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Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	**19 Mccallum Drive EASTWOOD VIC 3875** **Lot: 8 PS: 636916**
The application is for a permit to:	**Variation of covenant & use and development of three dwellings**
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	**Matter for which a permit is required**
32.08-7	Construct two or more dwellings on a lot.
52.07	Vary a restrictive covenant affecting the land
The applicant for the permit is:	**Development Solutions Victoria Pty Ltd**
The application reference number is:	**5.2026.48.1**

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**

If you object, the Responsible Authority will tell you its decision.

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April McDonald

From: Planning Unit Administration
Sent: Thursday, 26 February 2026 2:31 PM
To: Andrew Bates
Subject: 26/02 ALLO - 19 McCallum Drive EASTWOOD
Attachments: APPENDIX A Copy of Title.pdf; 25054 Planning Submission.pdf; APPENDIX E Clause 55 Assessment.pdf; APPENDIX C MCP AA4286.pdf; APPENDIX C MCP AA4287.pdf; APPENDIX C Electronic Instrument Statement.pdf; APPENDIX D Ridolfi Architecture Letter of Support.docx.pdf; 25054 Letter to Council.pdf; APPENDIX A Plan of Subdivision.pdf; Planning_Permit_Application_2026-02-26T10-17-10_31439972_0.pdf; attachment_errors.txt; APPENDIX B Development Plans.pdf; Planning Permit Application – 19 McCallum Drive, Eastwood

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Thursday, 26 February 2026 10:17 AM
To: Planning Unit Administration <Planning@egipps.vic.gov.au>
Subject: Planning Permit application

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:

Business trading name: C/-Development Solutions Victoria Pty Ltd

Email address: admin@devsolvic.com.au

Postal address : 48 Bailey Street, Bairnsdale VIC 3875

Preferred phone number: 0351524858

Owner's business trading name (if applicable):

Owner's postal address: 48 Bailey Street, Bairnsdale VIC 3875

Street number: 19

Street name: McCallum Drive

Town: Eastwood

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Page 2 of 104

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Post code: 3875

Lot number: 8

Plan number: 636916Y

Other Legal Description: Vol 11286 Fol 080

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?: Yes

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

Existing conditions : Vacant

Description of proposal : Variation of a Covenant and Development of Three Dwellings

Estimated cost of development: $945,000

Has there been a pre-application meeting: Yes

Officer's name: Neha Sharma

Your reference number: 25054

ExtraFile: 3

Invoice Payer: Development Solutions Victoria Pty Ltd

Address for Invoice: 48 Bailey Street, Bairnsdale VIC 3875

Invoice Email: admin@devsolvic.com.au

Primary Phone Invoice: 0351524858

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

Full copy of Title: APPENDIX A Copy of Title.pdf, APPENDIX A Plan of Subdivision.pdf

Planning report: 25054 Planning Submission.pdf

2. Supporting information/reports: APPENDIX E Clause 55 Assessment.pdf

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Covenants agreements: APPENDIX C MCP AA4286.pdf, APPENDIX C MCP AA4287.pdf, APPENDIX C Electronic Instrument Statement.pdf

1. Supporting information/reports: APPENDIX D Ridolfi Architecture Letter of Support.docx.pdf

3. Supporting information/reports: 25054 Letter to Council.pdf

Plans: APPENDIX B Development Plans.pdf

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

VOLUME 11286 FOLIO 080

Security no : 124132486619J
Produced 25/02/2026 04:29 PM

LAND DESCRIPTION

Lot 8 on Plan of Subdivision 636916Y.
PARENT TITLE Volume 11263 Folio 204
Created by instrument PS636916Y Stage 2 26/07/2011

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT AZ128479P 08/05/2025

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

DIAGRAM LOCATION

SEE PS636916Y 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: 19 MCCALLUM DRIVE EASTWOOD VIC 3875

ADMINISTRATIVE NOTICES

NIL

eCT Control 22727X EAST GIPPSLAND CONVEYANCING
Effective from 09/05/2025

DOCUMENT END

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Document Identification	**PS636916Y**
Number of Pages (excluding this cover sheet)	**5**
Document Assembled	**25/02/2026 16:29**

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PLAN OF SUBDIVISION

STAGE No. | LR USE ONLY | EDITION 3 | PS636916Y

30/03/2011 $899.20 PS

LOCATION OF LAND

PARISH: WY YUNG
TOWNSHIP: LUCKNOW
SECTION: ——
CROWN ALLOTMENT: 41 & 42A (PARTS)
CROWN PORTION: ——

TITLE REFERENCES: VOL 11136 FOL 832
VOL 11199 FOL 055

LAST PLAN REFERENCE: LOT B - PS616901B
LOT 2 - PS622369F

POSTAL ADDRESS: (At time of subdivision) 61 GREAT ALPINE ROAD, LUCKNOW, 3875

MGA 94 CO-ORDINATES: (Of approx. centre of land in plan) E 556 700
N 5814 530 ZONE: 55

COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME: EAST GIPPSLAND SHIRE COUNCIL REF: 75/2010/P/T

1. This plan is certified under Section 6 of the Subdivision Act 1988.
2. ~~This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6 / /~~
3. ~~This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.~~

OPEN SPACE

(i) A requirement for public open space under Section 18 Subdivision Act 1988 ~~has /~~ has not been made.

~~(ii) The requirement has been satisfied.~~

~~(iii) The requirement is to be satisfied in stage~~

Council Delegate
~~Council seal~~
Date 30/12/2010

~~Re-certified under Section 11(7) of the Subdivision Act 1988~~
~~Council Delegate~~
~~Council seal~~
~~Date / /~~

APPLIES TO MASTER PLAN (STAGE 1 ONLY)

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1 & ROAD R2	EAST GIPPSLAND SHIRE COUNCIL
RESERVE NO. 1, NO. 2 & NO. 3	EAST GIPPSLAND SHIRE COUNCIL

NOTATIONS

STAGING This is / ~~is not~~ a staged subdivision
Planning Permit No 382/2009/P

DEPTH LIMITATION DOES NOT APPLY

SURVEY: THIS PLAN IS / ~~IS NOT~~ BASED ON SURVEY

THIS SURVEY IS CONNECTED TO PERMANENT MARK No(s) 34, 45 & 46

EASEMENT INFORMATION

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

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE	3	PS311462B	LAND IN PS311462B
E-2	SEWERAGE	3	PS622369F	EAST GIPPSLAND REGION WATER AUTHORITY
E-3 & E-7	DRAINAGE & SEWERAGE	3	PS548075L	EAST GIPPSLAND SHIRE COUNCIL & EAST GIPPSLAND REGION WATER AUTHORITY
E-4, E-6	DRAINAGE & SEWERAGE	SEE DIAG.	THIS PLAN	EAST GIPPSLAND SHIRE COUNCIL & EAST GIPPSLAND REGION WATER AUTHORITY
E-5, E-6	POWER SUPPLY	2	THIS PLAN	SPI ELECTRICITY PTY LTD
E-3 & E-8	CARRIAGEWAY	SEE DIAG.	THIS PLAN	LOT 36 ON THIS PLAN
E-7 & E-9	CARRIAGEWAY	SEE DIAG.	THIS PLAN	LOT 35 ON THIS PLAN
E-10	SEWERAGE	3	THIS PLAN	EAST GIPPSLAND REGION WATER AUTHORITY
E-11	DRAINAGE & SEWERAGE	3	THIS PLAN	EAST GIPPSLAND SHIRE COUNCIL & EAST GIPPSLAND REGION WATER AUTHORITY
E-12	DRAINAGE	SEE DIAG.	THIS PLAN	EAST GIPPSLAND SHIRE COUNCIL

LR USE ONLY
STATEMENT OF COMPLIANCE / EXEMPTION STATEMENT
RECEIVED ☑
DATE 30 / 3 / 11

THIS IS A LAND VICTORIA COMPILED PLAN

FOR DETAILS SEE MODIFICATION TABLE HEREIN

SHEET 1 OF 4 SHEETS

Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
TELEPHONE (03) 5152 5011

LICENSED SURVEYOR PAUL ANTHONY DWYER
SIGNATURE ..... DATE 13/9/2010
REF 14390 VERSION 1

DATE 30/12/2010
COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

Printed 2/06/2026

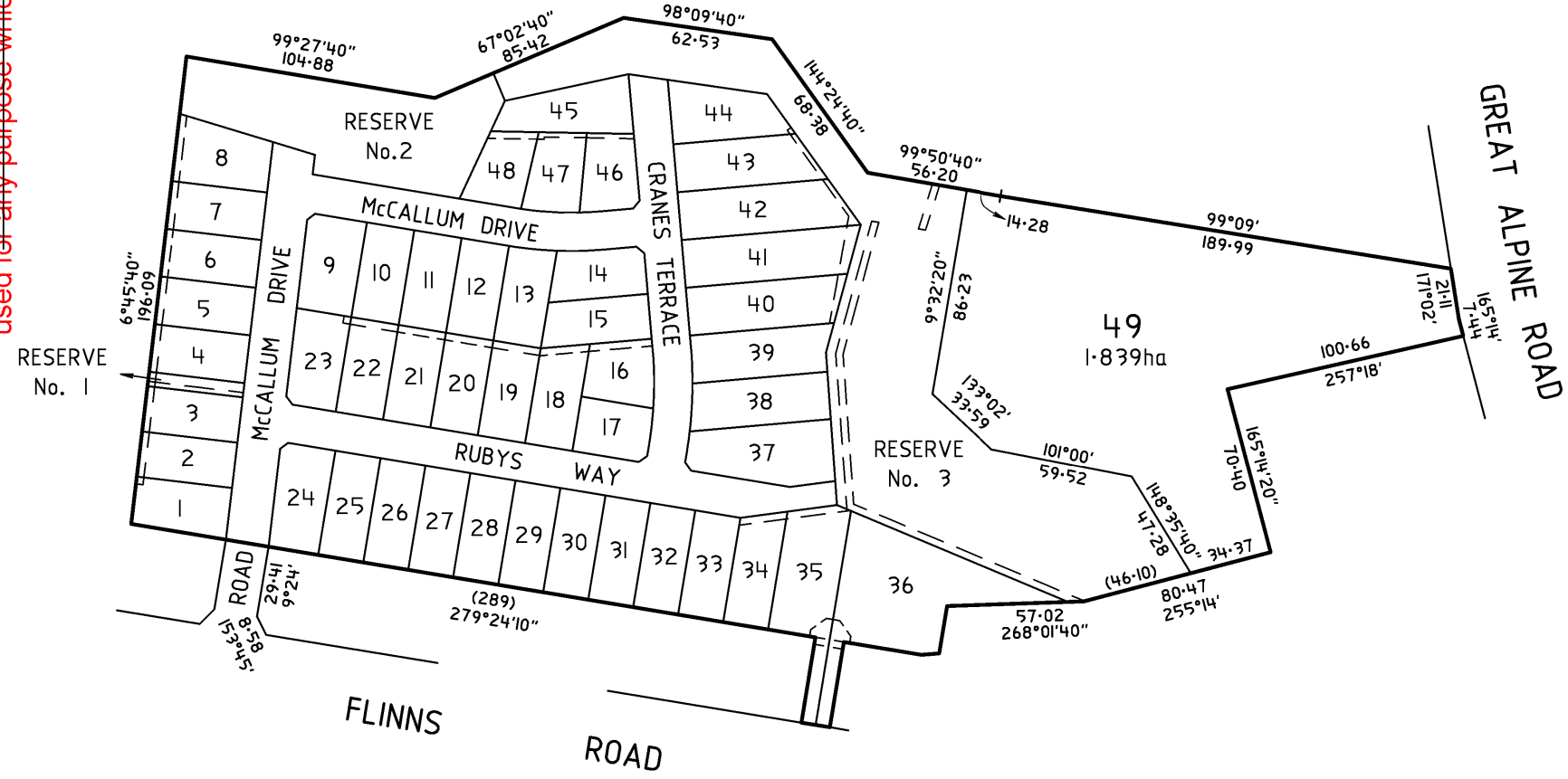
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PLAN OF SUBDIVISION

STAGE No.	PLAN NUMBER
	PS 636916Y

MGA94 ZONE 55



Crowther & Sadler Pty. Ltd. LICENSED SURVEYORS & TOWN PLANNERS 152 MACLEOD STREET, BAIRNSDALE, VIC., 3875 TELEPHONE (03) 5152 5011	SCALE 20 0 20 40 60 80 100 LENGTHS ARE IN METRES	ORIGINAL SCALE: 1:2000 SHEET SIZE: A3	LICENSED SURVEYOR: PAUL ANTHONY DWYER SIGNATURE: ..... DATE / / REF 14390 VERSION 1	SHEET 2 ..... DATE / / COUNCIL DELEGATE SIGNATURE

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 mm

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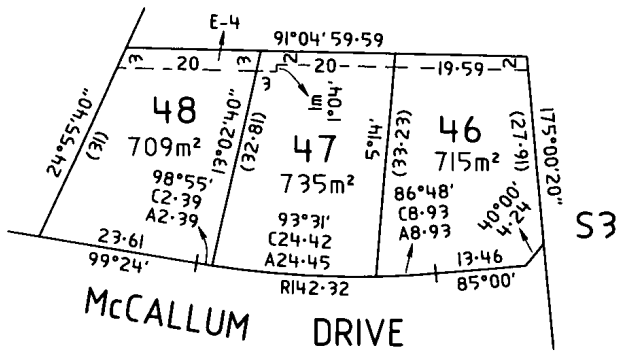
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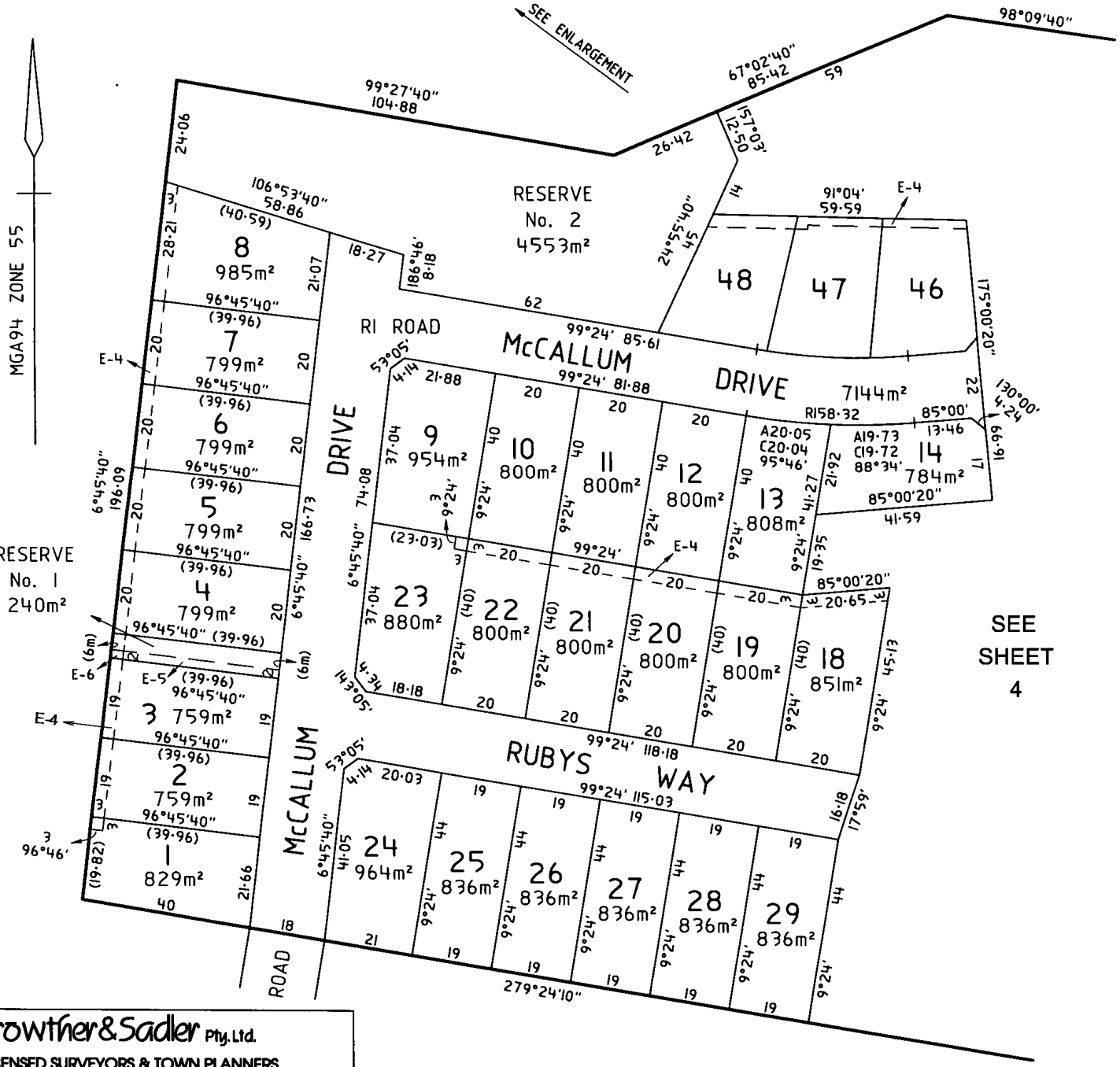
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PLAN OF SUBDIVISION

STAGE No. | PLAN NUMBER | PS 636916Y

SCALE OF ENLARGEMENT
1 : 800





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152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
TELEPHONE (03) 5152 5011

SHEET 3

ORIGINAL SHEET SIZE A3 | SCALE 1:1000 | SCALE 10 0 10 20 30 40 LENGTHS ARE IN METRES

LICENSED SURVEYOR PAUL ANTHONY DWYER
SIGNATURE ..... DATE 10/12/2010
REF 14077 VERSION 5

DATE 18/01/2011
COUNCIL DELEGATE'S SIGNATURE

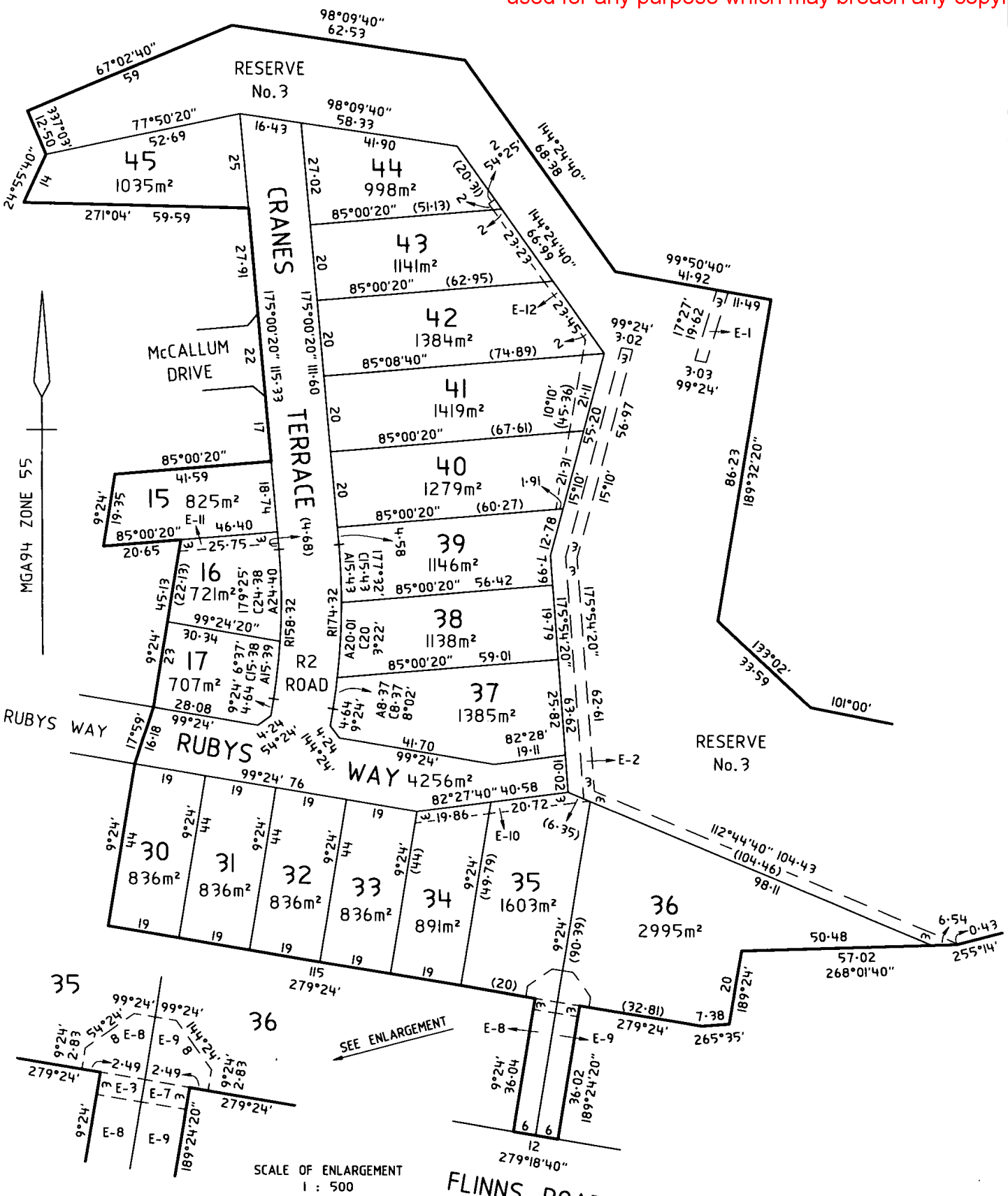
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PLAN OF SUBDIVISION

STAGE No. | PLAN NUMBER: PS 636916Y



SCALE OF ENLARGEMENT
1 : 500

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152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
TELEPHONE (03) 5152 5011

SHEET 4

ORIGINAL SHEET SIZE A3 | SCALE 1:1000 | SCALE 10 0 10 20 30 40 LENGTHS ARE IN METRES

LICENSED SURVEYOR PAUL ANTHONY DWYER
SIGNATURE ..... DATE 10/12/2010
REF 14138 VERSION 5

DATE 18/01/2011
COUNCIL DELEGATE SIGNATURE

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RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER
PS636916Y

MASTER PLAN (STAGE 1) REGISTERED DATE 06/04/2011 TIME 3:35PM

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LOT S2	LOTS 1-14, LOTS 18-29, LOTS 46-48, ROAD R1, RESERVES NO. 1 & 2	STAGE PLAN	PS636916Y/S2	26/7/11	2	RGM
LOT S3	LOTS 15 TO 17, 30 TO 45, ROAD R2 & RESERVE NO.3	STAGE PLAN	PS636916Y/S3	26/03/14	3	ARC

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Produced 25/02/2026 04:35:37 PM

Status	Registered	Dealing Number	AZ128479P
Date and Time Lodged	08/05/2025 02:22:11 PM		

Lodger Details

Lodger Code	22727X
Name	EAST GIPPSLAND CONVEYANCING
Address	
Lodger Box	
Phone	
Email	
Reference	

TRANSFER

Jurisdiction VICTORIA

Privacy Collection Statement
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Land Title Reference
11286/080

Transferor(s)

Name	EASTSIDE PROPERTY INVESTMENTS PTY LTD
ACN	128235389

Estate and/or Interest being transferred
Fee Simple

Consideration
$AUD 255000.00

Transferee(s)

Tenancy (inc. share)	Sole Proprietor
Name	ACCESSIBLE PROPERTIES AUSTRALIA PTY LTD
ACN	682543184
Address	
Unit Type	UNIT
Unit Number	2

Reference :
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

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Department of Transport and Planning

Electronic Instrument Statement

Street Number	14
Street Name	RIVERVIEW
Street Type	CLOSE
Locality	WY YUNG
State	VIC
Postcode	3875

Covenants
The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restrictive covenant with the intent that the burden of the restrictive covenant runs with and binds the burdened land and the benefit of the restrictive covenant is annexed to and runs with the benefited land.

Burdened land	the Land
Benefited land	MCP: AA4286, AA4287
Restrictive covenant	MCP: AA4286, AA4287
Expiry Date	

Duty Transaction ID
6264725

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

Execution

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

Executed on behalf of	EASTSIDE PROPERTY INVESTMENTS PTY LTD
Signer Name	ANDREW JOHN REYNOLDS
Signer Organisation	WARDS BARRISTERS AND SOLICITORS PTY LTD
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	08 MAY 2025

Reference :
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
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Electronic Instrument Statement

Execution

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

Executed on behalf of	ACCESSIBLE PROPERTIES AUSTRALIA PTY LTD
Signer Name	LESLEY JOY NICHOLS
Signer Organisation	EAST GIPPSLAND CONVEYANCING
Signer Role	LICENSED CONVEYANCER
Execution Date	08 MAY 2025

File Notes:
NIL

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

Statement End.

Reference :
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

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Document Identification	**AA4286**
Number of Pages (excluding this cover sheet)	**2**
Document Assembled	**25/02/2026 16:35**

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Memorandum of common provisions

Section 91A Transfer of Land Act 1958

AA4286
Property Collection Statement
21/08/2018 $96.10 MCP
The information in this form is collected by an authority authorised by law for the purpose of maintaining publicly searchable registers and indexes.

Lodged by	
Name:	WARDS BARRISTERS & SOLICITORS PTY LTD
Phone:	(03) 5152 1677
Address:	DX 82203 BAIRNSDALE VIC
Reference:	AJR:BD:10992
Customer code:	3556G

This memorandum contains provisions which are intended for inclusion in instruments and plans to be subsequently lodged for registration.

Provisions:

The Transferee with the intent that the benefit of this Covenant shall be attached to and run at law and in equity with the whole of the land comprised in Plan of Subdivision No. 636916Y (other than the land hereby transferred) and each and every part thereof and that the burden of this Covenant shall be annexed to and run at law and in equity with the land hereby transferred and each and every part thereof and that the same shall be noted and appear on every Certificate of Title for the said Lot and every part thereof as an encumbrance effecting the same **DOES HEREBY COVENANT** with the Transferor and other registered proprietor or proprietors for the time being of the land comprised in the said Plan of Subdivision (other than the land hereby transferred) that the Transferee will not prior to the 31st of December 2030:-

(a) (i) Erect, place, permit, licence or authorise on the land any buildings other than one dwelling (together with usual outbuildings) such dwelling to contain a floor area of not less than 140 m2 within the outer walls thereof calculated by excluding the area of any carport, garage, terrace, pergola, porch or verandah;

(ii) erect, place, permit, licence or authorise on the land any building which is built other than of new materials save for second hand bricks;

(iii) erect, place, permit, licence or authorise on the land any dwelling constructed of materials other than bricks of nominal dimensions unless such materials are finished with a permanent render or texture coating;

(iv) erect, place, permit, licence or authorise on the land any building having a roof other than of slate, clay tile, cement tile or colorbonded material;

(v) erect, place, permit, licence or authorise on the land any outbuilding which is built of unpainted or exposed metal, or of Hardiplank or cement sheet or like material unless the same is finished with a permanent render or texture coating;

(vi) erect, place, permit, licence or authorise on any building on the land any gutters and down pipes that are not colour coated or painted with at least 2 coats of first quality paint.

1. The provisions are to be numbered consecutively from number 1.
2. Further pages may be added but each page should be consecutively numbered.
3. To be used for the inclusion of provisions in instruments and plans.

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Memorandum of common provisions
Section 91A Transfer of Land Act 1958

AA4286
21/08/2018 $96.10 MCR

(b) Construct any driveway, parking and paved areas on the land of materials other than clay brick, masonry pavers, stone sheeted bitumen, hot mix or concrete.

(c) Extract or remove or permit the extraction or removal of any soil, gravel or earth or other materials from the said land except for the purpose of excavating for the foundations of a building or of a swimming pool or tennis court or for gardening, landscaping or driveway within the said land.

(d) Use or permit the use of the said land for any offensive or noxious purpose.

(e) Permit the land or any part thereof to be used for the purpose of commercial breeding or boarding of or training kennels for cats or dogs or for the purpose of keeping poultry or pigeons thereon.

(f) Permit the land to be used for the parking, garaging or servicing of any motor vehicle in excess of 5 tonnes gross vehicle mass (GVM) except for the purpose of loading or unloading goods unless the vehicle is a vehicle engaged in construction works on the said land.

(g) Further subdivide the land in any way so as to create an additional Lot."

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This memorandum contains provisions which are intended for inclusion in instruments and plans to be subsequently lodged for registration.

Provisions:

The Transferee with the intent that the benefit of this Covenant shall be attached to and run at law and in equity with the whole of the land comprised in Plan of Subdivision No.636916Y (other than the land hereby transferred) and each and every part thereof and that the burden of this Covenant shall be annexed to and run at law and in equity with the land hereby transferred and each and every part thereof and that the same shall be noted and appear on every Certificate of Title for the said Lot and every part thereof as an encumbrance effecting the same **DOES HEREBY COVENANT** with the Transferor and other registered proprietor or proprietors for the time being of the land comprised in the said Plan of Subdivision (other than the land hereby transferred) that the Transferee will not erect, place, permit, licence or authorise on any of the Lots abutting Reserve No. 2 a gate or access between such Lot and Reserve No. 2 other than a pedestrian gate not exceeding one meter in width and shall maintain at the Transferee's expense the fence between such Lot and Reserve No. 2 to a similar height and style as the existing fence.

1. The provisions are to be numbered consecutively from number 1.
2. Further pages may be added but each page should be consecutively numbered.
3. To be used for the inclusion of provisions in instruments and plans.

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APPLICATION FOR PLANNING PERMIT

VARIATION OF A COVENANT AND THE DEVELOPMENT OF THREE DWELLINGS

19 MCCALLUM DRIVE, EASTWOOD

REF: 25054

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CONTENTS

1	Introduction	4
2	Site Context	5
3	The Proposal	10
4	Zones and Overlays	14
5	Planning Assessment	16
6	Conclusion	19

APPENDIX

A	Copy of Title and Plan of Subdivision
B	Proposed Development Plans
C	Electronic Instrument Statement MCP AA4286 and MCP AA4287
D	Ridolfi Architecture Letter of Support
E	Clause 55 Assessment

DOCUMENT REVISION

1	Draft Report	DAC	18/02/2026
2	Final Report	CMC	23/02/2026

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Page 21 of 104

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1. INTRODUCTION

Development Solutions Victoria Pty Ltd act on behalf of

the owner of land and the applicant for this planning permit application for the variation of a covenant and the development of three dwellings at 19 McCallum Drive, Eastwood.

This application seeks approval for the variation of a covenant registered on title as **AZ128479P.**

There are three options for seeking to vary a covenant:

- Supreme Court under the *Property Law Act 1958* – Section 84
- Amend a Planning Scheme – Part 3 of the *Planning and Environment Act 1987*.
- Planning Permit – Part 4 of the *Planning and Environment Act 1987*.

It is under Part 4 of the *Planning and Environment Act 1987* that we seek to vary the covenant applicable to this land.

In addition, the application seeks approval for the development of three dwellings. This proposal aims to optimise the use of the land while responding to the shortage of accessible housing in East Gippsland.

The proposal is consistent with the objectives of the East Gippsland Planning Scheme and will result in a positive planning outcome.

Address	**19 McCallum Drive, Eastwood**
Site Description	Lot 8 on Plan of Subdivision 636916Y
Title Particulars	Vol 11286 Fol 080
Site Area	985m^2
Proposal	Variation of a Covenant and Development of Three Dwellings
Planning Scheme	East Gippsland Planning Scheme
Zone	General Residential Zone
Overlays	None Applicable
Aboriginal Cultural Heritage	Not Identified as an area of Cultural Heritage Sensitivity
Permit Triggers	Section 178A of the *Planning and Environment Act 1987* Clause 32.08-7 General Residential Zone – Buildings and Works
Notice	No exemption available
Referrals	None
Work Authority Licence	Not applicable
Planning and Environment Act 1987	Part 4
Planning Scheme requirements	Municipal Planning Strategy – Clause 02 Settlement – Regional Service Centre – Clause 02.03-1 Environmental and landscape values – Clause 02.03-2 Environmental risks and amenity – Clause 02.03-3 Built environment and heritage – Clause 02.03-5 Planning Policy Framework – Clause 10 Settlement – Clause 11 Environmental and landscape values – Clause 12 Environmental risks and amenity – Clause 13 Built environment and heritage – Clause 15 General Residential Zone – Clause 32.08 Easements, Restrictions and Reserves – Clause 52.02 Residential Assessment – Clause 55 Decision guidelines – Clause 65

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2. SITE CONTEXT

Site

The subject site is located at 19 McCallum Drive, Eastwood. A copy of the Title and Plan of Subdivision is contained in ***Appendix A.*** The title is affected by Covenant AZ128479P which relates to Memorandum of Common Provisions AA4286 and AA4287.

AA4287

This covenant restricts the landowner from constructing or allowing any access or gate between their lot and Reserve No. 2, except for a pedestrian gate no wider than one metre.

AA4286

This covenant restricts development on the land by limiting buildings to a single dwelling of at least 140m², requiring use of specific materials and finishes, and prohibiting unpainted gutters or exposed pipes. It also restricts certain driveway materials, specific uses and further subdivision. Further details regarding the covenant are addressed in Section 3 of this submission.

A copy of the Memorandum of Common Provisions is provided in ***Appendix B.***

The subject site is an irregular shaped allotment with a total area of approximately 985m^2 and is currently vacant land.

The site contains a gradual downslope towards the northern boundary and does not contain any vegetation. There is an existing 3 metre wide drainage and sewerage easement along the western boundary.

Access to the site is existing via a concrete crossover directly from McCallum Drive adjoining the eastern boundary.

Details of the site are depicted in the photographs provided below. The subject site in relation to Eastwood as well as the surrounding land, is shown in the locality plans in ***Figure 1*** and ***Figure 2***.

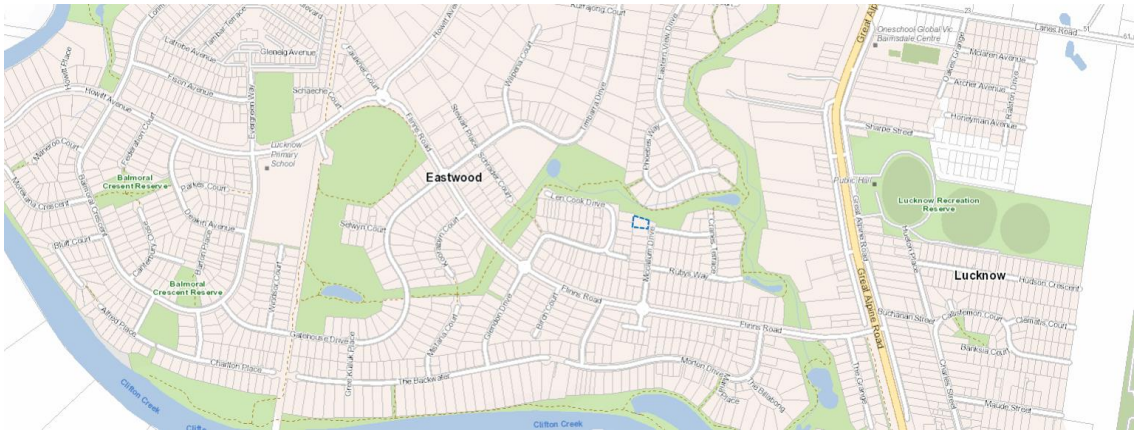


Figure 1 *– Locality Plan – 19 McCallum Drive, Eastwood (source: mapshare.vic.gov.au)*

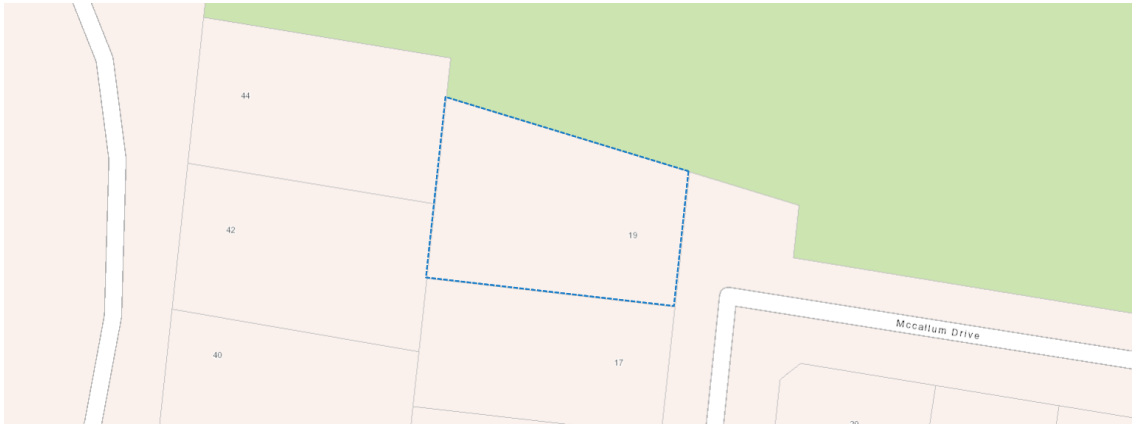


Figure 2 *– Locality Plan – 19 McCallum Drive, Eastwood (source: mapshare.vic.gov.au)*

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Surrounds

The land surrounding the site contains predominantly residential development and associated facilities. Bupa aged care Eastwood is located approximately 280 metres to the west of the site as identified in the map at ***Figure 3.***

Adjoining the northern boundary of the subject site is Reserve No 2 containing drainage and walking tracks, extending to other reserves in the area. Adjoining the eastern boundary is McCallum Drive and further residential development containing dwellings and associated facilities. Adjoining the southern and western boudaries comprises of existing residential development.

McCallum Drive is a bitumen sealed road with rollover kerb and channel traversing in a north to south and east to west direction at the subject site. McCallum Drive connects to Flinns Road approximately 195 metres south of the subject site. Flinns Road is a connector street linking the Great Alpine Road and Howitt Avenue.

The subject site is located approximately 3.1 kilometres north of the central business district of Bairnsdale and approximately 900 metres east of the Eastwood Shopping Centre.

The subject site in relation to Eastwood and surrounding area is shown in the aerial photograph below.

Within Eastwood there are many multi-dwelling developments in addition to Bupa Aged Care and Eastwood Retirement Village.

The plan below shows multi dwelling developments within proximity to the subject site.

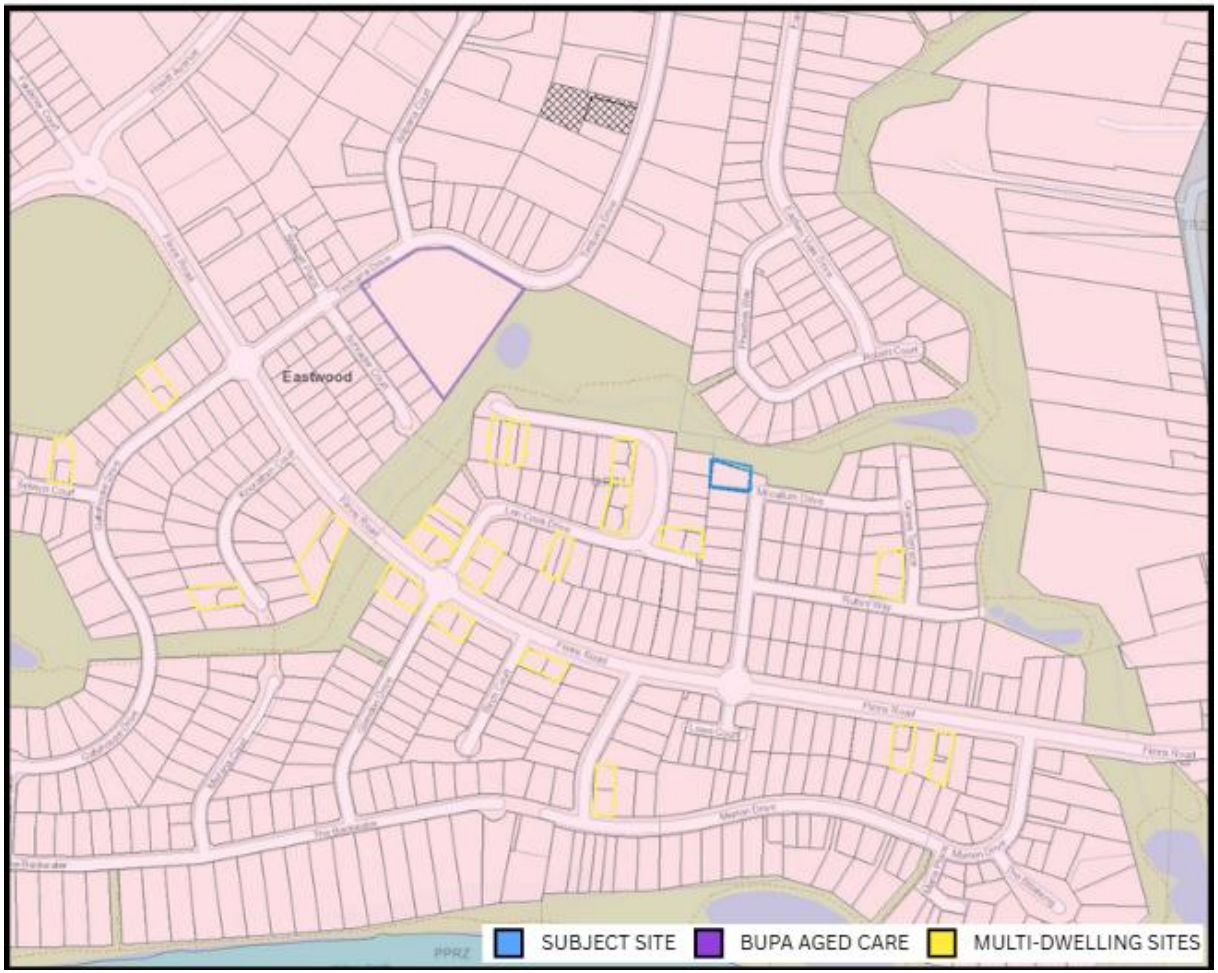


Figure 3 – *Surrounding Development Plan (source: mapshare.vic.gov.au)*

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Photograph 1 *– Aerial Photograph of the subject site and surrounding land – 19 McCallum Drive, Eastwood (source: dpi.vic.gov.au)*

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Photograph 2 – *Subject site at 19 McCallum Drive, Eastwood.*



Photograph 4 – *Subject site facing north.*



Photograph 6 – *Subject site facing south.*



Photograph 3 – *Existing access to subject site, facing east.*



Photograph 5 – *Subject site facing east.*



Photograph 7 – *Subject site facing west.*

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Page 27 of 104

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Photograph 8 – *Property opposite the subject site to the southeast at 20 McCallum Drive, Eastwood.*



Photograph 10 – *Neighbouring property adjoining the western boundary at 44 Len Cook Drive, Eastwood.*



Photograph 12 – *McCallum Drive facing east.*



Photograph 9 – *Neighbouring property adjoining the southern boundary at 17 McCallum Drive, Eastwood.*



Photograph 11 – *Neighbouring property adjoining the western boundary at 42 Len Cook Drive, Eastwood.*



Photograph 13 – *McCallum Drive facing south.*

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3. THE PROPOSAL

This application is seeking approval to vary a restrictive covenant registered on title as AA4286 and the development of three dwellings. A copy of the existing Memorandum of Common Provisions is provided in ***Appendix B***.

Dwellings

The proposal includes three single storey dwellings as indicated on the proposed development plans.

Dwelling 1 will be located in the eastern portion of the site with a setback of approximately 3 metres to the eastern boundary adjoining McCallum Drive, 1.7 metres to the northern boundary and 5.01 metres to the southern boundary. Dwelling 2 will centrally located and dwelling 3 will be located in the western portion of the site with a setback of approximately 4.01 metres to the southern boundary, 2.93 metres to the western boundary and 1.7 metres to the northern boundary.

The total site coverage is approximately 516.1m^2. The proposed dwelling 1 will have an overall height of approximately 6.47 metres, dwelling 2 will have a height of 6.55 metres and dwelling 3 will have a height of 6.82 metres.

The finished colours and materials of the proposed dwellings are indicated below and within the proposed development plans in ***Figure 3*** and ***Appendix B.***

EXTERNAL FINISHES

IMAGE	TAG	ITEM	SPECIFICATION
	EF.01	RENDER FINISH	ALT. - MICRO CEMENT RENDER OR SIMILAR COLOUR: ASH- SEALER SATIN STONE
	EF.02	METAL CLADING-	ULTRAWOOD- AFRICAN EBONY UW1580 OR SIMILAR
	EF.03	METAL FENCE	DULUX POWDERCOAT FINISH MIDNIGHT PEARL OR SIMILAR
	EF.04	TIMBER CLADDING (WALL)	WOODCUT- WHITE OILED EUROPEAN OAK OR SIMILAR
	EF.05	ALUMINIUM WINDOW/ DOOR FRAMES DOOR CORE - LIGHT	DULUX POWDERCOAT FINISH PALE BRONZE KINETIC OR SIMILAR
	EF.06	FLUTED GLAZING FOR PRIVACY	FLUTED CLEAR, TOUGHENED AS REQUIRED
	EF.07	GLAZING	CLEAR, TOUGHENED AS REQUIRED
	EF.08	DRIVEWAY & WALKWAYS	EXPOSED AGGREGATE FINISH, ALT- COLOUR HINTERLAND 2-4mm OR SIMILAR
	EF.09	FEATURE WALL STONE	ECO OUTDOOR- ALPINE DRY STONE RANGE OR SIMILAR
	EF.10	METAL ROOF	LYSAGHT TRIMDEK METAL ROOF SHEETS ZINCALUME FINISH

Figure 3 *– Material and colour schedule – Ridolfi Architecture*

Vehicle access to the site is existing via a concrete crossover in the southern portion of the eastern boundary, directly from McCallum drive. This crossover will be shared with all the dwellings as indicated on the proposed development plans.

Drainage from the proposed dwellings will be directed to a 2000 litre rain water tank located under the balcony of each dwelling in the first instance with overflow directed to the legal point of discharge to the satisfaction of the responsible authority.

The subject site has access to an appropriate level of services and infrastructure including, reticulated water, sewerage, electricity, drainage, telecommunications and a good quality road network. The proposed dwellings will connect to all available services.

Details of the future plan for the dwellings is located below. While Community Care Accommodation was explored, the development is not proposed to operate as such. Two of the three dwellings will be designed as fully accessible NDIS Specialist Disability Accommodation dwellings, with the remaining dwelling to function as a standard residential dwelling.

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Page 29 of 104

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***Figure 4** – 3D Aspect View– Ridolfi Architecture*

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Covenant

The Memorandum of Common Provisions hereon referred to as MCP restricts development on the land by limiting buildings to a single dwelling of at least 140m² and requires the use of specific materials and finishes. It also prohibits unpainted gutters or exposed pipes and provides restrictions associated with specific driveway materials, offensive uses, commercial animal breeding, heavy vehicle parking, and further subdivision. Extraction of soil or gravel is only permitted for specific purposes such as building or landscaping. This MCP will expire on the 31 December 2030.

This application is seeking to vary the MCP by removing only condition ***a (i)*** being:

"(a) (i) Erect, place, permit, licence or authorise on the land any buildings other than one dwelling (together with usual outbuildings) such dwelling to contain a floor area of not less than 140m2 within the outer walls thereof calculated by excluding the area of any carport, garage, terrace, pergola, porch or verandah."

All other components of the MCP will remain unchanged.

Future development of the site aligns with the purpose of the General Residential Zone – Schedule 1, which encourages a diversity of housing types and promotes residential development in areas with established infrastructure and services.

Future Plan

The owner of the subject site intends to construct three architecturally designed dwellings, two of the dwellings will be designed and certified in accordance with the NDIS SDA Design Standard, Fully Accessible category. The third dwelling will be designed to meet the NDIS SDA Design Standard, Improved Liveability category, being the non wheelchair category of NDIS accessible housing. The dwellings will have a specific focus on providing accessible housing to address the current shortage across the East Gippsland region.

The future plan will contribute directly to the local housing supply and provide high quality, accessible living for no more than four residents, which is fewer than a single family home occupying neighbouring lots.

There are unlikely to be any detrimental impacts related to parking or vehicle access as a result of any future development, this is particularly evident given the residents likely to be accessing future development will have significant mobility issues and are unlikely to drive. There will be provision for off-street parking available for support workers and visitors for the future dwellings.

The subject site was specifically selected due to its location being within a walkable and wheelchair friendly neighbourhood, with wide flat footpaths allowing residents with mobility challenges to enjoy being outdoors. The future plan includes provision for a live-in caretaker who will reside on site and be responsible for the maintenance and upkeep of the dwellings and gardens, as well as providing general support to manage amenity concerns such as noise and the overall site appearance.

A letter of support from Ridolfi Architecture is contained in ***Appendix C*** which provides an overview of potential future development of the site at 19 McCallum Drive, Eastwood. The project will be carefully designed by Ridolfi Architecture to integrate with the existing neighbourhood, using natural materials, articulated forms, and sensitive landscaping. The highest priority will be resident independence, comfort, and community inclusion, while maintaining a quiet residential character.

Community Benefits

There is a clearly demonstrated community need for purpose-built housing for people with disabilities, as evidenced by the NDIS Specialist

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Page 31 of 104

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Disability Accommodation (SDA) demand data for the East Gippsland region. According to the most recent SDA Demand Report (refer to Figure 3), as of 15 May 2025, there are 18 participants in East Gippsland who are eligible for SDA but are not currently accessing it.

A key barrier identified is the limited availability of appropriate and accessible SDA dwellings within the region. Increasing the supply of SDA-compliant housing will directly address this unmet need, supporting individuals to live more independently and with dignity within the local community.

This proposal contributes to filling that gap by delivering high-quality, accessible dwellings that align with SDA objectives and NDIS principles and responds to a local and well-documented shortfall in accessible accommodation options.

List of SDA Demand

Gippsland - East, VIC
Participants with SDA in use: 24
Participants SDA eligible, not yet using SDA: 18
Total Participants with SDA in use or SDA eligible (not yet using SDA): 42

***Figure 4** – SDA Demand data– (source – ndis.gov.au)*

No vegetation would need to be removed to facilitate any future development. Given any future proposal for three dwellings would require planning approval, Council will have an opportunity to influence the outcome and surrounding landowners will be provided the opportunity to comment.

Conclusion

This application presents a carefully considered and socially responsible proposal that balances the need for accessible housing with the preservation of neighbourhood character and amenity. The variation to remove a single restrictive covenant condition will enable the delivery of much-needed Specialist Disability Accommodation without compromising the integrity of the original MCP or the surrounding residential environment.

The proposed development will be appropriate in density, well-managed, and is designed to integrate seamlessly into the existing streetscape. It will contribute to local housing diversity in line with the General Residential Zone – Schedule 1, while addressing a critical shortage of fully accessible housing in East Gippsland.

With clear community benefit, professional architectural oversight, and no anticipated negative impacts on traffic, vegetation, or amenity, this application represents a positive and necessary step toward more inclusive housing in the region.

It is expected notice to adjoining landowners in addition to any that may be affected by the variation of the covenant will be undertaken as part of the planning permit process.

We request East Gippsland Shire Council to advise us the persons required to be notified.

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Page 32 of 104

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4. ZONES AND OVERLAYS

General Residential Zone

The purpose of the General Residential Zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage development that is responsive to the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

An extract of the General Residential Zone Map is provided in ***Figure 4***:

A permit is not required to vary a covenant under the provisions of the General Residential Zone at Clause 32.08 however a permit is required for the development two or more dwellings under the provisions of Clause 32.08-7.

The application must meet the requirements set out in Clause 55.

The relevant standards of Clause 55 are addressed in ***Appendix C.***

The decision guidelines of Clause 32.08 of the General Residential Zone are addressed in Section 5 of this submission.

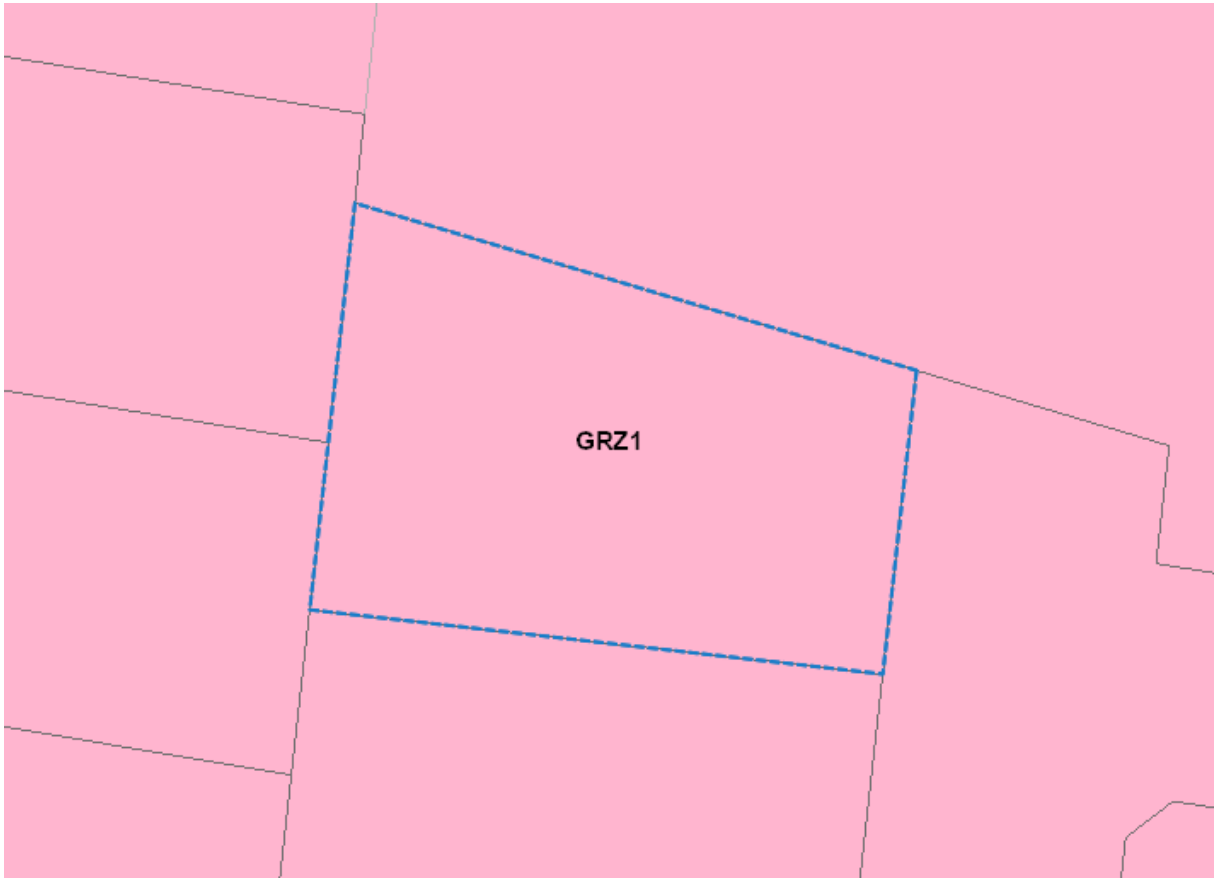


Figure 4 *– General Residential Zone– (source - mapshare.vic.gov.au)*

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Page 33 of 104

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Aboriginal Cultural Heritage

Under the provisions of the *Aboriginal Heritage Act 2006* the subject site is not identified as being within an area of Aboriginal Cultural Heritage Sensitivity and as such does not require the preparation of a Cultural Heritage Management Plan. This is not addressed further.

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Page 34 of 104

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5. PLANNING ASSESSMENT

This proposal has been assessed against the objectives and standards of applicable clauses of the East Gippsland Planning Scheme and it is considered that the proposed variation of a covenant and the development of three dwellings is appropriate for the following reasons:

A planning permit is required to vary a covenant or restriction under the provisions of Clause 52.02 – Easements, Restrictions and Reserves.

The *Planning and Environment Act 1987* at S.3(1) provides the definition of a covenant is:

> *"registered restrictive covenant" means a restriction within the meaning of the Subdivision Act 1988.*

The *Subdivision Act 1988* at S.3(1) provides the definition of restriction is:

> *"restriction" means a restrictive covenant or a restriction which can be registered or recorded in the Register under the Transfer of Land Act 1958.*

Section 60 (2) of the *Planning and Environment Act 1987* provides:

> *(2) The responsible authority must not grant a permit which allows the removal or variation of a restriction (within the meaning of the Subdivision Act 1988) unless it is satisfied that the owner of any land benefited by the restriction (other than an owner who, before or after the making of the application for the permit but not more than three months before its making, has consented in writing to the grant of the permit) will be unlikely to suffer –*
>
> *(a) Financial loss; or*
> *(b) Loss of amenity; or*
> *(c) Loss arising from change to the character of the neighbourhood; or*
> *(d) Any other material detriment –*
>
> *as a consequence of the removal or variation of the restriction.*

Section 60 (5) of the *Planning and Environment Act 1987* provides:

> *(5) The responsible authority must not grant a permit which allows the removal or variation of a restriction referred to in subsection (4) unless it is satisfied that –*
>
> *(a) the owner of any land benefited by the restriction (other than an owner who, before or after the making of the application for the permit but not more than three months before its making, has consented in writing to the grant of the permit) will be unlikely to suffer any detriment of any kind (including any perceived detriment) as a consequence of the removal or variation of the restriction; and*
>
> *(b) if that owner has objected to the grant of the permit, the objection is vexatious or not made in good faith.*

This submission and supporting documentation provide evidence which supports that no person will suffer any detriment as a result of the proposed variation of a covenant. This is particularly evident given the existing surrounding development at varying densities, both in proximity to the site and in the broader landscape.

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Page 35 of 104

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- The proposal meets the objectives of the Municipal Planning Strategy at **Clause 02** and the Planning Policy Framework at **Clause 10** by providing for three dwellings with two proposed to be dedicated Specialist Disability Accommodation that can be respectful of the existing surrounding development and the environment. There are no specific environmental constraints associated with the subject site beyond the slope to the north however the proposed dwellings have been designed to ensure there are no negative environmental implications as sought to achieve by the relevant clauses including **Clause 02.03** and **Clause 11**. **Clause 02.03-1** identifies Bairnsdale as a regional service centre. Growth is encouraged through the development of land within existing residentially zoned areas.
- The proposal meets the objectives of **Clause 16.01-1S** by increasing housing supply within an established residential area and promoting efficient use of serviced land. The proposed development provides diverse housing outcomes, including accessible accommodation, while utilising existing infrastructure and services. This contributes to sustainable urban growth and housing choice within the area.
- The proposal is consistent with the decision guidelines of the General Residential Zone at **Clause 32.08-12** which seeks to encourage development that respects the neighbourhood character.
- The proposed development will result in three dwellings within an established residential area of Eastwood, supporting orderly and incremental housing growth. One of the proposed dwellings will be used as a standard residential dwelling and the remaining two dwellings will be used for community care accommodation and will be fully accessible.
- A full assessment against Clause 55 is contained in ***Appendix E*** and within the proposed development plans.
- Finished materials and colours are detailed in Section 3 of this submission and within the proposed development plans.
- The proposed dwellings will connect to all available services and infrastructure, it is unlikely the additional two dwellings will exceed their capacity. Drainage from the proposed dwellings will be directed to a 2000 litre rainwater tank in the first instance with overflow directed to the legal point of discharge to their satisfaction of the responsible authority. The proposed rainwater tanks will be located under each of the dwelling balconies.
- Vehicle access to the site is existing in the southern portion of the eastern boundary, directly from McCallum Drive and will be used as a shared crossover for all three dwellings. Each dwelling will contain a single vehicle garage.
- No vegetation is required to be removed to facilitate the proposal. The proposal contributes to housing diversity by including accessible dwellings designed to meet NDIS SDA requirements, supporting inclusive housing outcomes within an existing residential zone.
- A landscape plan will be provided which will confirm required canopy trees.
- There is a restrictive covenant on the site registered as AZ128479P relating to Memorandum of Common Provisions AA4286 and AA4287. The variation of the MCP AA4286 is crucial for the proposed development of three dwellings to proceed, see explanation below.
- The proposal meets the requirements of **Clause 52.02** easements, restrictions and reserves. The covenant in question is registered on title as **AZ128479P** which relates to Memorandum of Common Provisions **AA4286** and **AA4287**. **MCP AA4286** restricts development on the land by limiting buildings to a single dwelling of at least 140m², requires the use of specific

Printed 2/06/2026
Page 36 of 104

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materials and finishes and prohibits unpainted gutters or exposed pipes. It also restricts certain driveway materials, offensive uses, commercial animal breeding, heavy vehicle parking, and subdivision. The proposed varied covenant will remove condition a (i) which will enable the owner to develop the land with more than one dwelling. An overview of the owners future plans of the site and community benefits are contained in Section 3 of this submission. A supporting letter from the owners architect is contained in ***Appendix C.***

- The covenant including the MCP was part of the original subdivision and will expire on the 31st of December 2030.
- The remaining covenants will retain the restrictions that are relevant to all other lots within this subdivision.
- It is noted, that this covenant does not apply to other lots immediately surrounding, that are part of another subdivision. Particularly, this covenant is not applicable to lots in the adjoining Len Cook Drive.
- It is determined that this parcel can be developed for the proposed three dwellings of accessible design, maximising the benefits of the adjoining reserve, whilst maintaining the existing streetscape, with only one dwelling fronting the street network.
- This submission has addressed the decision guidelines of **Clause 65,** and the proposal supports orderly planning of the area whilst taking into consideration the potential effect on adjoining landowners, the environment, human health and the amenity of the area.
- Access to the site is addressed above and indicated on the proposed development plans, there will be no negative impact on the existing road network. The increased traffic as a result of the proposal is unlikely to generate any negative impact on the existing road network. There are no factors of this proposal that are likely to cause or contribute to land degradation, salinity or reduce water quality.

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Page 37 of 104

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6. CONCLUSION

This submission is in support of a planning permit application for the variation of a covenant and development of three dwellings at 19 McCallum Drive, Eastwood.

The relevant provisions of the East Gippsland Planning Scheme have been addressed and it has been ascertained that the proposed variation of the covenant and development of three dwellings is appropriate in this instance. It is requested that the proposal be supported for the following reasons:

- The proposal is consistent with the objectives and strategies outlined in the Municipal Planning Strategy and the Planning Policy Framework.
- The proposed variation of the covenant will not result in any loss to any beneficiary of the covenant and will not detrimentally impact adjoining landowners.
- The proposed development is consistent with the objectives of the General Residential Zone and Clause 16.01-1S.

It is requested that a planning permit be granted for the proposal.

Development Solutions Victoria

Disclaimer:

This document has been prepared for planning permit application purposes only. The report has been made with careful consideration and with the best information available to Development Solutions Victoria Pty Ltd at the time.

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Printed 2/06/2026
Page 38 of 104

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APPENDIX C

Clause 55 Assessment

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CLAUSE 55 ASSESSMENT

Clause 55 – Residential Assessment

Under the provisions of Clause 32.08-7 of the General Residential Zone, a development must meet the requirements of Clause 55.

The purpose of Clause 55 is:

> *"To implement the Municipal Planning Strategy and the Planning Policy Framework.*
>
> *To encourage residential development that provides reasonable standards of amenity for existing and new residents.*
>
> *To encourage residential development that responds to the site and the surrounding area."*

Clause 55 provides the following requirements:

"A development must meet all of the applicable objectives contained in this clause.

If a development meets a standard:

- *The corresponding objective is deemed to be met;*
- *The responsible authority is not required to consider the corresponding decision guidelines.*

If a development does not meet a standard, the responsible authority must consider the applicable decision guidelines in determining whether the corresponding objective is met.

Despite any other provision of this planning scheme, in determining applications to which this clause applies, the responsible authority is exempt from and is not required to consider:

- *The Municipal Planning Strategy and Planning Policy Framework, unless an applicable decision guideline specifies otherwise.*
- *The purpose or decision guidelines of the relevant zone, unless an applicable decision guideline specifies otherwise.*

Printed 2/06/2026
Page 40 of 104

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- *The decision guidelines in Clause 65, unless an applicable decision guideline specifies otherwise.*

If there is any inconsistency between the requirements of this clause and another provision of this planning scheme, this clause prevails.

The table below addresses the relevant requirements of Clause 55.

Clause 55.01-1 and	**Site description**
Response:	Residential development in this location contains predominantly single storey dwellings, however there are some scattered double storey dwellings and elevated single storey dwellings within the broader area. Dwellings within the area are of various heights, styles and setbacks. Single storey standard residential development immediately adjoins the western and southern boundaries. The proposed development respects the existing neighbourhood character by designing the proposed three dwellings to be site responsive and of a height and scale consistent with existing development in the broader landscape. The proposed dwelling design will have only one dwelling fronting the street network consistent with surrounding development. The subject site does contain an existing access point in the southern portion of the eastern boundary directly from McCallum Drive which will provide access to all three proposed dwellings. There are footpaths that adjoin the eastern boundary of the subject site that provide a connection throughout Eastwood and further afield. The specifics of the subject site and surrounding area are addressed within the planning application submission including photographs, as well as the proposed development plans contained in ***Appendix B.*** **The proposal meets the objectives and standards of this clause.**
Clause 55.01-2	**Design Response**
Response:	The design of the proposed three dwellings has incorporated several elements of surrounding development to ensure an appropriate development result. Overall, the building height, siting and finished materials respond to the surrounding built form ensuring a positive contribution to the neighbourhood character of this locality. The proposal is not dissimilar to others in the area. **The proposal meets the objectives and standards of this clause.**

Printed 2/06/2026
Page 41 of 104

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Clause 55.02-1 Street setback objective:	**To ensure that the setbacks of buildings from a street respond to the existing or preferred neighbourhood character and make efficient use of the site**
Response:	Table B2-1 provides that the proposed development needs to be setback at the same distance as any building on the adjoining allotment facing the front street or 6 metres, whichever is lesser. The proposed dwellings will be in a linear pattern and as such dwelling 1 will have a setback of 3.05 metres from the eastern boundary being McCallum Drive. The garage on land adjoining the southern boundary has a setback of 4 metres to McCallum Drive. Report and consent will be required and subsequently applied for to meet the standards of this clause. **The proposal meets the objectives and standards of this clause.**
Clause 55.02-2 Building Height objective:	**To ensure that the height of buildings respond to the existing or preferred neighbourhood character.**
Response:	The height of dwellings in the landscape are varied with a combination of double storey, elevated single storey and single storey dwellings, however single storey are the more prominent. The existing dwellings immediately adjoining the site are single storey. The proposed dwellings will have an overall height of: Dwelling 1 – 6.47 metres Dwelling 2 – 6.55 metres Dwelling 3 – 8.80 metres The proposed development will not be visually obtrusive or impede any views from surrounding areas. The proposed building height is site responsive and respects the constraints of the land. **The proposal meets the objectives and standards of this clause.**
Clause 55.02-3 Side and rear setbacks objective:	**To ensure that the height and setback of a building from a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings.**
Response:	The schedule to the General Residential Zone does not specify any side or rear setbacks. The proposal does not include any walls on boundaries. The proposed setbacks are considered appropriate and are unlikely to impact the existing neighbourhood character of the area. **The proposal meets the objectives and standards of this clause.**

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Page 42 of 104

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Clause 55.02-4 Walls on boundaries objectives:	**To ensure that the location, length and height of a wall on a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings and small second dwellings.**
Response:	The proposal does not include any walls on boundaries. **This clause is not relevant to the proposal.**
Clause 55.02-5 Site coverage objectives:	**To ensure that the site coverage responds to the existing or preferred neighbourhood character and responds to the features of the site.**
Response:	The subject site is approximately 985m^2 in area. The total site coverage is 516.1m^2 being 52.4%. It is noted that there is no maximum coverage specified in the schedule to the General Residential Zone, therefore the default is 60%. **The proposal meets the objectives and standards of this clause.**
Clause 55.02-6 Access objective:	**To ensure the number and design of vehicle crossovers responds to the neighbourhood character.**
Response:	Access is existing in the southern portion of the eastern boundary directly from McCallum Drive which will remain unchanged. All three proposed dwellings will use the existing access crossover and have direct access to McCallum Drive. The proposed three dwellings are unlikely to result in any negative impacts to the existing road network. The site does not adjoin a Transport Zone. **The proposal meets the objectives and standards of this clause.**
Clause 55.02-7 Tree canopy objective:	**To provide tree canopy that responds to the neighbourhood character of the area and reduces the visual impact of buildings on the streetscape.** **To preserve existing canopy cover and support the provision of new canopy cover.** **To ensure new canopy trees are climate responsive, support biodiversity, wellbeing and amenity, and help reduce urban heat.**
Response:	The subject site has a total area of 985m^2 which requires a minimum tree canopy of 98.5m^2 being 10% of the site area. There is sufficient space to allow for the required plantings.

Printed 2/06/2026
Page 43 of 104

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	The proposal includes 2 trees and some smaller vegetation in the northwestern portion of the site, two trees in the southern portion of the site in front of dwelling 2 and 3 and two trees along the eastern boundary within the front setback. Tree types will be confirmed within the proposed landscape plan which will be provided and will meet the canopy tree requirements. **The proposal meets the objectives and standards of this clause.**
Clause 55.02-8 Front fences objective:	**To encourage front fence design that responds to the existing or preferred neighbourhood character.**
Response:	Table B2-8 provides that the maximum front fence height applicable to this development is 1.5 metres. The proposal includes a 5 metre long wall along the eastern boundary adjoining McCallum Drive that will contain mail boxes and will be 1.5 metres high. The remainder of the eastern boundary will be unfenced. **The proposal meets the objectives and standards of this clause.**
Clause 55.03-2 Parking location objectives:	**To minimise the impact of vehicular noise within developments on residents**
Response:	There are no habitable room windows adjoining any accessways or car parking areas however each dwelling will contain a multi purpose room on the southern side of the buildings which will adjoin the access driveway as indicated on the proposed development plans. **The proposal meets the objectives and standards of this clause.**
Clause 55.03-3 Street integration objectives:	**To integrate the layout of development with the street to support the safety and amenity of residents.**
Response:	The subject site has passive surveillance by providing a direct view of McCallum Drive from the southern side of the buildings via the front entrance and access driveway. **The proposal meets the objectives and standards of this clause.**

Printed 2/06/2026
Page 44 of 104

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Clause 55.03-4 Entry objectives:	**To provide each dwelling, apartment development or residential building with its own sense of identity.** **To provide entries with weather protection, safe design, natural light and ventilation.**
Response:	The proposed entry is located on the southern side of each dwelling directly from the access driveway that connects to McCallum Drive. The entry area will be covered with a roof and screened as indicated on the proposed development plans. Each dwelling on the site will have an individual path to an entrance creating their own clear and identifiable entry, the entrance to dwelling 1 will be visible from the street and the access driveway whilst the entrance to dwelling 2 and 3 will be visible from the access driveway only. **The proposal meets the objectives and standards of this clause.**
Clause 55.03-5 Private open space objectives:	**To provide adequate private open space for the reasonable recreation and service needs of residents.**
Response:	The proposed dwellings will each have appropriate private open space areas. The balconies will provide private open space and will have an area of: Dwelling 1 – 12.5m^2 Dwelling 2 – 18.6m^2 Dwelling 3 – 24.8m^2 **The proposal meets the objectives and standards of this clause.**
Clause 55.03-6: Solar access to open space objective:	**To allow solar access into the secluded private open space of new dwellings and residential buildings.**
Response:	The open space available to the proposed three dwellings meets the standard at B3-6 as indicated on the proposed development plans. All three dwellings private open space areas will have adequate solar access. **The proposal meets the objectives and standards of this clause.**

Printed 2/06/2026
Page 45 of 104

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Clause 55.03-7 Functional layout objective:	**To ensure dwellings provide functional areas that meet the needs of residents.**
Response:	The proposed dwellings meets the bedroom and living area requirements as indicated on the proposed development plans. **The proposal meets the objectives and standards of this clause.**
Clause 55.03-8 Room depth objective:	**To allow adequate daylight into single aspect habitable rooms.**
Response:	The proposal meets the requirements of this Clause. The depth of single aspect habitable room windows does not exceed 2.5 times the ceiling height. **The proposal meets the objectives and standards of this clause.**
Clause 55.03-9 Daylight to new windows objective:	**To allow adequate daylight into new habitable room windows.**
Response:	The proposed dwellings have been designed to ensure the proposal has suitable daylight to all habitable room windows. Each of the minimum areas are complied with. All habitable room windows face open space with adequate separation. **The proposal meets the objectives and standards of this clause.**
Clause 55.03-10 Natural ventilation objectives:	**To encourage natural ventilation of dwellings.** **To allow occupants to effectively manage natural ventilation of dwellings.**
Response:	The proposed dwellings have been designed to ensure appropriate ventilation and meet the requirements of the standard. There are openable windows on all 4 sides of the dwelling. **The proposal meets the objectives and standards of this clause.**

Printed 2/06/2026
Page 46 of 104

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Clause 55.03-11 Storage objectives:	**To provide adequate storage facilities for each dwelling**
Response:	There is a suitable amount of space within the dwelling and garage to provide a minimum 6 cubic metres of storage. **The proposal meets the objectives and standards of this clause**.
Clause 55.04-1 Daylight to existing windows objective:	**To allow adequate daylight into existing habitable room windows**
Response:	The design and location of the proposed dwellings, particularly in relation to any existing habitable room windows, allows for adequate light court as required. The proposed dwellings are appropriately set back from the boundaries and have good separation from each other. **The proposal meets the objectives and standards of this clause.**
Clause 55.04-2 Existing north facing windows objective:	**To allow adequate solar access to existing north-facing habitable room windows.**
Response:	There are no north-facing habitable room windows of existing dwellings immediately adjoining the subject site that will be detrimentally impacted by the proposed three dwellings. The site adjoins a reserve area along the northern boundary. **The proposal meets the objectives and standards of this clause.**
Clause 55.04-3 Overshadowing objective:	**To ensure buildings do not significantly overshadow existing secluded private open space.**
Response:	The allotments adjoining the western and southern boundary contain existing residential development and associated facilities. Adjoining the eastern boundary is McCallum Drive and adjoining the northern boundary is a reserve area. The height and setback of the proposed dwellings is not expected to result in any overshadowing in order to be detrimental. Shadow diagrams are provided within the proposed development plans. **The proposal meets the objectives and standards of this clause.**

Printed 2/06/2026
Page 47 of 104

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Clause 55.04-4 Overlooking objective:	**To limit views into existing secluded private open space and habitable room windows.**
Response:	The proposed dwellings have been designed to ensure overlooking into existing secluded private open space and habitable windows will not occur. The heights of the proposed dwellings are similar to the existing development surrounding the site and in the broader area. The western side of each balcony will have obscure glass balustrade. **The proposal meets the objectives and standards of this clause.**
Clause 55.04-5 Internal views objective objectives:	**To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.**
Response:	The design of the proposed dwellings will not encourage any overlooking. Habitable room windows and the secluded private open spaces will have appropriate separation and obscure glass balustrade on the western side of all balconies. **The proposal meets the objectives and standards of this clause.**
Clause 55.05-1 Permeability and stormwater objectives:	**To reduce the impact of increased stormwater run-off on the drainage system and downstream waterways.** **To facilitate on-site stormwater infiltration.** **To encourage stormwater management that maximises the retention and reuse of stormwater.** **To contribute to urban cooling.**
Response:	The total permeable area of the site is 31.92% This exceeds the minimum 20%. **The proposal meets the objectives and standards of this clause.**

Printed 2/06/2026
Page 48 of 104

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Clause 55.05-2 Overshadowing domestic solar energy systems objective:	**To ensure that the height and setback of a building from a boundary allows reasonable solar access to existing domestic solar energy systems on the roofs of buildings.**
Response:	The height and setback of the proposed three dwellings has been designed to ensure appropriate separation and will not overshadow any surrounding domestic solar energy systems. Refer to shadow diagrams contained within the proposed development plans. **The proposal meets the objectives and standards of this clause.**
Clause 55.05-3 Rooftop solar energy generation area objectives:	**To support the future installation of appropriately sited rooftop solar energy systems for a dwelling.**
Response:	The proposed dwellings will contain a suitable amount of roof space, the roof design is an articulated skillion style with an east / west aspect, future solar installation will require frames to achieve optimal sun exposure. **The proposal meets the objectives and standards of this clause.**
Clause 55.05-4: Solar protection to new north facing windows space objective:	**To encourage external shading of north facing windows to minimise summer heat gain.**
Response:	The proposed dwellings will include an articulated skillion roof design with suitable overhangs and recessed windows which will allow for solar protection of windows and weather protection. The design incorporates external shading to north-facing windows to minimise summer heat gain while allowing appropriate winter solar access. **The proposal meets the objectives and standards of this clause.**

Printed 2/06/2026
Page 49 of 104

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Clause 55.05-5 waste and recycling objectives:	**To ensure dwellings are designed to facilitate waste recycling.** **To ensure that waste and recycling facilities are accessible and are of sufficient size to manage organic and general waste, and mixed and glass recycling.** **To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity.**
Response:	The bin storage area is identified for each dwelling on TP 2.1 of the proposed development plans and meets the requirements set out in table B5-5.1. **The proposal meets the objectives and standards of this clause**.
Clause 55.05-6 Noise impact objective:	**To minimise the impact of mechanical plant noise located in the development.**
Response:	The location of the external air conditioning units have been strategically located to be adjoining the garages and ensuites ensuring no noise impact to habitable rooms of adjoining and nearby dwellings. There are no obvious noise sources from the adjoining properties that are likely to detrimentally affect the proposed dwellings. **The proposal meets the objectives and standards of this clause.**

Printed 2/06/2026
Page 50 of 104

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Ridolfi Architecture
Level 1, 324 Lygon Street
Carlton
Vic 3053

Planning Department
East Gippsland Shire Council
273 Main Street
Bairnsdale VIC 3875

Date:11/06/25

RE: Proposed Development at 19 McCallum Drive, Eastwood
Architectural Support Letter – Accessible Housing by Accessible Properties Australia Pty Ltd

To Whom It May Concern,

I write on behalf of my client,
a Bairnsdale-based, family-owned company dedicated to delivering thoughtfully designed, wheelchair-accessible homes for people living with disabilities. Ridolfi Architecture has been engaged to lead the architectural design of their latest project at 19 McCallum Drive, Eastwood — a collection of high-quality townhouses that will fully comply with the NDIS SDA Design Standard ('Fully Accessible' category).

Our practice is proud to support this critical development, which directly addresses the growing shortage of Wheelchair Accessible housing in East Gippsland. This project has been carefully conceived to deliver social value through high-quality design, without compromising the character or amenity of the existing neighbourhood.

Architectural Intent and Neighbourhood Integration

Our design response reflects Ridolfi Architecture's core design values: context-sensitive, understated, and enduring architecture that integrates seamlessly into its surroundings. The development has been configured to present as a single dwelling to McCallum Drive, preserving the visual rhythm of the streetscape and limiting change to the public realm.

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The architectural language draws from nature-inspired tones and materials to ensure the built form feels at home in the Eastwood setting. The massing has been carefully broken up, with rooflines and facades articulated to avoid visual bulk and to respond sensitively to neighbouring properties. Front and side landscaping further soften the appearance of the development and support biodiversity on the site.

Comfort, Dignity and Design for Accessibility

Each townhouse is being designed to fully comply with the NDIS SDA Design Standard under the 'Fully Accessible' category. These are not generic dwellings retrofitted for accessibility, but purpose-designed homes for individuals with mobility challenges, prioritising independence, comfort, and quality of life.

Key features include:

- Step-free movement throughout the dwellings and to private outdoor areas
- Oversized circulation spaces and adaptable layouts tailored for wheelchair use
- A calm, modern aesthetic using neutral finishes and warm, natural materials
- Orientation and glazing strategies to maximise light, ventilation, and privacy

This is a place where residents will feel at home — not as patients or clients, but as members of the community, living independently in a safe and beautiful environment.

Quiet Occupancy and Responsible Oversight

This is a low-density proposal with a total occupancy across the entire site of no more than four residents, supported by a live-in caretaker responsible for garden maintenance and property oversight. Given the nature of the resident group, traffic generation will be minimal, and overall activity on site will be quiet and well managed.

A Broader Design Message with Council's Support

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Ridolfi Architecture

Both Ridolfi Architecture and Accessible Properties Australia intend to raise awareness around the urgent need for more wheelchair-accessible housing through **national and international design media**. If this application is approved, we plan to speak publicly about how design and functionality in Specialist Disability Accommodation can — and should — be approached with beauty, dignity, and architectural integrity.

This project demonstrates that accessible housing does not have to be institutional or purely functional — it can be uplifting, nature-inspired, and contextually appropriate. In doing so, we also hope to highlight and celebrate the East Gippsland Shire Council's leadership and support in facilitating thoughtful, inclusive development that meets real community need.

We believe this project represents an exemplary balance between social responsibility and architectural excellence. Should Council require any further information, I would be pleased to assist.

Kind regards,
Dominic Ridolfi

Principal Architect
Ridolfi Architecture

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COVENANT BENEFICIARIES

22/05/2026

TO WHOM IT MAY CONCERN

RE PROPERTY: 19 MCCALLUM DRIVE, EASTWOOD

My name is Peter O'Loughlin, I am a Partner of the firm Feigl & Newell Pty Ltd, Title Searchers.

Our firm is considered to be experts in the field of Covenant Beneficiaries and we are retained by Barristers to brief them in these matters.

After careful perusal of the Covenant in Instrument of Transfer No.AZ128479P it would appear the beneficiaries are all the land highlighted yellow on the attached digital map bases. The land highlighted blue has the burden of said Covenant.

I came to this conclusion as the intent of the covenant in Instrument of Transfer No.AZ128479P is that the beneficiaries are the Registered Proprietor or Proprietors for the time being of the land comprised in the said Plan of Subdivision, being PS636916Y, (other than the land hereby transferred).

Methodology used to determine the beneficiaries is that the covenants were created in MCP AA4286 and AA4287 for the inclusion in instruments and plans to be subsequently lodged for registration. Therefore each lot would be burdened by the covenants when transferred, with all other lots in the plan being beneficiaries.

Please advise if any further information is required.

Yours faithfully,

Peter O'Loughlin

Postal Address: P.O. Box 76 St Kilda VIC 3182
Telephone: 03 9629 3011 **Email:** info@feiglnewell.com.au **Website:** www.feiglnewell.com.au

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

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

VOLUME 11286 FOLIO 080

Security no : 124134875275T
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LAND DESCRIPTION

Lot 8 on Plan of Subdivision 636916Y.
PARENT TITLE Volume 11263 Folio 204
Created by instrument PS636916Y Stage 2 26/07/2011

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT AZ128479P 08/05/2025

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

DIAGRAM LOCATION

SEE PS636916Y 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: 19 MCCALLUM DRIVE EASTWOOD VIC 3875

ADMINISTRATIVE NOTICES

NIL

eCT Control 22727X EAST GIPPSLAND CONVEYANCING
Effective from 09/05/2025

DOCUMENT END

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PLAN OF SUBDIVISION

STAGE No. | LR USE ONLY | EDITION 3

PS636916Y

30/03/2011 $899.20 PS

LOCATION OF LAND

PARISH: WY YUNG
TOWNSHIP: LUCKNOW
SECTION: —
CROWN ALLOTMENT: 41 & 42A (PARTS)
CROWN PORTION: —

TITLE REFERENCES: VOL 11136 FOL 832
VOL 11199 FOL 055

LAST PLAN REFERENCE: LOT B - PS616901B
LOT 2 - PS622369F

POSTAL ADDRESS: (At time of subdivision) 61 GREAT ALPINE ROAD, LUCKNOW, 3875

MGA 94 CO-ORDINATES: (Of approx. centre of land in plan) E 556 700
N 5814 530 ZONE: 55

COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME: EAST GIPPSLAND SHIRE COUNCIL REF: 75/2010/P/A

1. This plan is certified under Section 6 of the Subdivision Act 1988.
~~2. This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6 / /~~
~~3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.~~

OPEN SPACE

(i) A requirement for public open space under Section 18 Subdivision Act 1988 ~~has /~~ has not been made.
~~(ii) The requirement has been satisfied.~~
~~(iii) The requirement is to be satisfied in stage~~

Council Delegate
~~Council seal~~
Date 30/12/2010

~~Re-certified under Section 11(7) of the Subdivision Act 1988~~
~~Council Delegate~~
~~Council seal~~
~~Date / /~~

APPLIES TO MASTER PLAN (STAGE 1) ONLY

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1 & ROAD R2	EAST GIPPSLAND SHIRE COUNCIL
RESERVE NO. 1, NO. 2 & NO. 3	EAST GIPPSLAND SHIRE COUNCIL

NOTATIONS

STAGING This is / ~~is not~~ a staged subdivision
Planning Permit No 382/2009/P

DEPTH LIMITATION DOES NOT APPLY

SURVEY: THIS PLAN IS / ~~IS NOT~~ BASED ON SURVEY

THIS SURVEY IS CONNECTED TO PERMANENT MARK No(s) 34, 45 & 46

EASEMENT INFORMATION

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

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE	3	PS311462B	LAND IN PS311462B
E-2	SEWERAGE	3	PS622369F	EAST GIPPSLAND REGION WATER AUTHORITY
E-3 & E-7	DRAINAGE & SEWERAGE	3	PS548075L	EAST GIPPSLAND SHIRE COUNCIL & EAST GIPPSLAND REGION WATER AUTHORITY
E-4, E-6	DRAINAGE & SEWERAGE	SEE DIAG.	THIS PLAN	EAST GIPPSLAND SHIRE COUNCIL & EAST GIPPSLAND REGION WATER AUTHORITY
E-5, E-6	POWER SUPPLY	2	THIS PLAN	SPI ELECTRICITY PTY LTD
E-3 & E-8	CARRIAGEWAY	SEE DIAG.	THIS PLAN	LOT 36 ON THIS PLAN
E-7 & E-9	CARRIAGEWAY	SEE DIAG.	THIS PLAN	LOT 35 ON THIS PLAN
E-10	SEWERAGE	3	THIS PLAN	EAST GIPPSLAND REGION WATER AUTHORITY
E-11	DRAINAGE & SEWERAGE	3	THIS PLAN	EAST GIPPSLAND SHIRE COUNCIL & EAST GIPPSLAND REGION WATER AUTHORITY
E-12	DRAINAGE	SEE DIAG.	THIS PLAN	EAST GIPPSLAND SHIRE COUNCIL

LR USE ONLY
STATEMENT OF COMPLIANCE / EXEMPTION STATEMENT
RECEIVED ☑
DATE 30 / 3 / 11

THIS IS A LAND VICTORIA COMPILED PLAN

FOR DETAILS SEE MODIFICATION TABLE HEREIN

SHEET 1 OF 4 SHEETS

Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
TELEPHONE (03) 5152 5011

LICENSED SURVEYOR PAUL ANTHONY DWYER
SIGNATURE ..... DATE 13/9/2010
REF 14390 VERSION 1

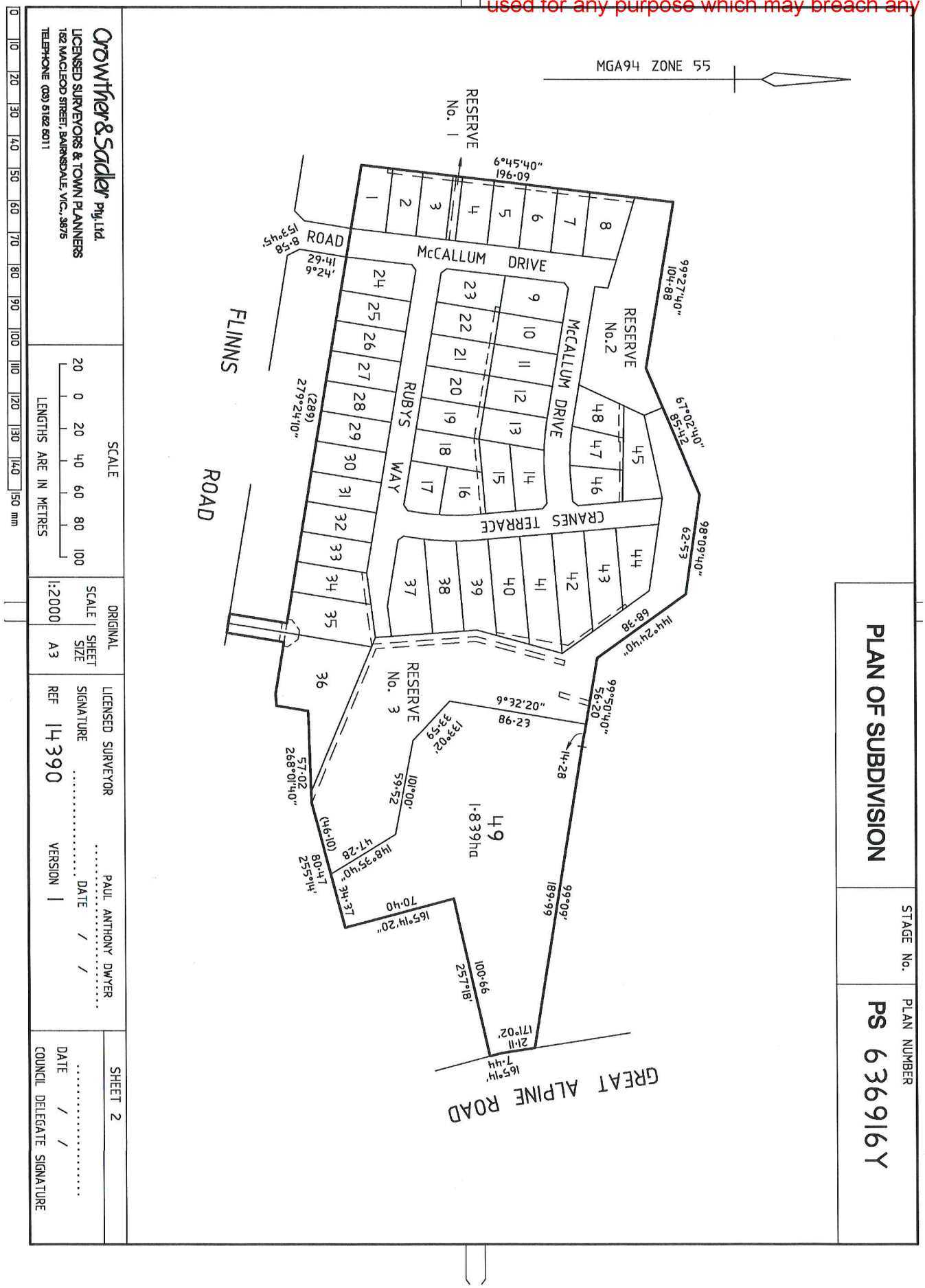
DATE 30/12/2010
COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

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TELEPHONE (03) 5152 5011

SCALE
0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 mm
20 0 20 40 60 80 100
LENGTHS ARE IN METRES

ORIGINAL
SCALE 1:2000
SHEET SIZE A3

LICENSED SURVEYOR
SIGNATURE .....
PAUL ANTHONY DWYER
DATE / /

REF 14390 VERSION 1

SHEET 2

DATE / /
COUNCIL DELEGATE SIGNATURE

PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER
PS 636916Y

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Page 57 of 104

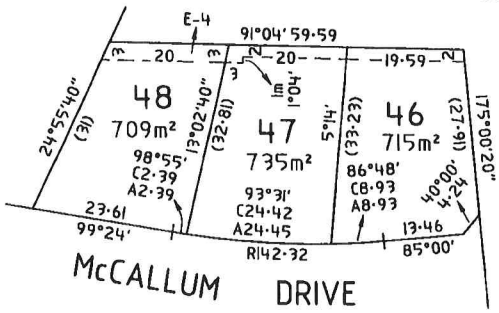
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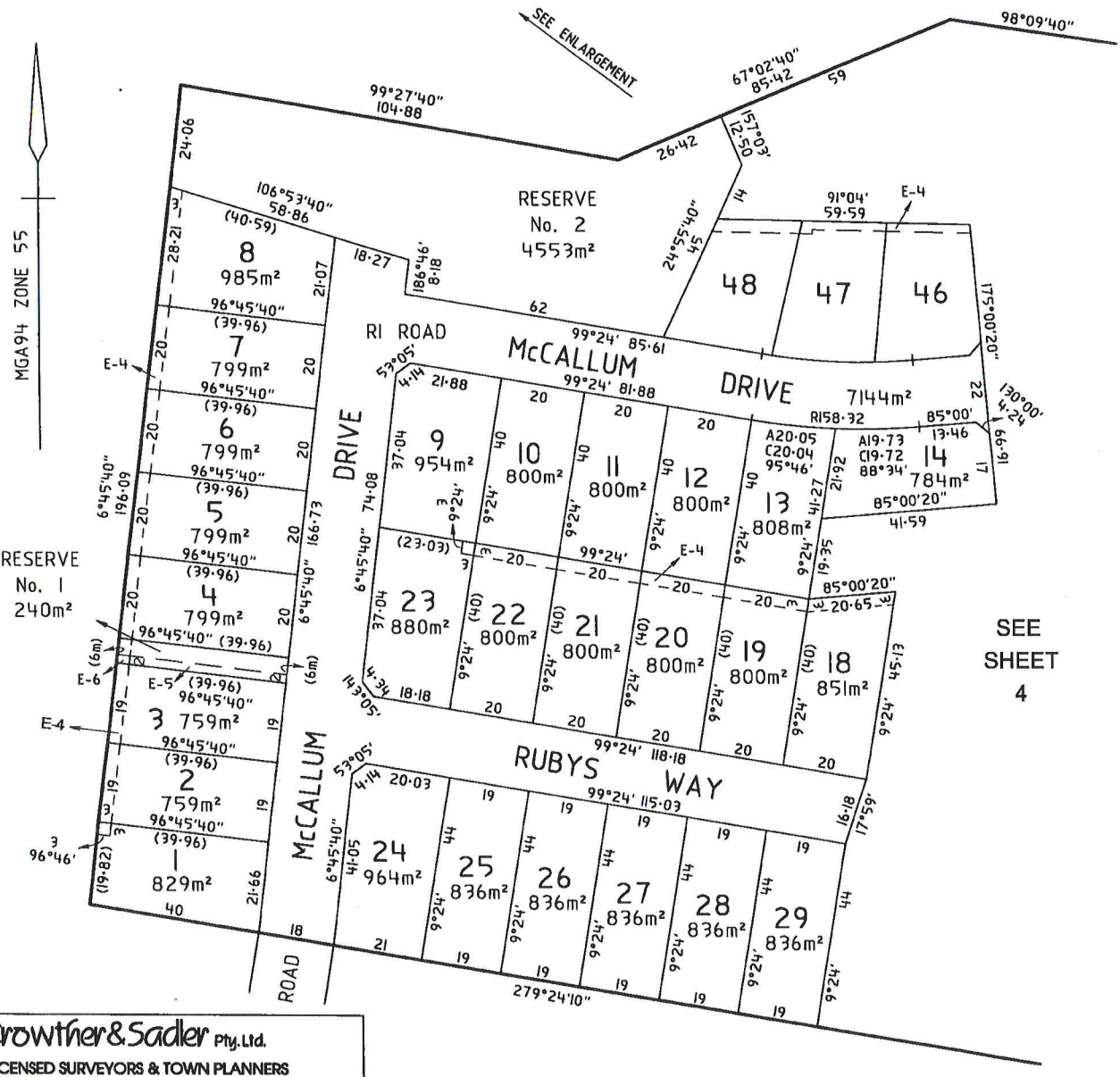
PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER PS 636916Y

SCALE OF ENLARGEMENT
1 : 800





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152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
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ORIGINAL SHEET SIZE A3 | SCALE 1:1000 | SCALE 10 0 10 20 30 40 LENGTHS ARE IN METRES

LICENSED SURVEYOR PAUL ANTHONY DWYER
SIGNATURE ..... DATE 10/12/2010
REF 14077 VERSION 5

SHEET 3
DATE 18/01/2011
COUNCIL DELEGATE SIGNATURE

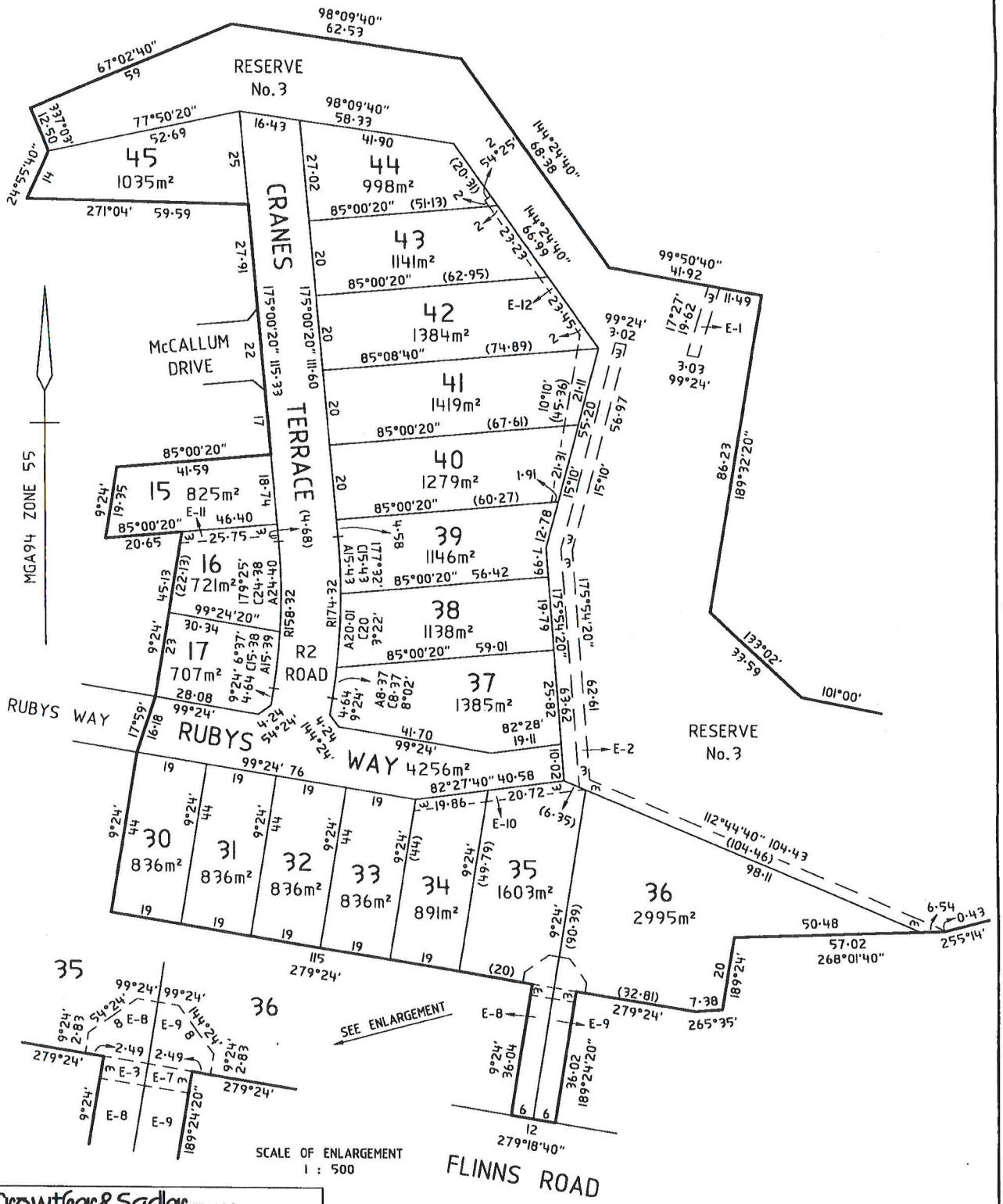
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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER PS 636916Y



Crowther & Sadler Pty. Ltd.
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152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
TELEPHONE (03) 5152 5011

ORIGINAL SHEET SIZE A3 | SCALE 1:1000 | SCALE 10 0 10 20 30 40 LENGTHS ARE IN METRES

LICENSED SURVEYOR PAUL ANTHONY DWYER
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REF 14138 VERSION 5

SHEET 4

DATE 18/01/2011
COUNCIL DELEGATE SIGNATURE

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MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER
PS636916Y

MASTER PLAN (STAGE 1) REGISTERED DATE 06/04/2011 TIME 3:35PM

WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LOT S2	LOTS 1-14, LOTS 18-29, LOTS 46-48, ROAD R1, RESERVES NO. 1 & 2	STAGE PLAN	PS636916Y/S2	26/7/11	2	RGM
LOT S3	LOTS 15 TO 17, 30 TO 45, ROAD R2 & RESERVE NO.3	STAGE PLAN	PS636916Y/S3	26/03/14	3	ARC

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Department of Environment, Land, Water & Planning

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

Produced 19/06/2025 12:50:43 PM

Status	Registered	Dealing Number	AZ128479P
Date and Time Lodged	08/05/2025 02:22:11 PM		

Lodger Details

Lodger Code	22727X
Name	EAST GIPPSLAND CONVEYANCING
Address	
Lodger Box	
Phone	
Email	
Reference	

TRANSFER

Jurisdiction VICTORIA

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

Land Title Reference
11286/080

Transferor(s)

Name	EASTSIDE PROPERTY INVESTMENTS PTY LTD
ACN	128235389

Estate and/or Interest being transferred
Fee Simple

Consideration
$AUD 255000.00

Transferee(s)

Tenancy (inc. share)	Sole Proprietor
Name	ACCESSIBLE PROPERTIES AUSTRALIA PTY LTD
ACN	682543184
Address	
Unit Type	UNIT
Unit Number	2

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Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Street Number	14
Street Name	RIVERVIEW
Street Type	CLOSE
Locality	WY YUNG
State	VIC
Postcode	3875

Covenants
The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restrictive covenant with the intent that the burden of the restrictive covenant runs with and binds the burdened land and the benefit of the restrictive covenant is annexed to and runs with the benefited land.

Burdened land	the Land
Benefited land	MCP: AA4286, AA4287
Restrictive covenant	MCP: AA4286, AA4287
Expiry Date	

Duty Transaction ID
6264725

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

Execution

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

Executed on behalf of	EASTSIDE PROPERTY INVESTMENTS PTY LTD
Signer Name	ANDREW JOHN REYNOLDS
Signer Organisation	WARDS BARRISTERS AND SOLICITORS PTY LTD
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	08 MAY 2025

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Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Execution

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

Executed on behalf of	ACCESSIBLE PROPERTIES AUSTRALIA PTY LTD
Signer Name	LESLEY JOY NICHOLS
Signer Organisation	EAST GIPPSLAND CONVEYANCING
Signer Role	LICENSED CONVEYANCER
Execution Date	08 MAY 2025

File Notes:
NIL

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

Statement End.

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Memorandum of common provisions

Section 91A Transfer of Land Act 1958

AA4286
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Name:	WARDS BARRISTERS & SOLICITORS PTY LTD
Phone:	(03) 5152 1677
Address:	DX 82203 BAIRNSDALE VIC
Reference:	AJR:BD:10992
Customer code:	3556G

This memorandum contains provisions which are intended for inclusion in instruments and plans to be subsequently lodged for registration.

Provisions:

The Transferee with the intent that the benefit of this Covenant shall be attached to and run at law and in equity with the whole of the land comprised in Plan of Subdivision No. 636916Y (other than the land hereby transferred) and each and every part thereof and that the burden of this Covenant shall be annexed to and run at law and in equity with the land hereby transferred and each and every part thereof and that the same shall be noted and appear on every Certificate of Title for the said Lot and every part thereof as an encumbrance effecting the same **DOES HEREBY COVENANT** with the Transferor and other registered proprietor or proprietors for the time being of the land comprised in the said Plan of Subdivision (other than the land hereby transferred) that the Transferee will not prior to the 31st of December 2030:-

(a) (i) Erect, place, permit, licence or authorise on the land any buildings other than one dwelling (together with usual outbuildings) such dwelling to contain a floor area of not less than 140 m2 within the outer walls thereof calculated by excluding the area of any carport, garage, terrace, pergola, porch or verandah;

(ii) erect, place, permit, licence or authorise on the land any building which is built other than of new materials save for second hand bricks;

(iii) erect, place, permit, licence or authorise on the land any dwelling constructed of materials other than bricks of nominal dimensions unless such materials are finished with a permanent render or texture coating;

(iv) erect, place, permit, licence or authorise on the land any building having a roof other than of slate, clay tile, cement tile or colorbonded material;

(v) erect, place, permit, licence or authorise on the land any outbuilding which is built of unpainted or exposed metal, or of Hardiplank or cement sheet or like material unless the same is finished with a permanent render or texture coating;

(vi) erect, place, permit, licence or authorise on any building on the land any gutters and down pipes that are not colour coated or painted with at least 2 coats of first quality paint.

1. The provisions are to be numbered consecutively from number 1.
2. Further pages may be added but each page should be consecutively numbered.
3. To be used for the inclusion of provisions in instruments and plans.

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Memorandum of common provisions
Section 91A Transfer of Land Act 1958

AA4286
21/08/2018 $96.10 MCP

(b) Construct any driveway, parking and paved areas on the land of materials other than clay brick, masonry pavers, stone sheeted bitumen, hot mix or concrete.

(c) Extract or remove or permit the extraction or removal of any soil, gravel or earth or other materials from the said land except for the purpose of excavating for the foundations of a building or of a swimming pool or tennis court or for gardening, landscaping or driveway within the said land.

(d) Use or permit the use of the said land for any offensive or noxious purpose.

(e) Permit the land or any part thereof to be used for the purpose of commercial breeding or boarding of or training kennels for cats or dogs or for the purpose of keeping poultry or pigeons thereon.

(f) Permit the land to be used for the parking, garaging or servicing of any motor vehicle in excess of 5 tonnes gross vehicle mass (GVM) except for the purpose of loading or unloading goods unless the vehicle is a vehicle engaged in construction works on the said land.

(g) Further subdivide the land in any way so as to create an additional Lot."

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Memorandum of common provisions

Section 91A Transfer of Land Act 1958

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Customer code:	3556G

This memorandum contains provisions which are intended for inclusion in instruments and plans to be subsequently lodged for registration.

Provisions:

The Transferee with the intent that the benefit of this Covenant shall be attached to and run at law and in equity with the whole of the land comprised in Plan of Subdivision No.636916Y (other than the land hereby transferred) and each and every part thereof and that the burden of this Covenant shall be annexed to and run at law and in equity with the land hereby transferred and each and every part thereof and that the same shall be noted and appear on every Certificate of Title for the said Lot and every part thereof as an encumbrance effecting the same **DOES HEREBY COVENANT** with the Transferor and other registered proprietor or proprietors for the time being of the land comprised in the said Plan of Subdivision (other than the land hereby transferred) that the Transferee will not erect, place, permit, licence or authorise on any of the Lots abutting Reserve No. 2 a gate or access between such Lot and Reserve No. 2 other than a pedestrian gate not exceeding one meter in width and shall maintain at the Transferee's expense the fence between such Lot and Reserve No. 2 to a similar height and style as the existing fence.

1. The provisions are to be numbered consecutively from number 1.
2. Further pages may be added but each page should be consecutively numbered.
3. To be used for the inclusion of provisions in instruments and plans.

91ATLA

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Co-ordinates of Plot Corners
NW 556379,5814674
SW 556384,5814426
MGA2020 Zone 55

Data Source: © State Government of Victoria, Department of Transport and Planning (Vicmap®)

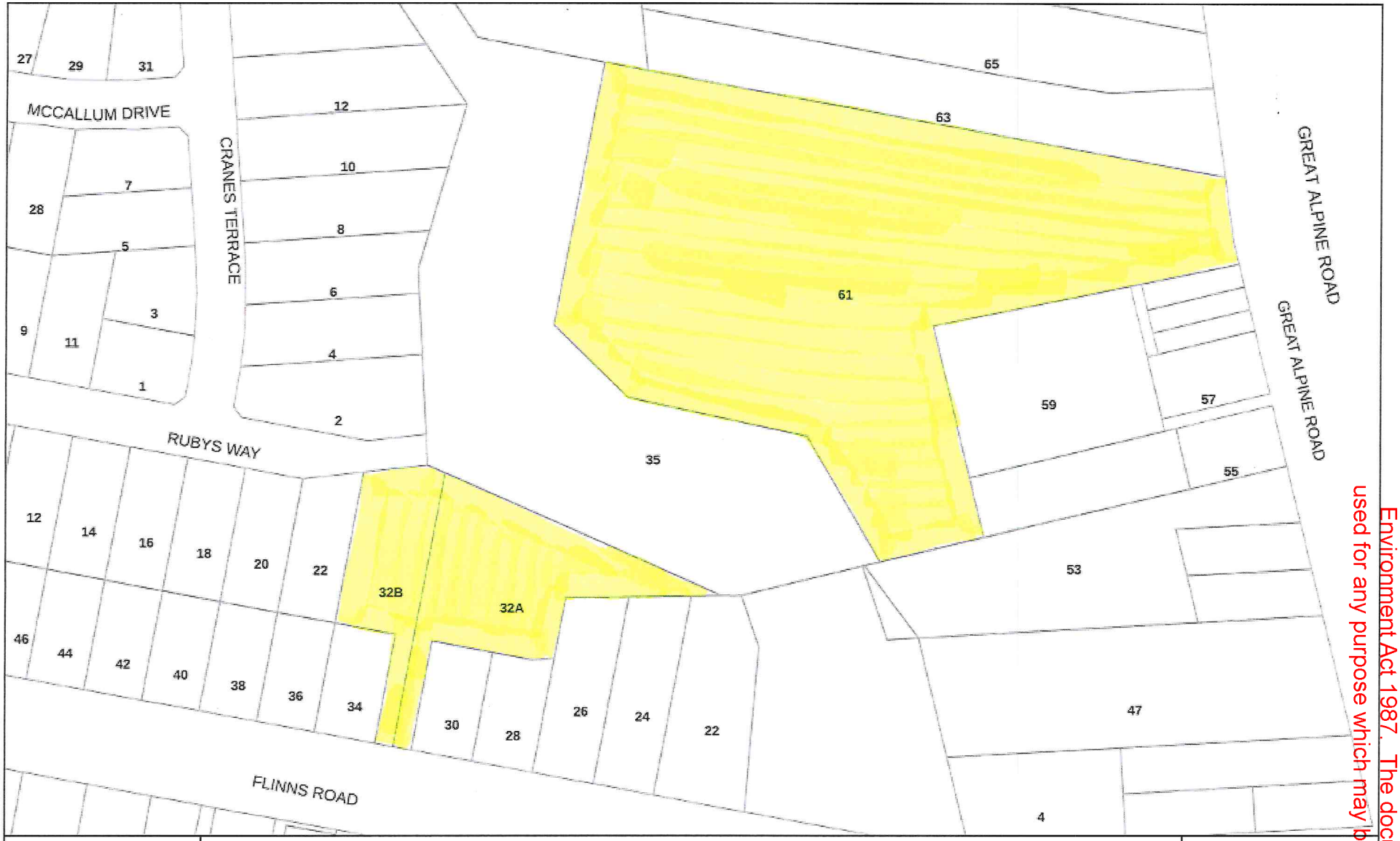
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Scale of Metres (1:1,500)

MGA2020 Zone 55
Created 02:51 PM on May 21, 2026

Co-ordinates of Plot Corners
NE 556786,5814682
SE 556792,5814435
MGA2020 Zone 55

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Co-ordinates of Plot Corners
NW 556610,5814631
SW 556616,5814384
MGA2020 Zone 55

Data Source: © State Government of Victoria, Department of Transport and Planning (Vicmap®)

0 20 40 60 80 100 m
Scale of Metres (1:1,500)

MGA2020 Zone 55
Created 02:52 PM on May 21, 2026

Co-ordinates of Plot Corners
NE 557018,5814640
SE 557023,5814392
MGA2020 Zone 55

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15th May 2026

Robert Buckmaster
East Gippsland Shire Council
PO Box 1618
Bairnsdale VIC 3875

Dear Robert,

Re: 19 McCallum Drive, Eastwood

We write in response to the Request for Further Information received by Development Solutions Victoria on 30 April 2026.

We can confirm that the cost of the proposed development is outlined below:

Cost of Works – 3 Dwelling Development

- Dwelling 1 (150 sqm) @ $2,750/sqm = $412,500
- Dwelling 2 (165 sqm) @ $2,750/sqm = $453,750
- Dwelling 3 (180 sqm) @ $2,750/sqm = $495,000

Total Project Cost

- Total Cost of Works (All Dwellings): $1,361,250 + GST

Notes

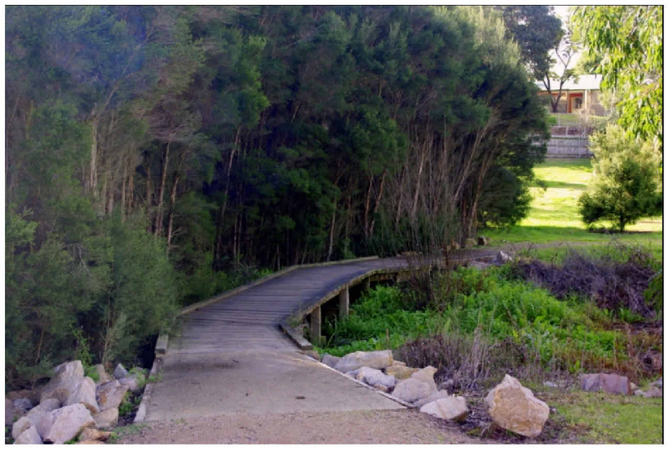
- These figures are provided as a reasonable market estimate for planning permit purposes only.
- Costs are indicative and may vary depending on final design, materials, and construction conditions.

Should you require any further clarification, please do not hesitate to contact our office.
Yours sincerely,

Ridolfi Architecture

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HACKS TRACK







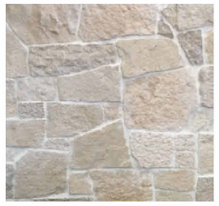
A small wetland and reserve sit at the bottom of the sloping landscape of the site. The native vegetation and stones which surround this small body of water shall be mimicked into the proposed dwellings landscapes and materiality



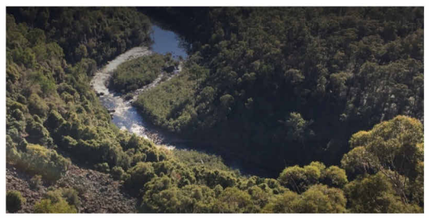
Hopetoun stone, Sandstone product



Savoca stone, Limestone product



Bodega stone, Sandstone product



19 McCallum drive is close to Mitchell River National Park, which has remarkable Aboriginal Cultural Heritage. The story of the Nargun, a half human and half stone being is said to have resided around this area. The Mitchell River is a significant lake in Australia, and flows near the site.

PROPOSED PLANTING



Lomandria longfolia



Cordyline australis



Correa alba



Westringia fruticosa

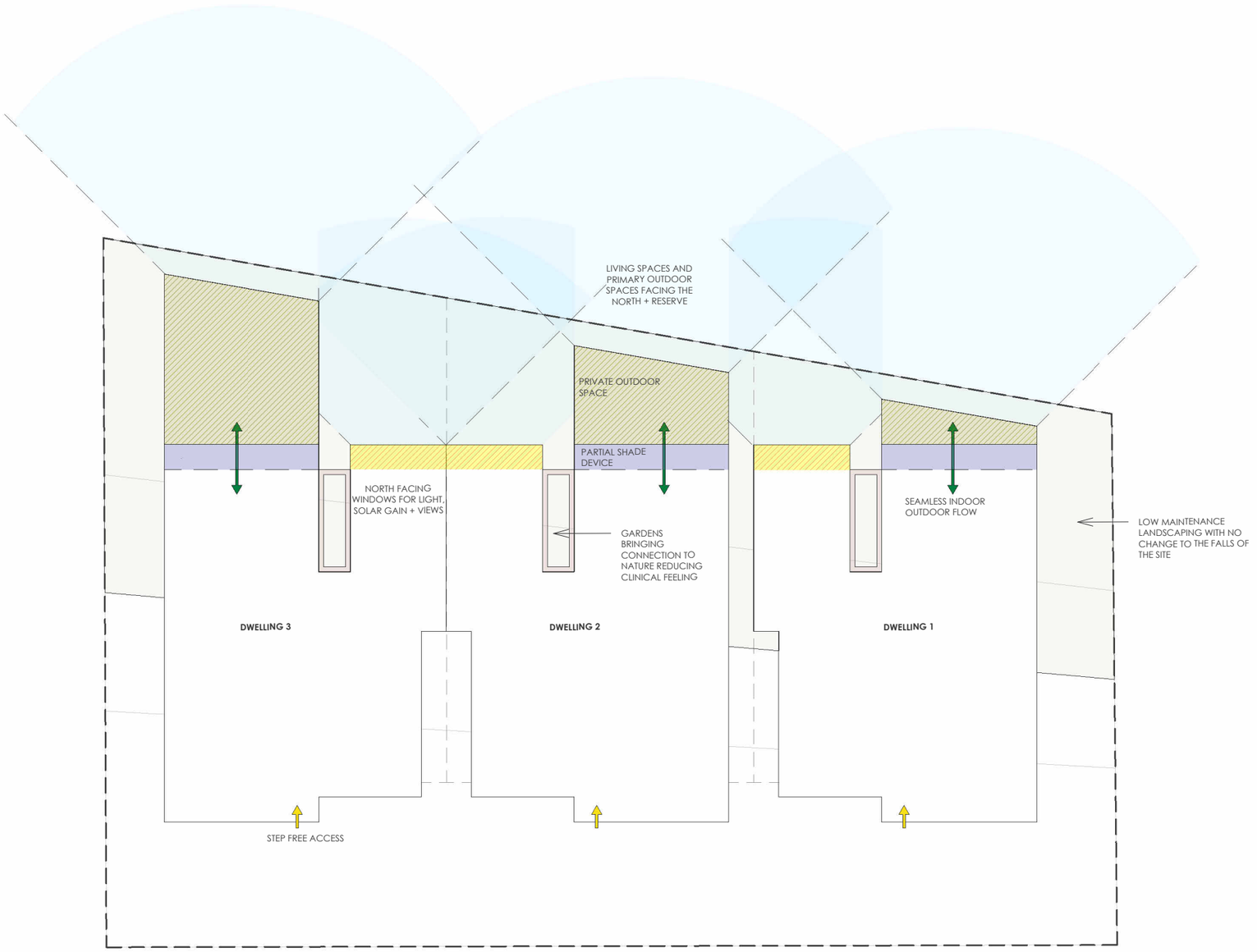
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Page 70 of 104

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Rigani Architecture

PROJECT GOALS

NDIS SDA DESIGN STANDARD - FULLY ACCESSIBLE
A design to prioritise accessibility, safety and inclusivity. This shall be achieved through certain design choices such as: - Step-free access - Flush thresholds - Compliant gradients - Wide passageways - Accessible kitchens, ensuites and bathrooms - Reinforced walls for grab rails - Reachable controls - Durable, non-slip wheelchair- friendly flooring - Concealed storage solutions for mobility equipment in the garage - Clotheslines (Foxydry Mini), appropriate for wheelchair height use

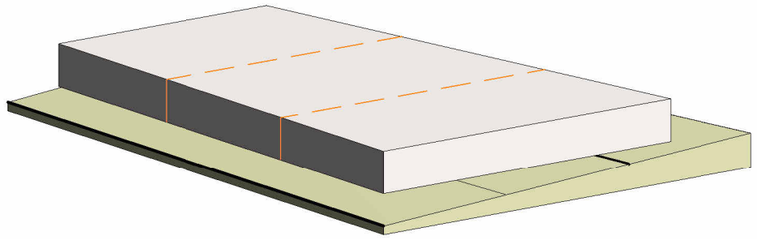


1 SK00.5 PROJECT GOALS

1 : 200

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Page 71 of 104

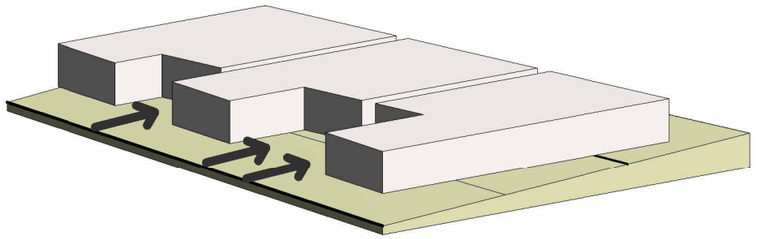
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1.

MASSING CONSIDERING SITE RESTRICTIONS

MAINTAINING A SINGLE FLOOR LEVEL AND ENTRY POINT FOR ACCESSIBILITY INTO SITE AND LIVABILITY

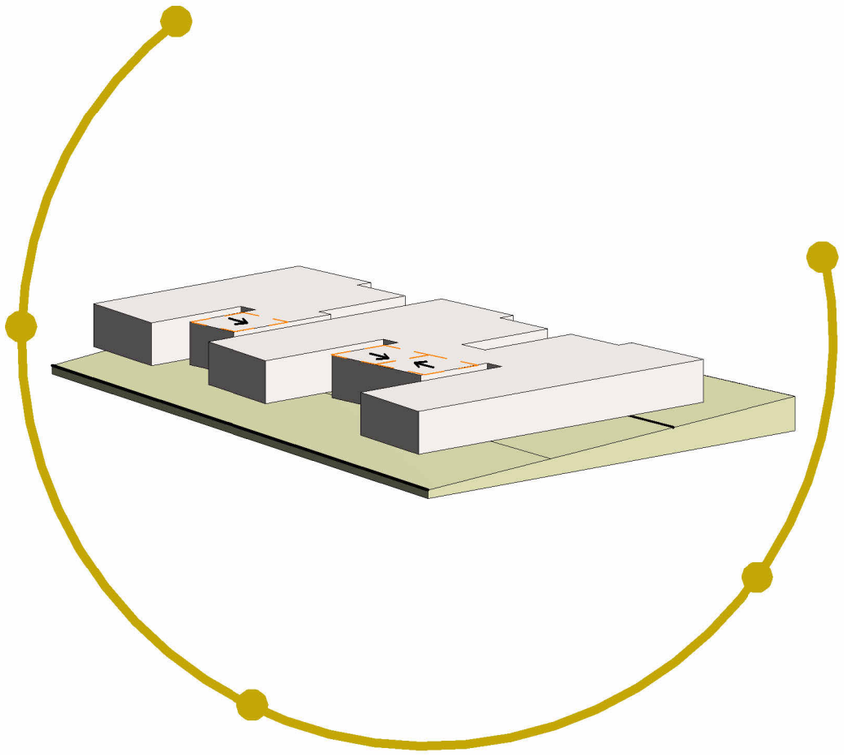


2.

SENSE OF INDIVIDUALITY BY SEPARATING BUILDING FORMS AND CREATING SPACE BETWEEN OCCUPANTS

ESTABLISHING THE FOOTPRINT AND ARTICULATING THE MASSING

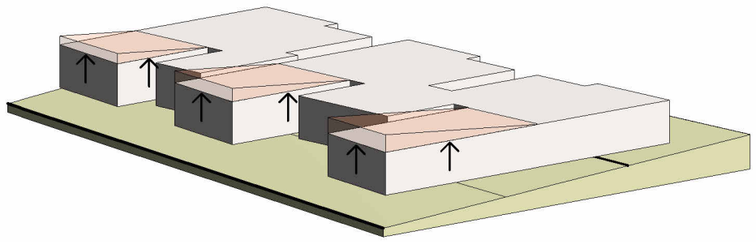
PROTECTED AND ENHANCED VIEWS THROUGH BUILDING MASSING



3.

ARTICULATING FORMS TO MAXIMIZE SUNLIGHT WHILE INTRODUCING LOW MAINTENANCE VEGETATION

EASY INTEGRATION WITH NATURAL ENVIRONMENT WITH MINIMAL SITE WORKS REQUIRED AND INTERRUPTION



4.

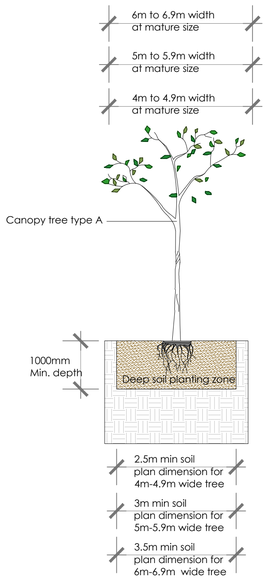
BUILDING FORM RESPONDING TO CLIMATIC CONDITIONS TO ENHANCE VENTILATION AND SUNLIGHT PENETRATION

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Deep soil area planting Tree Type A

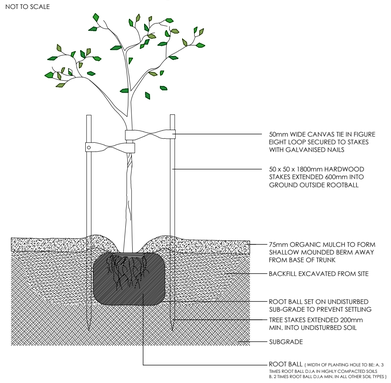
NTS





Typical Tree Planting Detail

NOT TO SCALE



Legend

- Proposed canopy trees Refer to Plant Schedule
- Existing trees to be retained and protected refer to Arborist Report (TPZ / SRZ)
- Existing trees to be retained Refer to Arborist Report
- Existing trees to be removed/ have been removed Refer to Arborist Report
- Available deep soil area

Tree Canopy Objectives:

Tree Zone	Canopy Diameter	Canopy Cover Area	Deep Soil Area
1	4m	12.6m2	12m2
2	4m	12.6m2	12m2
3	4m	12.6m2	12m2
4	5m	19.7m2	16m2
5	6.5m	33.2m2	25m2
6	4m	12.6m2	12m2

Site Area:	990m²
Required:	99m2 (10%)
Provided:	103.3m2 (10.4%)

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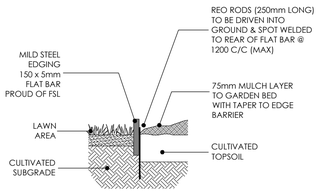
Canopy Cover Plan

PROJECT ADDRESS	PROPOSED MULTI UNIT DEVELOPMENT 19 McCALLUM DRIVE EASTWOOD		
DRAWN BY:	NT	SCALE	1:100
DATE	27/03/2026	PROJECT NO. #	GLD4096
SHEET SIZE	A1	REV #	D

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Metal Edging Detail



Typical Planting Layout Plan

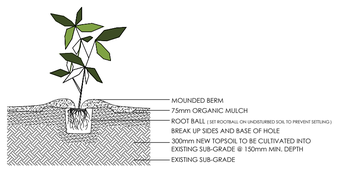
Grasses & Groundcovers

NOT TO SCALE



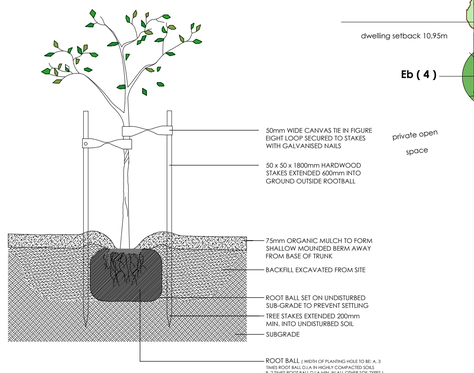
Typical Shrub Planting Detail

SECTIONAL VIEW - NOT TO SCALE



Typical Tree Planting Detail

NOT TO SCALE





Tree Canopy Objectives:

Site Area:	990m²
Required:	99m2 (10%)
Provided:	103.3m2 (10.4%)

Specifications

Site and Soil Preparation

Any existing building material, rocks, weeds and rubbish from planting areas that will be restrictive to plant growth shall be removed from the site. Trees marked as "to be removed" shall be stump ground. Proposed topping areas shall be drained to prevent water discharge into adjacent properties. Any uneven soil surfaces shall be patched using topsoil or levelled the appropriate depth. Any addition top soil must be free of weeds or any contamination that is preventive to proper plant growth. Top soil is to be lightly compacted and spread to the maximum depth of 150mm. Top soil is to be of sandy loam texture with PH of 6.0 - 7.0.

Weed Elimination

Prior to any sub-grade and topsoiling, all weed - including roots and rhizomes - shall be chemically destroyed and/or physically removed completely. Any chemical must be used in accordance with the manufacturer's instruction.

Trees and Planting

Plants are to be supplied by nurseries specialised in native plant and landscape. Any plant provided shall be healthy and free of insects, weeds and disease. Plants shall be trimmed and pruned before relocation and to be protected safely during construction. Existing street trees shall be properly protected. Plants shall be thoroughly soaked through with water prior to planting. If plants are dry, then the planting hole must be first filled with water and drained completely. Soil shall be backfilled in layers to prevent air penetration and watered in. Plant is to be placed at the centre of the hole on firm soil. Any damaged roots are to be pruned neatly prior to planting. Any tree is to be strongly supported with flexible material to be protected in windy condition. Any tree support material (e.g. fabric ties) must not damage the tree trunk or damage tree development.

Fertiliser

Slow release fertiliser such as "Osmocote" - which is suitable for Australian plants - shall be added according to the quantity provided by the manufacturer.

Mulch

Mulch is to be used to cover all the garden beds over the topsoil and with the depth of at least 75mm. Mulch is to be of type an organic material with minimum 70 percent of its mass being wood. Mulch area shall be kept away 50-100 mm from the stems of all plants to prevent collar rot.

Irrigation

An in-ground automatic drip irrigation system to be installed in all garden areas and planter boxes, in accordance with current local watering rules and regulations. System is to be featured with water filter and automatic rain shut off.

Drainage

Contractor is responsible for calculations of landscape construction and it is to be ensured that drainage for landscape areas are fully functional.

Metal edging

proposed 150x5mm metal edging to all garden bed & grass interfaces > 250mm reo bars for support & spot weld joins.

General

While care has been taken to select tree species with non-invasive root systems it is recommended that root control barriers be installed for any trees located within two metres of any building lines.

Climbing plants (if applicable) are to be trained to supportive mesh, wire or lattice fixed over entire fence section from base to top.

Protection of Existing Trees

This plan is to be read in conjunction with the arboricultural report prepared by Treespace Solutions Pty Ltd. (12/10/2023). Denoted tree numbers - refer to arboricultural report prepared by Treespace Solutions Pty Ltd. for further information.
Do not scale from plan - contractor to verify all dimensions on site prior to commencing construction. All existing vegetation shown on the endorsed plan (subject site and neighbouring properties) to be retained must be suitably marked before any development (including demolition) commences on the land and that vegetation must not be removed, destroyed or lopped without the written consent of the responsible authority. Before the commencement of works (including demolition) start, tree protection barriers must be erected around trees (subject site and neighbouring properties) to form a defined tree protection zone during demolition and construction in accordance with tree protection measures as per AS 4970-2009 (Tree protection in development sites) and to the satisfaction of the responsible authority. Any pruning that is required must be carried out by a trained and competent arborist with a thorough knowledge of tree physiology and pruning methods to carry out pruning to the Australian standard - AS 4373-2007 (Pruning of amenity trees). All tree protection practices must be adhered to in accordance with the arboriculture report and to the satisfaction of the responsible authority.

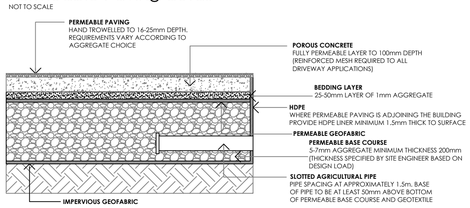
Maintenance

Contractors responsible for maintaining the landscape are to apply best possible practice to maintain the landscape. Contactors are to be responsible for:

- Plants are healthy, pest and disease free and pruned.
- Trees are supported and tightened for the necessary period (13 weeks).
- Weed is not growing on the area.
- Replacing any defective or failed plants by the same species with same size.
- Any additional fertiliser if required.
- Reloading mulch if required.
- Regular watering during dry seasons.
- Removing tree stakes and supports after establishment period and ensure that the plants are successfully developed.

Permeable Paving detail

NOT TO SCALE



Legend

- Proposed evergreen trees Refer to Plant Schedule
- Proposed evergreen trees Refer to Plant Schedule
- Proposed feature trees Refer to Plant Schedule
- Existing trees to be retained
- Proposed evergreen shrubs Refer to Plant Schedule
- Proposed New Groundcovers/Grasses Refer to Plant Schedule
- Fences with heights and material as nominated
- Proposed lawn areas
- Proposed concrete driveway
- Proposed Paved areas
- Proposed permable paving
- Proposed pebbles/crushed rock/ toping areas
- Proposed permeable concrete
- Proposed storage 6m³ shed
- Proposed water tank
- Proposed bin storage area

Plant Schedule

KEY	BOTANICAL NAME	COMMON NAME	MATURE H x W	SUPPLY SIZE	QTY
CANOPY TREES					
AiM	*Acacia implexa*	Lightwood	6m x 4m	Min 1.5m-2m high	1
Bi	*Banksia integrifolia*	Coast Banksia	10m x 6m	Min 1.5m-2m high	1
BpM	*Betula Pendula* 'Moss White'	Moss White Silver Birch	10m x 6m	Min 1.5m-2m high	1
Cc	*Cercis canadensis*	Forest Pansy	6m x 4m	Min 1.5m-2m high	1
Ec	*Eucalyptus caesia* 'Silver Princess'	Silver Princess	6m x 4m	Min 1.5m-2m high	2
FEATURE TREES					
Ac	*Acacia cognata* 'Lime Magik'	Lime Magik Weeping Wattle Tree	3m x 2m	Min 1.5m-2m high	2
Eb	*Eucalyptus pulverulenta* 'Baby Blue'	Florist Silver Dollar	3m x 2m	Min 1.5m-2m high	7
SHRUBS					
CoR	*Correa alba*	Coastal Correa	1.2m x 1.5m	20cm pot	7
leB	*Leucophyta brownii*	Cushion Bush	0.8m x 0.8m	20cm pot	22
NdM	*Nandina domestica* 'Lemon Lime'	Heavenly Bamboo Lemon Lime	0.8m x 0.8m	20cm pot	30
LoP	*Loropetalum chinense* 'Plum'	Chinese Loropetalum	3m x 1.5m	20cm pot	20
WfA	*Westringia fruticosa* 'Aussie box'	Native Rosemary	0.8m x 1m	20cm pot	38
GROUNDCOVERS					
EkC	*Eremophila* 'Kalbarri Carpet'	Tar Bush	0.1m x 1.5m	8cm pot	15
DiS	*Dichondra repens* 'Silver Fall'	Silver Ponyfoot	0.1m x 1.5m	8cm pot	84
DiR	*Dichondra repens*	Kidney Weed	0.1m x 1.5m	8cm pot	80
MyP	*Myoporum parrifolium*	Creeping Boobialla	0.1m x 1.5m	8cm pot	32
RoP	*Rosmarinus officinalis* 'Prostrata'	Creeping Rosemary	0.1m x 1.5m	8cm pot	15
Vh	*Viola hederacea*	Native Violet	Prostrate x 0.2	8cm pot	39
GRASSES/SEDGES/EVERGREEN PERENNIALS					
Dr	*Dianella revoluta var. revoluta*	Black-Anther Flax-Lily	0.6m x 0.6m	14cm pot	14
Llt	*Lomandra longifolia*	Spiny Headed Mat Rush	0.8m x 1m	14cm pot	22
Lt	*Lomandra longifolia* 'Tanika'	Tanika	0.7m x 0.7m	14cm pot	28
LmP	*Liriope muscari* 'Royal Purple'	Royal Purple Liriope	0.5m x 0.5m	14cm pot	17
MiS	*Miscanthus sinensis*	Chinese Silver Grass	0.9m x 1m	14cm pot	23
PoL	*Poa labillardierei var. labillardierei*	Common Tussock Grass	0.8m x 0.8m	14cm pot	12

Surface Finishes Detail

Not to scale

Garden Beds



Lawn Areas



Topping / Pebble Areas



GREENET LANDSCAPING

PO Box 930 Templestowe VIC 3106
E info@greenet.com.au W greenet.com.au

Landscape Plan for Town Planning

PROJECT	PROPOSED MULTI UNIT DEVELOPMENT
ADDRESS	19 McCALLUM DRIVE EASTWOOD

DRAWN BY:	NT	SCALE	1:100
DATE	27/03/2026	PROJECT NO. #	GLD4096
SHEET SIZE	A1	REV #	D

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project

RESIDENTIAL DEVELOPMENT

address

19 McCALLUM DRIVE, EASTWOOD VIC 3875

drawing index

SHEET NO.	SHEET TITLE
TP0.0	COVER PAGE
TP0.1	PLANNING INFORMATION
TP0.2	SURVEY PLAN
TP1.0	EXISTING SITE ANALYSIS
TP2.0	PROPOSED SITE PLAN/ ROOF PLAN
TP2.1	PROPOSED FLOOR PLAN
TP3.0	PROPOSED ELEVATIONS -1
TP3.1	PROPOSED ELEVATIONS -2
TP3.2	PROPOSED ELEVATIONS -3
TP3.3	PROPOSED ELEVATIONS -4
TP3.4	EXTERNAL FINISHES SCHEDULE
TP4.0	EXTERNAL RENDERING 1
TP4.1	EXTERNAL RENDERING 2
TP4.2	EXTERNAL RENDERING 3
TP4.3	EXTERNAL RENDERING 4
TP4.4	INTERNAL RENDERING 1
TP5.1	GARDEN AREA
TP5.2	CLAUSE 55 STANDARS
TP5.2.1	CLAUSE 55 STANDARDS
TP5.2.2	CLAUSE 55 STANDARDS
TP5.3	CLAUSE 55.03 LIVEABILITY
TP5.4	CLAUSE 55.05 SUSTAINABILITY
TP5.5	SHADOW- 22 OF SETEMBER- 9AM
TP5.5.1	SHADOW- 22 OF SETEMBER- 10AM
TP5.5.2	SHADOW- 22 OF SETEMBER- 11AM
TP5.5.3	SHADOW- 22 OF SETEMBER- 12PM
TP5.5.4	SHADOW- 22 OF SETEMBER- 1 PM
TP5.5.5	SHADOW- 22 OF SETEMBER- 2 PM
TP5.5.6	SHADOW- 22 OF SETEMBER- 3 PM
TP6.0	OVERLOOKING

PRESENTED BY:
RIDOLFI ARCHITECTURE
L1324 LYGON ST. CARLTON VIC 3053
T- 93480001
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NO.	DATE	REVISION
A	22.01.2026	TP-02
-	14.01.2026	TP-01

PROJECT:
RESIDENTIAL DEVELOPMENT
19 MCCALLUM DRIVE, EASTWOOD, VICTORIA, 3875

SCALE 1 : 100 @ A3
DATE NOV 2025
DRAWN BY LC
JOB NO. RA231064

SHEET TITLE
COVER PAGE

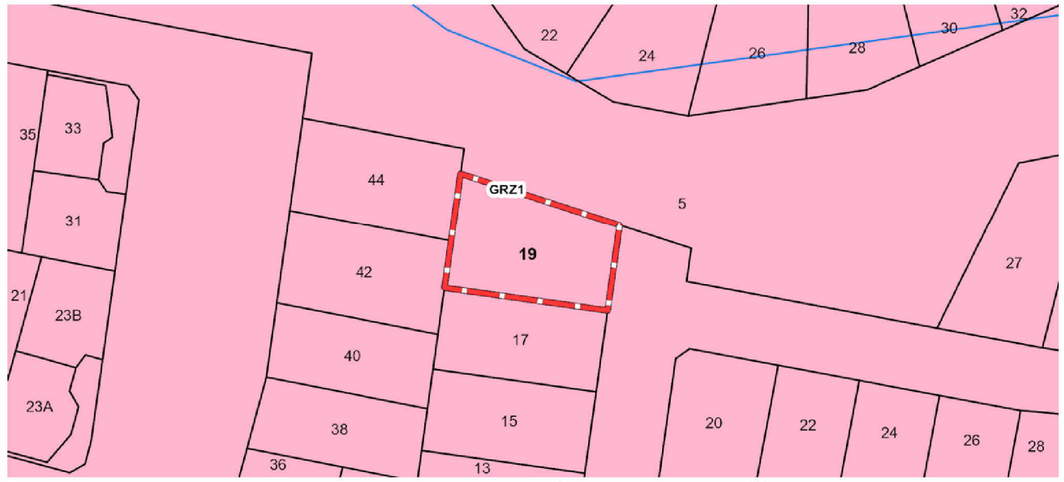
SHEET NO. TP0.0 A

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Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)
GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



GRZ - General Residential
Water course

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

Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.

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

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



Designated Bushfire Prone Areas
Water course

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NO.	DATE	REVISION
A	22.01.2026	TP-02
-	14.01.2026	TP-01

PROJECT:
RESIDENTIAL DEVELOPMENT
19 MCCALLUM DRIVE, EASTWOOD, VICTORIA, 3875

SCALE @ A3
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PLANNING INFORMATION

SHEET NO. TP0.1 A

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LEGEND

- top of bank
- toe of bank
- edge of trees / vegetation
- SEP - side entry pit
- JP - junction pit
- PC + - property connection
- RW12.11 - retaining wall top
- EP - electricity pit
- TP - telstra pit
- SP - sewer pit
- FH - fire hydrant
- WMP - water marker post
- WM - water meter
- fencing

Sheet 1 of 1.

- Tree certificate of title for Easement details.
- Only significant trees are shown on this plan.
- While every effort has been made to locate all feature details within the surveyed area, Spatial Vision do not take responsibility for features hidden, obscured or under construction at the time of survey.
- No underground features have been located unless specifically shown.
- All tanks shown on this plan are an accurate representation of the subject site at the time of survey.
- Data on this plan may only be manipulated with permission from SV Spatial Pty Ltd.

1.25 0 1.25 2.5 3.75 5
Lengths are in metres

Notations
Date of Survey: 04/09/2025
Re-establishment datum vide PS636916Y
Subtract 0°08'40" for PS636916Y
Levels are to the Australian Height Datum (AHD)
vide WY-YUNG PM 45 - RL 17.48m
Contour interval: 0.2m
Total site area: 985m²

DEVELOPMENT SOLUTIONS VICTORIA
19 McCallum Drive, Eastwood, 3875
East Gippsland Shire
Plan No. 252768 RF-1 | Scale 1:125 - A1, 1:250 - A3 | Drawn 12/09/2025

Re-establishment & Features Plan

Parish of Wy Yung
Township of Lucknow
Crown Allotment: 41 & 42A (Parts)

Lot 8 on PS636916Y

Paracentroid (MGA2020) : E 556 480, N 5814 640

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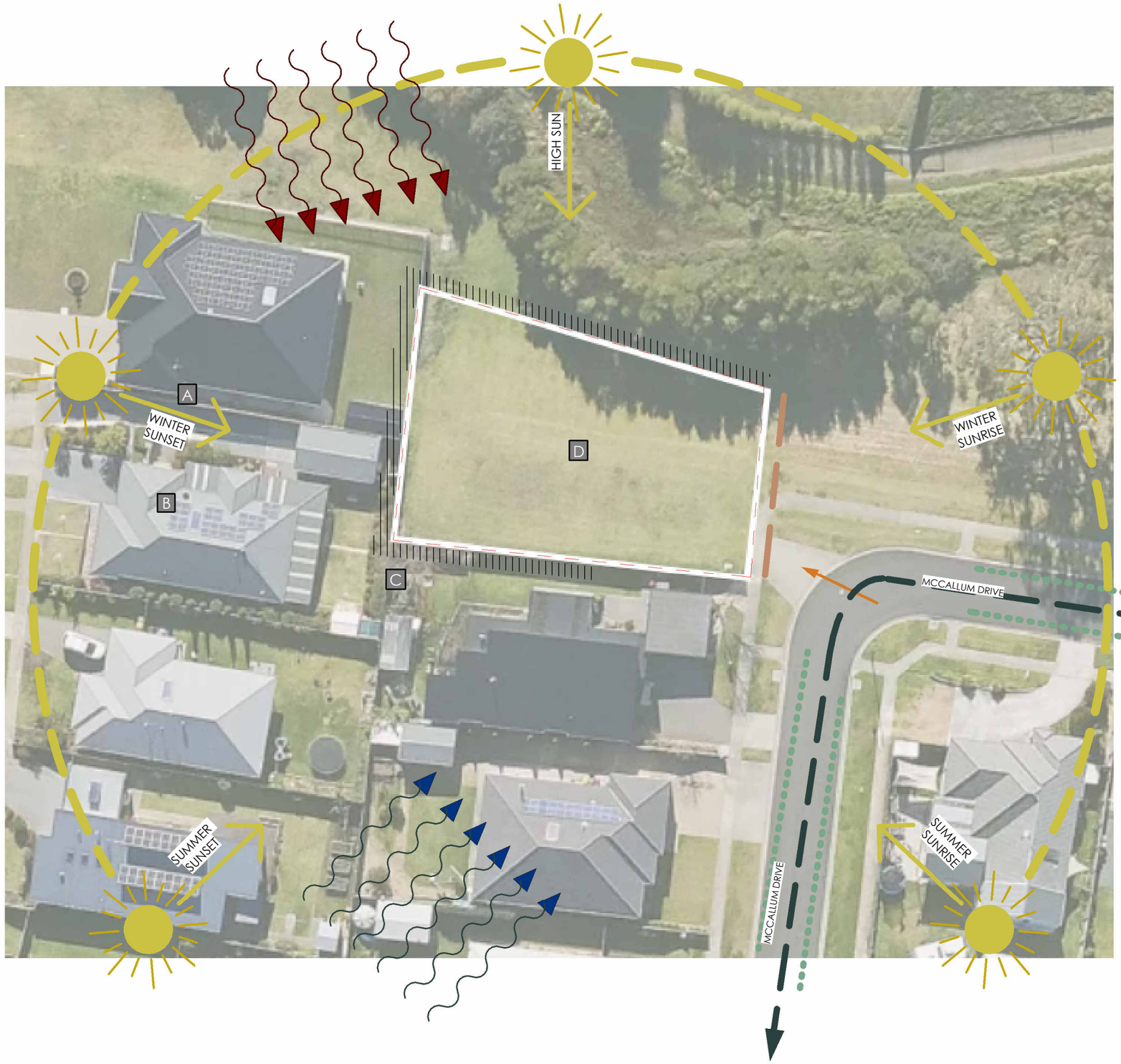
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EXISTING SITE ANALYSIS

- SOUTH-WESTERN WINDS
- NORTHERN WINDS
- EXISTING VEHICULAR SITE ACCESS
- TRAFFIC FLOW
- SUBJECT SITE
- EXISTING STREET PARKING
- SENSITIVE INTERFACE
- STREET FRONTAGE
- SUNPATH

A 44 LEN COOK DRIVE

B 42 LEN COOK DRIVE

C 17 MCCALLUM DRIVE

D 21 MCCALLUM DRIVE

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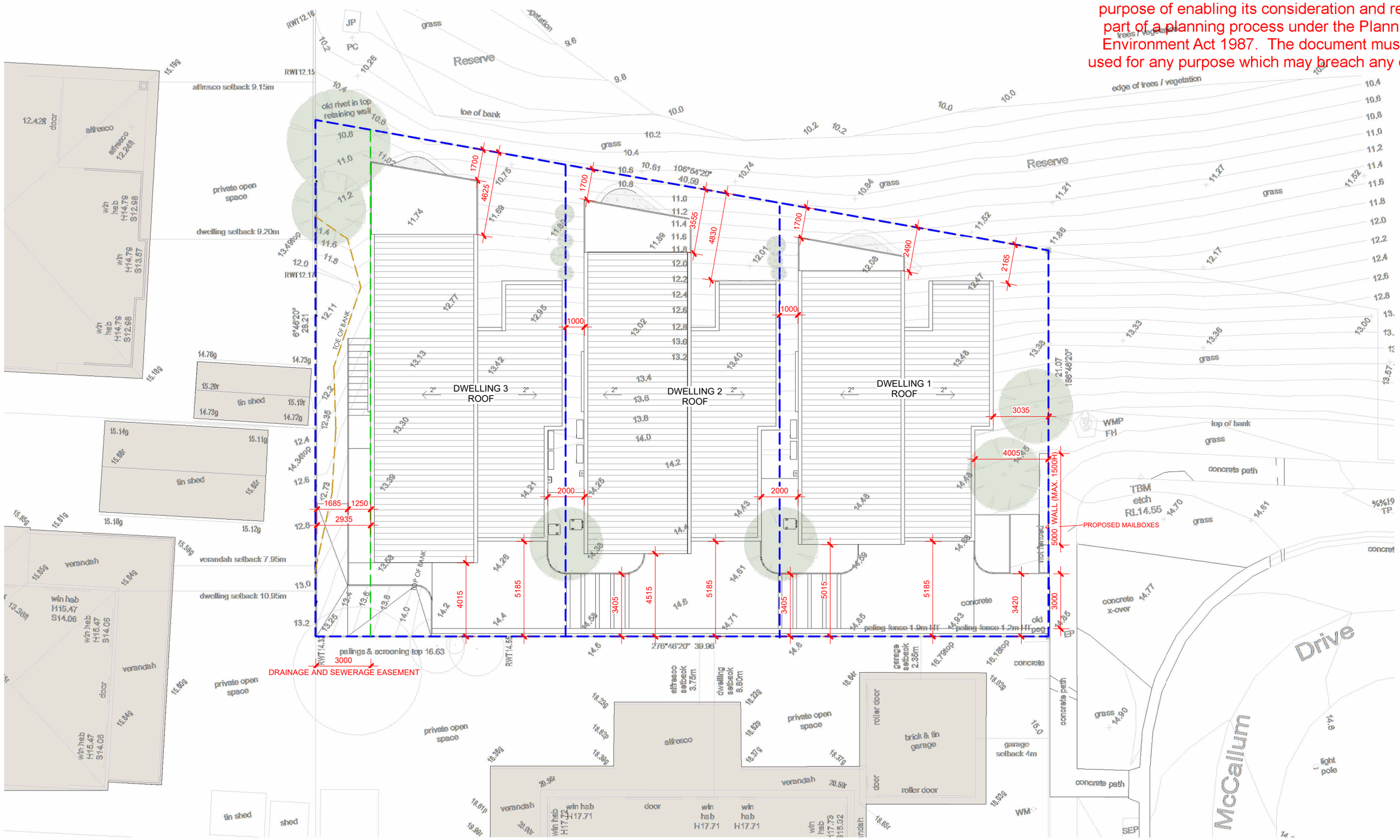
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1 / TP2.0 SITE PLAN/ ROOF PLAN

1 : 200

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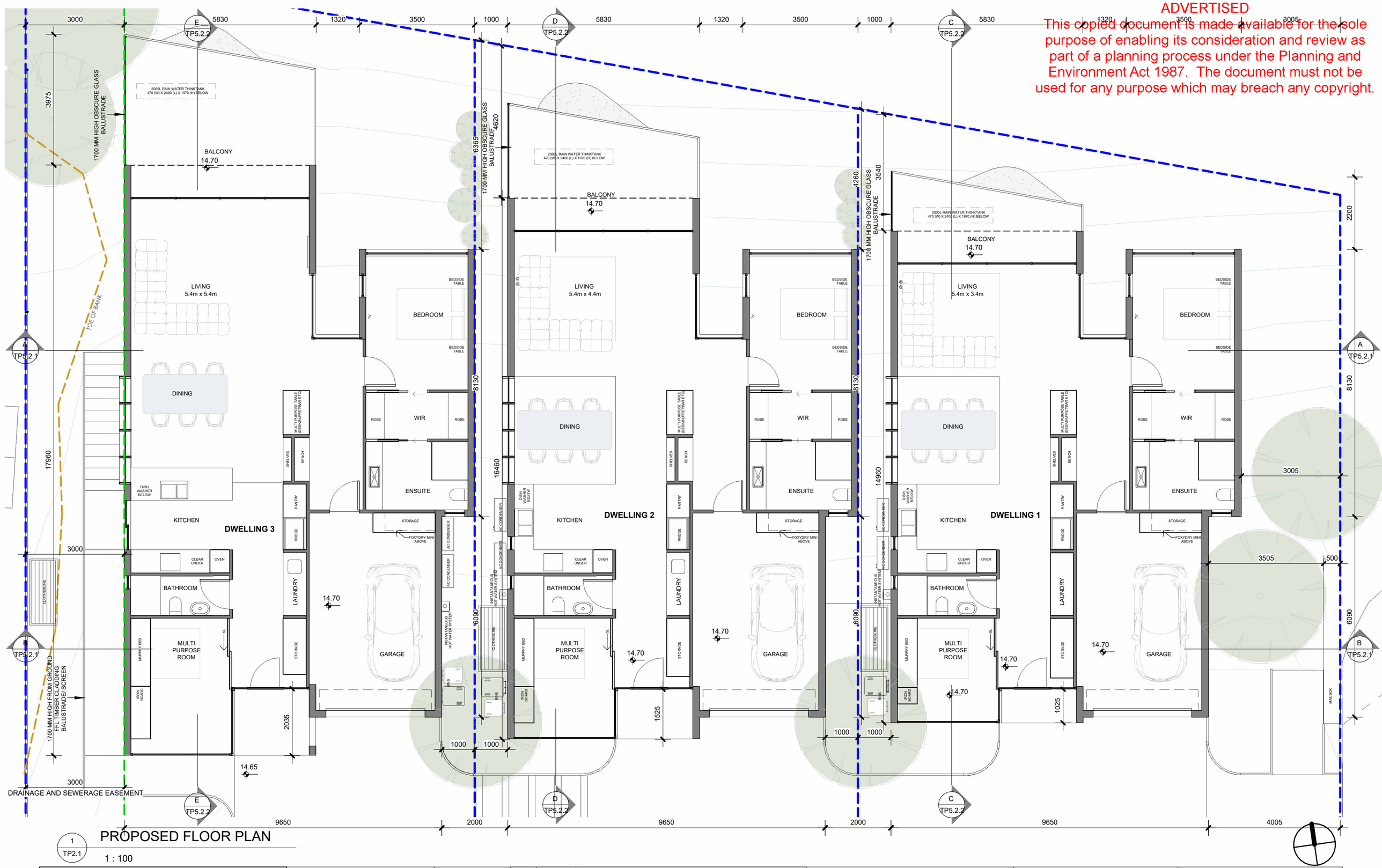
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SHEET TITLE
PROPOSED FLOOR PLAN

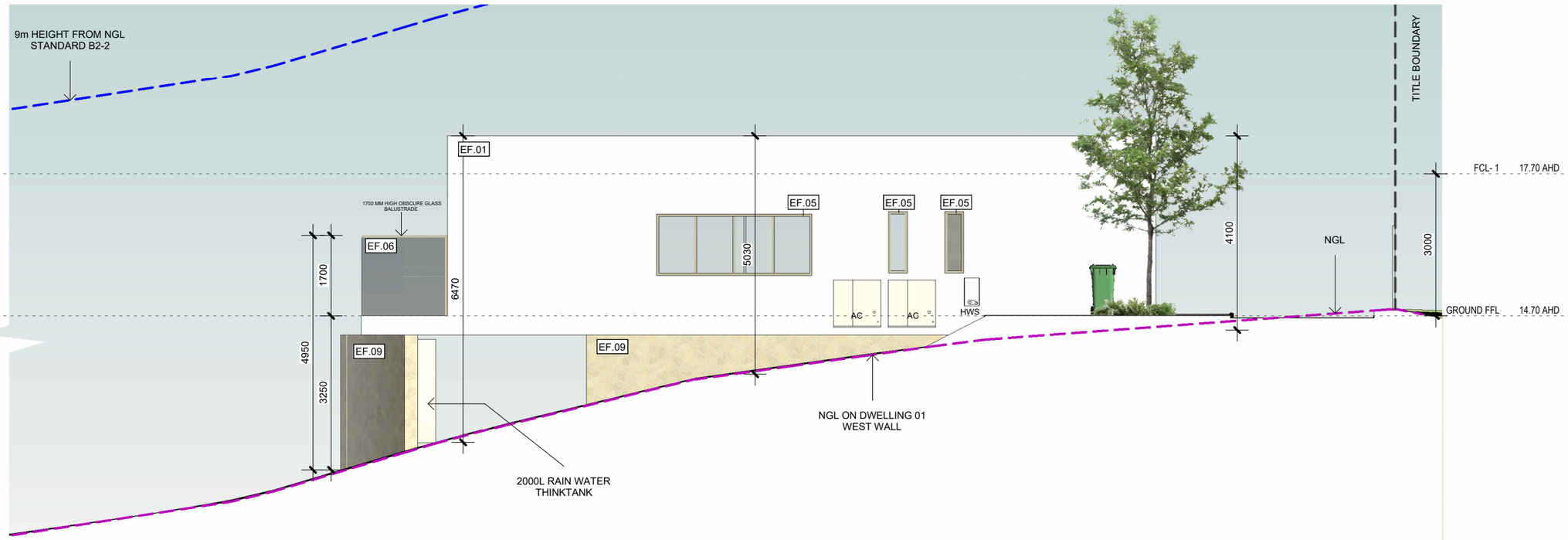
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1 / TP3.0 EAST ELEVATION - DW.01

1 : 100



2 / TP3.0 WEST ELEVATION - DW.01

1 : 100

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SHEET TITLE
PROPOSED ELEVATIONS -1

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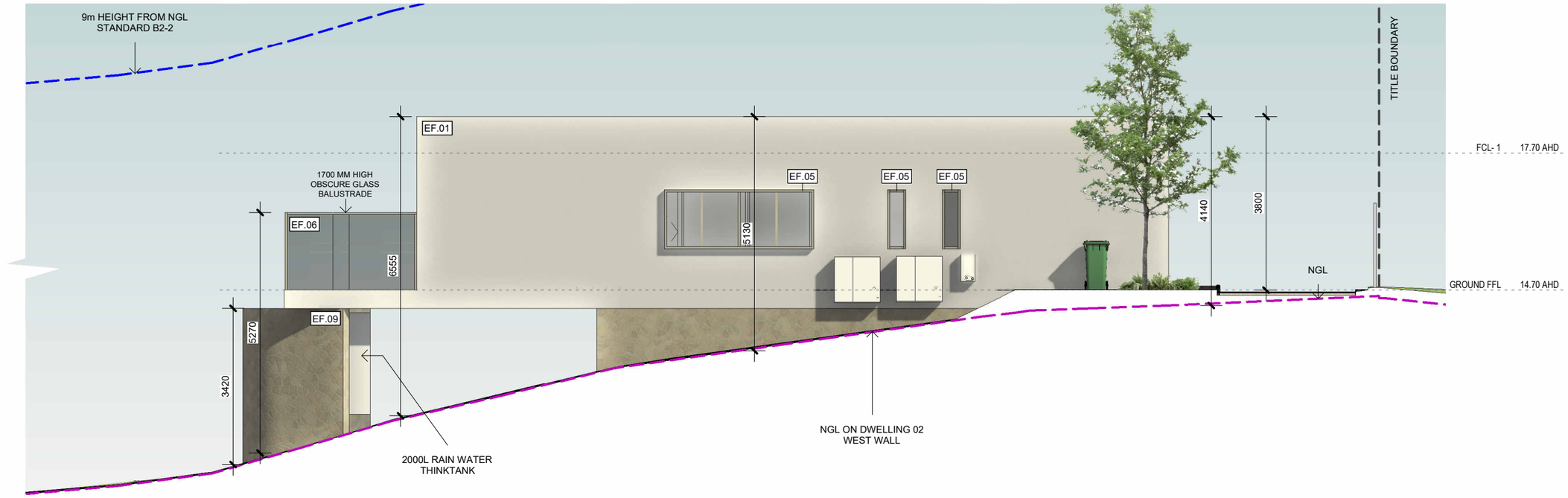
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1 / TP3.1 EAST ELEVATION - DW.02

1 : 100



2 / TP3.1 WEST ELEVATION - DW.02

1 : 100

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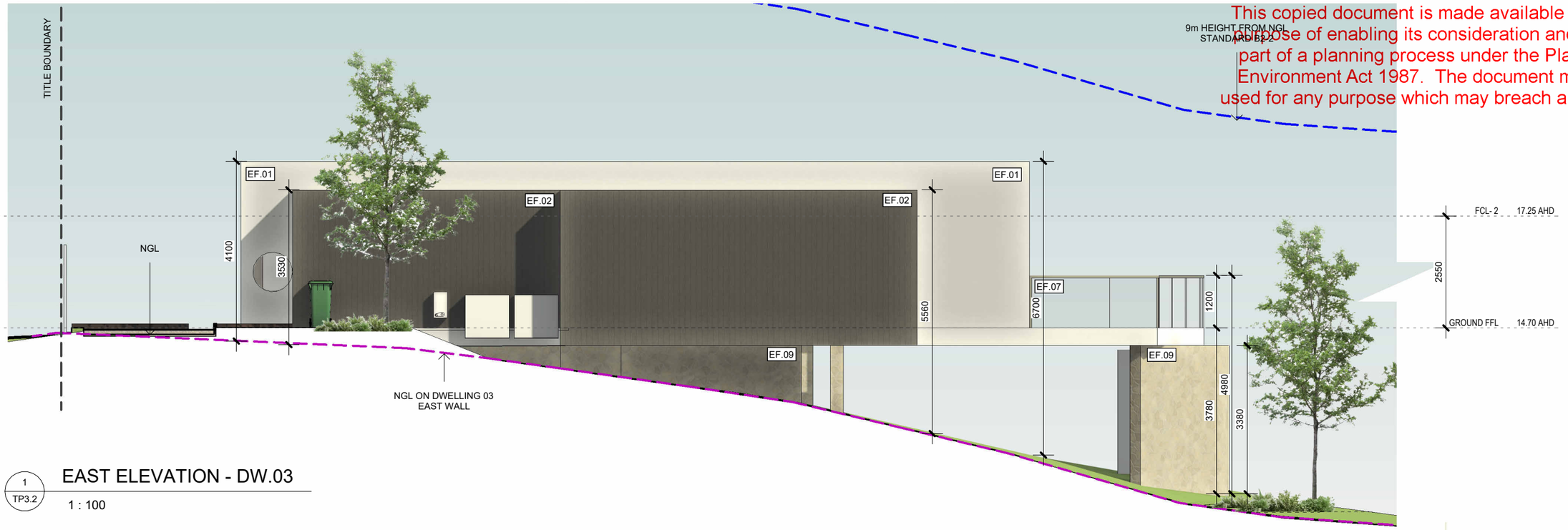
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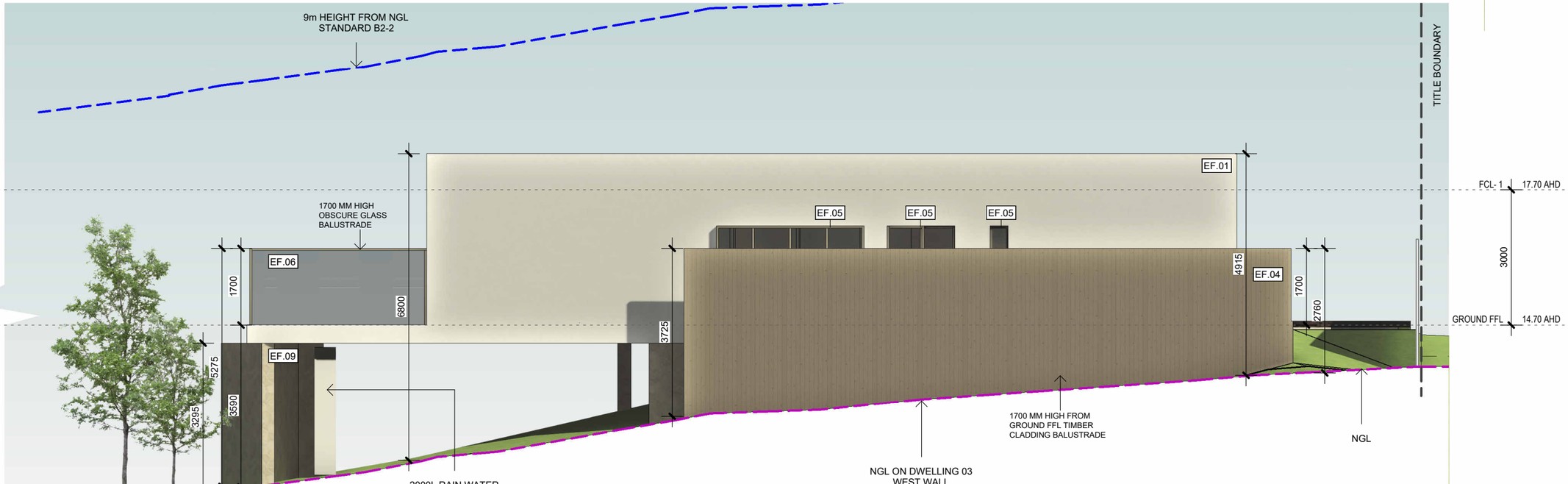
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1 TP3.2

EAST ELEVATION - DW.03

1 : 100



2 TP3.2

WEST ELEVATION - DW.03

1 : 100

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SHEET TITLE
PROPOSED ELEVATIONS -3

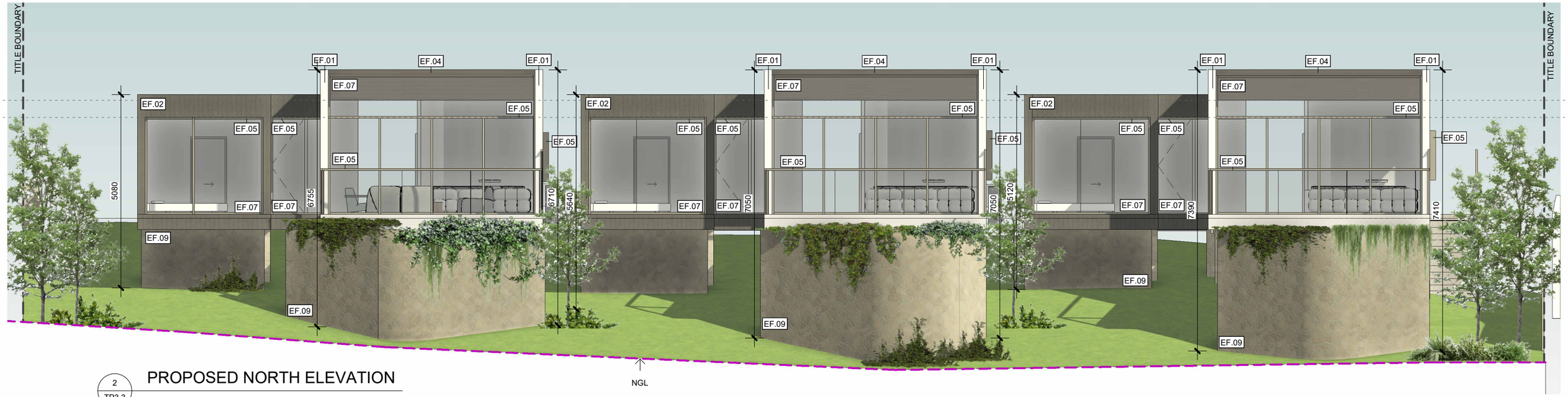
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1 TP3.3 PROPOSED SOUTH ELEVATION

1 : 100



2 TP3.3 PROPOSED NORTH ELEVATION

1 : 100

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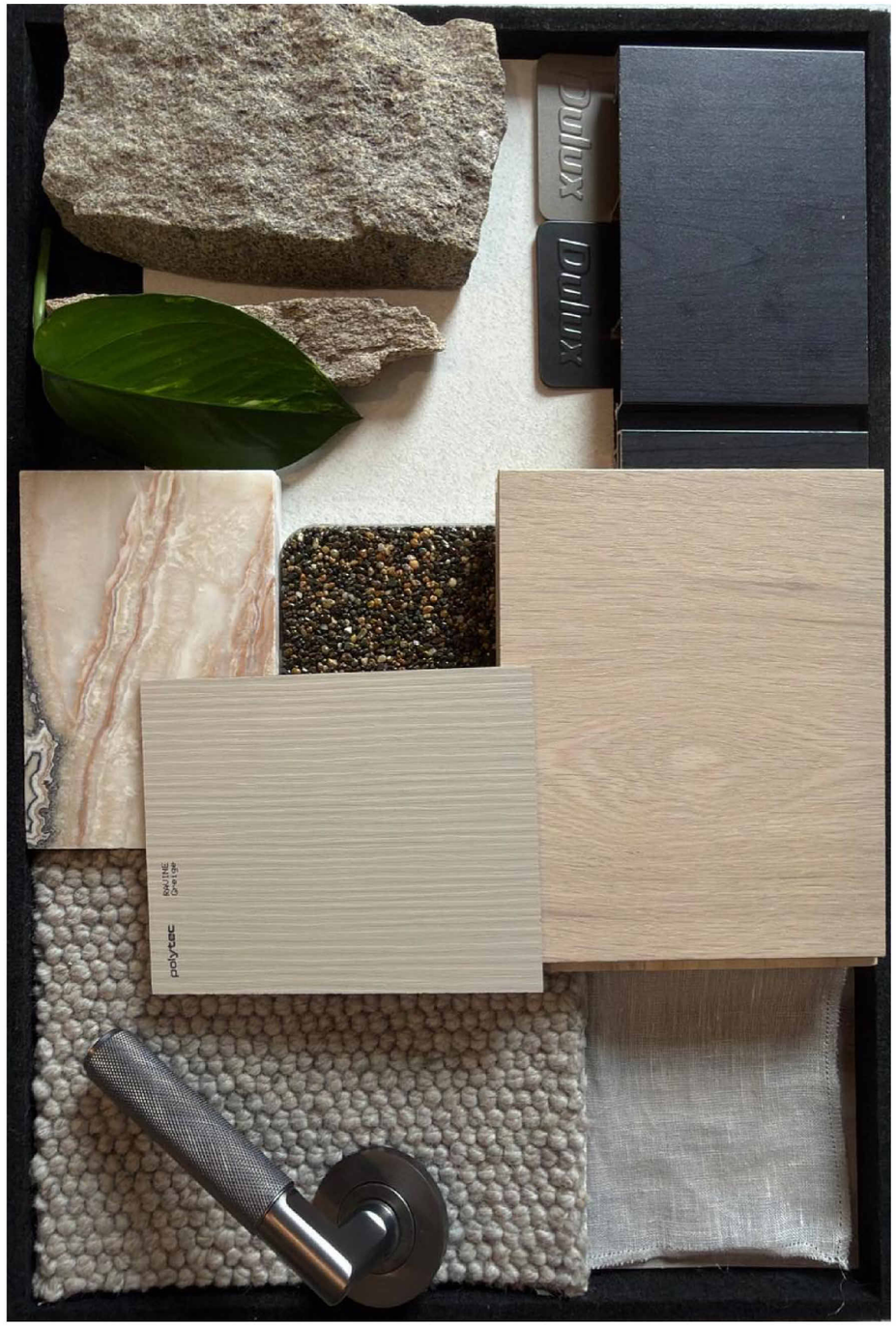
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EXTERNAL FINISHES

IMAGE	TAG	ITEM	SPECIFICATION
	**EF.01**	RENDER FINISH	ALT. - MICRO CEMENT RENDER OR SIMILAR COLOUR: ASH- SEALER SATIN STONE
	**EF.02**	METAL CLADING-	ULTRAWOOD- AFRICAN EBONY UW1580 OR SIMILAR
	**EF.03**	METAL FENCE	DULUX POWDERCOAT FINISH MIDNIGHT PEARL OR SIMILAR
	**EF.04**	TIMBER CLADDING (WALL)	WOODCUT- WHITE OILED EUROPEAN OAK OR SIMILAR
	**EF.05**	ALUMINIUM WINDOW/ DOOR FRAMES DOOR CORE - LIGHT	DULUX POWDERCOAT FINISH PALE BRONZE KINETIC OR SIMILAR
	**EF.06**	FLUTED GLAZING FOR PRIVACY	FLUTED CLEAR, TOUGHENED AS REQUIRED
	**EF.07**	GLAZING	CLEAR, TOUGHENED AS REQUIRED
	**EF.08**	DRIVEWAY & WALKWAYS	EXPOSED AGGREGATE FINISH, ALT- COLOUR HINTERLAND 2-4mm OR SIMILAR
	**EF.09**	FEATURE WALL STONE	ECO OUTDOOR- ALPINE DRY STONE RANGE OR SIMILAR
	**EF.10**	METAL ROOF	LYSAGHT TRIMDEK METAL ROOF SHEETS ZINCALUME FINISH



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-	14.01.2026	TP-01

PROJECT:
RESIDENTIAL DEVELOPMENT
19 MCCALLUM DRIVE, EASTWOOD, VICTORIA, 3875

SCALE @ A3
DATE NOV 2025
DRAWN BY LC
JOB NO. RA231064

SHEET TITLE
EXTERNAL RENDERING 4

SHEET NO. TP4.3 A

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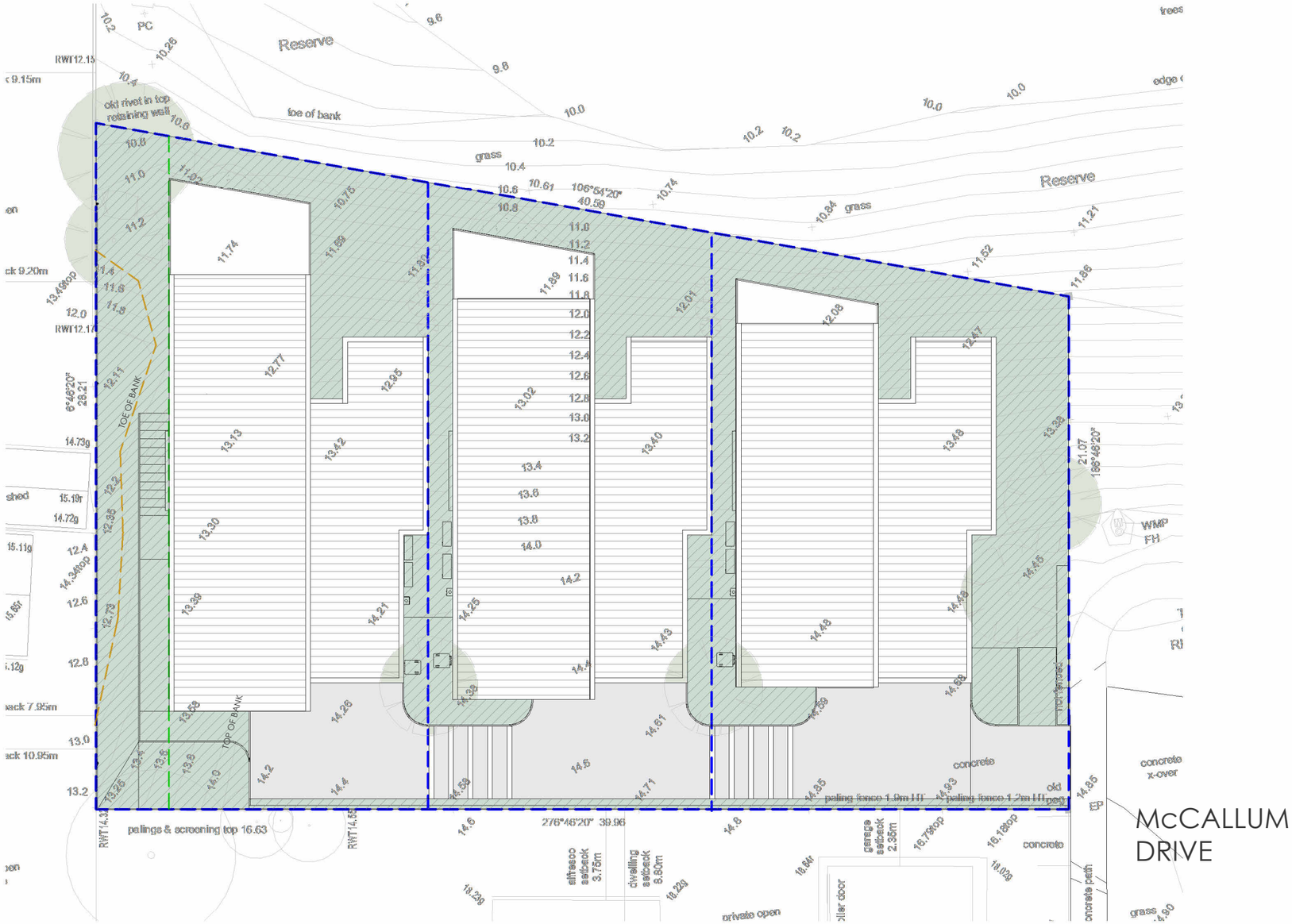
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GARDEN AREA		
MINIMUM GARDEN AREA REQUIRED		35%
TOTAL SITE AREA:	985.0 m²	100%
GARDEN AREA:	346.51 m²	35%



1
TP5.1

GARDEN AREA

1 : 200

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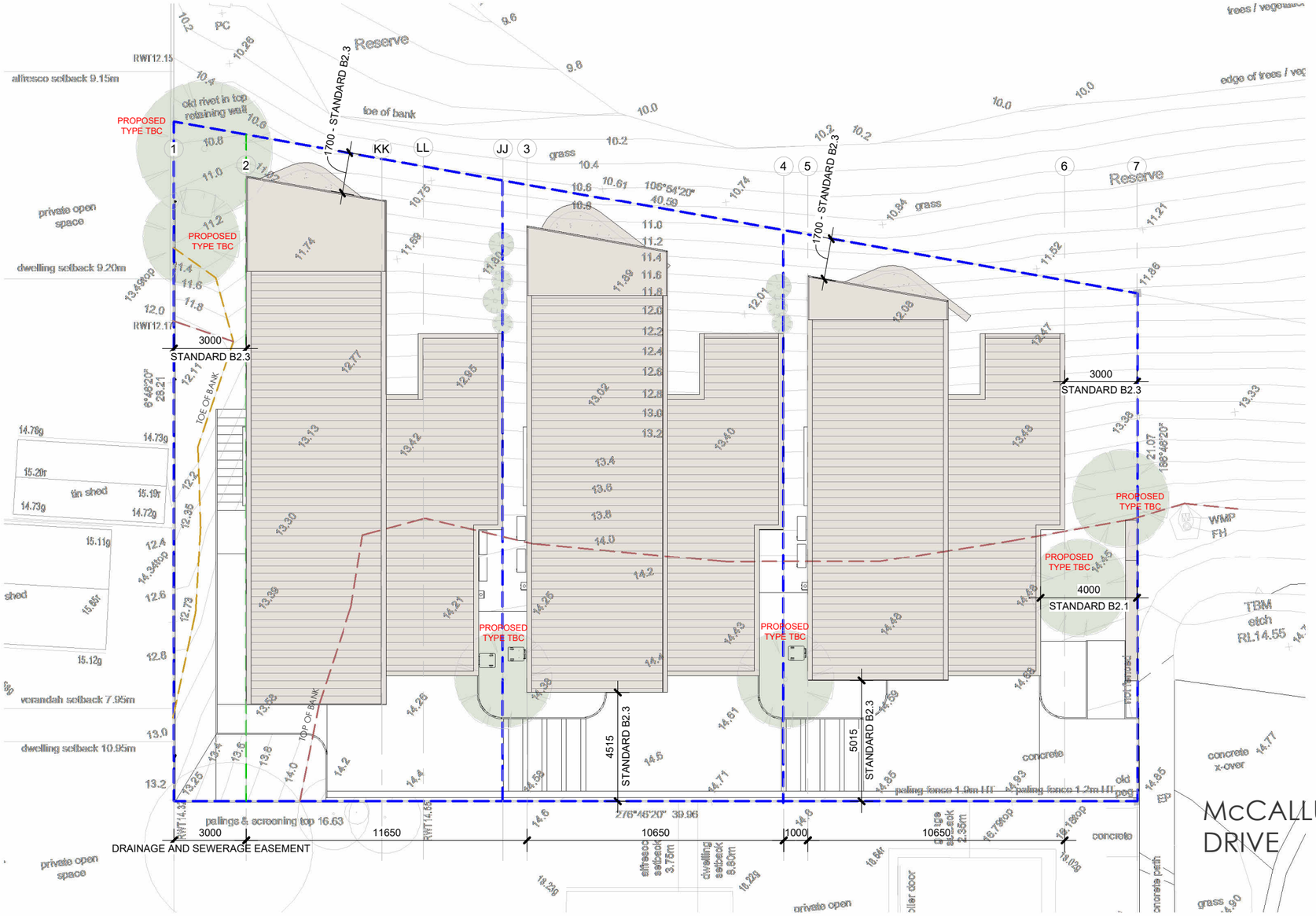
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SHEET TITLE GARDEN AREA
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CLAUSE 55 STANDARDS

STANDARD B2-1 STREET SETBACK:

REFER TO PLAN FOR COMPLIANCE WITH THIS STANDARD.

STANDARD B2-2 BUILDING HEIGHT:

REFER TO ELEVATIONS FOR COMPLIANCE WITH THIS STANDARD.

STANDARD B2-3 SIDE AND REAR SETBACKS:

REFER TO PLAN & SECTIONS FOR COMPLIANCE WITH THIS STANDARD.

STANDARD B2-5 SITE COVERAGE:

MAXIMUM SITE COVERAGE PERMITTED 65%		
TOTAL SITE AREA:	985.0 m²	100%
SITE COVERAGE AREA:	516.1 m²	52.4%

STANDARD B2-7 TREE CANOPY:

REFER TO LANDSCAPE PLAN PREPARED (TBC)

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CLAUSE 55 STANDARDS

STANDARD B2-3 SIDE AND REAR SETBACKS

REFER TO PLANS FOR DIMENSIONS TO CHECK THIS STANDARD



A TP5.2.1 Section A

1 : 200



B TP5.2.1 Section B

1 : 200

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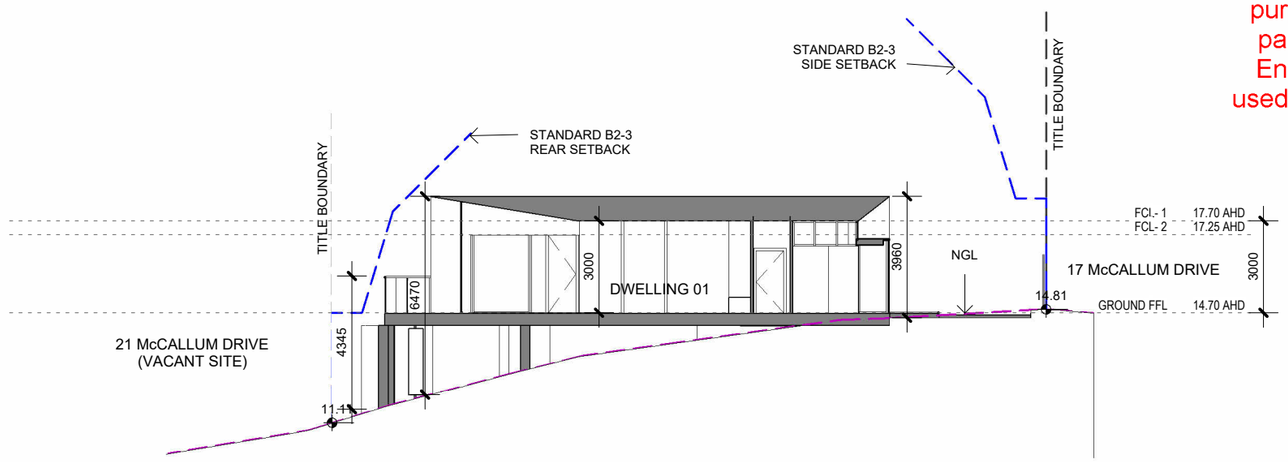
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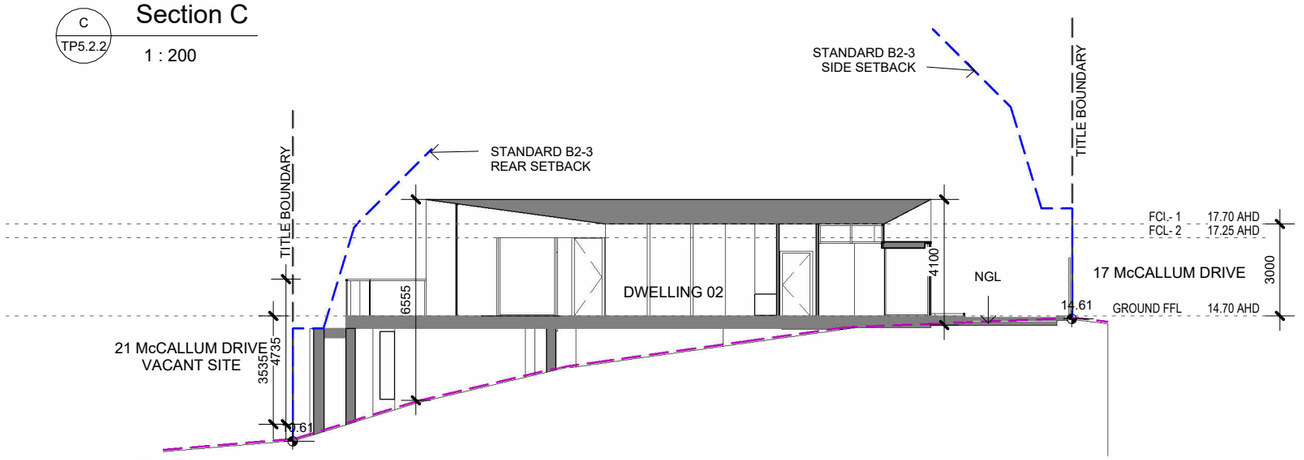
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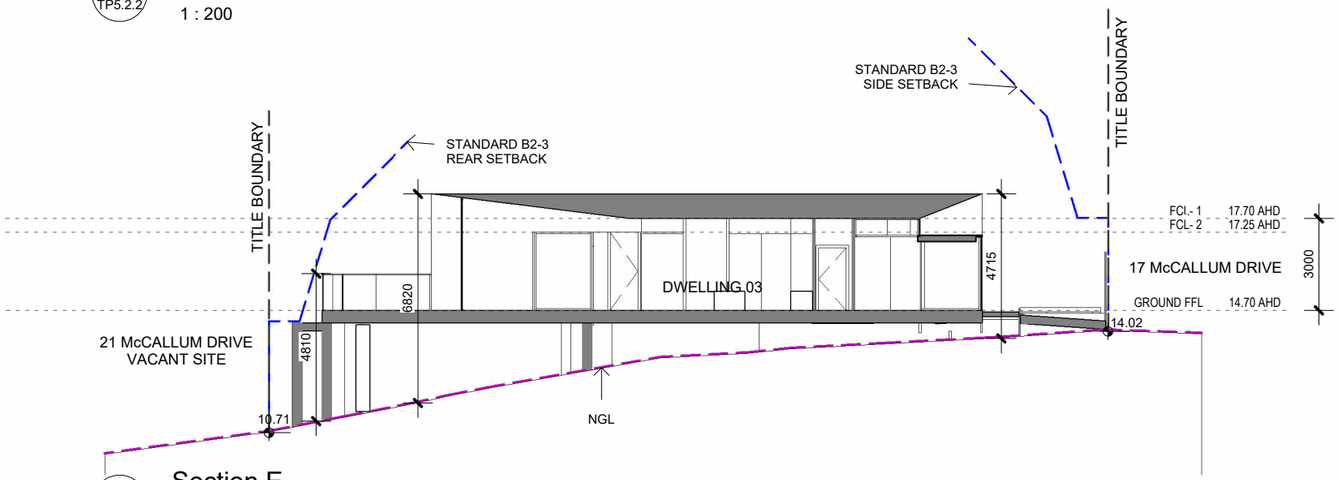
STANDARD B2-3 SIDE AND REAR SETBACKS
REFER ALSO TO SECTION 1 OF THIS DRAWING



C TP5.2.2 **Section C**
1 : 200



D TP5.2.2 **Section D**
1 : 200



E TP5.2.2 **Section E**
1 : 200

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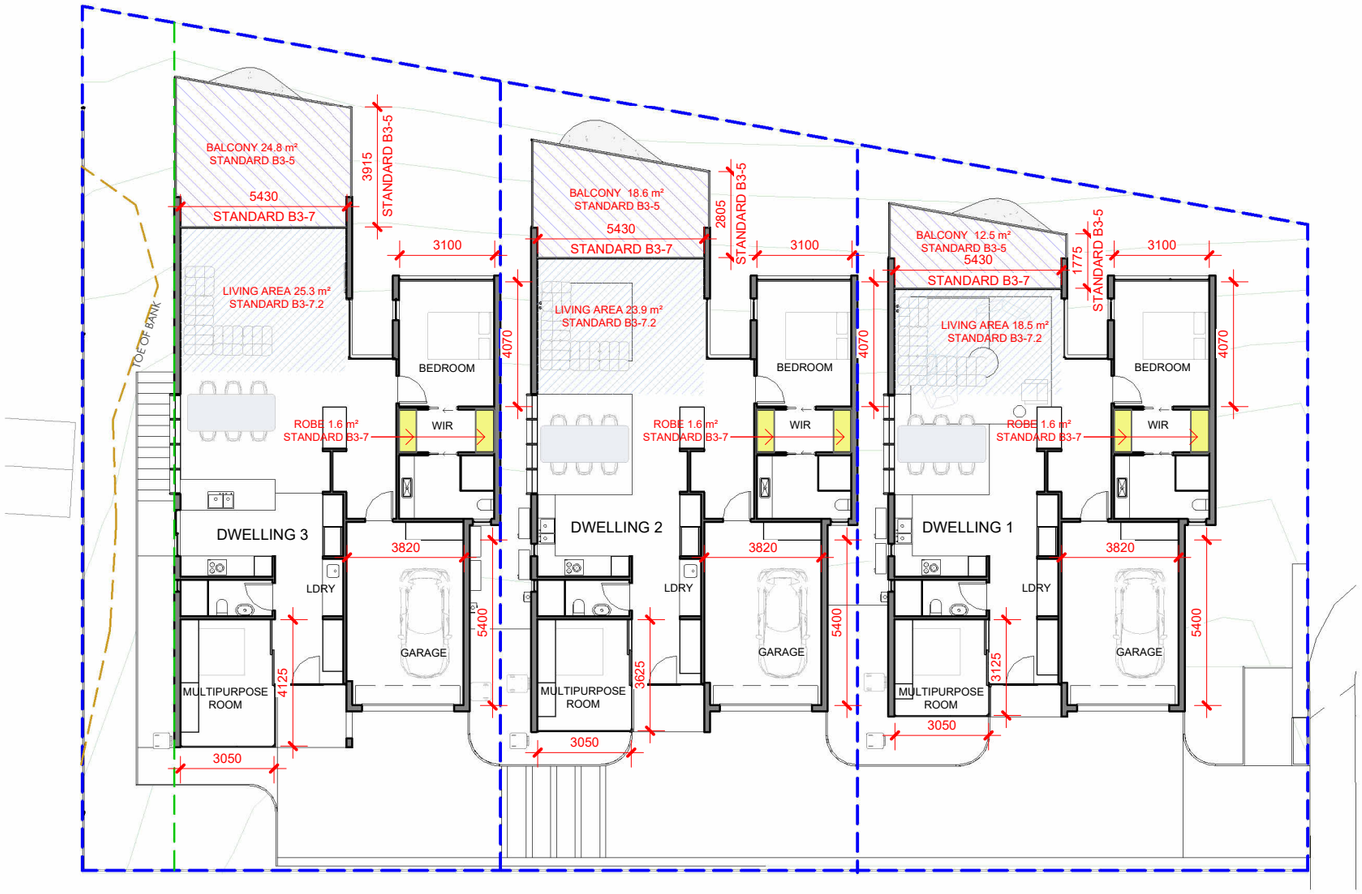
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1
TP5.3

FLOOR PLAN - LIVEABILITY

1 : 200

CLAUSE 55.03 LIVEABILITY

STANDARD B3-5 PRIVATE OPEN SPACE:

MINIMUM BALCONY REQUIRED	8 m²
DW.01 BALCONY PROVIDED	12.5 m²
DW.02 BALCONY PROVIDED	18.6 m²
DW.03 BALCONY PROVIDED	24.8 m²

STANDARD B3-7 FUNCTIONAL LAYOUT:

MINIMUM ROBE AREA REQUIRED	0.8 m²
DW.01 ROBE AREAS PROVIDED	
MAIN BEDROOM	1.6 m²
DW.02 ROBE AREAS PROVIDED	
MAIN BEDROOM	1.6 m²
DW.03 ROBE AREAS PROVIDED	
MAIN BEDROOM	1.6 m²

STANDARD B3-7.2 LIVING AREA DIMENSIONS:

MINIMUM LIVING AREA REQUIRED	12 m²
DW.01 LIVING AREA PROVIDED	18.5 m²
DW.02 LIVING AREA PROVIDED	23.9 m²
DW.03 LIVING AREA PROVIDED	25.3 m²

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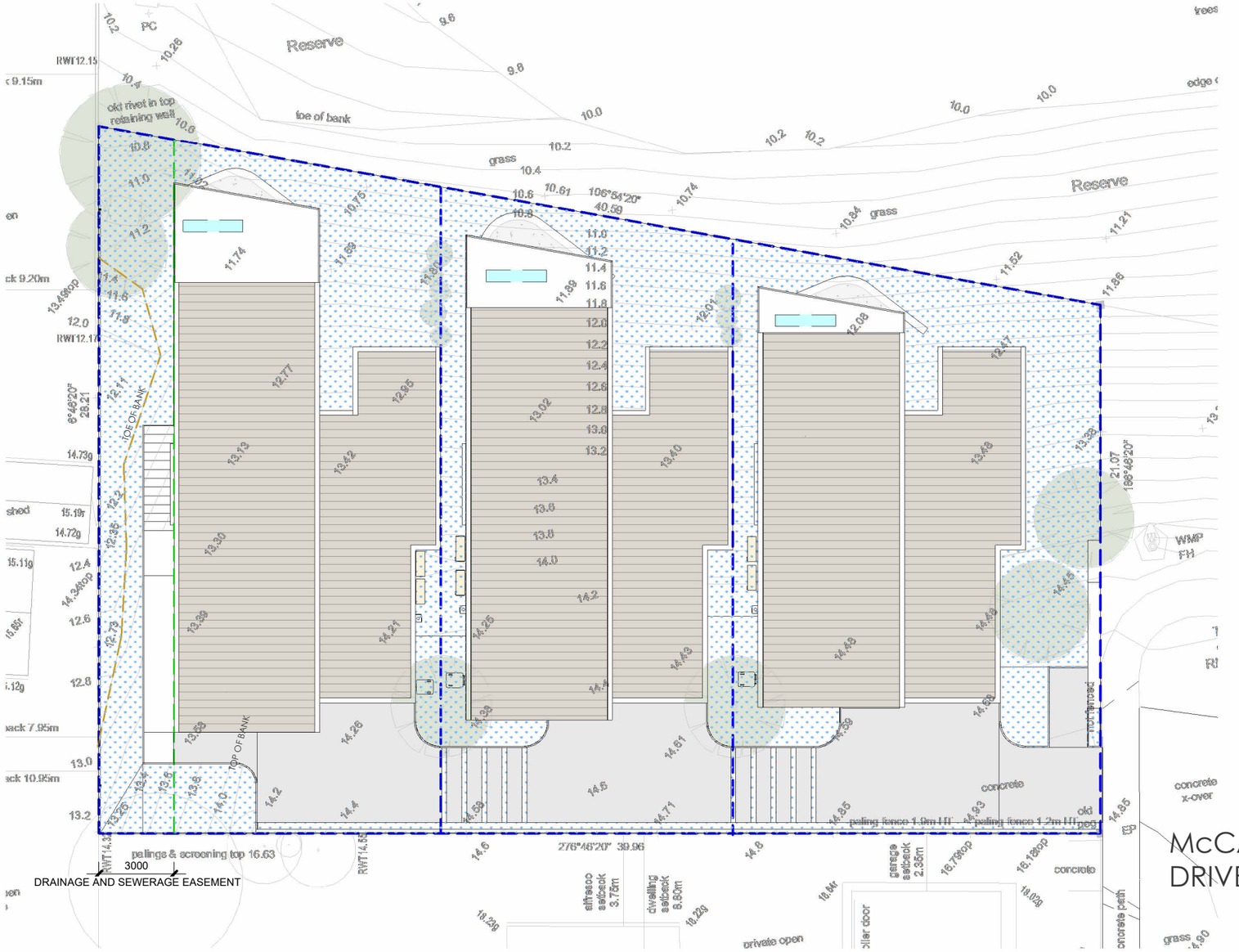
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2 / TP5.4 ROOF PLAN - SUSTAINABILITY

1 : 200

CLAUSE 55.05 SUSTAINABILITY

STANDARD B5-1 PERMEABILITY AND STORMWATER MANAGEMENT:

MINIMUM PERMEABLE AREA REQUIRED		20%
TOTAL SITE AREA:	985.0 m²	100%
PERMEABLE AREA:	314.47 m²	31.92%

2000L RAIN WATER THINKTANK UNDER BALCONY

ROOF AREA 429.6 m²

IMPERVIOUS SURFACE 129.9 m²

STANDARD B5-6 NOISE IMPACTS:

VPAC CONDENSERS	
LOCATIONS:	NOT IMMEDIATELY ADJ. TO BEDROOMS.
NOISE IMPACT TO ADJACENT NEIGHBORS:	NOT APPLICABLE
SCREENS / BARRIERS:	NOT REQUIRED

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CLAUSE 55.04 EXTERNAL AMENITY

STANDARD B4 3 OVERSHADOWING SECLUDED OPEN SPACE OBJECTIVE

SHADOW ANALYSIS

- EXISTING OVERSHADOWING (SUBJECT SITE)
- NEIGHBOUR OVERSHADOWING
- PROPOSED OVERSHADOWING (SUBJECT SITE)

44 LEN COOK DRIVE,

42 LEN COOK DRIVE,

19 MCCALLUM DRIVE, SUBJECT SITE

17 MCCALLUM DRIVE,

DW.03

DW.02

DW.01

25m2 P.O.S

verandah setback 7.95m

dwelling setback 10.95m

alfresco setback 9.15m

dwelling setback 9.20m

palings & screening top 16.68

Reserve

trees / vegetation

grass

toe of bank

TOE OF BANK

TOP OF BANK

old rivet in top retaining wall

retaining wall

concrete

concrete path

tin shed

shed

alfresco

private open space

roller door

brick & tin garage

garage setback 4m

concrete x-over

paling fence 1.8m HT

paling fence 1.7m HT

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SHEET TITLE
SHADOW- 22 OF SETEMBER- 9AM

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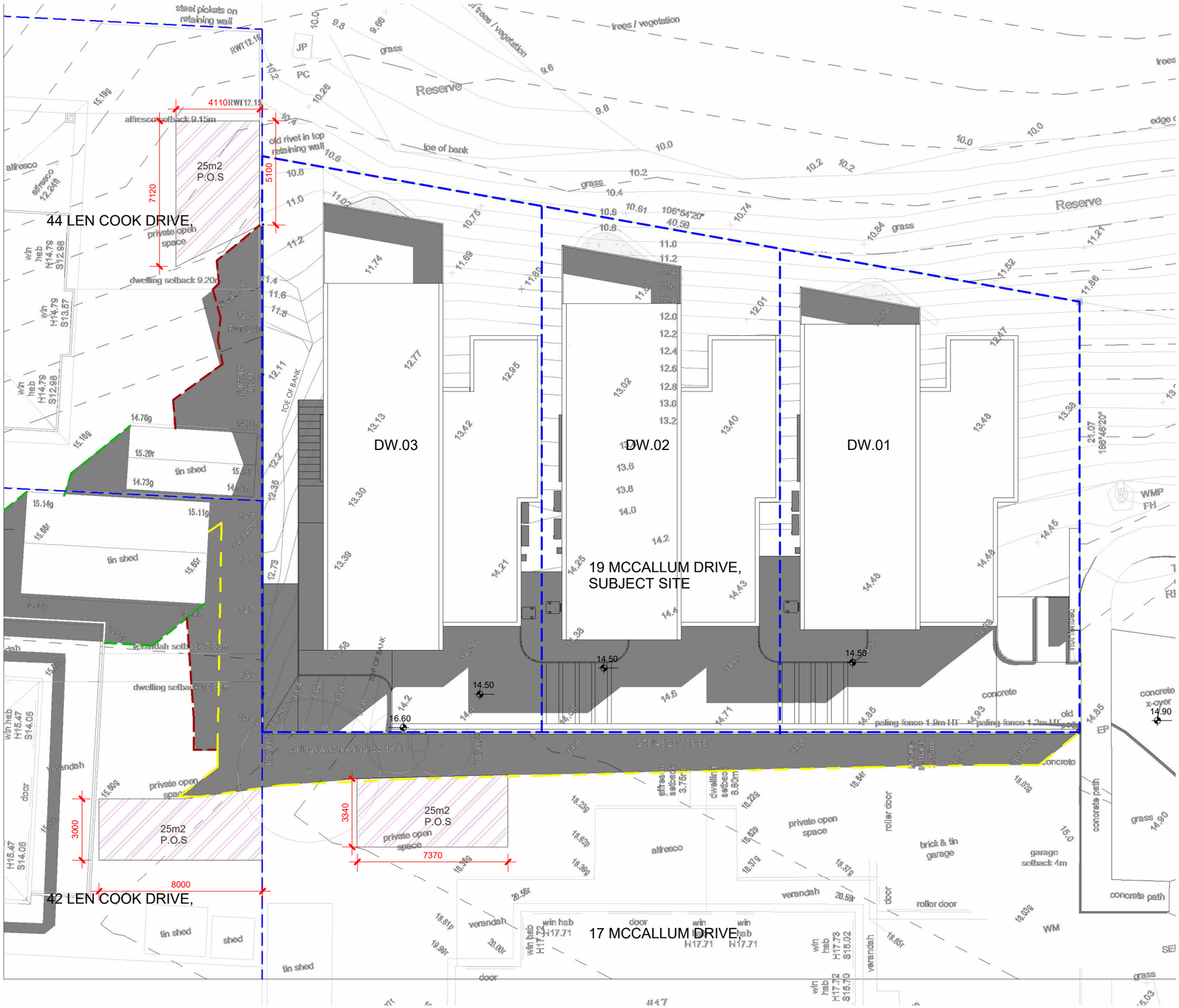
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CLAUSE 55.04 EXTERNAL AMENITY

STANDARD B4 -3 OVERSHADOWING SECLUDED OPEN SPACE OBJECTIVE

SHADOW ANALYSIS

- EXISTING OVERSHADOWING (SUBJECT SITE)
- NEIGHBOUR OVERSHADOWING
- PROPOSED OVERSHADOWING (SUBJECT SITE)



A	22.01.2026	TP-02
-	14.01.2026	TP-01
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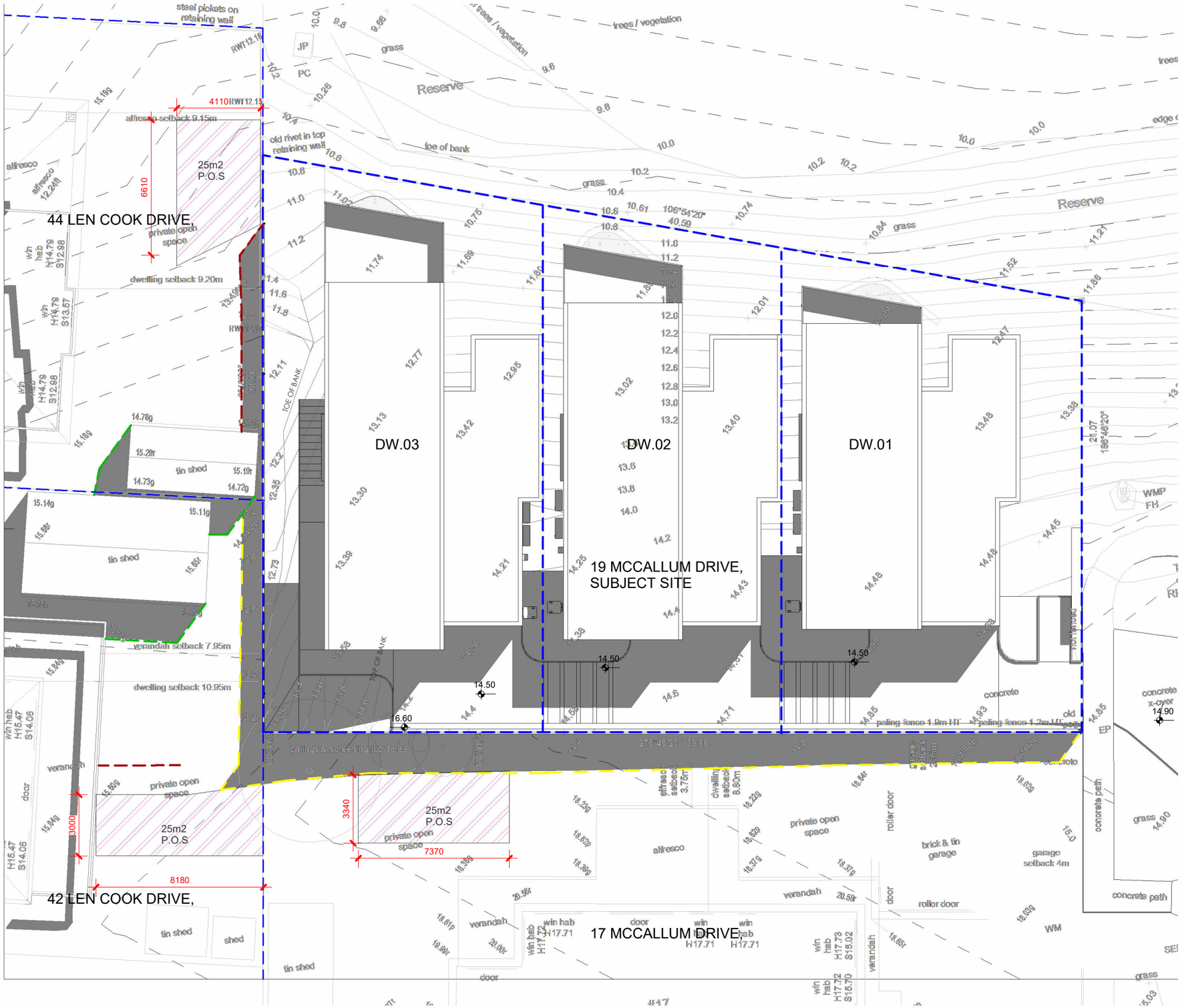
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SHEET TITLE
SHADOW- 22 OF SETEMBER- 11AM

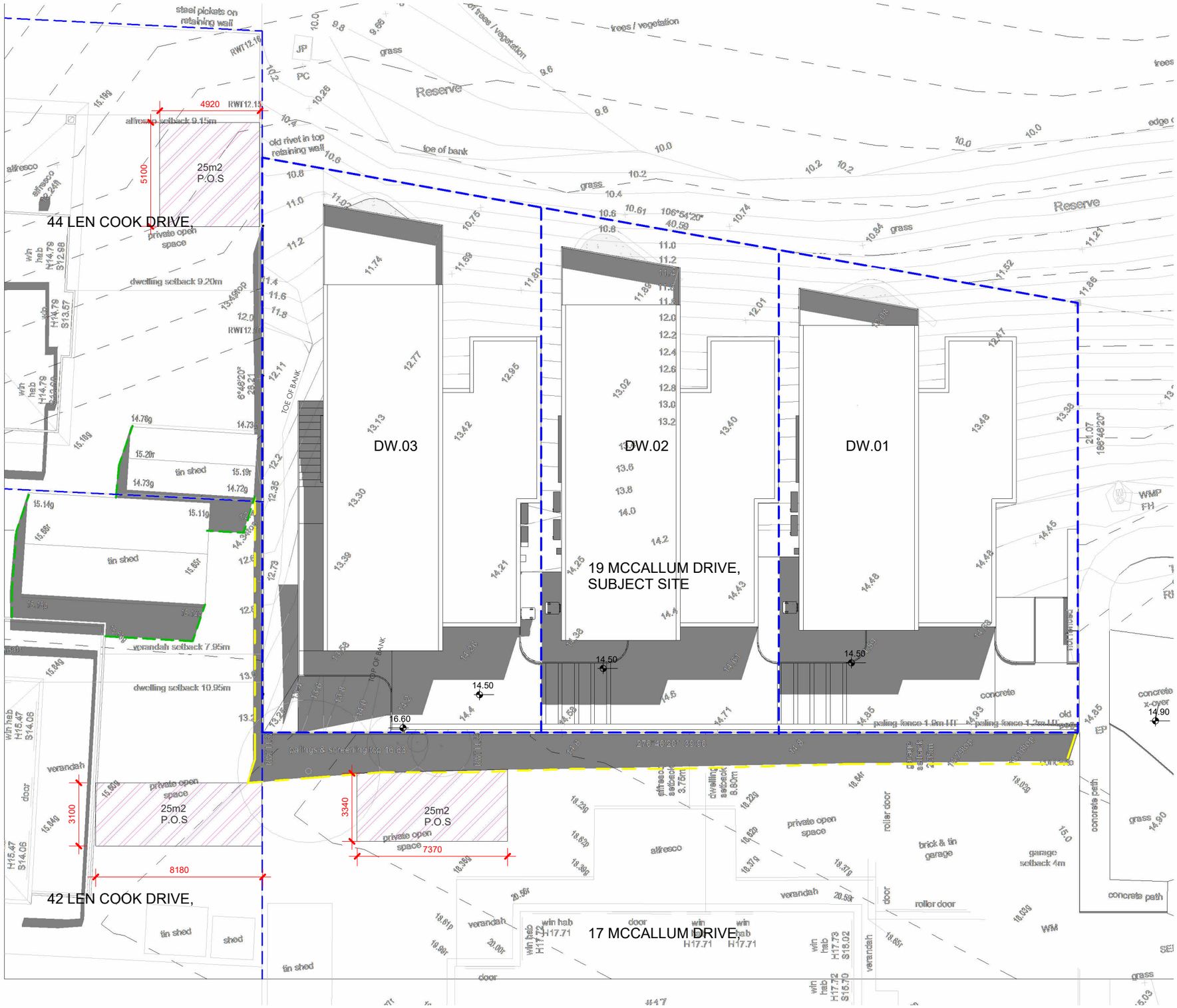
SHEET NO. TP5.5.2 A

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CLAUSE 55.04 EXTERNAL AMENITY

STANDARD B4 3 OVERSHADOWING SECLUDED OPEN SPACE OBJECTIVE



SHADOW ANALYSIS

- EXISTING OVERSHADOWING (SUBJECT SITE)
- NEIGHBOUR OVERSHADOWING
- PROPOSED OVERSHADOWING (SUBJECT SITE)

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NO.	DATE	REVISION
A	22.01.2026	TP-02
-	14.01.2026	TP-01

PROJECT:
RESIDENTIAL DEVELOPMENT
19 MCCALLUM DRIVE, EASTWOOD, VICTORIA, 3875

SCALE As indicated @ A3
DATE NOV 2025
DRAWN BY LC
JOB NO. RA231064

SHEET TITLE
SHADOW- 22 OF SETEMBER- 12PM

SHEET NO. TP5.5.3 A

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CLAUSE 55.04 EXTERNAL AMENITY

STANDARD B4 -3 OVERSHADOWING SECLUDED OPEN SPACE OBJECTIVE

SHADOW ANALYSIS

- EXISTING OVERSHADOWING (SUBJECT SITE)
- NEIGHBOUR OVERSHADOWING
- PROPOSED OVERSHADOWING (SUBJECT SITE)

44 LEN COOK DRIVE,

42 LEN COOK DRIVE,

19 MCCALLUM DRIVE, SUBJECT SITE

17 MCCALLUM DRIVE,

DW.03

DW.02

DW.01

25m2 P.O.S

4110

6290

5600

3340

7370

4500

16.60

14.50

Reserve

grass

trees / vegetation

toe of bank

TOP OF BANK

TOE OF BANK

steel pickets on retaining wall

old rivet in top retaining wall

alfresco setback 9.15m

dwelling setback 9.20m

dwelling setback 10.95m

verandah setback 7.95m

garage setback 4m

alfresco setback 3.75m

dwelling setback 8.80m

garage setback 2.85m

palings & screening top 16.63

paling fence 1.9m HT

paling fence 1.2m HT

concrete

concrete path

concrete x-over

brick & tin garage

roller door

tin shed

shed

WMP

FH

WM

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PROJECT:
RESIDENTIAL DEVELOPMENT
19 MCCALLUM DRIVE, EASTWOOD, VICTORIA, 3875

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SHEET TITLE
SHADOW- 22 OF SETEMBER- 1 PM

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CLAUSE 55.04 EXTERNAL AMENITY

STANDARD B4 3 OVERSHADOWING SECLUDED OPEN SPACE
OBJECTIVE

SHADOW ANALYSIS

- EXISTING OVERSHADOWING (SUBJECT SITE)
- NEIGHBOUR OVERSHADOWING
- PROPOSED OVERSHADOWING (SUBJECT SITE)

44 LEN COOK DRIVE,

19 MCCALLUM DRIVE, SUBJECT SITE

42 LEN COOK DRIVE,

17 MCCALLUM DRIVE

DW.01

DW.02

DW.03

25m2 P.O.S

Reserve

trees / vegetation

grass

steel pickets on retaining wall

old rivet in top retaining wall

toe of bank

TOP OF BANK

TOE OF BANK

alfresco setback 9.15m

dwelling setback 9.20m

verandah setback 7.95m

dwelling setback 10.95m

alfresco setback 3.75m

dwelling setback 8.80m

garage setback 4m

alfresco 12.24m

private open space

tin shed

shed

verandah

alfresco

brick & tin garage

roller door

concrete path

concrete

paling fence 1.8m HT

paling fence 1.2m HT

palings & screening top 16.63

WMP

FH

WM

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PROJECT:
RESIDENTIAL DEVELOPMENT
19 MCCALLUM DRIVE, EASTWOOD, VICTORIA, 3875

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SHEET TITLE
SHADOW- 22 OF SETEMBER- 2 PM

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CLAUSE 55.04 EXTERNAL AMENITY

STANDARD B4 3 OVERSHADOWING SECLUDED OPEN SPACE OBJECTIVE

SHADOW ANALYSIS

- EXISTING OVERSHADOWING (SUBJECT SITE)
- NEIGHBOUR OVERSHADOWING
- PROPOSED OVERSHADOWING (SUBJECT SITE)

44 LEN COOK DRIVE,

19 MCCALLUM DRIVE, SUBJECT SITE

42 LEN COOK DRIVE,

17 MCCALLUM DRIVE

DW.03

DW.02

DW.01

25m2 P.O.S

5840

4300

3340

7370

4110

6255

14.50

16.60

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NO.	DATE	REVISION
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-	14.01.2026	TP-01

PROJECT:
RESIDENTIAL DEVELOPMENT
19 MCCALLUM DRIVE, EASTWOOD, VICTORIA, 3875

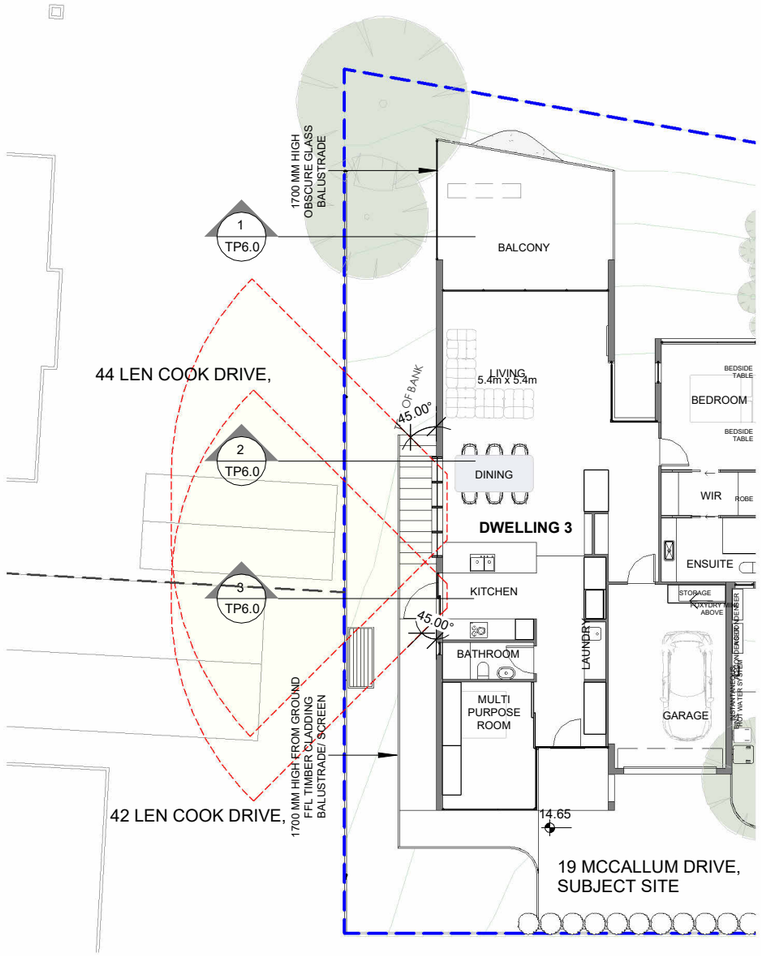
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SHEET TITLE
SHADOW- 22 OF SETEMBER- 3 PM

SHEET NO. TP5.5.6 A

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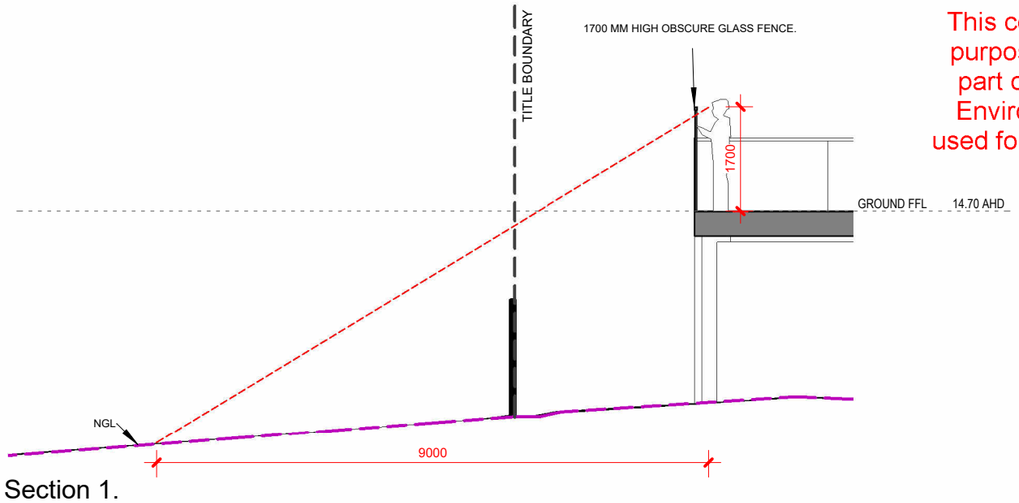
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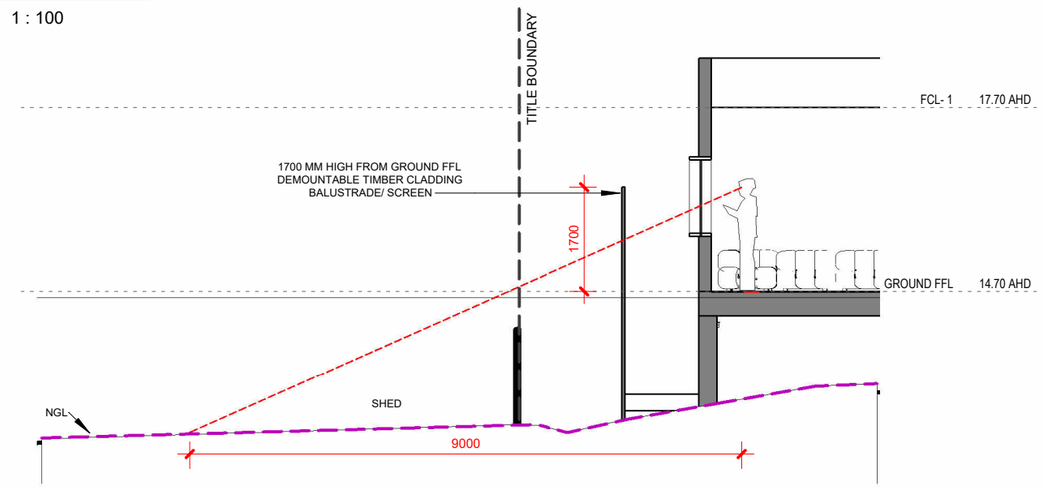
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TP6.0

Section 1.

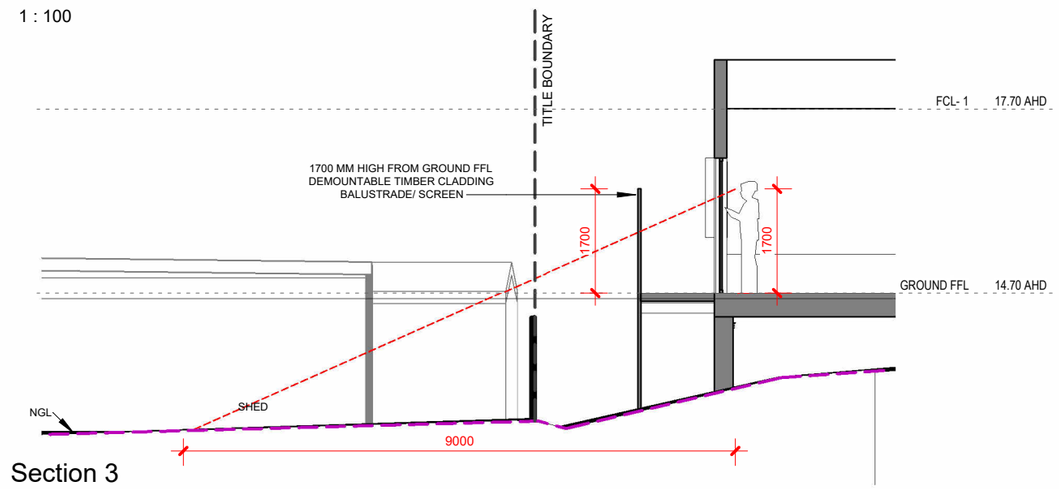
1 : 100



2
TP6.0

Section 2

1 : 100



3
TP6.0

Section 3

1 : 100

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