

## NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	6965 Great Alpine Road SWIFTS CREEK VIC 3896 CA: 42
The application is for a permit to:	Use and development of a dwelling
A permit is required under the following clauses of the planning scheme:	
<b>Planning Scheme Clause</b>	<b>Matter for which a permit is required</b>
35.07-1	Use of land for a dwelling
35.07-4	Buildings and works for a dwelling
43.02-2	Buildings and works
The applicant for the permit is:	Crowther & Sadler Pty Ltd
The application reference number is:	5.2026.147.1

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

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

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

**An objection must**

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

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

<b>The Responsible Authority will not decide on the application before:</b>	<b>Subject to the applicant giving notice</b>
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If you object, the Responsible Authority will tell you its decision.

**April McDonald**

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**From:** Snapforms Notifications <no-reply@snapforms.com.au>  
**Sent:** Wednesday, 20 May 2026 5:13 PM  
**To:** Planning Unit Administration  
**Subject:** Planning Permit application  
**Attachments:** 21487 Bushfire Hazard Landscape Assessment.pdf; 21487 Report.pdf; 21487 BMP V1.pdf; 21487 Site Plan V1.pdf; 21487 CoT Vol\_3103\_Fol\_532.pdf; Plan Set V1.pdf.pdf; LCA.pdf; Planning\_Permit\_Application\_2026-05-20T17-13-08\_33812656\_0.pdf

**Planning Permit Application**

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

**Applicant name:** Crowther & Sadler Pty Ltd

**Email address:** contact@crowthersadler.com.au

**Postal address :** PO Box 722 Bairnsdale 3875

**Preferred phone number:** 0351525011

**Owner's name:**

**Street number:** 6965

**Street name:** Great Alpine Road

**Town:** Swifts Creek

**Post code:** 3896

**Other Legal Description:** Crown Allotment 42 Township of Swifts Creek Parish of Tongio-Munjie West

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

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

**Existing conditions :** Vacant land

**Description of proposal :** Use and development of a dwelling

**Estimated cost of development:** 220000

**Has there been a pre-application meeting:** No

**Your reference number:** 21487

**ExtraFile:** 4

**Invoice Payer:** Crowther & Sadler Pty Ltd

**Address for Invoice:** PO Box 722 Bairnsdale 3875

**Invoice Email:** contact@crowthersadler.com.au

**Primary Phone Invoice:** 0351525011

**Declaration:** Yes

**Authority Check:** Yes

**Notice Contact Check:** Yes

**Notice check 2:** Yes

**Privacy Statement Acknowledge:** Yes

**3. Supporting information/reports:** [21487 Bushfire Hazard Landscape Assessment.pdf](#)

**Planning report:** [21487 Report.pdf](#)

**4. Supporting information/reports:** [21487 BMP V1.pdf](#)

**2. Supporting information/reports:** [21487 Site Plan V1.pdf](#)

**Full copy of Title:** [21487 CoT Vol 3103 Fol 532.pdf](#)

**Plans:** [Plan Set V1.pdf.pdf](#)

**1. Supporting information/reports:** [LCA.pdf](#)

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

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VOLUME 03103 FOLIO 532

Security no : 124134389942E  
Produced 06/05/2026 08:33 AM

**LAND DESCRIPTION**

Crown Allotment 42 Township of Swift's Creek Parish of Tongio-Munjie West.  
PARENT TITLE Volume 03092 Folio 330  
Created by instrument 0517858 06/01/1906

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Joint Proprietors

**ENCUMBRANCES, CAVEATS AND NOTICES**

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE TP848480Q FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NUMBER		STATUS	DATE
BA139298P (E)	TRANSFER	Registered	20/02/2026

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

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

Street Address: 6965 GREAT ALPINE ROAD SWIFTS CREEK VIC 3896

**ADMINISTRATIVE NOTICES**

NIL

eCT Control  
Effective from

DOCUMENT END

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TP 848480Q

# TITLE PLAN

# EDITION 1

### Location of Land

Parish : TONGIO-MUNJIE WEST  
Township : SWIFT'S CREEK  
Section :  
Crown Allotment: 42  
Crown Portion:

Last Plan Reference :  
Derived From : VOL. 3103 FOL. 532

Depth Limitation : NIL

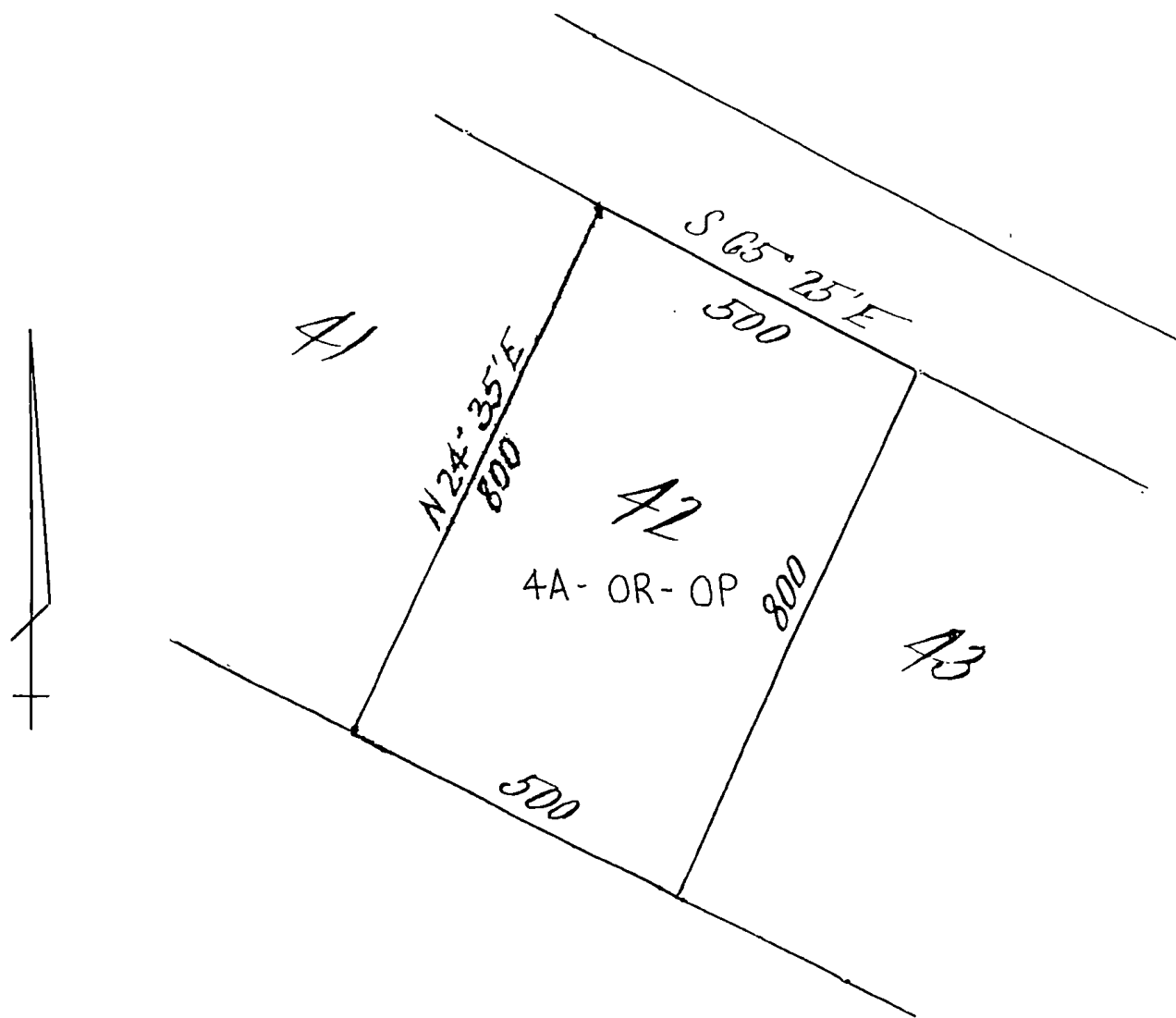
Notations

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

### Description of Land/ Easement Information

THIS PLAN HAS BEEN PREPARED BY  
LAND REGISTRY, LAND VICTORIA FOR  
TITLE DIAGRAM PURPOSES

COMPILED: Date 28/11/07  
VERIFIED: A. DALLAS  
Assistant Registrar of Titles



LENGTHS ARE IN  
LINKS

Metres = 0.3048 x Feet ©  
Metres = 0.201168 x Links

Printed 2/06/2026

Sheet 1 of 4 Sheets

Page 5 of 50

## Planning Report

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Use and Development of a Dwelling  
6965 Great Alpine Road, Swifts Creek

Our reference – 21487

May 2026



FS 520900



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	Application Form	
	Proposed Floor and Elevation Plans ( <i>Nook Tiny Homes</i> )	
	Site Plan (Version 1)	
	Bushfire Hazard Landscape Assessment (Version 1)	
	Bushfire management Plan (Version 1)	
	Land Capability Assessment ( <i>Chris O'Brien and Company</i> )	
	Copy of Title (Vol.3103 Fol.532)	

*Note: Applicable Planning Application fee is \$1,462.50*

## 1. Introduction

This Planning Report is prepared in support of the proposed use and development of a dwelling at 6965 Great Alpine Road, Swifts Creek. The Report addresses the provisions of the Farming Zone 1 and Design and Development Overlay 7 as contained within the East Gippsland Planning Scheme.



*Aerial image of the subject land and immediate surrounds (Source: Google Earth)*

## 2. Subject Land & Surrounding Context

Formally known as Crown Allotment 42, Township of Swifts Creek, Parish of Tongio-Munjie West or commonly known known as 6965 Great Alpine Road, Swifts Creek the subject land is located on the south side of the Great Alpine Road approximately 750m north-west from the centre of the Swifts Creek township.



The property is a regular shaped allotment with a frontage to the Great Alpine Road of 100.58m and a depth of 160.93 metres resulting in an area of 1.611 hectares. The property is relatively flat with just a slight fall from the front to the rear. An ephemeral waterway transverses the land from west to east at the rear of the site.

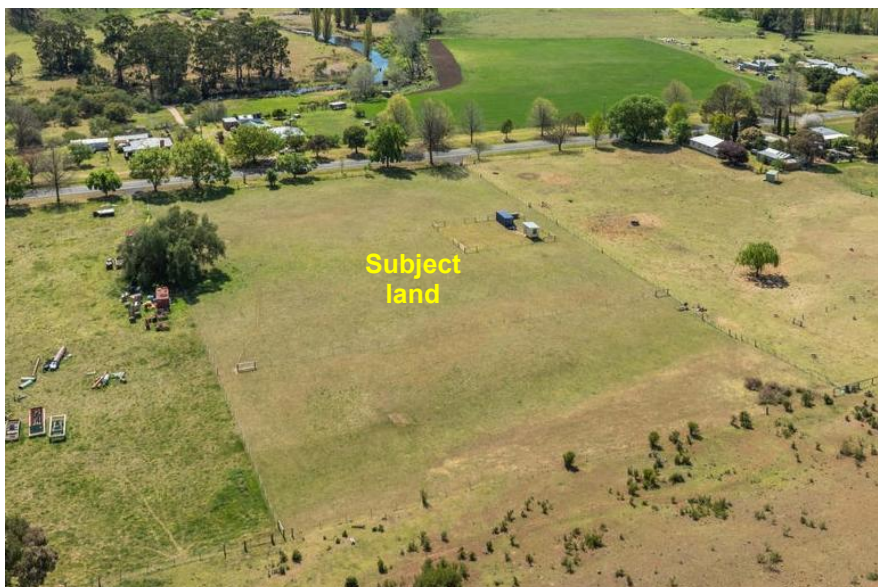


Image of the subject land looking north (Source: realestate.com.au)

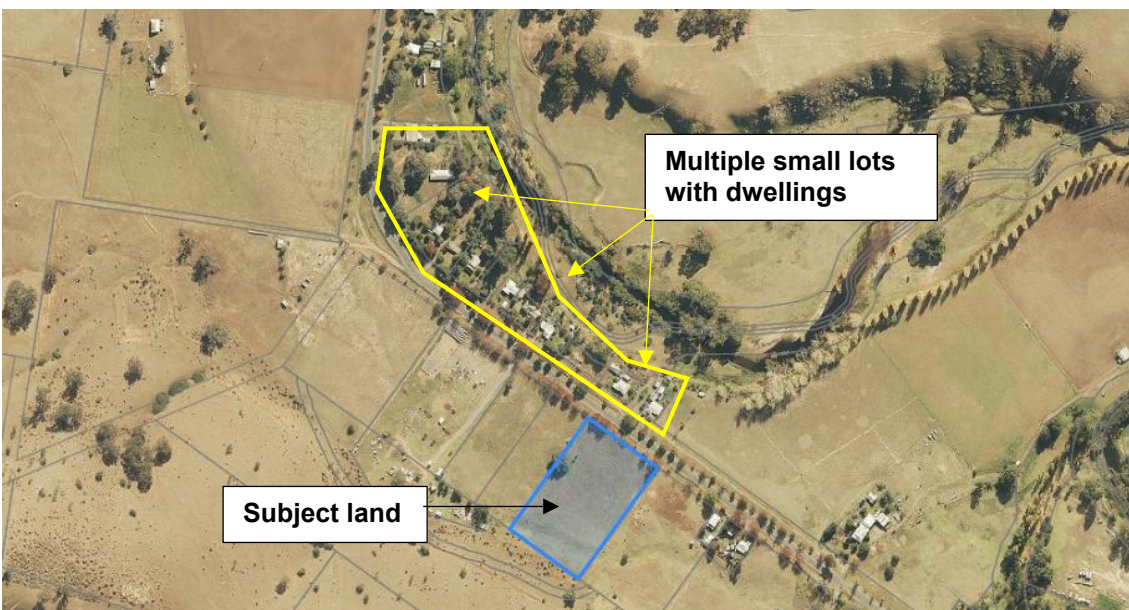
Constructed access to the property is provided from the Great Alpine Road at the north-east corner of the site.



Existing access to the subject land (Source: Google earth)

The subject land has the ability to be connected to all services with the exception of reticulated sewerage.

Land on the north side of the Great Alpine Road opposite the subject land is also contained within the Farming Zone and most contain an established dwelling. Agricultural activities are limited in this location.



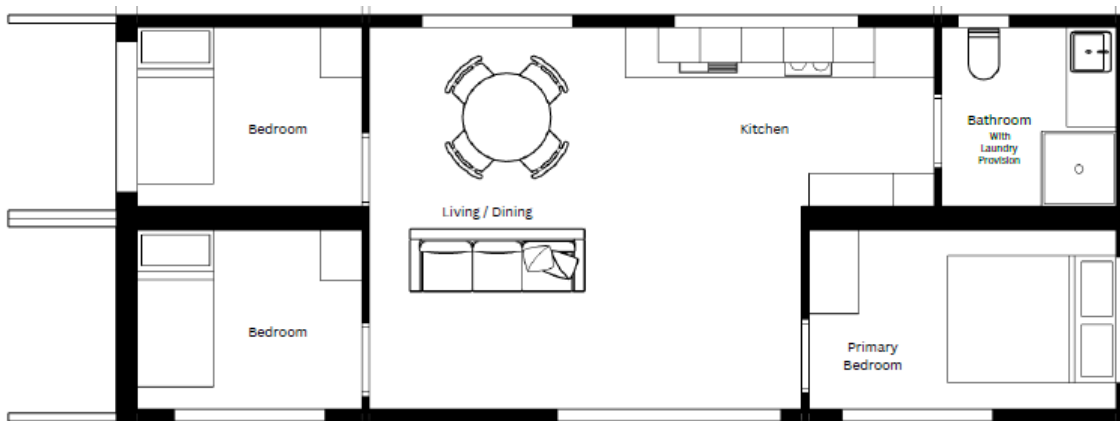
### 3. The Application & Proposal

The application seeks approval for the use and development of the dwelling on the subject land.

The proposed dwelling is a prefabricated modular building and will consist of a three bedrooms, open plan living and dining area, kitchen and a bathroom.

The proposed dwelling is to be located in the north-east of the property and setback 23 metres from the northern and eastern boundaries.

The proposed dwelling will have a length of 12.18 metres and will be 4.8 metres wide providing for an overall area of 58.46 square metres and a height of 2.9 metres.



*Proposed floor plan of the dwelling (Source: Nook Tiny Homes)*

be constructed from Coreen Steel coloured and finished in vivid white, with windows and doors punctuating the walls.



*Proposed elevation (Source: Nook Tiny Homes)*

Vehicle access to the proposed dwelling will take place via the existing vehicle crossover to Great Alpine Road.

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

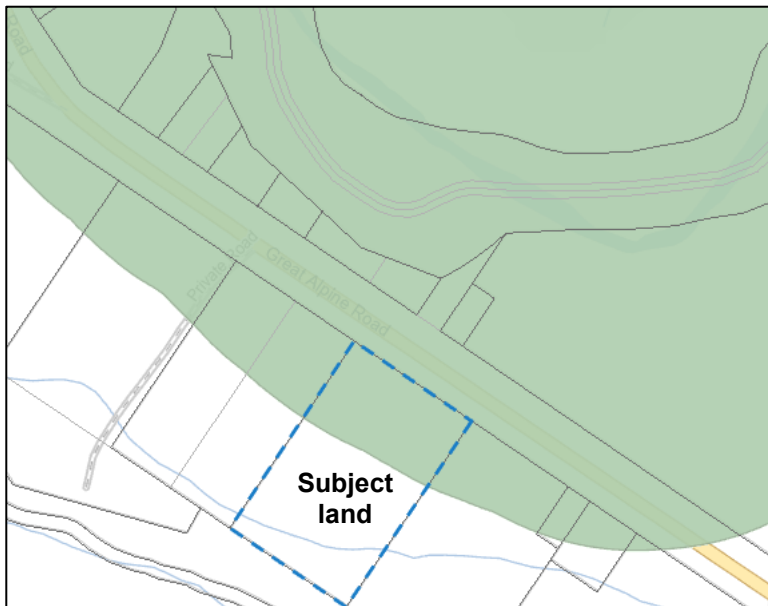
Planning Scheme Clause	Matter for which a Permit is required
35.07-1 Farming 1 Zone	Use of the land for the purposes of a dwelling.
35.07-4 Farming Zone 1	Buildings and works associated with a Section 2 use.
43.02-2 Design and Development Overlay 7	Buildings and works.

The application is required to be referred in accordance with section 55 of the *Planning and Environment Act 1987* to the relevant water board as the land is within the Tambo Special Water Supply Catchment Area.

**4. Cultural Heritage**

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

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



*Extract from Cultural Heritage Sensitivity mapping, with sensitive areas shown in green (Source: VicPlan)*

The subject land is partly within an area of cultural heritage sensitivity however, the construction of a single dwelling on a lot is an exempt activity pursuant to r9 of the *Aboriginal Heritage Regulations 2018*.

## 5. Planning Policy

### 5.1 Planning Policy Framework

The application is supported with a Land Capability Assessment which advises that wastewater from the proposed dwelling is able to be treated on the subject land and will avoid nutrient runoff into local waterways as sought within Clause 12.03-1S River and riparian corridors, waterways, lakes, wetlands and billabongs.

Consistent with Clause 13.02-1S Bushfire planning the proposed dwelling will be well separated from classifiable vegetation and is constructed from robust materials mitigating the risk from a bushfire event.

Despite the zoning of the land, the site is within a rural living area of Swifts Creek with relatively small land parcels, many developed with dwellings and a short distance to the town centre. Developing a dwelling on the subject land will not have a detrimental impact on the agricultural base of the district as sought within Clause 14.01-1S Protection of agricultural land.

The location of the dwelling and related wastewater system is well separated from the ephemeral waterway traversing the southern part of the property ensuring water quality within the catchment is maintained in accordance with Clause 14.02-1S Catchment planning and management.

Vehicle access to the site will continue to use the existing vehicle crossover to the property which will maintain the efficiency of the principal road as encouraged within Clause 18.02-4S Roads.

## 5.2 Municipal Planning Strategy

Development of a dwelling on the subject land within 600 metres of the Swifts Creek township area will assist to provide for population growth and economic support for the local community as encouraged within Clause 02.03-1 Settlement.

The dwelling location is distant from the waterway and will allow wastewater to be managed on the subject land without nutrient runoff into local waterways (Clause 02.03-2 Environmental and landscape values).

A land capability assessment accompanies the application and advises that the site has the ability to manage and treat wastewater within the allotment boundaries as sought within Clause 02.03-4 Natural resource management.

Developing the site for the purposes of a dwelling will not have a detrimental impact on agricultural activities within the area. The property is within a rural living precinct of Swifts Creek with many small land holdings developed with dwellings. Limited agriculture activities are taking place within the immediate area and an additional dwelling can coexist with land management grazing that is occurring on a number of properties (Clause 02.03-4 Natural resource management).

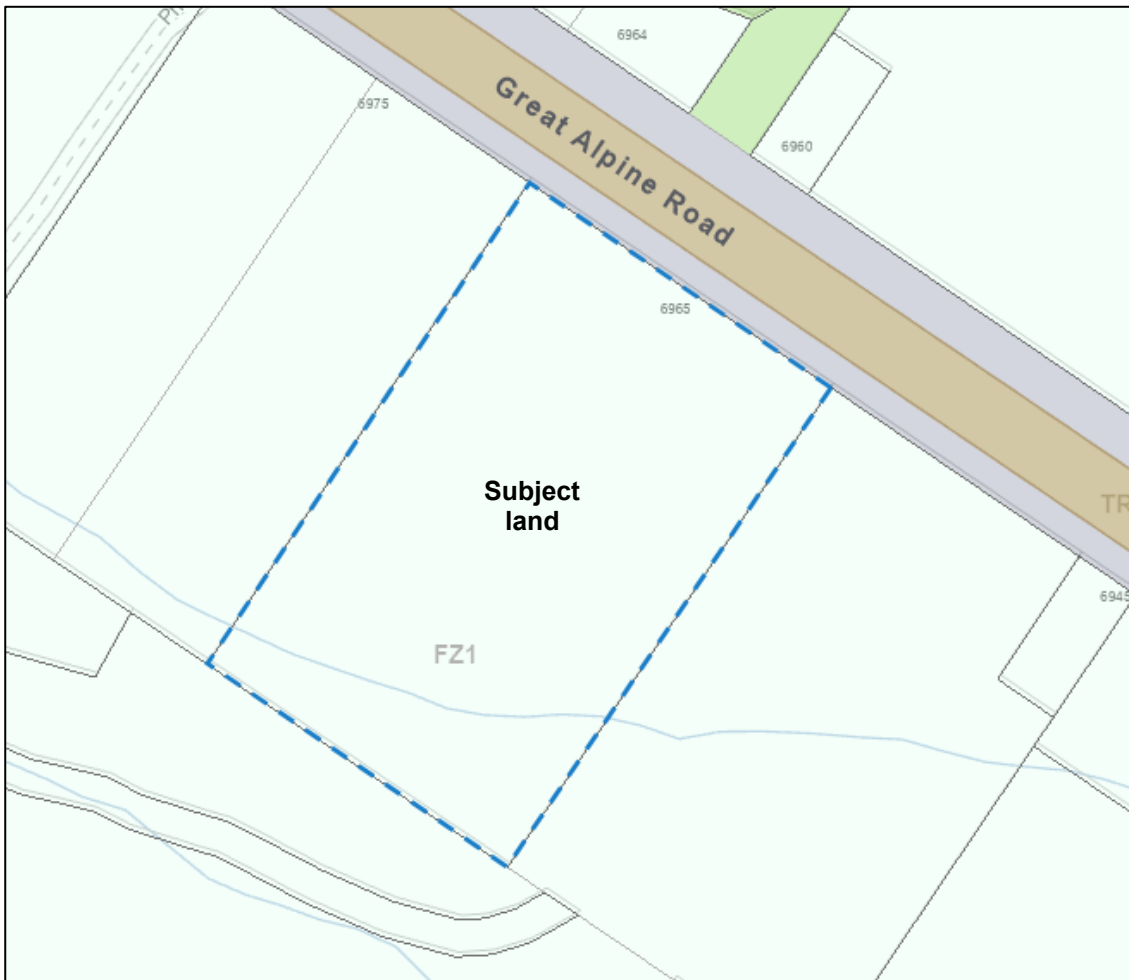
The proposed dwelling will maintain the landscape values of its location. The proposed dwelling has a modest building footprint, is low in height and the proposed colour scheme reflects dwellings within the area as encouraged within Clause 02.03-5 Built environment and heritage.

There are no rural living zone areas in Swifts Creek despite the precinct having been effectively developed as a rural residential area. The use and development of a dwelling on the subject land will provide for population growth and economic support for the town consistent with Clause 02.03-6 Housing – Rural residential development.

## 6. Planning Elements

### 6.1 Farming Zone 1

The subject land is contained within the Farming Zone 1 under the East Gippsland Planning Scheme.



*Planning scheme zone mapping (Source: VicPlan)*

In accordance with Clause 35.07-2 the requirements to use the land for a dwelling are met:

- Access to the dwelling will occur from the Great Alpine Road which is a principal road.
- The land capability assessment demonstrates that wastewater can be treated and retained on the lot in accordance with the requirements of the Environment Protection Regulations.
- Reticulated potable water supply is available however, rainwater tanks are likely to be installed to provide water supply.
- Connection to reticulated electricity supply will be provided to the dwelling.

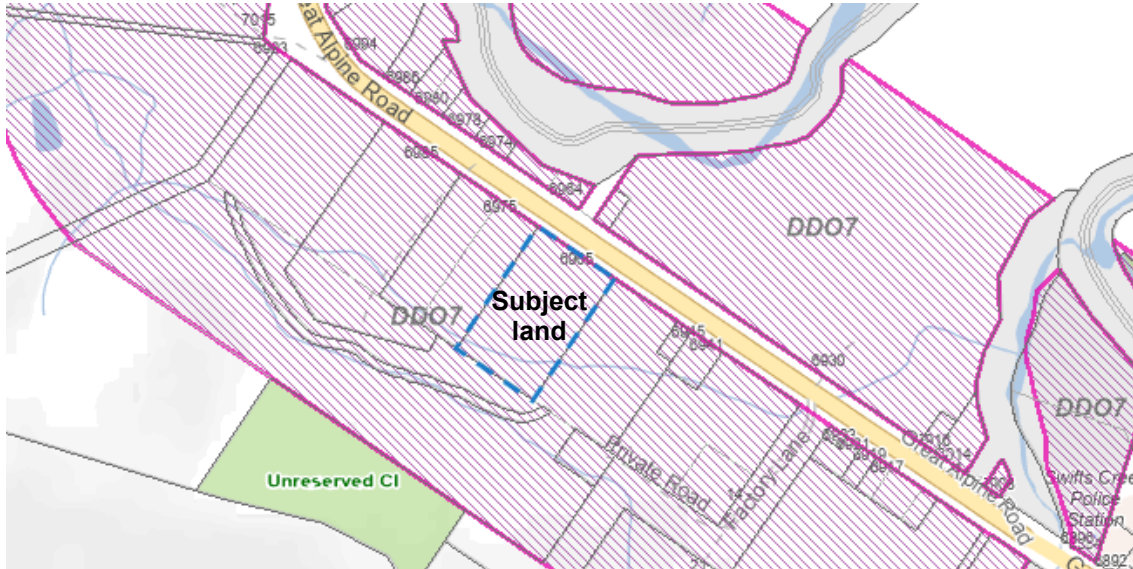
### Decision guidelines

A review of the proposal against the decision guidelines has been undertaken and the following response is provided:

- No native vegetation will be removed to provide for the development, the waterway will remain uninterrupted, and wastewater can be managed within the property consistent with the East Gippsland Catchment Strategy.
- The Land Capability Assessment demonstrates that wastewater can be disposed of on the site and within the boundaries of the lot without impacting water quality.
- Nearby and adjoining land uses are property management livestock grazing and rural living. The use and development of a dwelling can co-exist with these nearby uses as no intensive or commercial farming is being undertaken within the precinct.
- Existing infrastructure includes a constructed vehicle crossover which will be used to access the dwelling.
- Agricultural production can be undertaken on the land with the construction of a dwelling (albeit minor agricultural production).
- The size of the property and surrounding uses do not lend the land to be used for an intensive agricultural use.
- Land area of the site is limited making the property incapable of accommodating a commercial agricultural enterprise.
- The immediate precinct is significantly fragmented and there will be no loss to productive agricultural land.
- Agricultural activities on nearby land is limited to grazing which is relatively benign compared to more intensive agricultural uses, as such the dwelling is unlikely to be adversely affected by agricultural activities.
- There is no wind energy facility within one kilometre of the subject land.
- There is no extractive industry operation located within 500 metres of the land.
- No detrimental impacts to native flora and fauna will occur as a result of the dwelling construction.
- The location of the proposed dwelling and the design is respectful of the rural landscape. The dwelling will be well setback from the Great Alpine Road, is single storey, the scale is modest and the colour selection is consistent with buildings in the area.

## 6.2 Design and Development Overlay 7

The site is contained within the Design and Development Overlay 7.



Planning scheme overlay mapping (Source: VicPlan)

Schedule 7 to the Overlay is Highway Corridors, Princes Highway & Great Alpine Road.

The design objectives and decision guidelines of the Overlay Schedule are respected by the proposed dwelling:

- The safe and efficient flow of traffic along the Great Alpine Road will be maintained. The existing crossover to the highway will be utilised to access the proposed dwelling. Appropriate sight lines are available to the east and west ensuring a safe egress from the subject land in a low speed environment.
- The proposed dwelling design provides for a simple building form, a low height structure and is well setback from the road reserve reducing the visual impact of the building.
- The setback from the site's front boundary will avoid ribbon development along the road corridor.
- No native vegetation requires removal within the road reserve.
- The subject land can only be accessed from the highway and there is no opportunity to access the land from a local road.
- The dwelling will result in some minor traffic generation, being 10 vehicle movements a day, which can easily be absorbed by the principal road.
- The dwelling colour proposed is vivid white and reflects the white colour of housing along this section of the Great Alpine Road.

**6.3 Clause 53.02-6 Bushfire Planning**

The subject land is located within a Designated Bushfire Prone Area and as such Clause 53.02 applies.

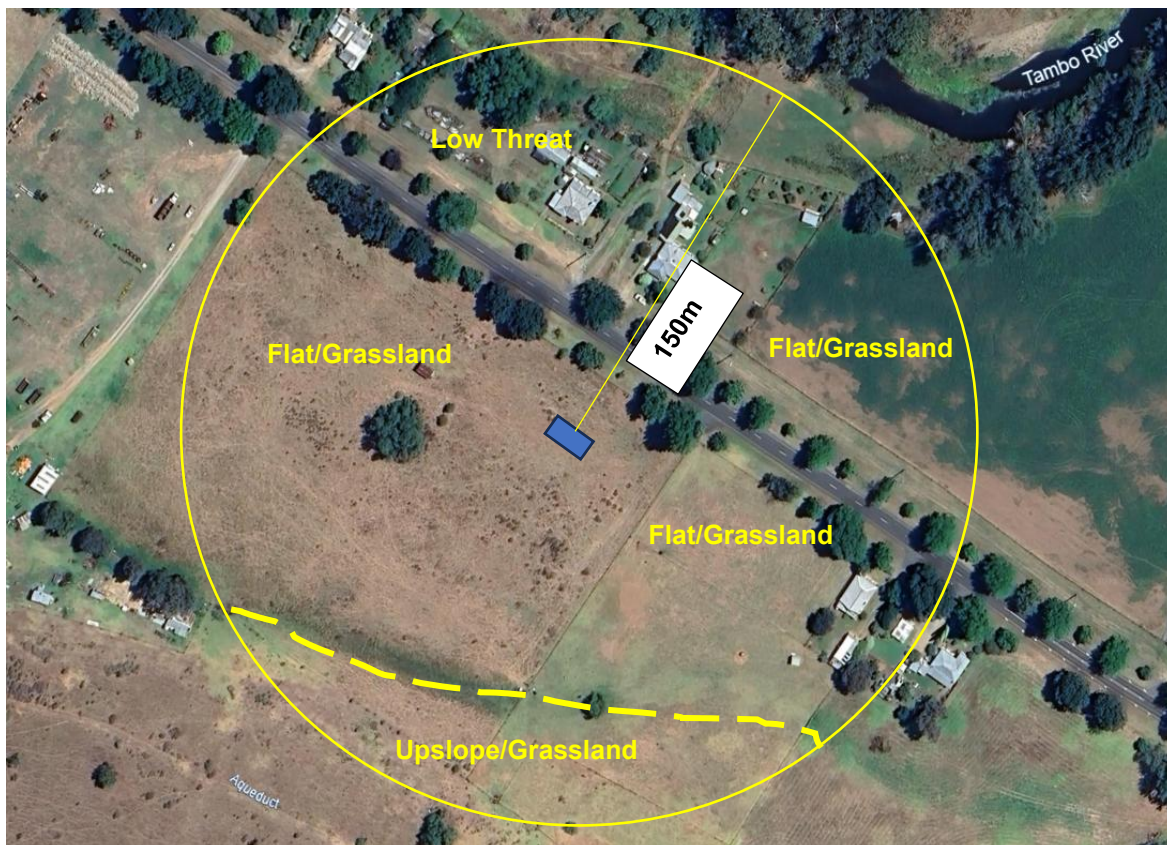
The wider landscape surrounding Swifts Creek consists of vast areas of forested Crown Land. The mountainous landscape creates the opportunity for long uncontrolled fire runs toward the Swifts Creek township. The township is nestled in the valley separated from the forest by large areas of cleared grazing land.

The subject land is on the fringe of town. Surrounding properties are substantially cleared with minimal vegetation. The topography of the surrounding and is relatively flat, with

**Bushfire Hazard Site Assessment**

	North	East	South	West
Slope	Flat	Flat	Upslope	Flat
Vegetation Type	Grassland	Grassland	Grassland	Grassland
Separation Distance	19m	19m	19m	19m

Separation distances from Column A Table 1 under Clause 53.02-5



## Response to Objectives and Standards to Clause 53.02

**CLAUSE 53.02-4.1 LANDSCAPE, SITING & DESIGN OBJECTIVES****Objective**

Development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.

Development is sited to minimise the risk from bushfire.

Development is sited to provide safe access for vehicles, including emergency vehicles.

Building design minimises vulnerability to bushfire attack.

**Approved Measures****AM 2.1**

The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.

**Response:**

**The wider landscape presents a high bushfire risk with the predominate bushfire threat being the potential for long fire runs from the north and west through large tracts of forest vegetation on steep mountain terrain.**

**The subject land is located on the fringe of the Swifts Creek township. The township is located on the Tambo River with expanses of grazing land extending north, east and south through rolling hills. The township is well separated from areas of forest. The town (including the subject land) would not be directly impacted by a forest fire as the forest gives way wide areas of grazing land (grassland). The town would be subject to intense ember attack from fires in the wider landscape. The presence of the steep and vegetated land throughout the wider landscape presents a Broader Landscape Type 3.**

**The Great Alpine Road is a good quality sealed road and provides opportunity for vehicles to travel north to Omeo or south to Bairnsdale.**

**The subject land is located in an area that is comprised of flat land extending north to the Tambo River. To the south the land begins to rise to a ridge before falling again toward a waterway (Swifts Creek). The grassy landscape surrounding the town is considered to pose a significantly lower risk to the subject land compared with the wider landscape. Establishing defendable space to surround the dwelling will substantially mitigate the risk from the bushfire hazard in the immediate surrounds.**

**AM 2.2**

A building is sited to ensure the site best achieves the following:

- The maximum separation distance between the building and the bushfire hazard.
- The building is in close proximity to a public road.
- Access can be provided to the building for emergency service vehicles.

**Response:**

**The proposed dwelling has been sited at the northern end of the property, less than 30 metres from the road with no limitations for access by emergency vehicles.**

**Vegetation within 150 metres is Grassland across relatively flat land and at the base of nearby foothills (south).**

To ensure the proposed dwelling is provided with optimum separation from the bushfire hazard the separation distances for defensible space can be achieved in accordance with Column A in Table 1 to Clause 53.02-5. The siting of the dwelling enables all defensible space to be contained within the subject land.



*Extract from Bushfire Management Plan (Version 1)*

#### AM 2.3

A building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building.

#### Response:

The design incorporates the use of non-combustible materials that are resilient to fire with the dwelling to be constructed to a minimum Bushfire Attack Level 12.5 (BAL-12.5) Steel cladding is utilised on all external surfaces of the building.

The building design is not complex and adopts a rectangle shape which avoids re-entrant corners while also providing a simple roof profile.

## CLAUSE 53.02-4.2 DEFENDABLE SPACE & CONSTRUCTION OBJECTIVES

### Objective

Defendable space and building construction mitigate the effect of flame contact, radiant heat and embers on buildings.

### Approved Measures

#### AM 3.1

A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office or retail premises is provided with defendable space in accordance with:

- Table 2 Columns A, B or C and Table 6 to Clause 53.02-5 wholly within the title boundaries of the land; or
- If there are significant siting constraints, Table 2 Column D and Table 6 to Clause 53.02-5.

The building is constructed to the bushfire attack level that corresponds to the defendable space provided in accordance with Table 2 to Clause 53.02-5.

### Response:

The defendable space has been designed having regard for classifiable vegetation and slope contained within the 150-metre assessment area. The site is located within a location where surrounding land is predominantly flat and comprising of Grassland vegetation.

The proposed dwelling will be constructed to BAL-12.5 with defendable space designed consistent with Column A to Table 2 of Clause 53.02-5 (BAL 12.5) to enhance protection.

Having regard for vegetation classifications and slope 19 metres of defendable space is required to surround the dwelling.

#### AM 3.2

A building used for accommodation (other than a dwelling or dependent person's unit), a child care centre, an education centre, a hospital, leisure and recreation or a place of assembly is:

- Provided with defendable space in accordance with Table 3 and Table 6 to Clause 53.02-5 wholly within the title boundaries of the land.
- Constructed to a bushfire attack level of BAL12.5.

### Response:

N/A The proposal meets the requirements of AM 3.1.

### CLAUSE 53.02-4.3 WATER SUPPLY & ACCESS OBJECTIVES

#### Clause 53.02-4.3 Objective

A static water supply is provided to assist in protecting property.

Vehicle access is designed and constructed to enhance safety in the event of a bushfire

#### Approved Measures

##### AM 4.1

A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office or retail premises is provided with:

- A static water supply for fire fighting and property protection purposes specified in Table 4 to Clause 53.02-5.
- Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5.

The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for fire fighting water supplies.

#### Response:

**As the subject land is greater than 1,001m<sup>2</sup> in area and there are no hydrants available, the proposed second dwelling will be provided with 10,000L water supply for firefighting purposes consistent with Table 4 to Clause 53.02-5.**

**Given the length of the driveway to the dwelling exceeds 100 meters in length a turning circle has been nominated close to the dwelling to provide provisions for fire fighting vehicles to turn.**

**The Bushfire Management Plan accompanying the Application prescribes the water supply and access requirements and is expected to be endorsed as part of a planning permit.**

##### AM 4.2

A building used for accommodation (other than a dwelling or dependent person's unit), child care centre, education centre, hospital, leisure and recreation or place of assembly is provided with:

- A static water supply for fire fighting and property protection purposes of 10,000 litres per 1,500 square metres of floor space up to 40,000 litres.
- Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5.
- An integrated approach to risk management that ensures the water supply and access arrangements will be effective based on the characteristics of the likely future occupants including their age, mobility and capacity to evacuate during a bushfire emergency.

The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for fire-fighting water supplies.

#### Response:

**N/A The proposal is for a single dwelling.**

The following response is provided to Clause 53.02-6 Bushfire Prone Area Decision Guidelines:

- A review of the planned burn history advises that active vegetation reduction burns are undertaken within State land to the east (Nunniong State Forest), west (Cassilis Historic Area) and south (Angora State Forest) of Swifts Creek.
- The risk of bushfire to people and property relating to the subject land is considered to be relatively low. Properties surrounding the subject land contain minimal vegetation and comprise of grassland with large separation distances to more dense forest vegetation. The surrounding landform is relatively flat and emergency services are located within close proximity to the site within the Swifts Creek township.
- The risk associated with the broader landscape in respect to the development is potential ember attack rather than direct fire fronts. Provision of defensible space around the dwelling can mitigate the risk to an acceptable level.
- Bushfire mitigation measures prescribed in the Bushfire Management Plan include defensible space and a static water supply (10,000 litres) which are not onerous or pose a burden to the landowner.
- Defensible space can be established without the need to remove any native vegetation.
- Any future planting is likely to be only ornamental planting.
- The vehicle accessway is less than 30 metres in length.

## 7. Conclusion

The proposed use and development of a dwelling at 6965 Great Alpine Road, Swifts Creek is considered to accord with all relevant provisions of the Farming Zone 1 and Design and Development Overlay 7 of the East Gippsland Planning Scheme. The proposal is consistent with the Planning Policy Framework and Municipal Planning Strategy and has been designed to complement the rural landscape.

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

Reference No: B26083

Project No: 100426

27/04/2026

Crowther & Sadler Pty Ltd  
P.O. Box 722  
BAIRNSDALE VIC 3875

Attn: Aaron Hollow

Email:

Dear Aaron

**RE: PROPOSED 3 BEDROOM DWELLING  
6965 GREAT ALPINE ROAD, SWIFTS CREEK. VIC**

**WATER ENGINEER'S CERTIFICATION OF LAND CAPABILITY  
ASSESSMENT AND ON SITE SOIL INVESTIGATION FOR  
DOMESTIC EFFLUENT DISPOSAL SEPTIC TANK SYSTEM**

Further to our detailed inspection, at 8:30am on 27<sup>th</sup> April, 2026, of the above site this is to certify that Andrew John Powell, on behalf of Chris O'Brien & Company Pty Ltd, has prepared this report to document our Land Capability Assessment (LCA) and soil percolation test data together with recommendations for a specific location within the above allotment for on-site containment of domestic effluent disposal.

The purpose of this particular land capability assessment (LCA) is to investigate an area for a "Land Application Area" (LAA) on the allotment for on-site wastewater disposal taking into account all limitations. The most significant limitation is the existing natural watercourse which runs through the southern section of the allotment. Refer to our site plan appendix 1. attached hereunder which shows how all limitations can be overcome and allow for primary treatment of effluent to be used on this allotment.

Despite the limitations on the site significant area is still available for onsite treatment with an area to the south of the proposed dwelling available which will still be outside the 60m buffer strip required for the natural watercourse. The area we have nominated is 40m long x 10m wide, however onsite treatment is not limited to this area. The test site has an average slope of about 1% maximum to the south west. The buffer zones are clear of any ephemeral waters. The area allocated for disposal field will not cause any detriment to the environment nor stormwater run-off quality within the precinct where the allotment is located.

A soil investigation pit was hand excavated. The soil consists of a dry fawn brown silty loam (ZL) topsoil containing some coarse grass roots moderately dispersed, underlain by a dry grey fawn brown silty loam (ZL) at 150 – 350mm depth underlain dry fawn brown red silty clay loam (ZCL) at 350 – 600mm at termination of the test pit. The field texture grade for this particular soil was identified, with a smooth coherent bolus formed and plastic and silky to touch.

## DISCUSSION

For this particular site, should soil percolation testing have been undertaken we would expect the percolation rate to exceed 15mm/hr and be less than 500mm/hr. in this case absorption is largely by absorption through the upper soil strata and evapo-transpiration.

All correspondence to:  
P.O. Box 18  
Traralgon Vic. 3844

13A Church Street  
Traralgon Vic. 3844

Telephone (03) 51 74 991 1  
Facsimile (03) 51 74 001 1

## PHOTOGRAPHY

Several colour photographs have been attached to the rear of this report to illustrate the subject allotment terrain and the location of the area of the “On-Site Domestic-Wastewater” disposal field. In addition, a test pit was hand excavated to 600mm depth, to investigate and illustrate the various soil horizons. The test pit, together with the tailings of excavated material, were photographed and have been attached as well. It is obvious, by observation of the photographs, the soil type and the relatively flat terrain available for disposal, that standard absorption trenches can be used on this site.

## DAILY FLOW & SEPTIC TANK CAPACITY

- It is proposed to construct a new dwelling on the allotment with the new dwelling to have three (3) bedrooms and as a consequence the estimated daily flow in accordance with EPA Victoria Publication May 2024: Guideline for Onsite Wastewater Management: Table 4-2 (dwelling installed with full water-reduction fixtures and fittings) and AS/NZS 1547:2012 Table H1

$$=(2 + 2 \times 1)150$$

$$=600 \text{ L/day (Reticulated Water Supply)}$$

- Minimum septic tank capacity (C) in accordance with AS/NZS 1547:2012 Table J1

$$=3000 \text{ litres (Minimum Volume)}$$

## STANDARD ABSORPTION TRENCH – DESIGN AREA SIZING IN ACCORDANCE WITH AS/NZS 1547:2012 AND EPA VICTORIA PUBLICATION MAY 2024.

Reference is made to the Australian Standard code AS/NZS 1547:2012 “On site Domestic-wastewater Management” Appendix L. Refer table L1, whereby the soil examined on site may be classified as a Soil Category 4:Clay Loams (weakly Structured), the Design Irrigation Rate (DIR) for primary treated effluent is approx. 6mm/day. Noteworthy is that the EPA Victoria publication May 2024; Guideline for Onsite Wastewater Management: Table 4-8: Soil Categories and Recommended Maximum Design Loading/Irrigation Rates (DLR/DIR) for “Land Application Systems” makes direct reference to Table L1 in AS/NZS 1547:2012 and therefore the exact same DIR is recommended by the EPA.

## LENGTH REQUIRED FOR STANDARD ABSORPTION TRENCH SYSTEM

The appropriate absorption bed length for a trench system has been determined using formula from Appendix L, with the bed length  $L = Q / (DLR \times W)$ . A conservative DIR of 6.0 L/m<sup>2</sup>/day being adopted for this site. Based on a Q of 600L/day of wastewater generated by a three (3) bedroom dwelling supplied by Reticulated Water Supply. Adopting a trench width of 1000mm, the total length of trench bed required is **100m**. this can be provided in 3 or 4 equal lengths. A final layout of the treatment system is to be completed when a septic tank permit is applied for.

## RESERVE AREA NOT REQUIRED

The allocation of a reserve area is not thought to be necessary on this site, however significant area is available should the installed trench bed system fail. The design parameters used to determine the required size of the Land Application Area (LAA) have been suitably conservative. The soil is not sodic nor saline.

## PREPARATION OF THE SITE PRIOR TO COMMENCEMENT

The area upon which the absorption trench bed is proposed for construction shall be protected from stormwater overland flow by establishing a shallow open earth vee-drain across the upstream sides of the LAA (effluent disposal field) curtailing around the ends – if required.

## SUMMARY & CONDITIONS

It is our professional opinion the site is suitable for absorption trenches with the total length of 1000mm wide trench to be at least **100m** which will be environmentally adequate and consistent with the above recommendations.

Based on the land capability assessment results, it is our opinion that the soil type and profile on this site are suitable for disposal of wastewater on site, using primary treatment only. 1000mm wide x 400mm depth trenches are to be used. Trenches should be at least 2m apart.

From the test results it can be seen that a three (3) bedroom dwelling requires a disposal bed length of about **100m** (minimum) for a standard absorption trench bed system.

Siting of the proposed wastewater disposal field envelope shall be within the area tested. Refer to attached site plan. The following factors shall be considered when positioning the proposed wastewater disposal field.

- 1) Standard siting guidelines as per the requirements of the East Gippsland Shire Council (EGSC) guidelines.
- 2) At least 3.0m (subject to agreement between EGSC and COB & Co. prior to commencement) up-slope and 1.5m down-slope of any title boundary/road reserve or building for secondary treated effluent and 6.0m up-slope and 3.0m down-slope for primary treated effluent.

The following additional conditions shall be observed in addition to those set out by the local Council.

1. The system has been designed on a standard 1000mm wide x 400mm deep trench system. Trenches are to be installed at 3m maximum centres.
2. Gypsum is to be added to the bottom of trenches at a rate of 1kg/m<sup>2</sup>
3. The disposal field shall be sown with lawn grasses as soon as possible on completion of works. This will stabilize the soil and allow for the vegetation to take up the wastewater.
4. Only water from the septic tank is permitted to enter the disposal system. Stormwater run-off shall be prevented from entering the trench bed system area. We suggest an open earth vee-drain be constructed to 100mm depth along the high sides of this area or other approved method as approved by the Design Engineer.
5. Vehicles or heavy equipment shall not be permitted on the disposal field as damage to the disposal system may result.
6. Spikes, tent pegs, garden stakes etc. shall not be driven into the ground in the disposal field as damage to the disposal system may result.
7. An ongoing maintenance program shall be instigated to ensure that the disposal system is properly maintained and works effectively.

---

## CONCLUSION

Following the Land Capability Assessment on this site it is our professional opinion that the wastewater created from any proposed dwelling can be treated onsite utilizing a standard absorption trench bed system which is highly unlikely to cause detriment to the environment.

Adequate maintenance and checking of the proposed system should be established as part of the Council Permit Application approvals process.

Yours faithfully,

**Andrew Powell Assoc.Dip (CIVIL)**  
for **CHRIS O'BRIEN & COMPANY PTY LTD**

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**LAND CAPABILITY ASSESSMENT AND SOIL PERCOLATION TESTING**

Land Features	Land Capability Class Rating					Site Rating
	Very Good(1)	Good(2)	Fair(3)	Poor(4)	Very Poor(5)	

**General Characteristics**

Site Drainage	No visible signs of dampness	Moist soil, but no standing water in soil pit		Visible signs of dampness, such as moisture tolerant plants	Water ponding on surface	1
Runoff	None	Low	Moderate	High, need for diversionary structures	Very high, diversion not practical	2
Flood Levels	Never		<1 in 100	>1 in 100 and <1 in 20	<1 in 20	1
Proximity to watercourses	>60m				<60m	1
Slope%	0-2	2-8	8-12	12-20	>20	1
Landslip	No actual or potential failure		Low potential for failure	High potential for failure	Present or past failure	1
Groundwater (seasonal watertable depth(m))	>5	5-2.5	2.5-2.0	2.0-1.5	<1.5	1
Rock outcrop (% of land surface containing rocks >200mm)	0	<10%	10-20%	20-50%	>50%	1
Erosion potential	No erosion potential	Minor	Moderate	High	Severe erosion potential	1
Exposure	High sun and wind exposure		Moderate	Low sun and wind exposure		1
Landform	Hill crests, convex side slopes and plains		Concave sideslopes and footslopes		Floodplains and incised channels	1
Vegetation type	Turf or pasture				Dense forest with little undergrowth	1
Average Rainfall (mm/year)	<450	450-650	650-750	750-1000	>1000	3
Pan Evaporation (mm/yr)	<1500	1250-1500	1000-1250		<1000	2

**Soil profile charecteristics**

Soil permeability category	2 and 3	4		5	1 and 6	2
Profile depth	>2m	1.5m-2m	1.5m-1m	1.0m-0.5m	<0.5m	2
Presence of mottling	None				Extensive	1

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Coarse fragments (%)	<10	10-20	20-40	40-60	>60	7
pH	6-8		4.5-6		<4.5, >8	Not measured
Emerson aggregate	4, 6, 8	5	7	2, 3	1	1
Electrical conductivity (Ece)(Ds/m)	<0.3	0.3-0.8	0.8-2	2-4	>4	Not measured
Sodicity ESP%	<3		6-8	8-14	>14	3

**INSTALLATION CONDITIONS**

All installations shall comply with the AS/NZS 1547:2012 the, EPA guideline to wastewater management May 2024, the Victorian Water Supply and Sewerage Plumbing Regulations 1986 and AS 3500 National Plumbing and Drainage Code.

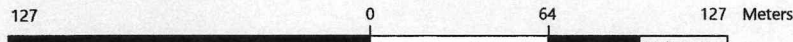
No septic tank or sand filter shall be installed closer than 1.5m to the foundations of any house, building or the boundary of the allotment.

Inlets and outlets of the septic tank must be baffled to avoid disturbing the contents of the septic tank.

Inspection openings of the septic tank shall be brought up to and permanently marked at surface level. Inspection openings shall be fitted with childproof airtight covers which are capable of being readily removed and replaced by one adult. Access opening covers shall not be cemented or otherwise fixed in position so as to be incapable of being readily removed for inspection purposes.

Food waste disposal units are not recommended for use with septic tank systems. **If used in household situation, a minimum extra allowance of 25% shall be made for additional sludge storage.**

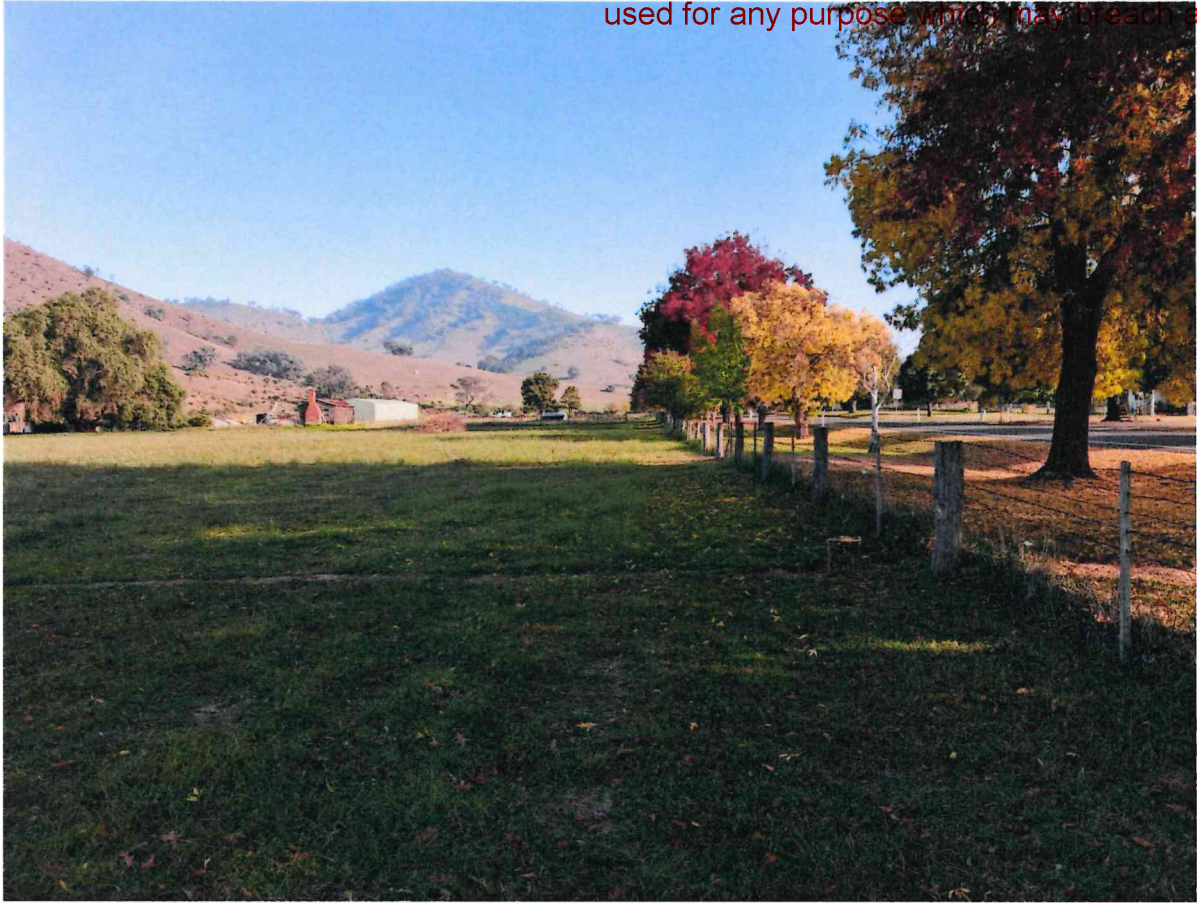
**Spa baths over 200 litre capacity are not to be connected to the primary septic tank but must be taken into account for effluent disposal calculations.**



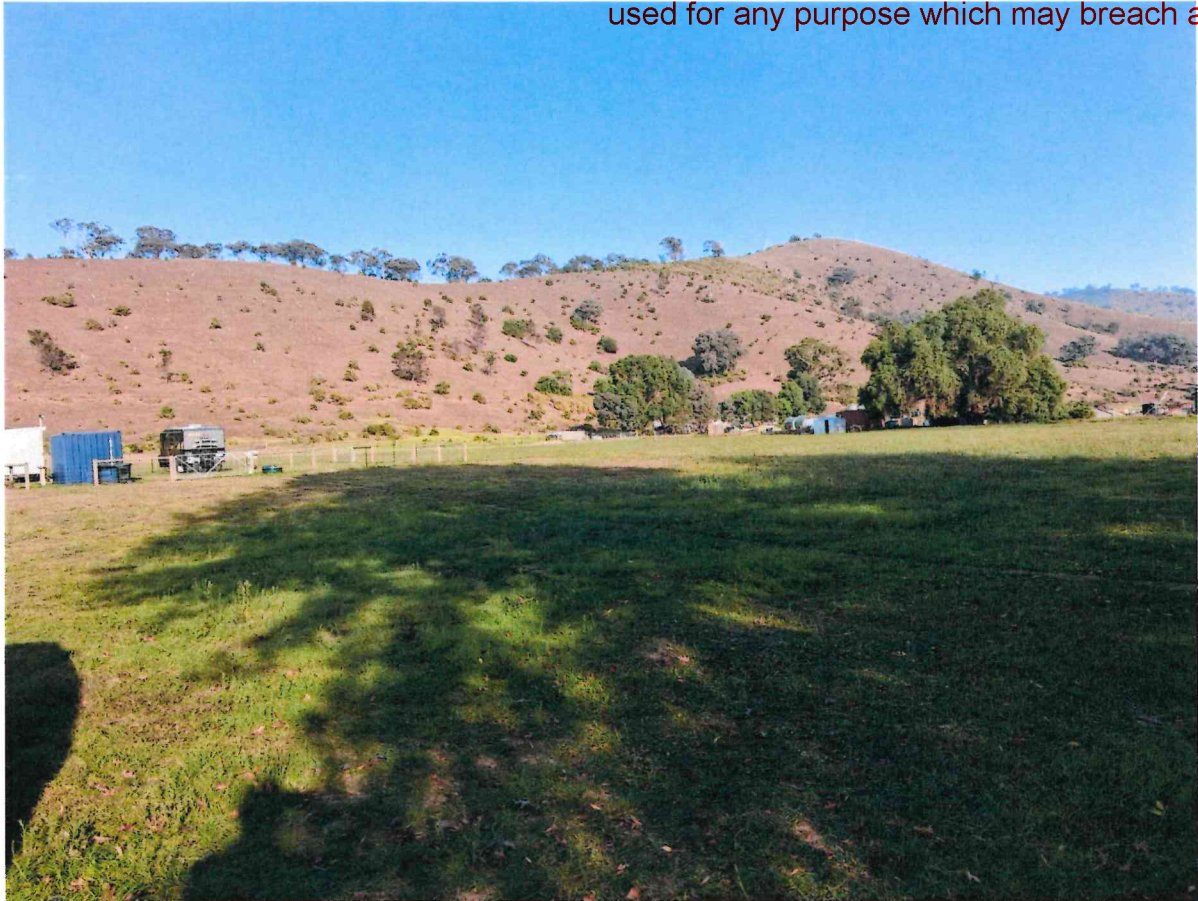
Disclaimer: This map is a snapshot generated from Victorian Government data. This material may be of assistance to you but the State of Victoria does not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for error, loss or damage which may arise from reliance upon it. All persons accessing this information should make appropriate enquiries to assess the currency of the data.

Map Created on 24-Apr-2026 Scale 1:2,500

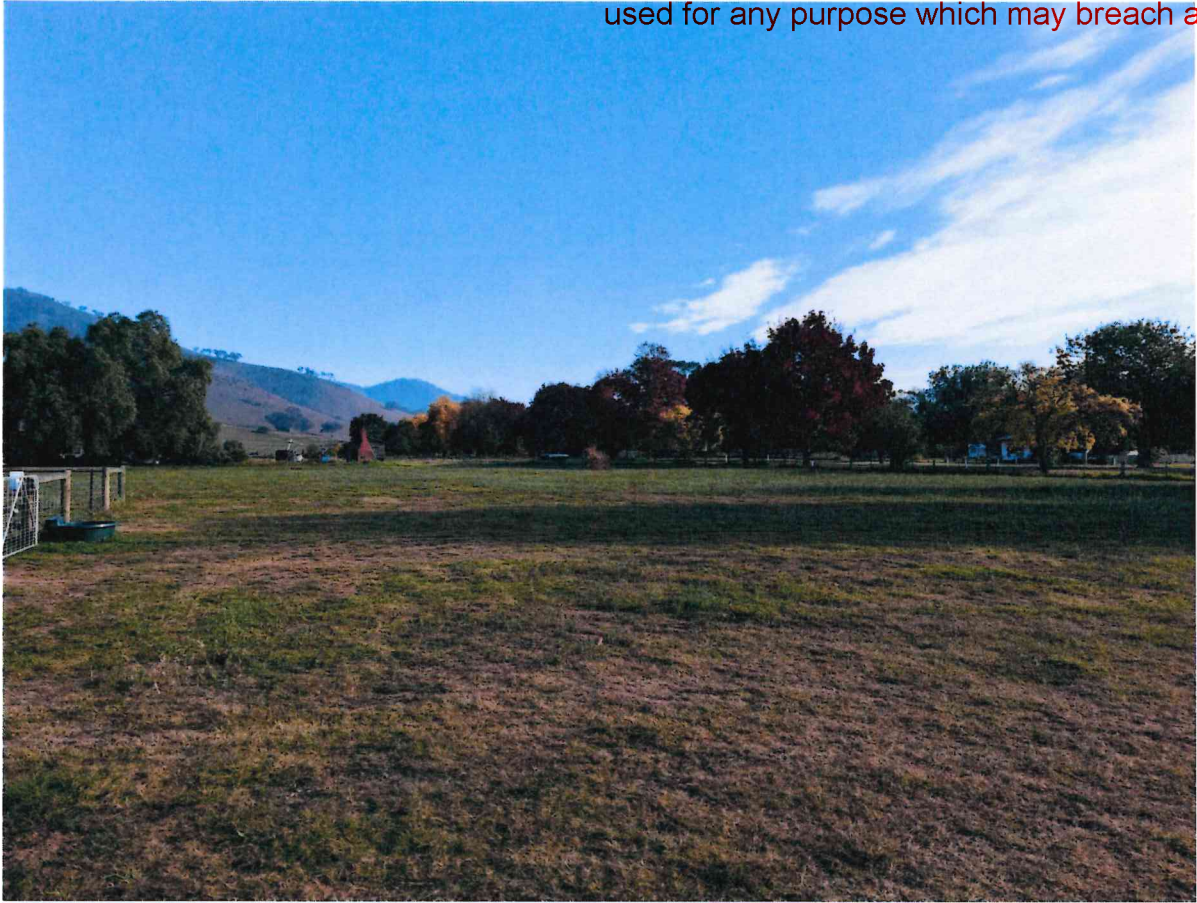
Appendix 1,



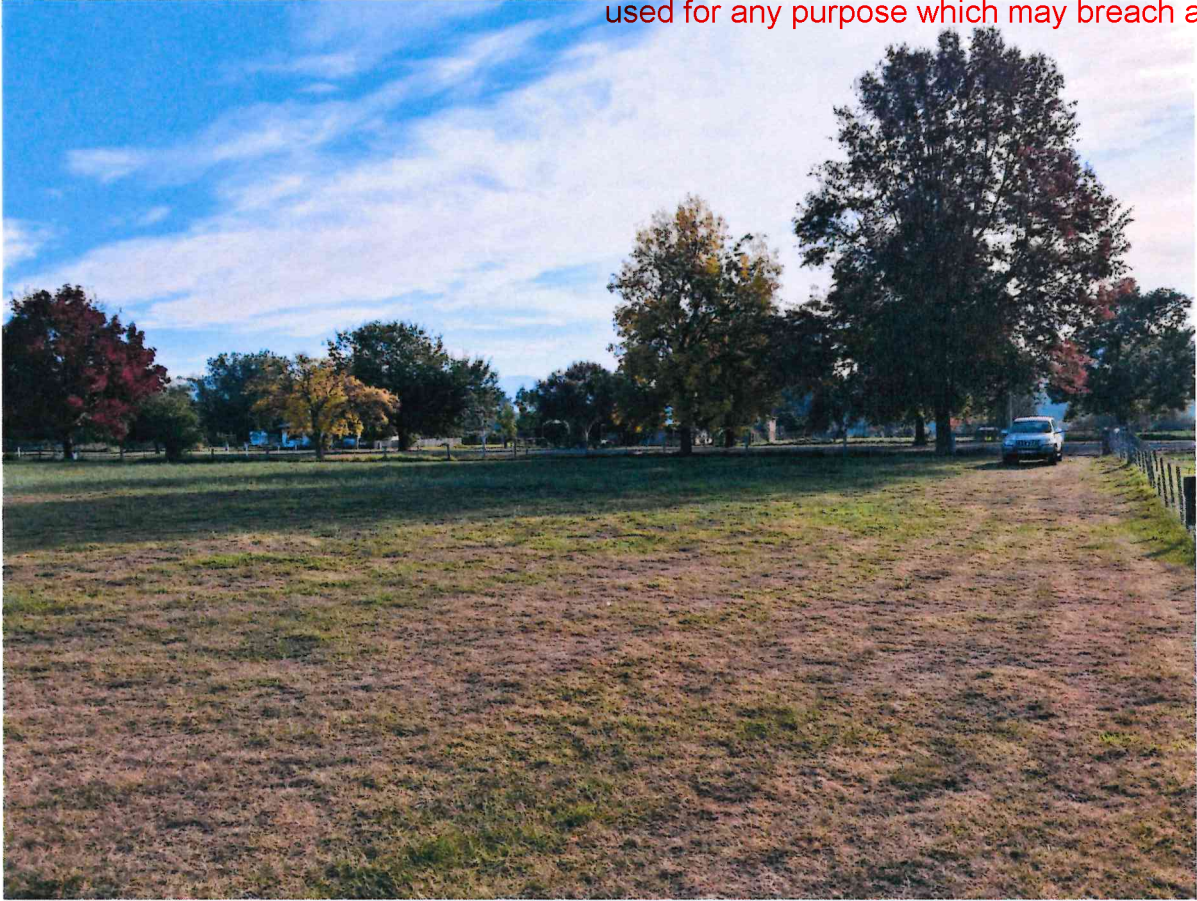
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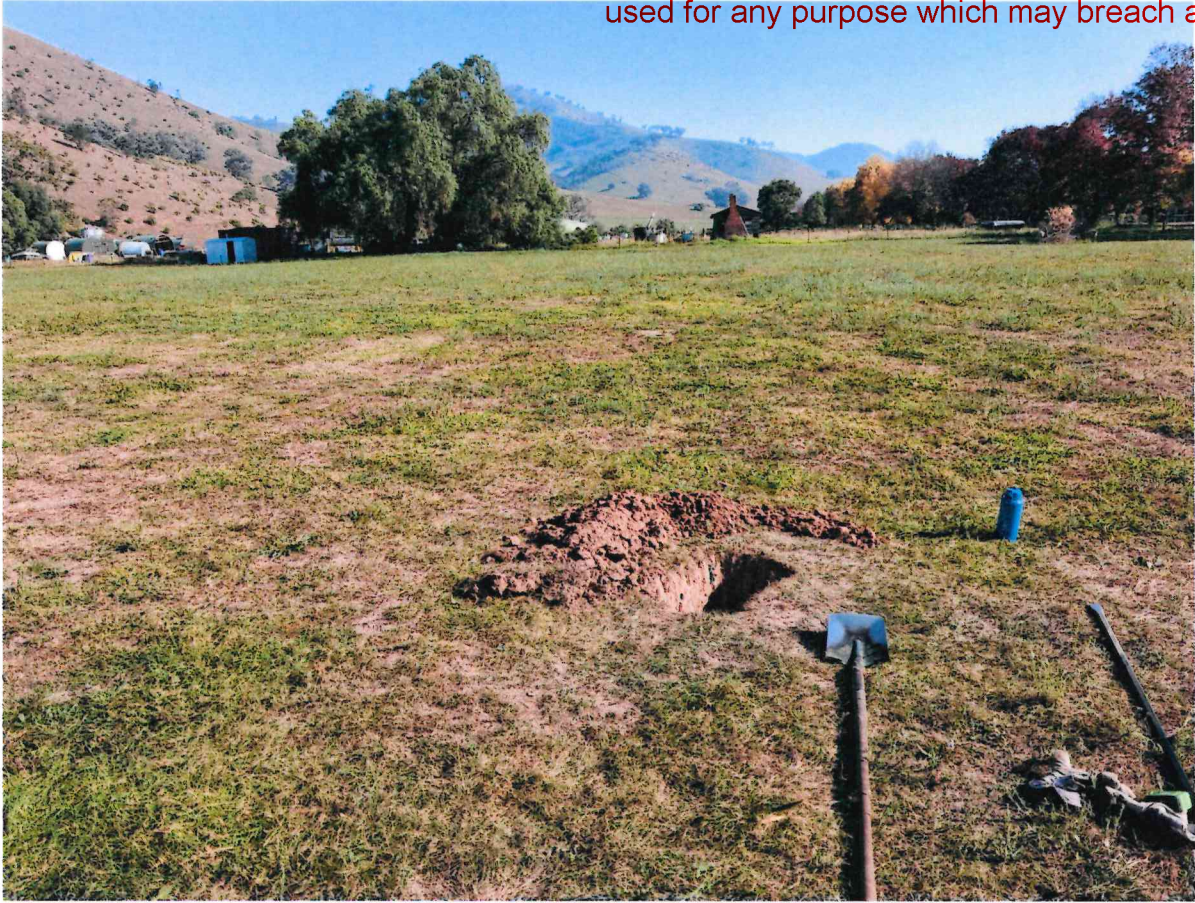
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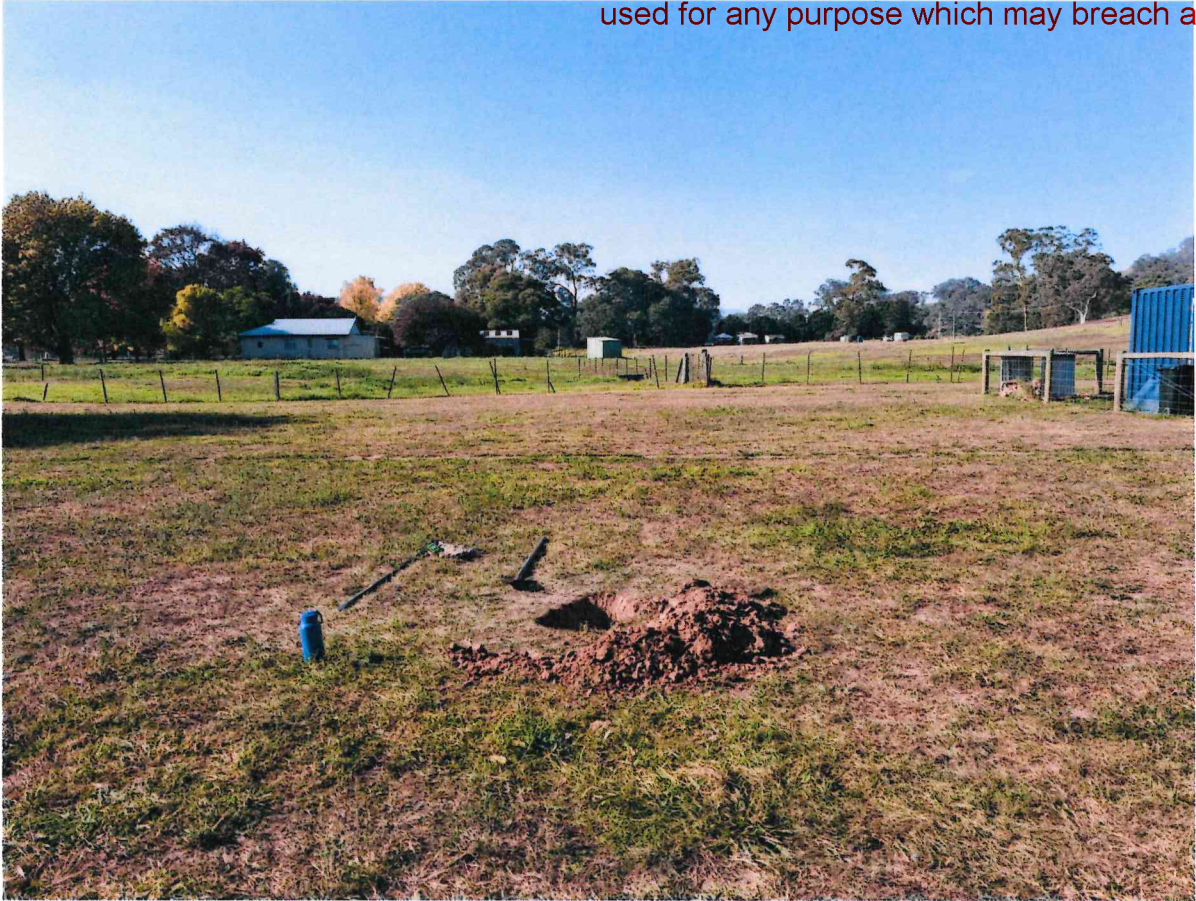


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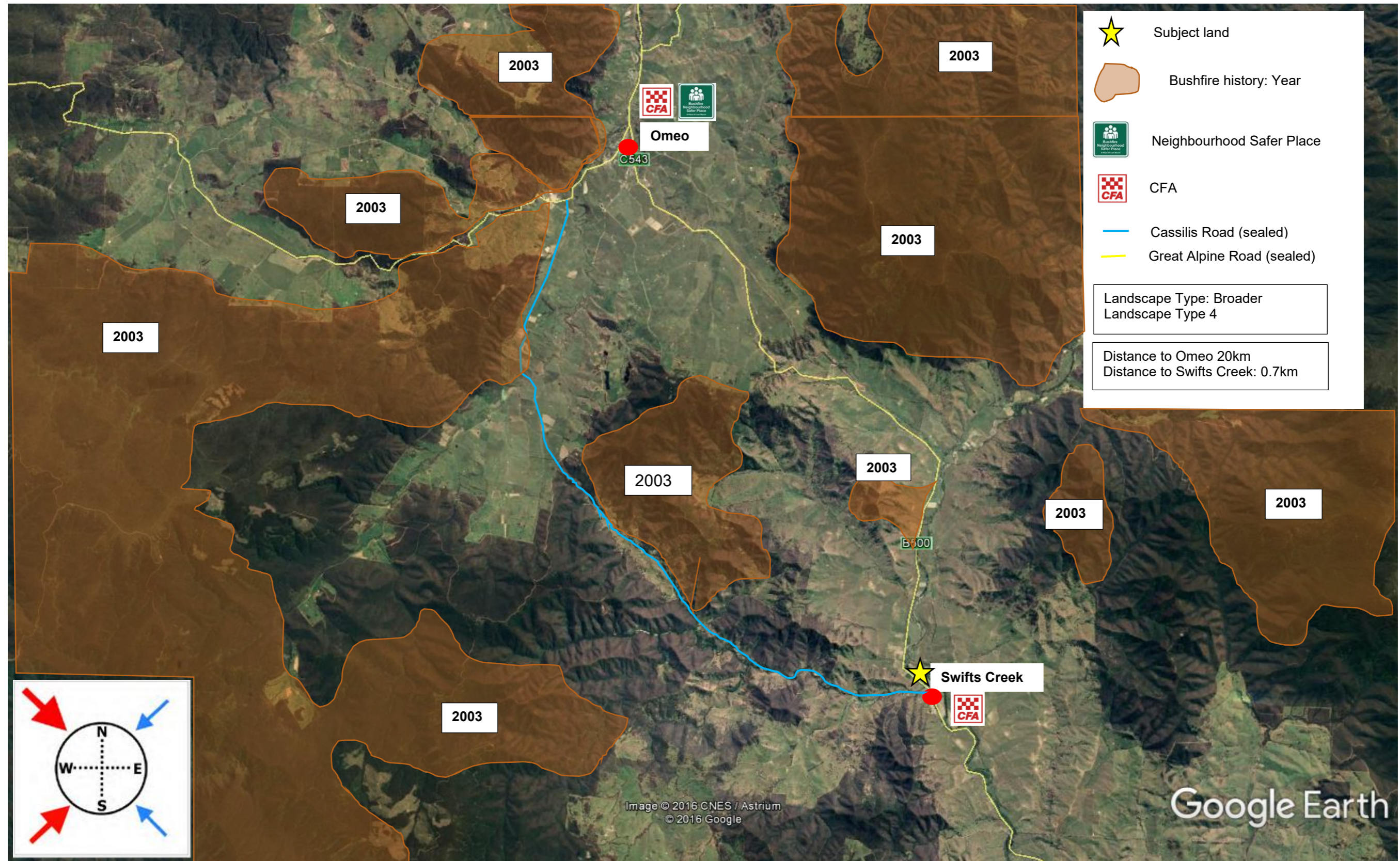






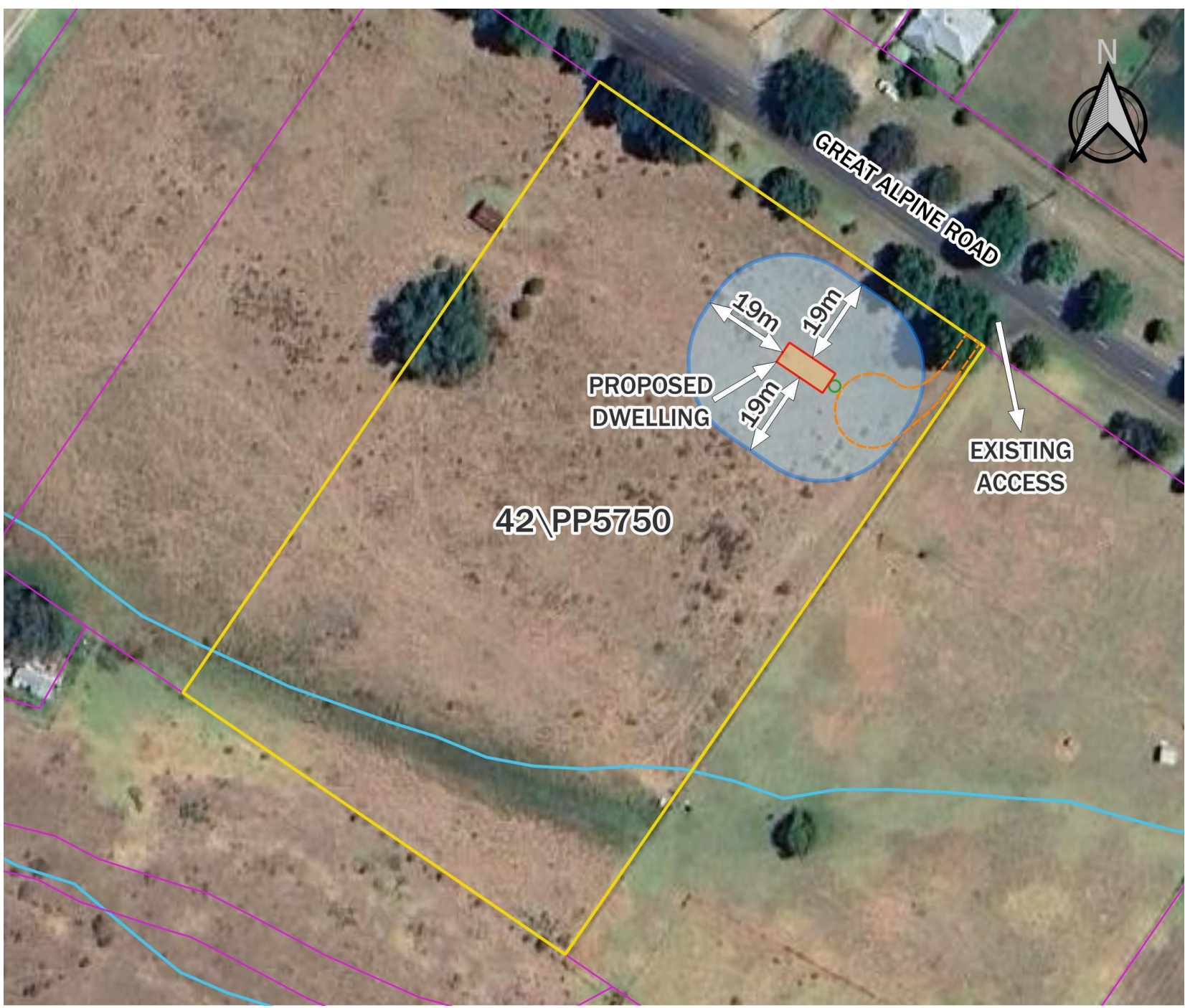


Bushfire Hazard Landscape Assessment: Proposed dwelling 6965 Great Alpine Road Road, Omeo (Ref: 21487)



# Bushfire Management Plan – 6965 GREAT ALPINE ROAD, SWIFTS CREEK

## Bushfire Protection Measures



### Mandatory Condition

The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.

#### a) Defendable Space

Defendable space is provided for a distance of 19 metres around the building or to the property boundary whichever is the lesser and managed in accordance with the following:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

#### b) Construction Standard

The building must comply to a minimum Bushfire Attack Level of BAL – 29

#### c) Water Supply

The following requirements apply:

- An effective capacity of 10,000 litres.
- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.

Where a 10,000 litre water supply is required, the following fire authority fittings and access must be provided:

- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.
- Be located within 60 metres of the outer edge of the approved building.
- The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

#### d) Access

Access Required: No   
Yes

The following design and construction requirements apply:

- All-weather construction.
- A load limit of at least 15 tonnes.
- Provide a minimum trafficable width of 3.5 metres.
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
- Curves must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5%) (7.1°) entry and exit angle.

Length of access is greater 100 metres: Yes  No

Where length of access is greater than 100 metres the following design and construction requirements apply:

- A turning circle with a minimum radius of eight metres, or
- A driveway encircling the building, or
- The provision of other vehicle turning heads – such as a T or Y Head – which meet the specification of Austroad Design for an 8.8 metre Service Vehicle.

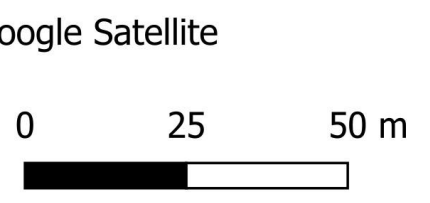
Length of driveway is greater than 200 metres: Yes  No

Where length of access is greater than 200 metres the following design and construction requirement applies:

- Passing bays are required at least every 200 metres that are a minimum 20 metres long and a minimum trafficable width of 6 metres.

PLAN REF: 21487 BMP V1

- PARCEL\_VIEW
- Subject Land
- Proposed Dwelling
- Proposed Driveway
- Proposed Watertank
- Defendable Space
- HY\_WATERCOURSE



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- PARCEL\_VIEW
- Subject Land
- Proposed Dwelling
- EL\_CONTOUR
- HY\_WATERCOURSE
- Google Satellite

<p>6965 GREAT ALPINE ROAD, SWIFTS CREEK</p>	<p><b>NOTATIONS</b></p>		<p><b>SITE PLAN</b></p>
<p><b>Crowther &amp; Sadler</b> Pty. Ltd.</p> <p>LICENSED SURVEYORS &amp; TOWN PLANNERS</p> <p>152 MACLEOD STREET, BAIRNSDALE, VIC., 3875 P. (03) 5152 5011 E. contact@crowthersadler.com.au</p>	<p>AREAS ARE APPROXIMATE ONLY DIMENSIONS ARE SUBJECT TO SURVEY</p>		<p>PARISH OF TONGIO-MUNJIE WEST CROWN ALLOTMENT 42</p> <p>TP848480</p>
	<p>SCALE (SHEET SIZE A3)</p>	<p>SURVEYORS REF.</p>	
	<p><b>1:1,250</b></p>	<p><b>21487</b> VERSION 1 - DRAWN 30/04/2026</p>	

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## 3B SOHO DUO

By Nook Tiny Homes



Client Name: 3B SOHO DUO

Plan Type: Dimensioned Floor Plan

Revision Number: 1

Creation Date: 24/09/2025

Author: Josh Nichols

Scale: NTS

Unit: mm

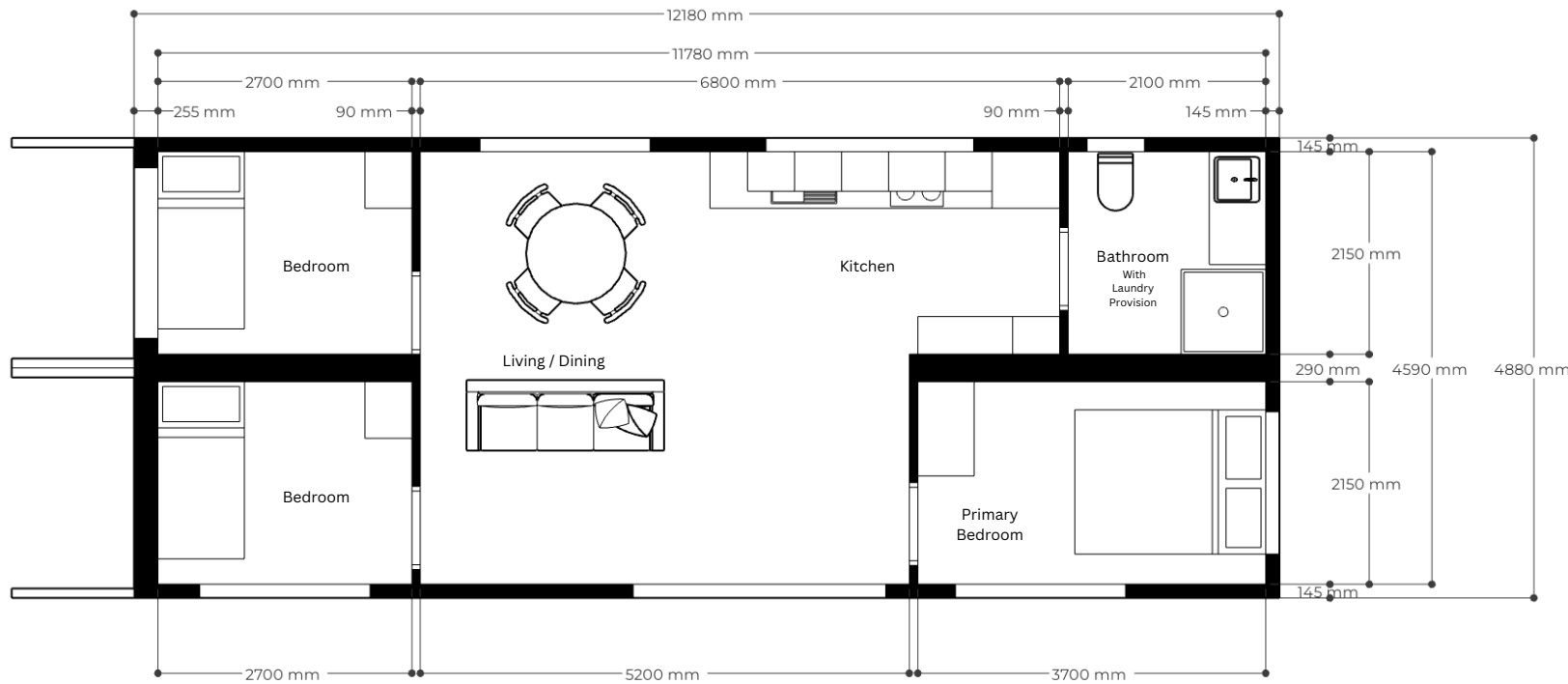
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Client Name: DUO 3B SOHO

Plan Type: Elevation 1

Revision Number: 1

Creation Date: 10/09/25

Author: Josh Nichols

Scale: NTS

Unit: mm

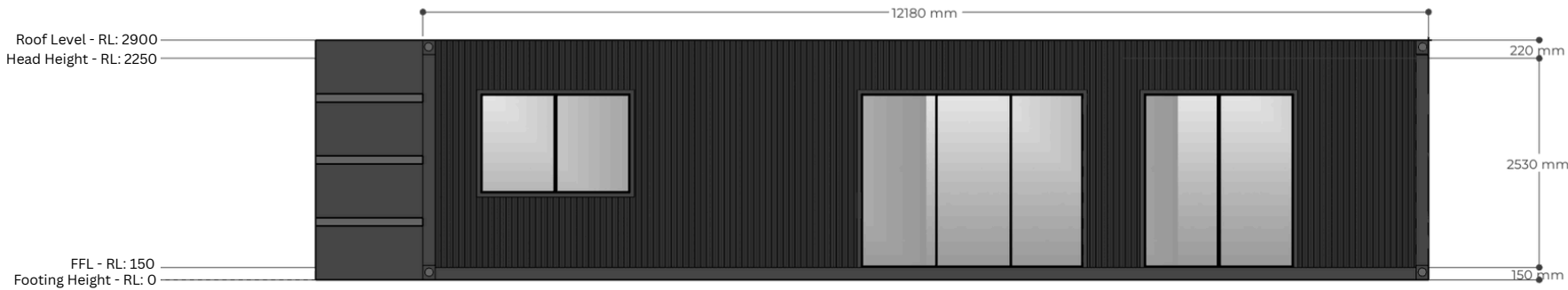
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Exterior Colour: VIVID WHITE  
External Material: Coreten Steel



Client Name: DUO 3B SOHO

Plan Type: Elevation 2

Revision Number: 1

Creation Date: 10/09/25

Author: Josh Nichols

Scale: NTS

Unit: mm

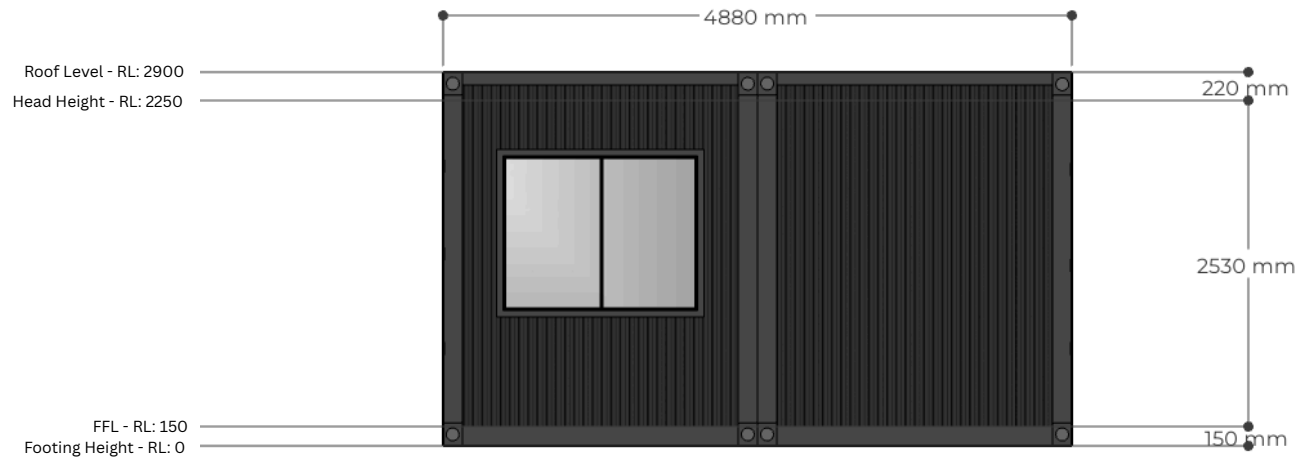
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External Material: Coreten Steel



Client Name: DUO 3B SOHO

Plan Type: Elevation 3

Revision Number: 1

Creation Date: 10/09/25

Author: Josh Nichols

Scale: NTS

Unit: mm

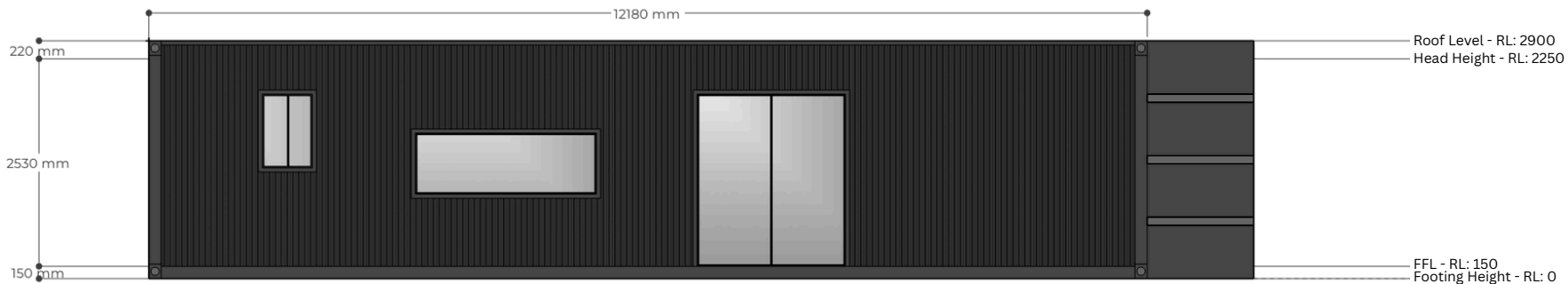
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External Material: Coreten Steel



Client Name: DUO 3B SOHO

Plan Type: Elevation 1

Revision Number: 1

Creation Date: 10/09/25

Author: Josh Nichols

Scale: NTS

Unit: mm

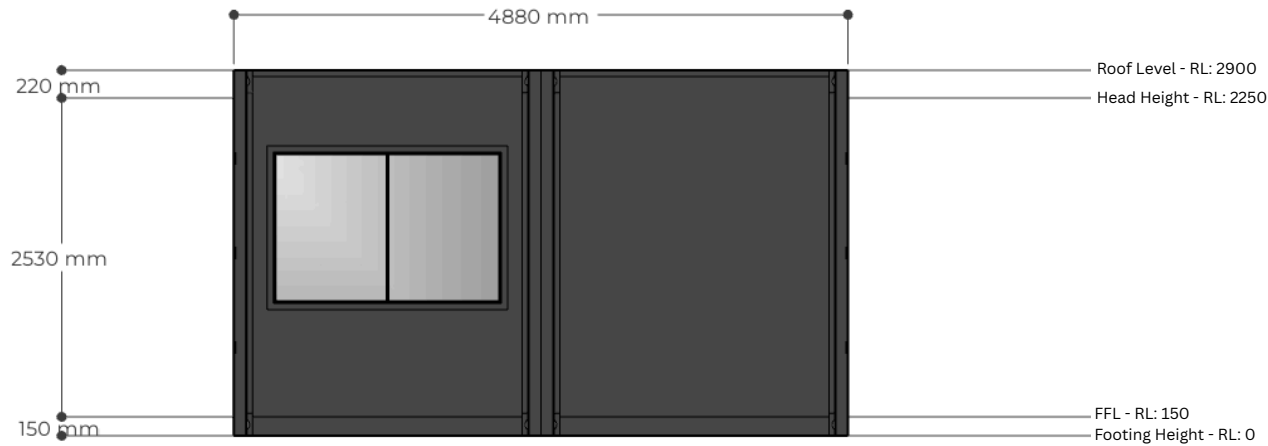
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External Material: Coreten Steel

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Client Name: 3B SOHO DUO

Plan Type: Electrical Plan

Revision Number: 1

Creation Date: 28/11/25

Author: Josh Nichols

Scale: NTS

Unit: mm

Notes:

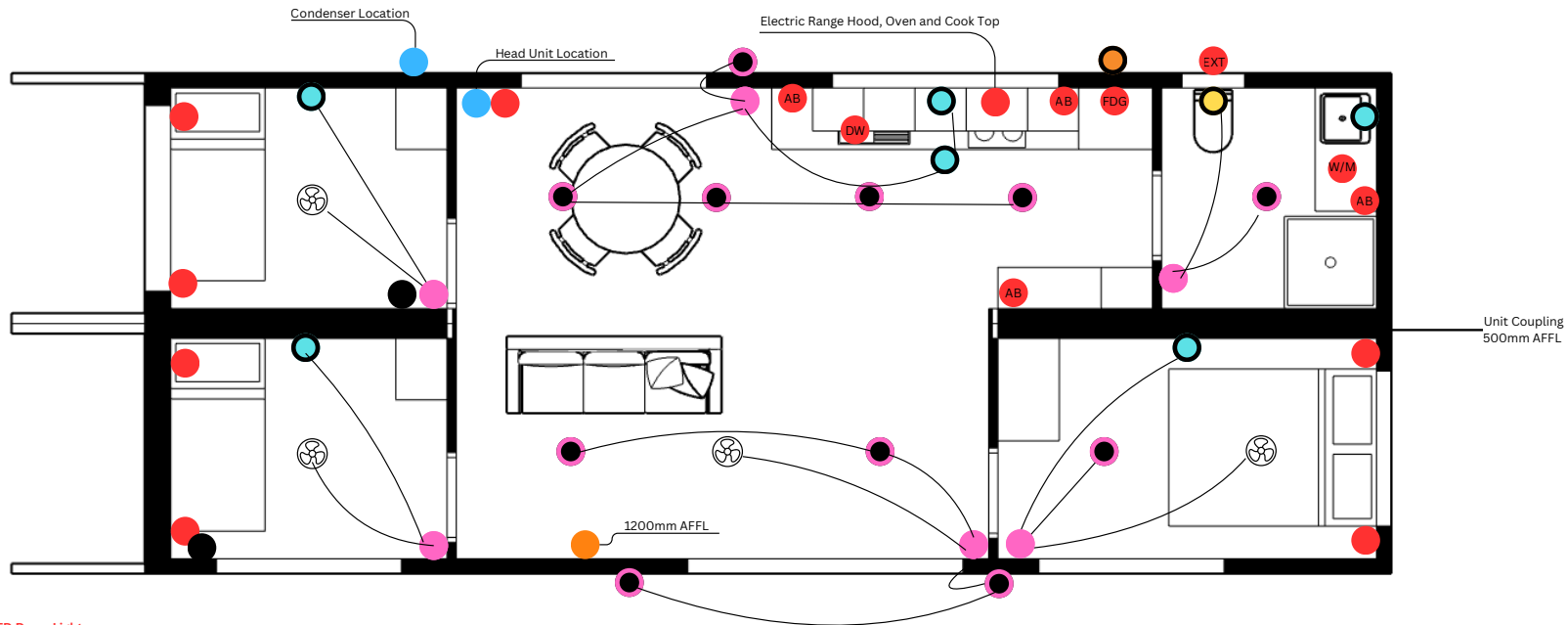
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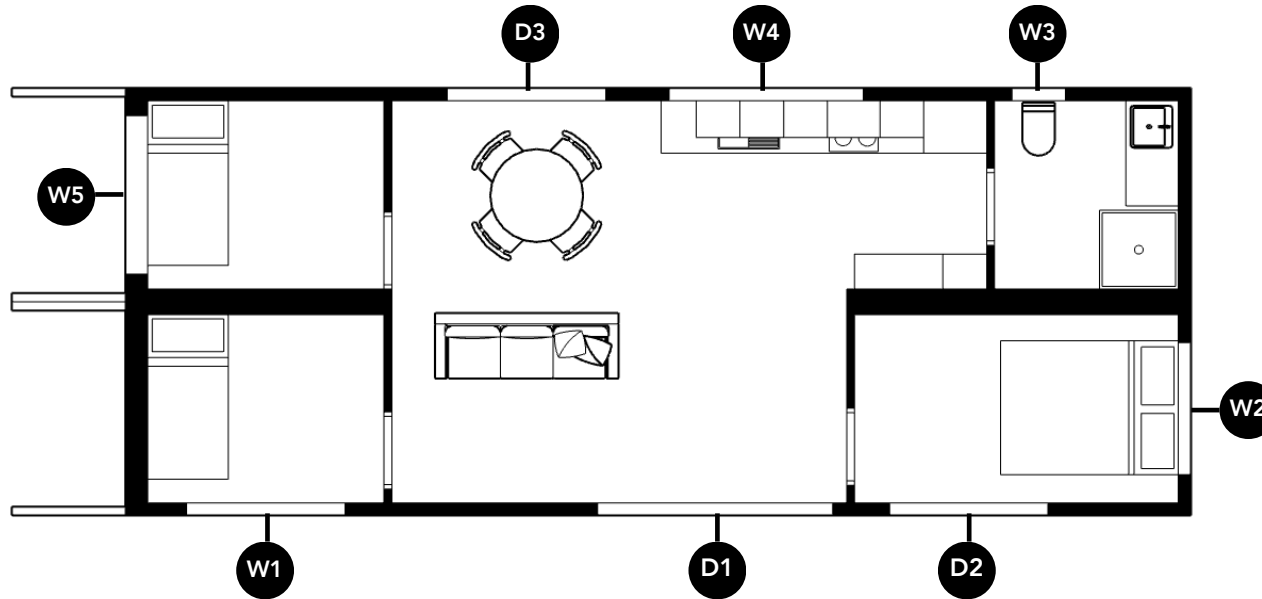
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- Power Point
- PP & TV
- A/C
- Light Switch
- Light
- Connection point
- Switchboard
- LED Mirror / Strip Lighting
- Sensor
- Ceiling fan / Light
- Extractor Fan



All Fans to Incorporate LED Down Light  
Smoke Alarms installed as per regulations



Client Name: 3 Bedroom SOHO DUO

Plan Type: Window Schedule

Revision Number: 1

Creation Date: 25/02/25

Author: Josh Nichols

Scale: NTS

Unit: mm

Notes:

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Frame Colour: Black

Item	Description	Height (mm)	Width (mm)	Head Height
D1	Black Aluminium Stacker Door FSS	2100	2688	2100
D2	Black Aluminium Sliding Door SF	2100	1810	2100
D3	Black Aluminium Sliding Door SF	2100	1810	2100
W1	Black Aluminium Sliding Window SF	1200	1810	2100
W2	Black Aluminium Sliding Window FS	1200	1510	2100
W3	Black Aluminium Sliding Window FS (T/G Obscured Glass)	900	610	2100
W4	Black Aluminium Fixed Panel Window (T/G)	745	2210	1625
W5	Black Aluminium Sliding Window FS	1200	1810	2100



Client Name: 3 Bedroom SOHO

Plan Type: Cabinetry Plan

Revision Number: 1

Creation Date: 11/12/25

Author: Josh Nichols

Scale: NTS

Unit: mm

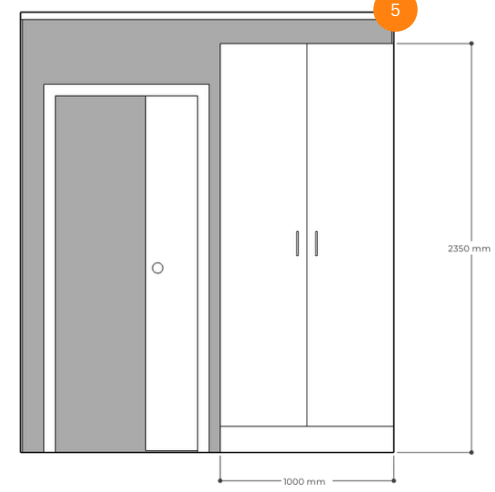
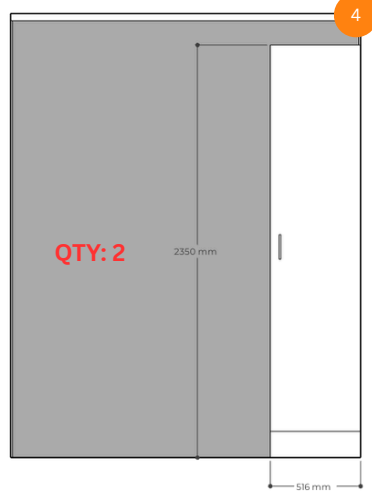
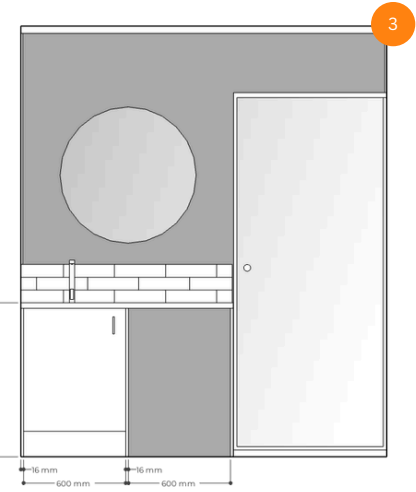
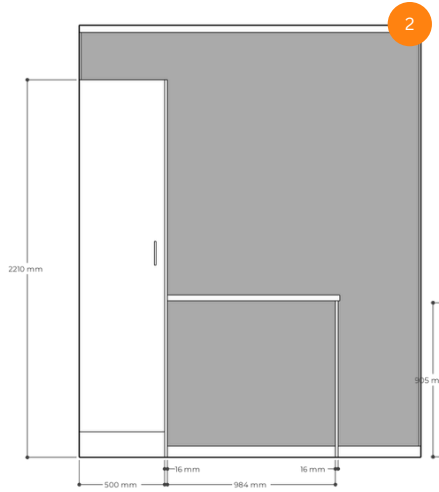
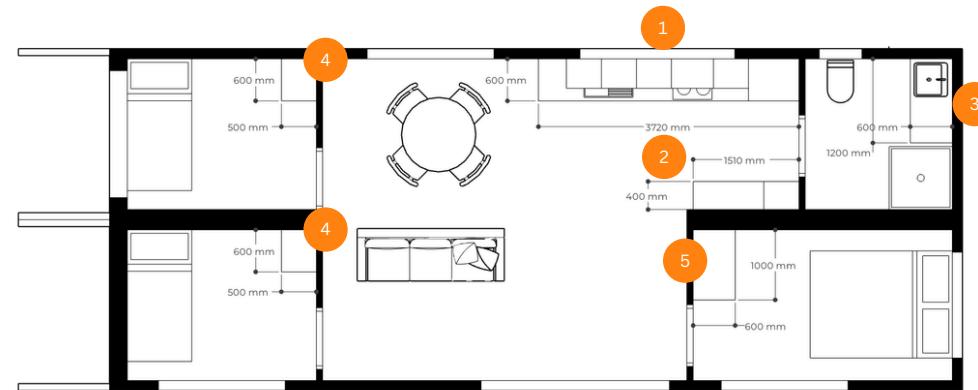
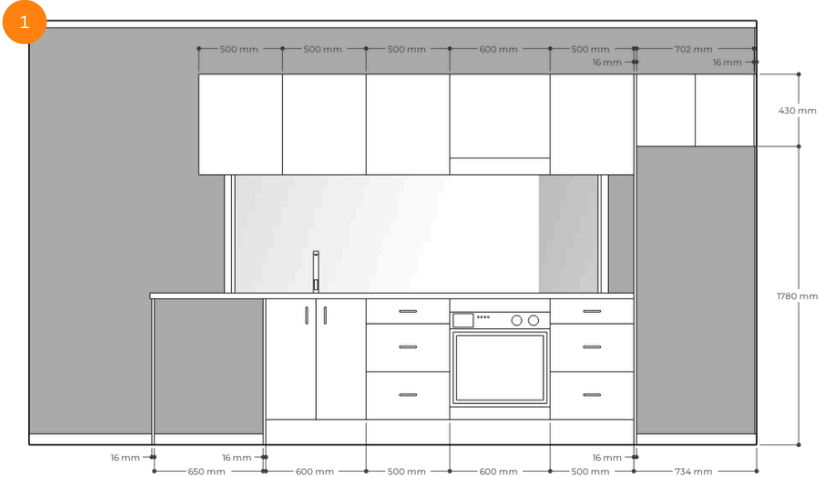
Notes:

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**Cabinetry Detail:**  
Cinder Matt Panels  
Matt Oak Laminated Bench Tops  
Leather Strap Handles: Supplied by NOOK  
**Wardrobes: SUPPLIED BY NOOK**

**Appliances:**  
600mm Electric Oven  
600mm Slide Integrated Range Hood  
600mm Electric Cook Top

**Fixtures:**  
Kitchen Sink: Black Stainless Square With Drainer  
Kitchen Tap: Black Modern - SOHO Standard  
Bathroom Sink: Black Stainless Square  
Bathroom Tap: Black Modern - SOHO Standard