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Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	**73 Lanteris Road WY YUNG VIC 3875 Lot: 2 PS: 925440**
The application is for a permit to:	**Use and development of land for two dwellings**
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	**Matter for which a permit is required**
32.03-1 (Low Density Residential Zone)	Dwelling (Section 2 – where the Section 1 requirements have not been met)
32.03-4 (Low Density Residential Zone)	Buildings and works for a use in Section 2 of 32.03-1 (Dwelling)
The applicant for the permit is:	**Development Solutions Victoria Pty Ltd**
The application reference number is:	**5.2026.289.1**

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.

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Kerry Stow

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Thursday, 27 August 2026 4:58 PM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: APPENDIX C Land Capability Assessment.pdf; 26028 Planning Submission.pdf; APPENDIX A Copy of Title.PDF; 26028 Letter to Council.pdf; APPENDIX B Development Plans.pdf; APPENDIX A Plan of Subdivision.PDF; Planning_Permit_Application_2026-08-27T16-57-37_36643385_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:

Business trading name: C/- Development Solutions Victoria Pty Ltd

Email address: admin@devsolvic.com.au

Postal address : 48 Bailey Street, Bairnsdale VIC 3875

Preferred phone number: 0351524858

Owner's name:

Owner's business trading name (if applicable):

Owner's postal address:

Street number: 73

Street name: Lanteris Road

Town: Wy Yung

Post code: 3875

Lot number: Lot 2

Plan number: PS925440N

Other Legal Description: VOLUME 12622 FOLIO 761

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

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Existing conditions : Vacant Land

Description of proposal : Use and Development of Two Dwellings

Estimated cost of development: 890000

Has there been a pre-application meeting: No

Your reference number: 26028

Full copy of Title: APPENDIX A Copy of Title.PDF, APPENDIX A Plan of Subdivision.PDF

Plans: APPENDIX B Development Plans.pdf

Planning report: 26028 Planning Submission.pdf

ExtraFile: 2

1. Supporting information/reports: 26028 Letter to Council.pdf

2. Supporting information/reports: APPENDIX C Land Capability Assessment.pdf

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

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

VOLUME 12622 FOLIO 761

Security no : 124137507525B
Produced 12/08/2026 10:20 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 925440N.
PARENT TITLE Volume 09386 Folio 470
Created by instrument PS925440N 10/07/2025

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

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 PS925440N 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: 73 LANTERIS ROAD WY YUNG VIC 3875

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END

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Document Assembled	**12/08/2026 10:20**

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PLAN OF SUBDIVISION

EDITION 1 PS 925440N

LOCATION OF LAND

PARISH: WY-YUNG
TOWNSHIP: ———
SECTION: ———
CROWN ALLOTMENT: 58 (PART)
CROWN PORTION: ———
TITLE REFERENCE: VOL 9386 FOL 470

LAST PLAN REFERENCE: LOT 1 - TP128404Y

POSTAL ADDRESS: (at time of subdivision) 10 CLIFTON WEST ROAD, WY YUNG, 3875

MGA2020 CO-ORDINATES: (of approx centre of land in plan) E: 553 160 ZONE: 55
N: 5817 680

Council Name: East Gippsland Shire Council

Council Reference Number: PS925440
Planning Permit Reference: 5.2024.150.1
SPEAR Reference Number: S235672H

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made

Digitally signed by: Andrew Bates for East Gippsland Shire Council on 18/09/2024

Statement of Compliance issued: 20/05/2025

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

SURVEY:
This plan is based on survey.

STAGING:
This is not a staged subdivision.
Planning Permit No. 5.2024.150.1

This survey has been connected to permanent marks No(s). 82

In Proclaimed Survey Area No. NIL

NOTATIONS

EASEMENT INFORMATION

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

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of

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

SURVEYORS FILE REF: 20763

ORIGINAL SHEET SIZE: A3

SHEET 1 OF 2 SHEETS

Digitally signed by: Paul Anthony Dwyer, Licensed Surveyor, Surveyor's Plan Version (1), 21/08/2024, SPEAR Ref: S235672H

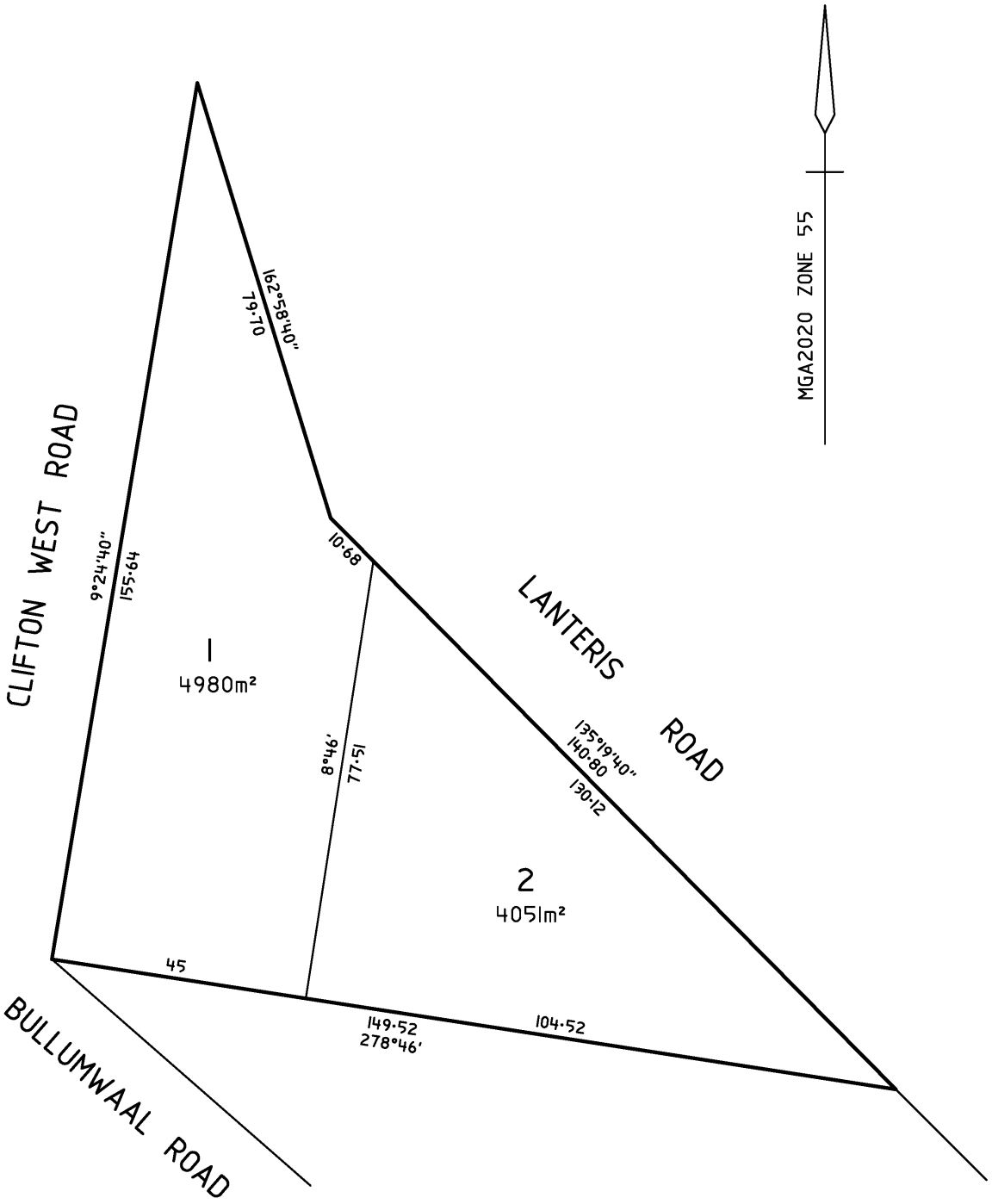
Land Use Victoria Plan Registered
02:03 PM
10/07/2025
Assistant Registrar of Titles

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PS 925440N



Crowther&Sadler Pty.Ltd. LICENSED SURVEYORS & TOWN PLANNERS 152 MACLEOD STREET, BAIRNSDALE, VIC., 3875 P. (03) 5152 5011 E. contact@crowthersadler.com.au	SURVEYORS REF 20763	SCALE 1:800	8 0 8 16 24 32 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3 / SHEET 2
	Digitally signed by: Paul Anthony Dwyer, Licensed Surveyor, Surveyor's Plan Version (1), 21/08/2024, SPEAR Ref: S235672H		Digitally signed by: East Gippsland Shire Council, 18/09/2024, SPEAR Ref: S235672H	

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DEVELOPMENT SOLUTIONS VICTORIA

Our Ref: 26054

27 August 2026

Andrew Bates
East Gippsland Shire Council
Statutory Planning Coordinator
PO Box 1618
Bairnsdale Vic 3875

Dear Andrew,

Re: Application for a Planning Permit
73 Lanteris Road, Wy Yung
Use and Development of Two Dwellings

Please find attached an application for planning permit with the following:

- Planning Submission
- Current Copy of Title and Plan of Subdivision
- Proposed Plan of Subdivision
- Land Capability Assessment

Should you require any further information, please do not hesitate to contact our office on 03 5152 4858.

Kind regards,

Courtney Campbell

Development Solutions Victoria

AUG
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26

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APPLICATION FOR PLANNING PERMIT

USE AND DEVELOPMENT OF TWO DWELLINGS

73 LANTERIS ROAD, WY YUNG
REF: 26028

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CONTENTS

1	Introduction	4
2	Site Context	5
3	The Proposal	11
4	Zones and Overlays	14
5	Planning Assessment	20
6	Conclusion	22

APPENDIX

A	Copy of Title and Plan of Subdivision
B	Proposed Development Plans
C	Land Capability Assessment

DOCUMENT REVISION

1	Initial Assess	SHB	12/08/2026
2	Draft Report	DAC	25/08/2024
3	Final Report	CMC	27/08/2024

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1. INTRODUCTION

Development Solutions Victoria Pty Ltd act on behalf of the landowners for this planning permit application for the use and development of two dwellings at 73 Lanteris Road, Wy Yung.

This submission and supporting documentation provide details of the subject site, relevant planning controls and policies and delivers an assessment against the provisions of the East Gippsland Planning Scheme.

A planning permit is required for the use and development of two dwellings under the provisions of the Low Density Residential Zone.

Both of the proposed dwellings will be used for residential purposes, the owner intends to reside in dwelling one and use dwelling two as an investment.

The proposal is consistent with the objectives of the East Gippsland Planning Scheme and will result in a positive planning outcome by providing for additional residential development in an appropriate location.

Address	73 LANTERIS ROAD, WY YUNG
Site Description	Lot 2 on Plan of Subdivision 925440N
Title Particulars	Vol 12622 Fol 761
Site Area	4,051m^2
Proposal	Use and Development of Two Dwellings
Planning Scheme	East Gippsland Planning Scheme
Zone	Low Density Residential Zone
Overlays	Vegetation Protection Overlay – Schedule 1
Aboriginal Cultural Heritage	Not identified as an area of Cultural Heritage Sensitivity
Permit Triggers	Clause 32.03-1 Low Density Residential Zone – Use Clause 32.03-4 Low Density Residential Zone – Buildings and Works
Notice	No exemptions apply
Referrals	No referrals required
Work Authority Licence	Not applicable
Planning Scheme requirements	Municipal Planning Strategy – Clause 02 Settlement – Clause 02.03-1 Environmental and landscape values – Clause 02.03-2 Environmental risks and amenity – Clause 02.03-3 Built environment and heritage – Clause 02.03-5 Settlement – Clause 11 Environmental and landscape values – Clause 12 Environmental risks and amenity – Clause 13 Built environment and heritage – Clause 15 Low Density Residential Zone – Clause 32.03 Bushfire Planning – Clause 53.02 Decision guidelines – Clause 65

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2. SITE CONTEXT

Site

The subject site is located at 73 Lanteris Road, Wy Yung. A copy of the Title and Plan of Subdivision is contained in ***Appendix A.*** The title is not affected by any restrictive covenants or agreements.

The subject site is triangular in shape with a total area of approximately 4,051m^2 and is vacant land.

The site is undulating in nature and contains vegetation predominantly concentrated along the southern boundary.

Access is existing via a bitumen crossover on the northeastern boundary, connecting directly to Lanteris Road. Lanteris Road is a bitumen road with grassed shoulders, extending in a northwest to southeast direction, broadly parallel in alignment with Bullumwaal Road providing access to the Wy Yung township and surrounding townships such as Eastwood and Bairnsdale.

Details of the site are depicted in the photographs provided below.

The subject site in relation to Wy Yung as well as the surrounding land, is shown in the locality plans in ***Figure 1*** and ***Figure 2***.

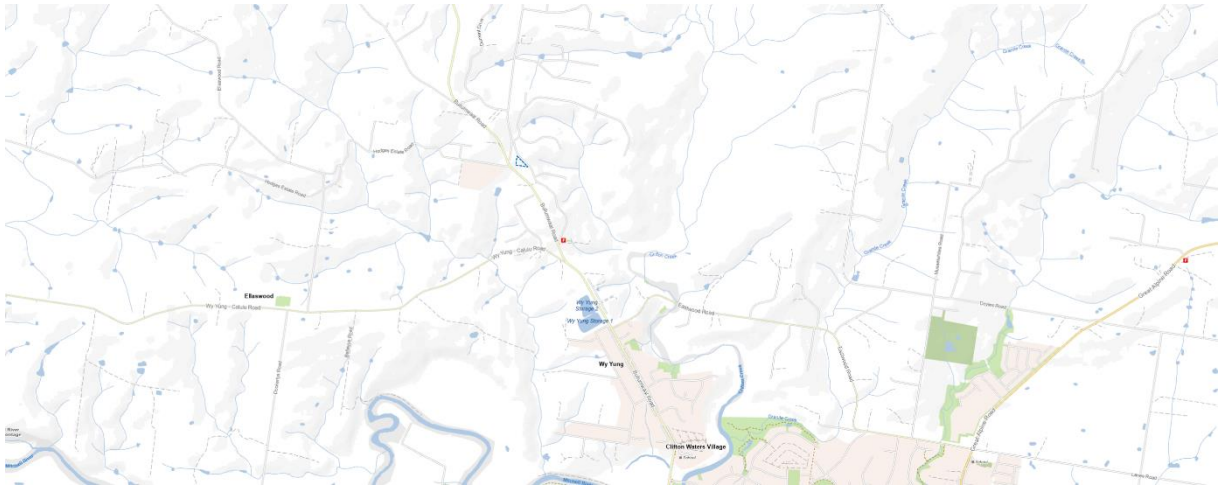


Figure 1 – *Locality Plan – 73 Lanteris Road, Wy Yung (source: mapshare.vic.gov.au)*



Figure 2 – *Locality Plan – 73 Lanteris Road, Wy Yung (source: mapshare.vic.gov.au)*

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Surrounds

The land in this locality contains a combination of both vacant and developed low density residential land, rural living, farming and public land.

Adjoining the western and southern boundaries of the subject site comprises existing dwellings and associated facilities, further is Bullumwaal Road. Adjoining the northeastern boundary is Lanteris Road and further is both vacant and developed residential land.

The subject site is located in Wy Yung, north of Bairnsdale and northwest of Eastwood. Wy Yung does not contain any community or commercial facilities other than a hotel and bakery.

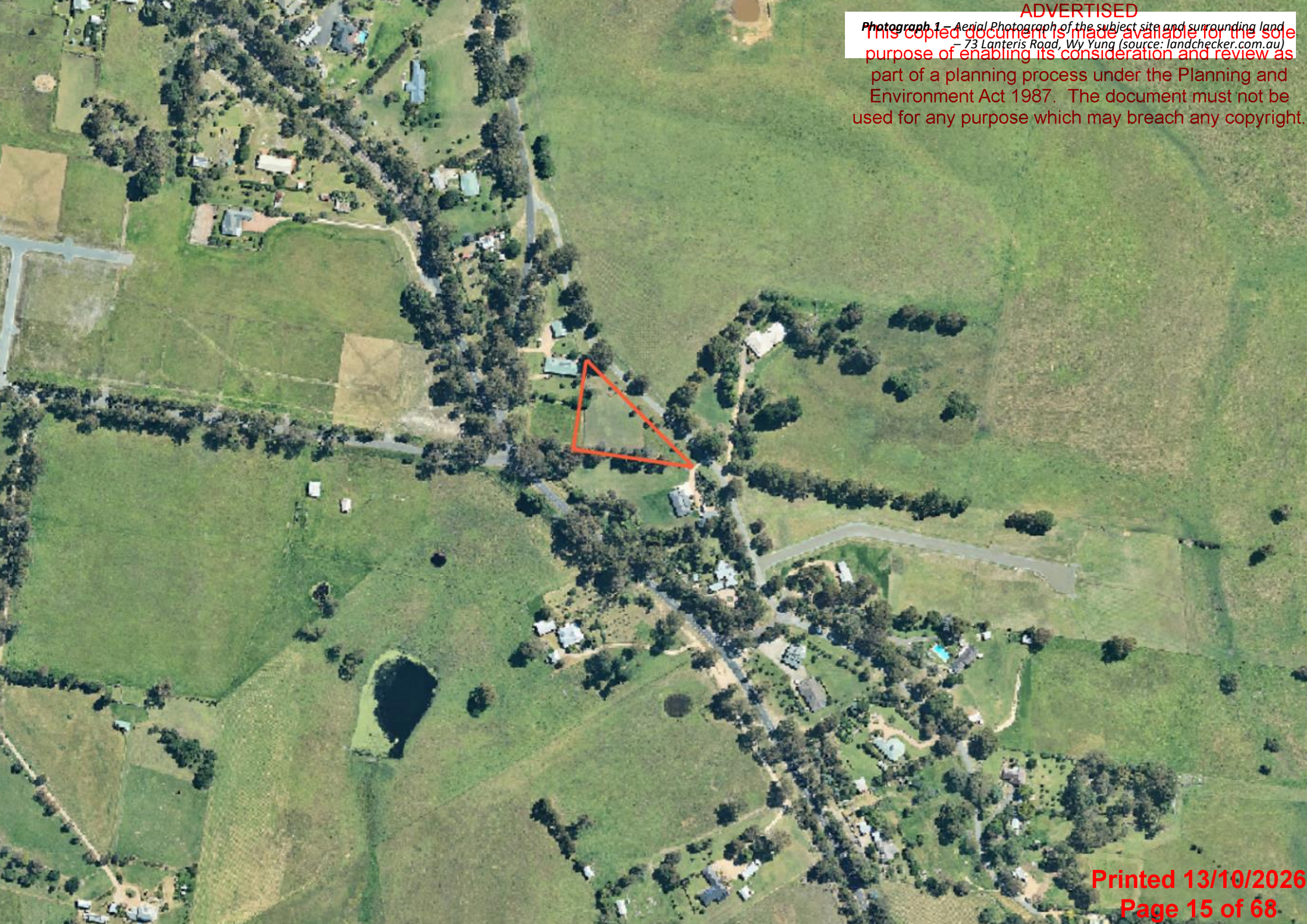
Whilst some facilities are located within the nearby suburb of Eastwood, slightly beyond is Bairnsdale, the main commercial city of East Gippsland. Bairnsdale is located on the Mitchell River and centred around the Princes Highway, providing a full suite of community and commercial facilities. The Princes Highway extends through to Lakes Entrance and beyond.

The subject site in relation to Wy Yung is shown in the aerial photograph below.



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Photograph 1 *– Aerial Photograph of the subject site and surrounding land – 73 Lanteris Road, Wy Yung (source: landchecker.com.au)*

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Photograph 2 – *Subject site at 73 Lanteris Road, Wy Yung.*



Photograph 4 – *Subject site facing southeast from the northern corner.*



Photograph 6 – *Subject site facing west from the northeastern boundary.*



Photograph 3 – *Existing access to subject site, facing northeast.*



Photograph 5 – *Subject site facing northwest from the southeastern corner.*



Photograph 7 – *Subject site facing south from the northeastern boundary.*

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Photograph 8 – *Subject site facing northwest, showing the northeastern boundary.*



Photograph 10 – *Property adjoining the western boundary at 10 Clifton West Road, Wy Yung.*



Photograph 12 – *Vacant allotment directly opposite the subject site at 6 Cremin Court, Wy Yung.*



Photograph 9 – *Non-native vegetation to be removed, facing southeast.*



Photograph 11 – *Property adjoining the southern boundary at 69 Lanteris Road, Wy Yung.*



Photograph 13 – *Property opposite the southeastern corner of the subject site at 70 Lanteris Road, Wy Yung.*

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Photograph 14 – *Vacant allotment opposite the northern corner of the subject site at 4 Cremin Court, Wy Yung.*



Photograph 16 – *Lanteris Road, facing northwest.*



Photograph 15 – *Lanteris Road, facing southeast.*

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3. THE PROPOSAL

This application seeks approval for the use and development of two dwellings under the provisions of the Low Density Residential Zone. The proposed development plans are contained in ***Appendix B.***

Both dwellings will be used for residential purposes, the owner intends to reside in proposed dwelling one and use the proposed dwelling 2 as an investment.

Dwelling 1

Dwelling 1 will be located in the northwestern portion of the site with a setback of approximately 9 metres to the northeastern boundary adjoining Lanteris Road, 6 metres to the western boundary and 15 metres to the neighbouring dwelling at 10 Clifton West Road.

The proposed dwelling 1 will be single storey and have a building footprint of approximately 234.87m² including the carport and alfresco areas. The overall height of the dwelling will be 6.69 metres.

Dwelling 2

Dwelling 2 will be located in the southeastern portion of the site and will have a setback of approximately 9 metres to the northeastern boundary adjoining Lanteris Road, 7.58 metres to the southern boundary and 39.25 metres to an existing dwelling located to the south at 69 Lanteris Road.

The proposed Dwelling 2 will be single storey and have a building footprint of approximately 221.47m² including the carport. The overall height of the dwelling will be 6.29 metres.

Finished materials

The proposed dwellings will be finished in the same materials and colours, including James Hardie Stira smooth finish vertical cladding for the walls in a painted finish in the colour Shale Grey. The roof material will be Trimdek roof sheeting finished in Colorbond Woodland Grey.

A visual description of the proposed colours is provided in ***Figure 4.***

Access and servicing

Access to the proposed dwellings will be via the existing bitumen crossover on the northeastern boundary adjoining Lanteris Road. A new gravel driveway will be provided to each dwelling as indicated on the proposed development plans.

Both dwellings will be connected to all available services, including electricity, reticulated water, telecommunications and a good quality road network.

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Wastewater will be treated and retained within the allotment boundaries via a secondary treatment septic system as recommended in the Land Capability Assessment contained in ***Appendix C***.

Vegetation

Vegetation removal is required to facilitate the proposed development of two dwellings.

Two trees will require removal in the northwestern portion of the site including one fruit tree and a Queensland Brush Box. Both trees are non-native to Victoria and do not trigger the requirement for planning approval.

There are three native trees located along the southern boundary that will be impacted by encroachment and as such are deemed lost. This vegetation is exempt from removal under the provisions of clause 52.12-2. The fence is located in a designated bushfire prone area, was constructed prior to 10 September 2009 and will not exceed the permitted width of clearing along both sides of the fence. This is addressed below in Section 4.

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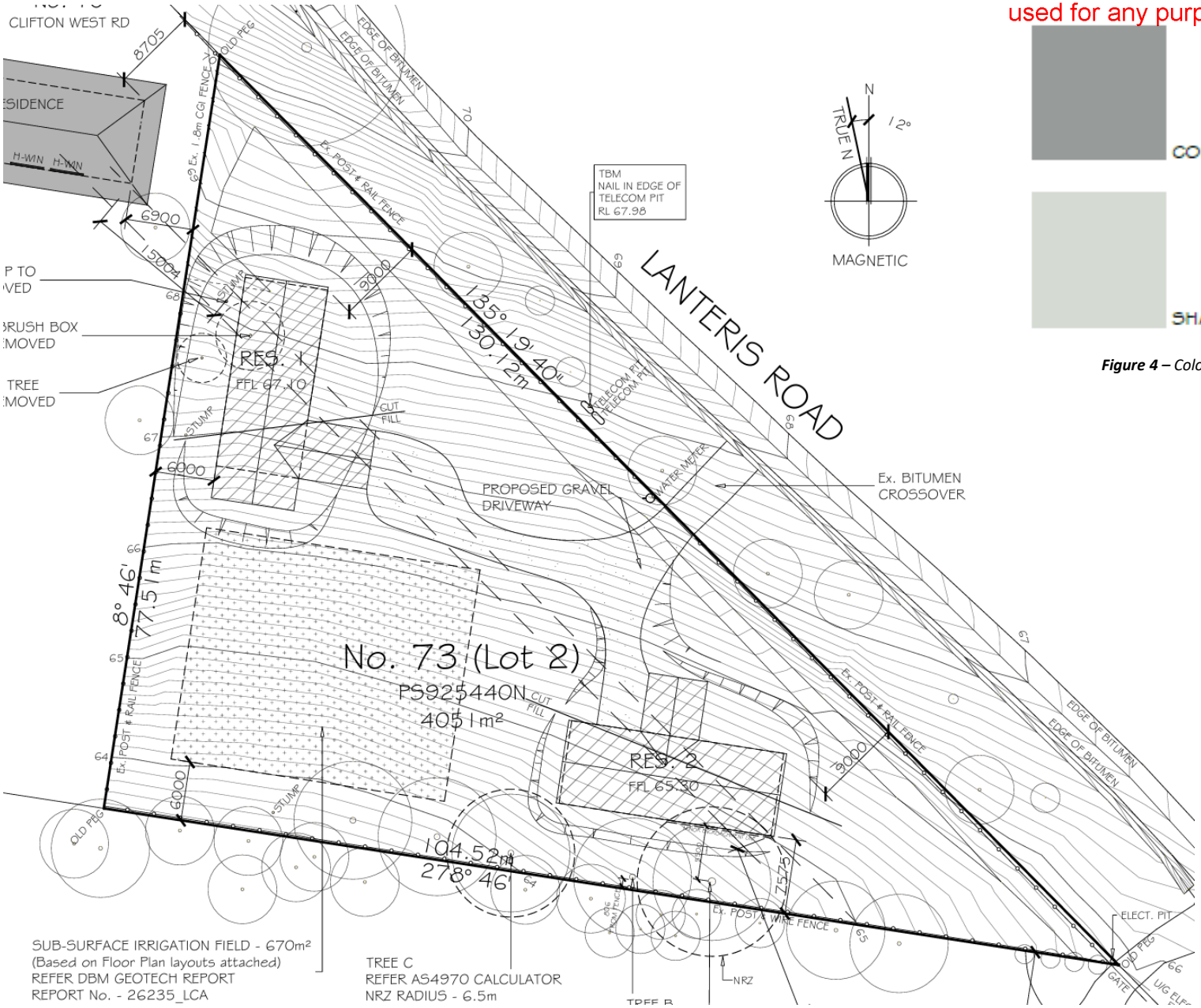


***Figure 3** – Site Plan – 3875 Design & Drafting*



***Figure 4** – Colour schedule – 3875 Design & Drafting*

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4. ZONES AND OVERLAYS

Low Density Residential Zone

The purpose of the Low Density Residential Zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.*

An extract of the Low Density Residential Zone Map is provided in ***Figure 5***.

Clause 35.03-1 provides a permit is required for the use of more than one dwelling on a lot and must meet the requirements of Clause 32.03-2. The proposed dwellings can meet the requirements of Clause 32.03-2.

Clause 32.03-4 provides a permit is required to construct a building associated with a Section 2 use. As such a permit is required for the use and development of two dwellings. The relevant decision guidelines are addressed in Section 5 of this submission.

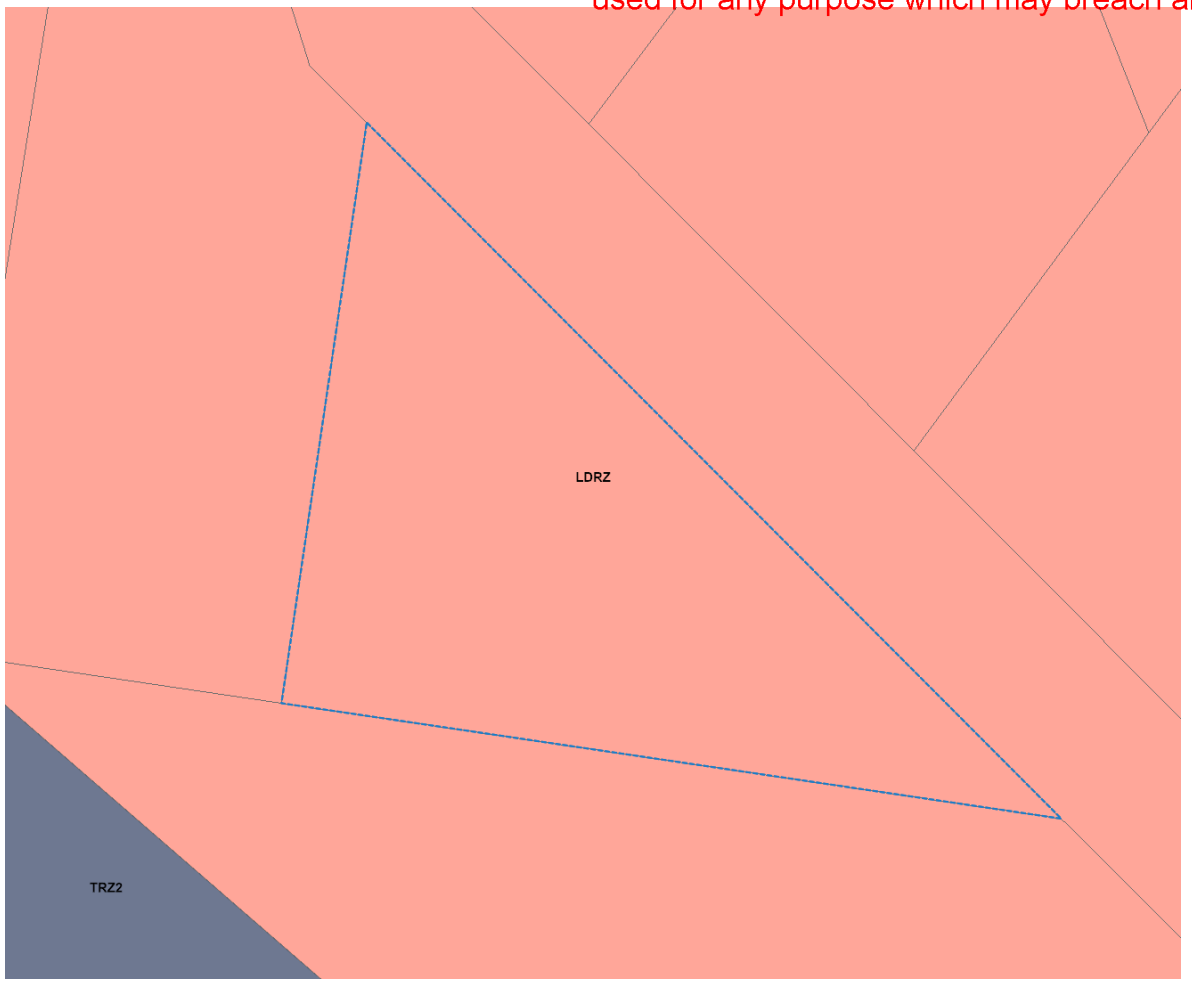


Figure 5 – *Low Density Residential Zone – (source - mapshare.vic.gov.au)*

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Vegetation Protection Overlay – Schedule 1

The purpose of the Vegetation Protection Overlay – Schedule 1 is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To protect areas of significant vegetation.*
- *To ensure that development minimises loss of vegetation.*
- *To preserve existing trees and other vegetation.*
- *To recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance.*
- *To maintain and enhance habitat and habitat corridors for indigenous fauna.*
- *To encourage the regeneration of native vegetation.*

An extract of the Vegetation Protection Overlay Map is provided in ***Figure 6***.

Clause 42.02-2 provides a permit is required to remove, destroy or lop any vegetation. The Schedule provides in 3.0 that a permit is required for the removal of vegetation native vegetation.

There is existing vegetation on the southern boundary that will be presumed lost due to encroachment. This vegetation is exempt from requiring a permit under the provisions of Clause 52.12-2 and meets all of the requirements.

As such, a permit is not required. This is not addressed further.

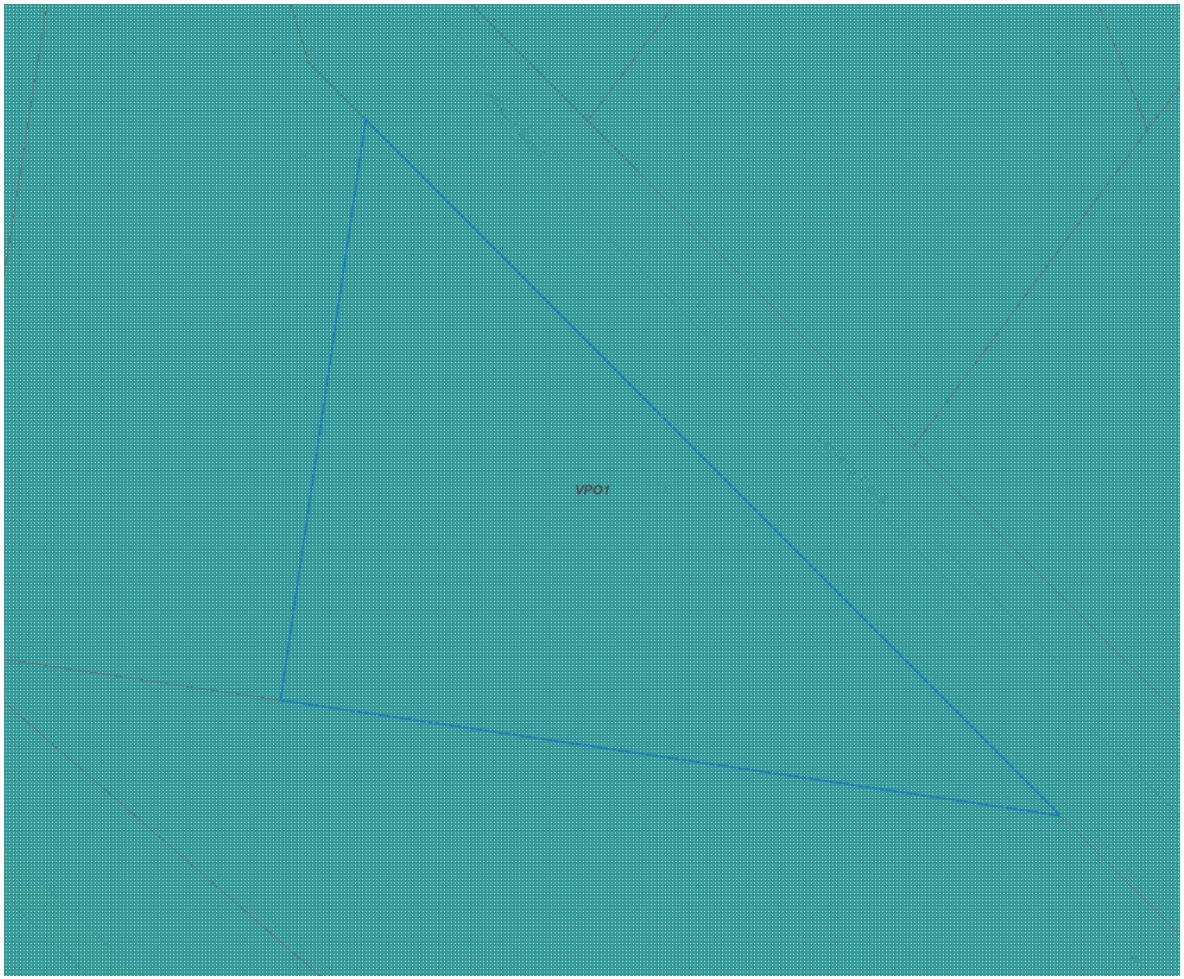


Figure 6 – *Vegetation Protection Overlay – (source - mapshare.vic.gov.au)*

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5. OTHER PLANNING PROVISIONS

Aboriginal Cultural Heritage

Under the provisions of the *Aboriginal Heritage Act 2006* the subject site is not recognised as being within an area of Aboriginal Cultural Heritage Sensitivity. As such, a Cultural Heritage Management Plan is not required.

Additionally, the use and development of two dwellings is an exempt activity. This not addressed further.

It is noted that the nearest area of cultural heritage sensitivity is in excess of 600 metres to the south west of subject site.

An extract of the Aboriginal Cultural Heritage Map is provided in ***Figure 7.***



Figure 7 – *Aboriginal Cultural Heritage Map – (source - mapshare.vic.gov.au)*

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Bushfire Planning

The purpose of bushfire planning is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.*
- *To ensure that the location, design and construction of development appropriately responds to the bushfire hazard.*
- *To ensure development is only permitted where the risk to life, property and community infrastructure from bushfire can be reduced to an acceptable level.*
- *To specify location, design and construction measures for a single dwelling that reduces the bushfire risk to life and property to an acceptable level.*

An extract of the Bushfire Prone Area map is provided in ***Figure 8.***

The subject site is located within a Bushfire Prone Area and is not affected by a Bushfire Management Overlay.

The provisions of Clause 53.02-6 apply and as such the relevant decision guidelines are addressed below in Section 6.

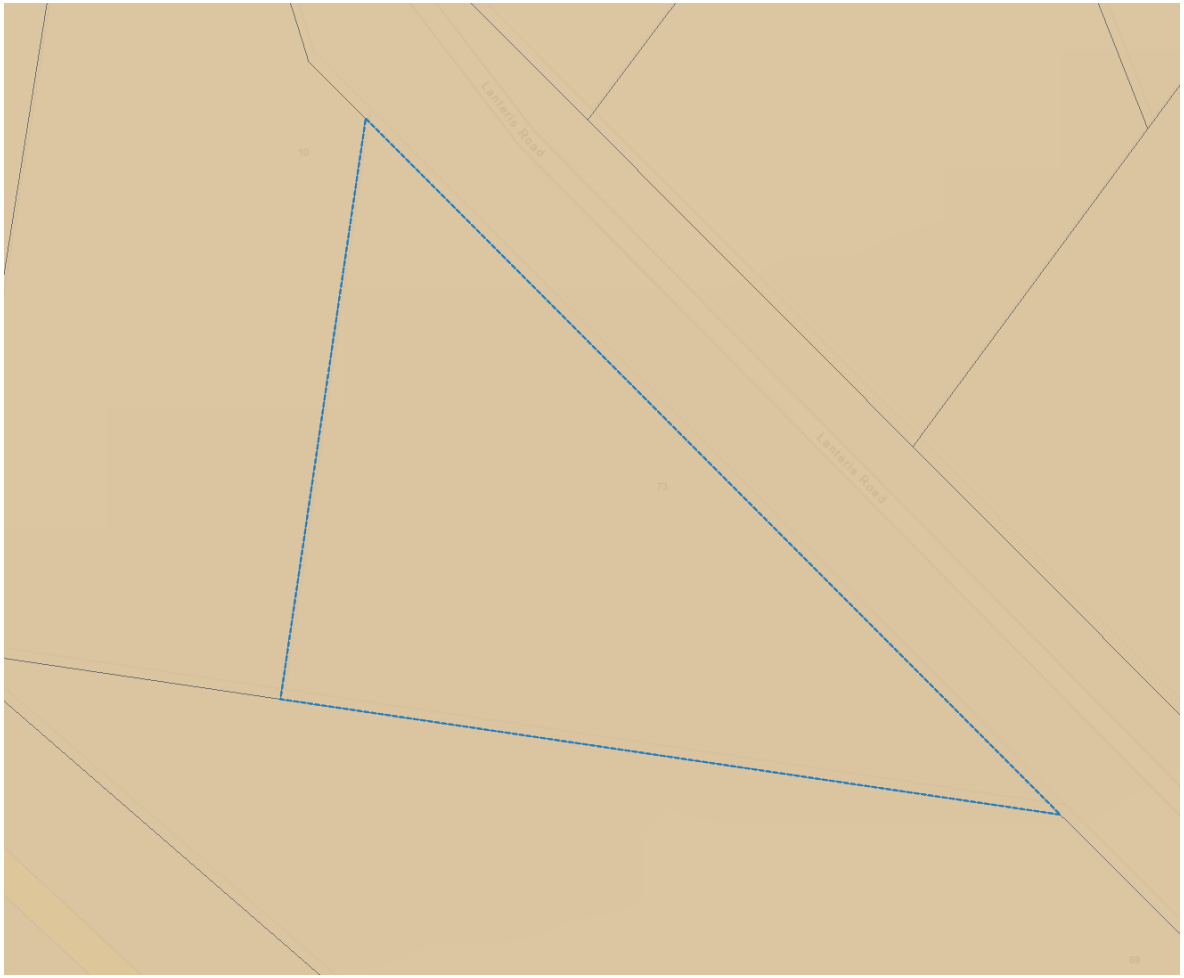


***Figure 8** – Bushfire Prone Area – (source - mapshare.vic.gov.au)*

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Vegetation

Vegetation removal is required to facilitate the proposed development of two dwellings on the site. The vegetation assessment identifies two trees within the northwestern portion of the site that are proposed to be removed to accommodate the dwelling 1. These trees comprise one fruit tree and one Queensland Brush Box. Both trees are non-native to Victoria and as such, removal does not trigger a requirement for planning approval.

In addition, three native Eucalyptus trees are located along the southern boundary of the site. These trees are situated within the area affected by the proposed development and will be impacted by encroachment associated with the construction works. Accordingly, the trees are considered unable to be retained and are deemed lost as a result of the development.

The removal of the three native trees along the southern boundary is exempt from the requirement to obtain a planning permit at Clause 52.12-2 – Exemption for vegetation removal along a fenceline. This provision applies to the removal, destruction or lopping of vegetation along a boundary fence between properties in different ownership where the specified requirements are satisfied.

In this instance, the southern boundary fence is located within an area designated as a bushfire prone area under the *Building Act 1993*. The fence was constructed prior to 10 September 2009, satisfying the relevant age requirement under Clause 52.12-2. Furthermore, the proposed presumed loss of vegetation will be confined to the area immediately adjoining the existing boundary fence and will comply with the maximum permitted clearing width. In particular, the clearing alongside both sides of the fence, when combined will not exceed 4 metres in width.

On this basis, the vegetation removal associated with the three native trees along the southern boundary falls within the exemption provided by Clause 52.12-2 and does not require a separate planning permit for vegetation removal, provided the clearing is undertaken in accordance with the requirements of the exemption.

The proposed vegetation removal is therefore limited to that necessary to facilitate the development and is consistent with the applicable bushfire-related vegetation removal provisions of the planning scheme.

Clause 52.12-2 Exemption for vegetation removal along a fenceline

Any requirement of a planning permit, including any condition, which has the effect of prohibiting the removal, destruction or lopping of vegetation, or any requirement of this planning scheme to obtain a planning permit, or any provision of this planning scheme that prohibits the removal, destruction or lopping of vegetation or requires the removal, destruction or lopping of vegetation to be carried out in a particular manner, does not apply to the removal, destruction or lopping of any vegetation along a boundary fence between properties in different ownership if all of the following requirements are met:

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- *The fence must be located in an area that is designated as a bushfire prone area under the Building Act 1993.*
- *The fence must have been constructed before 10 September 2009.*
- *The clearing alongside both sides of the fence when combined must not exceed 4 metres in width, except where land has already been cleared 4 metres or more along one side of the fence, then up to 1 metre can be cleared along the other side of the fence.*

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6. PLANNING ASSESSMENT

This proposal has been assessed against the objectives and standards of applicable clauses of the East Gippsland Planning Scheme and it is considered that the proposed use and development of two dwellings is appropriate for the following reasons:

- The proposal is consistent with the objectives of the Municipal Planning Strategy at **Clause 02** and the Planning Policy Framework, including **Clause 11** Settlement by providing for two new dwellings within an expanding low density residential area.
- The proposal will result in two new dwellings that have been appropriately designed and sited to complement the low-density residential character of the area. The scale, setbacks and layout ensure the development integrates appropriately with surrounding residential development.
- The proposal will contribute to a high standard of environmental sustainability, urban design and residential amenity through appropriate siting and dwelling design, consistent with the objectives of **Clause 15**. Some vegetation will be removed and deemed lost to facilitate the proposed development. The removal of vegetation in this instance does not require planning approval as explained in Sections 3 and 5 of this submission.
- **Clause 02.03-1** identifies Bairnsdale as a settlement category of regional service centre, Wy Yung is a suburb of Bairnsdale located to the north.
- The subject site has access to all available services and infrastructure which the proposed dwelling will be connected to including reticulated water, electricity, telecommunications and a good quality road network. Wastewater for both dwellings will be treated and retained within the allotment boundaries via a secondary treatment septic system as recommended in the Land Capability Assessment contained in ***Appendix C.***
- The proposal is consistent with the decision guidelines of the Low Density Residential Zone at **Clause 32.03-6** which seeks to provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.
- The proposal seeks approval for the use and development of two dwellings, dwelling 1 will serve as the primary residence of the landowner and dwelling 2 will be an investment which will provide income for the landowner. Both of the proposed dwellings will be used for residential purposes and will have appropriate setbacks from all boundaries.
- Access is existing along the northeastern boundary directly from Lanteris Road via a bitumen sealed crossover. A new gravel driveway will connect the existing crossover to the proposed dwellings as identified on the proposed development plans.
- The proposal is consistent with the objectives of **Clause 13.02** and the decision guidelines of **Clause 53.02-6,** which seek to strengthen the resilience of settlements and communities to bushfire through risk based planning that prioritises the protection of human life. The subject site is not affected by a Bushfire Management Overlay. The proposed dwellings will be located within an expanding Low Density residential area of Wy Yung. Bushfire construction requirements will be addressed at building permit stage in accordance with the applicable Bushfire Attack Level (BAL) rating. Vegetation removal is required to facilitate the proposal and has been addressed above. Planning approval for the removal and vegetation deemed lost will not be required. The site has direct access to Lanteris Road which provides for an appropriate access point in the event of a bushfire emergency.

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- The subject site is connected to reticulated water supply which is considered adequate to meet static water supply requirements for the proposed dwellings. Additionally, there is a fire hydrant located adjoining the northeastern boundary within Lanteris Road. It is considered that bushfire risks associated with the site can be managed through the building permit process.
- This submission has addressed the relevant decision guidelines of **Clause 65,** and the proposed use and development supports the orderly planning of the area whilst appropriately considering potential impacts on the environment, surrounding residential amenity and human health.
- Vehicle access to the site is addressed above, the existing crossover will remain unchanged and will provide access to both proposed dwellings via a new gravel driveway. The proposal is not expected to generate unreasonable traffic volumes or negatively impact the surrounding road network.
- The applicant does not seek to subdivide the land and acknowledges that this is not an option under the provisions of the Low Density Residential Zone at this time.
- There are no aspects of the proposal that are likely to cause or contribute to land degradation, salinity issues or adverse impacts on water quality.

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6. CONCLUSION

This submission is in support of a planning permit application for the use and development of two dwellings at 73 Lanteris Road, Wy Yung.

The relevant provisions of the East Gippsland Planning Scheme have been addressed and it has been ascertained that the proposed use and development is appropriate in this location. It is requested that the proposal be supported for the following reasons:

- The proposal is consistent with the objectives and strategies outlined in the Municipal Planning Strategy and the Planning Policy Framework.
- The proposal is consistent with the objectives of the Low Density Residential Zone.
- The design of the buildings are complementary to the existing surrounding development and are consistent with the low density character of the area.

It is requested that a planning permit be granted for this development.

Development Solutions Victoria

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dbm GEOTECH

9 July 2026

LAND CAPABILITY ASSESSMENT

PROPOSED DEVELOPMENT
73 LANTERIS ROAD,
WY YUNG, VICTORIA, 3875



Prepared for:
Development Solutions Victoria
Bairnsdale, VIC, 3875

Report Number: 26235_LCA

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SUMMARY

Location:

Address: 73 Lanteris Road, Wy Yung VIC 3875 SPI: 6M\PP2328

Land Features:

Slope of Land: 7% - 10% Distance To Surface Water: > 30m

Aspect: South Westerly Flooding: > 1 in 100 years

Evaporation: 1657.4mm Rainfall: 654.9mm

Key Acronyms:

Soil Texture (Limiting Layer): Light Medium Clay – 5b Permeability: 0.06m – 0.12m/day

Treatment System: **Land Application System:**

EPA Approved Secondary Treatment Subsurface Drip Irrigation

Design Loading Rate (DLR):

Subsurface Irrigation: 3.0 mm/day

Land Application Area Minimum Size

Design Flow Rate	Subsurface Irrigation
Dwelling 1 and 2 (4-bedroom) – 1500 L/day	610 m^2
Dwelling 1 (4bed) Dwelling 2 (2 x 2 bed) – 1650 L/day	670 m^2
Dwelling 1 and 2 (2 x 2-bed) – 1800 L/day	730 m^2

Site Constraints:

Aspect / Climate / Land Area Available / Soil Category / Dispersive Soils

Special Conditions & Mitigation Measures:

Aspect / Climate / Land Area Available: Treat wastewater to secondary level and dispose of via subsurface irrigation.

Soil Category / Dispersive Soils: Treat wastewater to secondary level and dispose of via subsurface irrigation.

Key Buffer Distances:

Site Boundaries and Buildings:	1.5m downslope; 3.0m upslope
Waterway (Potable):	100m
Waterway (Non-Potable):	30m

Management:

Desludging Primary Tank: Every **3 Years**

Quarterly servicing of treatment plant and inspection of effluent dispersal area.

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1.0 INTRODUCTION

Development Solutions Victoria has engaged DBM Geotech Consulting Pty Ltd (DBM Geotech) to undertake a Land Capability Assessment for the proposed development at 73 Lanteris Road, Wy Yung VIC 3875. The field investigation and report have been undertaken and prepared by suitably experienced consultants.

This report will accompany an application for a Septic Tank Permit to Install submitted to the East Gippsland Shire Council for an Onsite Wastewater Management System at 73 Lanteris Road, Wy Yung VIC 3875. The report provides information about the site and soil conditions. It also provides a Land Capability Assessment (LCA) for the site and includes a conceptual design for a suitable Onsite Wastewater Management System, including recommendations for monitoring and management requirements.

2.0 DESCRIPTION OF THE DEVELOPMENT

The site is a rural allotment of 4050m^2. The proposed development comprises the construction of two residential dwellings. The site slopes down to the southwest at a slope gradient of between 7% and 10%. The closest water body is a neighbouring dam located greater than 150m south of the southern property boundary.

Site Address: 6M\PP2328; 73 Lanteris Road, Wy Yung VIC 3875 (Figure 1)

Council Area: East Gippsland Shire Council

Zoning: LDRZ – Low Density Residential Zone

Domestic Water Supply: Reticulated Water

Anticipated Wastewater Load: Assume a residence with full water-reduction fixtures at maximum occupancy. Wastewater generation = 150 L/person/day; Table 4.1 of EPA Guidelines (2024) (1).

Availability of Sewer: The area is unsewered and unlikely to be sewered within the next 10-20 years.

3.0 SITE AND SOIL ASSESSMENT

3.1 SITE ASSESSMENT

DBM Geotech undertook a site investigation on the 01 July 2026. Table 1 summarises the key features of the site in relation to effluent management proposed for the site.

NOTE:

- The site is not in a special water supply catchment area.
- The risk of effluent transport offsite is low.

Figure 1 attached provides a site plan and indicates the location of the proposed dwelling. Site photos are shown in Figures 2 - 4.

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Table 1: Site Assessment

Characteristic	Level of Constraint		
	Nil or Minor	**Moderate**	**Major**
Aspect	North / North-East / North-West	East / West / South-East / South-West	South
Climate	Excess of evaporation over rainfall in the wettest months	Rainfall approximates to evaporation	Excess of rainfall over evaporation in the wettest months
Erosion	Nil or minor	Moderate	Severe
Exposure To Sun and Wind	Full sun and/or high wind or	Dappled light	Heavily shaded and little wind
Fill (Imported)	No fill or minimal fill, or fill is good quality topsoil	Moderate coverage and fill is good quality	Extensive poor-quality fill and variable quality fill
Flood Frequency (ARI)	Less than 1 in 100 years	Between 100 and 20 years	More than 1 in 20 years
Groundwater Bores	No bores onsite or on neighbouring properties	Setback distance from bore complies with requirements in EPA Guidelines 2024	Setback distance from bore does not comply with requirements in EPA Guidelines 2024
Land Area Available for L.A.A	Exceeds LAA and duplicate LAA and buffer distance requirements	Meets LAA and duplicate LAA and buffer distance requirements	Insufficient area for LAA
Landslip	Nil	Minor to moderate	High or Severe
Slope Form	Convex or divergent side-slopes	Straight side-slopes	Concave or convergent side-slopes
Slope Gradient (%)			
(a) For Absorption Trenches and Beds	< 6%	6 - 15%	> 15%
(c) For Subsurface Irrigation	< 10%	10 - 30%	> 30%
Soil Drainage (Qualitative)	No visible signs or likelihood of dampness, even in wet season	Some signs or likelihood of dampness	Wet soil, moisture-loving plants, standing water in pit; water ponding on surface, soil pit fills with water
Stormwater Run-On	Low likelihood of stormwater run-on		High likelihood of inundation by stormwater run-on

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Table 1: Site Assessment

Characteristic	Level of Constraint		
	Nil or Minor	Moderate	Major
Surface Waters - Setback Distance (m)	Setback distance complies with requirements in EPA Guidelines 2024		Setback distance does not comply with requirements in EPA Guidelines 2024
Vegetation Coverage Over the Site	Plentiful vegetation with healthy growth and good potential for nutrient uptake	Limited variety of vegetation	Sparse vegetation or no vegetation

3.2 SITE ASSESSMENT RESULTS

Moderate or major site constraints were identified in the site assessment. These constraints are listed in Table 2 along with proposed mitigation measures for controlling the risks identified at the site.

Based on the most constraining site features, the overall land capability of the site to sustainably manage all effluent onsite is satisfactory. The proposed effluent management area is located above the 1:100 flood level and by using secondary treatment, there will be suitable protection of surface waters and groundwater.

Table 2: Site Constraints

Constraint	Proposed Mitigation Measures
Aspect	None required – The Land Application Area (L.A.A) has high sun and wind exposure.
Climate	Use a water balance to size the Land Application Area (L.A.A).
Land Area Available for L.A.A	

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3.3 SOIL ASSESSMENT

The site's soils have been assessed for their suitability for an Onsite Wastewater Management System by a combination of soil survey and desktop review of published soil survey information as outlined below.

A soil survey was carried out at the site to determine suitability for application of treated effluent. Soil investigations were conducted at three locations as shown in Figure 1. The investigation was carried out with a push tube sampler to depths of up to 1.5 m below ground level. In addition, samples were collected and tested for pH, EC and dispersive soils. A summary of the soil properties for the different soil types encountered are presented in Table 3. Full profile descriptions of the soils are provided in Appendix A.

Table 3: Soil Properties Summary

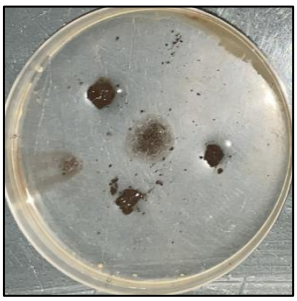
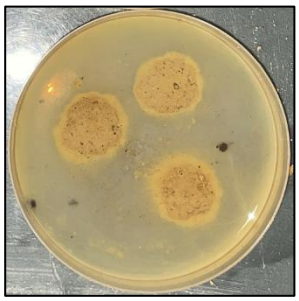
Soil Texture	Sandy Loam	Light Medium Clay
Depth Range	0m – 0.7m	0.7m – 1.5m
Soil Category	2a	5b
EC (ECe) (dS/m)	0.032	0.325
pH	6.91	6.54
Soil Dispersion	Non-Dispersive	Dispersive
		
Estimated Soil Permeability (Ksat)	>3.0m/day	0.06m – 0.12m/day
Design Loading Rate		
(a) Subsurface	5.0mm/day	3.0mm/day

Table 4 provides a risk assessment based on the physical and chemical characteristics of each soil type.

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Table 4: Soil Risk Assessment

Characteristic	Level of Constraint		
	Nil or Minor	**Moderate**	**Major**
Electrical Conductivity (ECe) (dS/m)	<0.8	0.8 - 2	>2
Dispersive Soils	Non-Dispersive (4, 5, 6, 8)	7	Dispersive (1, 2, 3)
Gleying	Nil	Some evidence of greenish grey / black or bluish grey soil colours	Predominant greenish grey / black, bluish grey / black colours
pH (Favoured Range for Plants)	5.5 - 8 is the optimum range for a wide range of plants; 4.5 - 5.5 suitable for many acid-loving plants		<4.5, >8
Rock Fragments (Size & Volume %)	0 – 10%	10 – 20 %	>20%
Soil Depth to Rock or Other Impermeable Layer; Trenches (Irrigation/Mounds)	**> 1.2 m** (> 0.7m)	**1.2 – 0.9 m**	**< 0.9 m** (< 0.7m)
Soil Structure (Pedality)	Highly or Moderately Structured	Weakly-Structured	Structureless, Massive or Hardpan
Soil Category (Indicative Permeability)	Cat. 2b, 3a, 3b, 4a	Cat. 4b, 4c, 5a	Cat. 1, 2a, 5b, 5c, 6
Depth to Water Table	> 1.5 m	1.0 – 1.5 m	< 1.0 m

3.4 SOIL ASSESSMENT RESULTS

The soils the site at were typically categorised as a sandy loam overlying a light medium clay. Considering the physical characteristics of the subsoil in the area of the site, effluent application via subsurface irrigation is a suitable and viable disposal system for this site.

Moderate or major soil constraints were identified in the soil assessment. These constraints are listed in Table 5 along with proposed mitigation measures for controlling the risks identified at the site.

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Table 5: Soil Assessment Migration Measures

Constraint	Proposed Mitigation Measures
Dispersive Soils	Treat wastewater to secondary level and dispose of via subsurface irrigation. Apply liquid gypsum to the tank on commission and every 2 – 3 years ongoing.
Soil Category	Treat wastewater to secondary level and dispose of via subsurface irrigation.

3.5 OVERALL LAND CAPABILITY RATING

For the soil in the proposed Land Application Area, no features present a moderate or major constraint that cannot be mitigated.

Based on the results of the site and soil assessment tabled above and provided in the Appendices, the overall land capability of the proposed effluent management area is constrained. However, the effluent management system will be designed, installed and maintained in ways which will mitigate these factors.

4.0 SYSTEM SELECTION AND DESIGN

The following sections provide an overview of a suitable Onsite Wastewater Management System, with sizing and design considerations and justification for its selection. Detailed design for the system should be undertaken at the time of the building application and submitted to Council.

4.1 TARGET EFFLUENT QUALITY

Based on the site constraints a **secondary treatment system** is recommended at this site. The secondary effluent quality required is:

- Biochemical Oxygen Demand, less than 20 mg/L.
- Total Suspended Solids, less than 30 mg/L.

The property owner has the responsibility for the final selection of the secondary treatment system and will include the details of it in the Septic Tank Permit to Install application form for Council approval.

4.2 EFFLUENT MANAGEMENT OPTIONS

A range of possible land application systems have been considered, such as absorption trenches, evapo-transporation/absorption (ETA) beds, subsurface irrigation, and mounds.

Provided that the effluent is secondary treated at the site we consider that the following land application systems are suitable at the site:

- Subsurface Irrigation

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These systems are considered suitable to overcome the site constraints and ensure that that the risk of effluent being transported off-site will be negligible.

4.3 WASTEWATER LOADING RATE

In sizing the effluent dispersal field envelope one of the key input parameters is the volume of wastewater expected at the site. Table 4.1 of EPA Guidelines 2024 (1) has been used to size the volume of wastewater generated per allotment. We have adopted a loading rate of **150L/person/day** assuming WELS scheme water fixtures with town water supply. Water loading has been calculated based on the number of bedrooms plus 1 per dwelling.

The plans provided (attached in Appendix A) indicate that there are two possible layout options for the buildings. Layout 1 is for a 4-bedroom dwelling and layout two is for two separate 2-bedroom dwellings within the one building. The estimated water generation from layout 1 is 750 L/day and the estimate water generation from layout two is 900L/day. We have calculated the wastewater loading rate for three possible options below:

- Building 1 and Building 2 will both have option 1 layout (4-bedroom dwelling)– **1500 L/day**
- Building 1 will both have option 1 layout (4-bedroom dwelling) and building 2 will have option 2 layout (2 separate 2-bedroom dwellings) – **1650 L/day**
- Building 1 and Building 2 will both have option 2 layout (2 separate 2-bedroom dwellings) – **1800 L/day**

4.4 WATER BALANCE

To determine the necessary size of the Land Application Area, water balance modelling has been undertaken using the method and Water Balance Tool in the Victorian Land Capability Assessment Framework (2014) and EPA, 2024.

The Water Balance can be expressed by the following equation:

Precipitation + Effluent Applied = Evapotranspiration + Percolation

The assumptions and parameters adopted for the Water Balance Calculation are provided below:

- We have adopted a rainfall runoff factor of 0.8 for the site.
- A design irrigation rate of 3.0mm/day for Light Medium Clay Soil was adopted (Table 4-8, EPA Guidelines 2024).
- Crop factors for Pasture from section 4.4.2.3 of EPA 2024 (1) were used.
- Rainfall and Evaporation Data – See Table 6

The full Water Balance Calculations are provided in Appendix A and a summary of the results are provided in Table 6.

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Table 6: Rainfall and Evaporation Data

Rainfall (mm) – Bairnsdale Station No. 84147												
Jan	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**Jul**	**Aug**	**Sep**	**Oct**	**Nov**	**Dec**	**Total**
51.4	49.7	56.1	55.5	34.4	65.3	44.3	40.9	44.4	61	84	67.9	**654.9**
Evaporation (mm) – Wy Yung (BoM – Australian Water Outlook)												
Jan	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**Jul**	**Aug**	**Sep**	**Oct**	**Nov**	**Dec**	**Total**
227.8	181.0	158.6	107.2	78.7	60.6	71.7	93.5	121.2	160.4	180.6	216.2	**1657.4**

4.4.1 EFFLUENT DISPERSAL FIELD SIZING

The nominated area method was used to calculate the area required to balance all inputs and outputs to the Water Balance. As a result of these calculations a minimum Land Application Area required for subsurface irrigation is shown in Table . The full Water Balance Calculation is shown in Appendix A.

Table 7: Land Application Area

Building configuration	Total Daily Wastewater Flow (L/day)	Subsurface Irrigation Field Area
Building 1 and Building 2 will both have option 1 layout (4-bedroom dwelling)	1500	610 m^2
Building 1 will have option 1 layout (4-bedroom dwelling) and building 2 will have option 2 layout (2 separate 2-bedroom dwellings)	1650	670 m^2
Building 1 and Building 2 will both have option 2 layout (2 separate 2-bedroom dwellings)	1800	730 m^2

***In accordance with EPA Guidelines 2024 any room such as a study, library or sunroom that can be closed off with a door, shall be treated as a bedroom.**

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4.5 SITING AND CONFIGURATION OF THE IRRIGATION SYSTEM

We have provided an approximate location of the Land Application Area on the attached site plan, Figure 1. Final placement and configuration of the irrigation system will be determined by the client and/or system installer, provided it remains close to the nominated locations in Figure 1 and satisfies the minimum area required according to the Water Balance.

It is important that appropriate buffer distances be maintained. It is important to note that buffers are measured as the overland flow path for run-off water from the effluent irrigation area.

It is recommended that the owner consult a wastewater contractor familiar with effluent system construction to construct the system, and an appropriately registered plumbing/drainage practitioner to install the system.

4.6 STORMWATER RUN-ON MEASURES

Stormwater run-on protection measures are recommended at this site. Stormwater run-on from buildings and significant rainstorm events pose a risk to the effluent disposal field. Stormwater run-on should be mitigated by the following:

- Diversion of roof drainage away from the effluent dispersal area.

4.7 BUFFER DISTANCES

Setback buffer distances from EDRS systems are required to help prevent human contact, maintain public amenity and protect sensitive environments. The relevant buffer distances for this site, taken from Table 4-10 of the EPA Guidelines 2024 (1) are provided in Table 8.

Table 8: Secondary Treatment Buffer Distances

Site Feature	Setback Distance (m)
Building / Allotment Boundaries / Swimming Pool / Water and Gas Pipes	3m – Up-Slope 1.5m – Down-Slope
Services	3m – Closed Stormwater Drain 30m – Open Stormwater Drain
Surface Waters	100m – Up-Slope from Waterways in a Potable Water Supply Catchment 30m – Up-Slope from Non-Potable Waterways 20m – Up-Slope from Drainage Lines 15m – Up-Slope of Cutting/Escarpment
Groundwater Bores	20m – Category 2b to 6 Soils
Soil Depth	1.5m – Depth to Water Table 0.6m – Depth to Hydraulic Limiting Layer

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5.0 MONITORING, OPERATION AND MAINTENANCE

Maintenance is to be carried out in accordance with the EPA Certificate of Approval of the selected secondary treatment system and Council's permit conditions. The treatment system will only function adequately if appropriately and regularly maintained.

To ensure the treatment system functions adequately, residents must:

- Have a suitably qualified maintenance contractor service the secondary treatment system at the frequency required by Council under the permit to use.
- Use household cleaning products that are suitable for septic tanks.
- Keep as much fat and oil out of the system as possible.
- Conserve water (AAA rated fixtures and appliances are recommended).
- Do not discharge your unwanted and expired medicine into your OWMS.
- Avoid use of products containing PFAS (Per-and Polyfluoroalkyl Substances)

To ensure the Land Application System functions adequately, residents must:

- Regularly harvest (mow) vegetation within the EDRS and remove this to maximise uptake of water and nutrients.
- Monitor and maintain the subsurface irrigation system following the manufacturer's recommendations, including flushing the irrigation lines.
- Regularly clean in-line filters.
- Not erect any structures and paths over the EDRS.
- Avoid vehicle and livestock access to the EDRS, to prevent compaction and damage.
- Ensure that the EDRS is kept level by filling any depressions with good quality topsoil (not clay).

6.0 CONCLUSION

As a result of our investigations, we conclude that sustainable Onsite Wastewater Management is feasible with appropriate mitigation measures, as outlined, for the proposed residence at 73 Lanteris Road, Wy Yung VIC 3875.

Specifically, we recommend the following:

- Secondary treatment of wastewater by an EPA-accredited treatment system.
- Land application of treated effluent via subsurface irrigation (which may be subdivided into two or more evenly sized zones using an indexing or sequencing valve) or wick trenches.
- Installation of water saving fixtures (minimum 4-star WELS) and appliances (minimum 3-star WELS) in the new residence to reduce the effluent load.
- Use of low phosphorus and low sodium (liquid) detergents to improve effluent quality and maintain soil properties for growing plants.
- Operation and management of the treatment and disposal system in accordance with manufacturer's recommendations, the EPA Certificate of Approval, the EPA Guidelines 2024 and the recommendations made in this report.

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7.0 REFERENCES

Environment Protection Authority (2024) (1). Guideline for Onsite Wastewater Management (GOWM).

Environment Protection Authority (2024) (2). Guideline for Onsite Wastewater Effluent Dispersal and Recycling Systems (EDRS).

Municipal Association of Victoria, Department of Environment and Sustainability and EPA Victoria (2014) Victorian Land Capability Assessment Framework.

Standards Australia / Standards New Zealand (2012). AS/NZS 1547:2012 On-Site Domestic-Wastewater Management.

8.0 LIMITATIONS

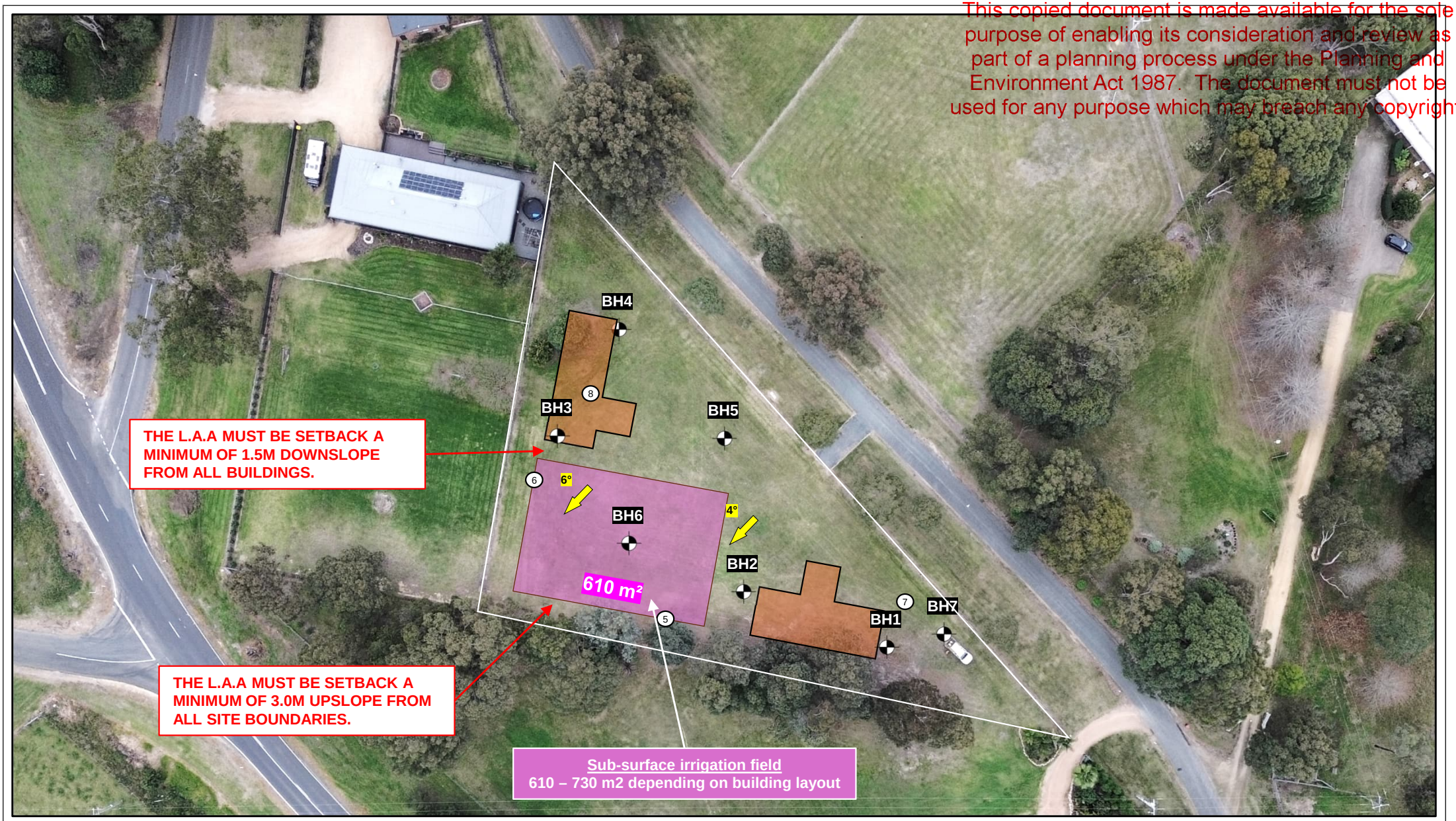
Your attention is drawn to the document – 'Limitations' which is included in Appendix B of this report. The statements presented in this document are intended to advise you of what your realistic expectations of this report should be. The document is not intended to reduce the level of responsibility accepted by DBM Geotech, but rather to ensure that all parties who may rely on this report are aware of the responsibilities each assumes is so doing.

DBM Geotech

David Barry – Macaulay
BEng (Hons), MEngSc (Res), MIEAust CPEng
EA Membership number: 3308334
ABN 69 666 900 643

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Not to scale.
Aerial Imagery: 01 July 2026.

LEGEND:

- BOREHOLE
- SITE PHOTO (1)
- PROPOSED L.A.A
- SLOPE ANGLE
- WATERWAY
- PROPOSED DWELLING

FIGURE DETAILS:
Figure 1 – Site Plan

CLIENT:
Development Solutions Victoria

SITE ADDRESS:
73 Lanteris Road, Wy Yung VIC 3875

JOB NUMBER:
26235

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Photo 1 – Looking E



Photo 2 – Looking S

FIGURE DETAILS:
Figure 2 – Site Photos

CLIENT:
Development Solutions Victoria

SITE ADDRESS:
73 Lanteris Road, Wy Yung VIC 3875

JOB NUMBER:
26235

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Photo 3 – Looking W



Photo 4 – Looking N

FIGURE DETAILS:
Figure 3 – Site Photos

CLIENT:
Development Solutions Victoria

SITE ADDRESS:
73 Lanteris Road, Wy Yung VIC 3875

JOB NUMBER:
26235

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Photo 5



Photo 6



Photo 7



Photo 8

FIGURE DETAILS:
Figure 4 – Site Photos

CLIENT:
Development Solutions Victoria

SITE ADDRESS:
73 Lanteris Road, Wy Yung VIC 3875

JOB NUMBER:
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Appendix A

Reports of Boreholes

Water Balance Calculations

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DBM GEOTECH

REPORT OF BOREHOLE: BH1

Job No	: 26235	Easting	: 553189.06	Sheet	: 1 OF 1
Client	: . Owner / Designer	Northing	: 5817639.88	Logged	: Sam Young
Project	: 73 Lanteris Rd, Wy Yung VIC 3875, Australia	UTM	: 55H	Logged Date	: 01/07/2026
Location	: 73 Lanteris Rd, Wy Yung VIC 3875, Australia	Drill Rig	: Push Tube	Checked	:
Contractor	: DBM Geotech	Inclination	:	Checked Date	: 03/07/2026

Drilling Method	Water	Depth (m)	Graphic Log	Classification Code	Material Description	Moisture	Consistency	Samples	SPT Testing	Shear Strength	DCP (0 2 4 6 8 10 12 14 16 18)
		0.45		ML	Clayey to Sandy SILT ML: firm to stiff, low plasticity, brown to pale orange with depth, fine to medium grained sand, dry.	D	F-St				
		0.5		ML	With fine to coarse sized gravel, well rounded alluvial quartz gravels.	D	F-St				
		1.0		CI-CH	Silty CLAY CI-CH: stiff to very stiff, medium to high plasticity, mottled orange light grey, inorganic, moist to dry.	M-D	St-VSt			0.60-1.50 m, >200kPa	
		1.2		CI-CH	Mottled redbrown orange light grey.	M-D	St-VSt				
		1.7		CI-CH	Trace fine to medium grained sand.	M-D	St-VSt				
		2.0									
		2.2		SC	Clayey SAND SC: light grey orange, dense to very dense, fine to medium grained, moist to dry.	M-D	D-VD				
					BH1 Terminated at 2.5 m						



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REPORT OF BOREHOLE: BH2

Job No	: 26235	Easting	: 553189.06	Sheet	: 1 OF 1
Client	: . Owner / Designer	Northing	: 5817639.88	Logged	: Sam Young
Project	: 73 Lanteris Rd, Wy Yung VIC 3875, Australia	UTM	: 55H	Logged Date	: 01/07/2026
Location	: 73 Lanteris Rd, Wy Yung VIC 3875, Australia	Drill Rig	: Push Tube	Checked	:
Contractor	: DBM Geotech	Inclination	:	Checked Date	: 03/07/2026

Drilling Method	Water	Depth (m)	Graphic Log	Classification Code	Material Description	Moisture	Consistency	Samples	SPT Testing	Shear Strength	DCP (0 2 4 6 8 10 12 14 16 18)
				ML	Clayey to Sandy SILT ML: firm to stiff, low plasticity, brown to pale orange with depth, fine to medium grained sand, dry.	D	F-St				
		0.65		ML	With fine to coarse sized gravel, well rounded alluvial quartz gravels.	D	F-St				
		0.8		CI-CH	Silty CLAY CI-CH: stiff to very stiff, medium to high plasticity, mottled orange light grey, inorganic, moist to dry.	M-D	St-VSt				
		1.0									
		1.2		CI-CH	Mottled redbrown orange light grey.	M-D	St-VSt				
					BH2 Terminated at 1.5 m						

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REPORT OF BOREHOLE: BH3

Job No	: 26235	Easting	: 553189.06	Sheet	: 1 OF 1
Client	: . Owner / Designer	Northing	: 5817639.88	Logged	: Sam Young
Project	: 73 Lanteris Rd, Wy Yung VIC 3875, Australia	UTM	: 55H	Logged Date	: 01/07/2026
Location	: 73 Lanteris Rd, Wy Yung VIC 3875, Australia	Drill Rig	: Push Tube	Checked	:
Contractor	: DBM Geotech	Inclination	:	Checked Date	: 03/07/2026

Drilling Method	Water	Depth (m)	Graphic Log	Classification Code	Material Description	Moisture	Consistency	Samples	SPT Testing	Shear Strength	DCP (0 2 4 6 8 10 12 14 16 18)
				ML	Clayey to Sandy SILT ML: firm to stiff, low plasticity, brown to pale orange with depth, fine to medium grained sand, dry.	D	F-St				
		0.85									
		1.0		CI-CH	Silty CLAY CI-CH: stiff to very stiff, medium to high plasticity, mottled orange light grey, inorganic, moist to dry.	M-D	St-VSt			0.90-1.40 m, 150kPa - 200kPa	
		1.3		CI-CH	Mottled redbrown orange light grey.	M-D	St-VSt				
					BH3 Terminated at 1.5 m						

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REPORT OF BOREHOLE: BH4

Job No	: 26235	Easting	: 553189.06	Sheet	: 1 OF 1
Client	: . Owner / Designer	Northing	: 5817639.88	Logged	: Sam Young
Project	: 73 Lanteris Rd, Wy Yung VIC 3875, Australia	UTM	: 55H	Logged Date	: 01/07/2026
Location	: 73 Lanteris Rd, Wy Yung VIC 3875, Australia	Drill Rig	: Push Tube	Checked	:
Contractor	: DBM Geotech	Inclination	:	Checked Date	: 03/07/2026

Drilling Method	Water	Depth (m)	Graphic Log	Classification Code	Material Description	Moisture	Consistency	Samples	SPT Testing	Shear Strength	DCP (0 2 4 6 8 10 12 14 16 18)
		0.7		ML	Clayey to Sandy SILT ML: firm to stiff, low plasticity, brown to pale orange with depth, fine to medium grained sand, dry.	D	F-St				
		1.0		CI-CH	Silty CLAY CI-CH: stiff to very stiff, medium to high plasticity, mottled orange light grey, inorganic, moist to dry.	M-D	St-VSt				
		1.2		CI-CH	Mottled redbrown orange light grey.	M-D	St-VSt				
		1.5		CI-CH	Trace fine to medium grained sand.	M-D	St-VSt				
		1.8		SC	Clayey SAND SC: light grey orange, dense to very dense, fine to medium grained, moist to dry.	M-D	D-VD				
		2.0			BH4 Terminated at 2.5 m						

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REPORT OF BOREHOLE: BH5

Job No	: 26235	Easting	: 553189.06	Sheet	: 1 OF 1
Client	: . Owner / Designer	Northing	: 5817639.88	Logged	: Sam Young
Project	: 73 Lanteris Rd, Wy Yung VIC 3875, Australia	UTM	: 55H	Logged Date	: 01/07/2026
Location	: 73 Lanteris Rd, Wy Yung VIC 3875, Australia	Drill Rig	: Push Tube	Checked	:
Contractor	: DBM Geotech	Inclination	:	Checked Date	: 03/07/2026

Drilling Method	Water	Depth (m)	Graphic Log	Classification Code	Material Description	Moisture	Consistency	Samples	SPT Testing	Shear Strength	DCP (0 2 4 6 8 10 12 14 16 18)
		0.9		ML	Clayey to Sandy SILT ML: firm to stiff, low plasticity, brown to pale orange with depth, fine to medium grained sand, dry, category 2a - sandy loam.	D	F-St				
		1.0		CI-CH	Silty CLAY CI-CH: stiff to very stiff, medium to high plasticity, mottled orange light grey, inorganic, moist to dry, category 5b - light medium clay.	M-D	St-VSt				
		1.4		CI-CH	Mottled redbrown orange light grey.	M-D	St-VSt				
					BH5 Terminated at 1.5 m						

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REPORT OF BOREHOLE: BH6

Job No	: 26235	Easting	: 553189.06	Sheet	: 1 OF 1
Client	: . Owner / Designer	Northing	: 5817639.88	Logged	: Sam Young
Project	: 73 Lanteris Rd, Wy Yung VIC 3875, Australia	UTM	: 55H	Logged Date	: 01/07/2026
Location	: 73 Lanteris Rd, Wy Yung VIC 3875, Australia	Drill Rig	: Push Tube	Checked	:
Contractor	: DBM Geotech	Inclination	:	Checked Date	: 03/07/2026

Drilling Method	Water	Depth (m)	Graphic Log	Classification Code	Material Description	Moisture	Consistency	Samples	SPT Testing	Shear Strength	DCP (0 2 4 6 8 10 12 14 16 18)
		0.7		ML	Clayey to Sandy SILT ML: firm to stiff, low plasticity, brown to pale orange with depth, fine to medium grained sand, dry, category 2a - sandy loam.	D	F-St				
		1.0		CI-CH	Silty CLAY CI-CH: stiff to very stiff, medium to high plasticity, mottled orange light grey, inorganic, moist to dry, category 5b - light medium clay.	M-D	St-VSt				
		1.2		CI-CH	Mottled redbrown orange light grey.	M-D	St-VSt				
					BH6 Terminated at 1.5 m						

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REPORT OF BOREHOLE: BH7

Job No	: 26235	Easting	: 553189.06	Sheet	: 1 OF 1
Client	: . Owner / Designer	Northing	: 5817639.88	Logged	: Sam Young
Project	: 73 Lanteris Rd, Wy Yung VIC 3875, Australia	UTM	: 55H	Logged Date	: 01/07/2026
Location	: 73 Lanteris Rd, Wy Yung VIC 3875, Australia	Drill Rig	: Push Tube	Checked	:
Contractor	: DBM Geotech	Inclination	:	Checked Date	: 03/07/2026

Drilling Method	Water	Depth (m)	Graphic Log	Classification Code	Material Description	Moisture	Consistency	Samples	SPT Testing	Shear Strength	DCP (0 2 4 6 8 10 12 14 16 18)
		0.5		ML	Clayey to Sandy SILT ML: firm to stiff, low plasticity, brown to pale orange with depth, fine to medium grained sand, dry, category 2a - sandy loam.	D	F-St				
		1.0		CI-CH	Silty CLAY CI-CH: stiff to very stiff, medium to high plasticity, mottled orange light grey, inorganic, moist to dry, category 5b - light medium clay.	M-D	St-VSt				
		1.2		CI-CH	Mottled redbrown orange light grey.	M-D	St-VSt				
					BH7 Terminated at 1.5 m						

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Victorian Land Capability Assessment Framework

Please read the attached notes before using this spreadsheet

Nitrogen Balance

Site Address:	**73 Lanteris Road, Wy Yung VIC 3875**

SUMMARY - LAND APPLICATION AREA REQUIRED BASED NITROGEN BALANCE	**498**	m^2

INPUT DATA[1]

Wastewater Loading			**Nutrient Crop Uptake**					
Hydraulic Load	1,500	L/day	Crop N Uptake	220	kg/ha/yr	which equals	**60.27**	$mg/m^2/day$
Effluent N Concentration	25	mg/L						
% N Lost to Soil Processes (Geary & Gardner 1996)	0.2	Decimal						
Total N Loss to Soil	**7500**	mg/day						
Remaining N Load after soil loss	**30000**	mg/day						

NITROGEN BALANCE BASED ON ANNUAL CROP UPTAKE RATES

Minimum Area required with zero buffer			**Determination of Buffer Zone Size for a Nominated Land Application Area (LAA)**		
Nitrogen	**498**	m^2	Nominated LAA Size	498	m^2
			Predicted N Export from LAA	**0.00**	kg/year
			Minimum Buffer Required for excess nutrient	**0**	m^2

CELLS

	Please enter data in blue cells
XX	Red cells are automatically populated by the spreadsheet
XX	Data in yellow cells is calculated by the spreadsheet, DO NOT ALTER THESE CELLS

NOTES

[1] Model sensitivity to input parameters will affect the accuracy of the result obtained. Where possible site specific data should be used. Otherwise data should be obtained from a reliable source such as:

- *EPA Guidelines for Effluent Irrigation*
- *Appropriate Peer Reviewed Papers*
- *Environment and Health Protection Guidelines: Onsite Sewage Management for Single Households*
- *USEPA Onsite Systems Manual*

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Victorian Land Capability Assessment Framework

Phosphorus Balance

Site Address: 73 Lanteris Road, Wy Yung VIC 3875

SUMMARY - LAND APPLICATION AREA REQUIRED BASED PHOSPHORUS BALANCE 342 m^2

INPUT DATA

Wastewater Loading				**Nutrient Crop Uptake**						
Hydraulic Load		1,500	L/day	Crop P Uptake		30	kg/ha/yr	which equals	8.22	$mg/m^2/day$
Effluent P Concentration		10	mg/L	**Nutrient Soil Adsorption**						
Total P Load		15000	mg/day	Soil Uptake	500	mg/kg	based on Soil Category		5b	Light Clay
				Bulk Density	1300	kg/m^3				
				Soil depth	1	m				
				P Adsorptio	650000	mg/kg		which equals	6500	kg/ha
							Assume LAA design life		50	years
				P Adsorption		130	kg/ha/yr	which equals	35.62	$mg/m^2/day$
				Nutrient Crop Uptake and Soil Adsorption						
									43.84	$mg/m^2/day$

PHOSPHORUS BALANCE BASED ON ANNUAL CROP UPTAKE RATES

Minimum Area required with zero buffer		
Phosphorus	342	m^2

Determination of Buffer Zone Size for a Nominated Land Application Area (LAA)		
Nominated LAA Size	342	m^2
Predicted P Export from LAA	-1.03	kg/year
Minimum Buffer Required for excess nutrient	0	m^2

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Victorian Land Capability Assessment Framework
Subsurface Irrigation DLR = 3.0mm/day

Please read the attached notes before using this spreadsheet

Irrigation area sizing using Nominated Area Water Balance for Zero Storage

Site Address:	**73 Lanteris Road, Wy Yung VIC 3875**		
Date:	1-Jul-26	**Assessor:**	Samuel Young

INPUT DATA

Design Wastewater Flow	Q	1,500	L/day	Based on 8 bed home, 150L/day loading rate
Design Irrigation Rate	DIR	3.0	mm/day	Based on soil texture class/permeability and derived from Table 4.8 in the EPA 2024
Nominated Land Application Area	L	600	m^2	
Crop Factor	C	0.8	unitless	Estimates evapotranspiration as a fraction of pan evaporation; varies with season and crop type[2]
Rainfall Runoff Factor	RF	0.8	untiless	Proportion of rainfall that remains onsite and infiltrates, allowing for any runoff
Mean Monthly Rainfall Data	Bairnsdale (84147)			BoM Station and number
Mean Monthly Pan Evaporation Data	Wy Yung			Synthetic Pan Evaporation from BOM Australian Water Outlook [-37.787 147.604]

Parameter	Symbol	Formula	Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Days in month	D		days	31	28	31	30	31	30	31	31	30	31	30	31	**365**
Rainfall	R		mm/month	51.4	49.7	56.1	55.5	34.4	65.3	44.3	40.9	44.4	61	84	67.9	**654.9**
Evaporation	E		mm/month	227.8	181.0	158.6	107.2	78.7	60.6	71.7	93.5	121.2	160.4	180.6	216.2	**1657.3902**
Crop Factor	C		unitless	0.80	0.80	0.70	0.70	0.60	0.60	0.60	0.60	0.70	0.80	0.80	0.80	
OUTPUTS																
Evapotranspiration	ET	ExC	mm/month	182	145	111	75	47	36	43	56	85	128	144	173	**1226.3293**
Percolation	B	DIRxD	mm/month	93.0	84	93.0	90.0	93.0	90.0	93.0	93.0	90.0	93.0	90.0	93.0	**1095.0**
Outputs		ET+B	mm/month	275.2	228.8390244	204.0	165.1	140.2	126.4	136.0	149.1	174.8	221.3	234.5	266.0	**2321.3**
INPUTS																
Retained Rainfall	RR	RxRF	mm/month	41.12	39.76	44.88	44.4	27.52	52.24	35.44	32.72	35.52	48.8	67.2	54.32	**523.92**
Applied Effluent	W	(QxD)/L	mm/month	77.5	70.0	77.5	75.0	77.5	75.0	77.5	77.5	75.0	77.5	75.0	77.5	**912.5**
Inputs		RR+W	mm/month	118.6	109.8	122.4	119.4	105.0	127.2	112.9	110.2	110.5	126.3	142.2	131.8	**1436.4**
STORAGE CALCULATION																
Storage remaining from previous month			mm/month	0.0	0.0	0.0	0.0	0.0	0.0	0.9	0.0	0.0	0.0	0.0	0.0	
Storage for the month	S	(RR+W)-(ET+B)	mm/month	-156.6	-119.1	-81.6	-45.7	-35.2	0.9	-23.1	-38.9	-64.3	-95.0	-92.3	-134.1	
Cumulative Storage	M		mm	0.0	0.0	0.0	0.0	0.0	0.9	0.0	0.0	0.0	0.0	0.0	0.0	
Maximum Storage for Nominated Area	N		mm	0.89												
	V	NxL	L	533												
LAND AREA REQUIRED FOR ZERO STORAGE			m^2	199	222	292	373	413	607	462	400	323	270	269	220	

MINIMUM AREA REQUIRED FOR ZERO STORAGE: 608.0 m^2

CELLS

	Please enter data in blue cells
XX	Red cells are automatically populated by the spreadsheet
XX	Data in yellow cells is calculated by the spreadsheet, DO NOT ALTER THESE CELLS

NOTES

[1] This value should be the largest of the following: land application area required based on the most limiting nutrient balance or minimum area required for zero storage

[2] Values selected are suitable for mixture of grass and eucalyptus trees

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Appendix B

Limitations

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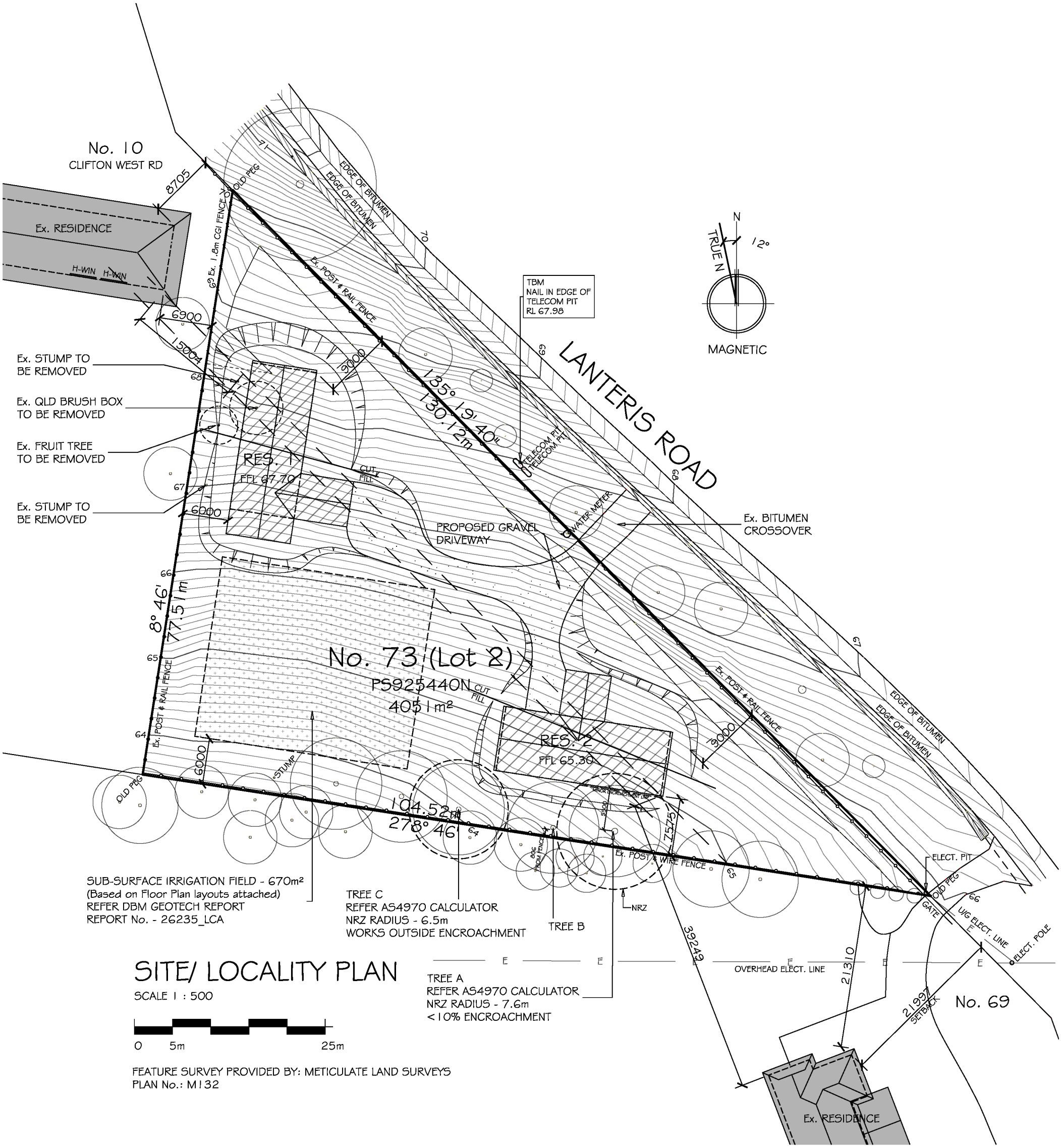
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Having regard to the matters referred to in the previous paragraphs on this page in particular carrying out the Service has allowed DBM Geotech to form no more than an opinion as to the actual conditions at any relevant location. That opinion is necessarily constrained by the extent of the information collected by DBM Geotech or otherwise made available to DBM Geotech. Further, the passage of time may affect the accuracy, applicability or usefulness of the opinions, assessments or other information in this Document. This Document is based upon the information and other circumstances that existed and were known to DBM Geotech when the Services were performed and this Document was prepared. DBM Geotech has not considered the effect of any possible future development included physical changes to any relevant location or change to any laws or regulations relevant to such location.

By date, or revision, the Document supersedes any prior report or other document issued by DBM Geotech dealing with any matter that is addressed in the Document.

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SITE/ LOCALITY PLAN

SCALE 1 : 500

0 5m 25m

FEATURE SURVEY PROVIDED BY: METICULATE LAND SURVEYS
PLAN No.: M132

development wy yung

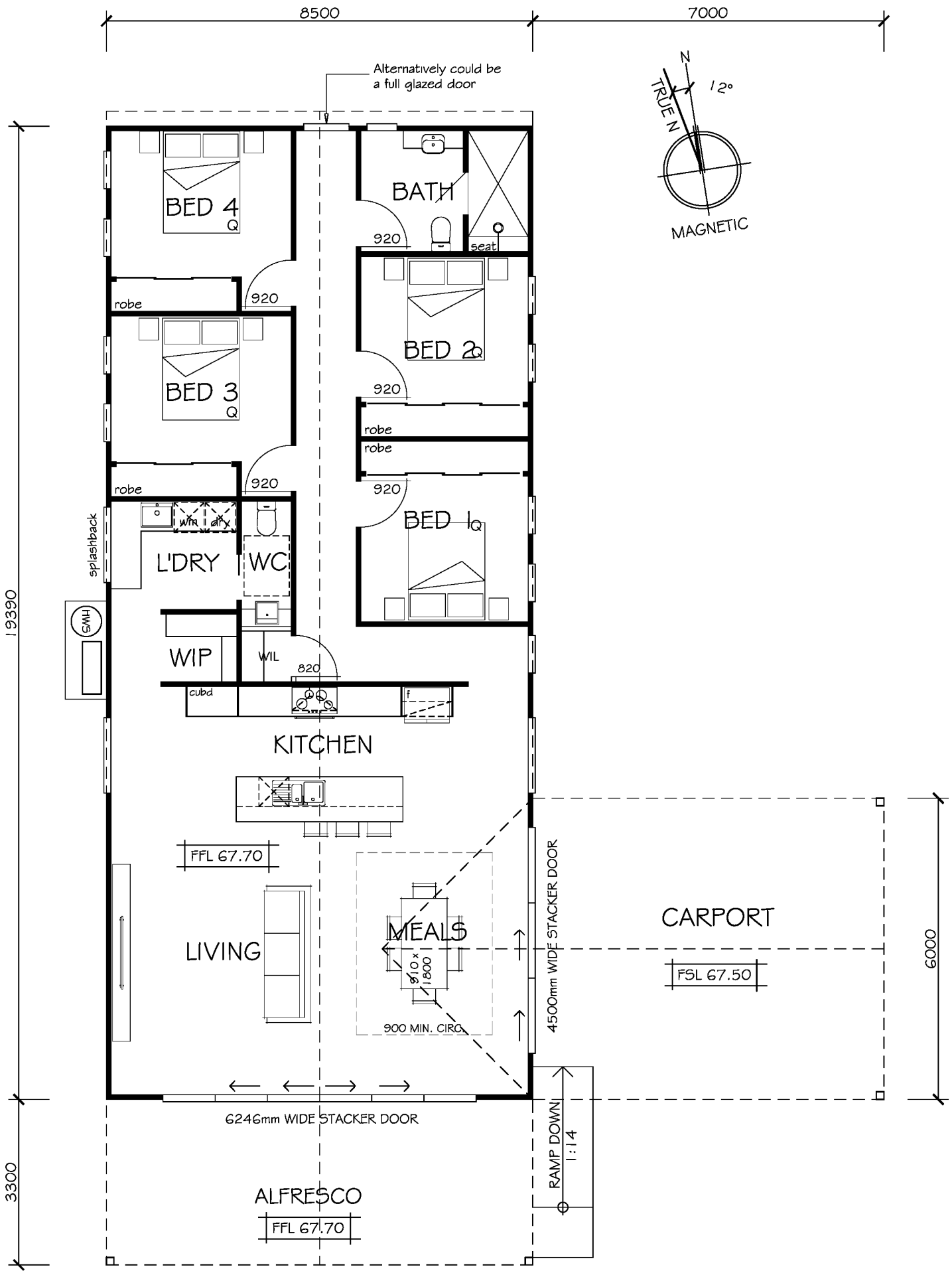
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3875 design & drafting

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FLOOR PLAN

RESIDENCE 1

SCALE 1 : 100

0 1m 5m

AREA:
RESIDENCE: 164.82m² (17.78 SQUARES)
CARPORT: 42.00m² (4.52 SQUARES)
ALFRESCO: 28.05m² (3.02 SQUARES)

development wy yung

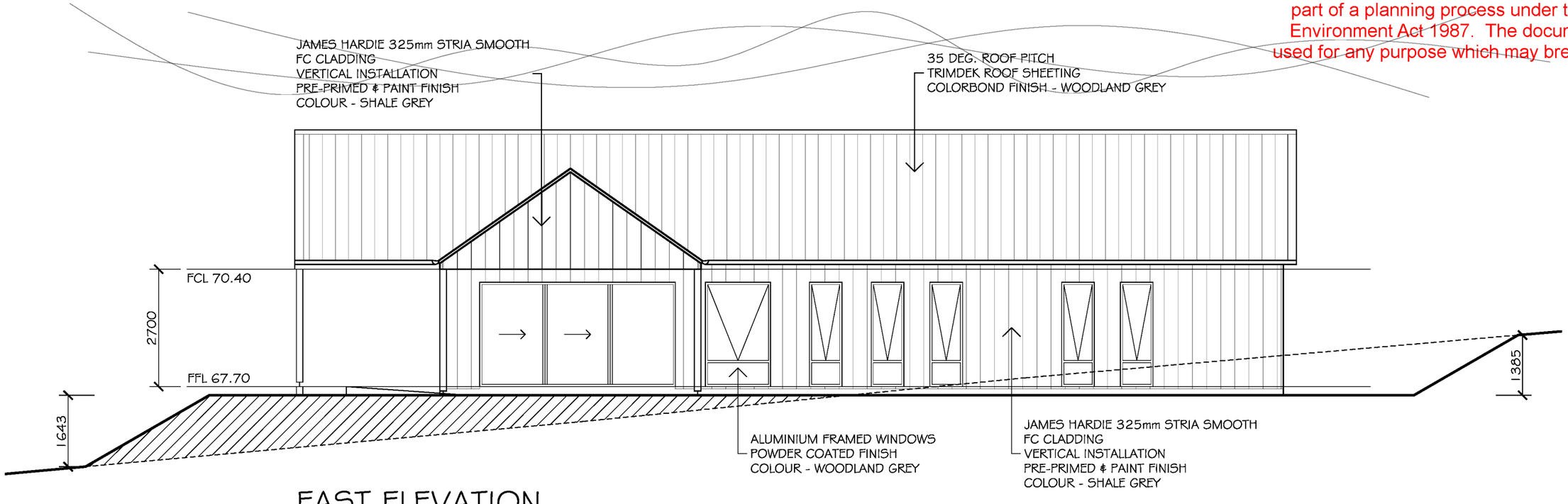
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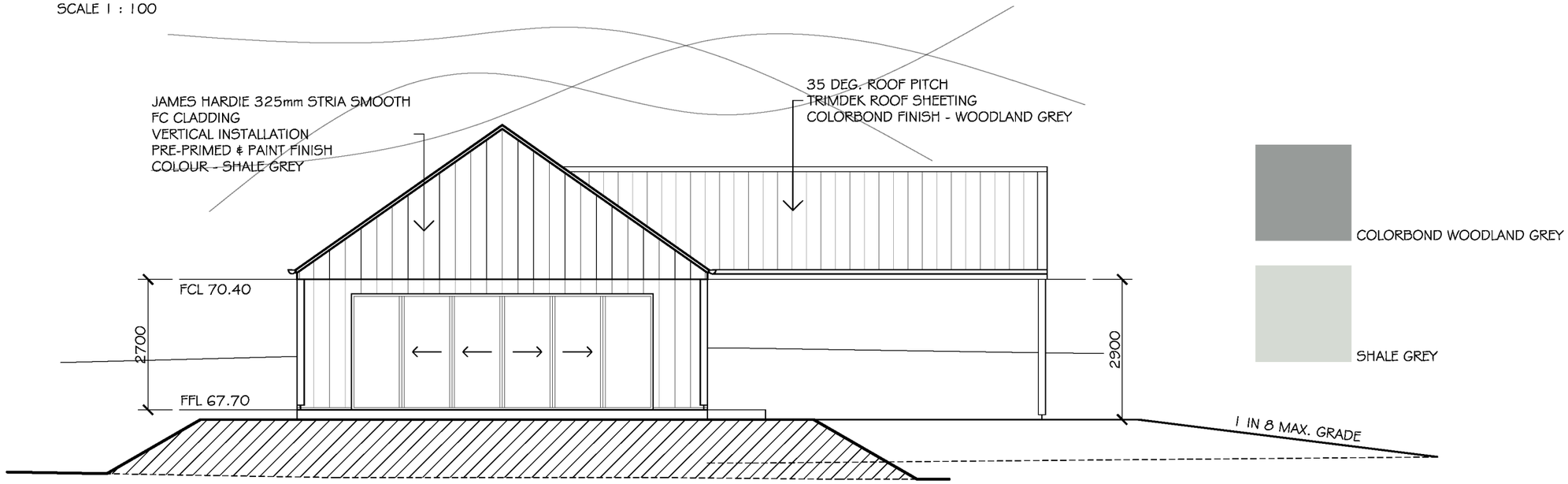
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EAST ELEVATION
RESIDENCE 1
SCALE 1 : 100



SOUTH ELEVATION
RESIDENCE 1
SCALE 1 : 100

development wy yung

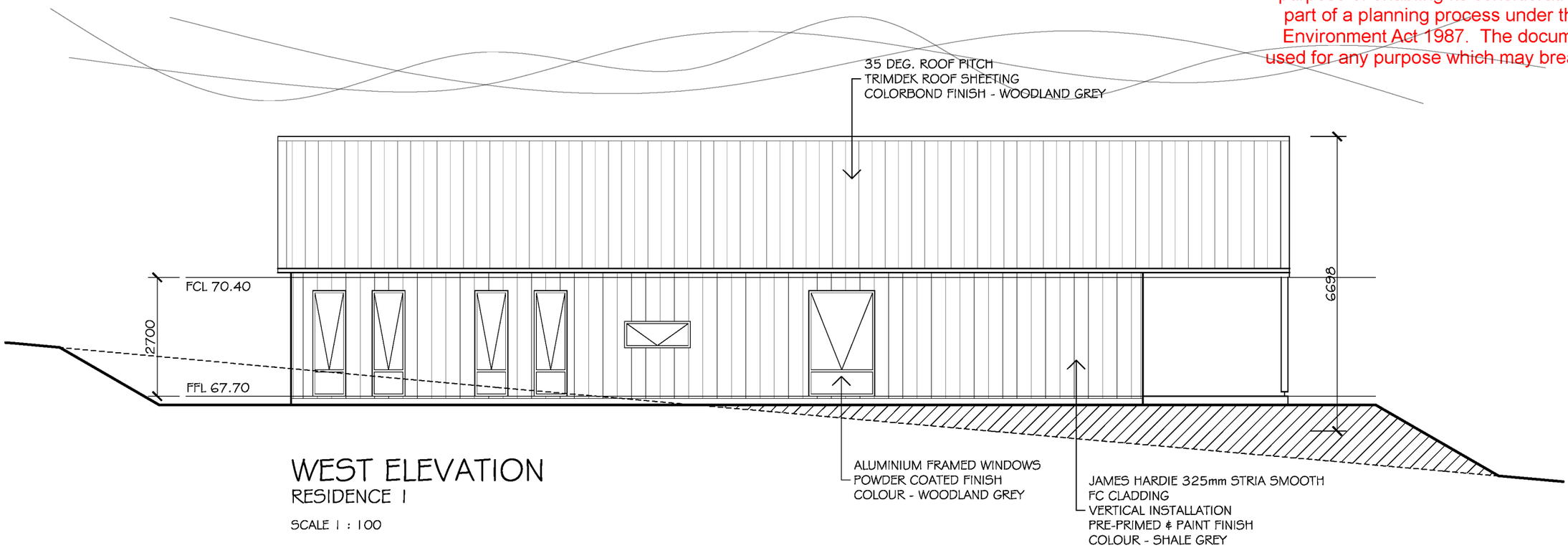
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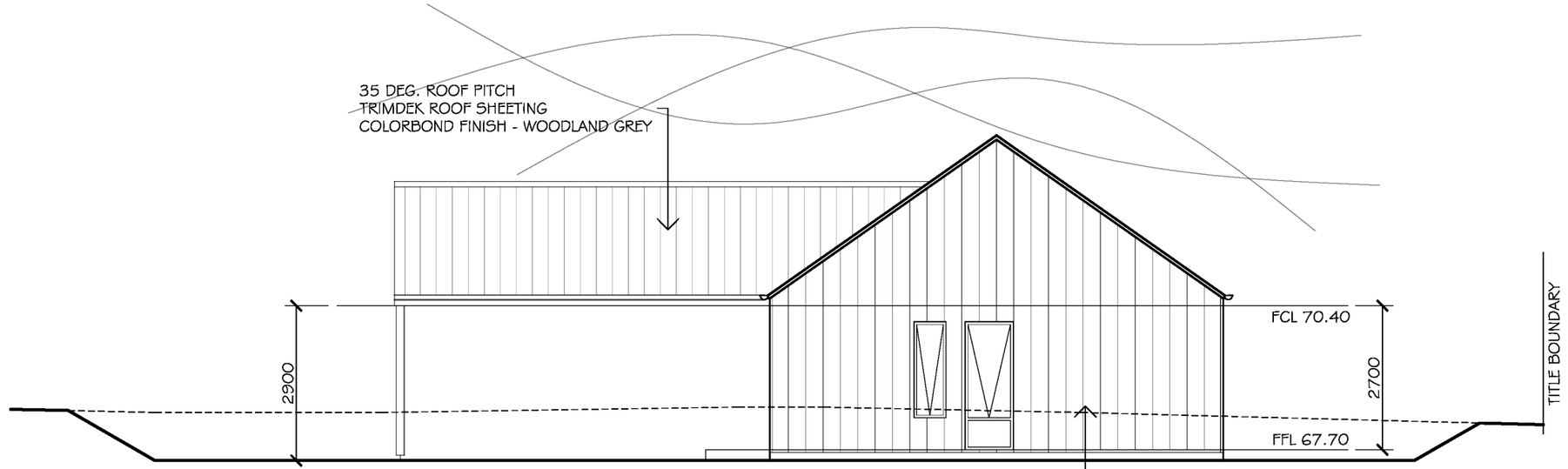
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WEST ELEVATION
RESIDENCE 1

SCALE 1 : 100



NORTH ELEVATION
RESIDENCE 1

SCALE 1 : 100

development wy yung

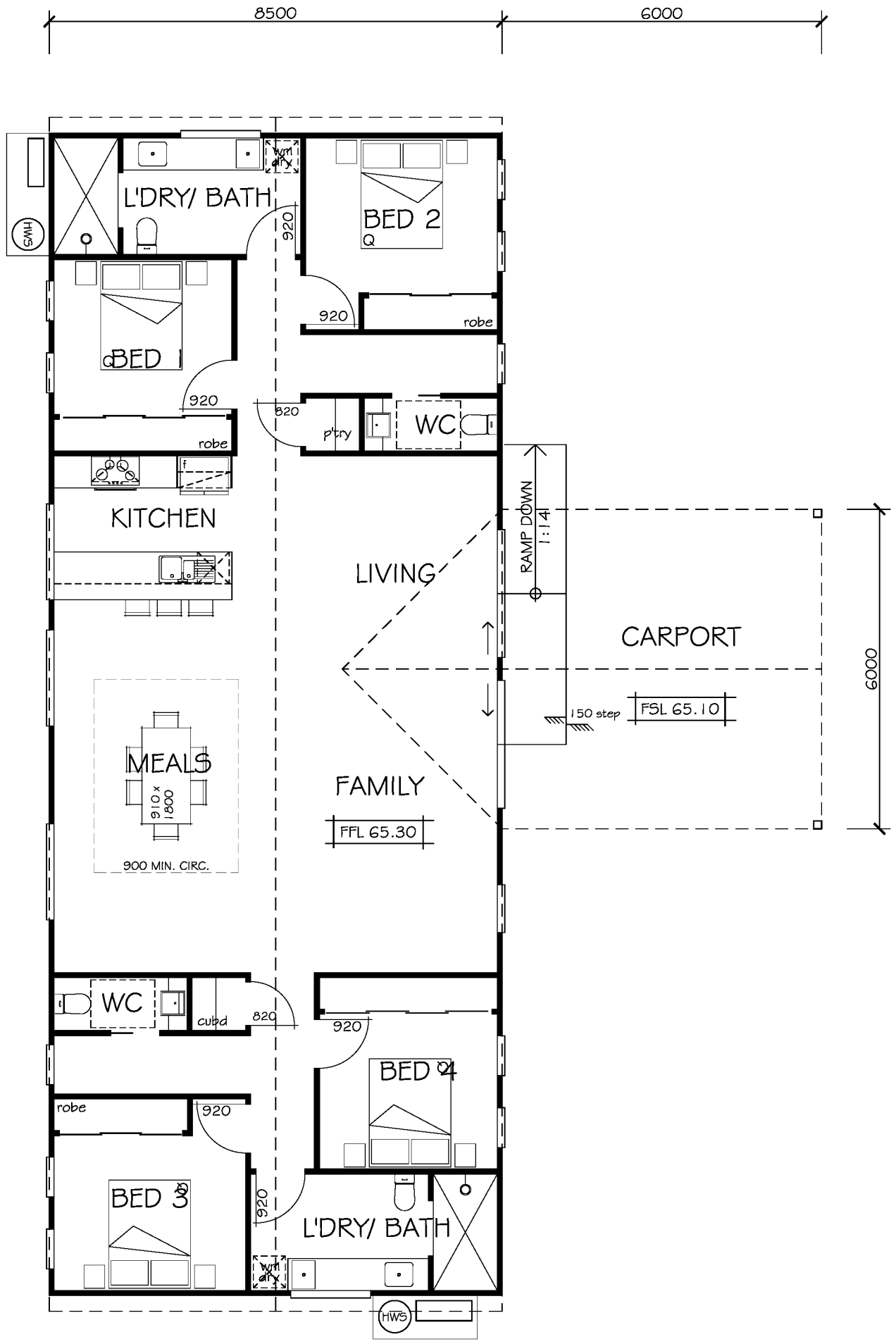
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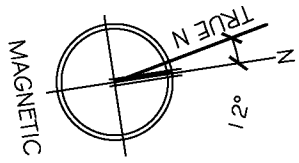


FLOOR PLAN

RESIDENCE 2

SCALE 1 : 100

0 1m 5m



AREA:
RESIDENCE: 185.47m² (20.01 SQUARES)
CARPORT: 36.00m² (3.88 SQUARES)

development wy yung

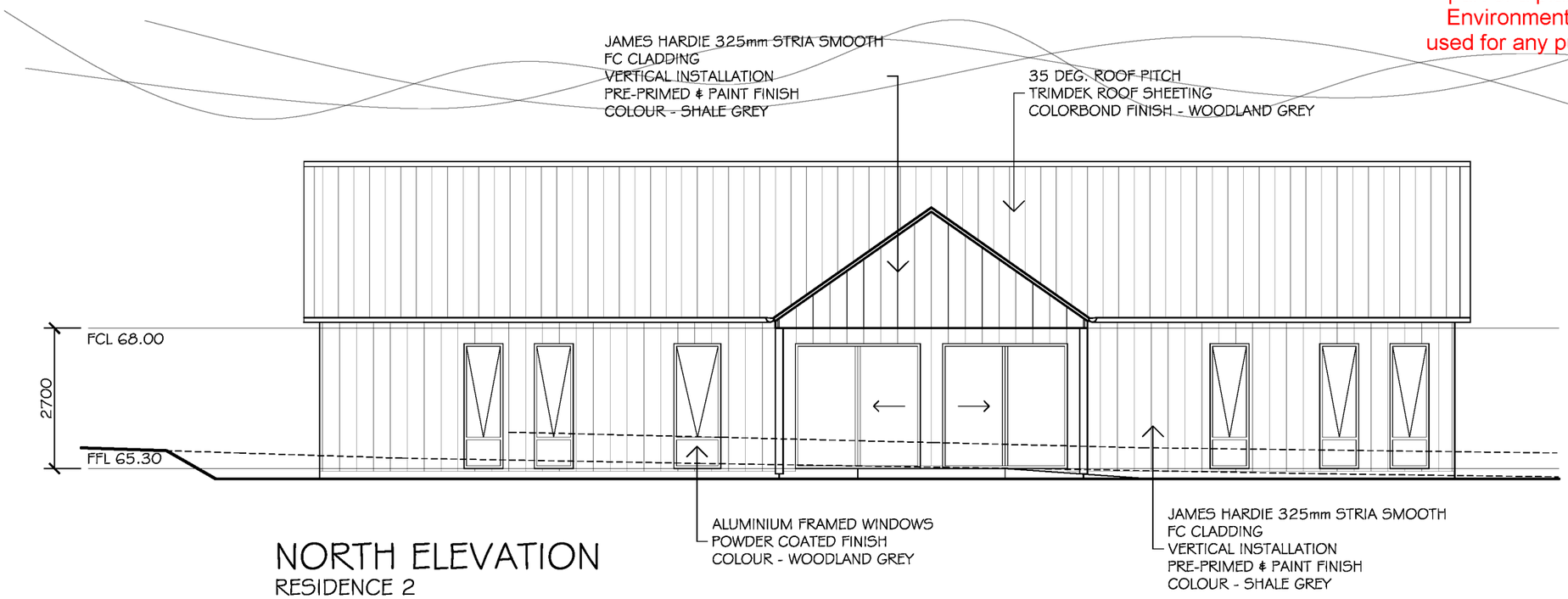
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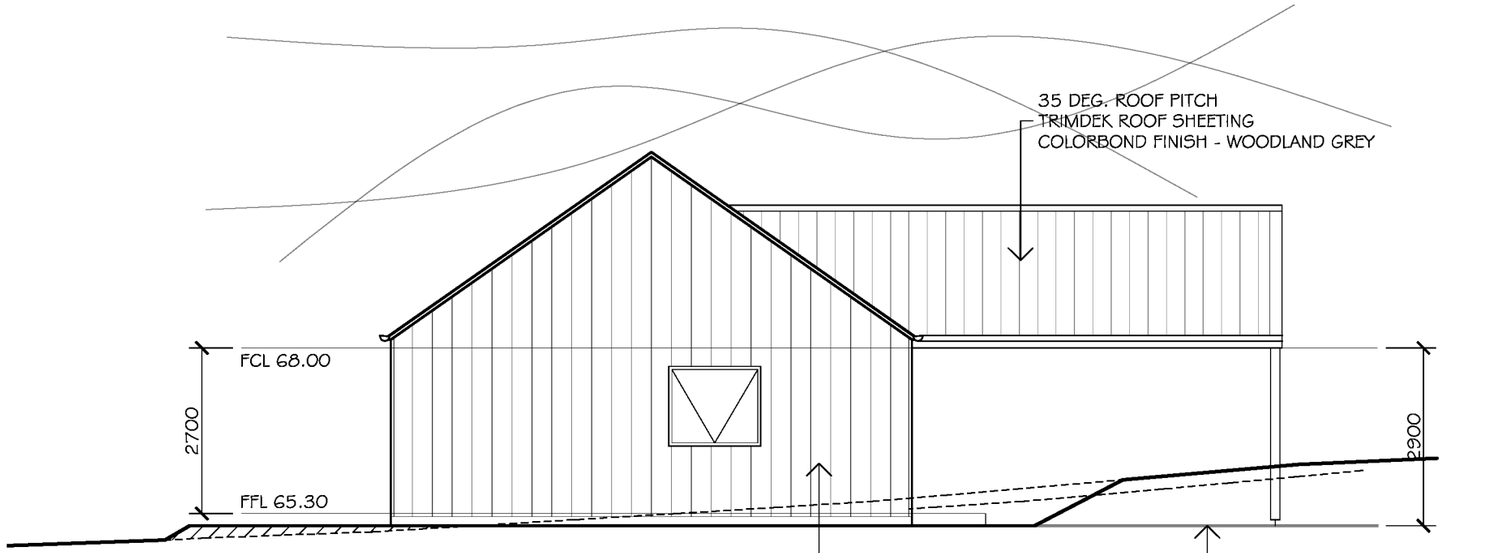
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NORTH ELEVATION
RESIDENCE 2

SCALE 1 : 100



EAST ELEVATION
RESIDENCE 2

SCALE 1 : 100

COLORBOND WOODLAND GREY

SHALE GREY

development wy yung

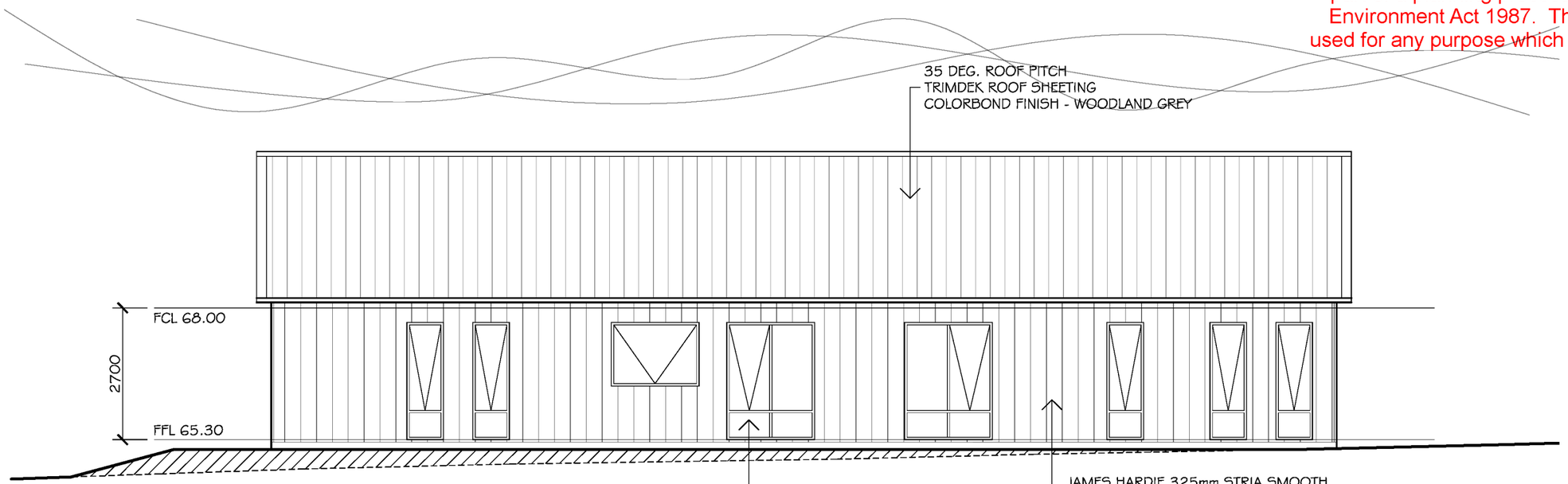
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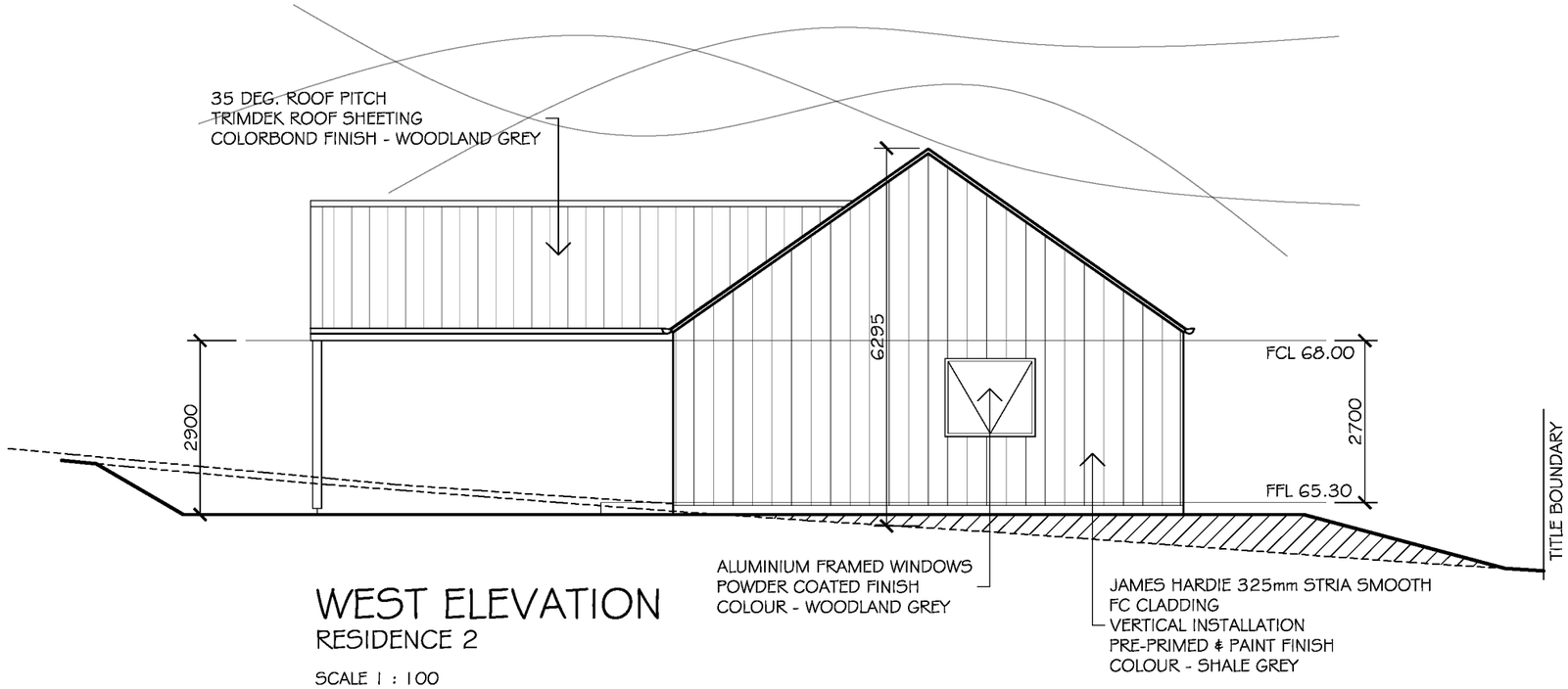
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SOUTH ELEVATION
RESIDENCE 2

SCALE 1 : 100



WEST ELEVATION
RESIDENCE 2

SCALE 1 : 100

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