Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	**145 Hoyt Street LINDENOW 3865** **Lot: A PS: 737868**
The application is for a permit to:	**Two lot subdivision**
The applicant for the permit is:	**Austec Surveying Consultants Pty Ltd**
The application reference number is:	**5.2023.399.1**
You may look at the application and any documents that support the application on the website of the responsible authority.	**COVID-19 Omnibus (Emergency Measures) Bill 2020 now modifies the requirement of Form 2 so that *Planning documents previously required to be physically available to view at local government offices are now only required to be available for online inspection.***

This can be done anytime by visiting the following website:
https://www.eastgippsland.vic.gov.au/building-and-development/advertised-planning-permit-applications

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 will not decide on the application before:	**Subject to applicant giving notice**

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

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 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 12477 FOLIO 478 Security no : 124109059409S
Produced 13/09/2023 02:00 PM

LAND DESCRIPTION

Lot A on Plan of Subdivision 737868U.
PARENT TITLES :
Volume 10428 Folio 692 Volume 10428 Folio 698
Created by instrument PS737868U 30/05/2023

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE PS737868U FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
PS737868U (B)	PLAN OF SUBDIVISION	Registered	30/05/2023

---END OF REGISTER SEARCH STATEMENT---

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

Street Address: 145 HOYT STREET LINDENOW VIC 3865

ADMINISTRATIVE NOTICES

NIL

eCT Control 21210T WARREN GRAHAM AND MURPHY PTY LTD
Effective from 30/05/2023

DOCUMENT END

AUSTEC SURVEYING Bruce Bowden LS
ABN 58703397201
TITLE & ENGINEERING SURVEYORS ▲ LAND DEVELOPMENT CONSULTANTS

Planning Report / Site Analysis
2 Lot Subdivision, at 145 Hoyt Street, Lindenow for David McKerrell

1. Purpose of the Application

The purpose of this application is for a 2 lot subdivision of Lots A PS737868U in the LDRZ in accordance with the attached Plans.

2. Site Analysis

Locality

Refer to the Zoning Plan, Map 28 to identify the locality and Zoning of the site at 145 Hoyt Street, Lindenow.

The Site

- This land is a vacant (no housing) paddock at the west end of Hoyt Street, Lindenow.
- Refer to the site photos for existing conditions.

Centre of site in Hoyt Street looking south

- The site has an area of 1.744ha.
- The land is gently undulating and slopes in a northerly direction to Hoyt Street.
- It is a sandy silty site, without reticulated sewerage.
- Power is available in Hoyt Street to service these 2 lots.
- There is no native vegetation in the Hoyt Street frontage.

Principal: BRUCE BOWDEN B App Sc (SURV) LS
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Looking west along Hoyt Street

- Refer to Proposed Subdivision plan.
- The Proposed Subdivision Plan shows contours, vegetation, proposed building and effluent disposal envelopes, and location of the proposed access.

3. Design Response

- There are no geophysical restrictions on the layout.
- Proposed building sites all enjoy the sunny northern slope.
- A Land Capability Assessment by Gamcorp was prepared previously and is attached and details how the site is suitable and can contain all effluent on site for the LDRZ land.
- Building and effluent disposal envelopes are shown on our Plan.
- Adjoining land that could be developed will not be compromised by this proposal.

4. "Decision Guidelines"

- The area Zoned LDRZ is recognised as being suitable for this style of subdivision and compatible with the SPPF.
- Again this proposal is supported in general terms within the LPPF of the Planning Scheme.

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- No vegetation will be lost with this proposal including the proposed access.
- The site is well drained with services of power, and telephone available.
- The LCA report indicates that the proposed subdivision is capable of containing all normal effluent.
- Standard C22 of Clause 56.07-1 will be satisfied by providing connection to reticulated water.
- Standard C23 is not currently a mandatory requirement of the Water Authority.
- Standard C24 can be met by compliance with the LCA Report.
- Standard C25 is barely applicable to this subdivision. No significant run-off will be generated.

5. ZONING OVERLAYS Map 28 No overlays

6. Conclusion

This is a 2 lot subdivision that accords with the Planning provisions and we request be approved accordingly.

Attachments

1. Proposed Subdivision Plan
2. Planning Application
3. Title text
4. LCA from Gamcorp
5. East Gippsland Shire Planning Scheme Maps Zoning

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LAND CAPABILITY ASSESSMENT FOR ONSITE DOMESTIC WASTEWATER MANAGEMENT

PROPOSED 5 LOT SUBDIVISION
145 HOYT STREET
LINDENOW
FOR DAVID McKERRELL
Report No.25382

1. Introduction

Gamcorp Pty Ltd were engaged to undertake a Land Capability Assessment (LCA) for a proposed 5 lot subdivision at 145 Hoyt Street, Lindenow. The field investigation and report have been undertaken and prepared by suitably experienced staff.

The report will accompany an application to the East Gippsland Shire Council for a planning application for the proposed subdivision and will look at the capability of each lot to treat wastewater from the possible residence on each allotment. This document provides information about the site and soil conditions. It also provides a detailed LCA for the proposed subdivision and includes a conceptual design for a suitable on-site wastewater management system, including recommendations for monitoring and management requirements.

The site is located at Lindenow about 2km from the Mitchell River and about 500m from the Mitchell River Flats. Access to lots 1 – 4 is from Hoyt Street and to lot 5 from Lindenow-Glenaladale Road. The land is relatively flat for lots 1 – 4 with falls of about 1 in 20 to the south for lot 5. The soils are silt and sandy silt with no clay content at the depths sampled, these soil conditions are suitable for on-site disposal of waste water.

We provide a couple of options for wastewater disposal, but generally the site is suitable for the use of a septic tank and sub-soil irrigation lines.

2. Description of the Development

Table 1 Site Description

Site Address:	145 Hoyt Street, Lindenow Victoria
Owner/Developer:	David & Sue McKerrell
Postal Address:	"Wendemar" Lindenow 3865
Contact:	Andrew Powell 51530477
Council Area:	East Gippsland Shire Council
Zoning:	Low Density Residential Zone LDRZ and partial area covered by erosion management overlay EMO.
Allotment Size:	Varies from 4000sq.m to 8.6Ha.
Domestic Water supply:	Onsite roof water collection – no reticulated supply available or likely to be provided in the short to medium term future.
Anticipated wastewater load:	One 4 bedroom residence per allotment, allowing for 4+1 we get a total of 5 persons for the proposed residence. Design wastewater load is 115L/person/day, therefore total design load = 575L/day. This design load is sourced from AS/NZ 1547:2000 pg 141. Households with standard water reduction fixtures adopted.
Availability of Sewer:	The area is unsewered and unlikely to be sewered in the short to medium term future.

3. Site Key Features

Andrew Powell undertook site investigation on the 14th August 2013. A range of site features were assessed in terms of the degree of limitation they present for a range of onsite management systems. Reference is made to the rating scale described in Table 1 of EPA (2003a). As a guide, remedial measures should be considered whenever ratings 3, 4, or 5 occur and this might involve land improvement works, soil amelioration or simply adoption of higher-level technologies to ensure environmental protection. Table 3 summarises the key features in relation to effluent management at the site. The site is not in a special water supply catchment area. The site experiences negligible stormwater run-on from Hoyts Street to the north. There is no evidence of a shallow water table or other significant constraints and the risk of effluent transport offsite is low.

Figure 1 provides a site plan describing the location of the proposed development works, wastewater management system components and physical site features.

Land Capability Features

Climate	The site has a Mediterranean climate with maximum temperatures and minimum rainfall in summer. Information from the Department of Primary Industries website (www.dpi.vic.gov.au, Victorian Resources Online East Gippsland homepage, indicates that rainfall can be variable throughout the year. The site experiences an average annual rainfall of 643.6mm/yr (Bairnsdale Airport Station – site No. 085279) and an average of 41 rain days per year. Average annual pan evaporation is taken as 1400mm
Exposure	The site is well cleared, and has the site has an southerly aspect and has high sun and wind exposure.
Vegetation	The site is relatively clear but has a good grass cover. There are a few trees on the site.
Landform	The site is located on the top of a hill with good falls available away from disposal site. The area set aside for the LAA is well above flood level.
Slope	Any site set aside for effluent treatment would be relatively flat with maximum slopes on the site of about 1 in 20.
Fill	Natural soil profiles were observed throughout the site
Rocks and Rock Outcrops	No surface rocks or outcrop evident at the site.
Erosion Potential	No evidence of sheet or rill erosion. The erosion hazard is low.
Surface Water	The site is reasonably drained and despite well above average rainfalls no evidence of surface water was visible.
Flood Potential	Information from the East Gippsland Shire Council indicates that the house site and area available for application of treated effluent lies above the 1:100 year flood level.
Stormwater Run on and Upslope Seepage	Any proposed house sites and proposed effluent management areas are expected to receive only minor stormwater run-on. There is no evidence of groundwater seepage, soaks or springs nearby.
Groundwater	There are no signs of shallow groundwater tables above 1.5m depth. There is no use of groundwater for domestic purposes within 250m of the proposed effluent management area.
Site Drainage and Subsurface Drainage	The site experiences negligible stormwater run-on and has a minor runoff hazard. There are no visible signs of surface dampness, spring activity or hydrophilic vegetation in the preferred effluent management area, or elsewhere nearby. Seasonable water logging may occur as soils where damp at around 1m in depth. This seasonal water logging could limit percolation of effluent through the soil profile.
Recommended Buffer Distances	All buffer distances recommended in Table 4.6 of EPA (2003b) are achievable and do not significantly limit siting of the LAA in this case.
Available Land Application Area	Considering all site constraints and the buffers mentioned above the site has ample land that is suitable and available for land application of treated effluent.

4. Soil Assessment and Constraints

The site's soils have been assessed for their suitability for onsite wastewater management by a combination of soil survey and desktop review of published soil survey information as outlined below.

Published Soils Information

Natural Resources and Environment produce geological maps scale 1:250,000. From the Bairnsdale map we find that the natural soils are from the Quaternary Derivation and they should consist of sand, silt, gravel and clay.

Soil Survey and Analysis

A soil survey was carried out at the site to determine suitability for application of treated effluent. Subsoil investigations were conducted at two locations, these locations are shown on figure 1. The bore logs of these are shown in appendix 1. The soil types in both bores were very consistent and minimal variation would be expected on the site.

Soils encountered were fine silty loam topsoil overlying a sandy silt. The soil conditions were damp becoming slightly damper with depth, although significant rainfall has occurred in the months preceeding this site investigation.

Soils have been classified as category 4 refer (AS/NZ1547:2000).
Design irrigation rate (DIR mm/day) : 10

5. Land Capability Assessment Matrix

The land Capability Assessment Matrix has been developed for the whole site, but using soils in the vicinity of the building envelope.

Table 5.1 Land Capability Assessment Matrix

Land Features	Land Capability Class Rating					Site Rating
	Very Good(1)	**Good(2)**	**Fair(3)**	**Poor(4)**	**Very Poor(5)**	
General Characteristics						
Site Drainage	No visible signs of dampness	Moist soil, but no standing water in soil pit		Visible signs of dampness, such as moisture tolerant plants	Water ponding on surface	**2**
Runoff	None	Low	Moderate	High, need for diversionary structures	Very high, diversion not practical	**2**
Flood Levels	Never		<1 in 100	>1 in 100 and <1 in 20	<1 in 20	**1**
Proximity to watercourses	>60m				<60m	**1**
Slope%	0-2	2-8	8-12	12-20	>20	**2**

Landslip	No actual or potential failure		Low potential for failure	High potential for failure	Present or past failure	**1**
Groundwater (seasonal watertable depth(m))	>5	5-2.5	2.5-2.0	2.0-1.5	<1.5	**1**
Rock outcrop (% of land surface containing rocks >200mm)	0	<10%	10-20%	20-50%	>50%	**1**
Erosion potential	No erosion potential	Minor	Moderate	High	Severe erosion potential	**1**
Exposure	High sun and wind exposure		Moderate	Low sun and wind exposure		**1**
Landform	Hill crests, convex side slopes and plains		Concave sideslopes and footslopes		Floodplains and incised channels	**1**
Vegetation type	Turf or pasture				Dense forest with little undergrowth	**1**
Average Rainfall (mm/year)	<450	450-650	650-750	750-1000	>1000	**3**
Pan Evaporation (mm/yr)	<1500	1250-1500	1000-1250		<1000	**2**

Soil profile charecteristics

Soil permeability category	2 and 3	4		5	1 and 6	**2**
Profile depth	>2m	1.5m-2m	1.5m-1m	1.0m-0.5m	<0.5m	**2**
Presence of mottling	None				Extensive	**1**
Coarse fragments (%)	<10	10-20	20-40		>40	**3**
pH	6-8		4.5-6		<4.5, >8	Not measured
Emerson aggregate	4 ,6 ,8	5	7	2, 3	1	**1**
Electrical conductivity (ECe)(dS/m)	<0.3	0.3-0.8	0.8-2	2-4	>4	Not measured
Sodicity ESP%	<3		6-8	8-14	>14	**3**

6. Total Volume & Restrictions

Total wastewater volume from Subdivision

Total wastewater from the proposed subdivision is considered low. With a minimum lot size of 4000sq.m and favourable soil conditions it is considered the additional load of a new residences will not cause any problems with the sites ability to treat on-site waste.

It is assumed that a maximum of a 4 bedroom will be constructed on each of the new allotments thus giving a total wastewater volume of 575L/day for each allotment.

Buffer Distances

Buffer distances from LAAs are required to help prevent human contact, maintain public amenity and protect sensitive environments. Council generally adopts the following nominal buffers, described in EPA Vic (2003b):

20 metres from potable and non-potable groundwater bores;

60 metres from watercourses that are non-potable; and

100 metres from watercourses in a potable water supply catchment.

6 metres if area up-gradient and 3 metres if area down-gradient of property boundaries, swimming pools and buildings.

All nominal buffers are achievable.

7. Discussion

Suitable & Limiting Factors for On-site Wastewater Disposal

Whilst the physical, geomorphological and hydrological aspects of the subject land are favourable for on-site management of domestic wastewater, the closeness of the existing dam presents a limitation in terms of the capacity to comply with AS/NZS 1547:2000 On-site Domestic Wastewater management in relation to potential detrimental environmental or human health impacts.

The appropriateness of disposing domestic wastewater on-site should therefore be determined based on these limiting factors.

Limiting Factors	Discussion	Options for Overcoming Limitations
Location of future proposed residence in relation to the existing dam.	Set back distances to effluent disposal area can be maintained at greater than 60m with the effluent disposal area to be placed near the west boundary on Lot 3.	Effluent disposal lines to be west of the future residence on lot 3.

Options for Effluent Disposal

Although the existing dam is relatively close to the proposed residence, minimum setbacks are achievable, suitable site and soil conditions allow for treatment via standard septic tank and absorption trenches.

Septic Tank and Absorption Trenches

Refer to septic tank certificate of approval size of septic tank required is 3500L per allotment.

Based on the loading of 575l/day length of 500mm wide absorption trench required is 60m for each allotment.

8. Conclusions & Recommendations

Land at 145 Hoyt Street Lindenow complies with suggested EPA criteria for on-site disposal of domestic wastewater from a land system, land form and hydrological perspective. Minimum setbacks to the existing dam are achievable and suitable soil conditions allow for treatment via standard septic tank and subsoil absorption trenches.

Effluent should be evenly disposed to land via subsoil absorption trenches. Based on a hydraulic loading of 575L/day, the length and width of the subsoil absorption trenches sized conservatively shall be 60m length of 500mm wide trenches.

It is recommended, based on land capability assessment and soil percolation testing undertaken by Gamcorp Pty Ltd, that domestic effluent from the proposed subdivision:

- Can be treated via conventional septic tank treatment;
- Can be disposed of on-site via conventional subsoil absorption trenches;
- Based on DLR and hydraulic loading the septic tank size should be 3500L per allotment.
- Be disposed of to land via subsoil absorption trenches. Based on a DLR of 10mm/day and a hydraulic loading of 575L/day, 60m of 500mm wide trenches are required. This is required for each allotment.

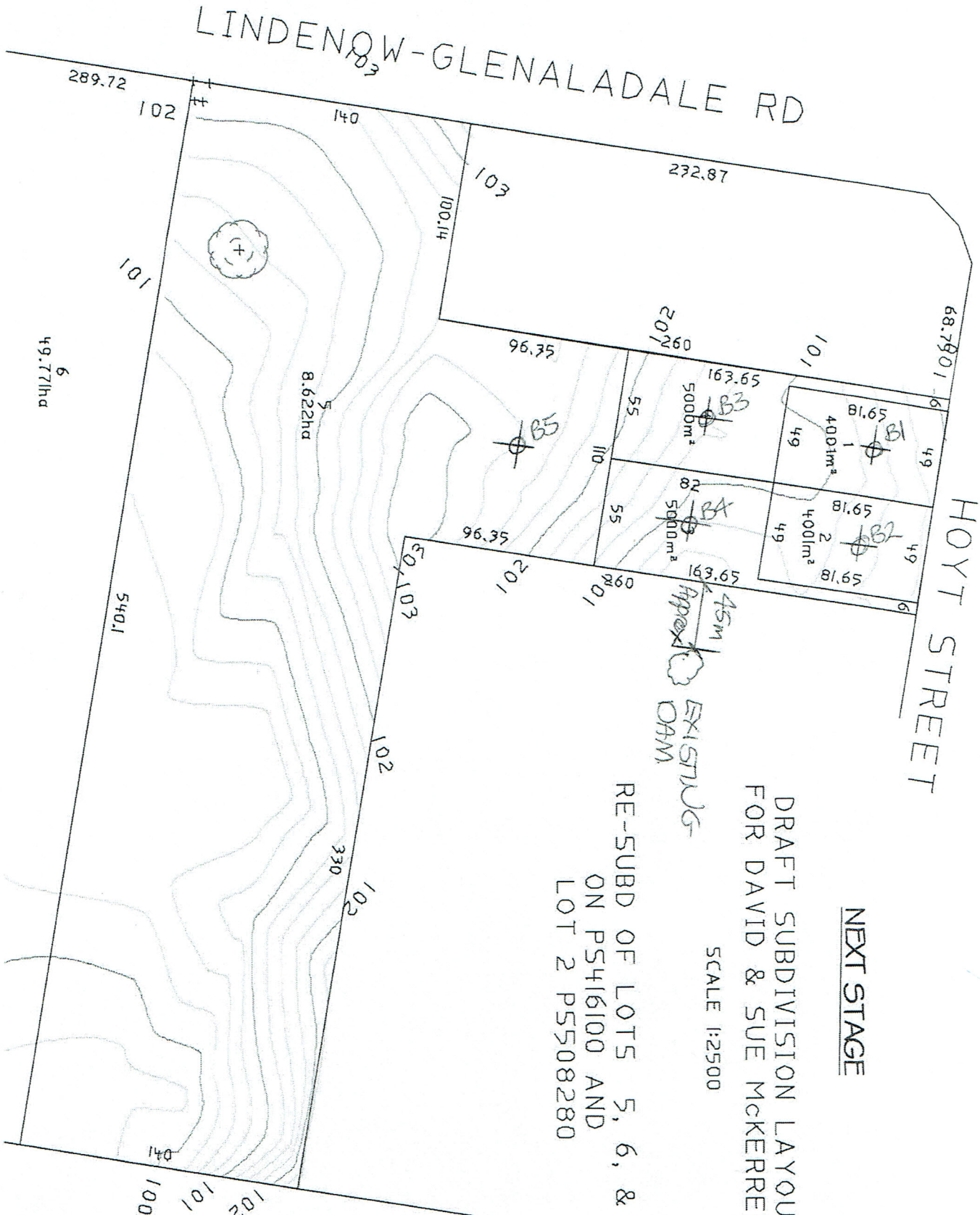
An appropriate servicing and monitoring program should be implemented to ensure ongoing compliance with EPA standards.

Note: This report and associated plan(s) does not constitute a Septic Tank Permit. Such a permit should be obtained separately from the Environmental Health Department of East Gippsland Shire Council after development approval is obtained and prior to plumbing works commencing. This is usually done by the plumber.

APPENDIX 1: Land Capability Classes

Capability Class	Degree of Limitation	General Description
Rating 1	None to Very Slight	The effluent is suitable for on-site disposal of septic tank discharge. The limitations or environmental hazard from long term use are considered very slight. Standard performance measures for design, installation and management should prove satisfactory.
Rating 2	Slight	The site has been identified as generally suitable for on-site effluent disposal but there is a slight associated environmental hazard expected. One or more land limitations are present, which may not be compatible with 'straight forward' conventional on-site disposal. The wastewater management will require careful planning, adherence to specifications and adequate supervision.
Rating 3	Moderate	The site has only a fair capability for on-site effluent disposal with a moderate associated environmental risk always present. Very careful site selection, preparation and specialised design will be required to address the identified land constraints. A management program should be delivered to the responsible authority with the development application and prior to earthworks commencing. It is recommended that, in order to achieve BPEM, wastewater processing systems which can attain a higher level of treatment with basic monitoring should be considered as an alternative to standard conventional trench disposal.
Rating 4	High	Areas have a poor capability rating with a high associated environmental risk. Considerable difficulties are expected during sitting and installation of the wastewater treatment system and during routine operation. A very high Engineering input and close supervision would be needed to minimise the environmental impact. Alternative wastewater processing systems capable of consistently producing a high quality secondary effluent (such as aerated wastewater treatment plants) together with a close monitoring program should be seriously investigated and adopted.
Rating 5	Severe	Areas have a very poor capability and there is severe associated environmental risk. The areas are not generally considered suitable for disposal of septic tank effluent by trench systems. The high levels of Engineering input and management needed at all stages are unlikely to adequately address the identified land constraints and achieve a sustainable outcome. Reticulated sewerage is usually the only acceptable option.

FIGURE 1



DRAFT SUBDIVISION LAYOUT
FOR DAVID & SUE McKERRELL

SCALE 1:2500

RE-SUBD OF LOTS 5, 6, & 11
ON PS416100 AND
LOT 2 PS508280

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Bore 1 Analysis

Depth	Description	Remarks
Bore B1	Good Grass Cover	
0	Dark Grey loamy topsoil to 350mm	Firm & Moist
200		
400		
600	Orange & Grey sandy silt with some stones	Firm & Moist
800		
1000		
1200		
1400		
1600		
1800		

Bore 2 Analysis

Depth	Description	Remarks
Bore B2	Good Grass Cover	
0	Dark Grey loamy topsoil to 300mm	Firm & Moist
200		
400		
600	Orange & grey sandy silt with some stones	Firm & Moist
800		
1000		
1200		
1400		
1600		
1800		

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Bore 3 Analysis

Depth	Description	Remarks
Bore B1	Good Grass Cover	
0	Dark Grey loamy topsoil to 250mm	Firm & Moist
200		
400		
600	Orange & grey sandy silt with some stones	Firm & Moist
800		
1000		
1200		
1400		
1600		
1800		

Bore 4 Analysis

Depth	Description	Remarks
Bore B2	Good Grass Cover	
0	Dark Grey loamy topsoil to 350mm	Firm & Moist
200		
400		
600	Orange & grey sandy silt with some stones	Firm & Moist
800		
1000		
1200		
1400		
1600		
1800		

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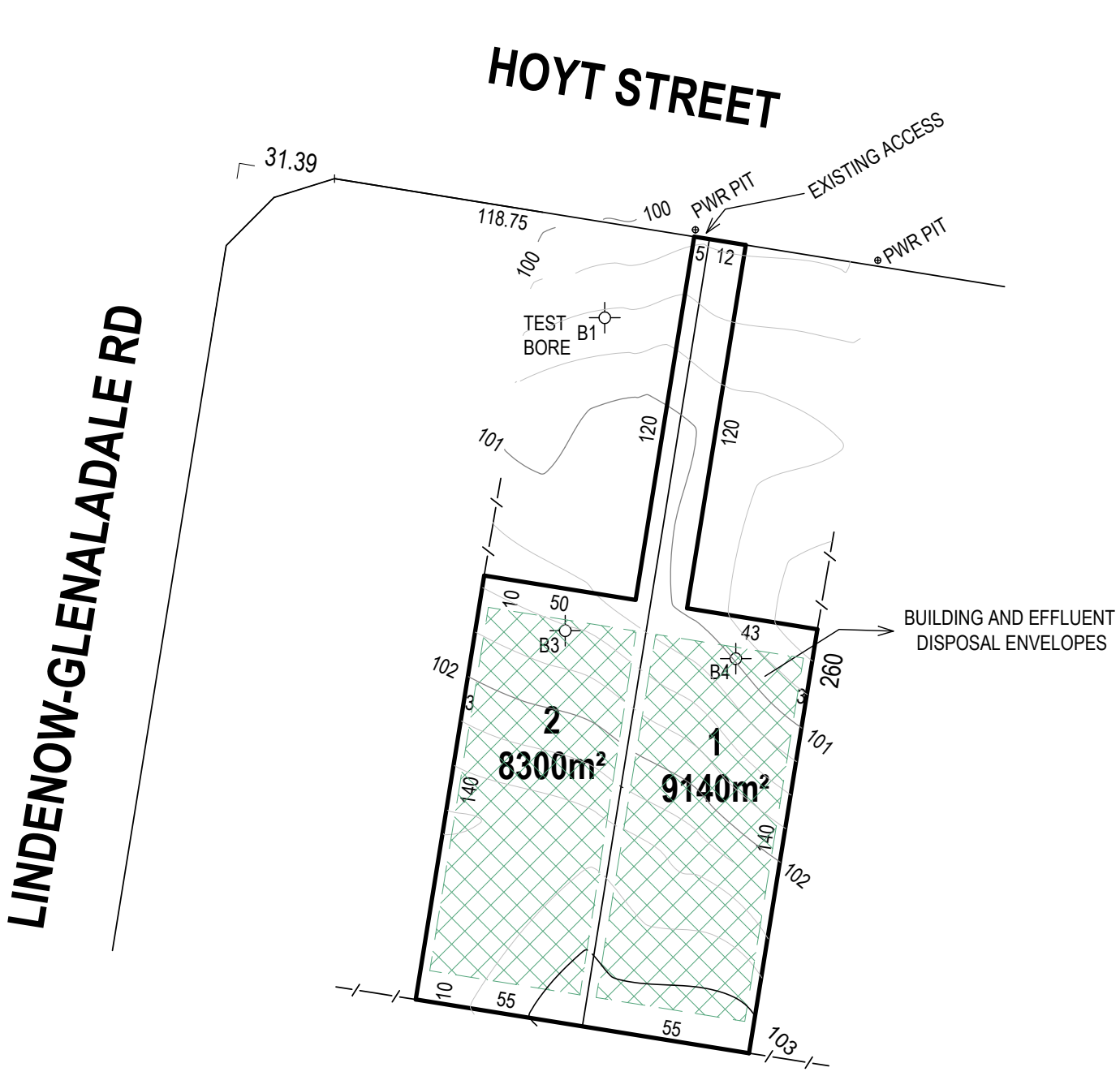
Bore 5 Analysis

Depth		Description	Remarks
Bore B1		Good Grass Cover	
0		Dark Grey loamy topsoil to 270mm	Firm & Moist
200			
400			
600		Orange & grey sandy silt with some stones	Firm & Moist
800			
1000			
1200			
1400			
1600			
1800			

Legend

Silt		Clay	
Sand		Gravel	
Fill		Rock	



ARBITARY LEVEL DATUM

PROPOSED PLAN OF SUBDIVISION

CLIENT: DAVID & SUE McKERRELL

Location of Land

LOT A PS737868U
Vol 12477 Fol 478

SITE LOCATION: 145 HOYT STREET, LINDENOW

MGA2020 NORTH (ZONE 55) CO-ORDS: E 538815 N 5815940

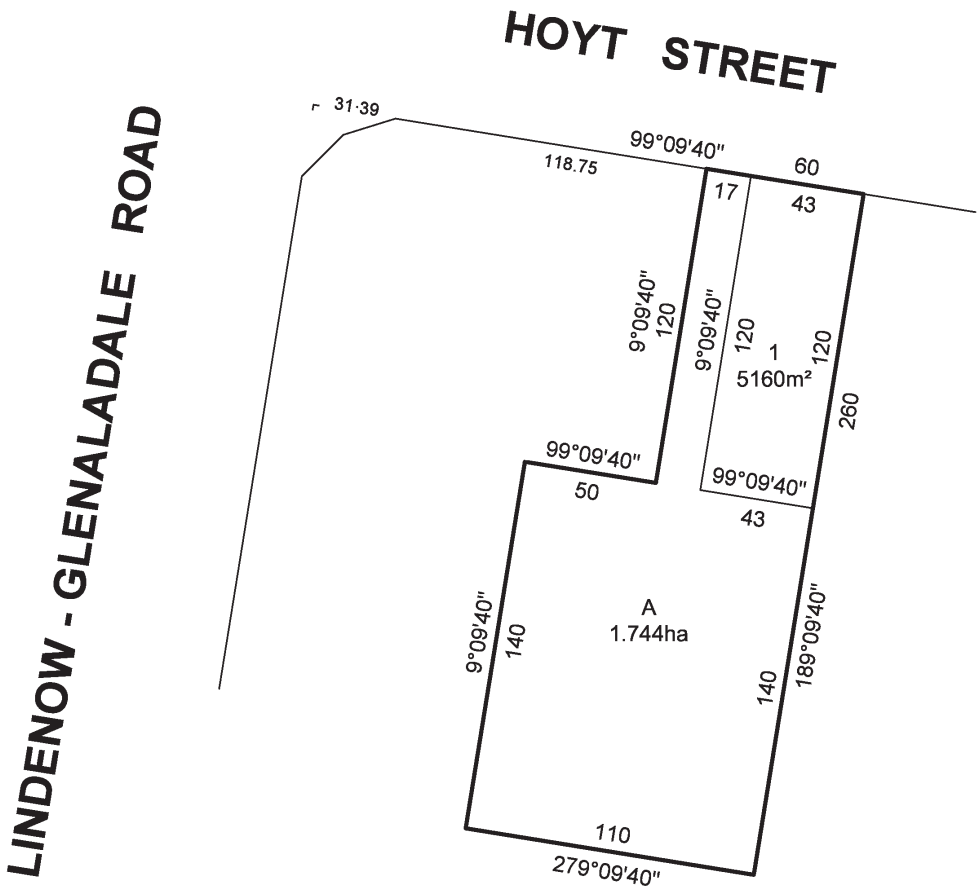
AUSTEC SURVEYING
BRUCE BOWDEN LS ABN 58703397201
TITLE & ENGINEERING SURVEYORS, LAND DEVELOPMENT CONSULTANTS
Office: 43B NICHOLSON ST P.O.Box 947 BAIRNSDALE, 3875.
mob 0408521197 email austecbb@bigpond.net.au

ORIGINAL	
SHEET SIZE	SCALE
A3	1:2000

SCALE
20 0 20 40 60 80
LENGTHS ARE IN METRES

REF 23116
VERSION 0
13/09/2023

PS737868U



AUSTEC SURVEYING BRUCE BOWDEN LS ABN 58703397201 TITLE & ENGINEERING SURVEYORS LAND DEVELOPMENT CONSULTANTS Office: 43B NICHOLSON STREET P.O.Box 947 BAIRNSDALE, 3875. Telephone 5152 1197 Mob 0408 521197	SCALE 1: 2000	20 0 20 40 60 80 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2 OF 2
	Digitally signed by: Bruce Bowden, Licensed Surveyor, Surveyor's Plan Version (1), 18/04/2023, SPEAR Ref: S195814E		Digitally signed by: East Gippsland Shire Council, 16/05/2023, SPEAR Ref: S195814E	

PLAN OF SUBDIVISION

EDITION 1 | **PS737868U**

LOCATION OF LAND

PARISH OF COONGULMERANG
CROWN ALLOTMENT 39 (PART)

TITLE REFERENCE: VOL 10428 FOL's 692 & 698

LAST PLAN REFERENCE: LOTS 5 & 11 ON PS416100D

POSTAL ADDRESS: 145 HOYT STREET, LINDENOW
(at time of subdivision)

MGA CO-ORDINATES E 538820 N 5815960
(of approx centre of land in plan) ZONE 55 GDA 94

Council Name: East Gippsland Shire Council

Council Reference Number: PS737868U
Planning Permit Reference: 21/2020/P
SPEAR Reference Number: S195814E

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
Date of original certification under section 6 of the Subdivision Act 1988: 10/08/2022

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: Robert Pringle for East Gippsland Shire Council on 16/05/2023

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
NIL.	NIL.

NOTATIONS

DEPTH LIMITATION: NIL.

SURVEY:
This plan is based on survey.

STAGING:
This is not a staged subdivision.
Planning Permit No. 21/2020/P

This survey has been connected to permanent marks No(s). /

In Proclaimed Survey Area No. NIL.

NOTATIONS

EASEMENT INFORMATION

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

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

AUSTEC SURVEYING
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SURVEYORS FILE REF: 15080

Digitally signed by: Bruce Bowden, Licensed Surveyor, Surveyor's Plan Version (1), 18/04/2023, SPEAR Ref: S195814E

ORIGINAL SHEET SIZE: A3

SHEET 1 OF 2

PLAN REGISTERED
TIME: 1:15 PM DATE: 30/05/2023
D.LE
Assistant Registrar of Titles