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Form 3

NOTICE OF AN APPLICATION FOR AN AMENDMENT TO A PLANNING PERMIT

The land affected by the application is located at:	**78 Ashley Street PAYNESVILLE VIC 3880, 75 Paynesville Road PAYNESVILLE VIC 3880** **Pt: OF PC: 383997, Lot: 10 PS: 742846**
The application is to amend permit number 5.2016.392.2 by:	- **Addition of land to the existing land parcel,** - **Amendment to the preamble, conditions and plans**
The applicant for the amendment to the permit is:	**Crowther & Sadler Pty Ltd**
The application reference number is:	**5.2016.392.3**

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: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Monday, 24 August 2026 6:03 PM
To: Planning Unit Administration
Subject: Application to Amend a Planning Permit received
Attachments: PAYNESVILLE - Lot Layout Plan 01_07_26.pdf; PAYNESVILLE - MAINTENANCE SHED (A).pdf; Volume_12684_Folio_593_VicPackageSearch_1787557880.pdf; PAYNESVILLE - Endorsement Plan 13_07_26.pdf; Revised Landscape Package_TPE01-TPE09 (20260817) .pdf; 21534 AAPP.pdf; Tambo Single Storey - DA Plans 16.4.2026 (1).pdf; Amend_a_Planning_Permit_2026-08-24T18-03-22_36563985_0.pdf

Application to amend a Planning Permit

An "Application to amend a planning permit" has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

Applicant name: Palm Lake Works C/- Crowther & Sadler Pty Ltd

Email address: contact@crowthersadler.com.au

Postal address : PO Box 722, Bairnsdale 3875

Preferred phone number: 0351525011

Owner's name:

Owner's postal address:

Street number: 78

Street name: Ashley Street

Town: Paynesville

Post code: 3880

Plan number: Land in PC383997R

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

Planning Permit Amended: 392/2016/P/A

Original Estimate: $100,000,000

New cost development: $100,000,000

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The application is to amend the existing planning permit by (select all that apply): Changes to plans, Adding or removing land from the existing permit

Existing conditions : Existing Residential Village and vacant GRZ land

Has there been a pre-application meeting: Yes

Officer's name: Andrew Bates

Your reference number: 21534

Full copy of Title: Volume_12684_Folio_593_VicPackageSearch_1787557880.pdf

Plans: PAYNESVILLE - Lot Layout Plan 01_07_26.pdf

Planning report: 21534 AAPP.pdf

ExtraFile: 4

1. Supporting information/reports: PAYNESVILLE - Endorsement Plan 13_07_26.pdf

2. Supporting information/reports: PAYNESVILLE - MAINTENANCE SHED (A).pdf

4. Supporting information/reports: Revised Landscape Package_TPE01-TPE09 (20260817) .pdf

3. Supporting information/reports: Tambo Single Storey - DA Plans 16.4.2026 (1).pdf

Invoice Payer: Crowther & Sadler Pty Ltd

Address for Invoice: PO Box 722, Bairnsdale 3875

Invoice Email: accounts@crowthersadler.com.au

Primary Phone Invoice: 0351525011

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

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

VOLUME 12684 FOLIO 593

Security no : 124137878488G
Produced 24/08/2026 05:46 PM

LAND DESCRIPTION

Land in Plan of Consolidation 383997R.
PARENT TITLES :
Volume 11278 Folio 799 Volume 12589 Folio 173
Created by instrument PC383997R 27/07/2026

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

[redacted]

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 as to part Section 173 Planning and Environment Act 1987
AF202923J 13/07/2007

DIAGRAM LOCATION

SEE PC383997R FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
PC383997R (B)	PLAN OF CONSOLIDATION	Registered	27/07/2026

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

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

ADMINISTRATIVE NOTICES

NIL

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

eCT Control 19234R MINTER ELLISON
Effective from 27/07/2026

DOCUMENT END

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PLAN OF CONSOLIDATION

EDITION 1 PC 383997R

LOCATION OF LAND

PARISH: BAIRNSDALE
TOWNSHIP: ———
SECTION: ———
CROWN ALLOTMENT: 141A (PART)
CROWN PORTION: ———
TITLE REFERENCE: VOL 12589 FOL 173
VOL 11278 FOL 799
LAST PLAN REFERENCE: LOT 1 - PS921649G
LOT 1 - PS637657R
POSTAL ADDRESS: 57 - 75 PAYNESVILLE ROAD,
(at time of subdivision) PAYNESVILLE 3880
MGA2020 CO-ORDINATES: E: 562 470 **ZONE:** 55
(of approx centre of land in plan) N: 5804 180

Council Name: East Gippsland Shire Council

Council Reference Number: PC383997R
Planning Permit Reference: Planning permit not required
SPEAR Reference Number: S265753S

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Statement of Compliance

This is a statement of compliance issued under section 21 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made

Digitally signed by: Andrew Bates for East Gippsland Shire Council on 21/04/2026

VESTING OF ROADS AND/OR RESERVES

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 marks No(s). 357, 375 & 454

In Proclaimed Survey Area No. NIL

NOTATIONS

ONLY THE DIMENSIONS SHOWN UNDERLINED ARE THE RESULT OF THIS SURVEY. THE AREA IS BY DEDUCTION FROM TITLE.

EASEMENT INFORMATION

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

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of

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

SURVEYORS FILE REF: 21469

ORIGINAL SHEET SIZE: A3

SHEET 1 OF 4 SHEETS

Digitally signed by: Paul Anthony Dwyer, Licensed Surveyor, Surveyor's Plan Version (2), 09/04/2026, SPEAR Ref: S265753S

Land Services Victoria Plan Registered
03:29 PM
27/07/2026
Assistant Registrar of Titles

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PC 383997R

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-5, E-8	CARRIAGEWAY	SEE DIAG	PS742846B	LOT 8 ON PS742846B
E-2, E-5	DRAINAGE	SEE DIAG	PS742846B	EAST GIPPSLAND SHIRE COUNCIL
E-3	SEWERAGE	2	PS742846B	EAST GIPPSLAND REGION WATER CORPORATION
E-4	DRAINAGE & SEWERAGE	4	PS742846B	EAST GIPPSLAND REGION WATER CORPORATION & EAST GIPPSLAND SHIRE COUNCIL
E-6	WATER SUPPLY	2	PS742846B	EAST GIPPSLAND REGION WATER CORPORATION
E-7	POWERLINE	SEE DIAG	PS729135M - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD
E-8, E-9	DRAINAGE	3	PS921649G	EAST GIPPSLAND SHIRE COUNCIL
E-10	WATER SUPPLY	1·50	C/E T282940V	MITCHELL WATER BOARD
E-11	ELECTRICITY SUPPLY	SEE DIAG	PS637657R - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	SPI ELECTRICITY PTY LTD
A-1	CARRIAGEWAY	SEE DIAG	PS637657R	LOT 1 ON PS637657R

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 21469

ORIGINAL SHEET SIZE: A3

SHEET 2

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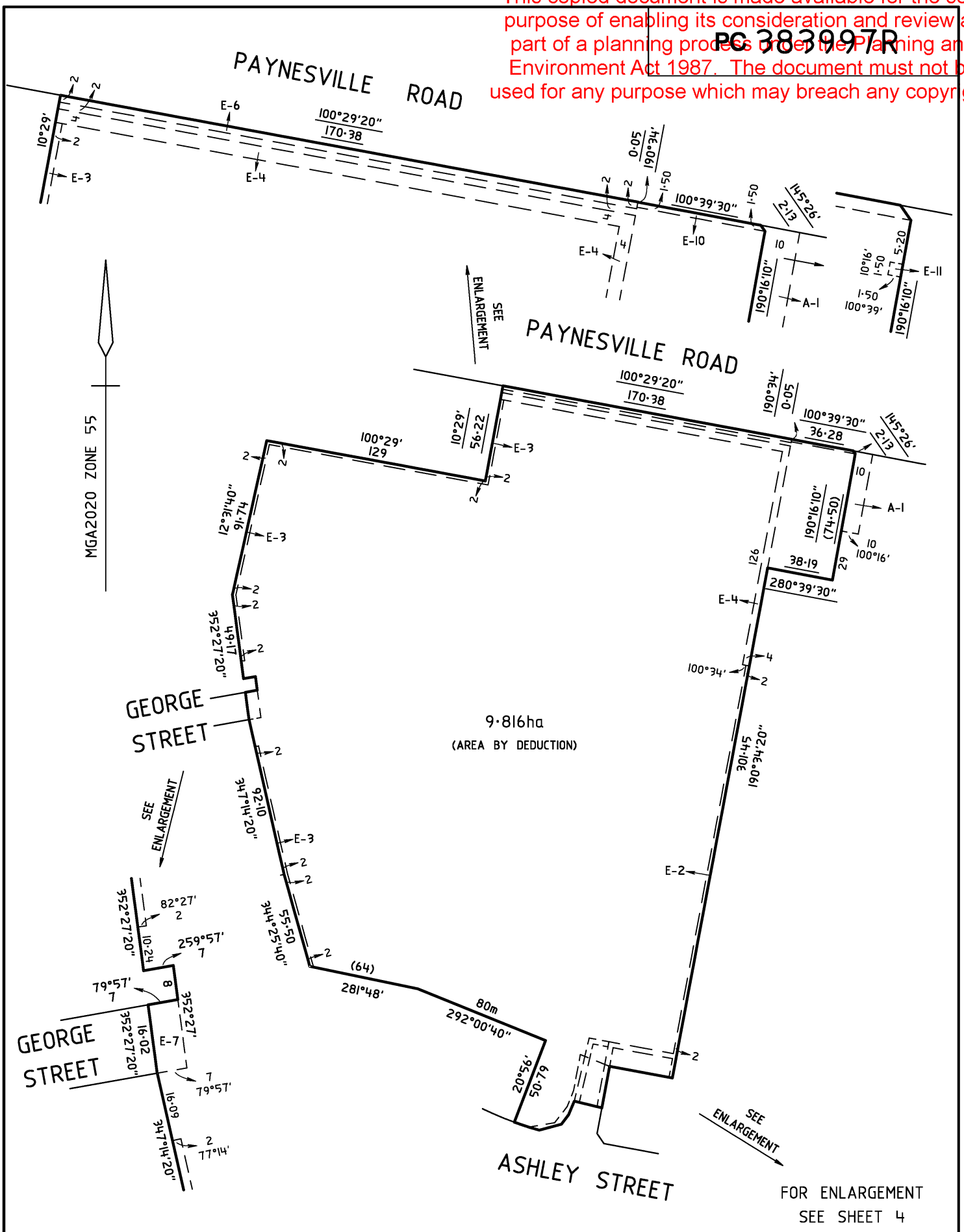
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PC 383997R



FOR ENLARGEMENT SEE SHEET 4

SCALE OF ENLARGEMENT 1:800

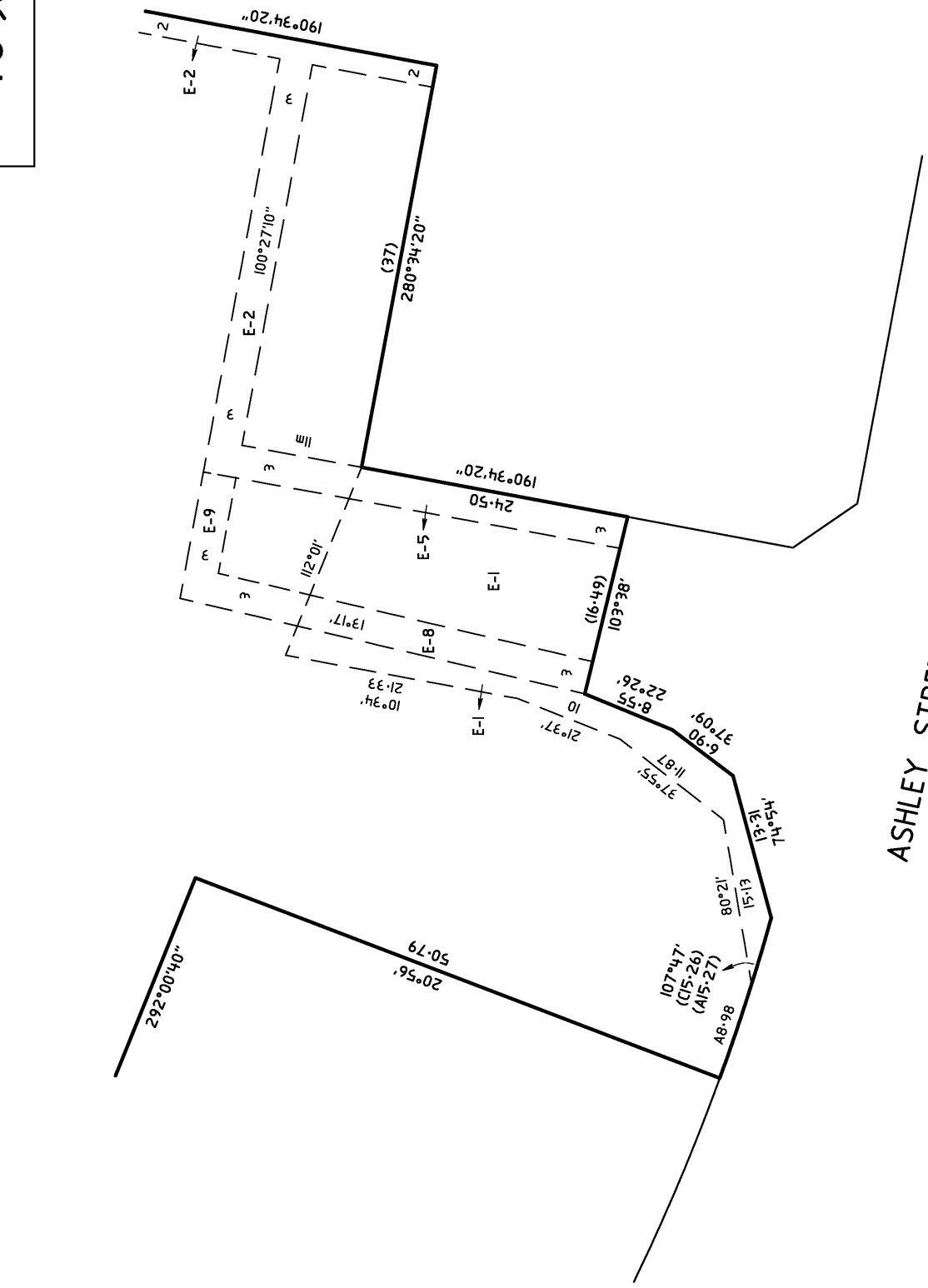
Crowther & Sadler Pty. Ltd. LICENSED SURVEYORS & TOWN PLANNERS 152 MACLEOD STREET, BAIRNSDALE, VIC., 3875 P. (03) 5152 5011 E. contact@crowthersadler.com.au	SURVEYORS REF 21469	SCALE 1:2000	20 0 20 40 60 80 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3 / SHEET 3
	Digitally signed by: Paul Anthony Dwyer, Licensed Surveyor, Surveyor's Plan Version (2), 09/04/2026, SPEAR Ref: S265753S		Digitally signed by: East Gippsland Shire Council, 21/04/2026, SPEAR Ref: S265753S	

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SURVEYORS REF 21469	SCALE 1:400	LENGTHS ARE IN METRES 4 0 4 8 12 16	ORIGINAL SHEET SIZE: A3

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OFFICE OF THE REGISTRAR OF TITLES VICTORIA
M.M.
AF202923J
13/07/2007 $97 173

Application by Responsible Authority, Relevant Authority Referral Authority or Council for the making of a recording of an agreement

Section 181(1) Planning and Environment Act 1987

Lodged by:
Name: MADDOCKS
Phone: 03 9288 0666
Address: 140 WILLIAM STREET, MELBOURNE 3000 or DX 259 MELBOURNE
Ref: TGM:B4M:5305409
Customer Code: 1167E

The authority or council having made an agreement requires a recording to be made in the Register for the land.

Land:
Certificate of Title Volume 9994 Folio 732 and Volume 10064 Folio 121

Authority or council:
East Gippsland Shire Council of Corporate Centre, 273 Main Street, Bairnsdale

Section and Act under which agreement made:
Section 173 of the Planning and Environment Act 1987

A copy of the Agreement is attached to this application

Date: 06-07-2007

Signature for the Authority Or Council: .....

Name of officer: AARON HOLLOW
STATUTORY PLANNING CO-ORDINATOR

889878
889878/v1

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Maddocks

Date 6 / 07 /2007

Lawyers
140 William Street
Melbourne Victoria 3000 Australia
Telephone 61 3 9288 0555
Facsimile 61 3 9288 0666
Email info@maddocks.com.au
www.maddocks.com.au
DX 259 Melbourne

Agreement under Section 173 of the Planning and Environment Act 1987

Subject Land: 1300 Paynesville Road, Eagle Point

East Gippsland Shire Council
and

Albert Robert Laurence Ah Yee
and

Frederick George Ah Yee
and

Christopher John Ah Yee

Interstate office
Sydney
Affiliated offices
Adelaide, Auckland, Beijing, Brisbane, Colombo, Dubai, Hong Kong, Jakarta, Kuala Lumpur, Manila, Mumbai, New Delhi, Perth, Singapore, Tianjin

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Agreement under Section 173 of the Planning and Environment Act 1987

AF202923J
13/07/2007 $97 173

DATE 6 / 07 /2007

BETWEEN

EAST GIPPSLAND SHIRE COUNCIL
of Corporate Centre, 273 Main Street, Bairnsdale

(Council)

AND

ALBERT ROBERT LAURENCE AH YEE
of 25 Waterview Road, Eagle Point, Victoria

(Owner)

AND

FREDERICK GEORGE AH YEE
of 7 Monmouth Avenue, East Killara, New South Wales

(Owner)

AND

CHRISTOPHER JOHN AH YEE
of 20 Bayley Street, Hamilton, Victoria

(Owner)

RECITALS

A. Council is the Responsible Authority pursuant to the Act for the Planning Scheme.

B. The Owner is or is entitled to be the registered proprietor of the Subject Land.

C. On 16 April 2007 Council issued Planning Permit No. 94/2007/P **(Planning Permit)** allowing the Subject Land to be subdivided into 2 lots in accordance with the Endorsed Plan. Condition 2 of the Planning Permit requires the Owner to enter into this Agreement to provide for the matters set out in that condition. A copy of the Planning Permit is available for inspection at Council offices during normal business hours upon giving the Council reasonable notice.

D. Condition 2 of the Planning Permit provides that:

> "Prior to the issue of a Statement of Compliance for the subdivision authorised by this permit, the Owner of the land must enter into an agreement with the responsible authority in accordance with Section 173 of the Planning & Environment Act 1987, which will provide (inter alia) that:
>
> a) Except with the prior written consent of the responsible authority, the subject land, or any part of it, must only be subdivided in a manner which is generally in accordance with the plans endorsed from time to time under planning permit 583/2004/P/A; and

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b) Except with the prior written consent of the responsible authority, the subject land, or any part of it, must only be subdivided in a manner which is wholly in accordance with the plan endorsed pursuant to condition 1 (b) of permit 583/2004/P/A which shows the staging of the subdivision of the subject land.

The agreement will bind the applicant as the owner and shall run with the land so that all successors in title are bound by the agreement. This agreement will be prepared by the applicant, at the applicants cost and to the satisfaction of the responsible authority, and shall be registered on the title in accordance with Section 181 of the Planning and Environment Act 1987."

E. As at the date of this Agreement part of the Subject Land is encumbered by Caveat No. AE466034A. The Caveator has consented to the Owner entering into this Agreement.

F. The parties enter into this Agreement:

F.1 to give effect to the requirements of the Planning Permit and Subdivision Permit; and

F.2 to achieve and advance the objectives of planning in Victoria and the objectives of the Planning Scheme in respect of the Subject Land.

AF202923J
13/07/2007 $97 173

THE PARTIES AGREE

1. DEFINITIONS

In this Agreement the words and expressions set out in this clause have the following meanings unless the context admits otherwise:

Act means the *Planning and Environment Act* 1987.

Agreement means this agreement and any agreement executed by the parties expressed to be supplemental to this agreement.

Endorsed Plan means the plan endorsed with the stamp of Council from time to time as the plan which forms part of the Planning Permit. A copy of the Endorsed Plan is available for inspection at Council offices during normal business hours upon giving the Council reasonable notice.

lot means a lot on the Endorsed Plan.

Mortgagee means the person or persons registered or entitled from time to time to be registered by the Registrar of Titles as Mortgagee of the Subject Land or any part of it.

Owner means the person or persons registered or entitled from time to time to be registered by the Registrar of Titles as proprietor or proprietors of an estate in fee simple of the Subject Land or any part of it and includes a Mortgagee-in-possession.

party or parties means the Owner and Council under this Agreement as appropriate.

Planning Scheme means the East Gippsland Planning Scheme and any other planning scheme that applies to the Subject Land.

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Subject Land means the land situated at 1300 Paynesville Road, Eagle Point being the land referred to in Certificates of Title Volume 9994 Folio 732 and Volume 10064 Folio 121 and any reference to the Subject Land in this Agreement includes any lot created by the subdivision of the Subject Land or any part of it.

AF202923J
13/07/2007 $97 173

2. INTERPRETATION

In this Agreement unless the context admits otherwise:

2.1 The singular includes the plural and vice versa.

2.2 A reference to a gender includes a reference to each other gender.

2.3 A reference to a person includes a reference to a firm, corporation or other corporate body and that person's successors in law.

2.4 If a party consists of more than one person this Agreement binds them jointly and each of them severally.

2.5 A term used in this Agreement has its ordinary meaning unless that term is defined in this Agreement. If a term is not defined in this Agreement and it is defined in the Act it has the meaning as defined in the Act.

2.6 A reference to an Act, Regulation or the Planning Scheme includes any Acts, Regulations or amendments amending, consolidating or replacing the Act, Regulation or Planning Scheme.

2.7 The introductory clauses to this Agreement are and will be deemed to form part of this Agreement.

2.8 The obligations of the Owner under this Agreement, will take effect as separate and several covenants which are annexed to and run at law and equity with the Subject Land provided that if the Subject Land is subdivided, this Agreement must be read and applied so that each subsequent owner of a lot is only responsible for those covenants and obligations which relate to that owner's lot.

3. SPECIFIC OBLIGATIONS OF THE OWNER

3.1 Compliance with other permits

The Owner agrees that regardless of any rights conferred by the Planning Scheme, except with the prior written consent of Council, the Subject Land, or any part of it, must only be subdivided in a manner which depicts a lot layout and title boundaries which are:

3.1.1 generally in accordance with the configuration and layout of the subdivision authorised by planning permit no. 583/2004/P/A (**First Subdivision Permit**) issued by Council and the various conditions included in that planning permit. A copy of the First Subdivision Permit is available for inspection at Council offices during normal business hours upon giving the Council reasonable notice; and

3.1.2 wholly in accordance with the plans from time to time endorsed pursuant to condition 1(b) of the First Subdivision Permit, which shows the required staging of the subdivision authorised by that permit.

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AF202923J
13/07/2007 $97 173

3.2 Development must be to approval of Council

The Owner agrees that if the Subdivision Permit expires after this Agreement commences, the subdivision of the Subject Land must be to the satisfaction of Council.

4. FURTHER OBLIGATIONS OF THE OWNER

4.1 Notice and Registration

The Owner further covenants and agrees that the Owner will bring this Agreement to the attention of all prospective purchasers, lessees, mortgagees, chargees, transferees and assigns.

4.2 Further actions

The Owner further covenants and agrees that:

4.2.1 the Owner will do all things necessary to give effect to this Agreement;

4.2.2 the Owner will consent to Council making application to the Registrar of Titles to make a recording of this Agreement in the Register on the Certificate of Title of the Subject Land in accordance with Section 181 of the Act and do all things necessary to enable Council to do so including signing any further agreement, acknowledgment or document or procuring the consent to this Agreement of any mortgagee or caveator to enable the recording to be made in the Register under that section.

4.3 Council's Costs to be Paid

The Owner further covenants and agrees that the Owner will immediately pay to Council, Council's reasonable costs and expenses (including legal expenses) of and incidental to the preparation, drafting, finalisation, engrossment, execution, registration and enforcement of this Agreement which are and until paid will remain a debt due to Council by the Owner.

5. AGREEMENT UNDER SECTION 173 OF THE ACT

Council and the Owner agree that without limiting or restricting the respective powers to enter into this Agreement and, insofar as it can be so treated, this Agreement is made as a Deed pursuant to Section 173 of the Act, and the obligations of the Owner under this Agreement are obligations to be performed by the Owner as conditions subject to which the Subject Land may be used and developed pursuant to the Planning Permit.

6. OWNER'S WARRANTIES

Without limiting the operation or effect which this Agreement has, the Owner warrants that apart from the Owner and any other person who has consented in writing to this Agreement, no other person has any interest, either legal or equitable, in the Subject Land which may be affected by this Agreement.

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AF202923J
13/07/2007 $97 173

7. SUCCESSORS IN TITLE

Without limiting the operation or effect that this Agreement has, the Owner must ensure that, until such time as a memorandum of this Agreement is registered on the title to the Subject Land, successors in title shall be required to:

7.1 give effect to and do all acts and sign all documents which will require those successors to give effect to this Agreement; and

7.2 execute a deed agreeing to be bound by the terms of this Agreement.

8. GENERAL MATTERS

8.1 Notices

A notice or other communication required or permitted to be served by a party on another party must be in writing and may be served:

8.1.1 by delivering it personally to that party;

8.1.2 by sending it by prepaid post addressed to that party at the address set out in this Agreement or subsequently notified to each party from time to time; or

8.1.3 by sending it by facsimile provided that a communication sent by facsimile shall be confirmed immediately in writing by the sending party by hand delivery or prepaid post.

8.2 Service of Notice

A notice or other communication is deemed served:

8.2.1 if delivered, on the next following business day;

8.2.2 if posted, on the expiration of 7 business days after the date of posting; or

8.2.3 if sent by facsimile, on the next following business day unless the receiving party has requested retransmission before the end of that business day.

8.3 No Waiver

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

8.4 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 must be severed and the other provisions of this Agreement will remain operative.

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AF202923J
13/07/2007 $97 173

8.5 No Fettering of Council's Powers

It is acknowledged and agreed that this Agreement does not fetter or restrict the power or discretion of Council to make any decision or impose any requirements or conditions in connection with the granting of any planning approval or certification of any plans of subdivision applicable to the Subject Land or relating to any use or development of the Subject Land.

9. COMMENCEMENT OF AGREEMENT

Unless otherwise provided in this Agreement, this Agreement commences from the date of this Agreement.

SIGNED, SEALED AND DELIVERED as a Deed by the parties on the date set out at the commencement of this Agreement.

The Common Seal of the East Gippsland Shire Council was hereunto affixed on the 4th day of July 2007, in the presence of:

..... Chief Executive

..... Witness

SIGNED SEALED AND DELIVERED by **ALBERT ROBERT LAURENCE AH YEE** in the presence of:)

..... Witness

SIGNED SEALED AND DELIVERED by **FREDERICK GEORGE AH YEE** in the presence of:)

..... Witness

SIGNED SEALED AND DELIVERED by **CHRISTOPHER JOHN AH YEE** in the presence of:)

..... Witness

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AF202923J
13/07/2007 $97 173

Caveator's Consent

Lakes Resort Development Pty Ltd ACN 120 072 068 as Caveator of registered caveat no. AE466034A consents to the Owner entering into this Agreement.

EXECUTED by LAKES RESORT DEVELOPMENT PTY LTD ACN 120 072 068 by being signed by those persons who are authorised to sign for the company:)

George Kotefski	Director
3/200 TOORAK ROAD	Full name
SOUTH YARRA VIC 3141	Usual address
Tyrone Asa Diskin	Director (or Company Secretary)
7174 Sydney Street, Prahran East 3181	Full name
	Usual address

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Crowther & Sadler Pty. Ltd.
A.B.N. 81 660 442 982
LICENSED SURVEYORS & TOWN PLANNERS

Our ref: 21534

24 August 2026

Statutory Planning Coordinator
East Gippsland Shire Council
Via Planning Portal

Attention: Andrew Bates

Dear Andrew,

Re: Application to Amend Planning Permit 392/2016/P/A
Use and Development of a Residential Village
78 Ashley Street, Paynesville
Land in PC 383997R

Please find enclosed an Application to Amend Planning Permit 392/2016/P/A made pursuant to Section 72 of the *Planning & Environment Act 1987* to introduce additional land and to consider a modified master plan incorporating a revised lot layout, caravan storage area and maintenance shed. Amended plans detailing an additional house type, revised fencing detail, and landscaping across the site form part of this submission.

1. Introduction of additional land

The formal description of the land subject to the above-mentioned Planning Permit has recently changed with the registration of Plan of Consolidation 383997R on 27 July 2026. The Proponents have acquired an additional parcel of land to the northwest of the existing Residential Village, formerly known as 57 Paynesville Road and previously occupied by Riviera Garden Centre.

The subject Application seeks to amend the description of the land to which the Permit applies to reflect this enlarged area, as reflected in the accompanying plan set. Street addressing details updated at the time of consolidation now identify the subject land as 78 Ashley Street, rather than the previous address of 75 Paynesville Road.

This strategic acquisition of this additional land provides increased opportunities for complimentary facilities without removing developable area within the established Residential Village. Frontage to Paynesville Road is increased, with access to Paynesville Road established via an appurtenant carriageway easement known as Hancock Court. Hancock Court is a gravel surface not included on Council's Public Road Register; however, it does benefit from an enlarged crossover with a bitumen seal, together with channelised right and left hand turning lanes from Paynesville Road.

FS 520900

152 Macleod Street
Bairnsdale VIC 3875
PO Box 722
Bairnsdale VIC 3875
Ph. 03 5152 5011
E: contact@crowthersadler.com.au

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Looking west across established access to Hancock Court (Source: Google Earth)

All structures associated with the former Garden Centre use have now been removed from the site, enabling seamless incorporation of this additional land into the evolving Palm Lake facility.

2. Amended lot layout

The Village Masterplan has been updated to incorporate the additional area in the north-east of the site, enabling a number of modifications.

An additional four dwellings are proposed, increasing the total dwelling yield to 199. The inclusion of the additional dwellings will utilise the existing access network, with frontage to Pretty Jane Lane in the west, as outlined in green on the image to the right.



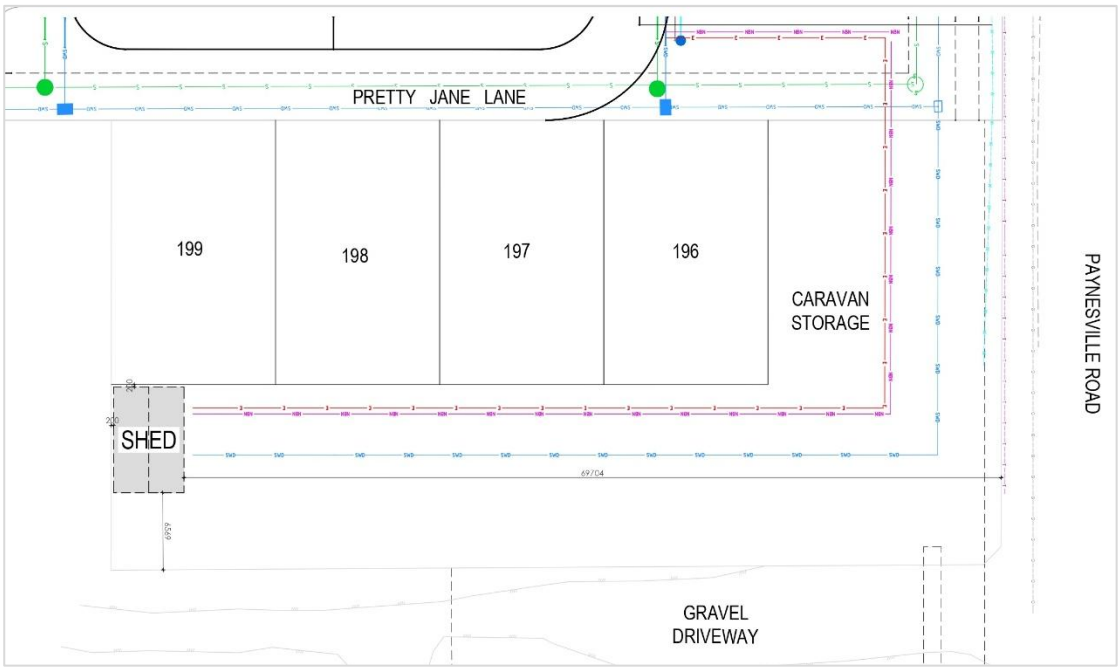
The inclusion of four additional dwellings in close proximity to the Community Centre is considered a positive outcome.

The balance of the recently acquired land will be developed as a secure compound for the storage of Resident's caravans, accessible from Hancock Court. No direct access to the compound from the Village is proposed, avoiding caravans being towed throughout the site. Allocation of the spaces will be managed by Village Management as an additional service, with access to and from the compound only available by prior arrangement with management.

The number of vehicle movements associated with this proposed activity will be markedly less than that associated with the former Garden Centre use, with the expectation that many of the caravans parked within the compound will not be moved for long stretches of time.

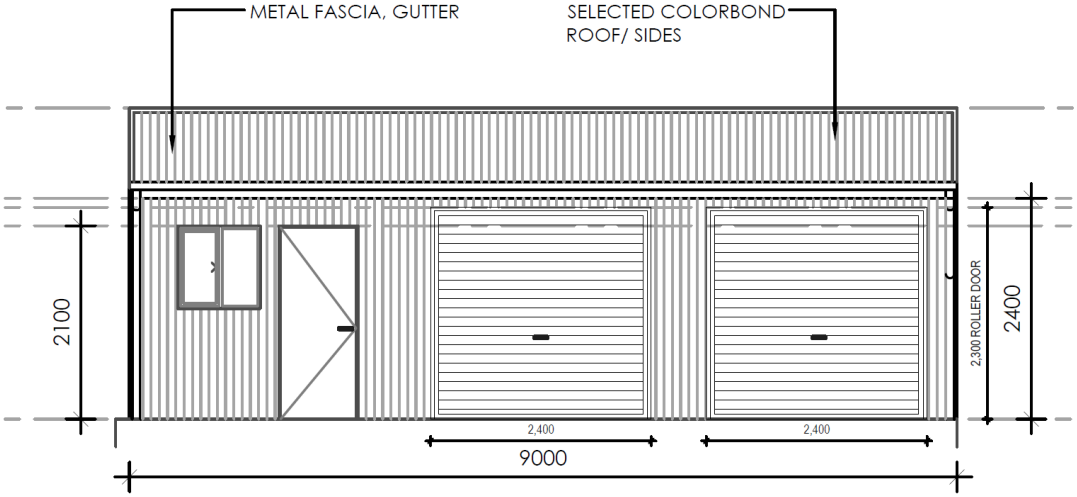
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Extract from Site Plan (Source: Palm Lake Group)

A maintenance shed is proposed to the south of the compound, which will be constructed of colorbond steel on a concrete floor. Two single roller doors are proposed in the eastern elevation, together with a pedestrian access door and window. The remaining three elevations will have solid colorbond walls. With a modest pitch of 15 degrees, the shed will retain a domestic scale and will compliment the adjoining dwellings. The maintenance shed will be connected to existing reticulated services including power, NBN and drainage.



Proposed Maintenance Shed (Source: Palm Lake Group)

4. House Types

The existing approval currently incorporates seven house types including two two-storey designs. The amended proposal now seeks to rationalise this to a total of six house types, all of which will be limited to single storey.

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The revised *Tambo* design is a three-bedroom dwelling with two bathrooms, including ensuite and walk-in-robe to the Master suite, and a double garage. Two façade options are proposed, offering variation in the extent of timber-look aluminium cladding utilised to add emphasis to the dwelling entry, reflecting the contemporary design adopted across the Village.



Façade options for the Tambo (Source: Palm Lake Group)

A revised House Typology Plan (PV-SP-007) has been developed to illustrate the diversity of housing allocation across the Village, with the proposed Tambo design particularly prevalent in the north-east of the site.

The limitation to single-storey form reflects market preferences, whilst also responding to concerns previously raised by adjoining owners, and is considered a substantial improvement to the presentation of the Village.

4. Landscaping

A comprehensive Revised Landscape Package forms part of this submission which includes changes to the Masterplan as described above, whilst also capturing landscaping detail associated with the approves subdivision of 74 Ashley Street (Planning Permit 5.2026.9.1), as well as reflecting approved development associated with the ancillary facilities to the west of the Village entry as approved by Planning Permit 332/2022/P on that part of the site formerly known as 78 Ashley Street.

Prepared by CDA Design Group Pty Ltd, specialists in landscape architecture, the Revised Landscape Package provides all required detail as specified at Condition 7 of the current Planning Permit, with enlargements for specific areas of focus including the entry from Ashley Street, the presentation to Paynesville Road, internal pedestrian links, and improved internal amenities including the Dog Park.

Fencing detail for the entire site is included, with a range of fencing types proposed to reflect the specific activities in designated locations. For example, palisade style fencing is proposed adjoining Paynesville Road to ensure visual permeability, enhancing the site's presentation when viewed from the arterial road.

The package of amended plans forming this submission reflects the refinement of the project as the development matures. Importantly, all of the changes proposed will result in improved development outcomes for adjoining properties and the public realm. There are considered to be no negative impacts on adjoining owners or third parties as a result of the amendments sought, on which basis we would encourage Council to consider whether any further public notification is necessary.

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The amended plans do not seek to create or alter access to a Transport 2 Zone road. Accordingly, the request does not require consideration of the provisions of Clause 52.29 relating to *Land adjacent to the Principal Road Network*.

We understand a statutory fee of $1,537.00 is payable in association with this request, in accordance with Regulation 11 Class 2 of the *Planning & Environment (Fees) Regulations 2016*. We look forward to receiving Council's invoice.

As always, please do not hesitate to contact our office should you have any queries in relation to this matter.

Regards.

KATE YOUNG
Director & Town Planner

Encl: Application to Amend a Planning Permit Form (Via portal)
Copy of Title
Palm Lake Group plan set comprising:
Lot Layout Plan (PV-SP-007 Rev B)
Paynesville House Type Plan (PV-SP-007 Rev D)
Tambo Dwelling Plan (PV-SS-XXX Rev A)
Maintenance Shed (PA-DA-026 Rev A) (2 pages)
CDA Design Group: Revised Landscape Package (9 pages)

For convenience, the enclosed plan set is available via the following link:
21534 Lodgement Plan Set

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LEGEND

TOTAL DWELLINGS = 199

22.5m — TYPICAL LOT

14m

EASEMENT

FOOTPATH

EXISTING TREE TO BE RETAINED

STATUS **FOR ENDORSEMENT**

LOT LAYOUT PLAN
1:2000 @ A3

Palm Lake Works
PH: 07 5552 1300 FAX: 075552 1399
Email: info@palmlake.com.au
Website: www.PalmLakeResort.com.au

Client Name:

Site Address:
LOT 1, PS 921649G
78 ASHLEY STREET
PAYNESVILLE VIC 3880

Sheet Title: **Lot Layout Plan (1-2000)**

PROJECT NORTH

ABN 77915457991 ACN 005277038
SOUTHPORT CENTRAL TOWER 3
LAWSON ST SOUTHPORT QLD 4215
PO BOX 10479 SOUTHPORT BC QLD 4215

DRAWING REFERENCE No.

PV - SP - 007

Design:

Drawn:	SSH	Scale (A3):	As indicated
Date:	01/07/26	Sheet No:	001a

REV	AMENDMENT	DATE	BY
A	AMENDED LAYOUT	07.05.26	SSH
B	ENTRY DETAILS ADDED	01.07.26	SSH

QBCC LIC. No.889799

H/A MEMBER No.

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PRETTY JANE LANE

199

198

197

196

CARAVAN STORAGE

PAYNESVILLE ROAD

200

200

SHED

69704

6569

GRAVEL DRIVEWAY

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LAWSON ST SOUTHPORT QLD 4215
PO BOX 10479 SOUTHPORT BC QLD 4215
PH: 07 5552 1300 FAX: 07 5552 1399
Email: info@palmlake.com.au
Website: www.PalmLakeResort.com.au

DRAWING REFERENCE No.	HOUSE TYPE / VARIATION	DEVELOPMENT NAME	DRAWN
P A - D A - 0 2 6	**MAINTENANCE SHED**	MHE PAYNESVILLE	SSH

REV	COMMENTS	DATE	DRWN
A	DA APPROVAL	30/06/26	SSH

ADDRESS			
LOT:	**1, PS 921649G**		
STREET	78 ASHLEY STREET		
SUBURB	PAYNESVILLE		
P'CODE	3880	STATE	VIC

PROJECT NORTH

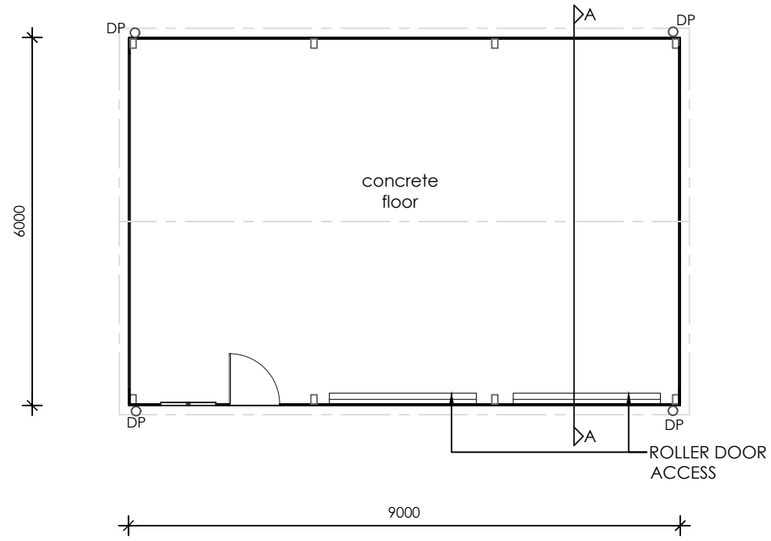
SHEET No. 01/02

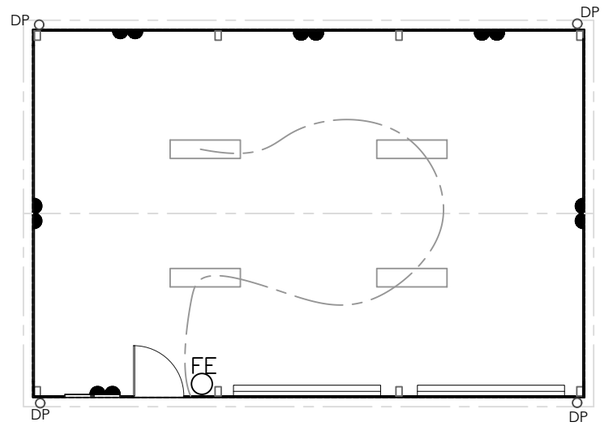
PH: 07 5552 1300 FAX: 07 5552 1399
Email: info@palmlake.com.au
Website: www.PalmLakeResort.com.au

SITE PLAN

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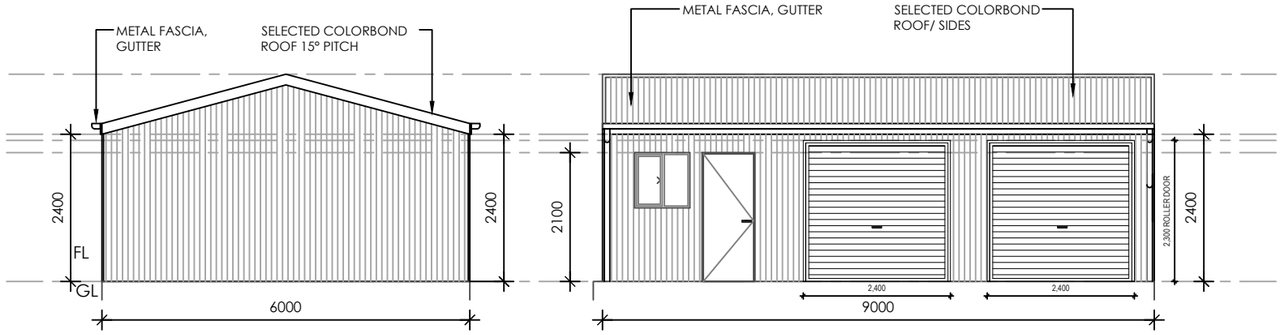
NOTE:
ELECTRICAL AND WATER WATER SUPPLY TO BE AS PER MANUFACTURES RECOMMENDATIONS

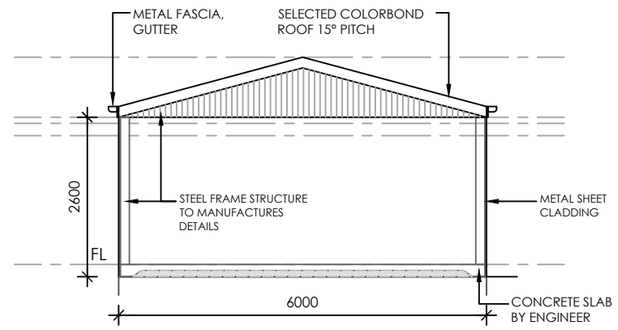
LEGEND

FLUORESCENT LIGHT

DOUBLE POWER POINT (300AFL)

FE FIRE EXTINGUISHER





SCALE 1:100

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LAWSON ST SOUTHPORT QLD 4215
PO BOX 10479 SOUTHPORT BC QLD 4215
PH: 07 5552 1300 FAX: 07 5552 1399
Email: info@palmlake.com.au
Website: www.PalmLakeResort.com.au

DRAWING REFERENCE No.	HOUSE TYPE / VARIATION	DEVELOPMENT NAME	DRAWN
P A - D A - 0 2 6	**MAINTENANCE SHED**	MHE PAYNESVILLE	SSH

REV	COMMENTS	DATE	DRWN
A	DA APPROVAL	30/06/26	SSH

ADDRESS			
LOT:	**1, PS 921649G**		
STREET	78 ASHLEY STREET		
SUBURB	PAYNESVILLE		
P'CODE	3880	STATE	VIC

PROJECT NORTH

SHEET No. 02/02

PH: 07 5552 1300 FAX: 07 5552 1399
Email: info@palmlake.com.au
Website: www.PalmLakeResort.com.au

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PAYNESVILLE HOUSE TYPE LEGEND

NUMBER OF HOUSE TYPES: 6

NUMBER OF LOTS: 199 LOTS

TYPE 1 - AVON	(SINGLE STOREY)
TYPE 2 - THOMSON	(SINGLE STOREY)
TYPE 3 - LATROBE	(SINGLE STOREY)
TYPE 4 - TALBOT	(SINGLE STOREY)
TYPE 5 - MITCHELL	(SINGLE STOREY)
TYPE 6 - TAMBO	(SINGLE STOREY)

FOR ENDORSEMENT PLAN
1:2000 @ A3

Palm Lake Works
PH: 07 5552 1300 FAX: 075552 1399
Email: info@palmlake.com.au
Website: www.PalmLakeResort.com.au

Client Name:

Site Address:
LOT 1, PS 921649G
78 ASHLEY STREET
PAYNESVILLE VIC 3880

Sheet Title: **Endorsement Plan (1-2000)**

PROJECT NORTH

ABN 77915457991 ACN 005277036
SOUTHPORT CENTRAL TOWER 3
LAWSON ST SOUTHPORT QLD 4215
PO BOX 10479 SOUTHPORT BC QLD 4215

DRAWING REFERENCE No.

PV - SP - 007

Design:

Drawn:	SSH	Scale (A3):	As indicated
Date:	01/07/26	Sheet No:	001b

REV	AMENDMENT	DATE	BY
A	UPDATED SITE	15.08.23	LAG
B	UPDATED SITE	20.09.23	LAG
C	UPDATED SITE	07.05.26	SSH
D	ENTRY DETAILS ADDED	13.07.26	SSH

QBCC LIC. No.889799

HIA MEMBER No.

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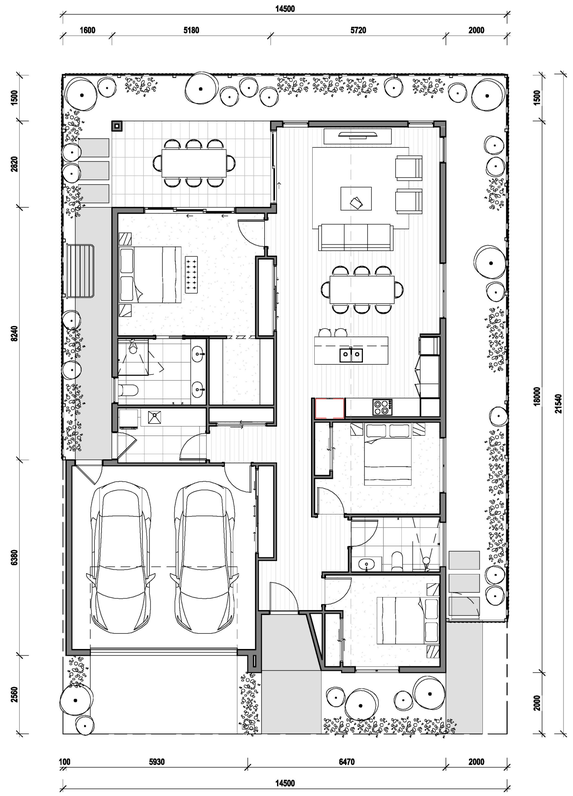
FACADE OPTION 1



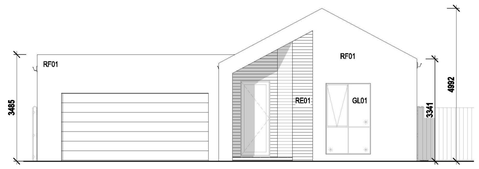
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EXTERNAL MATERIALS

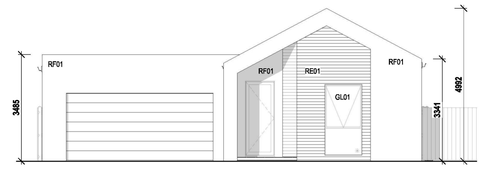
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BR01	BRICKWORK COLOUR: SAND/BUFF/RED/MULTI	
RF01	RENDER FINISH COLOUR: CONCRETE EFFECT - PALE ELEMENTS	
RS01	COLORBOND ROOF SHEET COLOUR: COLORBOND SHALE GREY	
GL01	GLAZED WINDOW CLEAR GLASS	
GL02	GLAZED WINDOW OBSCURE GLASS	
AW01	POWDER COATED FRAMED WINDOW COLOUR: MONUMENT MATTE	
RE01	TIMBER-LOOK ALUMINIUM COLOUR: BLACKBUTT	
FL01	FLASHING/APPLIED FINISH COLOUR: SHALE GREY	
FL02	FLASHING/APPLIED FINISH COLOUR: MONUMENT	



FLOOR PLAN
1 : 100



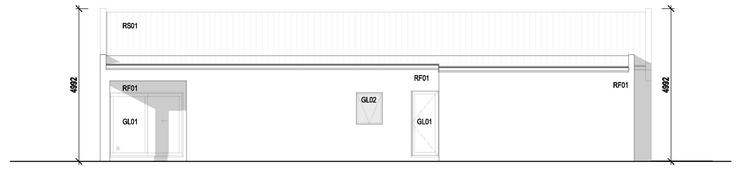
ELEVATION 1 - FRONT OPTION 1
1 : 100



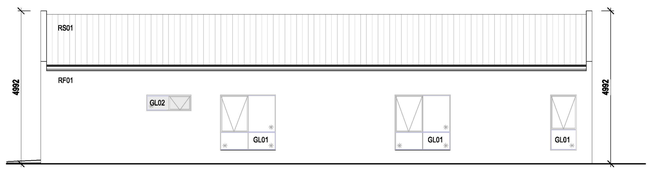
ELEVATION 1 - FRONT OPTION 2
1 : 100



ELEVATION 3 - REAR
1 : 100



ELEVATION 2 - SIDE
1 : 100



ELEVATION 4 - SIDE
1 : 100

Sheet Title: **TYPE 7 TAMBO**

Palm Lake Works
Ph: 07 5592 1300 FAX: 07 5592 1399
Web: www.palmlakehomes.com.au

Client Name:
Site Address:
78 ASHLEY STREET
PAYNESVILLE VIC 3880

PROJECT NORTH

ASN: 72915457991 ACN: 605277036
SOUTHPORT CENTRAL, TOWER 3
LAWSON ST SOUTHPORT QLD 4215
PO BOX 10479 SOUTHPORT BC QLD 4215

DRAWING REFERENCE No.
PV-XX-XXX
Design: TAMBO - SINGLE STOREY
Drawn: RB | Scale (A1): 1 : 100
Date: 04/16/26 | Sheet No: DA

REV	AMENDMENT	DATE	BY
A	TOWN PLANNING SUBMISSION	16/04/2026	RB

QBCC LIC No. 98097099
VIC LICENCE No.

STATUS **FOR ENDORSEMENT**

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TOWN PLANNING ENDORSEMENT

Rev	Date	Description
B	14.08.2026	REVISED COUNCIL ISSUE
A	08.11.2022	RFI RESPONSE
-	16.09.2022	LODGE WITH COUNCIL

75 PAYNESVILLE ROAD, PAYNESVILLE

OVERALL LANDSCAPE SITE PLAN

N

0 5 10 25 50m

Scale: 1:1000 @ A1 size

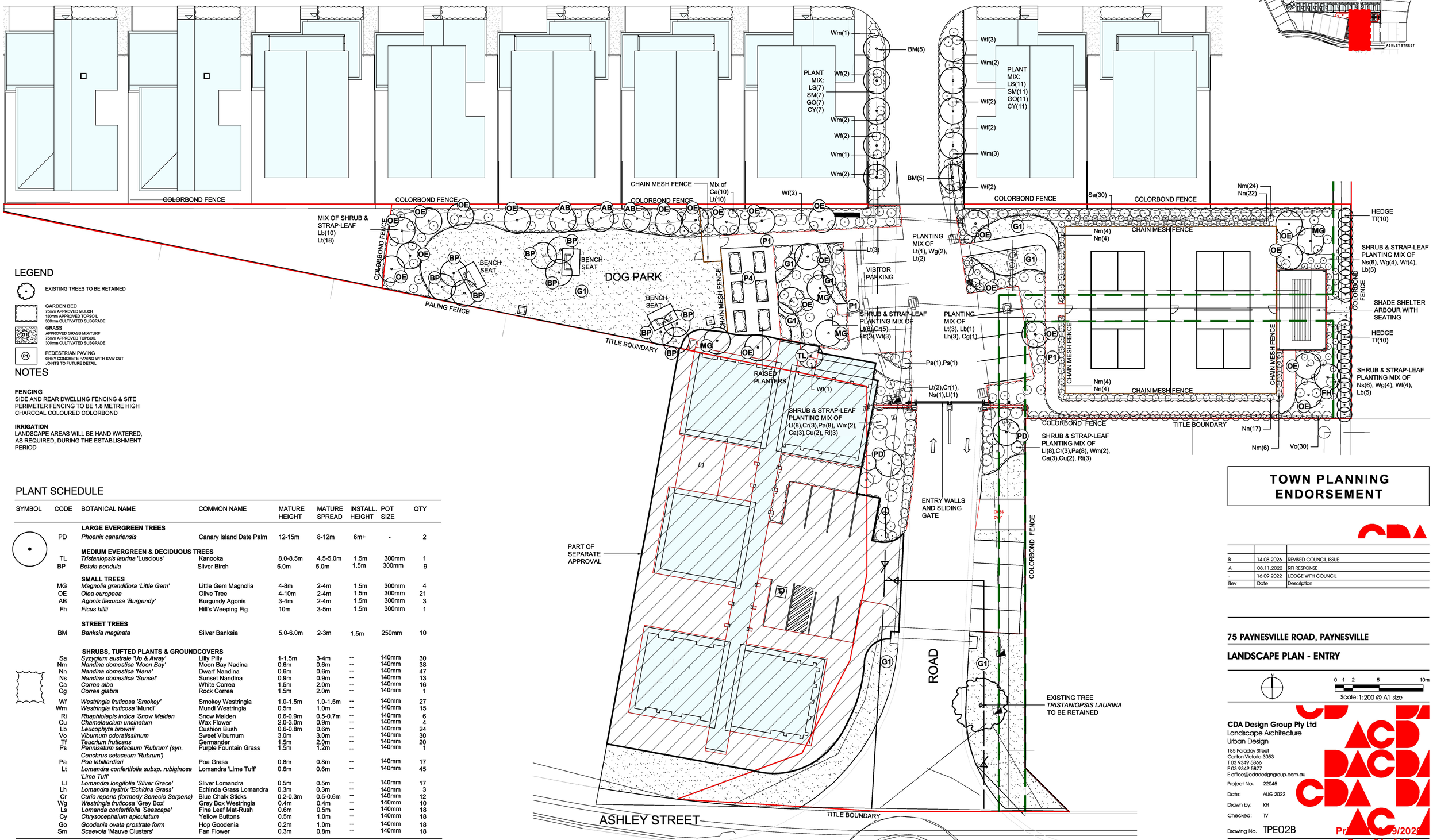
CDA Design Group Pty Ltd
Landscape Architecture
Urban Design
185 Faraday Street
Carlton Victoria 3053
T 03 9349 5866
F 03 9349 5877
E office@cdadesigngroup.com.au

Project No. 22045
Date: AUG 2022
Drawn by: KH/DS
Checked: TV
Drawing No. TPE01B

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Page 30 of 38

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LEGEND

- EXISTING TREES TO BE RETAINED
- GARDEN BED — 75mm APPROVED MULCH, 150mm APPROVED TOPSOIL, 300mm CULTIVATED SUBGRADE
- (G1) GRASS — APPROVED GRASS MIX/TURF, 75mm APPROVED TOPSOIL, 300mm CULTIVATED SUBGRADE
- (P1) PEDESTRIAN PAVING — GREY CONCRETE PAVING WITH SAW CUT JOINTS TO FUTURE DETAIL

NOTES

FENCING
SIDE AND REAR DWELLING FENCING & SITE PERIMETER FENCING TO BE 1.8 METRE HIGH CHARCOAL COLOURED COLORBOND

IRRIGATION
LANDSCAPE AREAS WILL BE HAND WATERED, AS REQUIRED, DURING THE ESTABLISHMENT PERIOD

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	INSTALL. HEIGHT	POT SIZE	QTY
		LARGE EVERGREEN TREES						
	PD	*Phoenix canariensis*	Canary Island Date Palm	12-15m	8-12m	6m+	-	2
		MEDIUM EVERGREEN & DECIDUOUS TREES						
	TL	*Tristaniopsis laurina* 'Luscious'	Kanooka	8.0-8.5m	4.5-5.0m	1.5m	300mm	1
	BP	*Betula pendula*	Sliver Birch	6.0m	5.0m	1.5m	300mm	9
		SMALL TREES						
	MG	*Magnolia grandiflora 'Little Gem'*	Little Gem Magnolia	4-8m	2-4m	1.5m	300mm	4
	OE	*Olea europaea*	Olive Tree	4-10m	2-4m	1.5m	300mm	21
	AB	*Agonis flexuosa 'Burgundy'*	Burgundy Agonis	3-4m	2-4m	1.5m	300mm	3
	Fh	*Ficus hillii*	Hill's Weeping Fig	10m	3-5m	1.5m	300mm	1
		STREET TREES						
	BM	*Banksia maginata*	Silver Banksia	5.0-6.0m	2-3m	1.5m	250mm	10
		SHRUBS, TUFTED PLANTS & GROUNDCOVERS						
	Sa	*Syzygium australe 'Up & Away'*	Lilly Pilly	1-1.5m	3-4m	--	140mm	30
	Nm	*Nandina domestica 'Moon Bay'*	Moon Bay Nadina	0.6m	0.6m	--	140mm	38
	Nn	*Nandina domestica 'Nana'*	Dwarf Nandina	0.6m	0.6m	--	140mm	47
	Ns	*Nandina domestica 'Sunset'*	Sunset Nandina	0.9m	0.9m	--	140mm	13
	Ca	*Correa alba*	White Correa	1.5m	2.0m	--	140mm	16
	Cg	*Correa glabra*	Rock Correa	1.5m	2.0m	--	140mm	1
	Wf	*Westringia fruticosa 'Smokey'*	Smokey Westringia	1.0-1.5m	1.0-1.5m	--	140mm	27
	Wm	*Westringia fruticosa 'Mundi'*	Mundi Westringia	0.5m	1.0m	--	140mm	15
	Ri	*Rhaphiolepis indica 'Snow Maiden*	Snow Maiden	0.6-0.9m	0.5-0.7m	--	140mm	6
	Cu	*Chamelaucium uncinatum*	Wax Flower	2.0-3.0m	0.9m	--	140mm	4
	Lb	*Leucophyta brownii*	Cushion Bush	0.6-0.8m	0.6m	--	140mm	24
	Vo	*Viburnum odoratissimum*	Sweet Viburnum	3.0m	3.0m	--	140mm	30
	Tf	*Teucrium fruticans*	Germander	1.5m	2.0m	--	140mm	20
	Ps	*Pennisetum setaceum 'Rubrum' (syn. Cenchrus setaceum 'Rubrum')*	Purple Fountain Grass	1.5m	1.2m	--	140mm	1
	Pa	*Poa labillardieri*	Poa Grass	0.8m	0.8m	--	140mm	17
	Lt	*Lomandra confertifolia subsp. rubiginosa 'Lime Tuff'*	Lomandra 'Lime Tuff'	0.6m	0.6m	--	140mm	45
	Ll	*Lomandra longifolia 'Sliver Grace'*	Sliver Lomandra	0.5m	0.5m	--	140mm	17
	Lh	*Lomandra hystrix 'Echidna Grass'*	Echinda Grass Lomandra	0.3m	0.3m	--	140mm	3
	Cr	*Curio repens (formerly Senecio Serpens)*	Blue Chalk Sticks	0.2-0.3m	0.5-0.6m	--	140mm	12
	Wg	*Westringia fruticosa 'Grey Box'*	Grey Box Westringia	0.4m	0.4m	--	140mm	10
	Ls	*Lomanda confertifolia 'Seascape'*	Fine Leaf Mat-Rush	0.6m	0.5m	--	140mm	18
	Cy	*Chrysocephalum apiculatum*	Yellow Buttons	0.5m	1.0m	--	140mm	18
	Go	*Goodenia ovata prostrate form*	Hop Goodenia	0.2m	1.0m	--	140mm	18
	Sm	*Scaevola* 'Mauve Clusters'	Fan Flower	0.3m	0.8m	--	140mm	18

TOWN PLANNING ENDORSEMENT

Rev	Date	Description
8	14.08.2026	REVISED COUNCIL ISSUE
A	08.11.2022	RFI RESPONSE
-	16.09.2022	LODGE WITH COUNCIL

75 PAYNESVILLE ROAD, PAYNESVILLE

LANDSCAPE PLAN - ENTRY

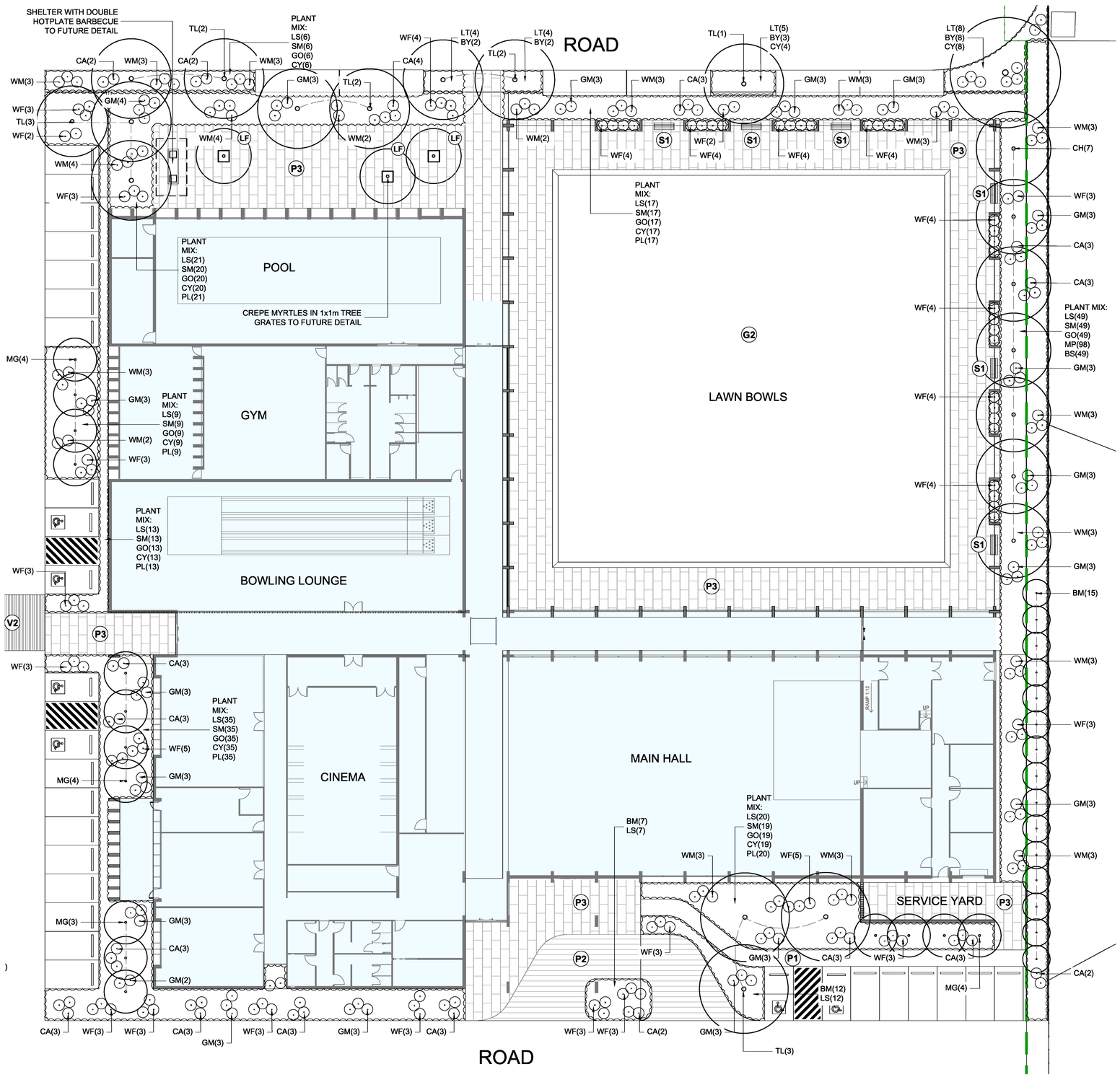
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Project No. 22045
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Checked: IV
Drawing No. TPE02B

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01 PLAN
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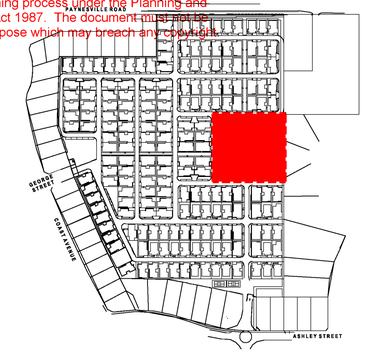
NOTES

FENCING
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IRRIGATION
LANDSCAPE AREAS WILL BE HAND WATERED, AS REQUIRED, DURING THE ESTABLISHMENT PERIOD

LEGEND

- GARDEN BED — 75mm APPROVED MULCH, 150mm APPROVED TOPSOIL, 300mm CULTIVATED SUBGRADE
- G1 — GRASS HYDROSEEDED — APPROVED GRASS MIX/TURF, 75mm APPROVED TOPSOIL, 300mm CULTIVATED SUBGRADE
- G2 — GRASS — SYNTHETIC GRASS
- P1 — PEDESTRIAN PAVING — GREY CONCRETE PAVING WITH SAW CUT JOINTS TO FUTURE DETAIL
- P2 — PEDESTRIAN PAVING — STONE SETT PAVING
- P3 — PEDESTRIAN PAVING — BLUESTONE SLABS



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	INSTALL. HEIGHT	POT SIZE	QTY
		MEDIUM EVERGREEN TREES						
•	LF	*Lagerstroemia fauriei* 'Fantasy'	White Fantasy Crepe Myrtle	8.0-8.5m	6.0m	1.5m	300mm	3
•	CH	*Callistemon* 'Harkness'	Harkness Bottlebrush	6.0m	6.0m	1.5m	300mm	7
•	TL	*Tristaniopsis laurina* 'Luscious'	Kanooka	8.0-8.5m	4.5-5.0m	1.5m	300mm	10
		SMALL EVERGREEN TREES						
•	MG	*Magnolia grandiflora* 'Little Gem'	Little Gem Magnolia	4.0m	2.5m	1.5m	300mm	11
		STREET TREES						
•	BM	*Banksia maginata*	Silver Banksia	5.0-6.0m	2-3m	1.5m	300mm	34
		SHRUBS, TUFTED PLANTS & GROUNDCOVERS						
▭	WF	*Westringia fruticosa* 'Grey Box'	Grey Box Westringia	0.4m	0.4m	--	140mm	87
▭	LS	*Lomanda confertifolia 'Seascape'*	Fine Leaf Mat-Rush	0.6m	0.5m	--	140mm	189
▭	CY	*Chrysocephalum apiculatum*	Yellow Buttons	0.5m	1.0m	--	140mm	131
▭	WM	*Westringia fruticosa* 'Mundi'	Mundi Westringia	0.4m	1.0m	--	140mm	53
▭	CA	*Correa alba* 'Star Showers'	Star Showers White Correa	0.3-0.4m	1.0m	--	140mm	48
▭	GO	*Goodenia ovata prostrate form*	Hop Goodenia	0.3m	1.0m	--	140mm	168
▭	SM	*Scaevola* 'Mauve Clusters'	Fan Flower	1.0-1.5m	1.0m	--	140mm	168
▭	BY	*Brachyscome multifida*	Cut leaf Daisy	0.3m	0.5m	--	140mm	15
▭	MP	*Myoprum parvifolum 'fine leaf'*	Creeping Boobialla	Prostrate	1.5-2.0m	--	140mm	98
▭	BS	*Bursaria spinosa*	Sweet Bursaria	3.5m	2.5m	--	140mm	49
▭	GM	*Grevillea lanigera* 'Mt Tamboritha'	Mt Tamboritha Grevillea	0.3m	1.0m	--	140mm	57
▭	LT	*Lomandra longifolia* 'Tanika'	Tanika Mat Rush	0.3m	0.5m	--	140mm	21
▭	PL	*Poa labillardieri*	Large Tussock Grass	1.0m	1.0m	--	140mm	115

TOWN PLANNING ENDORSEMENT

Rev	Date	Description
-	16.09.2022	LODGE WITH COUNCIL

75 PAYNESVILLE ROAD, PAYNESVILLE

LANDSCAPE PLAN - COMMUNITY CENTRE

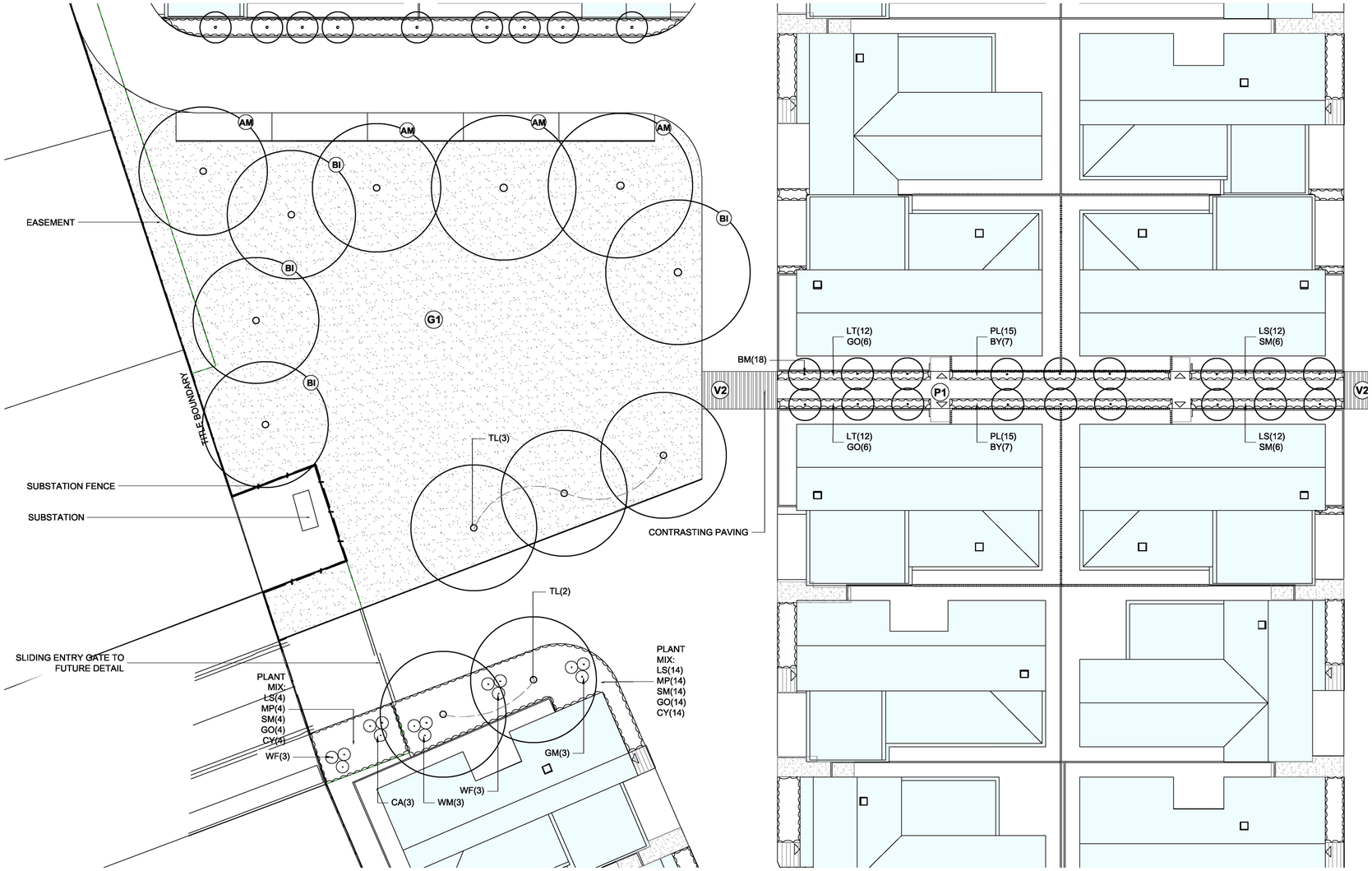
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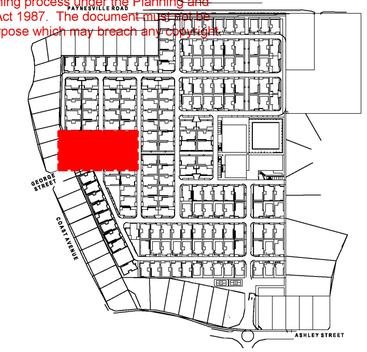
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01 - LOCAL PARK PLAN
Scale 1:200 @ A1



LEGEND

- GARDEN BED
  75mm APPROVED MULCH
  150mm APPROVED TOPSOIL
  300mm CULTIVATED SUBGRADE
- G1 GRASS HYDROSEEDED
  APPROVED GRASS MIX/TURF
  75mm APPROVED TOPSOIL
  300mm CULTIVATED SUBGRADE
- V2 VEHICULAR PAVING
  CHARCOAL COLOURED EXPOSED BASALT AGGREGATE PAVING

NOTES

FENCING
SIDE AND REAR DWELLING FENCING & SITE PERIMETER FENCING TO BE 1.8 METRE HIGH CHARCOAL COLOURED COLORBOND

IRRIGATION
LANDSCAPE AREAS WILL BE HAND WATERED, AS REQUIRED, DURING THE ESTABLISHMENT PERIOD

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	INSTALL. HEIGHT	POT SIZE	QTY
		EVERGREEN TREES						
•	AM	*Acacia melanoxylon*	Blackwood	12-15m	8-12m	1.5m	300mm	4
•	BI	*Banksia integrifolia*	Coastal Banksia	12-15m	8-12m	1.5m	300mm	4
•	TL	*Tristaniopsis laurina* 'Luscious'	Kanooka	8.0-8.5m	4.5-5.0m	1.5m	300mm	5
		STREET TREES						
•	BM	*Banksia maginata*	Silver Banksia	5.0-6.0m	2-3m	1.5m	300mm	18
		SHRUBS, TUFTED PLANTS & GROUNDCOVERS						
	WF	*Westringia fruticosa* 'Grey Box'	Grey Box Westringia	0.4m	0.4m	--	140mm	6
	LS	*Lomanda confertifolia 'Seascape'*	Fine Leaf Mat-Rush	0.6m	0.5m	--	140mm	42
	CY	*Chrysocephalum apiculatum*	Yellow Buttons	0.5m	1.0m	--	140mm	18
	WM	*Westringia fruticosa* 'Mundi'	Mundi Westringia	0.4m	1.0m	--	140mm	3
	CA	*Correa alba* 'Star Showers'	Star Showers White Correa	0.3-0.4m	1.0m	--	140mm	3
	GO	*Goodenia ovata prostrate form*	Hop Goodenia	1.0m	1.0m	--	140mm	30
	SM	*Scaevola* 'Mauve Clusters'	Fan Flower	1.0-1.5m	1.0m	--	140mm	30
	BY	*Brachyscome multifida*	Cut leaf Daisy	0.3m	0.5m	--	140mm	14
	MP	*Myoprum parvifolum 'fine leaf'*	Creeping Boobialla	Prostrate	1.5-2.0m	--	140mm	18
	GM	*Grevillea lanigera* 'Mt Tamboritha'	Mt Tamboritha Grevillea	0.3m	1.0m	--	140mm	3
	LT	*Lomandra longifolia* 'Tanika'	Tanika Mat Rush	0.3m	0.5m	--	140mm	24
	PL	*Poa labillardieri*	Large Tussock Grass	1.0m	1.0m	--	140mm	30

TOWN PLANNING ENDORSEMENT

Rev	Date	Description
-	16.09.2022	LODGE WITH COUNCIL

75 PAYNESVILLE ROAD, PAYNESVILLE

LANDSCAPE PLAN - LOCAL PARK

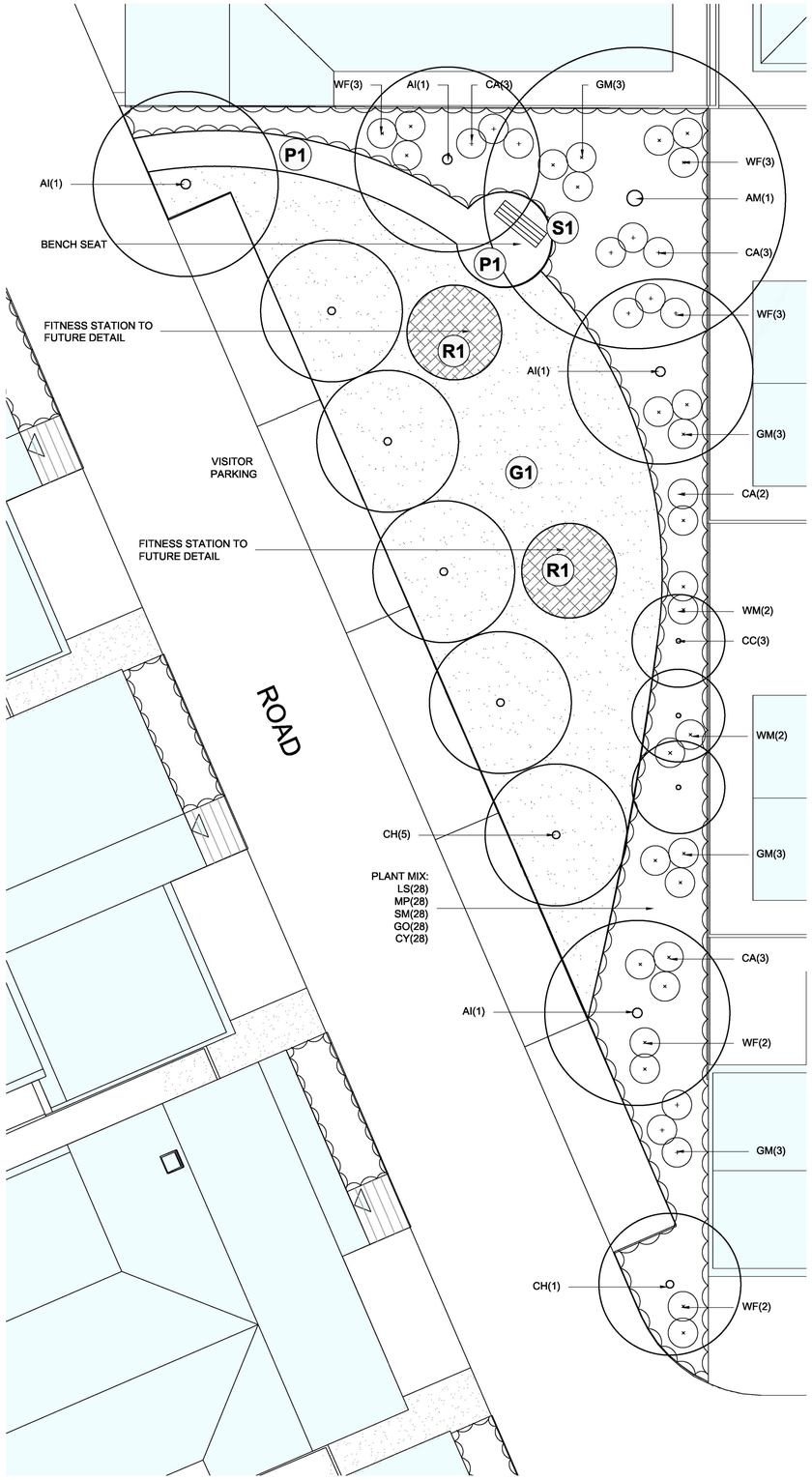
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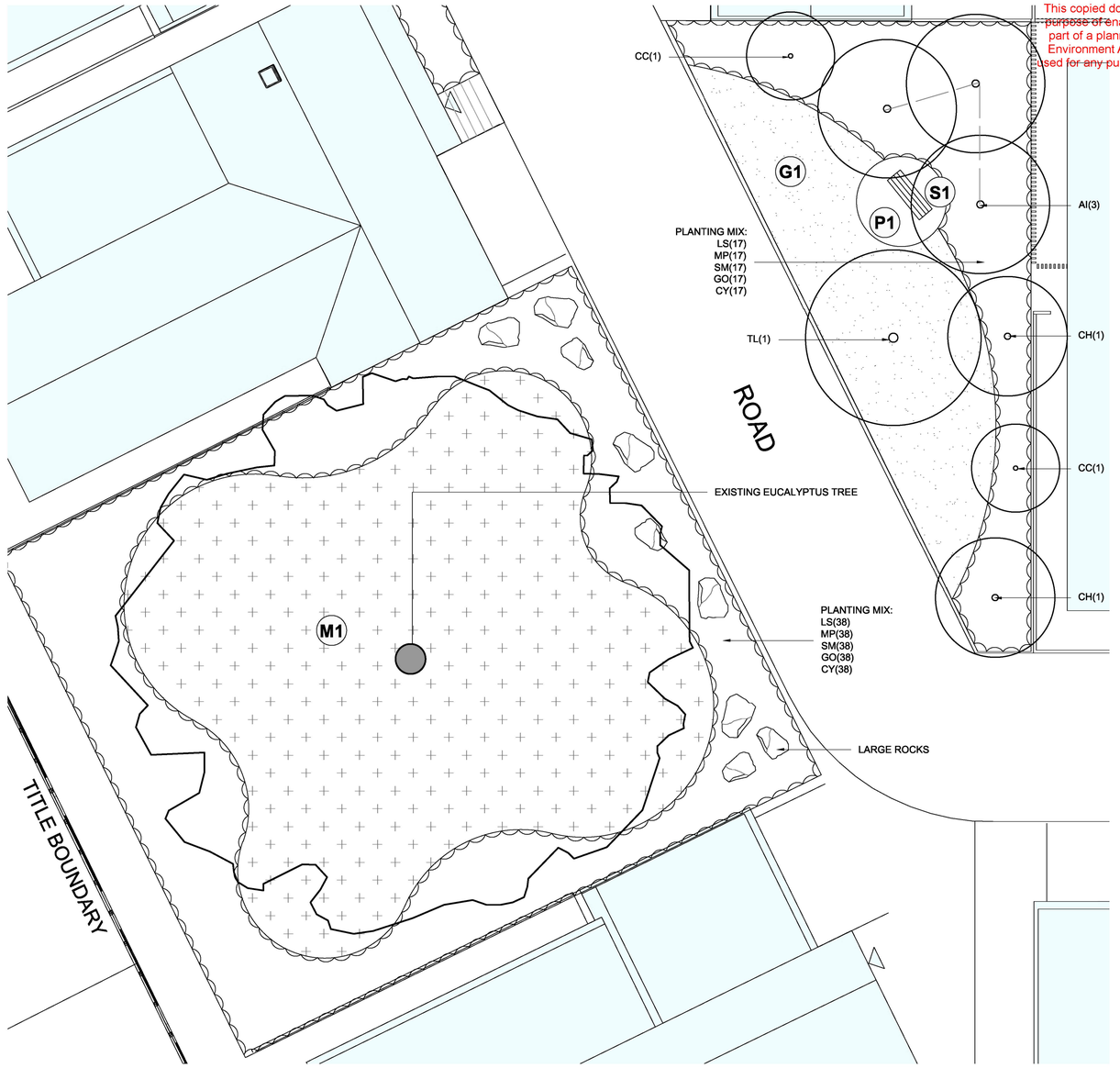
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01 - POCKET PARK 1 - PLAN
Scale 1:100 @ A1



02 - POCKET PARK 2 - PLAN
Scale 1:100 @ A1



LEGEND

- GARDEN BED — 75mm APPROVED MULCH; 150mm APPROVED TOPSOIL; 300mm CULTIVATED SUBGRADE
- G1 — GRASS — APPROVED GRASS MIX/TURF; 75mm APPROVED TOPSOIL; 300mm CULTIVATED SUBGRADE
- M1 — MULCH
- P1 — PEDESTRIAN PAVING — GREY CONCRETE PAVING WITH SAW CUT JOINTS TO FUTURE DETAIL
- R1 — PEDESTRIAN PAVING — RUBBER SOFTFALL
- ROCKS
- S1 — BENCH SEATING

NOTES

FENCING
SIDE AND REAR DWELLING FENCING & SITE PERIMETER FENCING TO BE 1.8 METRE HIGH CHARCOAL COLOURED COLORBOND

IRRIGATION
LANDSCAPE AREAS WILL BE HAND WATERED, AS REQUIRED, DURING THE ESTABLISHMENT PERIOD

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	INSTALL. HEIGHT	POT SIZE	QTY
		EVERGREEN TREES						
	AM	*Acacia melanoxylon*	Blackwood	12-15m	8-12m	1.5m	300mm	1
	AI	*Acacia implexa*	Lightwood	6.0m	4.0m	1.5m	300mm	7
	TL	*Tristaniopsis laurina* 'Luscious'	Kanooka	8.0-8.5m	4.5-5.0m	1.5m	300mm	1
	CH	*Callistemon* 'Harkness'	Harkness Bottlebrush	6.0m	6.0m	1.5m	300mm	8
	CC	*Callistemon citrinus*	Crimson Bottlebrush	4.0-5.0m	2-3m	1.5m	300mm	5
		STREET TREES						
	BM	*Banksia maginata*	Silver Banksia	5.0-6.0m	2-3m	1.5m	300mm	4
		SHRUBS, TUFTED PLANTS & GROUNDCOVERS						
	WF	*Westringia fruticosa* 'Grey Box'	Grey Box Westringia	0.4m	0.4m	--	140mm	13
	LS	*Lomanda confertifolia 'Seascape'*	Fine Leaf Mat-Rush	0.6m	0.5m	--	140mm	83
	CY	*Chrysocephalum apiculatum*	Yellow Buttons	0.5m	1.0m	--	140mm	83
	WM	*Westringia fruticosa* 'Mundi'	Mundi Westringia	0.4m	1.0m	--	140mm	4
	CA	*Correa alba* 'Star Showers'	Star Showers White Correa	0.3-0.4m	1.0m	--	140mm	11
	GO	*Goodenia ovata prostrate form*	Hop Goodenia	1.0m	1.0m	--	140mm	83
	SM	*Scaevola* 'Mauve Clusters'	Fan Flower	1.0-1.5m	1.0m	--	140mm	83
	MP	*Myoprum parvifolum 'fine leaf'*	Creeping Boobialla	Prostrate	1.5-2.0m	--	140mm	83
	GM	*Grevillea lanigera* 'Mt Tamboritha'	Mt Tamboritha Grevillea	0.3m	1.0m	--	140mm	12

TOWN PLANNING ENDORSEMENT

Rev	Date	Description
-	16.09.2022	LODGE WITH COUNCIL

75 PAYNESVILLE ROAD, PAYNESVILLE

LANDSCAPE PLAN - POCKET PARKS

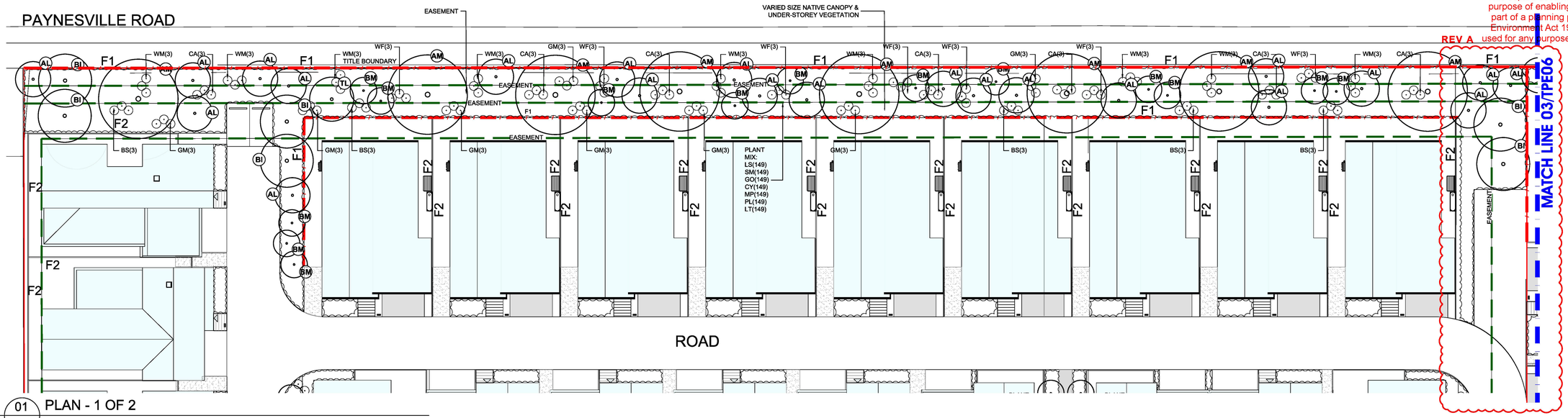
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01 - PLAN - 1 OF 2
Scale 1:250 @ A1

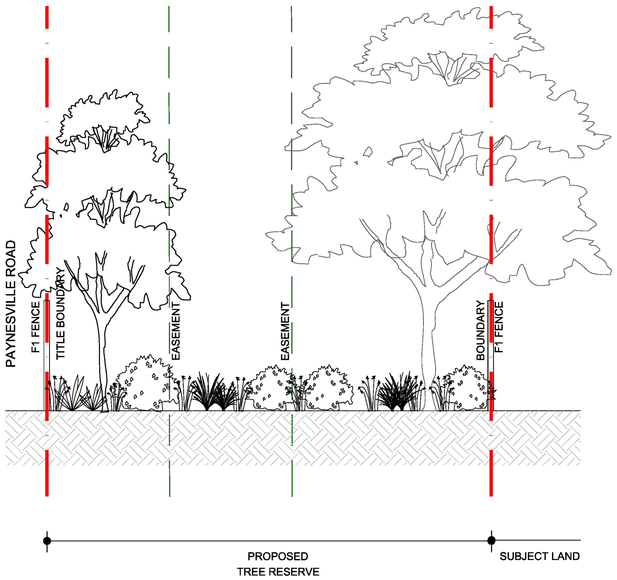
LEGEND

- GARDEN BED — 75mm APPROVED MULCH; 150mm APPROVED TOPSOIL; 300mm CULTIVATED SUBGRADE
- F1 — FENCING TYPE 1 — 1.8m HIGH ALUMINIUM PALISADE FENCE TO FUTURE DETAIL
- F2 — FENCING TYPE 2 — 1.8m HIGH COLORBOND FENCE TO FUTURE DETAIL
- F3 — FENCING TYPE 3 — 1.8m HIGH CHAINMESH FENCE TO FUTURE DETAIL

NOTES

FENCING
SIDE AND REAR DWELLING FENCING & SITE PERIMETER FENCING TO BE 1.8 METRE HIGH CHARCOAL COLOURED COLORBOND

IRRIGATION
LANDSCAPE AREAS WILL BE HAND WATERED, AS REQUIRED, DURING THE ESTABLISHMENT PERIOD

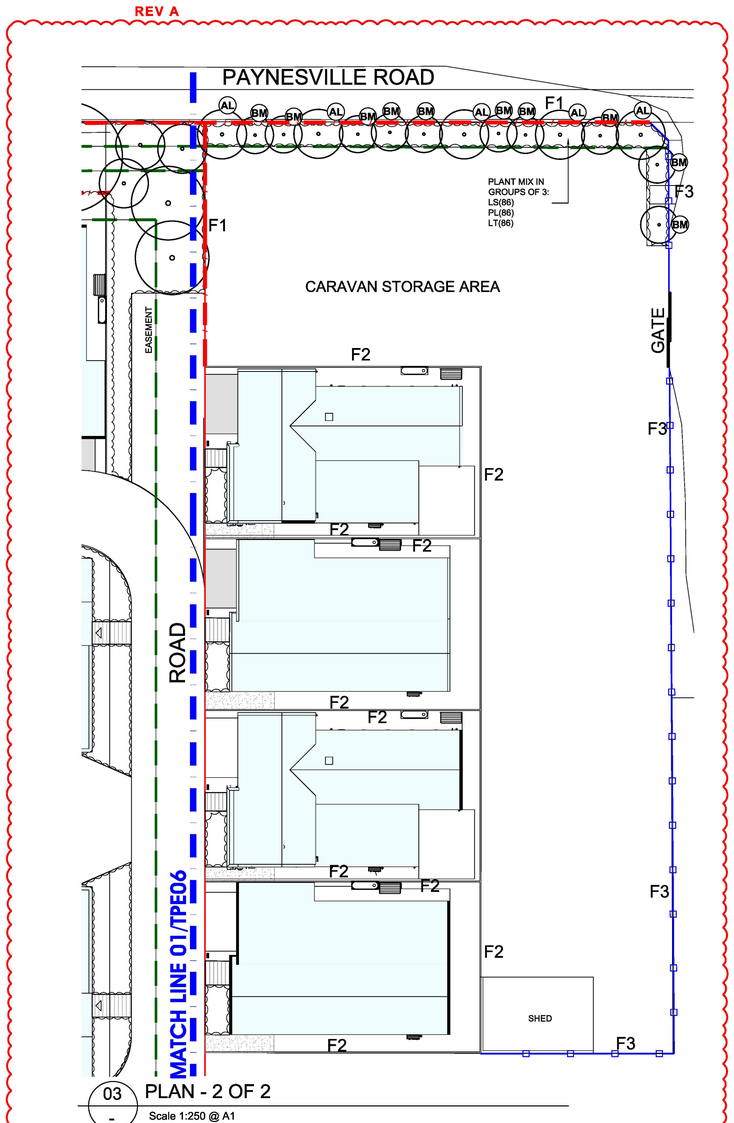


02 - TYPICAL TREE RESERVE CROSS-SECTION
Scale 1:50 @ A1

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	INSTALL. HEIGHT	POT SIZE	QTY	
		LARGE EVERGREEN TREES							
•	AM	*Acacia melanoxylon*	Blackwood	12-15m	8-12m	1.5m	250mm	6	
•	BI	*Banksia integrifolia*	Coastal Banksia	12-15m	8-12m	1.5m	250mm	10	REV A
		MEDIUM EVERGREEN TREES							
	TI	*Tristaniopsis laurina 'Luscious'*	Kanooka	8.0-8.5m	4.5-5.0m	1.5m	300mm	7	
	AL	*Allocasuarina littoralis*	Black She-oak	7.0m	4.0m	1.5m	300mm	26	REV A
	AI	*Acacia implexa*	Lightwood	6.0m	5.0m	1.5m	300mm	0	
		STREET TREES				1.5m	300mm		
	BM	*Banksia maginata*	Silver Banksia	5.0-6.0m	2-3m	1.5m	250mm	12	REV A
		SHRUBS, TUFTED PLANTS & GROUNDCOVERS							
	WF	*Westringia fruticosa* 'Grey Box'	Grey Box Westringia	0.4m	0.4m	--	140mm	21	
	CY	*Chrysocephalum apiculatum*	Yellow Buttons	0.5m	1.0m	--	140mm	149	
	WM	*Westringia fruticosa* 'Mundi'	Mundi Westringia	0.4m	1.0m	--	140mm	27	
	CA	*Correa alba* 'Star Showers'	Star Showers White Correa	0.3-0.4m	1.0m	--	140mm	21	
	GO	*Goodenia ovata prostrate form*	Hop Goodenia	0.2m	1.0m	--	140mm	149	
	SM	*Scaevola* 'Mauve Clusters'	Fan Flower	1.0-1.5m	1.0m	--	140mm	149	
	MP	*Myoprum parvifolium 'fine leaf'*	Creeping Boobialla	Prostrate	1.5-2.0m	--	140mm	149	
	BS	*Bursaria spinosa*	Sweet Bursaria	3.5m	2.5m	--	140mm	15	
	GM	*Grevillea lanigera* 'Mt Tamboritha'	Mt Tamboritha Grevillea	0.3m	1.0m	--	140mm	24	
	LS	*Lomanda confertifolia 'Seascape'*	Fine Leaf Mat-Rush	0.6m	0.5m	--	140mm	235	REV A
	LT	*Lomandra longifolia* 'Tanika'	Tanika Mat Rush	0.3m	0.5m	--	140mm	235	
	PL	*Poa labillardieri*	Large Tussock Grass	1.0m	1.0m	--	140mm	235	

REV A



03 - PLAN - 2 OF 2
Scale 1:250 @ A1

TOWN PLANNING ENDORSEMENT

Rev	Date	Description
A	17.08.2026	REVISED COUNCIL ISSUE
-	16.09.2022	LODGE WITH COUNCIL

75 PAYNESVILLE ROAD, PAYNESVILLE

PAYNESVILLE ROAD TREE RESERVE

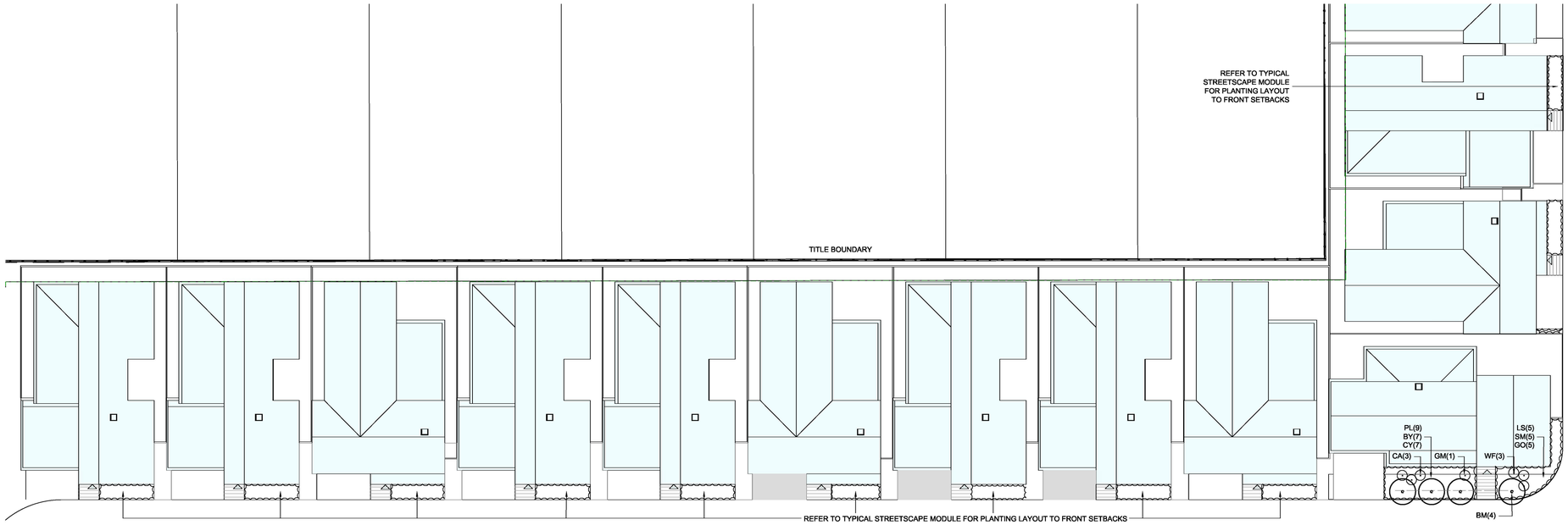
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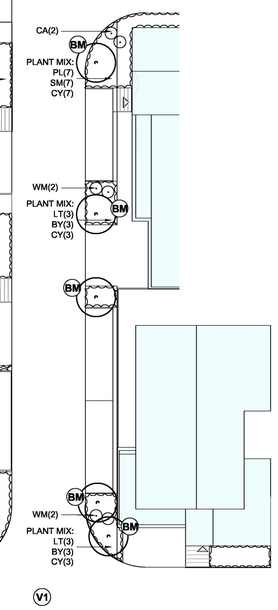
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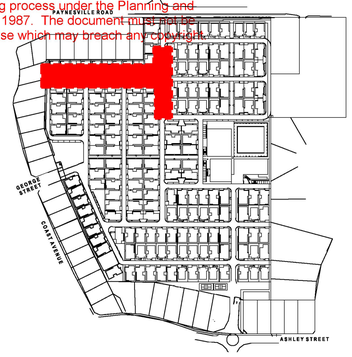
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Drawn by: KH
Checked: TV
Drawing No. TPE06A

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Page 35 of 38

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LEGEND

- GARDEN BED — 75mm APPROVED MULCH; 150mm APPROVED TOPSOIL; 300mm CULTIVATED SUBGRADE
- V1 — VEHICULAR PAVING — CHARCOAL CONCRETE PAVING
- V2 — VEHICULAR PAVING — CHARCOAL COLOURED EXPOSED BASALT AGGREGATE PAVING
- P1 — PEDESTRIAN PAVING — GREY CONCRETE PAVING WITH SAW CUT JOINTS TO FUTURE DETAIL
- P2 — PEDESTRIAN PAVING — EXPOSED AGGREGATE CONCRETE CHARCOAL COLOURED WITH BASALT AGGREGATE
- P4 — PEDESTRIAN PAVING — GRANITIC GRAVEL SOURCED LOCALLY TO FUTURE DETAIL

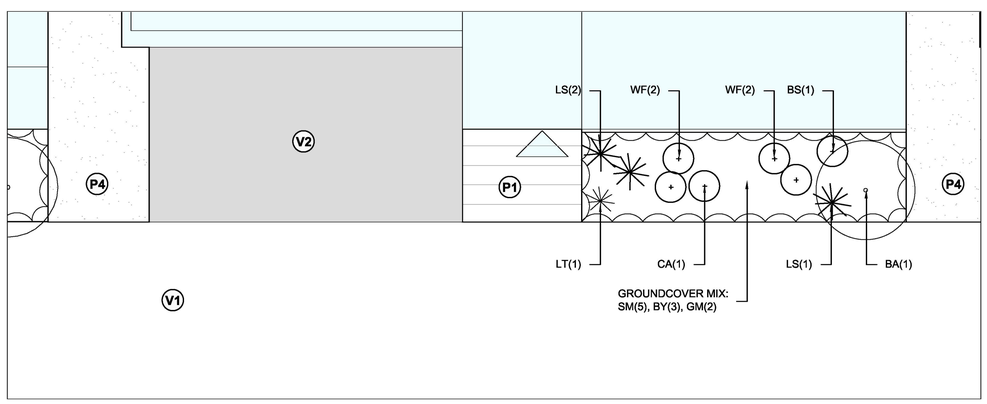
NOTES

FENCING
SIDE AND REAR DWELLING FENCING & SITE PERIMETER FENCING TO BE 1.8 METRE HIGH CHARCOAL COLOURED COLORBOND

IRRIGATION
LANDSCAPE AREAS WILL BE HAND WATERED, AS REQUIRED, DURING THE ESTABLISHMENT PERIOD

PLANT SCHEDULE - STREETSCAPE MODULE (132 UNITS TOTAL)

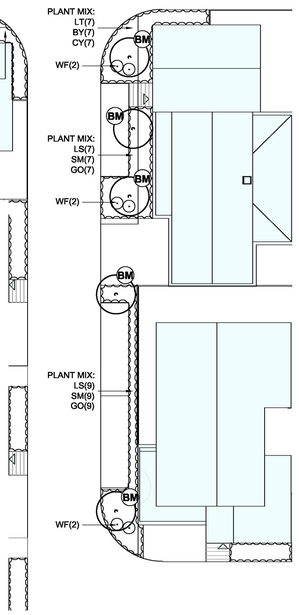
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	INSTALL. HEIGHT	POT SIZE	QTY/ UNIT	QTY TOTAL
		SMALL TREE							
	BA	*Banksia integrifolia* 'Sentinel'	Sentinel Banksia	2.5m	1.0m	750mm	300mm	1	132
		SHRUBS, TUFTED PLANTS & GROUNDCOVERS							
	WF	*Westringia fruticosa* 'Grey Box'	Grey Box Westringia	0.4m	0.4m	--	140mm	4	528
	LS	*Lomanda confertifolia 'Seascape'*	Fine Leaf Mat-Rush	0.6m	0.5m	--	140mm	3	396
	CA	*Correa alba* 'Star Showers'	Star Showers White Correa	0.3-0.4m	1.0m	--	140mm	1	132
	SM	*Scaevola* 'Mauve Clusters'	Fan Flower	1.0-1.5m	1.0m	--	140mm	5	660
	BY	*Brachyscome multifida*	Cut leaf Daisy	0.3m	0.5m	--	140mm	3	396
	BS	*Bursaria spinosa*	Sweet Bursaria	3.5m	2.5m	--	140mm	1	132
	GM	*Grevillea lanigera* 'Mt Tamboritha'	Mt Tamboritha Grevillea	0.3m	1.0m	--	140mm	2	264
	LT	*Lomandra longifolia* 'Tanika'	Tanika Mat Rush	0.3m	0.5m	--	140mm	1	132



01 - TYPICAL STREETSCAPE MODULE
Scale 1:50 @ A1
NOTE - THIS MODULE APPLIES TO ALL FRONT DWELLING FRONT SETBACKS

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	INSTALL. HEIGHT	POT SIZE	QTY
		STREET TREES						
	BM	*Banksia maginata*	Silver Banksia	5.0-6.0m	2-3m	1.5m	300mm	38
		SHRUBS, TUFTED PLANTS & GROUNDCOVERS						
	WF	*Westringia fruticosa* 'Grey Box'	Grey Box Westringia	0.4m	0.4m	--	140mm	27
	LS	*Lomanda confertifolia 'Seascape'*	Fine Leaf Mat-Rush	0.6m	0.5m	--	140mm	51
	CY	*Chrysocephalum apiculatum*	Yellow Buttons	0.5m	1.0m	--	140mm	69
	WM	*Westringia fruticosa* 'Mundi'	Mundi Westringia	0.4m	1.0m	--	140mm	4
	CA	*Correa alba* 'Star Showers'	Star Showers White Correa	0.3-0.4m	1.0m	--	140mm	23
	GO	*Goodenia ovata prostrate form*	Hop Goodenia	1.0m	1.0m	--	140mm	51
	SM	*Scaevola* 'Mauve Clusters'	Fan Flower	1.0-1.5m	1.0m	--	140mm	58
	BY	*Brachyscome multifida*	Cut leaf Daisy	0.3m	0.5m	--	140mm	62
	GM	*Grevillea lanigera* 'Mt Tamboritha'	Mt Tamboritha Grevillea	0.3m	1.0m	--	140mm	7
	LT	*Lomandra longifolia* 'Tanika'	Tanika Mat Rush	0.3m	0.5m	--	140mm	13
	PL	*Poa labillardieri*	Large Tussock Grass	1.0m	1.0m	--	140mm	70



TOWN PLANNING ENDORSEMENT

Rev	Date	Description
-	16.09.2022	LODGE WITH COUNCIL

75 PAYNESVILLE ROAD, PAYNESVILLE

LANDSCAPE PLAN - INTERNAL STREETS 1

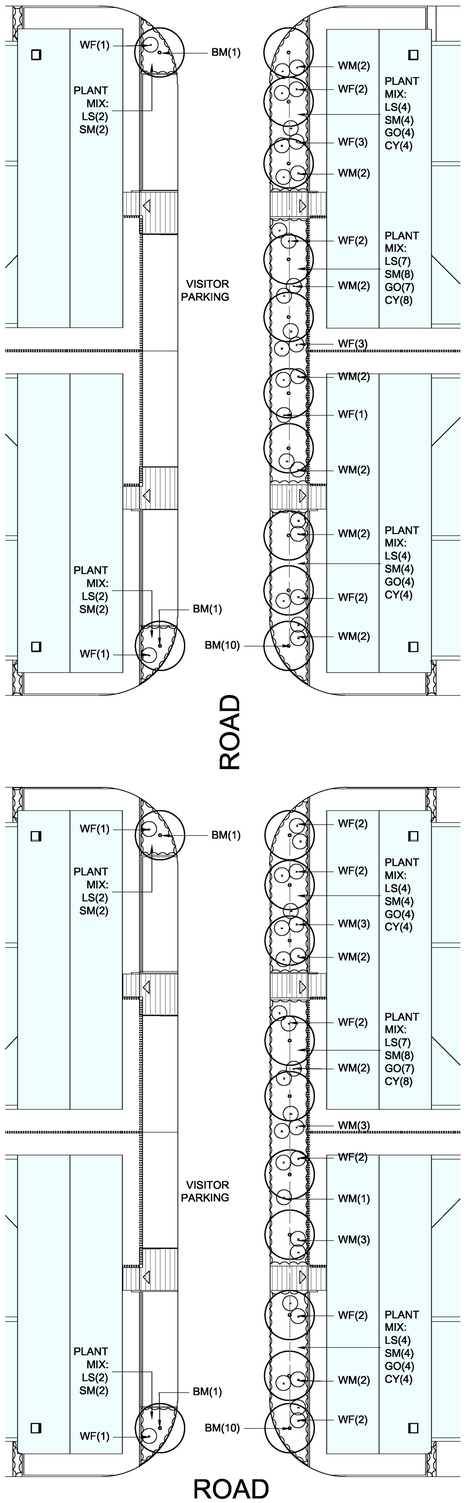
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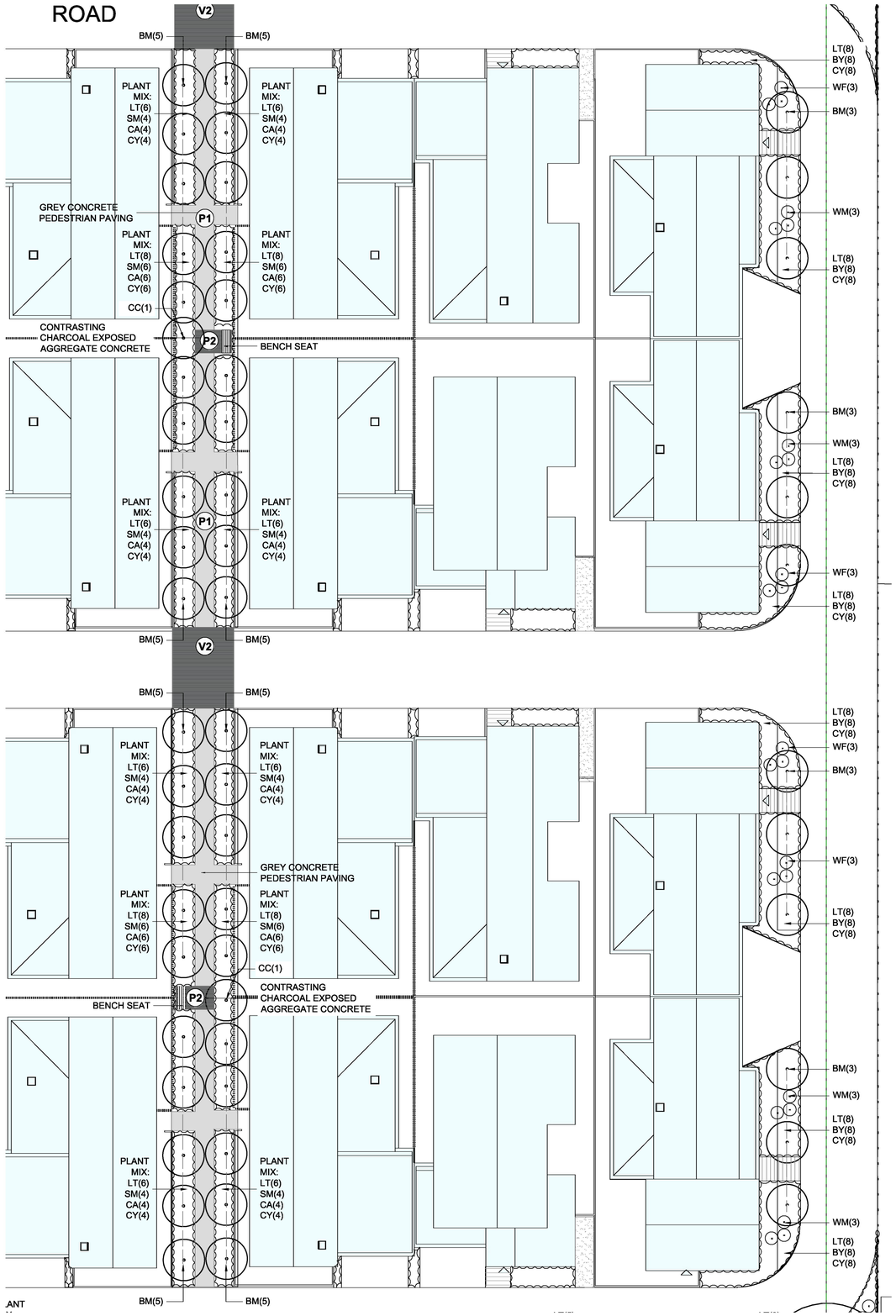
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Checked: TV
Drawing No. TPE07

Printed 29/09/2020

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01 PLAN
\- Scale 1:200 @ A1



02 PLAN
\- Scale 1:200 @ A1

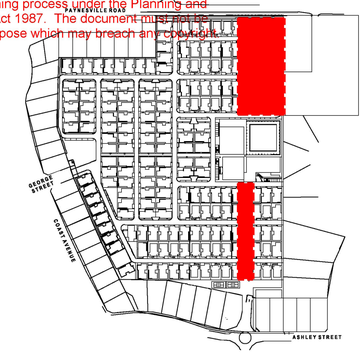
NOTES

FENCING
SIDE AND REAR DWELLING FENCING & SITE PERIMETER FENCING TO BE 1.8 METRE HIGH CHARCOAL COLOURED COLORBOND

IRRIGATION
LANDSCAPE AREAS WILL BE HAND WATERED, AS REQUIRED, DURING THE ESTABLISHMENT PERIOD

LEGEND

- GARDEN BED — 75mm APPROVED MULCH, 150mm APPROVED TOPSOIL, 300mm CULTIVATED SUBSOIL
- V1 — VEHICULAR PAVING — CHARCOAL CONCRETE PAVING
- V2 — VEHICULAR PAVING — CHARCOAL COLOURED EXPOSED BASALT AGGREGATE PAVING
- P1 — PEDESTRIAN PAVING — GREY CONCRETE PAVING WITH SAW CUT JOINTS TO FUTURE DETAIL
- P2 — PEDESTRIAN PAVING — EXPOSED AGGREGATE CONCRETE CHARCOAL COLOURED WITH BASALT AGGREGATE
- P4 — PEDESTRIAN PAVING — GRANITIC GRAVEL SOURCED LOCALLY TO FUTURE DETAIL
- S1 — BENCH SEATING



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	INSTALL. HEIGHT	POT SIZE	QTY
		EVERGREEN TREES						
•	CC	*Tristaniopsis laurina* 'Luscious' / *Callistemon citrinus*	Crimson Bottlebrush	4.0-5.0m	2-3m	1.5m	300mm	2
		STREET TREES						
	BM	*Banksia maginata*	Silver Banksia	5.0-6.0m	2-3m	1.5m	300mm	76
		SHRUBS, TUFTED PLANTS & GROUNDCOVERS						
	WF	*Westringia fruticosa* 'Grey Box'	Grey Box Westringia	0.4m	0.4m	--	140mm	41
	LS	*Lomanda confertifolia 'Seascape'*	Fine Leaf Mat-Rush	0.6m	0.5m	--	140mm	38
	CY	*Chrysocephalum apiculatum*	Yellow Buttons	0.5m	1.0m	--	140mm	152
	WM	*Westringia fruticosa* 'Mundi'	Mundi Westringia	0.4m	1.0m	--	140mm	42
	CA	*Correa alba* 'Star Showers'	Star Showers White Correa	0.3-0.4m	1.0m	--	140mm	56
	GO	*Goodenia ovata prostrate form*	Hop Goodenia	1.0m	1.0m	--	140mm	30
	SM	*Scaevola* 'Mauve Clusters'	Fan Flower	1.0-1.5m	1.0m	--	140mm	96
	BY	*Brachyscome multifida*	Cut leaf Daisy	0.3m	0.5m	--	140mm	64
	LT	*Lomandra longifolia* 'Tanika'	Tanika Mat Rush	0.3m	0.5m	--	140mm	144

TOWN PLANNING ENDORSEMENT

Rev	Date	Description
-	16.09.2022	LODGE WITH COUNCIL

75 PAYNESVILLE ROAD, PAYNESVILLE

LANDSCAPE PLAN - INTERNAL STREETS 2

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Scale: 1:200 @ A1 size

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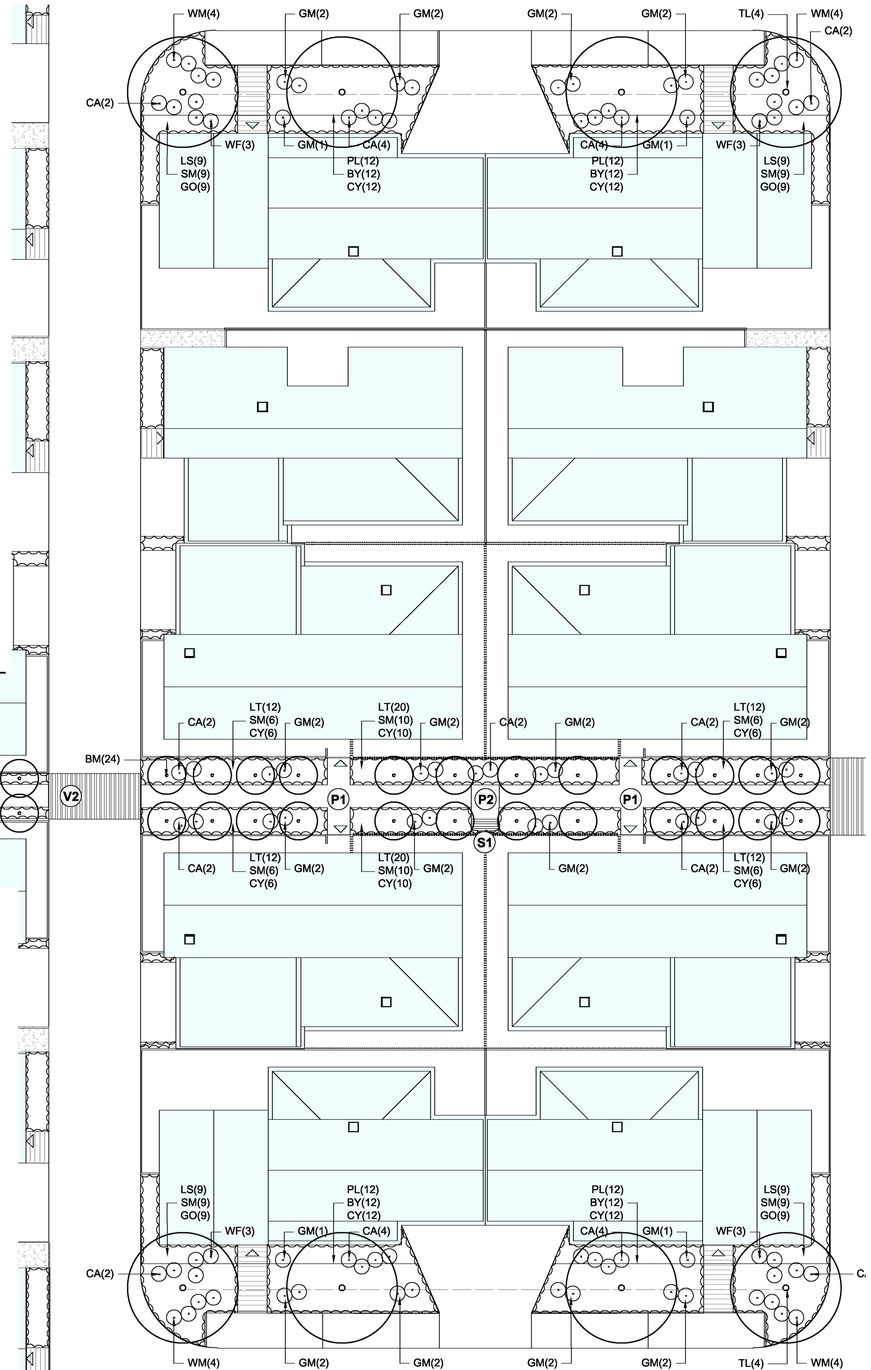
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Checked: TV
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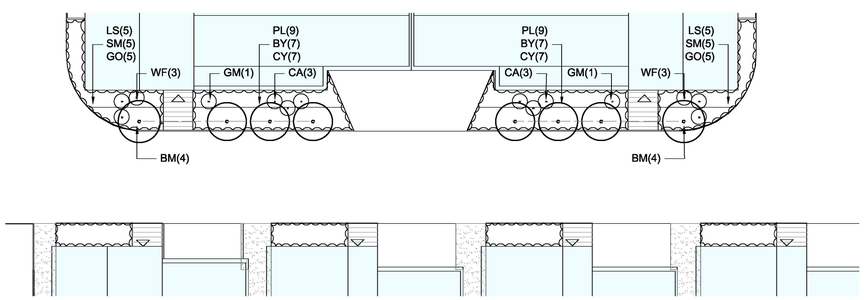
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PLANT SCHEDULE

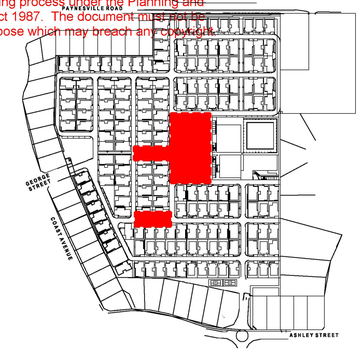
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	INSTALL. HEIGHT	POT SIZE	QTY
		EVERGREEN TREES						
	TL	*Tristaniopsis laurina* 'Luscious'	Kanooka	8.0-8.5m	4.5-5.0m	1.5m	300mm	8
		STREET TREES						
	BM	*Banksia maginata*	Silver Banksia	5.0-6.0m	2-3m	1.5m	300mm	56
		SHRUBS, TUFTED PLANTS & GROUNDCOVERS						
	WF	*Westringia fruticosa* 'Grey Box'	Grey Box Westringia	0.4m	0.4m	--	140mm	18
	LS	*Lomanda confertifolia 'Seascape'*	Fine Leaf Mat-Rush	0.6m	0.5m	--	140mm	70
	CY	*Chrysocephalum apiculatum*	Yellow Buttons	0.5m	1.0m	--	140mm	106
	WM	*Westringia fruticosa* 'Mundi'	Mundi Westringia	0.4m	1.0m	--	140mm	16
	CA	*Correa alba* 'Star Showers'	Star Showers White Correa	0.3-0.4m	1.0m	--	140mm	40
	GO	*Goodenia ovata prostrate form*	Hop Goodenia	1.0m	1.0m	--	140mm	58
	SM	*Scaevola* 'Mauve Clusters'	Fan Flower	1.0-1.5m	1.0m	--	140mm	102
	BY	*Brachyscome multifida*	Cut leaf Daisy	0.3m	0.5m	--	140mm	76
	GM	*Grevillea lanigera* 'Mt Tamboritha'	Mt Tamboritha Grevillea	0.3m	1.0m	--	140mm	38
	LT	*Lomandra longifolia* 'Tanika'	Tanika Mat Rush	0.3m	0.5m	--	140mm	112
	PL	*Poa labillardieri*	Large Tussock Grass	1.0m	1.0m	--	140mm	96





01 PLAN
Scale 1:200 @ A1

02 PLAN
Scale 1:200 @ A1



LEGEND

- GARDEN BED
  75mm APPROVED MULCH
  150mm APPROVED TOPSOIL
  300mm CULTIVATED SUBGRADE
- P1 PEDESTRIAN PAVING
  GREY CONCRETE PAVING WITH SAW CUT JOINTS TO FUTURE DETAIL
- P2 PEDESTRIAN PAVING
  EXPOSED AGGREGATE CONCRETE
  CHARCOAL COLOURED WITH BASALT AGGREGATE
- S1 BENCH SEATING
- V2 VEHICULAR PAVING
  CHARCOAL COLOURED EXPOSED BASALT AGGREGATE PAVING

NOTES

FENCING
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TOWN PLANNING ENDORSEMENT

Rev	Date	Description
-	16.09.2022	LODGE WITH COUNCIL

75 PAYNESVILLE ROAD, PAYNESVILLE

LANDSCAPE PLAN - INTERNAL STREETS 3

N

0 1 2 5 10m
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