



Application to Amend a Planning Permit S72

Advertised

This form is only for an application under Section 72 of the Planning and Environment Act 1987

Section 1: PERMIT DETAILS

Planning Application No:	PLA313/22
Address:	52-54 Drouin Road, Longwarry

Section 2: PERMIT APPLICANT

Name:	
Business:	Human Habitats
Postal Address:	
Telephone No. (H)	
Email Address:	

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

Name(s):	
Postal Address:	
Telephone No. (H)	
Email Address:	

Section 4: LAND DETAILS (Please complete either A or B – this information can be found on the Certificate of Title)

Option A:

Lot No:	2
Type of Plan: Please tick ✓	Lodge Plan <input type="checkbox"/> Title Plan <input type="checkbox"/> Plan of Subdivision <input checked="" type="checkbox"/>
Plan Number:	809455X

Option B:

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

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose.

Section 5: AMENDMENT DETAILS

You must give full details of the amendment to the permit and the details of the proposed changes. Please indicate the type of changes proposed to the permit and list the details of the proposed changes.

This application seeks to amend:

What the permit allows <input type="checkbox"/>	Plans endorsed under the permit <input type="checkbox"/>
---	--

By taking a copy of this document, you are obliged to sufficient to include only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Current conditions of the permit

Other documents endorsed under the permit

Advertised

Does the amendment proposal breach, in anyway, a registered covenant, Section 173 agreement or restriction on Title?

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.

Please provide details of the amendment: Provide plans clearly identifying all proposed changes to the endorsed plans, together with; any information required by the planning scheme, requested by Council or outlined in a Council checklist; and if required, include a description of the likely effect of the proposal.

- Remove one (1) dwelling on site

- Introduce staging (3 stages) to the development

Section 6: DEVELOPMENT COST

State the estimated total cost of the proposed development, including amendment.

Unchanged from initial application

Or

Additional costs proposed through this amendment \$

Does the amendment proposal introduce any additional Permit Triggers? (eg: creation of easement, parking reduction)
If yes, an additional application fee may be required.

Yes No

Section 7: EXISTING CONDITIONS Provide a plan of the existing conditions if the conditions have changed since the time of the original permit application. Photos are also helpful.

Have the conditions of the land changed since the time of the original permit application?

Yes No

If yes, please provide details of the existing conditions:

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

A. I declare that I am the Applicant and Owner of this land and that all information given is true and correct.	Owner/ Applicant signature:	Date:
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:	Date:

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information is not to be used for any other purpose. 18/12/2024

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

above may result in a delay in the processing of the application.

Advertised

- A fully completed and **signed** copy of this form.
- Most applications require a fee to be paid. *Please make payment at time of lodgement if submitting at Councils Customer Service Centre or submitting through our on-line portal. If emailing your application, a payment link will be sent to your nominated email once registered on the system.*
Contact Council to determine the appropriate fee.
- All necessary supporting information and documents - Including Endorsed Plans if applicable
- Full and current copy of title (no older than 60 days) for each individual parcel of land forming the subject site.

PLEASE FORWARD THIS APPLICATION TO

E-mail:	planning@bawbawshire.vic.gov.au	Mail:	Planning Department, Baw Baw Shire Council PO Box 304 Warragul VIC 3820
Phone:	5624 2411		
In Person:	Customer Service Centre: 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.

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



Application to Amend Advertised a Planning Application S50/S57A

Section 1: PERMIT DETAILS

Planning Application No:	AMD0067/24
Address:	50 Drouin Road, Longwarry

Section 2: PERMIT APPLICANT

Name:	
Business:	Human Habitats
Postal Address:	
Telephone No. (H)	
Email Address:	

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

Name(s):	
Postal Address:	
Telephone No. (H)	
Email Address:	

Section 4: AMENDMENT CATEGORY Please tick ✓

Section 50 – Amendment to the application at request of the applicant before notice	<input type="checkbox"/>
Section 57A – Amendment to the application after notice of application is given (please note, this will incur a fee)	<input checked="" type="checkbox"/>

AMENDMENT DETAILS List the changes being applied for and highlight changes on corresponding plans if applicable. A copy of the plans must be submitted with this application. If you need more space, please attach these details separately.

Exit only arrangement from development to Drouin Road during proposed stages 1 & 2. The full construction of the Drouin Road access will be in Stage 3.	

Section 5: DEVELOPMENT COST

State the estimated total cost of the proposed development, including amendment.	<input checked="" type="checkbox"/> Unchanged from initial application Or total cost \$	
Does the amendment proposal introduce any additional Permit Triggers? (eg. creation of easement, parking reduction) If yes, an additional application fee may be required.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.
The information must not be used for any other purpose.
By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Section 6: DECLARATION This form must be signed. ****PLEASE COMPLETE EITHER box A or B**

<p>A. I declare that I am the Applicant and Owner of this land and that all information given is true and correct.</p>	<p>Owner/ Applicant signature:</p>	<p>Date: Advertised</p>
<p>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.</p>	<p>Applicant Signature:</p>	<p>Date: 6/8/2025</p>

PLEASE FORWARD THIS APPLICATION TO

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

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 Council's 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.

In accordance with Council's Privacy Policy
 This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.
 The information must not be used for any other purpose.
 By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Page 5 of 59

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

Page 1 of 1

VOLUME 12249 FOLIO 564

Security no : 124120443228C
Produced 06/12/2024 10:58 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 809455X.
PARENT TITLE Volume 03297 Folio 347
Created by instrument PS809455X 16/09/2020

REGISTERED PROPRIETOR

Estate Fee Simple

ENCUMBRANCES, CAVEATS AND NOTICES

AGREEMENT Section 173 Planning and Environment Act 1987
AT356532R 22/06/2020

DIAGRAM LOCATION

SEE PS809455X 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: 52 DROUIN ROAD LONGWARRY VIC 3816

ADMINISTRATIVE NOTICES

NIL

eCT Control 22187E MASON PROPERTY LAW
Effective from 02/12/2022

DOCUMENT END

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Page 6 of 59

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	PS809455X
Number of Pages (excluding this cover sheet)	2
Document Assembled	06/12/2024 10:58

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Advertised

PLAN OF SUBDIVISION

EDITION 1

PS 809455 X

LOCATION OF LAND

PARISH: Drouin West
TOWNSHIP: Longwarry
SECTION: 11
CROWN ALLOTMENT: 8
CROWN PORTION: ---
TITLE REFERENCE: Vol. 3297 Fol. 347

LAST PLAN REFERENCE: TP 352256 K
POSTAL ADDRESS: 50-54 Drouin Road, LONGWARRY 3816
 (at time of subdivision)

MGA94 CO-ORDINATES: E: 392 790 ZONE: 55
 (of approx centre of land N: 5 781 350 GDA 94
 in plan)

Council Name: Baw Baw Shire Council

Council Reference Number: PLA0103/17.01
 Planning Permit Reference: PLA0103/17
 SPEAR Reference Number: S118413V

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
 Date of original certification under section 6: 02/07/2018

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification

Digitally signed by: Sarah Prime for Baw Baw Shire Council on 21/02/2019

Statement of Compliance issued: 10/08/2020

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has been satisfied at Statement of Compliance

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
Nil	Nil

NOTATIONS

DEPTH LIMITATION: 15.24m BELOW THE SURFACE

SURVEY:
 This plan is based on survey.

STAGING:
 This is not a staged subdivision.
 Planning Permit No. PLA0103/17

This survey has been connected to permanent marks No(s). 353
 In Proclaimed Survey Area No. ---

EASEMENT INFORMATION

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

Easements and rights implied by Section 12(2) of the Subdivision Act 1988 apply to all of the land in this plan.

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	Sewerage	2	This Plan	South East Water Corporation
E-2	Sewerage	1.2	This Plan	Lot 2 on This Plan

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose

specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Page 8 of 59
 Assistant Registrar of Titles

NOBELIUS LAND SURVEYORS

P.O. BOX 461
 PAKENHAM 3810
 Ph 03 5941 4112
 mail@nobelius.com.au

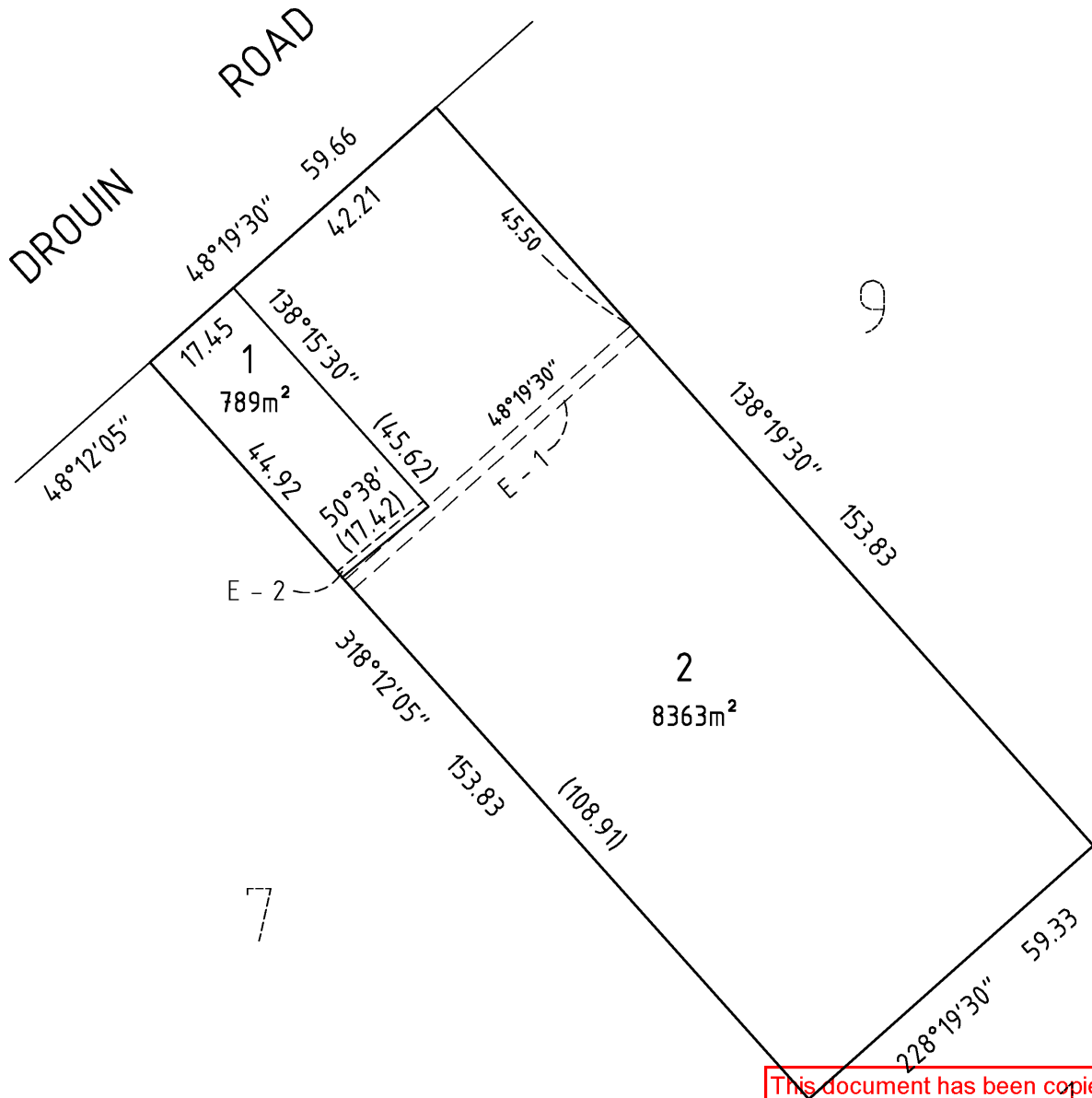
SURVEYORS FILE REF: 15389

Digitally signed by: Timothy Deane Walker, Licensed Surveyor,
 Surveyor's Plan Version (Version D),
 15/02/2019, SPEAR Ref: S118413V

ORIGINAL SHEET SHEET 1 OF 2
 PLAN REGISTERED
 TIME: 11.10am DATE: 16/9/2020
 A.R.T.

Advertised

PS 809455 X



This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

NOBELIUS LAND SURVEYORS
 P.O. BOX 461
 PAKENHAM 3810
 Ph 03 5941 4112
 mail@nobelius.com.au

SCALE 1:750
 7.5 0 7.5 15 22.5 30
 LENGTHS ARE IN METRES

Digitally signed by: Timothy Deane Walker, Licensed Surveyor,
 Surveyor's Plan Version (Version D),
 15/02/2019, SPEAR Ref: S118413V

ORIGINAL SHEET SHEET 2
 SIZE: A3
 Digitally signed by:
 Baw Baw Shire Council,
 21/02/2019,
 SPEAR Ref: S118413V



Department of Environment, Land, Water & Planning

Advertised

Electronic Instrument Statement

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

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, past, present and emerging.

Produced 06/12/2024 10:58:08 AM

Status	Registered	Dealing Number	AW330766J
Date and Time Lodged	02/12/2022 12:12:04 PM		

Lodger Details

Lodger Code
 Name
 Address
 Lodger Box
 Phone
 Email
 Reference

TRANSFER

Jurisdiction VICTORIA

Privacy Collection Statement

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

Land Title Reference

12249/564

Transferor(s)

Given Name(s)
 Family Name

Given Name(s)
 Family Name

Estate and/or Interest being transferred

Fee Simple

Consideration

\$AUD 1600000.00

Transferee(s)

Tenancy (inc. share)

Given Name(s)
 Family Name
 Address

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



Department of Environment, Land, Water & Planning

Advertised

Electronic Instrument Statement

Unit Type
Unit Number
Street Number
Street Name
Street Type
Locality
State
Postcode

Duty Transaction ID
5590151

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

Execution

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

Executed on behalf of
Signer Name
Signer Organisation
Signer Role
Execution Date

Execution

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

Executed on behalf of

Signer Name

Signer Organisation
Signer Role
Execution Date

File Notes:
NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.
Statement End.

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

AW330766J Page 2 of 2

Page 11 of 59



Department of Environment, Land, Water & Planning

Advertised

Electronic Instrument Statement

Mortgage Form version 1.5

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

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, past, present and emerging.

Produced 06/12/2024 10:58:04 AM

Status	Registered	Dealing Number	AW330767G
Date and Time Lodged	02/12/2022 12:12:04 PM		

Lodger Details

Lodger Code
Name
Address
Lodger Box
Phone
Email
Reference

MORTGAGE

Jurisdiction VICTORIA

Privacy Collection Statement

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

Estate and/or Interest being mortgaged

FEE SIMPLE

Land Title Reference

12249/564

Mortgagor

Given Name(s)
Family Name

Mortgagee

Name
ACN
Address
Property Name
Floor Type
Floor Number
Street Number
Street Name
Street Type

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



Department of Environment, Land, Water & Planning

Advertised

Electronic Instrument Statement

Mortgage Form version 1.5

Locality
State
Postcode

The mortgagor mortgages the estate and/or interest in land specified in this mortgage to the mortgagee as security for the debt or liability described in the terms and conditions set out or referred to in this mortgage, and covenants with the mortgagee to comply with those terms and conditions.

Terms and Conditions of this Mortgage

(a) Document Reference AA3470

(b) Additional terms and conditions

This Mortgage is collateral with a Loan Agreement of even date and made between the Mortgagor and the Mortgagee to secure the principal sum of \$1,200,000.00 plus interest, costs and charges, and any additional further amounts which may be advanced to the Mortgagor under the Loan Agreement. The Loan Agreement does not contain provisions that affect the essential terms of this Mortgage Instrument.

Mortgagee Execution

1. The Certifier has retained the evidence supporting this Registry Instrument or Document.
2. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.
3. The Certifier, or the Certifier is reasonably satisfied that the mortgagee it represents,:
 - (a) has taken reasonable steps to verify the identity of the mortgagor or his, her or its administrator or attorney; and
 - (b) holds a mortgage granted by the mortgagor on the same terms as this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to verify the identity of the mortgagee or his, her or its administrator or attorney.
5. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.

Executed on behalf of

Signer Name

Signer Organisation

Signer Role

Execution Date

File Notes:

NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Page 13 of 59

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Instrument
Document Identification	AT356532R
Number of Pages (excluding this cover sheet)	13
Document Assembled	06/12/2024 10:58

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

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

Privacy Collection Statement

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

Lodged by

Name:

Phone:

Address:

Reference:

Customer code:

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)

LOT 2 SHOWN ON THE PLAN ATTACHED AS ANNEXURE A TO TO THE ATTACHED AGREEMENT BEING PART OF THE LAND IN CERTIFICATE OF TITLE VOLUME 3297 FOLIO 347

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

BAW BAW SHIRE COUNCIL OF CIVIC CENTRE 1 CIVIC PLACE WARRAGUL VICTORIA 3820

Section and act under which agreement is made:

SECTION 173 OF THE PLANNING AND ENVIRONMENT ACT 1987 (VIC)

A copy of the agreement is attached to this application:

YES

Signing:

35271702A

181PEA

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

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.
The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

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

Privacy Collection Statement

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

Certifications

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

Executed on behalf of

Signer Name

Signer Organisation

Signer Role

Signature *C*

Execution Date *12 June 2020*

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.
The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Page 16 of 59

35271702A

181PEA

Page 2 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



BAW BAW SHIRE COUNCIL

and

HC

AGREEMENT MADE PURSUANT TO SECTION 173 OF THE PLANNING AND ENVIRONMENT ACT 1987

Property: Crown Allotment 8, Section 11, Township of Longwarry, Parish of Drouin West

Russell Kennedy Pty Ltd ACN 126 792 470 ABN 14 940 129 185
Level 12, 469 La Trobe Street, Melbourne VIC 3000 PO Box 5146, Melbourne VIC 3001 DX 494 Melbourne
T +61 3 9609 1555 F +61 3 9609 1600 info@rk.com.au russellkennedy.com.au

Liability limited by a scheme approved under Professional Standards Legislation.

Ref PZH 303526-00131

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose.

An international member of

AillyLaw

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

© Russell Kennedy Pty Ltd

THIS AGREEMENT is made on

28th April

2020

PARTIES

1 **BAW BAW SHIRE COUNCIL**
of 1 Civic Place, Warragul, Victoria 3820
("Council")

2
("Owner")

RECITALS

- A The Council is the responsible authority under the Act for the Scheme.
- B The Owner is registered or is entitled to be registered as proprietor of the Land.
- C Condition 4 of the Permit provides as follows:

HC

"4. Prior to Statement of Compliance, the owner of the land must enter into an Agreement with the Responsible Authority pursuant to Section 173 of the Planning and Environment Act 1987. The cost of the preparation, lodgement and registration of the Agreement and any subsequent amendment, enforcement, removal or other dealing associated with the Agreement shall be borne totally by the owner of the land. The Agreement must be registered on the certificate of title for the land. Evidence of the registration of the Agreement must be provided to the Responsible Authority prior to the commencement of any buildings or works authorised by this permit.

The Agreement must include the following details:

- a) *A minimum of 35% of Lot 2 must remain as garden area in accordance with the requirement of Clause 32.08-4 and as defined by Clause 73 of the Baw Baw Planning Scheme."*

- D This Agreement has been entered into in order to:
 - comply with condition 4 of the Permit;
 - prohibit, restrict or regulate the use or development of the Land;
 - achieve and advance the objectives of planning in Victoria or the objectives of the Scheme in relation to the Land.

E This Agreement is made under Division 2 of Part 9 of the Act.

THE PARTIES AGREE THAT:

1 DEFINITIONS

In this Agreement:

1.1 "Act" means the *Planning and Environment Act 1987*.

1.2 "Agreement" means this Agreement, including the recitals and any annexures to this Agreement.

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document, you agree to only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

© Russell Kennedy Pty Ltd

- 1.3 "Business Day" means Monday to Friday excluding public holidays in Victoria.
- 1.4 "Dwelling" has the same meaning as it has in the Scheme.
- 1.5 "Garden Area" has the same meaning as in the Scheme.
- 1.6 "Land" means the land described as Lot 2 being part of the land within the Scheme contained in certificate of title volume 3297 folio 347.
- 1.7 "Lot 2" means Lot 2 as shown on the Plan.
- 1.8 "Mortgagee" means the person or persons registered or entitled from time to time to be registered by the Registrar of Titles as mortgagee of the Land or any part of it.
- 1.9 "Owner" means the person or persons who are registered or are entitled to be registered as proprietor of an estate in the Land or any part thereof, and includes a mortgagee in possession.
- 1.10 "Permit" means planning permit PLA0103/17 issued by Council on 18 December 2017 as amended from time to time, authorising a two (2) lot subdivision of Crown Allotment 8, Section 11, Township of Longwarry, Parish of Drouin West.
- 1.11 "Plan" means the plan attached as Annexure A to this Agreement.
- 1.12 "Scheme" means the Baw Baw Planning Scheme or any other planning scheme which applies to the Land from time to time.

HC

2 COMMENCEMENT

This Agreement comes into force on the date it was made as set out above.

3 ENDING OR AMENDING

3.1 Ending or amending

This Agreement ends or is amended in accordance with the Act.

3.2 Cancellation or alteration of recording

As soon as reasonably practicable after this Agreement has ended or been amended, the Council must, at the request and at the cost of the Owner, apply to the Registrar of Titles under section 183 of the Act to cancel or alter the recording of this Agreement on the folio of the Register.

4 OWNER'S COVENANTS

4.1 Garden Area requirements

The Owner covenants and agrees that Lot 2 will have a Garden Area that is not less than 35% of the total area of Lot 2 in accordance with the requirement of Clause 32.08-4 and as defined by Clause 73 of the Baw Baw Planning Scheme.

4.2 Successors in title

Until this Agreement is recorded on the folio of the Register which relates to the Land pursuant to section 181 of the Act, the Owner must ensure that the Owner's successors in title give effect to and do all acts and sign all documents which will

This document has been prepared and disseminated by Russell Kennedy Pty Ltd in accordance with the requirements of the Access to Information Act 1987. The information must not be used for any other purpose. By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Page 19 of 59

require those successors to give effect to this Agreement including requiring the successors in title to execute a deed agreeing to be bound by the terms of this Agreement. Until that deed is executed, the Owner, being a party to this Agreement, remains liable to perform all of the Owner's obligations contained in this Agreement.

4.3 Further assurance

The Owner must do all things necessary (including signing any further agreement, acknowledgment or document) to enable the Council to record this Agreement on the folio of the Register which relates to the Land.

4.4 Payment of Council's costs

The Owner agrees to pay on demand to the Council the Council's costs and expenses (including any legal fees incurred on a solicitor-client basis) of and incidental to the preparation, execution, recording and enforcement of this Agreement.

4.5 Mortgage to be bound

The Owner covenants to obtain the consent of any Mortgagee to be bound by the covenants in this Agreement if the Mortgagee becomes mortgagee in possession of the Land.

4.6 Indemnity

K/C

The Owner covenants to indemnify and keep the Council, its officers, employees, agents, workmen and contractors indemnified from and against all costs, expenses, losses or damages which they or any of them may sustain incur or suffer or be or become liable for or in respect of any suit action proceeding judgement or claim brought by any person arising from or referable to this Agreement or any non-compliance with this Agreement.

4.7 Non-compliance

If the Owner has not complied with this Agreement within 14 days after the date of service on the Owner by the Council of a notice which specifies the Owner's failure to comply with any provision of this Agreement, the Owner covenants:

4.7.1 to allow the Council its officers, employees, contractors or agents to enter the Land and rectify the non-compliance;

4.7.2 to pay to the Council on demand, the Council's reasonable costs and expenses ("Costs") incurred as a result of the Owner's non-compliance;

4.7.3 to pay interest at the rate of 2% ~~above the rate prescribed under section 2 of the Penalty Interest Rates Act 1983~~ on all moneys which are due and payable but remain owing under this Agreement until they are paid in full; This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

4.7.4 if requested to do so by the Council, to promptly execute in favour of the Council a mortgage to secure the Owner's obligations under this Agreement, The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

and the Owner agrees:

- 4.7.5 to accept a certificate signed by the Chief Executive Officer of the Council (or any nominee of the Chief Executive Officer) as prima facie proof of the Costs incurred by the Council in rectifying the Owner's non-compliance with this Agreement;
- 4.7.6 that any payments made for the purposes of this Agreement shall be appropriated first in payment of any interest and any unpaid Costs of the Council and then applied in repayment of the principal sum;
- 4.7.7 that all Costs or other monies which are due and payable under this Agreement but which remain owing shall be a charge on the Land until they are paid in full; and
- 4.7.8 if the Owner executes a mortgage as required by clause 4.7.4, any breach of this Agreement is deemed to be a default under that mortgage.

HC

4.8 Standard of works

The Owner covenants to comply with the requirements of this Agreement and to complete all works required by this Agreement as expeditiously as possible at its cost and to the satisfaction of the Council.

4.9 Covenants run with the Land

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 Land and every part of it, and bind the Owner and its successors, assignees and transferees, the registered proprietor or proprietors for the time being of the Land and every part of the Land.

4.10 Owner's warranty

The Owner warrants and covenants that:

- 4.10.1 the Owner is the registered proprietor (or is entitled to become the registered proprietor) of the Land and is also the beneficial owner of the Land;
- 4.10.2 the execution of this Agreement by the Owner complies with the Registrar's Requirements for Paper Conveyancing Transactions made under section 106A of the *Transfer of Land Act 1958*;
- 4.10.3 there are no mortgages, liens, charges or other encumbrances or leases or any rights inherent in any person other than the Owner affecting the Land which have not been disclosed by the usual searches of the folio of the Register for the Land or notified to the Council;
- 4.10.4 no part of the Land 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 1958*; and
- 4.10.5 until this Agreement is recorded on the folio of the Register which relates to the Land, the Owner will not sell, transfer, dispose of, assign, mortgage or otherwise part with possession of the Land or

This information has not been disclosed by the usual searches of the folio of the Register for the Land or notified to the Council.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

any part of the Land without first disclosing to any intended purchaser, transferee, assignee or mortgagee the existence and nature of this Agreement.

5 GENERAL

5.1 No fettering of Council's powers

This Agreement does not fetter or restrict the Council's power or discretion in respect of any of the Council's decision making powers including but not limited to an ability to make decisions under the *Local Government Act 1989*, and the Act or to make or impose requirements or conditions in connection with any use or development of the Land or the granting of any planning permit, the approval or certification of any plans of subdivision or consolidation relating to the Land or the issue of a Statement of Compliance in connection with any such plans.

5.2 Time of the essence

Time is of the essence as regards all dates, periods of time and times specified in this Agreement.

5.3 Governing law and jurisdiction

This Agreement is governed by and is to be construed in accordance with the laws of Victoria. Each party irrevocably and unconditionally submits to the non-exclusive jurisdiction of the courts and tribunals of Victoria and waives any right to object to proceedings being brought in those courts or tribunals.

5.4 Enforcement and severability

5.4.1 This Agreement shall operate as a contract between the parties and be enforceable as such in a Court of competent jurisdiction regardless of whether, for any reason, this Agreement were held to be unenforceable as an agreement pursuant to Division 2 of Part 9 of the Act.

HC

5.4.2 If a Court, arbitrator, tribunal or other competent authority determines that a word, phrase, sentence, paragraph or clause of this Agreement is unenforceable, illegal or void, then it shall be severed and the other provisions of this Agreement shall remain operative.

6 NOTICES

6.1 Service of notice

A notice or other communication required or permitted, under this Agreement, to be served on a person must be in writing and may be served:

6.1.1 personally on the person;

6.1.2 by leaving it at the person's address set out in this Agreement;

6.1.3 by posting it by prepaid post addressed to that person at the person's current address for service; or

6.1.4 by facsimile to the person's current number notified to the other party.

This document has been copied and made available in this Advertising process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

© Russell Kennedy Pty Ltd

6.2 Time of service

A notice or other communication is deemed served:

- 6.2.1 if served personally or left at the person's address, upon service;
- 6.2.2 if posted within Australia to an Australian address, two Business Days after posting;
- 6.2.3 if served by facsimile, subject to the next clause, at the time indicated on the transmission report produced by the sender's facsimile machine indicating that the facsimile was sent in its entirety to the addressee's facsimile; and
- 6.2.4 if received after 5.00pm in the place of receipt or on a day which is not a Business Day, at 9.00am on the next Business Day.

HC

7 INTERPRETATION

In this Agreement, unless the contrary intention appears:

- 7.1 the singular includes the plural and vice versa;
- 7.2 a reference to a document or instrument, including this Agreement, includes a reference to that document or instrument as novated, altered or replaced from time to time;
- 7.3 a reference to an individual or person includes a partnership, body corporate, government authority or agency and vice versa;
- 7.4 a reference to a party includes that party's executors, administrators, successors, substitutes and permitted assigns;
- 7.5 words importing one gender include other genders;
- 7.6 other grammatical forms of defined words or expressions have corresponding meanings;
- 7.7 a covenant, undertaking, representation, warranty, indemnity or agreement made or given by:
 - 7.7.1 two or more parties; or
 - 7.7.2 a party comprised of two or more persons,

is made or given and binds those parties or persons jointly and severally;

- 7.8 a reference to a statute, code or other law includes regulations and other instruments made under it and includes consolidations, amendments, re-enactments or replacements of any of them;
- 7.9 a recital, schedule, annexure or description of the parties forms part of this Agreement;
- 7.10 if an act must be done on a specified day that is not a Business Day, the act must be done instead on the next Business Day.

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.
 The information must not be used for any other purpose.
 By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.
 © Russell Kennedy Pty Ltd
 Page 23 of 59

8

SIGNED SEALED AND DELIVERED
by _____ in the
presence of: _____

Witness

PZH 6607236v1 PZH


This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.
The information must not be used for any other purpose.

HC
By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

© Russell Kennedy Pty Ltd

ANNEXURE A

HC

PLAN OF SUBDIVISION		EDITION 1
LOCATION OF LAND PARISH: Drouin West TOWNSHIP: Longwarry SECTION: 11 CROWN ALLOTMENT: 8 CROWN PORTION: --- TITLE REFERENCE: Vol. 3297 Fol. 347 LAST PLAN REFERENCE: TP 352256 K POSTAL ADDRESS: 50-54 Drouin Road, LONGWARRY 3616 (at time of subdivision) MGA94 CO-ORDINATES: E: 392 790 ZONE: 55 (of approx centre of land M: 5 781 390 GDA 94 in plan)		Council Name: Baw Baw Shire Council
VESTING OF ROADS AND/OR RESERVES		NOTATIONS
IDENTIFIER	COUNCIL/BODY/PERSON	
NI	NI	
NOTATIONS		
DEPTH LIMITATION: 15.24m BELOW THE SURFACE SURVEY: This plan is based on survey. STAGING: This is not a staged subdivision. Planning Permit No. PLA010317 This survey has been connected to permanent marks No(s). 363 in Proclaimed Survey Area No. ---		
EASEMENT INFORMATION		
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road) Easements and rights implied by Section 12(2) of the Subdivision Act 1988 apply to all of the land in this plan.		
Easement Reference	Purpose	Width (Metres)
E-1	Sewerage	2
E-2	Sewerage	1.2
	Origin	Land Benefited/in Favour Of
	This Plan	South East Water Corporation
	This Plan	Lot 2 on This Plan
NOBELIUS LAND SURVEYORS  P.O. BOX 461 PAKENHAM 3610 Ph 03 5941 4112 mail@nobelius.com.au		SURVEYORS FILE REF: 16389 LICENSED SURVEYOR: T. D. WALKER VERSION C
		ORIGINAL SHEET SEE AS SHEET OF 3

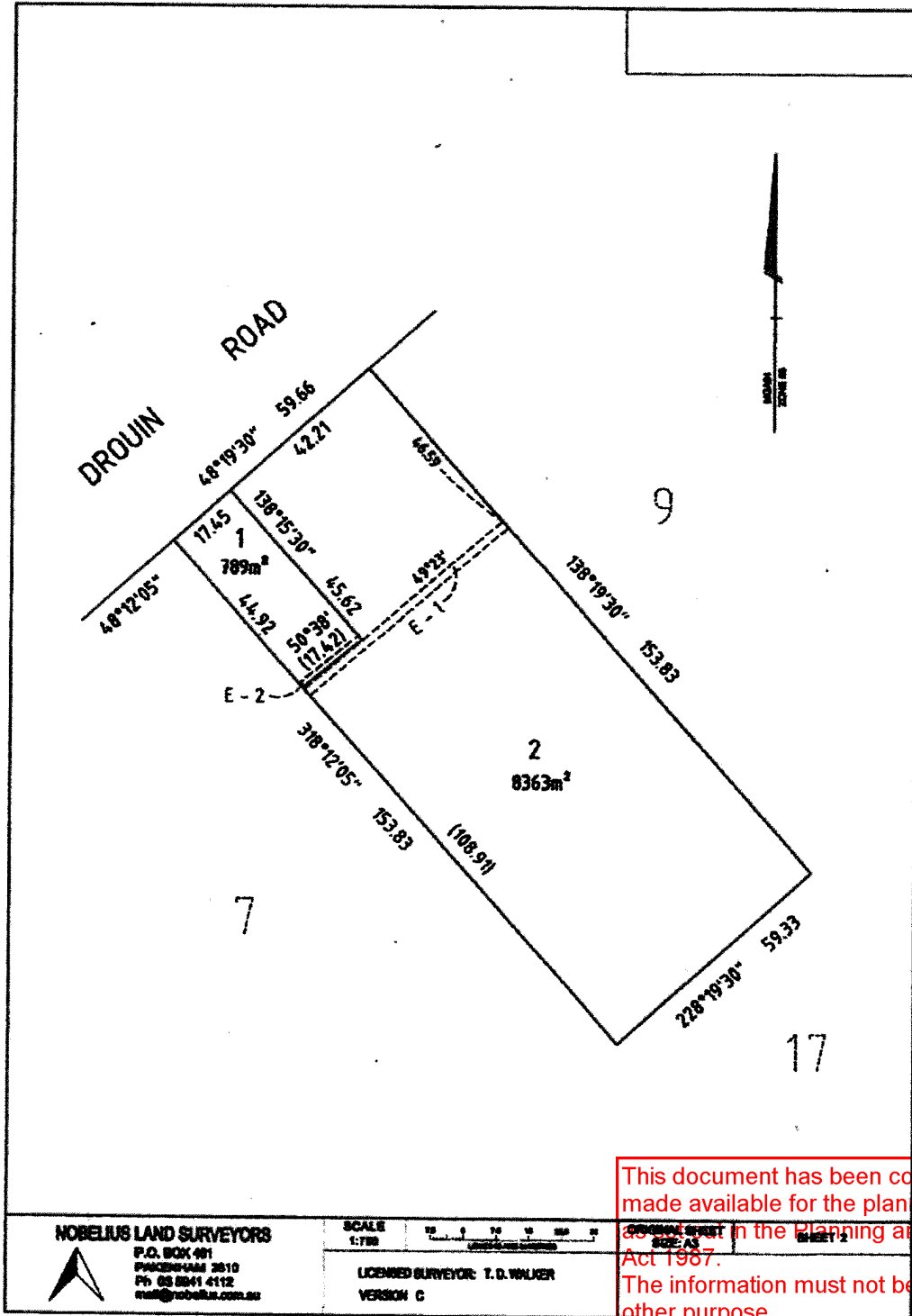
This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

2

HC



NOBELIUS LAND SURVEYORS
 P.O. BOX 491
 PRINCE ALBERT S810
 Ph 08 8641 4112
 www.nobelius.com.au

SCALE 1:750
 LICENSED SURVEYOR T.D. WALKER
 VERSION C

This document has been copied and made available for the planning process as required in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

© Russell Kennedy Pty Ltd



Human Habitats
 424 / 838 Collins Street
 Docklands VIC 3008
 www.humanhabitats.com.au
 ABN 48 115 201 356
 03 9909 2202

6 August 2025

Principal Statutory Planner
 Baw Baw Shire Council
 Submitted via email: planning@bawbawshire.vic.gov.au

Dear

SECTION 57A AMENDMENT APPLICATION

APPLICATION: AMD0067/24

ADDRESS: 50 DROUIN ROAD, LONGWARRY

1 Introduction

Human Habitats continues to act on behalf of Duran Investments P/L (the permit applicant) in relation to the abovementioned planning permit amendment application for the land at 50 Drouin Road, Longwarry (the subject site). In response to CFA comments, and following discussions with Council, we wish to formally amend the application under Section 57A of the *Planning and Environment Act 1987*.

This application is supported by the following documents:

#	Document	Prepared by
1.	Cover Letter	Human Habitats dated 6 August 2025
2.	Application Form	-
3.	Concept Plan	Onemilegrid
4.	Traffic Letter	Onemilegrid dated 15 July 2025

Several meetings and email exchanges have taken place with Council regarding the proposed amendment, during which traffic and waste matters have been thoroughly discussed. Council has since provided in principle support for the proposed amendment via email on 31 July 2025.

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

2 Proposed Amendment

This amendment seeks to introduce a temporary “exit only” arrangement from the development to Drouin Road during Stage’s 1 and 2. Subsequently, the full-directional intersection is to be constructed as part of Stage 3.

Specifically, a 3.5-metre-wide single-lane access will be constructed during Stage 1 and used throughout Stages 1 and 2 as an interim measure, providing a direct exit route from the development to Drouin Road. This access will be restricted to vehicles only, with appropriate signage and line-marking to reinforce the exit-only function.

In addition, and as part of a separate agreement with Council relating to the permit application on the adjacent land (ref: PLA0281/23), dwellings at 60 Drouin Road will not be occupied until Stage 3 of the development at 50 Drouin Road is completed, which includes construction of the full Drouin Road intersection.

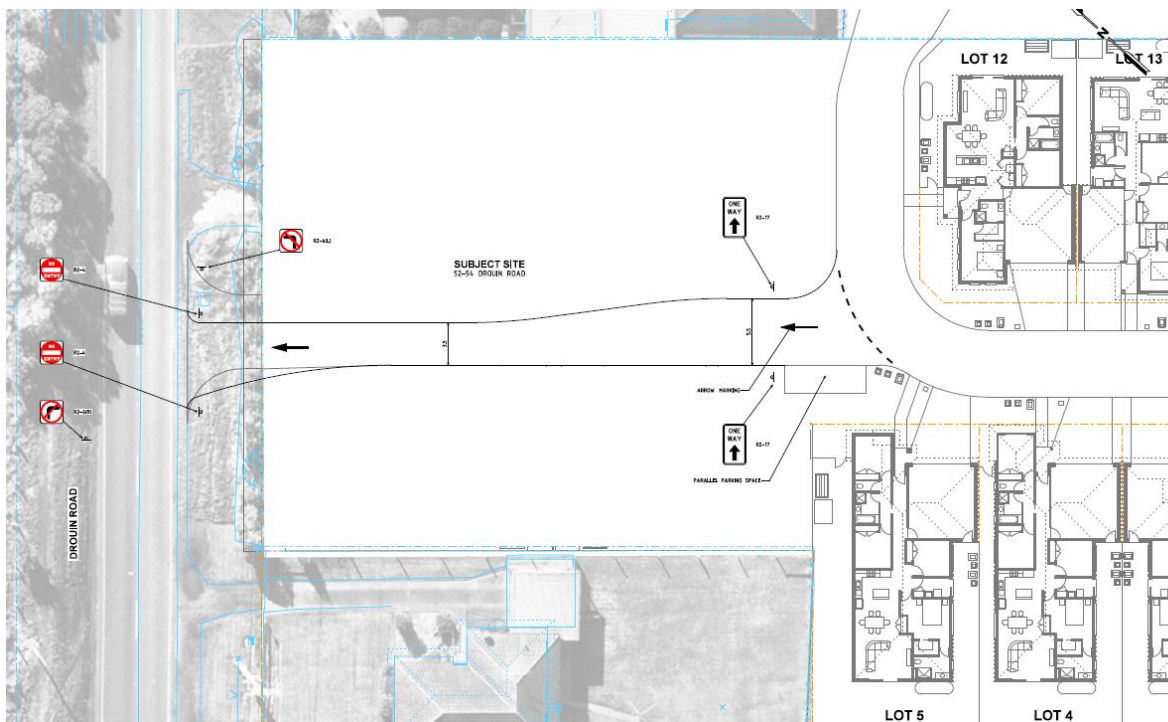


Figure 1 – Proposed Concept Plan prepared by Onemilegrid

2.1 Traffic and Waste

The proposed arrangement is expected to have minimal impact on the operation of Flame Street and Gaslight Street, with traffic volumes remaining well within the capacity of both roads. Waste will be managed via private collection, as directed by Council, with collection vehicles able to turn around on-site and exit the site in a forward direction.

Please refer to the enclosed Traffic Letter prepared by Onemilegrid for further details.

3 Permit Conditions

We have identified the below consequential amendments to the conditions to facilitate this amendment, which were provided to Council in the Section 72 Amendment Application on 18th December 2024.

3.1 Condition 1

Permit Condition 1 (and relevantly Condition 1g-iv) currently reads:

Prior to the commencement of development and certification of the plans, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then only be used for the purpose

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document, you acknowledge and agree that you will only use the permit for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Page 29 of 59

must be generally in accordance with the Plans prepared by Ronnie Whitton Design, Revision C, dated 20 October 2023, and submitted with the application, but modified to show:

Amendments to the plans arising as a result of: the Landscape Plan required in accordance with Condition 3;

- the Head, Transport for Victoria in accordance with Conditions 39-48;

It is proposed to amend Condition 1 to allow for staging of the works, and to partition the required roadworks to Drouin Road in association with Stage 3 of the development. To facilitate this, the Condition is proposed to be amended as follows:

- *Condition 1*
 - Alter wording to 'Prior to commencement of development and certification of plans for Stage 1 and Stage 2...'
 - (g) Alter wording to delete 'iv. the Head, Transport for Victoria in accordance with Conditions 39-49'
- Introduce new condition (1h) that states 'Prior to the commencement of development and certification of plans of Stage 3, amended plans must be submitted to satisfaction of the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be modified to show amendments to the plans arising as a result of the Head, Transport for Victoria in accordance with Conditions 39-49.'

3.2 Proposed Conditions

The proposed interim arrangement is to be addressed via suitably worded conditions to the Permit. Suggested conditions have previously been provided to Council, and are provided below:

- *Prior to the commencement of development, amended Plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. Plans modified to show:*
- *A Staging Plan incorporating an exit only arrangement during Stage's 1 and 2, and construction of Drouin Road access during Stage 3*
- *Prior to the occupation of development within Stages 1 and 2, the proposed access to Drouin Road must be constructed and clearly signed and line-marked as an "exit-only" vehicle access point in accordance with the endorsed plans to the satisfaction of the Responsible Authority.*
- *As part of Stage 3, the permit holder must design and construct the Drouin Road intersection generally in accordance with the endorsed plans, to the satisfaction of the Responsible Authority and the Head, Transport for Victoria*
- *All necessary signage and line marking must be installed at the exit point to ensure compliance with the exit-only arrangement and to guide traffic safely, to the satisfaction of the Responsible Authority.*
- *The exit-only arrangement is approved as an interim measure. Upon completion of Stage 3 and construction of the full Drouin Road intersection, the access point is to be for full two-way access.*

4 Request for Waived Fee

Following discussions with Council, we understand that consideration may be given to waiving the amendment fee of \$581.36 (equivalent to 40% of the original application fee of \$1,453.40). We respectfully request that this fee be waived, noting that the amendment solely introduces an interim access arrangement in response to CFA's referral. Importantly, the overall application scope, to introduce three development stages, remains unchanged. As such, we are of the view that the amendment does not warrant an additional fee. The application is being formally amended as requested by Council.

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1989. The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

5 Conclusion

We trust the above and enclosed material will allow Council to undertake a thorough assessment of this amendment and progress the application expeditiously.

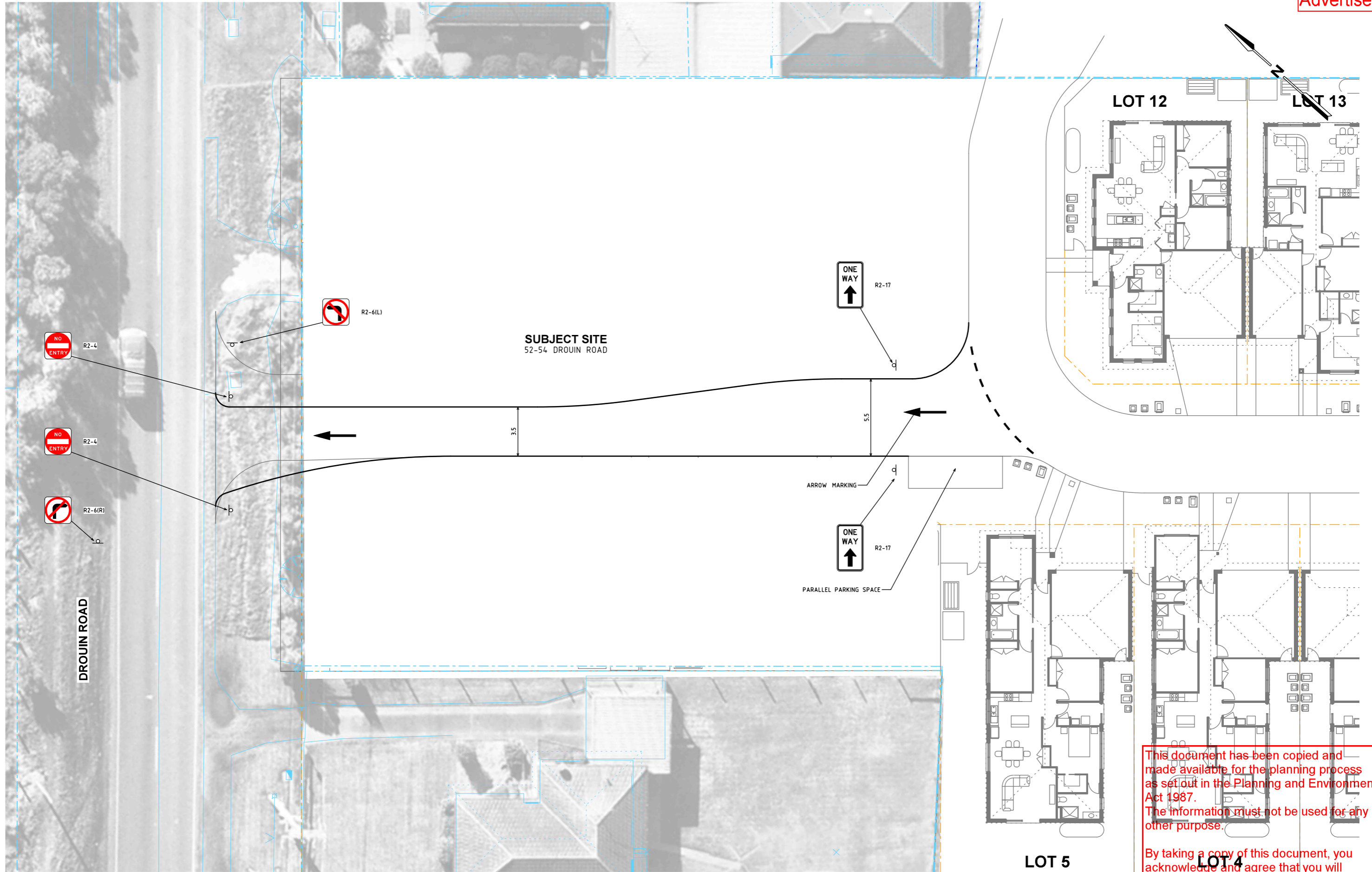
Yours sincerely

Town Planner

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

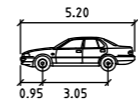


This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that the design, dissemination or copying of this document is strictly prohibited.

CONCEPT LAYOUT PLAN GENERAL NOTES

1. BASE INFORMATION SUPPLIED BY RONNIE WHITTON DESIGN, REF No. 4176 TP.
2. ALL DIMENSIONS TO FACE OF KERB AND CHANNEL UNLESS NOTED.
3. DECLARED ROAD - DROUIN ROAD (SPEED ZONE 60KM/H)
4. SIGNS AND LINE MARKING TO BE INSTALLED IN ACCORDANCE WITH AUSTRALIAN STANDARD AS1742.2
5. ADOPT VICROADS SUPPLEMENT TO AUSTRALIAN STANDARDS AS REQUIRED.
6. REMOVE ALL REDUNDANT SIGNS AND LINE MARKING.



B99
Width : 1.94
Track : 1.84
Lock to Lock Time : 6.0
Steering Angle : 33.9

SWEPT PATH LEGEND

- DESIGN VEHICLE SWEEP PATHS SHOWN DASHED
- 300mm CLEARANCE ENVELOPE SHOWN DOTTED

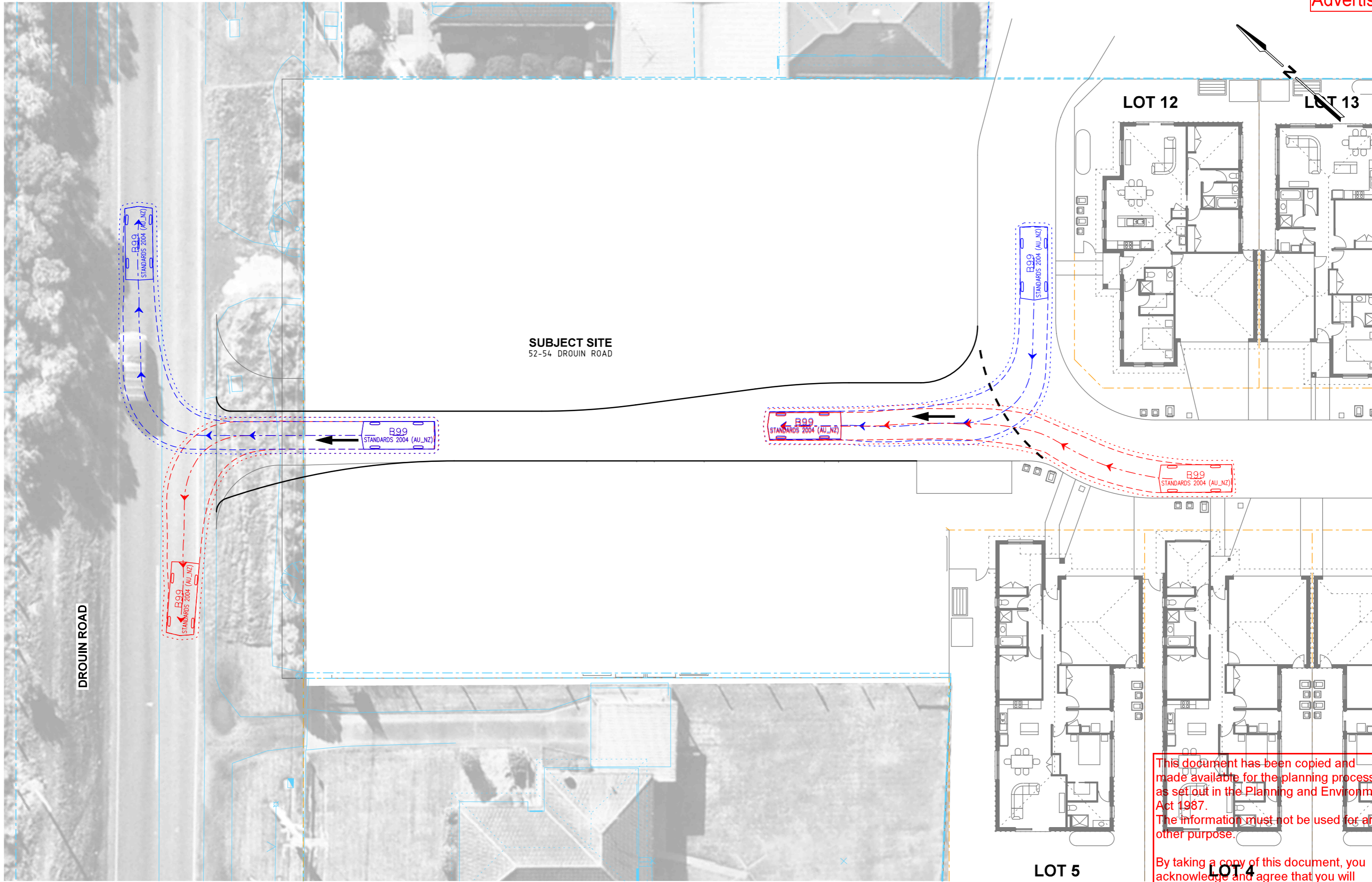
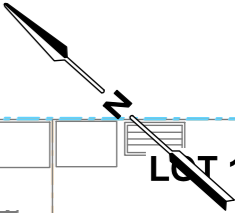
onemilegrid
Wurundjeri Woiwurrung Country
56 Down Street, Collierywood, VIC 3066
Email: info@onemilegrid.com.au Web: www.onemilegrid.com.au
Phone (03) 9594 1111

Drawing Title: 52-54 DROUIN ROAD, LONGWARRY
PROPOSED ACCESS DESIGN
CONCEPT LAYOUT PLAN

Designed: CM
Approved: RBH
Metway Ref: NA

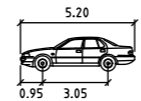
Scale: 1:250 @ A3

Project Number: 230843
Drawing Number: CLP200
Revision: B



This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that the distribution of copying of this document is strictly prohibited.



B99
Width : 1.94
Track : 1.84
Lock to Lock Time : 6.0
Steering Angle : 33.9

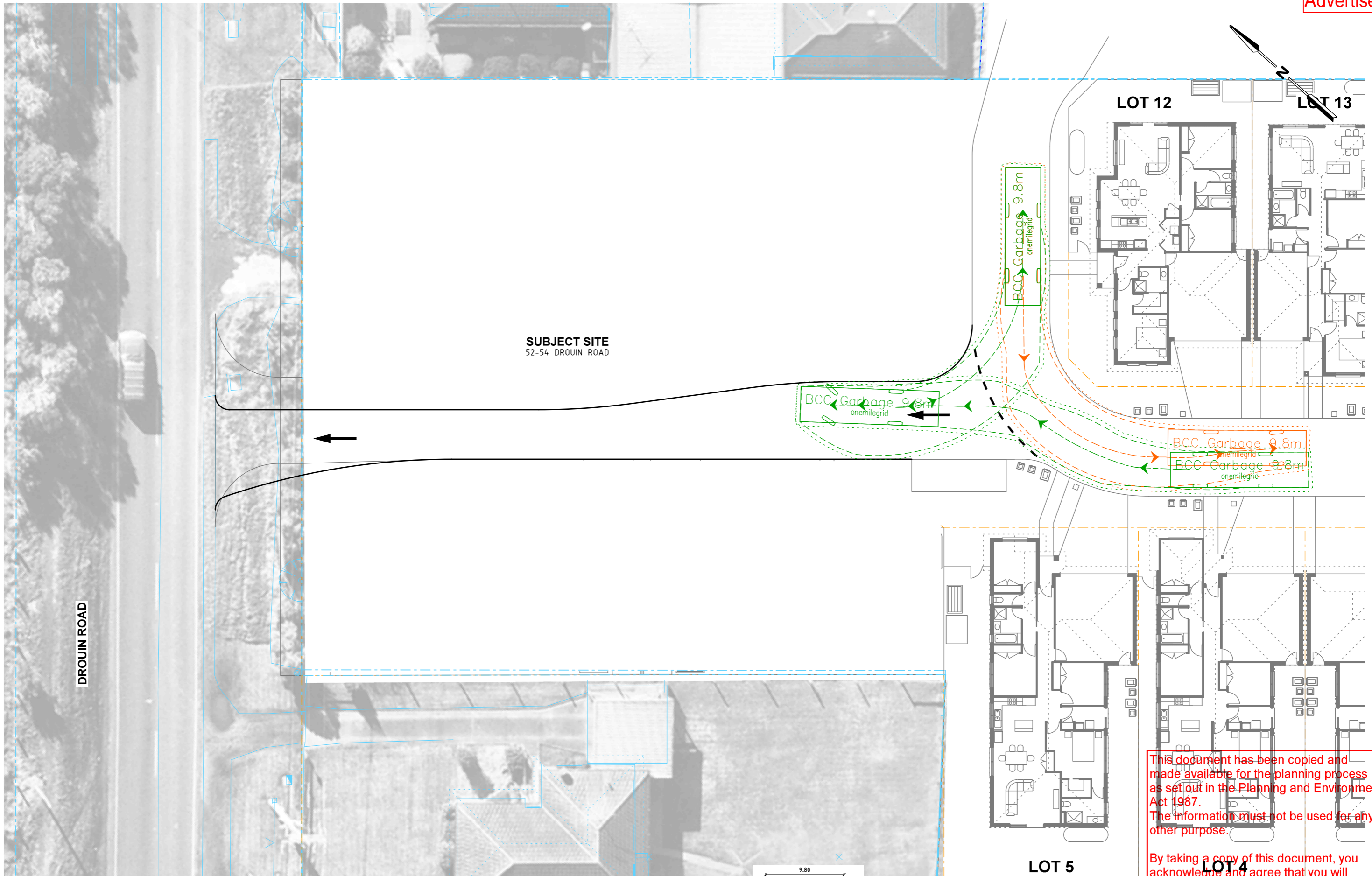
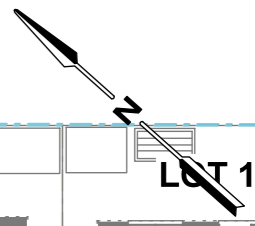
SWEPT PATH LEGEND
--- DESIGN VEHICLE SWEEP PATHS SHOWN DASHED
..... 300mm CLEARANCE ENVELOPE SHOWN DOTTED



Wurundjeri Woiwurrung Country
56 Down Street, Colliemwood, VIC 3066
Email: info@onemilegrid.com.au
Web: www.onemilegrid.com.au
Phone (03) 9594 1111

Drawing Title 52-54 DROUIN ROAD, LONGWARRY PROPOSED ACCESS DESIGN SWEEP PATH ANALYSIS		
Designed CM	Approved RBH	Melway Ref NA
Project Number 230843	Drawing Number SPA200	Revision B

Scale: 1:250 @ A3
0 1.25 2.5 5



CAD File: N:\Projects\2023\230843\Drawings\230843SPA201.dgn

Date Plotted: 17-06-2025 16:18:48

SUBJECT SITE
52-54 DROUIN ROAD

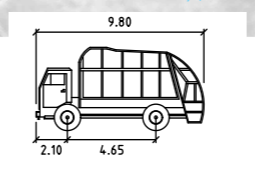
LOT 12

LOT 13

DROUIN ROAD

LOT 5

LOT 4




BCC GARBAGE 9.8m meters
Width : 2.50
Track : 2.50
Lock to Lock Time : 4.0
Steering Angle : 35.8

SWEPT PATH LEGEND
--- DESIGN VEHICLE SWEEP PATHS SHOWN DASHED
..... 300mm CLEARANCE ENVELOPE SHOWN DOTTED

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that the distribution of this document is strictly prohibited.

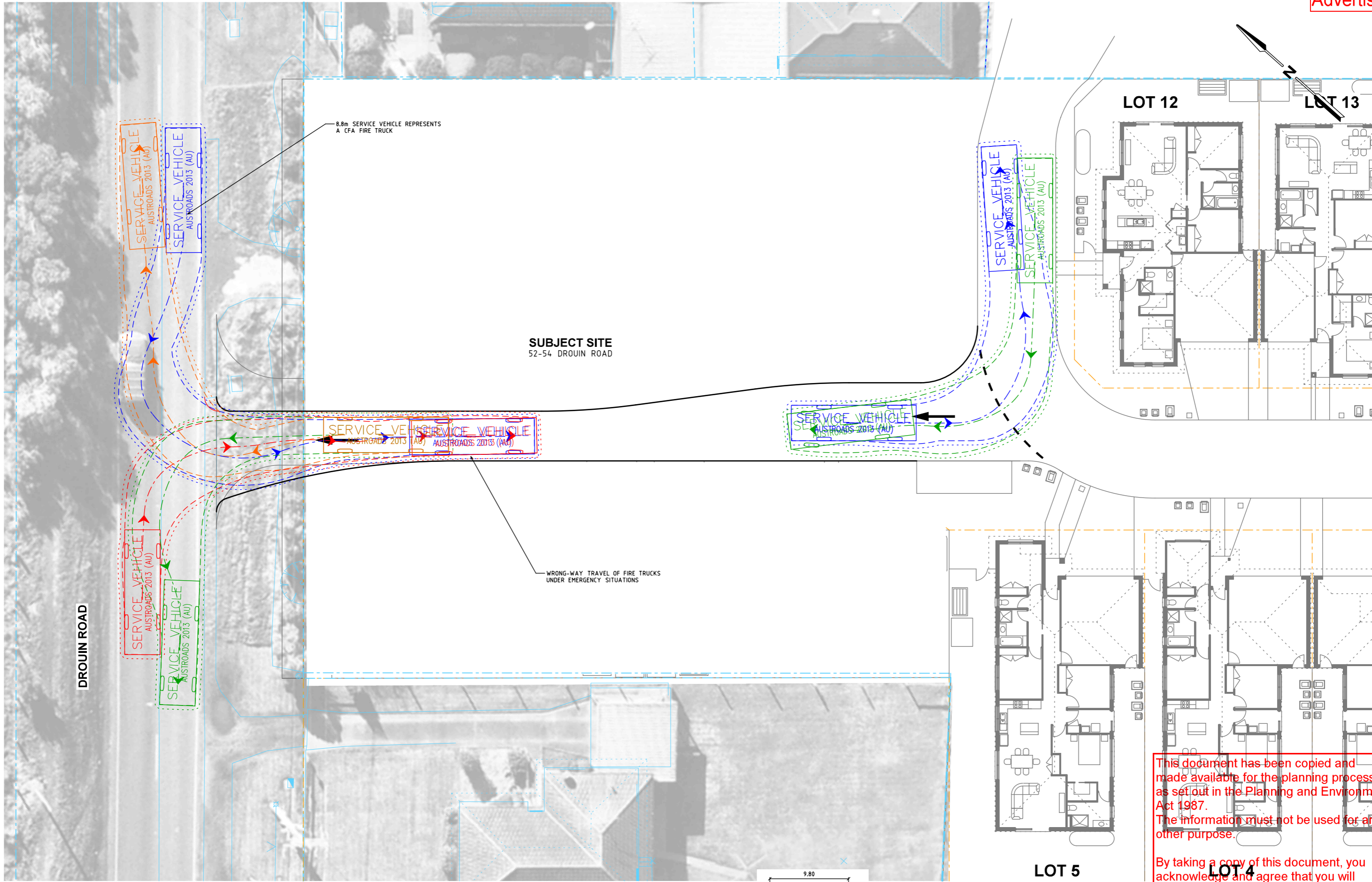
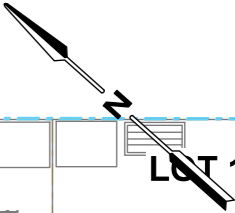


Wurundjeri Woiworing Country
56 Down Street, Colliemwood, VIC 3066
Email: info@onemilegrid.com.au Web: www.onemilegrid.com.au
Phone (03) 9594 1111

Designed: CM Approved: RBH Melway Ref: NA
Project Number: 230843 Drawing Number: SPA201 Revision: B

Scale: 1:250 @ A3

Page 34 of 59



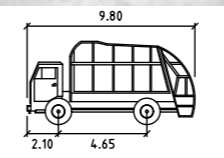
CAD File: N:\Projects\2023\230843\Drawings\230843SPA202.dgn

Date Plotted: 17-06-2025 16:19:45

Copyright
This document may only be used for its commissioned purpose. No part of this document may be reproduced, modified or transmitted without the written authority of onemilegrid. Unauthorised use of this document in any form is prohibited.

onemilegrid operates from Wurundjeri Woiwurrung Country of the Kulin nation. We acknowledge and extend our appreciation to the Wurundjeri People, the Traditional Owners of the land. We pay our respects to leaders and Elders past, present and emerging for they hold the memories, the traditions, the culture, and the hopes of all Wurundjeri Peoples.

Aerial Photography
Aerial photography provided by Nearmap



BCC GARBAGE 9.8m meters
 Width : 2.50
 Track : 2.50
 Lock to Lock Time : 4.0
 Steering Angle : 35.8

SWEPT PATH LEGEND

- DESIGN VEHICLE SWEEP PATHS SHOWN DASHED
- 300mm CLEARANCE ENVELOPE SHOWN DOTTED

onemilegrid
 Wurundjeri Woiwurrung Country
 56 Down Street, Colliemwood, VIC 3066
 Email: info@onemilegrid.com.au Web: www.onemilegrid.com.au
 Phone (03) 9594 1111

Scale 1:250 @ A3	Project Number 230843	Drawing Number SPA202	Revision B
---------------------	--------------------------	--------------------------	---------------

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that the distribution of copying of this document is strictly prohibited.

15 July 2025

Human Habitats

Via email:

Attention:

52-54 Drouin Road, Longwarry

Transport Impact Assessment

Dear

onemilegrid has previously undertaken a Transport Impact Assessment of the proposed residential development at 52-54 Drouin Road, Longwarry, as contained in our report dated 20 February 2025.

Following liaison and requests for further information, modifications to the site access is now proposed, specifically in relation Stages 1 and 2.

In order to provide a secondary outlet for residential traffic during Stages 1 and 2 (under both normal and emergency conditions), an additional egress only driveway is proposed to be provided during Stage 1 to connect directly to Drouin Road. This driveway will continue to provide egress only during Stage 2, and will be converted to fully directional during Stage 3. A concept plan for the proposed egress only driveway is attached.

It is noted that the proposed egress driveway has been discussed with and endorsed by Department of Transport and Planning (DTP).

In relation to traffic distribution, the addition of the proposed egress driveway is expected to result in a reduction in the volume of traffic utilising Flame and Gaslight Streets up to the completion of Stage 2. In this regard, the Transport Impact Assessment previously prepared by **onemilegrid** provided a conservative assessment of the expected traffic impact on Flame and Gaslight Street, and the intersection of Flame Street with Drouin Road, by applying the full development traffic generation (including Stage 3, and the adjacent development at 60 Drouin Road) to Flame and Gaslight Streets.

Practically, whilst all traffic entering the subject site will utilise Flame and Gaslight Streets, it is expected that only a very small proportion of exiting traffic (less than 5%) will utilise Flame and Gaslight Streets. This is due to the more direct nature of the direct exit to Drouin Road when compared to Flame and Gaslight Streets. Consequently, based on the traffic generation rates utilised previously, the following traffic volumes are anticipated to be generated by the subject site, onto both Flame Street (and Gaslight Street), or direct to Drouin Road, including both Stage 1 and 2 of the proposed development. Occupancy of the adjacent site at 60 Drouin Road is not to occur until full completion of Stage 3 works at 52-54 Drouin Road and therefore will not contribute any vehicle movements.

Table 1 Anticipated Traffic Generation – via Drouin Road / Flame Street Intersection

Period	Access Route	Inbound	Outbound	Total
AM Peak	Drouin Road	0	8	8
	Flame Street	4	1	5
PM Peak	Drouin Road	0	5	5
	Flame Street	7	3	10

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

It is shown that no more than 8 vehicles per hour are expected to utilise the Flame and Gaslight Street route to access the site, assuming development and occupancy of Stages 1 and 2 at 52-54 Drouin Road.

This is considered to be a very low volume by traffic engineering standards, and is equivalent to approximately 1 vehicle movement every 7 minutes during peak periods. Outside of the peak hours, traffic volumes will obviously be considerably lower.

This traffic is expected to have a minimal impact on the operation of Flame Street and Gaslight Street, and traffic volumes on these streets are expected to remain within the capacity of the road cross-section.

Furthermore, on development of Stage 3 of the subject site and of 60 Drouin Road, the fully directional access will be provided to Drouin Road, and traffic volumes will further reduce on Flame Street and Gaslight Street.

Considering the above, the proposed provision of an egress driveway direct to Drouin Road is expected to result in a reduction in traffic utilising Flame Street and Gaslight Street (when compared to the previous proposal), with only a very small amount of traffic anticipated to use Flame Street and Gaslight Street, which will remain well within the capacity of the existing road cross-sections.

Please do not hesitate to contact the undersigned, should you wish to discuss the above.

Yours sincerely

Director - Senior Engineer

onemilegrid

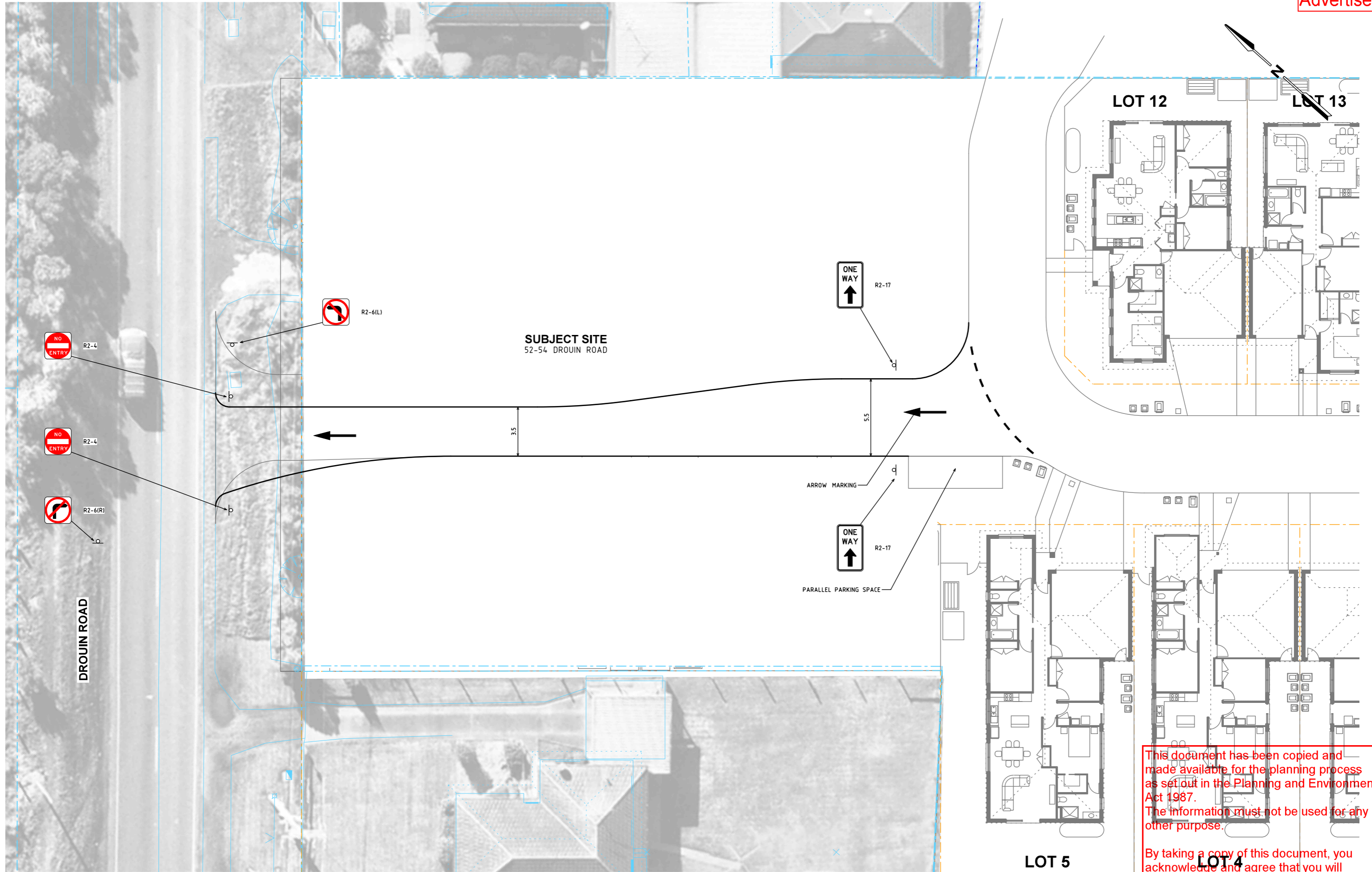
m:
d:
e:

Att: Concept Plan

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

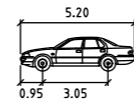


CAD File: N:\Projects\2023\230843\Drawings\230843CLP200.dgn

Date Plotted: 17-06-2025 4:40:28 PM

CONCEPT LAYOUT PLAN GENERAL NOTES

1. BASE INFORMATION SUPPLIED BY RONNIE WHITTON DESIGN, REF No. 4176 TP.
2. ALL DIMENSIONS TO FACE OF KERB AND CHANNEL UNLESS NOTED.
3. DECLARED ROAD - DROUIN ROAD (SPEED ZONE 60KM/H).
4. SIGNS AND LINE MARKING TO BE INSTALLED IN ACCORDANCE WITH AUSTRALIAN STANDARD AS1742.2
5. ADOPT VICROADS SUPPLEMENT TO AUSTRALIAN STANDARDS AS REQUIRED.
6. REMOVE ALL REDUNDANT SIGNS AND LINE MARKING.



B99
 Width : 1.94
 Track : 1.84
 Lock to Lock Time : 6.0
 Steering Angle : 33.9

SWEPT PATH LEGEND

- DESIGN VEHICLE SWEEP PATHS SHOWN DASHED
- 300mm CLEARANCE ENVELOPE SHOWN DOTTED

onemilegrid
 Wurundjeri Woiwurrung Country
 56 Down Street, Colliemwood, VIC 3066
 Email: info@onemilegrid.com.au Web: www.onemilegrid.com.au
 Phone (03) 9594 1111

Designed: CM
 Approved: RBH
 Metway Ref: NA

Scale: 1:250 @ A3
 Project Number: 230843
 Drawing Number: CLP200
 Revision: B

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that the distribution of this document is strictly prohibited.

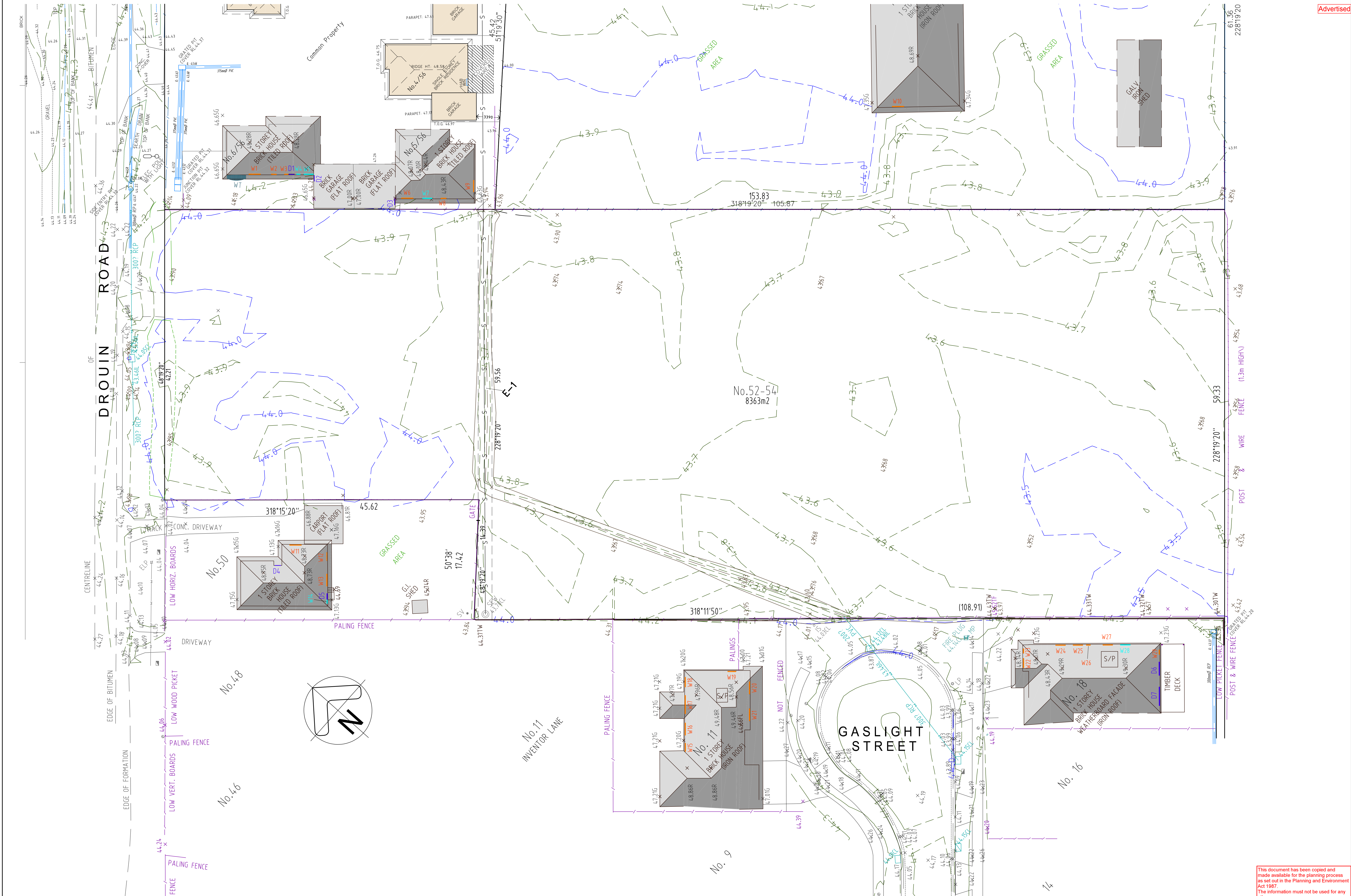
proposed unit development

Unit Development 52-54 Drouin Road Longwarry

client

DRAWING SCHEDULE

SHEET	TITLE
01	SURVEY PLAN
02	DESIGN RESPONSE SITE PLAN
02A	STAGING PLAN
03	GARDEN AREA PLAN
04	AREA ANALYSIS
05	UNITS 1 + 21
06	UNITS 2 + 20
07	UNITS 3 + 4
08	UNITS 5 + 20
09	UNITS 6 + 7
10	UNITS 8 + 9
11	UNITS 10 + 11
12	UNITS 12 + 13
13	UNITS 14 + 15
14	UNITS 16 + 17
15	UNITS 18 + 19
16	SITE ELEVATIONS
17	SHADOW DIAGRAM 9am
18	SHADOW DIAGRAM 12pm
19	SHADOW DIAGRAM 3pm



PROJECT	PROPOSED UNIT DEVELOPMENT
CLIENT	PREMIER BUILDERS GROUP
ADDRESS	52-54 Drouin Road Longwary

DRAWING TITLE	SURVEY PLAN
---------------	-------------

These plans have been prepared by Ronnie Whittom Design for the exclusive use by its client, on the allotment nominated in the title block. These plans form part of a town planning application and are not to be used for purposes of construction. Whittom dimensions shall take precedence over any scale. Do not scale from plan.

Ronnie Whittom Design
 Shop 4, 38 Woods Street
 VIC 3087
 • ABN: 83 711 332 500
 • phone: 0414 730 997

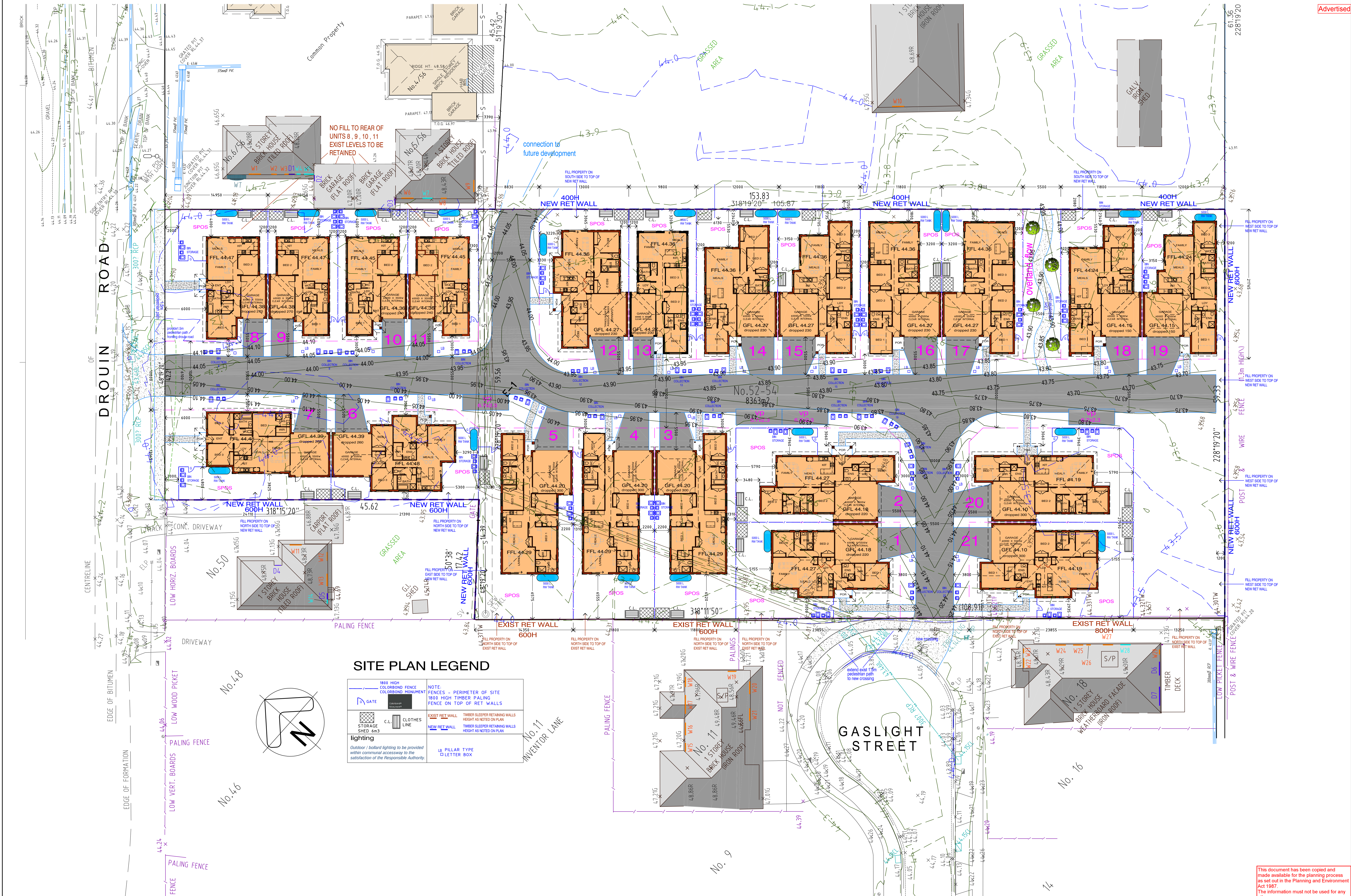
REVISION	DATE	DESCRIPTION
A	10/09/22	COUNCIL LODGEMENT PLANS
B	13/02/23	RESPONSE TO COUNCIL RPT
C	20/10/23	INTERNAL ROAD AMENDMENTS
D	04/10/24	UNIT 20 DELETED, FFLS AMENDED

DATE:	2022	SEP
SCALE:	1:200	
REV:		

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information not to be used for any other purpose.

By using a copy of this document, you acknowledge and agree that you will only use the information for the purpose stated above and that you will not disseminate, distribute or copy of this document is strictly prohibited.

Page 40 of 94 TP 01



SITE PLAN LEGEND

	1800 HIGH COLORBOND FENCE	NOTE: FENCES - PERIMETER OF SITE 1800 HIGH TIMBER PALING FENCE ON TOP OF RET WALLS
	GATE	
	STORAGE SHED 6m3	EXIST RET WALL TIMBER SLEEPER RETAINING WALLS HEIGHT AS NOTED ON PLAN
	C.L. CLOTHES LINE	
	NEW RET WALL	NEW RET WALL TIMBER SLEEPER RETAINING WALLS HEIGHT AS NOTED ON PLAN
	lighting	18 PILLAR TYPE 1 LETTER BOX

Outdoor / bollard lighting to be provided within communal accessibility to the satisfaction of the Responsible Authority.

PROJECT	PROPOSED UNIT DEVELOPMENT
CLIENT	PREMIER BUILDERS GROUP
ADDRESS	52-54 Drouin Road Longwary

DRAWING TITLE	DESIGN RESPONSE
---------------	-----------------

These plans have been prepared by Ronnie Whitton Design for the exclusive use of its client, on the alignment nominated in the title block. These plans form part of a town planning application and are not to be used for purposes of construction. Written dimensions shall take precedence over any scale. Do not scale from plan.

Ronnie Whitton Design
Shop 4, 38 Woods Street
Beaconsfield Vic 3007
• ABN: 83 711 332 500
• phone: 0414 730 997

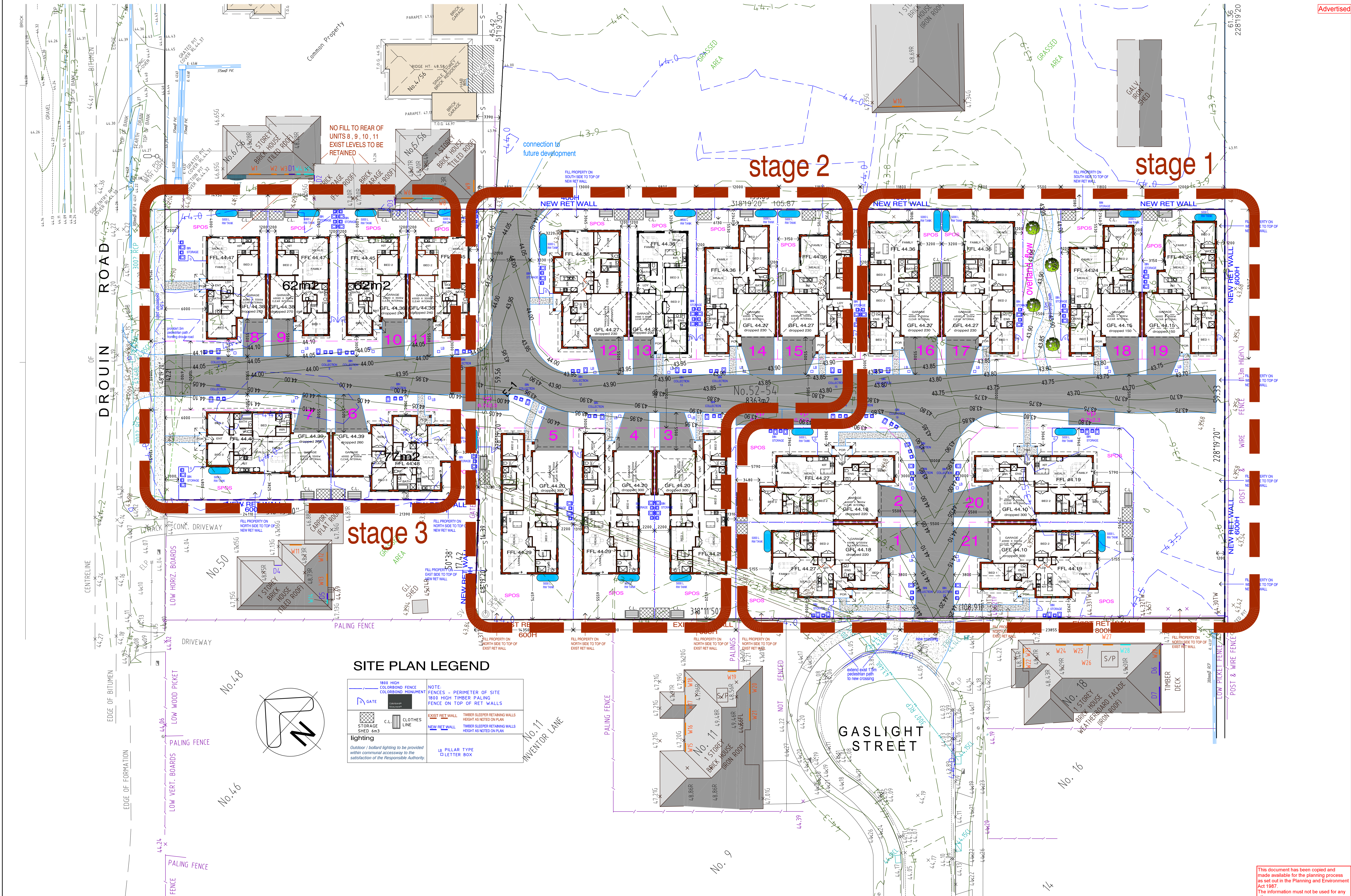
REVISION	DATE	DESCRIPTION
A	10/09/22	COUNCIL LOUDEMONT PLANS
B	13/02/23	RESPONSE TO COUNCIL RPT
C	20/10/23	INTERNAL ROAD AMENDMENTS
D	04/10/24	UNIT 20 DELETED, FFLS AMENDED

DATE: **SEP 2022**
SCALE: **1:200**
REV: **D**
Page 41 of 94

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information not to be used for any other purpose.

By using this document, you acknowledge and agree that you will only use the information contained in this document for the purpose of the planning process and that you will not disseminate or copy of this document in any way.

TP 02



SITE PLAN LEGEND

	1800 HIGH COLORBOND FENCE	NOTE: FENCES - PERIMETER OF SITE 1800 HIGH TIMBER PALING FENCE ON TOP OF RET WALLS
	GATE	
	EXISTING RETAINING WALL	EXISTING RETAINING WALLS HEIGHT AS NOTED ON PLAN
	NEW RETAINING WALL	
	Lighting	Outdoor / bollard lighting to be provided within communal accessway to the satisfaction of the Responsible Authority.
	PILLAR TYPE	
	CLOTHES LINE	CLOTHES LINE
	LETTER BOX	

PROJECT	PROPOSED UNIT DEVELOPMENT
CLIENT	PREMIER BUILDERS GROUP
ADDRESS	52-54 Drouin Road Longwary

DRAWING TITLE	STAGING PLAN
---------------	--------------

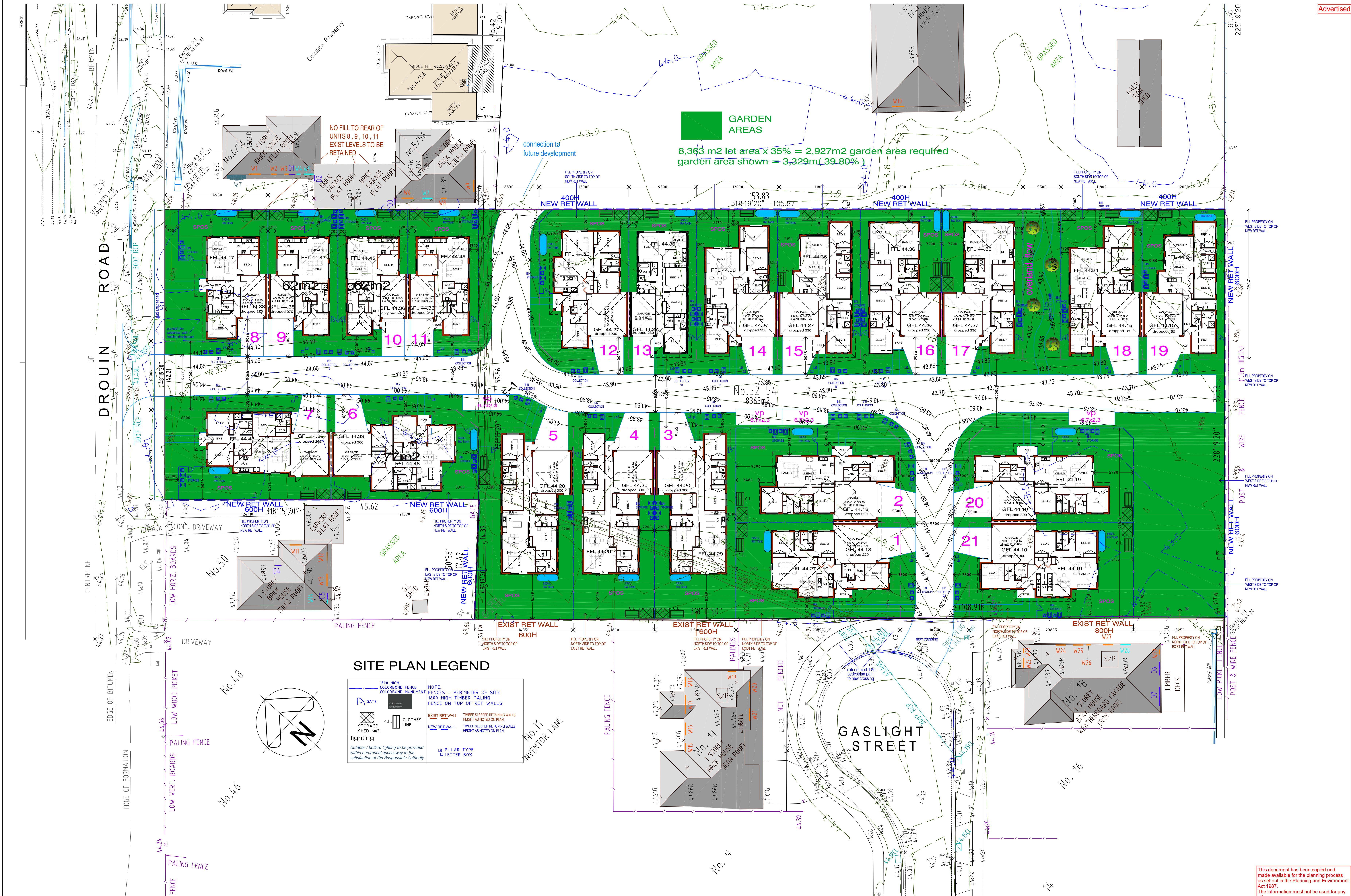
These plans have been prepared by Ronnie Whitton Design for the exclusive use of its client, on the alignment nominated in the title block. These plans form part of a town planning application and are not to be used for purposes of construction. Written dimensions shall take precedence over any scale. Do not scale from plan.

Ronnie Whitton Design
Shop 4, 38 Woods Street
Beaconsfield Vic 3007
• ABN: 83 711 332 500
• phone: 0414 730 997

REVISION	DATE	DESCRIPTION
A	10/09/22	COUNCIL LOUDEMMENT PLANS
B	13/02/23	RESPONSE TO COUNCIL RPT
C	20/10/23	INTERNAL ROAD AMENDMENTS
D	04/10/24	UNIT 20 DELETED, FFLS AMENDED

DATE:	SEPT 2022	SCALE:	1:200
REV:	D	REV:	TP 02A

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information not to be used for any other purpose.



GARDEN AREAS
 8,363 m² lot area x 35% = 2,927 m² garden area required
 garden area shown = 3,329 m² (39.80%)

SITE PLAN LEGEND

	1800 HIGH COLORBOND FENCE	NOTE: FENCES - PERIMETER OF SITE 1800 HIGH TIMBER PALING FENCE ON TOP OF RET WALLS
	1800 HIGH TIMBER PALING FENCE ON TOP OF RET WALLS	
	GATE	EXIST RET WALL TIMBER SLEEPER RETAINING WALLS HEIGHT AS NOTED ON PLAN
	C.L. CLOTHES LINE	
	STORAGE SHED 6m3	NEW RET WALL TIMBER SLEEPER RETAINING WALLS HEIGHT AS NOTED ON PLAN
	Outdoor / bollard lighting to be provided within communal accessibility to the satisfaction of the Responsible Authority.	18 PILLAR TYPE 18 LETTER BOX

PROJECT	PROPOSED UNIT DEVELOPMENT
CLIENT	PREMIER BUILDERS GROUP
ADDRESS	52-54 Drouin Road Longwary

DRAWING TITLE	GARDEN AREA PLAN
---------------	------------------

These plans have been prepared by Ronnie Whitton Design for the exclusive use by its client, on the allotment nominated in the title block. These plans form part of a town planning application and are not to be used for purposes of construction. Written dimensions shall take precedence over any scale. Do not scale from plan.

Ronnie Whitton Design
 Shop 4, 38 Woods Street
 Beaconsfield Vic 3007
 • ABN: 83 711 332 500
 • phone: 0414 730 997

REVISION	DATE	DESCRIPTION
A	10/09/22	COUNCIL LODGEMENT PLANS
B	13/02/23	RESPONSE TO COUNCIL RPT
C	20/10/23	INTERNAL ROAD AMENDMENTS
D	04/10/24	UNIT 20 DELETED, FFLS AMENDED

DATE: **SEP 2022**
 SCALE: **1:200**
 REV: **D**
 This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information not to be used for any other purpose.
 I hereby acknowledge and agree that you will only use this document for the purpose stated above and that the reproduction, distribution or copying of this document is strictly prohibited.
 Page 43 of 94 TP 03

AREA ANALYSIS

UNIT NUMBER	LOT AREA A + B COMBINED	RESIDENCE FLOOR AREA	GARAGE FLOOR AREA	PORCH AREA	TOTAL BUILDINGS AREA RESIDENCE , GARAGE , PORCHES	OUTDOOR PAVED AREAS	DRIVEWAY + ROAD AREAS	TOTAL HARD SURFACE COVERAGE	UNIT NUMBER	SECLUDED PRIVATE OPEN SPACE - SPOS MIN. 3m WIDE	PRIVATE OPEN SPACE - TOTAL
1		116.12m2	36.34m2	2.57m2	155.03m2				1	104m2	115m2
2		116.12m2	36.19m2	4.00m2	156.31m2				2	91m2	104m2
3		133.76m2	36.30m2	2.36m2	172.42m2				3	77m2	126m2
4		133.76m2	36.30m2	2.36m2	172.42m2				4	77m2	126m2
5		133.76m2	36.30m2	2.36m2	172.42m2				5	156m2	181m2
6		116.12m2	37.00m2	2.70m2	155.82m2				6	63m2	76m2
7		106.50m2	37.15m2	1.98m2	145.63m2				7	89m2	89m2
8		88.27m2	24.32m2	1.98m2	114.57m2				8	66m2	73m2
9		85.95m2	23.48m2	1.60m2	111.02m2				9	41m2	61m2
10		85.95m2	23.48m2	1.75m2	111.18m2				10	41m2	61m2
11		85.95m2	23.48m2	1.75m2	111.18m2				11	41m2	64m2
12		116.12m2	36.34m2	2.57m2	155.03m2				12	50m2	71m2
13		107.76m2	23.47m2	3.25m2	134.48m2				13	28m2	59m2
14		116.12m2	35.66m2	2.00m2	153.78m2				14	34m2	75m2
15		116.12m2	36.30m2	3.00m2	155.42m2				15	43m2	78m2
16		116.12m2	35.66m2	2.00m2	153.78m2				16	38m2	74m2
17		116.12m2	35.66m2	2.00m2	153.78m2				17	38m2	74m2
18		116.12m2	35.66m2	2.00m2	153.78m2				18	34m2	75m2
19		116.12m2	36.30m2	3.00m2	155.42m2				19	43m2	79m2
20		116.12m2	36.19m2	4.00m2	156.31m2				21	89m2	102m2
21		116.12m2	36.34m2	2.57m2	155.03m2				22	102m2	113m2
TOTALS	8,363m2				3,104.81m2 37.1% SITE COVERAGE	200m2	1,778m2	5,082.81m2 60.7% IMPERMEABLE			

PROJECT PROPOSED UNIT DEVELOPMENT
 CLIENT PREMIER BUILDERS GROUP
 ADDRESS 52-54 Drouin Road
 Longwary

DRAWING TITLE
 GARDEN AREA PLAN

These plans have been prepared by Ronnie Whitton Design for the exclusive use by its client, on the allotment nominated in the title block. These plans form part of a town planning application and are not to be used for purposes of construction. Written dimensions shall take precedence over any scales. Do not scale from plan.

Ronnie Whitton Design
 Shop 4, 38 Woods Street
 Reservoir
 Vic 3072
 • ABN: 83 711 332 500
 • phone: 0414 730 997

REVISION	DATE	DESCRIPTION
A	10/09/22	COUNCIL LODGEMENT PLANS
B	13/02/23	RESPONSE TO COUNCIL RFI
C	20/10/23	INTERNAL ROAD AMENDMENTS
D	04/10/24	UNIT 20 DELETED, FFLS AMENDED

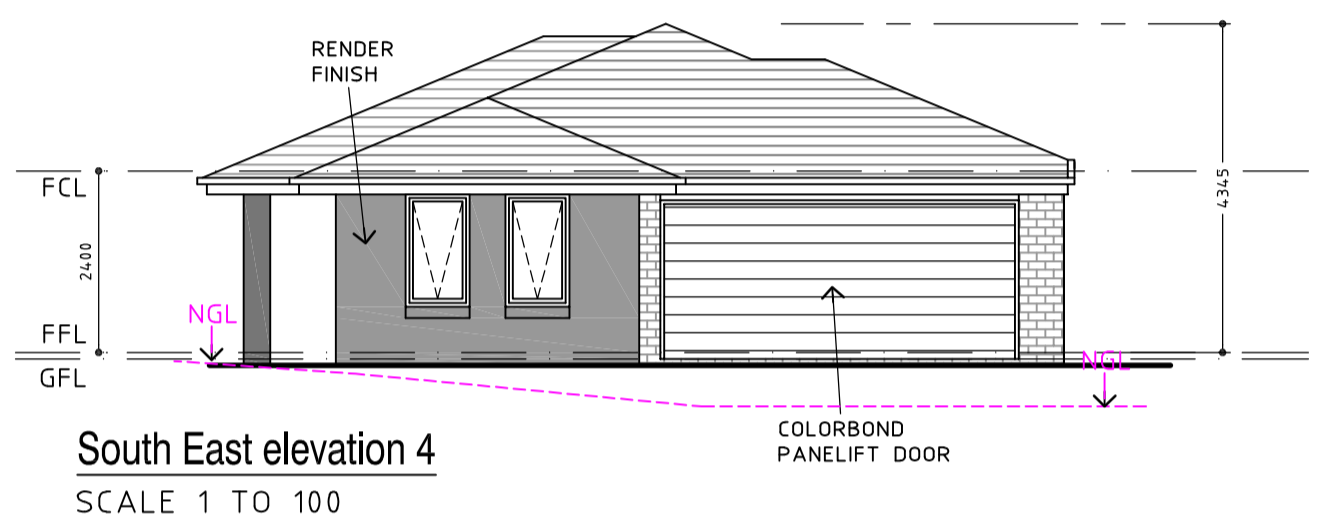
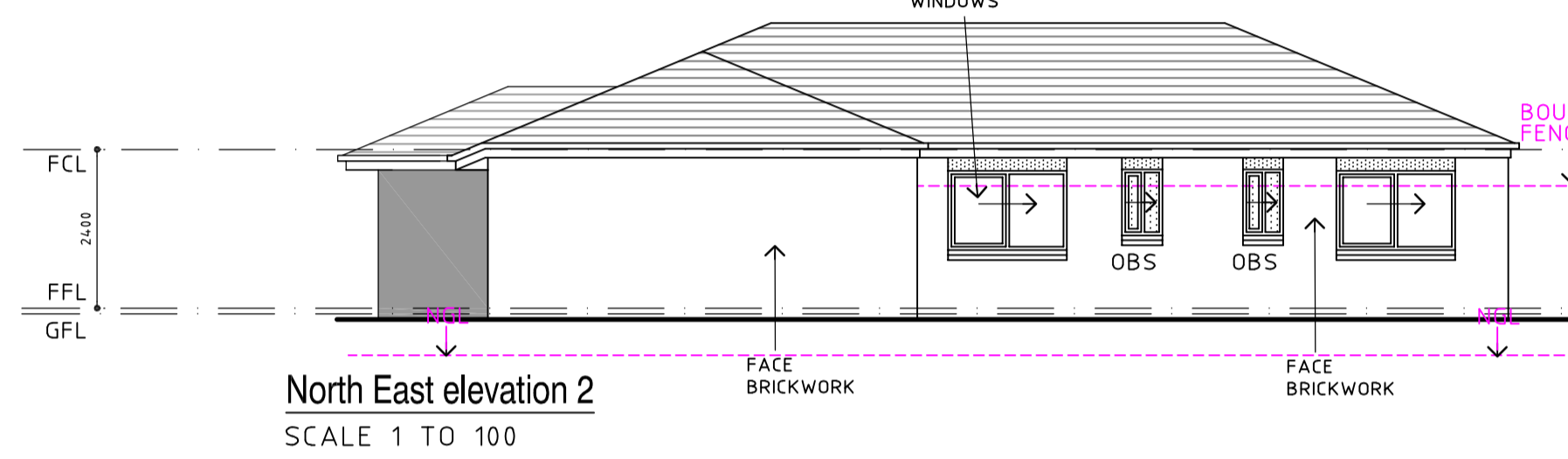
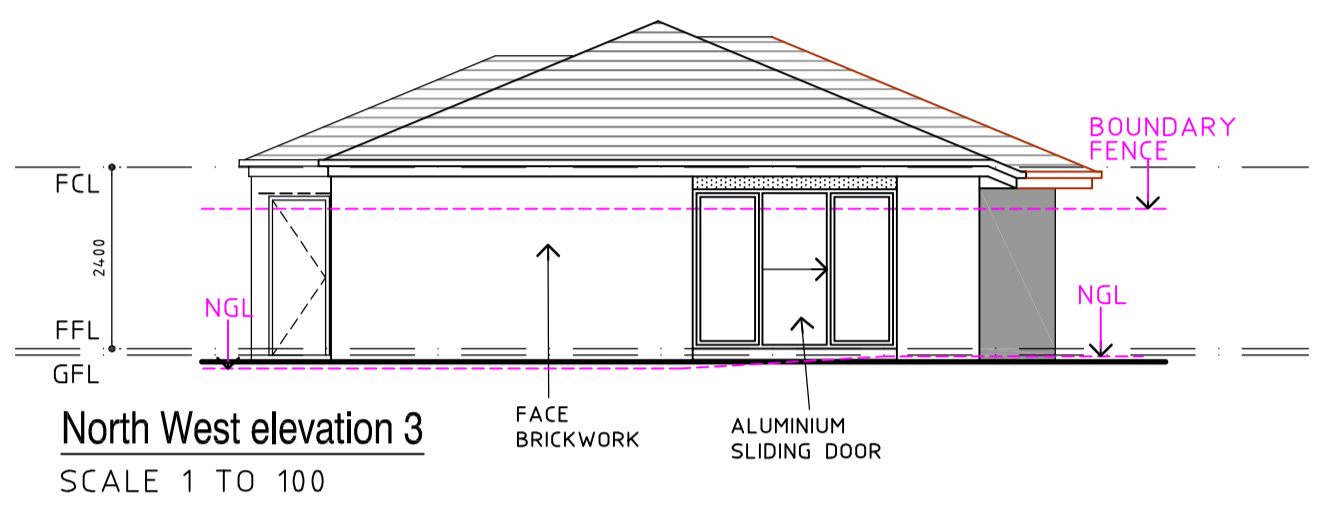
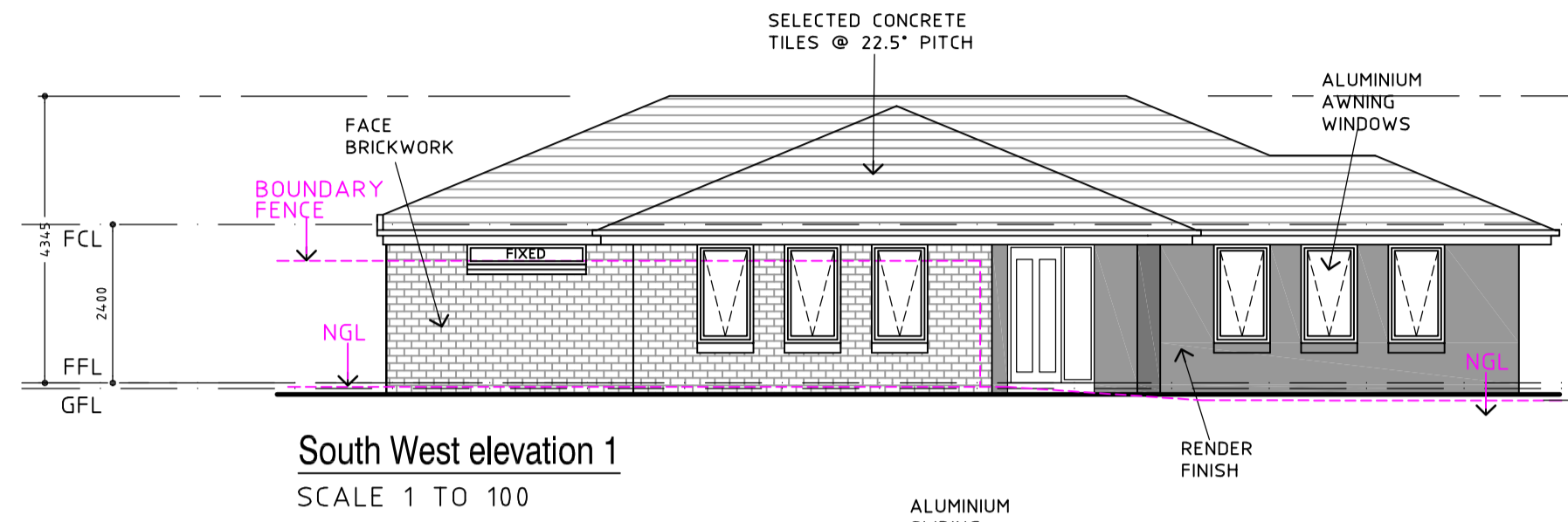
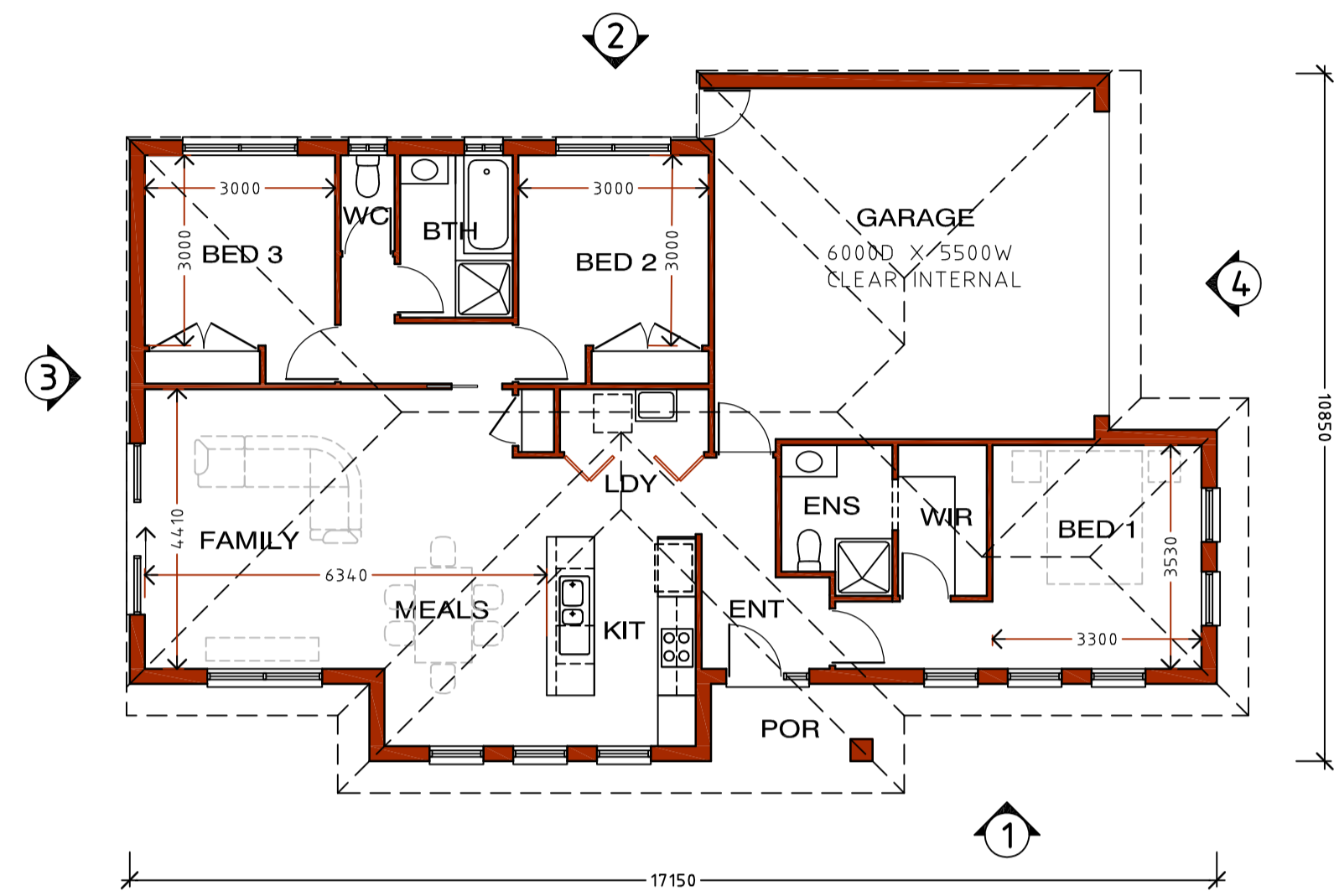
DATE: **SEPT 2024**
 SCALE: **1:200**
 REV: **D**
 SHEET NO. **41/76 TP**
 DRAWING NO. **TP 04**

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.
By using a copy of this document, you acknowledge and agree that you will only use the information contained in this document for the purposes intended and that any dissemination, distribution or copying of this document is strictly prohibited.
 Page 44 of 94

unit 1

AREA ANALYSIS

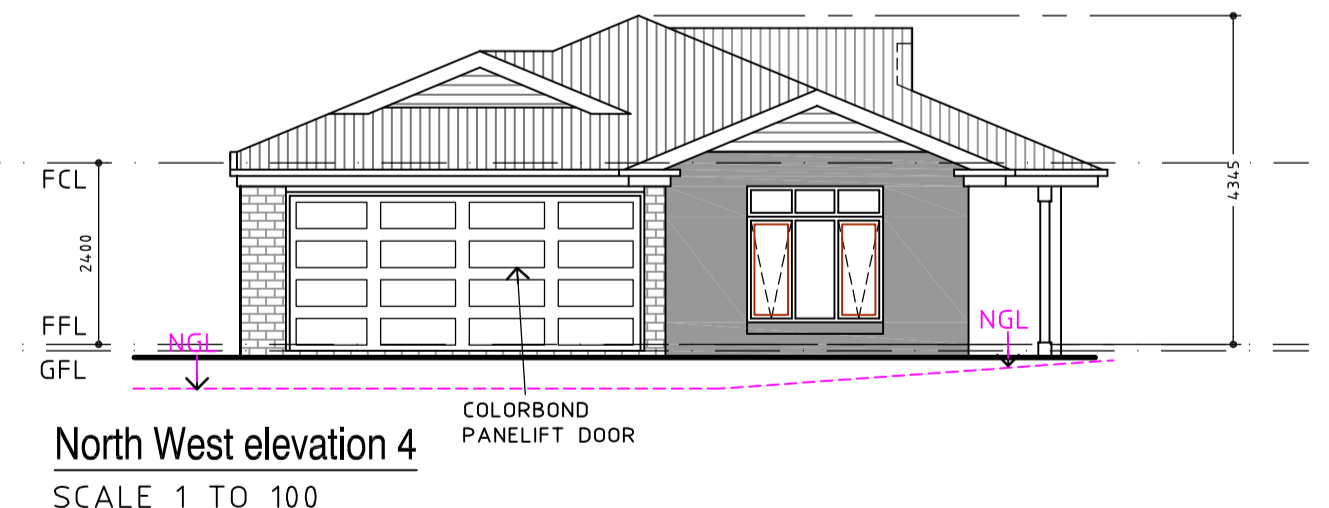
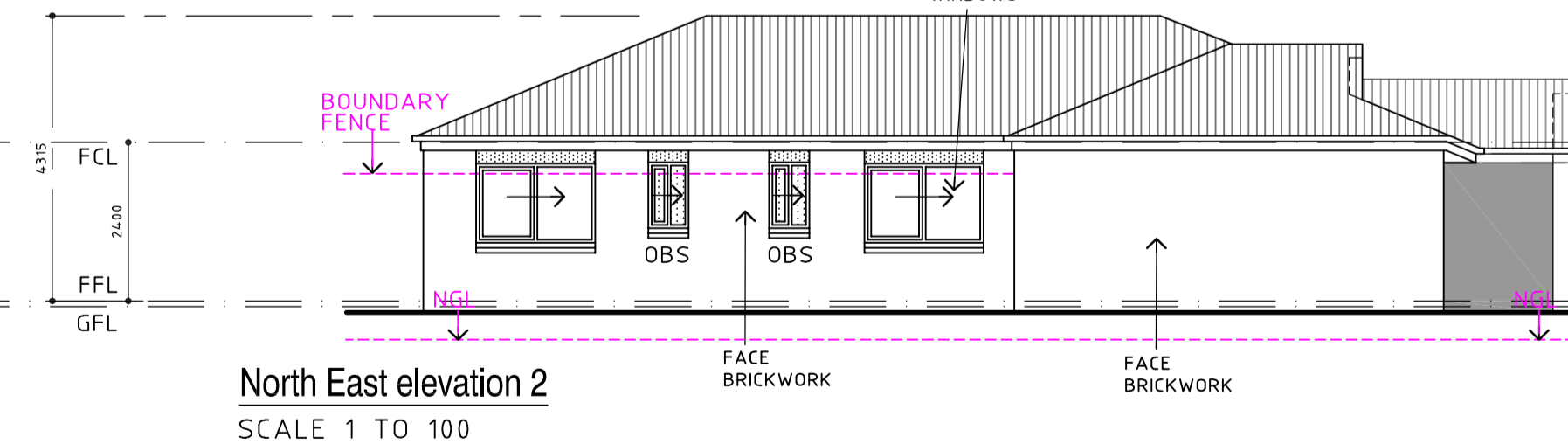
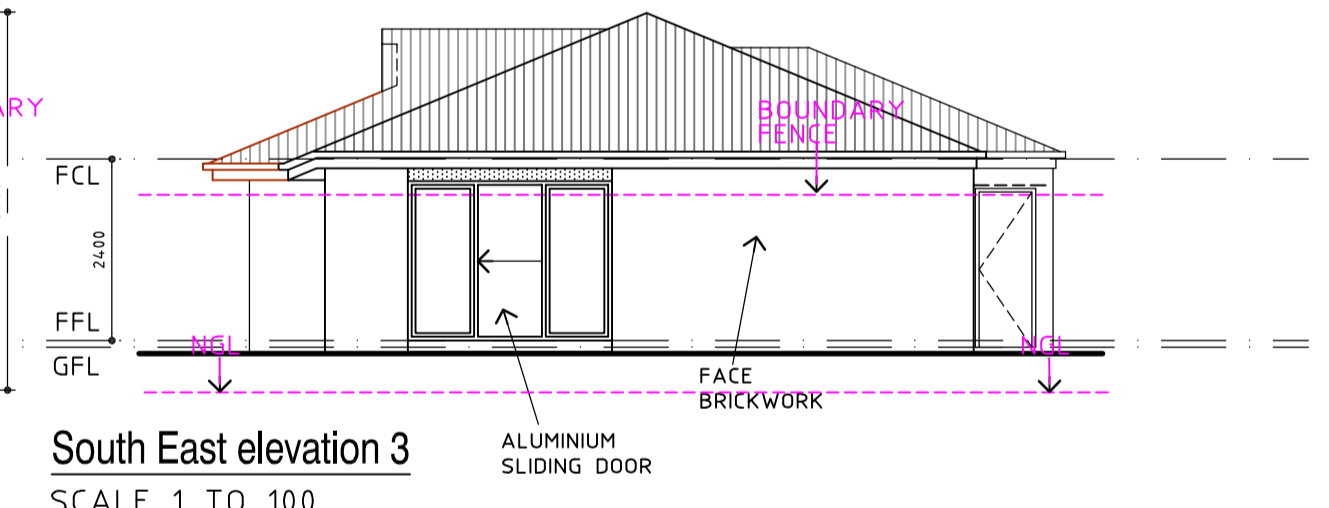
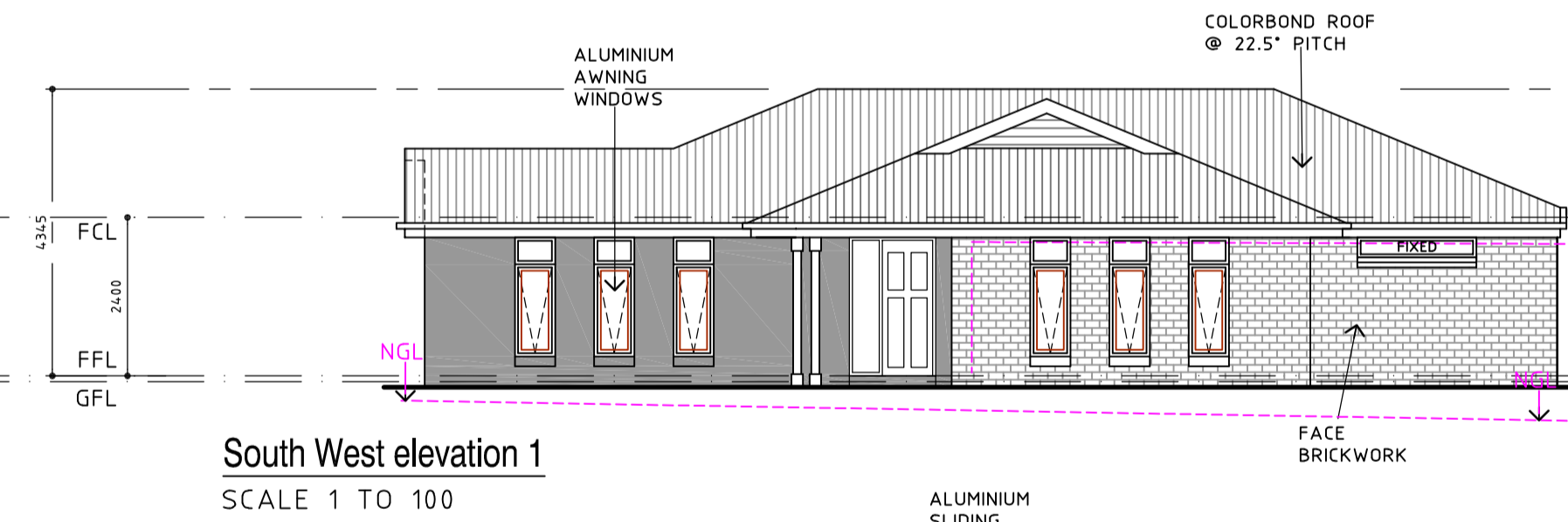
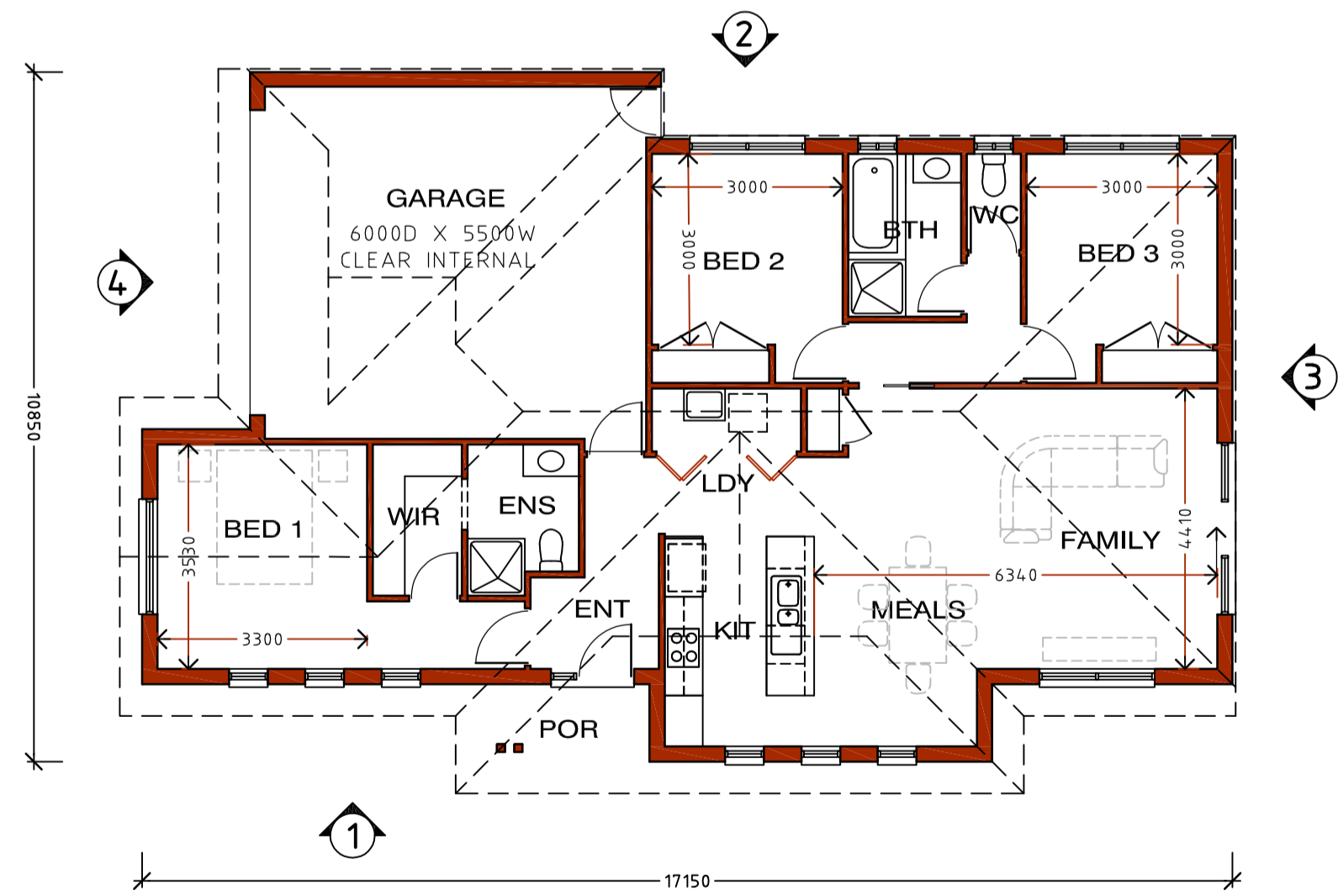
RESIDENCE	116.12m ² - 12.50sq
GARAGE	36.34m ² - 3.91sq
PORCH	2.57m ² - 0.28sq
TOTAL AREA	155.03m ² - 16.69sq



unit 21

AREA ANALYSIS

RESIDENCE	116.12m ² - 12.50sq
GARAGE	36.34m ² - 3.91sq
PORCH	2.57m ² - 0.28sq
TOTAL AREA	155.03m ² - 16.69sq



PROJECT	PROPOSED UNIT DEVELOPMENT
CLIENT	PREMIER BUILDERS GROUP
ADDRESS	52-54 Drouin Road Longwarry

DRAWING TITLE	FLOOR PLANS UNITS 1 + 21
---------------	-----------------------------

These plans have been prepared by Ronnie Whitton Design for the exclusive use by its client, on the allotment nominated in the title block. These plans form part of a town planning application and are not to be used for purposes of construction. Written dimensions shall take precedence over any scale. Do not scale from plan.

Ronnie Whitton Design
Shop 4, 35 Woods Street
Beaconsfield
Vic 3007
• ABN: 83 711 332 500
• phone: 0414 730 997

REVISION	DATE	DESCRIPTION
A	10/09/22	COUNCIL LODGEMENT PLANS
B	13/02/23	RESPONSE TO COUNCIL RPT
C	20/10/23	INTERNAL ROAD AMENDMENTS
D	04/10/24	UNIT 20 DELETED - FFLS AMENDED

DATE:	SEP 2022
SCALE:	1:100
REV:	-

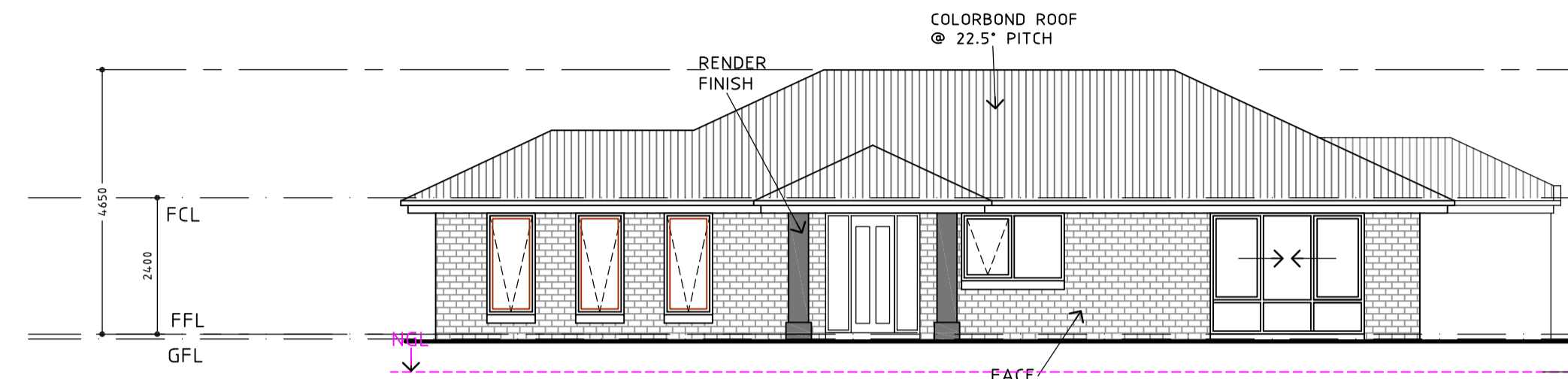
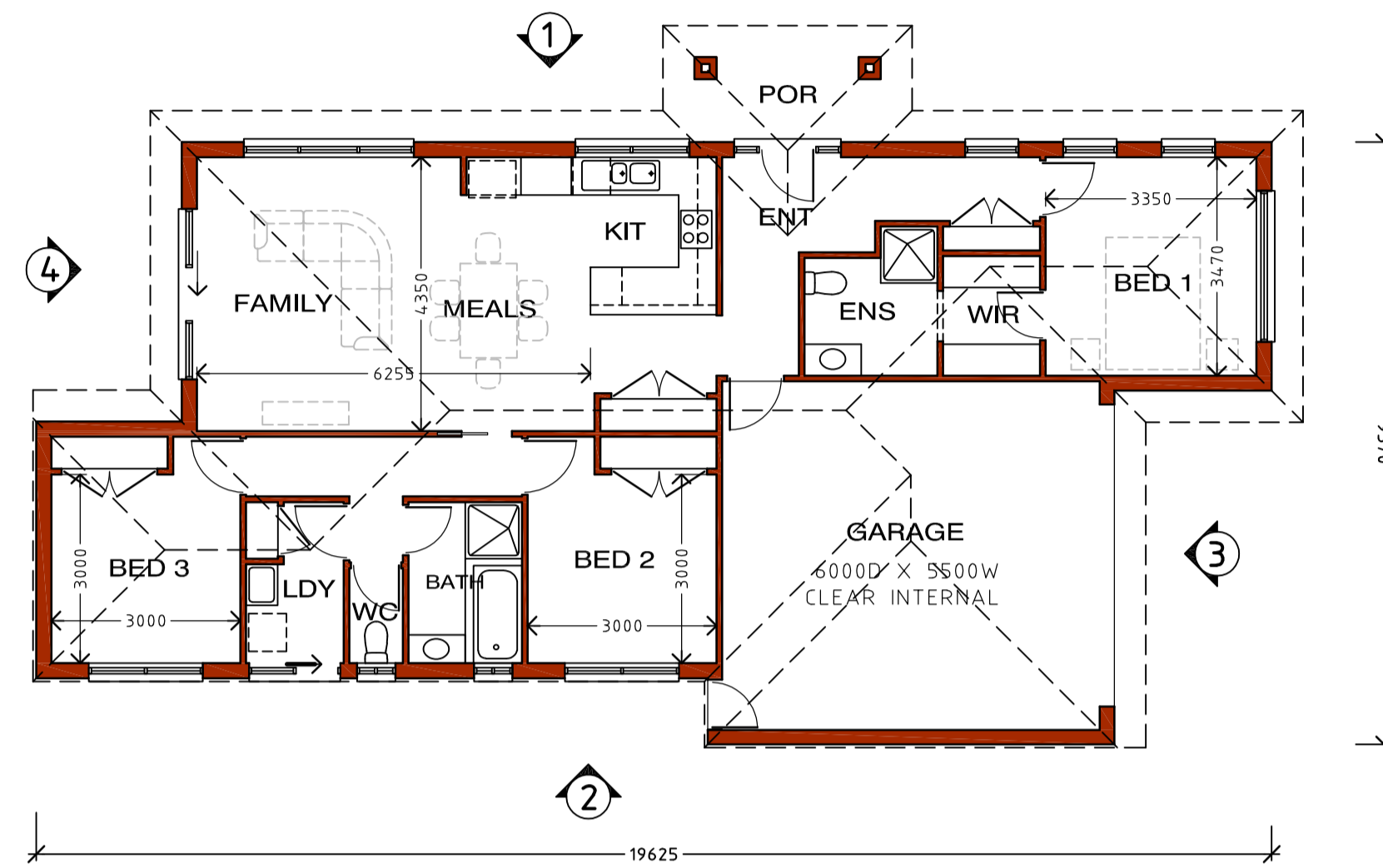
This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose. By taking a copy of this document, you acknowledge and agree that you will use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

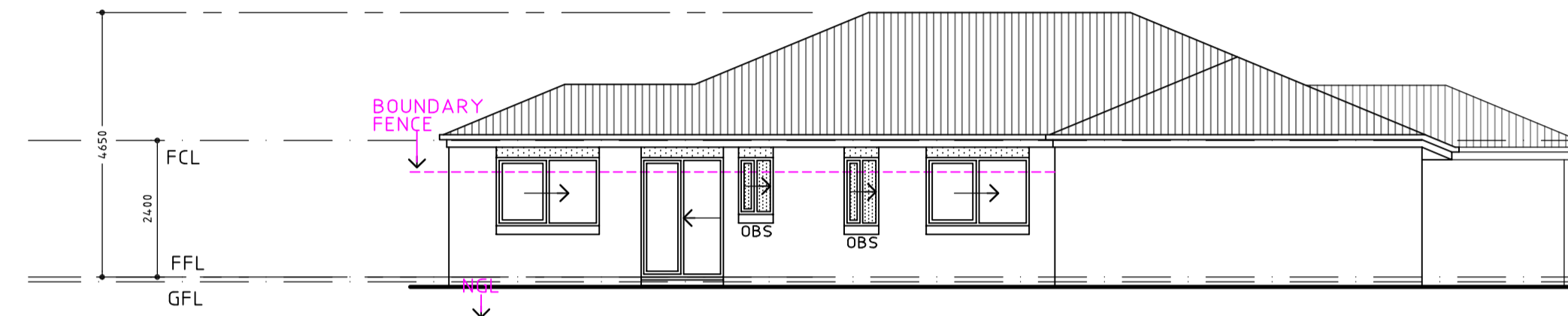
unit 2

AREA ANALYSIS

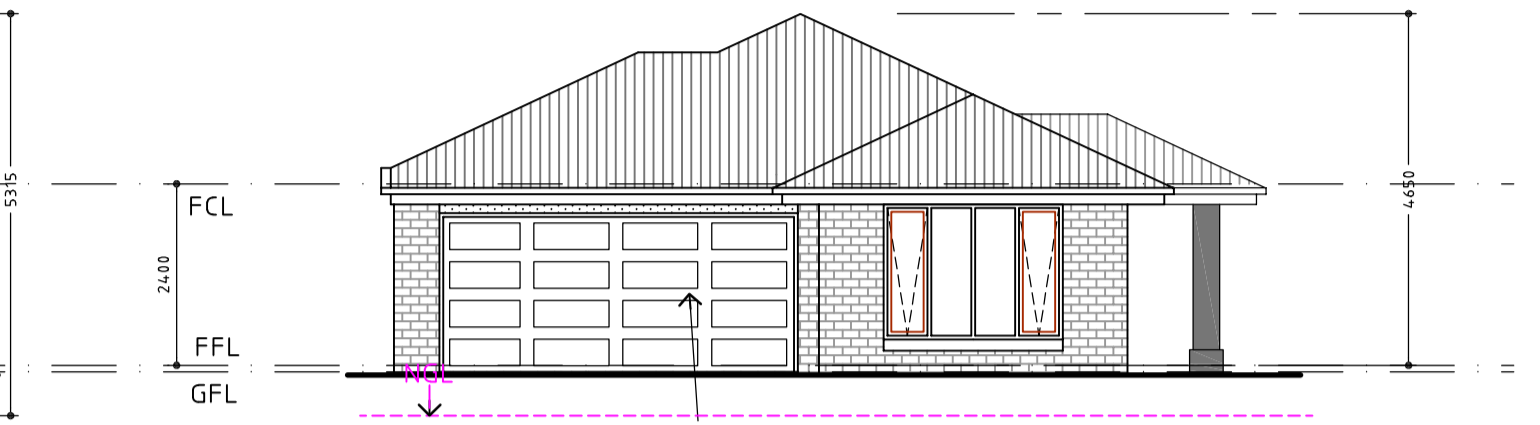
RESIDENCE	116.12m ²	- 12.50sq
GARAGE	36.19m ²	- 3.89sq
PORCH	4.00m ²	- 0.43sq
TOTAL AREA	156.31m²	- 16.82sq



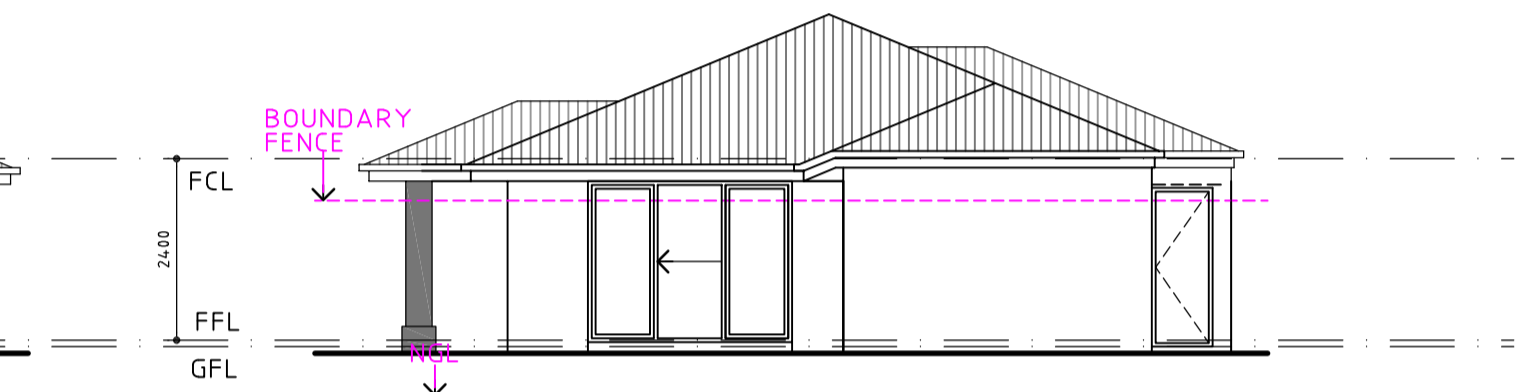
North East elevation 1
SCALE 1 TO 100



South West elevation 2
SCALE 1 TO 100



South East elevation 3
SCALE 1 TO 100

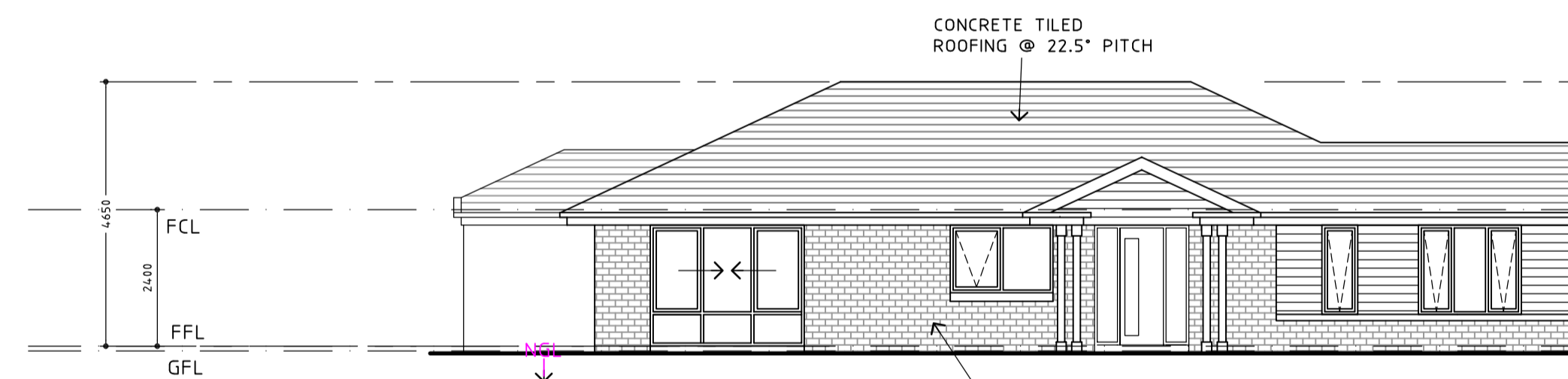
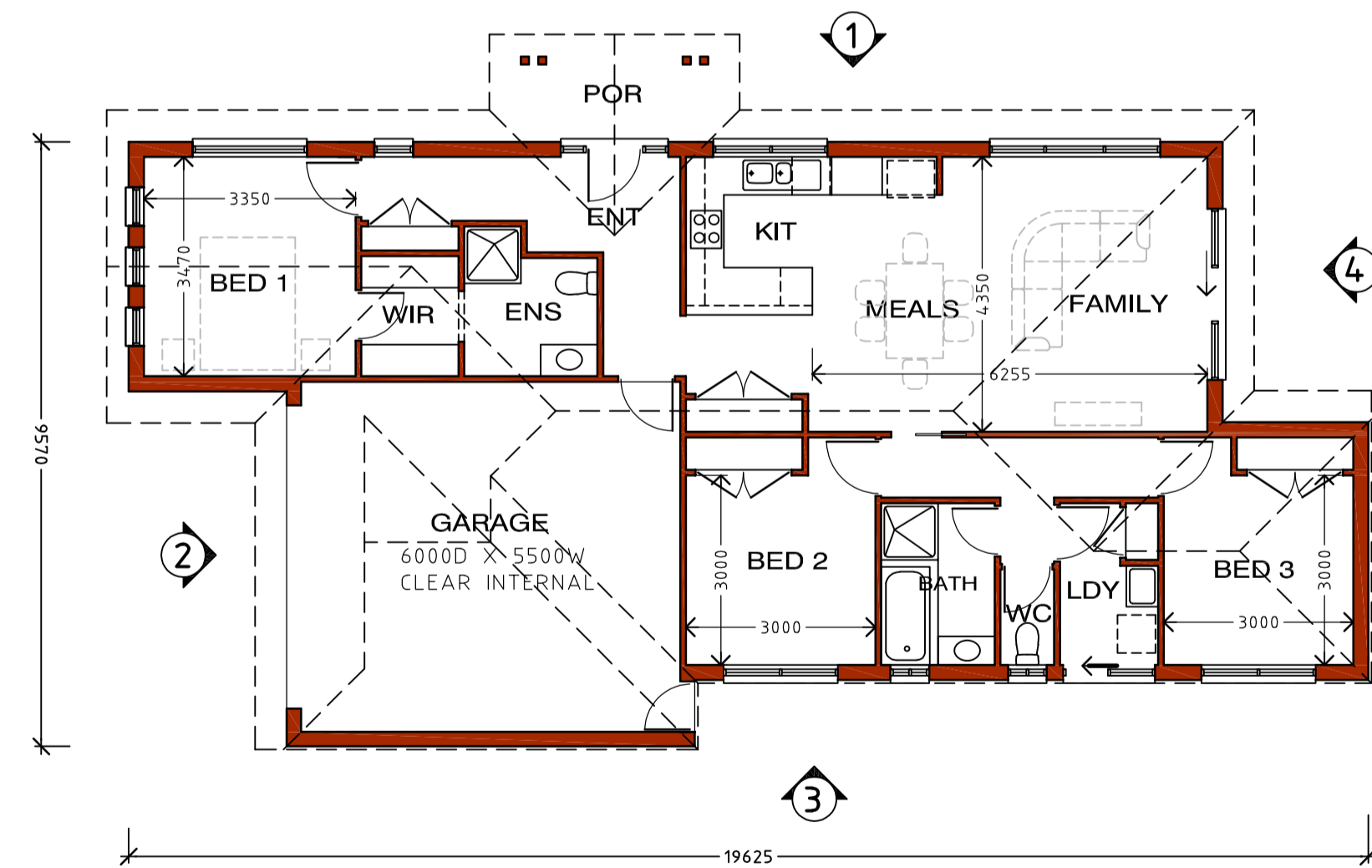


North West elevation 4
SCALE 1 TO 100

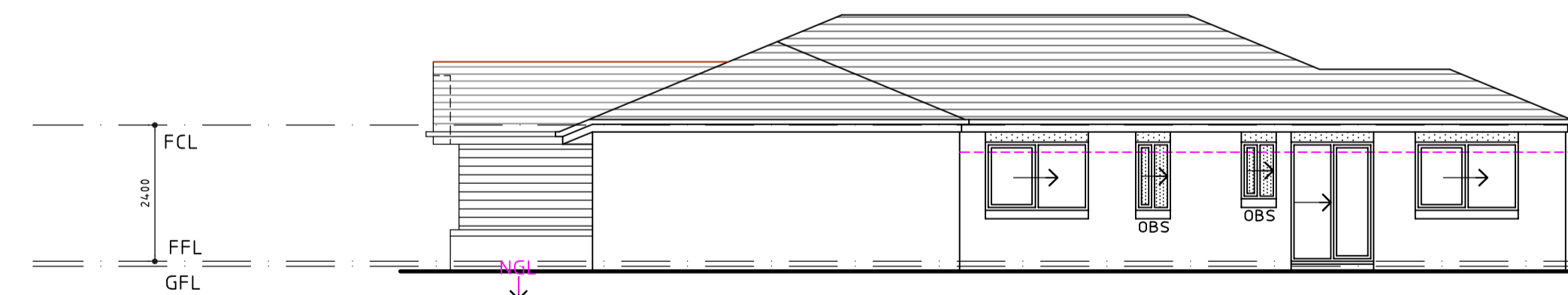
unit 20

AREA ANALYSIS

RESIDENCE	116.12m ²	- 12.50sq
GARAGE	36.19m ²	- 3.89sq
PORCH	4.00m ²	- 0.43sq
TOTAL AREA	156.31m²	- 16.82sq



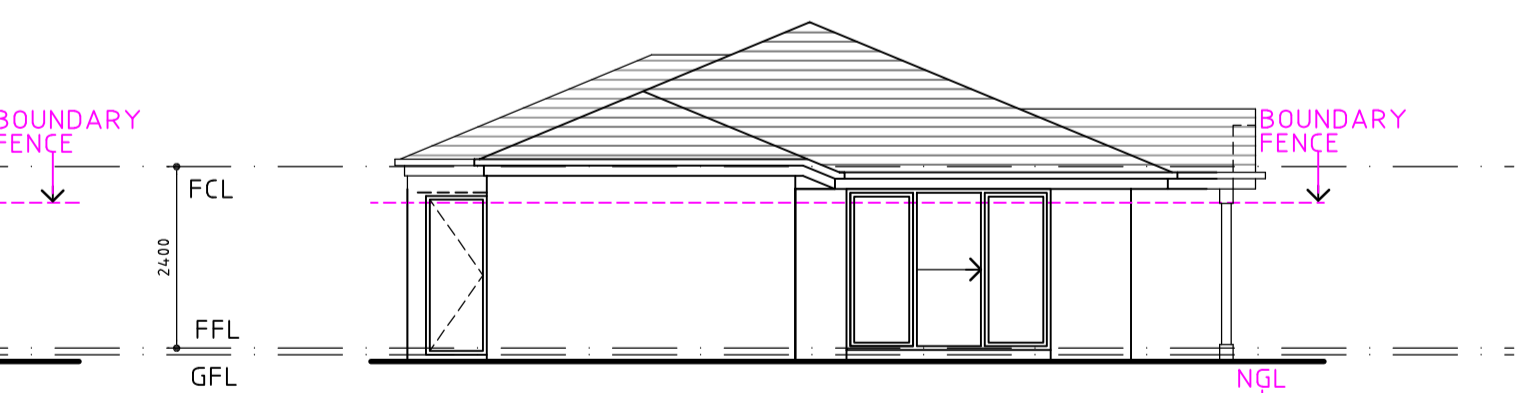
North East elevation 1
SCALE 1 TO 100



South West elevation 3
SCALE 1 TO 100



North West elevation 2
SCALE 1 TO 100



South East elevation 4
SCALE 1 TO 100

PROJECT PROPOSED UNIT DEVELOPMENT
CLIENT PREMIER BUILDERS GROUP
ADDRESS 52-54 Drouin Road Longwarry

DRAWING TITLE
FLOOR PLANS
UNITS 2 + 20

These plans have been prepared by Ronnie Whitton Design for the exclusive use by its client, on the allotment nominated in the title block. These plans form part of a town planning application and are not to be used for purposes of construction. Written dimensions shall take precedence over any scale. Do not scale from plan.

Ronnie Whitton Design
Shop 4, 35 Woods Street
Bassendean WA 6107
• ABN: 83 711 332 500
• phone: 0414 730 997

REVISION	DATE	DESCRIPTION
A	10/09/22	COUNCIL LODGEMENT PLANS
B	13/02/23	RESPONSE TO COUNCIL RFI
C	20/10/23	INTERNAL ROAD AMENDMENTS
D	04/10/24	UNIT 20 DELETED, FFL'S AMENDED

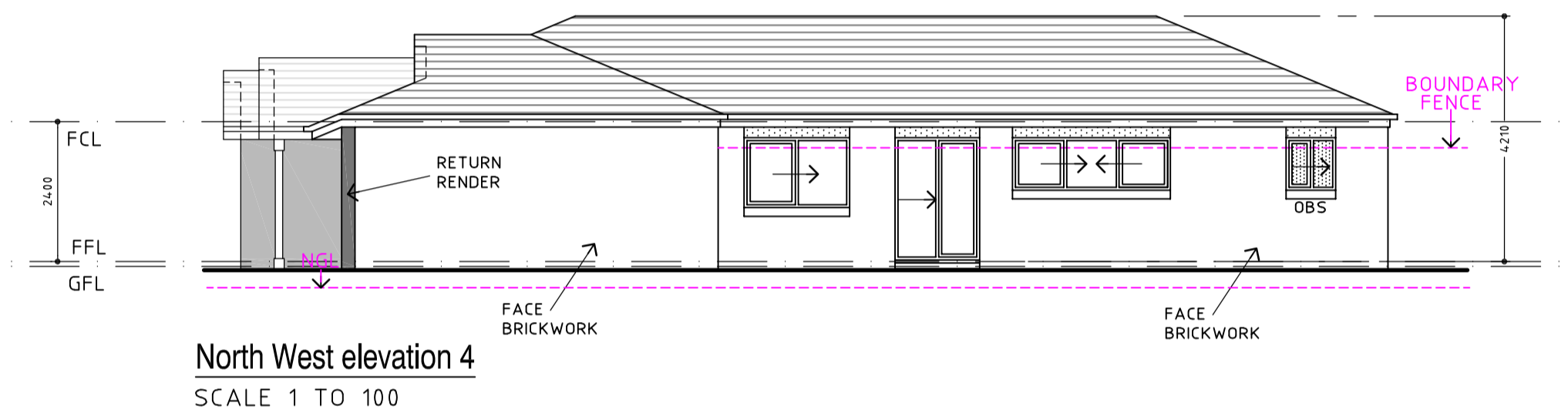
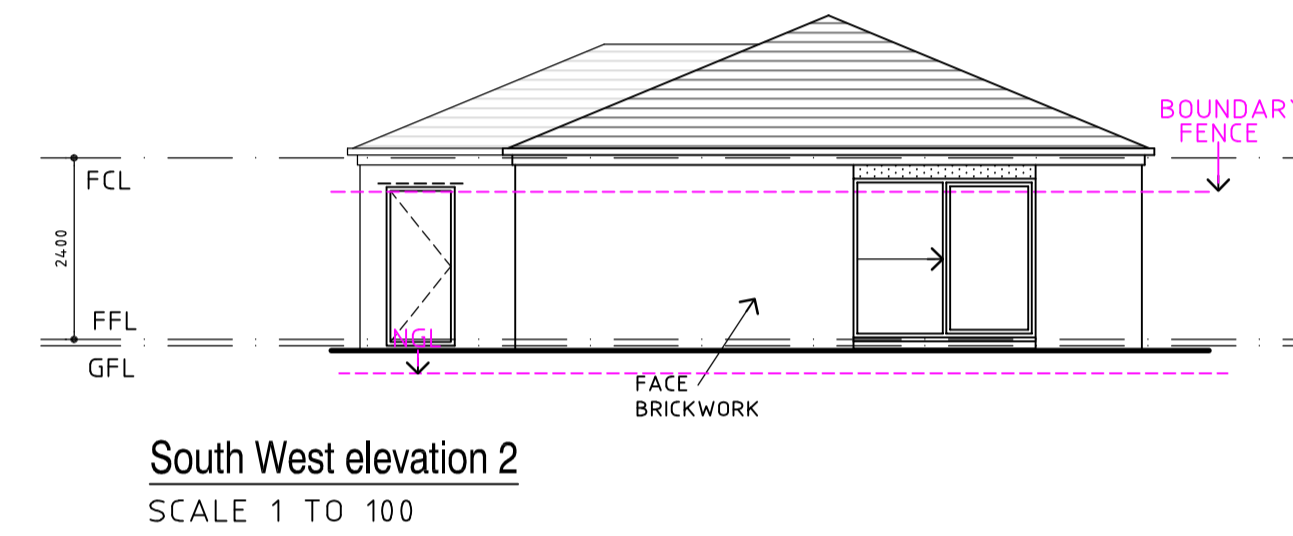
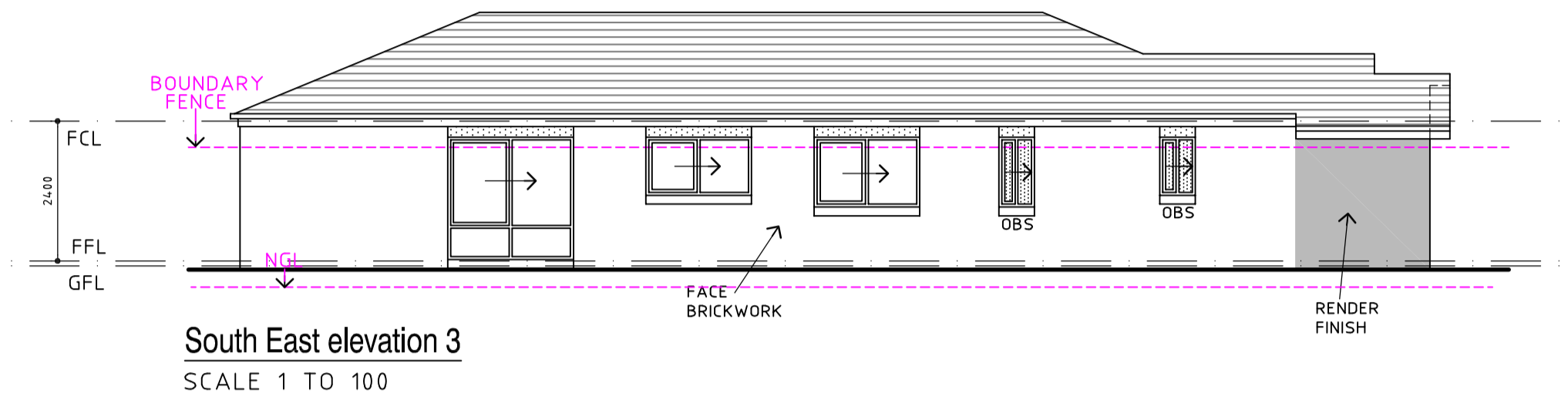
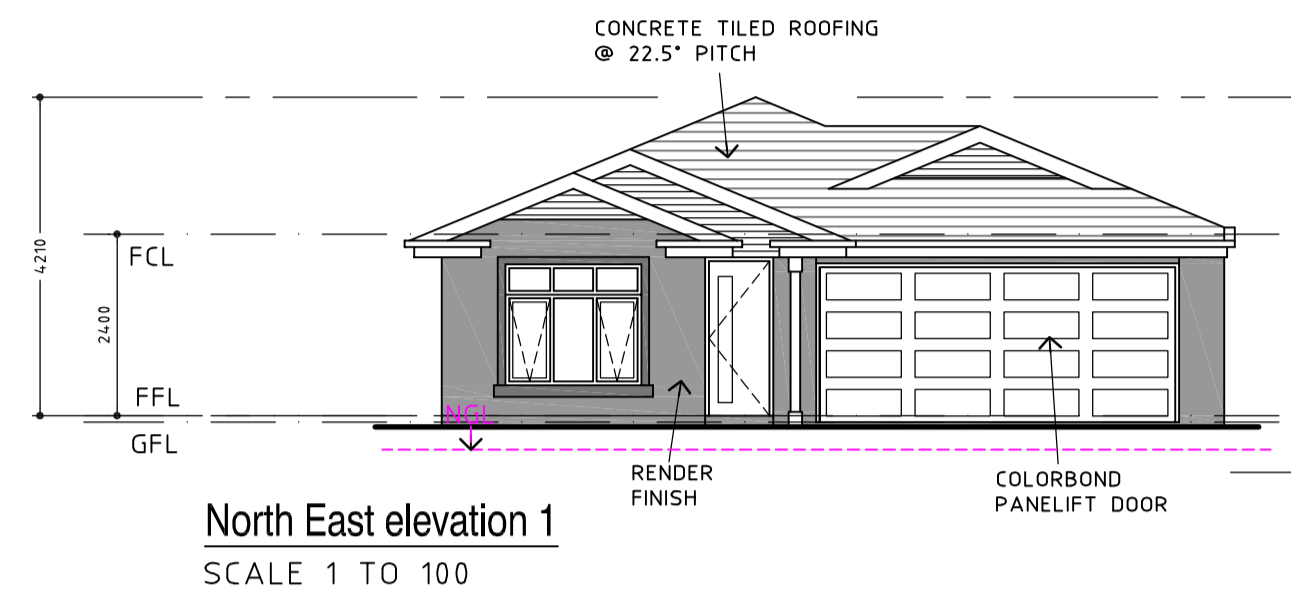
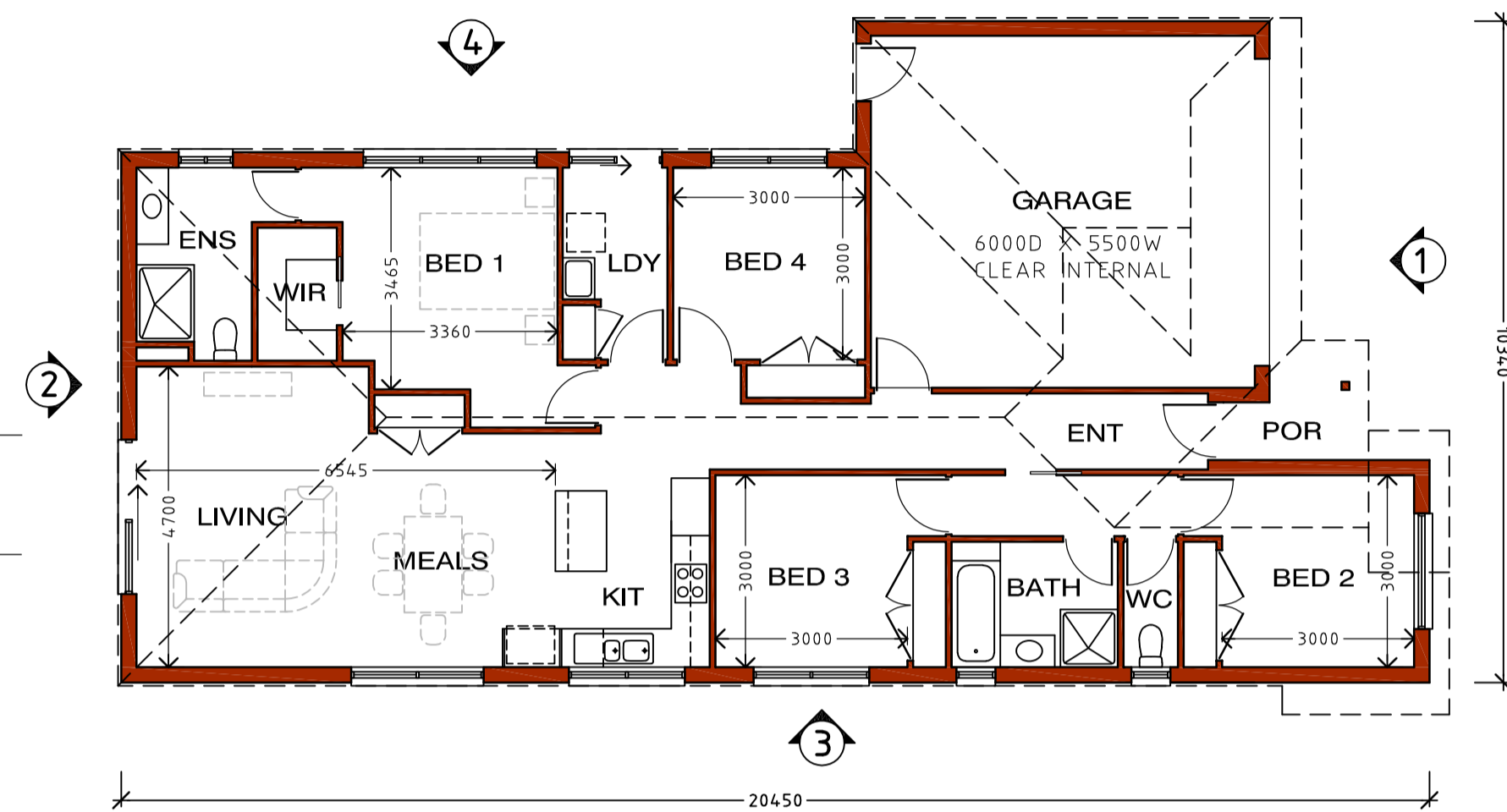
DATE:	SEPT 2022
SCALE:	1 : 200
REV:	-

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document, you acknowledge and agree that you will only use the information for the purpose specified above and that you will not disseminate, distribute or copy of this document is strictly prohibited.
4176-TP
TP06
Page 46 of 59

unit 3

AREA ANALYSIS

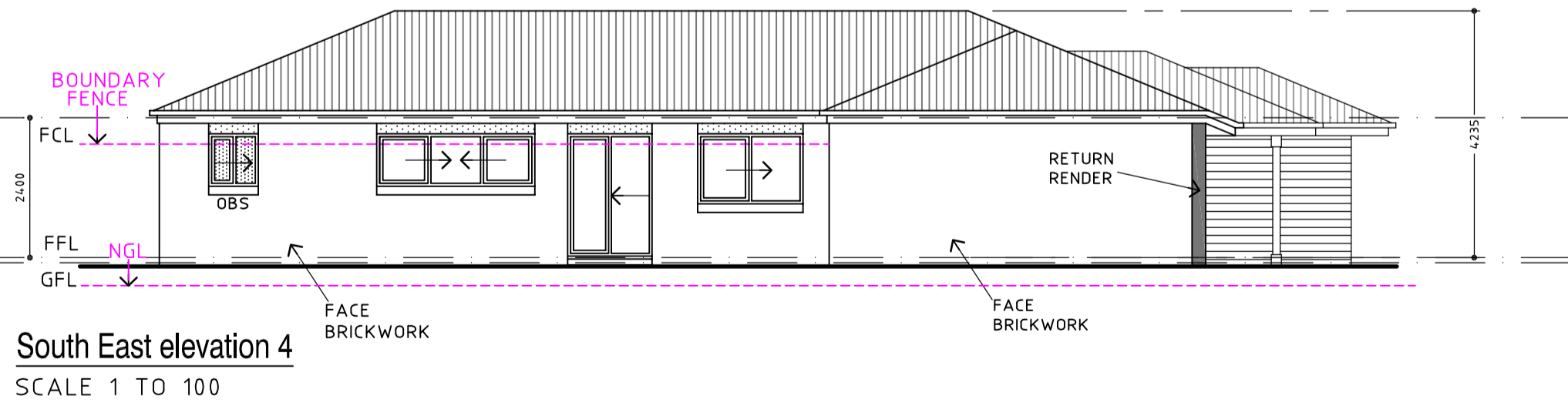
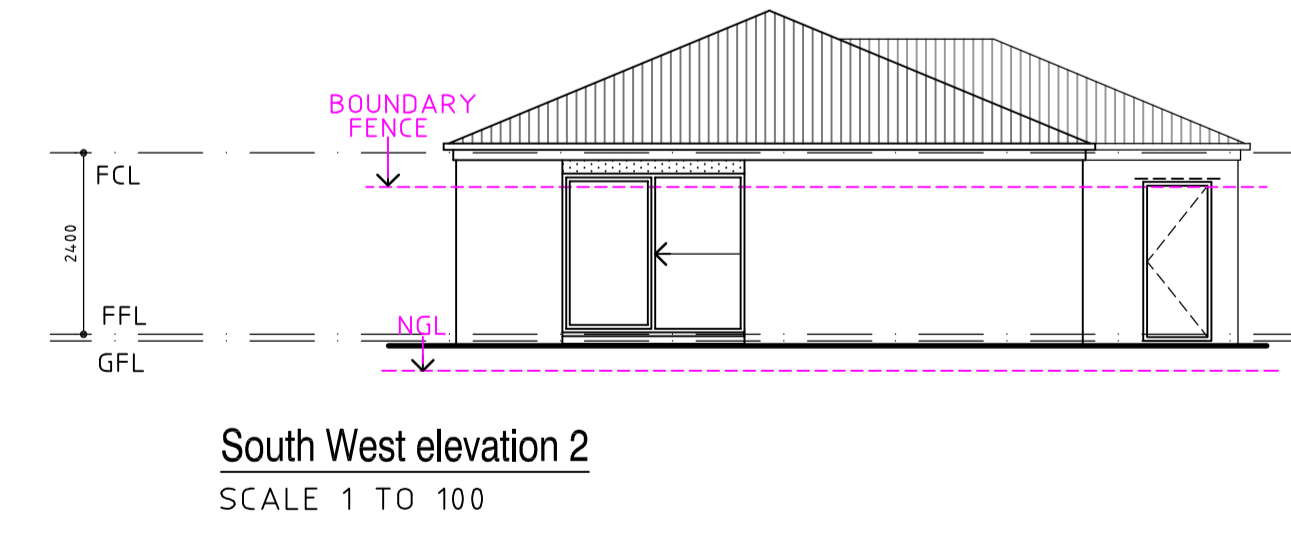
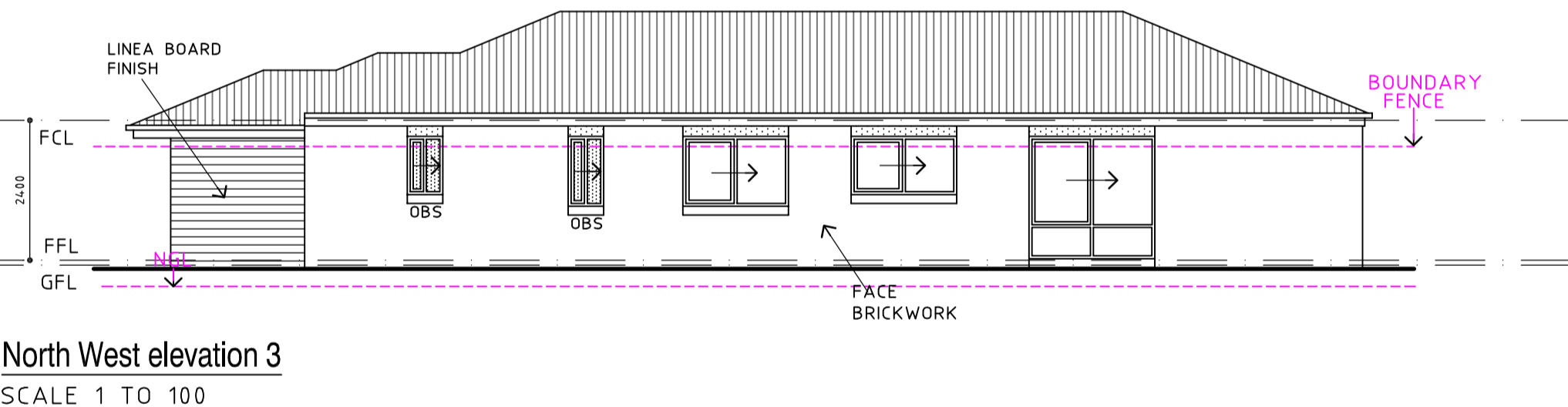
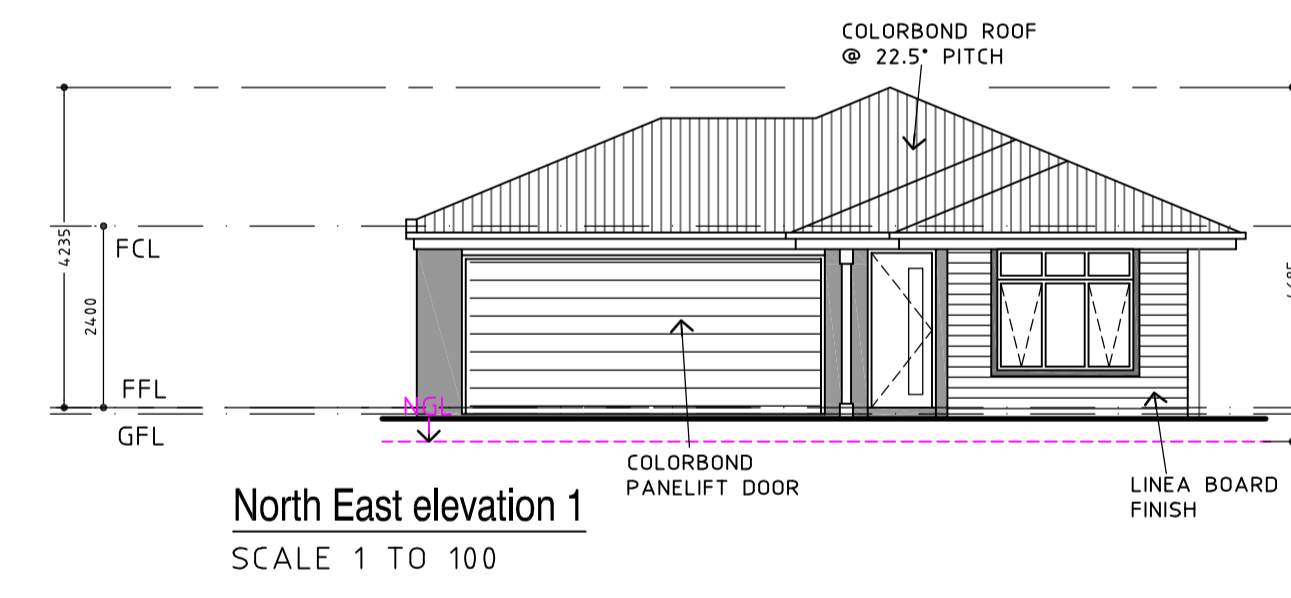
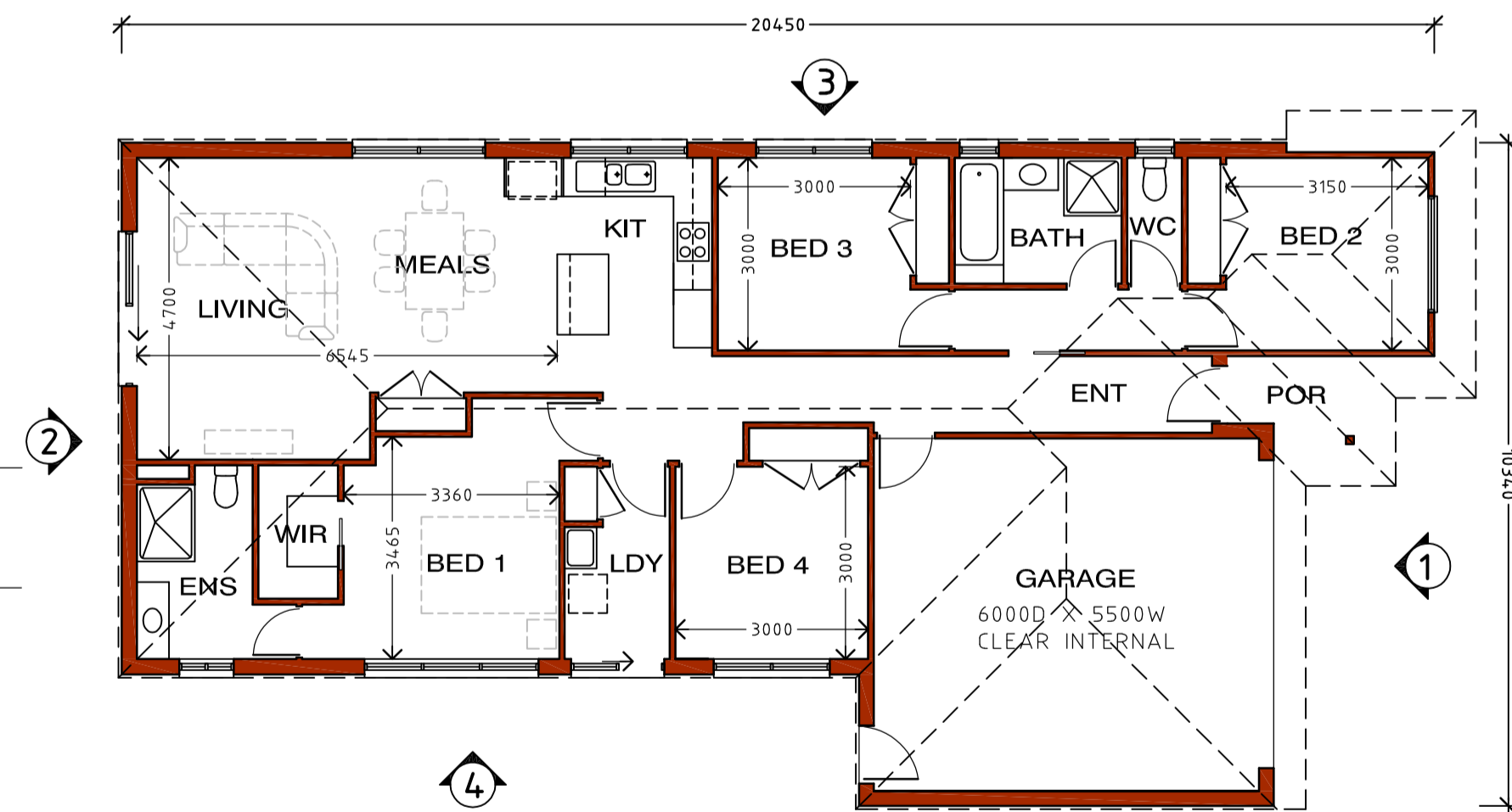
RESIDENCE	133.76m ² - 14.40sq
GARAGE	36.30m ² - 3.91sq
PORCH	2.36m ² - 0.25sq
TOTAL AREA	172.42m ² - 18.56sq



unit 4

AREA ANALYSIS

RESIDENCE	133.76m ² - 14.40sq
GARAGE	36.30m ² - 3.91sq
PORCH	2.36m ² - 0.25sq
TOTAL AREA	172.42m ² - 18.56sq



PROJECT	PROPOSED UNIT DEVELOPMENT
CLIENT	PREMIER BUILDERS GROUP
ADDRESS	52-54 Drouin Road Longwarry

DRAWING TITLE	FLOOR PLANS UNITS 3 + 4
---------------	----------------------------

These plans have been prepared by Ronnie Whitton Design for the exclusive use by its client, on the allotment nominated in the title block. These plans form part of a town planning application and are not to be used for purposes of construction. Written dimensions shall take precedence over any scale. Do not scale from plan.

Ronnie Whitton Design
Shop 4, 35 Woods Street
Bacchus Marsh
VIC 3807
• ABN: 83 711 332 500
• phone: 0414 730 997

REVISION	DATE	DESCRIPTION
A	10/09/22	COUNCIL LODGEMENT PLANS
B	13/02/23	RESPONSE TO COUNCIL RFI
C	20/10/23	INTERNAL ROAD AMENDMENTS
D	04/10/24	UNIT 20 DELETED, FFL'S AMENDED

DATE:	SEP 2022
SCALE:	1 : 100
REV:	-

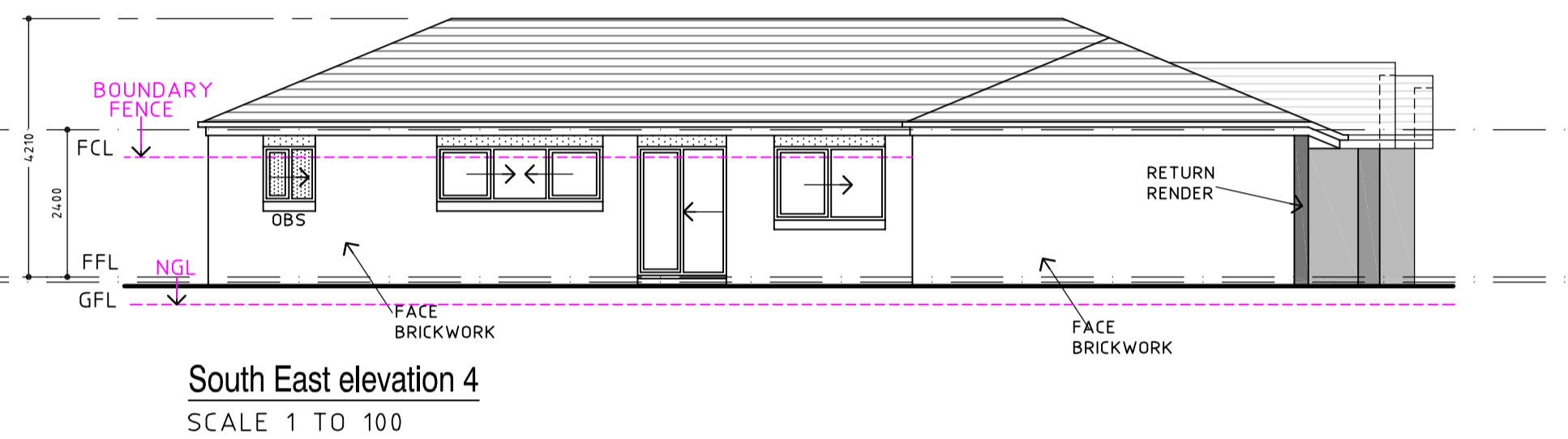
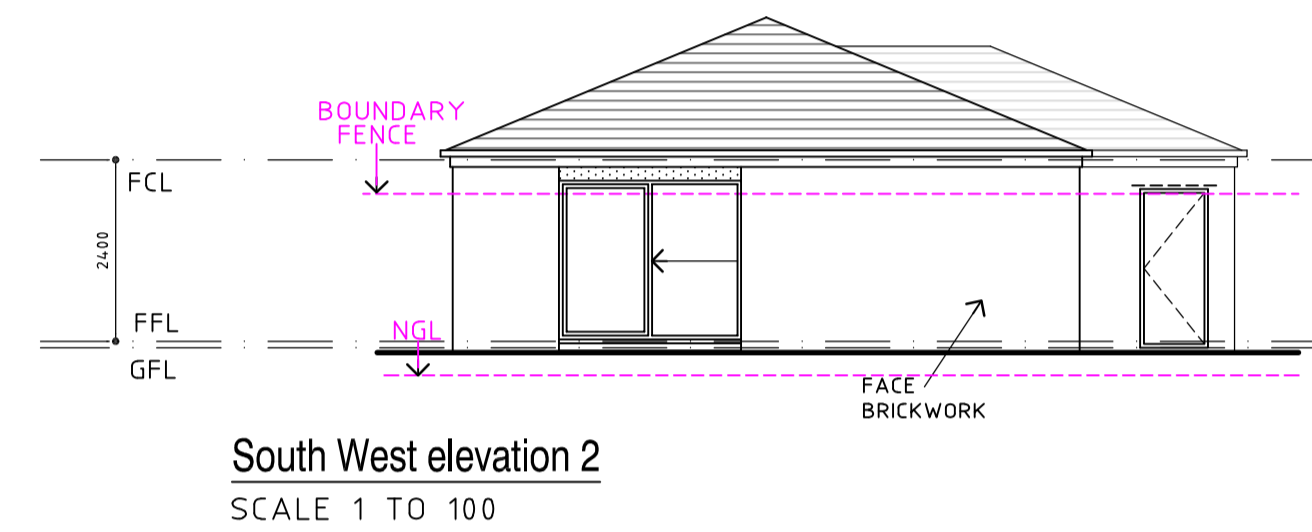
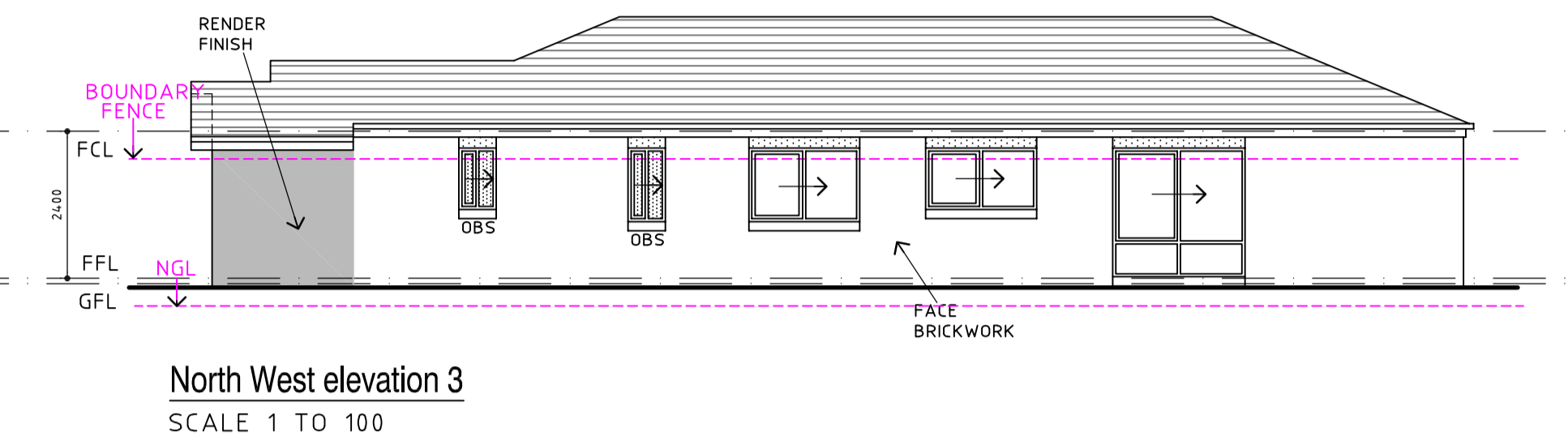
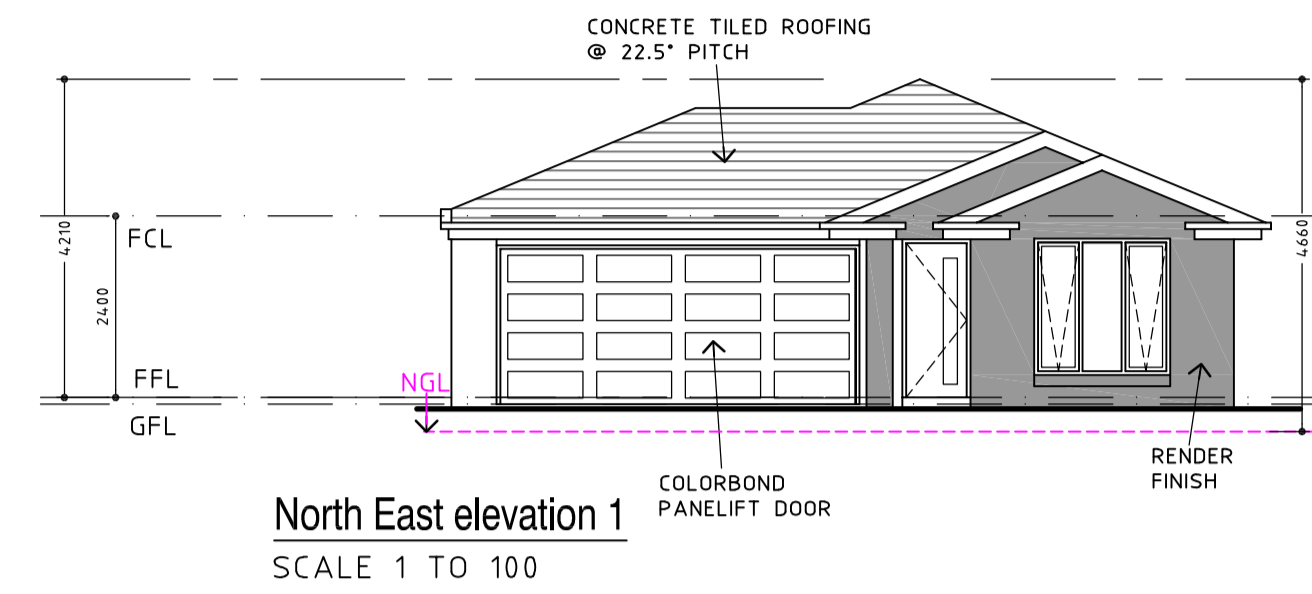
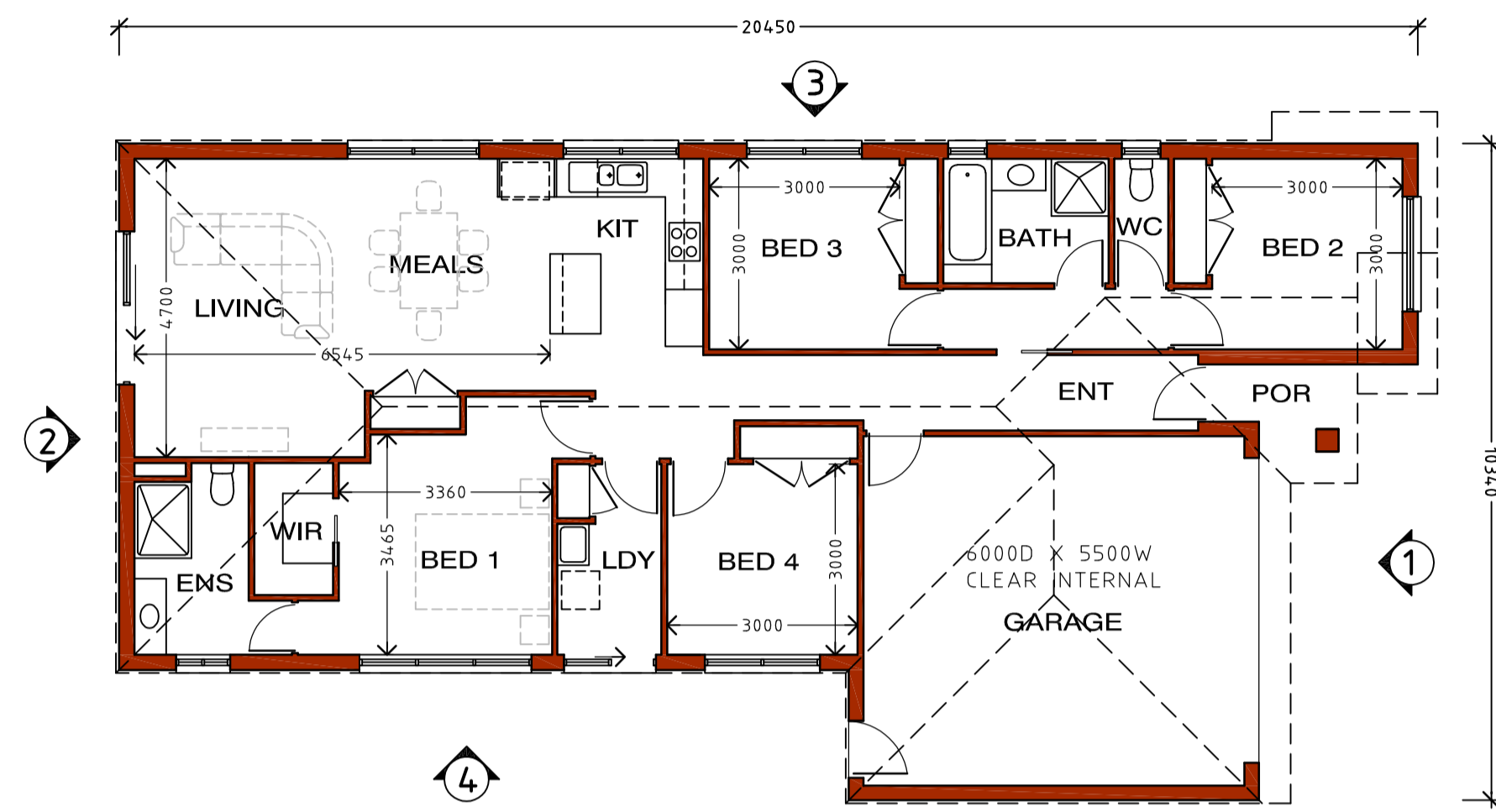
This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document, you acknowledge and agree that you will only use it for the purpose specified above and that you will not disseminate, distribute or copy of this document is strictly prohibited.

4176.TP
TP-07

Page 47 of 59

unit 5

AREA ANALYSIS	
RESIDENCE	133.76m ² - 14.40sq
GARAGE	36.30m ² - 3.91sq
PORCH	2.36m ² - 0.25sq
TOTAL AREA	172.42m ² - 18.56sq



PROJECT	PROPOSED UNIT DEVELOPMENT
CLIENT	PREMIER BUILDERS GROUP
ADDRESS	52-54 Drouin Road Longwarry

DRAWING TITLE	FLOOR PLANS UNITS 5
---------------	------------------------

These plans have been prepared by Ronnie Whitton Design for the exclusive use by its client, on the alignment nominated in the title block. These plans form part of a town planning application and are not to be used for purposes of construction. Written dimensions shall take precedence over any scale. Do not scale from plan.

Ronnie Whitton Design
Shop 4, 35 Woods Street
Bucclefield
Vic 3807
• ABN: 83 711 332 500
• phone: 0414 730 997

REVISION	DATE	DESCRIPTION
A	10/09/22	COUNCIL LODGEMENT PLANS
B	13/02/23	RESPONSE TO COUNCIL RFI
C	20/10/23	INTERNAL ROAD AMENDMENTS
D	04/10/24	UNIT 20 DELETED, FFL'S AMENDED

DATE:	SEP 2022
SCALE:	1 : 100
REV:	-

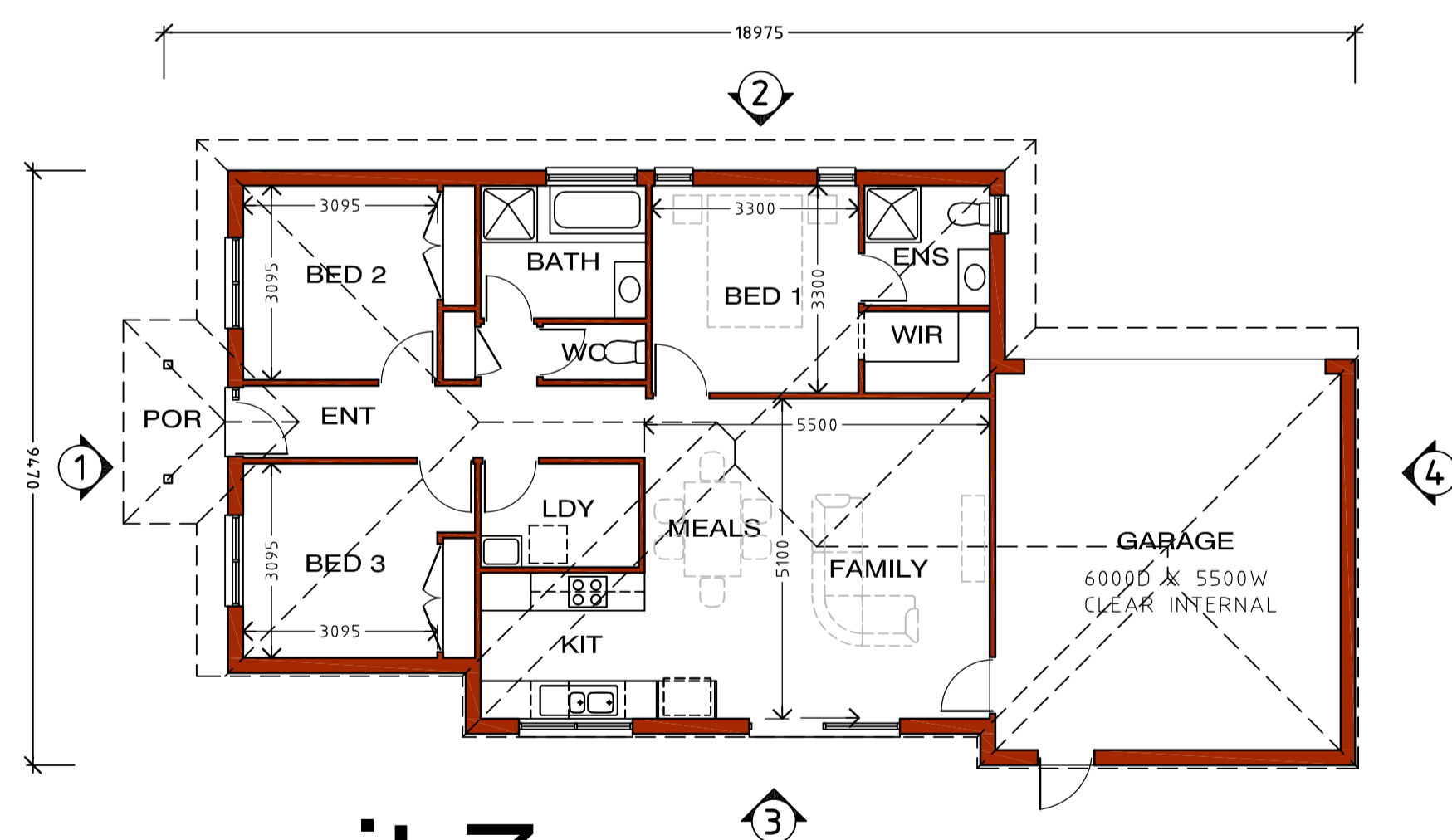
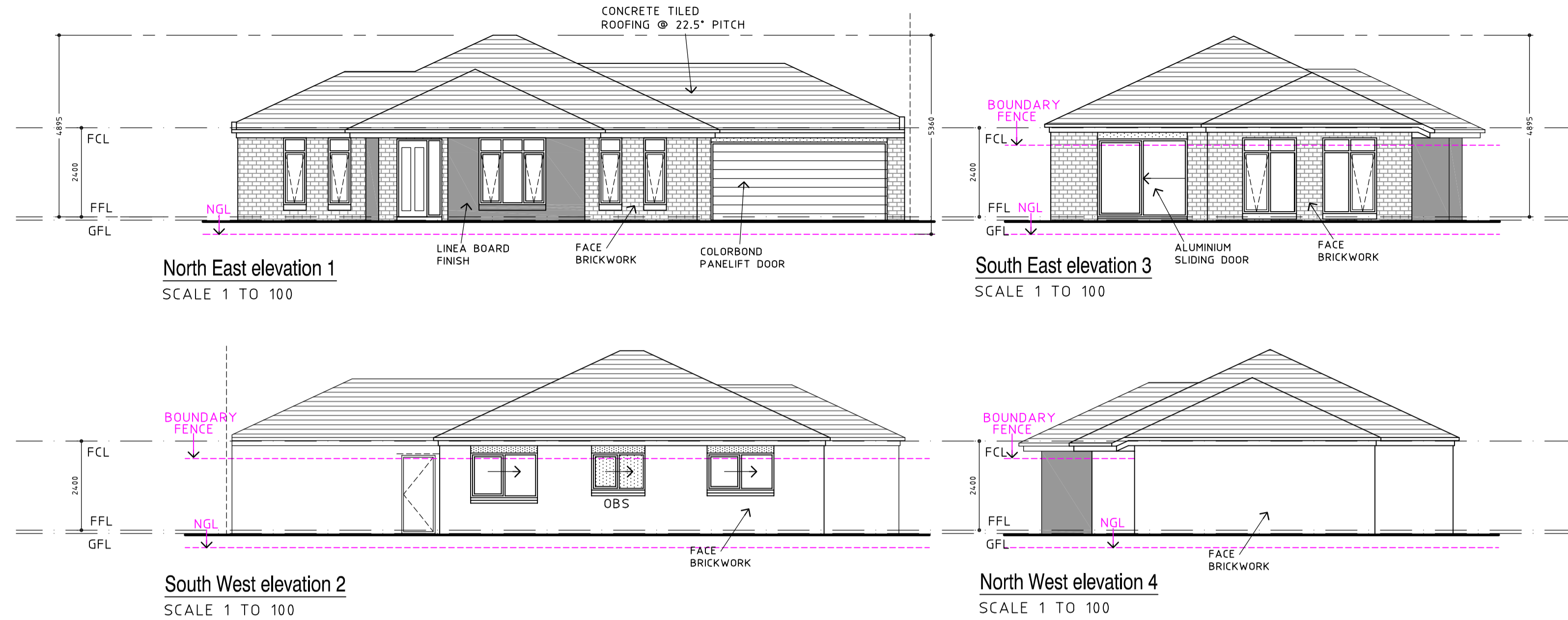
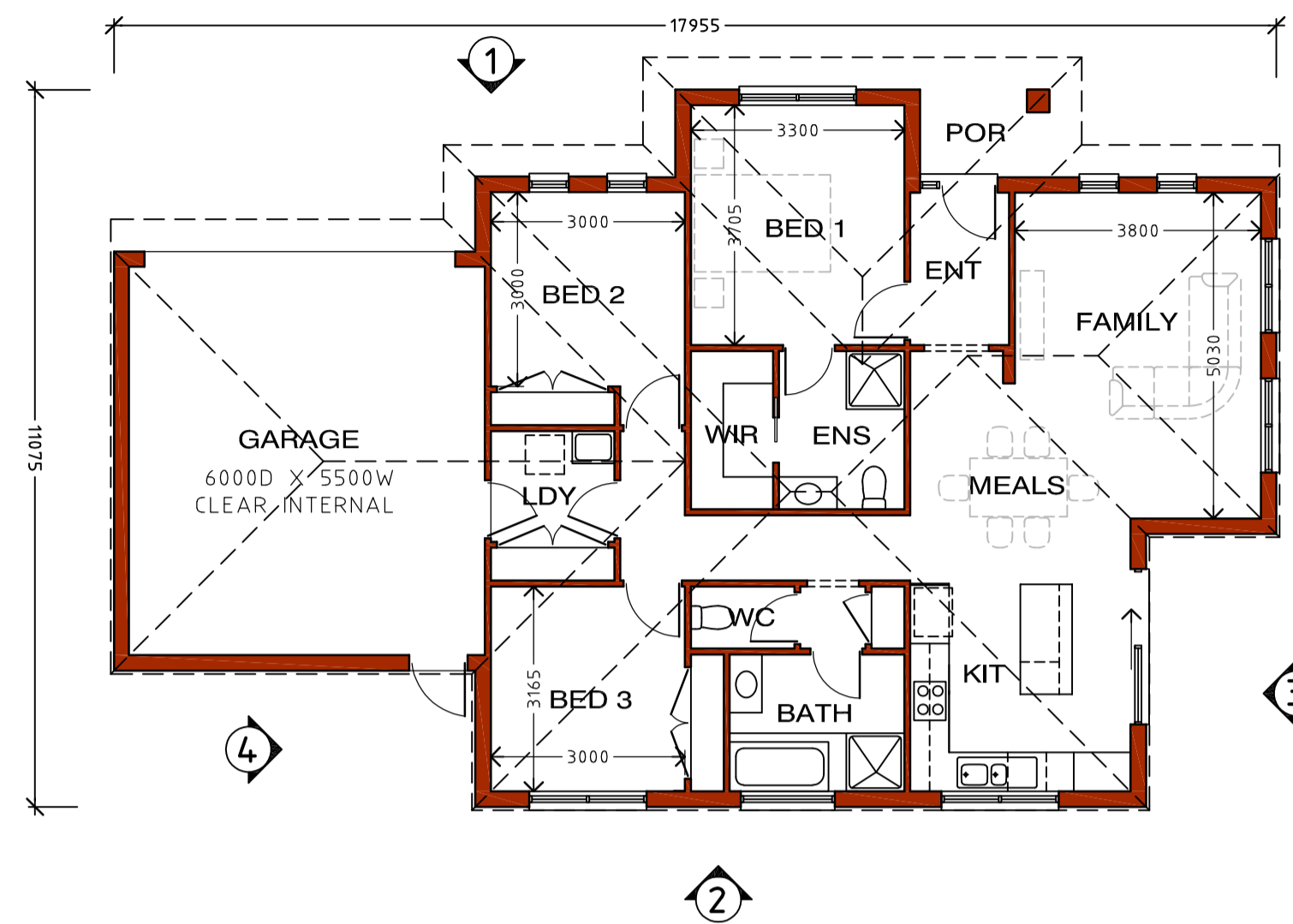
This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. It is not to be used for any other purpose. By taking a copy of this document, you acknowledge and agree that you will only use it for the purpose specified above and that you will not disseminate, distribute or copy of this document is strictly prohibited.

4176-TP
TP-08

unit 6

AREA ANALYSIS

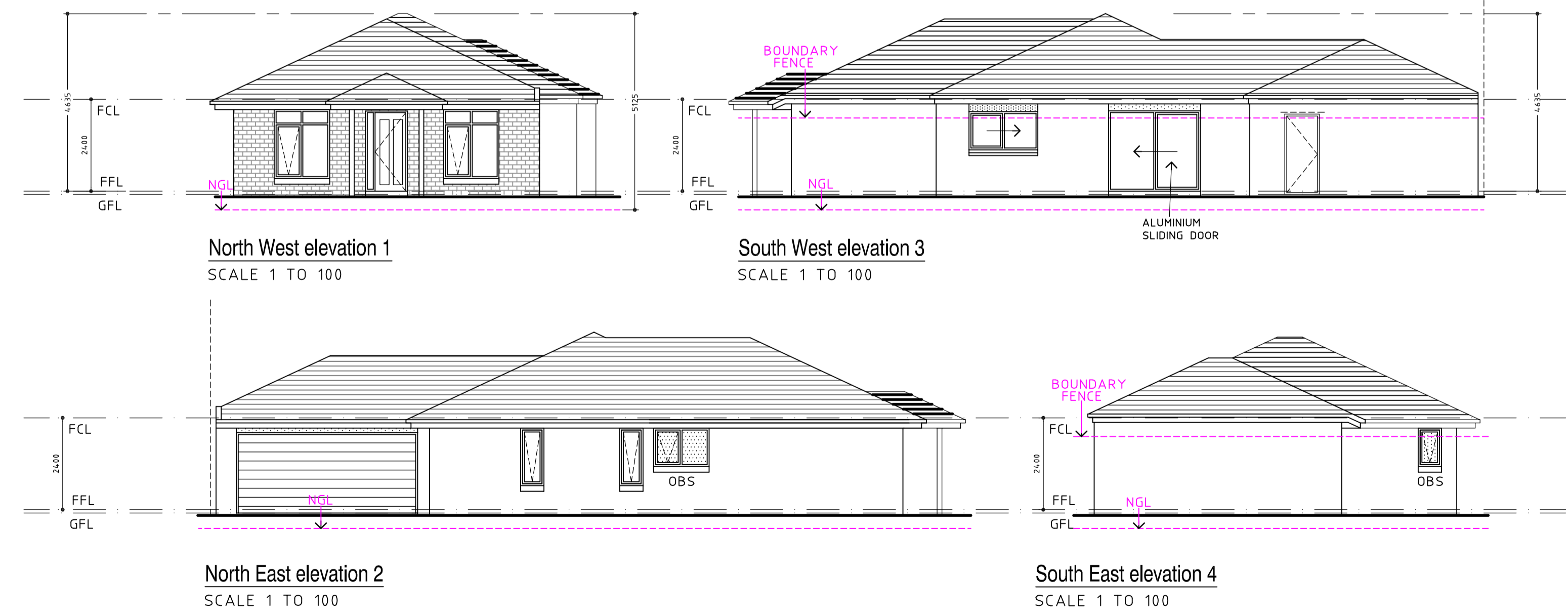
RESIDENCE	116.12m ² - 12.50sq
GARAGE	37.00m ² - 3.98sq
PORCH	2.70m ² - 0.29sq
TOTAL AREA	155.82m ² - 16.77sq



unit 7

AREA ANALYSIS

RESIDENCE	106.50m ² - 11.46sq
GARAGE	37.15m ² - 4.00sq
PORCH	1.98m ² - 0.21sq
TOTAL AREA	145.63m ² - 15.67sq



PROJECT	PROPOSED UNIT DEVELOPMENT
CLIENT	PREMIER BUILDERS GROUP
ADDRESS	52-54 Drouin Road Longwarry

DRAWING TITLE	FLOOR PLANS UNITS 6 + 7
---------------	----------------------------

These plans have been prepared by Ronnie Whitton Design for the exclusive use by its client, on the allotment nominated in the title block. These plans form part of a town planning application and are not to be used for purposes of construction. Written dimensions shall take precedence over any scale. Do not scale from plan.

Ronnie Whitton Design
Shop 4, 35 Woods Street
Bassonfield
Vic 3807
• ABN: 83 711 332 500
• phone: 0414 730 997

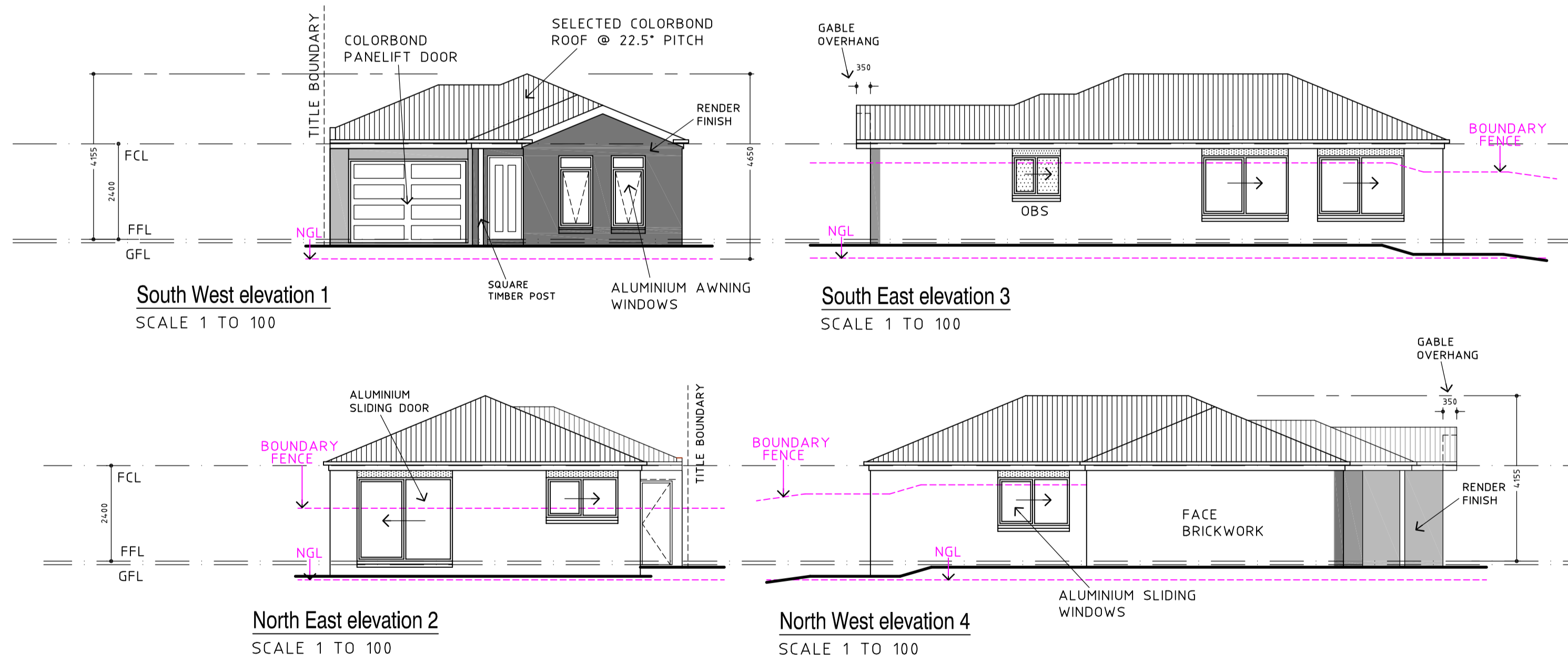
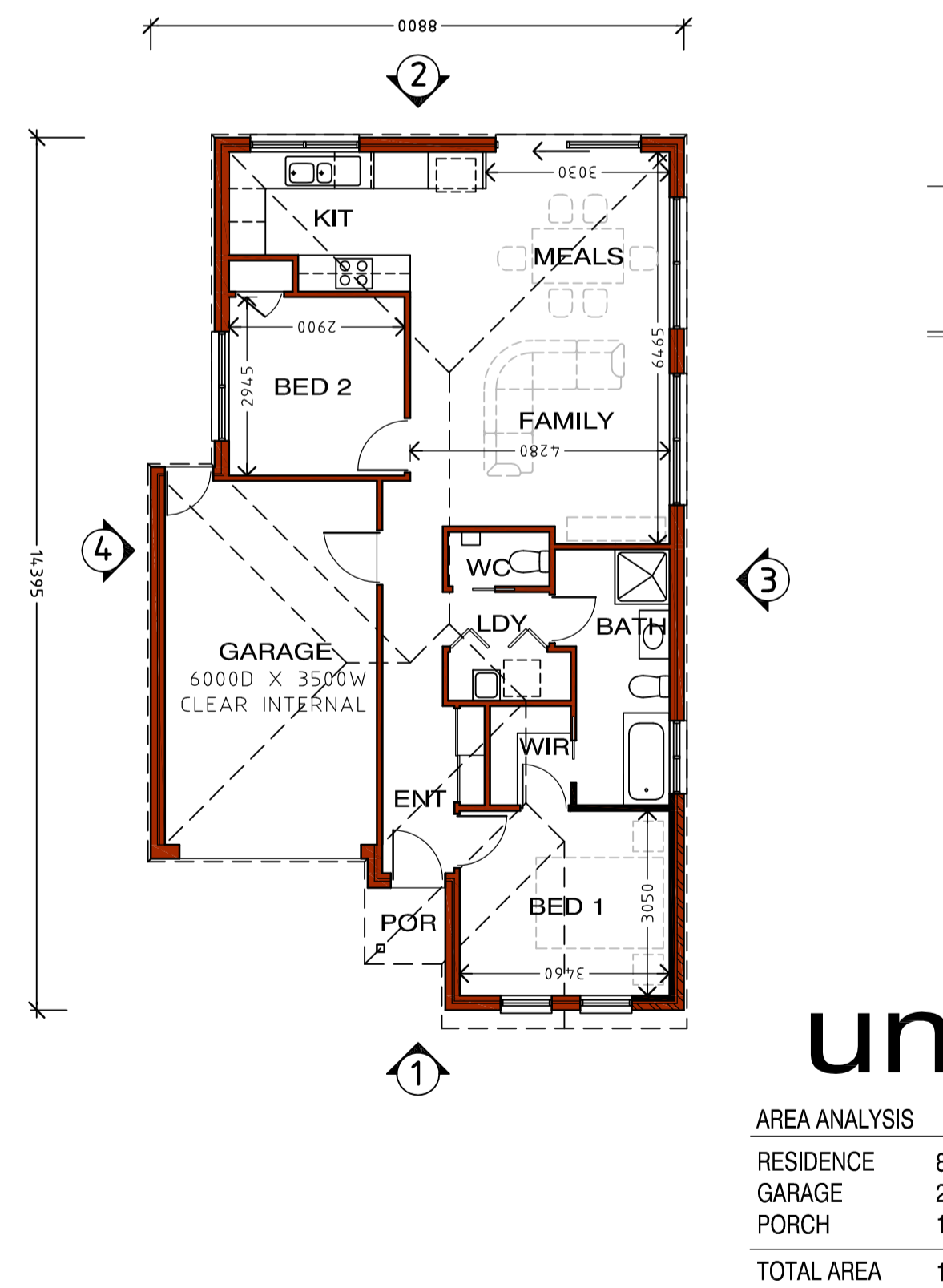
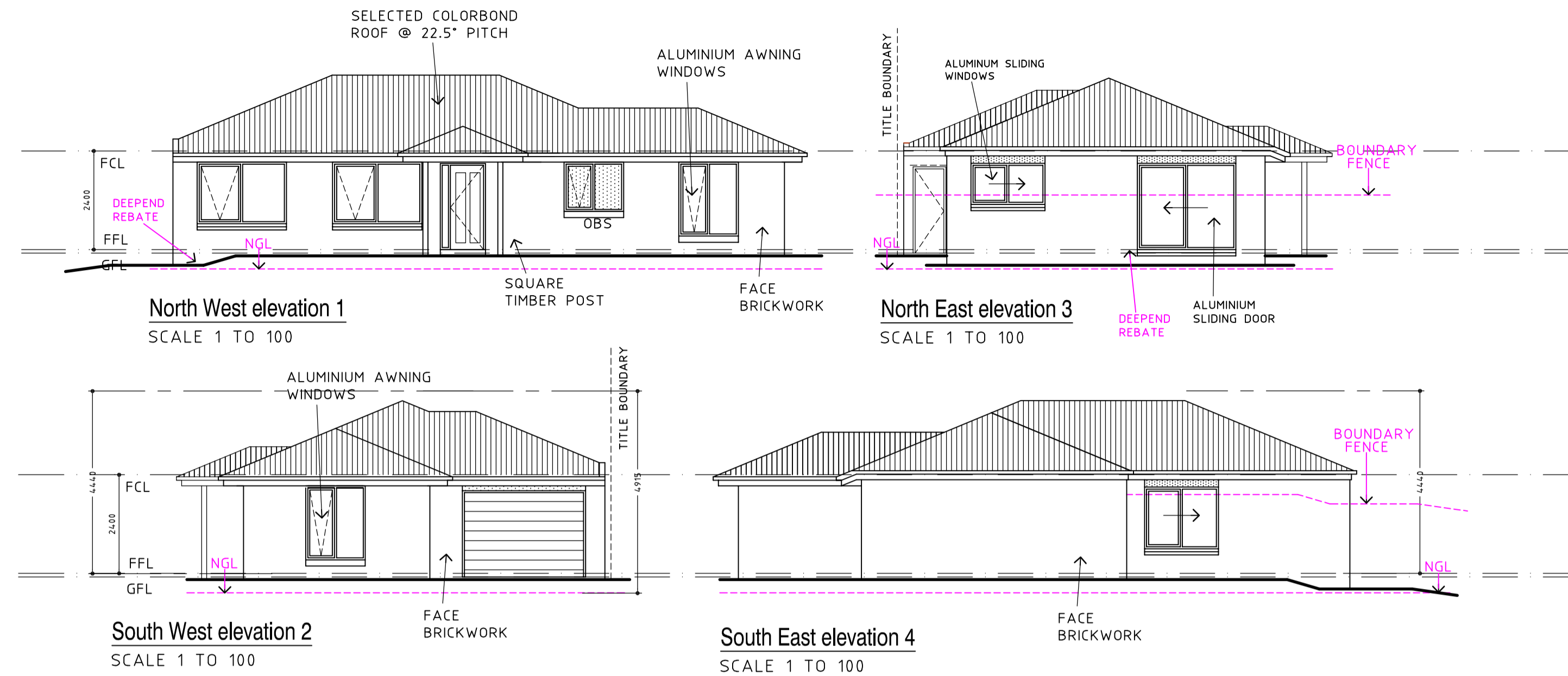
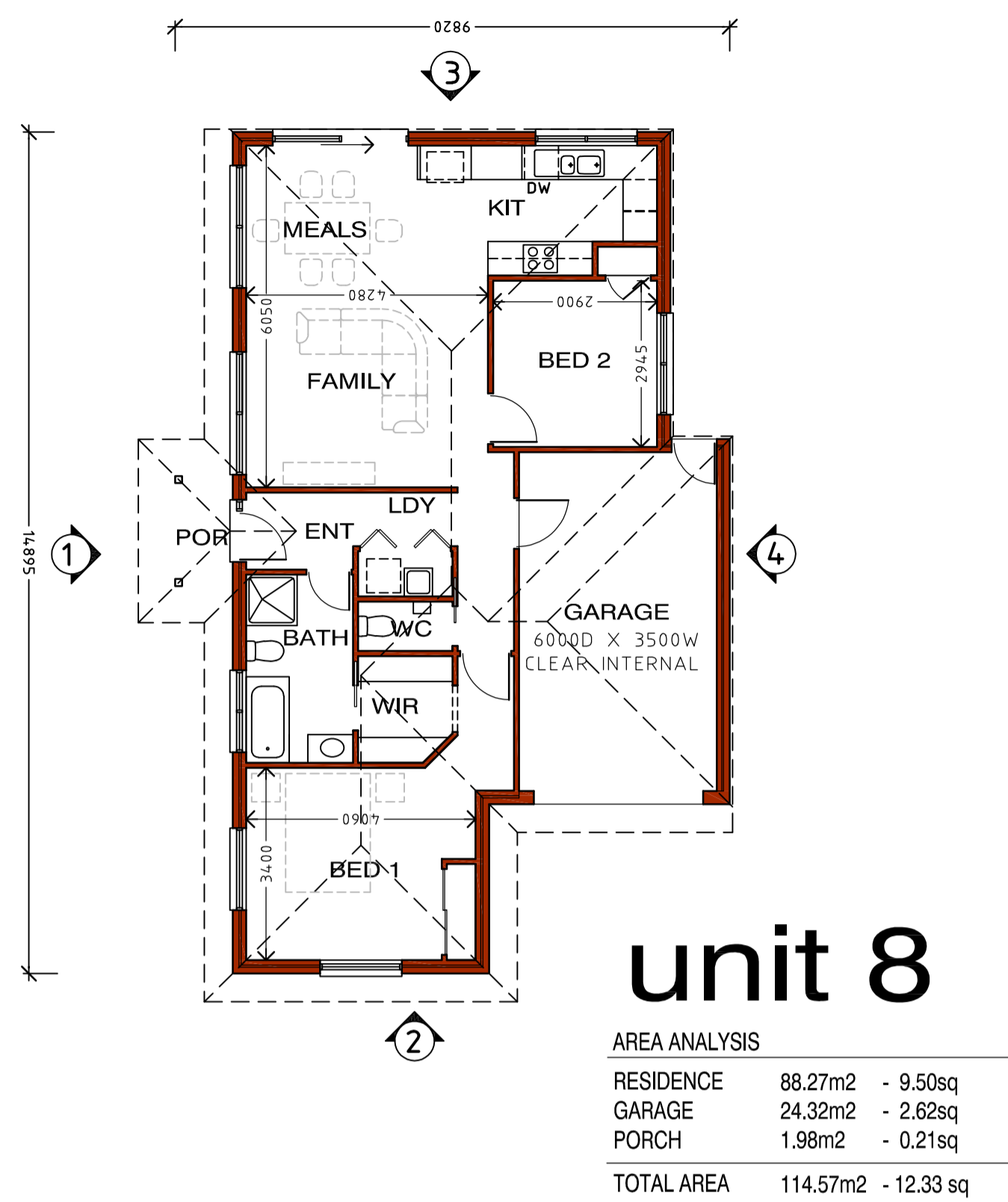
REVISION	DATE	DESCRIPTION
A	10/09/22	COUNCIL LODGEMENT PLANS
B	13/02/23	RESPONSE TO COUNCIL RFI
C	20/10/23	INTERNAL ROAD AMENDMENTS
D	04/10/24	UNIT 20 DELETED, FFL'S AMENDED

DATE:	SEP 2022
SCALE:	1 : 100
REV:	-

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document, you acknowledge and agree that you will only use the information for the purpose specified above and that you will not disseminate, distribute or copy of this document is strictly prohibited.

4176-TP
11/09

Page 49 of 59



PROJECT PROPOSED UNIT DEVELOPMENT
 CLIENT PREMIER BUILDERS GROUP
 ADDRESS 52-54 Drouin Road Longwarry

DRAWING TITLE
**FLOOR PLANS
 UNITS 8 + 9**

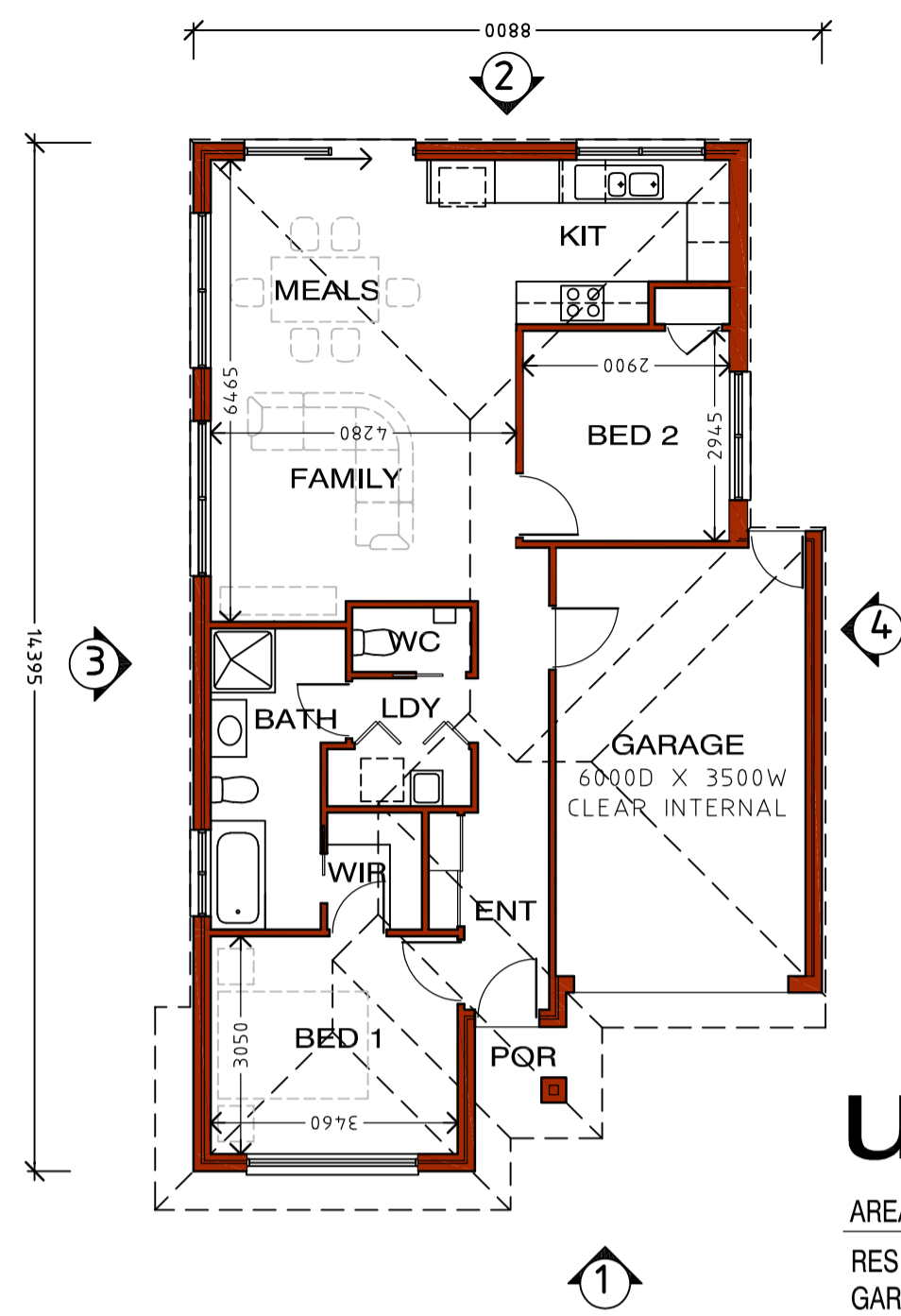
These plans have been prepared by Ronnie Whitton Design for the exclusive use by its client, on the alignment nominated in the title block. These plans form part of a town planning application and are not to be used for purposes of construction. Written dimensions shall take precedence over any scale. Do not scale from plan.

Ronnie Whitton Design
 Shop 4, 35 Woods Street
 Busconfield
 Vic 3807
 • ABN: 83 711 332 500
 • phone: 0414 730 997

REVISION	DATE	DESCRIPTION
A	10/09/22	COUNCIL LODGEMENT PLANS
B	13/02/23	RESPONSE TO COUNCIL RFI
C	20/10/23	INTERNAL ROAD AMENDMENTS
D	04/10/24	UNIT 20 DELETED, FFL'S AMENDED

DATE:	SEP 2022
SCALE:	1 : 100
REV:	-

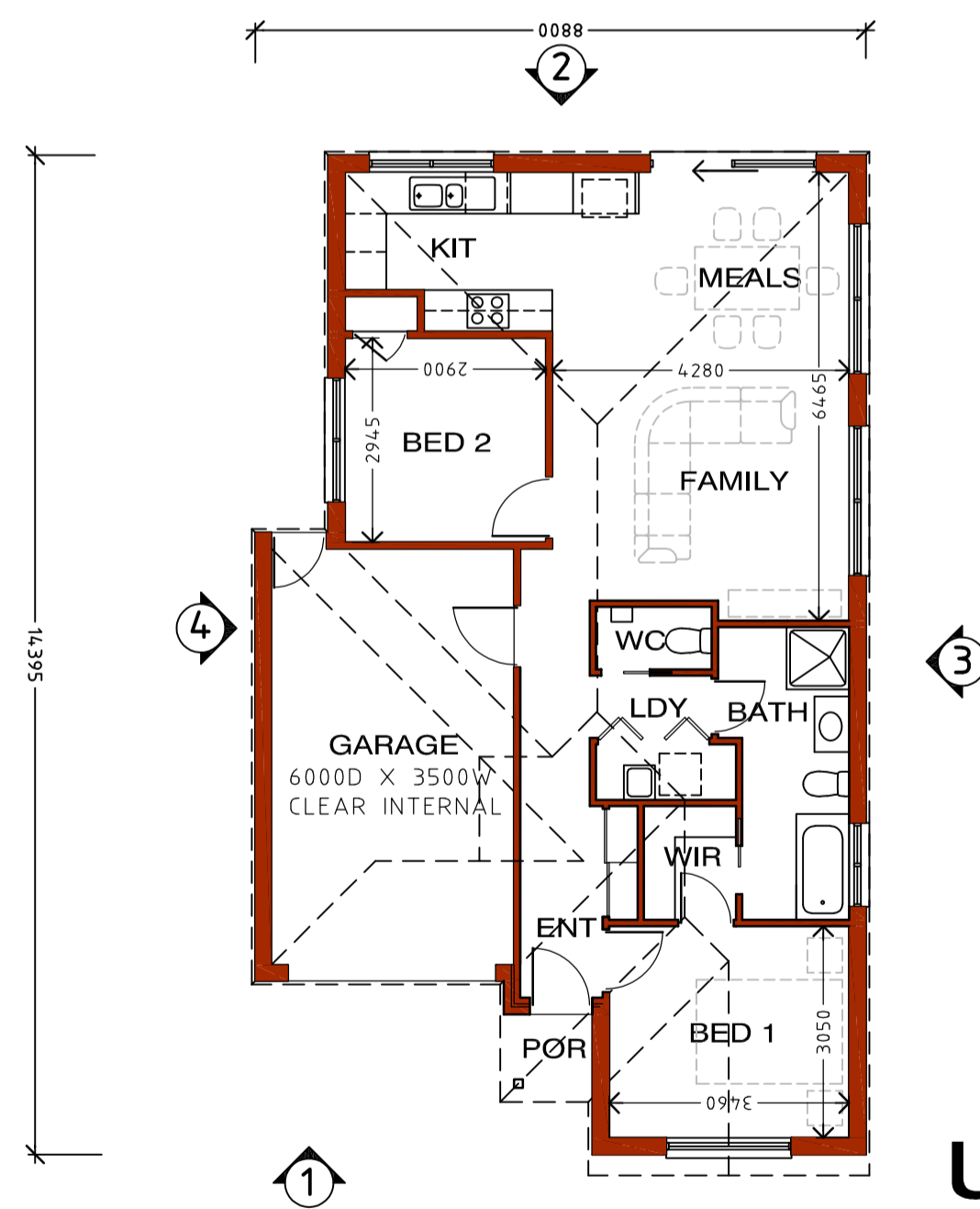
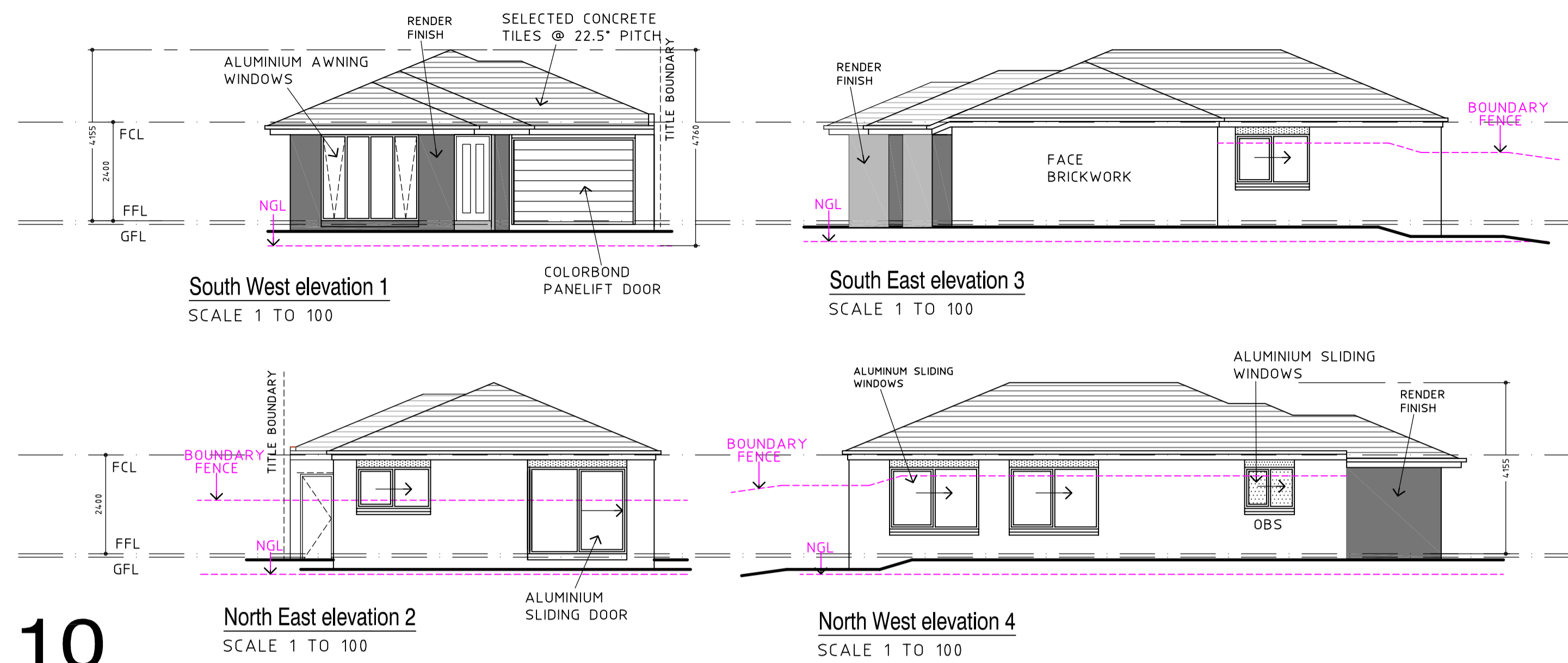
This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.
 By taking a copy of this document, you acknowledge and agree that you will only use the information for the purpose specified above and that you will not disseminate, distribute or copy of this document is strictly prohibited.
4176-TP
TP10
 Page 50 of 59



unit 10

AREA ANALYSIS

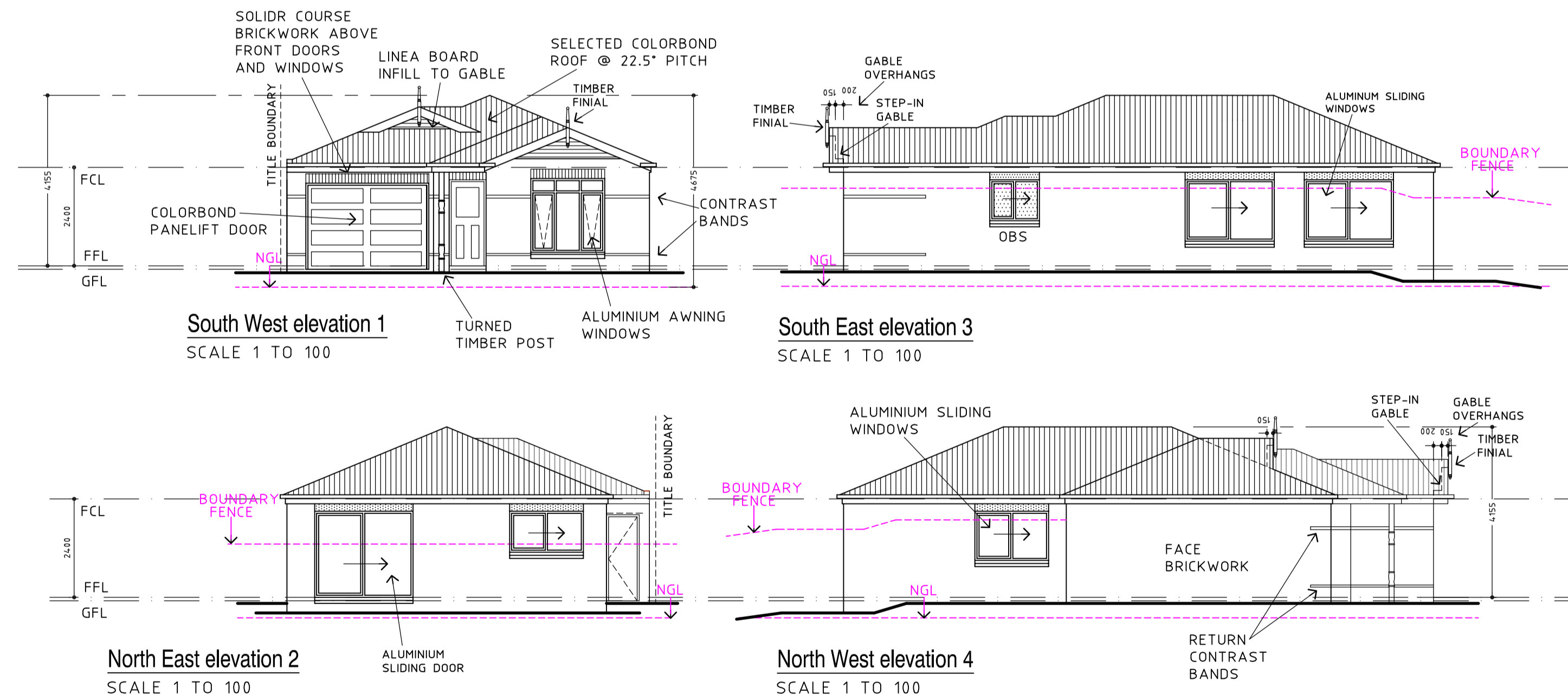
RESIDENCE	85.95m2	- 9.25sq
GARAGE	23.48m2	- 2.53sq
PORCH	1.75m2	- 0.19sq
TOTAL AREA	111.18m2	- 11.97sq



unit 11

AREA ANALYSIS

RESIDENCE	85.95m2	- 9.25sq
GARAGE	23.48m2	- 2.53sq
PORCH	1.75m2	- 0.19sq
TOTAL AREA	111.18m2	- 11.97sq



PROJECT	PROPOSED UNIT DEVELOPMENT
CLIENT	PREMIER BUILDERS GROUP
ADDRESS	52-54 Drouin Road Longwarry

DRAWING TITLE	FLOOR PLANS UNITS 10 + 11
---------------	------------------------------

These plans have been prepared by Ronnie Whitton Design for the exclusive use by its client, on the alignment nominated in the title block. These plans form part of a town planning application and are not to be used for purposes of construction. Written dimensions shall take precedence over any scale. Do not scale from plan.

Ronnie Whitton Design
Shop 4, 35 Woods Street
Bassonfield
Vic 3807
• ABN: 83 711 332 500
• phone: 0414 730 997

REVISION	DATE	DESCRIPTION
A	10/09/22	COUNCIL LODGEMENT PLANS
B	13/02/23	RESPONSE TO COUNCIL RFI
C	20/10/23	INTERNAL ROAD AMENDMENTS
D	04/10/24	UNIT 20 DELETED - FFL'S AMENDED

DATE:	SEP 2022
SCALE:	1 : 100
REV:	-

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document, you acknowledge and agree that you will only use the information for the purpose specified above and that you will not disseminate, distribute or copy of this document is strictly prohibited.

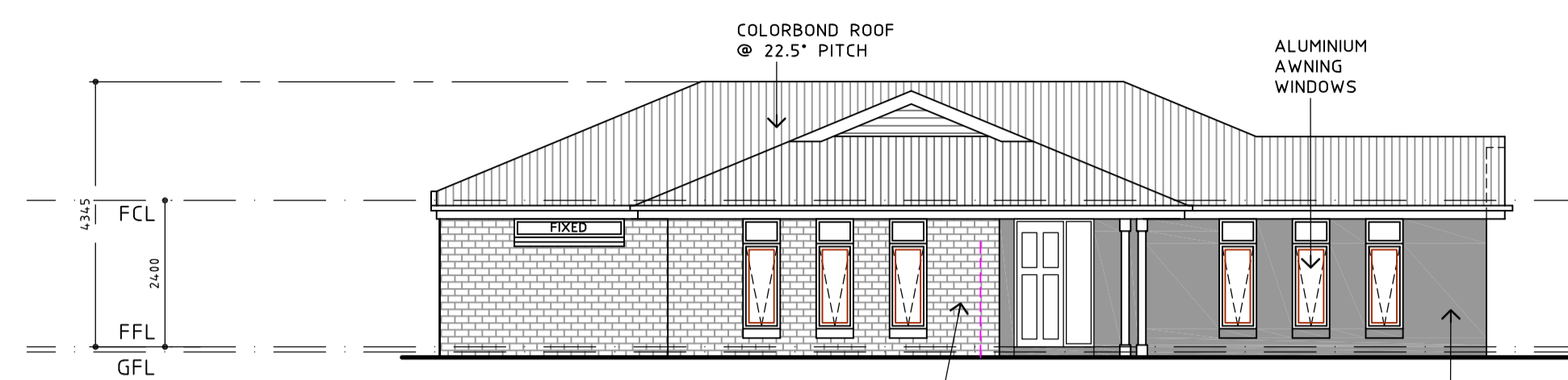
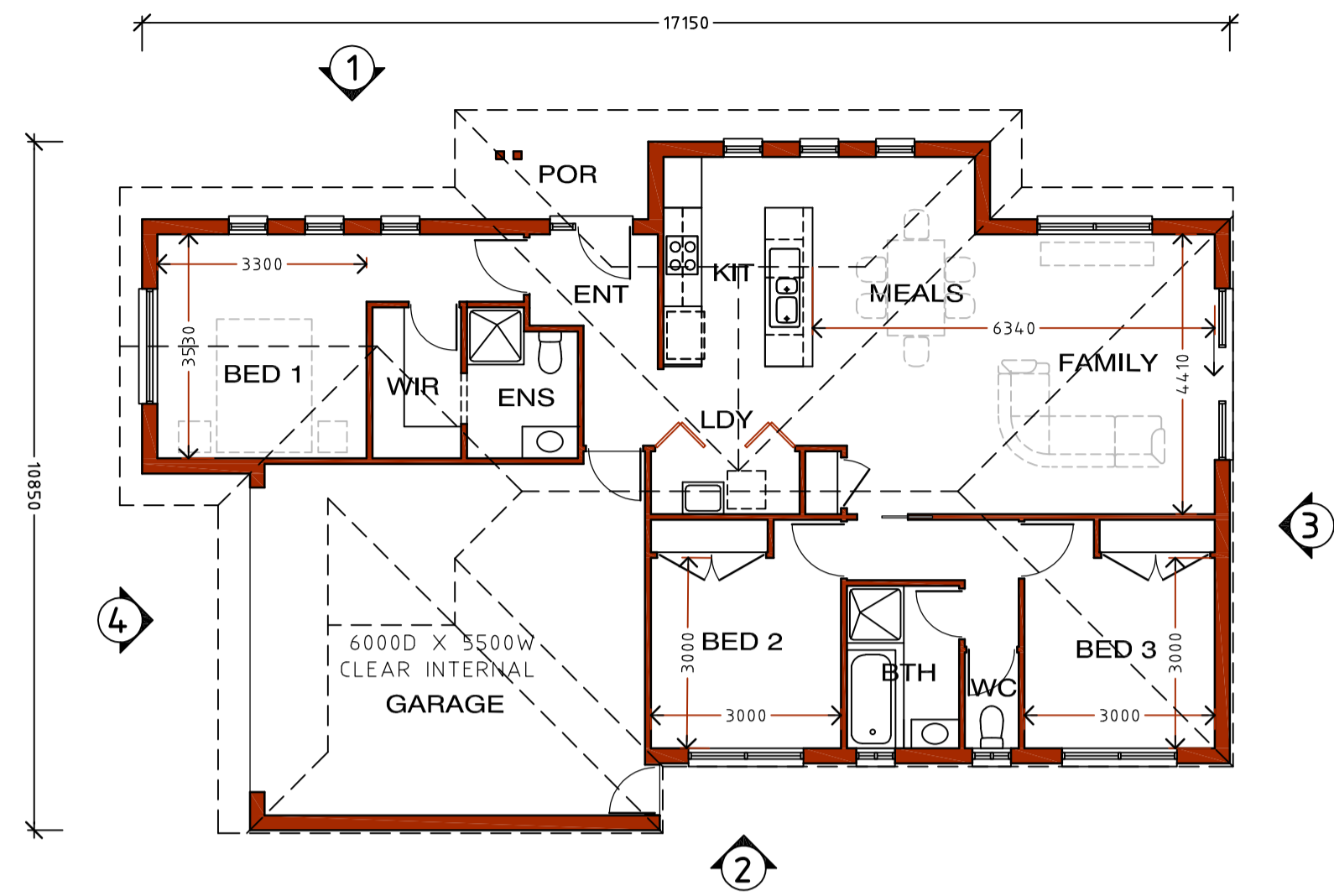
4176.TP
TP11

Page 51 of 59

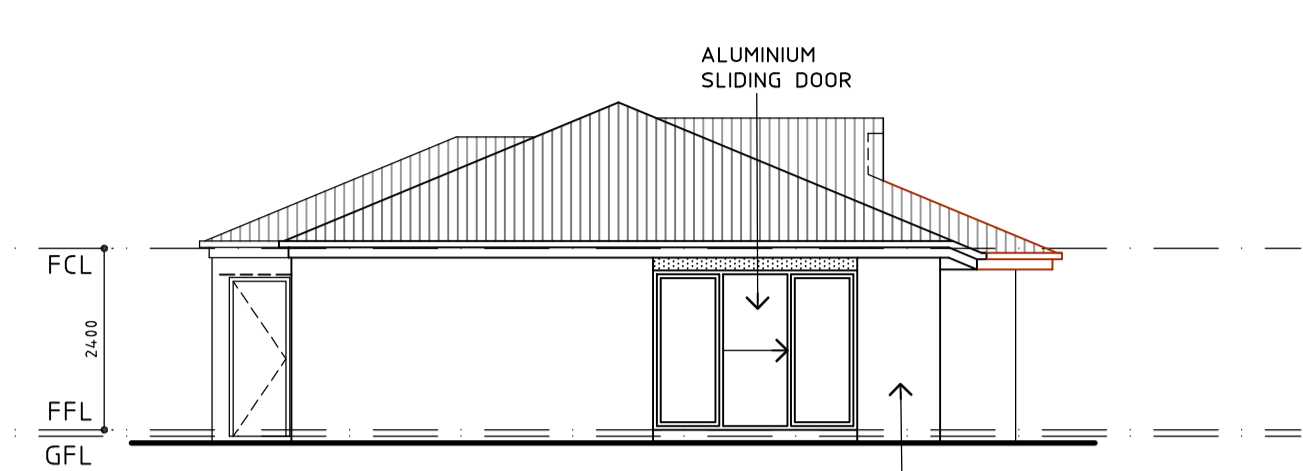
unit 12

AREA ANALYSIS

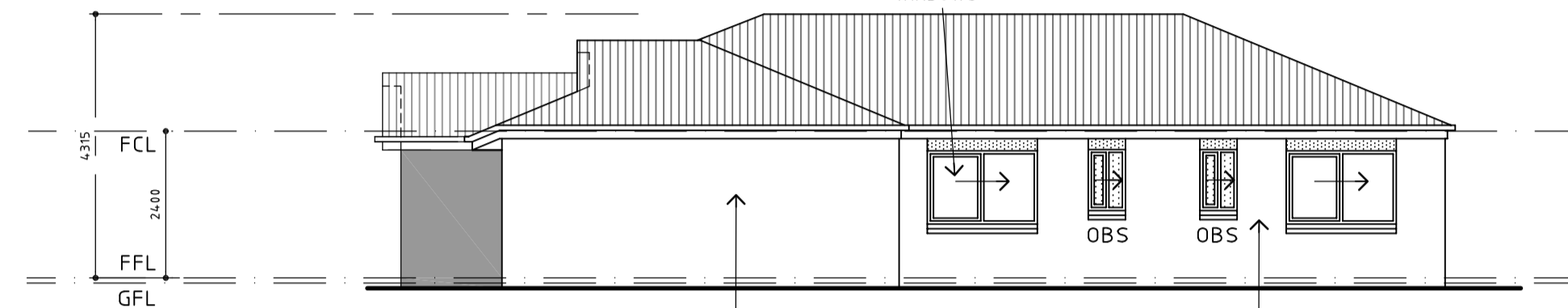
RESIDENCE	116.12m ²	- 12.50sq
GARAGE	36.34m ²	- 3.91sq
PORCH	2.57m ²	- 0.28sq
TOTAL AREA	155.03m²	- 16.69sq



North West elevation 1
SCALE 1 TO 100



North East elevation 3
SCALE 1 TO 100



South East elevation 2
SCALE 1 TO 100

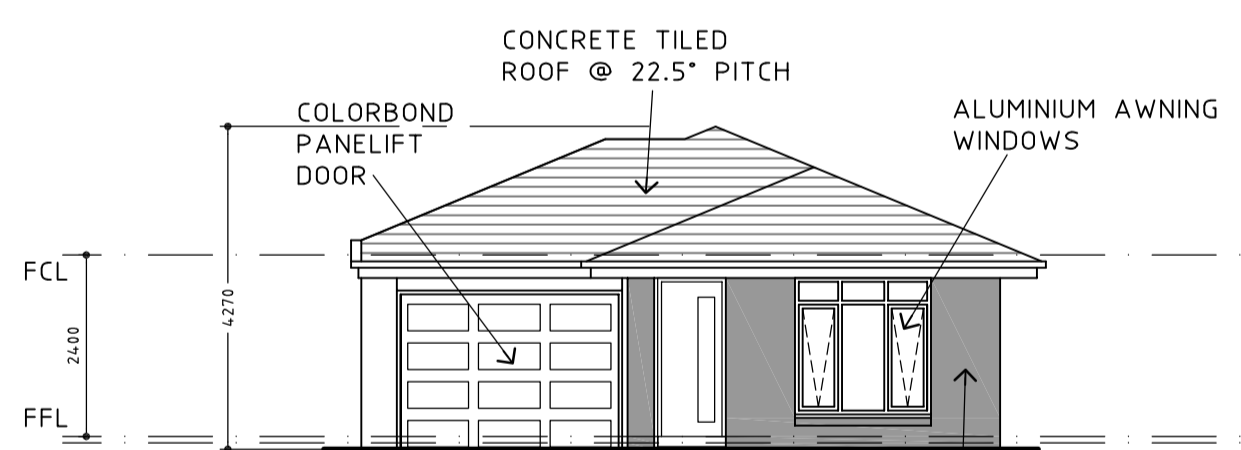
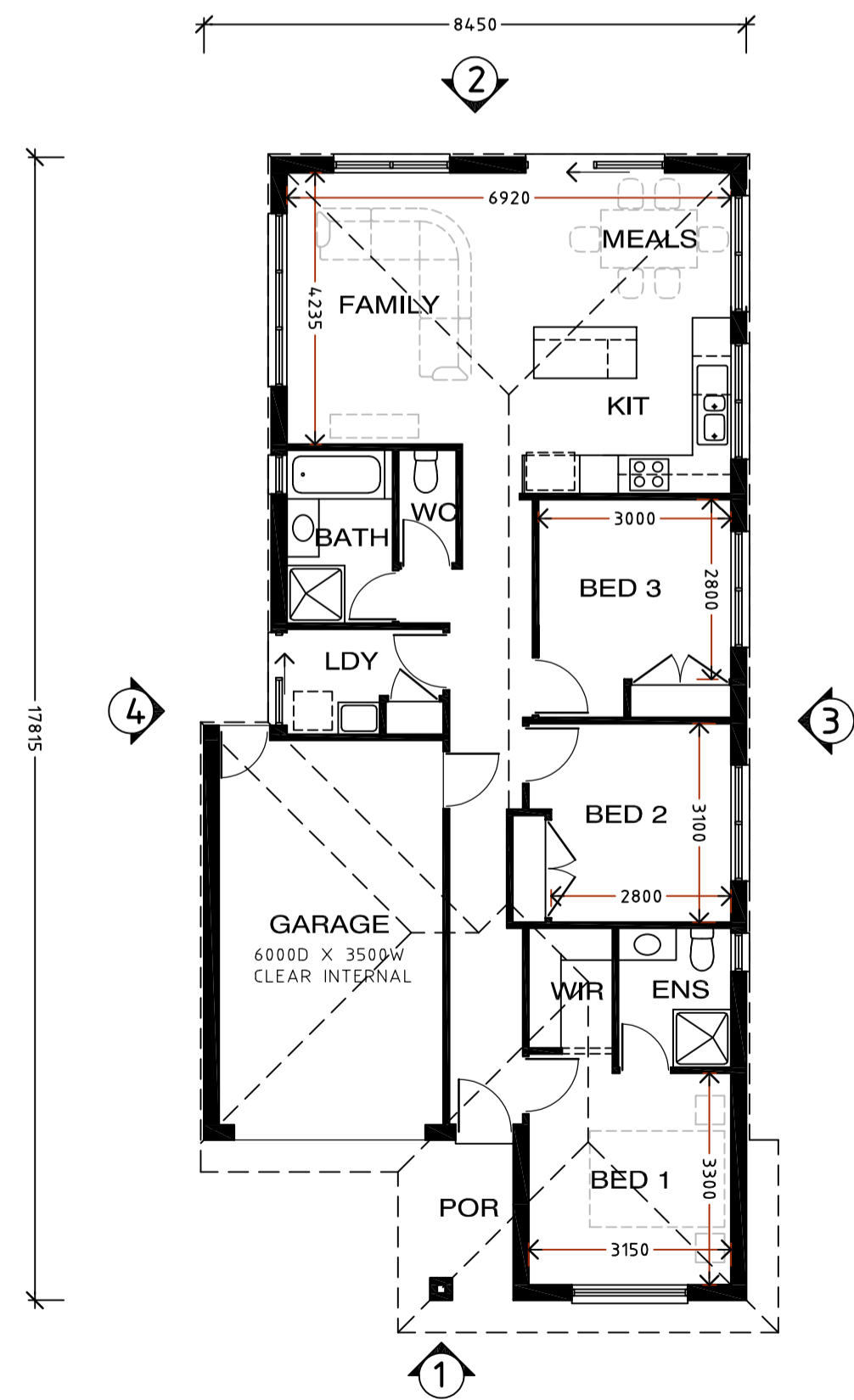


South West elevation 4
SCALE 1 TO 100

unit 13

AREA ANALYSIS

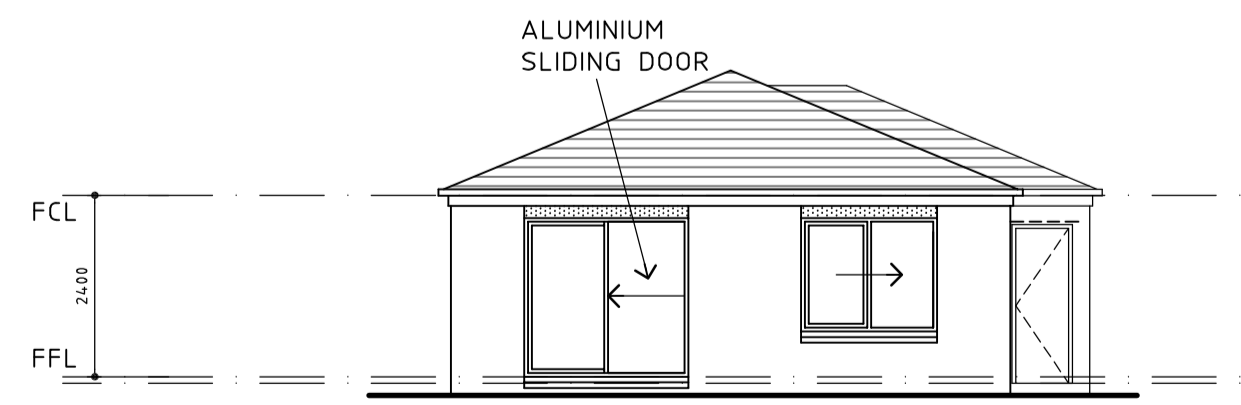
RESIDENCE	105.71m ²	- 11.38sq
GARAGE	23.47m ²	- 2.53sq
PORCH	3.25m ²	- 0.35sq
TOTAL AREA	132.43m²	- 14.26sq



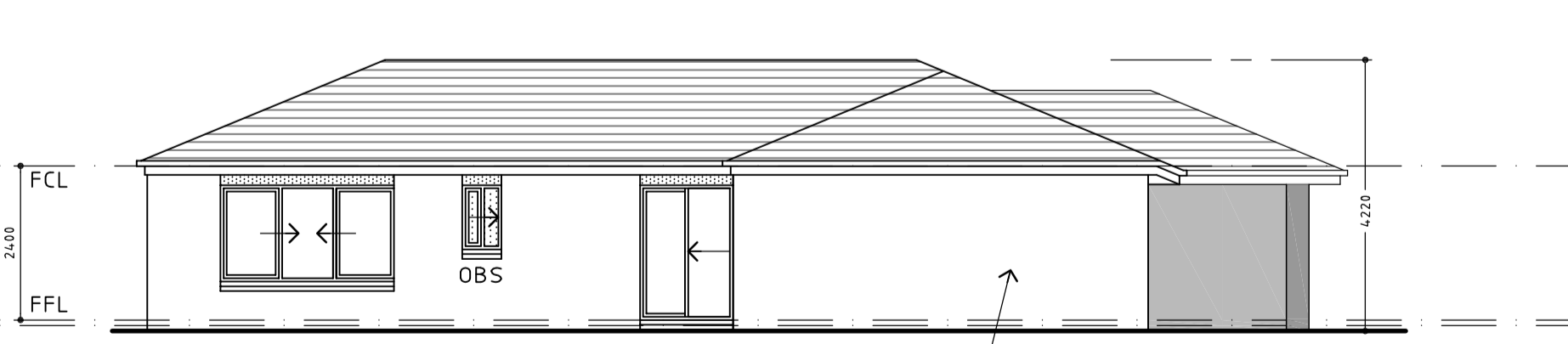
South West elevation 1
SCALE 1 TO 100



South East elevation 3
SCALE 1 TO 100



North East elevation 2
SCALE 1 TO 100



North West elevation 4
SCALE 1 TO 100

PROJECT	PROPOSED UNIT DEVELOPMENT
CLIENT	PREMIER BUILDERS GROUP
ADDRESS	52-54 Drouin Road Longwarry

DRAWING TITLE	FLOOR PLANS UNITS 12 +13
---------------	-----------------------------

These plans have been prepared by Ronnie Whitton Design for the exclusive use by its client, on the alignment nominated in the title block. These plans form part of a town planning application and are not to be used for purposes of construction. Written dimensions shall take precedence over any scale. Do not scale from plan.

Ronnie Whitton Design
Shop 4, 35 Woods Street
Bucclefield
Vic 3807
• ABN: 83 711 332 500
• phone: 0414 730 997

REVISION	DATE	DESCRIPTION
A	10/09/22	COUNCIL LODGEMENT PLANS
B	13/02/23	RESPONSE TO COUNCIL RFI
C	20/10/23	INTERNAL ROAD AMENDMENTS
D	04/10/24	UNIT 20 DELETED, FFL'S AMENDED

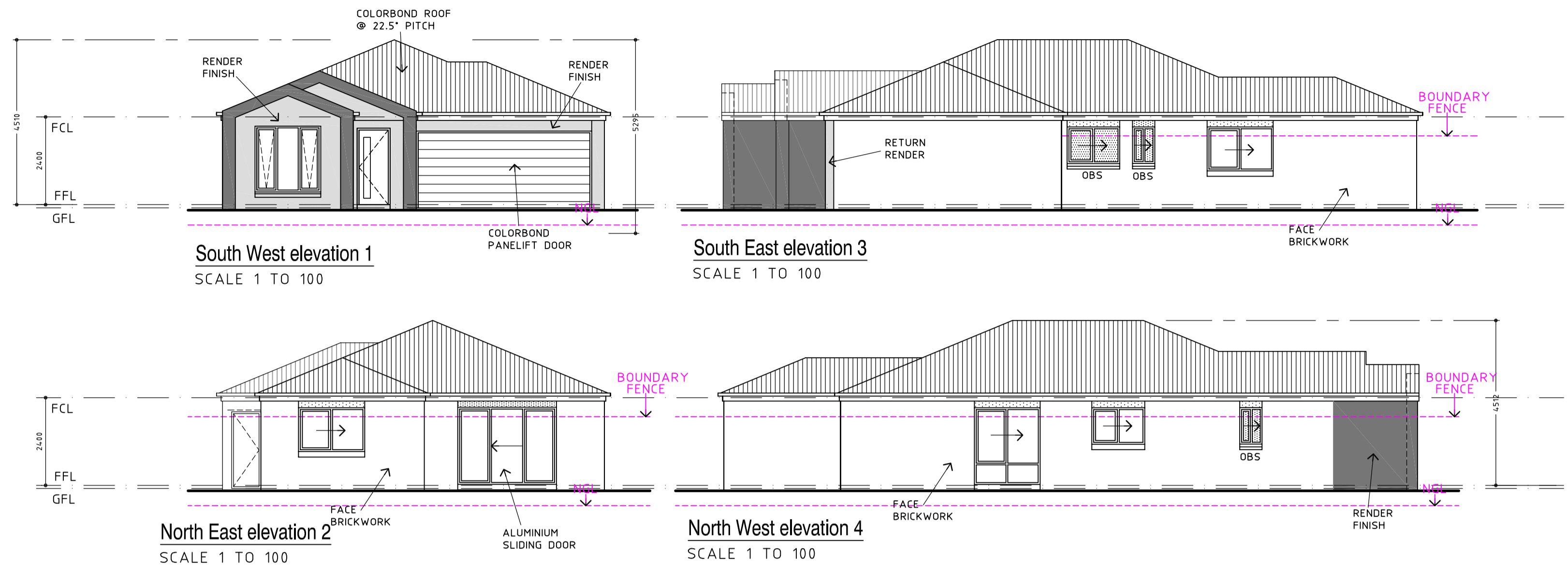
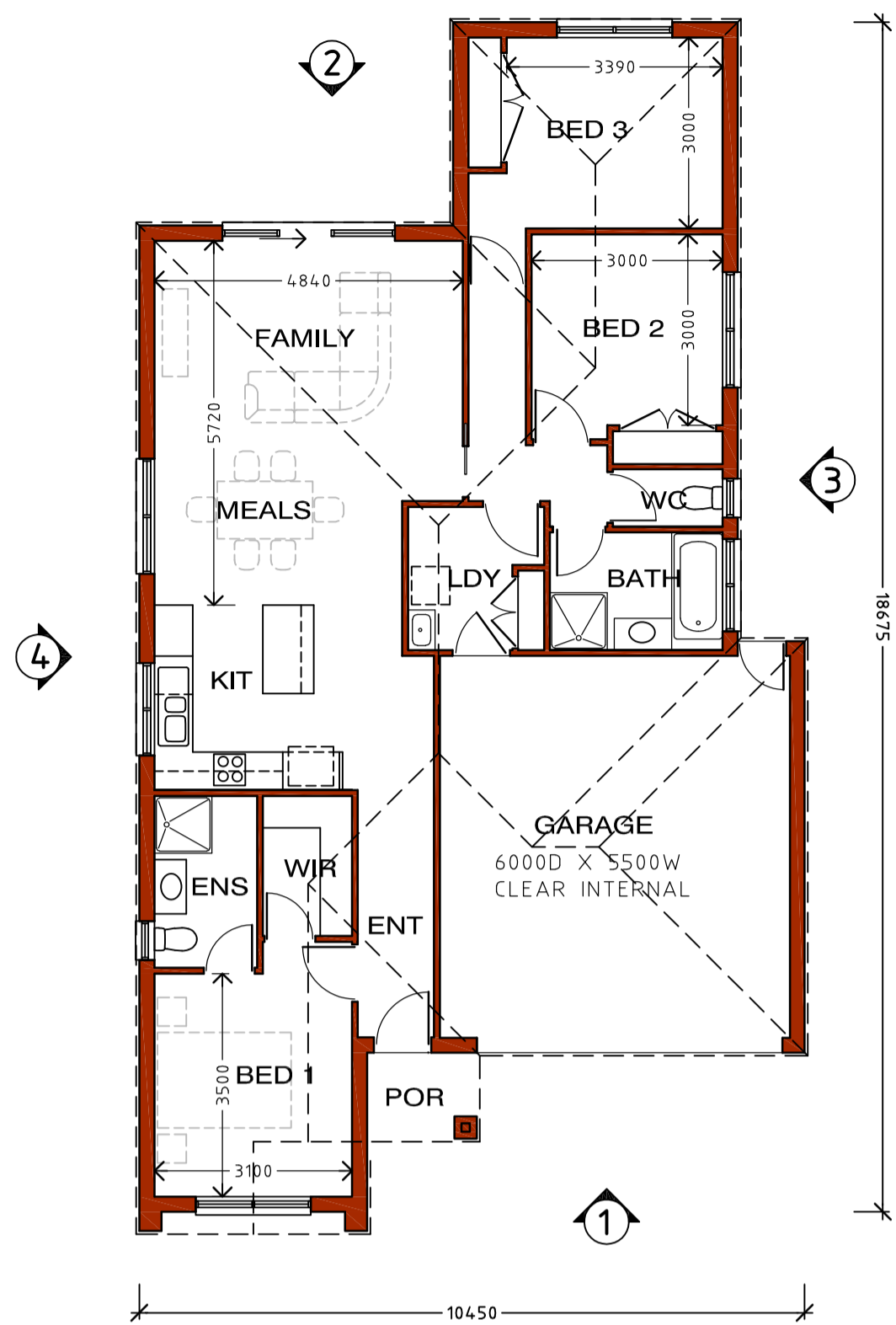
DATE:	SEP 2022
SCALE:	1 : 100
REV:	-

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document, you acknowledge and agree that you will only use the information for the purpose specified above and that you will not disseminate, distribute or copy this document in any way. Page 52 of 59

unit 14

AREA ANALYSIS

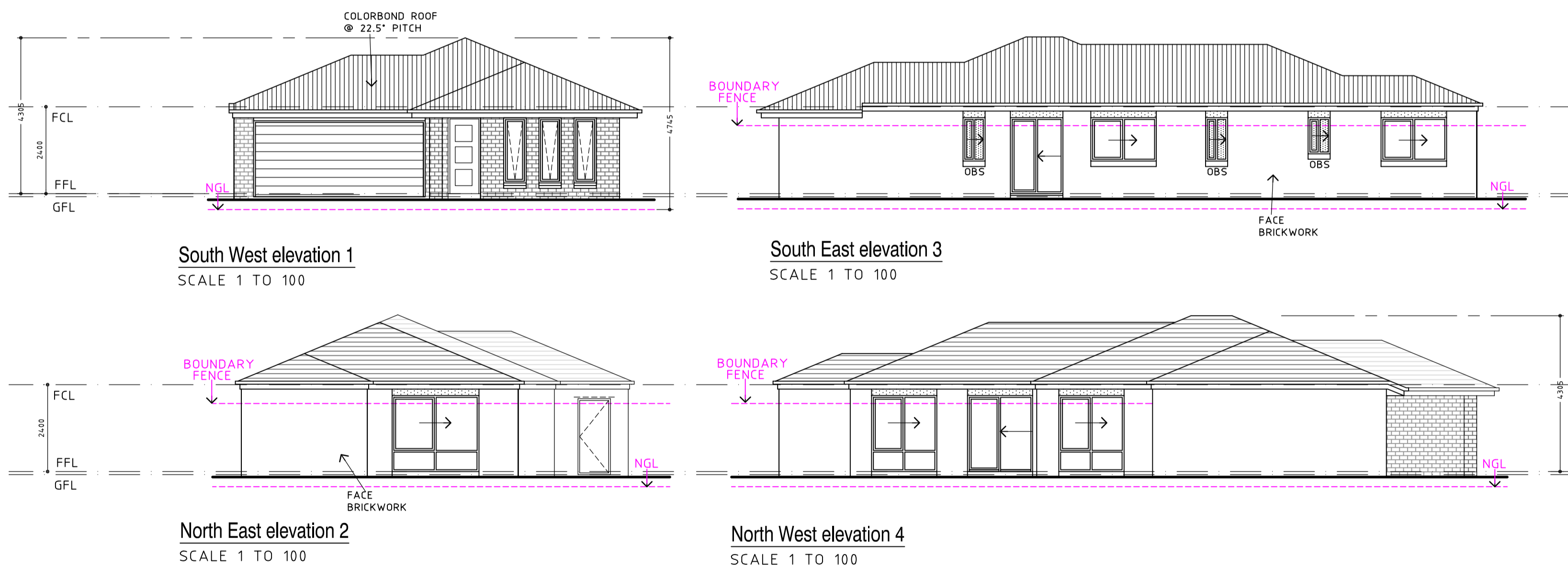
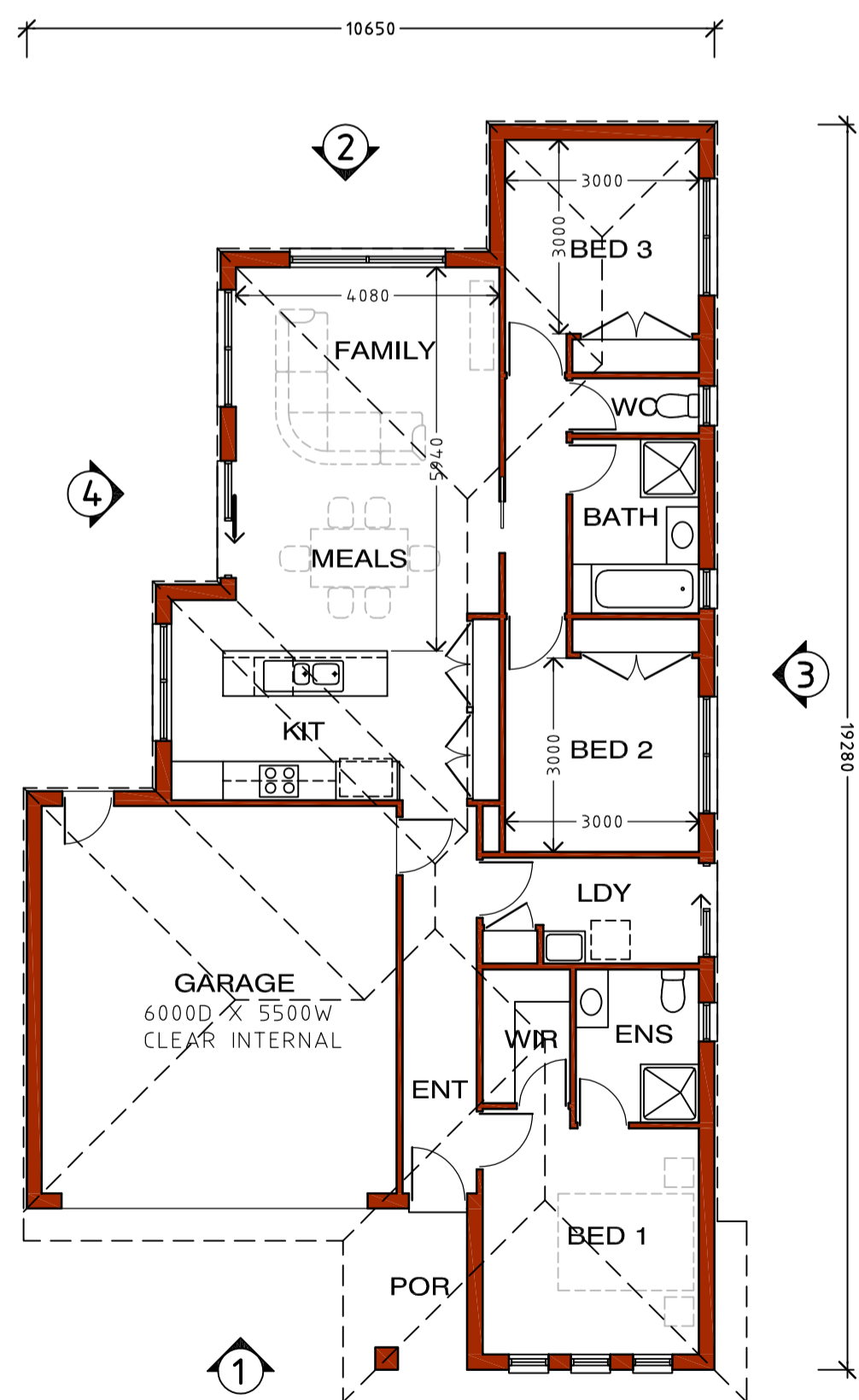
RESIDENCE	116.12m ²	- 12.50sq
GARAGE	35.66m ²	- 3.84sq
PORCH	2.00m ²	- 0.21sq
TOTAL AREA	153.78m ²	- 16.55sq



unit 15

AREA ANALYSIS

RESIDENCE	116.12m ²	- 12.50sq
GARAGE	36.30m ²	- 3.91sq
PORCH	3.00m ²	- 0.32sq
TOTAL AREA	155.42m ²	- 16.73sq



PROJECT PROPOSED UNIT DEVELOPMENT
 CLIENT PREMIER BUILDERS GROUP
 ADDRESS 52-54 Drouin Road Longwarry

DRAWING TITLE
FLOOR PLANS UNITS 14 +15

These plans have been prepared by Ronnie Whitton Design for the exclusive use by its client, on the allotment nominated in the title block. These plans form part of a town planning application and are not to be used for purposes of construction. Written dimensions shall take precedence over any scale. Do not scale from plan.

Ronnie Whitton Design
 Shop 4, 35 Woods Street Busconfield Vic 3807
 • ABN: 83 711 332 500
 • phone: 0414 730 997

REVISION	DATE	DESCRIPTION
A	10/09/22	COUNCIL LODGEMENT PLANS
B	13/02/23	RESPONSE TO COUNCIL RFI
C	20/10/23	INTERNAL ROAD AMENDMENTS
D	04/10/24	UNIT 20 DELETED, FFL'S AMENDED

DATE:	SEP 2022
SCALE:	1 : 100
REV:	-

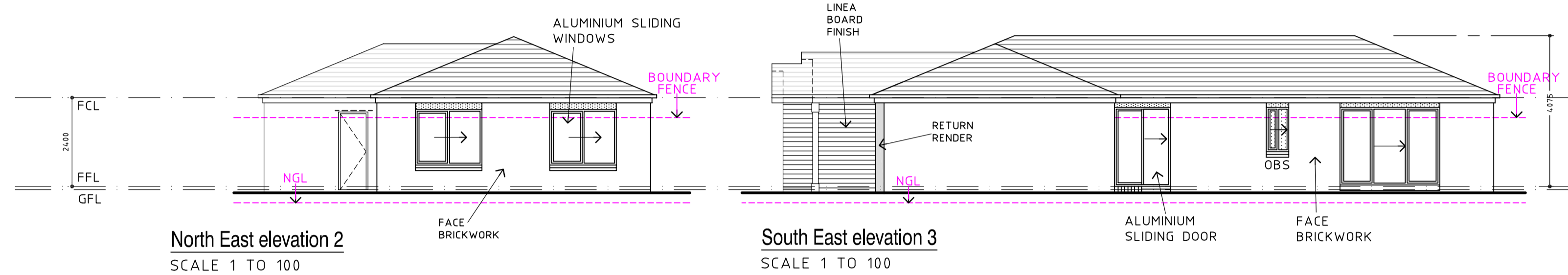
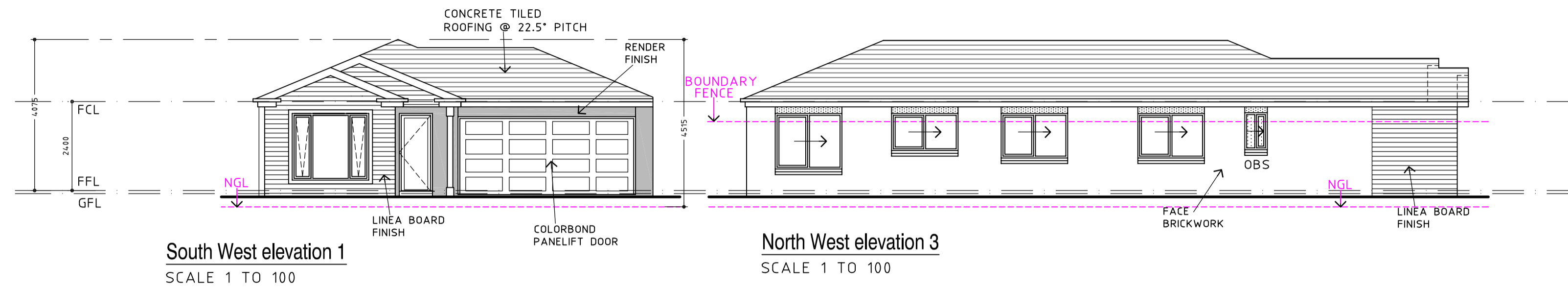
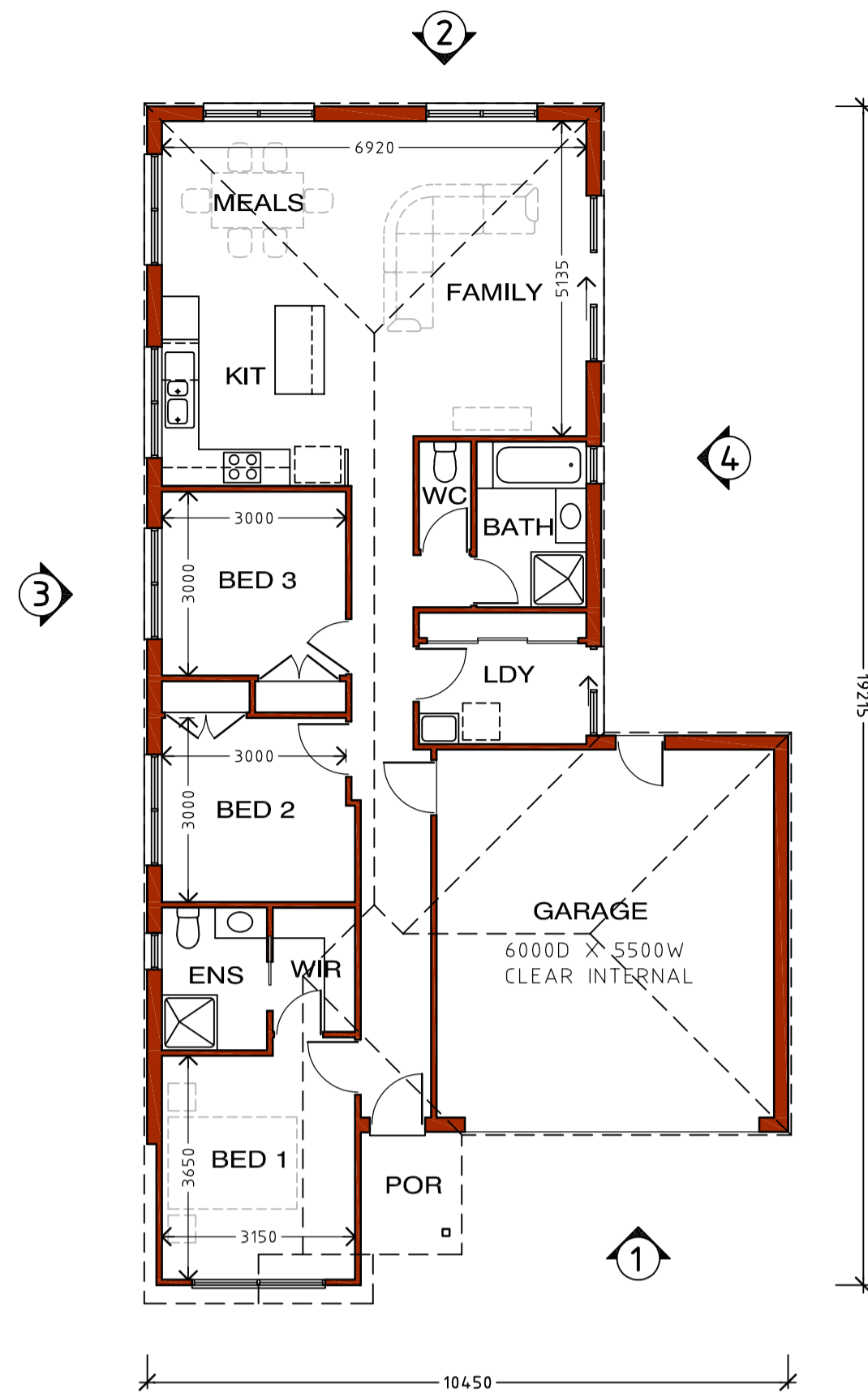
This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document, you acknowledge and agree that you will only use the information for the purpose specified above and that you will not disseminate, distribute or copy of this document in any form.

4176-TP
 TP13

unit 16

AREA ANALYSIS

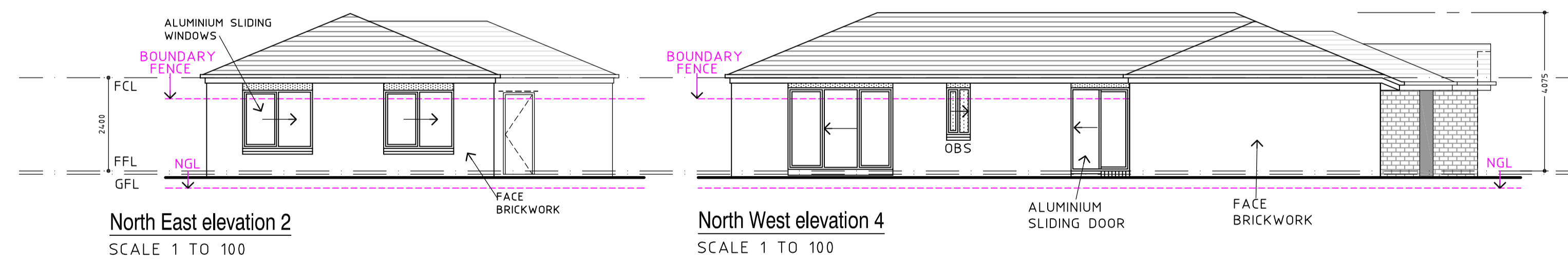
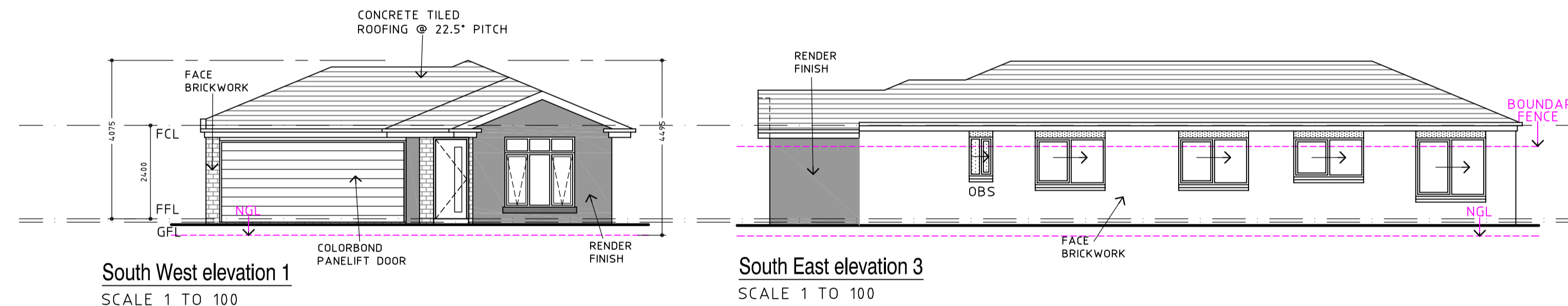
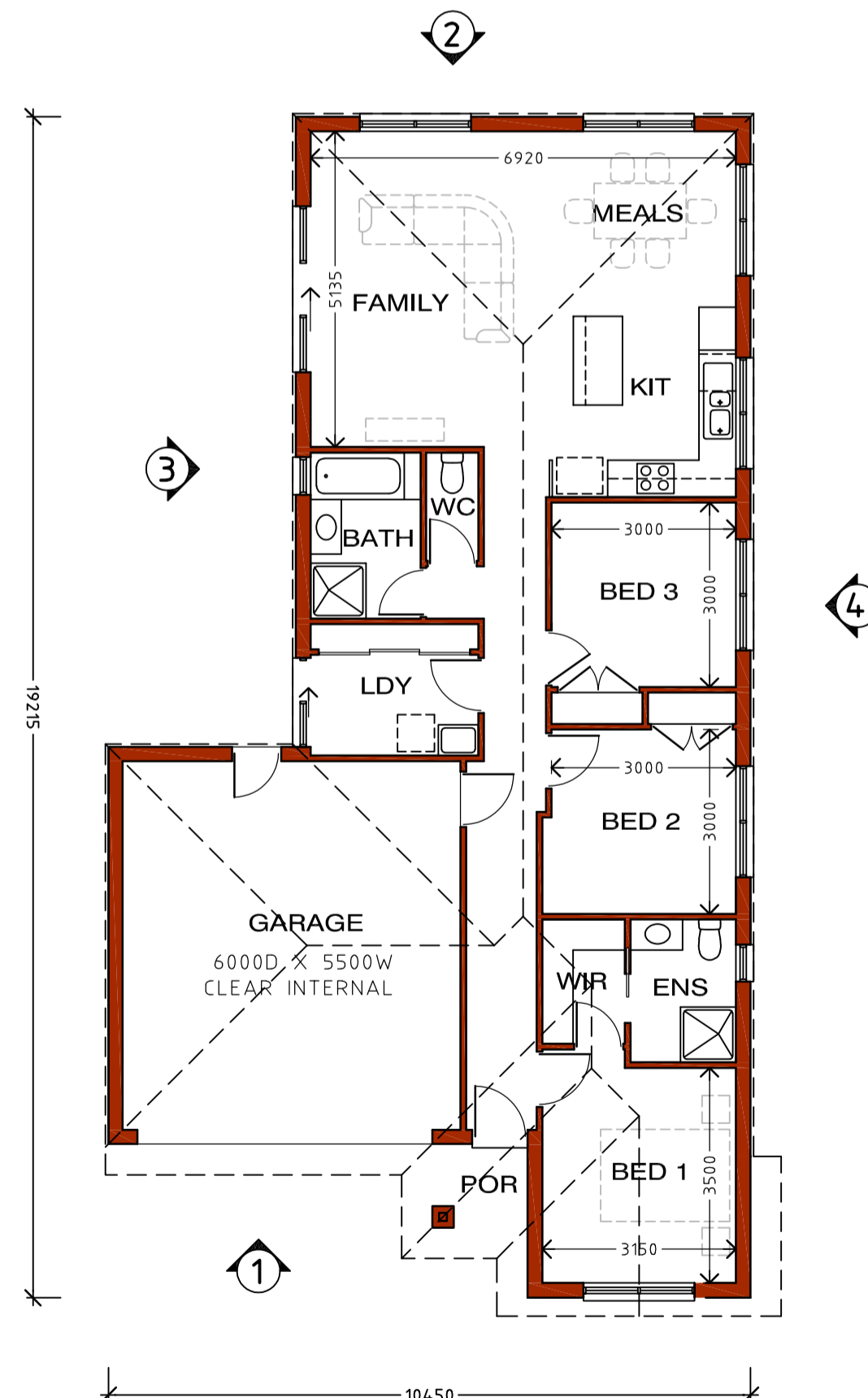
RESIDENCE	116.12m ²	-	12.50sq
GARAGE	35.66m ²	-	3.84sq
PORCH	2.00m ²	-	0.21sq
TOTAL AREA	153.78m²	-	16.55sq



unit 17

AREA ANALYSIS

RESIDENCE	116.12m ²	-	12.50sq
GARAGE	35.66m ²	-	3.84sq
PORCH	2.00m ²	-	0.21sq
TOTAL AREA	153.78m²	-	16.55sq



PROJECT	PROPOSED UNIT DEVELOPMENT
CLIENT	PREMIER BUILDERS GROUP
ADDRESS	52-54 Drouin Road Longwarry

DRAWING TITLE	FLOOR PLANS UNITS 16 + 17
---------------	------------------------------

These plans have been prepared by Ronnie Whitton Design for the exclusive use by its client, on the alignment nominated in the title block. These plans form part of a town planning application and are not to be used for purposes of construction. Written dimensions shall take precedence over any scale. Do not scale from plan.

Ronnie Whitton Design
Shop 4, 35 Woods Street
Bassonfield
Vic 3807
• ABN: 83 711 332 500
• phone: 0414 730 997

REVISION	DATE	DESCRIPTION
A	10/09/22	COUNCIL LODGEMENT PLANS
B	13/02/23	RESPONSE TO COUNCIL RFI
C	20/10/23	INTERNAL ROAD AMENDMENTS
D	04/10/24	UNIT 20 DELETED, FFL'S AMENDED

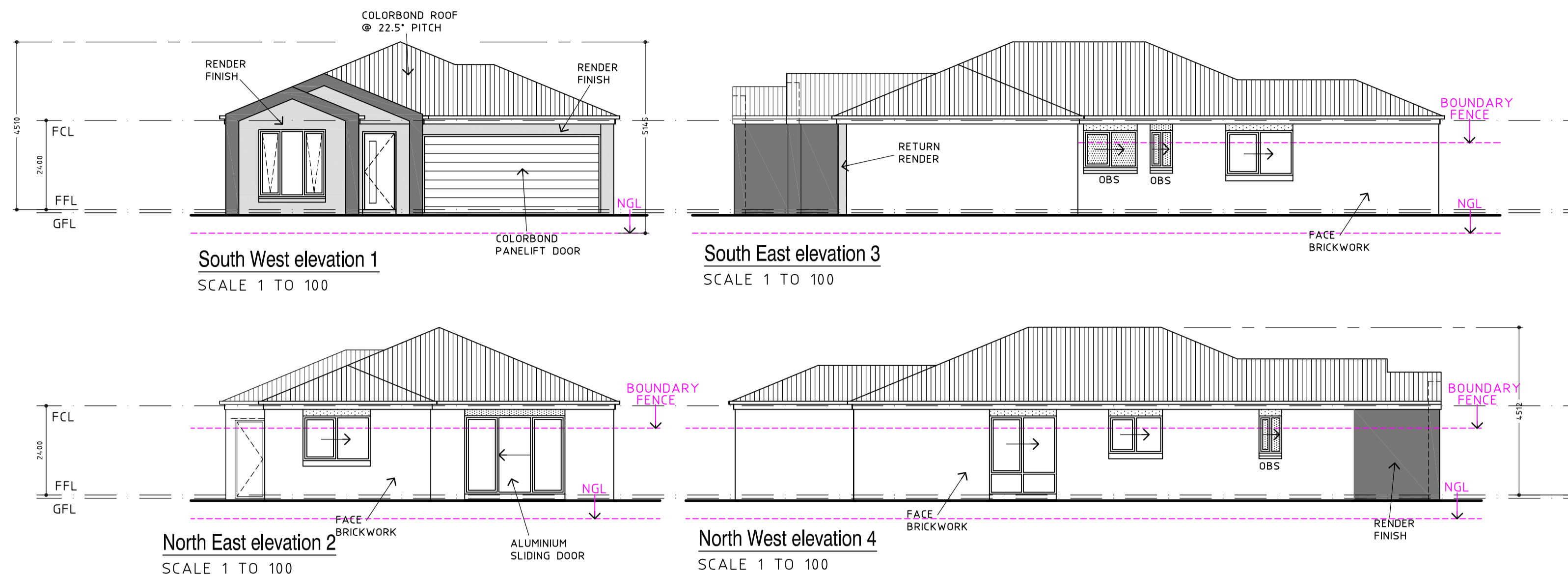
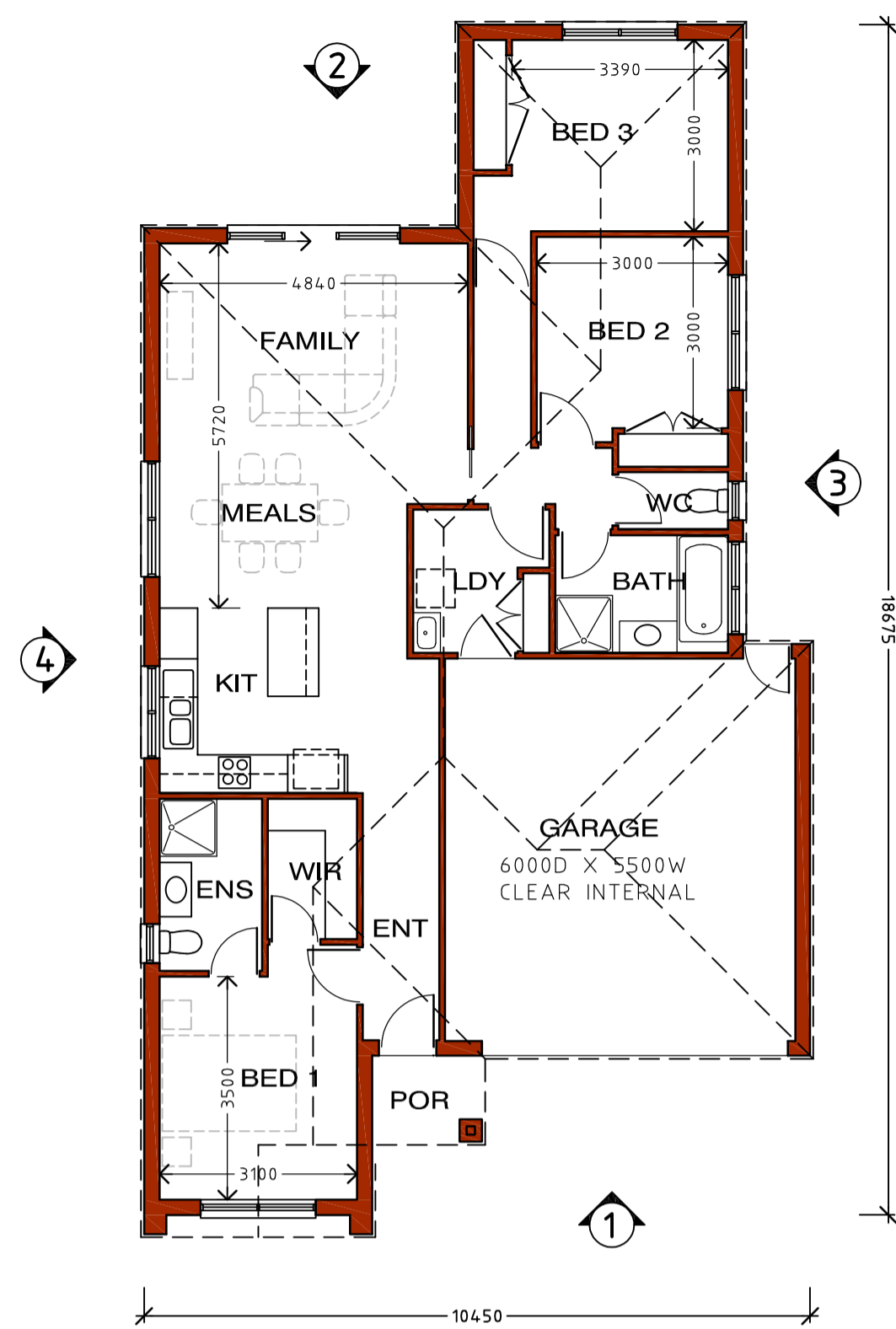
DATE:	SEP 2022
SCALE:	1 : 100
REV:	-

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document, you acknowledge and agree that you will only use the information for the purpose specified above and that you will not disseminate, distribute or copy of this document in any form. Page 54 of 59

unit 18

AREA ANALYSIS

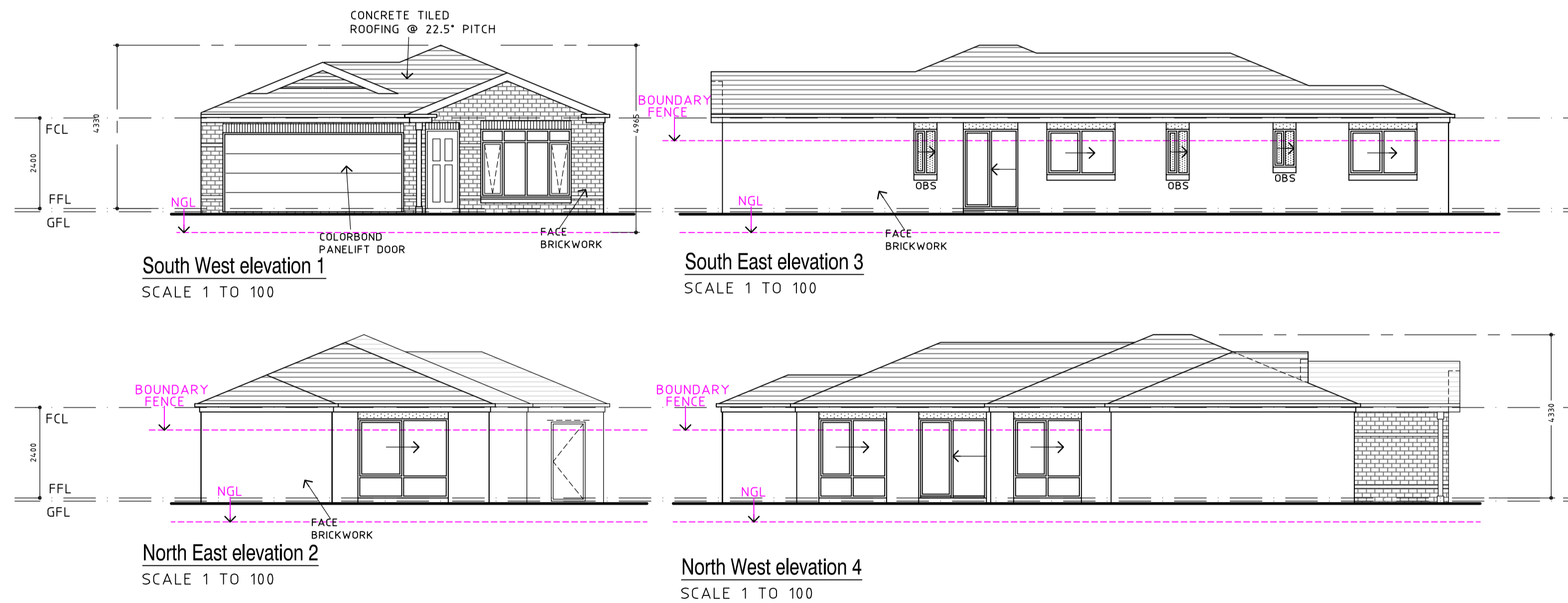
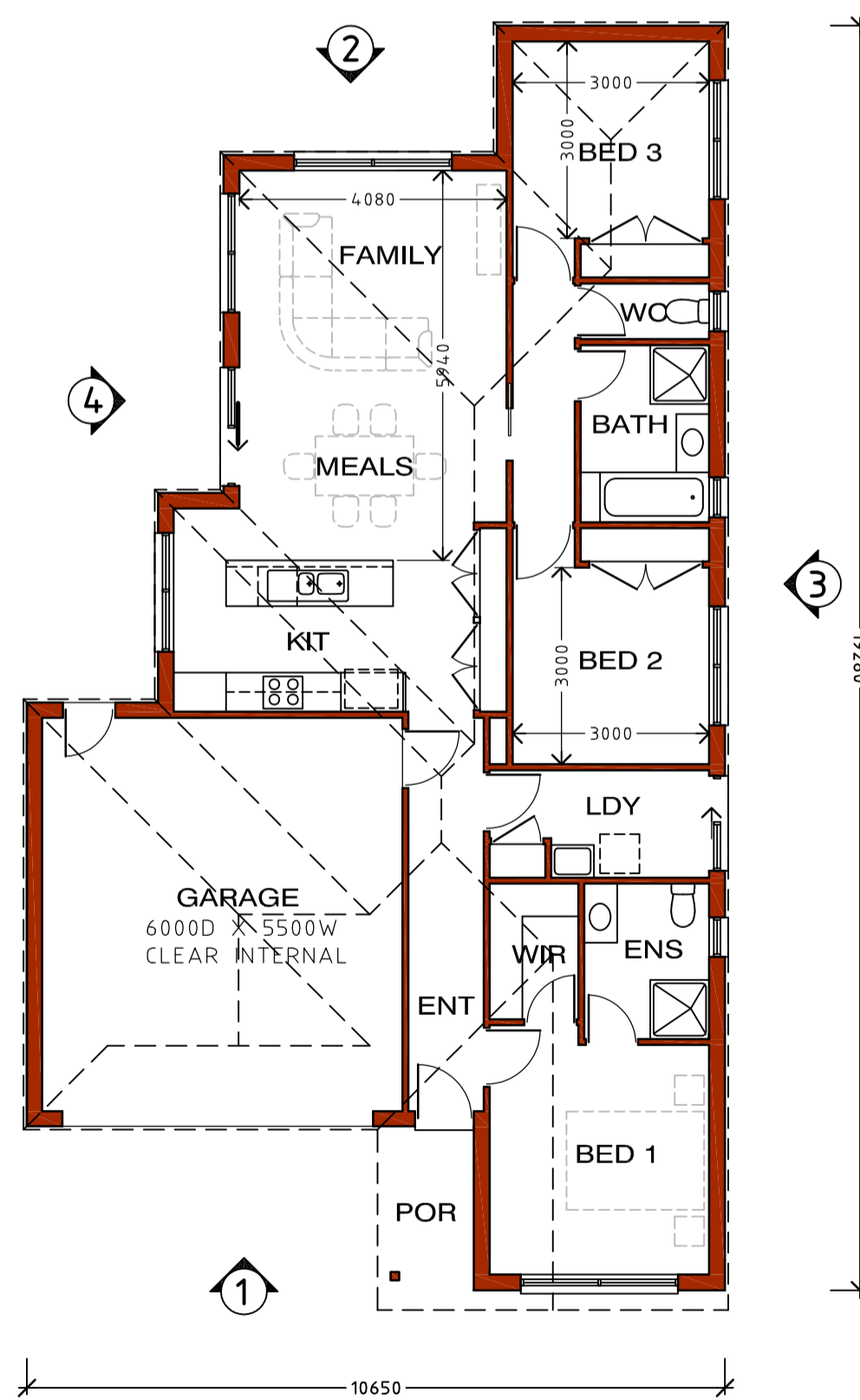
RESIDENCE	116.12m ²	- 12.50sq
GARAGE	35.68m ²	- 3.84sq
PORCH	2.00m ²	- 0.21sq
TOTAL AREA	153.78m²	- 16.55sq



unit 19

AREA ANALYSIS

RESIDENCE	116.12m ²	- 12.50sq
GARAGE	36.30m ²	- 3.91sq
PORCH	3.00m ²	- 0.32sq
TOTAL AREA	155.42m²	- 16.73sq



PROJECT	PROPOSED UNIT DEVELOPMENT
CLIENT	PREMIER BUILDERS GROUP
ADDRESS	52-54 Drouin Road Longwarry

DRAWING TITLE	FLOOR PLANS UNITS 18 + 19
---------------	------------------------------

These plans have been prepared by Ronnie Whitton Design for the exclusive use by its client, on the alignment nominated in the title block. These plans form part of a town planning application and are not to be used for purposes of construction. Written dimensions shall take precedence over any scale. Do not scale from plan.

Ronnie Whitton Design
Shop 4, 35 Woods Street
Bucclefield
Vic 3807
• ABN: 83 711 332 500
• phone: 0414 730 997

REVISION	DATE	DESCRIPTION
A	10/09/22	COUNCIL LODGEMENT PLANS
B	13/02/23	RESPONSE TO COUNCIL RFI
C	20/10/23	INTERNAL ROAD AMENDMENTS
D	04/10/24	UNIT 20 DELETED, FFL'S AMENDED

DATE:	SEP 2022
SCALE:	1 : 100
REV:	-

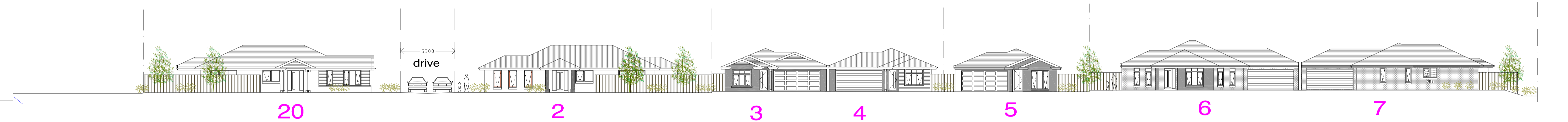
This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document, you acknowledge and agree that you will only use the information for the purpose specified above and that you will not disseminate, distribute or copy of this document is strictly prohibited.

4176-TP
TP15

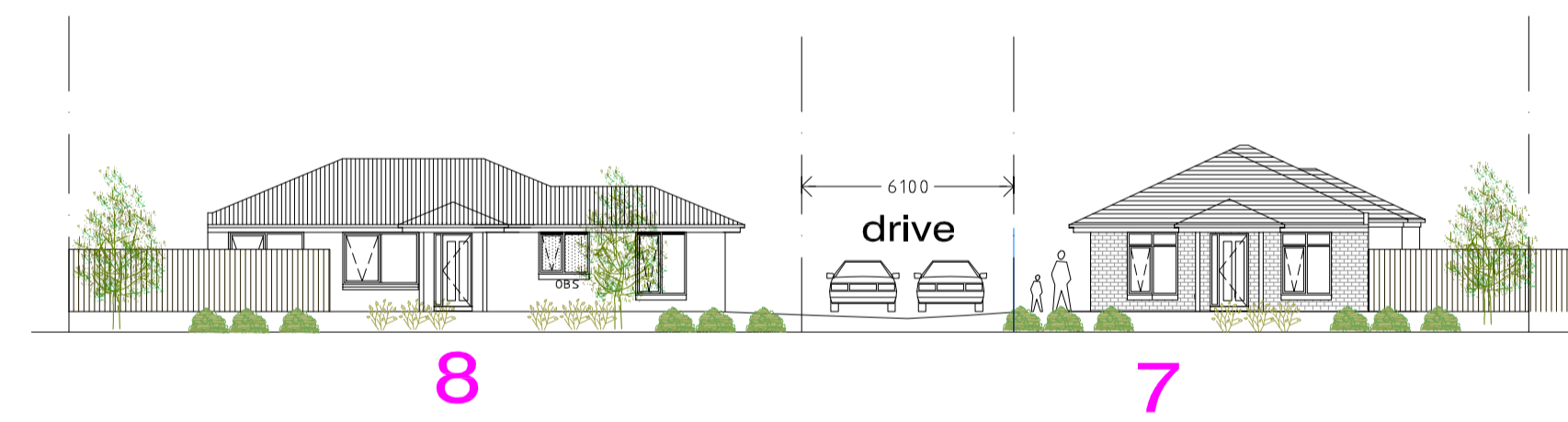
Page 55 of 59



SITE ELEVATION to south west



SITE ELEVATION to north east



ELEVATION to drouin road

PROJECT PROPOSED UNIT DEVELOPMENT
 CLIENT PREMIER BUILDERS GROUP
 ADDRESS 52-54 Drouin Road
 Longwarry

DRAWING TITLE
STREET ELEVATIONS

These plans have been prepared by Ronnie Whitton Design for the exclusive use by its client, on the allotment nominated in the title block. These plans form part of a town planning application and are not to be used for purposes of construction. Written dimensions shall take precedence over any scale. Do not scale from plan.

Ronnie Whitton Design
 Shop 4, 35 Woods Street
 Busselton
 WA 6230
 • ABN: 83 711 332 500
 • phone: 0414 730 997

REVISION	DATE	DESCRIPTION
A	10/09/22	COUNCIL LODGEMENT PLANS
B	13/02/23	RESPONSE TO COUNCIL RFI
C	20/10/23	INTERNAL ROAD AMENDMENTS
D	04/10/24	UNIT 20 DELETED, FFLS AMENDED

DATE: **SEP 2022**
 SCALE: 1 : 200
 REV: -

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that copying, dissemination, distribution or copying of this document is strictly prohibited.

4176.TP
TP16

Page 56 of 59



SITE PLAN LEGEND

	1800 HIGH COLORBOND FENCE	NOTE: FENCES - PERIMETER OF SITE 1800 HIGH TIMBER PALING FENCE ON TOP OF RET WALLS
	GATE	
	EXIST RET WALL	TIMBER SLEEPER RETAINING WALLS HEIGHT AS NOTED ON PLAN
	NEW RET WALL	TIMBER SLEEPER RETAINING WALLS HEIGHT AS NOTED ON PLAN
	lighting	Outdoor / bollard lighting to be provided within communal accessway to the satisfaction of the Responsible Authority.
	PILLAR TYPE	
	LETTER BOX	

PROJECT PROPOSED UNIT DEVELOPMENT
 CLIENT PREMIER BUILDERS GROUP
 ADDRESS 52-54 Drouin Road Longwary

DRAWING TITLE
 SHADOWS 9am
 SEPTEMBER 22nd

These plans have been prepared by Ronnie Whitton Design for the exclusive use by its client, on the alignment nominated in the title block. These plans form part of a town planning application and are not to be used for purposes of construction. Written dimensions shall take precedence over any scale. Do not scale from plan.

Ronnie Whitton Design
 Shop 4, 38 Woods Street
 Beaconsfield Vic 3007
 • ABN: 83 711 332 500
 • phone: 0414 730 997

REVISION	DATE	DESCRIPTION
A	10/09/22	COUNCIL LOUDEMMENT PLANS
B	13/02/23	RESPONSE TO COUNCIL RFI
C	20/10/23	INTERNAL ROAD AMENDMENTS
D	04/10/24	UNIT 20 DELETED, FFLS AMENDED

DATE: **SEP 2022**
 SCALE: **1:200**
 REV: **D**
 This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information not to be used for any other purpose.
 Only use this document for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information not to be used for any other purpose.
 Page 57 of 59



SITE PLAN LEGEND

	1800 HIGH COLORBOND FENCE	NOTE: FENCES - PERIMETER OF SITE 1800 HIGH TIMBER PALING FENCE ON TOP OF RET WALLS
	GATE	
	EXIST RET WALL	TIMBER SLEEPER RETAINING WALLS HEIGHT AS NOTED ON PLAN
	NEW RET WALL	TIMBER SLEEPER RETAINING WALLS HEIGHT AS NOTED ON PLAN
	lighting	Outdoor / bollard lighting to be provided within communal accessibility to the satisfaction of the Responsible Authority.
	PILLAR TYPE	
	LETTER BOX	

PROJECT	PROPOSED UNIT DEVELOPMENT
CLIENT	PREMIER BUILDERS GROUP
ADDRESS	52-54 Drouin Road Longwary

DRAWING TITLE	SHADOWS 12pm SEPTEMBER 22nd
---------------	--------------------------------

These plans have been prepared by Ronnie Whitton Design for the exclusive use by its client, on the alignment nominated in the title block. These plans form part of a town planning application and are not to be used for purposes of construction. Written dimensions shall take precedence over any scale. Do not scale from plan.

Ronnie Whitton Design
Shop 4, 30 Woods Street
Beaconsfield Vic 3007
• ABN: 83 711 332 500
• phone: 0414 730 997

REVISION	DATE	DESCRIPTION
A	10/09/22	COUNCIL LOUDEMMENT PLANS
B	13/02/23	RESPONSE TO COUNCIL RFI
C	20/10/23	INTERNAL ROAD AMENDMENTS
D	04/10/24	UNIT 20 DELETED, FFLS AMENDED

DATE: **SEP 2022**
SCALE: **1:200**
REV: **D**
This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information not to be used for any other purpose.
Page 58 of 94



SITE PLAN LEGEND

	1800 HIGH COLORBOND FENCE	NOTE: FENCES - PERIMETER OF SITE 1800 HIGH TIMBER PALING FENCE ON TOP OF RET WALLS
	GATE	
	EXIST RET WALL	TIMBER SLEEPER RETAINING WALLS HEIGHT AS NOTED ON PLAN
	NEW RET WALL	TIMBER SLEEPER RETAINING WALLS HEIGHT AS NOTED ON PLAN
	Lighting	Outdoor / bollard lighting to be provided within communal accessibility to the satisfaction of the Responsible Authority.
	18 PILLAR TYPE	
	LETTER BOX	

PROJECT	PROPOSED UNIT DEVELOPMENT
CLIENT	PREMIER BUILDERS GROUP
ADDRESS	52-54 Drouin Road Longwary

DRAWING TITLE	SHADOWS 12pm SEPTEMBER 22nd
---------------	--------------------------------

These plans have been prepared by Ronnie Whittom Design for the exclusive use by its client, on the alignment nominated in the title block. These plans form part of a town planning application and are not to be used for purposes of construction. Written dimensions shall take precedence over any scale. Do not scale from plan.

Ronnie Whittom Design
Shop 4, 38 Woods Street
Beaconsfield Vic 3007
• ABN: 83 711 332 500
• phone: 0414 730 997

REVISION	DATE	DESCRIPTION
A	10/09/22	COUNCIL LOUDEMMENT PLANS
B	13/02/23	RESPONSE TO COUNCIL RFI
C	20/10/23	INTERNAL ROAD AMENDMENTS
D	04/10/24	UNIT 20 DELETED, FFLS AMENDED

DATE: **SEP 2022**
SCALE: **1:200**
REV: **D**
Page 59 of 94

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information not to be used for any other purpose.

By using a copy of this document, you acknowledge and agree that you will only use the information contained in this document for the purposes of the planning process and that you will not disseminate, distribute or copy of this document in any way.

TP 19