares and is located a short distance (approximately 400 metres) from the Swifts Creek Activity Area. The site is zoned Farming Zone 1.



Locality Map, with subject land circled (Source: Google Earth)

Within the south-eastern part of the property are a number of aged structures in disrepair formerly used in association with the residential occupation of the land.



Aged structures on the subject land, viewed from south-eastern section of Factory Lane

A number of scattered trees are located on the site, with their location near the south-eastern boundary indicating they may have been established as part of the former residential occupation of the land.



Looking west across subject land from south-eastern section of Factory Lane

The land is currently grazed for maintenance purposes, with sections of fencing used for the short-term agistment of stock.



Looking north-east from south-western section of Factory Lane

The subject land is located at the intersection of Great Alpine Road and Factory Lane. Factory Lane extends along the full length of the subject land's south-eastern and south-western boundaries, with access established at two points to the south of the south-eastern boundary, approaching the bend in the road.



Existing access points, viewed from south-western section of Factory Lane

The Factory Lane road reserve is generous, developed with an all-weather crushed rock surface and scattered roadside vegetation.



South-western section of Factory Lane adjoining subject land, looking south-east



South-eastern section of Factory Lane adjoining subject land, looking south-west

While Great Alpine Road adjoins the north-eastern boundary, no access is taken from this Transport 2 Zone road. Great Alpine Road is a good quality road with bitumen seal, and wide shoulders containing swale drains.



Great Alpine Road adjoining subject land

Factory Lane is divided by a large informal traffic island at the intersection with Great Alpine Road, separating inbound and outbound traffic. A large swale with culvert preserves the overland flow path, with elevated trafficable areas remain dry in a heavy rainfall event.



Intersection of Factory Lane and Great Alpine Road, viewed from south-west



Southern view across informal traffic island in Factory Lane

The subject land has a generally even landform, gently sloping downward in a northerly direction, with the lowest levels on the site coinciding with a mapped watercourse which dissects the northern part of the property in an east-west direction. A noticeable swale is visible on site, with consistent vegetation coverage of pastoral grasses. It is understood this represents a former water race associated with the historic use of the land for agricultural purposes.



Looking west across designated water from Great Alpine Road

The majority of the site has a more even landform, enjoying wide landscape towards the high country.



Northerly view across subject land from south-east section of Factory Lane

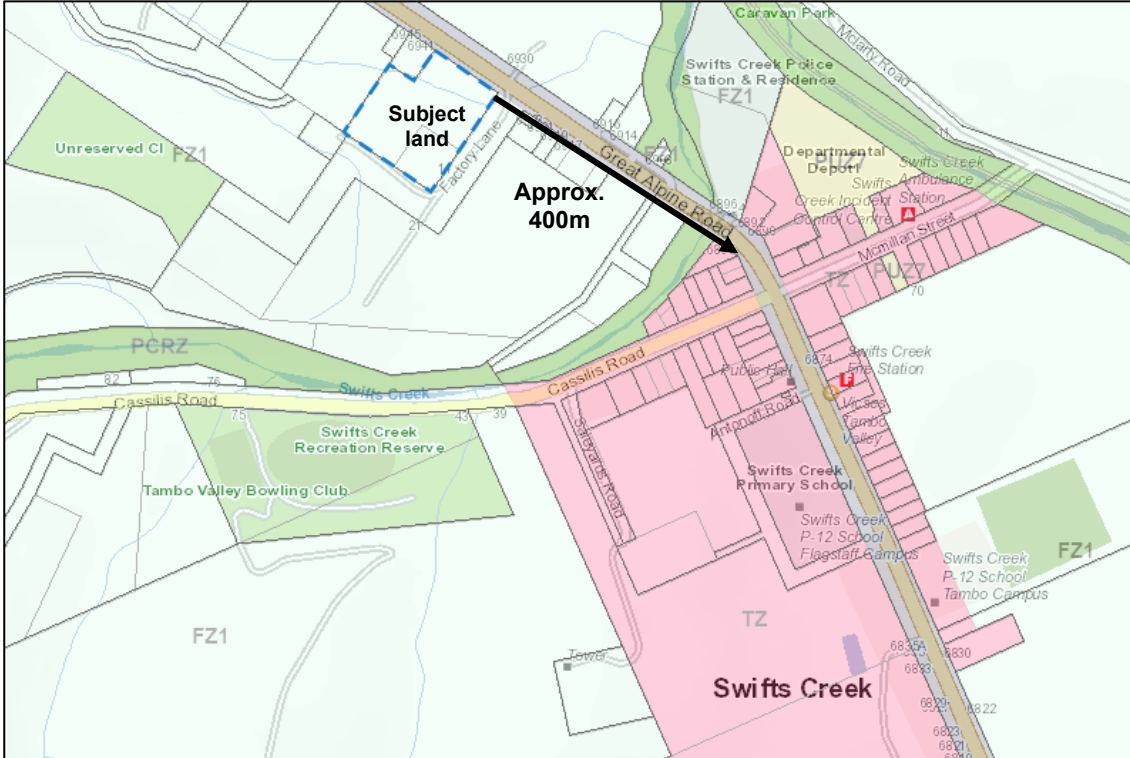
The subject land is surrounded by smaller rural residential style properties, typically containing detached dwellings and large rural style shedding.

North-west of the site is a rural living property developed with a dwelling and sheds which gains access from the Great Alpine Road.



*Looking northward across subject land towards neighbouring property
(at 6941 Great Alpine Road)*

Located a short distance from the Swifts Creek central township area, the subject land enjoys the availability of convenience retailing, passive and active recreational opportunities and the Swifts Creek Bush Nursing Centre.



Locality Plan (Source: VicPlan)

3. The Application & Proposal

It is proposed to use and develop the subject land for the purposes of ten self-contained dwellings and a small communal non-habitable outbuilding, to provide a housing estate known as the Oram Estate project. Oram Estate is a not-for-profit organisation conceived by the Swifts Creek Bush Nursing Centre created to assist ageing local residents to remain within their community, delivering independent living accommodation in a connected setting, providing opportunities for engagement and connection.

The subject land was identified as an appropriate site for the Estate given the proximity to town and the availability of infrastructure including power and water. Historically owned by the late Pat Oram, the proposed development of this particular site was seen as a befitting honour, reflecting on Pat's legacy of community leadership. Pat was a prominent, long-term resident of the town who played a key role in developing community infrastructure in Swifts Creek, campaigning for and driving the construction of the Swifts Creek swimming pool.

The purpose of the project is to provide an independent elderly residents hub for persons that can no longer live in their homes, often on larger rural holdings, but wish to continue to live in their community. Residents of the project will be supported with the assistance of the Swifts Creek Bush Nursing Centre, under a separate governance structure well supported by a passionate team of local community members, drawing on external advice from industry professionals to ensure the operation remains successful and sustainable in the longer term.

There are no aged independent living opportunities within the high country area that are suitable for persons who are not ready to transition from their homes to a nursing home facility. The proposed development provides an important transition step and allows for ageing in place while retaining independence.

The Swifts Creek Future Regional Context Analysis, funded by the Victorian Government's Victorian Forestry Transition Program identified the importance of establishing independent living within the local community, to reduce social isolation and provide wellbeing benefits to residents and the broader community.

To encourage and facilitate social connectiveness with the broader community, communal facilities are proposed including a community garden and provide for shared BBQ and toilet facilities within a communal non-habitable outbuilding.

Significant social and economic benefits within the Swifts Creek community will result from the project including:

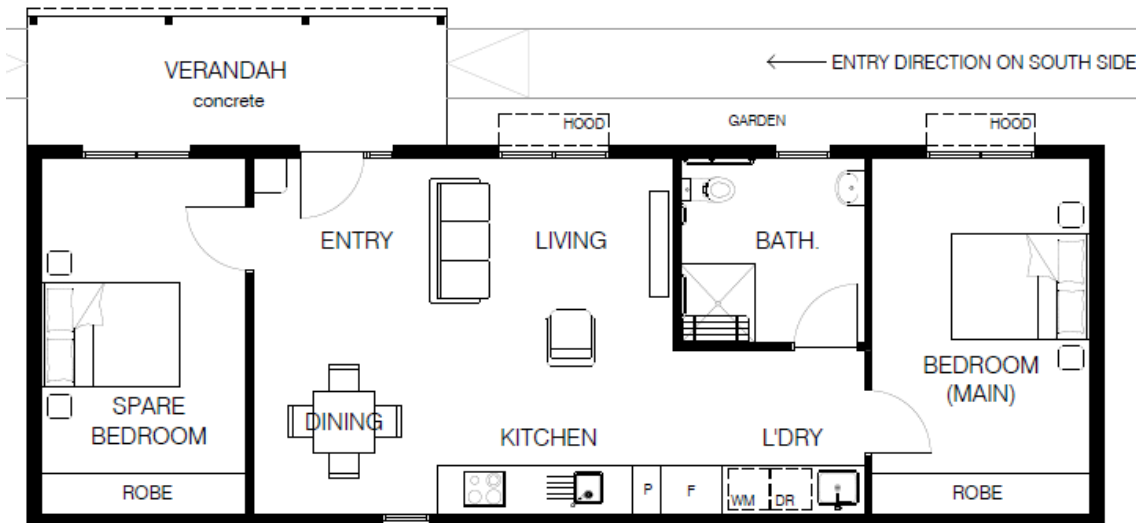
- Supported and safe accommodation for the local elderly community avoiding the need for persons to leave the district.
- Appropriate support for residents will be provided from the Swift Creek Bush Nursing Centre with regular home visits.
- Palliative accommodation for the terminal phase of dwelling residents where they will be close to Bush Nursing Centres for adequate and safe care.

The accessway will be privately maintained and has been designed to accommodate safe and appropriate vehicle movements, including for emergency services and waste collection vehicles. The accessway will have a width of 5.1 metres incorporating a passing bay for the first 25.5 metres from Factory Lane, providing for safe two-way traffic flow. As the accessway extends further into the site, the trafficable width will reduce to 3.5 metres and will terminate at a court-bowl with an internal radius of 10.0 metres. The reduction in width will act as a traffic calming device, encouraging motorists to slow to walking pace.

Each of the proposed dwellings will be identical in form, with a length of 15.8 metres and a width of 5.6 metres equating to a floor area of 88.48 square metres. A standardised floor plan is proposed including two bedrooms, bathroom, laundry, kitchen, dining and living areas, together with an external verandah with a length of 6.155 metres and width of 1.9 metres.

The dwellings have been carefully designed to ensure safe access for non-ambulant persons, with levels managed to provide for easy movement between the dwelling and the footpath network.

Proposed dwellings incorporate passive energy efficient design allowing for north facing living rooms and main bedroom, with window eave hoods to prevent overexposure to summer sun. North facing solar energy systems will be installed on the roofs, reducing occupant energy costs.



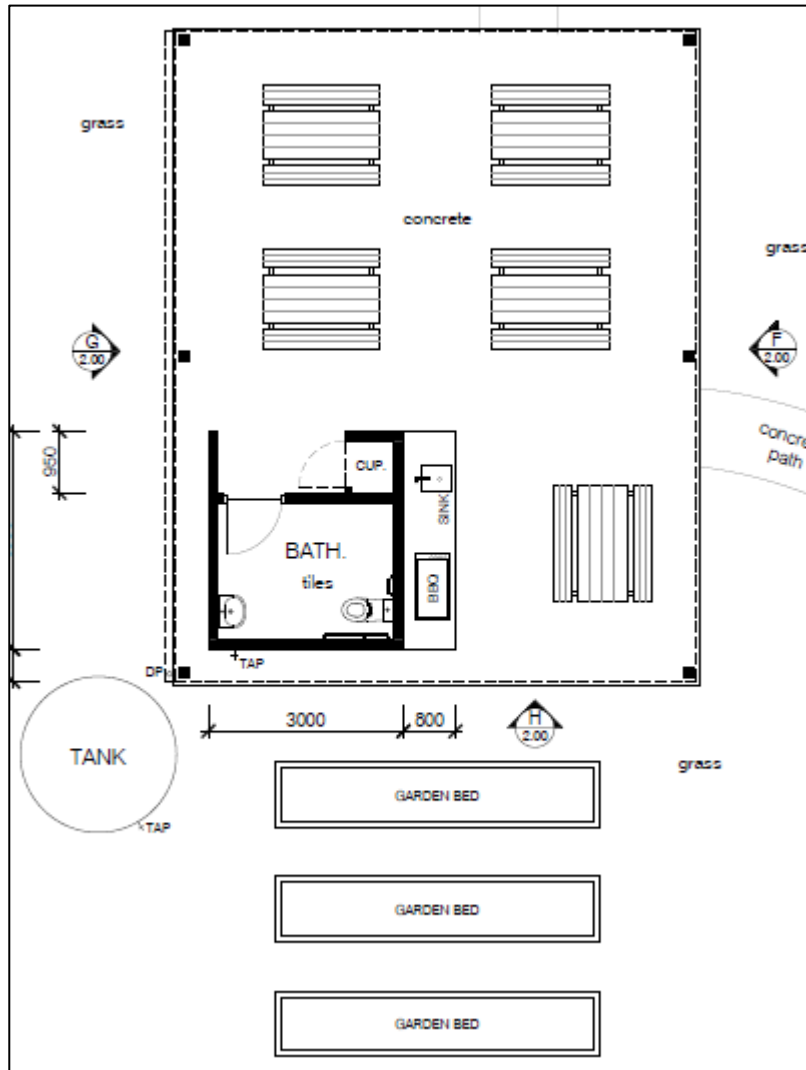
Extract of a typical unit floor plan (Source: Session Architecture)

All dwellings will be single storey in height with a maximum height to the roof apex of 4.2 metres. The dwellings will be constructed from vertical cladding, dark grey in colour and custom orb roofing also in dark grey.



Extract of the typical north elevation (Source: Session Architecture)

The proposed communal non-habitable outbuilding will be 10.0 metres in length and 8.0 metres in width allowing for 80 square metres of roofed area providing for table seating, BBQ and bathroom facilities. A rainwater tank will be installed providing for community garden irrigation. The communal non-habitable outbuilding will be constructed of the same materials as the proposed dwellings.



Communal non-habitable outbuilding floor plan (Source: Session Architecture)

All dwellings will be connected to reticulated water, electricity and telecommunications. Effluent disposal fields will be provided with a 30 metre setback from the waterway. The restriction of all structures to the south of the waterway ensures potential impacts on waterway health and arterial road amenity can be avoided.

The application is accompanied by a Land Capability Assessment prepared by Simon Anderson Consultants which advises that the anticipated wastewater load will be 450 litres/day for each dwelling and 4,950 litres/day, presuming load associated with 11 dwellings. The disposal system for sub-surface irrigation for all dwellings is 1,650 square metres. To provide for the protection of surface and groundwater and appropriate separation from the designated waterway on the subject land, secondary treatment systems are recommended.

The Site Plan prepared by Session Architecture note an effluent disposal zone, with all wastewater infrastructure well clear of this area.

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

Planning Scheme Clause	Matter for which a Permit is required
35.07-1 Farming Zone 1	Use of land for dwellings
35.07-4 Farming Zone 1	Buildings and works to a Section 2 use
35.07-4 Farming Zone 1	Buildings and works within 100m of a waterway
35.07-4 Farming Zone 1	Buildings and works within 100m of a dwelling not in the same ownership
35.07-4 Farming Zone 1	Buildings and works within 100m of a Transport 2 Zone
35.07-4 Farming Zone 1	Buildings and works within 20m of any other road
43.02-2 Design and Development Overlay 7	Buildings and works

The application is required to be referred to the relevant water supply authority (special water supply catchment area) in accordance with section 55 of the *Planning and Environment Act 1987*.

4. Cultural Heritage

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

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



Extract from Cultural Heritage Sensitivity mapping – cultural heritage sensitivity land is shown in dark green (Source: VicPlan)

Whilst part of the subject land is identified as an area of cultural heritage activity, the Activity Area associated with the proposal does not include that portion of the subject land.

The separation of the proposed development from the more sensitive areas of the site by virtue of the designated waterway ensures there will be no actual or perceived disturbance to areas of cultural heritage sensitivity, eliminating any risk of harm.

5. Planning Policy

5.1 Planning Policy Framework

The proposal avoids the removal of native vegetation on the subject land, but will provide additional landscaping resulting in biodiversity and ecological benefits to the local area as encouraged by Clauses 12.01-1L Protection of biodiversity and 12.01-2S Native vegetation management.

Consistent with Clause 12.03-1S River and riparian corridors, waterways, lakes, wetlands and billabongs, the proposed development has ensured the effluent disposal areas are setback over 30 metres from the waterway, minimised dwelling intrusion within the waterway banks, will exclude stock from waterways, providing for landscaping to assist with water quality and minimises visual impacts on the landscape through the use of quality built form in muted tones.

The subject land is within a designated Bushfire Prone Area and the application seeks the development of accommodation, resulting in Clause 13.02-1S Bushfire being relevant to the application. The subject land is well placed to mitigate the bushfire risk to the development and occupants to an appropriate level. The property is provided with perimeter roads on three sides of the site, with classifiable vegetation within proximity of the site limited to grassland, given surrounding properties are managed through livestock grazing and rural living. Appropriate separation around the dwellings can be implemented, and the land is close to the Swifts Creek Neighbourhood Safer Place, where residents can evacuate to a place of lower risk in the event of an emergency.

Clause 14.01-1S seeks to protect the State's agricultural base by preserving productive farmland. The proposed development will result in the permanent removal of agricultural land however, in this instance the land does not represent a significant or agriculturally useful land parcel given the site's size, adjoining rural residential uses and close proximity to Swifts Creek. Agricultural activities undertaken on the land have been limited to agistment of ponies and grazing for maintenance purposes for quite some time, making no meaningful contribution to the State's agricultural base.

The proposed development of dwellings on the subject land addresses Clause 14.01-1L-03 Rural dwellings, with the subject land well placed for the style of development proposed. The land does not adjoin Crown land, avoiding impacts to public land, bushfire risk can be reduced to an appropriate level, and setbacks to the waterway are achieved minimising impacts on waterway health. Legal road access will be retained and enhanced to an acceptable level to accommodate the proposed use. The site's location on the peri-urban fringe of Swifts Creek ensures the development will not place unreasonable demands on services.

The accompanying Land Capability Assessment confirms wastewater from the dwellings can be appropriately treated and retained on site, consistent with Clause 14.02-1S Catchment planning and management. Onsite treatment can avoid detrimental environmental impacts, and disturbance within the natural drainage corridor has been minimised.

During construction, waterway health can be preserved by implementing construction techniques to avoid sediment runoff, and temporary stormwater drainage solutions can be implemented to ensure stormwater runoff is appropriately managed (Clause 14.02-2S Water quality).

Designed to maximise passive energy performance, the dwellings will be northerly orientated allowing habitable rooms to enjoy solar access. Northern windows will be provided with eaves to shield against the summer sun and solar energy will be harvested consistent with Clause 15.01-2S Building design.

One of the key principles of the project is to foster healthy and active living and community wellbeing as encouraged by Clause 15.01-4 Healthy neighbourhoods. A footpath network has been included within the design to promote pedestrian connectivity and allow for passive recreation. The inclusion of a communal non-habitable outbuilding has been deliberately designed to allow for broader community interaction with residents and provide for wellbeing outcomes including as avoiding social isolation and loneliness. The site has been deliberately chosen to allow occupants to live within close proximity of the town and local services, providing occupants with independence in a fit for purpose environment.

The proposed dwellings have been designed to complement the landscape of the area. Buildings will have a simple form and use elements common to rural dwellings, including pitched roofing, verandahs and use of muted tones and materials including colorbonded steel. Building height and footprints are modest to avoid visual appearance within the natural landscape as sought within Clause 15.01-6S Design for rural areas.

The project will support the local economy and provide local employment opportunities as encouraged by Clauses 17.01-1S and 17.01-1L Diversified economy. The development will provide construction employment in the short term, and in the longer term the employment of a gardener and (as needed) property maintenance professionals. The intent of the project is to enable the community to stay connected, retaining local people to within the area which will provide economic benefits for Swifts Creek businesses.

Provision of an internal accessway off Factory Lane will provide for safe access given clear sightlines and limited vehicle movements within Factory Lane. The accessway has been designed to accommodate occupant and visitor car parking on site, with a passing bay at the commencement of the accessway ensuring safe access and egress consistent with Clauses 18.02-4S and 18.02-4L Roads.

5.2 Municipal Planning Strategy

Consistent with Clause 02.03-2 Environment and landscape values – Environmental Sustainability Principles, the proposed development will avoid impacts to native vegetation and will introduce meaningful landscaping that will add to local biodiversity, balanced with managing bushfire risk. Energy efficient dwellings are proposed assisting climate mitigation, providing for sustainable economic growth and new job opportunities.

As sought within Biodiversity and habitat conservation and significant environments and landscapes, the waterway on the subject land will be respected with wastewater land application areas located outside of the waterway. Native vegetation will be retained, with the proposed dwellings designed to integrate with the landscape, respecting roadside vegetation, well setback from Great Alpine Road.

Environmental risks identified in Clause 02.03-3 have been minimised, with risk to persons and property from bushfire appropriately mitigated by maintaining separation distances consistent with Column A of Table 1 to Clause 53.02-5. Proposed buildings will be constructed to robust standards and located within close proximity of town, well setback from overland flow paths. There is no evidence of erosion on the subject land.

Clause 02.03-4 Natural resource management is respected, given the subject land is not considered prime agricultural land. The land area is too small to sustain an agricultural enterprise, with minimal interface to nearby rural residential development together with the natural features of the land restricting any development of intensive agricultural uses. The accompanying Land Capability Assessment confirms wastewater can be treated on the property without detrimental impacts to water quality.

Strategic directions contained in Clause 02.03-5 are supported, with proposed buildings designed to respect the landscape values of the land. The development will see a small cluster of dwellings with modest footprints, well setback from Great Alpine Road and designed to replicate rural architectural styles.

A key objective of the project is to retain the local population and to support aging within the district as identified within Clause 02.03-6 Housing – Rural residential development. Proposed dwellings will provide for a diversification of housing through the provision of smaller household sizes, and environmentally sustainable design techniques adopted to provide for more affordable living.

The project will stimulate local economic development and jobs through construction and servicing requirements of the project. The retention of existing population, freeing up existing housing stock for additional residents will assist to support local businesses as encouraged by Clause 02.03-7. The ten additional dwellings will act as a form of aged care housing, albeit for independent living, supported by the Swifts Creek Bush Nursing Centre (Clause 02.03-9 Infrastructure).

6. Planning Elements

6.1 Farming Zone 1

The provisions of the Farming Zone require consideration for the use and development of multiple dwellings. The requirements of Clause 35.07-2 are met for each dwelling given the following:

- Access to all dwellings will be provided via an all-weather road which can accommodate emergency vehicles.
- The Land Capability Assessment that accompanies the application advises that wastewater can be managed on the site for all dwellings in accordance with the Environmental Protection Regulations.
- All dwellings will be connected to reticulated potable water supply.
- All dwellings will be connected to a reticulated electricity supply.

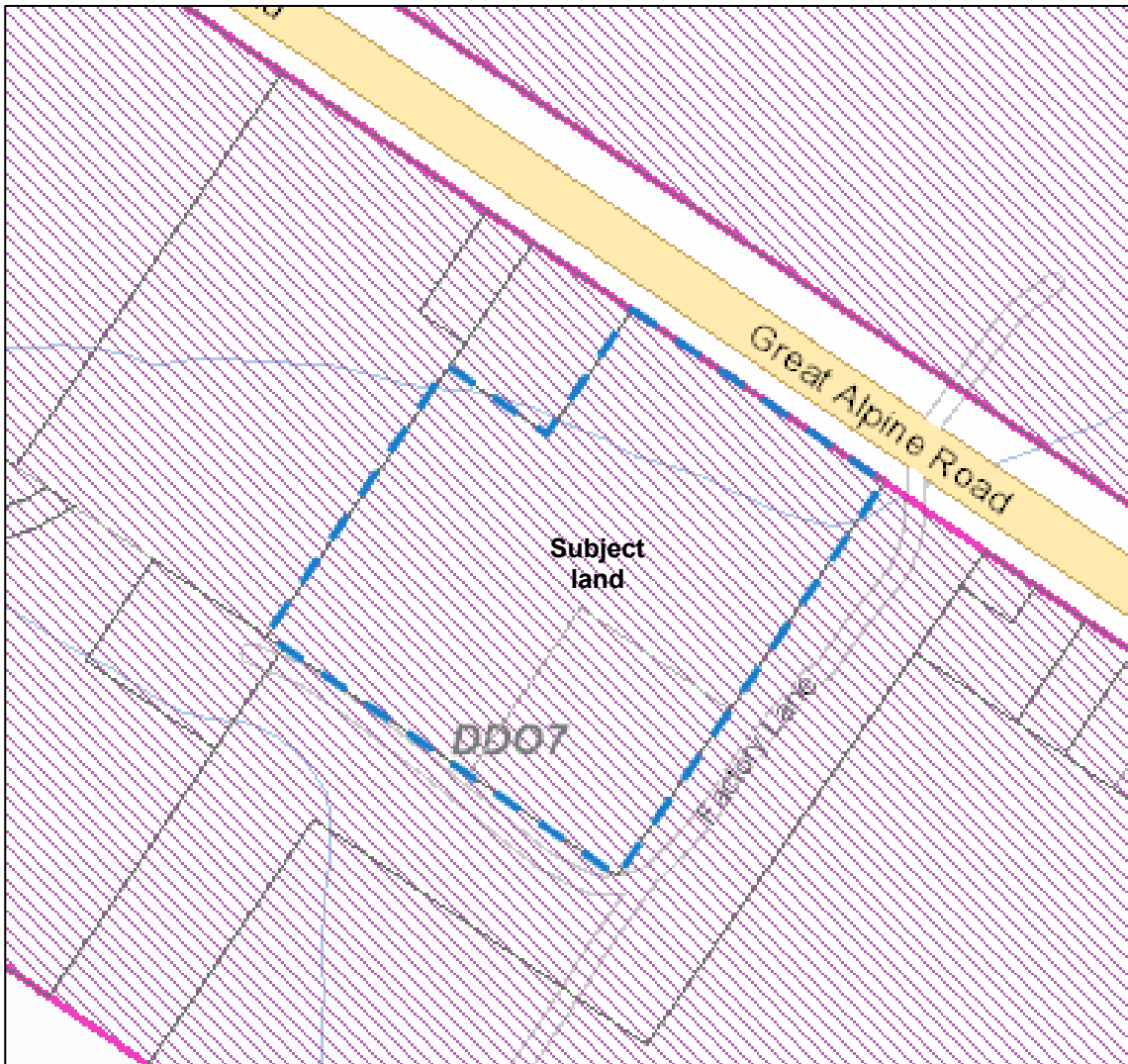
Response to Decision Guidelines

- The proposal responds positively to planning policy contained within the Municipal Planning Strategy and the Planning Policy Framework, balancing social, economic and land use outcomes for the benefit of the Swifts Creek community.
- No native vegetation will be removed, and the waterway is respected as encouraged within the East Gippsland Regional Catchment Strategy.
- A Land Capability Assessment submitted as part of the application demonstrates the land's ability for onsite disposal of effluent.
- The site is suitable for the use and development of dwellings and is compatible with the surrounding residential/rural residential nearby land uses.
- All dwellings can be connected to reticulated potable water, electricity and telecommunications.
- Despite the land being zoned Farming Zone 1, the limited area does not support agricultural production.
- Little agricultural production apart from land management grazing activities occur within the precinct, resulting in the proposal being unlikely to have any adverse impact of agricultural activities.
- The site due to its size can only sustain minor agricultural production. The interface with surrounding rural residential properties together with the watercourse on the land prevents any intensive agricultural activities establishing on the land.
- Agricultural activity in the area is generally livestock grazing which is a relatively benign agricultural use and the dwellings are not likely to be significantly affected by agricultural activities.
- There is no wind energy facility within one kilometre from the nearest title boundary of the land.

- There is no extractive industry operation within 500 metres of the nearest title boundary of the land.
- No native vegetation will be removed to facilitate the development.
- It is proposed to landscape the immediate areas around the dwellings providing for some environmental improvements, balanced against the need to avoid establishing classifiable vegetation that would give rise to a bushfire hazard.
- The closest dwelling to Great Alpine Road is setback 73.87 metres from the proposed development. The road reserve contains significant screening vegetation which will soften the visual appearance of the development from the tourist route.
- Development of modest dwellings with low building footprints and single storey scale constructed in muted colours will avoid a contrast with the landscape.

6.2 Design and Development Overlay 7

The site is contained within the Design and Development Overlay, with Schedule 7 Highway Corridors, Princes Highway & Great Alpine Road. The Overlay seeks to ensure high standards of design within proximity to Highway corridors.



Extract from Overlay mapping (Source: VicPlan)

As the proposal is a Section 2 use within the Farming Zone, planning approval is required, to assess any potential amenity impacts on the Highway corridor.

The proposed development is well setback from the Highway corridor, with the orientation of the dwellings well clear of the line of site for vehicles travelling in either direction.

The development will not feature within the peripheral view of drivers, with only passengers able to see the development if they intentionally turn their heads to look to the south-west within the gap between adjoining development. Roadside vegetation further restricts views, acting as a visual screen to filter views from passing vehicles.



Looking north-west along Great Alpine Road from intersection with Factory Lane

For vehicles travelling south-east towards Swifts Creek, the subject land presents as part of the established settlement, meaning that even if a passenger were to turn their head and see the development, it would not be out of context given the established surrounding land uses.



Looking north-west along Great Alpine Road from intersection with Factory Lane

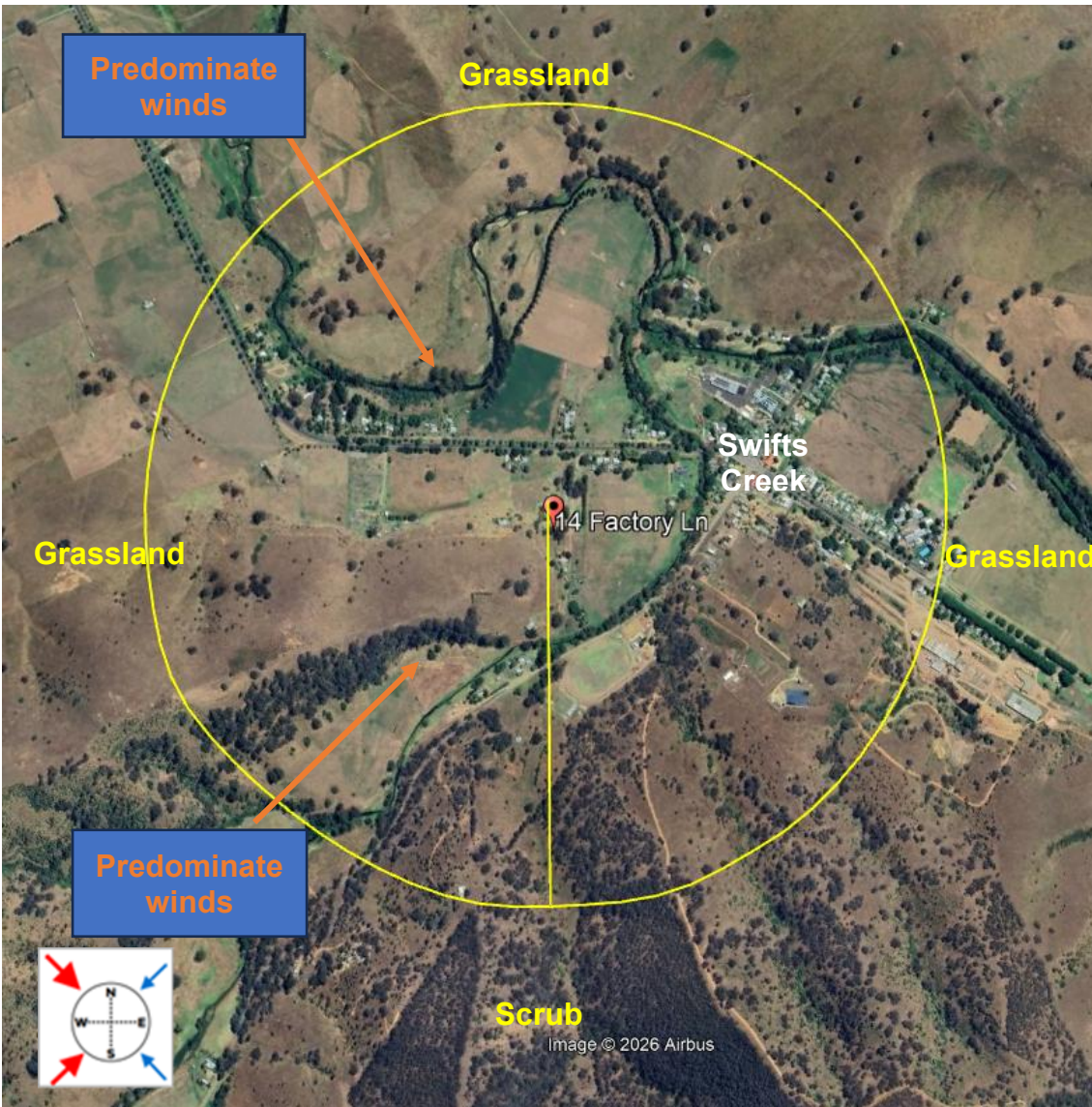
The proposed development responds positively to the Schedule objectives and decision guidelines through the following:

- Access from the site directly onto the Great Alpine Road is not proposed. Existing access via Factory Lane will be retained.
- Factory Lane will carry additional vehicle movements as a result of the proposal. The intersection of Factory Lane provides for forked access and egress from/to the Great Alpine Road and is a constructed road pavement. The intersection is within a low-speed environment between 60km/hr and 80km/hr providing for a safe intersection with excellent sightlines in both directions.
- The closest dwelling to the Great Alpine Road is setback 73.87 metres and the road reserve contains significant screening vegetation which will soften the visual appearance of the development from the tourist route.
- The dwellings have a low height, modest footprint, incorporate rural housing elements including pitched roofing and verandahs, and will be constructed in muted tones providing for a high design standard.
- The development will be within the highway corridor and will provide for linear development however, this is a consistent character theme with the Swifts Creek town approaches. Significant setbacks from Great Alpine Road will ensure the development will not read as a mass of buildings fronting the principal road.
- No native vegetation is proposed to be removed, with all roadside vegetation to be retained.
- No signage is proposed for the project.

6.3 Bushfire Considerations

The subject land is within a designated Bushfire Prone Area, however, is not included within the Bushfire Management Overlay. Clause 13.02-1S Bushfire planning is to be applied to all decision making within designated bushfire prone areas.

The subject land is well suited to provide for population growth and development. A review of the landscape hazard within one kilometre of the subject land reveals that the risk from bushfire is low.



Bushfire hazard landscape assessment (Source: Google Earth)

The bushfire hazard landscape assessment reveals that the landscape within one kilometre of the subject land is predominately managed grassland which represents a lower risk vegetation fuel type. The immediate area around the site is generally flatter avoiding steep downslopes and the land is close to a township which provides for evacuation to areas of minimal risk.

At a local level, the subject land is well placed to mitigate the risk from a bushfire event. The site is bounded on three sides with roads providing for a significant fuel break.



Looking south-west along Factory Lane from Great Alpine Road



Factory Lane adjoining the south-western boundary

The landform is advantageous with upslopes or flatter land surrounding the proposed dwellings allowing for a slower fire speed should a fire approach the property from that direction.

Separation distances in accordance with Column A of Table 1 to Clause 53.02-5 can be achieved in all directions, incorporating the Factory Lane road reserves on two sides. It is considered appropriate to assume ongoing management of these areas external to the site, as they are included on Council's Road Register. Whilst scattered trees are located within the south-eastern section of the Factory Lane road reserve, they are appropriately separated, with no merged canopy cover.

Landscaping proposed on the subject land will be appropriately established to avoid becoming classifiable vegetation under AS3959.

The application site plan clearly demonstrates that emergency services vehicle access to the individual dwellings will be readily available by the provision of a constructed accessway connected to the existing road network.

The subject land is large in area, allowing for the provision of appropriate separation distances around each dwelling and the installation of rainwater tanks to assist with firefighting. The proposed dwellings will be constructed from robust building materials, and the simple on-slab dwelling design prevents re-entrant embers via the roof or subfloor and will assist to avoid the accumulation of leaf litter on roofs.

6.4 Car Parking

In accordance with Clause 52.06-2 before a new use commences the minimum number of car spaces required under Clause 52.06-5 must be provided on the land.

The following table summarises the car parking requirement associated with the proposed dwellings development as prescribed in the Table to Clause 52.06-5.

Car Parking Measure	Rate	Requirement
To each dwelling	1.2 car spaces	12 car spaces
	Parking proposed	12 car spaces

The number of onsite car parking spaces meets the requirements of Clause 52.06-5.

Before a new use commences Clause 52.06-8 requires the provision of a car parking plan. The site plan of the proposed development plan set shows:

- All car parking spaces on the land.
- The proposed accessway, visitor spaces and dwelling car spaces.
- Each dwelling has been allocated a car parking space. Visitor car parking spaces will be identified.
- Landscaping along the accessway and car spaces is shown.

Design standards for car parking within Clause 52.06-9 are met:

Design standard 1 - Accessways

- The proposed accessway will have a minimum width of 3.5 metres.
- Has at least an internal radius of 4 metres at the change of direction.
- There are no overhead obstructions.
- Cars have the ability to leave the accessway in a forward direction.
- A passing area at the entrance of 6.1 metres wide and 7.0 metres long is provided for.
- Large corner splays at the intersection of Factory Lane and the accessway are provided.

Design standard 2 – Car parking spaces

All car parking spaces exceed 4.9 metres in length and 2.6 metres in width.

Design standard 3 - Gradients

The proposed accessway is within a flatter part of the land will not exceed 1:10.

Design standard 4 – Mechanical parking

No mechanical parking is proposed.

Design standard 5 – Urban design

Car parking spaces will be integrated with dwellings, and the visitor car parking spaces are centrally located on the land avoiding domination of the streetscape.

Design standard 6 - Safety

Natural surveillance of car parking will be achieved from the internal accessway and footpath network.

Design standard 7 - Landscaping

Landscaping throughout the proposed development will be undertaken allowing for the softening car parking spaces.

6.5 Waterway

The subject land contains a designated waterway within the northern part of the property.

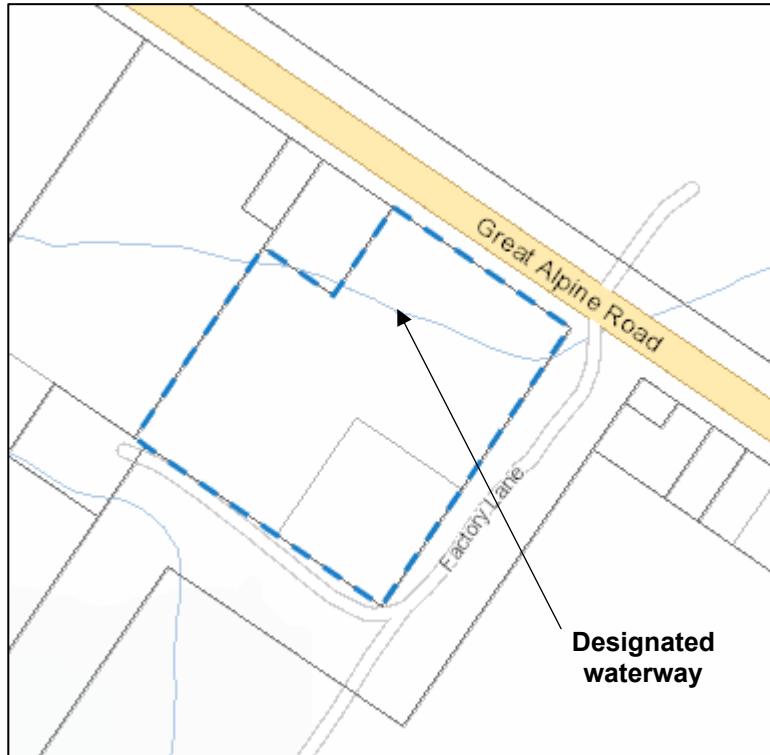


Image of the designated waterway (Source: VicPlan)



Looking north towards designated waterway within the northern part of the land

The designated waterway within the northern part of the property has been respected by the proposed development. The waterway is ephemeral and does not hold permanent water.

The Land Capability Assessment supporting the proposal advises that the property is able to manage wastewater on the land. The Land Application Areas forming part of the assessment provide a 30 metre setback from the waterway and with secondary treatment nutrient runoff into local watercourses can be avoided.

Dwellings 9 and 10 are slightly within the 30 metre waterway setback and advice has been provided by the East Gippsland Catchment Management Authority noting that the proposed dwellings are not likely to be subject to inundation.

The Authority has raised concerns that during a 1% AEP event access from the property to the town centre (where emergency relief facilities may be accessed) is likely to be subject to inundation and flood velocity over Factory Lane is likely to reach 0.5 metres per second.


We have been advised by our client that Council have agreed, through the Swifts Creek Masterplan process, to undertake an upgrade of the culverts at the intersection of Factory Lane and Great Alpine Road to facilitate the project and alleviate localised flooding.

It is presumed this work will need to be finalised prior to the occupation of the proposed dwellings.

7. Conclusion

The proposed use and development of ten dwellings and a communal non-habitable outbuilding building at 14 Factory Lane, Swifts Creek is considered to accord with all relevant provisions of the Farming Zone 1 and Design and Development Overlay 7 of the East Gippsland Planning Scheme. The proposal is consistent with the Planning Policy Framework and Municipal Planning Strategy and provides for a positive social outcome for Swifts Creek.

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

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	Client:	Job No.: 448265
	Checked:	Page No.: 1 of 12

LAND CAPABILITY ASSESSMENT ON-SITE DOMESTIC WASTEWATER



14 Factory Lane, Swifts Creek

1.0 INTRODUCTION

SAC were engaged to undertake an LCA for the purpose of on-site domestic wastewater management of the Proposed Dwellings at 14 Factory Lane, Swifts Creek. The field investigation and report have been undertaken by suitable experienced staff.

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

Information and results are presented in table form for clear data presentation and ease of identification of key points. **Detailed recommendations presented on page 8 of the report. LCA is to be read in conjunction with Site Features Plan 448265-LC1.**

Subject Land	14 Factory Lane, Swifts Creek
Client	
Email Address	
Contact	Mobile: 0408 160 393
Map Reference	Vicroads 66 D6
Municipality	East Gippsland Shire Council
Proposed Development	11 x Two Bedroom Units (Potential Occupancy = No. of Bedrooms + 1) ¹
Design Flow	150 L/person/day ² (for reticulated water supply with WELS ³ fixtures & fittings)
Anticipated Wastewater Load	450 L/day per Unit x 11 units = 4,950 L/day
Treatment System Required	Secondary treated effluent to minimum 20/30 standard (ie. AWTS⁴ or sand filter)
Disposal System Required	Sub-surface irrigation – Area of 150m² per Unit x 11 units = 1,650m²


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

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

³ WELS – Water Efficiency Labelling Scheme.

⁴ AWTS – Aerated Wastewater Treatment System (EPA approved)

448265 LCA (Oram Estate)

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2.0 PURPOSE/SCOPE OF ASSESSMENT

Purpose and Scope of Assessment	Broad-scale assessment for subdivisional purposes (often requires further lot-specific assessment at later date)	<input type="checkbox"/>
	Detailed investigation for lot-specific management requirements	<input checked="" type="checkbox"/>




Figure 1: Locality Plan




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

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3.0 SITE KEY FEATURES

Criteria / Feature	Description	Implications for Wastewater Management
Allotment/s		
Title details	Lot 1, TP 405439 Lot 1, TP 571511	Council Property No: 61275
No. of Lots Proposed	1	
Lot size (EPA recommended minimum lot size = 1.0 ha)	2.06 ha	Large allotment, with ample capacity to locate accommodation units and effluent fields in a number of sites within allotment boundaries and hence for effluent to be contained on-site.
Accommodation Usage	10 x elderly unit accommodation (permanent) 1 x crisis accommodation (short term, intermittent)	
Adjoining Lot sizes	Small rural lots 305m ² – 2,025m ² in size.	Overall volume of wastewater being disposed to land in the local district is moderate.
Current Land Use	An existing abandoned dwelling and various sheds and out buildings are situated on site. All existing buildings to be demolished.	Existing Septic Tank to be de-commissioned by a licensed plumbing practitioner and in accordance with EPA requirements (<i>refer Appendix E</i>)
Infrastructure		
Zoning & Overlays	Farming Zone (FZ) Design & Development Overlay–Sched 7 (DDO7)	
Nearest Reticulated Sewer	Township of Omeo	Not feasible to connect to reticulated sewer.
Reticulated Water	Available on existing allotment	Increases the risk of excessive water usage.
Power	Available on existing allotment	Allows ready use of wastewater treatment plant
Land Features		
Geology	Qa1 (Qra) Quaternary Non-Marine (Alluvial) deposits consisting of Fluvial: alluvium, gravel, sand, silt. Sos (OSs) Ordovician Omeo Metamorphic Complex deposits consisting of Metamorphic: schist, spotted schist, phyllite.	Observed Soils dominated by silts, overlying silty clays
Elevation	Approx 300m AHD	
Landscape Elements	The site is situated at the base of a rolling hill landscape (Waning Divergent) on the alluvial plains of Tambo Rv.	Becomes progressively less well drained down slope, slows run off.
Fill	Natural soil profiles were observed throughout the site.	No filling is proposed in the LAA's
Aspect	Northeast	Increases sun exposure for improved efficiency of effluent disposal fields
River/Stream Catchment	An ephemeral watercourse runs through the centre of the property (no defined banks and the bed is not incised)	Necessary setbacks are achievable 
Dams/Surface Water	None	Risk is reduced
Rock Outcrop	None	Reduces limitations and maximises efficiency of effluent disposal fields
Erosion	No evidence of sheet or rill erosion.	The erosion hazard is low.
Vegetation	Grass/pasture with some trees and shrubs scattered throughout the site	Some vegetation clearing will be required for establishment of LAA's and dwelling developments
Climate	Cool Temperate	Reduces variation in efficiency of effluent fields
Solar Exposure	High	Maximises efficiency of effluent disposal fields
Recommended Buffer Distances	All buffer distances recommended in Table 4-10 of <i>EPA Guideline for Onsite Wastewater Management, (May 2024)</i> while achievable, do limit siting of the LAA's.	
Available Land Application Area (LAA)	Considering all site constraints and the buffers mentioned above, the site has adequate land that is suitable and available for land application of treated effluent. (<i>refer site plan 448265-LC1</i>)	By using a system that provides secondary treatment and pressurized sub-surface irrigation, there will be ample protection for surface and groundwater

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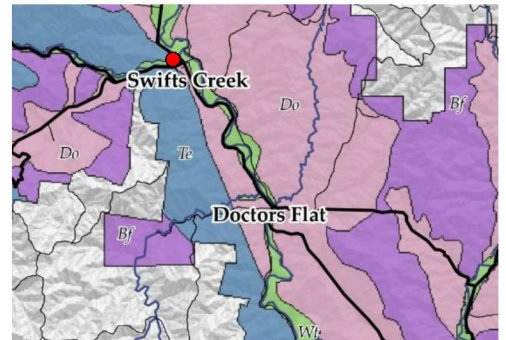
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4.0 SOIL ASSESSMENT & CONSTRAINTS

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

4.1 Published Soils Information

Soils of the site have been mapped and described in Victorian Resources Online "Soils and Landforms of the Omeo/Benambra and Tambo Valley Region" and are described as belonging to the Walnut (Wt) map unit. This unit occurs on level plains with slopes generally less than 1% with a relief <9m. These terraced alluvial plains are confined to the Tambo River and its tributaries, mostly between 300 and 500m. The soils are dark greyish brown deep fine sandy to silty loams and clay loams, but layers of coarser material such as stones and gravel may occur deeper in the subsoil.



Soil Profile – Walnut (Wt) Map Unit

Surface soil

- A11** 0 – 20 cm Dark brown (10YR3/3); silty clay loam; strong fine (2 – 5 mm) granular structure; firm consistence dry; clear change to:
- A12** 20 – 45 cm Very dark greyish brown (10YR3/2); silty clay loam; strong fine (2 – 5 mm) granular structure; firm consistence dry; diffuse change to:
- A13** 45 – 85 cm Dark brown (10YR4/3); fine sandy clay loam; weak fine (2 – 5 mm) granular structure; firm consistence dry; clear change to:

Deep subsoil (buried soil)

- D** 85 – 105+ cm Very dark grey (10YR3/1); clay loam; moderate medium (5 – 10 mm) polyhedral structure; firm dry

Key profile features

- Little colour or texture changes down the soil profile.
- Well structured upper profile.



4.2 Soil Survey and Analysis

A Soil survey was carried out at the site to determine suitability for application of treated effluent. Subsoil investigations were conducted at three locations, as shown on the Site Features Plan, using a hand auger (B1-3). This was sufficient to adequately characterise the soils, as no variation was found throughout the area of interest.


Samples of all discrete soil layers for test bores 1 & 2 were collected for subsequent laboratory analysis of pH⁵, electrical conductivity⁶ and Emerson Aggregate Class⁷. The soil profile of bore 3 is detailed below.

Depth (m)	Description	Horizon
0.0	TOPSOIL: Dark Grey/Brown Dry Loam	A1
0.1	SILT: Brown Dry Very Dense	A2
0.2	SILT: Red/Brown Dry Very Dense Cemented Clayey	B1
0.3		
0.4		
0.5		
0.6		
0.7		
0.8		
0.9		
1.0+		



⁵ The pH of 1:5 soil/water suspensions was measured using a Merck pH strip
⁶ EC (dS m⁻¹) was calculated by measuring the electrical conductivity of 1:5 soil water suspension.
⁷ Appendix C shows photographic results of Emerson Aggregate Test (Slaking/Dispersion) 448265 LCA (Oram Estate)

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	Soil Features: TEST BORE B1																																																									
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Soil Horizon</th> <th style="width: 25%;">A1</th> <th style="width: 25%;">A2</th> <th style="width: 25%;">B1</th> </tr> </thead> <tbody> <tr> <td>Depth (mm)</td> <td>0-100</td> <td>100-200</td> <td>200+</td> </tr> <tr> <td>Boundary Type</td> <td></td> <td>Gradual</td> <td>Gradual</td> </tr> <tr> <td>Field Texture Grade⁸</td> <td>L</td> <td>ZL</td> <td>ZCL</td> </tr> <tr> <td>Structure</td> <td>Moderate</td> <td>Weak</td> <td>Moderate</td> </tr> <tr> <td>pH</td> <td>6</td> <td>6</td> <td>6</td> </tr> <tr> <td>EC (dS m⁻¹)</td> <td>0.05</td> <td>0.01</td> <td>0.01</td> </tr> <tr> <td>Dominant Colour</td> <td>10YR4/2 Dark Greyish Brown</td> <td>7.5YR4/4 Brown</td> <td>5YR4/4 Reddish Brown</td> </tr> <tr> <td>Mottles</td> <td>None</td> <td>None</td> <td>None</td> </tr> <tr> <td>Dispersion</td> <td>8</td> <td>5</td> <td>5</td> </tr> <tr> <td>Coarse Fragments (% Volume)</td> <td>None</td> <td>None</td> <td>None</td> </tr> <tr> <td>Soil Category⁹ (AS/NZ1547:2012)</td> <td>3a</td> <td>3b</td> <td>4a</td> </tr> <tr> <td>Design Irrigation Rate¹⁰ (DIR mm/day)</td> <td>4</td> <td>4</td> <td>3.5</td> </tr> <tr> <td>Design Loading Rate¹¹ (DLR mm/day)</td> <td>15</td> <td>10</td> <td>10</td> </tr> </tbody> </table>			Soil Horizon	A1	A2	B1	Depth (mm)	0-100	100-200	200+	Boundary Type		Gradual	Gradual	Field Texture Grade ⁸	L	ZL	ZCL	Structure	Moderate	Weak	Moderate	pH	6	6	6	EC (dS m ⁻¹)	0.05	0.01	0.01	Dominant Colour	10YR4/2 Dark Greyish Brown	7.5YR4/4 Brown	5YR4/4 Reddish Brown	Mottles	None	None	None	Dispersion	8	5	5	Coarse Fragments (% Volume)	None	None	None	Soil Category⁹ (AS/NZ1547:2012)	3a	3b	4a	Design Irrigation Rate ¹⁰ (DIR mm/day)	4	4	3.5	Design Loading Rate ¹¹ (DLR mm/day)	15	10
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Design Loading Rate ¹¹ (DLR mm/day)	15	10	10																																																							

NA: Not Applicable NR: Not Recommended

Depth (m)	Description	Horizon
0.0	TOPSOIL: Dry Loam	A1
0.1	SILT: Dry Dense	A2
0.2	SILT: Friable Very Stiff	B1
0.3		
0.4		
0.5		
0.6		
0.7		
0.8		
0.9		
1.0		
1.2		
1.5+		



Soil Bore Log Profile

Test Bore 1


⁸ Refer Appendix D for description details(all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

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

¹⁰ For sub-surface irrigation (Refer Table M1 of AS/NZS 1547:2012)


¹¹ For absorption trenches/beds

448265 LCA (Oram Estate)

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	<p>Client:</p>	<p>Checked:</p>	<p>Page No.: 6 of 12</p>

Soil Features: TEST BORE B2			
Soil Horizon	A1	A2	B1
Depth (mm)	0-200	200-400	400+
Boundary Type		Gradual	Gradual
Field Texture Grade ¹²	L	ZL	ZCL
Structure	Moderate	Weak	Moderate
pH	6	6	6
EC (dS m ⁻¹)	0.08	0.03	0.01
Dominant Colour	10YR4/2 Dark Greyish Brown	7.5YR4/4 Brown	5YR4/4 Reddish Brown
Mottles	None	None	None
Dispersion	8	5	5
Coarse Fragments (% Volume)	None	None	None
Soil Category¹³ (AS/NZ1547:2012)	3a	3b	4a
Design Irrigation Rate ¹⁴ (DIR mm/day)	4	4	3.5
Design Loading Rate ¹⁵ (DLR mm/day)	15	10	10


NA: Not Applicable NR: Not Recommended

	Depth (m)	Description	Horizon	
	0.0 0.1	TOPSOIL: Dry Loam	A1	
	0.2 0.3	SILT: Dry Dense	A2	
	0.4 0.5 0.6 0.7 0.8	SILT: Friable Very Stiff	B1	
	0.9			
	1.0			
	1.2			
	1.5+			

Soil Bore Log Profile

Test Bore 2

¹² Refer Appendix D for description details (all soil samples have been sieved to minus 2mm and air-dried before being analyzed)
¹³ As identified in Victorian EPA Guideline for Onsite Wastewater Management, (May 2024) Table 4-9
¹⁴ For sub-surface irrigation (Refer Table M1 of AS/NZS 1547:2012)
¹⁵ For absorption trenches/beds
 448265 LCA (Oram Estate)

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5.0 LAND CAPABILITY ASSESSMENT MATRIX

Land features	Land capability class rating				
	Very good (1)	Good (2)	Fair (3)	Poor (4)	Very Poor (5)
General characteristics					
Site drainage	No visible signs of dampness	Moist soil, but no water in pit		Visible signs of dampness	Water ponding on surface
Runoff	None	Low	Moderate	High - diversionary structures req'd	Very High - diversion not practical
Flood/inundation potential (yearly return exceedence)	Never		< 1 in 100	< 1 in 30	> 1 in 20
Proximity to watercourses	> 60m				< 60m
Slope (%)	0 - 2	2 - 8	8 - 12	12 - 20	> 20
Landslip	None Evident		Low potential for failure	High potential for failure	Present or past failure
Seasonal water table depth (m) (incl. perched water tables)	>5	5 - 2.5	2.5 - 2.0	2.0 - 1.5	< 1.5
Rock Outcrop (% of land surface containing rocks > 200mm)	0	< 10%	10-20%	20-50%	>50%
Vegetation Type	Turf or pasture				Dense forest with little understorey
Average Rainfall (mm/yr)	< 450	450 - 650	650 - 750	750 - 1000	> 1000
Pan Evaporation (mm/yr)	> 1500	1250 - 1500	1000 - 1250	-	< 1000
Fill	No Fill		Fill present		
Soil profile characteristics*					
Structure	High	Moderate	Weak	Massive	Single Grained
Profile depth (of limiting Horizon B1)	> 2.0m	1.5m - 2.0m	1.5m - 1.0m	1.0m - 0.5m	< 0.5m
Soil permeability category ¹⁶	2 and 3	4		5	1 and 6
Presence of mottling	None		Some		Extensive
Coarse Fragments (% volume)	<10	10-20	20-40		>40
pH	6 - 8		4.5 - 6		<4.5, >8
Emerson Aggregate Test (dispersion/slaking)	4, 6, 8	5	7	2, 3	1
Salinity (dS/m) (Electrical Conductivity)	<0.3	0.3 - 0.8	0.8 - 2	2 - 4	>4
Overall Site Rating¹⁷				Fair	3

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

¹⁶ Refer Table 5.1 (Determination of Soil Category) of AS/NZS 1547:2012

¹⁷ A description of each Land Capability Class Rating is provided in Appendix A. 448265 LCA (Oram Estate)

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6.0 CONCLUSION

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


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

7.0 RECOMMENDATIONS

It is recommended based on this LCA, that if the development of a Proposed Bush Nursing Accommodation on 14 Factory Lane, at the location indicated on the Site Features Plan 448265 - LC1:

- Install systems that provide secondary treatment with disinfection to meet EPA requirements for irrigation. Indicative target effluent quality is a minimum EPA standard 20mg/L BOD and 30mg/L SS. Several suitable options are available, including aerated wastewater treatment systems (AWTS) and single pass sand filters. Either of these options is capable of achieving the desired level of performance and final selection is the responsibility of the property owner, who will forward details to Council for approval.
- On-site disposal of domestic wastewater should occur within the proposed Land Application Areas (refer Site Features Plan 448265 - LC1). The client is allowed flexibility in selecting the final location and configuration of the irrigation systems, provided they remain within these envelopes and in accordance with the relevant codes/standards.
- Calculation of Irrigation Area based on AS/NZ 1547 equation $A=Q/DIR$
 - Q – 450 L/day;
 - DIR – 3.5 mm/day;
 - Irrigation Area – 128 m² (per Unit)
- To determine if the irrigation area recommended above is adequate, a water balance¹⁸ modelling has been undertaken to achieve zero wet weather storage. The calculations are summarized below, with full details in Appendix B.
 - Average daily effluent load – 450 L
 - Design irrigation rate (DIR) – 3.5 mm/day;
 - Crop factor – 0.6 to 0.85; and
 - Retained Rainfall – 75%.
 - **Irrigation Area – 150m² (per Unit)**
 - Max Wet Weather Storage Depth – 0 mm (therefore area shown in bold to be adopted)
- Minimum setbacks and buffer distances must be obtained when establishing effluent disposal envelopes, as per *EPA Guideline for Onsite Wastewater Management, (May 2024)*.
- The owner shall consult an irrigation expert familiar with wastewater irrigation equipment, to help design and install the irrigation systems. The irrigation plan must ensure good, even application of effluent.

¹⁸ Water Balance undertaken in accordance with EPA Publication 168 (1991), Guidelines for Wastewater Irrigation. 448265 LCA (Oram Estate)

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8.0 MANAGEMENT PROGRAM

8.1 Installation Issues

To ensure the satisfactory installation and operation of the AWTS & sub-surface irrigation, the following measures are to be implemented:

- Construction of a shallow table or cut-off drain along the high sides of the effluent disposal area, extending to below the field;
- Overflow from any water storage tanks to be directed into a table drain, or equivalent, to discharge below the effluent disposal field in a manner to avoid scouring or washing away downstream of the discharge point;
- Stormwater flows from the roof must be discharged at a point well clear of the effluent disposal field and runoff from paved surfaces and driveways must be directed away from the disposal site.
- Installation of the sub-surface irrigation systems to be undertaken when the soils are dry or moist, not when the ground is saturated;
- Sub-surface irrigation system to be designed to minimise root intrusion from trees;
- Sub-surface irrigation system to utilise pressure dosing to ensure effluent is applied uniformly throughout the effluent disposal area.

8.2 Ongoing Management & Maintenance Issues

To ensure the satisfactory ongoing performance of the proposed AWTS & sub-surface irrigation, the owners/occupiers will need to ensure that:

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


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

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

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

APPENDIX A

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

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APPENDIX C


RECORD OF FIELD TEXTURE DETERMINATION – BORE 1						
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade
A1	None	Moderate	Slight	Slight	25	L
A2	None	Slight	Slight	None	25	ZL
B1	None	Very	Very	Moderate	50	ZCL
RECORD OF FIELD TEXTURE DETERMINATION – BORE 2						
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade
A1	None	Moderate	Slight	Slight	25	L
A2	None	Moderate	Slight	Slight	25	ZL
B1	None	Very	Very	Very	50	ZCL

NONE SLIGHT MODERATE VERY EXTREMELY

APPENDIX D

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

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

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APPENDIX E

Decommissioning treatment systems

Septic tanks

When a septic tank is no longer required it may be removed, rendered unusable or reused to store stormwater. The contents of the tank must first be pumped out by a sewage sludge contractor. The contractor must also hose down all inside surfaces of the tank and extract the resultant wastewater. Where the tank will no longer be used but will remain in the ground, the contractor must first disinfect the tank by spreading (broadcasting) hydrated lime over all internal surfaces in accordance with the WorkSafe safety precautions associated with using lime (i.e. wearing gloves, safety goggles and not using lime on a windy day).

9.0 REFERENCES

Environment Protection Authority (July 2016). Publication No. 891.4, *Code of Practice – Onsite Wastewater Management*.

Environment Protection Authority (Mar 2013). Publication No. 746.1, *Land Capability Assessment For On-Site Wastewater Management*.

Environment Protection Authority (1991). Publication 168, *Guidelines for Wastewater Irrigation*.

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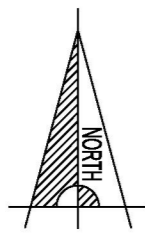
Victorian Resources Online; <http://vro.depi.vic.gov.au/dpi/vro/vrosite.nsf/pages/vrohome>

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

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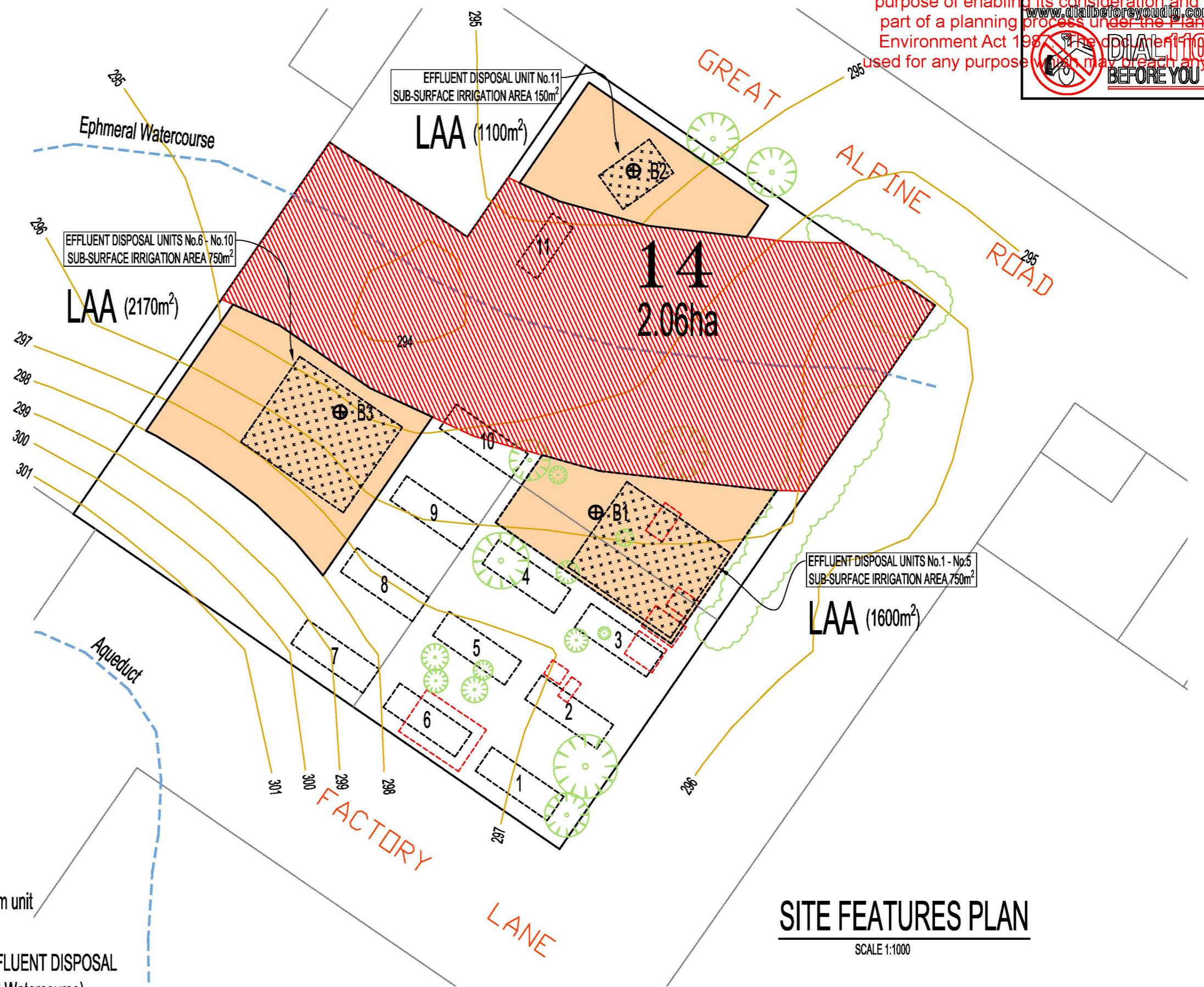
NOTES:
 DENOTES NATURAL SURFACE LEVEL 300
 DENOTES FLOOR LEVEL FL 12.00 APP.
 ALL LENGTHS ARE IN METRES
 CONTOUR INTERVAL IS 1.0m
 LEVELS ARE TO LANDATA VICMAP SERIES



PLEASE NOTE:
 TITLES BOUNDARIES SHOWN MAY NOT REPRESENT EXACT TITLE POSITION.
 FOR EXACT TITLE POSITION IT IS RECOMMENDED THAT A TITLE RE ESTABLISHMENT SURVEY BE CARRIED OUT BY A LICENCED SURVEYOR

PLEASE NOTE:
 THE CLIENT IS ALLOWED FLEXIBILITY IN SELECTING THE FINAL LOCATION AND CONFIGURATION OF THE IRRIGATION SYSTEMS, PROVIDED THEY REMAIN WITHIN THE ALLOCATED LAND APPLICATION AREAS (LAA's)

PLEASE NOTE:
 SHALLOW TABLE OR CUT-OFF DRAIN TO BE CONSTRUCTED ALONG THE HIGH SIDES OF THE EFFLUENT DISPOSAL AREA, EXTENDING TO BELOW THE DISPOSAL FIELD.



Legend

- EXISTING BUILDINGS TO BE DEMOLISHED
- DENOTES 2 BEDROOM UNIT
- B1 TEST BORE LOCATIONS
- SUITABLE LAND APPLICATION AREAS (LAA)
- IRRIGATION AREA - 150 m² required/2 bedroom unit
- EXCLUSION ZONE - NOT SUITABLE FOR EFFLUENT DISPOSAL (i.e. 30m Buffer distance from Ephemeral Watercourse)

SITE FEATURES PLAN
 SCALE 1:1000

REV	DESCRIPTION	CHKD	DATE
-	-	-	-

Design: JDP
 Drawn: JDP
 Checked: SJA
 Date: 13 Mar 2025

Project: **SITE ANALYSIS**
 14 Factory Lane, Swifts Creek

Client: -----

Job No: 448265
 Drawing No: LC1
 Revision No: -



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10-14 Factory Lane, Swifts Creek	
Sheet Number	Sheet Title
TP 0.00	COVER PAGE & SITE PLAN
TP 1.00	SCALED SITE PLAN AND LANDSCAPE CONCEPT PLAN
TP 2.00	TYPICAL UNIT AND COMMUNAL FACILITIES - PLANS AND ELEVATIONS

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 A detailed features and level survey is required to establish exact title boundaries, contours, levels, trees, roads and services.

- TAGS LEGEND**
- U - Unit Number
- DRAWING LEGEND**
- EXISTING BUILDINGS
 - EFFLUENT DISPOSAL AREA
 - EFFLUENT EXCLUSION ZONE

REV.	DATE	AMENDMENT
A	09.11.2025	TOWN PLANNING APPLICATION

SWIFTS CREEK
 CLIENT
 10-14 FACTORY LANE
 SWIFTS CREEK 3896
 PROJECT



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COVER PAGE, NOTES
 SITE PLANS
 DRAWING TITLE

TOWN PLANNING
 STATUS

1:500 NJ
 SCALE AT A1 DRAWN/CHECKED NORTH

A
 REV

TP 0.00
 Printed 25/06/2026
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1 Proposed Site and Context Plan
 REF: SCALE: 1:500 (A1)




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EXISTING CONDITIONS DISCLAIMER
 These drawings are not certified as-built record documents. All existing conditions of the subject site and neighbouring properties is indicative only and is to be confirmed on site.

All areas and dimensions are estimated only, and do not accurately reflect the site, existing building(s) or proposed works. A detailed features and level survey is required to establish exact title boundaries, contours, levels, trees, roads and services.

TAGS LEGEND
 U - Unit Number

DRAWING LEGEND

-  EXISTING BUILDINGS
-  EFFLUENT DISPOSAL AREA
-  EFFLUENT EXCLUSION ZONE

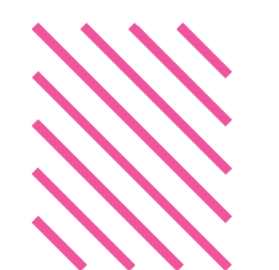
DRAFT
 A 09.11.2025 TOWN PLANNING APPLICATION
 REV. DATE AMENDMENT

SWIFTS CREEK

CLIENT

**10-14 FACTORY LANE
 SWIFTS CREEK 3896**

PROJECT



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 Melbourne 3000 ACN: 638 841 488
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**SCALED SITE PLAN
 LANDSCAPE CONCEPT PLAN**

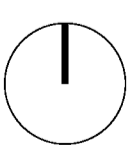
DRAWING TITLE

TOWN PLANNING

STATUS

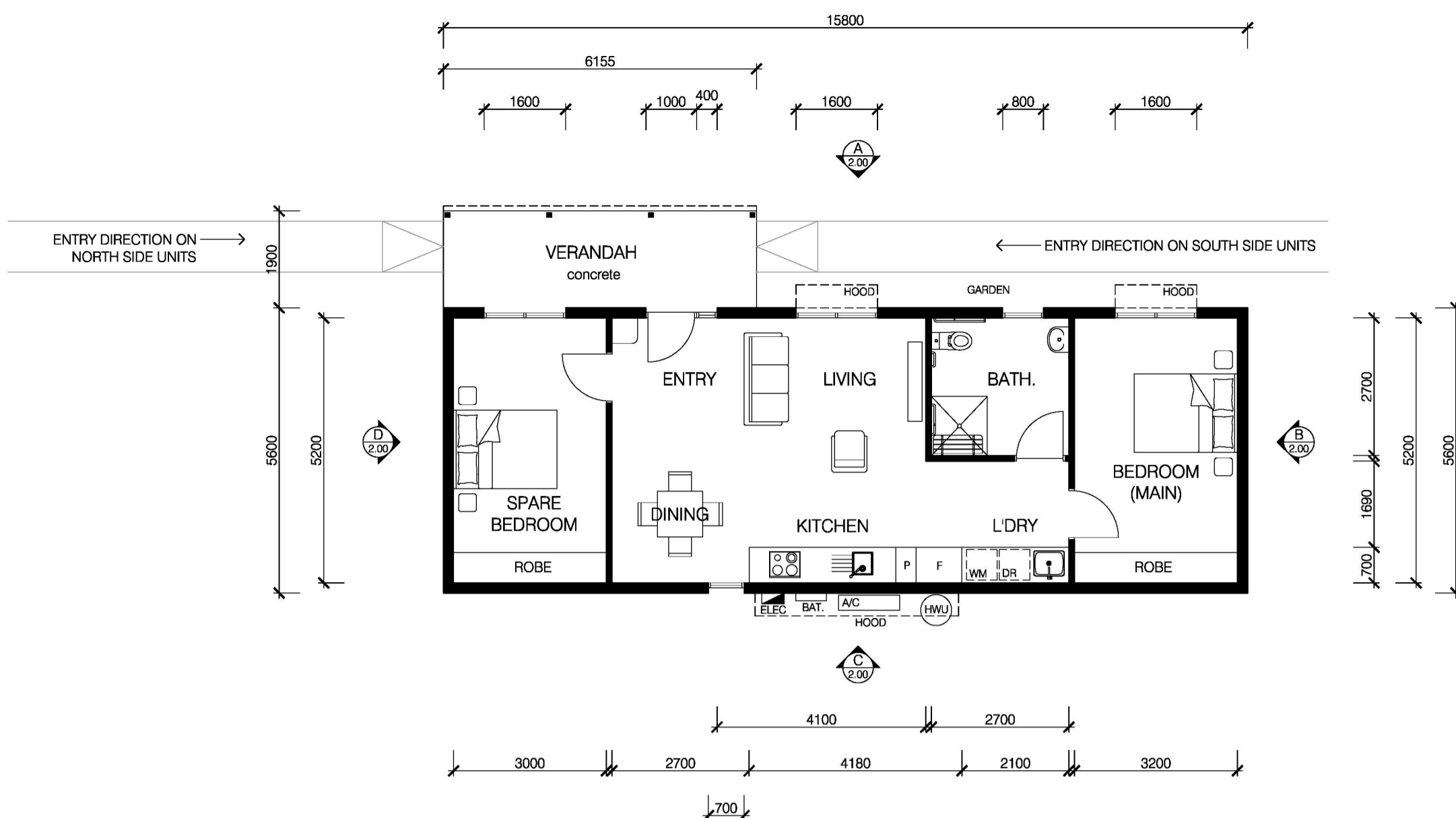
1:200 NJ

SCALE AT A1 DRAWN/CHECKED NORTH

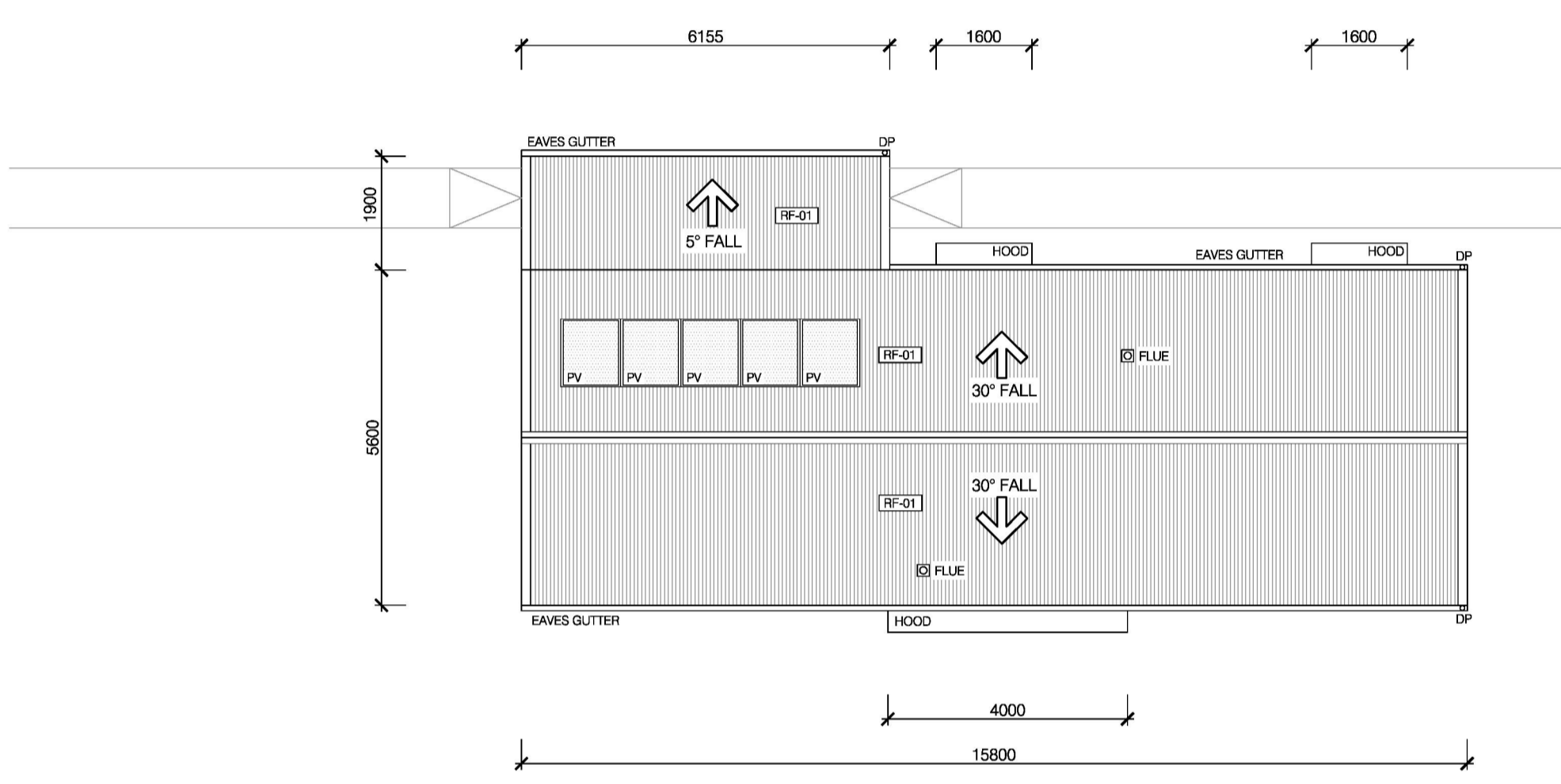


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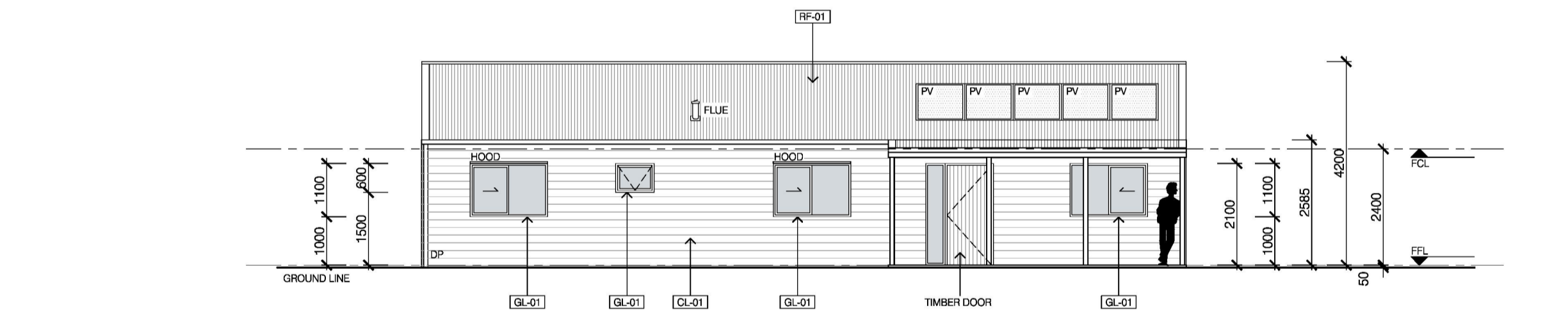




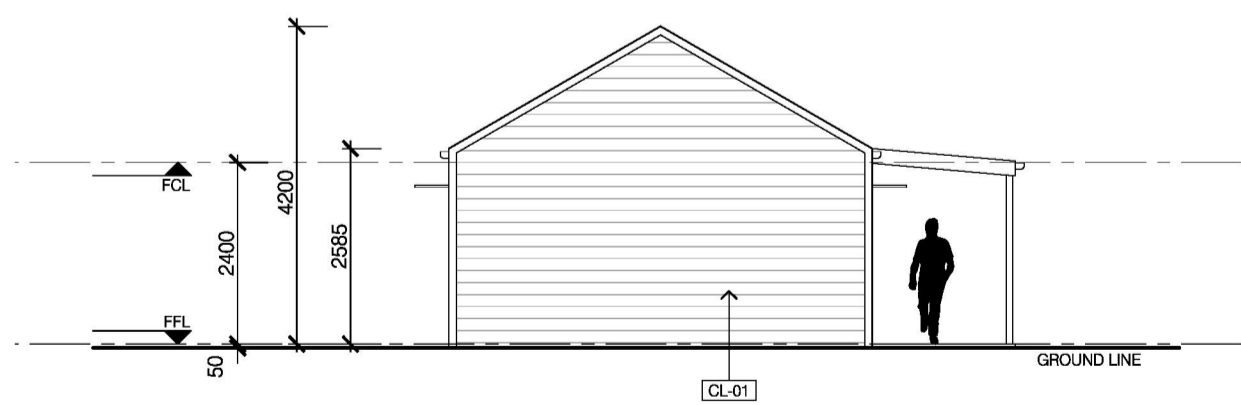
1 Typical Unit Floor Plan
 REF: SCALE: 1:100 (A1)



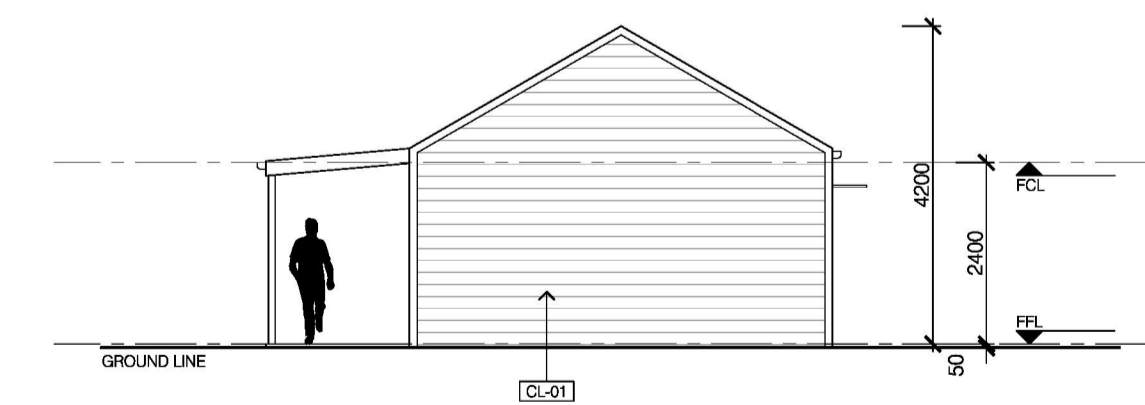
2 Typical Unit Roof Plan
 REF: SCALE: 1:100 (A1)



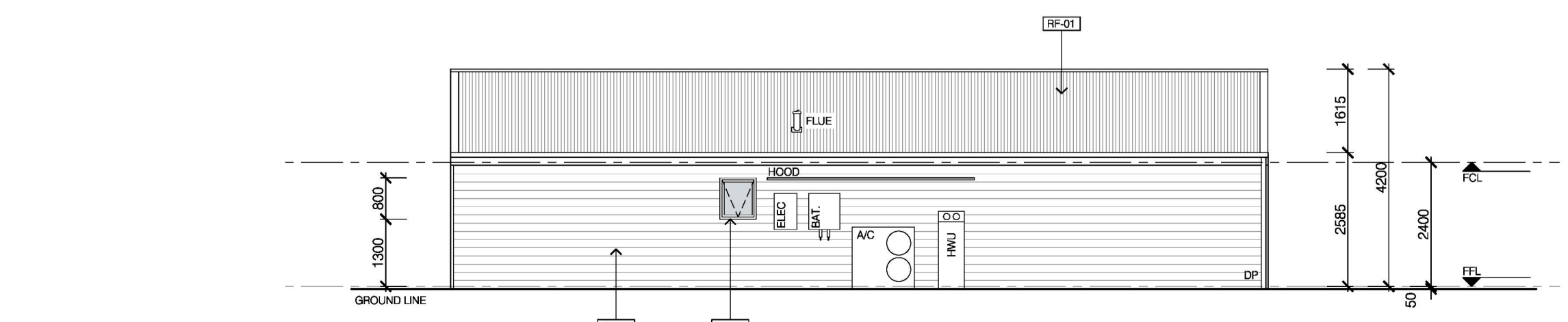
A Proposed North Elevation (Typical)
 REF: SCALE: 1:100 (A1)



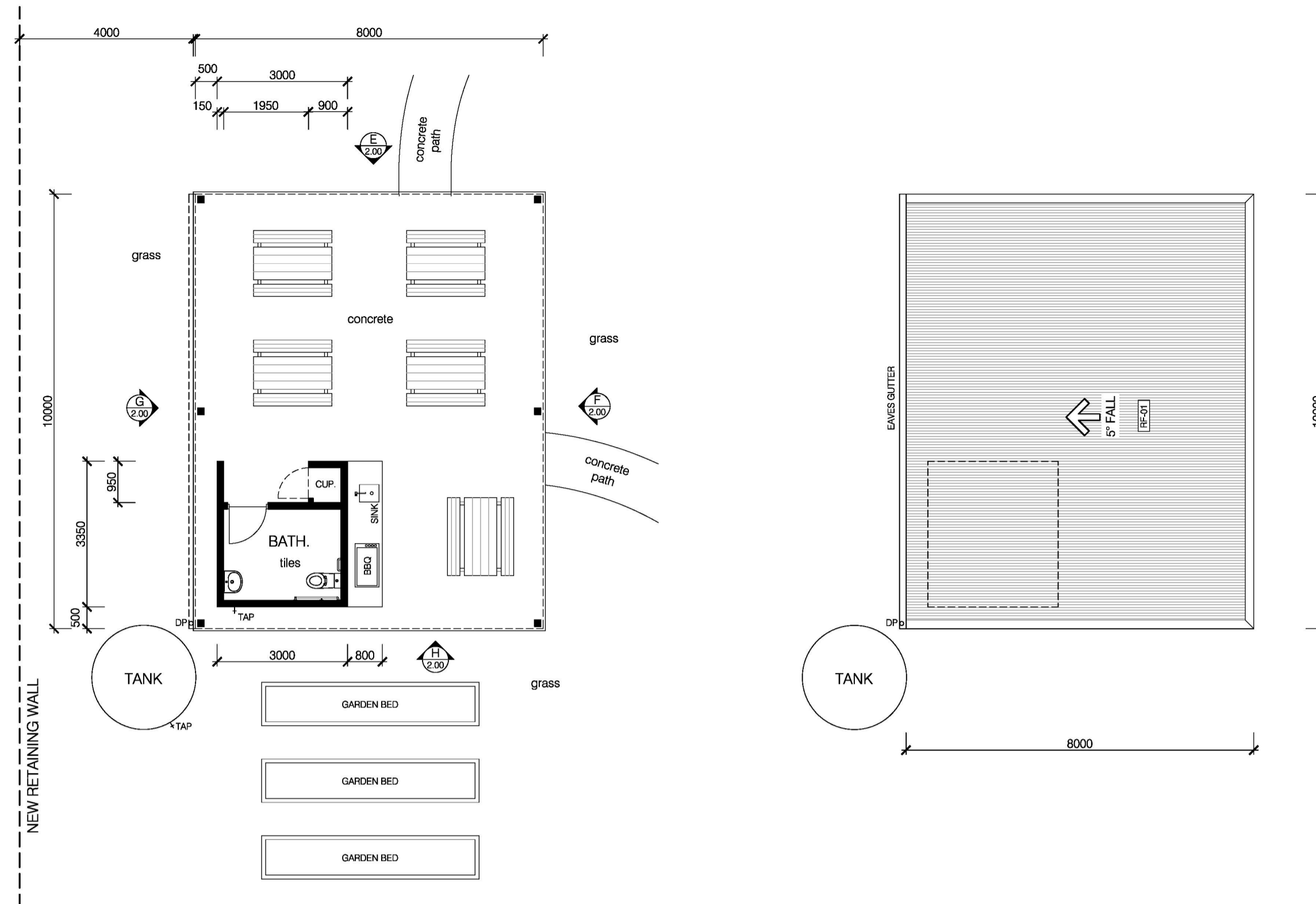
B Proposed East Elevation (Typical)
 REF: SCALE: 1:100 (A1)



C Proposed West Elevation (Typical)
 REF: SCALE: 1:100 (A1)

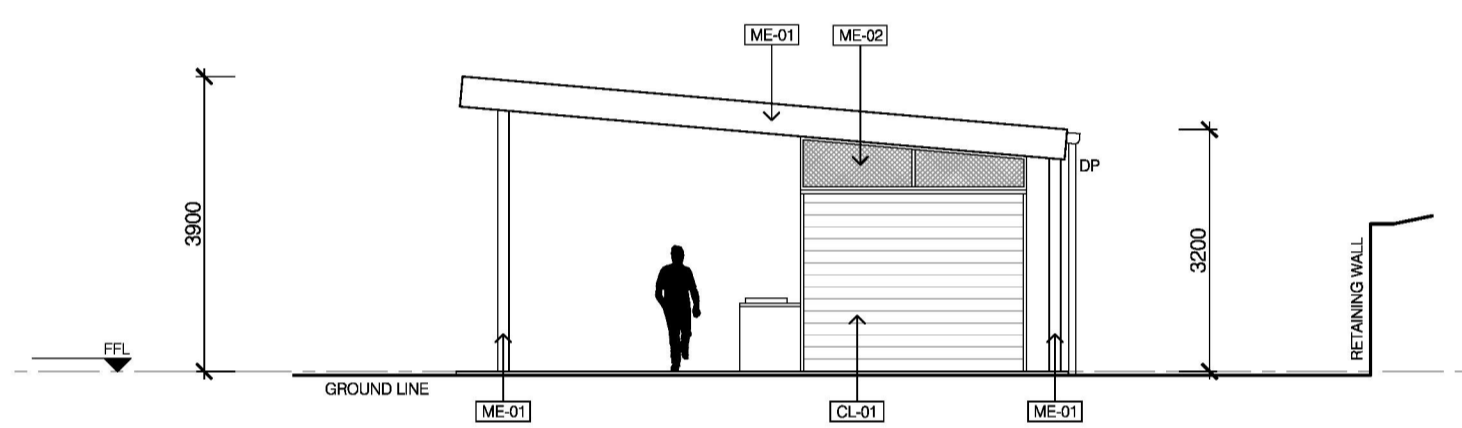


D Proposed South Elevation (Typical)
 REF: SCALE: 1:100 (A1)

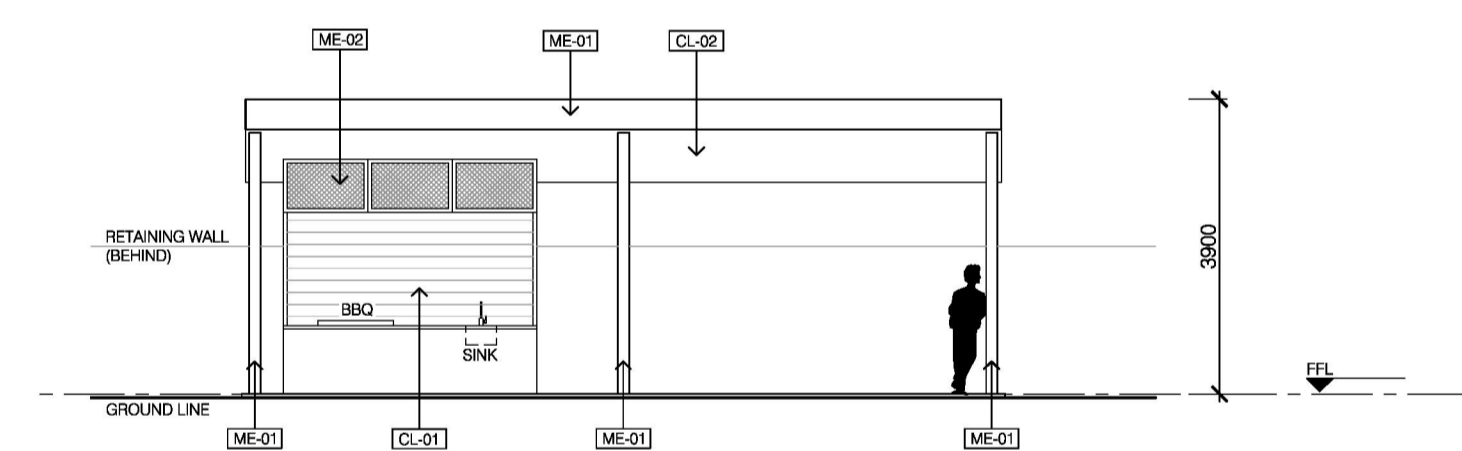


3 Community Facilities Floor Plan
 REF: SCALE: 1:100 (A1)

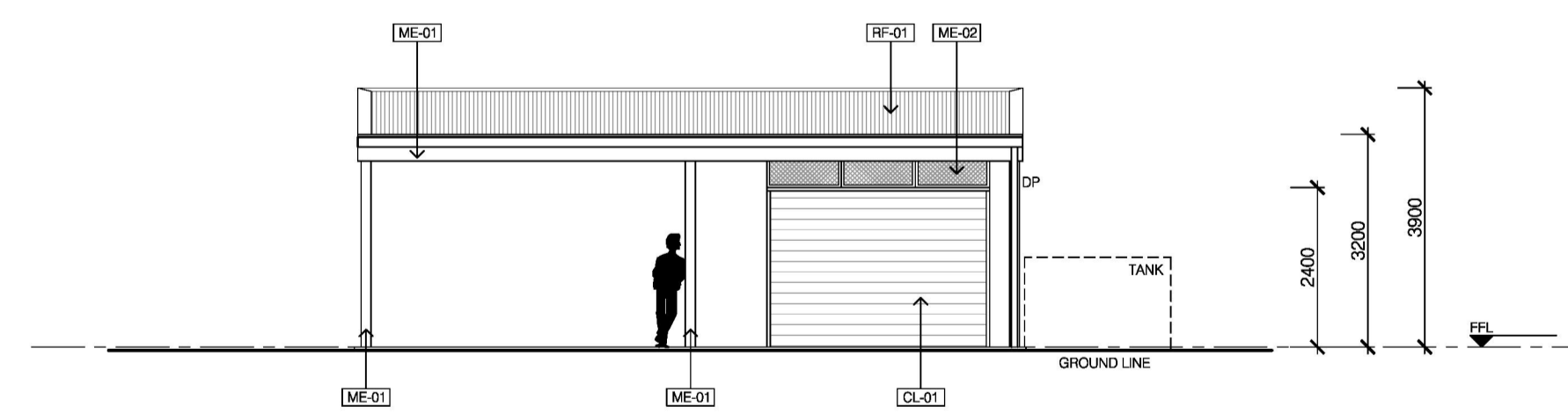
4 Community Facilities Roof Plan
 REF: SCALE: 1:100 (A1)



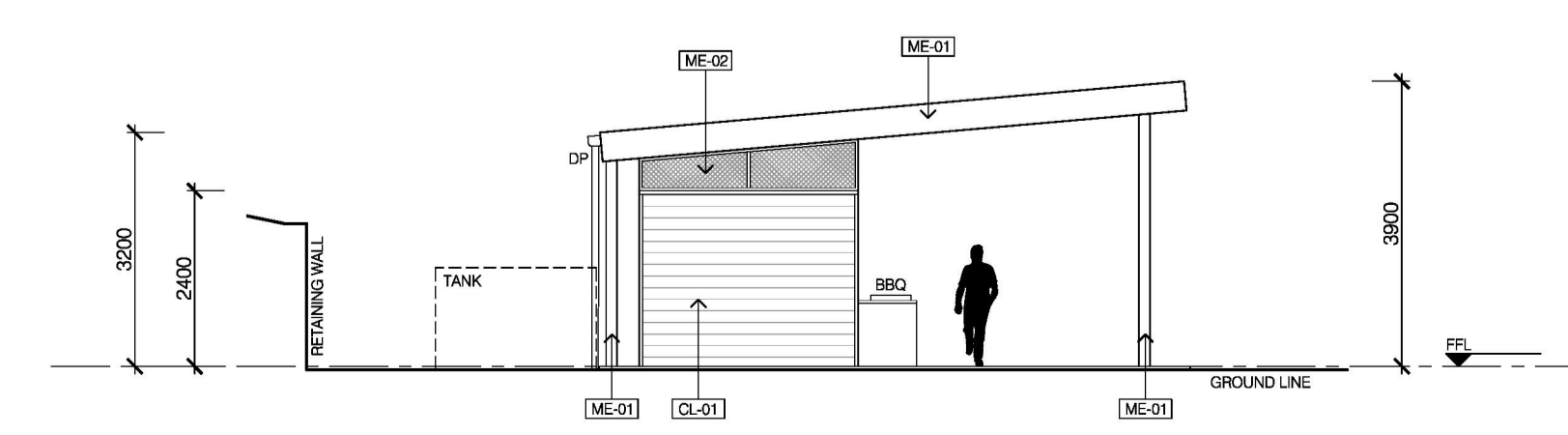
E Proposed North Elevation (Community Facilities)
 REF: SCALE: 1:100 (A1)



F Proposed East Elevation (Community Facilities)
 REF: SCALE: 1:100 (A1)



G Proposed West Elevation (Community Facilities)
 REF: SCALE: 1:100 (A1)



H Proposed South Elevation (Community Facilities)
 REF: SCALE: 1:100 (A1)

TAGS LEGEND

- A/C - Air Conditioner
- BAT. - Battery
- ELEC - Electrical Switchboard Board
- DP - Downpipe
- EX - Existing
- FFL - Finished floor level
- FLUE - Exhaust Flue
- FSL - Finished surface level
- HOOD - Window Eave Hood
- HWU - Hot Water Unit

MATERIALS SCHEDULE

- CL-01 - Vertical Cladding - Dark Grey
- RF-01 - Custom Orb Roofing - Dark Grey
- ME-01 - Metal Fascia/Cladding - Dark Grey
- ME-02 - Metal Mesh, Permeable - Dark Grey
- WINDOWS/DOORS (GL-01) - Aluminium Framing (dark grey) - Clear Glazing

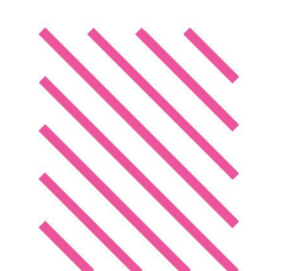
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TYPICAL UNIT/COMMUNAL AREA
 FLOOR PLANS AND ELEVATIONS

DRAWING TITLE

TOWN PLANNING
 STATUS

1:100 NJ
 SCALE AT A1 DRAWN/CHECKED NORTH

A
 REV