

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	71 Lakeview Drive LAKES ENTRANCE VIC 3909 Lot: 9 PS: 907202
The application is for a permit to:	Two Lot Subdivision
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
32.08-3	To subdivide land
43.02-3	To subdivide land
44.01-5	To subdivide land
The applicant for the permit is:	Land Development Consulting Pty Ltd
The application reference number is:	5.2026.53.1

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.

April McDonald

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Monday, 2 March 2026 8:47 AM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: ps907202.pdf; 71-Lakeview-Drive-Lakes-Entrance-(ID452834097)-Vicplan-Planning-Property-Report.pdf; Site Plan.pdf; 12488_403.pdf; PS915718Y Version A.pdf; Planning_Permit_Application_2026-03-02T08-46-34_31495952_0.pdf

Planning Permit Application

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

Applicant name: Mark Tomkinson

Business trading name: Land Development Consulting Pty Ltd

Email address: ldc@landevco.net.au

Postal address : c/o 42 Dight Street

Preferred phone number: 0417552338

Owner's name:

Owner's postal address:

Street number: 71

Street name: Lakeview Drive

Town: Lakes Entrance

Post code: 3909

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 residential land

Description of proposal : Two (2) lot subdivision

Estimated cost of development: 0

Has there been a pre-application meeting: No

Your reference number: 3893 C

ExtraFile: 2

Invoice Payer: Land Development Consulting Pty Ltd

Address for Invoice: c/o 42 Dight Street

Invoice Email: ldc@landevco.net.au

Primary Phone Invoice: 0417552338

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

Plans: [ps907202.pdf](#)

Planning report: [71-Lakeview-Drive-Lakes-Entrance-\(ID452834097\)-Vicplan-Planning-Property-Report.pdf](#)

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

Full copy of Title: [12488_403.pdf](#)

1. Supporting information/reports: [PS915718Y Version A.pdf](#)

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

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

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

VOLUME 12488 FOLIO 403

Security no : 124132566103N
Produced 01/03/2026 10:09 AM

LAND DESCRIPTION

Lot 9 on Plan of Subdivision 907202H.
PARENT TITLE Volume 12328 Folio 273
Created by instrument PS907202H 07/07/2023

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

ENCUMBRANCES, CAVEATS AND NOTICES

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

AGREEMENT Section 173 Planning and Environment Act 1987
AV789562X 28/06/2022

DIAGRAM LOCATION

SEE PS907202H 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: 71 LAKEVIEW DRIVE LAKES ENTRANCE VIC 3909

ADMINISTRATIVE NOTICES

NIL

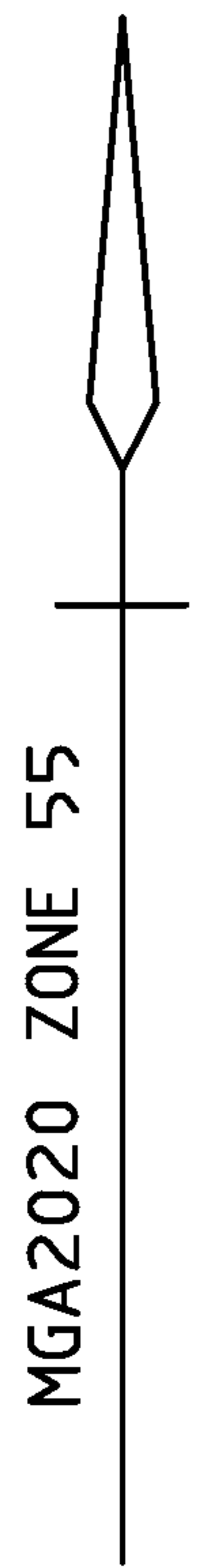
eCT Control 20225K TONER & ASSOCIATES SOLICITORS
Effective from 04/08/2023

DOCUMENT END

Delivered from the LANDATA System by Dye & Durham Terrain Pty Ltd

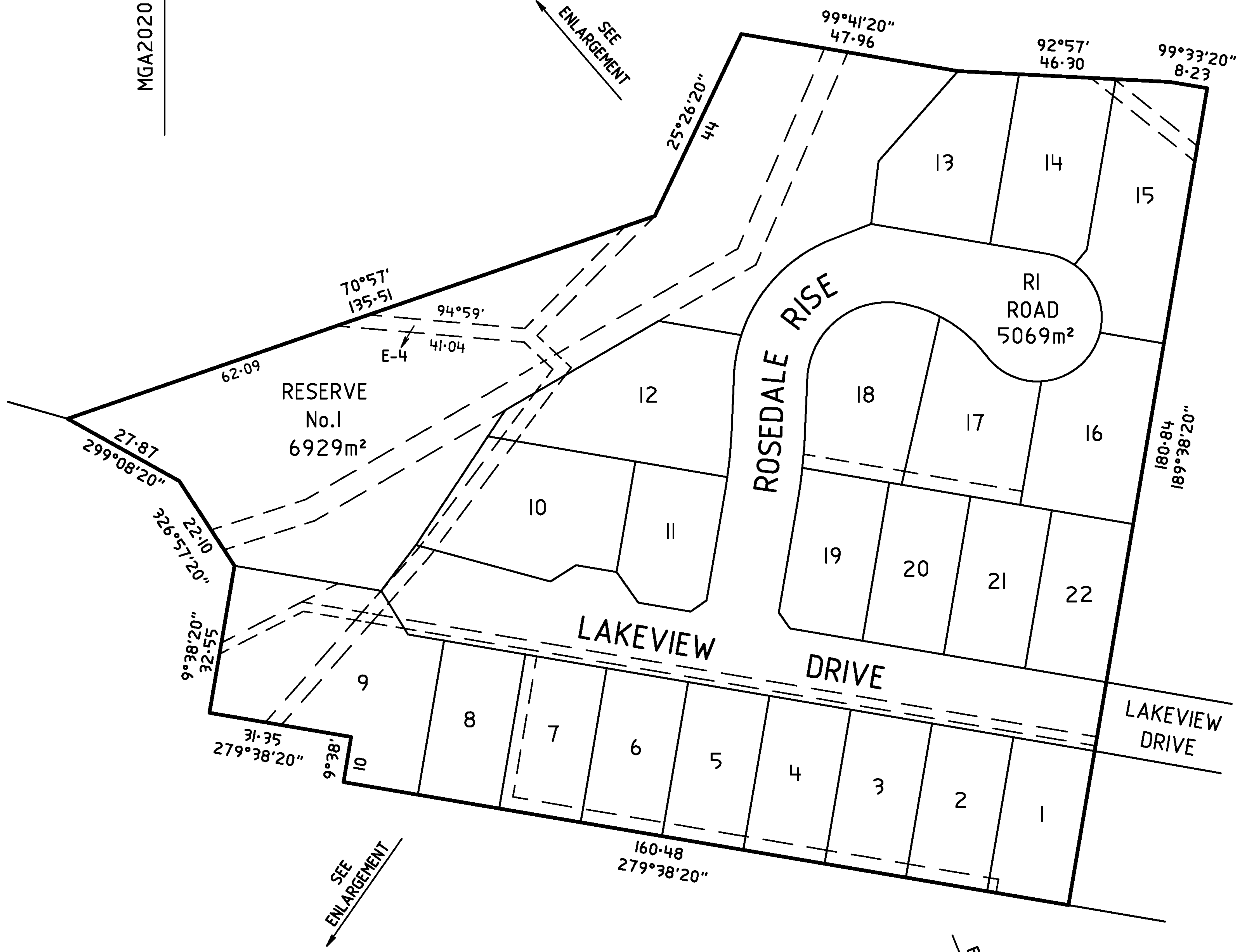
PLAN OF SUBDIVISION		EDITION 2	PS 907202H	
<p>LOCATION OF LAND</p> <p>PARISH: COLQUHOUN</p> <p>TOWNSHIP: LAKES ENTRANCE</p> <p>SECTION: A</p> <p>CROWN ALLOTMENT: 30^C, & 30^G (PARTS)</p> <p>CROWN PORTION: ———</p> <p>TITLE REFERENCE: VOL 12328 FOL 273</p> <p>LAST PLAN REFERENCE: LOT 1 - PS847919Q</p> <p>POSTAL ADDRESS: 55 LAKEVIEW DRIVE, (at time of subdivision) LAKES ENTRANCE, 3909</p> <p>MGA2020 CO-ORDINATES: E: 586 970 ZONE: 55 (of approx centre of land in plan) N: 5808 200</p>		<p>Council Name: East Gippsland Shire Council</p> <p>Council Reference Number: PS907202H Planning Permit Reference: 415/2021/P SPEAR Reference Number: S189531B</p> <p>Certification</p> <p>This plan is certified under section 6 of the Subdivision Act 1988</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has been satisfied</p> <p>Digitally signed by: Robert Pringle for East Gippsland Shire Council on 26/06/2023</p> <p>Statement of Compliance issued: 04/07/2023</p>		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON			
RI ROAD RESERVE No. 1	EAST GIPPSLAND SHIRE COUNCIL EAST GIPPSLAND SHIRE COUNCIL			
NOTATIONS				
DEPTH LIMITATION	DOES NOT APPLY			
<p>SURVEY: This plan is based on survey.</p> <p>STAGING: This is not a staged subdivision. Planning Permit No. 415/2021/P</p> <p>This survey has been connected to permanent marks No(s). ———</p> <p>In Proclaimed Survey Area No. NIL</p>				
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, E-7	DRAINAGE	5	LPI39318	LAND IN LPI39318
E-4, E-7, E-9	SEWERAGE	SEE DIAG.	PS847919Q	EAST GIPPSLAND REGION WATER CORPORATION
E-8, E-9	WATER SUPPLY	2	PS847919Q	EAST GIPPSLAND REGION WATER CORPORATION
E-2	DRAINAGE & SEWERAGE	3	THIS PLAN	EAST GIPPSLAND REGION WATER CORPORATION & EAST GIPPSLAND SHIRE COUNCIL
E-3	DRAINAGE	SEE DIAG.	THIS PLAN	EAST GIPPSLAND SHIRE COUNCIL
E-10	WATER SUPPLY	SEE DIAG.	THIS PLAN	EAST GIPPSLAND REGION WATER CORPORATION
Crowther & Sadler Pty. Ltd.		SURVEYORS FILE REF: 19900		ORIGINAL SHEET SIZE: A3
LICENSED SURVEYORS & TOWN PLANNERS 182 MACLEOD STREET, BAIRNSDALE, VIC., 3875 P. (03) 5162 5011 E. contact@crowthersadler.com.au		Digitally signed by: Michael J Sadler, Licensed Surveyor, Surveyor's Plan Version (8), 24/05/2023, SPEAR Ref: S189531B		SHEET 1 OF 5 SHEETS PLAN REGISTERED TIME: 4.08pm DATE: 07/07/2023 J.Beckingham Assistant Registrar of Titles

PS 907202H



FOR ENLARGEMENT
SEE SHEET 3

SEE
ENLARGEMENT



FOR ENLARGEMENT
SEE SHEET 4

SEE
ENLARGEMENT

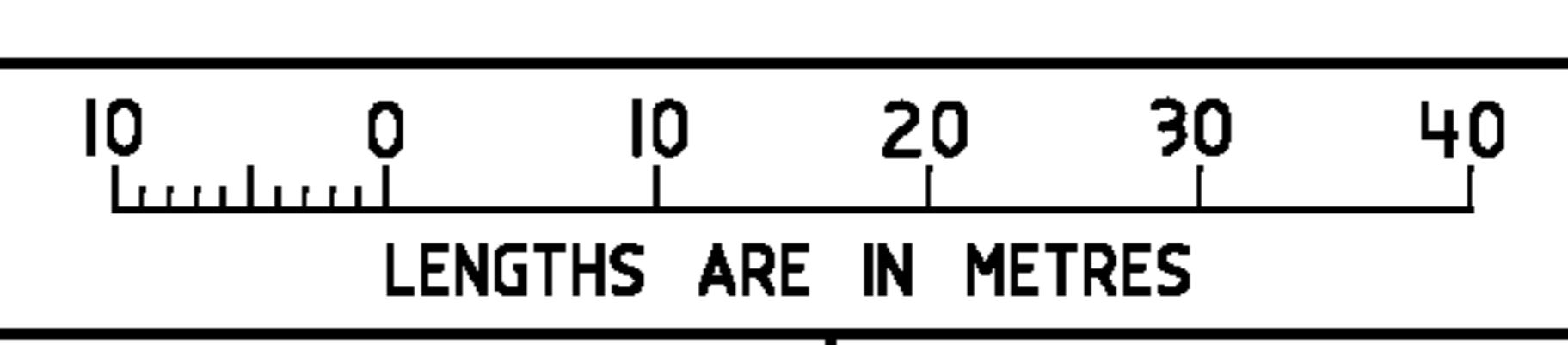
FOR ENLARGEMENT
SEE SHEET 5

SEE
ENLARGEMENT

Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
P. (03) 5152 5011 E. contact@crowthersadler.com.au

SURVEYORS REF
19900

SCALE
1:1000



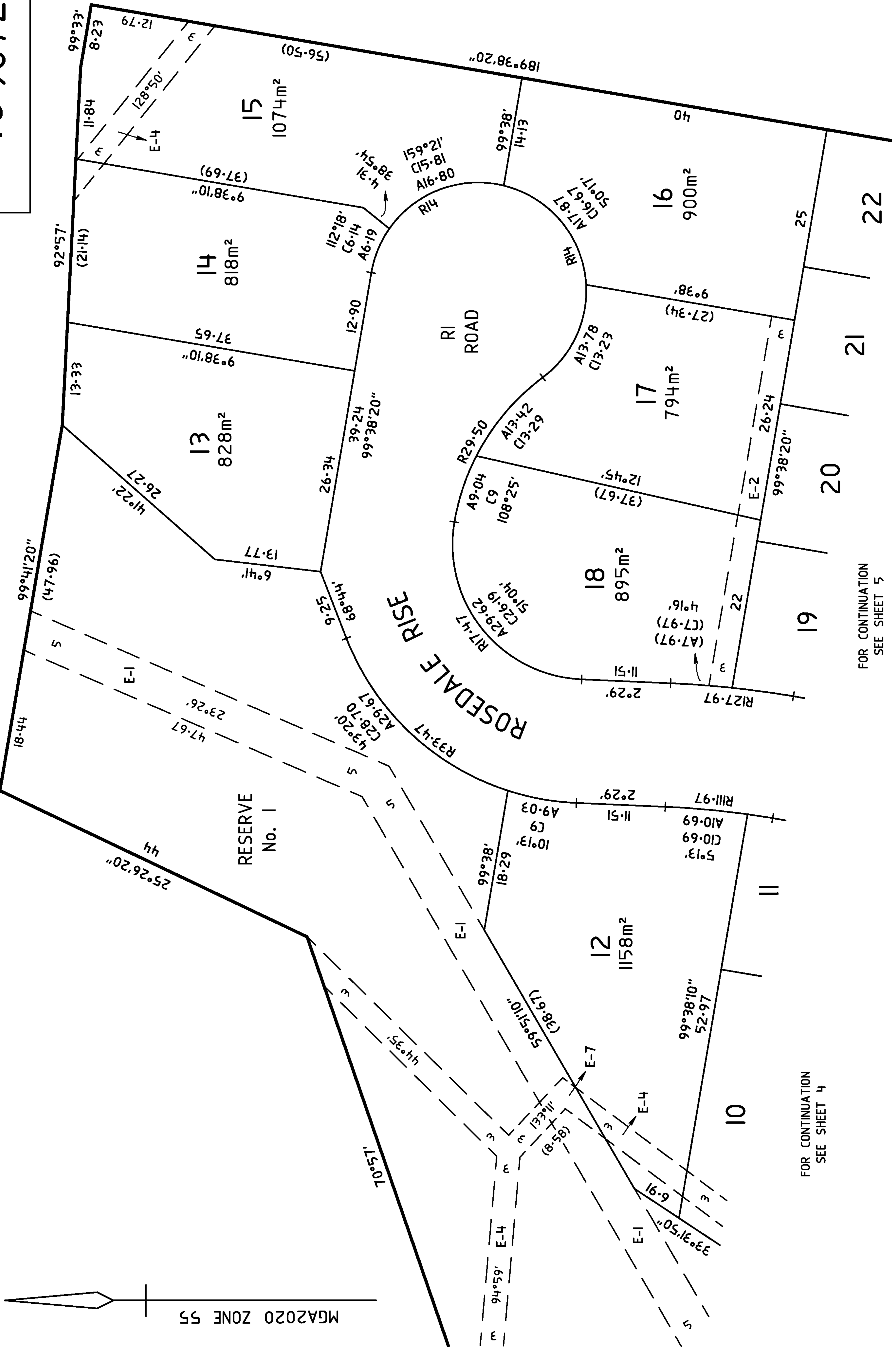
ORIGINAL SHEET
SIZE: A3

SHEET 2

Digitally signed by: Michael J Sadler, Licensed Surveyor,
Surveyor's Plan Version (8),
24/05/2023, SPEAR Ref: S189531B

Digitally signed by:
East Gippsland Shire Council,
26/06/2023,
SPEAR Ref: S189531B

PS 907202H



FOR CONTINUATION
SEE SHEET 5

FOR CONTINUATION
SEE SHEET 4

SURVEYORS REF 19900	SCALE 1:500	LENGTHS ARE IN METRES 0 5 10 15 20	ORIGINAL SHEET SIZE: A3	SHEET 3
------------------------	----------------	---------------------------------------	----------------------------	---------

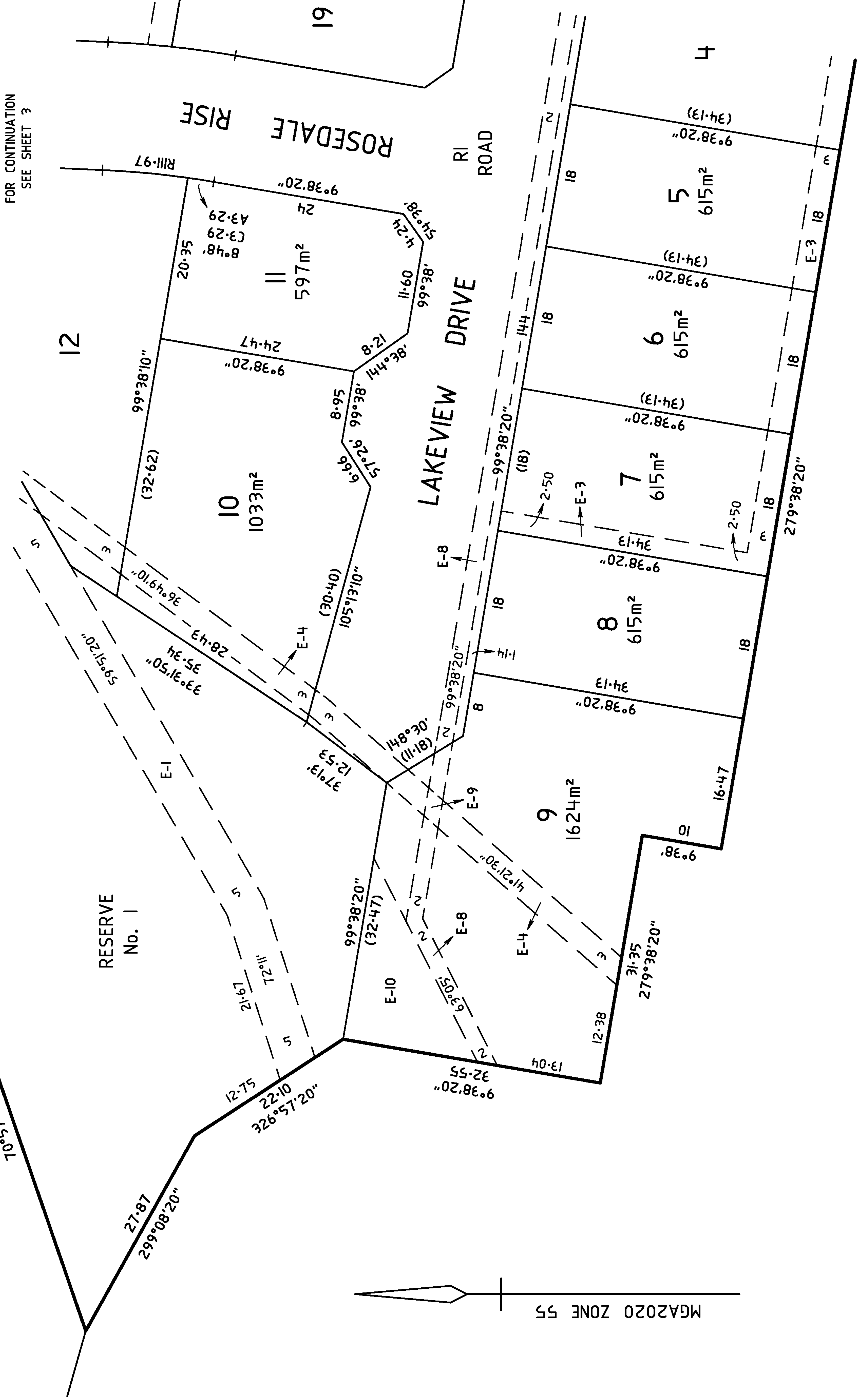
Digitally signed by: Michael J Sadler, Licensed Surveyor,
Surveyor's Plan Version (8),
24/05/2023, SPEAR Ref: S189531B

Digitally signed by:
East Gippsland Shire Council,
26/06/2023,
SPEAR Ref: S189531B

Crowtner & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
162 MACLEOD STREET, BAIRNSDALE, VIC., 3875
P. (03) 6162 6011 E. contact@crowthersadler.com.au

PS 907202H

FOR CONTINUATION
SEE SHEET 3



FOR CONTINUATION
SEE SHEET 5

SURVEYORS REF 19900	SCALE 1:500	LENGTHS ARE IN METRES 0 5 10 15 20	ORIGINAL SHEET SIZE: A3	SHEET 4
------------------------	----------------	---------------------------------------	----------------------------	---------

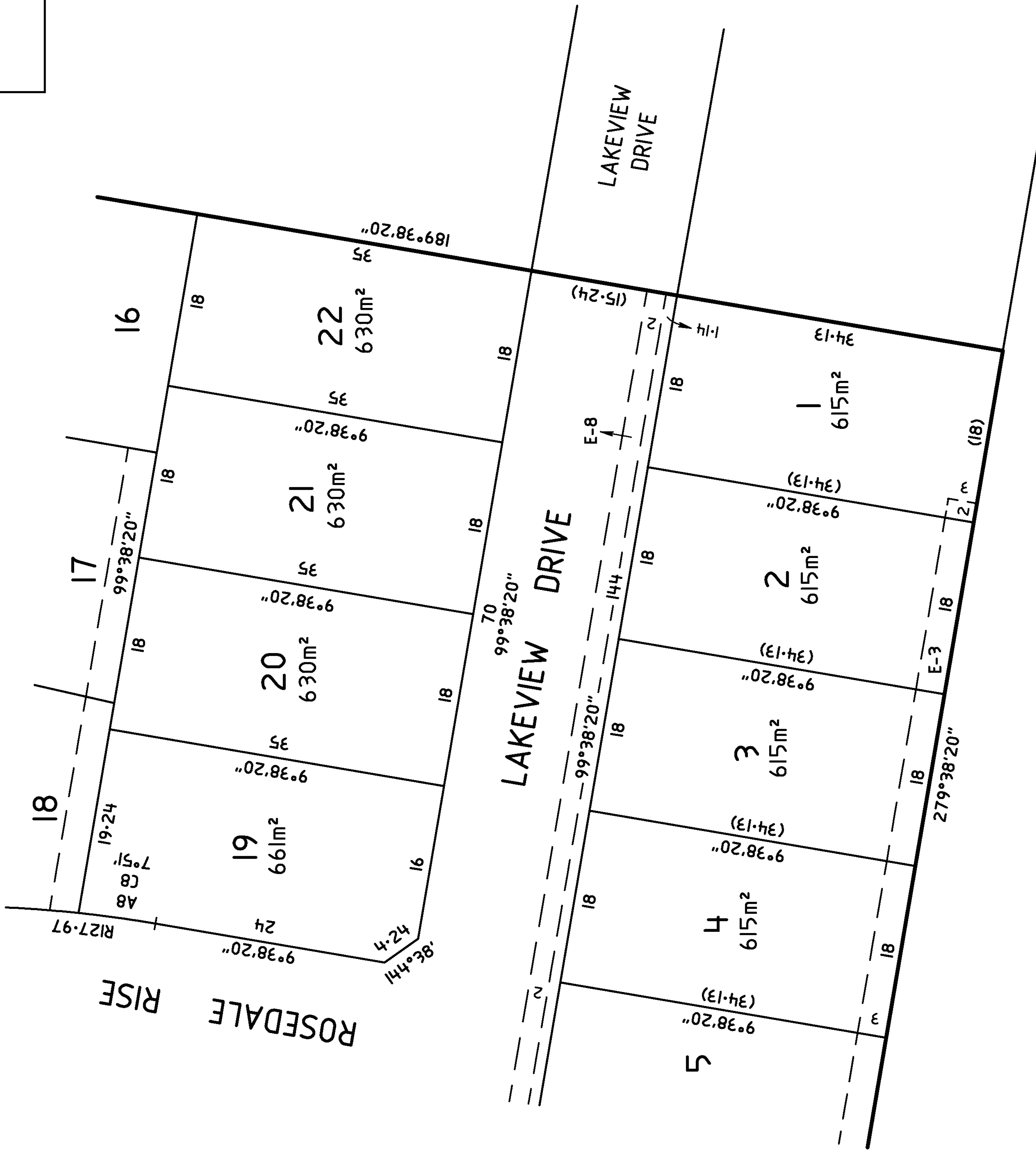
Digitally signed by: Michael J Sadler, Licensed Surveyor,
Surveyor's Plan Version (8),
24/05/2023, SPEAR Ref: S189531B

Digitally signed by:
East Gippsland Shire Council,
26/06/2023,
SPEAR Ref: S189531B

Crowtner & Sadler Pty. Ltd.
 LICENSED SURVEYORS & TOWN PLANNERS
 182 MACLEOD STREET, BAIRNSDALE, VIC., 3875
 P. (03) 6162 6011 E. contact@crowthersadler.com.au

MGA2020 ZONE 55

PS 907202H



FOR CONTINUATION
SEE SHEET 4

MGA2020 ZONE 55

Crowtner & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
162 MACLEOD STREET, BAIRNSDALE, VIC., 3875
P. (03) 6162 6011 E. contact@crowthersadler.com.au

Digitally signed by: Michael J Sadler, Licensed Surveyor,
Surveyor's Plan Version (8),
24/05/2023, SPEAR Ref: S189531B

Digitally signed by:
East Gippsland Shire Council,
26/06/2023,
SPEAR Ref: S189531B

SURVEYORS REF
19900

SCALE
1:500

LENGTHS ARE IN METRES

5 10 15 20

ORIGINAL SHEET
SIZE: A3

SHEET 5



Electronic Instrument Statement

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

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

Produced 20/04/2026 12:05:32 PM

Status	Registered	Dealing Number	AV789562X
Date and Time Lodged	28/06/2022 09:32:25 AM		

Lodger Details

Lodger Code	17888B
Name	WAKEFIELD LAWYERS
Address	
Lodger Box	
Phone	
Email	
Reference	BB:37621:55Lakes173.

APPLICATION TO RECORD AN INSTRUMENT

Jurisdiction	VICTORIA
--------------	----------

Privacy Collection Statement

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

Estate and/or Interest

FEE SIMPLE

Land Title Reference

12328/273

Instrument and/or legislation

RECORD - AGREEMENT - SECTION 173
Planning & Environment Act - section 173

Applicant(s)

Name	EAST GIPPSLAND SHIRE COUNCIL
Address	
Street Number	273
Street Name	MAIN
Street Type	STREET
Locality	BAIRNSDALE
State	VIC
Postcode	3875

Additional Details



Department of Transport and Planning

ADVERTISED

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Electronic Instrument Statement

Refer Image Instrument

The applicant requests the recording of this Instrument in the Register.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the applicant 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	EAST GIPPSLAND SHIRE COUNCIL
Signer Name	BRITTANY RIANNE BECA
Signer Organisation	PARTNERS OF WAKEFIELD VOGRIG & BOOTE LAWYERS
Signer Role	LAW PRACTICE
Execution Date	28 JUNE 2022

File Notes:

NIL

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

Statement End.



Imaged Document Cover Sheet

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a public inquiry process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

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

Document Type	Instrument
Document Identification	AV789562X
Number of Pages (excluding this cover sheet)	9
Document Assembled	

Copyright and disclaimer notice:

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

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

EAST GIPPSLAND SHIRE COUNCIL

AND

55 LAKEVIEW PTY LTD ACN 644 580 781

**PLANNING AND ENVIRONMENT ACT 1987
SECTION 173 AGREEMENT**

Wakefield Vogrig & Boote Lawyers

54 Albert Street, Warragul VIC 3820
PO Box 329, Warragul VIC 3820
DX 82010 Warragul
Phone: 03 5623 5166
Fax: 03 5623 4842
Email: wgl@wvblawyers.com.au
Ref: TH:BB:37621

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Table of contents

1. Interpretation..... 1

2. Definitions..... 2

3. Specific obligations of the owner..... 3

4. Further obligations of the owner..... 3

5. Owner’s warranties and acknowledgements 4

6. Further assurance..... 4

7. Default 4

8. No waiver..... 4

9. No fettering of powers of responsible authority 4

10. Entire agreement 5

11. Severability 5

12. Disputes..... 5

13. Commencement of agreement..... 5

Execution page 6

Mortgagee’s Consent page 7

AVV789562X

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

THIS AGREEMENT dated 6 day of June 2022

BETWEEN **East Gippsland Shire Council** of 273 Main Street, Bairnsdale, Victoria
(Responsible authority)

AND **55 Lakeview Pty Ltd ACN 644 580 781** of 100 Spring Street N, Port
Melbourne, Victoria (**Owner**)

RECITALS

- A. The owner is the owner and registered by the Registrar of Titles as the proprietor of an estate in fee simple in the land at 55 Lakeview Drive, Lakes Entrance being lot 1 on plan of subdivision PS847919Q and more particularly described in certificate of title volume 12328 folio 273 (subject land).
- B. The responsible authority is responsible for the administration and enforcement of the East Gippsland planning scheme (planning scheme) pursuant to the provisions of the Planning and Environment Act 1987 (the Act).
- C. On 11 March 2022 the responsible authority issued planning permit number 415/2021/P allowing the Multi Lot Subdivision, roadworks associated with the subdivision and removal of Native Vegetation in accordance with the endorsed plans (planning permit).
- D. Condition 10 of the planning permit requires the owner to enter into this agreement to provide for the matters set out in that condition.
- E. The responsible authority and the owner have agreed that, without restricting or limiting their respective powers to enter into this agreement, and insofar as it can be so treated, this agreement is an agreement entered into pursuant to section 173 of the Act.
- F. The responsible authority and the owner have entered into this agreement in order to achieve or advance the objectives of planning in Victoria or the objectives of the planning scheme.

OPERATIVE PART

1. Interpretation

This agreement is governed by the laws of Victoria and the parties submit to the non-exclusive jurisdiction of the courts of that State.

In the interpretation of this agreement:

- (a) References to legislation or provisions of legislation include changes or re-enactments of the legislation and statutory instruments and regulations issued under the legislation;

- (b) Words denoting the singular include the plural and vice versa, words denoting individuals or persons include bodies corporate and vice versa, words denoting one gender include all genders and references to documents or agreements also mean those documents or agreements as changed, novated or replaced;
- (c) Grammatical forms of defined words or phrases have corresponding meanings;
- (d) Parties must perform their obligations on the dates and times fixed by reference to the capital city of Victoria;
- (e) Reference to an amount of money is a reference to the amount in the lawful currency of the Commonwealth of Australia;
- (f) If the day on or by which anything is to be done is a Saturday, a Sunday or a public holiday in the place in which it is to be done, then it must be done on the next business day;
- (g) References to a party are intended to bind their heirs, executors, administrators, successors and assigns; and
- (h) Obligations under this agreement affecting more than one party bind them jointly and each of them severally.

2. Definitions

In this agreement unless inconsistent with the context or subject matter:

- (a) Act means the Planning and Environment Act 1987;
- (b) Agreement means this agreement and any agreement executed by the parties varying or expressed to be supplemental to this agreement;
- (c) Subject land means the land described in recital A;
- (d) Owner means the owner for the time being of the land and the person or persons entitled from time to time to be registered by the Registrar of Titles as the proprietor of an estate in fee simple in the land or any part thereof, and includes a mortgagee in possession;
- (e) Planning permit mean the planning permit referred to in recital C, including any plans endorsed under the planning permit;
- (f) Planning scheme means the East Gippsland planning scheme and any successor instrument or other planning scheme which applies to the subject land;
- (g) Responsible authority means East Gippsland Shire Council or its successor as the authority responsible for administering and enforcing the planning scheme and includes its agents, officers, employees, servants, workers and contractors; and
- (h) Tribunal means the Victorian Civil and Administrative Tribunal or any successor tribunal, court, institution or body.

3. Specific obligations of the owner

The owner covenants with the responsible authority that:

- (a) Any dwelling on each lot must include a rainwater tank having a minimum storage capacity of 5,000 litres; and
- (b) The rainwater tank must collect rainwater runoff from the roof of the dwelling; and
- (c) The rainwater tank must be used as the primary water source for flushing of toilets, laundry services and also include an external tap for garden irrigation.

4. Further obligations of the owner

The owner further covenants that:

- (a) The owner will not sell, transfer, dispose of, assign, mortgage or otherwise part with possession of the subject land or any part of it without first disclosing to its successors the existence and nature of this agreement;
- (b) The owner will do all that is necessary to enable the responsible authority to make an application to the Registrar of Titles to make a recording of this agreement on the certificate of title to the subject land in accordance with section 181 of the Act, including the signing of any further agreement, acknowledgment or other document;
- (c) The owner shall immediately on demand pay the reasonable legal costs and fees incurred and incidental to the preparation and execution of this agreement and the registration hereof pursuant to section 181 of the Act, together with all costs of enforcing this agreement if deemed necessary by the responsible authority. The owner hereby agrees that any such costs are and remain a charge on the subject land until paid, and consents to the responsible authority registering a caveat on the certificate of title to the subject land in respect of any such costs and acknowledges that any such costs shall be capable of being recovered by the responsible authority in any court of competent jurisdiction as a civil debt recoverable;
- (d) That until such time as this agreement is registered on the title to the subject land, the owner shall ensure that successors in title will give effect to this agreement, and do all acts and sign all documents which will require those successors to give effect to this agreement, including executing a deed agreeing to be bound by the terms of this agreement;
- (e) The owner agrees to indemnify and keep indemnified the responsible authority from and against all costs, expenses, losses or damages that it may sustain, incur, suffer or be or become liable for or in respect of any suit, action, proceeding, judgment or claim brought by any person arising from or referable to this agreement and/or any non-compliance with this agreement; and
- (f) The owner agrees to allow the responsible authority to enter the subject land at any reasonable time to assess compliance with this agreement.

5. Owner's warranties and acknowledgements

- (a) The owner warrants that:
- (i) It is the registered proprietor, or entitled to be so, of the subject land;
 - (ii) There are no mortgages, liens, charges or other encumbrances affecting the subject land which are not disclosed by the usual searches; and
 - (iii) If the subject land is affected by a mortgage, the mortgagee of the subject land consents to the owner entering into this agreement and the agreement being registered on the title to the subject land.
- (b) The owner acknowledges that any obligations imposed on the owner under this agreement take effect as separate and several covenants which are annexed to the subject land and run at law and in equity with the land and every part thereof and bind the owner, its successors, assigns and transferees, and the registered proprietor for the time being of the whole or any part of the subject land.

6. Further assurance

The parties to this agreement must do or cause to be done all things that are reasonably necessary to give effect to this agreement.

7. Default

If the owner defaults or fails to perform any of its obligations under this agreement the responsible authority may, without prejudice to any other remedies, rectify and remedy such default and the cost of doing so shall be borne by the owner. The owner hereby consents to the responsible authority registering a caveat on the certificate of title to the subject land in respect of any such costs, and acknowledges that any such costs shall be capable of being recovered by the responsible authority in any court of competent jurisdiction as a civil debt recoverable.

8. No waiver

Any time or other indulgence granted by the responsible authority to the owner or any variation of the terms and conditions of this agreement or any judgment or order obtained by the responsible authority against the owner will not in any way amount to a waiver of any of the rights or remedies of the responsible authority in relation to the terms of this agreement.

9. No fettering of powers of responsible authority

The owner expressly acknowledges and agrees that nothing in this agreement nor the performance by the owner of any of its obligations under this agreement does or will restrain, limit or otherwise fetter the exercise by the responsible authority of the powers,

duties and discretions that the responsible authority has or may have, as planning authority, responsible authority or otherwise, under the Act or under the planning scheme to consider, approve, amend or to make any decision or impose any requirements or conditions in connection with the granting of any planning approval or certification relating to any use or development, or in relation to the commencement or initiation of any enforcement action or proceeding whatsoever.

10. Entire agreement

This agreement constitutes the entire agreement between the parties in connection with its subject matter and supersedes all previous agreements or understandings between the parties in connection with its subject matter.

11. Severability

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

12. Disputes

- (a) If there is a dispute between the parties concerning the interpretation or implementation of this agreement, that dispute must be referred to the tribunal for resolution to the extent permitted by the Act.
- (b) If there is a dispute concerning any matter which is not referable to the tribunal under the Act, that dispute must be referred for arbitration by an arbitrator agreed upon in writing by the parties, or, in the absence of such agreement the chair of the Victorian Chapter of the Institute of Arbitrators Australia or his or her nominee, for arbitration.
- (c) The parties shall each be entitled to legal representation for the purposes of any proceedings or arbitration referred to clause 12(a) or (b) of this agreement unless the tribunal or arbitrator otherwise directs, and each party must bear its own costs.

13. Commencement of agreement

Unless otherwise provided in this agreement, this agreement shall commence on the date of this agreement.



Execution page

SIGNED AS AN AGREEMENT

SIGNED BY THE COMMON SEAL of the East Gippsland Shire Council was hereunto affixed on the . . . day of June 22, in the presence of:

Michelle Van Aarde

Signature of witness

Michelle Van Aarde

Print name of witness

[Handwritten signature]

Chief Executive

EXECUTED BY 55 Lakeview Pty Ltd
ACN 644 580 781

[Handwritten signature]

Director

Name: Andrew Edwin Hubbard

55 LAKEVIEW

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Execution page

SIGNED AS AN AGREEMENT

Mortgagee's Consent

Alternative Marketing Solutions Pty Ltd being registered as the proprietors of mortgage No AV532714M consents to the owner entering into this Agreement and in the event that the Mortgagee becomes mortgagee-in-possession, agrees to be bound by the covenants and conditions to this Agreement.

Dated this  17 day of MAY 2022

Anthony Charles Bates
Director

AV532714M



PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 27 December 2025 03:18 PM

PROPERTY DETAILS

Address: **71 LAKEVIEW DRIVE LAKES ENTRANCE 3909**
 Lot and Plan Number: **Lot 9 PS907202**
 Standard Parcel Identifier (SPI): **9\PS907202**
 Local Government Area (Council): **EAST GIPPSLAND**
 Council Property Number: **200074**
 Planning Scheme: **East Gippsland**
 Directory Reference: **Vicroads 686 G3**

www.eastgippsland.vic.gov.au

[Planning Scheme - East Gippsland](#)

UTILITIES

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

STATE ELECTORATES

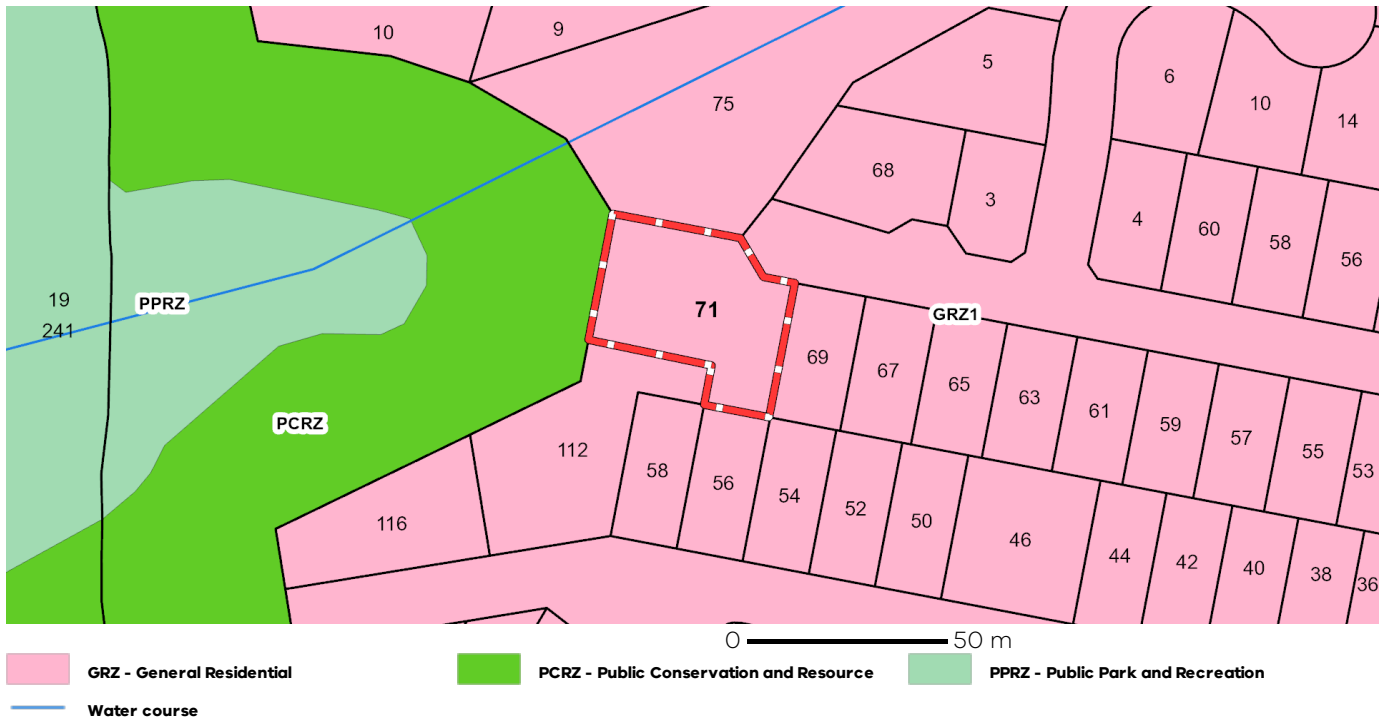
Legislative Council: **EASTERN VICTORIA**
 Legislative Assembly: **GIPPSLAND EAST**
OTHER
 Registered Aboriginal Party: **Gunaikurnai Land and Waters Aboriginal Corporation**
 Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



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

PLANNING PROPERTY REPORT

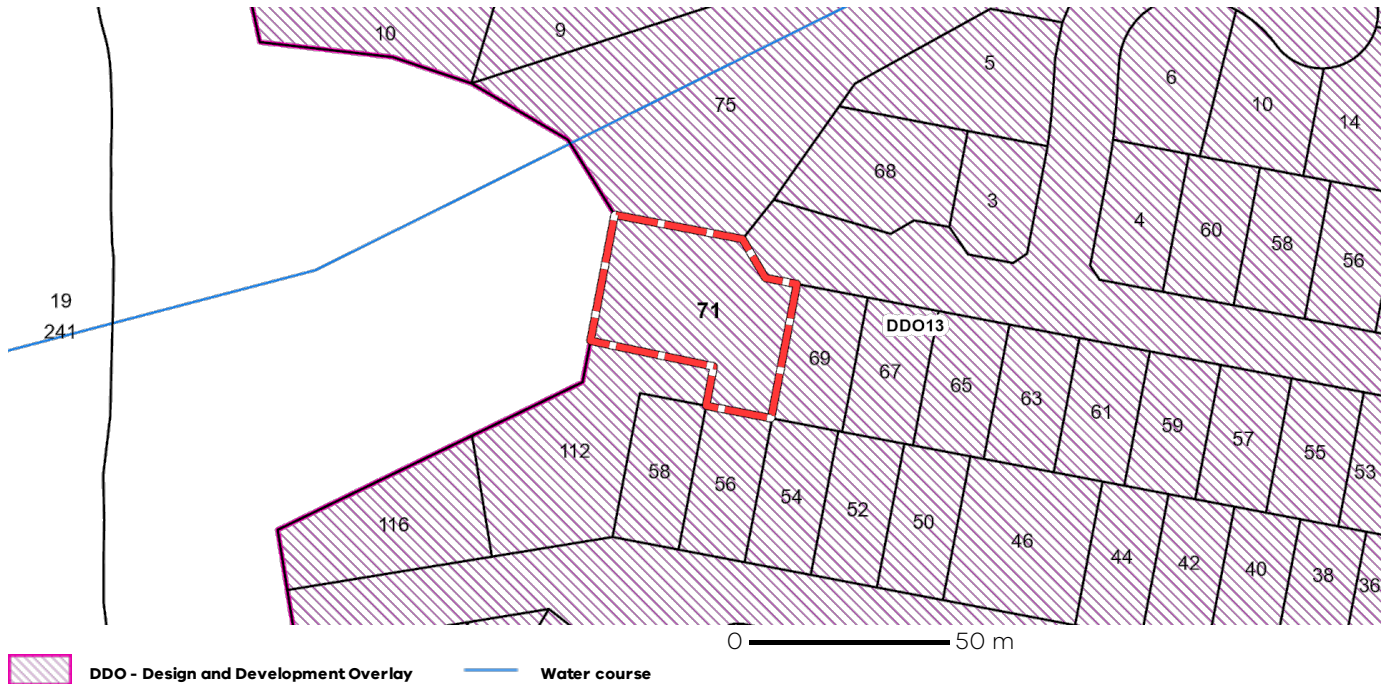
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



Planning Overlays

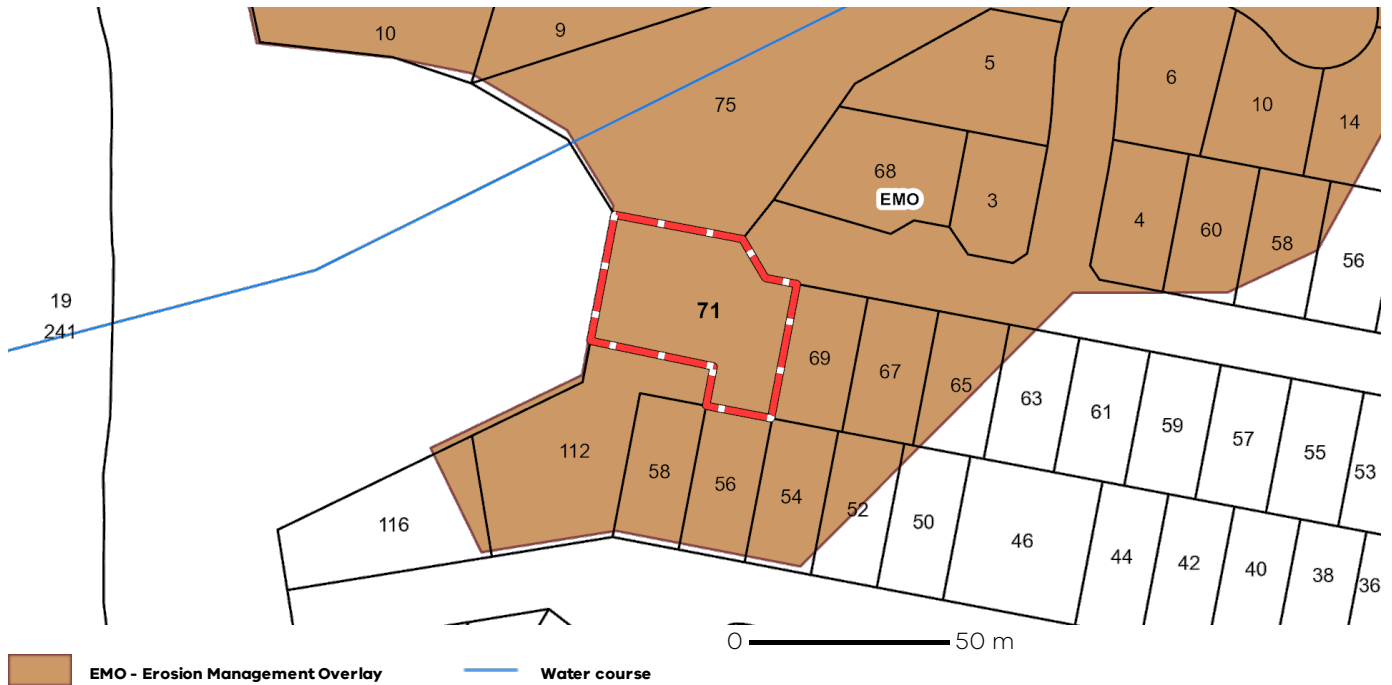
DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 13 (DDO13)



EROSION MANAGEMENT OVERLAY (EMO)

EROSION MANAGEMENT OVERLAY SCHEDULE (EMO)



Copyright © - State Government of Victoria

Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.

Read the full disclaimer at <https://www.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

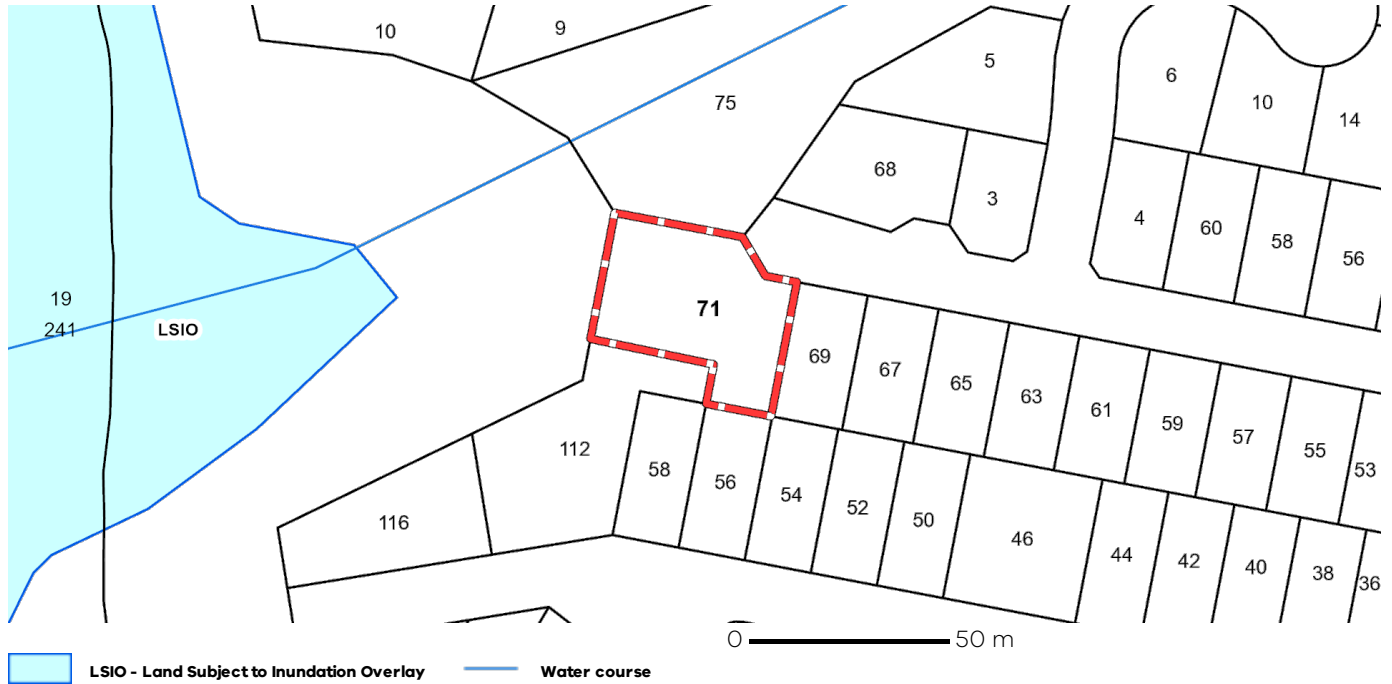


Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



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



PLANNING PROPERTY REPORT

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

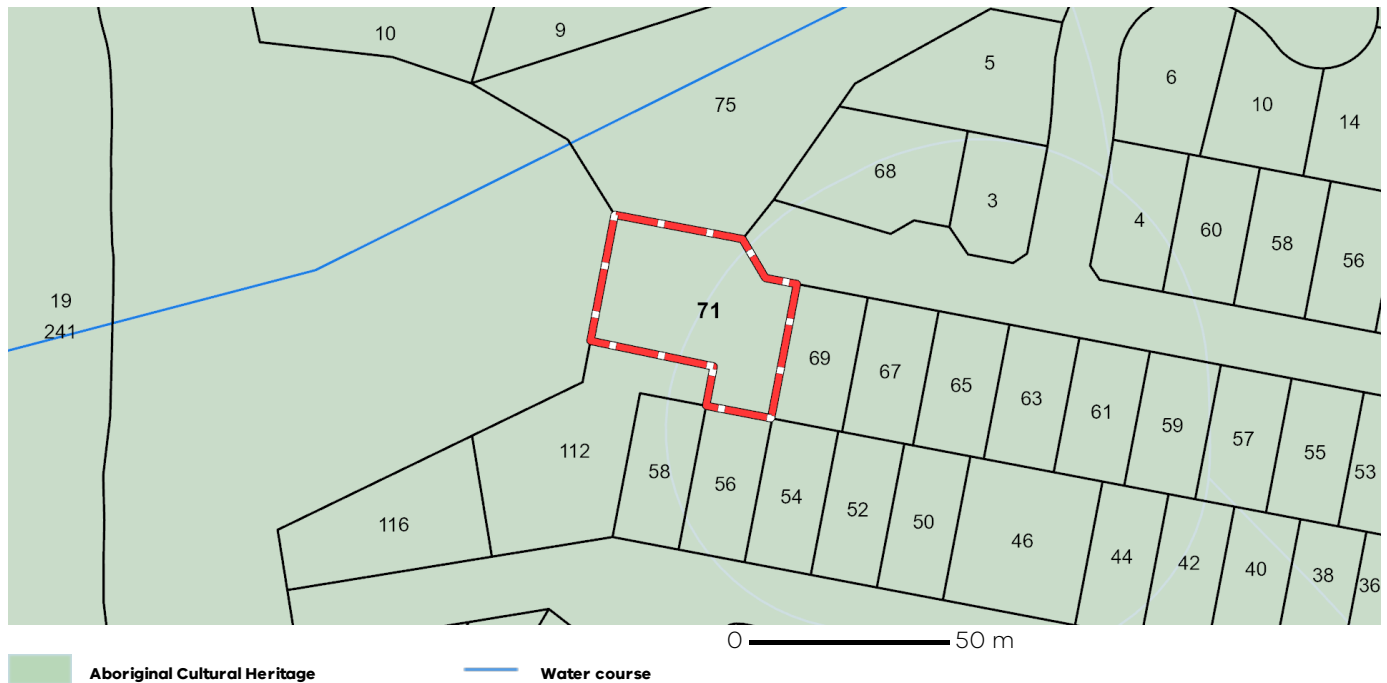
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <https://heritage.achris.vic.gov.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.firstpeoplesrelations.vic.gov.au/aboriginal-heritage-legislation>



PLANNING PROPERTY REPORT

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Further Planning Information

Planning scheme data last updated on 22 December 2025.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council

or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.vic.gov.au/vicplan/>

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

PLANNING PROPERTY REPORT

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

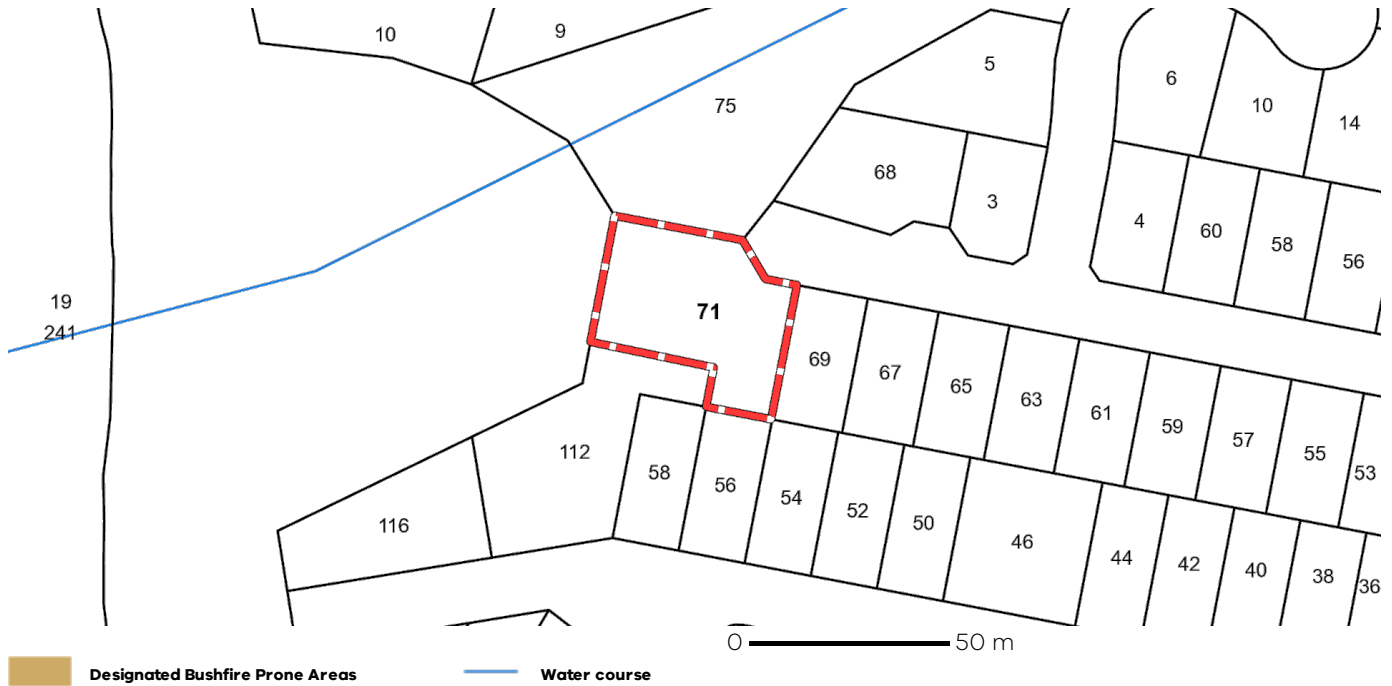


Designated Bushfire Prone Areas

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 BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

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

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to Victoria and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Regulations Map (NVR Map) <https://mapshare.vic.gov.au/nvr/> and [Native vegetation \(environment.vic.gov.au\)](http://www.environment.vic.gov.au) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](http://www.environment.vic.gov.au)

Copyright © - State Government of Victoria
 Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
 Read the full disclaimer at <https://www.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Clause 56 Assessment (2 Lots)

Only objectives and standards applicable are as follows Clauses 56.04-2, 56.04-5, 56.06-8 and 56.07-4.

Objectives	Standards	Comments	Compliance
Clause 56.04 Lot Design			
C8 Lot Area and Building Envelope Objective (Clause 56.04-2)			
<ul style="list-style-type: none"> To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features. 	<p>An application to subdivide land that creates lots of less than 300 square metres should be accompanied by information that shows:</p> <ul style="list-style-type: none"> That the lots are consistent or contain building envelope that is consistent with a development approved under this scheme, or That a dwelling may be constructed on each lot in accordance with the requirements of this scheme. 	<p>There are no proposed lots of 300m² or less.</p>	<p>N/A</p>
	<p>Lots of between 300 square metres and 500 square metres should:</p> <ul style="list-style-type: none"> Contain a building envelope that is consistent with a development of the lot approved under this scheme, or If no development of the lot has been approved under this scheme, contain a building envelope and be able to contain a rectangle measuring 10 metres by 15 metres, or 9 metres by 15 metres if a boundary wall is nominated as part of the building envelope. <p>If lots of between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north unless there are significant physical constraints that make this difficult to achieve.</p>	<p>There are no proposed lots of between 300m² and 500m².</p>	<p>N/A</p>
	<p>Lots greater than 500 square metres should be able to contain a rectangle measuring 10 metres by 15 metres and may contain a building envelope.</p> <p>A building envelope may specify or incorporate any relevant siting</p>	<p>Each lot is capable of accommodating a rectangle measuring 10m by 15m and is capable of enabling the appropriate siting and construction of a dwelling</p>	<p>✓ Complies with objective</p>

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

71 Lakeview Drive, Lakes Entrance, 3909 (26007)

Lot 9 on PS907202H

Objectives	Standards	Comments	Compliance
	<p>and design requirement. Any requirement should meet the relevant standards of Clause 54, unless:</p> <ul style="list-style-type: none"> The objectives of the relevant standards are met, and The building envelope is shown as a restriction on a plan of subdivision registered under the Subdivision Act 1988 or is specified as a covenant in an agreement under Section 173 of the Act. 		
	<p>Where a lot with a building envelope adjoins a lot that is not on the same plan of subdivision or is not subject to the same agreement relating to the relevant building envelope:</p> <ul style="list-style-type: none"> The building envelope must meet Standards A2-3 and A2-4 of Clause 54 in relation to the adjoining lot, and The building envelope must not regulate siting matters covered by Standards A4-1 to A4-4 (inclusive) of Clause 54 in relation to the adjoining lot. This should be specified in the relevant plan of subdivision or agreement. 	<p>The Plan of Subdivision describes a building envelope on Lot 1 (408m²) which meets standards A2-3 and A2-4 of Clause 54 in relation to adjoining lots not in the same plan of subdivision.</p>	<p>✓ Complies with objective</p>
	<p>Lot dimensions and building envelopes should protect:</p> <ul style="list-style-type: none"> Solar access for future dwellings and support the siting and design of dwellings that achieve the energy rating requirements of the Building Regulations. Existing or proposed easements on lots. Significant vegetation and site features. 	<p>The long axis of the lots are within 30 degrees east and 20 degrees west of north, maximising solar access to a future dwelling and private open space. The dimensions of the lots are also adequate to protect solar access to the lot.</p> <p>There are no easements on Lot 2. The building envelope described on the Plan of Subdivision on Lot 1 is clear of existing easements, identifying a clear buildable area for this lot.</p> <p>No significant vegetation is located on the subject site.</p>	<p>✓ Complies with objective</p>

71 Lakeview Drive, Lakes Entrance, 3909 (26007)

Lot 9 on PS907202H

Objectives	Standards	Comments	Compliance
C11 Common Area Objectives (Clause 56.04-5)			
<ul style="list-style-type: none"> To identify common areas and the purpose for which the area is commonly held. To ensure the provision of common area is appropriate and that necessary management arrangements are in place. To maintain direct public access throughout the neighbourhood street network. 	<p>An application to subdivide land that creates common land must be accompanied by a plan and a report identifying:</p> <ul style="list-style-type: none"> The common area to be owned by the body corporate, including any streets and open space. The reasons why the area should be commonly held. Lots participating in the body corporate. The proposed management arrangements including maintenance standards for streets and open spaces to be commonly held. 	<p>There is no common land proposed.</p>	<p>N/A</p>
C21 Lot Access Objective (Clause 56.06-8)			
<ul style="list-style-type: none"> To provide for safe vehicle access between roads and lots. 	<p>Vehicle access to lots abutting arterial roads should be provided from service roads, side or rear access lanes, access places or access streets where appropriate and in accordance with the access management requirements of the relevant roads authority.</p>	<p>The site does not abut an arterial road and does not propose nor require the construction of any additional road or road upgrades to support the proposed subdivision.</p>	<p>✓ Complies with objective</p>
	<p>Vehicle access to lots of 300 square metres or less in area and lots with a frontage of 7.5 metres or less should be provided via rear or side access lanes, places, or streets.</p>	<p>There are no lots less than 300m² proposed.</p>	<p>N/A</p>
	<p>The design and construction of a crossover should meet the requirements of the relevant road authority.</p> <p>Table C1 sets out requirements for the design of roads and neighbourhood streets.</p>	<p>All crossovers are to be constructed to Lakeview Drive. Crossovers are to be constructed as per Council standards. Access to Lot 1 will require a minor extension of Lakeview Drive within the existing road reserve.</p>	<p>✓ Complies with objective</p>
Clause 56.07 Integrated Water Management			
C25 Stormwater Management Objectives (Clause 56.07-4)			
<ul style="list-style-type: none"> To minimise damage to properties and inconvenience to residents from stormwater. 	<p>The urban stormwater management system must be:</p> <ul style="list-style-type: none"> Designed and managed in accordance with the requirements and to the 	<p>Lot drainage will be designed and managed in accordance with the requirements of Clause 19 of the Infrastructure Design Manual (IDM).</p>	<p>✓ Complies with objective</p>

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

71 Lakeview Drive, Lakes Entrance, 3909 (26007)

Lot 9 on PS907202H

Objectives	Standards	Comments	Compliance
<ul style="list-style-type: none"> To ensure that the street operates adequately during major storm events and provides for public safety. To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater. To encourage stormwater management that maximises the retention and reuse of stormwater. To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces. 	<p>satisfaction of the relevant drainage authority.</p> <ul style="list-style-type: none"> Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of stormwater is proposed. Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater Management Guidance (Environment Protection Authority – Publication 1739.1, 2021). Designed to ensure that flows downstream of the subdivision site are restricted to pre-development levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts. Designed to contribute to cooling, improving local habitat and providing attractive and enjoyable spaces. 	<p>Drainage standard requirements for the site will be specified by the responsible authority as a condition of permit.</p>	
	<p>The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design.</p>	<p>Lot drainage will be provided to the satisfaction of the responsible authority and integrated with the existing subdivision.</p>	<p>✓ Complies with objective</p>
	<p>For storm events up to and including the 20% Average Exceedance Probability (AEP) standard:</p> <ul style="list-style-type: none"> Stormwater flows should be contained within the drainage system to the requirements of the relevant authority. Ponding on roads should not occur for longer than 1 hour after the cessation of rainfall. 	<p>Lot drainage will be constructed to the satisfaction of the responsible authority and integrated with the existing subdivision and broader drainage network.</p>	<p>✓ Complies with objective</p>
	<p>For storm events greater than 20% AEP and up to and including 1% AEP standard:</p> <ul style="list-style-type: none"> Provision must be made for the safe and effective passage of stormwater flows. All new lots should be free from inundation or to a lesser 	<p>Lot drainage will be constructed to the satisfaction of the responsible authority and integrated with the existing subdivision and broader drainage network.</p>	<p>✓ Complies with objective</p>

71 Lakeview Drive, Lakes Entrance, 3909 (26007)

Lot 9 on PS907202H

Objectives	Standards	Comments	Compliance
	<p>standard of flood protection were agreed by the relevant floodplain management authority.</p> <ul style="list-style-type: none"> Ensure that streets, footpaths, and cycle paths that are subject to flooding meet the safety criteria $d_a V_{ave} < 0.35 \text{ m}^2/\text{s}$ (where, d_a = average depth in metres and V_{ave} = average velocity in metres per second). 		
	<p>The design of the local drainage network should:</p> <ul style="list-style-type: none"> Ensure stormwater is retarded to a standard required by the responsible drainage authority. Ensure every lot is provided with drainage to a standard acceptable to the relevant drainage authority. Wherever possible, stormwater should be directed to the front of the lot and discharged into the street drainage system or legal point of discharge. Ensure that inlet and outlet structures take into account the effects of obstructions and debris build up. Any surcharge drainage pit should discharge into an overland flow in a safe and predetermined manner. Include water sensitive urban design features to manage stormwater in streets and public open space. Where such features are provided, an application must describe maintenance responsibilities, requirements, and costs. 	<p>The local drainage network is constructed and complete. Lot drainage will be provided to the satisfaction of the responsible authority.</p>	<p>✓ Complies with objective</p>
	<p>Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.</p>	<p>It is noted that the subject site is not within any prescribed flood overlays or subject to the effects of any flood mapping.</p>	<p>✓ Complies with objective</p>

Revision A – 4th March 2026

ADVERTISED
SITE PLAN

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



Final Ortho © OpenStreetMap contributors. © Vexcel Imaging US Inc. Zoom: 20.86 Image Date April 12th, 2025 -37

Land Development Consulting Pty Ltd
 Suite 20, 255 Drummond Street
 CARLTON, 3053
 Ph : 0417 552338 E-mail : ldc@landevco.net.au

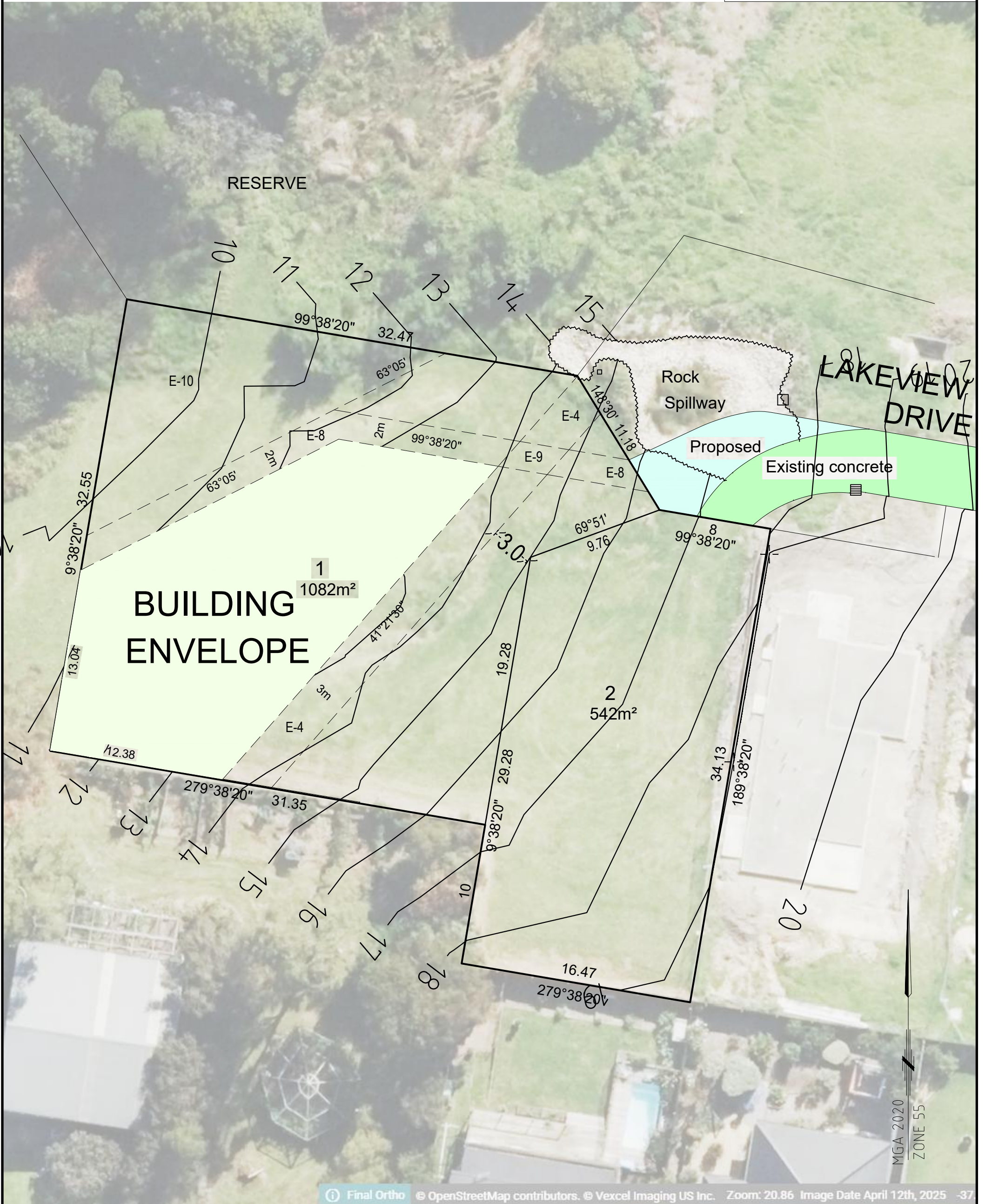
SCALE 1 : 250
 2.5 0 5 10
 LENGTHS ARE IN METRES

Licensed Surveyor : Mark Tomkinson
 Reference : PS 3893 C Version : A

ORIGINAL SHEET SIZE: A3 SHEET 2

Printed 3/06/2026
 Page 34 of 37

SITE PLAN



Final Ortho © OpenStreetMap contributors. © Vexcel Imaging US Inc. Zoom: 20.86 Image Date April 12th, 2025 -37

Land Development Consulting Pty Ltd Suite 20, 255 Drummond Street CARLTON, 3053 Ph : 0417 552338 E-mail : ldc@landevco.net.au	SCALE 1 : 250	<p>LENGTHS ARE IN METRES</p>	ORIGINAL SHEET SIZE: A3	SHEET 2
	Licensed Surveyor : Mark Tomkinson Reference : PS 3893 C Version : A			

PLAN OF SUBDIVISION

EDITION 1

PS915718Y**LOCATION OF LAND**

PARISH : COLQUHOUN
 TOWNSHIP : LAKES ENTRANCE
 SECTION : A
 CROWN ALLOTMENT : 30^A(Part)

TITLE REFERENCE : Vol.12488 Fol.403

LAST PLAN REFERENCE : PS907202 (Lot 9)

POSTAL ADDRESS: 71 Lakeview Drive,
 (at time of subdivision) LAKES ENTRANCE, 3909

MGA94 CO-ORDINATES: E: 586 880 ZONE: 55
 (of approx centre of land in plan) N: 5 806 150

VESTING OF ROADS AND/OR RESERVES**NOTATIONS**

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

DEPTH LIMITATION : Does not apply

SURVEY: This plan is based on survey.

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

This survey has been connected to permanent mark No's
 In Proclaimed Survey Area No.

SPEAR REFERENCE : S2xxxxxx

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-4	SEWERAGE	3m	PS847919Q	EAST GIPPSLAND REGION WATER CORPORATION
E-8, E-9	SEWERAGE	2m	PS847919Q	EAST GIPPSLAND REGION WATER CORPORATION
E-10	WATER SUPPLY	See Plan	PS907202H	EAST GIPPSLAND REGION WATER CORPORATION

Land Development Consulting Pty Ltd
 Suite 20, 255 Drummond Street
 CARLTON, 3053
 Ph : 0417 552338 E-mail : ldc@landevco.net.au

Surveyors Reference : PS 3893 C

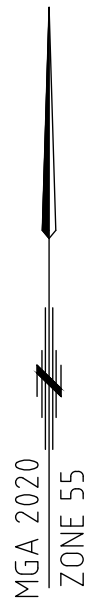
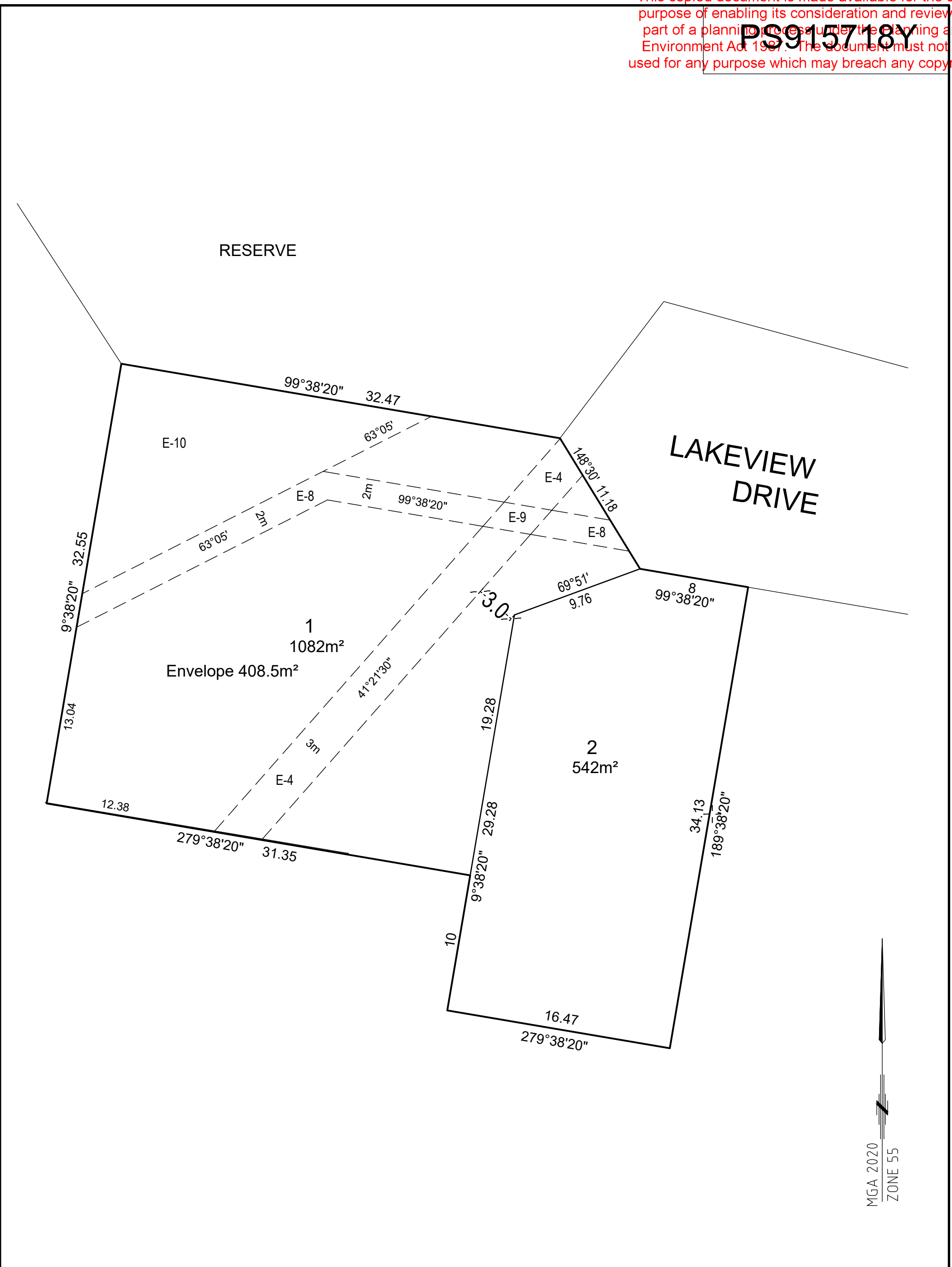
Version : A

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 2 SHEETS

Licensed Surveyor : Mark Tomkinson

PS915718Y



Land Development Consulting Pty Ltd Suite 20, 255 Drummond Street CARLTON, 3053 Ph : 0417 552338 E-mail : ldc@landevco.net.au	SCALE 1 : 250	 <small>LENGTHS ARE IN METRES</small>	ORIGINAL SHEET SIZE: A3	SHEET 2
	Licensed Surveyor : Mark Tomkinson Reference : PS 3893 C Version : A			