

Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	3 William Court MARLO VIC 3888 Lot: 15 LP: 216040
The application is for a permit to:	Buildings and works for a dwelling
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
43.02-1	Total building footprint is greater than 300 sqm
32.03-4	Building and works under section 02 of Clause 32.03-1
The applicant for the permit is:	Lake Tyers Beach Design
The application reference number is:	5.2026.10.1

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

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

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

An objection must

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

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

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

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Planning Permit Application

s47 Planning and Environment Act 1987; r13 Planning and Environment Regulations 2015

Applicant Details:

Applicant name: Lake Tyers Beach Design - Ashley Carroll	
Business trading name (if applicable): As Above	
Email address: ashley@ltbeachdesign.com	
Postal address: 27 Gully Road - Lake Tyers Beach - Vic	
Postcode: 3909	
Preferred Phone number: 0438 321 559	Secondary number:

Owners Details: (if not the applicant)

Owner name:	
Business trading name (if applicable):	
Postal address:	
Postcode:	

Description of the Land:

Street number: 3	Street name: William Court
Town: MARLO	Postcode 3888

AND/OR

Lot Number: 15	Plan Number: LP216040
Other Legal Description:	

Other legal description may be a Crown Allotment reference, Volume/Folio, or other title descriptor. If the proposal relates to multiple addresses/parcels, please attach a document with a list of the owner and land description details for each additional property.

Declaration in relation to Title Restrictions:

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?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Will the proposal result in a breach of a registered covenant restriction or agreement?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Existing conditions:

Describe how the land is currently used and developed:

Existing Dwelling (to be decommissioned to be a studio) & Existing Outbuilding/Shed



Planning Permit Application

s47 Planning and Environment Act 1987; r13 Planning and Environment Regulations 2015

Description of proposal:

Provide a brief description of your proposal:

Buildings & Works - Proposed Dwelling and decommission of an existing dwelling (to be Studio)

Estimated cost of development:	\$ \$400,000
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Note: You may be required to verify this estimate

Has there been a pre-application meeting: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Officer name:
Your application reference number: 25027	

Application requirements and supporting documents

Required:

- Title to each property subject to the application (must have been generated within the past 30 days)
- Full copy of Covenants or Section 173 agreements if applicable, and details of beneficiaries if there is a proposal which would contravene, alter, or end a covenant or restriction.
- Supporting documents which are mandatory requirements of the Planning Scheme (e.g. – Native Vegetation Removal Report, Bushfire Management Statement, Geotechnical report/waiver)
- Plans as relevant to the proposal

Suggested, or subject to requirements of the scheme

- A report responding to the relevant application requirements and the policies and objectives of the East Gippsland Planning Scheme
- Supporting information/reports which are commonly considered with similar applications (e.g. – Land Capability Assessment, Bushfire Management Statement, Geotechnical report/waiver)

If you need more space or have more information, please attach with this form.

Payment of Application Fees

This application has an associated cost to be confirmed by a senior planning officer in accordance with the *Planning and Environment (Fees) Regulations 2016*. An invoice will be generated once the application has been assessed to confirm it is complete.

Invoice Recipient (Payer):	
Address	
	Postcode:
Email Address:	Phone Number:



Planning Permit Application

s47 Planning and Environment Act 1987; r13 Planning and Environment Regulations 2015

Privacy Statement

The East Gippsland Shire Council asks for details about you to make decisions on planning permit applications. The information you give to us on this form is used for your application and is required for Council to make its decision under the *Planning and Environment Act 1987*. Sometimes we may provide a copy of this application form to another person, but only if it is for a legitimate purpose that is related to the planning process, or we are allowed by law, or to protect people or property. If your information is put onto Council's website or provided to another person, Council will always try to make sure your privacy is protected in line with the *Privacy and Data Protection Act 2014*. For instance, if requested by another person, after deciding that it is requested for a legitimate purpose, Council will obtain an undertaking from the recipient confirming how they will use your personal information and that they will destroy it once used.

You may ask for more information about Council's Privacy Policy by contacting our Privacy Officer on 03 5153 9500 or e-mail feedback@egipps.vic.gov.au. You can gain access to information you provided to us through the *Freedom of Information Act 1982*, more information about FOI is available on Council's website.

Declarations:

I declare that I am the applicant and that all the information in this application is true and correct and the owner(s) (if not myself) has (have) been notified of the permit application. I confirm that I have authority to use the relevant documents. In the event that the giving of notice is required pursuant to Section 52 of the *Planning and Environment Act 1987*, I permit documents submitted as part of this application, including my full contact information, to be made available for public viewing on Council's website. In the event that the giving of notice is required pursuant to Section 52 of the *Planning and Environment Act 1987*, and I receive instructions to give notice to potentially affected parties, I confirm that I will destroy the instructions and personal information once the information is no longer necessary. I accept the East Gippsland Shire Council Privacy Statement.

Applicant signature:	
Name: Ashley Carroll	Date: 21 / 01 / 2026

Contact Council



03 5153 9500



feedback@egipps.vic.gov.au



eastgippsland.vic.gov.au



PO Box 1618, Bairnsdale 3875

Customer Service Centres:

- **Bairnsdale:** 273 Main Street
- **Lakes Entrance:** 18 Mechanics Street
- **Mallacoota:** 70 Maurice Avenue
- **Omeo:** 179 Day Avenue
- **Orbost:** 1 Ruskin Street
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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958 Page 1 of 3

VOLUME 09884 FOLIO 570

Security no : 124130439619J
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LAND DESCRIPTION

Lot 15 on Plan of Subdivision 216040A.
PARENT TITLE Volume 08761 Folio 648
Created by instrument LP216040A 21/06/1989

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE LP216040A 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: 3 WILLIAM COURT MARLO VIC 3888

DOCUMENT END



Imaged Document Cover Sheet

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Document Identification	LP216040A
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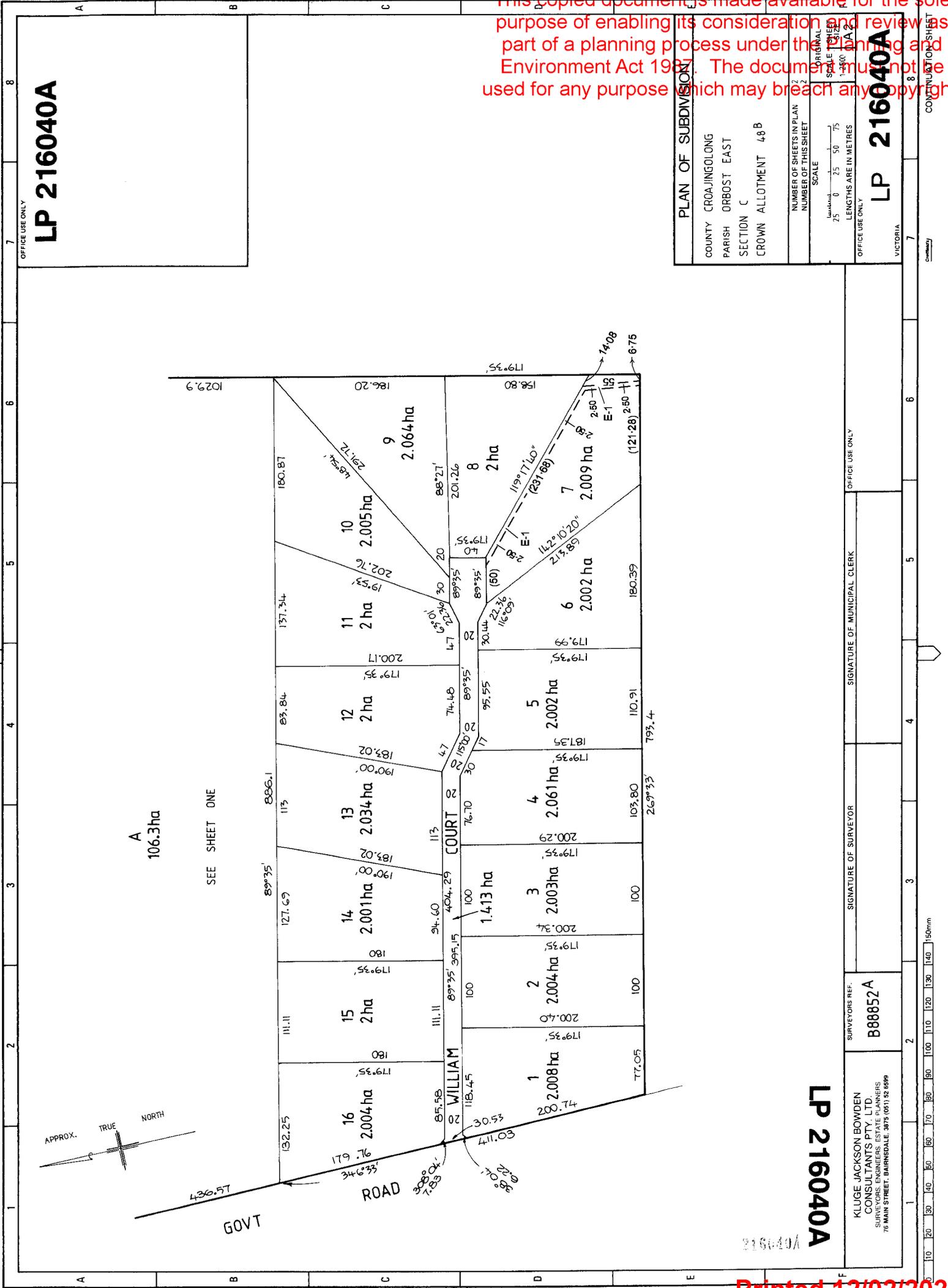
LP 216040A
EDITION 2

NOTATIONS
LAND APPROPRIATED OR SET APART ROADS (MILLIARY COURT) WITHIN THE CONTINUOUS THICK LINES FOR WAY, DRAINAGE, & SUPPLY OF WATER & ELECTRICITY.

LAND HEREON IS LIMITED IN SO MUCH AS LIES ABOVE THE DEPTH OF 15.24 METRES BELOW THE SURFACE.
LOT A IS NOT SUBJECT TO SURVEY

TO BE COMPLETED WHERE APPLICABLE
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS IN PROCLAIMED SURVEY AREA NO. 21, 22, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 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OFFICE USE ONLY
LP 216040A

PLAN OF SUBDIVISION	
COUNTY	CROA JINGOLONG
PARISH	ORBOST EAST
SECTION	C
CROWN ALLOTMENT	48 B
NUMBER OF SHEETS IN PLAN	2
NUMBER OF THIS SHEET	2
SCALE	ORIGINAL SIZE 1:2000 PRINTED SIZE 1:4000
LENGTHS ARE IN METRES	
OFFICE USE ONLY	
LP 216040A	
VICTORIA	7

LP 216040A

SURVEYORS REF. B88852A	SIGNATURE OF SURVEYOR	SIGNATURE OF MUNICIPAL CLERK	OFFICE USE ONLY
	KLUGE JACKSON BOWDEN CONSULTANTS PTY. LTD. SURVEYORS ENGINEERS ESTATE PLANNERS 78 MAIN STREET, BAIRNSDALE, 3075 (051) 52 6599		

3 William Court – MARLO.
Proposed Dwelling

Planning Application Proposal:

Buildings & Works - Proposed Single Dwelling for use with existing Studio & Associated Outbuilding (Shed / Garage. Existing Dwelling to be decommissioned)

Property Details: 3 William Court – MARLO (Lot 15 LP216040)

Planning Report -

Zone: LDRZ – Low Density Residential Zone. 32.03

32.03 'Low Density Residential Zone' LDRZ & Schedule to the 'Low Density Residential Zone'

32.03-1 Table Of Uses

Section 1 – Permit Not Required.

Dwelling – Must be the only dwelling on the lot
Must meet the requirements of Clause 32.03-2.

The proposal for a Single Dwelling on an allotment is a Section 1 use not requiring a permit.

The Proposal/Allotment satisfy the requirement's listed under –

32.03-2 'Use for one or two dwellings or a small second dwelling'

- Each dwelling or small second dwelling must be connected to reticulated sewerage, if available. If reticulated sewerage is not available, all wastewater from each dwelling must be treated and retained within the lot in accordance with the requirements in the Environment Protection Regulations under the *Environment Protection Act 2017* for an on-site wastewater management system.

The site has been assessed and is deemed suitable for a waste water system with an appropriate disposal area indicated on the plan as per recommendation from the consultant.

- Each dwelling or small second dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply, with appropriate storage capacity

An Existing water tank located near to the Existing shed will provide required water supply for the Proposed Dwelling. As part of the development an additional storage tank would likely be included suitable for use with the Dwelling, and possible Firefighting purposes.

3 William Court – MARLO.
Proposed Dwelling

- Each dwelling or small second dwelling must be connected to a reticulated electricity supply or have an alternative energy supply. Electricity supply is available to the allotment.

Electricity Supply is currently available to the site for use with the Existing Studio & Shed. A suitable supply would be extended from the existing Shed for use with the new Dwelling as per Authorities requirements.

32.03-3 Subdivision – Not Applicable

32.03-4 Buildings and works

The proposal is a Section 1 use – Not applicable.

Outbuilding Size – None Specified

Overlays:

'BMO' Bushfire management Overlay – Not Applicable

Refer to attached site plan with the Bushfire management Overlay extent indicated over the site. Note the Dwelling has been positioned beyond 10m from the existing Shed which is within the mapped BMO area, as such BAL levels are not applicable to the existing shed.

Designated bushfire Prone Area – An Assessment has been conducted and Bal level will be applied.

'DDO' Schedule 11 – Design & Development Overlay – Refer to Response Below

In response to the Design Development Overlay (DDO11) for Proposed Buildings and Works, a Single Dwelling at the above mentioned address.

Schedule 11 to The Design and Development Overlay

1.0 Design Objectives –

It is believed that the proposed Single Dwelling addresses criteria within the Design Objectives outlined.

The Proposed building has been designed to make effective use of the site, northerly aspect & views available. The Dwelling has been positioned towards the rear of the larger site in a cleared area outside of the mapped BMO zone. (known fire threat area)

The Dwelling has been designed low in scale and sits low relative to the natural surface to aid reducing overall scale. The Dwelling would not likely be visible from the street or any distant vantage point.

An open living area with covered outdoor spaces will take advantage of the Northerly aspect gaining a rural outlook and distant mountain views. The covered Southern deck area will take advantage of coastal breezes during the warmer months.

A simple pitched Roof style has been adopted for the Dwelling similar in pitch to the existing outbuilding/shed that is in close proximity.

Larger glazed areas along the North elevation and a high ceiling height will provide a modern open style living area with access to an Outdoor covered space.

The proposed Dwelling to be positioned at the rear of the site near the existing Dam will be accessible by a proposed gravel driveway from the existing crossover located to the southeast corner of the allotment.

The location ensures the Proposed Dwelling will not impact the roadway or surrounding areas. Colours for the Dwelling would be lighter muted tones and combine use of natural timber posts ect to further integrate with the site. (Note – some fire resistant materials may be required)

The Dwelling will sit well below the Existing tree canopy formed by larger trees on adjacent allotments.

2.0 Permit Requirement –

Marlo –

- Permit is required to construct a building greater than 7.5m from Natural Surface.
- Permit required for Building works with a Footprint exceeding 300sqm.

Building Height - Permit required to construct a building exceeding 7.5m within the Marlo Area.

Not Applicable - The maximum Building height for the Proposed Dwelling is approx. 6.0m from Natural Surface.

Total Building Footprint – Permit required for Building works with a Footprint exceeding 300sqm.

The Total building Footprint of the Dwelling including Covered areas, Shed and Studio totals 742.7 sqm.

3.0 Subdivision –ed

Not Applicable

4.0 Application requirements –

Refer to attached Floor Plans & Elevations for dimensions ect.

There is no vegetation required to be removed.

Colours and material selection are located on the drawings associated with the elevations.

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3 William Court – MARLO.
Proposed Dwelling

Planting would include use of native shrubs and grasses.
(note care would be given for defendable space requirements applicable to the building within a Designated Bushfire prone area)

The proposed Dwelling will be sited in an area free from vegetation with minimal natural fall towards the rear boundary. Minor Cut or fill would be required for the development. The site is screened from the coastal roadway toward Conron upon approach by existing large vegetation.

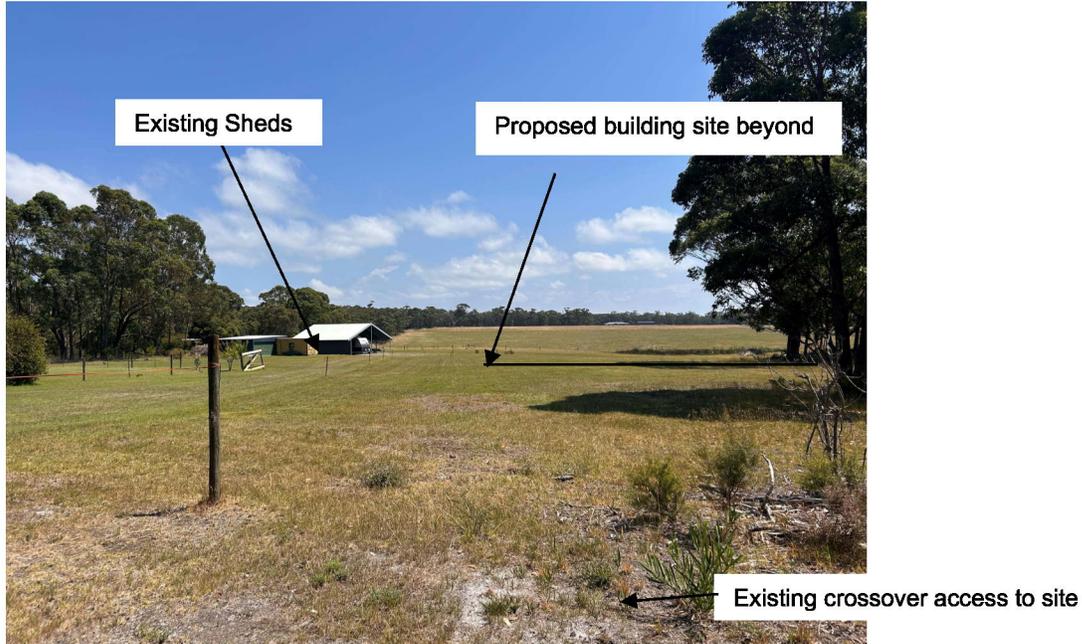


Photo Above - Photo from cross over at William Court looking North towards the Proposed building Site.



3 William Court – MARLO.
Proposed Dwelling

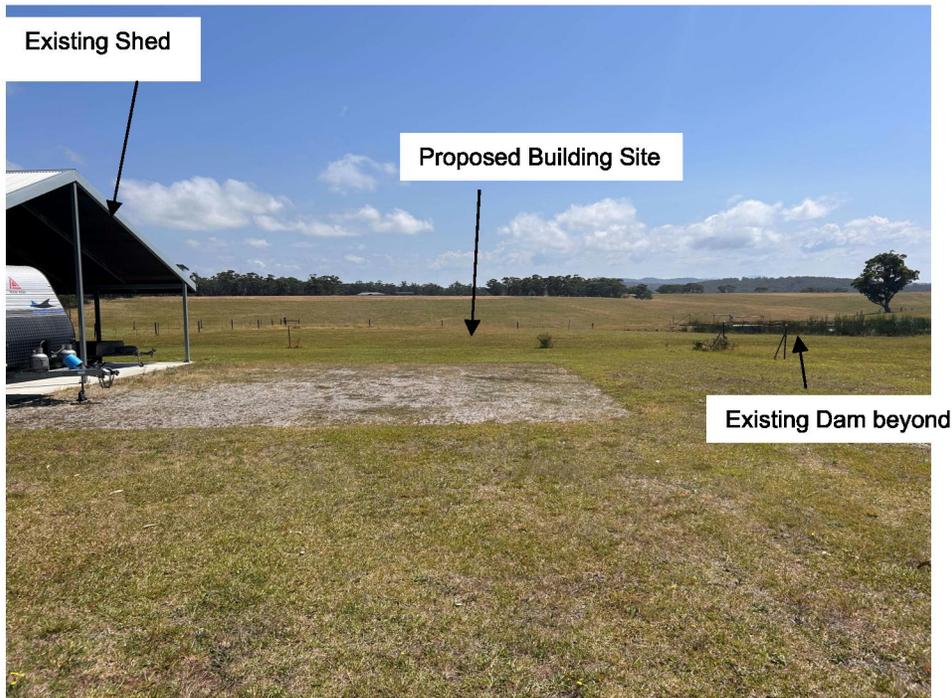


Photo Above - Photo viewed from the Centre of the allotment looking North across the Proposed Building Site.



Photo Above - Photo viewed from the Centre of the allotment looking North across the Proposed Building Site.

3 William Court – MARLO.
Proposed Dwelling



Photo Above - Photo onto the Existing Dwelling/Proposed Studio looking Southwest.



Photo Above - Photo onto the Existing Dwelling/Proposed Studio – South elevation.

3 William Court – MARLO.
Proposed Dwelling

5.0 Decision Guidelines –

It is believed that the Design Objectives of the Overlay have been met, by the combination of building form, use of glass and claddings, and the positioning of the Dwelling at the rear of the site to avoid visual impact to the street and surrounding allotments.

Vegetation is not proposed to be affected by the construction of the proposed Dwelling or driveway.

Planting of Native vegetation & landscape works would form part of the proposal, once the footprint is established leaving remaining areas for planting & landscaping.

The Proposed Building Design & form provides a coastal style of Architecture sympathetic within the Bush surrounding. The low pitched roof for the dwelling combined with use of contemporary light weight Claddings, expansive Glazing will reflect a Coastal style architecture. The use of natural colours and natural timber posts will be suitable within the rural style allotment with surrounding vegetation to aid reducing visual impact of the dwelling from any distant vantage point.

A medium grey colorbond Roof sheeting colour is proposed suitable for the bush allotment, to disguise the building element within existing trees surrounding the site. The building is not visible from the coastline. The colour combined with use of natural timbers will nestle into the site.

The site location setback from the coastline and beyond an existing vegetated area which will ensure glare/reflectivity are not of concern to the coastal area.

The living space & outdoor area provides open Living/Outdoor space taking advantage of rural views and distant mountains.

Kind Regards,

Ashley Carroll
Lake Tyers Beach Design.

Site Assessment for Wastewater Disposal

3 William Court - Marlo

INTRODUCTION

The property owner wishes to construct a new residence at No. 3 William Court, in the Marlo locality. Reticulated Sewerage is not available to this allotment, so on-site disposal of wastewater is required for the new dwelling. The property owners intend to install a septic tank with sub-soil absorption trenches for wastewater disposal.

SITE CONDITIONS

The land under consideration is Lot 15 LP216040, which was created by a 16 lot subdivision that was completed in the 1990's. The rectangular shaped lot is located on the north side of William Court about 0.8 km north of the Marlo Conran Road, and is 2.0 hectares in area. The land extends just over 180 metres back to the rear and has a straight frontage of 111 metres to the William Court road reserve.

The lot is mostly cleared (formerly farmland), gently undulating and slopes generally to the north to a minor gully that extends to the north east well within in the neighbouring property to the north. The property contains an existing house that is currently occupied by the property owners, which is located at the south west corner. To the north of this building along the west boundary there are two sheds.

The property owners have chosen a building site to the north of the existing (larger) shed, with a set back of about 115 metres from the road frontage and approximately 20 metres from the west boundary. The building site is slightly graded to the north, and site works will not be needed because the house will be built with an elevated floor using concrete stumps.

William Court is has been constructed with a gravel surface, and a driveway provides vehicular access to the lot at the south east corner. Utility services (including reticulated water and electricity) have been connected to the property. A clump of remnant native trees are growing along the west boundary, while regrowth vegetation exists along the road reserve. Most of the property is occasionally being grazed by cattle. A small farm dam exists along the rear boundary.

EXISTING WASTEWATER DISPOSAL

The existing house contains usual wastewater fixtures (toilet, laundry, kitchen and bathrooms) which are connected to an existing (approved) septic tank located down slope of the building. A solid uPVC pipe transfers septic tank effluent to subsoil absorption trenches that have been installed as detailed in a Wastewater Assessment completed in August 2002. This existing trench setup has been well managed and is working well. However, the installation of a new wastewater system will be needed for the proposed residence due to the topography of the site.

Unless specific planning approval is sought, the property owner will be required to decommission some of the facilities within the existing residence to ensure that is not used as a second dwelling on the lot. However, existing dwelling will need to remain fully functional whilst the building process is undertaken. The proposed building works will not impact upon the existing wastewater setup.

DRAINAGE

Most of the land within the William Court subdivision drains to two natural watercourses that continue to low-lying land well to the north east. The recommended wastewater disposal site is located on a slope that is "linear planar" in shape and adequately drained, and not within the catchment of the small dam. The average annual rainfall for the site is 760 mm.

WASTEWATER DISPOSAL OPTIONS

The best area available for wastewater disposal is located to the north of the proposed building site, and this site has been further investigated. This area slopes gently towards the north at a gradient of 3% but is not within the catchment of the small farm dam that is about 40 metres away. The natural soils encountered consist of black to dark grey sandy loam topsoil and then grey silty sand to about 600 mm depth, overlying brown/tan/grey partly cemented sand (marl) at greater depth. The area has a good cover of pasture grass, and is well clear of the remnant trees.

SITE ASSESSMENT

A site specific assessment has been carried out for the proposed new residence. Several boreholes and a test pit have been excavated to determine the soil profile and to assist in the soil classification. The soils excavated were damp throughout, while the depth to the water table was not determined but will be greater than 1.5 metres. A perched water table was not encountered above the less permeable (partially cemented) sand layer

A Design Wastewater Loading Rate has been estimated, based on a visual assessment of the soil profile, and reference to Table 4.2A1 of AS1547 – On site Domestic Wastewater Management. The underlying soils have been classified as Category 4 Clay Loams, well structured but imperfectly drained, with a K_{sat} 0.5 – 1.5 m/day. A Design Loading Rate of 12 mm/day has been adopted for subsoil absorption/transpiration disposal trenches.

The assessment is based on a design wastewater volume of 150 litres/person/day, in accordance with Table 4.1 - EPA Guideline for onsite Wastewater Management - May 2025 (Household with standard fixtures – reticulated water supply). A design flow of 600 litres/day is appropriate for the proposed three bedroom residence and a maximum of four occupants. The total length of 700 mm wide absorption/transpiration trench required is 71 metres. It is recommended that three runs of 24 metres long trench be installed.

CONCLUSION

Site analysis and soil sampling have indicated that the site is suitable for effluent disposal by subsoil absorption. The property contains sufficient area for installation of the required length of disposal trenches, providing that the layout is carefully planned. The recommended location of the wastewater disposal area is shown on the site plan, but this can be marginally varied providing that the wastewater trenches are not within the catchment of the nearby farm dam.

CONSTRUCTION DETAILS

(a) Septic Tank & Wastewater Trenches

The Septic Tank must be installed and maintained in accordance with EPA Certificate of Approval CA 1.1/03 and manufactured in accordance with the Australian Standard AS 1546- Small Septic Tanks, and must have a minimum capacity of 3000 litres for a three bedroom residence.

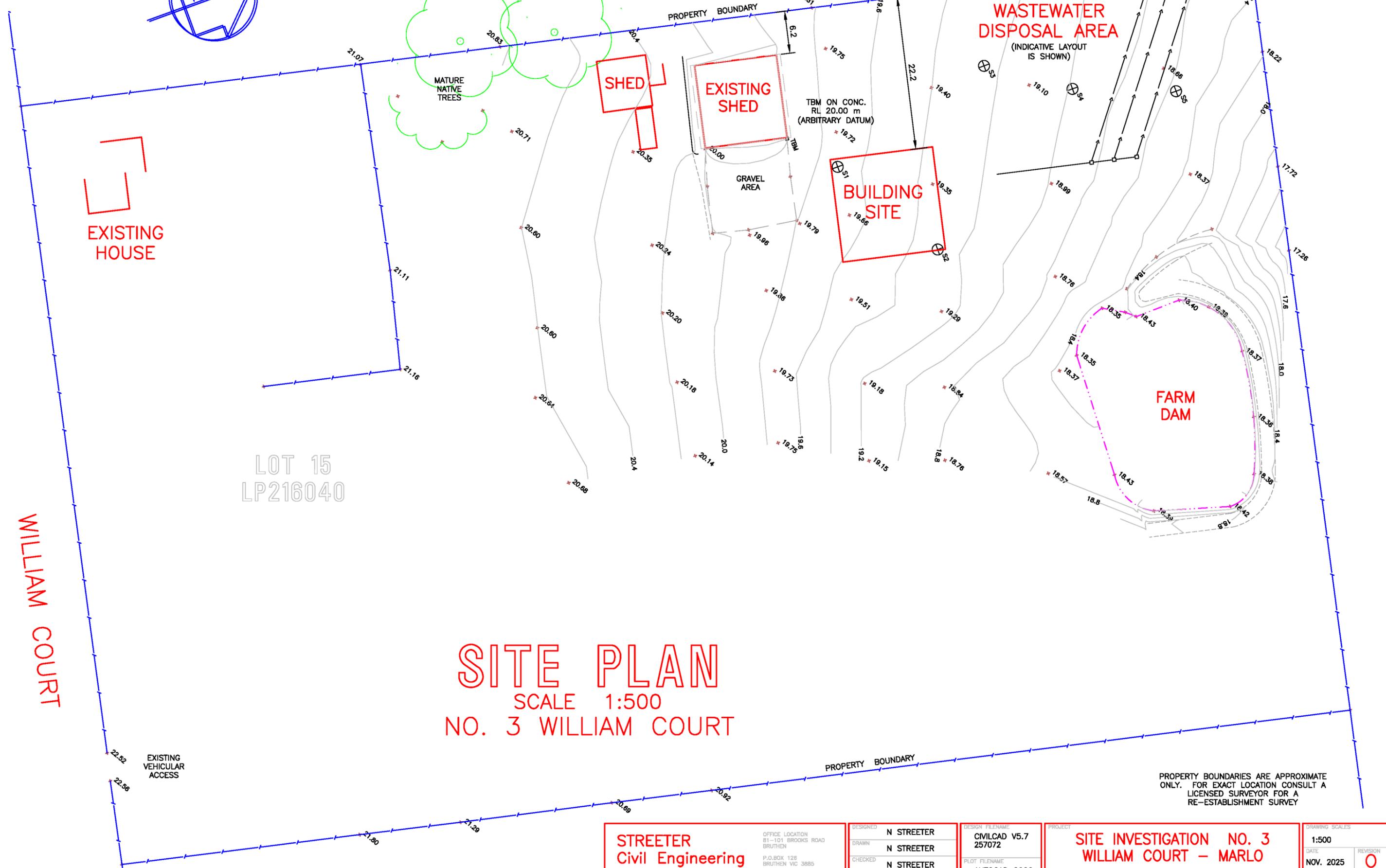
Site Assessment for Wastewater Disposal

STREETER CIVIL ENGINEERING SERVICES Pty Ltd

Construction of Absorption Trenches must be carried out in accordance with EPA Certificate of Approval CA 1.2/03. The following points must be adhered to for the installation of wastewater trenches: -

- The layout and levels of the wastewater plumbing pipes, septic tank, and subsoil absorption trenches must be planned by the plumber prior to the commencement of any site works.
- The layout of the wastewater trenches must be well planned to match the existing surface contours, so that the trenches are installed at a nominal uniform depth of 400 mm.
- The subsoil absorption trenches must be suitably marked or fenced off to ensure that they are not driven over by vehicles or used for the storage of materials or equipment.
- Subsoil excavated from the wastewater trenches, and excess excavated topsoil from the building site works must not be disposed of by spreading over the wastewater disposal area
-
- (b) General Requirements
- The wastewater disposal field must not be grazed by livestock, and must be well marked to exclude all other uses
- Stormwater flows from the proposed dwelling and the existing sheds, and including overflow from rainwater tanks must be discharged at a point well clear of the wastewater disposal site, preferably to the north east into the small farm dam.
- Runoff from the extended driveway and impervious surfaces surrounding the new residence must also be directed away from the wastewater disposal site.

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LOT 15
LP216040

SITE PLAN

SCALE 1:500
NO. 3 WILLIAM COURT

WILLIAM COURT

PROPERTY BOUNDARIES ARE APPROXIMATE ONLY. FOR EXACT LOCATION CONSULT A LICENSED SURVEYOR FOR A RE-ESTABLISHMENT SURVEY

STREETER Civil Engineering Services Pty Ltd	OFFICE LOCATION 81-101 BROOKS ROAD BRUTHEN	DESIGNED N STREETER	DESIGN FILENAME CIVILCAD V5.7 257072	PROJECT SITE INVESTIGATION NO. 3 WILLIAM COURT - MARLO	DRAWING SCALES 1:500	
	P.O. BOX 128 BRUTHEN VIC 3885	DRAWN N STREETER	PLOT FILENAME AUTOCAD 2000 257072.dwg		DATE NOV. 2025	REVISION 0
	PHONE (03) 5157 5382 MOBILE 0409 575382	CHECKED N STREETER			DRAWING No.	
		APPROVED			01	

Results

SITE ASSESSMENT RESULTS

Date: 10-Nov-2025

Client:

Property Address: 3 William Court - Marlo

A falling head soil precolation test was carried out at 3 William Court in August 2002. A Design Wastewater Loading Rate has been estimated, based on a visual assessment of the soil profile, and reference to Table 4.2A2 of AS1547, as well as the previous percolation testing.

The underlying soil encountered within the wastewater disposal area has been classified as Category 4 Clay Loams, well structured but imperfectly drained; Ksat 0.5 - 1.5 m/day.

Adopt a Design Loading Rate (DLR) of 12 mm/day

SEPTIC TANK AND SUB-SOIL ABSORPTION

Plans show that the dwelling to be constructed at the site will have three bedrooms, kitchen, living area, laundry, bathrooms and toilets, with usual plumbing fixtures. Allow for a maximum of four persons.

Adopt design wastewater volume of 150 litres/person/day, in accordance with Table 4.1 EPA Code 891.4 (Household with standard water saving fixtures - reticulated water supply)

Design Daily Flow 600 litres/day

Design Soil Percolation Rate	41	mm/hour	from percolation test carried out
Long-Term Absorption Rate	7.5	l/m ² /day	in Aug. 2002
Design Loading Rate	12.0	mm/day	
Design Daily Flow	600	litres/day	

Trench Width	Length of absorption trench required for design daily flow	
300	167	
500	100	
700	71	
1000	50	

SEPTIC TANK DESIGN

Minimum Tank Capacity	$C = (S \times P \times Y) + (P \times DF)$	=	1950	(litres)
where	C = effective capacity in litres			
	S = sludge/scum rate per person		80	From Table 3.1
	P = number of people using system		5	
	Frequency of use		100%	365 days/year
	Y = desludging frequency in years		3	
	DF = daily inflow (litres per person per day)		150	

ADOPT A SEPTIC TANK OF 3000 Litres CAPACITY

STREETER CIVIL ENGINEERING SERVICES Pty. Ltd.

Consulting Civil Engineer (A.C.N. 672 946 766)

81 – 101 Brooks Road Bruthen
e-mail: streetercivil@bigpond.com

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SITE CLASSIFICATION REPORT –**3 WILLIAM COURT - MARLO****JOB NUMBER- 257072****DATE: 10 NOVEMBER 2025****GENERAL**

This Soil Investigation consists of the drilling of 2 boreholes on the proposed site area using a hand auger. Disturbed soil samples collected have been subjected to visual examination and classification. The Borelogs, showing soil profiles are recorded on page SR2 as attached and forming part of this report. Bore locations are shown on site plan page SR3.

SITE DESCRIPTION

The property owner wishes to construct a new residence at No. 3 William Court, in the Marlo locality. The land under consideration is Lot 15 LP216040, which was created by a 16 lot subdivision that was completed in the 1990's. The rectangular shaped lot is located on the north side of William Court about 0.8 km north of the Marlo Conran Road, and is 2.0 hectares in area. The land extends 180 metres back to the rear and has a straight frontage of 111 metres to the William Court road reserve.

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William Court is has been constructed with a gravel surface, and a driveway provides vehicular access to the lot at the south east corner. Utility services (including reticulated water and electricity) have been connected to the property. A clump of remnant native trees are growing along the west boundary, while regrowth vegetation exists along the road reserve. Most of the property is occasionally being grazed by cattle. A small farm dam exists along the rear boundary. The natural soils encountered consist of black to dark grey sandy loam topsoil and then grey silty sand to about 600 mm depth, overlying brown/tan/grey partly cemented sand (marl) at greater depth. The area has a good cover of pasture grass, and is well clear of the remnant trees.

DRAINAGE

Most of the land within the William Court subdivision drains to two natural watercourses that continue to low-lying land well to the north east. The recommended wastewater disposal site is located on a slope that is "linear planar" in shape and adequately drained, and not within the catchment of the small dam. The average rainfall for the site is 760 mm/year.

GEOLOGY

The Mallacoota Geological Map SJ 55-8 describes the area as Quaternary Pleistocene age Aeolian deposits of sand, clay and calcareous sands. The soils encountered confirm this description.

SITE CLASSIFICATION

Samples from bores show that the classification of the site to be **SLIGHTLY REACTIVE (S)** in accordance with AS 2870.1 -2011 "**RESIDENTIAL SLABS AND FOOTINGS**". **NOTE:** These classifications are based on limited bores and should conditions vary after site excavation classification should be reassessed.

RECOMMENDATIONS - SLIGHTY REACTIVE (S) SITES

It is recommended that basic footing details be in accordance with **AS 2870.1 -2011 "RESIDENTIAL SLABS AND FOOTINGS"** for soil Class S and that pad footings and concrete stumps be in accordance with AS 1684 – Residential Timber Framing Construction Manuals.

FOUNDING DEPTHS FOR FOOTINGS

STRIP FOOTINGS	600 mm	(it is recommended that all footings be deepened to extend through the grey sands
EDGE BEAMS	200 mm	and down to the underlying dense marl at about 600 mm depth)
PADS	600 mm	

BEARING CAPACITIES

Generally the soil under the foundations will have a minimum Bearing Capacity of 120 KPa at 600 mm depth.

STREETER CIVIL ENGINEERING SERVICES Pty Ltd

Consulting Civil Engineer
(A.C.N. 072 946 760)

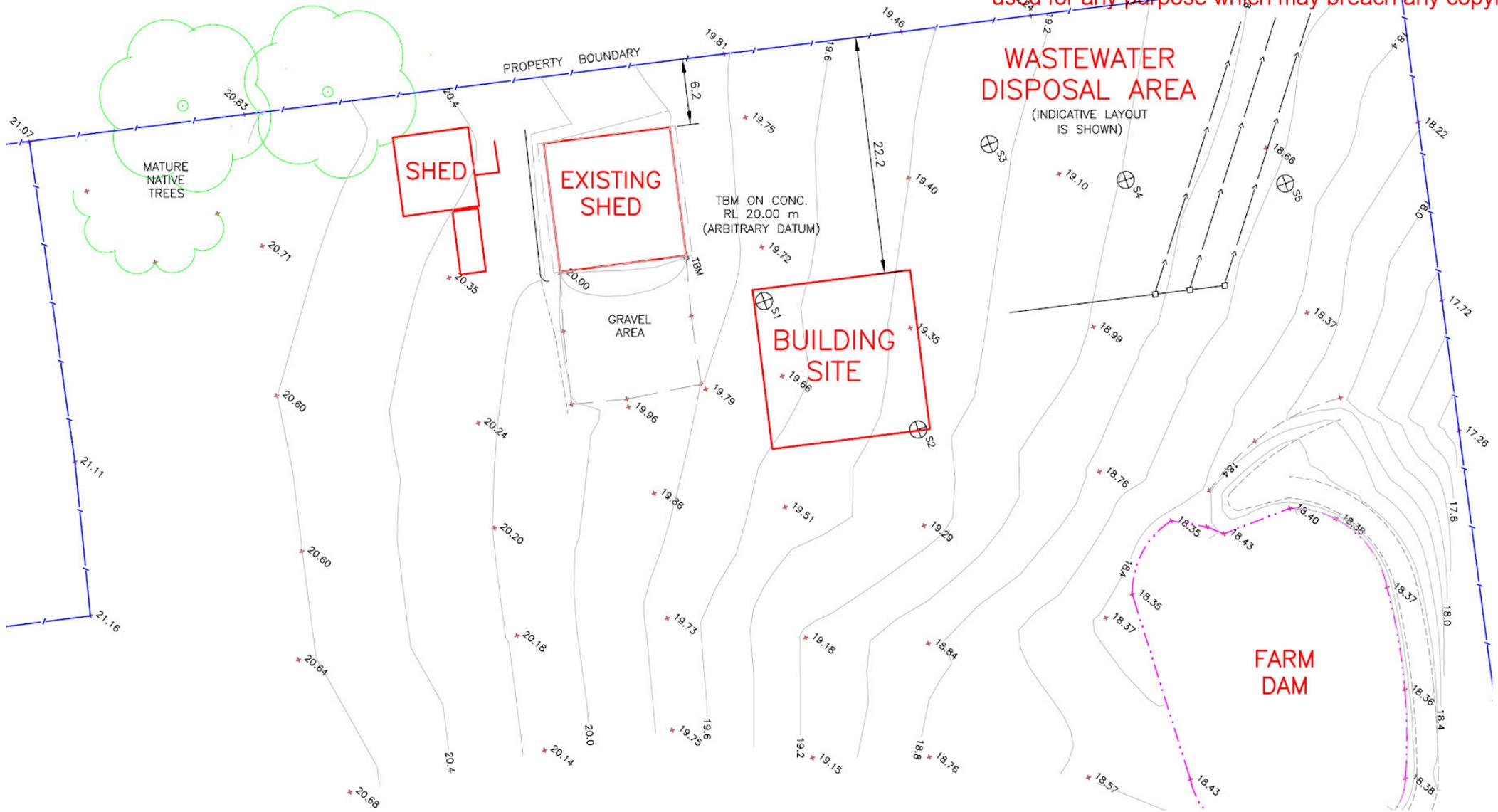
81-101 Brooks Road Bruthen Victoria. 3885 Correspondence : P.O.Box 126, Bruthen Vic 3885
Tel : (03) 5157 5362

Client:		Job No:	257072
Job:	new residence	Date:	10-Nov-25
	3 William court	Design:	Neil Streater
	Marlo	Checked:	Neil Streater

LOG OF HAND AUGER BORES

BORE No.	DEPTH		DESCRIPTION	REMARKS
S1	0		black/grey sandy topsoil; moist	
S2	150		dark grey fine silty sand, becoming lighter in colour with depth; damp; loose and becoming firm with depth	
	450		light grey fine silty sand; damp and becoming moist with depth; firm	
	600		brown/tan/grey fine sand (marl); dense and partially cemented	
	800		end of bore	too cemented to dig with a hand auger
S3	0		black/grey sandy topsoil; moist	
S4	150		dark grey fine silty sand, becoming lighter in colour with depth; damp; loose	
	400		light grey fine silty sand; damp and becoming moist with depth; firm	
	500		brown/tan/grey fine sand (marl); dense and partially cemented	
	600		end of bore	

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***STREETER CIVIL ENGINEERING SERVICES
Pty. Ltd.-***

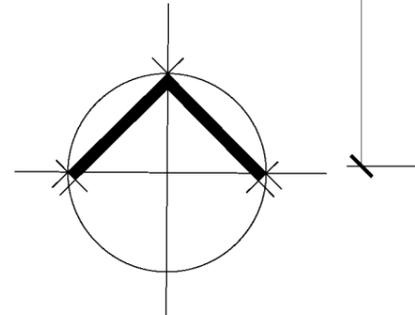
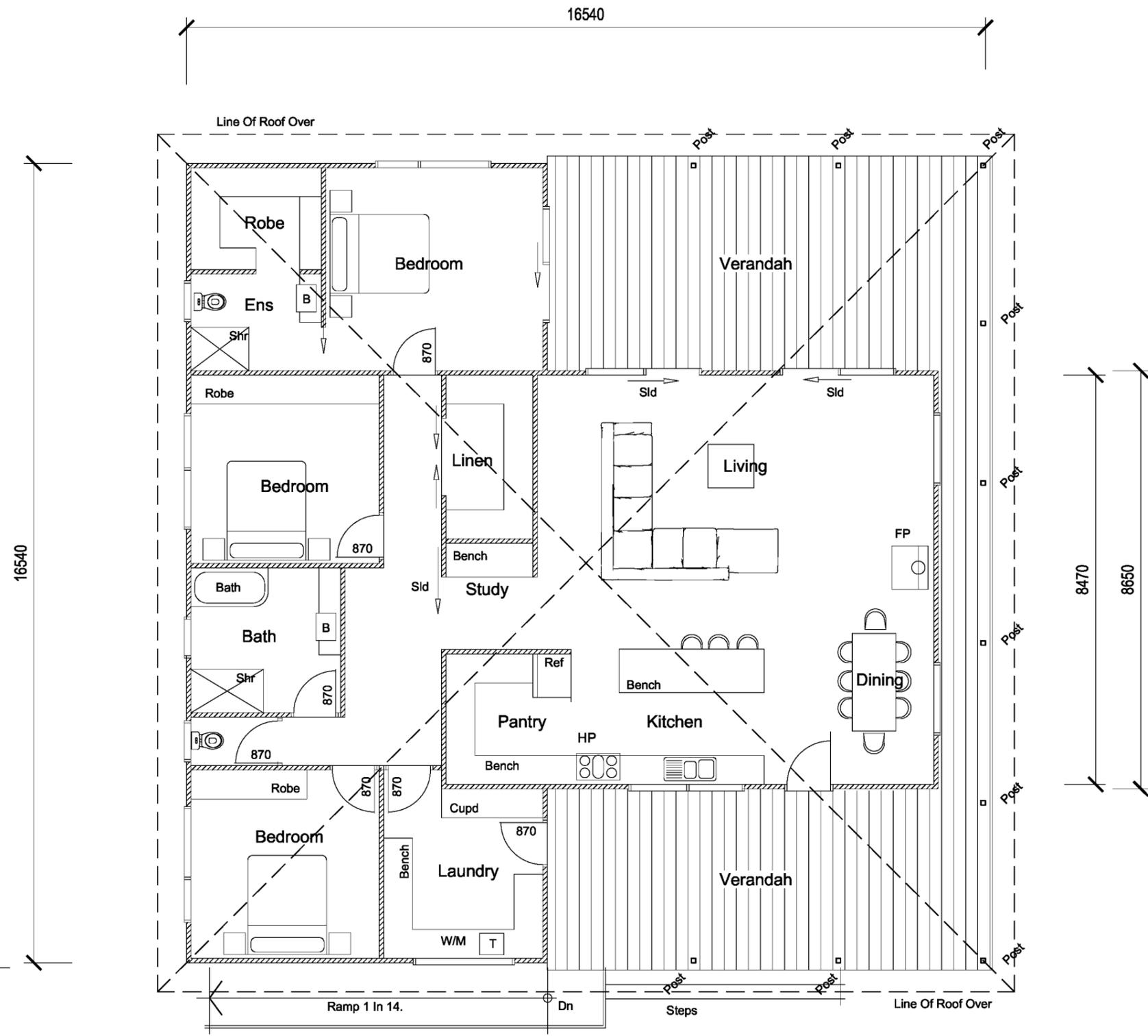
Consulting Civil Engineer
(A.C.N. 072 946 760)

81 – 101 Brooks Road Bruthen
e-mail: streetercivil@bigpond.com

P O Box 126 Bruthen VIC 3885
Tel. 5157 5362

Important Notes

1. The previous conclusions are based on limited bores and should conditions on site vary from the bore descriptions variation in footing sizes and depths may be necessary. It is recommended any variations be reported to the engineer.
2. Clays expand and contract because of moisture changes and even relatively stable clays will move appreciably if subject to extreme moisture conditions on the site. The builder is to make the owner aware of the following:
 - Leaking plumbing or blocked drains should be repaired promptly. Garden watering, especially by sprinklers should be controlled to avoid saturation of foundations. Proper garden maintenance should produce year round uniform moisture conditions.
 - Trees and shrubs can cause substantial drying of the soil and associated shrinkage of the clay. This effect is most likely to result in damage when added to the drying from a drought or long dry spell. This problem can be avoided by plating trees at substantial distances from the house. For complete protection against damage, trees should be avoided on reactive clay sites.
3. Some minor cracking, whilst undesirable, will occur in a significant proportion of houses on reactive clays. It is impossible to design a footing system that will completely protect a house under all circumstances.
4. Various construction and architectural details can be adopted to reduce the effect of movement.
 - articulation of brickwork
 - Flexible plumbing connection
 - Surface drainage of allotments to avoid water ponding against or near footings.
 - Subsoil drainage (refer to site plan page SR-3 and specification sheet page SR-1)
5. Any excavations required parallel to the footings should be kept at a suitable distance from the footings to prevent undermining. Service trenches should be filled with natural site clay in order to prevent rapid movement of soil moisture into the backfill.
6. All foundations and site works should be inspected by a competent person to ensure that subsurface conditions and site preparation procedures are in accordance with those outlined in the report. If any doubt exists then this office should be contacted immediately for further advice. We take no responsibility for any consequences arising from footing excavations either shallower or deepened beyond our recommended founding depths without our prior approval.
7. The use of standard footings as presented in AS2870-2011 is only applicable to building works with a loading and a construction style similar that of a residential dwelling as described in section 3.1 of AS2870-2011.



Site / Floor Plan.

SCALE 1 : 100.

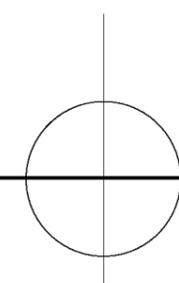
- AREAS -
- Proposed Residence - 193.5 sqm
 - Proposed Verandah Area - 85.2 sqm
 - Existing Studio Area - 110.0 sqm
 - Existing Sheds & Carport Areas - 354.0 sqm
- Total Footprint - 742.7 sqm

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L a k e T y e r s B e a c h

D e s i g n .
Ph: 0 4 3 8 3 2 1 5 5 9



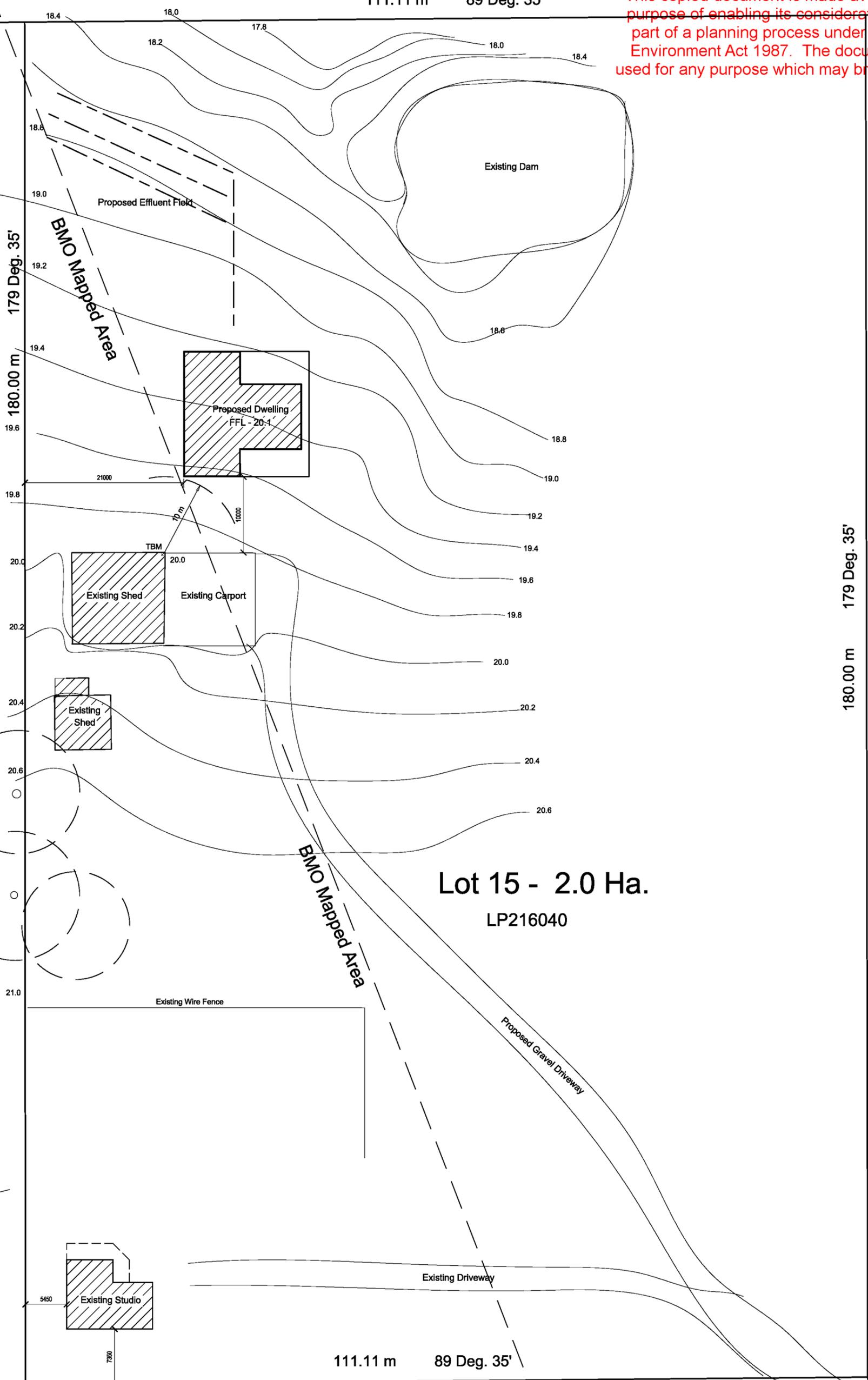
tp 1. **1**

Job No: 25027

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Page 27 of 32

111.11 m 89 Deg. 35'



Lot 15 - 2.0 Ha.
LP216040

W I L L I A M C O U R T .

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tp 1. **2**

Job No: 25027

Printed 12/02/2026

Page 28 of 32

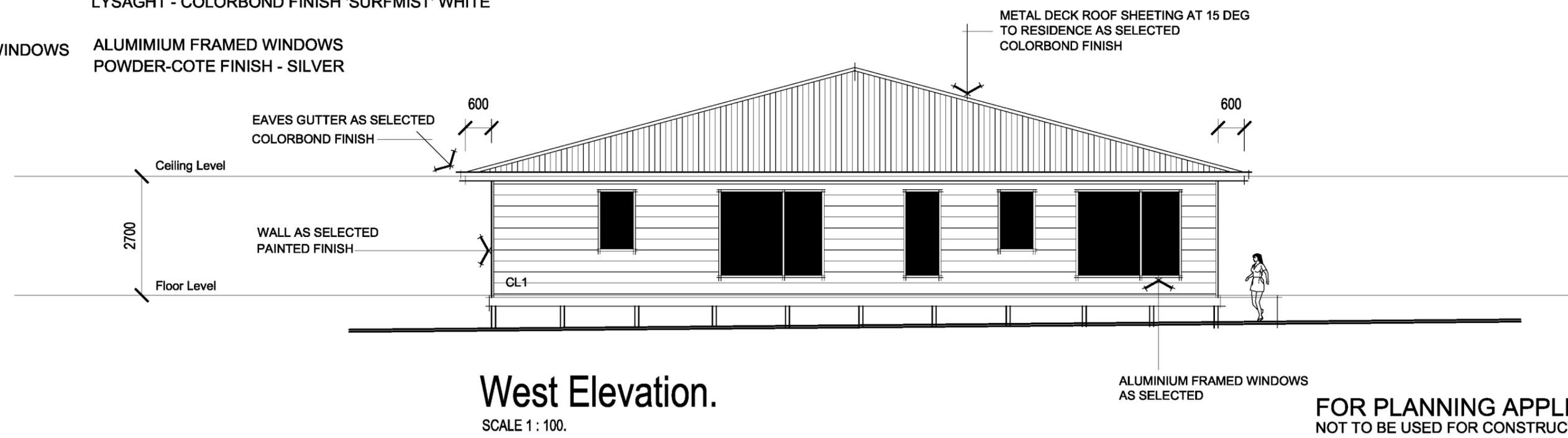
Site Plan.
SCALE 1:250.



East Elevation.
SCALE 1 : 100.

CLADDING TYPES

- CL1 DENOTES JAMES HARDIE 'LINEA' WEATHER BOARDS PAINTED FINISH - 'SURFMIST' WHITE
- ROOF METAL CORRUGATED SHEET AS SELECTED LYSAGHT - COLORBOND FINISH 'SURFMIST' WHITE
- WINDOWS ALUMINIUM FRAMED WINDOWS POWDER-COTE FINISH - SILVER

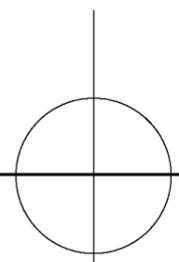


West Elevation.
SCALE 1 : 100.

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L a k e T y e r s B e a c h

D e s i g n .
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tp 1. **3**

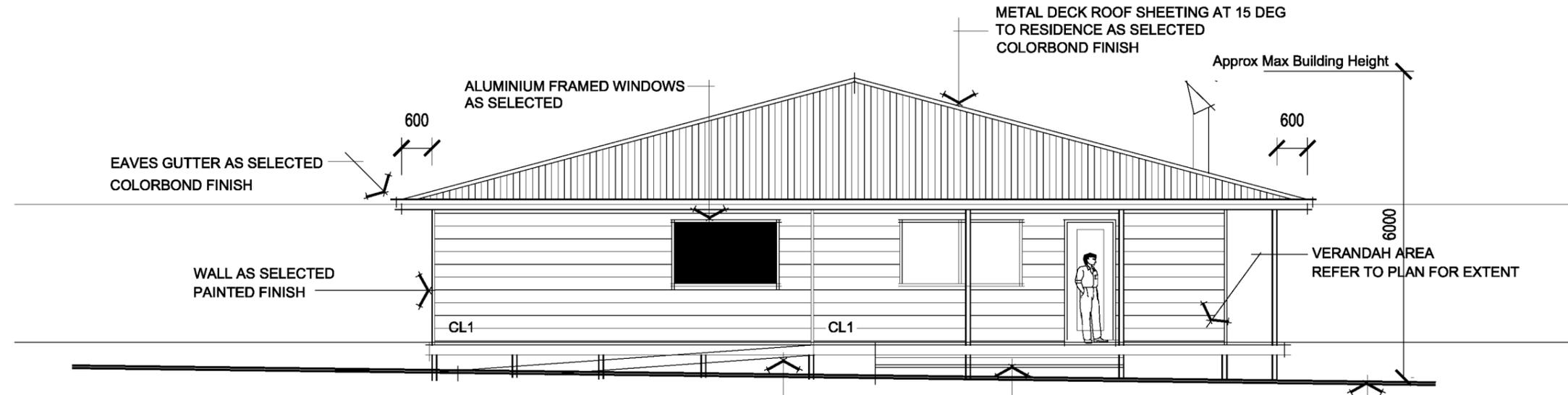
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Page 29 of 32



North Elevation.

SCALE 1 : 100.



South Elevation.

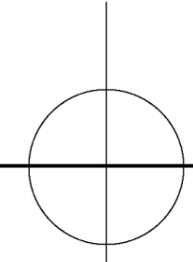
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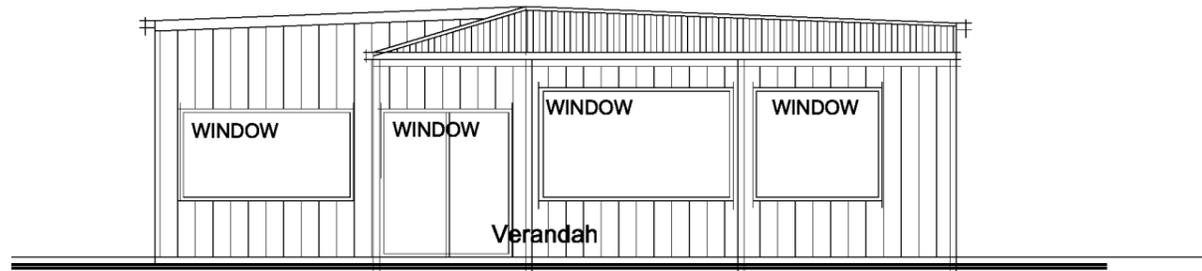


tp 1. **4**

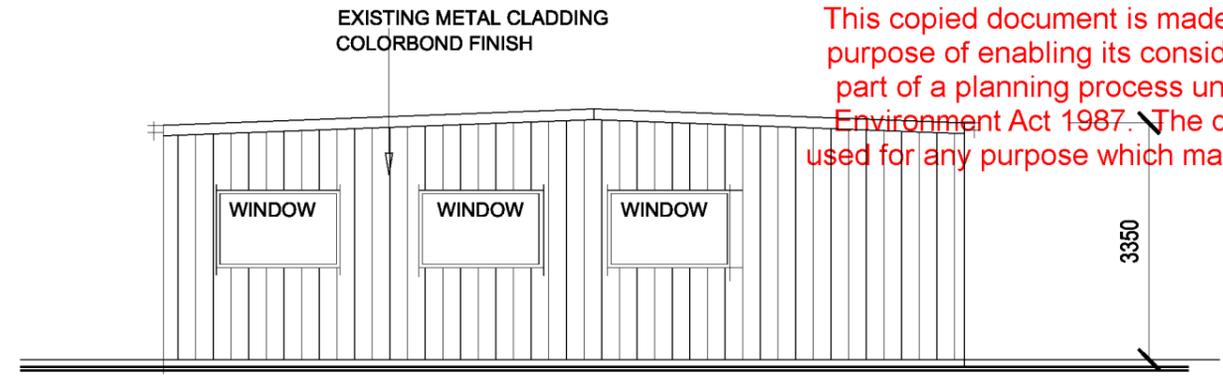
Job No: 25027
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Page 30 of 32

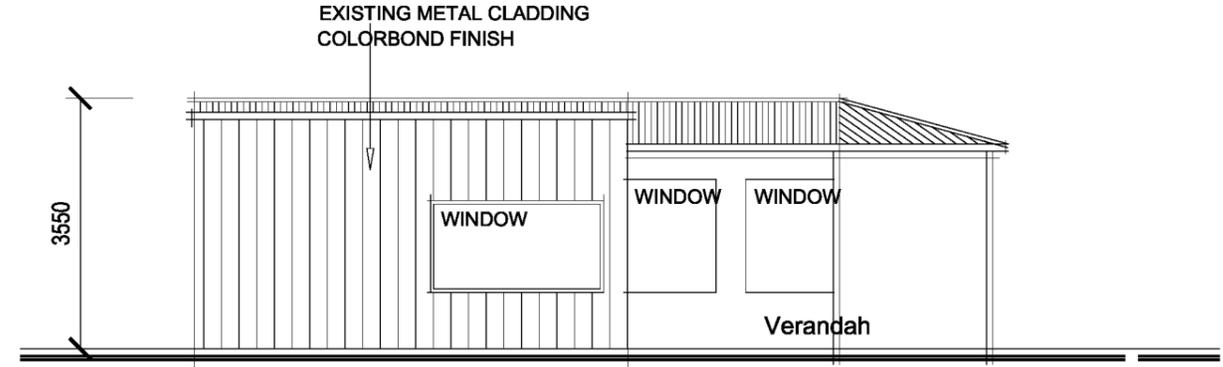
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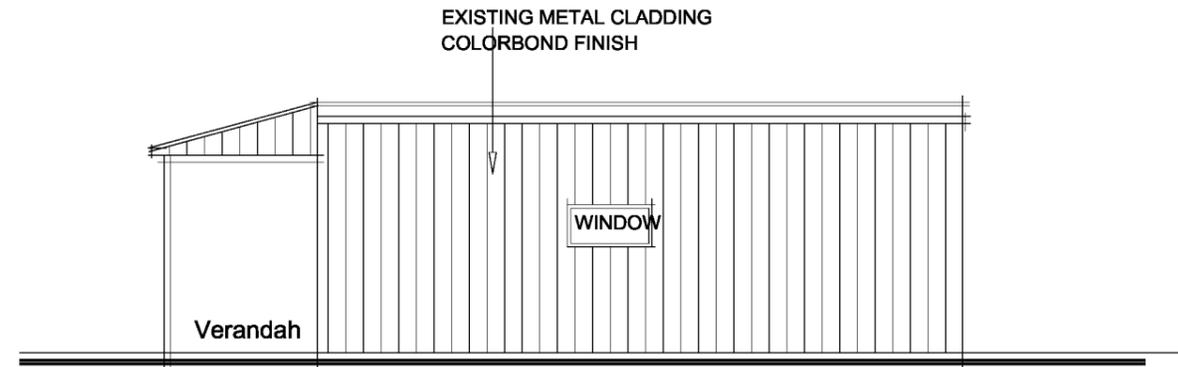
Existing Studio
North Elevation.
SCALE 1 : 100.



Existing Studio
South Elevation.
SCALE 1 : 100.

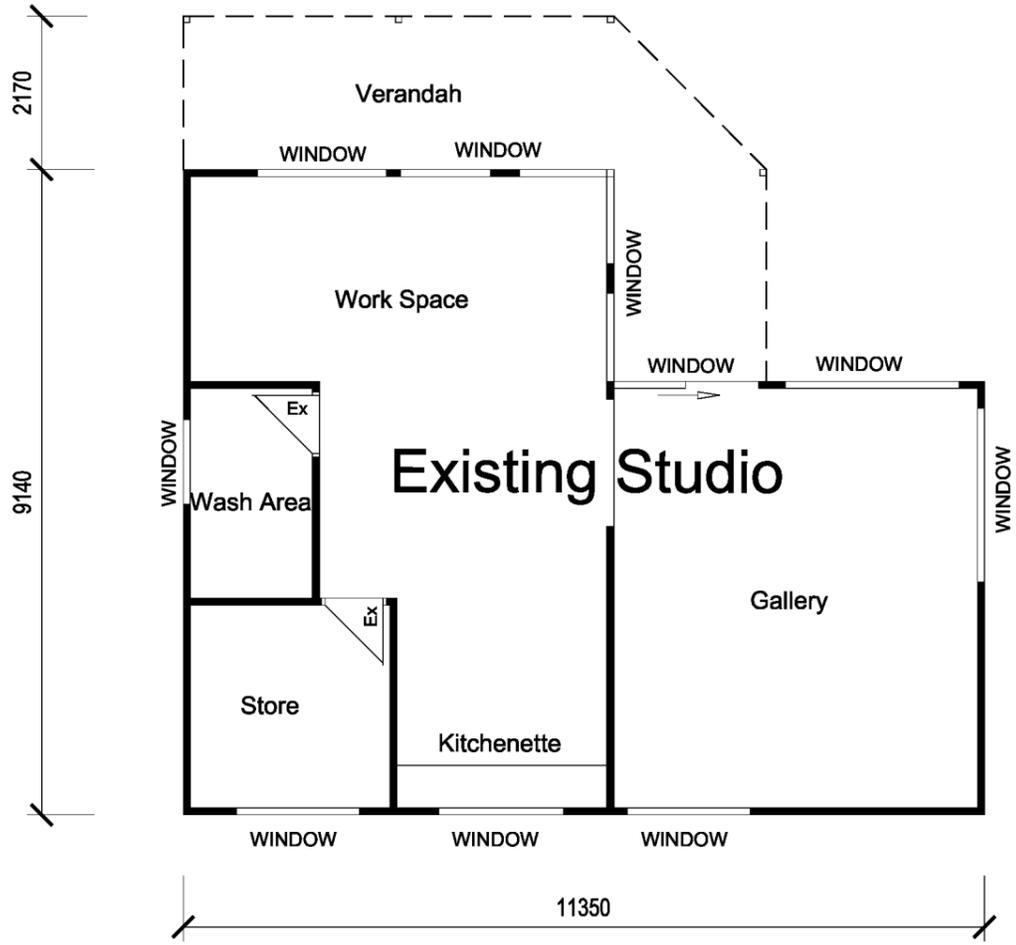


Existing Studio
East Elevation.
SCALE 1 : 100.

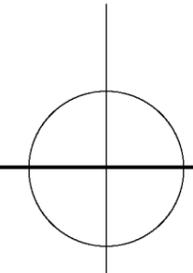


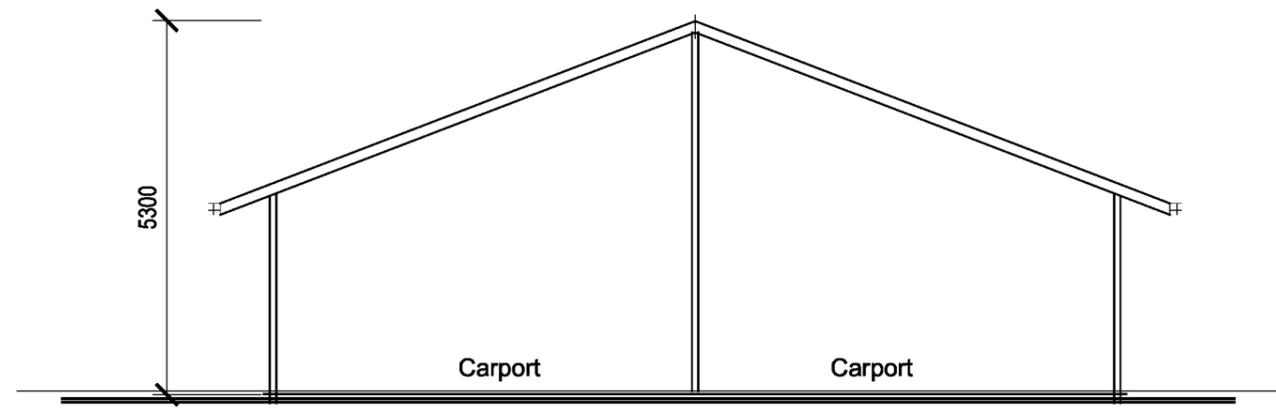
Existing Studio
West Elevation.
SCALE 1 : 100.

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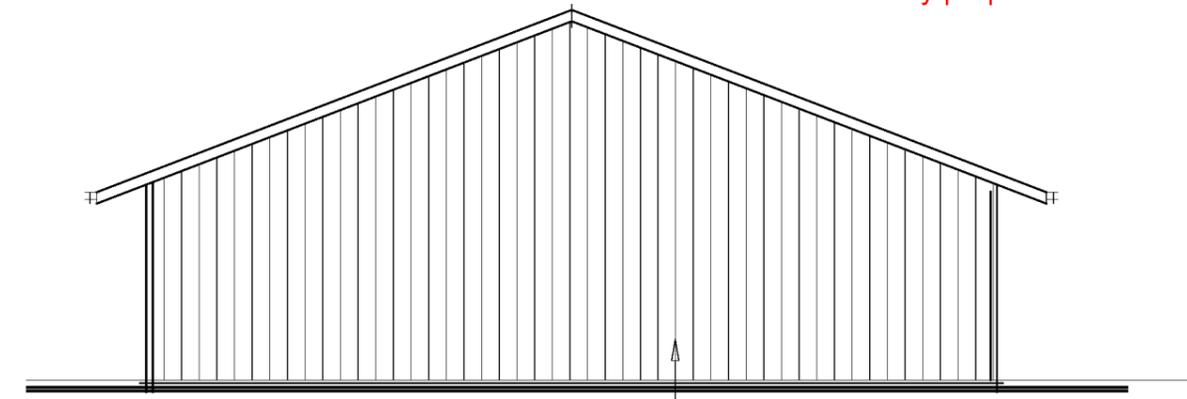


Existing Studio
Floor Plan.
SCALE 1 : 100.

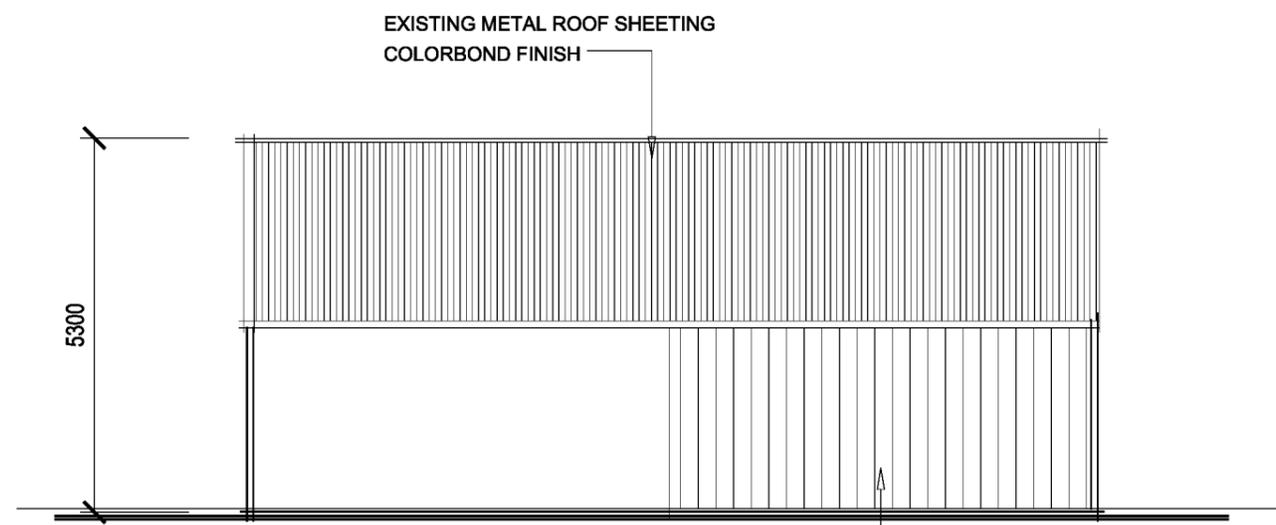




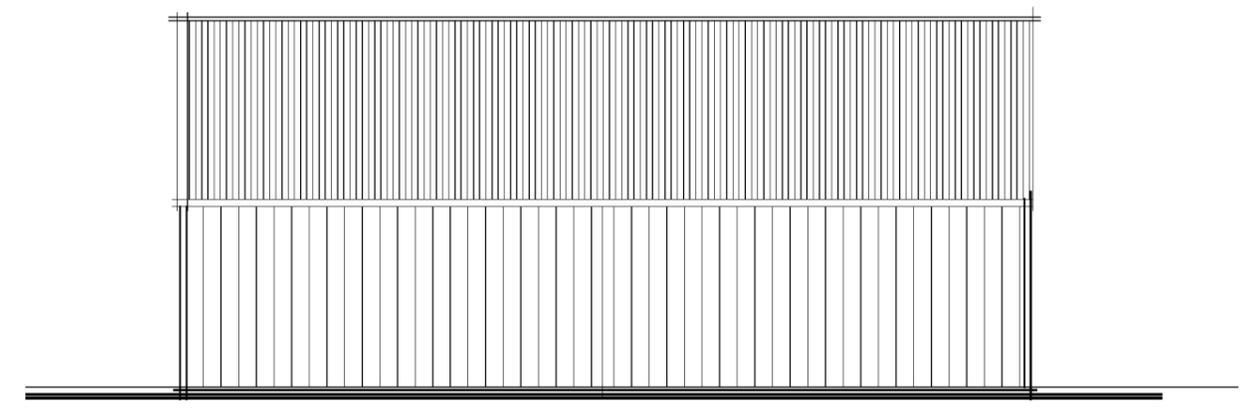
Existing Shed
East Elevation.
SCALE 1 : 100.



Existing Shed
West Elevation.
SCALE 1 : 100.



Existing Shed
North Elevation.
SCALE 1 : 100.



Existing Shed
South Elevation.
SCALE 1 : 100.

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