PLANNING PROPERTY REPORT



From www.planning.vic.gov.au at 16 September 2025 10:58 AM

PROPERTY DETAILS

Lot and Plan Number: Lot 1 PS830569

Address: **FULLERS MAYBERYS ROAD NURCOUNG 3401**

Standard Parcel Identifier (SPI): 1\PS830569

Local Government Area (Council): WEST WIMMERA www.westwimmera.vic.gov.au

Council Property Number: 2601995

Planning Scheme: Planning Scheme - West Wimmera **West Wimmera**

STATE ELECTORATES

UTILITIES STATE ELECTORA

Rural Water Corporations Grampians Wimmera Mallee Water islative Council: **WESTERN VICTORIA**

Urban Water Corporation: Grampians Wimmera Mallee Water islative Assembly: **LOWAN**

Outside drainage boundary Melbourne Water: **OTHER**

POWERCOR Registered Aboriginal Party: Barengi Gadjin Land Council Power Distributor:

Aboriginal Corporation

Fire Authority: **Country Fire Authority**

View location in VicPlan

Planning Zones

FARMING ZONE (FZ)

SCHEDULE TO THE FARMING ZONE (FZ)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: Lot 1 PS830569

PLANNING PROPERTY REPORT



Planning Overlay

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO) ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 2 (ESO2)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Further Planning Information

Planning scheme data last updated on 12 September 2025.

A planning scheme sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting https://www.planning.vic.gov.au

This report is NOT a Planning Certificate issued pursuant to Section 199 of the Planning and Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zonings that may abut the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - https://www.landata.vic.gov.au

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit https://mapshare.vic.gov.au/vicplan/

For other information about planning in Victoria visit https://www.planning.vic.gov.au

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PLANNING PROPERTY REPORT

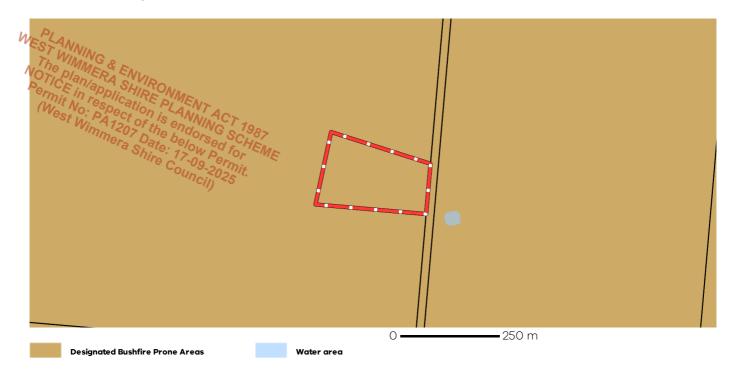


Designated Bushfire Prone Areas

This parcel is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at https://mapshare.vic.gov.au/vicplan/or at the relevant local council.

Create a BPA definition plan in VicPlan to measure the BPA.

 $Information for lot owners building in the BPA is available at \underline{https://www.planning.vic.gov.au.}\\$

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website https://www.vba.vic.gov.au. Copies of the Building Act and Building Regulations are available from http://www.legislation.vic.gov.au. For Planning Scheme Provisions in bushfire areas visit https://www.planning.vic.gov.au.

Native Vegetation

Native plants that are indigenous to Victoria and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see Native Vegetation (Clause 52.17) with local variations in Native Vegetation (Clause 52.17) Schedule

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Regulations Map (NVR Map) https://mapshare.vic.gov.au/nvr/and Native vegetation (environment.vic.gov.au) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit NatureKit (environment.vic.gov.au)

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PLANNING PROPERTY REPORT: Lot 1 PS830 569

WARTOOK WOODS ENVIRONMENTAL HEALTH

Garry Newman 27/08/2025

LAND CAPABILITY REPORT



Lot 1 No - Fullers - Maybery Rd NURCOUNG

DISCLAIMER:-

Without consultation and agreement with any changes to the content contained in this report or design will void any responsibility by the author Garry D Newman.

WARTOOK WOODS ENVIRONMENTAL HEALTH

ABN: 71 589 614 270

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Mobile - 0409133685

email-garrynew@wimmera.com.au

LAND CAPABILITY REPORT SITE AND SOIL EVALUATION/TREATMENT DESIGN ANZS 1547-2012/VIC EPA COP ONSITE WASTEWATER MANAGEMENT

* Red ink indicates critical design item

OUR REFERENCE skm/fmrn

CEIENT APPLICATION

SITE LOCATION PLAN

C/- Lot 1 No - Fullers - Mayberry Rd Nurcoung Vic 3401

TEST/SITE EVALUATION CALCULATION CARRIED OUT BY Garry Newman Wastewater Assessor CET Acc.

Dip. RSH Assoc. EHA

DATE ASSESSED Uncilo 19th August 2025

SITE ASSESSMENT See Site and Soil Evaluation Report and Site and Soil

FACTORS Assessment Report (attached to this document)

SITE SUITABILITY The site is suitable for a wastewater treatment system, although

there are some constraints.

SITE AREA Approx. 42,600 m²/4.26 Ha Rural Allotment

SOIL CLASSIFICATION HORIZON B CATEGORY 4 WEAKLY STRUCTURED

CLAY LOAM SOIL

PERMABILITY RATE HORIZON A 000 - 350mm Silty loam well drained

DESIGN LOADING RATE DLR 10mm/day

HORIZON B 350 - 600mm Clay loam slowly drained

Limiting Layer DLR 8mm/day

WATER SUPPLY Rainwater & reticulated supply available

RESERVE EFFLUENT AREA Available if required

WASTE FIXTURES Toilets 2 Basins 3 Showers 3 Baths 1 Sinks 1 Trough 1

MAX DAILY FLOW RATE

Based upon 4 bedrooms/study (5+1) 6 x 150L/person/day)

= 900L/DAY TOTAL MAX FLOW RATE

Allow for rate $900L/day/8mm/day DLR = 112.5m^2$

Recommend 110m² SSA MINIMUM effluent trench area

using modified design.

Special Notes:- Efficient water use fittings are essential to reduce hydraulic load in effluent envelope.

SEPTIC TANK

A 4500L tank is required for this site - Polymaster style NOTE: The tank lids and IO'S must be above ground level

EFFLUENT DISPOSAL & TREATMENT INSTALLATION DESIGN

The plan/application is endorsed for the Wimmera Shire Council)

The site is suited for the following option:-One wastewater treatment option is preferred system should be the option below:-

1. Conventional SSAT Wastewater Treatment System Self Supporting Arch trench – ANZS 1547 – 2012 Table L1 An SSA area -110m² min size is required for this site designed as follows:-

USE A SPECIAL SHALLOW DEPTH MODIFIED DESIGN:-

Place clean 25mm stone at side of arch drain Install one (1) arch profile drain set in trenches sized:-

¹⁹8>See Page 11-11

Width	Length	No. Trenches	Total
2.0m	28.0m	2	112.0m ²
2.0m	19.0m	3	114.0m ²

Max trench depth from ground level ;-

A 300mm trench depth covered with 200 mm loam top soil is required for efficient dispersal of effluent. (See Page 9-11)

Do not cover trench area with subsurface clay soil.

**** Effluent Pump:- is not REQUIRED FOR THIS SITE

If the maximum trench depth cannot be achieved with a freeboard of 250mm between the septic outlet level and the base of the trench, a pump & pit is required to raise effluent up to the required maximum trench depth of 300mm below existing ground level.

A pump failure warning device must be installed at the pump pit. Effluent distribution:-

Each trench must have a distribution box at commencement of trench with a weiring facility fitted. (see attachment) Space between trenches:- 2m minimum

INSTALL TO COUNCIL REQUIREMENTS including:-

- 1. Septic tank and effluent dispersal areas to be protected from vehicular traffic and large stock (See site plan Page 6-11)
- 2. Fit a 6/3Litre cistern to the pan and water saving devices to all water appliances.
- 3. A minimum setback from boundary is :- 3.0metres.

This is to certify the site and soil assessment and design of this effluent system has been completed in Accordance with the recommendation contained in the ANZS 1547-2012 and Victorian EPA COP **Onsite Wastewater Management 2013.**

GARRY D NEWMAN WASTEWATER ASSESSOR Dip RSH Assoc EHA CET Accred. Wartook Woods Environmental Health P L

Ref No 0022/25 Inv 4264 version 001 Date 27/08/2025

Ref no:

skm:fmrn

Well Drained Soils Category 4

Wimmera Zone

LAND		LAND CAP	ABILITY CLASS	RATING		COMMENTS
FEATURES	1	2	3	4	5	Site Value
		GENERAL	CHARACTERI	STICS		
Site Drainage/ run-off	Very slow Remains wet many weeks	Slow Remains wet more than week	Moderate Remains wet less than week	Rapid Drains in less than a day	Very rapid Drains in Several hours	3
Flooding*	Never		<1 in 100	<1 in 30	<1 in 20	1
Fall O A 120 Slope (P)	P/M0-2 is < 1/in 501 C	2 – 8 < 1 in 12.5 19 ₈ < 5°	8 – 12 < 1 in 8 < 7.5°	12 – 20 1 in 5 < 11 °	< 20 < 1 in 5 < 11 °	1
Land slip	Not present 2	OF EMLOW Dit.	MO - M1	M2	H Present	1
Rainfall (mm/yr)	< 450	450 – 650	650 – 750	750 – 1000	> 1000	3
Pan Evap (mm/yr)	> 1500	1250 – 1500	1000 1250	< 1000		3
Seasonal Water table	> 5 m	5 – 2.5 m	2.5 – 1.5 m	1.5 – 1 m	< 1 m	1
		SOIL PROFI	LE CHARACTE	RISTICS		
Soil structure*	High	Moderate	Weak	Massive	Single grain	3
Profile depth	> 2m	1.5 – 2 m		1.0 – 1.5 m	< 1 m	5
Modified* Emerson* test	1		2 -	3	4	3
Stoniness* (%)	4, 6, 8 < 10	5 ••••	7	2, 3	1 >20	1
Salinity* (dS/m)	< 0.3	0.3-0.8	0.8-2.0	2.0-4.0	>4	1
Percolation* (mm/hr)	50-75	20-50 75-150	15-20 150-300	- 300-500	< 15 >500	3

^{*}relevant to soil layer(s) associated with trench location

site rating

2

RATING 2

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, and adherence to specifications and adequate supervision.

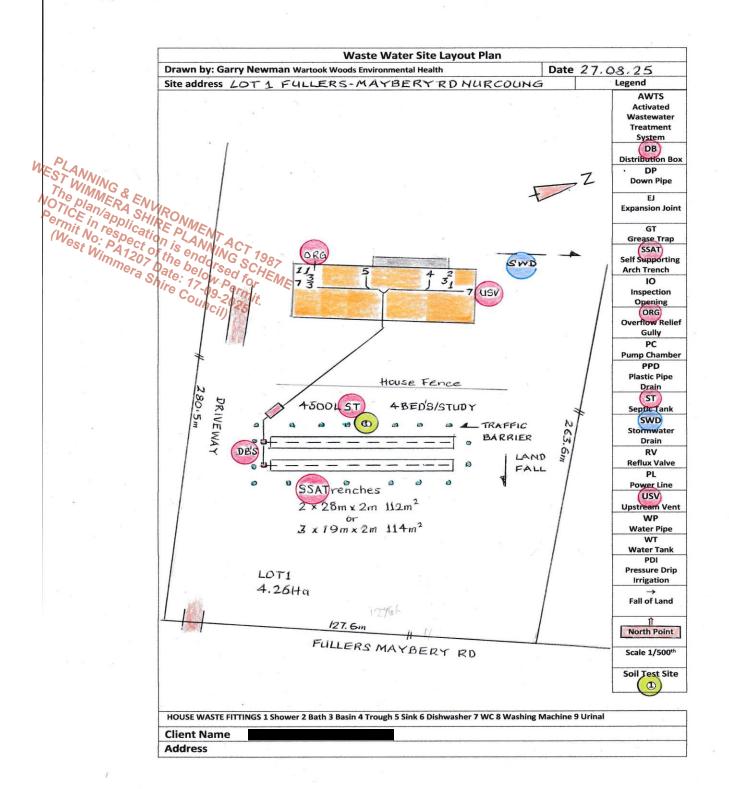
^{*} see LCA report for modified trench design as option to secondary treatment



Soil Test showing Cat 4 clay loam at 350mm



View effluent envelope in space east of house building envelope



Code of practice - onsite wastewater management

Table 5: Setback distances for primary and secondary treatment plants and effluent disposal/irrigation areas in sewered and unsewered areas (where applicable) 1, 2, 6, 10,

	Setback distances (m)			
Landscape feature or structure	Primary sewage and greywater systems	Secondary sewage and greywater systems	Advanced secondary greywater systems ³	
Building				
Wastewater field up-slope of building 7	6	3	3	
Wastewater field down-slope of building	3	1.5	1.5	
Wastewater up-slope of cutting/escarpment 12	15	15	15	
NEW EMpundary				
Wastewater field up-slope of adjacent lot	6	3	1	
Wastewater field down-slope of adjacent lot	3	1.5	0.5	
PARCY ON IS ANN. ACT				
Water supply pipe engline 1983	3	1.5	1.5	
Wastewater up slope of potable supply channel	300	150	150	
Wastewater field down-slope of potable supply channel	20	10	10	
Gas supply pipe	3	1.5	1.5	
In-ground water tank 14	15	7.5	3	
Stormwater drain	6	3	2	
Recreational areas				
Children's grassed playground 15	6	3 16	2 16	
In-ground swimming pool	6	3 16	2 16	
Surface waters (up-slope of:)				
Dam, lake or reservoir (potable water supply) 8, 13	300	300 4	150	
Waterways (potable water supply) 9,13	100	100 4, 5, 17	50	
Waterways, wetlands (continuous or ephemeral, non-potable); estuaries, ocean beach at high-tide mark; dams, reservoirs or lakes (stock and domestic, non-potable) ^{8,9}	60	30	30	
Groundwater bores Category 1 and 2a soils	NA ¹¹	50 ^{19,}	20	
Category 2b to 6 soils	20	20	20	
Watertable				
Vertical depth from base of trench to the highest seasonal water table ¹⁸	1.5	1.5	1.5	
Vertical depth from irrigation pipes to the highest seasonal water table 18	NA	1.5	1.5	

^{1.} Distances must be measured horizontally from the external wall of the treatment system and the boundary of the disposal/irrigation area, except for the 'Watertable' category which is measured vertically through the soil profile. For surface waters, the measuring point shall be from the 'bank-full level'.

- 3. Advanced secondary greywater systems treating effluent to $\leq 10/10/10$ standard.
- 4. The setback distance in a Special Water Supply Catchment area may be reduced by up to a maximum of 50% conditional on the following requirements (otherwise the setback distances for primary treatment systems apply):
 - effluent is secondary treated to 20/30 standard as a minimum
 - a maintenance and service contract, with a service technician accredited by the manufacturer, is in place to ensure the system is regularly serviced in accordance with Council Septic Tank Permit conditions and
 - Council is satisfied the reduction in set-back distance is necessary to permit the appropriate development of the site and that risks to
 public health and the environment are minimised.
- 5. Effluent typically contains high levels of nutrients that may have a negative impact on native vegetation and promote the growth of weeds.

Primary water-based sewerage systems must only be installed in unsewered areas; secondary sewerage systems must only be installed and managed in sewered areas by Water Corporations; secondary greywater systems can be installed in sewered and unsewered areas (see Section 3.12.3).

WARTOOK WOODS ENVIRONMENTAL HEALTH SOIL PROFILE INFORMATION AND DATA SHEET

Project name: **NEW HOUSE** Excavation no: 1 Logged by: G.D. NEWMAN Client name NURCOUNG Lot number: LOT 1 CA SECT Map sheet refer: Grid reference: S 36°. 'E 142° Street/address NO 4 FULLERS - MAYBERRY RD Surface level: east to west nominal Date of inspection 19.08.25 Pitfborehole no: 1 Form element PLANAR Ground cover CROP COVER Surface condition MOIST Indicative drainage FAST Surface stones NONE Water table depth: NA Vegetation: na Land surface notes: Parent material: LAYER LOWER HORIZON MOISTURE COLOUR FIELD COARSE STRUCTURE MODIFIED SOIL SAMPLE CONSISTENCY PERMEABILITY DEPTH CONDITION* TEXTURE FRAGMENTS EMERSON CATEGORY TAKEN (MOIST) DLR MM % VOLUME (Y/N) DIR 300mm **MOIST GREY EVEN** weak 3 NO **EVEN** 10mm/day 300mm **MOIST GREY EVEN** moderate NO 8mm/day Limit'g Layer 3 4

Use another form if > 5 layers or major horizons.

5

"Describe moisture condition as: dry, moist, very moist, saturated.

Notes/conunents/observations:

Overall Soil Category assigned: HORIZON B CAT 4 CLAY LOAM SOIL, WEAK STRUCTURE, STAINING, SOME AGGREGATE LESS THAN 2%

FORMED A 5 mm ribbon - approx 40% CLAY CONTENT

Soil appears favourable for: ETA TREATMENT/SUB SOIL EVAPORATION/TRANSPIRATION/ABSORPTION

List system types SAA TRENCH Maximum depth of system: (TRENCH BASE MUST BE 300MM BELOW GROUND LEVEL) Checked by: GDN

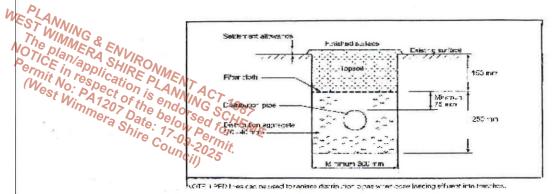


FIGURE L1 CONVENTIONAL PIPED TRENCH

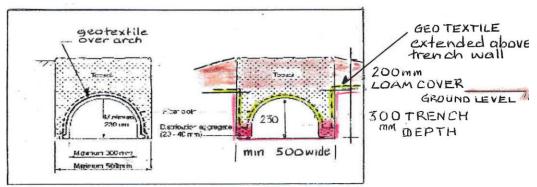


FIGURE L2 SELF-SUPPORTING ARCH TRENCH

MODIFIED DESIGN SHALLOW TRENCH AIDS EVAPORATION

COPYRIGHT & Standards Australia a and Atamagica tions Loatena

Self-supporting durable arching (500 mm wide) must have a perforated water opening area of at least 10,000 mm²/m length of trench.

7.5 Effluent distribution/drop system

A distribution or drop system most be provided near the start of each disposal trench to facilitate the distribution, inspection and sampling of the effluent.

The minimum Internal dimension of a box should be 250 mm. It should be constructed of an approved material. The inlot pipe should enter at least 50 mm above the floor of the trench.

NN/NG 7.6 Effluent distribution

WIMME TO Employ multiple trenches are required for effluent blan a dispossil femer the parallel or serial distribution frights may be used.

Crown In respection to the line of the lin West Winning efficient is distributed to affluent disposal to the distribution box. The contract of the distribution box. The of trench does got affect other sentimes, its usefulness is confined to relatively flat areas because of the difficulty experienced in distributing effluent evenly to separate trenches. A minimum clear distance of 2 m should be maintained between the edges of any two parallel trenches.

Serial distribution

Each adjacent Irench is connected to the next by a closed pipe laid on an und sturbed section of ground. It is arranged so that all effluent is discharged to the first trench until it is filled to a depth of 250 mm (which is at or below the top of the aggregate). Excess effluent is then carried by means of a sealed pipe to the next trench.

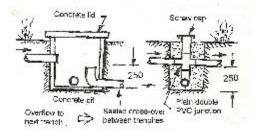
Serial distribution is suitable for disposal of effluent on sloping sites. It has the advantage of minimising the effects of variable disposal rates and depth within the trench by forcing each trench to absorb its full

A minimum distance of 2 m between the edges of parallel trenches should be maintained. Examples of weir overflows are shown in Figure 7.5.

Pressure distribution

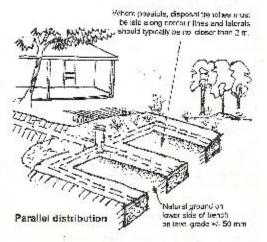
Although both gravity and pressure distribution networks have been used in mound systems, oressure distribution networks are superior. effluent is spread more uniformly over the entire absorption area to minimise saturated flow through the fill. it also prevents short circuiting, resulting in discharges at the base of the mound.

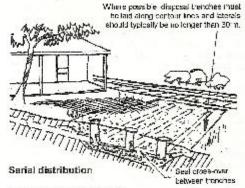
OPTIONS FOR EFFLUENT DISTRIBUTION



All dimensions are in millimetres.

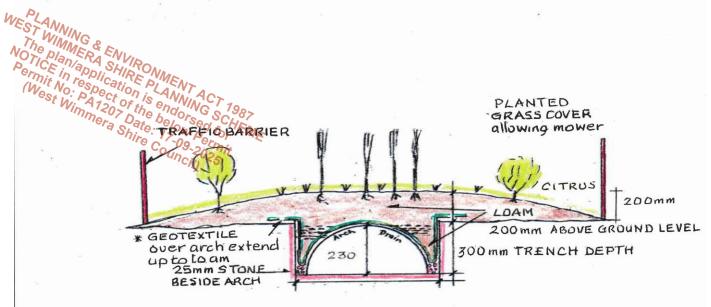
Figure 7.5 Effluent distribution





All dimensions are in millimetres

Figure 7.6 Methods of effluent distribution



CAT 5 SOILS

* GEOTEXTILE USED TO WICK WATER TO LOAM TO ACCELERATE EVAPORATION RATE

Install ONE ARCH DRAIN in each trench to aid storage in wet seasons
TRENCH BASE to be ripped and gypsum added
Clean 25mm+ aggregate must be added next to Arch Drain

WARTOOK WOODS ENVIRONMENTAL HEALTH

Garry Newman 27/08/2025

LAND CAPABILITY REPORT



Lot 1 No - Fullers - Maybery Rd NURCOUNG

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ABN: 71 589 614 270

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email-garrynew@wimmera.com.au

LAND CAPABILITY REPORT SITE AND SOIL EVALUATION/TREATMENT DESIGN ANZS 1547-2012/VIC EPA COP ONSITE WASTEWATER MANAGEMENT

* Red ink indicates critical design item

OUR REFERENCE skm/fmrn

CEIENT APPLICATION

SITE LOCATION PLAN

C/- Lot 1 No - Fullers - Mayberry Rd Nurcoung Vic 3401

TEST/SITE EVALUATION CALCULATION CARRIED OUT BY Garry Newman Wastewater Assessor CET Acc.

Dip. RSH Assoc. EHA

DATE ASSESSED Uncilo 19th August 2025

SITE ASSESSMENT See Site and Soil Evaluation Report and Site and Soil

FACTORS Assessment Report (attached to this document)

SITE SUITABILITY The site is suitable for a wastewater treatment system, although

there are some constraints.

SITE AREA Approx. 42,600 m²/4.26 Ha Rural Allotment

SOIL CLASSIFICATION HORIZON B CATEGORY 4 WEAKLY STRUCTURED

CLAY LOAM SOIL

PERMABILITY RATE HORIZON A 000 - 350mm Silty loam well drained

DESIGN LOADING RATE DLR 10mm/day

HORIZON B 350 - 600mm Clay loam slowly drained

Limiting Layer DLR 8mm/day

WATER SUPPLY Rainwater & reticulated supply available

RESERVE EFFLUENT AREA Available if required

WASTE FIXTURES Toilets 2 Basins 3 Showers 3 Baths 1 Sinks 1 Trough 1

MAX DAILY FLOW RATE

Based upon 4 bedrooms/study (5+1) 6 x 150L/person/day)

= 900L/DAY TOTAL MAX FLOW RATE

Allow for rate $900L/day/8mm/day DLR = 112.5m^2$

Recommend 110m² SSA MINIMUM effluent trench area

using modified design.

Special Notes:- Efficient water use fittings are essential to reduce hydraulic load in effluent envelope.

SEPTIC TANK

A 4500L tank is required for this site - Polymaster style NOTE: The tank lids and IO'S must be above ground level

EFFLUENT DISPOSAL & TREATMENT INSTALLATION DESIGN

The plan/application is endorsed for the Wimmera Shire Council)

The site is suited for the following option:-One wastewater treatment option is preferred system should be the option below:-

1. Conventional SSAT Wastewater Treatment System Self Supporting Arch trench – ANZS 1547 – 2012 Table L1 An SSA area -110m² min size is required for this site designed as follows:-

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Width	Length	No. Trenches	Total
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2.0m	19.0m	3	114.0m ²

Max trench depth from ground level ;-

A 300mm trench depth covered with 200 mm loam top soil is required for efficient dispersal of effluent. (See Page 9-11)

Do not cover trench area with subsurface clay soil.

**** Effluent Pump:- is not REQUIRED FOR THIS SITE

If the maximum trench depth cannot be achieved with a freeboard of 250mm between the septic outlet level and the base of the trench, a pump & pit is required to raise effluent up to the required maximum trench depth of 300mm below existing ground level.

A pump failure warning device must be installed at the pump pit. Effluent distribution:-

Each trench must have a distribution box at commencement of trench with a weiring facility fitted. (see attachment) Space between trenches:- 2m minimum

INSTALL TO COUNCIL REQUIREMENTS including:-

- 1. Septic tank and effluent dispersal areas to be protected from vehicular traffic and large stock (See site plan Page 6-11)
- 2. Fit a 6/3Litre cistern to the pan and water saving devices to all water appliances.
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This is to certify the site and soil assessment and design of this effluent system has been completed in Accordance with the recommendation contained in the ANZS 1547-2012 and Victorian EPA COP **Onsite Wastewater Management 2013.**

GARRY D NEWMAN WASTEWATER ASSESSOR Dip RSH Assoc EHA CET Accred. Wartook Woods Environmental Health P L

Ref No 0022/25 Inv 4264 version 001 Date 27/08/2025

Ref no:

skm:fmrn

Well Drained Soils Category 4

Wimmera Zone

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Land slip	Not present 2	OF EMLOW Dit.	MO - M1	M2	H Present	1
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		SOIL PROFI	LE CHARACTE	RISTICS		
Soil structure*	High	Moderate	Weak	Massive	Single grain	3
Profile depth	> 2m	1.5 – 2 m		1.0 – 1.5 m	< 1 m	5
Modified* Emerson* test	1		2 -	3	4	3
Stoniness* (%)	4, 6, 8 < 10	5 ••••	7	2, 3	1 >20	1
Salinity* (dS/m)	< 0.3	0.3-0.8	0.8-2.0	2.0-4.0	>4	1
Percolation* (mm/hr)	50-75	20-50 75-150	15-20 150-300	- 300-500	< 15 >500	3

^{*}relevant to soil layer(s) associated with trench location

site rating

2

RATING 2

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, and adherence to specifications and adequate supervision.

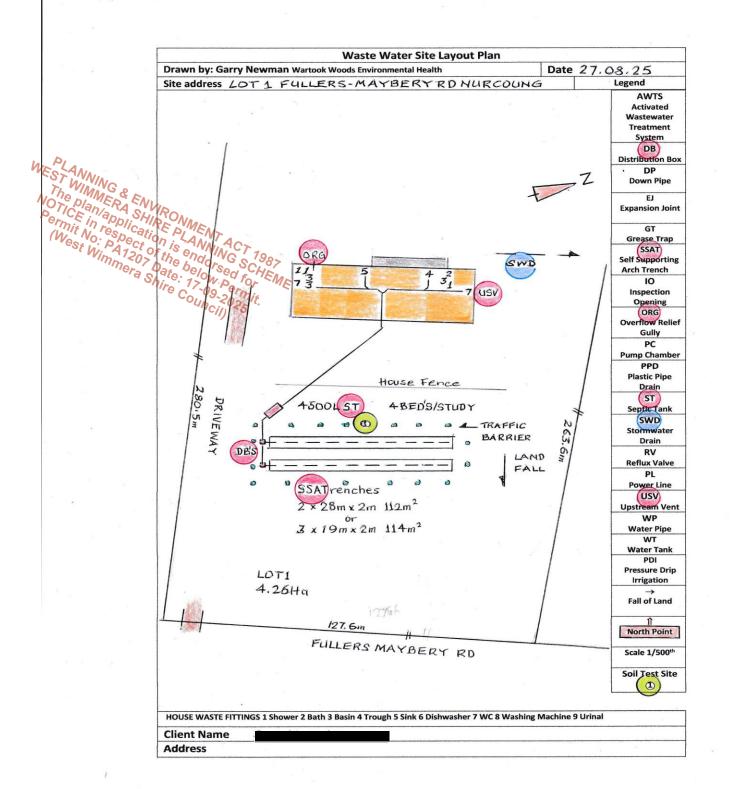
^{*} see LCA report for modified trench design as option to secondary treatment



Soil Test showing Cat 4 clay loam at 350mm



View effluent envelope in space east of house building envelope



Code of practice - onsite wastewater management

Table 5: Setback distances for primary and secondary treatment plants and effluent disposal/irrigation areas in sewered and unsewered areas (where applicable) 1, 2, 6, 10,

	Setback distances (m)			
Landscape feature or structure	Primary sewage and greywater systems	Secondary sewage and greywater systems	Advanced secondary greywater systems ³	
Building				
Wastewater field up-slope of building 7	6	3	3	
Wastewater field down-slope of building	3	1.5	1.5	
Wastewater up-slope of cutting/escarpment 12	15	15	15	
NEW EMpundary				
Wastewater field up-slope of adjacent lot	6	3	1	
Wastewater field down-slope of adjacent lot	3	1.5	0.5	
PARCY ON IS ANN. ACT				
Water supply pipe engline 1983	3	1.5	1.5	
Wastewater up slope of potable supply channel	300	150	150	
Wastewater field down-slope of potable supply channel	20	10	10	
Gas supply pipe	3	1.5	1.5	
In-ground water tank 14	15	7.5	3	
Stormwater drain	6	3	2	
Recreational areas				
Children's grassed playground 15	6	3 16	2 16	
In-ground swimming pool	6	3 16	2 16	
Surface waters (up-slope of:)				
Dam, lake or reservoir (potable water supply) 8, 13	300	300 4	150	
Waterways (potable water supply) 9,13	100	100 4, 5, 17	50	
Waterways, wetlands (continuous or ephemeral, non-potable); estuaries, ocean beach at high-tide mark; dams, reservoirs or lakes (stock and domestic, non-potable) ^{8,9}	60	30	30	
Groundwater bores Category 1 and 2a soils	NA ¹¹	50 ^{19,}	20	
Category 2b to 6 soils	20	20	20	
Watertable				
Vertical depth from base of trench to the highest seasonal water table ¹⁸	1.5	1.5	1.5	
Vertical depth from irrigation pipes to the highest seasonal water table 18	NA	1.5	1.5	

^{1.} Distances must be measured horizontally from the external wall of the treatment system and the boundary of the disposal/irrigation area, except for the 'Watertable' category which is measured vertically through the soil profile. For surface waters, the measuring point shall be from the 'bank-full level'.

- 3. Advanced secondary greywater systems treating effluent to $\leq 10/10/10$ standard.
- 4. The setback distance in a Special Water Supply Catchment area may be reduced by up to a maximum of 50% conditional on the following requirements (otherwise the setback distances for primary treatment systems apply):
 - effluent is secondary treated to 20/30 standard as a minimum
 - a maintenance and service contract, with a service technician accredited by the manufacturer, is in place to ensure the system is regularly serviced in accordance with Council Septic Tank Permit conditions and
 - Council is satisfied the reduction in set-back distance is necessary to permit the appropriate development of the site and that risks to
 public health and the environment are minimised.
- 5. Effluent typically contains high levels of nutrients that may have a negative impact on native vegetation and promote the growth of weeds.

Primary water-based sewerage systems must only be installed in unsewered areas; secondary sewerage systems must only be installed and managed in sewered areas by Water Corporations; secondary greywater systems can be installed in sewered and unsewered areas (see Section 3.12.3).

WARTOOK WOODS ENVIRONMENTAL HEALTH SOIL PROFILE INFORMATION AND DATA SHEET

Project name: **NEW HOUSE** Excavation no: 1 Logged by: G.D. NEWMAN Client name NURCOUNG Lot number: LOT 1 CA SECT Map sheet refer: Grid reference: S 36°. 'E 142° Street/address NO 4 FULLERS - MAYBERRY RD Surface level: east to west nominal Date of inspection 19.08.25 Pitfborehole no: 1 Form element PLANAR Ground cover CROP COVER Surface condition MOIST Indicative drainage FAST Surface stones NONE Water table depth: NA Vegetation: na Land surface notes: Parent material: LAYER LOWER HORIZON MOISTURE COLOUR FIELD COARSE STRUCTURE MODIFIED SOIL SAMPLE CONSISTENCY PERMEABILITY DEPTH CONDITION* TEXTURE FRAGMENTS EMERSON CATEGORY TAKEN (MOIST) DLR MM % VOLUME (Y/N) DIR 300mm **MOIST GREY EVEN** weak 3 NO **EVEN** 10mm/day 300mm **MOIST GREY EVEN** moderate NO 8mm/day Limit'g Layer 3 4 5

Use another form if > 5 layers or major horizons.

"Describe moisture condition as: dry, moist, very moist, saturated.

Notes/conunents/observations:

Overall Soil Category assigned: HORIZON B CAT 4 CLAY LOAM SOIL, WEAK STRUCTURE, STAINING, SOME AGGREGATE LESS THAN 2%

FORMED A 5 mm ribbon - approx 40% CLAY CONTENT

Soil appears favourable for: ETA TREATMENT/SUB SOIL EVAPORATION/TRANSPIRATION/ABSORPTION

List system types SAA TRENCH Maximum depth of system: (TRENCH BASE MUST BE 300MM BELOW GROUND LEVEL) Checked by: GDN

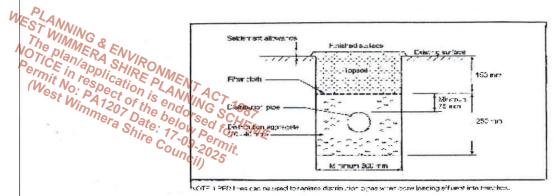


FIGURE L1 CONVENTIONAL PIPED TRENCH

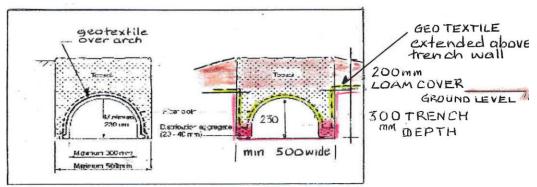


FIGURE L2 SELF-SUPPORTING ARCH TRENCH

MODIFIED DESIGN SHALLOW TRENCH AIDS EVAPORATION

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Self-supporting durable arching (500 mm wide) must have a perforated water opening area of at least 10,000 mm²/m length of trench.

7.5 Effluent distribution/drop system

A distribution or drop system most be provided near the start of each disposal trench to facilitate the distribution, inspection and sampling of the effluent.

The minimum Internal dimension of a box should be 250 mm. It should be constructed of an approved material. The inlot pipe should enter at least 50 mm above the floor of the trench.

NN/NG 7.6 Effluent distribution

WIMME TO Employ multiple trenches are required for effluent blan a dispossil femer the parallel or serial distribution frights may be used.

Crown In respection to the line of the lin West Winning efficient is distributed to affluent disposal to the distribution box. The contract of the distribution box. The of trench does got affect other sentimes, its usefulness is confined to relatively flat areas because of the difficulty experienced in distributing effluent evenly to separate trenches. A minimum clear distance of 2 m should be maintained between the edges of any two parallel trenches.

Serial distribution

Each adjacent Irench is connected to the next by a closed pipe laid on an und sturbed section of ground. It is arranged so that all effluent is discharged to the first trench until it is filled to a depth of 250 mm (which is at or below the top of the aggregate). Excess effluent is then carried by means of a sealed pipe to the next trench.

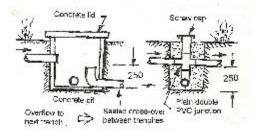
Serial distribution is suitable for disposal of effluent on sloping sites. It has the advantage of minimising the effects of variable disposal rates and depth within the trench by forcing each trench to absorb its full

A minimum distance of 2 m between the edges of parallel trenches should be maintained. Examples of weir overflows are shown in Figure 7.5.

Pressure distribution

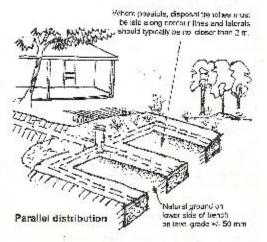
Although both gravity and pressure distribution networks have been used in mound systems, oressure distribution networks are superior. effluent is spread more uniformly over the entire absorption area to minimise saturated flow through the fill. it also prevents short circuiting, resulting in discharges at the base of the mound.

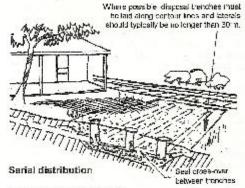
OPTIONS FOR EFFLUENT DISTRIBUTION



All dimensions are in millimetres.

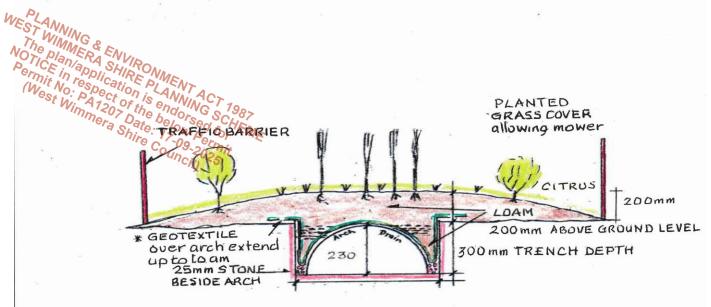
Figure 7.5 Effluent distribution





All dimensions are in millimetres

Figure 7.6 Methods of effluent distribution



CAT 5 SOILS

* GEOTEXTILE USED TO WICK WATER TO LOAM TO ACCELERATE EVAPORATION RATE

Install ONE ARCH DRAIN in each trench to aid storage in wet seasons
TRENCH BASE to be ripped and gypsum added
Clean 25mm+ aggregate must be added next to Arch Drain

INTERNAL ELEVATIONS - L'DRY/MUD INTERNAL ELEVATIONS - WIP & WIR

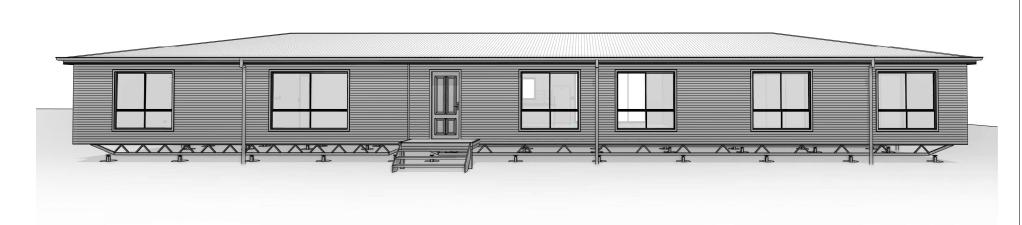
INTERNAL ELEVATIONS - ROBES 26 INTERNAL ELEVATIONS - WET AREAS INTERNAL 3D VIEWS 27

INTERNAL 3D VIEWS

DWG TITLE COVER SHEET 02 EXISTING SITE PLAN 03 PROPOSED SITE PLAN SITE ENLARGEMENT 05 FLOOR PLAN 06 WALL LAYOUT PLAN 07 **ELEVATIONS EAST & WEST ELEVATIONS NORTH & SOUTH**

PERSPECTIVE VIEWS

INGS SET







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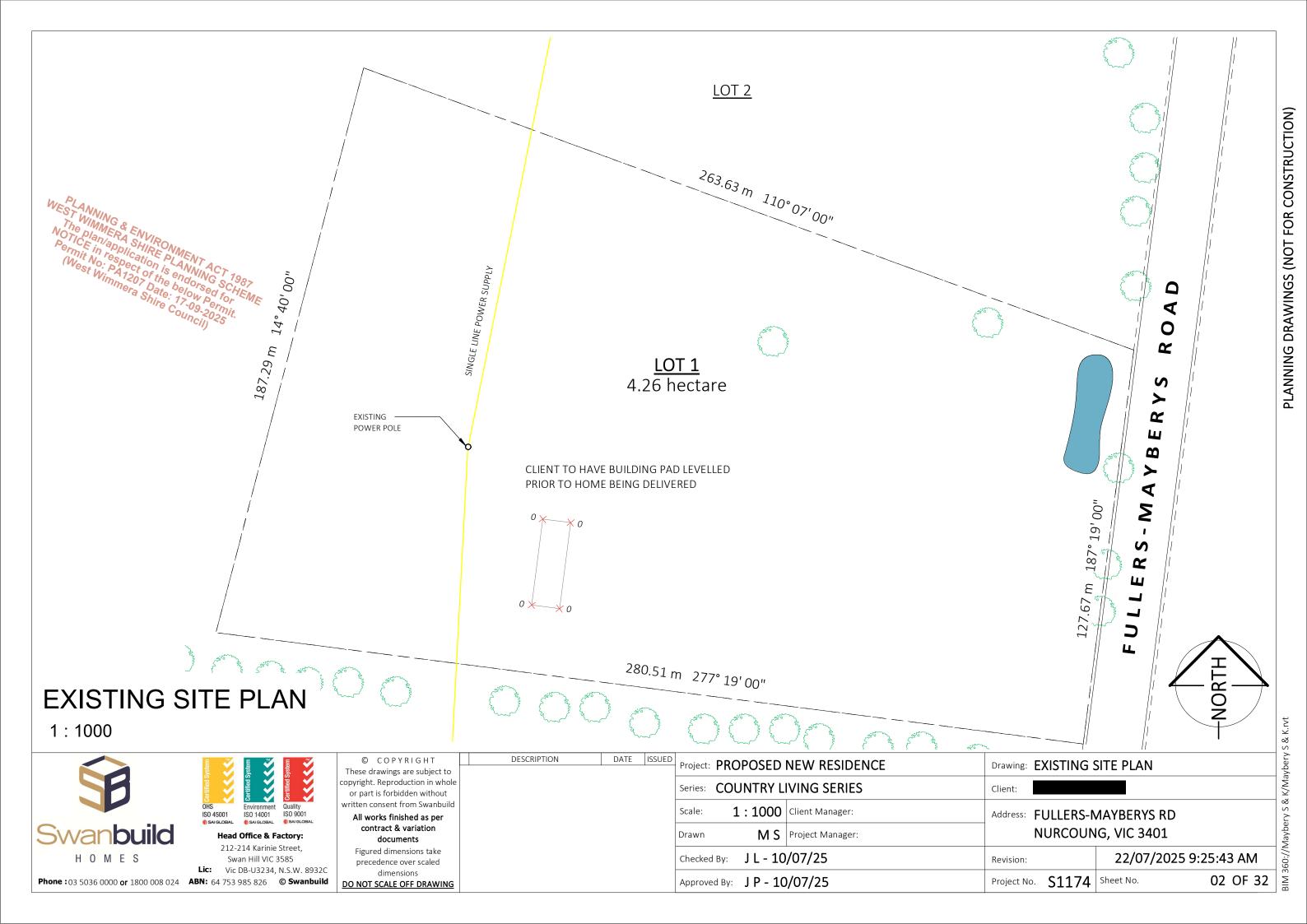
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Current

Revision:

Revision



90 mm \emptyset CLASS 6 UPVC STORM WATER LINE LAID TO A MINIMUM OF 1:100 AND CONNECTED TO THE LEGAL POINT OF DISCHARGE TO LOCAL AUTHORITIES REQUIREMENTS. PROVIDE INSPECTION OPENINGS AT 9000mm CTS AND AT EACH CHANGE OF DIRECTION. THE COVER TO UNDER GROUND STORMWATER DRAINS SHALL BE NOT LESS THAN:

- 100mm UNDER SOIL
- 50mm UNDER PAVED OR CONCRETE AREAS
- 100mm UNDER UNREINFORCED CONRETE OR PAVED DRIVEWAYS
- 75mm UNDER REINFORCED CONCRETE DRIVEWAYS

STORMWATER DRAINAGE TO COMPLY WITH AS/NZS 3500.3. LAYOUT SHOWN IS DIAGRAMATIC ONLY. BUILDER OR PLUMBER TO MODIFY LAYOUT PROVIDING DRAINAGE COMPLIES WITH AUSTRALIAN STANDARDS AND LOCAL AUTHORITIES REQUIREMENTS. 74

ENERGY RATING REQUIREMENTS:

UNLESS PERMITTED OTHERWISE, CLASS ONE BUILDINGS SHALL REACH A 7 STAR ENERGY RATING. 7 STAR RATED DESIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STAMPED APPROVED PLANS AS PROVIDED BY THE ACCREDITED ENERGY RATER WITHOUT ALTERATION.

IN ORDER TO ACHIEVE A 7 STAR RATING, BUILDER IS TO:

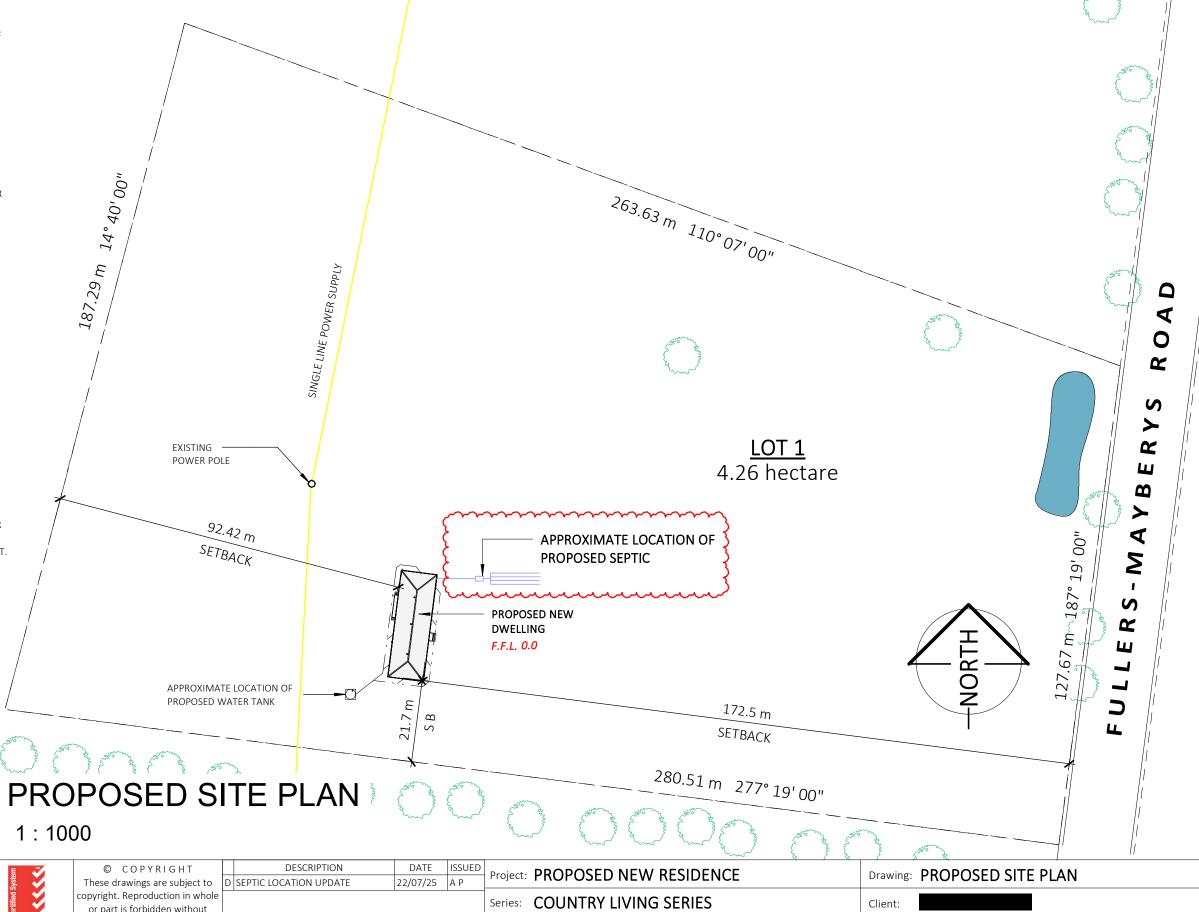
- PROVIDE R2.0 INSULATION TO EXTERNAL WALLS.
- PROVIDE R4.0 INSULATION TO CEILINGS.
- WEATHERSTRIP EXTERNAL DOORS.
- SEAL GAPS & CRACKS
- EXHAUST FANS TO BE FITTED WITH "DRAFT STOPPA" OR APPROVED SIMILAR SEALING DEVICE.
- WINDOW SIZE, OPERATION, GLAZING TYPE AND MANUFACTURER (IF SPECIFIED) TO BE AS PER WINDOW SCHEDULE. ALL WINDOWS TO BE FITTED WITH WEATHER SEALS TO OPENABLE WINDOW SASHES.
- A MINIMUM 2000 LITRE RAINWATER TANK FILLED FROM A ROOF AREA NO LESS THAN 50m² CONNECTED TO WC'S FOR FLUSHING **OR** AN APPROVED SOLAR OR HEAT PUMP HOT WATER SERVICE TO BE PROVIDED AT A COST TO THE CLIENT.

GAPS & CRACKS:

BUILDER TO PROVIDE A CONTINUOUS IMPERMEABLE BARRIER WITH THE DOUBLE SIDED SISALATION FOIL. PAY PARTICULAR ATTENTION TO:

- 1) TAPING JOINS AND AROUND PENETRATIONS (SUCH AS PLUMBING SERVICES).
- 2) ENSURE THAT THE MATERIAL COVERS THE GAP BETWEEN STUDS AND DOOR AND WINDOW FRAMES. IF FLASHING ATTACHES TO WINDOW FRAMES, FLASHING SHOULD BE TAPED OVER SISALATION FOIL.

BUILDER TO ENSURE AT SETOUT STAGE THAT ALL DIMENSIONS (SPECIFICALLY SETBACKS FROM BOUNDARIES) ARE CORRECT PRIOR TO EXCAVATION AND ORDERING OF MATERIALS. REPORT ANY DISCREPENCIES TO SWANBUILD IMMEDIATELY







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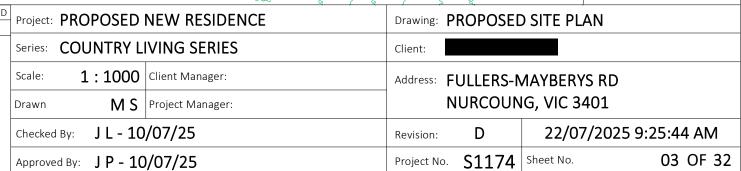
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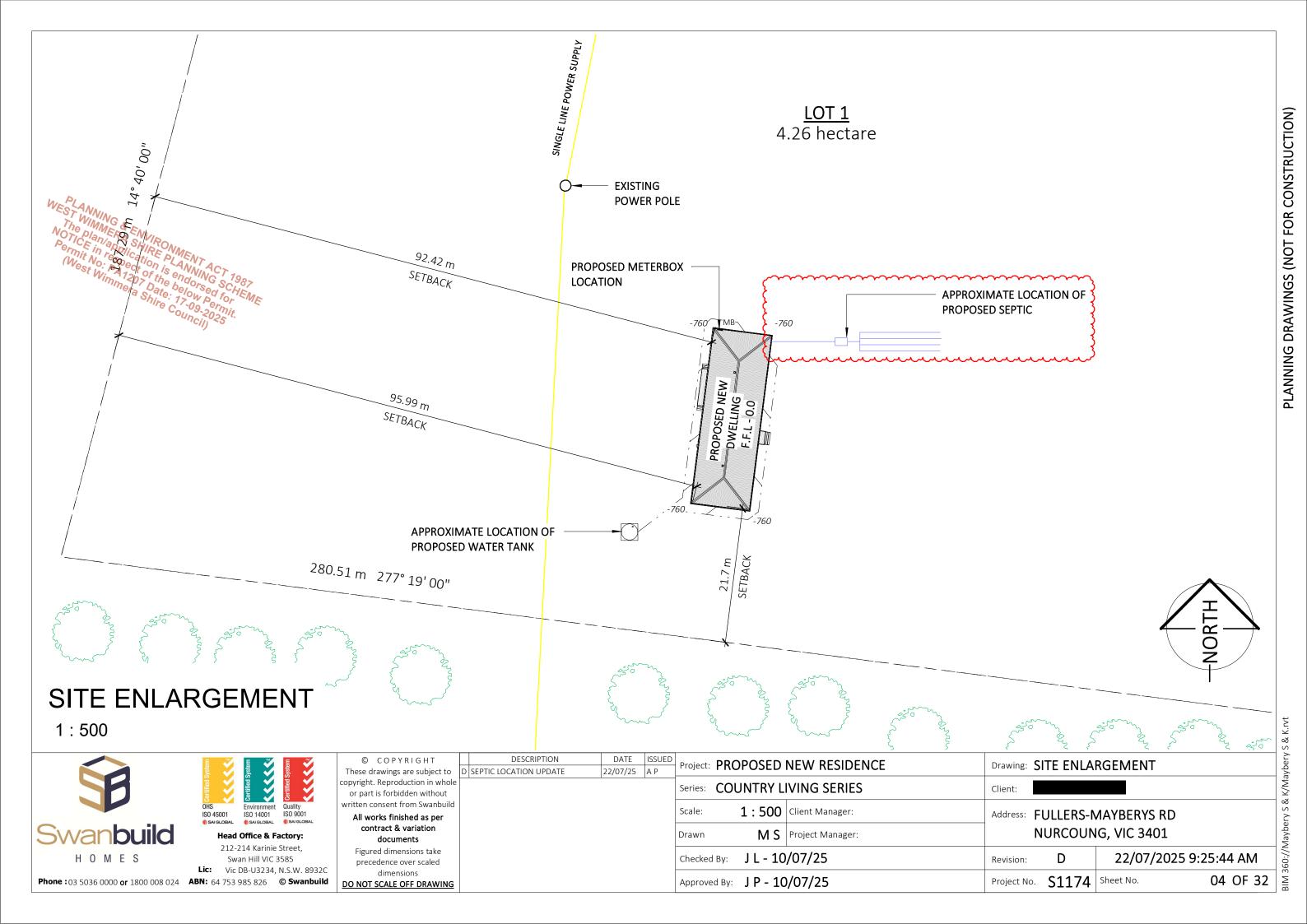
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SN	1ARTROBE SYSTE	ĒΜ
TYPE	STUD OPENING	WIDTH
2/ 920	1865	1860
2/ 920	1865	1860
3/ 770	2315	2310
4/820	3320	3260
4/ 720	2920	2860

ALL GLAZING TO COMPLY WITH AS 1288 AND AS 2047

ALL WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH AS 3740

LIFT OFF HINGES TO WC DOOR

ALL STRUCTURAL FRAMING AND FLOORING IS CONSTRUCTED WITH TERMITE TREATED MATERIAL TO COMPLY WITH AS 3660.1 - 2014

10

EXHAUST FROM WET AREAS TO BE VENTED DIRECTLY TO ATMOSPHERE VIA DUCTING TO THE UNDERSIDE OF EAVES. EXHAUST SYSTEM TO HAVE A FLOW RATE OF NO LESS THAN 25L/S FOR BATHROOMS & WC AND 40L/S FOR KITCHEN & LAUNDRY

CHECK WINDOW SIZE

CLIENT SUPPLIED BLIND

CLIMATE ZONE 6 **DENOTES 1200 x 900 MIN.** CIRCULATION SPACE

ALUMINIUM MESH

FLY SCREEN DOOR

DENOTES WATER STOP

LEVEL ACCESS TO ENTRY DOOR

6.0m X 1.2m MERBAU LANDING

WITH STEP FREE ACCESS

WIND LOAD **RATING**

N 2

DRAWINGS TO BE READ IN CONJUNCTION WITH SOIL REPORT BY WESTERN VICTORIA SOIL TESTING

REF: 250647 REFER TO ENGINEERS SPECIFICATIONS

LAKER GROUP REF: 25-SBH-1129



STAIRS TO COMPLY WITH NCC 2022 HP PART 11.2

- a) RISERS (R) TO BE BETWEEN 115mm & 190mm b) GOINGS (G) TO BE BETWEEN 240mm & 355mm
- c) R2 + G BETWEEN 550mm & 700mm
- d) NO OPENING ARE TO PERMIT A SPHERE WITH A MAXIMUM DIAMETER OF 125mm TO PASS THROUGH
- e) A CONTINUOUS, UBOBSTRUCTED HANDRAIL LOCATED ALONG AT LEAST ONE SIDE OF ALL STAIRS THAT PROVIDE A CHANGE IN FLOOR LEVEL OF AT LEAST 1m, AT A HEIGHT OF AT LEAST 865mm ABOVE THE STAIR NOSINGS
- f) STAIRS SHOULD HAVE A SLIP RESISTANCE CLASSIFICATION AS BELOW

SITE CONDITION	
DRY	WET
P3 OR R10 P4 OR R11	
P3	P4
	DRY P3 OR R10 P4 OR R11

PRODUCT TO APPLY FOR SLIP RESISTANCE

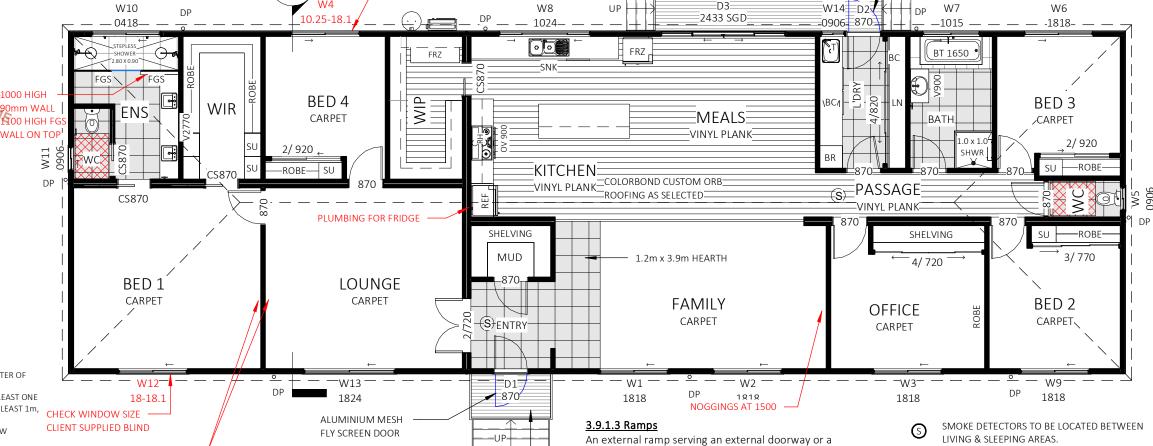
INTERGRAIN ULTRADECK TIMBER OIL - 2 COATS APPLIED TO MANUFACTURERS SPECIFICATIONS

FLOOR PLAN

1:100

AREA	m²	SQ'S	LOCATION
LIVING AREA	251.1 m ²	27.0	LIVING
LIVING TOTAL	251.1 m ²	27.0	
FRONT LANDING AREA	2.5 m ²	0.3	OUTDOOR
REAR LANDING AREA	7.2 m ²	0.8	OUTDOOR
OUTDOOR	9.7 m²	1.0	
TOTAL	260.8 m ²	28.1	

NOGGINGS AT 1500



be designed to take loading forces in accordance with AS/NZS 1170.1; and

ramp within a building must—

(b) have a gradient not steeper than 1:14; and

be provided with landings complying with 3.9.1.5 at the top and bottom of the ramp and at intervals not greater than -

Refer 3.3.1 Ramps on step-free access path - Table 3.2

ALL EXTERNAL & MODULE SPLIT STUD WALLS PROVIDE 6mm OS PLY BRACE.

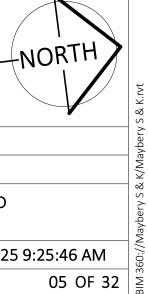
HARD WIRED TO MAINS POWER.

SMOKE DETECTORS TO BE INTERCONNECTED &

\INSTALLATION TO COMPLY WITH AS 3786

ALL INTERNAL WALLS

PROVIDE METAL ANGLE BRACING TO ALL AVAILABLE INTERNAL WALLS OF LENGTH 1800-2700mm



B
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H O M E S





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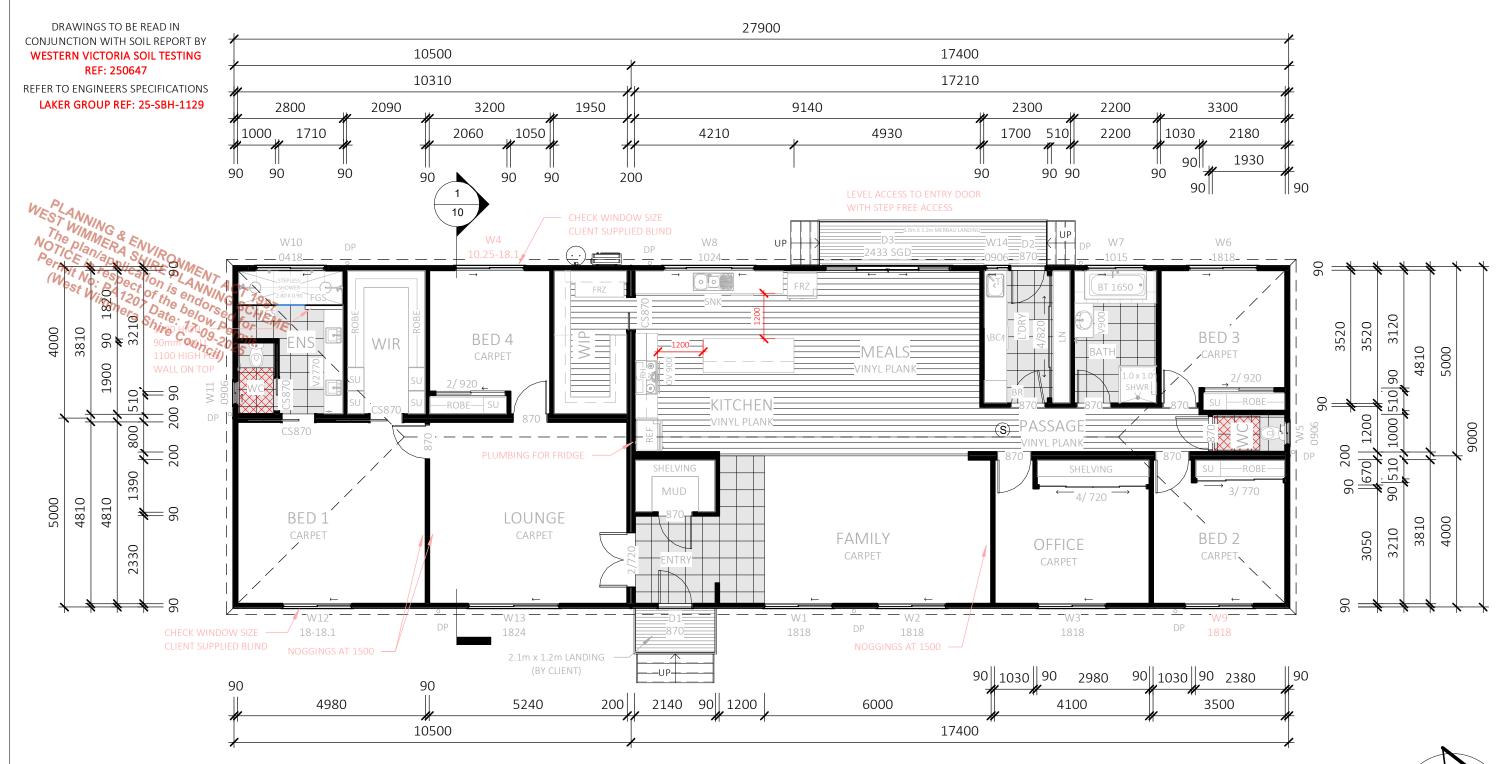
DESCRIPTION

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2.1m x 1.2m LANDING

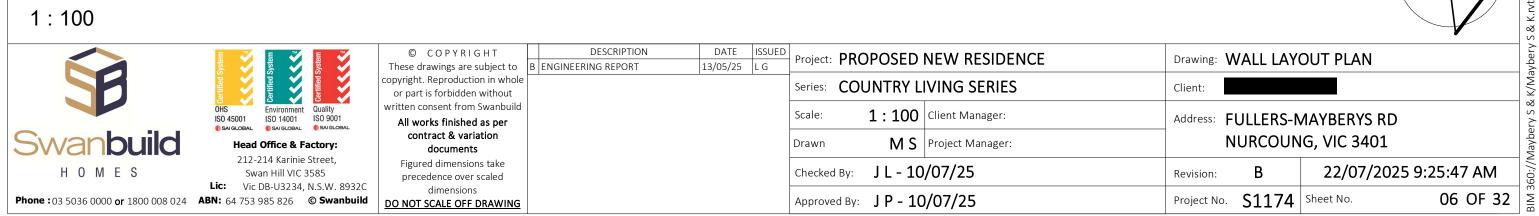
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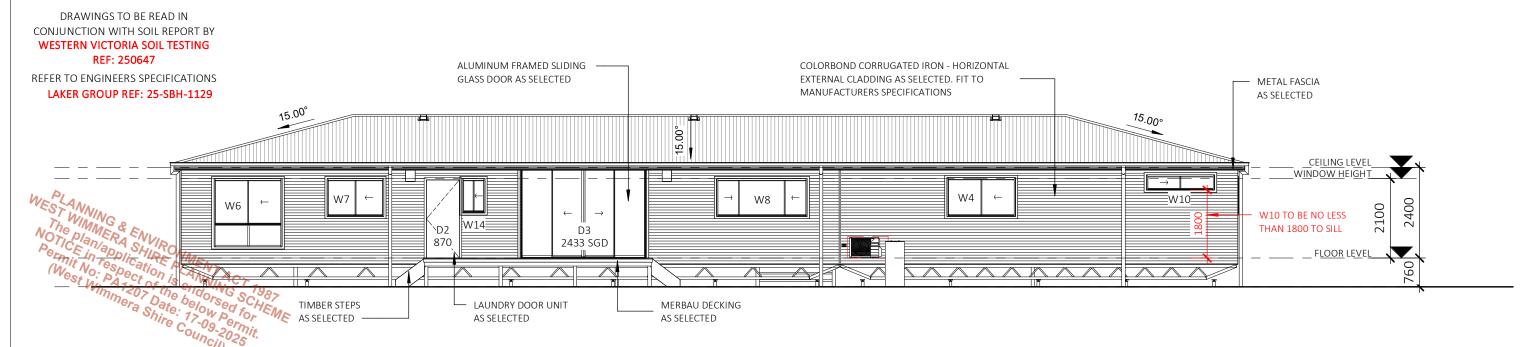
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WALL LAYOUT PLAN

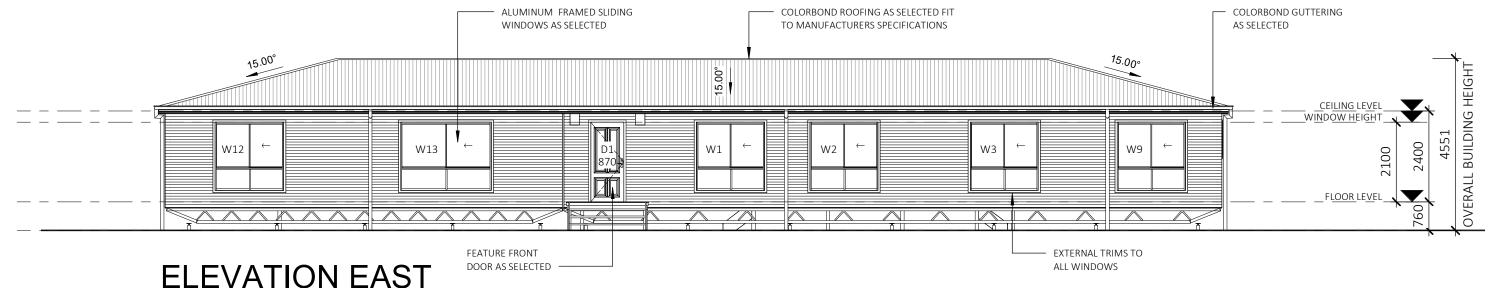
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ELEVATION WEST

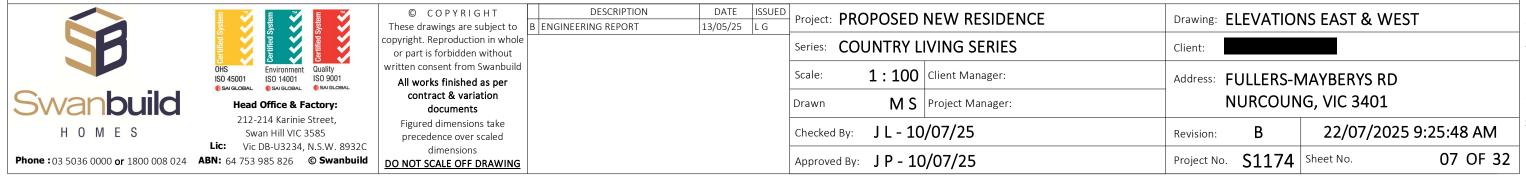
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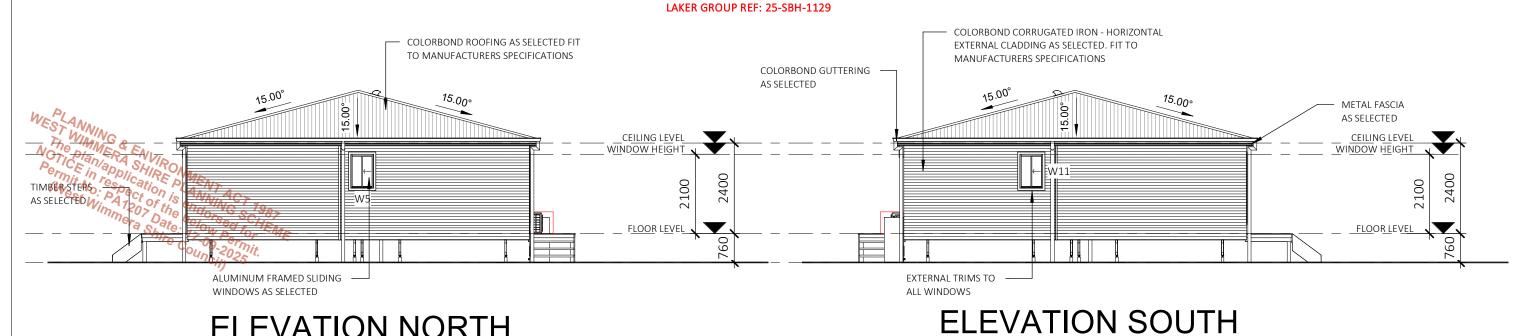
NOTE:

REFER TO COLOUR SELECTIONS DOCUMENT FOR ALL SELECTIONS, MATERIALS, COLOURS AND FINISHES.



DRAWINGS TO BE READ IN CONJUNCTION WITH SOIL REPORT BY WESTERN VICTORIA SOIL TESTING REF: 250647

REFER TO ENGINEERS SPECIFICATIONS



ELEVATION NORTH

1:100

WALL SCHEDULE TYPE AREA INSULATION 90mm External walls Corri 147.6 m² 105.4 m²

> W4 & W12 **CHECK WINDOW SIZES CLIENT SUPPLIED BLINDS**

ALL GLASS DOORS TO BE FITTED WITH VISIBILITY STRIPS IN ACCORDANCE WITH H.P. PART 8.4.7

WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER. WINDOWS TO BE FLASHED ALL AROUND. REFER TO FLOOR PLAN & ELEVATIONS FOR OPENING DIRECTION. ARROW DETONATES WHICH WAY THE DOOR OR WINDOW OPENS

REFER TO COLOUR SELECTIONS DOCUMENT FOR ALL SELECTIONS, MATERIALS, COLOURS AND FINISHES.

MARK	TYPE	DESCRIPTION	HEAD HEIGHT	HEIGHT	WIDTH	GLAZING	LOCATION	U-VALUE _ SHGC	BAL REQ.	AREA
W1	1818	ALUMINIUM SLIDING WINDOW	2100	1800	1800	DOUBLE CLEAR	FAMILY	TBC	4mm	3.2 m ²
W2	1818	ALUMINIUM SLIDING WINDOW	2100	1800	1800	DOUBLE CLEAR	FAMILY	TBC	4mm	3.2 m ²
W3	1818	ALUMINIUM SLIDING WINDOW	2100	1800	1800	DOUBLE CLEAR	OFFICE	TBC	4mm	3.2 m ²
W4	10.25-18.1	ALUMINIUM SLIDING WINDOW	2125	1025	1810	DOUBLE CLEAR	BED 4	TBC	4mm	1.9 m ²
W5	0906	ALUMINIUM SLIDING WINDOW	2100	900	600	DOUBLE OBSCURED	WC	TBC	4mm	0.5 m ²
W6	1818	ALUMINIUM SLIDING WINDOW	2100	1800	1800	DOUBLE CLEAR	BED 3	TBC	4mm	3.2 m ²
W7	1015	ALUMINIUM SLIDING WINDOW	2100	1000	1500	DOUBLE OBSCURED	BATH	TBC	4mm	1.5 m ²
W8	1024	ALUMINIUM SLIDING WINDOW	2100	1000	2400	DOUBLE CLEAR	KITCHEN	TBC	4mm	2.4 m ²
W9	1818	ALUMINIUM SLIDING WINDOW	2100	1800	1800	DOUBLE CLEAR	BED 2	TBC	4mm	3.2 m ²
W10	0418	ALUMINIUM SLIDING WINDOW	2200	400	1800	DOUBLE CLEAR	ENS	TBC	4nn	0.7 m ²
W11	0906	ALUMINIUM SLIDING WINDOW	2100	900	600	DOUBLE OBSCURED	WC	TBC	4mm	0.5 m ²
W12	18-18.1	ALUMINIUM SLIDING WINDOW	2100	1800	1810	DOUBLE CLEAR	BED 1	TBC	4mm	3.3 m ²
W13	1824	ALUMINIUM SLIDING WINDOW	2100	1800	2400	DOUBLE CLEAR	LOUNGE	TBC	4mm	4.3 m ²
W14	0906	ALUMINIUM SLIDING WINDOW	2100	900	600	DOUBLE CLEAR	L'DRY	TBC	4mm	0.5 m ²
										31.9 m²
D1	870	TIMBER HINGED ENTRY DOOR	2100	2100	870		ENTRY			1.8 m ²
D2	870	TIMBER HINGED SINGLE DOOR	2065	2065	870	DOUBLE CLEAR	L'DRY	TBC		1.8 m ²
D3	2433 SGD	ALUMINIUM SLIDING GLASS DOOR	2400	2400	3300	DOUBLE CLEAR	MEALS	TBC	4mm	7.9 m ²

1:100



Phone: 03 5036 0000 or 1800 008 024







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DESCRIPTION

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precedence over scaled				
dimensions				
DO NOT SCALE OFF DRAWING				

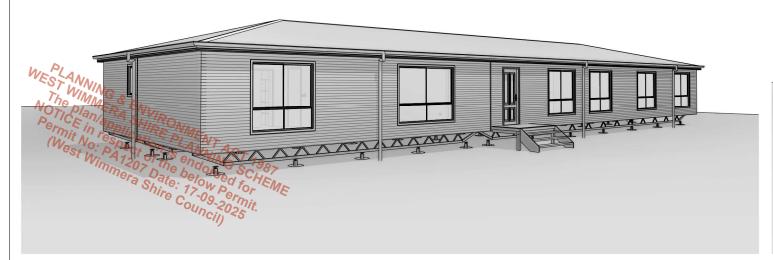
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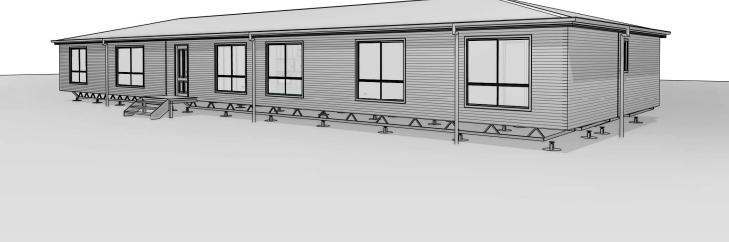
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			Drawn M S	Project Manager:	NURCOUNG, VIC 3401			
			Checked By: J L - 10	0/07/25	Revision:	В	22/07/2025 9	:25:49 AM
			Approved By: JP - 10	0/07/25	Project No.	S1174	Sheet No.	08 OF 32

DRAWINGS TO BE READ IN CONJUNCTION WITH SOIL REPORT BY WESTERN VICTORIA SOIL TESTING

REF: 250647 REFER TO ENGINEERS SPECIFICATIONS

LAKER GROUP REF: 25-SBH-1129

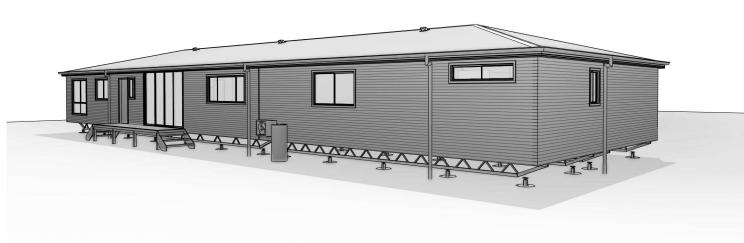




3D VIEW 1

3D VIEW 2





3D VIEW 3





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DESCRIPTION

B ENGINEERING REPORT

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		Series:	Series: COUNTRY LIVING SERIES					
		Scale: Client Manager:		Client Manager:	Address: FULLERS-MAYBERYS RD			
		Drawn M S Project Manager:		NURCOUNG, VIC 3401				
		Checked By: J L - 10/07/25 Approved By: J P - 10/07/25		Revision:	В	22/07/2025	9:25:53 AM	
				Project No	S1174	Sheet No.	09 OF 32	

ALLOWED WATTS PER SQUARE METRE							
		ALLOWED	W				
AREA NAME	AREA	WATTS PER M2	ALLC				
	_						

		ALLOWED	WAIIS
AREA NAME	AREA	WATTS PER M2	ALLOWED
LIVING AREA	251.1 m ²	5 W	1256 W
FRONT LANDING AREA	2.5 m ²	4 W	10 W
REAR LANDING AREA	7.2 m ²	4 W	29 W ¦
TOTAL OUTDOOR AREA	9.7 m ²	4 W	39 W

LIGHT FIXTURES SCHEDULE			
STWTYPE	WATTS	LOCATION	
DOWNLIGHT MED EN	430 W	INTERNAL	
43 POLICE IN ADDITION SHIP	430 W		
SINGLE BAR LIGHTS	15,WEN7	INTERNAL	
1 PATO OF	15 WVNINCT	i	
TASTIC FOUR LAMPNON	30 M 00/20 SC	INTERNAL	
2 *** Sh	30 Wy W Por	EME	
INTERNAL: 46	4750Wp - 2027/11.		
CURVED SCONCE	56 W 10//)	EXTERNAL	
4	56 W	1	
EXTERNAL: 4	56 W		
GRAND TOTAL	531 W	1	

POWER POINTS & SWITCHES FIXTURE SCHEDULE

Description	Manufacturer	Count
FAN CONTROLLER	Clipsal	1
ISOLATOR SWITCH	Clipsal	1
ONE SOCKET GPO	Clipsal	4
ONE SWITCH	Clipsal	12
THREE SWITCH	Clipsal	1
TV SOCKET	Clipsal	3
TWO SOCKET GPO	Clipsal	37
TWO SWITCH	Clipsal	3
TWO WAY SWITCH	Clipsal	15

SERVICES PLAN

1:100



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REFER TO COLOUR SELECTIONS

INTERNAL AREAS = 5W/m²

DOCUMENT FOR ALL SELECTIONS,

MATERIALS, COLOURS AND FINISHES.

VERANDAHS & BALCONIES= 4W/m²

dimensions

DESCRIPTION DATE ISSUED C VARIATION 1 27/06/25 A P

:D	Project: PR	OPOSED	NEW RESIDENCE	Drawing:	SERVICES	PLAN	
	Series: CO	UNTRY L	IVING SERIES	Client:			
	Scale:	1:100	Client Manager:	Address:	FULLERS-N	MAYBERYS I	RD
	Drawn	W S	Project Manager:		NURCOUN	IG, VIC 340	1
	Checked By:	J L - 10	/07/25	Revision:	С	22/07/2	2025 9:25:55 AM
	Approved By:	J P - 10)/07/25	Project No	S1174	Sheet No.	21 OF 32

TANKS DIRECTION

0 WIR

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NOGGINGS AT 1500 —

FNS

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O

CONDITIONER, HOT PLATES & WALL OVEN ETC. GENERAL POWER OUTLETS ARE TO BE LOCATED 300mm ABOVE THE FLOOR (OR BENCH TOPS) UNLESS THE POWER OUTLET SERVES A SPECIFIC USE. (EG. POWER OUTLET TO REF.) SPECIFIC POWER OUTLETS ARE TO BE POSITIONED IN APPROPRIATE POSITIONS DEPENDING ON THIER USE TO LOCATIONS APPROVED BY THE CLIENT. LIGHT SWITCHES SHALL BE LOCATED 1100mm VERTICALY FROM

ARTIFICIAL LIGHTING AROUND THE PERIMETER OF THE BUILDING MUST BE HAVE AN AVERAGE LIGHT SOURCE EFFICACY OF NOT LESS THAN 40 LUMENS/W OR BE CONTROLLED BY A DAYLIGHT SENSOR

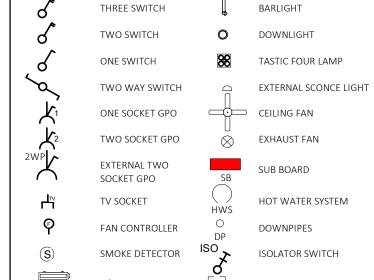
ELECTRICAL NOTES:

PLUMBING FOR FRIDGE

LOUNGE

Ø-

BUILDER TO PROVIDE POWER TO ALL APPLIANCES OR FITTINGS THAT REQUIRE ELECTRICITY TO OPERATE SUCH AS RANGEHOOD, AIR FLOOR LEVEL.



MEALS

FAMILY

DP DGGINGS AT 1500

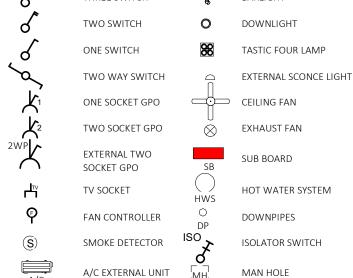
ELECTRICAL LEGEND

Ø

KITCHEN

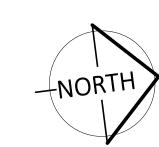
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O ENTRY



PASSAGE L2

OFFICE



P O ⊗ WC

BED 2



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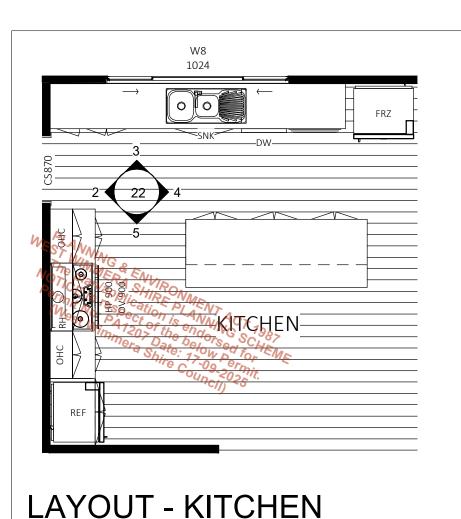
WATTS ALLOWED

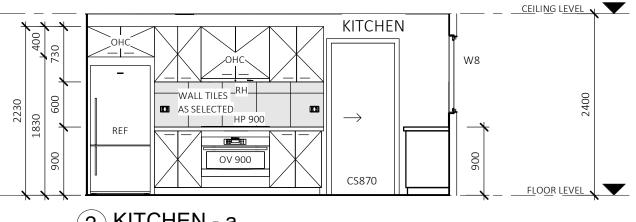
CARPORTS = 3W/m²

contract & variation

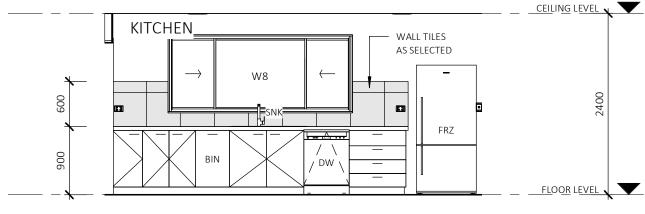
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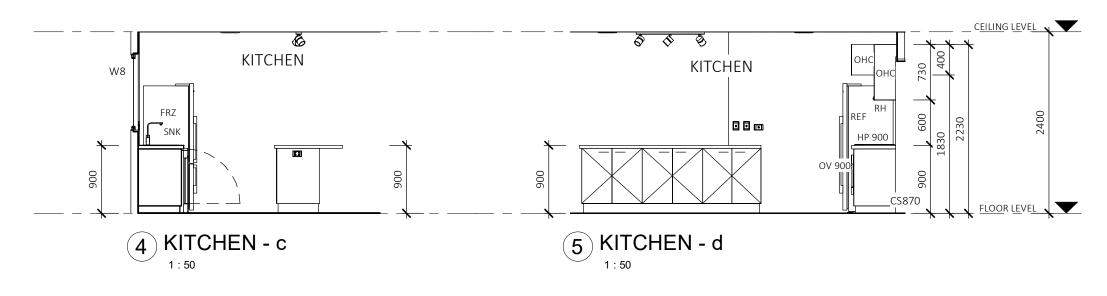


2 KITCHEN - a



DATE ISSUED

1:50 (3) KITCHEN - b



DESCRIPTION

KEYNOTE LEGEND

BIN DRAWER

DISH WASHER

900mm HOT PLATE

OVERHEAD CUPBOARD

FREEZER

OVEN 900

SINK

REFRIGERATOR

RANGE HOOD

DW

FRZ

OHC

REF

RH

SNK

HP 900

OV 900

REFER TO COLOUR SELECTIONS DOCUMENT FOR ALL SELECTIONS, MATERIALS, COLOURS AND FINISHES.



ISO 14001

Head Office & Factory: 212-214 Karinie Street,

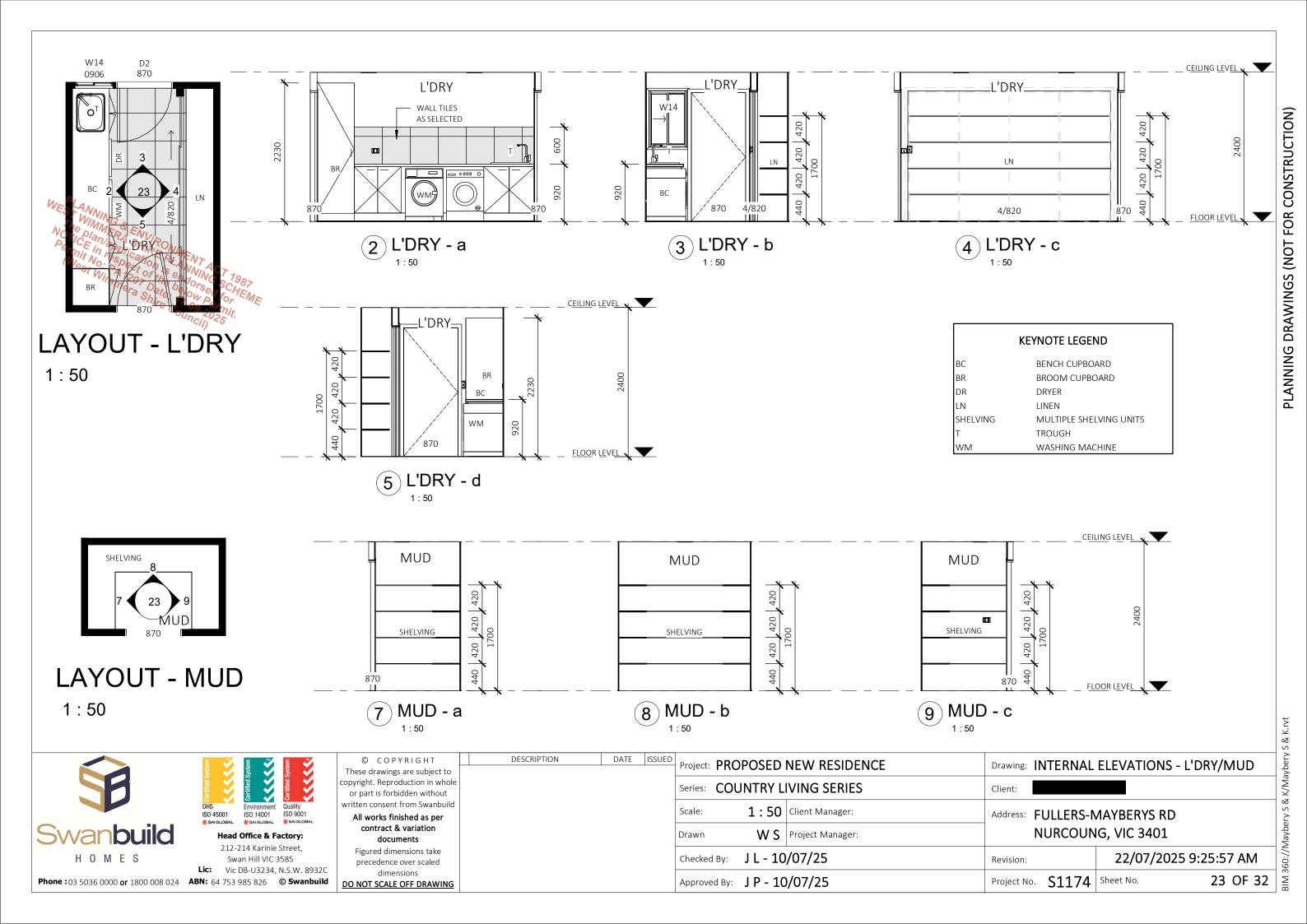
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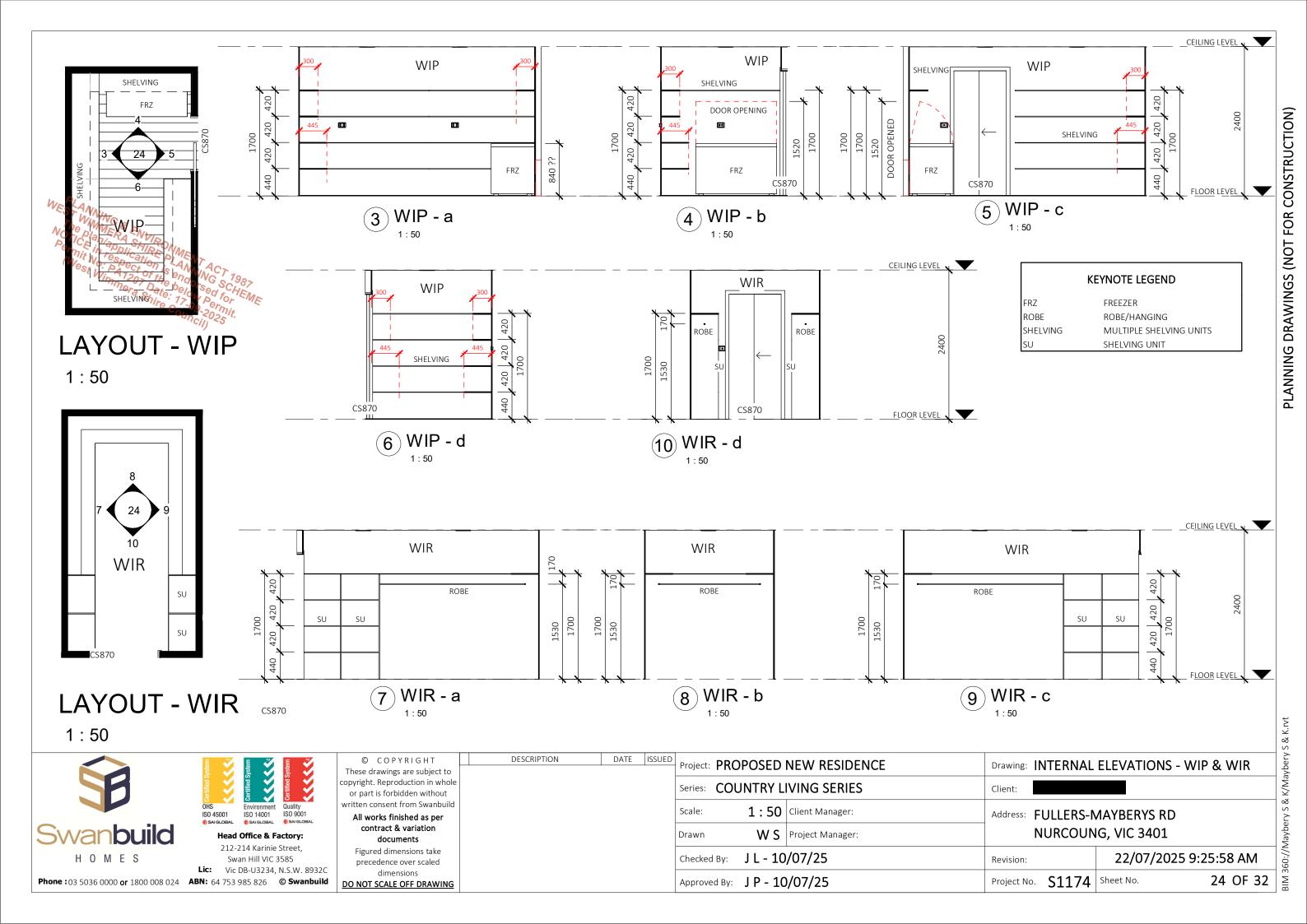
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Project: PROPOSED NEW RESIDENCE	Drawing: INTERNAL ELEVATIONS - KITCHEN
Series: COUNTRY LIVING SERIES	Client:
Scale: 1:50 Client Manager:	Address: FULLERS-MAYBERYS RD
Drawn WS Project Manager:	NURCOUNG, VIC 3401
Checked By: J L - 10/07/25	Revision: 22/07/2025 9:25:56 AM
Approved By: J P - 10/07/25	Project No. S1174 Sheet No. 22 OF 32



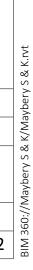


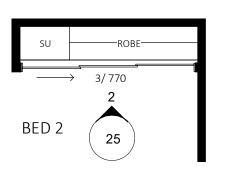


KEYNOTE LEGEND

ROBE/HANGING SHELVING UNIT

ROBE



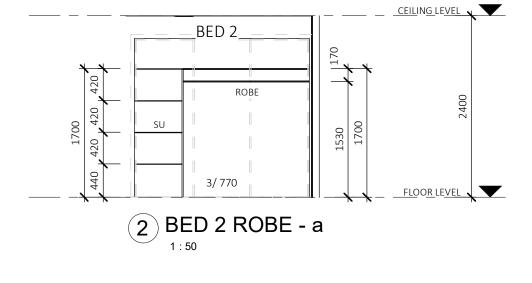


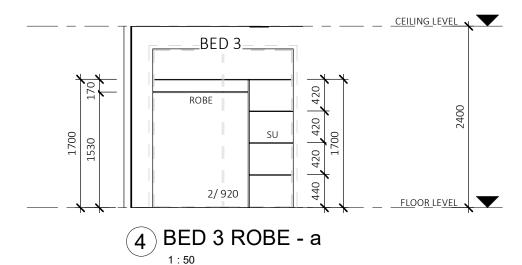
LAYOUT - BED 2 ROBE

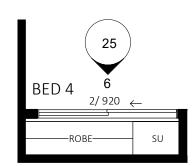
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LAYOUT - BED 3 ROBE

1:50

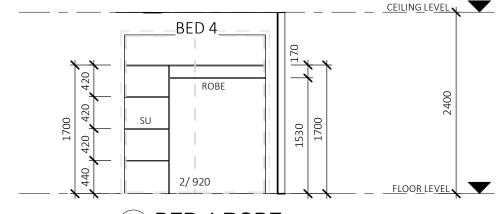






LAYOUT - BED 4 ROBE

1:50



6 BED 4 ROBE - a 1:50

DESCRIPTION





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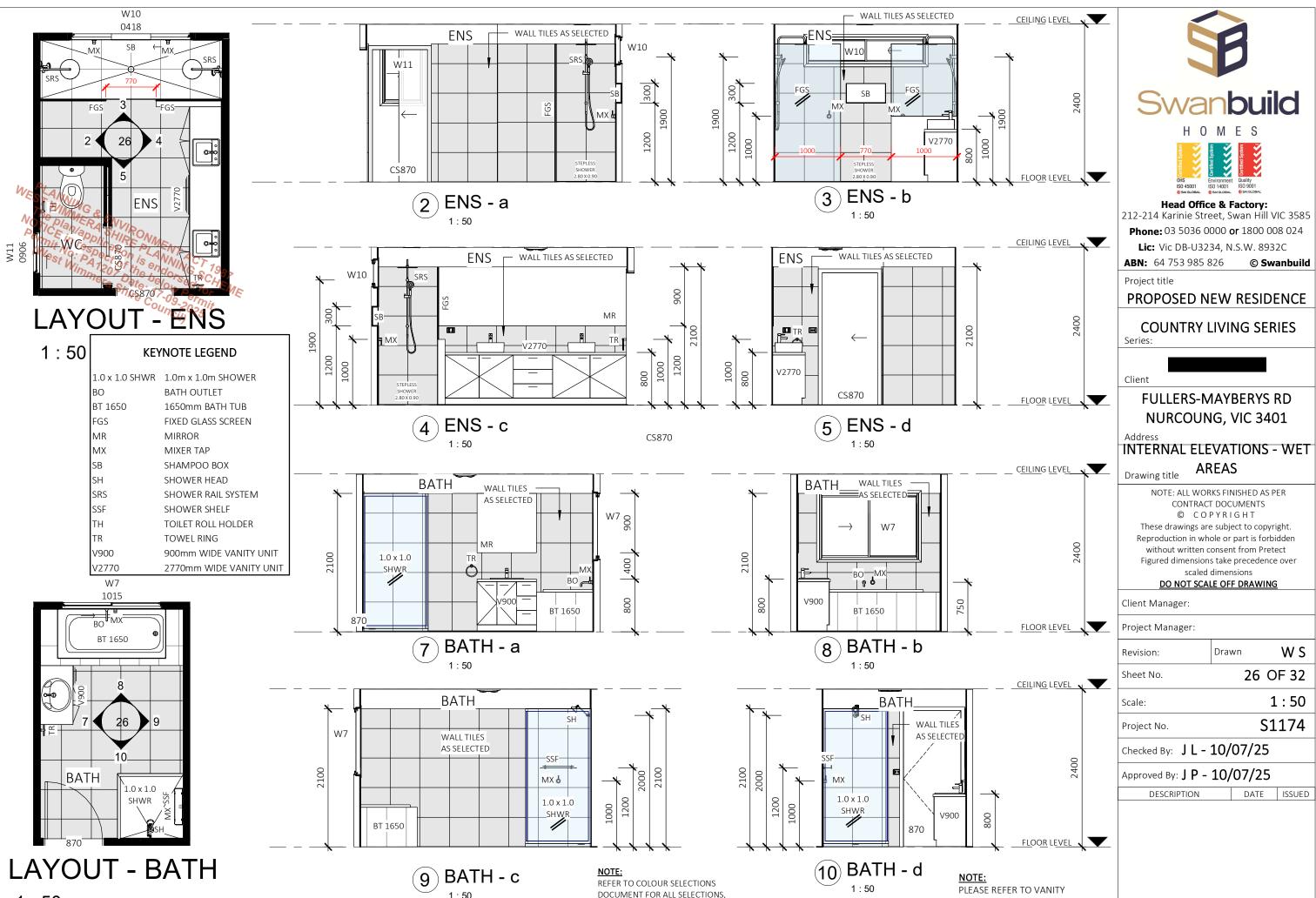
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		Approved By:	I P - 10)/07/25	Project No	S1174	Sheet No.	25 OF 32



MATERIALS, COLOURS AND FINISHES.

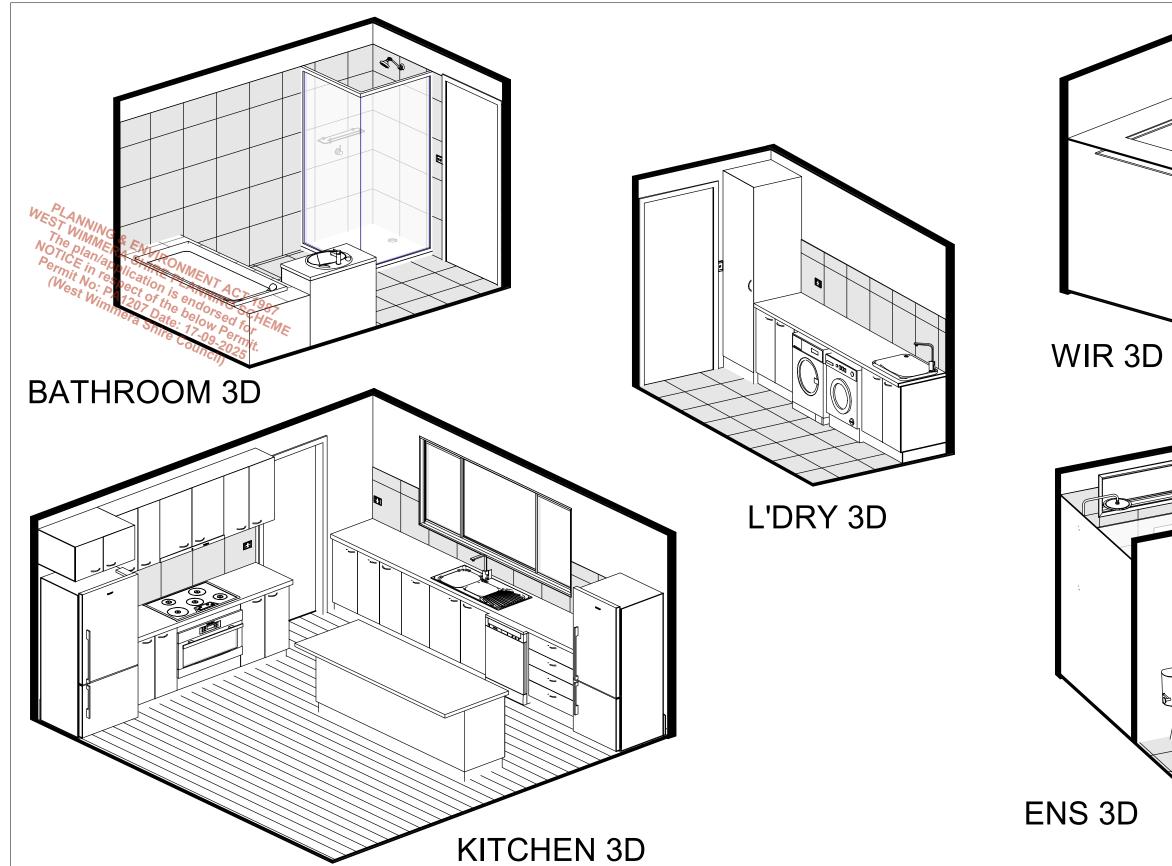
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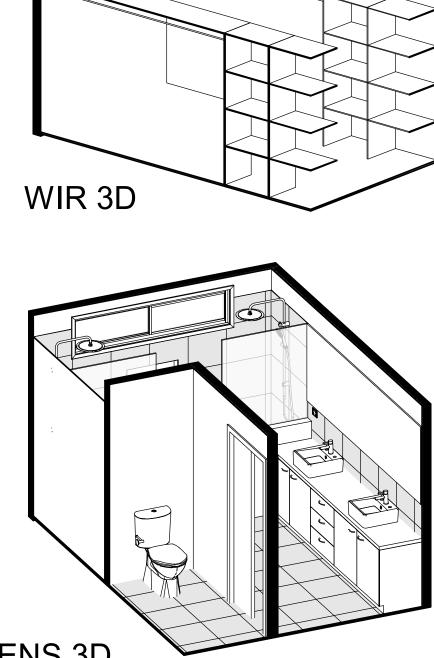
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SPECIFICATIONS FOR ALL VANITIES

PLANNING DRAWINGS (NOT FOR CONSTRUCTION)















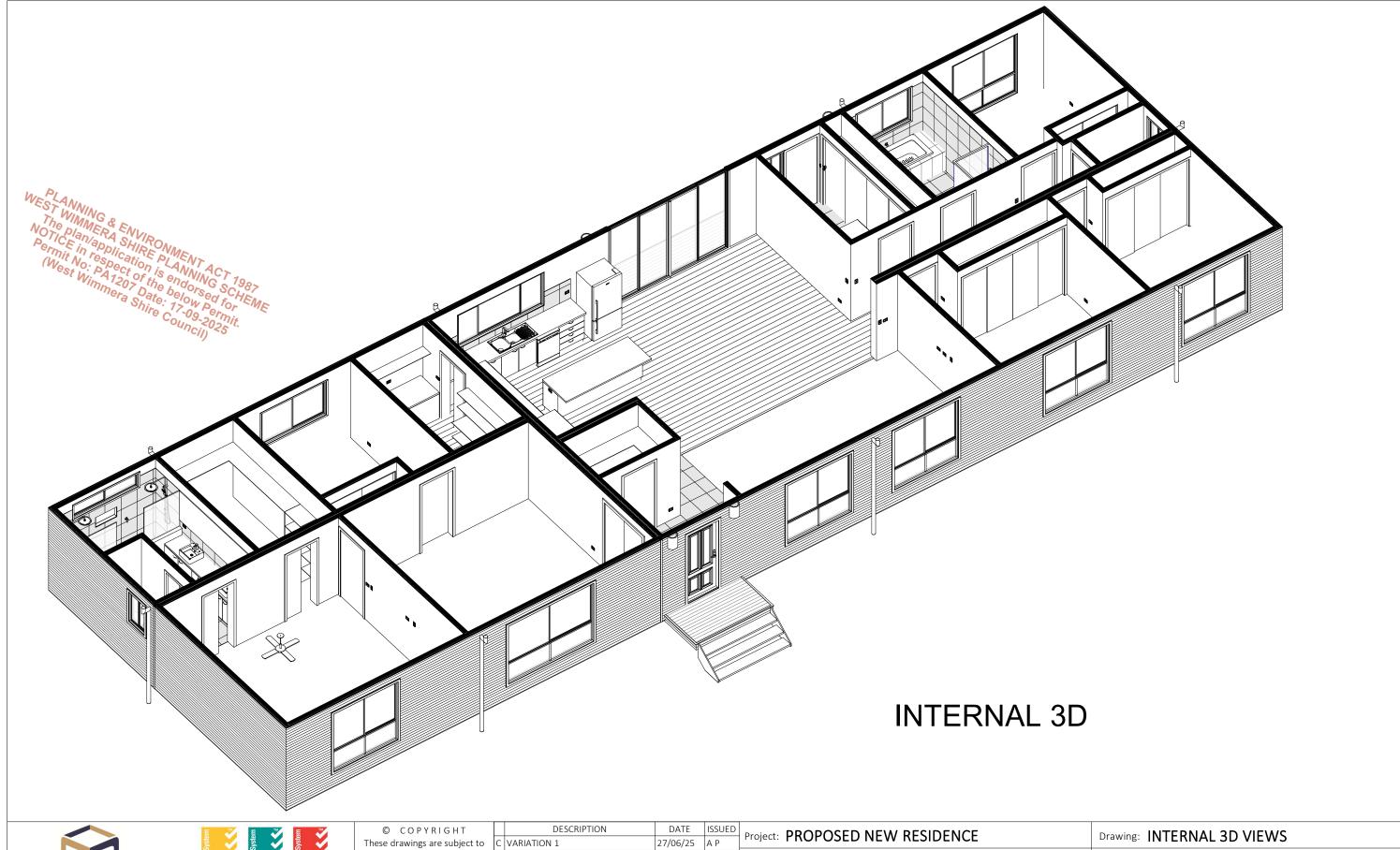
212-214 Karinie Street,

Lic: Vic DB-U3234, N.S.W. 8932C **Phone**: 03 5036 0000 **or** 1800 008 024 **ABN**: 64 753 985 826 **© Swanbuild**

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Approved By: J P - 10/07/25		Project No.	S1174	Sheet No.	27 OF 32





ISO 45001



Quality ISO 9001 Environment ISO 14001 SAIGLOBAL

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Checked By: J L - 10	/07/25	Revision:	С	22/07/2025 9	:26:03 AM
Approved By: JP - 10	/07/25	Project No.	S1174	Sheet No.	28 OF 32



18th June 2025

West Wimmera Council
49 Elizabeth St,
Edenhope VIC 3318

Attention: Planning Department – Planning Permit Application for a single storey residential dwelling

Proposed Dwelling Date: down for the Minder 1987

FULLERS-MAYBERYS ROAD, NURCOUNG 3401 Lot 1 on Plan of Subdivision 830569

The following documents are submitted with the application:

- · Certificate of Title & Title Plan
- Section 173 Agreement
- Architectural Plans & Elevations
- Written Summary of the Proposal

Site description

The site located at Fullers-Mayberys Rd, Nurcoung is an irregular shaped lot (LOT 1) with a total area of 4.26 hectares. Access to the site would be via Fullers-Mayberys Road.

Planning Information

The site at Fullers-Mayberys Rd, Nurcoung falls within a Farming Zone (FZ) and is affected by Environmental Significance Overlay (ESO).

Description of Proposal

The proposal is for the development of a single storey residential dwelling.

The application is for a Planning Permit to construct a building or carry out works and I look forward to working with the council to progress this application. Please contact me if you require any further information.

Yours sincerely,

Rishil Soni



PLANNING REPORT

Client:

Site Address: Fullers-Mayberys Road, Nurcoung, VIC 3401

Swanbuild Pty Ltd

ABN: 32 159 730 748

1800 008 024

210-214 Karinie St Swan Hill, VIC 3585

45 Fairview Road Kangaroo Flat VIC 3555

swanbuild.com.au



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ST N	NSite Details	2
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Wes	Planning Overlays 77.4	2
	ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)	2
	Planning Overlays V. A.C. Planning Overlays V. A.C. ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO) ENVIRONMENTAL SIGNIFICANCE OVERLAY- SCHEDULE 2 (ESO2) Applicant	2
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	Neighbourhood and Site Description and Design Response	3
	Description of existing site, neighbourhood, features and surrounds	3
	Proposal and Design Response	
	Relevant Planning Provisions	6
	Farming Zone	6
	Response to the decision Guidelines	6
	General Issues	
	Agricultural Issues and the Impacts from Non-Agricultural Use	6
	Dwelling Issues	6
	Environmental Issues	6
	Design and Sitting Issues	6
	Environmental Significance Overlay	
	Conclusion	7



Disclaimer

This planning report has been prepared by Swanbuild homes for the land and building owner and

Site Details

Project: Proposed New Dwelling

Client:

Address: Fullers Mayberys Road, Nurcoung, VIC 3401

Title Description: Lot 1 PS830569

Local Government: West Wimmera

Development type: Residential

Zone

FARMING ZONE (FZ)

SCHEDULE TO THE FARMING ZONE (FZ)

Planning Overlays

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY- SCHEDULE 2 (ESO2)

Applicant

Applicant: Swanbuild Pty Ltd

Address: 45 Fairview Road, Kangaroo Flat, VIC 3555

Ph: 1800 008 024

Email: rishil@swanbuild.com.au



The Proposal Brief

The following report assesses the Victorian state and local planning policies in relations to construct a single storey dwelling on the selected site within the West Wimmera Shire council.

This report contains the following

Zone Planning Response 1987

- Farming Zone Decision Guidelines

Planning Overlay Response

- Response to any overlay

Further Documentation

- Proposed Drawings
 - Cover Sheet
 - o Existing Site Plan
 - o Proposed Site Plan
 - Site Enlargement
 - o Floor Plan
 - Wall Layout Plan
 - Elevations East & West
 - Elevations North & South
 - Perspective Views

Neighbourhood and Site Description and Design Response Description of existing site, neighbourhood, features and surrounds

Refer to the existing site plan included with this submission.

The site located at Fullers-Mayberys Road, Nurcong is an irregular shaped lot with a total area of 4.26 hectares. There is an existing waterbody and existing power pole on site.

Access to the site is via Fullers Mayberys Road.

There are few trees scattered across the lot, and they are to be retained.





Aerial view of Fullers Maybery Road, Nurcoung



Location of the proposed dwelling





Location of proposed dwelling

Proposal and Design Response

The proposal consists of a single storey residential dwelling that accommodates 4 bedrooms, 2 bathrooms, kitchen, meals, family and a lounge area.

The total living area of the proposed dwelling is to be 251.1m2 with an outdoor area (front landing area of 2.5m2 and rear landing area as 7.2m2) of 9.7m2. The total area of the proposed dwelling is to be 260.8m2.

The proposed ceiling height is to be 2.4m and the overall building height is to be 4.441m from the natural ground level.

The setback of the proposed dwelling from the east boundary will be 172.5m, the setback from south boundary will be 21.7m and the setback from west boundary will be 92.42m and 95.99m respectively.

The dwelling will have Colourbond rood with specified external cladding, Colourbond gutter with metal fascia, aluminium sliding doors and windows and timber door. The dwelling is a transportable dwelling with a country style façade. Proposed materials to be used are of timber, James Hardie cement sheet profiles to wall and sub floor.

Septic is proposed towards the north-east side of the proposed dwelling. Location of the proposed water tank would be towards the south-west side of the proposed dwelling.



Access to the proposed dwelling would be via Fullers Mayberys road.

Relevant Planning Provisions

orsed for HEME

Farming Zone

Response to the decision Guidelines

General Issues low Pel

The proposed use of fand can be accommodated easily with installation of the proposed dwelling as it is to be placed towards south in a much open area to retain the vegetation. Most services can be established on the site. The nearby lots also contain similar developments within the area.

Agricultural Issues and the Impacts from Non-Agricultural Use

The proposal will not have an adverse effect on the agricultural use of the land as the house is a transportable dwelling and will have very minimal impact on the soil condition of the site as well as have no to minimal effect on the vegetation in the area to abide by environmental constraints, codes, and restrictions.

Dwelling Issues

The proposed dwelling will be fairly visible from Fullers-Mayberys Road. The proposed dwelling meets and respects the existing streetscape and the neighbourhood character with the proposed country style dwelling similar to surrounding properties.

Environmental Issues

The proposed site will have no trees removed. The site has no cut or fill; therefore, the soil condition and vegetation condition will have minimal impact on the environment. As the house is transportable, there will be minimum ground disturbance due to installation of traditional footings.

Design and Sitting Issues

The proposed dwelling is of a country style respecting the neighbourhood character of the surrounding. The dwelling is proposed at such location as to avoid impacts to surrounding agricultural uses and minimise loss of productive agricultural land.

Environmental Significance Overlay

The proposed dwelling will have its own water supply through proposed rainwater tanks. Effluent waste will be managed through septic system (which would be towards north-east) in accordance with the relevant EPA Code of Practice. There is no removal of any vegetation and existing vegetation is to be retained.



Conclusion

The application follows and meets the requirements of the local and state planning policies. The proposed development responds and acknowledges the farming zone, environmental significance overlay as well as the existing street and landscape. The development will also follow all building regulations and endorsed for considerations below for the 17-09-2025 regulations and standards, therefore should be considered in a favourable light towards

PROPOSED SITE PLAN
SITE ENLARGEMENT
FLOOR PLAN
WALL LAYOUT PLAN
ELEVATIONS EAST & WEST

ELEVATIONS NORTH & SOUTH
PERSPECTIVE VIEWS



SO 1400, Equal to the state of the state of

Head Office & Factory: 212-214 Karinie Street, Swan Hill VIC 3585

Phone 03 5036 0000 or 1800 008 024

Project Title PROPOSED NEW RESIDENCE

Revision Red

Current Revision: B

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Client

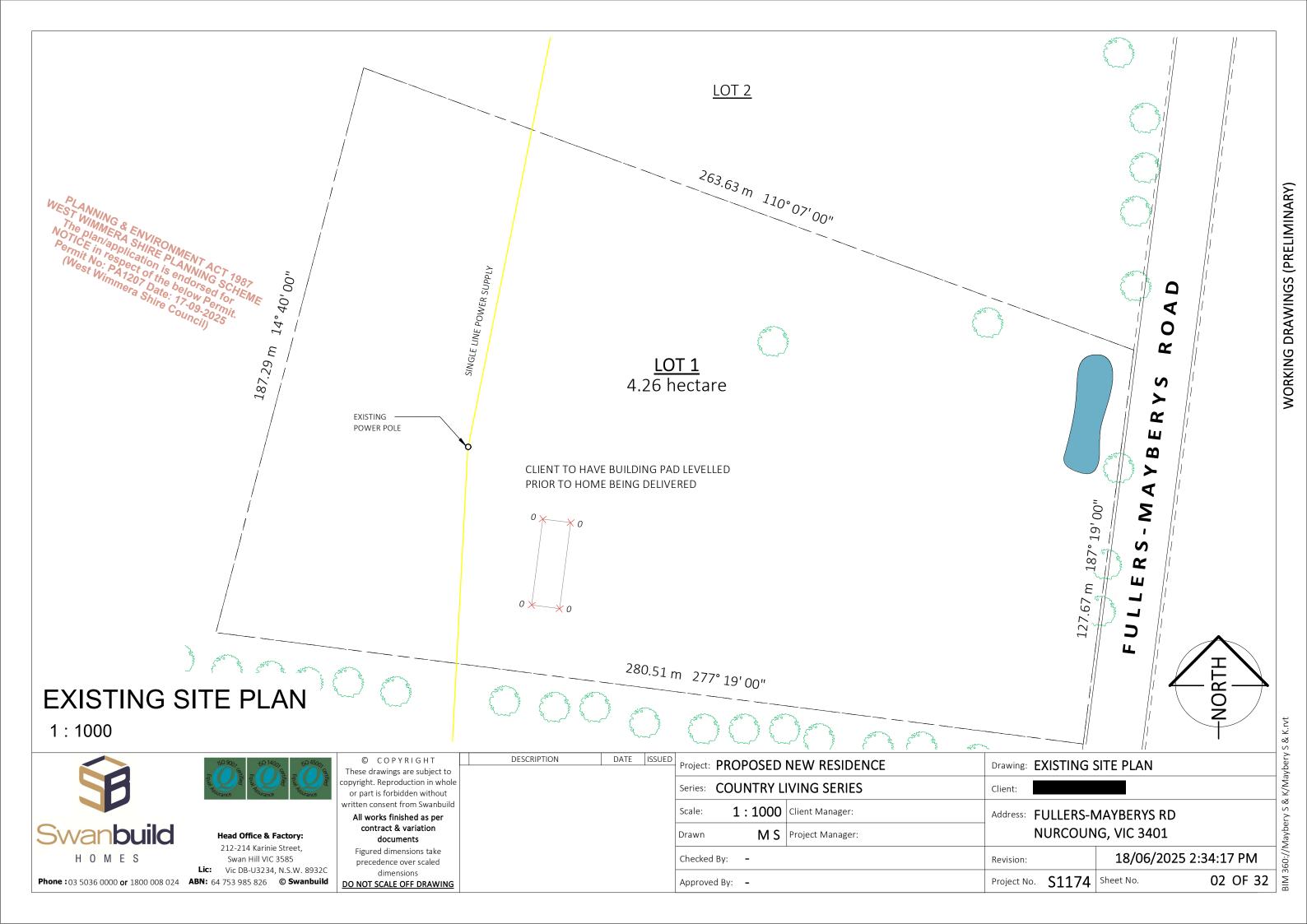
Address FULLERS-MA

FULLERS-MAYBERYS RD NURCOUNG, VIC 3401

Project No. S1174

Client Approval

COUNTRY LIVING SERIES



90 mm \emptyset CLASS 6 UPVC STORM WATER LINE LAID TO A MINIMUM OF 1:100 AND CONNECTED TO THE LEGAL POINT OF DISCHARGE TO LOCAL AUTHORITIES REQUIREMENTS. PROVIDE INSPECTION OPENINGS AT 9000mm CTS AND AT EACH CHANGE OF DIRECTION. THE COVER TO UNDER GROUND STORMWATER DRAINS SHALL BE NOT LESS THAN:

- 100mm UNDER SOIL
- 50mm UNDER PAVED OR CONCRETE AREAS
- 100mm UNDER UNREINFORCED CONRETE OR PAVED DRIVEWAYS
- 75mm UNDER REINFORCED CONCRETE DRIVEWAYS

STORMWATER DRAINAGE TO COMPLY WITH AS/NZS 3500.3. LAYOUT SHOWN IS DIAGRAMATIC ONLY. BUILDER OR PLUMBER TO MODIFY LAYOUT PROVIDING DRAINAGE COMPLIES WITH AUSTRALIAN STANDARDS AND LOCAL AUTHORITIES REQUIREMENTS. RA

ENERGY RATING REQUIREMENTS!

UNLESS PERMITTED OTHERWISE, CLASS ONE BUILDINGS SHALL REACH A 6 STAR ENERGY RATING. 6 STAR RATED DESIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STAMPED APPROVED PLANS AS PROVIDED BY THE ACCREDITED ENERGY RATER WITHOUT ALTERATION.

IN ORDER TO ACHIEVE A 6 STAR RATING, BUILDER IS TO:

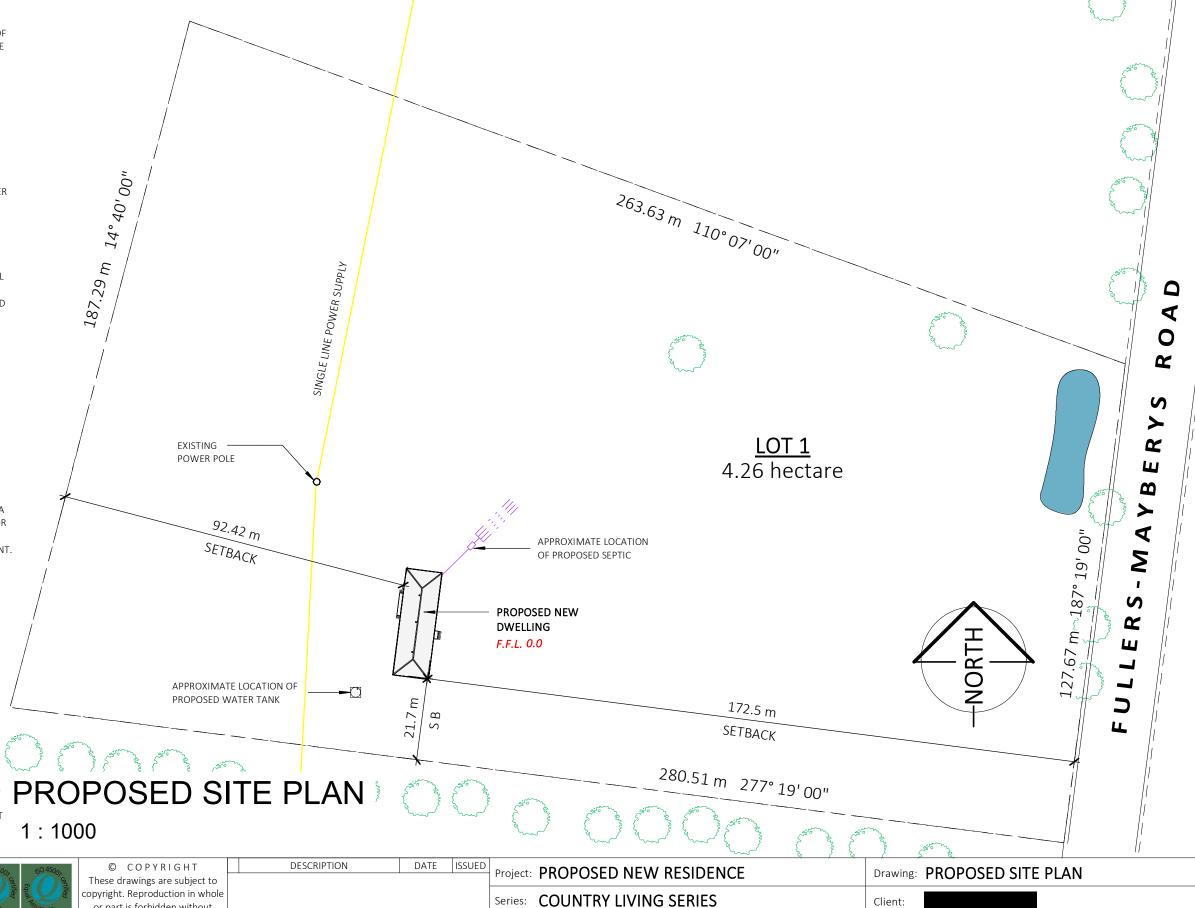
- PROVIDE R2.0 INSULATION TO EXTERNAL WALLS.
- PROVIDE R4.0 INSULATION TO CEILINGS.
- WEATHERSTRIP EXTERNAL DOORS.
- SEAL GAPS & CRACKS
- EXHAUST FANS TO BE FITTED WITH "DRAFT STOPPA" OR APPROVED SIMILAR SEALING DEVICE.
- WINDOW SIZE, OPERATION, GLAZING TYPE AND MANUFACTURER (IF SPECIFIED) TO BE AS PER WINDOW SCHEDULE. ALL WINDOWS TO BE FITTED WITH WEATHER SEALS TO OPENABLE WINDOW SASHES.
- A MINIMUM 2000 LITRE RAINWATER TANK FILLED FROM A ROOF AREA NO LESS THAN 50m² CONNECTED TO WC'S FOR FLUSHING **OR** AN APPROVED SOLAR OR HEAT PUMP HOT WATER SERVICE TO BE PROVIDED AT A COST TO THE CLIENT.

GAPS & CRACKS:

BUILDER TO PROVIDE A CONTINUOUS IMPERMEABLE BARRIER WITH THE DOUBLE SIDED SISALATION FOIL. PAY PARTICULAR ATTENTION TO:

- 1) TAPING JOINS AND AROUND PENETRATIONS (SUCH AS PLUMBING SERVICES).
- 2) ENSURE THAT THE MATERIAL COVERS THE GAP BETWEEN STUDS AND DOOR AND WINDOW FRAMES. IF FLASHING ATTACHES TO WINDOW FRAMES, FLASHING SHOULD BE TAPED OVER SISALATION FOIL.

BUILDER TO ENSURE AT SETOUT STAGE THAT ALL DIMENSIONS (SPECIFICALLY SETBACKS FROM BOUNDARIES) ARE CORRECT PRIOR TO EXCAVATION AND ORDERING OF MATERIALS. REPORT ANY DISCREPENCIES TO SWANBUILD IMMEDIATELY





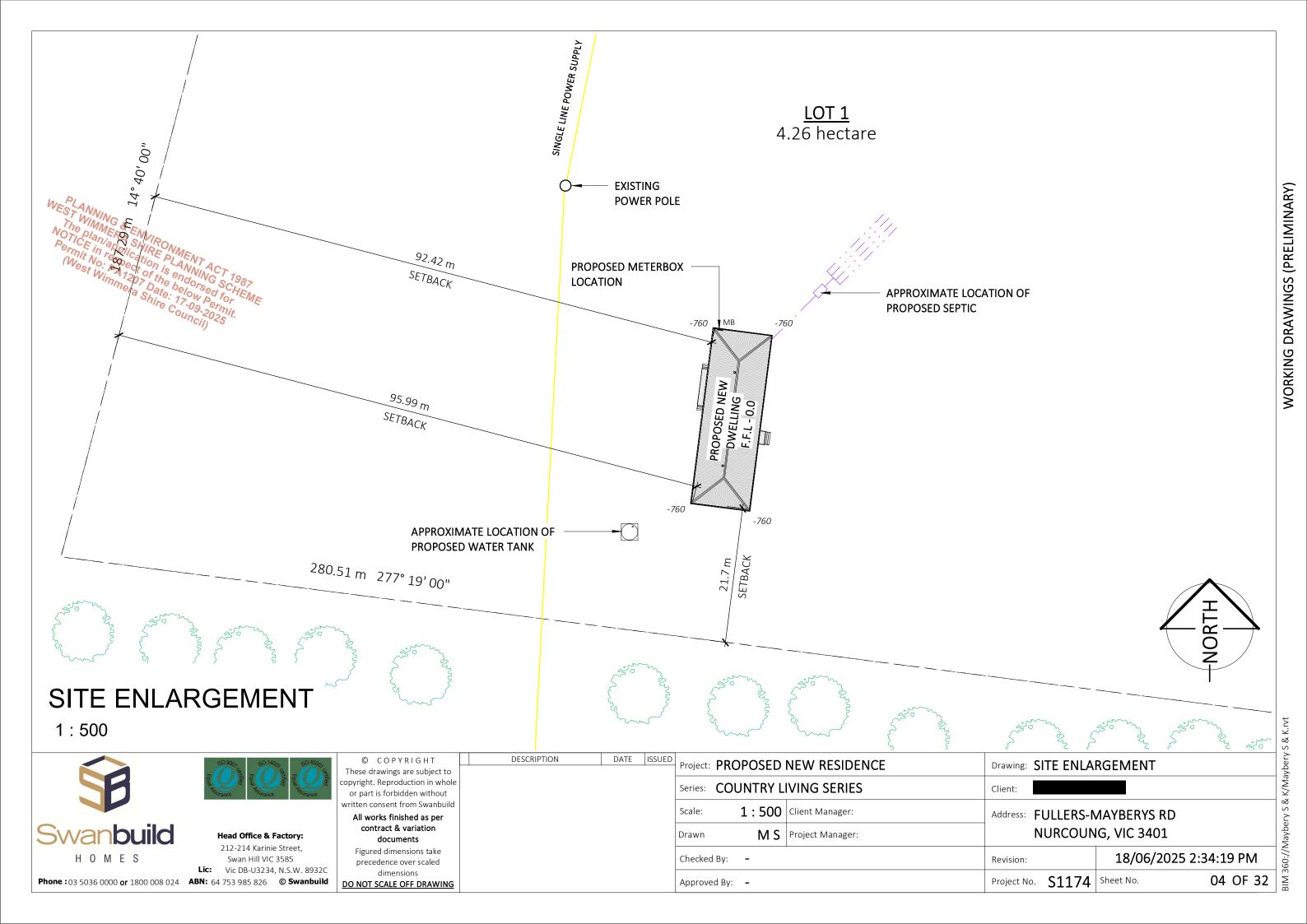


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SMARTROBE SYSTEM						
TYPE	STUD OPENING	WIDTH				
2/ 770	1565	1560				
2/ 920	1865	1860				
2/ 920	1865	1860				
3/ 770	2315	2310				
4/ 720	2920	2860				

ALL GLAZING TO COMPLY WITH AS 1288 AND AS 2047

ALL WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH AS 3740

W10

__ 0318_

LIFT OFF HINGES TO WC DOOR

ALL STRUCTURAL FRAMING AND FLOORING IS CONSTRUCTED WITH TERMITE TREATED MATERIAL TO COMPLY WITH AS 3660.1 - 2014

10

_1818

EXHAUST FROM WET AREAS TO BE VENTED DIRECTLY TO ATMOSPHERE VIA DUCTING TO THE UNDERSIDE OF EAVES. EXHAUST SYSTEM TO HAVE A FLOW RATE OF NO LESS THAN 25L/S FOR BATHROOMS & WC AND 40L/S FOR KITCHEN & LAUNDRY

W8

1024—

CLIMATE ZONE 6 **DENOTES 1200 x 900 MIN.** CIRCULATION SPACE

870

FSASSAGE

DENOTES WATER STOP

LEVEL ACCESS TO ENTRY DOOR

6.0m X 1.2m MERBAU LANDING

WITH STEP FREE ACCESS

D3=

2433 SGD

MEALS

FRZ

W1

1818

AS/NZS 1170.1; and

DRAWINGS TO BE READ IN

N 2

WIND LOAD

RATING

CONJUNCTION WITH SOIL REPORT BY WESTERN VICTORIA SOIL TESTING REF: 250647

REFER TO ENGINEERS SPECIFICATIONS

ALUMINIUM MESH

FLY SCREEN DOOR

_1015 _

BATH

4/720

OFFICE

_W3

1818

LAKER GROUP REF: 25-SBH-1129

W6

-1818-

BED 3

BED 2

W4

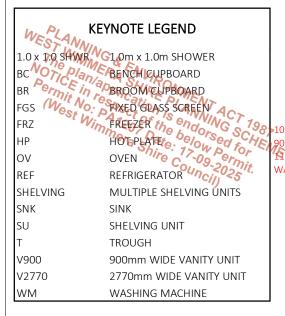
10.25-18.1

SMOKE DETECTORS TO BE LOCATED BETWEEN

SMOKE DETECTORS TO BE INTERCONNECTED &

\INSTALLATION TO COMPLY WITH AS 3786

2/920



STAIRS TO COMPLY WITH NCC 2022 HP PART 11.2 a) RISERS (R) TO BE BETWEEN 115mm & 190mm

- b) GOINGS (G) TO BE BETWEEN 240mm & 355mm
- c) R2 + G BETWEEN 550mm & 700mm
- d) NO OPENING ARE TO PERMIT A SPHERE WITH A MAXIMUM DIAMETER OF 125mm TO PASS THROUGH
- e) A CONTINUOUS, UBOBSTRUCTED HANDRAIL LOCATED ALONG AT LEAST ONE SIDE OF ALL STAIRS THAT PROVIDE A CHANGE IN FLOOR LEVEL OF AT LEAST 1m, AT A HEIGHT OF AT LEAST 865mm ABOVE THE STAIR NOSINGS
- f) STAIRS SHOULD HAVE A SLIP RESISTANCE CLASSIFICATION AS BELOW

APPLICATION	SITE CONDITION DRY	WET
TREAD OR LANDING SURFACE	P3 OR R10 P4 OR R11	
NOSING OR LANDING EDGE STRIP	P3	P4

PRODUCT TO APPLY FOR SLIP RESISTANCE

INTERGRAIN ULTRADECK TIMBER OIL - 2 COATS APPLIED TO MANUFACTURERS SPECIFICATIONS

AREA SQ'S LOCATION

LIVING AREA	251.1 m ²	27.0	LIVING
LIVING TOTAL	251.1 m ²	27.0	
FRONT LANDING AREA	2.5 m ²	0.3	OUTDOOR
REAR LANDING AREA	7.2 m ²	0.8	OUTDOOR
OUTDOOR	9.7 m²	1.0	
TOTAL	260.8 m²	28.1	



FLOOR PLAN

1:100

(b) have a gradient not steeper than 1:14; and

1.2m x 3.8m HEARTH

FAMILY

W2

1818

(c) be provided with landings complying with 3.9.1.5 at the top and bottom of the ramp and at intervals not greater than -

Refer 3.3.1 Ramps on step-free access path - Table 3.2

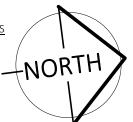
ALL EXTERNAL & MODULE SPLIT STUD WALLS PROVIDE 6mm OS PLY BRACE.

LIVING & SLEEPING AREAS.

HARD WIRED TO MAINS POWER.

ALL INTERNAL WALLS

PROVIDE METAL ANGLE BRACING TO ALL AVAILABLE INTERNAL WALLS OF LENGTH 1800-2700mm



CHECK WINDOW SIZE

CLIENT SUPPLIED BLIND





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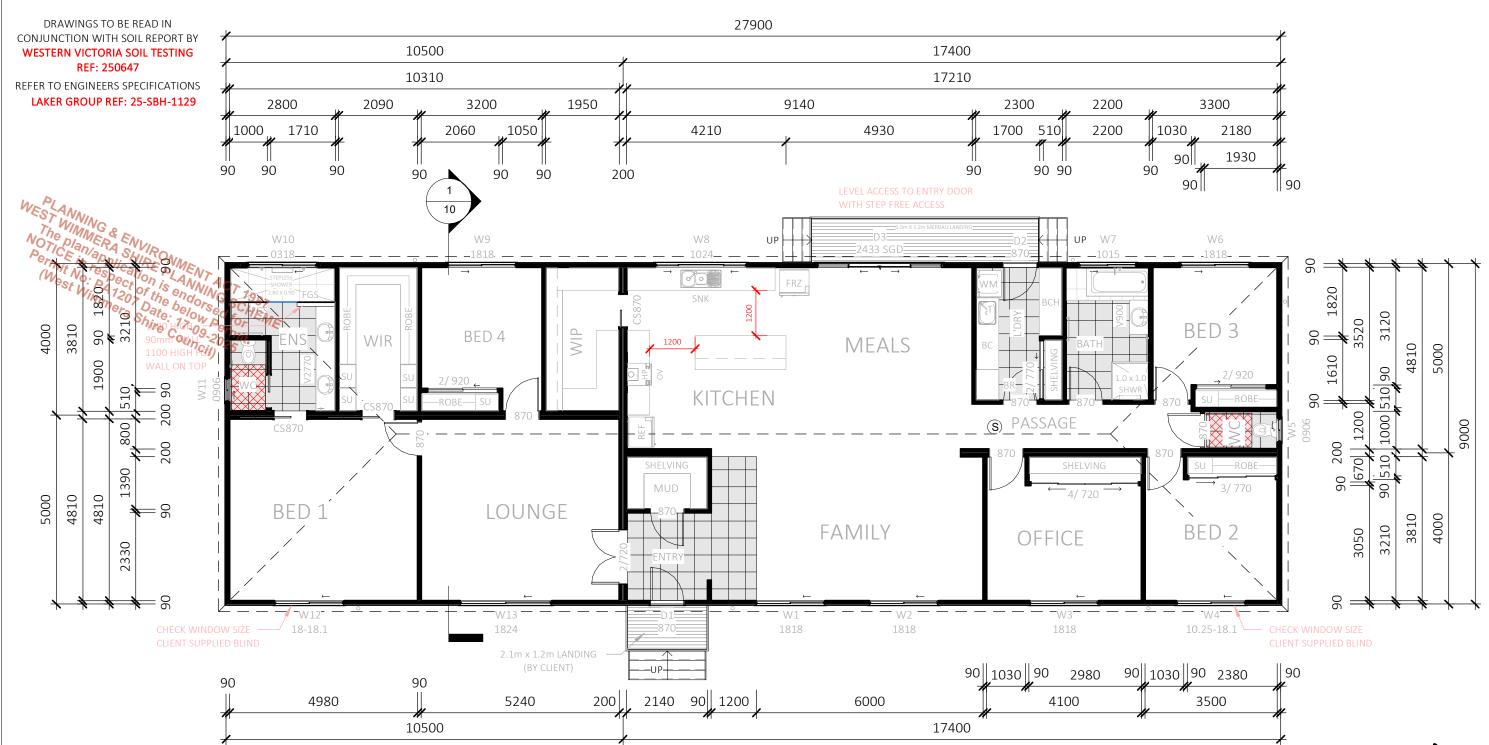
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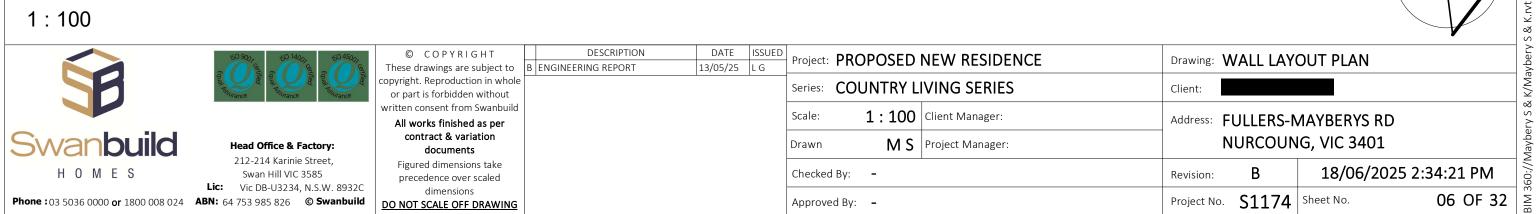
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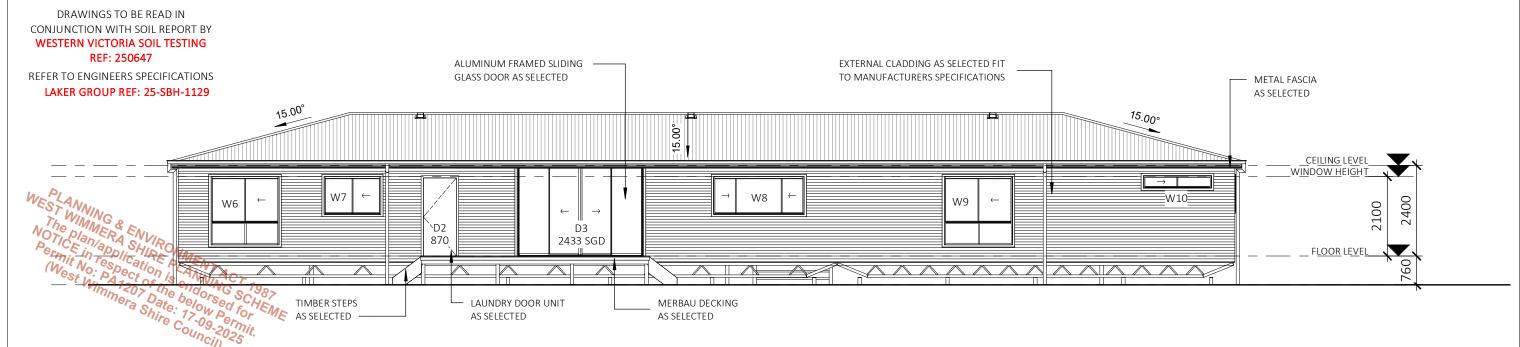
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WALL LAYOUT PLAN

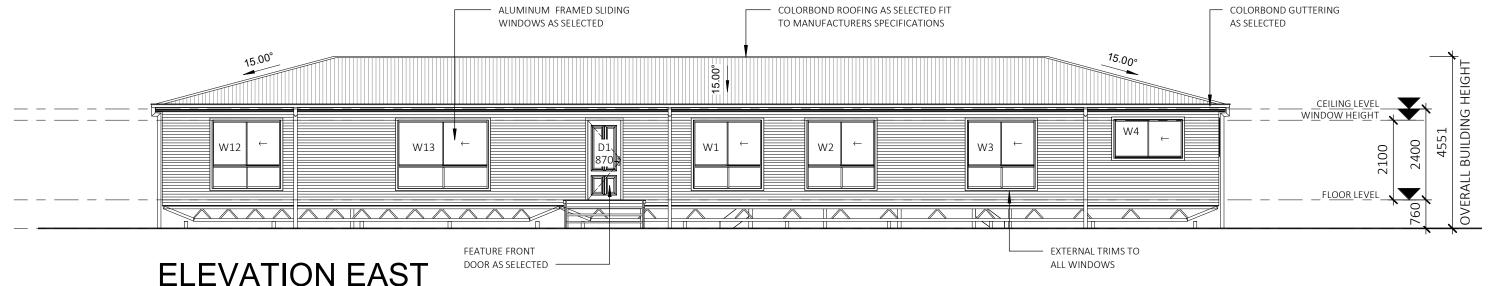
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ELEVATION WEST

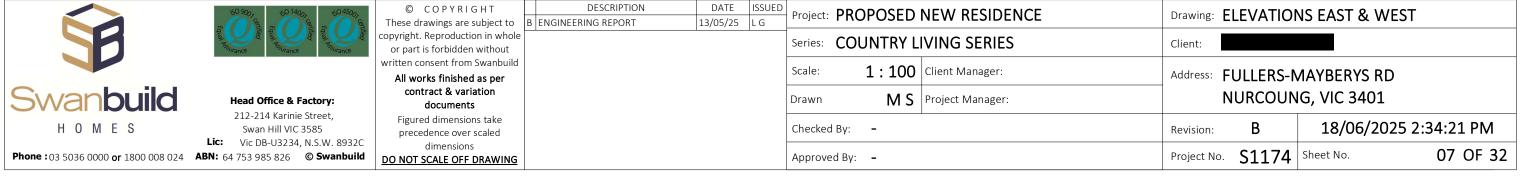
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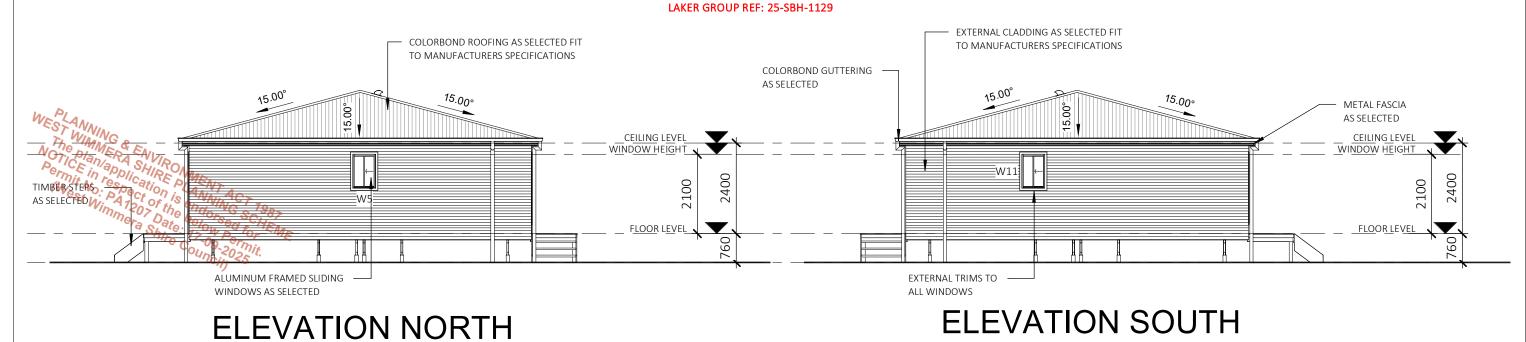
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REFER TO ENGINEERS SPECIFICATIONS



1:100

WALL SCHEDULE TYPE AREA INSULATION 90mm External walls Corri | 148.5 m² 87.2 m²

> W4 & W12 **CHECK WINDOW SIZES CLIENT SUPPLIED BLINDS**

ALL GLASS DOORS TO BE FITTED WITH VISIBILITY STRIPS IN ACCORDANCE WITH H.P. PART 8.4.7

WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER. WINDOWS TO BE FLASHED ALL AROUND. REFER TO FLOOR PLAN & ELEVATIONS FOR OPENING DIRECTION. ARROW DETONATES WHICH WAY THE DOOR OR WINDOW OPENS

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MARK	TYPE	DESCRIPTION	HEAD HEIGHT	HEIGHT	WIDTH	GLAZING	LOCATION	U-VALUE _ SHGC	BAL REQ.	AREA
W1	1818	ALUMINIUM SLIDING WINDOW	2100	1800	1800	DOUBLE CLEAR	FAMILY	TBC	4mm	3.2 m ²
W2	1818	ALUMINIUM SLIDING WINDOW	2100	1800	1800	DOUBLE CLEAR	FAMILY	TBC	4mm	3.2 m ²
W3	1818	ALUMINIUM SLIDING WINDOW	2100	1800	1800	DOUBLE CLEAR	OFFICE	TBC	4mm	3.2 m ²
W4	10.25-18.1	ALUMINIUM SLIDING WINDOW	2125	1025	1810	DOUBLE CLEAR	BED 2	TBC	4mm	1.9 m ²
W5	0906	ALUMINIUM SLIDING WINDOW	2100	900	600	DOUBLE CLEAR	WC	TBC	4mm	0.5 m ²
W6	1818	ALUMINIUM SLIDING WINDOW	2100	1800	1800	DOUBLE CLEAR	BED 3	TBC	4mm	3.2 m ²
W7	1015	ALUMINIUM SLIDING WINDOW	2100	1000	1500	DOUBLE CLEAR	BATH	TBC	4mm	1.5 m ²
W8	1024	ALUMINIUM SLIDING WINDOW	2100	1000	2400	DOUBLE CLEAR	KITCHEN	TBC	4mm	2.4 m ²
W9	1818	ALUMINIUM SLIDING WINDOW	2100	1800	1800	DOUBLE CLEAR	BED 4	TBC	4mm	3.2 m ²
W10	0318	ALUMINIUM SLIDING WINDOW	2130	330	1800	DOUBLE CLEAR	ENS	TBC	4mm	0.6 m ²
W11	0906	ALUMINIUM SLIDING WINDOW	2100	900	600	DOUBLE CLEAR	WC	TBC	4mm	0.5 m ²
W12	18-18.1	ALUMINIUM SLIDING WINDOW	2100	1800	1810	DOUBLE CLEAR	BED 1	TBC	4mm	3.3 m ²
W13	1824	ALUMINIUM SLIDING WINDOW	2100	1800	2400	DOUBLE CLEAR	LOUNGE	TBC	4mm	4.3 m ²
	•		·							31.2 m²
D1	870	TIMBER HINGED ENTRY DOOR	2100	2100	870		ENTRY			1.8 m ²
D3	2433 SGD	ALUMINIUM SLIDING GLASS DOOR	2400	2400	3300	DOUBLE CLEAR	MEALS	TBC	4mm	7.9 m ²



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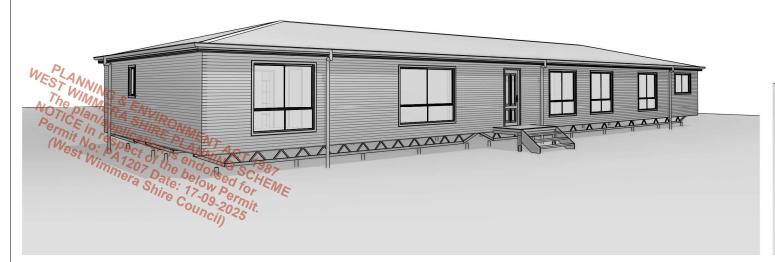
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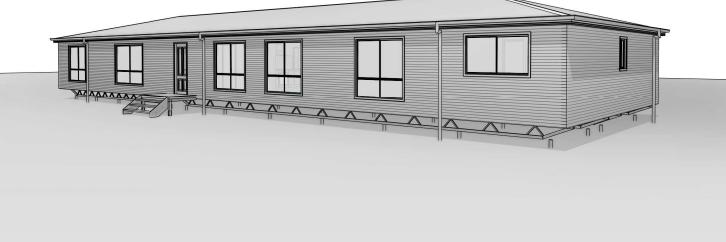
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3D VIEW 1

3D VIEW 2





3D VIEW 3



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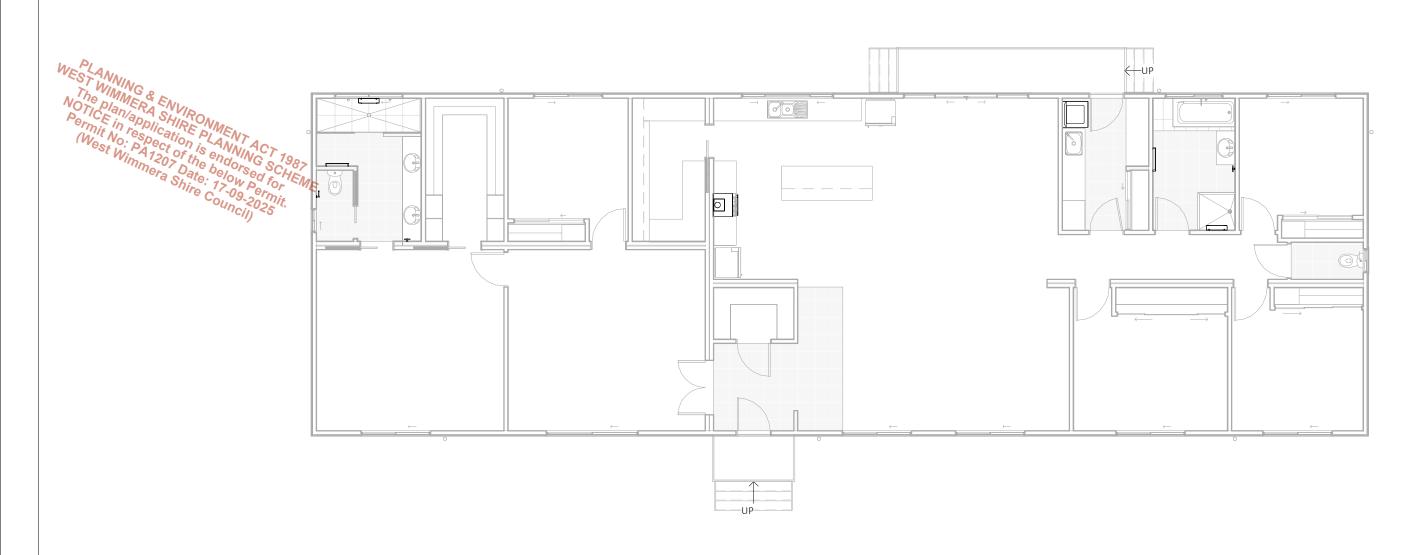
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3D VIEW 4

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DESCRIPTION

SERVICES PLAN

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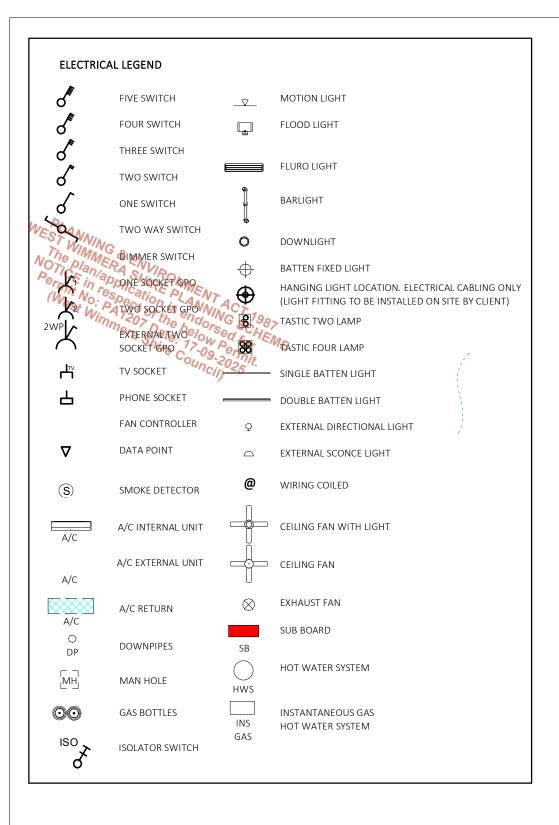
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LIGHT FIXTURES SCHEDULE								
TYPE	WATTS	LOCATION						

ALLOWED WATTS PER SQUARE METRE									
AREA NAME	AREA	ALLOWED WATTS PER M2	WATTS ALLOWED						
LIVING AREA	251.1 m ²	5 W	1256 W						
FRONT LANDING AREA	2.5 m ²	4 W	10 W						
REAR LANDING AREA	7.2 m ²	4 W	29 W						
TOTAL OUTDOOR AREA	9.7 m ²	4 W	39 W						

ELECTRICAL NOTES:

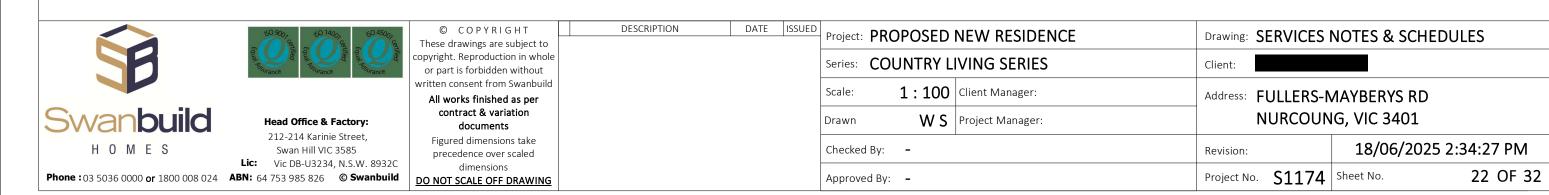
BUILDER TO PROVIDE POWER TO ALL APPLIANCES OR FITTINGS THAT REQUIRE ELECTRICITY TO OPERATE SUCH AS RANGEHOOD, AIR CONDITIONER, HOT PLATES & WALL OVEN ETC. GENERAL POWER OUTLETS ARE TO BE LOCATED 300mm ABOVE THE FLOOR (OR BENCH TOPS) UNLESS THE POWER OUTLET SERVES A SPECIFIC USE. (EG. POWER OUTLET TO REF.) SPECIFIC POWER OUTLETS ARE TO BE POSITIONED IN APPROPRIATE POSITIONS DEPENDING ON THIER USE TO LOCATIONS APPROVED BY THE CLIENT. LIGHT SWITCHES SHALL BE LOCATED 1100mm VERTICALY FROM FLOOR LEVEL.

ARTIFICIAL LIGHTING AROUND THE PERIMETER OF THE BUILDING MUST BE HAVE AN AVERAGE LIGHT SOURCE EFFICACY OF NOT LESS THAN 40 LUMENS/W OR BE CONTROLLED BY A DAYLIGHT SENSOR

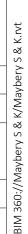
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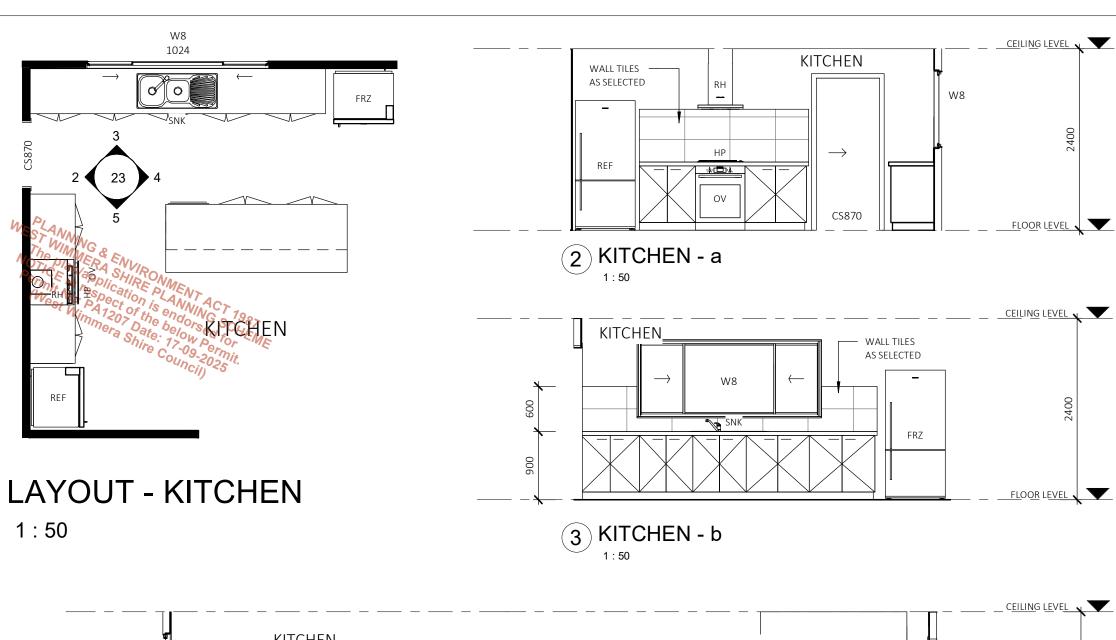
WATTS ALLOWED

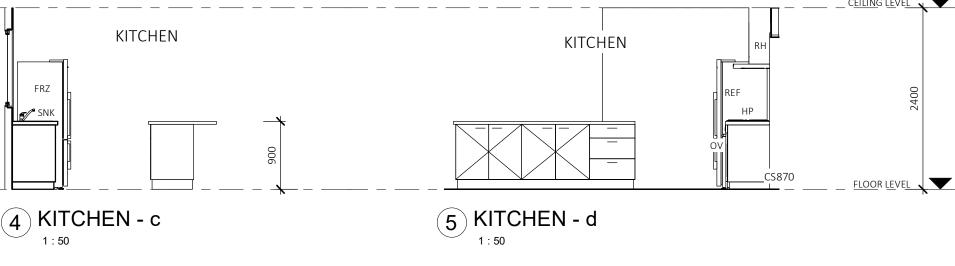
INTERNAL AREAS = 5W/m² VERANDAHS & BALCONIES= 4W/m²











DATE ISSUED 5

DESCRIPTION

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KEYNOTE LEGEND

FREEZER

OVEN

SINK

HOT PLATE

REFRIGERATOR

RANGE HOOD

ΗР

ΟV

REF

RH

SNK



W8

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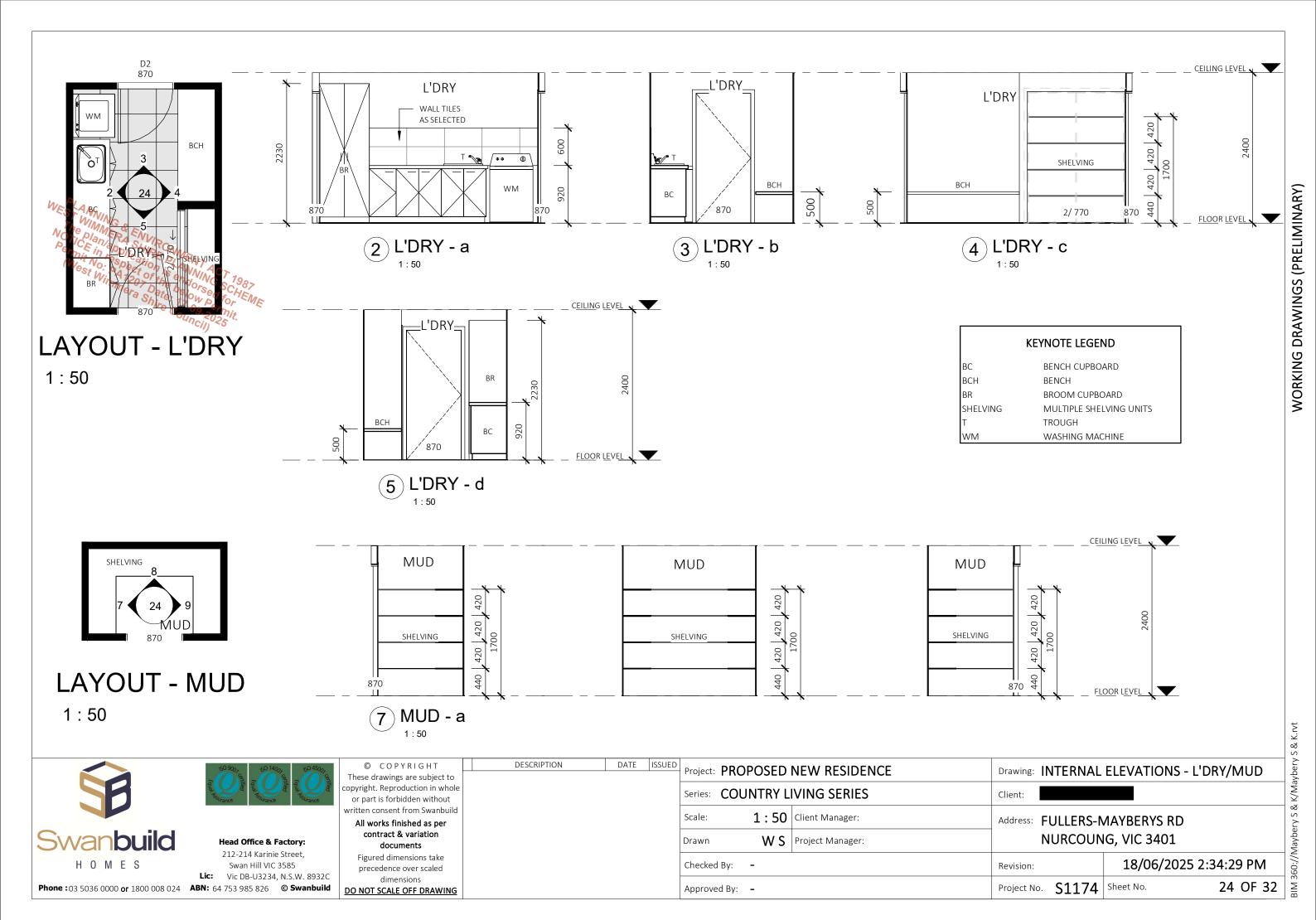
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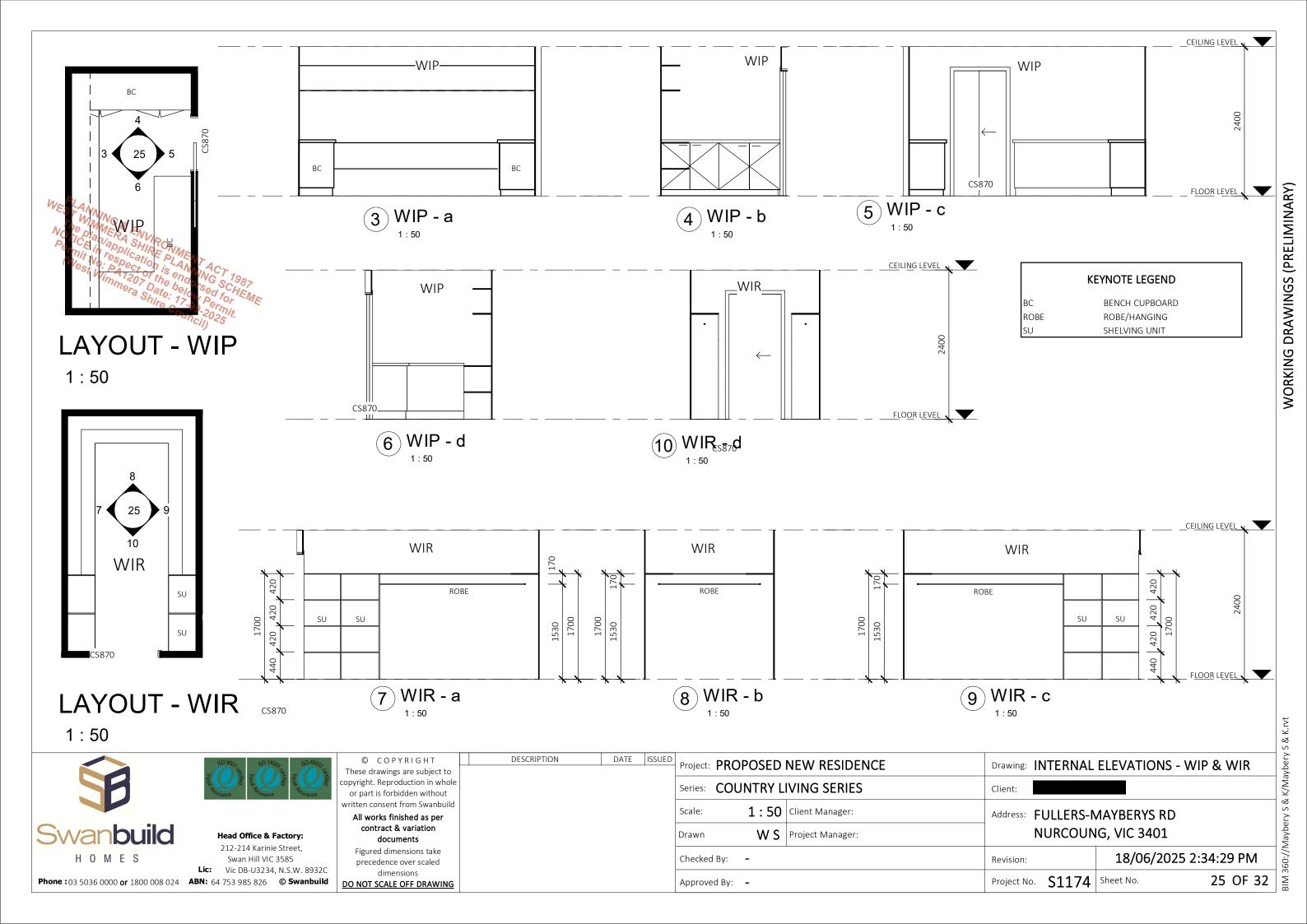
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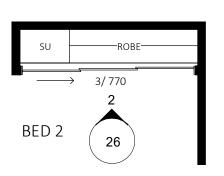




KEYNOTE LEGEND

ROBE/HANGING SHELVING UNIT

ROBE



LAYOUT - BED 2 ROBE

NOTICE PLANT ACT 1987
Per Nit No. Pact of the endorsed SCHEME

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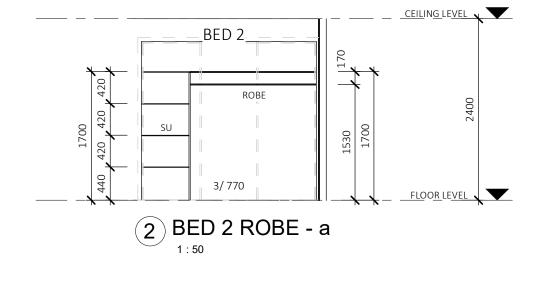
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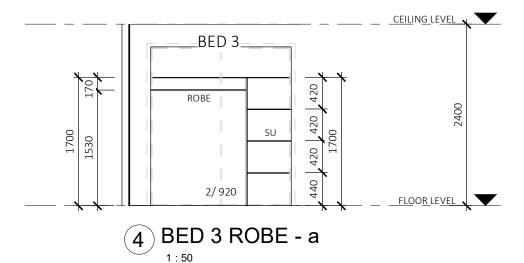
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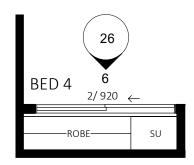
SU ROBE

LAYOUT - BED 3 ROBE

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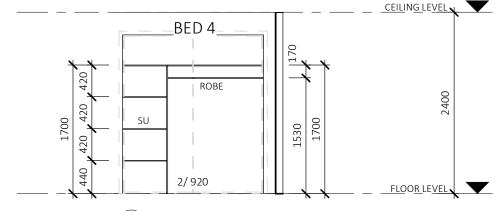






LAYOUT - BED 4 ROBE

1:50



6 BED 4 ROBE - a

DESCRIPTION



\$0.900, SO 1400, SO 4500, Reference Solverance Solveran

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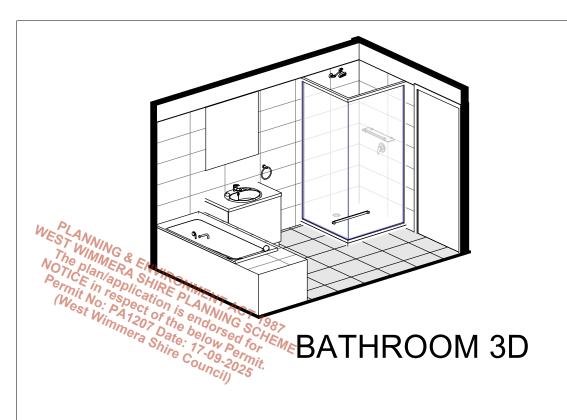
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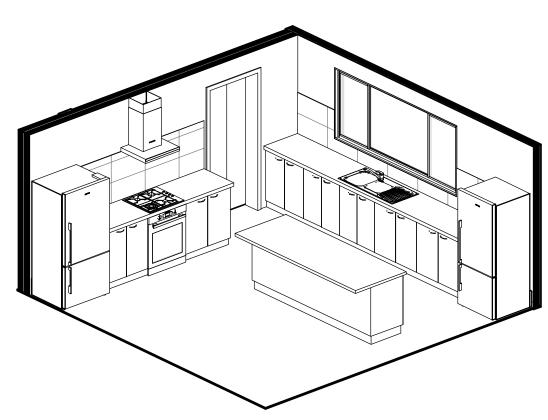
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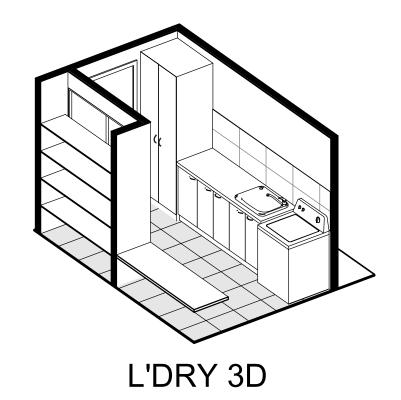
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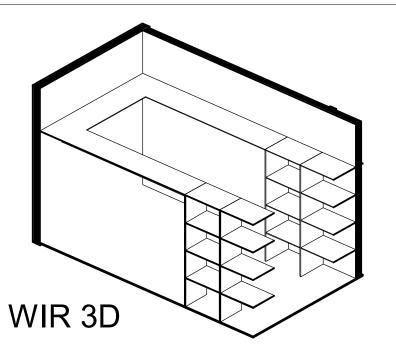
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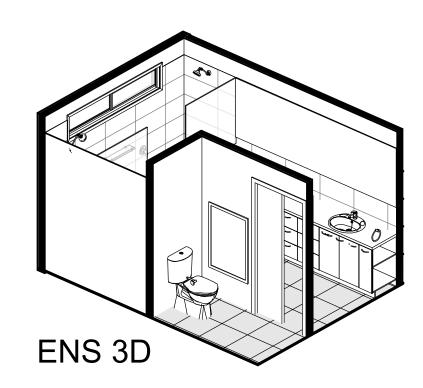












KITCHEN 3D





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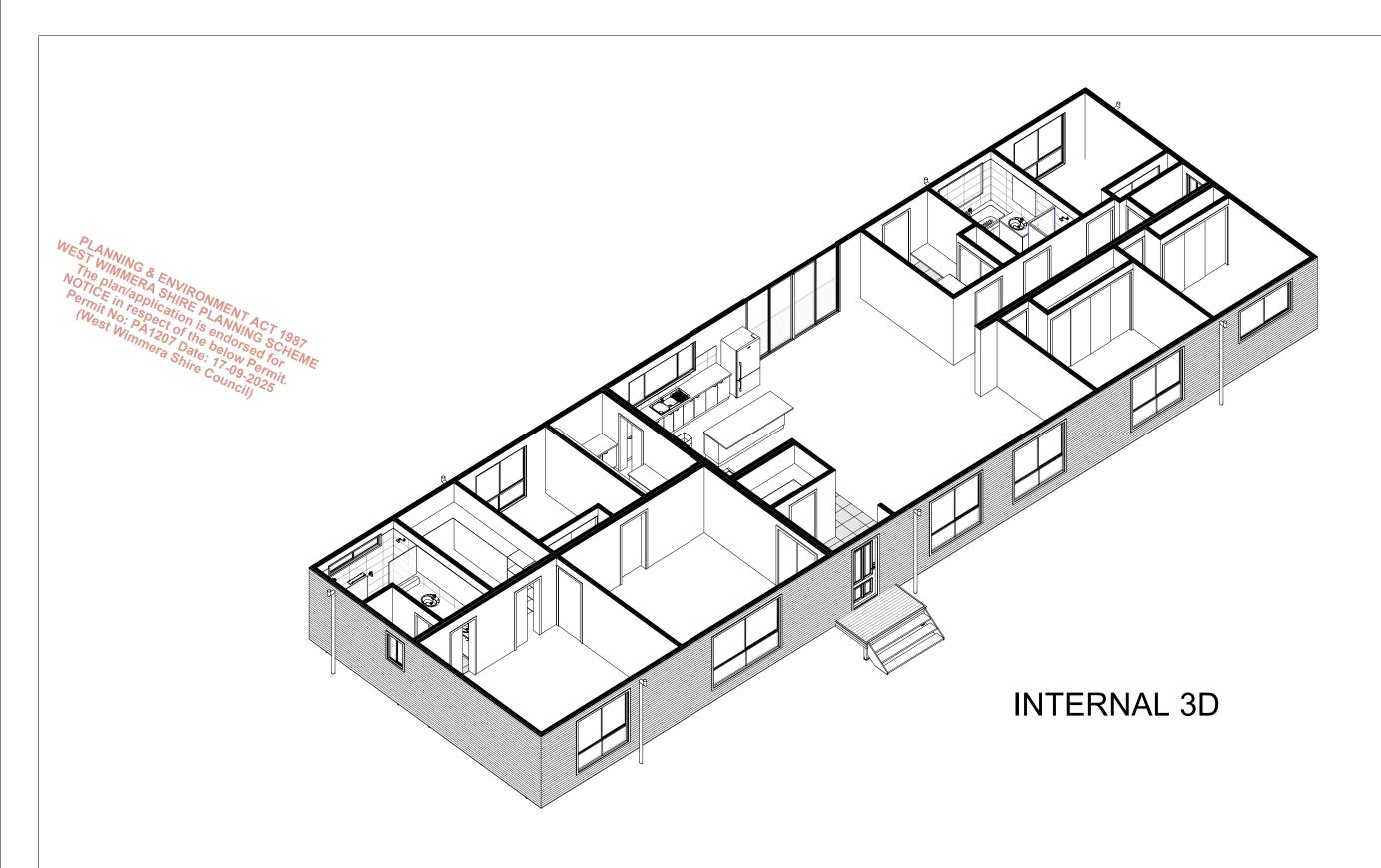
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Figured dimensions take precedence over scaled dimensions

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DESCRIPTION

Project: PRC	POSED	NEW RESIDENCE	Drawing: INTERNAL 3D VIEWS				
Series: COL	JNTRY L	IVING SERIES	Client:				
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Approved By:	_		Project No.	S1174	Sheet No.	29 OF 32	

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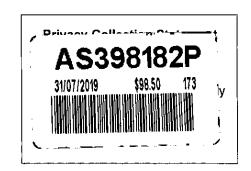
WEST WIND	Document Type	Instrument
NOTICE in re	Document Identification	AS398182P
(West Winn	(excluding this cover sheet)	8
	Document Assembled	18/06/2025 13:57

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Application by a responsible authority for the making of a recording of an agreement Section 181 Planning and Environment Act 1987



Lodged by

W.Name **BROWN & PROUDFOOT, LAWYERS**

03 5382 4455

Phonévimer & ENV 74 WILSON STREET, HORSHAM VIC 3400

Address/application SBISBI190462 Customer code: 0545D

The responsible authority having made an agreement referred to in section 181(1) of the Planning and

Environment Act 1987 requires a recording to be made in the Register.

Land:(volume and folio)

VOLUME 5039 FOLIO 605 VOLUME 2894 FOLIO 704

Responsible authority:(full name and address, including postcode)

WEST WIMMERA SHIRE COUNCIL OF 49 ELIZABETH STREET, EDENHOPE VIC 3318

Section and act under which agreement is made:

SECTION 173 OF THE PLANNING AND ENVIRONMENT ACT 1987

A copy of the agreement is attached to this application:

A COPY OF THE AGREEMENT IS ATTACHED TO THIS APPLICATION

Signing:

27.07.19

SHIRE COUNCIL WEST WIMMERA

M: 0429 707.407

been Verified

35271702A

DENLP Red No - 110005/024

181PEA

- 4720AC02033 47716564

Page 1 of 2

THE BACK OF THIS FORM MUST NOT BE USED

Land Use Victoria contact details: see www.delwp.vic.gov.au/property>Contact us

DATED 17th July 2019

BETWEEN:



("the Owner")

- and -

WEST WIMMERA SHIRE COUNCIL

("the Responsible Authority")

AGREEMENT

BROWN & PROUDFOOT, Lawyers, 74 Wilson Street, HORSHAM Vic 3400

Tel: (03) 5382 4455 Ref: JSB:SB:CH:190462

AGREEMENT PURSUANT TO SECTION 173 PLANNING AND ENVIRONMENT ACT 1987

THIS AGREEMENT is made the 17th day of JULY 2019 pursuant to Division 2 of Part 9 of the Planning and Environment Act 1987 ("the Act")

BETWEEN the parties described in the Schedule hereto being the Responsible Authority and the Owner.

RECITALS:

- Are The Responsible Authority is the responsible authority for the administration and enforcement of the West Wimmera Planning Scheme ("the Scheme") and enters into this Agreement pursuant to Section 173 of the Act.
- B. The Owner is registered or entitled to be registered as the proprietor of the Site as set out in the Schedule.
- C. The use and development of the Site is regulated by the Scheme.
- D. Application was made to the Responsible Authority on behalf of the Owner for a Planning Permit to permit a subdivision of the Site creating two Allotments.
- E. The Responsible Authority granted Planning Permit No. P1544 ("the Permit") to the Owner on 11 October 2018 permitting the subdivision subject to the conditions and requirements in the Permit including a requirement that this Agreement be entered into by Condition 2 of the Permit, which states:-

Before the Plan of Subdivision is certified under the Subdivision Act, the Owner must enter into an Agreement with the Responsible Authority under Section 173 of the Planning and Environment Act 1987, and make application to the Registrar of Titles to have the Agreement registered on the Title to the land under Section 181 of the Act which provides that the new balance Lot will not be further subdivided. The costs of the preparation, execution and registration of the Section 173



Agreement must be borne by the Owner.

OPERATIVE PART:

Definitions and Interpretation



- 1. The words and expressions listed in the Schedule shall have the meanings there described. In this Agreement words importing the singular or plural number shall include the plural or singular number respectively, and words importing the masculine gender shall include the feminine and neuter genders.
- of any Regulation shall be deemed to include any statutory modification or re-enactment thereof.
 - In this Agreement where the Owner constitutes more than one person the obligations on the part of the Owner shall be deemed to be joint and several.

4. <u>Commencement</u>

This Agreement commences upon the Commencement Date set out in the Schedule and ends when agreed between the Owner and the Responsible Authority or otherwise as provided in the Act, whichever date shall be the earlier.

5. Covenants

The Owner's obligations in this Agreement are intended to take effect as covenants which shall be annexed to and run at law and in equity with the Site and every part of it, and bind the Owner and the successors, assignees, transferees and registered proprietor or proprietors for the time being of the Site and every part thereof.

6. Registration

The Owner shall do all things necessary and expedient to enable the Responsible Authority to register this Agreement with the Registrar of Titles against the Title to the Site pursuant to Section 181 of the Act.

7. Owner's Covenants

The Owner warrants and covenants that:-

- 7.1 the Owner is the registered proprietor or entitled to become the registered proprietor of the Site and the beneficial Owner thereof;
- 7.2 there are no mortgages, liens, charges, or other encumbrances or leases or any rights inherent in any person other than the Owner affecting the Site not disclosed by the usual searches or notified to the Responsible Authority;
- 7.3 no part of the Site is subject to any rights obtained by adverse possession or subject to any easements or rights described or referred to in Section 42 of the Transfer of Land Act;
- otherwise part with the possession of the Site or any part thereof without first disclosing to any intended purchaser, transferee, assignee or mortgagee the existence and nature of this Agreement;

7.5 No Further Subdivision

the new balanced Lot, that is Lot 2 on Plan of Subdivision 830569L, shall not be further subdivided.

8. Consent of Mortgagee

If the Site is affected by a mortgage at the time of execution of this Agreement or prior to the registration of notice of this Agreement against title to the Site, the Owner must ensure that the mortgagee endorses on this Agreement its consent to the Agreement being made and being registered at the Land Titles Office.

9. Costs

The Owner shall pay all stamp duty applicable to this Agreement and the legal costs of the Responsible Authority of and incidental to this Agreement including costs and fees for registration of a copy of this Agreement against the title to the Site pursuant to Section 181 of the Act, and any costs and expenses incurred by the Responsible Authority by reason of any default of the Owner under this Agreement.



10. Notices

Any notice, consent, offer, demand, request or other instrument required or authorised to be given or served upon either party to this Agreement shall be in writing and may be given by telex, telegram, facsimile transmission, cable, post or hand to that party delivered to the last or most usual address of that party known to the party giving such notice. Any instrument given or served by telex, telegram, facsimile transmission or cable shall be deemed to have been received on the date following the date of its dispatch. Any instrument having been given or served by post to an address in the same State in which it is posted shall be deemed to have been received on the second day following the day of posting. Any instrument given or served by hand shall be served at the time of delivery.



AS398182P 31/07/2019 \$98.50 173

SCHEDULE

1. *The Owner:*

in the State

of Victoria 3400.

The Responsible Authority:

WEST WIMMERA SHIRE COUNCIL of 49 Elizabeth Street, Edenhope in the State of Victoria 3318.

3. The Site falso described as "the subject land"):

The proposed Lots 1 and 2 on Plan of Subdivision 830569L presently comprised in: Certificates of Title Volume 5039 Folio 605 and Volume 2894 Folio 704.

4. The Scheme:

The West Wimmera Planning Scheme.

5. *The Commencement Date:*

The date of this Agreement.

EXECUTED as an Agreement.	
SIGNED by the said	
in the presence of:	
(1	

THE COMMON SEAL of WEST WIMMERA

SHIRE COUNCIL was hereunto affixed in the

presence of:



Jodie Prellove Mayor

Councillor

Chief Executive Officer

AS398182P
31/07/2019 \$98.50 173

Imaged Document Cover Sheet

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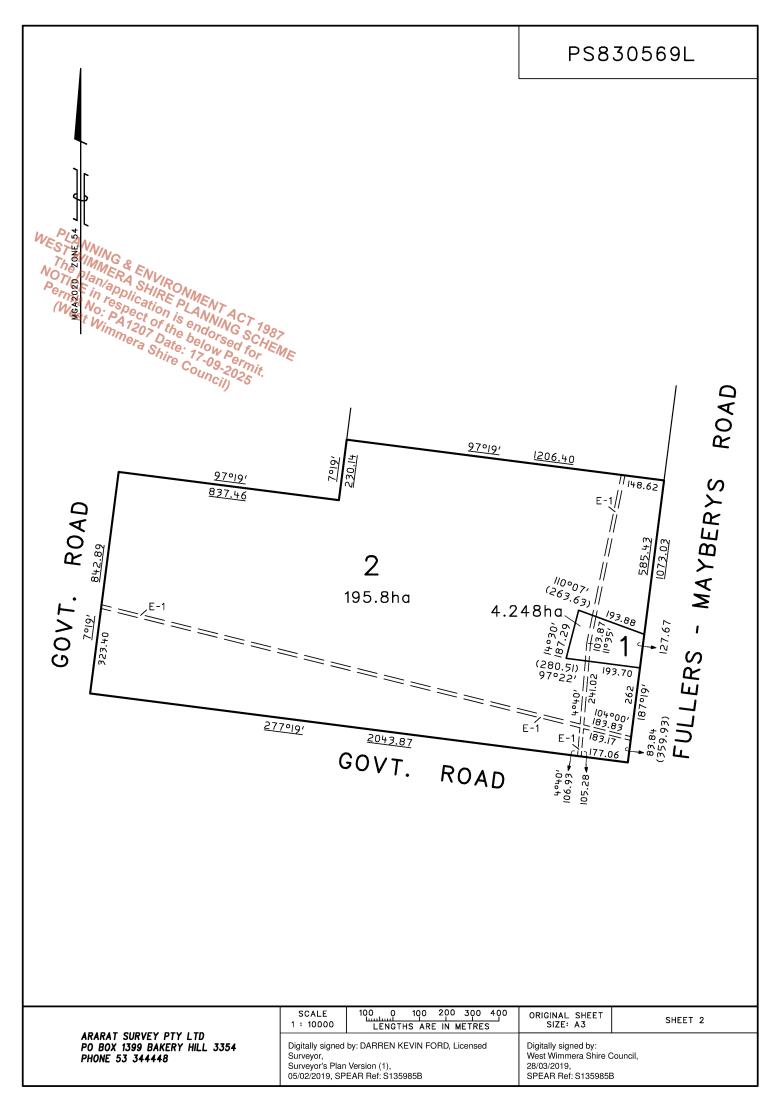
WEST WIND	Document Type	Plan
NOTICE in re-	Document Identification	PS830569L
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PLAN OF SUBDIVISION PS830569L EDITION 1 Council Name: West Wimmera Shire Council LOCATION OF LAND Council Reference Number: WWS0286 PARISH: NURCOUNG Planning Permit Reference: P1544 SPEAR Reference Number: S135985B TOWNSHIP: Certification SECTION: This plan is certified under section 6 of the Subdivision Act 1988 CROWN ALLOTMENT: 24 & 27 Public Open Space CROWN PORTION: A requirement for public open space under section 18 of the Subdivision Act 1988 TITLE REFERENCE: Vol.2894 Fol.704 has not been made LAST PLAN REFERENCE: TP280944L TP585382D POSTAL ADDRESS: FULLERS-MAYBERYS ROAD, NURCOUNG (at time of subdivision) MGA CO-ORDINATES: E: 561500 ZONE: 54 (of approx centre of land N; 5945000) GDA 94 in plan) Vol.5039 Fol.605 WEST Digitally signed by: Mark Marziale for West Wimmera Shire Council on 28/03/2019 Statement of Compliance issued: 16/08/2019 VESTING OF ROADS AND/OR RESERVES NOTATIONS **IDENTIFIER** COUNCIL/BODY/PERSON NIL NIL DIMENSIONS SHOWN UNDERLINED ARE NOT THE RESULT OF THIS SURVEY. NOTATIONS AREA OF LOT 2 HAS BEEN OBTAINED BY DEDUCTION FROM TITLE. DEPTH LIMITATION: NIL This plan is/is-not based on PARTIAL survey. STAGING: This ∔s∕is not a staged subdivision. Planning Permit No. This survey has been connected to permanent marks No(s). 7 & 8 In Proclaimed Survey Area No. EASEMENT INFORMATION LEGEND: R - Encumbering Easement (Road) A - Appurtenant Easement E - Encumbering Easement Easement Width Land Benefited/In Favour Of Origin Purpose (Metres) Reference E-1 **POWERLINE** 14 THIS PLAN -POWERCOR AUSTRALIA LIMITED SEC. 88 ELECTRICITY INDUSTRY ACT 2000 ORIGINAL SHEET SIZE: A3 SURVEYORS FILE REF: 190202 SHEET 1 OF 2 ARARAT SURVEY PTY LTD PLAN REGISTERED PO BOX 1399 BAKERY HILL 3354 Digitally signed by: DARREN KEVIN FORD, Licensed PHONE 53 344448 TIME: 7:39am DATE: 07/05/2020 Surveyor, Surveyor's Plan Version (1). L.Hawkins 05/02/2019, SPEAR Ref: S135985B Assistant Registrar of Titles





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

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

Page 1 of 1

VOLUME 12208 FOLIO 570

Security no : 124125438549E Produced 18/06/2025 01:57 PM

LAND DESCRIPTION

WEIGHAL on Plan of Subdivision 830569L.

PARENT TITLES :

Volume 02894 Folio 704 Volume 05039 Folio 605

Created by instrument PS830569L 07/05/2020

REGISTERED PROPRIETOR below permit

Estate Fee Simple 1000 Permit.

Proprietor Ouncil of

AT478675L 31/07/2020

VIC 3400

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.

AGREEMENT Section 173 Planning and Environment Act 1987 AS398182P 31/07/2019

DIAGRAM LOCATION

SEE PS830569L FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: FULLERS MAYBERYS ROAD NURCOUNG VIC 3401

DOCUMENT END

Title 12208/570 Page 1 of 1



Planning Enquiries Phone: (03) 5585 9900

Web: www.westwimmera.vic.gov.au



Application for a **Planning Permit**

If you need help to complete this form, read MORE INFORMATION at the end of this form.

🖶 Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the Planning and Environment Act 1987. If you have any questions, please contact Council's planning department.

Questions marked with an asterisk (*) must be completed.

📤 If the space provided on the form is insufficient, attach a separate sheet.

Click for further information.

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ROMENT ACT The Land in Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

194-100/s	Spar	CAL The state of t	
ate. Delow Dire Counc	ψŋ	St. No.: St. No.: St. Name: Fullers Mayberys Road	
⁴ n _C	Su	iburb/Locality: Nurcoung Postcode: 3401	
n *			
	Α	Lot No.:1 OLodged Plan O Title Plan OPlan of Subdivision No.:830569	
	OR		
	В	Crown Allotment No.: Section No.:	
e than			
sheet rty		Parish/Township Name:	

Complete either A or B. This information can be

Formal Land Description *

found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details

The Proposal

You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

For what use, development or other matter do you require a permit? *

We are proposing a single storey dwelling at Fullers Mayberys Road Nurcoung 3401. Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

Estimated cost of any development for which the permit is required *

Cost \$707860

A You may be required to verify this estimate. Insert '0' if no development is proposed.



Existing Conditions II

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Vacant
Provide a plan of the existing conditions. Photos are also helpful.

Title Information 🕕 Cumbrander A SHIRE PLANNING Plan/application is endors NO TICE in respect of the endors (West Winner Date: 17-09. Shire Counce Encumbrances on title * application is end of the end of

Does the proposal breach, in any way, an encumbrance on title such as a restrictrive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- Yes (If 'yes' contact Council for advice on how to proceed before continuing with this

Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

Applicant and Owner Details II

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Please provide at least one contact phone number

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name:				
Title: Mr	First Name: Rishil		Surname: Soni	
Organisation (if applicable): Swanbuild Pty Ltd.				
Postal Address:	If it is a P.O. Box, enter the details here:			
Unit No.:	St. No.:45	St. Name: Fairview Road		
Suburb/Locality:	Kangaroo Flat		State: VIC Postcode: 3555	

Contact information for applicant OR contact person below			
Business phone: 0350360018	Email: rishil@swanbuild.com.au		
Mobile phone:	Fax:		

Contact person's on Name:	details*			Same as applicant	
Title:	First Name:		Surname:		
Organisation (if applicable):					
Postal Address:		If it is a P.O. E	Box, enter the details here	e:	
Unit No.:	St. No.:	St. Name:			
Suburb/Locality:			State:	Postcode:	

Name:				Same as applicant
ivame.				_
Title:	First Name:	Surn	ame:	
Organisation (if	applicable):			
Postal Address:		If it is a P.O. Box, ente	er the details here	e:
Unit No.:	St. No.:	St. Name:		
Suburb/Locality:	Nurcoung	Sta	te:VIC	Postcode:3401
Owner's Signatu	ure (Optional):		Date: 18/0	6/2025
				day / month / year



Declaration I

This form must be signed by the applicant *



Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Rishil Soni

Date: 18/06/2025

day / month / year

Need help with the Application? I

General information about the planning process is available at planning.vic.gov.au

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

IERA Has there been a pre-application councilor is engorsed for the below permit meeting www. PA1207 Date velo officer? St Wimmera Shire Cou meeting with a council planning

Yes

If 'Yes', with whom?: Daniel Stagg (Written Advice)

Date: 19/03/2025

day / month / year

Checklist I

Have you:



Filled in the form completely?

Paid or included the application fee?



Most applications require a fee to be paid. Contact Council to determine the appropriate fee.



Provided all necessary supporting information and documents?

- ✓ A full, current copy of title information for each individual parcel of land forming the subject site.
- ✓ A plan of existing conditions
- Plans showing the layout and details of the proposal.
- Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.
- If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).

Completed the relevant council planning permit checklist?



Signed the declaration above?

Lodgement II



Lodge the completed and signed form, the fee and all documents with:

West Wimmera Shire Council PO Box 201 Edenhope VIC 3318

49 Elizabeth Street Edenhope VIC 3318

Contact information:

Phone: (03) 5585 9900

Email: council@westwimmera.vic.gov.au

Deliver application in person, by post or by electronic lodgement.



MORE INFORMATION



The Land

Planning permits relate to the use and development of the land. It is important that accurate, clear and concise details of the land are provided with the application.

How is land identified?

Land is commonly identified by a street address, but sometimes this alone does not provide an accurate identification of the relevant parcel of land relating to an application. Make sure you also provide the formal land description - the lot and plan number or the crown, section and parish/township details (as applicable) for the subject site. This information is shown on the title.

See Example 1.

The Proposal Why is it important to describe the proposal correctly?

The application requires a description of what you want to do with the land. You must describe how the land will be used or developed as a result of the proposal. It is important that you understand the reasons why you need a permit in order to suitably describe the proposal. By providing an accurate description of the proposal, you will avoid unnecessary delays associated with amending the description at a later date.

A Planning schemes use specific definitions for different types of use and development. Contact the Council planning office at an early stage in preparing your application to ensure that you use the appropriate terminology and provide the required details.

How do planning schemes affect proposals?

A planning scheme sets out policies and requirements for the use. development and protection of land. There is a planning scheme for every municipality in Victoria. Development of land includes the construction of a building, carrying out works, subdividing land or buildings and displaying signs.

Proposals must comply with the planning scheme provisions in accordance with Clause 61.05 of the planning scheme. Provisions may relate to the State Planning Policy Framework, the Local Planning Policy Framework, zones, overlays, particular and general provisions. You can access the planning scheme by either contacting Council's planning department or by visiting the Planning Schemes Online section of the department's website http://planning-schemes.delwp.vic.gov.au

A You can obtain a planning certificate to establish planning scheme details about your property. A planning certificate identifies the zones and overlays that apply to the land, but it does not identify all of the provisions of the planning scheme that may be relevant to your application. Planning certificates for land in metropolitan areas and most rural areas can be obtained by visiting www.landata.vic.gov.au Contact your local Council to obtain a planning certificate in Central Goldfields, Corangamite, Macedon Ranges and Greater Geelong. You can also use the free Planning Property Report to obtain the same information.

See Example 2.

Estimated cost of development

In most instances an application fee will be required. This fee must be paid when you lodge the application. The fee is set down by government regulations.

To help Council calculate the application fee, you must provide an accurate cost estimate of the proposed development. This cost does not include the costs of development that you could undertake without a permit or that are separate from the permit process. Development costs should be calculated at a normal industry rate for the type of construction you propose.

Council may ask you to justify your cost estimates. Costs are required solely to allow Council to calculate the permit application fee. Fees are exempt from GST.

A Costs for different types of development can be obtained from specialist publications such as Cordell Housing: Building Cost Guide or Rawlinsons: Australian Construction Handbook.

A Contact the Council to determine the appropriate fee. Go to planning.vic.gov.au to view a summary of fees in the Planning and Environment (Fees) Regulations.

Existing Conditions

How should land be described?

You need to describe, in general terms, the way the land is used now, including the activities, buildings, structures and works that exist (e.g. single dwelling, 24 dwellings in a three-storey building, medical centre with three practitioners and 8 car parking spaces, vacant building, vacant land, grazing land, bush block).

Please attach to your application a plan of the existing conditions of the land. Check with the local Council for the quantity, scale and level of detail required. It is also helpful to include photographs of the existing conditions.

See Example 3.

Title Information

What is an encumbrance?

An 'encumbrance' is a formal obligation on the land, with the most common type being a 'mortgage'. Other common examples of encumbrances include:

- Restrictive Covenants: A 'restrictive covenant' is a written agreement between owners of land restricting the use or development of the land for the benefit of others, (eg. a limit of one dwelling or limits on types of building materials to be used).
- Section 173 Agreements: A 'section 173 agreement' is a contract between an owner of the land and the Council which sets out limitations on the use or development of the land.
- Easements: An 'easement' gives rights to other parties to use the land or provide for services or access on, under or above the surface of the land.
- Building Envelopes: A 'building envelope' defines the development boundaries for the land.

Aside from mortgages, the above encumbrances can potentially limit or even prevent certain types of proposals.

What documents should I check to find encumbrances?

Encumbrances are identified on the title (register search statement) under the header 'encumbrances, caveats and notices'. The actual details of an encumbrance are usually provided in a separate document (instrument) associated with the title. Sometimes encumbrances are also marked on the title diagram or plan, such as easements or building envelopes.

What about caveats and notices?

A 'caveat' is a record of a claim from a party to an interest in the land. Caveats are not normally relevant to planning applications as they typically relate to a purchaser, mortgagee or chargee claim, but can sometimes include claims to a covenant or easement on the land. These types of caveats may affect your proposal.

Other less common types of obligations may also be specified on title in the form of 'notices'. These may have an effect on your proposal, such as a notice that the building on the land is listed on the Heritage Register.

What happens if the proposal contravenes an encumbrance on

Encumbrances may affect or limit your proposal or prevent it from proceeding. Section 61(4) of the Planning and Environment Act 1987 for example, prevents a Council from granting a permit if it would result in a breach of a registered restrictive covenant. If the proposal contravenes any encumbrance, contact the Council for advice on how to proceed.

You may be able to modify your proposal to respond to the issue. If not, separate procedures exist to change or remove the various types of encumbrances from the title. The procedures are generally quite involved and if the encumbrance relates to more than the subject property, the process will include notice to the affected party.

📤 You should seek advice from an appropriately qualified person, such as a solicitor, if you need to interpret the effect of an encumbrance or if you seek to amend or remove an encumbrance.



Why is title information required?

Title information confirms the location and dimensions of the land specified in the planning application and any obligations affecting what can be done on or with the land.

As well as describing the land, a full copy of the title will include a diagram or plan of the land and will identify any encumbrances, caveats and notices.

What is a 'full' copy of the title?

The title information accompanying your application must include a 'register search statement' and the title diagram, which together make up the title.

In addition, any relevant associated title documents, known as 'instruments', must also be provided to make up a full copy of the title.

Check the title to see if any of the types of encumbrances, such as a restrictive covenant, section 173 agreement, easement or building envelope, are listed if so, you must submit a copy of the document (instrument) describing that encumbrance. Mortgages do not need to be provided with planning applications.

A Some titles have not yet been converted by Land Registry into an electronic register search statement format. In these earlier types of titles, the diagram and encumbrances are often detailed on the actual title, rather than in separate plans or instruments.

Why is 'current' title information required?

It is important that you attach a current copy of the title for each individual parcel of land forming the subject site. 'Current' title information accurately provides all relevant and up-to-date information.

Some Councils require that title information must have been searched within a specified time frame. Contact the Council for advice on their requirements.

▲ Copies of title documents can be obtained from Land Registry: Level 10, 570 Bourke Street, Melbourne; 03 8636 2010; www.landata.vic.gov. au − go direct to "titles & property certificates".

Applicant and Owner Details

This section provides information about the permit applicant, the owner of the land and the person who should be contacted about any matters concerning the permit application.

The applicant is the person or organisation that wants the permit. The applicant can, but need not, be the contact person.

In order to avoid any confusion, the Council will communicate only with the person who is also responsible for providing further details. The contact may be a professional adviser (e.g. architect or planner) engaged to prepare or manage the application. To ensure prompt communications, contact details should be given.

Check with council how they prefer to communicate with you about the application. If an email address is provided this may be the preferred method of communication between Council and the applicant/contact.

The owner of the land is the person or organisation who owns the land at the time the application is made. Where a parcel of land has been sold and an application made prior to settlement, the owner's details should be identified as those of the vendor. The owner can, but need not, be the contact or the applicant.

See Example 4.

Declaration

The declaration should be signed by the person who takes responsibility for the accuracy of all the information that is provided. This declaration is a signed statement that the information included with the application is true and correct at the time of lodgement.

The declaration can be signed by the applicant or owner. If the owner is not the applicant, the owner must either sign the application form or must be notified of the application which is acknowledged in the declaration.

▲ Obtaining or attempting to obtain a permit by wilfully making or causing any false representation or declaration, either orally or in writing, is an offence under the *Planning and Environment Act 1987* and could result in a fine and/or cancellation of the permit.

Need help with the Application?

If you have attended a pre-application meeting with a Council planner, fill in the name of the planner and the date, so that the person can be consulted about the application once it has been lodged.

Checklist

What additional information should you provide to support the proposal?

You should provide sufficient supporting material with the application to describe the proposal in enough detail for the Council to make a decision. It is important that copies of all plans and information submitted with the application are legible.

There may be specific application requirements set out in the planning scheme for the use or development you propose. The application should demonstrate how these have been addressed or met.

The checklist is to help ensure that you have:

- · provided all the required information on the form
- · included payment of the application fee
- · attached all necessary supporting information and documents
- · completed the relevant Council planning permit checklist
- signed the declaration on the last page of the application form

⚠ The more complete the information you provide with your permit application, the sooner Council will be able to make a decision.

Lodgement

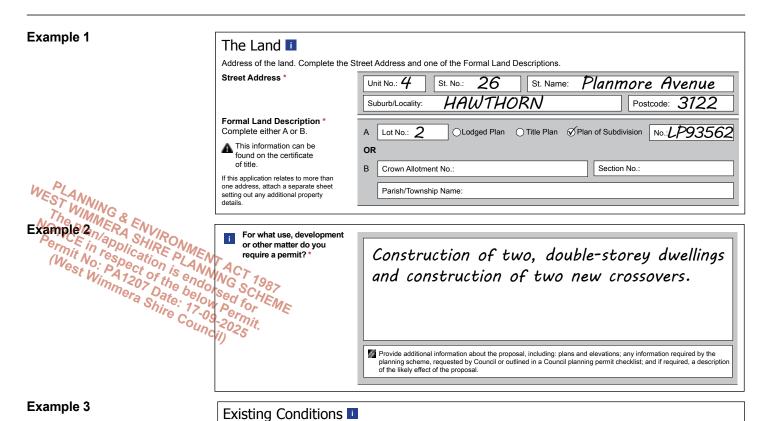
The application must be lodged with the Council responsible for the planning scheme in which the land affected by the application is located. In some cases the Minister for Planning or another body is the responsible authority instead of Council. Ask the Council if in doubt.

Check with Council how they prefer to have the application lodged. For example, they may have an online lodgement system, prefer email or want an electronic and hard copy. Check also how many copies of plans and the size of plans that may be required.

Contact details are listed in the lodgement section on the last page of the form.

Approval from other authorities: In addition to obtaining a planning permit, approvals or exemptions may be required from other authorities or Council departments. Depending on the nature of your proposal, these may include food or health registrations, building permits or approvals from water and other service authorities.

EXAMPLES



Single dwelling.

Describe how the land is used and developed now

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats,

grazing.

Example 4

