

Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	6 Gay Street LAKES ENTRANCE 3909 Lot: 1 PS: 615022
The application is for a permit to:	Buildings and Works of a Dwelling
The applicant for the permit is:	Mountain Planning
The application reference number is:	5.2023.112.1
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 <i>Planning documents previously required to be physically available to view at local government offices are now only required to be available for online inspection.</i>

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.

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

Page 1 of 1

VOLUME 11107 FOLIO 797

Security no : 124105305473H
Produced 12/04/2023 10:26 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 615022M.
PARENT TITLE Volume 10764 Folio 458
Created by instrument PS615022M 08/12/2008

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
FRANK MARTINEZ
AU000969D 01/02/2021

ENCUMBRANCES, CAVEATS AND NOTICES

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

AGREEMENT Section 173 PLANNING AND ENVIRONMENT ACT 1987
R781843Y 18/02/1992

DIAGRAM LOCATION

SEE PS615022M FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 6 GAY STREET LAKES ENTRANCE VIC 3909

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END



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Document Identification	PS615022M
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PS615022M

PLAN OF SUBDIVISION

STAGE No. ~~1~~

EDITION 1

LOCATION OF LAND

PARISH: COLQUHOUN

TOWNSHIP: CUNNINGHAME

SECTION: _____

CROWN ALLOTMENT: 13 (PART)

CROWN PORTION:

TITLE REFERENCES: 10764/458

LAST PLAN REFERENCE/S: LOT 2 ON PS506649X

POSTAL ADDRESS: 4 GAY STREET,
(At time of subdivision) LAKES ENTRANCE, 3909

MGA Co-ordinates E 590 210
(of approx centre of N 5808 260
land in plan) ZONE 55

COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME: EAST GIPPSLAND SHIRE

REF: 4/2008/CRT

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

OPEN SPACE

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

Council Delegate
~~Council Seal~~
Date 5/01/2008

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

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER COUNCIL/BODY/PERSON

NIL

NIL

NOTATIONS

STAGING This ~~is~~ is not a staged subdivision.
Planning permit No. 200/2007/P

DEPTH LIMITATION 15.24 METRES BELOW THE SURFACE

SURVEY. THIS PLAN IS ~~AS NOT~~ BASED ON SURVEY.
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) 188
IN PROCLAIMED SURVEY AREA No.

EASEMENT INFORMATION

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

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE	1.83	PS506649X	EAST GIPPSLAND SHIRE COUNCIL
E-1	DRAINAGE	1.83	LP44517	LAND IN LP44517
E-2	DRAINAGE & SEWERAGE	SEE DIAG.	PS506649X	EAST GIPPSLAND SHIRE COUNCIL & EAST GIPPSLAND REGION WATER AUTHORITY
E-2	DRAINAGE & SEWERAGE	SEE DIAG.	LP201973	LAND IN LP201973
E-3	DRAINAGE	1.83	PS506649X	EAST GIPPSLAND SHIRE COUNCIL
E-3	DRAINAGE & SEWERAGE	SEE DIAG.	LP201973	LAND IN LP201973
E-3	DRAINAGE & SEWERAGE	SEE DIAG.	THIS PLAN	EAST GIPPSLAND SHIRE COUNCIL & EAST GIPPSLAND REGION WATER AUTHORITY
E-3	DRAINAGE & SEWERAGE	1.83	LP44517	LAND IN LP44517

LR USE ONLY

STATEMENT OF COMPLIANCE/
EXEMPTION STATEMENT

RECEIVED ☒

DATE 2/12/08

LR USE ONLY

PLAN REGISTERED
TIME 4.36
DATE 8/12/2008

A.Manzella

Assistant Registrar of Titles

SHEET 1 OF 2 SHEETS



Survey & Spatial Solutions-Bairnsdale
T 5152 1600 F 5152 1202

LICENSED SURVEYOR (PRINT) BRADLEY D B FREEMAN

SIGNATURE

DATE 11/01/2008

REF 33006416

VERSION A

DATE 5/2/2008

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE

Printed 13/07/2023
Page 4 of 44

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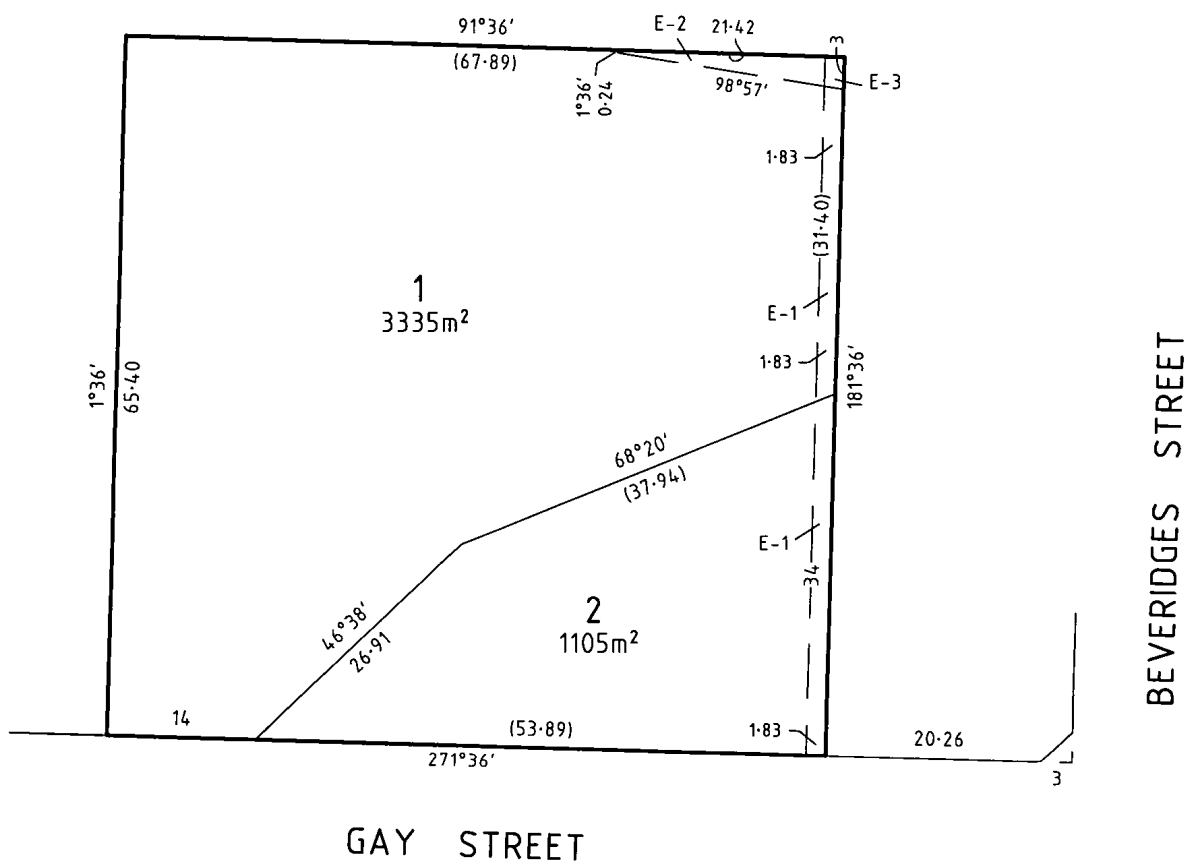
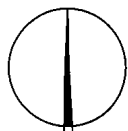
PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS 615022M

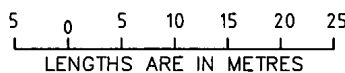
APPROX.
TRUE NORTH



Earth Tech

Survey & Spatial Solutions-Bairnsdale
T 5152 1600 F 5152 1202

SCALE



ORIGINAL
SCALE SHEET
1:500 SIZE
A3

LICENSED SURVEYOR (PRINT)

BRADLEY D B FREEMAN

SIGNATURE

DATE 11/01/2008

REF 33006416

VERSION A

SHEET 2 OF 2 SHEETS

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LODGED BY Warren, Graham & Murphy

CODE...1716W....

VICTORIA



180292 1026 MISC \$54 R781843Y

R781843Y

APPLICATION BY A RESPONSIBLE AUTHORITY
under Section 181 Planning and
Environment Act 1987 for ENTRY OF A
MEMORANDUM OF AGREEMENT under Section
173 of the Act.

The Responsible Authority under the Planning Scheme having entered into an Agreement with the parties named for the land described requires that a Memorandum of Agreement be entered on the Certificate of Title to the land referred to.

LAND Certificate of Title Volume 9907 Folio 989

ADDRESS OF LAND Gay Street, Lakes Entrance

RESPONSIBLE AUTHORITY Shire of Tambo

PLANNING SCHEME Tambo Shire Planning Scheme

AGREEMENT DATE

28th day of January, 1992

AGREEMENT WITH

RICKIE TERRANCE DAVIS & TONI
ELIZABETH DAVIS as owners

A copy of the Agreement is attached to this Application

Signature for the Responsible Authority *W. J. Hobson*

Name of Officer

WILLIAM JAMES HOBSON

Date

11/2/92

Prepared by Warren, Graham & Murphy of 119 Main Street, Bairnsdale (IRC:vca)

as 24 JUN '96

Printed 13/07/2023
Page 7 of 44

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THIS AGREEMENT is made the 29th day of JANUARY 1992

B E T W E E N:

THE PRESIDENT COUNCILLORS AND RATEPAYERS OF THE
SHIRE OF TAMBO ("the Council")

of Municipal Office, Lakes Entrance of the first part

- and -

RICKIE TERRANCE DAVIS and

TONI ELIZABETH DAVIS ("the Owners")

both of Lot 2 Erinmore Court, Glengarry of the second part

W H E R E A S:

- A. The Owners are the registered proprietors of the land described in the First Schedule hereto ("the subject land") and have made Application to the Shire of Tambo for the Subdivision of the subject land into two Lots.
- B. The Council has granted a Planning Permit No. 5369 dated 1st July, 1991 containing a condition as follows:-

"Prior to the issue of a Statement of Compliance the Applicants shall enter into an Agreement pursuant to Section 173 of the Planning and Environment Act 1987. Such Agreement shall state that the Owners of the allotments created by the Subdivision shall bear all costs involved in the matching in of their respective driveways and the connection of their respective stormwater drainage lines to the finally constructed Gay Street roadway and drainage system, should such road and drainage construction works occur after the development of the respective allotments. This shall apply whether these works are implemented by a private street scheme and/or a drainage scheme as finally settled by the Council of the Shire of Tambo or by other mechanisms as approved by the Council."

- C. The Council and the Owners have agreed that without restricting or limiting their respective powers to enter into this Agreement and insofar as it can be so treated this Agreement shall be treated as an Agreement under Section 173(1) of the Planning and Environment Act 1987.

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- 2 -

NOW THIS AGREEMENT WITNESSETH as follows:-

1. In this Agreement unless inconsistent with the context or subject matter "Owners" shall mean the person or persons entitled from time to time to be registered by the Land Titles Office as the proprietor or proprietors of an estate in fee simple of the subject land;
2. The Owners with the intent that the covenants hereunder shall run with the land hereby covenant and agree that the Owners (which term shall include the Owner or Owners of the subject land or any part thereof from time to time) will:
 - 2.1 Comply with the conditions of this Agreement.
 - 2.2 In particular bear all costs involved in matching the driveways and the connection of stormwater drainage lines for either of the two Lots created by the Subdivision to the Gay Street roadway and drainage system if and when that street is made and drained, whether such works are implemented by private street scheme or a drainage scheme or other method approved by the Council.
3. The Owners agree to do all things necessary to enable the Council to enter a Memorandum of this Agreement on the Certificate of Title to the subject land in accordance with Section 181 of the Act including signing any further agreement, acknowledgement or document to enable the said Memorandum to be registered under that Section.
4. The Owners covenant and agree to pay the Council's costs of and incidental to the preparation and execution of this Agreement and the registration of a Memorandum of the Agreement at the Land Titles Office pursuant to Section 181 of the Act and any duties or fees payable in connection with either the Agreement or the registration of the Memorandum.
5. This Agreement will end pursuant to Section 177 of the Act on compliance with Clause 2.2 above.

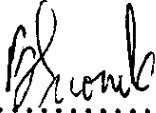
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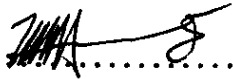
- 3 -

IN WITNESS whereof the parties hereto have hereunto set their hands and seals the day and year first hereinbefore written.

THE COMMON SEAL of THE PRESIDENT)
COUNCILLORS AND RATEPAYERS OF THE)
SHIRE OF TAMBO was hereunto affixed)
in the presence of:)



.....Councillor



.....Councillor



.....Shire Secretary

SIGNED SEALED AND DELIVERED by the)
said RICKIE TERRANCE DAVIS in the)
presence of: A. Mohamed)



SIGNED SEALED AND DELIVERED by the)
said TONI ELIZABETH DAVIS in the)
presence of: A. Mohamed)



FIRST SCHEDULE

Lot 4 on Plan of Subdivision 216058E Parish of Colquhoun
being the land comprised in Certificate of Title Volume 9907 Folio 989



Department of Environment, Land, Water & Planning

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

Produced 12/04/2023 10:28:15 AM

Status	Registered	Dealing Number	AU000969D
Date and Time Lodged	01/02/2021 12:16:29 PM		

Lodger Details

Lodger Code	20225K
Name	TONER AND MAY LEGAL
Address	
Lodger Box	
Phone	
Email	
Reference	

TRANSFER

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

Privacy Collection Statement

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

Land Title Reference

11107/797

Transferor(s)

Given Name(s)	JARROD CESARE
Family Name	LA CANNA

Estate and/or Interest being transferred

Fee Simple

Consideration

\$AUD 185000.00

Transferee(s)

Tenancy (inc. share)	Sole Proprietor
Given Name(s)	FRANK
Family Name	MARTINEZ
Address	
Street Number	17
Street Name	GEORGIAN



Department of Environment, Land, Water & Planning

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Electronic Instrument Statement

Street Type	COURT
Locality	BRIGHT
State	VIC
Postcode	3741

Duty Transaction ID
5012912

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

Execution

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

Executed on behalf of	JARROD CESARE LA CANNA
Signer Name	JOSEPH STEPHEN FALCONE
Signer Organisation	MARCUS CHRISTOPHER ADAMS & JOSEPH STEPHEN FALCONE & NADIA ELIZABETH FALCONE
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	01 FEBRUARY 2021

Execution

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

Executed on behalf of	FRANK MARTINEZ
Signer Name	TIMOTHY DAVID MAY
Signer Organisation	TONER AND MAY LEGAL
Signer Role	LAW PRACTICE
Execution Date	01 FEBRUARY 2021

File Notes:
NIL

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

Statement End.



Mountain
Planning

BUSHFIRE MANAGEMENT STATEMENT

Proposal: Buildings and works for the construction of a dwelling
Address: 6 Gay Street, Lakes Entrance
Applicant: Mountain Planning
Date: April 2023

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1. Introduction

This Bushfire Management Statement has been prepared in response to the requirements of Clause 44.06-1 – Bushfire Management Overlay, and in accordance with the application requirements of Clause 53.02 – Planning for Bushfire.

The statement contains five components:

1. A **bushfire hazard landscape assessment** in plan form that describes the bushfire hazard of the general locality more than 150 metres from the site (this is provided at **Attachment A**).
2. A **bushfire hazard site assessment** in plan form that describes the bushfire hazard within 150 metres of the proposed development. The description of the hazard has been prepared in accordance with Section 2.2.3 to 2.2.5 of AS3959:2009 Construction of buildings in bushfire prone areas (Standards Australia) – this is provided as **Attachment B**.
3. A **bushfire management statement** which describes how the proposed development responds to the requirements of Clause 44.06 and 53.02 (this report).
4. A **bushfire management plan** – this is provided as **Attachment C**.
5. Photos of the site are provided as **Attachment D**.

<p>Existing use and siting of buildings and works on and near the land</p>	<p>The subject land is located at 6 Gay Street, Lakes Entrance and is formally known as Lot 1 on PS615022. The subject land is located on the northern side of Gay Street and slopes steeply up to the north. The subject land is vacant and is largely covered with vegetation. There is a small cleared area to the south.</p> <p>The subject land is approximately 3,418 sqm hectares and is an irregular shape. The land has a narrow frontage to Gay Street of approximately 14 metres and is approximately 64.4 metres deep along the western boundary.</p> <p>The closest classifiable vegetation is to the north. This vegetation is a mix of endemic herb-rich foot hill forest and shrubby dry woodland. This vegetation is an isolated clump of native vegetation, located within the centre of an established residential area, and the approximate size of the clump of the vegetation is 0.7 ha. Additional classifiable vegetation is located in the Public Use Zone to the east of the subject land.</p>
<p>Existing vehicle arrangements</p>	<p>The subject land is accessible from Gay Street.</p>
<p>Location of nearest fire hydrant</p>	<p>The figure below shows the location of the nearest fire hydrants:</p> 

<p>Any other features of the site relevant to bushfire considerations</p>	<p>The subject land is located within the township of Lakes Entrance. The predominant bushfire threat is from the north and north east where bushfires could start within the nearby Colquhoun State Forest which is located approximately 4,500m to the north of the subject land.</p> <p>There is a patch of native vegetation on the subject land and on the adjoining land to the west.</p> <p>The subject land has excellent access and egress options to Lakes Entrance and the Neighbourhood Safer Place.</p>
--	--

Refer to Attachment A for a scaled plan that shows the following:

- 150 metre assessment around the location of proposed buildings and around reasonable siting options for proposed buildings (if they are available)
- Property boundaries
- Orientation
- Contours
- Classifiable vegetation within the assessment area
- Excludable vegetation within the assessment area
- Distance between the classifiable vegetation and the proposed buildings
- Slope under the classifiable vegetation (slope is based on the slope under the classifiable vegetation and not the slope between the vegetation and the building)

3. Bushfire Hazard Assessment

Classification of the vegetation within 150 metres of the proposed development in accordance with AS3959:2009 Construction of buildings in bushfire prone areas.

	Direction (Aspect)			
	North	South	East	West
Vegetation (within 150m of proposed building/works)	Forest	Low Threat	Forest	Forest
Effective Slope (under the classifiable vegetation within 150m)	Upslope	Downslope 10-15 degrees	Upslope	Upslope
Distance (m) to Classifiable Vegetation	0m (native forest)	234m (Lakes Entrance Golf Club)	282m (Forest at the East Gippsland Water treatment plant)	0m (native forest)

4. 53.02-3 Dwellings in existing settlements – Bushfire protection objectives

Objective

To specify bushfire design and construction measures for a single dwelling or alteration and extension to an existing dwelling that reduces the risk to life and property to an acceptable level.

4.1 Approved Measures AM 1.1, 1.2 and 1.3

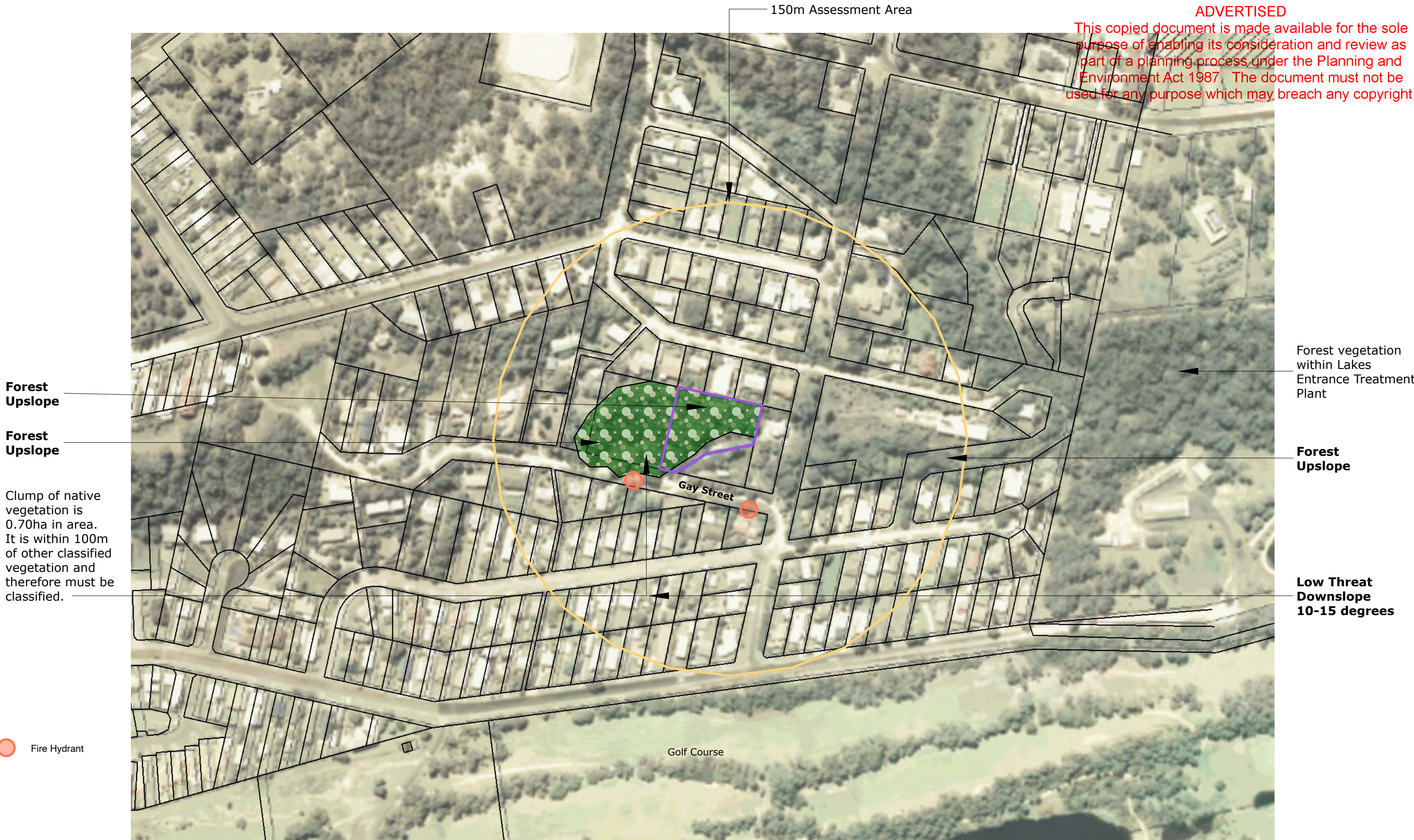
Approved measures

<p>A building is sited to ensure the site best achieves the following:</p> <ul style="list-style-type: none"> • The maximum separation distance between the building and the bushfire hazard. • The building is in close proximity to a public road. • Access can be provided to the building for emergency service vehicles. 	<p>The predominant bushfire risk is from the north west, which is up slope of the proposed dwelling. The proposed dwelling will be located in the south east corner of the subject land within an existing cleared area. The bushfire hazard is located up slope of the proposed dwelling, and as a result of the defendable space requirements a cleared area will be established between the proposed dwelling and the bushfire hazard to the north west. Importantly, the bushfire risk to the south west is minimised through the location of other residential properties where vegetation is managed.</p> <p>The proposed works are located as close as feasibility viable to Gay Street.</p> <p>Access can be obtained from Gay Street.</p>
<p>A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office or retail premises is provided with defendable space in accordance with:</p> <ul style="list-style-type: none"> • Table 2 Columns A, B or C and Table 6 to Clause 53.02-5 wholly within the title boundaries of the land; or • If there are significant siting constraints, Table 2 Column D and Table 6 to Clause 53.02-5. <p>The building is constructed to the bushfire attack level that corresponds to the defendable space provided in accordance with Table 2 to Clause 53.02-5.</p>	<p>The table at Section 3 of this report provides a summary of the surrounding vegetation, distance to classifiable vegetation and slope. Having regard to Table 1 of Clause 53.02, the following defendable space is required:</p> <p>North – 25m East – 25m South – Property boundary West – 25m</p> <p>The defendable space requirements to the north and west can be contained on the subject land. The defendable space to the west and south extends beyond the boundaries into freehold residential land which is already in a maintained state and there is reasonable assurance that this land will continue to be managed in an acceptable manner and therefore it is acceptable that defendable space is shared.</p>

	<p>It is also submitted that the removal of native vegetation for the purposes of creating defendable space is exempt from a planning permit under Clause 52.12-5.</p>
<p>A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office or retail premises is provided with:</p> <ul style="list-style-type: none"> • A static water supply for fire fighting and property protection purposes specified in Table 4 to Clause 53.02-5. • Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5. 	<p>A 10,000L tank will be provided which will:</p> <ul style="list-style-type: none"> - Be stored in an above ground water tank constructed of concrete or metal. - Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal. - Include a separate outlet for occupant use. - Be readily identifiable from the building or appropriate identification signs to the satisfaction of the relevant fire authority. - Be located within 60 metres of the outer edge of the approved building. - The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed. - Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting). - Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling). <p>The existing driveway will be upgraded to comply with the requirements of Table 5 for an accessway less than 100m in length.</p>
Has Approved Measures AM 1.1, 1.2 and 1.3 been fully met?	YES

Attachment A – Bushfire Hazard

Site Assessment



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Attachment B – Bushfire

Management Plan

Bushfire Protection Measures

The proposed dwelling must be constructed to a BAL29 construction standard,



Defendable Space

- Defendable space must be provided 25m to north and west and to the property boundary in other directions and the vegetation must be managed in accordance with the following requirements:
- Grass must be short cropped and maintained during the declared fire danger period.
 - All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
 - Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
 - Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building.
 - Shrubs must not be located under the canopy of trees.
 - Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres.
 - Trees must not overhang or touch any elements of the building.
 - The canopy of trees must be separated by at least 5 metres.
 - There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

Water Supply

- A 10,000lt water tank must be provided and it must:
- Be stored in an above ground water tank constructed of concrete or metal.
 - Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
 - Include a seperate outlet for occupant use.
 - Be readily identifiable from the building or appropriate identification signs to the satisfaction of the relevant fire authority.
 - Be located within 60 metres of the outer edge of the approved building.
 - The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.
 - Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting).
 - Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

Legend:

-  Proposed dwelling
-  Defendable space

Access

- The existing access must be upgraded for firefighting purposes in accordance with the following requirements:
- All weather construction.
 - A load limit of at least 15 tonnes.
 - Provide a minimum trafficable width of 3.5 metres.
 - Be clear of encroachments for at least 0.5 metre on each side and at least 4 metres vertically.
 - Curves must have a minimum inner radius of 10m.
 - The average grade must be no more than 1 in 7 (14.4 per cent) (8.1 degrees) with a maximum of no more than 1 in 5 (20 per cent) (11.3 degrees) for no more than 50m.
 - Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.



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Attachment C – Photos



Current aerial showing proposed development site



Subject land looking west



Subject land looking south



Subject land looking north



Subject land looking east



Aerial of the subject land and surrounds



Site of proposed development looking west



Site of proposed development looking east toward adjoining property



Site of proposed development looking south



Gay Street looking east



Gay Street looking west



Existing access off Gay Street



Aerial of existing access

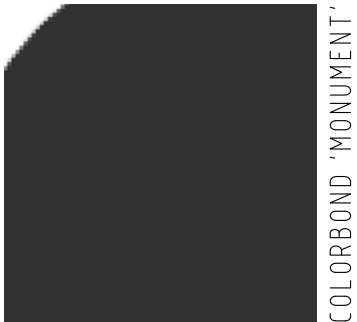
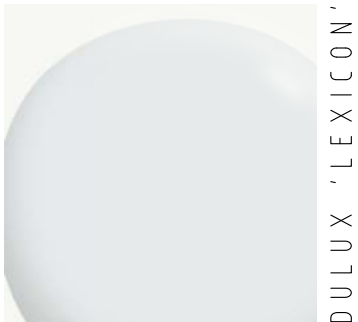
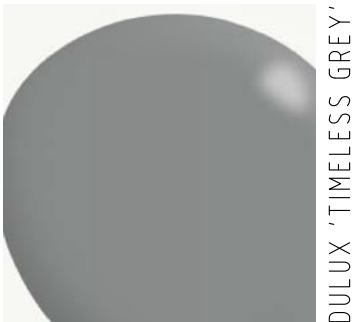
EXTERNAL FINISHES SCHEDULE

CODE	ITEM	MATERIAL/DETAILS	COLOUR/TYPE
RCL.01	ROOF CLADDING	IRON LYSAGHT CUSTOM ORB	COLORBOND 'MONUMENT'
FS.01	FASCIA	IRON LYSAGHT PREFABRICATED	COLORBOND 'MONUMENT'
GT.01	GUTTER	IRON HALF ROUND	COLORBOND 'MONUMENT'
WCL.01	WALL CLADDING	RENDERED MASONRY	DULUX 'LEXICON'
WCL.02	WALL CLADDING	STONE	GLENROWAN GRANITE or SIMILAR
WCL.03	WALL CLADDING	HARDIES AXON 133 VERTICAL	DULUX 'TIMELESS GREY'
WCL.04	WALL CLADDING	BLOCKWORK EXPOSED	GREY (CLEAR SEAL)
SLN.01	SOFFIT LINING	IRON LYSAGHT MINI ORB	COLORBOND 'SURFMIST'
OF.01	OPENING FRAMES	ALUMINIUM	BLACK
PT.01	POST	TIMBER	PAINT FINISH WHITE
SC.01	SCREEN	STEEL SLATTED MAX 25% OPENING	WHITE
PT.01	POST	STEEL SHS	COLORBOND 'MONUMENT'
FM.01	FRAME	STEEL (EXPOSED FRAMING)	COLORBOND 'MONUMENT'
BL.01	BALUSTRADE	GLAZED FRAMELESS	CLEAR (BLACK TRIMS)

DRAWINGS

ISSUE: PLANNING
DATE: 20/03/23

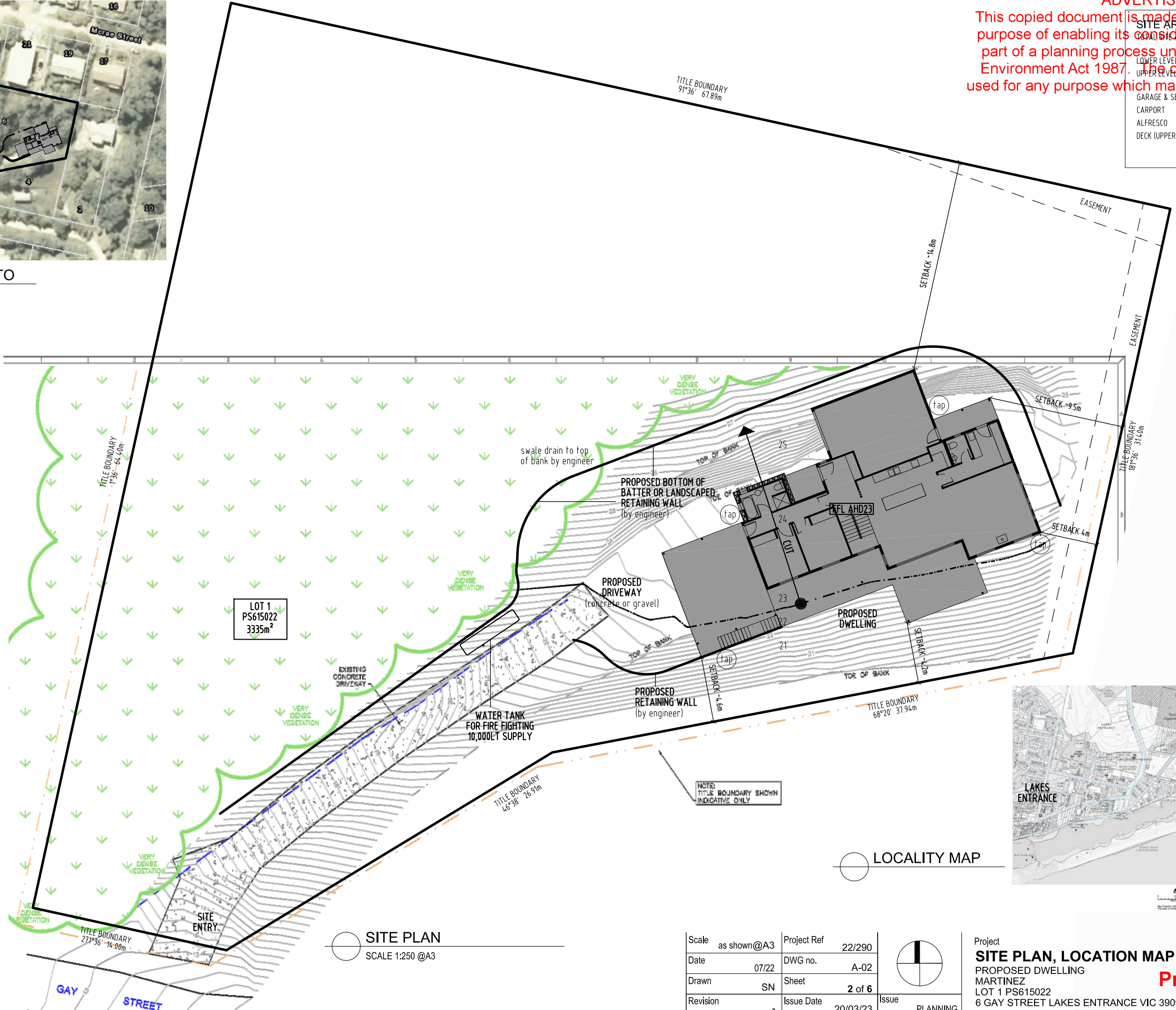
A-01	DRAWINGS REGISTER & EXTERNAL FINISHES SCHEDULE
A-02	SITE PLAN
A-03	LOWER LEVEL FLOOR PLAN
A-04	UPPER LEVEL FLOOR PLAN
A-05	ELEVATIONS WEST & SOUTH
A-06	ELEVATIONS EAST & NORTH



			Scaleas shown@A3	Project Ref22/290	
			Date07/22	DWG no.A-01	
			DrawnSN	Sheet1 of 6	
			Revision-	Issue Date20/03/23	IssuePLANNING
Rev No.	Date	Details			



AERIAL PHOTO
SCALE 1:2000 @A3
(APPROX)



SITE PLAN
SCALE 1:250 @A3

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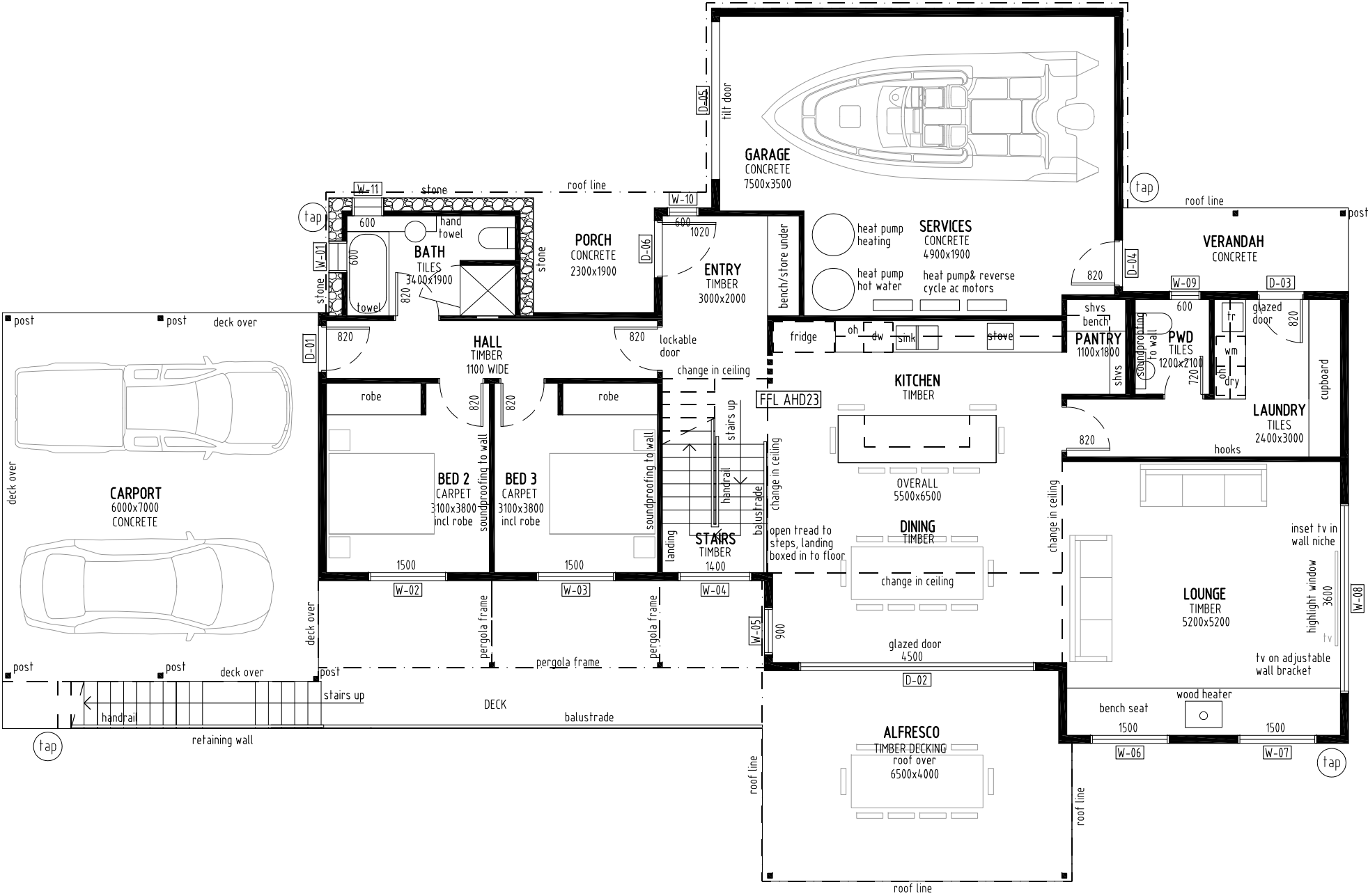
SITE AREA ANALYSIS	
TOTAL SITE AREA	9930m ²
LOWER LEVEL	~143.0m ²
UPPER LEVEL	~89.0m ²
GARAGE & SERVICES	~42.0m ²
CARPORT	~49.0m ²
ALFRESCO	~25.0m ²
DECK (UPPER LEVEL)	~49.0m ²



LOCALITY MAP



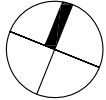
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Date	07/22	DWG no.	A-02
Drawn	SN	Sheet	2 of 6
Revision	-	Issue Date	20/03/23
		Issue	PLANNING

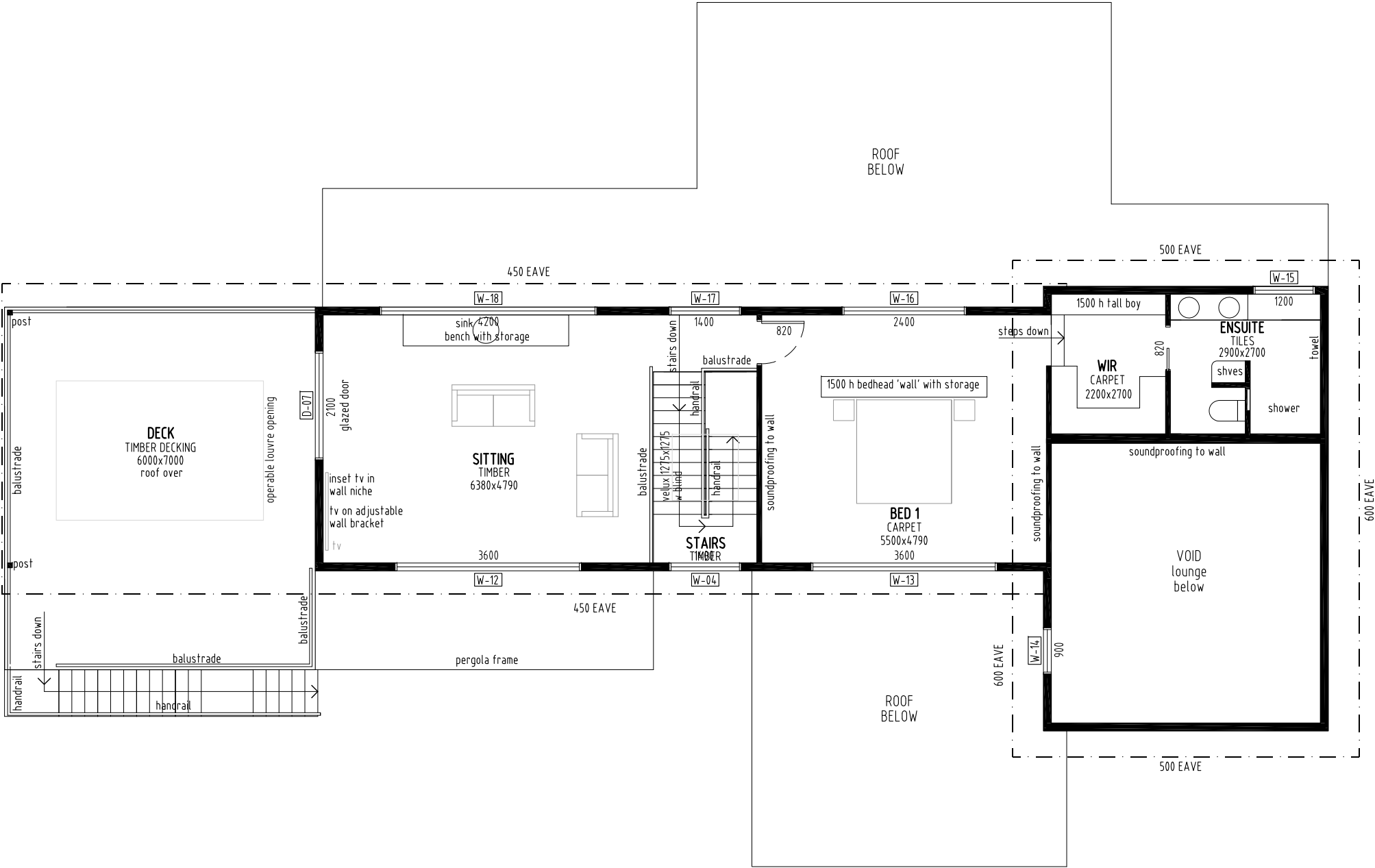


LOWER LEVEL FLOOR PLAN

SCALE 1:100 @A3

0m 1m 2m





UPPER LEVEL FLOOR PLAN

SCALE 1:100 @A3

0m 1m 2m



Project
ELEVATIONS WEST & SOUTH
PROPOSED DWELLING
MARTINEZ
LOT 1 PS615022
6 GAY STREET LAKES ENTRANCE VIC 3909

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