



# Application for a Planning Permit

## Section 1: LAND DETAILS

Unit Number:	Street Number: <b>709</b>	Street Name: <b>Nilma Shady Creek Road</b>
Town:	Postcode: <b>Nilma North</b>	

## FORMAL LAND DESCRIPTION (Please complete either A or B – this information can be found on the Certificate of Title)

### Option A:

Lot No:	<b>2</b>		
Type of Plan: Please tick ✓	Lodge Plan <input type="checkbox"/>	Title Plan <input type="checkbox"/>	Plan of Subdivision <input checked="" type="checkbox"/>
Plan Number:	<b>214490C</b>		

### Option B:

Crown Allotment Number:	
Section Number:	
Parish/Township Name:	

## Section 2: PERMIT APPLICANT

Name:	<b>Amber Rees</b>			
Business:	<b>Amber Rees Design</b>			
Postal Address:	<b>16 Hamilton Street,</b>			
	<b>CORINELLA</b>		Postcode:	<b>3984</b>
Telephone No. (H)		(W)		(M)
Email Address:	<b>sphereplanning@mail.com</b>			

## Section 3: OWNER DETAILS (If different to the Applicant)

Name(s):	[REDACTED]			
Postal Address:	[REDACTED]			
	[REDACTED]		Postcode:	
Telephone No. (H)		(W)		(M)
Email Address:				

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## Section 4: DEVELOPMENT COST - Estimated Cost of development for which the permit is required

<b>\$375,000</b>
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**Section 5: PROPOSAL** You must give full details of the proposal being applied for. Insufficient or unclear information will delay your application..

**Advertised**

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

**Development:**

<input type="checkbox"/> Advertising Signage	<input type="checkbox"/> Development of 2 or more dwellings Qty: <input style="width: 50px;" type="text"/>
<input type="checkbox"/> Agricultural Outbuildings	<input type="checkbox"/> Mixed Use Development and Reduction of Carparking
<input type="checkbox"/> Buildings and Works and Reduction in Carparking	<input type="checkbox"/> Residential Outbuildings
<input type="checkbox"/> Commercial or Industrial Buildings and Works	<input type="checkbox"/> Single Dwelling
<input type="checkbox"/> Extension / Alteration to Dwelling	<input type="checkbox"/> Telecommunications

**Use:**

<input type="checkbox"/> Buildings and Works and Change of Use	<input type="checkbox"/> Home Based Business
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Sale and Consumption of Liquor
<input type="checkbox"/> Change of Use and Single Dwelling	

**Subdivision:**

<input type="checkbox"/> Boundary Realignment	<input type="checkbox"/> 3 or more Lot Subdivision Qty: <input style="width: 50px;" type="text"/>
<input type="checkbox"/> Variation/ Removal of Restriction	<input type="checkbox"/> Create an easement
<input type="checkbox"/> 2 Lot Subdivision	<input type="checkbox"/> 100 or more Lot Subdivision Qty: <input style="width: 50px;" type="text"/>

**Subdivision / Vegetation Removal:**

<input type="checkbox"/> Native Vegetation Removal or Lopping	<input type="checkbox"/> Non Native Vegetation Removal or Lopping (ESO4)
<input type="checkbox"/> Subdivision Qty: <input style="width: 50px;" type="text"/>	<input type="checkbox"/> Alteration of access RDZ1

**Other:**

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

Yes     No     Not Applicable (no such covenant, section 173 agreement or restriction applies)

If yes, you should contact Council for advice as to how to proceed with the application.

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**FURTHER DETAILS OF PROPOSAL** (optional)

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**Section 6: EXISTING CONDITIONS** Describe how the land is used and developed now.

Advertised

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

**Section 7: PRE-APPLICATION MEETING** Has there been a Pre-Application meeting with a Council Planning Officer?

No <input type="checkbox"/>		
Yes <input type="checkbox"/>	If yes, with whom?	
	Date of this meeting	

**Section 8: DECLARATION** This form must be signed. Complete box A or B

<b>A.</b> I declare that I am the Applicant and all information given is true and correct.	Applicant signature: <i>Amber Rees</i>	Date:
<b>B.</b> I/We the Applicant declare that I/We have notified the owner about this application and that all information given is true and correct.	Applicant Signature: <i>Amber Rees</i>	Date:

**CHECK LIST** Please ensure you have included the following items with your application form. *Failure to provide all the information above may result in a delay in the processing of the application.*

- A fully completed and signed copy of this form.
- The application fee (if not already paid). Most applications require a fee to be paid.
- Contact Council to determine the appropriate fee.
- Full and current copy of title and title plan (no older than 60 days) for each individual parcel of land forming the subject site. The title includes: the covering register search statement, the title plan and the associated title documents (known as instruments).
- Provided plans showing the layout and details of the proposal
- Provided any information required by the planning scheme, requested by Council
- Provided a description of the likely effect of the proposal (if required)
- Completed the declaration in Section 8
- Provided a contact phone number and e-mail address

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**PLEASE FORWARD THIS APPLICATION TO**

**Advertised**

<b>E-mail:</b>	planning@bawbawshire.vic.gov.au	<b>Mail:</b>	Planning Department, Baw Baw Shire Council PO Box 304 Warragul VIC 3820
<b>Phone:</b>	5624 2411		
<b>In Person:</b>	Customer Service Centres	1 Civic Place Warragul	OR 33 Young Street Drouin

The personal information requested on this form is being collected to enable council to consider the permit application. Council will use this information for this purpose or one closely related and may disclose this information to third parties for the purpose of their consideration and review of the application.

These third parties generally include, but are not limited to:

Transport Infrastructure Agencies such as VicRoads and VLine

Energy/Utilities Providers

Catchment Management Authorities and Water Corporations

The specific referral bodies will be dependent on factors such as the proposed activities and the location of the applicable property. Applicants are encouraged to familiarise themselves with potential referral bodies.

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 of the application as part of a planning process specified in the Planning and Environment Act 1987.

All information collected and held by Council is managed in accordance with Councils Privacy Policy which is available on our website. If you choose not to supply the requested information it may impair the ability of Council to consider your application or prevent Council from communicating with you in relation to your application.

If you have any concerns or require access to the information held by Council, please contact us on 5624 2411.

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From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 28 May 2021 07:19 PM

## PROPERTY DETAILS

Address: **709 NILMA-SHADY CREEK ROAD NILMA NORTH 3821**  
 Lot and Plan Number: **Lot 2 LP214490**  
 Standard Parcel Identifier (SPI): **2\LP214490**  
 Local Government Area (Council): **BAW BAW**  
 Council Property Number: **6952**  
 Planning Scheme: **Baw Baw**  
 Directory Reference: **Vicroads 97 B3**

[www.bawbawshire.vic.gov.au](http://www.bawbawshire.vic.gov.au)

[Planning Scheme - Baw Baw](#)

## UTILITIES

Rural Water Corporation: **Southern Rural Water**  
 Urban Water Corporation: **Gippsland Water**  
 Melbourne Water: **Outside drainage boundary**  
 Power Distributor: **AUSNET**

## STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**  
 Legislative Assembly: **NARRACAN**

## OTHER

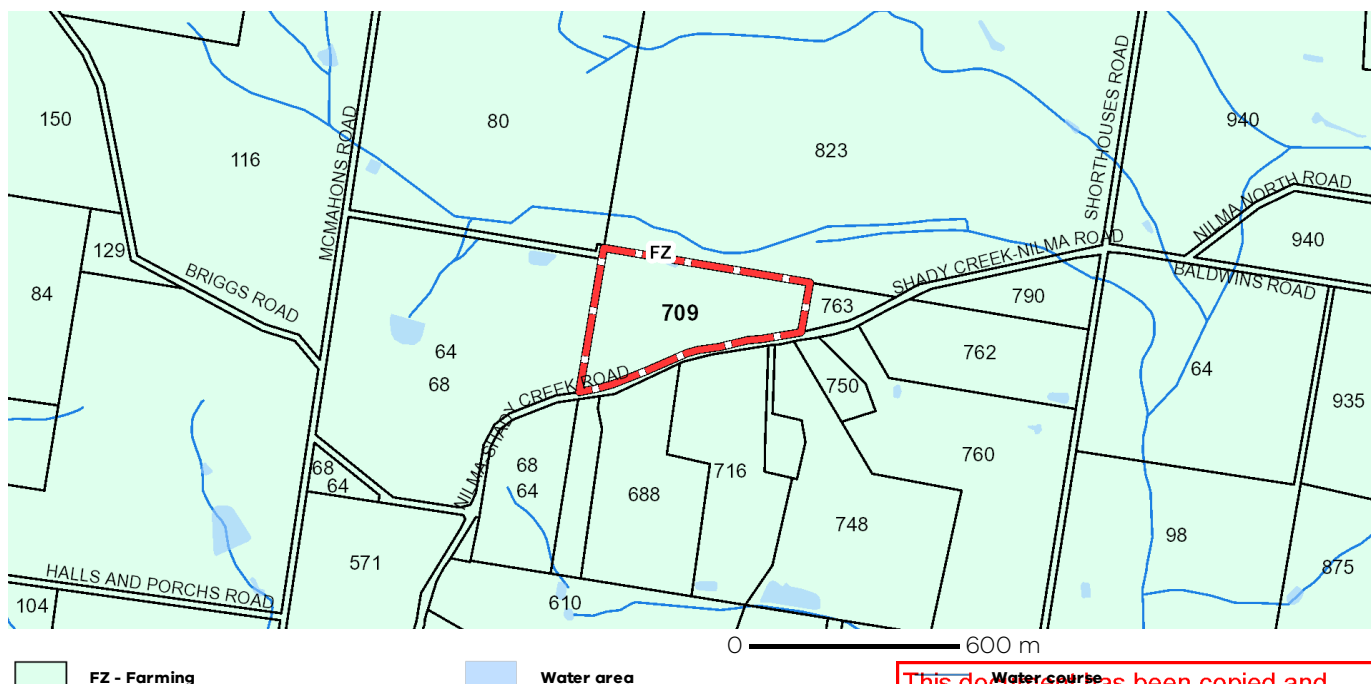
Registered Aboriginal Party: **Gunaikurnai Land and Waters  
 Aboriginal Corporation**

[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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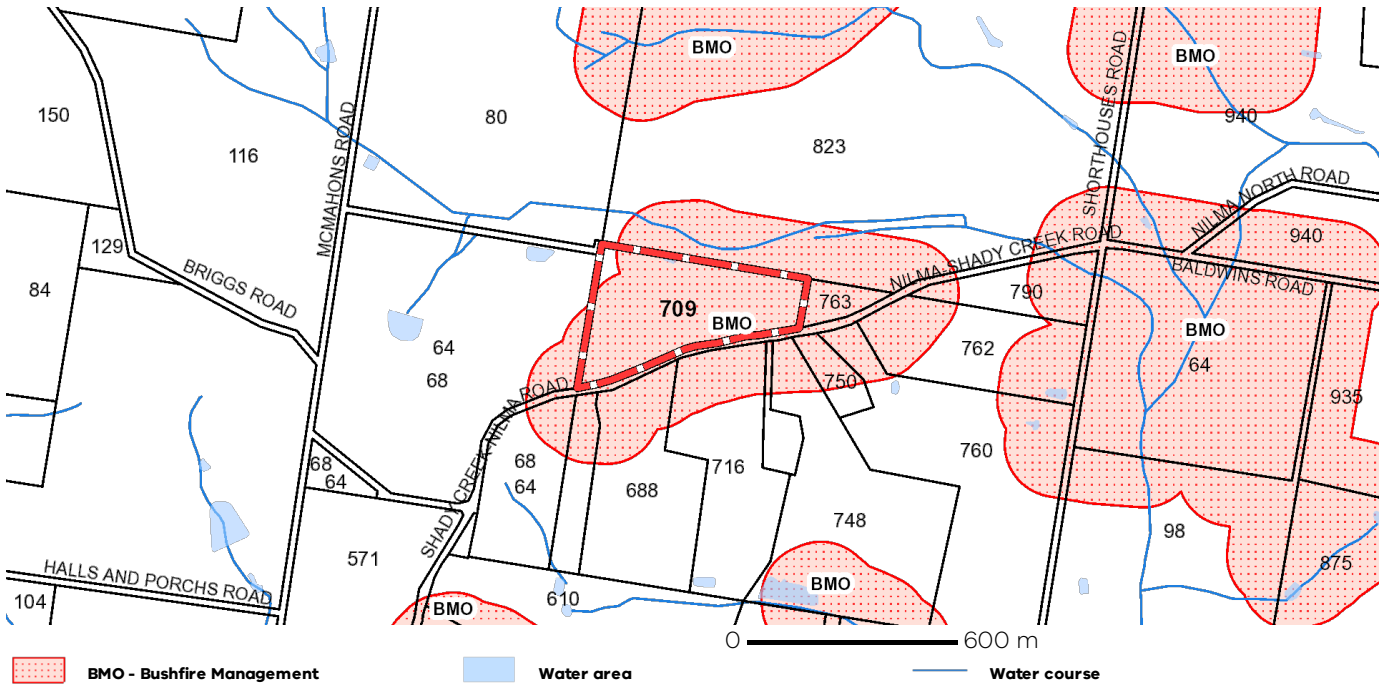
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## Planning Overlays

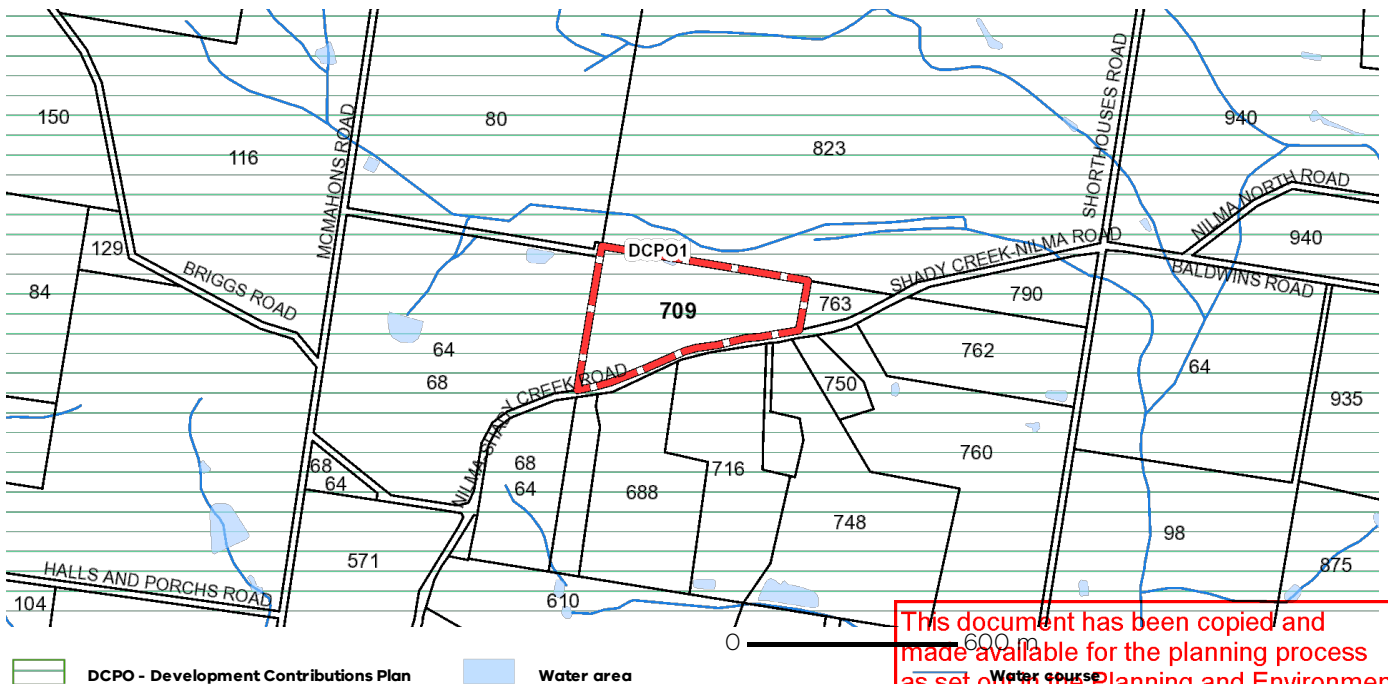
### BUSHFIRE MANAGEMENT OVERLAY (BMO)



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

### DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

#### DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 (DCPO1)



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

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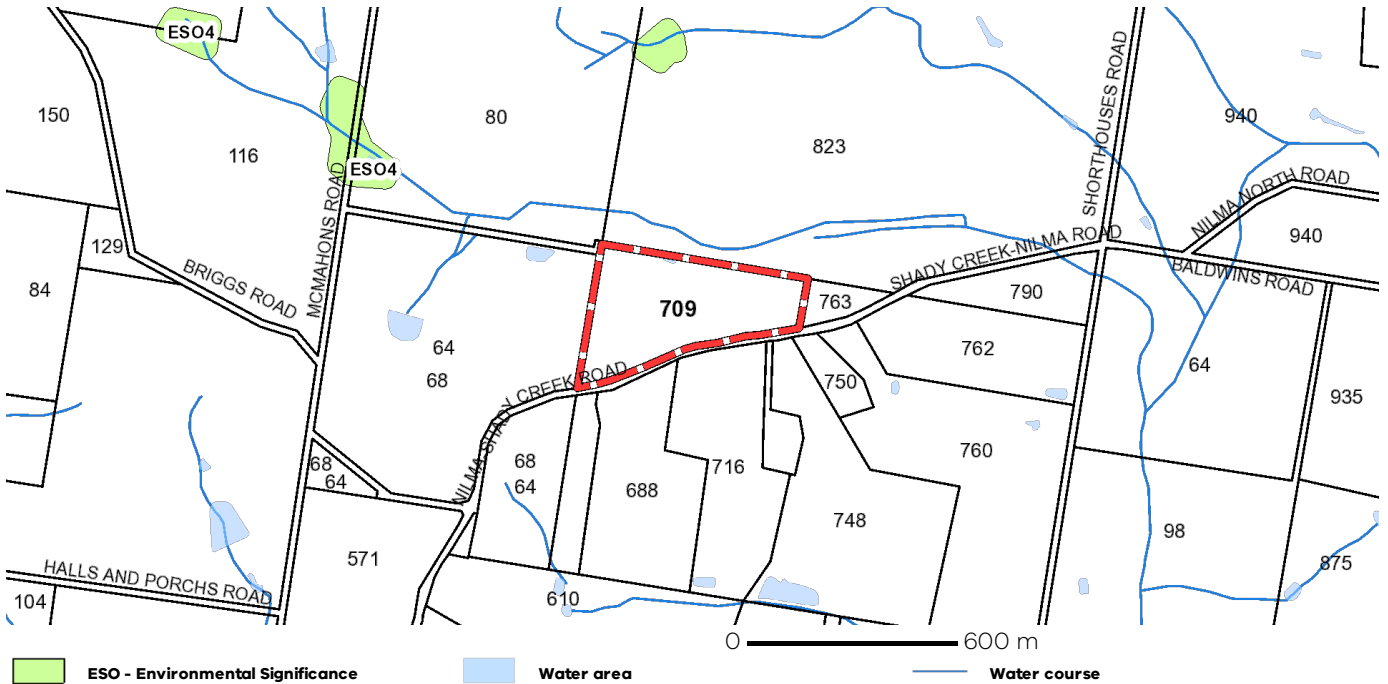
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## Planning Overlays

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

#### ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)



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 27 May 2021.

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 affect 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.maps.vic.gov.au/vicplan>

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

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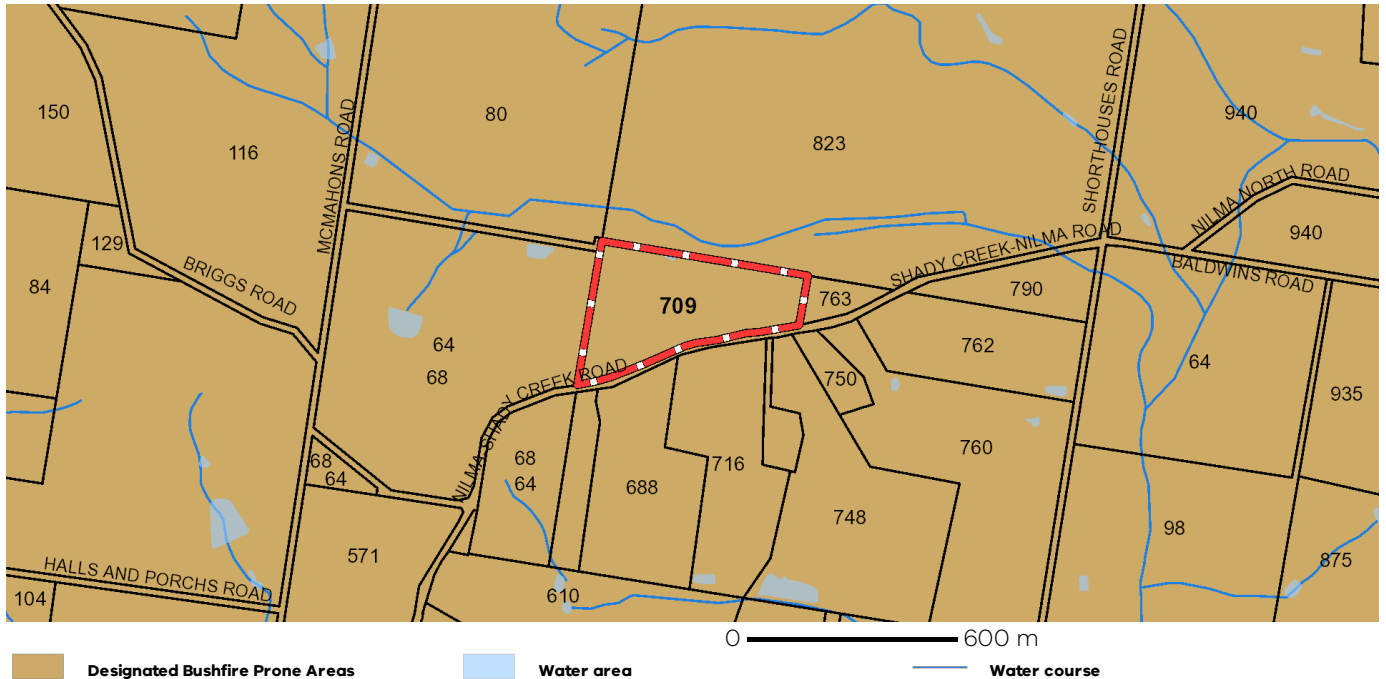
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## Designated Bushfire Prone Areas

**This property is in a designated bushfire prone area.**  
**Special bushfire construction requirements apply. Planning provisions may apply.**



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at <https://mapshare.maps.vic.gov.au/vicplan> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

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 the region 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 his property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation](#) ([environment.vic.gov.au](http://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 \(environment.vic.gov.au\)](http://NatureKit.environment.vic.gov.au)

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11 September 2021.

Planning Department  
Baw Baw Shire Council  
Drouin VIC 3818

**RE: PLANNING APPLICATION FOR A REPLACEMENT DWELLING  
AT 709 NILMA SHADY CREEK ROAD, NILMA NORTH.**

Attached please find a Planning Permit Application for *Buildings and Works associated with a Replacement Dwelling* at 709 Nilma Shady Creek Road, Nilma North in accordance with the attached plans.

The proposed dwelling requires a Planning Permit due to the following Planning controls:

- Clause 35.07-4 – relating to buildings and works in Farming Zone.
- Clause 44.06-2 - relating to buildings and works in Bushfire Management Overlay

There are no other Planning Permit triggers for this application.



IMAGE 1 – Aerial view of the subject site.

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1. THE PROPOSAL

The application proposes buildings and works associated with a replacement dwelling.

It is proposed to construct a single storey, three-bedroom dwelling on the subject land including a study, large open plan kitchen, dining and lounge areas. The proposed dwelling will comprise a total floor area of 328.57sqm and will be in an east-west orientation to take advantage of the views to the north.

The dwelling has a setback of approximately 23m from the western (closest side) boundary and 108m from the southern (front) boundary of the site being Nilma Shady Creek Road.

The Bushfire Management consultant has recommended to create a new access to the proposed dwelling as there is mature tall trees surrounding the existing access and this may require removal to meet the BMO requirements, and for this reason a new access is being proposed as part of this application as shown on attached plans. The existing access will be retained as a secondary access to the farm.

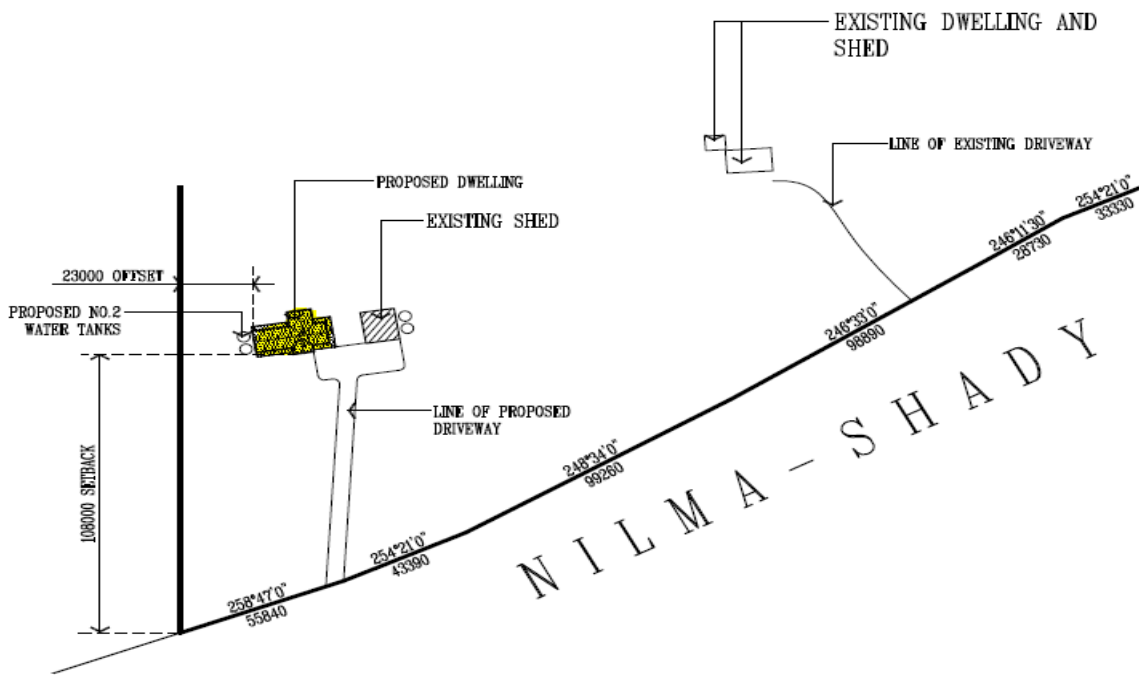


IMAGE 2 – site plan showing the location of existing and proposed buildings.

No native vegetation is proposed for removal as part of this application. The image shows a line of planted trees along the western boundary of the site, however these trees doesn't exist on the property. The landowner advises that most of these trees were damaged by storm over the years and branches were continuously falling on the existing fence line which resulted in farm stock wandering to adjoining farms and roads. For this reason, the trees were

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cleared by the previous landowner and the fence reinstated prior to the ownership changing in May 2019.

2. **SUBJECT SITE AND SURROUNDING LAND**

The subject site is formally described as Lot 2 on Plan of Subdivision 214490C and commonly known as 709 Nilma-Shady Creek Road, Nilma North.

The site has an area of approximately 16Hectares, gains direct access from Nilma-Shady Creek Road and has been partly used for grazing purposes over the past few decades. There are remnant patches of vegetation scattered across the site.

The location of the proposed development was previously used as a horse arena by the previous landowner. The site of the development is flat and will not require any excavation works apart from usual footings/foundations. A newly constructed farm shed is located to the east of the proposed dwelling which houses farm equipment. No easements are registered on the Plan of Subdivision.

The adjoining lots are either excised allotments or medium to large farming parcels and used for grazing purposes.



IMAGE 3 – Location of the proposed dwelling looking southeast.

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IMAGE 4 – Location of the proposed dwelling looking northwest.



IMAGE 5 – Northern view of the existing dwelling.

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3. **CLAUSE 35.07 - FARMING ZONE**

The subject site is zoned as Farming Zone (FZ) as identified under the provisions of the Baw Baw Planning Scheme.

The purpose of the Farming Zone provision is to:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for the use of land for agriculture.*
- *To encourage the retention of productive agricultural land.*
- *To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.*
- *To encourage the retention of employment and population to support rural communities.*
- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*
- *To provide for the use and development of land for the specific purposes identified in a schedule to this zone.*

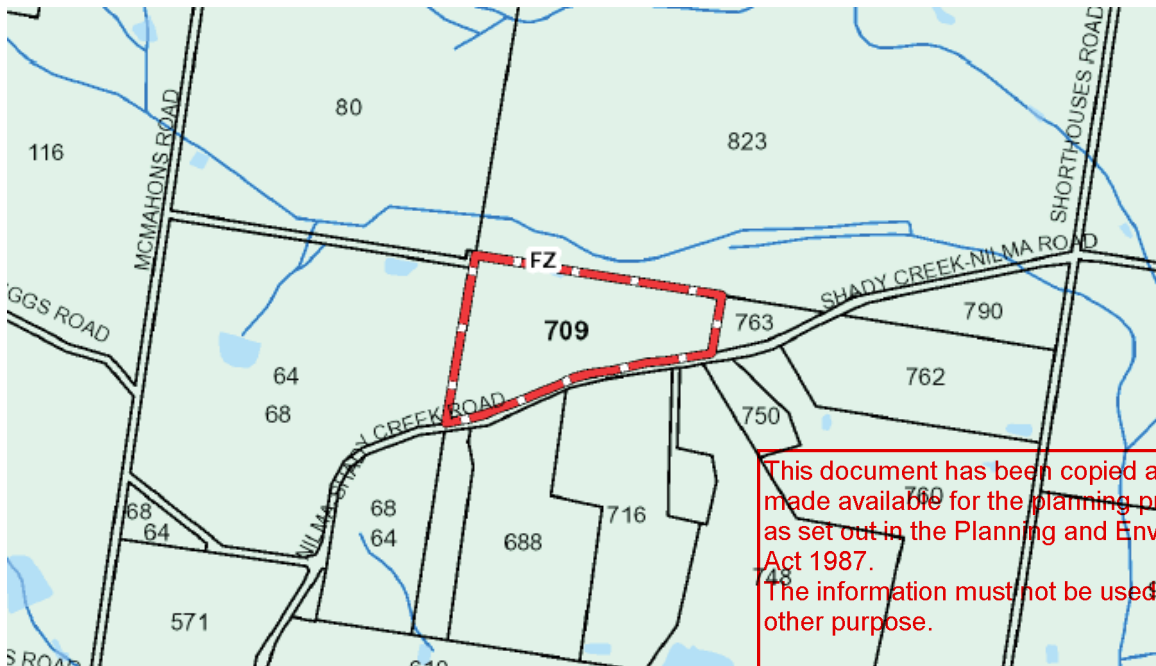


IMAGE 6 - Land use zoning of the site and surrounding areas.

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The application is for a replacement dwelling. The proposed dwelling will be constructed on the existing horse arena. The relevant Building Surveyor will ensure that appropriate soil testing and reports are in place prior to the issue of a Building Permit. The existing dwelling will be decommissioned within three months of completion of the new dwelling and will thereafter be used for farm storage purposes.

It is submitted that if the location of the proposed development would not have been affected by Bushfire Management Overlay, then this application would have been submitted as a VicSmart Application.

The external colors of the dwelling is yet to be finalized.

**4. Clause 44.06 – Bushfire Management Overlay (FO)**

The subject site and surrounding areas are affected by Bushfire Management Overlay.

The purpose of this overlay is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.*
- *To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.*
- *To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.*

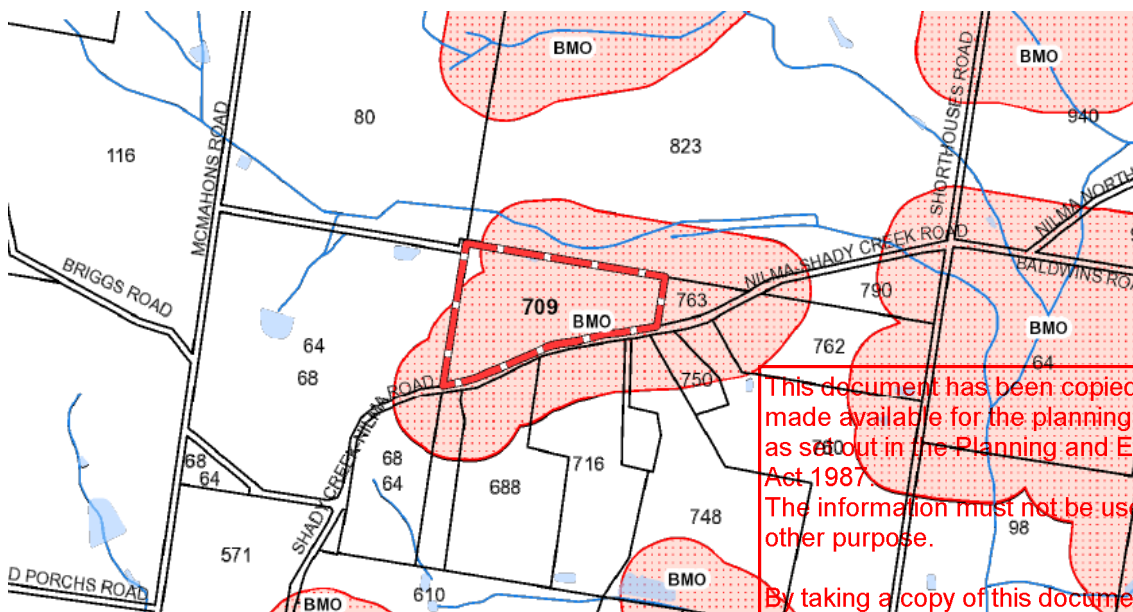


IMAGE 7 – Bushfire Management Overlay affecting subject site and surrounding areas.

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Clause 44.03-2 relating to *buildings and works* states that a permit is required to construct a building or to construct or carry out works associated with Accommodation.

**Response to the BMO:**

The BMO affects the location of the proposed development and therefore, a Planning Permit is triggered for the proposed development.

In response to the provisions of the BMO, a detailed Bushfire Management Plan is attached to this application for Council's and CFA's perusal.

**Clause 44.06-7 Notice and Review**

It is noted that this clause allows an application under the BMO overlay to be exempted from the notice requirements of section 52 (1) (a), (b) and (d), the decision requirements of section 64 (1), (2) and (3) and the review rights of section 82 (1) of the Act.

Given that the only permit trigger is BMO, it is requested that Council waives the requirements relating to s52 notification.

5. **CLAUSE 45.06 DEVELOPER CONTRIBUTIONS PLAN OVERLAY SCHEDULE 1 (DCPO1)**

The subject site is affected by Developer Contributions Plan Overlay of Clause 45.06 Schedule 1.

The purpose of the clause provision is to identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.

**Response to the DCPO:**

As the application relates to buildings and works for a replacement dwelling, it is not considered that the requirements of the overlay provisions are relevant to the consideration of this application and therefore no levy will be applicable.

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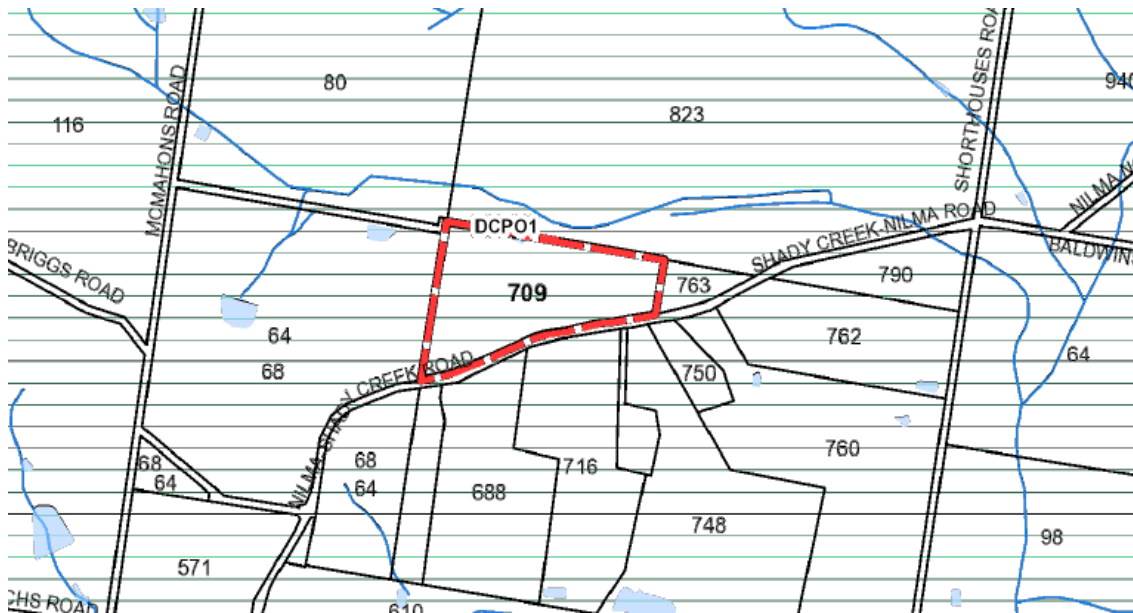


IMAGE 8 – Development Contributions Plan Overlay affecting site and surrounding areas.

6. **PARTICULAR PROVISIONS**

There are no Particular Provision clauses which requires a response.

7. **Section 52 Notification:**

It is requested that Council waives the Notification requirements to adjoining landowners and occupiers as the application is for a *replacement dwelling*.

There are no other dwellings within direct line of sight which would be affected by the proposed development. In addition to this, there are exemptions from s52 notification requirements under the BMO provisions and if the permit was only triggered under the FZ provisions, then the application would have been submitted as a VicSmart Application where there are no notification requirements.

Given the low-impact nature of the proposed development, it is not considered that any adjoining landowner/occupier will be affected by this proposal and on this basis, we request Council to waive any notification requirements.

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## 7. CONCLUSION:

It is submitted that the application should be supported as it positively responds to the relevant provisions of the Planning Policy Framework, the purpose and decision guidelines of the Farming Zone and Bushfire Management Overlay as relevant to this application.

This planning report submits that the proposal is acceptable for the following reasons:

- a) The siting, design, height, bulk and materials selected will blend in with the natural environment, character and appearance of the area. It is not considered that the development will have a detrimental impact on the landscape of the area as the location of the proposed development is well setback from the adjoining road and screened by the existing vegetation on the road reserve.
- b) There are no sensitive land uses adjoining the site which will be affected by to the proposed development.
- c) No native vegetation is proposed for removal. Any vegetation removed will not require additional approvals from Council.
- d) There is no change proposed to the Use of the land. The proposed development will replace an existing dwelling which is currently occupied by the landowner.
- e) The existing dwelling will be decommissioned and used as an outbuilding for storage purposes.
- f) No earthworks works are proposed apart from footing and foundation works as shown on attached plans.
- g) A new Onsite Waste Management System will be installed to service the development.

It is submitted that the proposed development appropriately balances Council's policy objectives whilst delivering a site responsive land use and development which is consistent with the relevant zone and overlay provisions.

It is requested that Council issues a Planning Permit in support of the application for the development of land with a replacement dwelling.

Please do not hesitate to contact us (preferably by email) if you require any additional information.

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PHOTO ALBUM



IMAGE 9 – Southwestern view of the site.



IMAGE 10 – Northeastern view of the site.

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IMAGE 11 – Eastern view of the existing dwelling.



IMAGE 12 – Western view of the existing dwelling.

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IMAGE 13 – Existing access to the dwelling from Nilma Shady Creek Road.

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# A 01

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## Amber Rees Design

16 HAMILTON STREET  
CORINELLA VIC 3984  
MOB: 0437 253 564  
EMAIL: arddesign@bigpond.com

TOWN PLANNING PLANS  
6TH OCTOBER 2021



CLIENT:  
[Redacted]

PROJECT:  
**PROPOSED DWELLING**

ADDRESS:  
**709 NILMA - SHADY CREEK ROAD  
NILMA NORTH VIC 3821**

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TITLE:  
**SITE DEVELOPMENT PLAN**

DESIGN: A. REES

DP-AD30125

BY: A. REES

DATE: 06.10.2021

SCALE: 1:2000

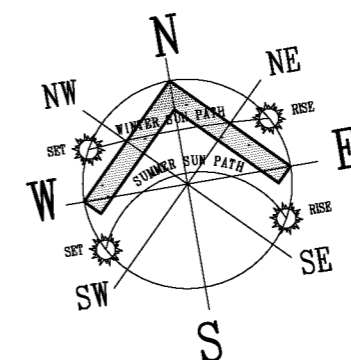
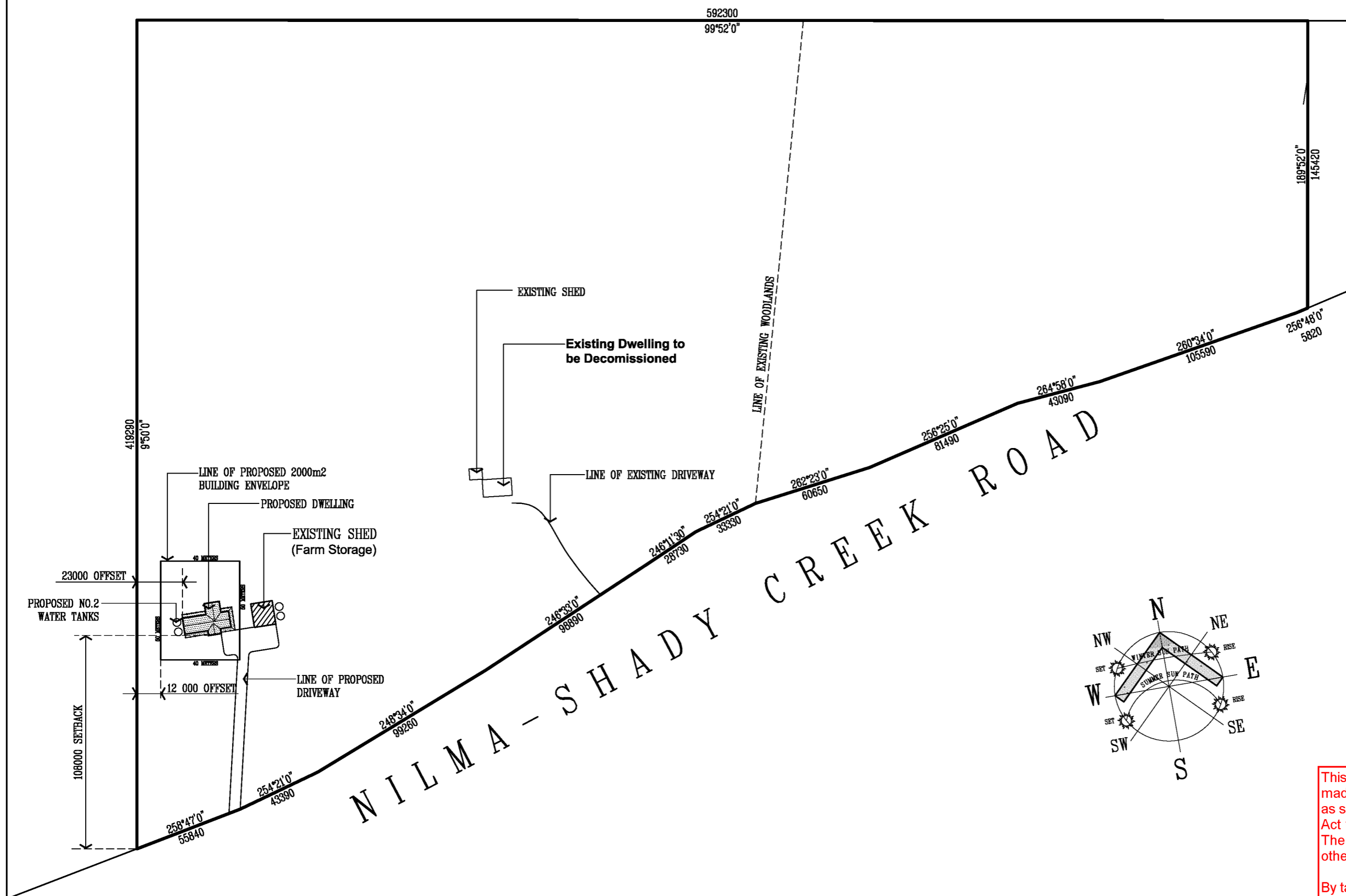
REVISION:

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DRAWING NO: 306

Page 21 of 28

STATUS: **WORKING DRAWINGS**



### SITE DEVELOPMENT PLAN

SCALE 1 : 2000



# A 02

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TOWN PLANNING PLANS  
6TH OCTOBER 2021



CLIENT:



PROJECT:

PROPOSED DWELLING

ADDRESS:

709 NILMA SHADY CREEK ROAD  
NILMA NORTH VIC 3821

TITLE:  
SITE DEVELOPMENT PLAN

DESIGN: A. REES

DP-AD30125

BY: A. REES

DATE: 06.10.2021

SCALE: NOT TO SCALE @ A3

REVISION: 306

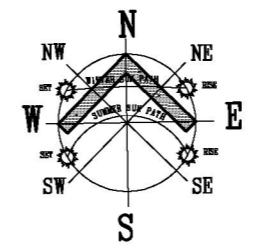
DRAWING NO. 306

STATUS: WORKING DRAWINGS



## SITE DEVELOPMENT PLAN

NOT TO SCALE



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**Amber Rees Design**

16 HAMILTON STREET  
CORINELLA VIC 3984  
MOB: 0437 253 564  
EMAIL: arddesign@bigpond.com

TOWN PLANNING PLANS  
6TH OCTOBER 2021



CLIENT:



PROJECT:

**PROPOSED DWELLING**

ADDRESS:

709 NILMA - SHADY CREEK ROAD  
NILMA NORTH VIC 3821

TITLE:  
**SITE DEVELOPMENT PLAN**

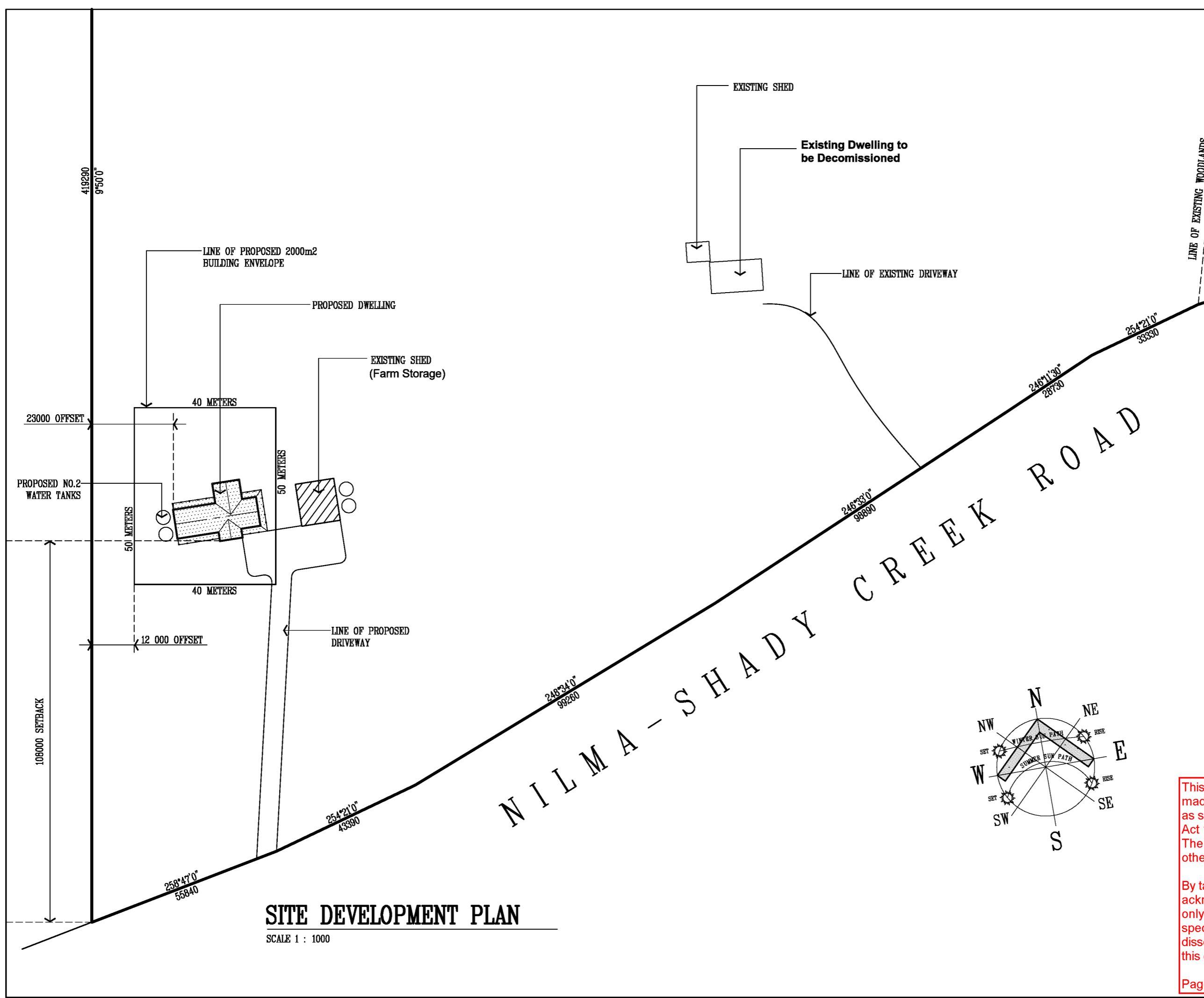
DESIGN: A. REES  
DP-AD30125

DWN BY: A. REES  
DATE: 06.10.2021

SCALE: 1:1000

REVISION: 306

DRAWING NO. 306  
STATUS: WORKING DRAWINGS

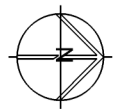
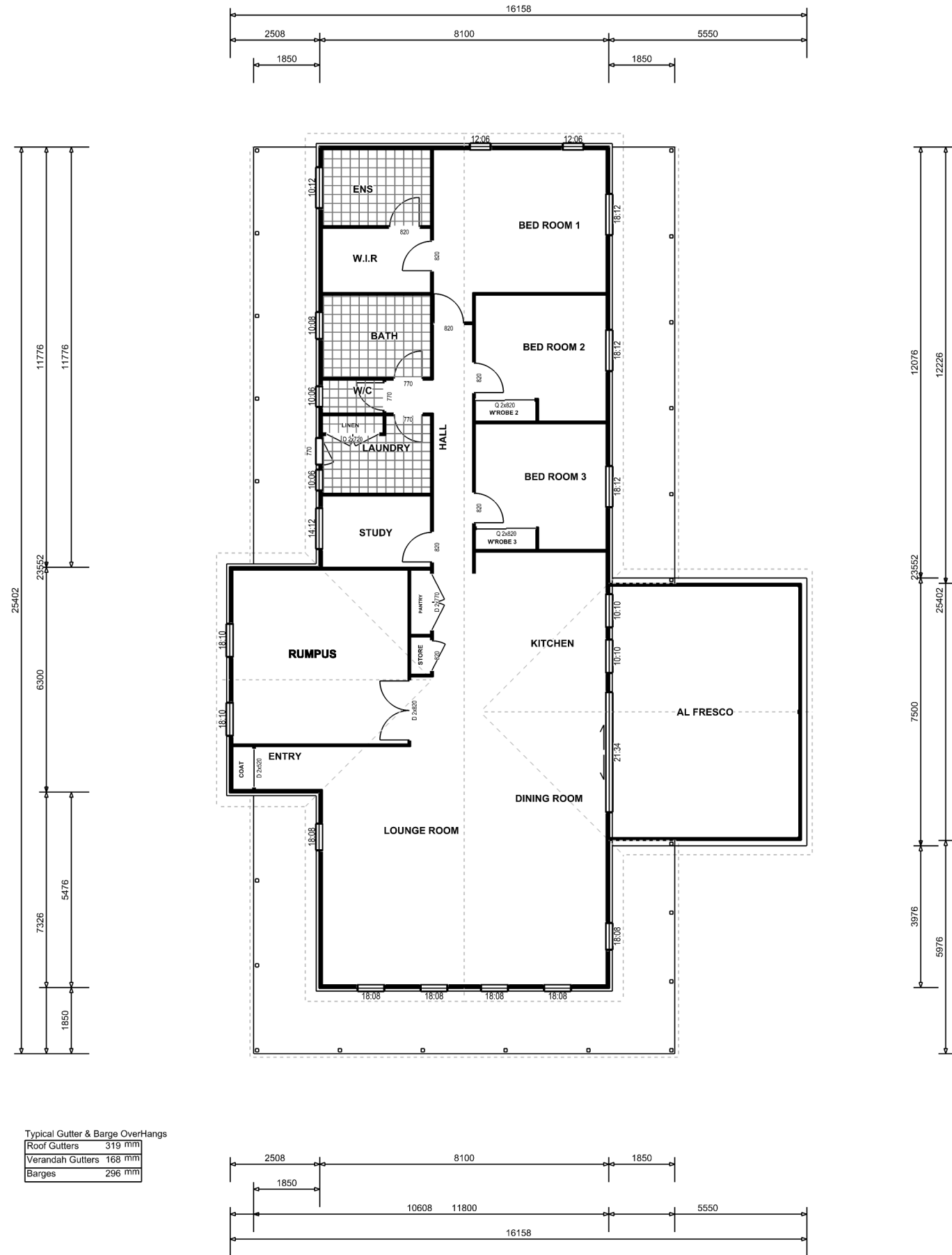


**SITE DEVELOPMENT PLAN**  
SCALE 1 : 1000

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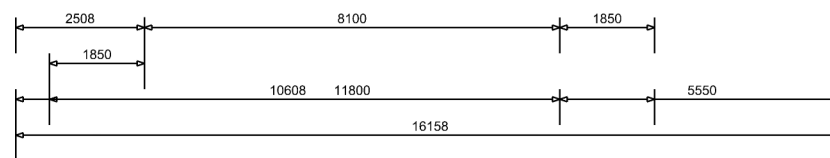
Floor Plan

AREA Table

Living	213.37 m <sup>2</sup>
Verandahs	76.73 m <sup>2</sup>
Al Fresco	38.47 m <sup>2</sup>
TOTAL	328.57 m <sup>2</sup>

Typical Gutter & Barge OverHangs

Roof Gutters	319 mm
Verandah Gutters	168 mm
Barges	296 mm



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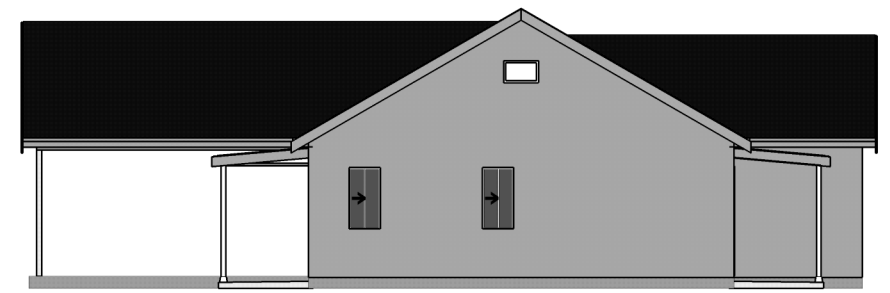
REV	DATE	DESCRIPTION

DESIGNED AND SUPPLIED BY  
**PAAL Homes Pty Ltd**  
 P.O Box 290  
 Pennith NSW 2751  
 Ph: (02) 4735 4377  
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PRINTED ON	18-05-2021
DRAWN	709 Nilma Shady Creek Road Nilma NSW 2751
E.V	0 (2.1.7) P.P.
Issue	DWG No. 1/2
JOB No.	



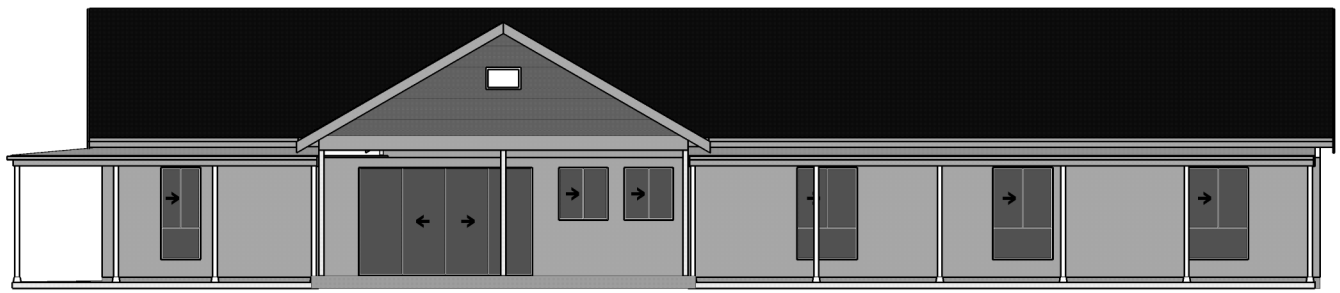
East Elevation



West Elevation



South Elevation



North Elevation

5.482  
RIDGE HEIGHT

External Colors:

- Roof - Colorbond Basalt
- Walls - Classic Cream
- Fascia - Off White
- Columns/Post - Classic Cream
- Power Panel - Classic Cream

Notes:

- Site Excavations not to exceed 200mm
- No Vegetation to be removed.

EXTERNAL MATERIAL FINISHES AND COLOURS

COLORBOND CORRUGATED ROOFING - BASALT  
WINDOWS - SURF MIST  
EXTERNAL CLADDING - POWER PANEL - BY OWNER

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REV	DATE	DESCRIPTION

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SCALE	1:100 on A2
PRINTED ON	18-05-2021
DRAWN	
E.V	0 (2.1.7) 18/05/21
Issue	DWG No. 2/2

JOB No.	709 Nilma Shady Creek Road Nilma NSW 2700
---------	---

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

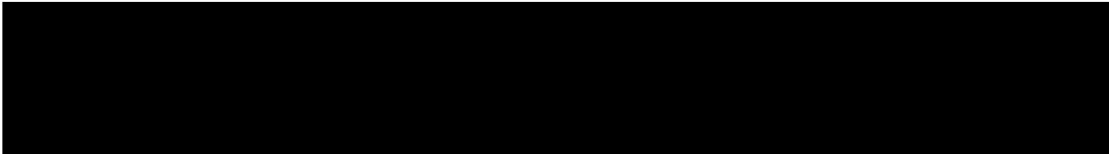
VOLUME 09859 FOLIO 567

Security no : 124091574788Q  
Produced 02/08/2021 09:49 PM

**LAND DESCRIPTION**

Lot 2 on Plan of Subdivision 214490C.  
PARENT TITLE Volume 09374 Folio 090

**REGISTERED PROPRIETOR**



**ENCUMBRANCES, CAVEATS AND NOTICES**

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

**DIAGRAM LOCATION**

SEE LP214490C FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

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

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

Street Address: 709 NILMA-SHADY CREEK ROAD NILMA NORTH VIC 3821

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 18654X PAKENHAM CONVEYANCING  
Effective from 20/08/2020

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Document Type	<b>Plan</b>
Document Identification	<b>LP214490C</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>02/08/2021 21:51</b>

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LP 214490C  
EDITION 1  
BRISH / TOWNSHIP / CHART

APPROVED

NOTATIONS

LAND SUBJECT TO EASEMENT

NIL

LAND APPROPRIATED OR SET APART

E-1 DRAINAGE

OTHER NOTATIONS

THIS PLAN ACCORDS WITH C/T VOL 9374 FOL 090 AND IS NOT BASED ON SURVEY.

TO BE COMPLETED WHERE APPLICABLE  
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NOS:  
IN PROCLAIMED SURVEY AREA NO.

THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED BY THICK LINES  
TITLE REF: C/T VOL 9374 FOL 090  
LAST PLAN REF: LP 22960 LOT 1

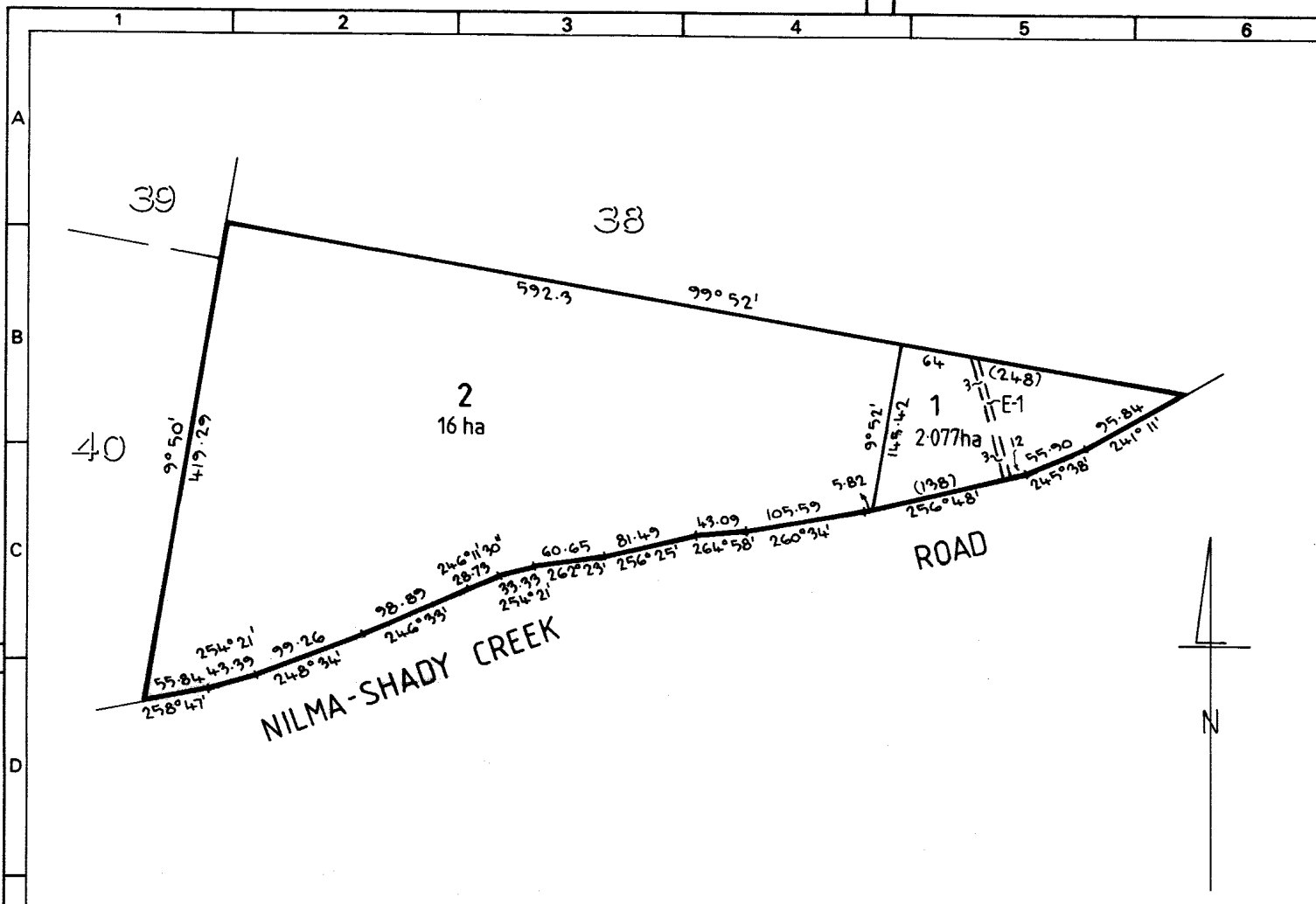
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LITHO SR. 1

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Page 28 of 30 LP 214490C



CERTIFICATION BY SURVEYOR

CERTIFICATE OF MUNICIPAL CLERK

OFFICE USE ONLY

MUNICIPALITY SHIRE OF WARRAGUL COUNCIL REF.

CERTIFICATE A  
THIS PLAN ACCORDS WITH A PLAN  
SEALED BY THE COUNCIL UNDER SECTION 569B OF THE LOCAL GOVERNMENT ACT 1958 ON  
CONFIRMED BY THE PLANNING APPEALS BOARD ON  
AND A REQUIREMENT/NO REQUIREMENT PURSUANT TO SECTION 569E OF THE LOCAL GOVERNMENT ACT 1958 HAS BEEN MADE

DATE MUNICIPAL CLERK

CERTIFICATE B  
THIS PLAN ACCORDS WITH A PLAN EXEMPTED FROM SUBDIVISION (3) OF DIVISION (9) OF PART XIX OF THE LOCAL GOVERNMENT ACT 1958 BY  
THE COUNCIL ON  
THE PLANNING APPEALS BOARD ON

DATE MUNICIPAL CLERK

PLAN APPROVED

AT ON

3.2.89

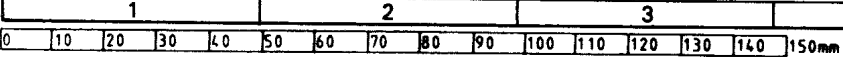
(ASSISTANT) REGISTRAR OF TITLES

AMENDMENTS

ROSS & WORTH  
LAND & ENGINEERING SURVEYORS  
68 QUEEN ST. WARRAGUL (056) 23 2257  
CONTINGENT ST., TRAFALGAR (056) 33 1577

SURVEYORS REF  
10732

214490C



ONLY CERTIFICATE A OR CERTIFICATE B TO BE COMPLETED  
DELETE WORDS NOT APPLICABLE