

Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	3 Roslyn Court LAKES ENTRANCE 3909 Lot: 34 LP: 43321
The application is for a permit to:	Five lot subdivision
The applicant for the permit is:	Development Solutions Victoria Pty Ltd
The application reference number is:	5.2024.55.1

You may look at the application and any documents that support the application free of charge at: <https://www.eastgippsland.vic.gov.au/building-and-development/advertised-planning-permit-applications>

You may also call 5153 9500 to arrange a time to look at the application and any documents that support the application at the office of the responsible authority, East Gippsland Shire. This can be done during office hours and is free of charge.

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

An objection must

- ◆ **be made to the Responsible Authority in writing,**
- ◆ **include the reasons for the objection, and**
- ◆ **state how the objector would be affected.**

The responsible authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

The Responsible Authority will not decide on the application before:	Subject to applicant giving notice
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If you object, the Responsible Authority will tell you its decision.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958 Page 1 of 1

VOLUME 08978 FOLIO 090

Security no : 124112508154G
Produced 08/02/2024 04:34 PM

LAND DESCRIPTION

Lot 34 on Plan of Subdivision 043321.
PARENT TITLE Volume 08547 Folio 912
Created by instrument E794043 01/05/1973

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
SENSERRICK PTY LTD
AX698756X 02/02/2024

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT C025808

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP043321 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AX697992Q (E)	CONV PCT & NOM ECT TO LC	Completed	02/02/2024
AX698756X (E)	TRANSFER	Registered	02/02/2024

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

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

Street Address: 3 ROSLYN COURT LAKES ENTRANCE VIC 3909

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END



Imaged Document Cover Sheet

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PLAN OF SUBDIVISION OF
CROWN ALLOTMENTS 14 & 19 SECTION A
TOWNSHIP OF LAKES ENTRANCE
PARISH OF COLQUHOUN
COUNTY OF TAMBO

VOL.8144 FOL.764

Measurements are in Feet & Inches
Conversion Factor
FEET X 0.3048 = METRES

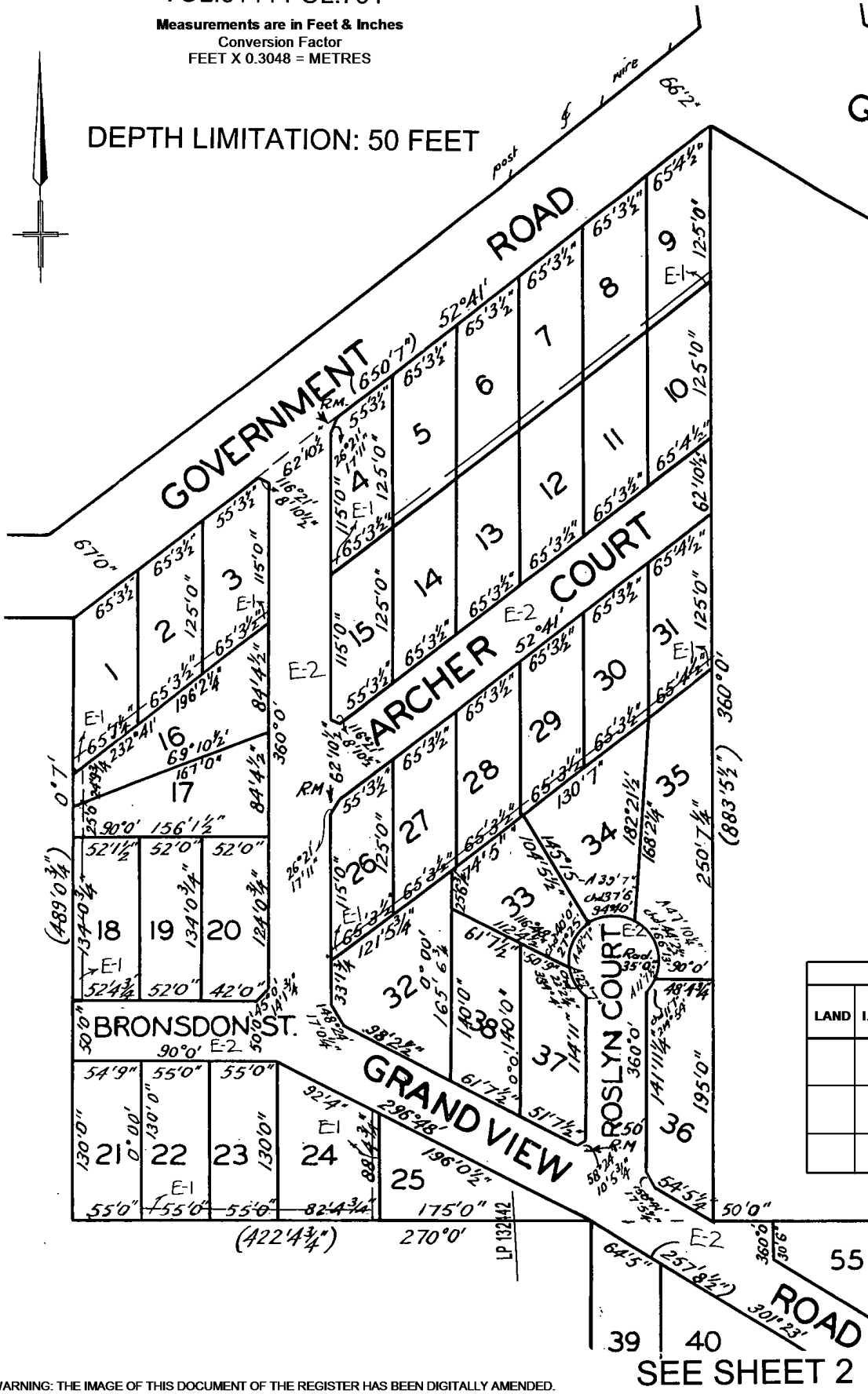
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LP 43321
EDITION 2
PLAN MAY BE LODGED 28/8/58

COLOUR CODE
E-1 = BLUE
E-2 = BROWN



GOVERNMENT ROAD

APPROPRIATIONS
THE LAND COLOURED BLUE IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE AND IS 6 FEET WIDE

THE LAND COLOURED BROWN IS APPROPRIATED OR SET APART FOR EASEMENTS OF WAY AND DRAINAGE

NOTATIONS
CORNERS ARE SPLAYED 10 FEET EACH WAY

STREET NAME AMENDED FROM GOVT ROAD TO O'NEILLS ROAD VIDE CORR 58/12526

STREET NAME AMENDED FROM WALLACE STREET TO WILLIAMS ROAD VIDE GAZ 1969 P.3763

STREET NAME AMENDED FROM ARCHER STREET TO ARCHER COURT VIDE GAZ 1971 P.1891

ENCUMBRANCES
AS TO THE LAND COLOURED BROWN ANY EASEMENTS AFFECTING THE SAME

LIST OF MODIFICATIONS					
LAND	I.D.	MODIFICATION	DEALING NUMBER	EDITION	ART
		EASEMENTS ENHANCED		2	A.D.

2 SHEETS
SHEET 1

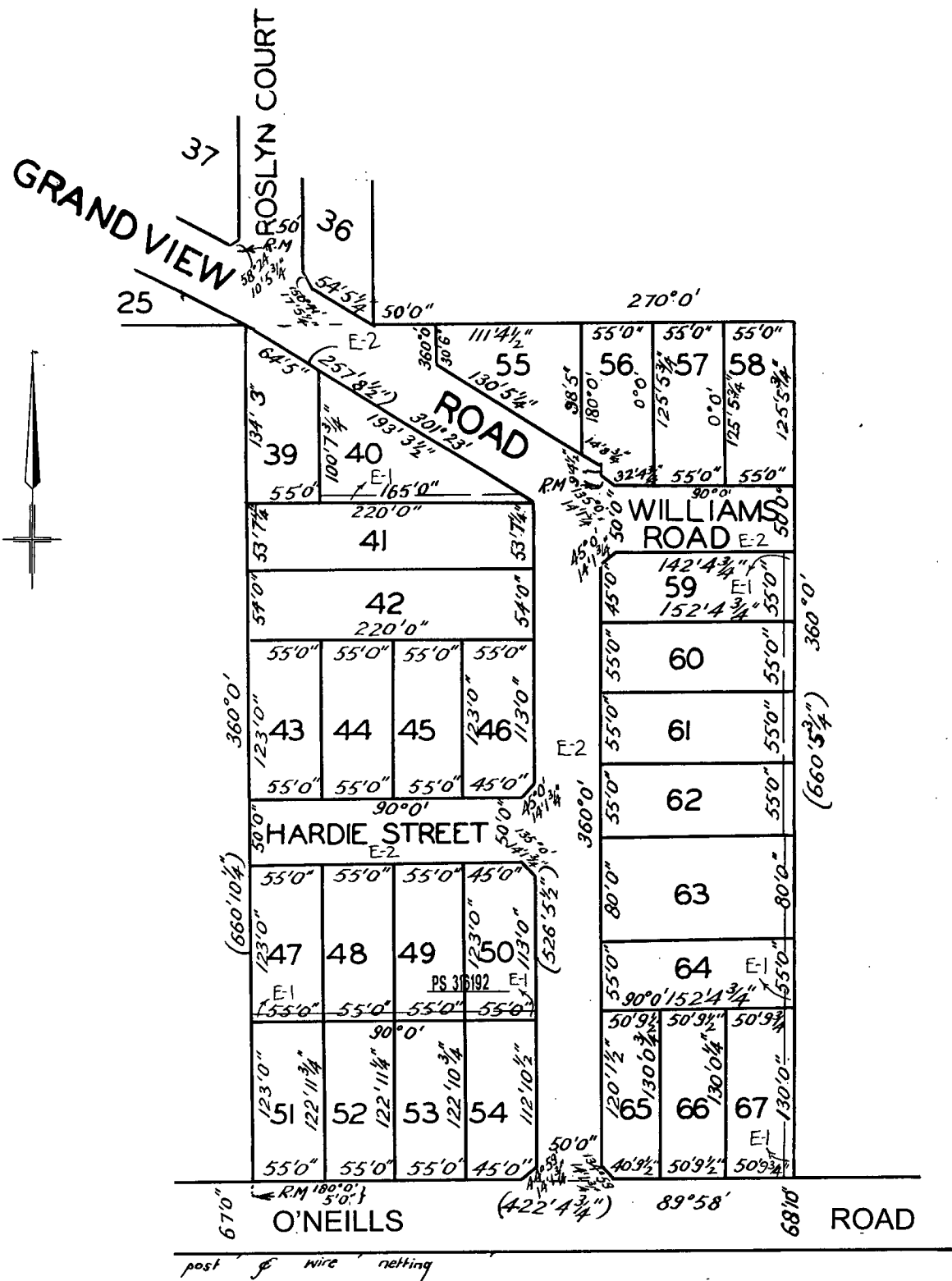
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LP 49321

SEE SHEET 1



2 SHEETS
SHEET 2



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C 25808

BY LETTER

C 25808

*****3-10-05 AD

J. I. LANFRANCHI SOLICITOR

BAIRNSDALE

VICTORIA.

TRANSFER OF LAND.

L12.10.0

NEW TITLE

[Handwritten signature]

WE, BLANCHE BRONSDON of Rowan Street, Bendigo, formerly Married Woman but now a Widow as to two equal undivided fourth parts or shares and JUDITH LESLEY HARDIE formerly of Rowan Street, Bendigo but now of 129 Canterbury Road, Canterbury and MARIAN HOPKINS WALLACE of Castlemaine, Married Woman, each as to one equal undivided fourth part or share, being registered as the proprietors as tenants in common of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder IN CONSIDERATION of the sum NINE HUNDRED AND FIFTY FOUR POUNDS paid to us by HARRIE

FEE PURPLE BLUE (50)
8144/764 (P)
ENC: AS TO THE BLUE
- X.58
AS TO THE WHOLE
- CONT. HEREIN

FREDERICK GOUGH, Retired, and DOROTHY ELIZABETH GOUGH Married Woman, both of 21 Court Street Box Hill DO HEREBY TRANSFER to the said Harrie Frederick Gough and Dorothy Elizabeth Gough as joint tenants ALL our estate and interest subject to the

N. 13/4/65
Sx OR 13/4/65
K. G. G.
B. 4. 65

limitation as to depth if any in ALL THOSE pieces of land being Lots 30, 31, and 34 on Plan of Subdivision Number 43321 lodged in the Office of Titles being part of Crown Allotment 14 Section A Township Lakes Entrance Parish Colquhoun being part of the land described in Certificate of Title Volume 8144 Folio 764 and the said Harrie Frederick Gough and Dorothy Elizabeth

VICTORIA — STAMP DUTY
AUG-18-64 162666 38768
LEA 1012*** 12-10-0

Gough to and for themselves and each of their Executors, Administrators and Transferees, covenants with the said Blanche Bronsdon, Judith Lesley Hardie and Marian Hopkins Wallace their registered proprietors or proprietors for the time being of the land comprised in so much of the land described in the said Certificate of Title Volume 8144 Folio 764 as constitutes the lots on the said Plan of Subdivision other

than the lots hereby transferred that they the said Harrie Frederick Gough and Dorothy Elizabeth Gough shall not at any time hereafter excavate carry away or remove or permit to be excavated carried away or removed any earth clay stone gravel or sand from the said lots hereby transferred except for the purpose of preparing for foundations of any building to be erected thereon or use the said lots or permit or allow them to be used in



C/T in c 614

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any manner for the manufacture or winning of bricks tiles or pottery ware and it is intended that the above covenant shall be noted and appear on the Certificate of Title to issue to the said Harrie Frederick Gough and Dorothy Elizabeth Gough under this transfer and on every future Certificate of Title for the said lots hereby transferred and every or any part thereof as an encumbrance affecting the same.

DATED this 11th day of August One thousand nine hundred and sixty-four.

SIGNED by the said BLANCHE BRONSDON in Victoria in the presence of:-
B. Bronsdon

Blanche Bronsdon

SIGNED by the said JUDITH LESLEY HARDIE in Victoria in the presence of:-
J. P. Hardie

Judith Lesley Hardie

SIGNED by the said MARIAN HOPKINS WALLACE in Victoria in the presence of:-
M. H. Wallace

Marian Hopkins Wallace

SIGNED by the said HARRIE FREDERICK GOUGH in Victoria in the presence of:-
H. F. Gough

Harrie Frederick Gough

SIGNED by the said DOROTHY ELIZABETH GOUGH in Victoria in the presence of:-
Dorothy E. Gough

Dorothy Elizabeth Gough

ENCUMBRANCES REFERRED TO:-

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DC025808-2-4

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DATED

1964

B. BRONSDON AND OTHERS

- to -

H.F. & D.E. GOUGH

T.R.A.N.S.F.E.R.

J.I. LANNING
Solicitor
BAIRNSDALE.

A memorandum of the within instrument
has been entered in the Register Book

See Vol. *8144*

Fol. *764*



FEB
20
24



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APPLICATION FOR PLANNING PERMIT

FIVE LOT SUBDIVISION

3 ROSLYN COURT, LAKES ENTRANCE

CHRIS SENSERRICK

REF: 24004

CONTENTS

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4	Zones and Overlays	12
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APPENDIX

A	Copy of Title and Title Plan
B	Proposed Plan of Subdivision
C	Clause 56 Assessment
D	Geotechnical Risk Assessment waiver

DOCUMENT REVISION

1	Draft Report	DAC	17/02/2024
2	Final Report	CMC	18/02/2024

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1. INTRODUCTION

Development Solutions Victoria Pty Ltd act on behalf of Chris Senserrick, the applicant for this planning permit application for a five lot residential subdivision at 3 Roslyn Court, Lakes Entrance.

This submission and supporting documentation provide details of the subject site, relevant planning controls and policies and provides an assessment against the provisions of the East Gippsland Planning Scheme.

The proposal is consistent with the objectives of the East Gippsland Planning Scheme, is an appropriate subdivision in this location and will result in an appropriate planning outcome.

Address	3 Roslyn Court, Lakes Entrance
Site Description	Lot 34 and 35 on Plan of Subdivision 43321
Title Particulars	Vol 08978 Fol 090
Site Area	2068m ²
Proposal	Five Lot Subdivision
Planning Scheme	East Gippsland Planning Scheme
Zone	General Residential Zone – Schedule 1
Overlays	Design and Development Overlay – Schedule 13 Erosion Management Overlay
Aboriginal Cultural Heritage	Not identified as an area of Cultural Heritage Sensitivity
Permit Triggers	Clause 32.08-3 General Residential Zone Subdivision Clause 43.02-3 Design and Development Overlay Subdivision Clause 44.01-5 Erosion Management Overlay Subdivision
Notice	Exempt from notice at Clause 44.01-7
Referrals	Clause 66
Work Authority Licence	Not applicable
Planning Scheme requirements	Municipal Planning Strategy – Clause 02 Settlement - Growth area towns – Clause 02.03-1 Environmental and landscape values – Clause 02.03-2 Environmental risks and amenity – Clause 02.03-3 Built environment and heritage – Clause 02.03-5 Planning Policy Framework – Clause 10 Settlement – Clause 11 Environmental and landscape values – Clause 12 Environmental risks and amenity – Clause 13 Erosion and landslip – Clause 13.04-2S Built environment and heritage – Clause 15 General Residential Zone – Clause 32.08 Design and Development Overlay – Clause 43.02 Erosion Management Overlay – Clause 44.01 Decision guidelines – Clause 56 Decision guidelines – Clause 65.01 Decision guidelines – Clause 65.02

2. SITE CONTEXT

Site

The subject site is located at 3 Roslyn Court, Lakes Entrance. A copy of the Title and Plan of Subdivision is contained in **Appendix A**. The title is affected by restrictive covenant C025808.

Covenant C025808

This covenant provides restrictions of the removal of earth material and the use of the land. The proposed subdivision does not contravene any condition set out in the covenants.

The subject site is irregular in shape with a total area of approximately 2068m² and contains an existing dwelling and outbuilding.

The site is undulating in nature and contains scattered vegetation throughout. The site is currently used for residential purposes. Details of the site are depicted in the photographs provided below.

Access to the site is existing via two concrete crossovers along the southern boundary directly from Roslyn Court. Roslyn Court is a bitumen sealed road with concrete kerb and channel traversing in a north to south direction.

The subject site in relation to Lakes Entrance as well as the surrounding land, is shown in the locality plans in **Figure 1** and **Figure 2**.



Figure 1 – Locality Plan – 3 Roslyn Court, Lakes Entrance (source: mapshare.vic.gov.au)

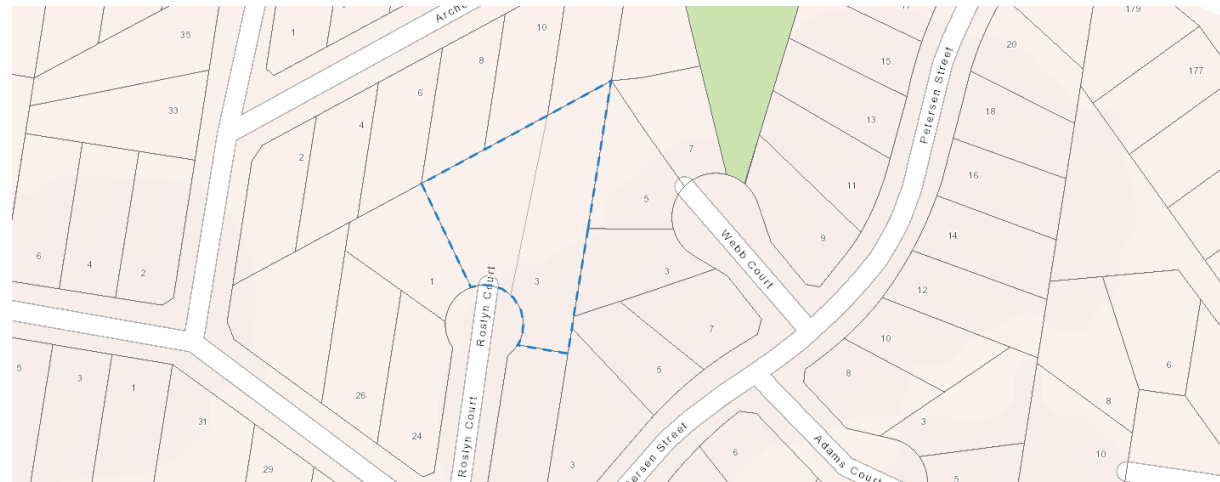


Figure 2 – Locality Plan – 3 Roslyn Court, Lakes Entrance (source: mapshare.vic.gov.au)

Surrounds

The land surrounding the site comprises predominantly residential development.

Adjoining the northern, eastern and western boundaries of the subject site comprises of existing residential dwellings and associated facilities. Adjoining the southern boundary is Roslyn Court and further existing residential development.

The site is located to the north of the central business district of Lakes Entrance.

Lakes Entrance is a coastal township located on the Princes Highway approximately 40 kilometres southeast of Bairnsdale. Lakes Entrance offers a range of community and commercial services and facilities. A larger suite of services and facilities is available further afield in Bairnsdale.

The subject site in relation to Lakes Entrance is shown in the aerial photograph below.



Photograph 1 – Aerial Photograph of the subject site and surrounding land
– 3 Roslyn Court, Lakes Entrance (source: dpi.vic.gov.au)
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Photograph 2 – Subject site at 3 Roslyn Court, Lakes Entrance.



Photograph 4 – Existing concrete crossover at subject site providing access to proposed Lot 1.



Photograph 6 – Proposed Lot 4 facing southeast.



Photograph 3 – Existing concrete crossover at subject site providing access to proposed Lot 4.



Photograph 5 – Existing dwelling on proposed Lot 4 facing north.



Photograph 7 – Existing shed on proposed Lot 5 facing east.



Photograph 8 – Proposed Lot 1 facing north.



Photograph 10 – Proposed Lot 2 and access to Lot 3 facing north.



Photograph 12 – Proposed Lot 3 showing tree to be removed facing south.



Photograph 9 – Proposed Lot 1 facing south.



Photograph 11 – Proposed Lot 3 facing northeast.



Photograph 13 – Neighbouring property along the western boundary at 1 Roslyn Court, Lakes Entrance.



Photograph 14 – Neighbouring property along the southern boundary at 22 Grandview Road, Lakes Entrance.



Photograph 16 – Roslyn Court facing south.



Photograph 15 – Roslyn Court facing north.

3. THE PROPOSAL

This application seeks approval for a Five Lot Subdivision. A proposed plan of subdivision is provided in **Appendix B**.

Lot 1

The proposed Lot 1 will be irregular in shape and will be approximately 323m² in area. This lot comprises the western portion of the site and will be vacant land.

Lot 2

The proposed Lot 2 will be irregular in shape and will be approximately 400m². This lot will comprise part of the central portion of the site and will be vacant land.

Lot 3

The proposed Lot 3 will be a battle-axe shaped allotment and will be approximately 600m². This lot will comprise the northern portion of the site and will be vacant land.

Lot 4

The proposed Lot 4 will be irregular in shape and will be approximately 438m². This lot comprises the eastern portion of the site and will contain the existing dwelling.

Lot 5

The proposed Lot 5 will be irregular in shape and will be approximately 307m². This lot will

comprise the southeastern portion of the site and will contain the existing outbuilding. It is anticipated that a condition requiring the removal of the outbuilding on this lot will be imposed on any planning permit granted.

Services

The subject site has access to an appropriate level of services including reticulated water, sewage, electricity, telecommunications, drainage and a good quality road network. Each of the proposed allotments will be connected to all available services.

It is requested that formal drainage plans be a requirement on any planning permit to be granted.

Access

Access to the proposed Lots 2,3 and 5 will be provided via individual concrete crossovers along the southern boundary, directly from Roslyn Court. Proposed Lot 1 will contain the existing concrete crossover in the western portion of the southern boundary directly from Roslyn Court and proposed Lot 2 will contain the existing concrete crossover in the southeastern portion of the southern boundary directly from Roslyn Court.

One large tree that is located on proposed Lot 3 is required to be removed to facilitate the proposed subdivision. Earthworks will be required for the construction of the proposed crossovers and the installation of services.

A Geotechnical Risk Assessment waiver is contained in **Appendix D**.

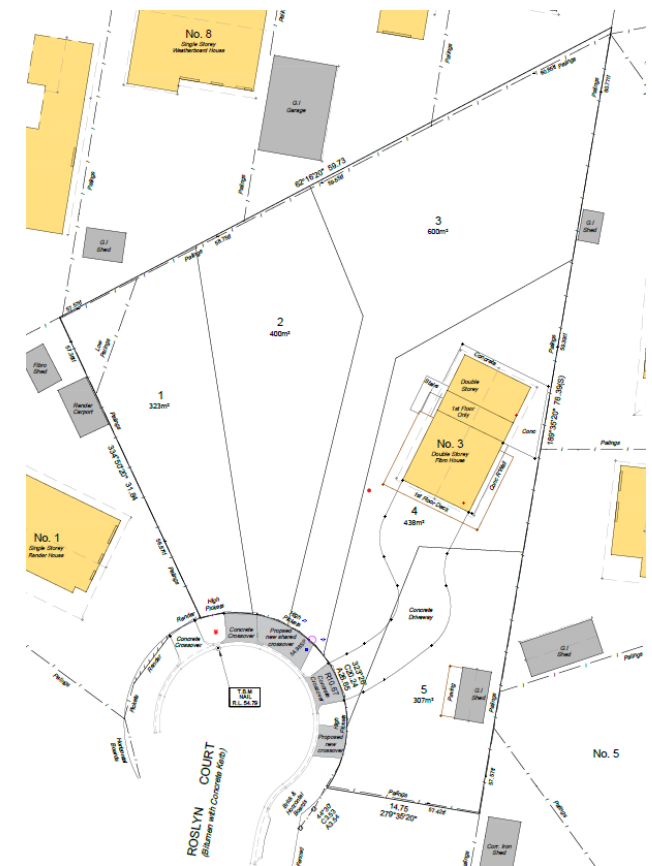


Figure 3 – Proposed Plan of Subdivision – Land Surveys

4. ZONES AND OVERLAYS

General Residential Zone – Schedule 1

The purpose of the General Residential Zone is:

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

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

Clause 32.08-3 of the General Residential Zone provides a permit is required to subdivide.

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause

56. The relevant standards of Clause 56 are addressed in **Appendix C**.

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

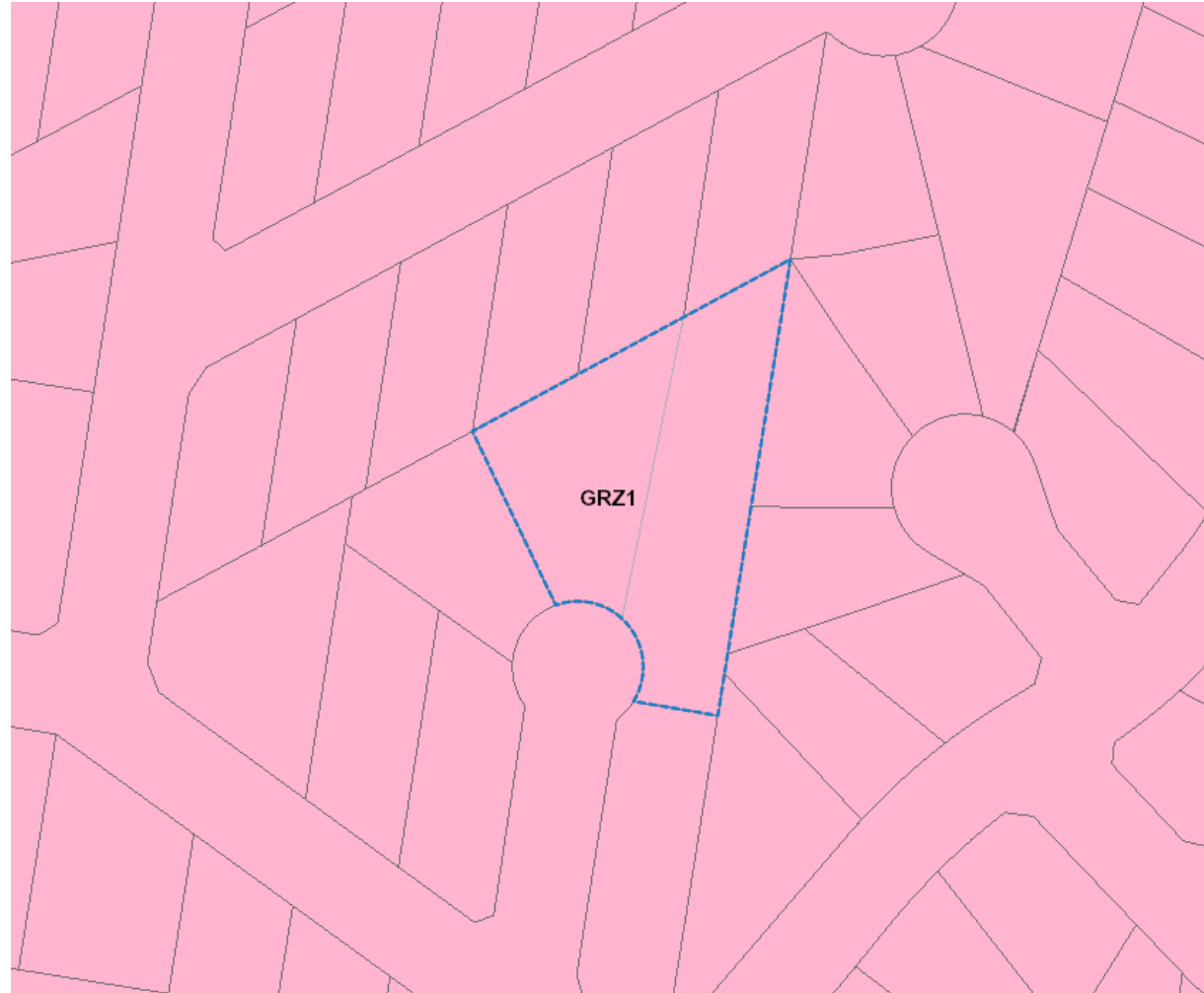


Figure 4 – Zoning Map – (source - mapshare.vic.gov.au)

Design and Development Overlay – Schedule 13

The purpose of the Design and Development Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas which are affected by specific requirements relating to the design and built form of new development.

An extract of the Design and Development Overlay Map is provided in **Figure 5**.

Clause 43.02-3 provides a permit is required to subdivide land.

The relevant decision guidelines of Clause 43.02-6 and the schedule are addressed in Section 5 of this submission.

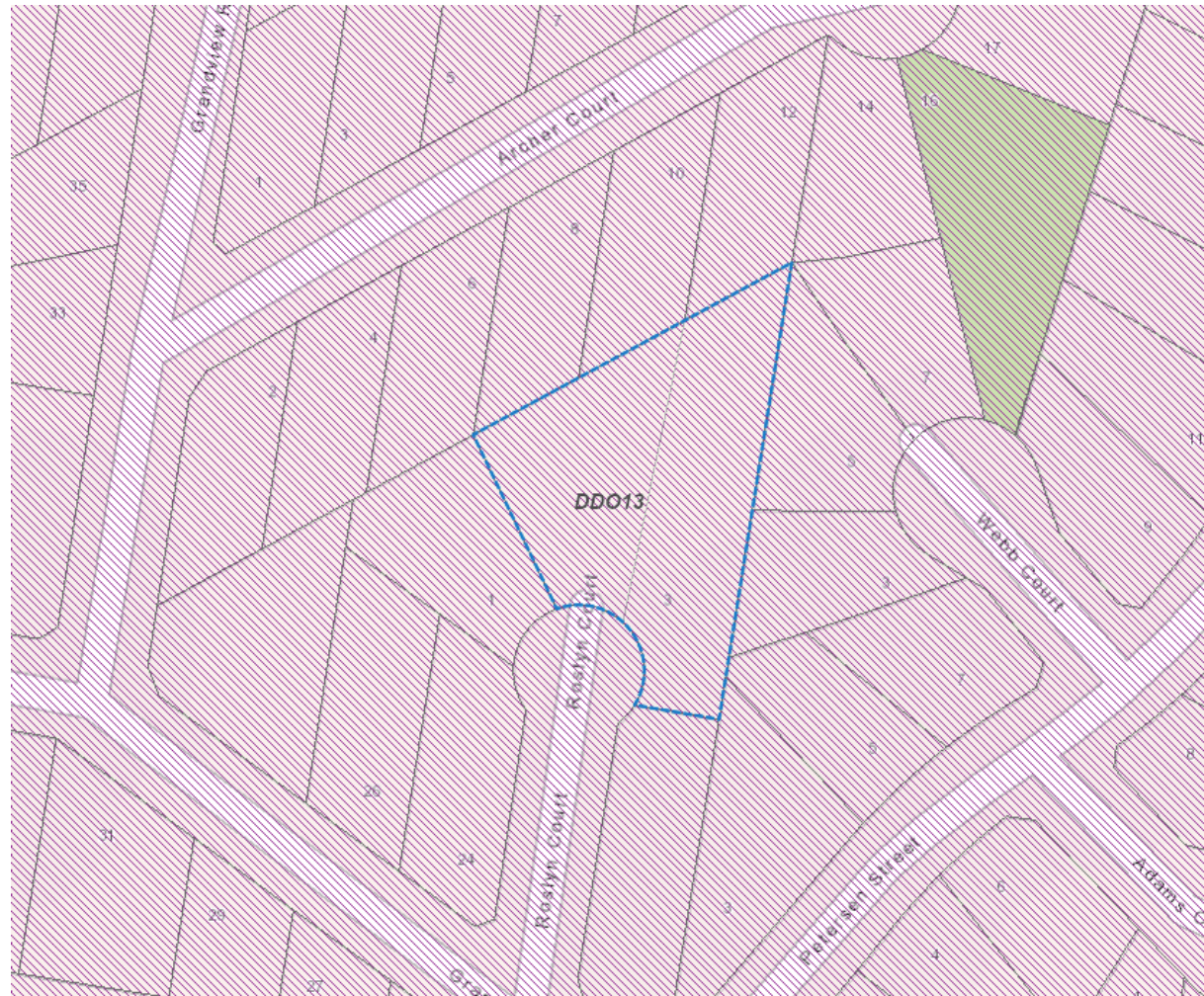


Figure 5 – Design and Development Overlay – (source - mapshare.vic.gov.au)

Design and Development Overlay – Schedule 13 continued:

The design objectives of the Schedule include:

All Areas

- To protect and manage the township character of coastal settlements.
- To ensure that the height and visual bulk of new development is compatible with the coastal neighbourhood setting.
- To ensure that new development is designed to minimise visual impacts on the natural landscape.
- To ensure that new development is visually and physically integrated with the site and surrounding landscape.
- To ensure that new development is sited and designed to be visually unobtrusive through and above the surrounding tree canopy when viewed from the public realm, lakes, coastal areas, or other distant viewpoints.
- To protect the vegetated character of the landscape, particularly where it is a dominant visual and environmental feature.
- To maintain the generally small mass of buildings in the landscape.

Northern residential (area 5)

- To encourage the visual enhancement of private land facing the North Arm with natural landscaping.

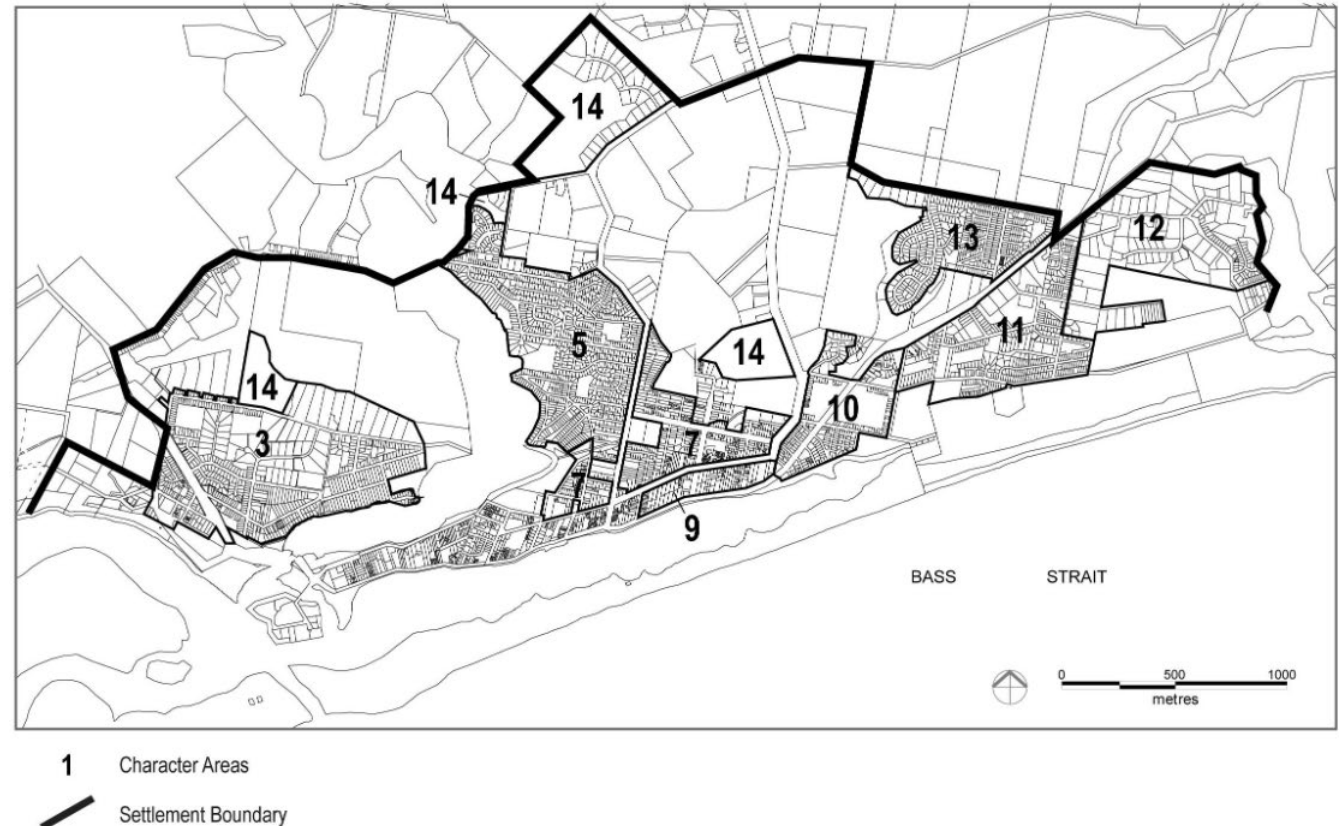


Figure 6 – Map 1 to Schedule to Clause 43.02 – (source – East Gippsland Planning Scheme)

Erosion Management Overlay

The purpose of the Erosion Management Overlay is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To protect areas prone to erosion, landslip or other land degradation processes, by minimising land disturbance and inappropriate development*

An extract of the Erosion Management Overlay Map is provided in **Figure 7**.

Clause 44.01-5 of the Erosion Management Overlay provides a permit is required to subdivide land. As such the decision guidelines are addressed in Section 5 of this submission.

The Schedule to the Erosion Management Overlay requires a Geotechnical Risk Assessment or waiver be provided.

A Geotechnical Risk Assessment waiver is provided in **Appendix D**. The waiver provides that the erosion hazard is low and with appropriate measures the risk can be managed.



Figure 7 – Erosion Management Overlay – (source - mapshare.vic.gov.au)

Aboriginal Cultural Heritage

Under the provisions of the *Aboriginal Heritage Act 2006* the subject site is not recognised as being within an area of Aboriginal Cultural Heritage Sensitivity.

As such a Cultural Heritage Management Plan is not required for this subdivision.

5. PLANNING ASSESSMENT

This proposal has been assessed against the objectives and standards of applicable clauses of the East Gippsland Planning Scheme and it is considered that the proposed subdivision is appropriate for the following reasons:

- The proposal meets the objectives of the Municipal Planning Strategy at **Clause 02** and the Planning Policy Framework at **Clause 10** providing one allotment containing the existing dwelling and four additional vacant parcels of land that can be developed in the future with a residential dwelling which are considered to be respectful of the existing surrounding development and the environment.
- The proposal will contribute to a high standard of environmental sustainability, urban design and amenity by designing the allotment layout to meet the constraints of the land, reducing any potential negative environmental implications as sought to achieve by the relevant clauses including **Clause 02.03** and **Clause 11**. The site does contain some scattered vegetation, one large tree located on proposed Lot 3 will be required to be removed to facilitate the proposed subdivision.
- **Clause 02.03-1** identifies Lakes Entrance as a growth area town and encourages infill residential development on fully serviced land. The proposed subdivision will result in Lot 4 containing the existing dwelling and Lots 1, 2, 3 and 5 being vacant allotments, noting that the outbuilding on Lot 5 will be required to be removed prior to the issue of Statement of Compliance.
- The subject site is currently connected to all available services and the proposed vacant lots being created will be connected to all available services and infrastructure including reticulated water, sewerage, electricity, telecommunications and a good quality road network.
- **Clause 13.04-2S** requires consideration of erosion and landslip. The proposed subdivision is within an area identified as being susceptible to erosion. All preventative measures will be undertaken during the installation of services and the construction phase of the proposed crossovers to ensure no erosion hazards occur. A Geotechnical Risk Assessment waiver is contained in **Appendix D** that concludes the proposed vacant allotments being created are suitable for future residential development and are unlikely to contribute or cause additional erosion hazards.
- The proposal meets the objectives of **Clause 16** by creating four additional vacant allotments that can be developed with a dwelling in the future which in turn will support housing for the area. **Clause 16.01-2S** recognises the need to ensure land supply is sufficient to meet demand. The proposed subdivision will create five allotments, four of which will be vacant land within an existing residential area of Lakes Entrance that is considered suitable and with adequate capacity to sustain the additional development.
- The proposal is consistent with the decision guidelines of the General Residential Zone at **Clause 32.08-12** which seeks to encourage development that respects the neighbourhood character.
- The proposed subdivision creates five allotments with one containing an existing dwelling and four lots being vacant land, suitable for future residential development that can be in keeping with the neighbourhood character of the area. Proposed Lot 4 will contain the existing dwelling.
- The proposed subdivision has addressed the relevant standards as set out in Clause 56 and is contained in **Appendix C**.
- The pattern of subdivision for the area is varied with lots ranging in shapes and sizes.
- Access to the proposed lots will be via individual concrete crossovers along the

- southern boundary, directly from Roslyn Court. Proposed Lots 1 and 4 will contain the existing concrete crossovers directly from Roslyn Court.
- The proposal is consistent with the decision guidelines of the Design and Development Overlay at **Clause 43.02-6** which seeks to identify areas which are affected by specific requirements relating to the design and built form of new development.
 - The proposed subdivision will result in five vacant allotments being created, four being vacant land that can be developed with a dwelling in the future. Any future dwelling to be constructed would be subject to the requirements of the Design and Development Overlay including height controls and as such there is not expected to be any detrimental impact to the amenity of the area or neighbourhood character. The area does contain dwellings of various styles and heights.
 - The subject site contains some existing vegetation. One tree located on proposed Lot 3 will be required to be removed to facilitate the proposed subdivision. The removal of vegetation in a residential zone is exempt as the subject site is under 0.4 of a hectare.
 - The proposed subdivision has been designed to be site responsive.

- **Schedule 13** refers to residential development in coastal settlements – Lakes Entrance. The subject site is located in area 5 which seeks to encourage visual enhancement of private land facing the North Arm with natural landscaping.
- The proposed subdivision will result in five allotments with four being vacant land suitable for future residential development. Given the location of the site to North Arm and the existing residential development surrounding, it is considered unlikely that there will be any visual impact, particularly on the North Arm.
- The proposal is consistent with the decision guidelines of the Erosion Management Overlay at **Clause 44.01** which seeks to protect areas prone to erosion, landslip, other land degradation.
- No earthworks are required to facilitate the proposed subdivision beyond instillation of services and construction of new crossovers.
- Access to proposed Lots 1 and 4 will be via the existing concrete crossovers along the southern boundary directly from Roslyn Court. Access to proposed Lots 2,3 and 5 will be via newly constructed concrete crossovers along the southern boundary directly from Roslyn Court.

- A Geotechnical Risk Assessment waiver is contained in **Appendix D** that concludes the proposed subdivision and vacant lots being created are suitable for future residential development and is unlikely to contribute or cause additional erosion hazards.
- This submission has addressed the decision guidelines of **Clause 65.01** and the proposed subdivision supports orderly planning of the area whilst taking into consideration the potential effect on the environment, human health and the amenity of the area.
- The existing road network is considered to be of an appropriate standard to accommodate the increase in traffic as a result of the additional allotments. The increase in traffic is not expected to result in a negative impact on the existing road network.
- The site is not identified as being susceptible to bushfire or flooding hazards however is susceptible to erosion hazards. A Geotechnical Risk assessment waiver is contained in **Appendix D** that concludes the subject site is suitable for the proposed subdivision and likely future development.
- Standard erosion prevention measures will be adopted during the provision of services and construction of crossovers. It is anticipated that standard erosion

-
- conditions will be imposed on any permit to be granted.
- There are no factors of this proposal that are likely to cause or contribute to land degradation, salinity or reduce water quality.
 - This submission has addressed the decision guidelines of **Clause 65.02** and it is concluded the proposed subdivision is suitable in this location and the subject site can adequately accommodate residential dwellings in the future that will in turn support the community by providing for additional housing.
 - The subject site is currently connected to all available services and the proposed additional vacant lots being created will be connected to all available services. The additional lots are not expected to exceed the capacity of the services in this location, however the proposal will be required to be referred to all service authorities as part of the planning application process. This will confirm service provision requirements for the proposed subdivision. Proposed Lot 4 will contain the existing dwelling and existing service connections will be reviewed and redirected if required to ensure there is no impact to any of the other proposed lots.
 - The proposed vacant allotments will support infill residential development with access to a suitable range of services and infrastructure. Infill residential development is strongly encouraged to support diversity of housing types and increase supply.

6. CONCLUSION

This submission is in support of a planning permit application for a five lot subdivision at 3 Roslyn Court, Lakes Entrance.

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

- The proposal is consistent with the objectives and strategies outlined in the Municipal Planning Strategy and the Planning Policy Framework.
- The proposal is consistent with the objectives of the General Residential Zone, Design and Development Overlay and the Erosion Management Overlay.
- The hazards associated with erosion can be reduced to an acceptable level.
- The proposed subdivision will provide for four vacant allotments that can be developed with residential dwellings in the future.
- The design of the subdivision is site responsive and consistent with the surrounding lot layout.

It is requested that a planning permit be granted for this development.

Development Solutions Victoria

Disclaimer:

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

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APPENDIX C

Clause 56 Assessment

CLAUSE 56 ASSESSMENT

Clause 56 – Residential Subdivision

Under the provisions of Clause 32.08-3 of the General Residential Zone, the following provisions of Clause 56 must be addressed as appropriate.

The purpose of Clause 56 is:

“To implement the Municipal Planning Strategy and the Planning Policy Framework.

To create liveable and sustainable neighbourhoods and urban places with character and identity.

To achieve residential subdivision outcomes that appropriately respond to the site and its context for:

- *Metropolitan Melbourne growth areas.*
- *Infill sites within established residential areas.*
- *Regional cities and towns.*

To ensure residential subdivision design appropriately provides for:

- *Policy implementation.*
- *Liveable and sustainable communities.*
- *Residential lot design.*
- *Urban landscape.*
- *Access and mobility management.*
- *Integrated water management.*
- *Site management.*
- *Utilities.”*

Clause 56 provides the following requirements:

“An application to subdivide land:

- *Must be accompanied by a site and context description and a design response.*
- *Must meet all of the objectives included in the clauses specified in the zone.*
- *Should meet all of the standards included in the clauses specified in the zone.”*

The provisions of Clause 56 are addressed below.

Clause 56.01 requires an application to be accompanied by:

- A subdivision site and context description.
- A design response.

These details are outlined in the proposed development plans and within the submission.

The table below addresses the relevant requirements of Clause 56.

Clause 56.03-5 Neighbourhood Character Objective:	To design subdivisions that respond to neighbourhood character.
Response:	<p>There is no Neighbourhood Character Statement or specific character identified for this location. This area contains predominantly standard residential uses. The dwellings in the area include both single storey, elevated single storey and double storey dwellings. All development is on lots ranging in shapes and sizes generally with one single point of access to the road network. The lot configuration in the immediate area is diverse with varied road frontages ranging between 12 – 30 metres.</p> <p>The proposed lot layout is responsive to the site and will provide for future residential development on the vacant lots being created that can be consistent with the existing surrounding development. The area of the proposed lots ensures adequate provision for the subdivision to provide an appropriate level of services and facilities for future development. Proposed Lot 4 will contain the existing dwelling.</p> <p>All allotments will have suitable driveway access. Proposed lot 1 will contain the existing concrete crossover in the western portion of the southern boundary directly from Roslyn Court and Lot 4 will contain the existing concrete crossover in the southeastern portion of the southern boundary directly from Roslyn Court. Proposed Lots 2, 3 and 5 will have access provided via new individual concrete crossovers along the southern boundary directly from Roslyn Court. The proposed new access points will not result in a detrimental impact to the flow of traffic in this location and will enable all vehicles to exit to Roslyn Court in a forward motion. The proposed lot layout will enable future residential development on the vacant lots being created that will be consistent with the existing lot layout in the area and existing residential development. There is some scattered vegetation throughout the site, one tree requires removal and is located on proposed Lot 3. There are no significant features in the area that would be detrimentally affected by the proposed subdivision and potential future residential development. The proposed subdivision will not negatively impact the existing streetscape or neighbourhood character.</p> <p>The proposal meets the objectives and standards of this clause.</p>

<p>Clause 56.04-1 Lot diversity and distribution objectives:</p>	<p>To achieve housing densities that support compact and walkable neighbourhoods and the efficient provision of public transport services. To provide higher housing densities within walking distance of activity centres. To achieve increased housing densities in designated growth areas. To provide a range of lot sizes to suit a variety of dwelling and household types.</p>
<p>Response:</p>	<p>The proposed subdivision will result in five allotments with four being vacant residential allotments that can be developed with a dwelling in the future.</p> <p>The future development of residential dwellings will not result in housing densities that are inconsistent with existing development within the area. The density proposed is responsive to the site conditions and relative to the area. The proposed subdivision achieves suitable infill development within an identified growth area where there is a suitable range of services available.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 56.04-2 Lot area and building envelopes objective:</p>	<p>To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features.</p>
<p>Response:</p>	<p>This application seeks approval for the creation of five allotments, all greater than 300m² in area to accommodate future residential dwellings. The proposed Lot 1 will be 323m² in area, Lot 2 will be 400m² in area, Lot 3 will be 600m² in area, Lot 4 will be 438m² in area, Lot 5 will be 307m² in area.</p> <p>Proposed Lot 4 will contain the exiting dwelling. Proposed lots 1,2,3 and 5 will be vacant land suitable for future residential development. Each of the proposed allotments can adequately accommodate a 10 x 15m rectangle indicating suitability for future development.</p> <p>The proposed lot dimensions and layout are considered to adequately accommodate solar access for existing development surrounding the site and any future development on the vacant lots. The size and configuration of the proposed lots is considered more than adequate to accommodate any future development if desired whilst respecting surrounding lot configurations for future uses and development surrounding the site.</p> <p>The proposal meets the objectives and standards of this clause.</p>

<p>Clause 56.04-3 Solar orientation of lots objective To provide good solar orientation of lots and solar access for future dwellings.</p>	
<p>Response:</p>	<p>The proposed subdivision creates five allotments of north south orientation with the long axis of the lot within the range north 20 degrees west to north 30 degrees east. Each of the lots will have appropriate solar access and any future development on the vacant lots being created will not impact the solar access of surrounding properties.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 56.04-4 Street orientation objective: To provide a lot layout that contributes to community social interaction, personal safety and property security.</p>	
<p>Response:</p>	<p>Given the subject site is at the end of a court bowl and the existing lot layout is irregular in shape, there is limited ability to create wide street frontages. The proposed allotments will all have appropriate street frontages, similar to others in the locality, which is deemed likely to encourage future development that supports visibility and surveillance and will contribute to community social interaction, personal safety and property security.</p> <p>All proposed lots will have individual access and street frontage to Roslyn Court. Aside from the adjoining road networks, there is no public open space areas adjoining the site.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 56.04-5 Common area objectives To identify common areas and the purpose for which the area is commonly held. To ensure the provision of common area is appropriate and that necessary management arrangements are in place. To maintain direct public access throughout the neighbourhood street network.</p>	
<p>Response:</p>	<p>The proposal does not include any common property.</p> <p>This clause is not relevant to the proposal.</p>

<p>Clause 56.05-1 Integrated urban landscape objectives:</p>	<p>To provide attractive and continuous landscaping in streets and public open spaces that contribute to the character and identity of new neighbourhoods and urban places or to existing or preferred neighbourhood character in existing urban areas. To incorporate natural and cultural features in the design of streets and public open space where appropriate. To protect and enhance native habitat and discourage the planting and spread of noxious weeds. To provide for integrated water management systems and contribute to drinking water conservation.</p>
<p>Response:</p>	<p>The proposal does not seek to create any new streets, roads or public open space areas and no new footpaths are proposed.</p> <p>This clause is not relevant to the proposal.</p>
<p>Clause 56.06-2 Walking and cycling network objectives:</p>	<p>To contribute to community health and well being by encouraging walking and cycling as part of the daily lives of residents, employees and visitors. To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists. To reduce car use, greenhouse gas emissions and air pollution.</p>
<p>Response:</p>	<p>There are no existing footpaths in this location and no new footpaths or streets are proposed. Each of the proposed allotments will have individual access provided which will connect directly to Roslyn Court which includes suitably wide road reserves with grassed nature strips and adequate room for pedestrian and bicycle use.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 56.06-5 Walking and cycling network detail objectives:</p>	<p>To design and construct footpaths, shared path and cycle path networks that are safe, comfortable, well constructed and accessible for people with disabilities. To design footpaths to accommodate wheelchairs, prams, scooters and other footpath bound vehicles.</p>
<p>Response:</p>	<p>The proposal does not include any new footpaths. The proposed access crossovers will provide suitable access for pedestrians, cyclists and vehicles to the existing road network.</p> <p>The proposal meets the objectives and standards of this clause.</p>

<p>Clause 56.06-6 Public transport network detail objectives:</p>	<p>To provide for the safe, efficient operation of public transport and the comfort and convenience of public transport users. To provide public transport stops that are accessible to people with disabilities.</p>
<p>Response:</p>	<p>There is public transport available approximately 1.7 kilometres south of subject site being a bus stop, located on the corner of Myer and Roadknight Street. This bus route provides access throughout Lakes Entrance and further afield and departs two hourly.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 56.06-7 Neighbourhood Street network detail objective:</p>	<p>To design and construct street carriageways and verges so that the street geometry and traffic speeds provide an accessible and safe neighbourhood street system for all users.</p>
<p>Response:</p>	<p>No new streets are proposed.</p> <p>This clause is not relevant to the proposal.</p>
<p>Clause 56.06-8 Lot access objective:</p>	<p>To provide for safe vehicles access between roads and lots.</p>
<p>Response:</p>	<p>Access to all of the proposed lots will be individually provided directly from Roslyn Court as indicated on the proposed plan of subdivision. The proposed access will provide for safe vehicle access between the road and future dwellings. The proposed new access points for Lots 2, 3 and 5 will be constructed to the satisfaction of the responsible authority and in accordance with the requirements of the Infrastructure Design Manual.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 56.07-1 Drinking water supply objectives</p>	<p>To reduce the use of drinking water. To provide an adequate, cost-effective supply of drinking water.</p>
<p>Response:</p>	<p>The proposed lots will be connected to the existing reticulated water supply which provides for drinking water supply.</p> <p>The proposal meets the objectives and standards of this clause.</p>

<p>Clause 56.07-2 Reused and recycled water objective</p>	<p>To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.</p>
<p>Response:</p>	<p>A reuse and recycle water supply is not available to this site at this time. Water supply to all allotments will be via the existing reticulated water system to the satisfaction of the responsible authority. The application will be referred to East Gippsland Water for consideration.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 56.07-3 Waste water management objective</p>	<p>To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner.</p>
<p>Response:</p>	<p>All allotments will be connected to the existing reticulated sewerage network. The proposed additional four vacant lots are not expected to exceed the capacity of the network.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 56.07-4 Stormwater management objectives</p>	<p>To minimise damage to properties and inconvenience to residents from stormwater. To ensure that the street operates adequately during major storm events and provides for public safety. To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater. To encourage stormwater management that maximises the retention and reuse of stormwater. To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.</p>
<p>Response:</p>	<p>The subject site naturally drains to the south. Stormwater created from any future dwellings will be directed to the legal point of discharge to the satisfaction of the responsible authority. It is requested that formal drainage plans be a requirement on any planning permit granted.</p> <p>The proposal meets the objectives and standards of this clause.</p>

<p>Clause 56.08-1 Site Management objectives</p>	<p>To protect drainage infrastructure and receiving waters from sedimentation and contamination. To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works. To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.</p>
<p>Response:</p>	<p>All preventative measures will be implemented during the construction phase of the proposed subdivision to ensure no erosion occurs. A Geotechnical Risk Assessment waiver is contained in Appendix D that concludes the proposed subdivision is unlikely to increase the risks associated with erosion provided mitigation measures are taken.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 56.09-1 Shared Trenching objectives:</p>	<p>To maximise the opportunities for shared trenching. To minimise constraints on landscaping within the street reserves.</p>
<p>Response:</p>	<p>Given the proposal is seeking a five lot subdivision resulting in four vacant allotments, there is ability for shared trenching for new services. Each of the relevant service authorities will be contacted prior to certification of the plan to ensure all service requirements are met and shared trenching can occur where possible.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 56.09-2 Electricity, telecommunications and gas objectives:</p>	<p>To provide public utilities to each lot in a timely, efficient and cost effective manner. To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.</p>
<p>Response:</p>	<p>All vacant lots will be connected to services including reticulated water, sewerage, telecommunications, drainage, electricity and a good quality road network. The proposed subdivision is not expected to affect the existing service arrangements nor exceed capacity.</p> <p>Each of the service providers will be contacted prior to the certification of the plan of subdivision to determine requirements.</p> <p>The proposal meets the objectives and standards of this clause.</p>

<p>Clause 56.09-3 Fire hydrants objectives:</p>	<p>To provide fire hydrants and fire plugs in positions that enable fire fighters to access water safely, effectively and efficiently.</p>
<p>Response:</p>	<p>The nearest fire hydrant is located within the end of the court bowl immediately adjoining the southern boundary of the site.</p> <p>The proposal meets the objectives of this clause.</p>
<p>Clause 56.09-4 Pubic lighting objective:</p>	<p>To provide public lighting to ensure the safety of pedestrians, cyclists and vehicles. To provide pedestrians with a sense of personal safety at night. To contribute to reducing greenhouse gas emissions and to saving energy.</p>
<p>Response:</p>	<p>There is existing street lighting within Roslyn Court immediately adjoining the subject site to the south that is considered to provide adequate lighting. In addition, lighting from future dwellings will provide a sense of personal safety for pedestrians. No new street lighting is proposed.</p> <p>The proposal meets the objectives and standards of this clause.</p>

Reference No: B24024

Project No: 80224

7/02/2024

Development Solutions Victoria
46 Bailey Street
BAIRNSDALE Vic 3875

Attn: Olivia Zagami

Email: olivia@devsolvic.com.au

Dear Olivia,

**RE: GRA Waiver for Proposed 5 Lot Subdivision
3 Rosalyn Court, Lakes Entrance.**

INTRODUCTION

Chris O'Brien & Company Pty Ltd have been engaged by Olivia Zagami of Development Solutions Victoria to determine whether or not a full Geotechnical risk assessment report is required for a proposed 5 lot subdivision at 3 Rosalyn Court, Lakes Entrance Vic 3909. An erosion management overlay exists over the property.

The purpose of this letter is to determine if the works to be carried out on this site will be a risk to the surrounding environment and is to be used in the planning application process only. This letter is not a soil classification report and shall not be used for this purpose.

Information contained in this letter is from a visual inspection of the site and based on information supplied to Chris O'Brien & Company Pty Ltd on the work to be completed on the site.

The site was inspected by Andrew Powell on the 6th February 2024.

SITE DESCRIPTION

Inspection of the allotment confirmed no erosion problems currently exist. The allotment is a large residential allotment north of the main township with a two storey dwelling and a shed already in existence. Two driveway crossovers service the allotment from Rosalyn Court with a concrete driveway leading up to the dwelling from the western crossover. The allotment is fully serviced with all services to the allotment available from Rosalyn Court. The allotment has reasonable falls throughout and mainly falls to the south east with falls in the range of 1 in 6 to 1 in 10 observed. A number of significant trees exist on the allotment along with well established gardens and landscaped areas. Photos of our findings are attached to this report to the end of this report.

PROJECT DETAILS

It is proposed to create a 5 lot subdivision with the existing dwelling to be on lot 4 of the proposal. Some demolition works will be required such as the existing driveway and the kerb & channel in Rosalyn Court. New crossover will be constructed to ensure access is available to all lots from Rosalyn Court. A service connection will also need to be provided for all allotments on the proposed subdivision as well as a connection to the stormwater system in the area. All services are available in Rosalyn Court.

For the construction of the proposed crossovers, some demolition works along with some minor earthworks will be required. Then the placement and compaction of all materials to form the crossovers will be done. During all of this works protection barriers such as silt fences must be placed to protect all downslope assets from silt run-off. Provided that this is strictly adhered to we expect no environmental risks from the work to be undertaken. During this work care must be taken so as not to damage the existing vegetation which is to remain.

The provision of services so that all the proposed allotments have connections will require some trenching works along with some trenches requiring excavation. Protection barriers as specified above will need to be provided for the entire extent of the works. Provided this is adhered to we expect no environmental risks from this work.

A stormwater management plan will need to be produced and approved by the relevant authority. The stormwater plan will need to show how all stormwater is controlled and treated during the construction stage. As part of this plan a design will be done to show how stormwater flow will be limited to pre-development flows. Provided this is done we expect no environmental risks from this source.

CONCLUSION

We therefore suggest that a full geotechnical risk assessment report is not required for this development. As long as requirements as listed above are strictly adhered to we anticipate no environmental risks with the work to be undertaken.

Should you need to clarify anything, please contact the Andrew Powell on 0402384596

Yours faithfully,



Andrew Powell Assoc.Dip (Civil)
for CHRIS O'BRIEN & COMPANY PTY LTD

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Photos below show Rosalyn Court along with existing access crossovers.



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Photos below show all existing services located



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Photos below show general allotment and Vegetation



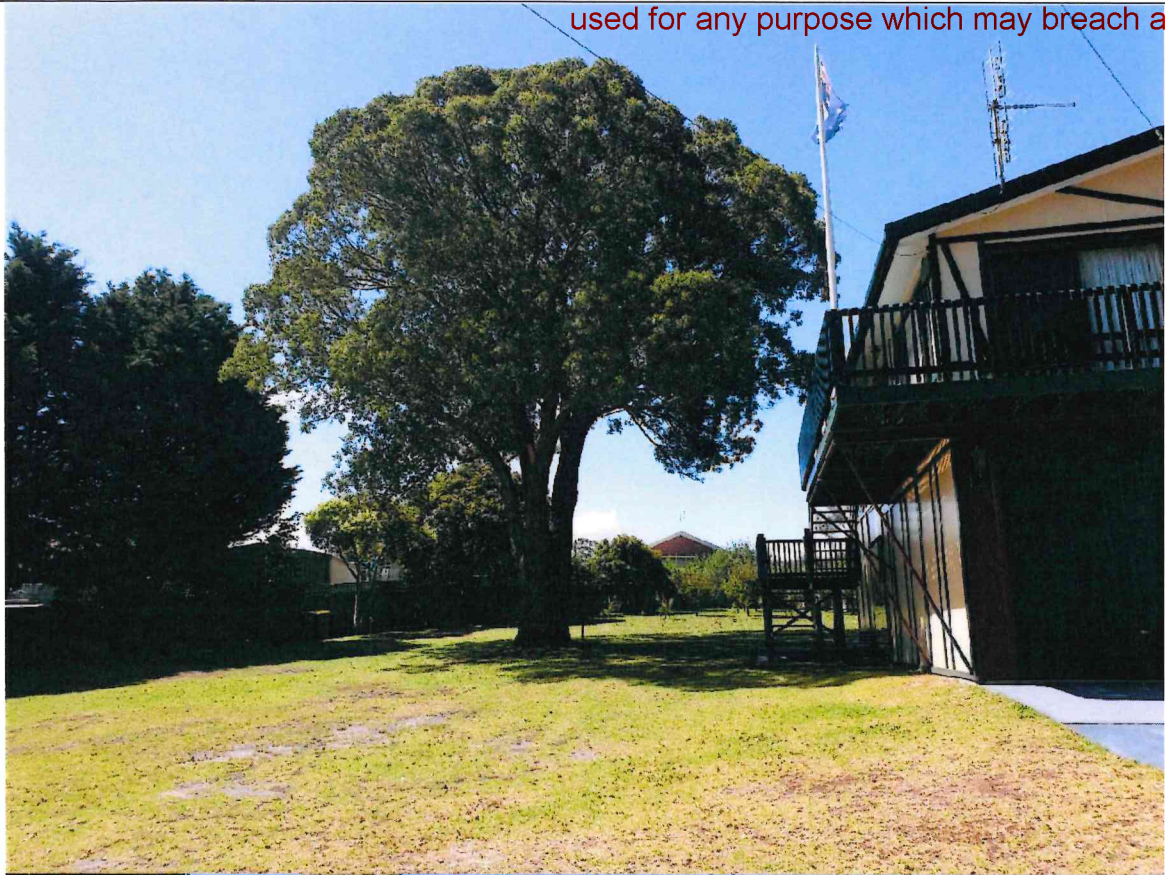
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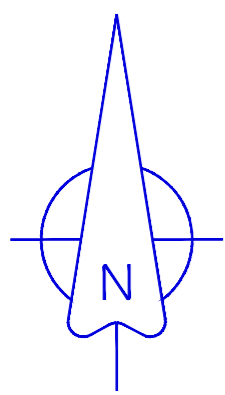
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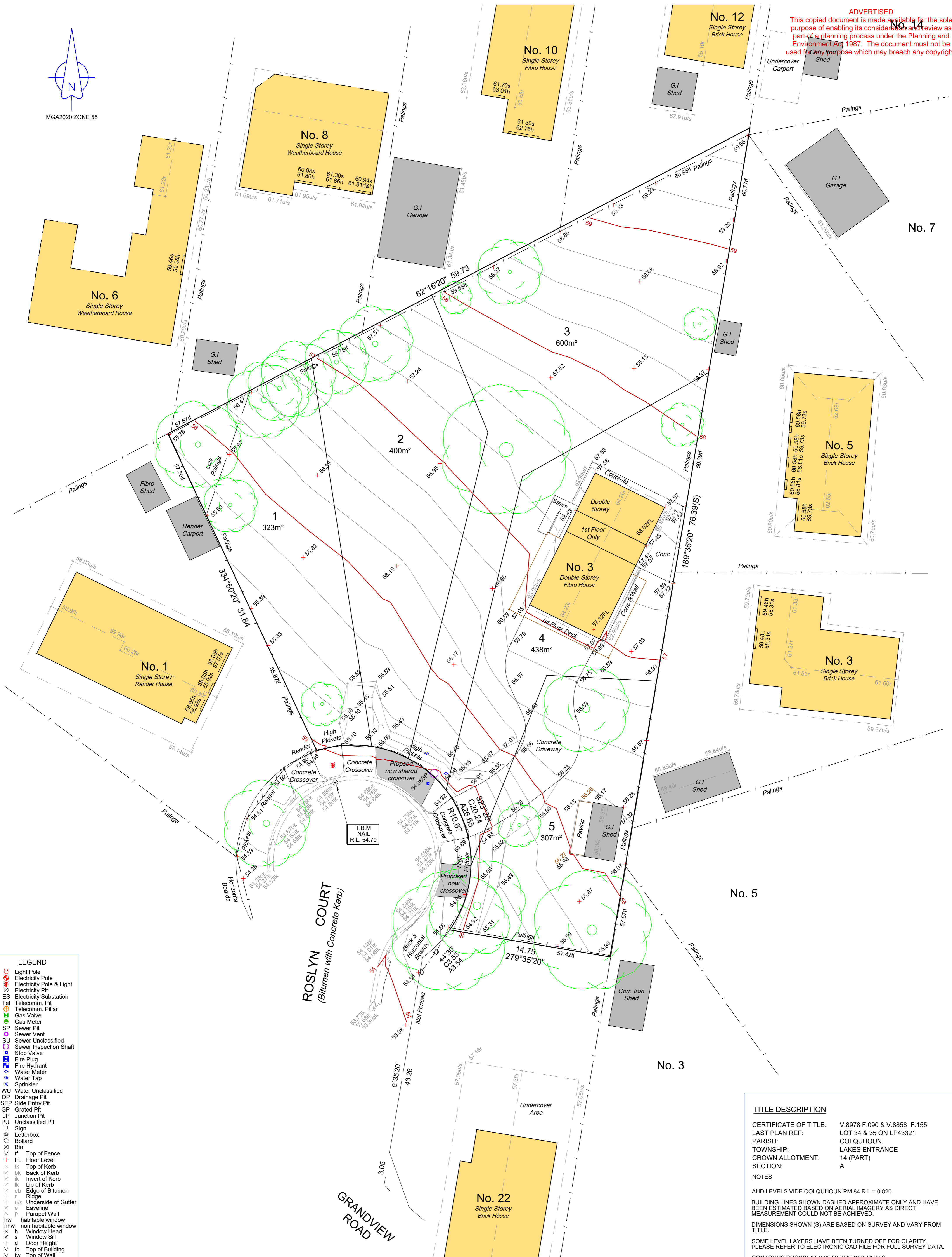
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MGA2020 ZONE 55



LEGEND

- Light Pole
- Electricity Pole
- Electricity Pole & Light
- Electricity Pit
- Electricity Substation
- ES Electricity Substation
- Tele Telecomm. Pit
- Telecomm. Pillar
- Gas Valve
- Gas Meter
- Sewer Pit
- Sewer Vent
- Sewer Unclassified
- Sewer Inspection Shaft
- Stop Valve
- Fire Plug
- Fire Hydrant
- Water Meter
- Water Tap
- Sprinkler
- Water Unclassified
- DP Drainage Pit
- SEP Side Entry Pit
- GP Grated Pit
- JP Junction Pit
- PU Unclassified Pit
- Sign
- Letterbox
- Bollard
- Bin
- if Top of Fence
- FL Floor Level
- tk Top of Kerb
- bk Back of Kerb
- ik Invert of Kerb
- lk Lip of Kerb
- eb Edge of Bitumen
- r Ridge
- u/s Underside of Gutter
- e Eave Line
- p Parapet Wall
- hw habitable window
- nhw non habitable window
- h Window Head
- s Window Sill
- d Door Height
- tb Top of Building
- tw Top of Wall

CERTIFICATION BY SURVEYOR
 I, Myles Sewell, of Unit 2/85 Salmon Street, Port Melbourne VIC 3207, certify that this plan has been prepared from a survey made under my direction and supervision in accordance with the Surveying Act 2004 and completed on 12/12/23, that this plan is accurate and correctly represents the adopted boundaries and that the survey accuracy accords with that required by regulation 7 (1) of the Surveying (Cadastral Surveys) Regulations 2015.

Date: 20/12/23

Licensed Surveyor
 Surveying Act 2004

REV	DESCRIPTION	DRN	DATE	APP
C	AMENDMENTS MADE	MS	15/2/24	
B	CROSSOVERS ADDED	MS	12/2/24	MS

Land Surveys

Unit 2, 85 Salmon Street
 Port Melbourne
 Victoria 3207

T (03) 9646 0864
 E melbourne@landsurveys.net.au
 www.landsurveys.net.au

SCALE @ A1: 1:150

SURVEYED BY: JD/ER
 SURVEYED ON: 12/12/23

DRAWN BY: MS
 DRAWN ON: 10/1/24

HOR DATUM: MGA20
 VERT DATUM: AHD

CONCEPT PLAN

3 ROSLYN COURT,
 LAKES ENTRANCE VIC 3909

CLIENT:
 CHRIS SENSERRICK

Printed 5/04/2024

JOB No. PLAN DRS REV SHEET
 2301404 - CP - 001 - C 1 OF 1

TITLE DESCRIPTION

CERTIFICATE OF TITLE: V.8978 F.090 & V.8858 F.155
 LAST PLAN REF: LOT 34 & 35 ON LP43321
 PARISH: COLQUHOUN
 TOWNSHIP: LAKES ENTRANCE
 CROWN ALLOTMENT: 14 (PART)
 SECTION: A

NOTES

AHD LEVELS VIDE COLQUHOUN PM 84 R.L. = 0.820

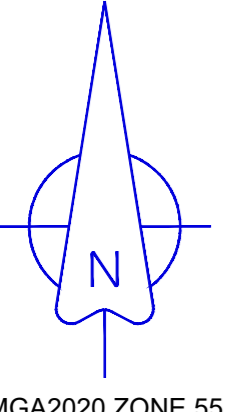
BUILDING LINES SHOWN DASHED APPROXIMATE ONLY AND HAVE BEEN ESTIMATED BASED ON AERIAL IMAGERY AS DIRECT MEASUREMENT COULD NOT BE ACHIEVED.

DIMENSIONS SHOWN (S) ARE BASED ON SURVEY AND VARY FROM TITLE.

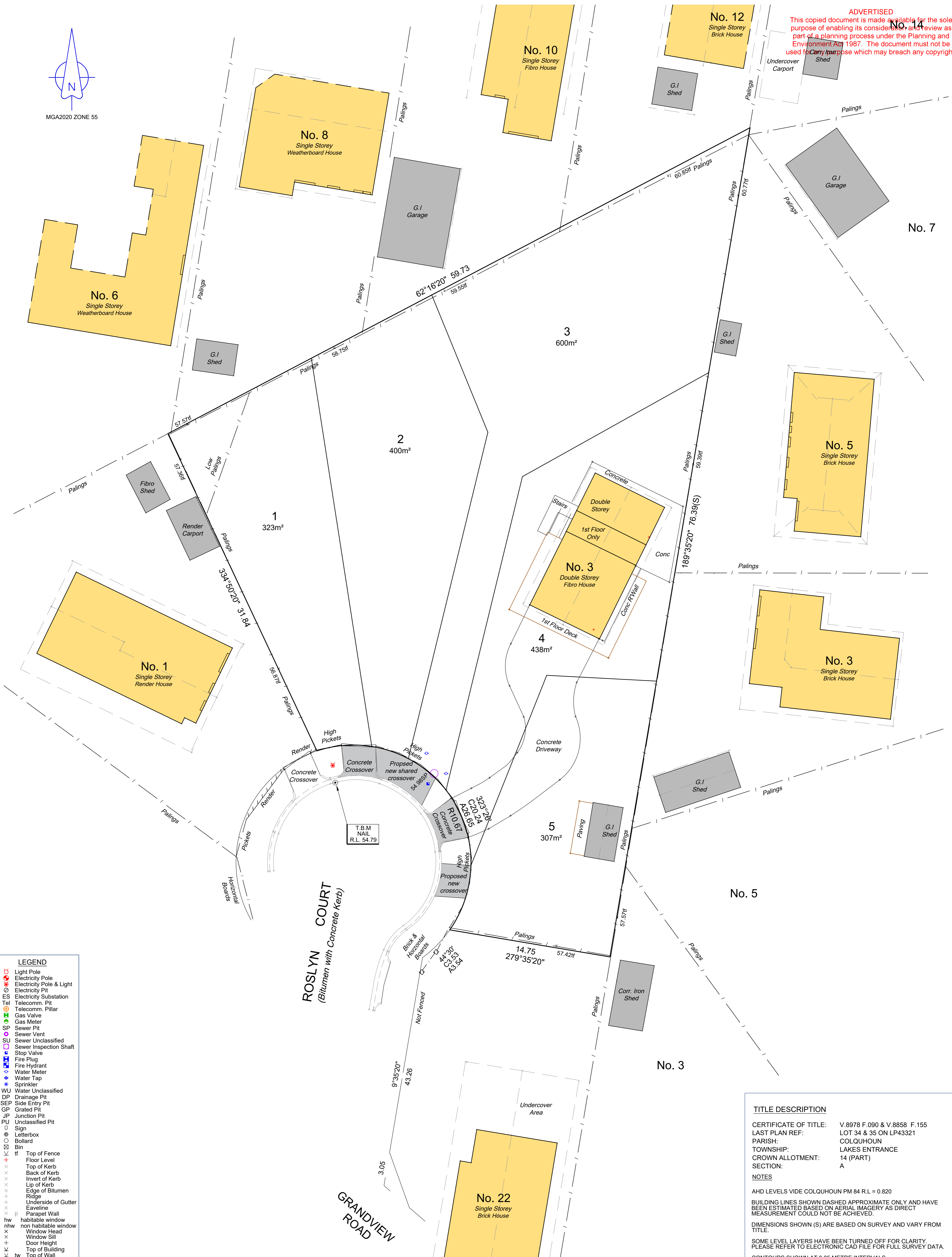
SOME LEVEL LAYERS HAVE BEEN TURNED OFF FOR CLARITY. PLEASE REFER TO ELECTRONIC CAD FILE FOR FULL SURVEY DATA.

CONTOURS SHOWN AT 0.25 METRE INTERVALS

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MGA2020 ZONE 55



LEGEND

- ⊙ Light Pole
- ⊕ Electricity Pole
- ⊕⊙ Electricity Pole & Light
- ⊙ Electricity Pit
- ES Electricity Substation
- Tel Telecomm. Pit
- ⊕ Telecomm. Pillar
- ⊕ Gas Valve
- ⊕ Gas Meter
- SP Sewer Pit
- ⊕ Sewer Vent
- SU Sewer Unclassified
- ⊕ Sewer Inspection Shaft
- ⊕ Stop Valve
- ⊕ Fire Plug
- ⊕ Fire Hydrant
- ⊕ Water Meter
- ⊕ Water Tap
- ⊕ Sprinkler
- WU Water Unclassified
- DP Drainage Pit
- SEP Side Entry Pit
- GP Grated Pit
- JP Junction Pit
- PU Unclassified Pit
- ⊕ Sign
- ⊕ Letterbox
- ⊕ Bollard
- ⊕ Bin
- tf Top of Fence
- fl Floor Level
- tk Top of Kerb
- bk Back of Kerb
- ik Invert of Kerb
- lp Lip of Kerb
- eb Edge of Bitumen
- rd Ridge
- ug Underside of Gutter
- ev Eave Line
- pw Parapet Wall
- hw habitable window
- nhw non habitable window
- wh Window Head
- ws Window Sill
- dh Door Height
- tb Top of Building
- tw Top of Wall

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BUILDING LINES SHOWN DASHED APPROXIMATE ONLY AND HAVE BEEN ESTIMATED BASED ON AERIAL IMAGERY AS DIRECT MEASUREMENT COULD NOT BE ACHIEVED.

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I, Myles Sewell, of Unit 2/85 Salmon Street, Port Melbourne VIC 3207, certify that this plan has been prepared from a survey made under my direction and supervision in accordance with the Surveying Act 2004 and completed on 12/12/23, that this plan is accurate and correctly represents the adopted boundaries and that the survey accuracy accords with that required by regulation 7 (1) of the Surveying (Cadastral Surveys) Regulations 2015.

Date: 20/12/23

Licensed Surveyor
 Surveying Act 2004

REV	DESCRIPTION	DRN	DATE	APP
D	LAYERS REMOVED	MS	15/2/24	MS
C	AMENDMENTS MADE	MS	15/2/24	MS
B	CROSSOVERS ADDED	MS	12/2/24	MS

Land Surveys

Unit 2, 85 Salmon Street
 Port Melbourne
 Victoria 3207

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 E melbourne@landsurveys.net.au
 www.landsurveys.net.au

SCALE @ A1: 1:150

SURVEYED BY: JD/ER
 SURVEYED ON: 12/12/23

DRAWN BY: MS
 DRAWN ON: 10/1/24

HOR DATUM: MGA20
 VERT DATUM: AHD

CONCEPT PLAN

3 ROSLYN COURT,
 LAKES ENTRANCE VIC 3909

CLIENT:
 CHRIS SENSERRICK

JOB No. PLAN DRS REV SHEET
 2301404 - CP - 001 - D 1 OF 1

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