

# NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	130 Day Avenue OMEO VIC 3898 Lot: 1 TP: 104471, Lot: 1 TP: 226829, Lot: 1 TP: 237479, CA: 6 Sec: 7, CA: 5A Sec: 7, Lot: 2 TP: 104471, CA: 2026, CA: 3C Sec: 7, CA: 2002, CA: 5B Sec: 7, CA: 4A Sec: 7, CA: 6A Sec: 7, CA: 4B Sec: 7, CA: 2022
The application is for a permit to:	Use and Development of Group Accommodation
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
32.08-2 (GRZ1)	Use of the land for Group Accommodation.
32.08-10 (GRZ1)	Construct a building or construct or carry out works for Group Accommodation.
34.01-1 (C1Z)	Use of the land for Group Accommodation.
34.01-4 (C1Z)	Construct a building or construct or carry out works.
The applicant for the permit is:	Crowther & Sadler Pty Ltd
The application reference number is:	5.2025.258.1

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.

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

## **April McDonald**

**From:** Snapforms Notifications <no-reply@snapforms.com.au>  
**Sent:** Thursday, 31 July 2025 2:01 PM  
**To:** Planning Unit Administration  
**Subject:** Planning Permit application  
**Attachments:** 20957 COT Vol 2351 Fol 142.pdf; 20957 COT Vol 5437 Fol 293.pdf; 20957 COT Vol 5851 Fol 022.pdf; 20957 COT Vol 6210 Fol 823.pdf; 20957 COT Vol 6974 Fol 691.pdf; 20957 COT Vol 9659 Fol 844.pdf; 20957 COT Vol 12548 Fol 012.pdf; 20957 COT Vol 12548 Fol 013.pdf; 20957 COT Vol 12548 Fol 014.pdf; 20957 COT Vol 12548 Fol 020.pdf; 20957 COT Vol 12548 Fol 021.pdf; 20957 COT Vol 12548 Fol 022.pdf; 20957 COT Vol 12548 Fol 023.pdf; 20957 Merged titles.pdf; 0000\_25\_130 Day Avenue\_TP\_REV A\_230725.pdf; 20957 Features.pdf; 20957 Site Plan V2.pdf; Planning\_Permit\_Application\_2025-07-31T14-00-26\_26847116\_0.pdf; attachment\_errors.txt

### **Planning Permit Application**

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

**Applicant name:** Crowther & Sadler

**Business trading name:** Crowther & Sadler

**Email address:** contact@crowthersadler.com.au

**Postal address :** PO Box 722, Bairnsdale 3875

**Preferred phone number:** 51 52 5011

**Street number:** 130

**Street name:** Day Avenue

**Town:** Omeo

**Post code:** 3898

**Is there any encumbrance on the Title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?:** No

**Will the proposal result in a breach of a registered covenant restriction or agreement?:** No

**Existing conditions :** Livestock grazing

**Description of proposal :** Use and Development of Group Accommodation

**Estimated cost of development:** 2,100,000

**Has there been a pre-application meeting:** No

**Full copy of Title:** [20957 COT Vol 2351 Fol 142.pdf](#), [20957 COT Vol 5437 Fol 293.pdf](#), [20957 COT Vol 5851 Fol 022.pdf](#), [20957 COT Vol 6210 Fol 823.pdf](#), [20957 COT Vol 6074 Fol 691.pdf](#), [20957 COT Vol 9659 Fol 844.pdf](#), [20957 COT Vol 9659 Fol 844.pdf](#), [20957 COT Vol 12548 Fol 012.pdf](#), [20957 COT Vol 12548 Fol 013.pdf](#), [20957 COT Vol 12548 Fol 014.pdf](#), [20957 COT Vol 12548 Fol 020.pdf](#), [20957 COT Vol 12548 Fol 021.pdf](#), [20957 COT Vol 12548 Fol 022.pdf](#), [20957 COT Vol 12548 Fol 023.pdf](#)

**Covenants agreements:** [20957 Merged titles.pdf](#)

**Plans:** [0000\\_25\\_130 Day Avenue\\_TP\\_REV A\\_230725.pdf](#), [20957 Features.pdf](#), [20957 Site Plan V2.pdf](#)

**Planning report:** [20957 Report.pdf](#)

**Invoice Payer:** Crowther & Sadler

**Address for Invoice:** PO Box 722, Bairnsdale 3875

**Invoice Email:** [contact@crowthersadler.com.au](mailto:contact@crowthersadler.com.au)

**Primary Phone Invoice:** 51 52 5011

**Declaration:** Yes

**Authority Check:** Yes

**Notice Contact Check:** Yes

**Notice check 2:** Yes

**Privacy Statement Acknowledge:** Yes

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

Page 1 of 3

VOLUME 12548 FOLIO 022

Security no : 124126475522K  
Produced 23/07/2025 03:38 PM

CROWN GRANT

## **LAND DESCRIPTION**

Crown Allotment 4B Section 7 Township of Omeo Parish of Cobungra.  
PARENT TITLE Volume 11803 Folio 291

## **REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor

## **ENCUMBRANCES, CAVEATS AND NOTICES**

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below.  
For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

## **DIAGRAM LOCATION**

SEE TP967051A 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: OLD OMEO HIGHWAY OMEO VIC 3898

## **ADMINISTRATIVE NOTICES**

NIL

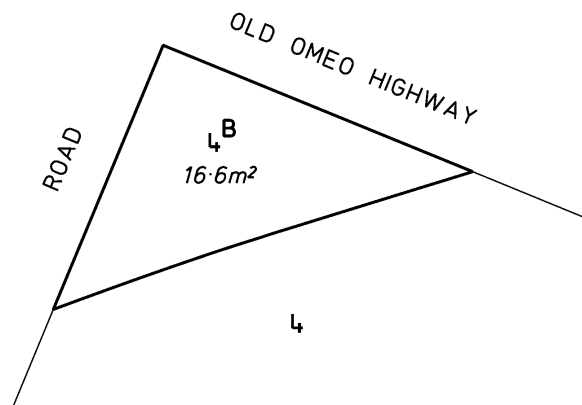
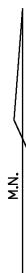
eCT Control REGISTRAR OF TITLES  
Effective from 20/05/2024

DOCUMENT END



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<p align="center"><b>TITLE PLAN</b> <b>PLAN FOR CROWN GRANT PURPOSES</b></p>		<p align="center"><b>EDITION 1</b>   <b>TP967051A</b></p>	
<p><b>LOCATION OF LAND</b></p> <p>PARISH : COBUNGRA TOWNSHIP : OMEO SECTION : 7 CROWN ALLOTMENT : 4B TITLE REFERENCE : C/F VOL.11803 FOL.291</p>		<p><b>NOTATIONS</b></p> <p>SUBJECT TO ANY RESERVATIONS, EXCEPTIONS, CONDITIONS AND POWERS NOTED ON SHEET 2 OF THIS PLAN.</p> <p>THE RACE (BEING 4B OF 7) IS 4.02M WIDE UNLESS OTHERWISE DESCRIBED</p>	
<p>MGA94 Co-ordinates (of approx. centre of land in plan)</p> <p align="center">E 552 670      ZONE: 55 N 5 894 200      GDA 94</p> <p>DEPTH LIMITATION : 15 Metres</p>		<p>THIS PLAN HAS BEEN PREPARED BY LAND USE VICTORIA FOR TITLE DIAGRAM PURPOSES.</p>	<p>Checked by: AJC</p> <p>Date: 07/06/2019</p> <p>Assistant Registrar of Titles</p>



DRAWN: HK 17/04/2019		EXAMINED: AD 23/04/2019		CAD FILE: TP967051A.DGN		ORIGINAL SHEET SIZE: A3		SHEET 1 OF 2	
SURVEYOR-GENERAL VICTORIA DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING		SCALE 1:100	<div><div></div><div>1</div><div>0</div><div>1</div><div>2</div><div>3</div><div>4</div></div> <div>LENGTHS ARE IN METRES</div>			FILE REF: P368834			
		Prepared from: VDP, O19(8) AND OP124918			Certified by Craig Leslie Sandy Surveyor-General 03:50 PM 01/05/2019 <div>Printed 12/08/2019</div>				

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TP967051A

## RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS

The reservation to the Crown of:

- any minerals as defined in the *Mineral Resources (Sustainable Development) Act 1990* and petroleum as defined in the *Petroleum Act 1998* (the “reserved minerals”);
- rights of access to any part of the land to search and obtain the reserved minerals; and
- rights of access to any part of the land for pipe-lines, works and other purposes necessary to obtain and convey the reserved minerals on and from the land;

The right to resume the said land for mining purposes under Section 205 of the *Land Act 1958*; and

The right of a licensee under the *Mineral Resources (Sustainable Development) Act 1990* or any corresponding previous enactment, to enter on the land and do work, within the meaning of that Act, and to erect and occupy mining plant or machinery on the land, in the same manner and under the same conditions and provisions as such licensee currently has on Crown land, provided compensation is paid under Part 8 of that Act for surface damage to the lands.

The condition that the grantees shall take the said land notwithstanding any defects arising from any past use for mining purposes or from any reclamation work carried out on the said land or from any other cause whatsoever and that no warranty shall be implied as to the fitness of the said land for any purpose.

SURVEYOR-GENERAL VICTORIA DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING	ORIGINAL SHEET SIZE: A3	SHEET 2
		Certified by Craig Leslie Sandy Surveyor-General 03:50 PM 01/05/2019

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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.

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

VOLUME 12548 FOLIO 014

Security no : 124126475244M  
Produced 23/07/2025 03:35 PM

CROWN GRANT

**LAND DESCRIPTION**

Crown Allotment 2022 Township of Omeo Parish of Cobungra.  
PARENT TITLE Volume 12182 Folio 719

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor

**ENCUMBRANCES, CAVEATS AND NOTICES**

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below.  
For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE TP968384Q 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: DAY AVENUE OMEO VIC 3898

**ADMINISTRATIVE NOTICES**

NIL

eCT Control REGISTRAR OF TITLES  
Effective from 20/05/2024

DOCUMENT END



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TP9683840

## RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS

The reservation to the Crown of:

- any minerals as defined in the *Mineral Resources (Sustainable Development) Act 1990* and petroleum as defined in the *Petroleum Act 1998* (the "reserved minerals");
- rights of access to any part of the land to search and obtain the reserved minerals; and
- rights of access to any part of the land for pipe-lines, works and other purposes necessary to obtain and convey the reserved minerals on and from the land;

The right to resume the said land for mining purposes under Section 205 of the *Land Act 1958*; and

The right of a licensee under the *Mineral Resources (Sustainable Development) Act 1990* or any corresponding previous enactment, to enter on the land and do work, within the meaning of that Act, and to erect and occupy mining plant or machinery on the land, in the same manner and under the same conditions and provisions as such licensee currently has on Crown land, provided compensation is paid under Part 8 of that Act for surface damage to the lands.

The condition that the grantees shall take the said land notwithstanding any defects arising from any past use for mining purposes or from any reclamation work carried out on the said land or from any other cause whatsoever and that no warranty shall be implied as to the fitness of the said land for any purpose.

The condition that the grantees and their heirs executors administrators and successors in title shall take the said land notwithstanding the impediment that no legal road access thereto has been provided or implied by these presents to the above mentioned allotment 2022 and the grantees and their heirs and successors in title agree to indemnify Us Our heirs and successors against the expenses of acquiring or providing an easement of way to the land hereby granted or any part thereof.

SURVEYOR-GENERAL VICTORIA  
DEPARTMENT OF ENVIRONMENT,  
LAND, WATER AND PLANNING

ORIGINAL SHEET SIZE: A3

SHEET 2

Certified by Craig Leslie Sandy  
Surveyor-General  
04:59 PM  
30/01/2020

Printed 12/08/2025

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

Page 1 of 3

VOLUME 12548 FOLIO 013

Security no : 124126474862B  
Produced 23/07/2025 03:27 PM

CROWN GRANT

### LAND DESCRIPTION

Crown Allotment 3C Section 7 Township of Omeo and Crown Allotment 2002 Township of Omeo Parish of Cobungra.

PARENT TITLES :

Volume 11803 Folio 295      Volume 11803 Folio 298

### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor

### ENCUMBRANCES, CAVEATS AND NOTICES

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below.  
For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

### DIAGRAM LOCATION

SEE TP967041D 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)

### ADMINISTRATIVE NOTICES

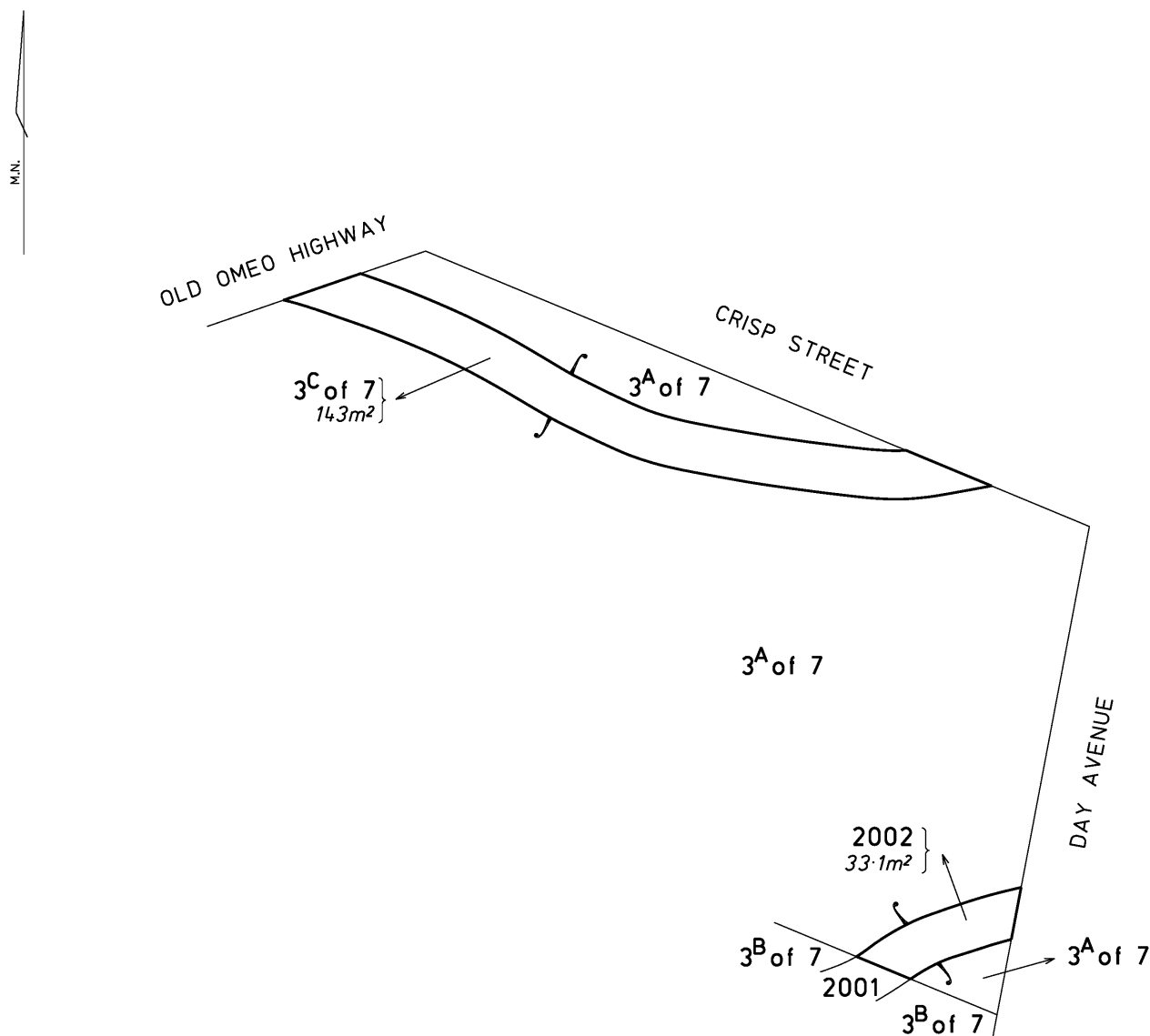
NIL

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<p style="text-align: center;"><b>TITLE PLAN</b> <b>PLAN FOR CROWN GRANT PURPOSES</b></p>	<p style="text-align: center;"><b>EDITION 1</b>      <b>TP967041D</b></p>	
<p><b>LOCATION OF LAND</b></p> <p>PARISH : COBUNGRA TOWNSHIP : OMEO CROWN ALLOTMENT : 2002 SECTION : 7 CROWN ALLOTMENT : 3C TITLE REFERENCE : C/F VOL.11803 FOL.295 AND C/F VOL.11803 FOL.298</p> <p>MGA94 Co-ordinates (of approx. centre      E    552820      ZONE: 55 of land in plan)      N 5894210      GDA 94</p> <p>DEPTH LIMITATION : 15 Metres</p>	<p><b>NOTATIONS</b></p> <p>SUBJECT TO ANY RESERVATIONS, EXCEPTIONS, CONDITIONS AND POWERS NOTED ON SHEET 2 OF THIS PLAN.</p> <p>ALL RACES (BEING 3C OF 7 AND 2002) ARE 4.02M WIDE UNLESS OTHERWISE DESCRIBED</p>	<p>THIS PLAN HAS BEEN PREPARED BY LAND USE VICTORIA FOR TITLE DIAGRAM PURPOSES.</p> <p>Checked by:    AJC Date:            23/04/2019 Assistant Registrar of Titles</p>



DRAWN: HK 04/04/2019		EXAMINED: AD 12/04/2019		CAD FILE: TP967041D.DGN		ORIGINAL SHEET SIZE: A3		SHEET 1 OF 2		
<div>SURVEYOR-GENERAL VICTORIA</div> <div>DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING</div>				SCALE 1:400	<div><div><div>4</div><div>0</div><div>4</div><div>8</div><div>12</div><div>16</div></div></div> <div>LENGTHS ARE IN METRES</div>			FILE REF: P368833 AND P321881		
				Prepared from: VDP, O19(8) AND OP124909				Certified by Craig Leslie Sandy Surveyor-General 08:54 AM 18/04/2019 <div>Printed 12/08/2</div>		

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TP967041D

## RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS

The reservation to the Crown of:

- any minerals as defined in the *Mineral Resources (Sustainable Development) Act 1990* and petroleum as defined in the *Petroleum Act 1998* (the “reserved minerals”);
- rights of access to any part of the land to search and obtain the reserved minerals; and
- rights of access to any part of the land for pipe-lines, works and other purposes necessary to obtain and convey the reserved minerals on and from the land;

The right to resume the said land for mining purposes under Section 205 of the *Land Act 1958*; and

The right of a licensee under the *Mineral Resources (Sustainable Development) Act 1990* or any corresponding previous enactment, to enter on the land and do work, within the meaning of that Act, and to erect and occupy mining plant or machinery on the land, in the same manner and under the same conditions and provisions as such licensee currently has on Crown land, provided compensation is paid under Part 8 of that Act for surface damage to the lands.

The condition that the grantees shall take the said land notwithstanding any defects arising from any past use for mining purposes or from any reclamation work carried out on the said land or from any other cause whatsoever and that no warranty shall be implied as to the fitness of the said land for any purpose.

SURVEYOR-GENERAL VICTORIA DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING	ORIGINAL SHEET SIZE: A3	SHEET 2
		Certified by Craig Leslie Sandy Surveyor-General 08:54 AM 18/04/2019

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

Page 1 of 3

VOLUME 12548 FOLIO 021

Security no : 124126474317U  
Produced 23/07/2025 03:18 PM

CROWN GRANT

## **LAND DESCRIPTION**

Crown Allotment 4A Section 7 Township of Omeo Parish of Cobungra.  
PARENT TITLE Volume 11803 Folio 290

## **REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor

## **ENCUMBRANCES, CAVEATS AND NOTICES**

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below.  
For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

## **DIAGRAM LOCATION**

SEE TP967047Q 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: OLD OMEO HIGHWAY OMEO VIC 3898

## **ADMINISTRATIVE NOTICES**

NIL

eCT Control REGISTRAR OF TITLES  
Effective from 20/05/2024

DOCUMENT END

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TITLE PLAN  
PLAN FOR CROWN GRANT PURPOSES

## LOCATION OF LAND

PARISH : COBUNGRA  
TOWNSHIP : OMEO  
SECTION : 7  
CROWN ALLOTMENT : 4A  
TITLE REFERENCE : C/F VOL.11803 FOL.290

MGA94 Co-ordinates  
(of approx. centre of land in plan) E 552 770 ZONE: 55  
N 5 894 180 GDA 94

DEPTH LIMITATION : 15 Metres

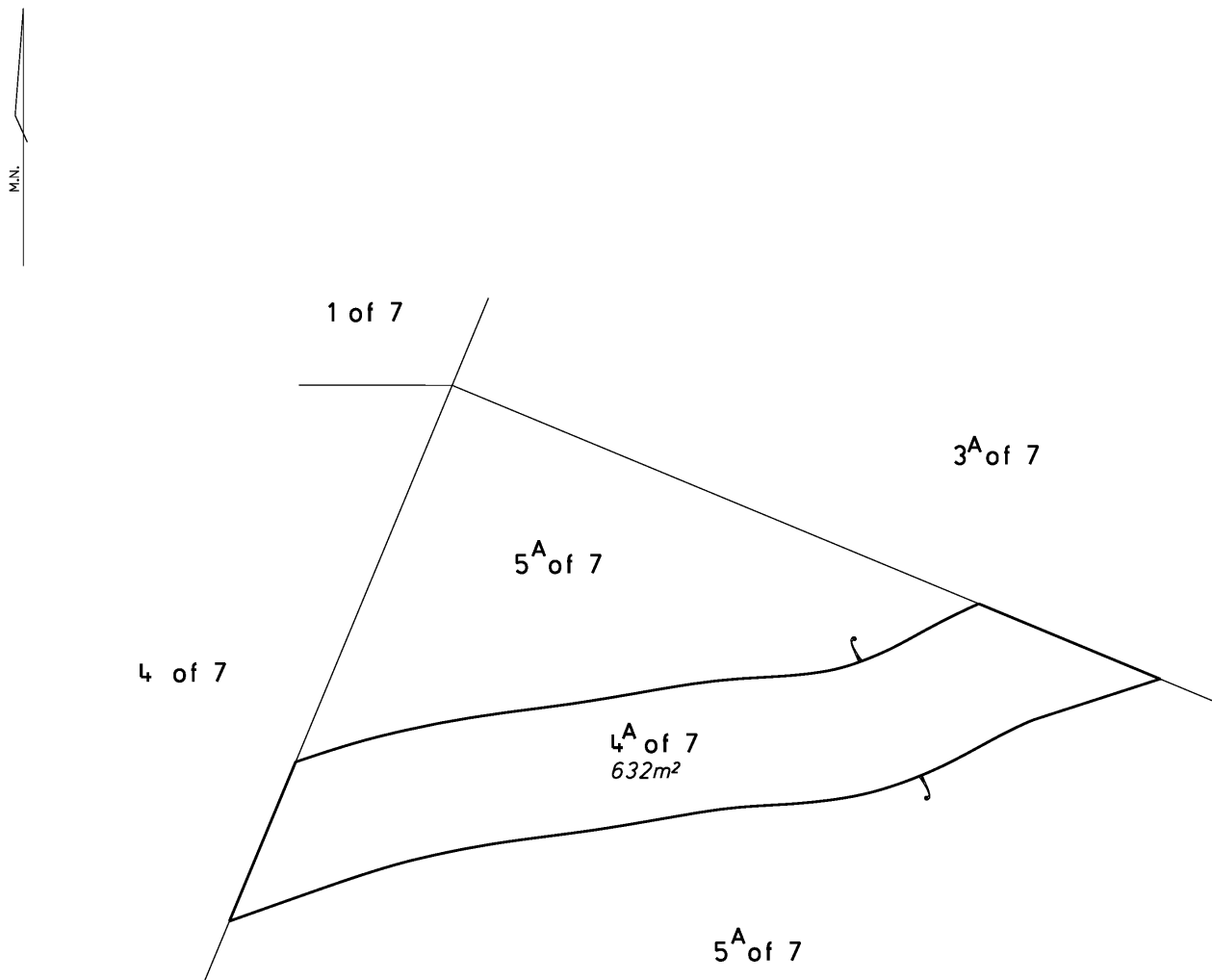
EDITION 1 TP9670470  
NOTATIONS

SUBJECT TO ANY RESERVATIONS, EXCEPTIONS, CONDITIONS  
AND POWERS NOTED ON SHEET 2 OF THIS PLAN.

THE RACE (BEING 4A OF 7) IS 10.06M WIDE UNLESS OTHERWISE DESCRIBED.

THIS PLAN HAS BEEN  
PREPARED BY LAND USE  
VICTORIA FOR TITLE  
DIAGRAM PURPOSES.

Checked by: AJC  
Date: 30/04/2019  
Assistant Registrar of Titles



DRAWN: HK 08/04/2019

EXAMINED: JD 13/04/2019

CAD FILE: TP967047Q.DGN

ORIGINAL SHEET SIZE: A3

SHEET 1 OF 2

**SURVEYOR-GENERAL VICTORIA**  
DEPARTMENT OF ENVIRONMENT,  
LAND, WATER AND PLANNING

SCALE  
1:400

4 0 4 8 12 16  
LENGTHS ARE IN METRES

FILE REF: P321886

Prepared from:  
VDP, O19(8) AND OP124912

Certified by Craig Leslie Sandy  
Surveyor-General  
09:56 AM  
23/04/2019

Printed 12/08/2025

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TP9670470

## RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS

The reservation to the Crown of:

- any minerals as defined in the *Mineral Resources (Sustainable Development) Act 1990* and petroleum as defined in the *Petroleum Act 1998* (the "reserved minerals");
- rights of access to any part of the land to search and obtain the reserved minerals; and
- rights of access to any part of the land for pipe-lines, works and other purposes necessary to obtain and convey the reserved minerals on and from the land;

The right to resume the said land for mining purposes under Section 205 of the *Land Act 1958*; and

The right of a licensee under the *Mineral Resources (Sustainable Development) Act 1990* or any corresponding previous enactment, to enter on the land and do work, within the meaning of that Act, and to erect and occupy mining plant or machinery on the land, in the same manner and under the same conditions and provisions as such licensee currently has on Crown land, provided compensation is paid under Part 8 of that Act for surface damage to the lands.

The condition that the grantees shall take the said land notwithstanding any defects arising from any past use for mining purposes or from any reclamation work carried out on the said land or from any other cause whatsoever and that no warranty shall be implied as to the fitness of the said land for any purpose.

The condition that the grantees and their heirs executors administrators and successors in title shall take the said land notwithstanding the impediment that no legal road access thereto has been provided or implied by these presents to the above mentioned allotment 4A of section 7 and the grantees and their heirs and successors in title agree to indemnify Us Our heirs and successors against the expenses of acquiring or providing an easement of way to the land hereby granted or any part thereof.

SURVEYOR-GENERAL VICTORIA DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING	ORIGINAL SHEET SIZE: A3	SHEET 2
		Certified by Craig Leslie Sandy Surveyor-General 09:56 AM 23/04/2019

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

Page 1 of 3

VOLUME 12548 FOLIO 012

Security no : 124126473902V  
Produced 23/07/2025 03:13 PM

CROWN GRANT

**LAND DESCRIPTION**

Crown Allotment 6A Section 7 Township of Omeo Parish of Cobungra.  
PARENT TITLE Volume 11803 Folio 331

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor

**ENCUMBRANCES, CAVEATS AND NOTICES**

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below.  
For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE TP967048N 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: OLD OMEO HIGHWAY OMEO VIC 3898

**ADMINISTRATIVE NOTICES**

NIL

eCT Control REGISTRAR OF TITLES  
Effective from 20/05/2024

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**TITLE PLAN**  
**PLAN FOR CROWN GRANT PURPOSES**

## LOCATION OF LAND

PARISH : COBUNGRA  
TOWNSHIP : OMEO  
SECTION : 7  
CROWN ALLOTMENT : 6A

TITLE REFERENCE : C/F VOL.11803 FOL.331

MGA94 Co-ordinates (of approx. centre of land in plan)	E 552 680 N 5 894 140	ZONE: 55 GDA 94
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DEPTH LIMITATION : 15 Metres

## NOTATIONS

SUBJECT TO ANY RESERVATIONS, EXCEPTIONS, CONDITIONS  
AND POWERS NOTED ON SHEET 2 OF THIS PLAN.

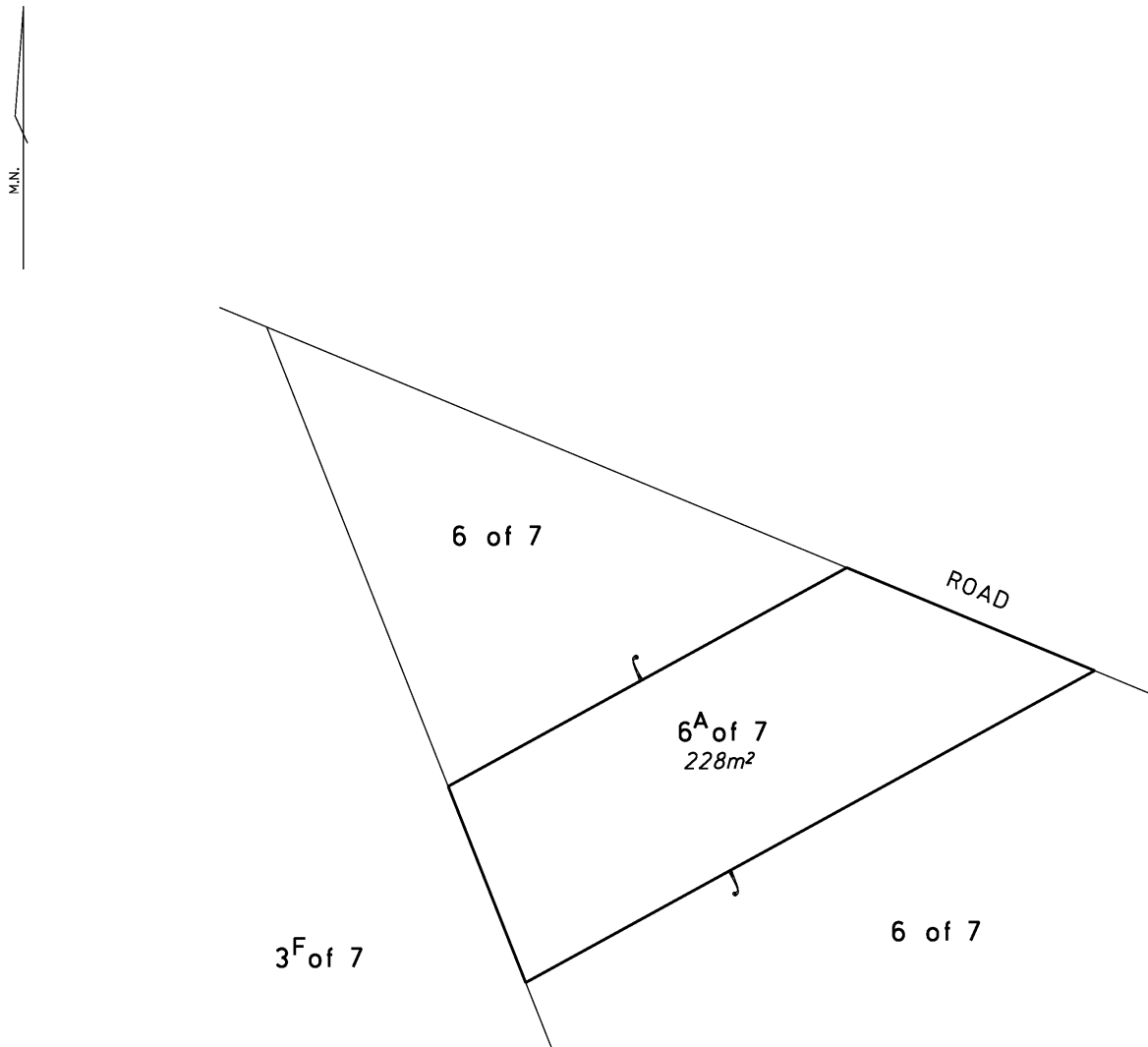
THE RACE (BEING 6A OF 7) IS 10.06M WIDE UNLESS OTHERWISE DESCRIBED.

THIS PLAN HAS BEEN  
PREPARED BY LAND USE  
VICTORIA FOR TITLE  
DIAGRAM PURPOSES.

Checked by: AJC

Date: 30/04/2019

Assistant Registrar of Titles



DRAWN: HK 08/04/2019

EXAMINED: JD 13/04/2019

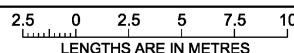
CAD FILE: TP967048N.DGN

ORIGINAL SHEET SIZE: A3

SHEET 1 OF 2

**SURVEYOR-GENERAL VICTORIA**  
DEPARTMENT OF ENVIRONMENT,  
LAND, WATER AND PLANNING

SCALE  
1:250



Prepared from:  
VDP, O19(8) AND OP 124913

FILE REF: P321887

Certified by Craig Leslie Sandy  
Surveyor-General  
10:01 AM  
23/04/2019

Printed 12/08/2025

Page 17 of 73

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TP967048N

## RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS

The reservation to the Crown of:

- any minerals as defined in the *Mineral Resources (Sustainable Development) Act 1990* and petroleum as defined in the *Petroleum Act 1998* (the “reserved minerals”);
- rights of access to any part of the land to search and obtain the reserved minerals; and
- rights of access to any part of the land for pipe-lines, works and other purposes necessary to obtain and convey the reserved minerals on and from the land;

The right to resume the said land for mining purposes under Section 205 of the *Land Act 1958*; and

The right of a licensee under the *Mineral Resources (Sustainable Development) Act 1990* or any corresponding previous enactment, to enter on the land and do work, within the meaning of that Act, and to erect and occupy mining plant or machinery on the land, in the same manner and under the same conditions and provisions as such licensee currently has on Crown land, provided compensation is paid under Part 8 of that Act for surface damage to the lands.

The condition that the grantees shall take the said land notwithstanding any defects arising from any past use for mining purposes or from any reclamation work carried out on the said land or from any other cause whatsoever and that no warranty shall be implied as to the fitness of the said land for any purpose.

SURVEYOR-GENERAL VICTORIA DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING	ORIGINAL SHEET SIZE: A3	SHEET 2
		Certified by Craig Leslie Sandy Surveyor-General 10:01 AM 23/04/2019

Printed 12/08/2025

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

Page 1 of 3

VOLUME 12548 FOLIO 023

Security no : 124126473598C  
Produced 23/07/2025 03:09 PM

CROWN GRANT

**LAND DESCRIPTION**

Crown Allotment 5B Section 7 Township of Omeo Parish of Cobungra.  
PARENT TITLE Volume 11803 Folio 333

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor

**ENCUMBRANCES, CAVEATS AND NOTICES**

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below.  
For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE TP967046S 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: GREAT ALPINE ROAD OMEO VIC 3898

**ADMINISTRATIVE NOTICES**

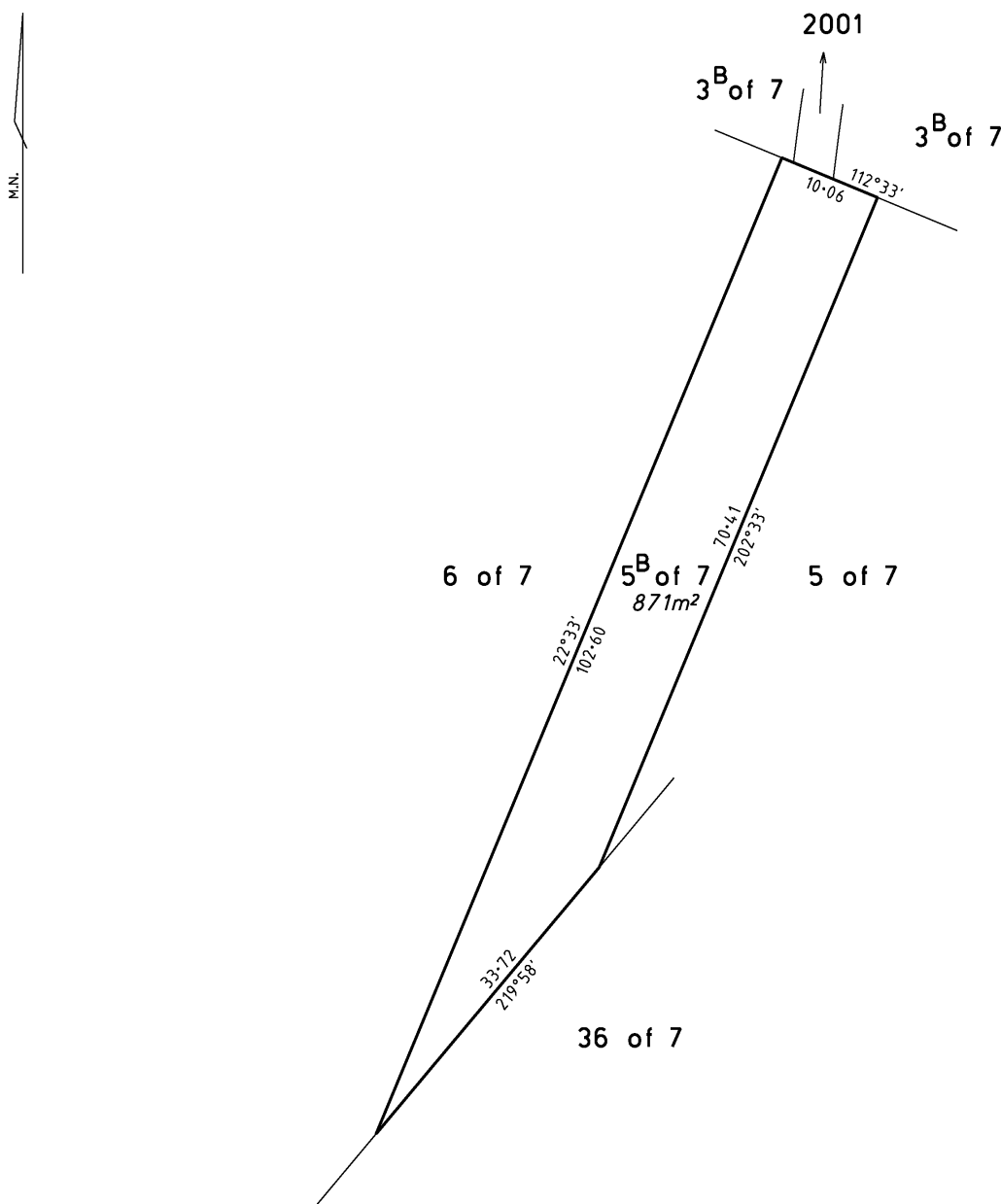
NIL

eCT Control REGISTRAR OF TITLES  
Effective from 20/05/2024

DOCUMENT END

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<p align="center"><b>TITLE PLAN</b> <b>PLAN FOR CROWN GRANT PURPOSES</b></p>		<p align="center"><b>EDITION 1</b>   <b>TP967046S</b></p>	
<p><b>LOCATION OF LAND</b></p> <p>PARISH : COBUNGRA TOWNSHIP : OMEO SECTION : 7 CROWN ALLOTMENT : 5B TITLE REFERENCE : C/F VOL.11803 FOL.333</p>		<p><b>NOTATIONS</b></p> <p>SUBJECT TO ANY RESERVATIONS, EXCEPTIONS, CONDITIONS AND POWERS NOTED ON SHEET 2 OF THIS PLAN.</p>	
<p>MGA94 Co-ordinates (of approx. centre of land in plan)</p> <p align="center">E 552760      ZONE: 55 N 5894070      GDA 94</p> <p>DEPTH LIMITATION : 15 Metres</p>		<p>THIS PLAN HAS BEEN PREPARED BY LAND USE VICTORIA FOR TITLE DIAGRAM PURPOSES.</p> <p>Checked by: AJC Date: 30/04/2019 Assistant Registrar of Titles</p>	



DRAWN: HK 08/04/2019		EXAMINED: AD 18/04/2019		CAD FILE: TP967046S.DGN		ORIGINAL SHEET SIZE: A3		SHEET 1 OF 2	
<div>SURVEYOR-GENERAL VICTORIA</div> <div>DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING</div>			SCALE 1:500	<div><div><div>5</div><div>0</div><div>5</div><div>10</div><div>15</div><div>20</div></div></div> <div>LENGTHS ARE IN METRES</div>			FILE REF: P321885		
			Prepared from: VDP, O19(8) AND OP124911			Certified by Craig Leslie Sandy Surveyor-General 08:52 AM 23/04/2019			Printed 12/08/2019

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TP967046S

## RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS

The reservation to the Crown of:

- any minerals as defined in the *Mineral Resources (Sustainable Development) Act 1990* and petroleum as defined in the *Petroleum Act 1998* (the “reserved minerals”);
- rights of access to any part of the land to search and obtain the reserved minerals; and
- rights of access to any part of the land for pipe-lines, works and other purposes necessary to obtain and convey the reserved minerals on and from the land;

The right to resume the said land for mining purposes under Section 205 of the *Land Act 1958*; and

The right of a licensee under the *Mineral Resources (Sustainable Development) Act 1990* or any corresponding previous enactment, to enter on the land and do work, within the meaning of that Act, and to erect and occupy mining plant or machinery on the land, in the same manner and under the same conditions and provisions as such licensee currently has on Crown land, provided compensation is paid under Part 8 of that Act for surface damage to the lands.

The condition that the grantees shall take the said land notwithstanding any defects arising from any past use for mining purposes or from any reclamation work carried out on the said land or from any other cause whatsoever and that no warranty shall be implied as to the fitness of the said land for any purpose.

The condition that the grantees and their heirs executors administrators and successors in title shall take the said land notwithstanding the impediment that no legal road access thereto has been provided or implied by these presents to the above mentioned allotment 5B of section 7 and the grantees and their heirs and successors in title agree to indemnify Us Our heirs and successors against the expenses of acquiring or providing an easement of way to the land hereby granted or any part thereof.

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

Page 1 of 3

VOLUME 06210 FOLIO 823

Security no : 124126473211W  
Produced 23/07/2025 03:04 PM

### LAND DESCRIPTION

Crown Allotment 6 Section 7 Township of Omeo Parish of Cobungra.  
PARENT TITLE Volume 02945 Folio 942  
Created by instrument 1693580 20/06/1938

### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor

### ENCUMBRANCES, CAVEATS AND NOTICES

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

### DIAGRAM LOCATION

SEE TP346564H 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: 130 DAY AVENUE OMEO VIC 3898

### ADMINISTRATIVE NOTICES

NIL

eCT Control 21210T WARREN GRAHAM AND MURPHY PTY LTD  
Effective from 31/10/2018

DOCUMENT END

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TITLE PLAN		EDITION 1	TP 346564H
<b>Location of Land</b>  Parish: COBUNGRA Township: OMEO Section: 7 Crown Allotment: 6 Crown Portion:  Last Plan Reference: Derived From: VOL 6210 FOL 823 Depth Limitation: NIL		<b>Notations</b> THE RACE RESERVE IS NOT INCLUDED IN THE FEE OF THE TITLE  ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
<b>Description of Land / Easement Information</b>			THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT  COMPILED: 02/04/2003 VERIFIED: DA
LENGTHS ARE IN LINKS Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets	

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

Page 1 of 3

VOLUME 06974 FOLIO 691

Security no : 124126472930B  
Produced 23/07/2025 03:00 PM

### LAND DESCRIPTION

Lot 1 on Title Plan 237479G.  
PARENT TITLE Volume 06856 Folio 006  
Created by instrument 2059636 21/03/1947

### 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 TP237479G 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: 130 DAY AVENUE OMEO VIC 3898

### ADMINISTRATIVE NOTICES

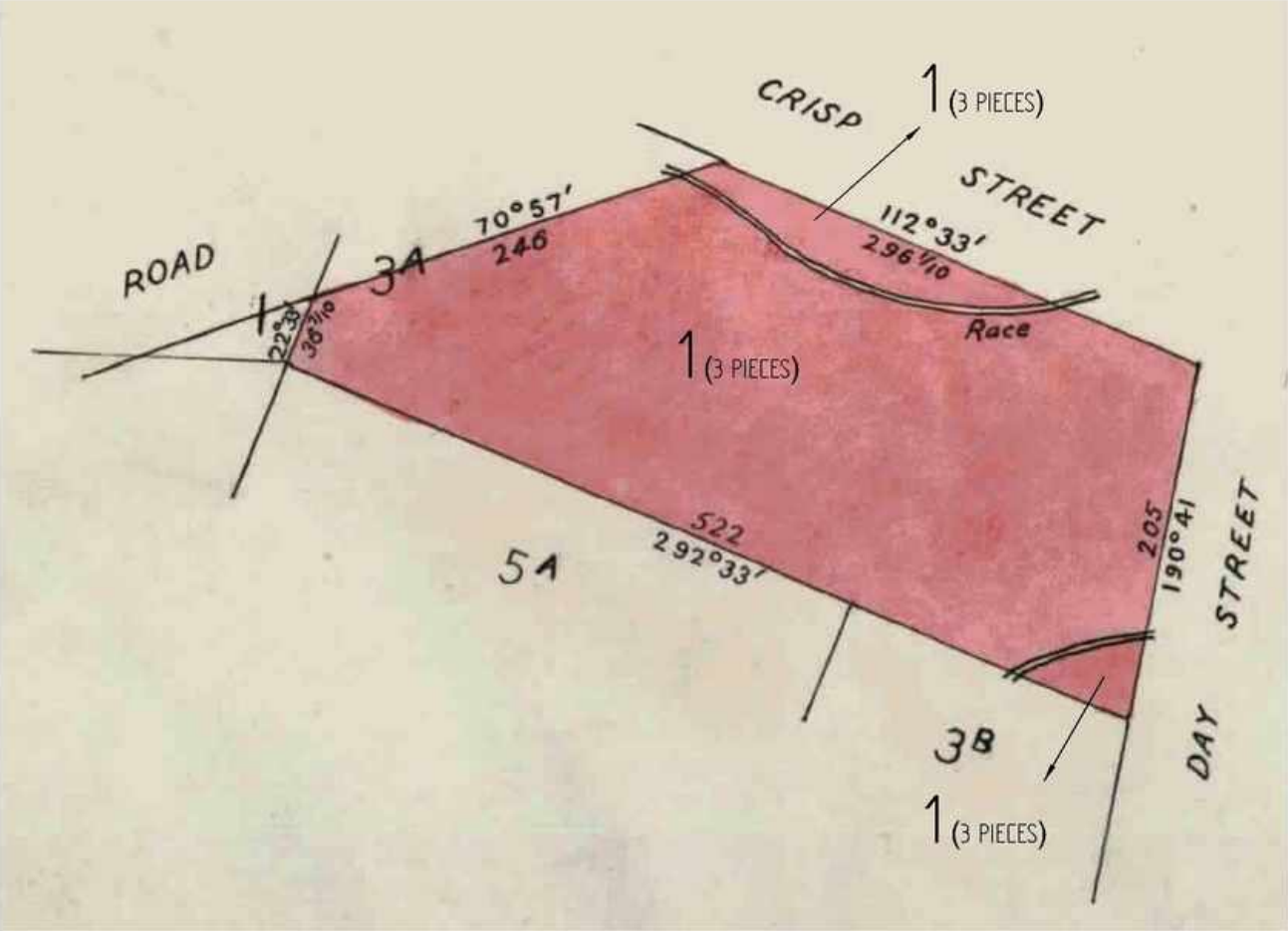
NIL

eCT Control 21210T WARREN GRAHAM AND MURPHY PTY LTD  
Effective from 31/10/2018

DOCUMENT END



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TITLE PLAN		EDITION 1	TP 237479G						
<b>Location of Land</b>  Parish: COBUNGRA Township: OMEO Section: 7 Crown Allotment: 3A(PT) Crown Portion:  Last Plan Reference: Derived From: VOL 6974 FOL 691 Depth Limitation: NIL		<b>Notations</b>  ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
<b>Description of Land / Easement Information</b>		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 06/12/1999 VERIFIED: SO'C							
									
<table border="1"><thead><tr><th colspan="2">TABLE OF PARCEL IDENTIFIERS</th></tr></thead><tbody><tr><td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td></tr><tr><td colspan="2">PARCEL 1 = CA 3A (PTS)</td></tr></tbody></table>				TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = CA 3A (PTS)	
TABLE OF PARCEL IDENTIFIERS									
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962									
PARCEL 1 = CA 3A (PTS)									
<b>LENGTHS ARE IN LINKS</b>		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets						



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

Page 1 of 3

VOLUME 05851 FOLIO 022

Security no : 124126472600L  
Produced 23/07/2025 02:56 PM

### LAND DESCRIPTION

Lot 1 on Title Plan 226829S.  
PARENT TITLE Volume 00994 Folio 679  
Created by instrument 1526827 05/07/1933

### 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 TP226829S 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: 130 DAY AVENUE OMEO VIC 3898

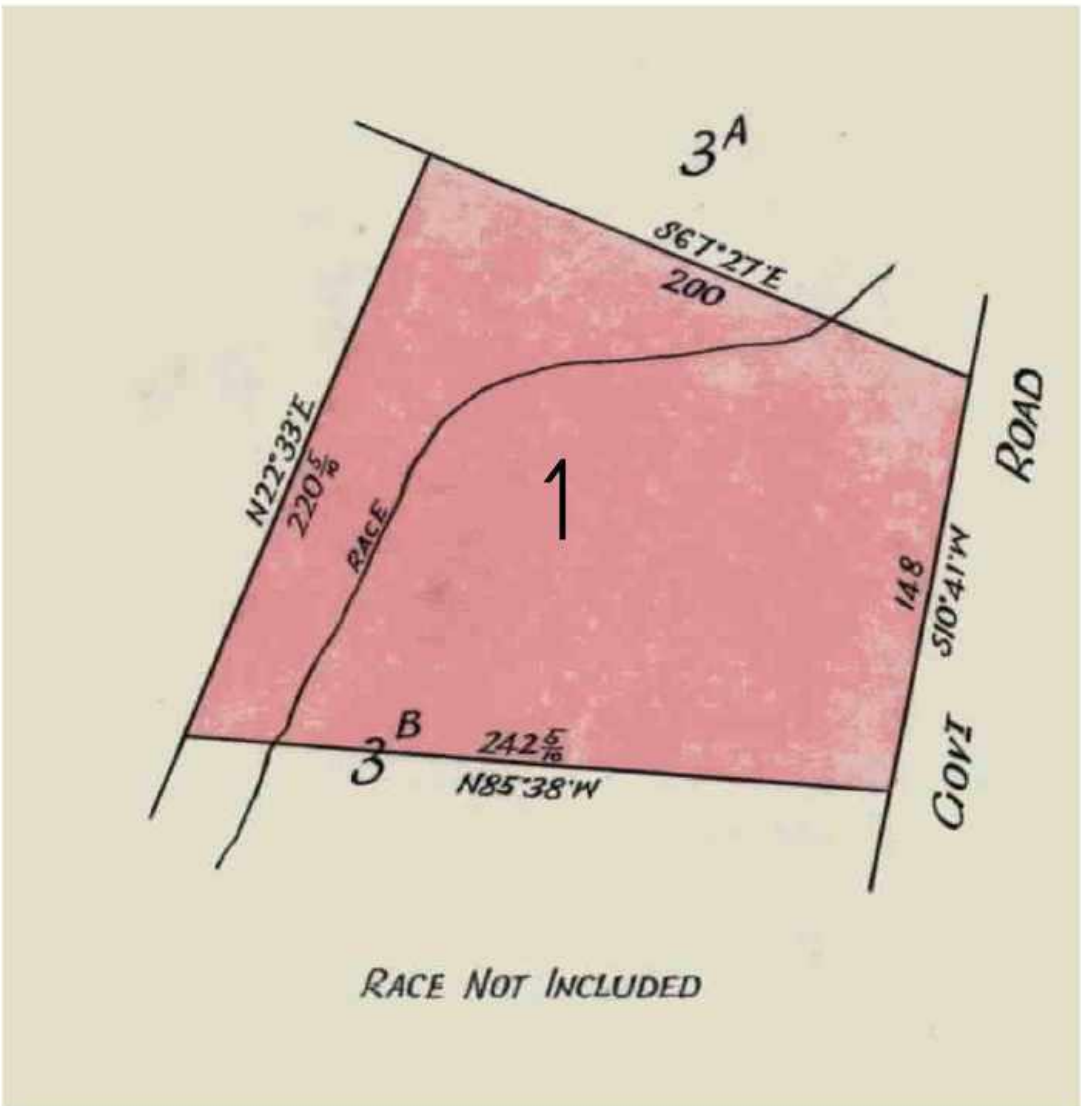
### ADMINISTRATIVE NOTICES

NIL

eCT Control 21210T WARREN GRAHAM AND MURPHY PTY LTD  
Effective from 31/10/2018

DOCUMENT END

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TITLE PLAN		EDITION 1	TP 226829S						
<b>Location of Land</b>  Parish: COBUNGRA Township: OMEO Section: 7 Crown Allotment: 3B(PT) Crown Portion:  Last Plan Reference: Derived From: VOL 5851 FOL 022 Depth Limitation: NIL		<b>Notations</b>  ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
<b>Description of Land / Easement Information</b>		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 24/11/1999 VERIFIED: M.P.							
									
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TABLE OF PARCEL IDENTIFIERS									
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962									
PARCEL 1 = CA 3B (PT)									
LENGTHS ARE IN LINKS		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets						

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

Page 1 of 3

VOLUME 12548 FOLIO 020

Security no : 124126472331D  
Produced 23/07/2025 02:53 PM

CROWN GRANT

**LAND DESCRIPTION**

Crown Allotment 2026 Township of Omeo Parish of Cobungra.  
PARENT TITLE Volume 12485 Folio 968

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor

**ENCUMBRANCES, CAVEATS AND NOTICES**

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below.  
For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE TP971044X 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: 130 DAY AVENUE OMEO VIC 3898

**ADMINISTRATIVE NOTICES**

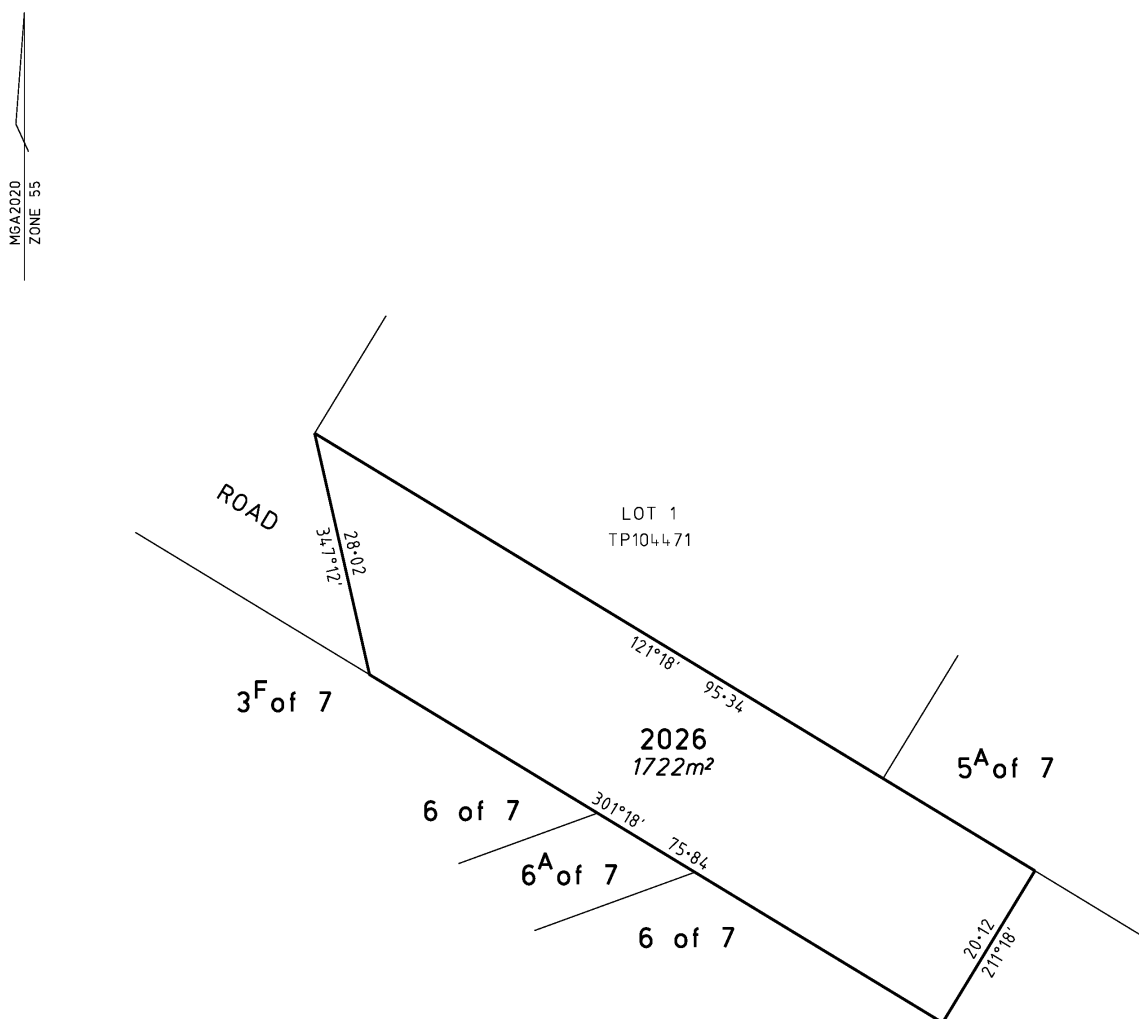
NIL

eCT Control REGISTRAR OF TITLES  
Effective from 20/05/2024

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<p align="center"><b>TITLE PLAN</b> <b>PLAN FOR CROWN GRANT PURPOSES</b></p>		<p align="center"><b>EDITION 1</b></p>	
<p><b>LOCATION OF LAND</b></p> <p>PARISH : COBUNGRA TOWNSHIP : OMEO CROWN ALLOTMENT : 2026</p> <p><b>TITLE REFERENCE : C/F VOL.12485 FOL.968</b></p>		<p><b>NOTATIONS</b></p> <p>SUBJECT TO ANY RESERVATIONS, EXCEPTIONS, CONDITIONS AND POWERS NOTED ON SHEET 2 OF THIS PLAN.</p>	
<p><b>MGA2020 Co-ordinates</b> (of approx. centre of land in plan)</p> <p><b>DEPTH LIMITATION : 15 Metres</b></p>		<p><b>THIS PLAN HAS BEEN PREPARED BY LAND USE VICTORIA FOR TITLE DIAGRAM PURPOSES.</b></p>	
<p><b>E 552690</b></p> <p><b>N 5894160</b></p>		<p><b>ZONE: 55</b> <b>GDA 2020</b></p> <p>Checked by: NT</p> <p>Date: 15 / 05 / 2024</p> <p>Assistant Registrar of Titles</p>	



DRAWN: HK 21/06/2023		EXAMINED: JD 22/06/2023		CAD FILE: TP971044X.DGN		ORIGINAL SHEET SIZE: A3		SHEET 1 OF 2	
SURVEYOR-GENERAL VICTORIA DEPARTMENT OF TRANSPORT AND PLANNING			SCALE 1:600	<div><div></div><div>6</div><div>0</div><div>6</div><div>12</div><div>18</div><div>24</div></div> <div>LENGTHS ARE IN METRES</div>			FILE REF: 15L10.8171		
			Prepared from: VDP, O19(8) AND OP126178Q			Certified by Craig Sandy Surveyor-General 04:54 PM 01/07/2023			

Printed 12/08/2023

Printed 12/08/2025

Page 29 of 73

TP971044X

## RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS

The reservation to the Crown of:

- any minerals as defined in the *Mineral Resources (Sustainable Development) Act 1990* and petroleum as defined in the *Petroleum Act 1998* (the “reserved minerals”);
- rights of access to any part of the land to search and obtain the reserved minerals; and
- rights of access to any part of the land for pipe-lines, works and other purposes necessary to obtain and convey the reserved minerals on and from the land;

The right to resume the said land for mining purposes under Section 205 of the *Land Act 1958*; and

The right of a licensee under the *Mineral Resources (Sustainable Development) Act 1990* or any corresponding previous enactment, to enter on the land and do work, within the meaning of that Act, and to erect and occupy mining plant or machinery on the land, in the same manner and under the same conditions and provisions as such licensee currently has on Crown land, provided compensation is paid under Part 8 of that Act for surface damage to the lands.

The condition that the grantees shall take the said land notwithstanding any defects arising from any past use for mining purposes or from any reclamation work carried out on the said land or from any other cause whatsoever and that no warranty shall be implied as to the fitness of the said land for any purpose.

SURVEYOR-GENERAL VICTORIA DEPARTMENT OF TRANSPORT AND PLANNING	ORIGINAL SHEET SIZE: A3	SHEET 2
		Certified by Craig Sandy Surveyor-General 04:54 PM 01/07/2023

Printed 12/08/2025

Page 30 of 73

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

Page 1 of 3

VOLUME 02351 FOLIO 142

Security no : 124126471802D  
Produced 23/07/2025 02:47 PM

CROWN GRANT

## **LAND DESCRIPTION**

Crown Allotment 5A Section 7 Township of Omeo Parish of Cobungra.

## **REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor

## **ENCUMBRANCES, CAVEATS AND NOTICES**

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below.  
For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

## **DIAGRAM LOCATION**

SEE TP523109X 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: 130 DAY AVENUE OMEO VIC 3898

## **ADMINISTRATIVE NOTICES**

NIL

eCT Control 21210T WARREN GRAHAM AND MURPHY PTY LTD  
Effective from 31/10/2018

DOCUMENT END



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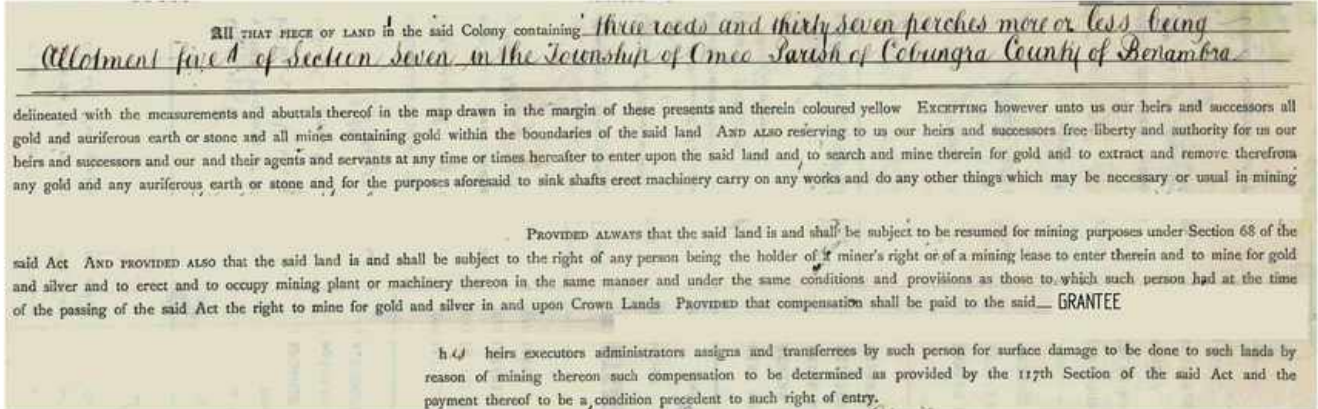
TITLE PLAN		EDITION 1	TP 523109X
<b>Location of Land</b>  Parish: COBUNGRA Township: OMEO Section: 7 Crown Allotment: 5A Crown Portion:  Last Plan Reference: Derived From: VOL 2351 FOL 142 Depth Limitation: NIL		<b>Notations</b> SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 2351 FOL. 142 AND NOTED ON SHEET 2 OF THIS PLAN  ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
<b>Description of Land / Easement Information</b>		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 07/06/2000 VERIFIED: GB	
		<b>COLOUR CODE</b> Y = YELLOW	
			
<b>LENGTHS ARE IN LINKS</b>		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 2 sheets



TP 523109X

TITLE PLAN

LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS  
CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT



LENGTHS ARE IN  
LINKS

Metres = 0.3048 x Feet  
Metres = 0.201168 x Links

Sheet 2 of 2 sheets

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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.

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

VOLUME 09659 FOLIO 844

Security no : 124126471401P  
Produced 23/07/2025 02:43 PM

## LAND DESCRIPTION

-----  
Lots 1 and 2 on Title Plan 104471S.  
PARENT TITLE Volume 06856 Folio 006  
Created by instrument L913659S 01/10/1985

## 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 TP104471S 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)

## ADMINISTRATIVE NOTICES

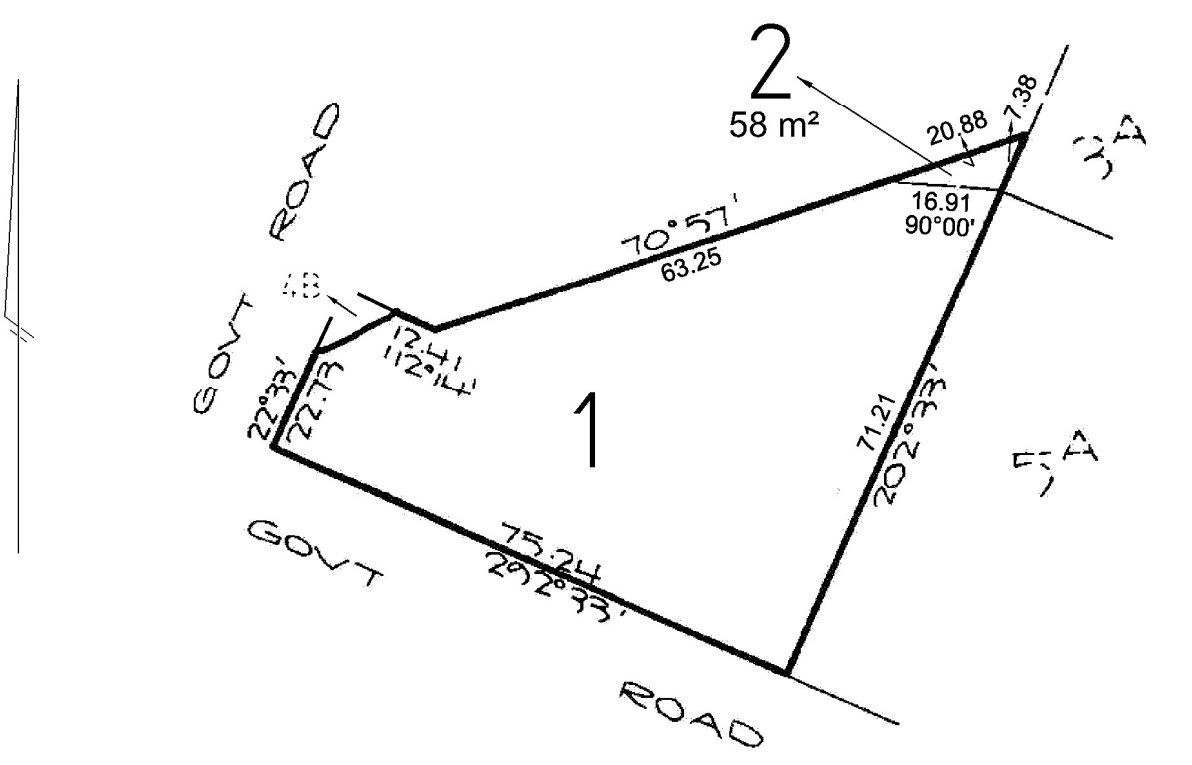
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NIL

eCT Control 21210T WARREN GRAHAM AND MURPHY PTY LTD  
Effective from 31/10/2018

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TITLE PLAN		EDITION 2	TP 104471S								
<b>Location of Land</b>  Parish: COBUNGRA Township: OMEO Section: 7 Crown Allotment: 4(PT.) , 1(PT) Crown Portion:  Last Plan Reference: Derived From: VOL 9659 FOL 844 Depth Limitation: NIL		<b>Notations</b>  ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN									
<b>Description of Land / Easement Information</b>		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 11/08/1999 VERIFIED: PB									
											
<table border="1"><thead><tr><th colspan="2">TABLE OF PARCEL IDENTIFIERS</th></tr></thead><tbody><tr><td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td></tr><tr><td colspan="2">PARCEL 1 = CA 4 (PT.)</td></tr><tr><td colspan="2">PARCEL 2 = CA 1 (PT)</td></tr></tbody></table>				TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = CA 4 (PT.)		PARCEL 2 = CA 1 (PT)	
TABLE OF PARCEL IDENTIFIERS											
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962											
PARCEL 1 = CA 4 (PT.)											
PARCEL 2 = CA 1 (PT)											
LENGTHS ARE IN METRES		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets								

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## RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

TP104471S

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[illegible]

Printed 12/08/2025

Page 36 of 73

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

Page 1 of 3

VOLUME 05437 FOLIO 293

Security no : 124126470801R  
Produced 23/07/2025 02:36 PM

**LAND DESCRIPTION**

Lots 1,2,3 and 4 on Title Plan 398971A.

PARENT TITLES :

Volume 01039 Folio 705      Volume 01359 Folio 765      Volume 01647 Folio 356

Volume 01906 Folio 147

Created by instrument 1367980 31/05/1928

**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 TP398971A 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: 130 DAY AVENUE OMEO VIC 3898

**ADMINISTRATIVE NOTICES**

NIL

eCT Control      00026E HEAD, TRANSPORT FOR VICTORIA  
Effective from 16/04/2016

DOCUMENT END

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TITLE PLAN		EDITION 1 TP 398971A
<b>Location of Land</b>  Parish: COBUNGRA Township: OMEO Section: 7 Crown Allotment: 1(PT),1A(PT),3A(PT),4(PT) Crown Portion:  Last Plan Reference: Derived From: VOL 5437 FOL 293 Depth Limitation: NIL		Notations  RACE RESERVE IS NOT INCLUDED IN THE FEE OF TITLE  ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT  
 COMPILED: 12/04/2000  
 VERIFIED: GB

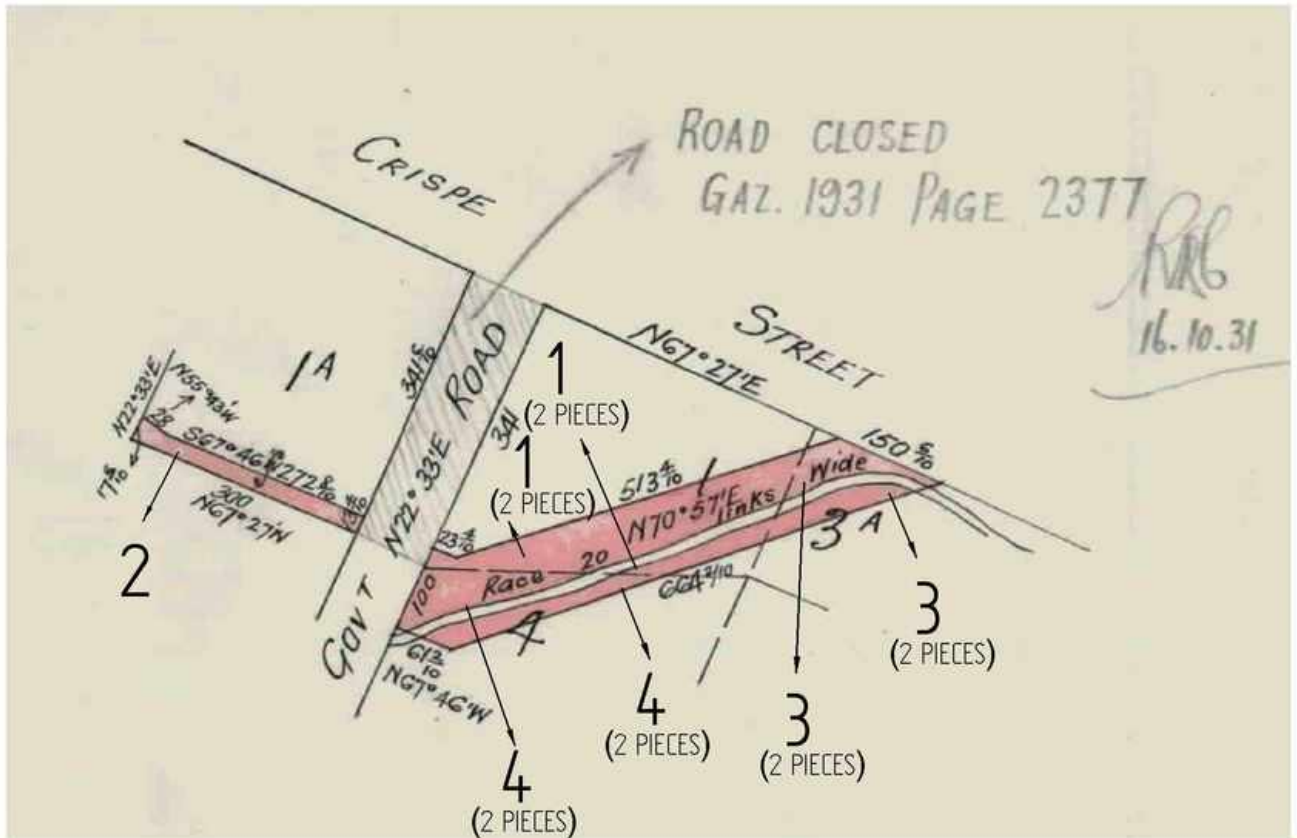


TABLE OF PARCEL IDENTIFIERS

WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962

PARCEL 1 = CA 1 (PTS)

PARCEL 2 = CA 1A (PT)

PARCEL 3 = CA 3A (PTS)

PARCEL 4 = CA 4 (PTS)

LENGTHS ARE IN  
LINKS

Metres = 0.3048 x Feet  
Metres = 0.201168 x Links

Sheet 1 of 1 sheets



## Planning Report

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Use and Development of Group Accommodation  
130 Day Avenue, Omeo

Our reference – 20957

July 2025



FS 520900





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	Plan of Re-establishment	
	Copy of Titles	

*Note: Applicable Planning Application fee is \$2,504.75*

## 1. Introduction

This Planning Report is prepared in support of the proposed use and development of group accommodation at 130 Day Avenue, Omeo. The Report addresses the provisions of the General Residential Zone, Commercial 1 Zone, car parking and stormwater management in urban development as contained within the East Gippsland Planning Scheme.



*Aerial image of the subject land and immediate surrounds (Source: Google Earth)*



## 2. Subject Land & Surrounding Context

Formally known via SPI numbers 6A~7\PP5617, 4A~7\PP5617, 1\TP237479, 6~7\PP5617, 5A~7\PP5617, 1\TP104471, 5B~7\PP5617, 4B~7\PP5617, 1\TP226829, 2\TP104471, 2022\PP5617, 3C~7\PP5617, 2026\PP5617, 2002\PP5617 or more commonly known as 130 Day Street, Omeo the subject land is formed by a complex of titles.

The subject land is an irregular shaped and vacant property located within the Omeo township and is currently vacant. The landform of the property falls to the north towards an ephemeral waterway which feeds into Livingstone Creek. A significant benched area (terrace) is established within the eastern part of the property. Access to the property is established from Day Avenue.

Vegetation across the property is predominantly short cropped grasses and scattered native trees.



*View of the subject land looking east from below the terrace area*



*View of the subject land looking north from southern end of terrace area*





*View of the subject land looking south from northern end of terraced area*



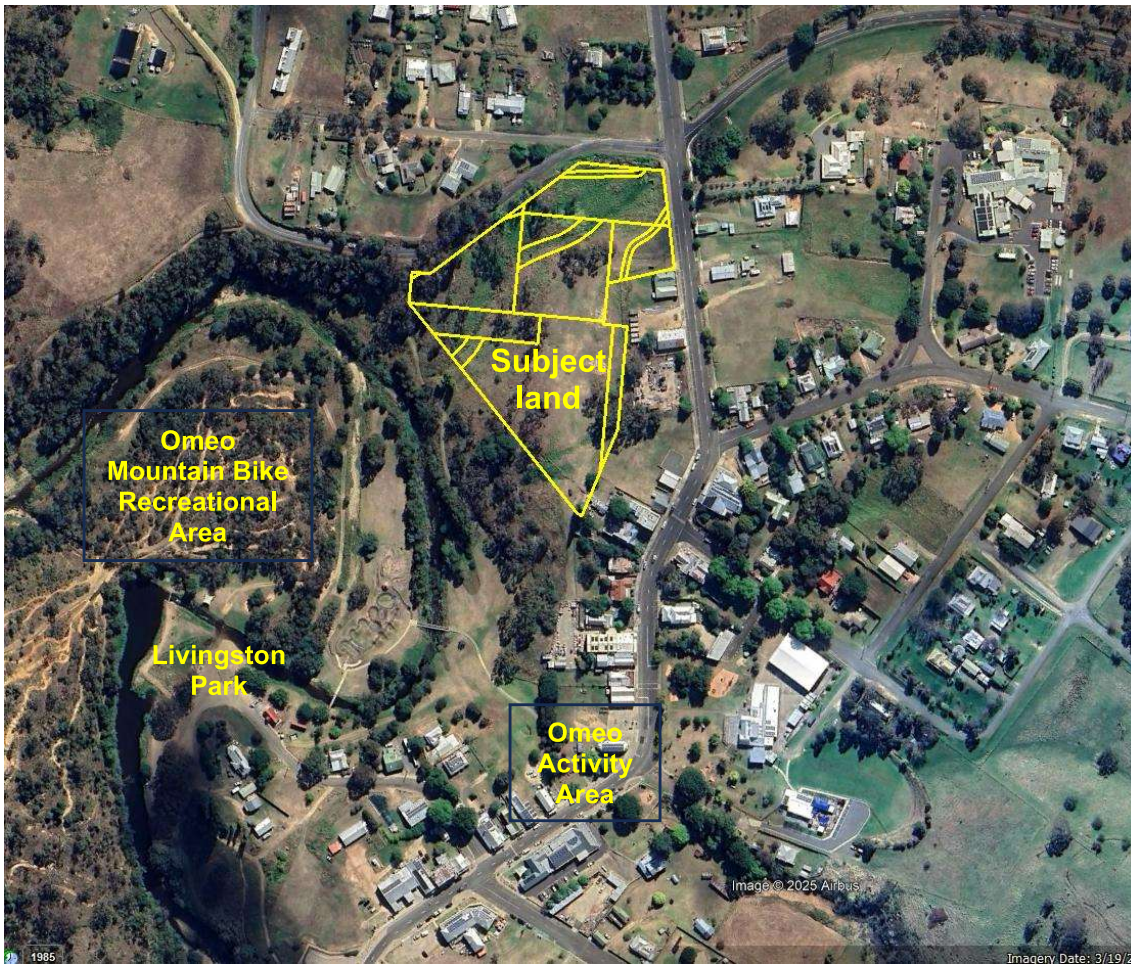
*Westerly view from eastern side of subject land*

North of the subject land is the Old Omeo Highway and further north are residential properties. Properties adjoining the eastern boundary of the subject land consist of a variety of uses including the Masonic Hall, a landscape supplies, a ski rental commercial building, an accountant and a museum/art gallery that all front Day Avenue.

While to the west and south is the Livingston Creek Crown Land Reserve and further west the Omeo Mountain Bike Recreational Area.

The subject land is well located being within the Omeo Activity Area and is an easy walking distance to many of the retail/commercial facilities, recreational areas and services that the town has to offer.





Aerial view of the subject land and surrounds (Source: Google Earth)

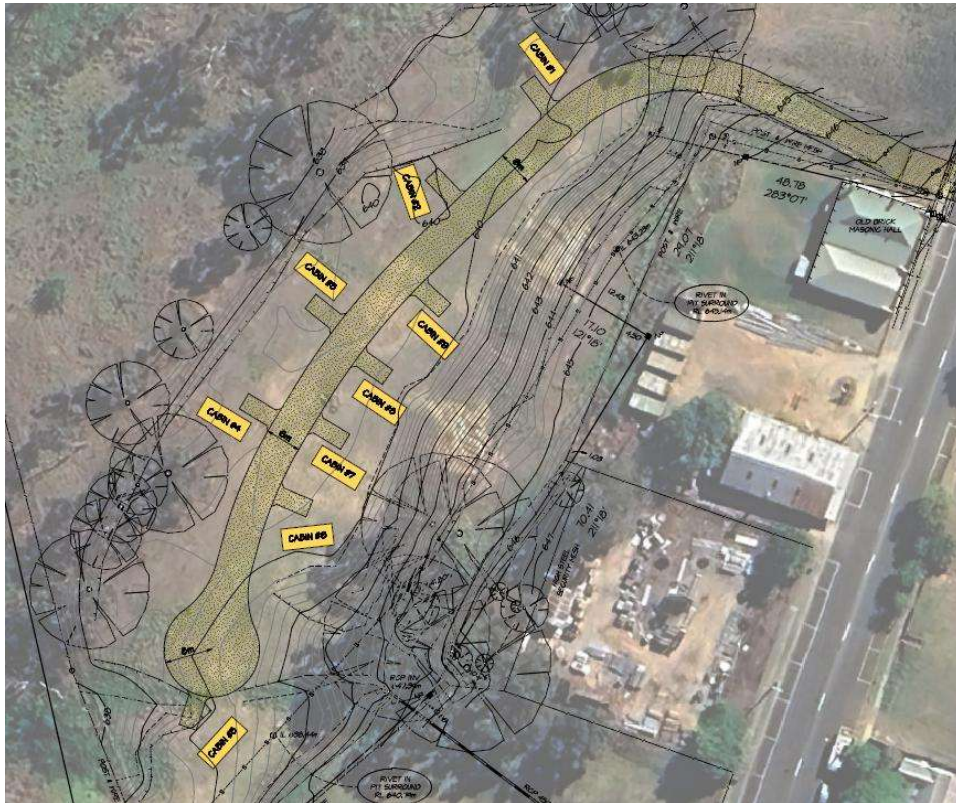


### 3. The Application & Proposal

The application seeks approval for the use and development of the subject land for the purposes of *Group accommodation*.

It is proposed to place nine prefabricated buildings on the property. The buildings will be sited along the south-eastern portion of the property utilising the established level area. Each of the prefabricated buildings contain all the elements that define a dwelling including food preparation facilities, a kitchen sink, a shower and a toilet.

The proposed buildings have been carefully located to avoid detrimental impacts to native vegetation established on the subject land.



*Extract of the proposed site plan*

Access to the accommodation buildings will be provided from Day Avenue via the existing six metre wide accessway. The internal driveway will terminate with a turning area. Currently access to the land is available from Day Avenue with a pair of indented access gates located on the north-east boundary, to the north side of the neighbouring Masonic Hall and approximately 60m south of the intersection of the Old Omeo Highway.

Access to the subject land has relied on an existing vehicle crossing which is offset from the entry gates. While the existing six metre access to Day Avenue is not proposed to be altered, it is expected an appropriate vehicle crossing will need to be constructed. Installation of a vehicle crossing is roadworks and will not constitute alteration of access to a road in a Transport Zone 2.



*Image of the subject land's existing access*

There will be a variety of cabin types placed on the subject land that can provide for guest accommodation including:

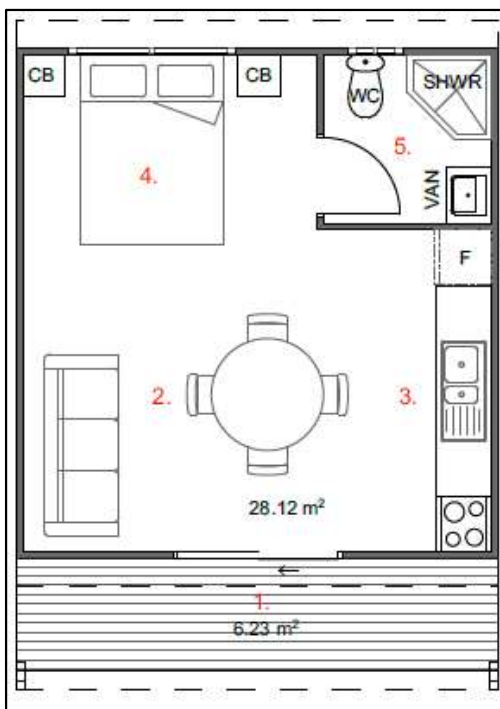
- Studio cabins that contain one bedroom accommodation, meals/living area and bathroom.
- Easy Access cabin providing for disabled access to a single bedroom, living/meals area and a bathroom.
- Miller cabins providing for two bedroom accommodation, meals/living area and a bathroom.

The Studio cabins will have a width of 5.15 metres and a length of 6.67 metres having an overall floor area of 34.35 square metres (including the porch). The proposed cabin height is a maximum of 4.4 metres and will be constructed from Woodsman panel, metal sheet cladding and Colorbond window frames.

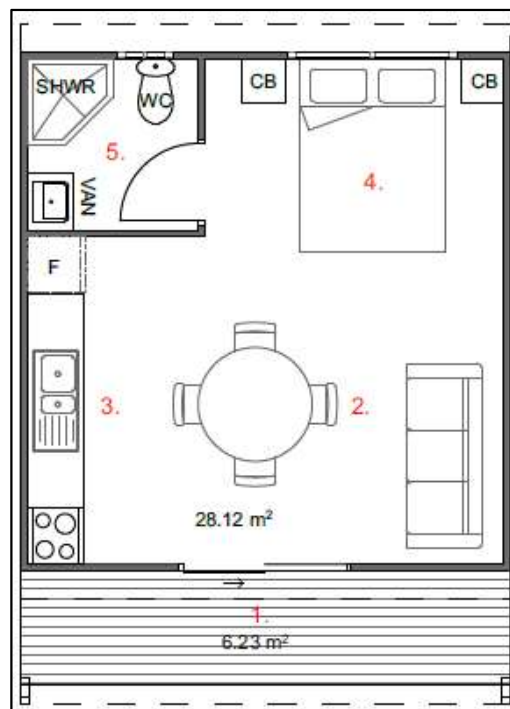




Image of a proposed cabin to be located on the subject land

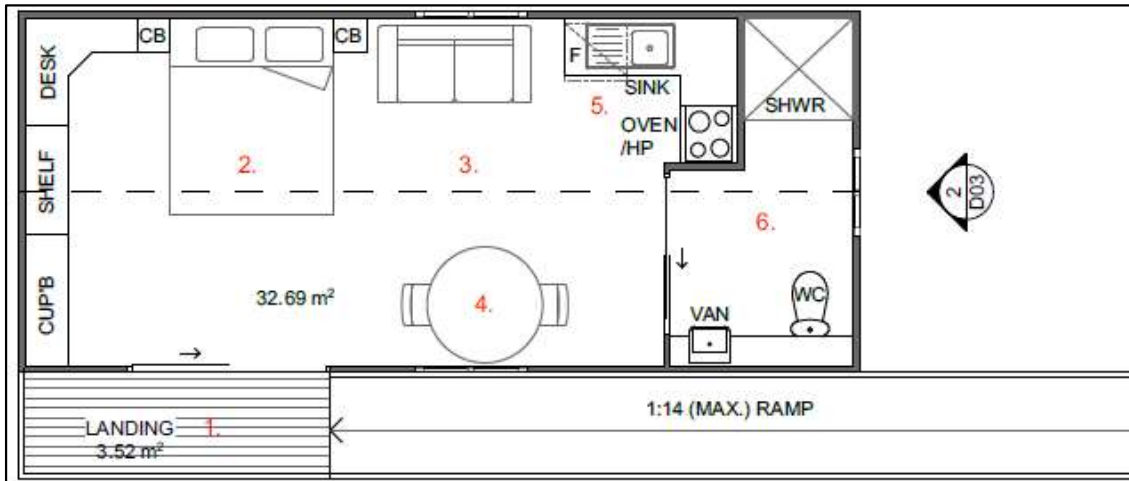


Proposed Studio Cabin 1 floor plan



Proposed Studio Cabin 2 floor plan

The Easy Access cabin will have a width of 3.74 metres and a length of 8.74 metres and will comprise of a floor area of approximately 36.25 square metres (including the landing). The maximum height of the cabin will be 3.9 metres and the cabin is to be constructed with Vinyl wall cladding and metal sheet roofing.

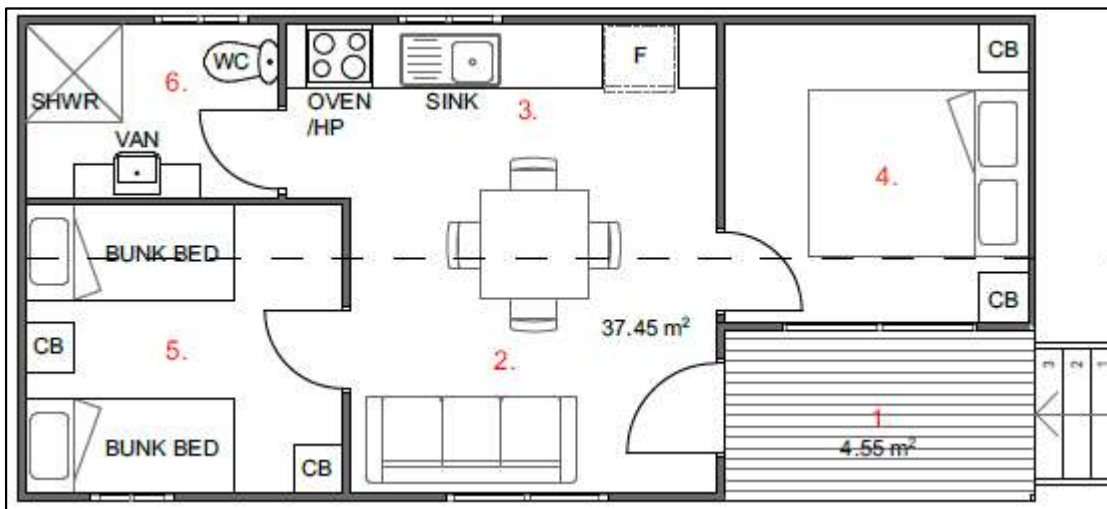


*Proposed Easy Access Cabin floor plan (Source: Tom Hardy Designs)*

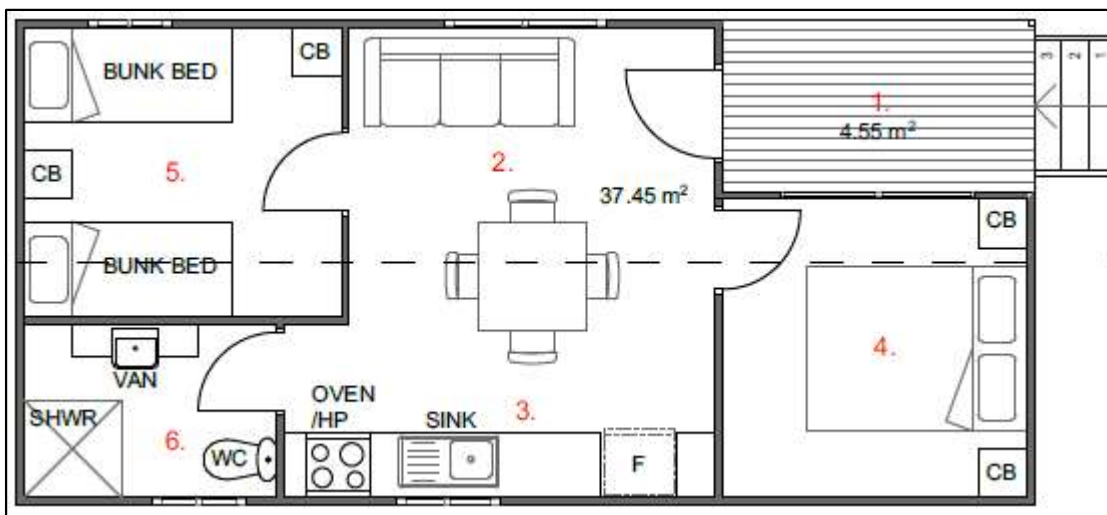


*Proposed Easy Access Cabin elevation (Source: Tom Hardy Designs)*

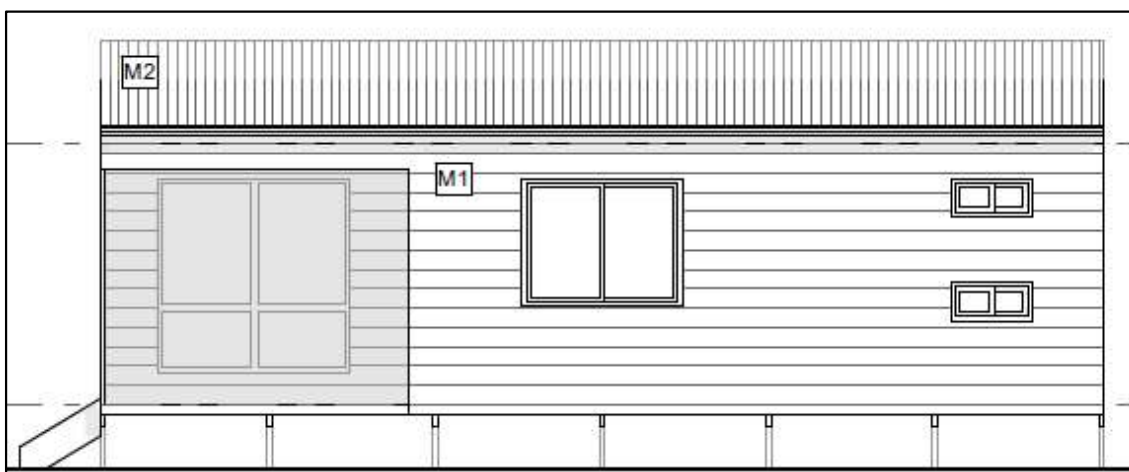
The double bedroom larger Miller cabin has a width of 4.47 metres and a length of 9.395 metres equating to a floor area of 42.0 square metres (including the porch). The proposed cabin will have a maximum height of 3.9 metres and is to be constructed from Vinyl wall cladding and metal sheet roofing.



Proposed Miller Cabin 1 floor plan (Source: Tom Hardy Designs)



Proposed Miller Cabin 2 floor plan (Source: Tom Hardy Designs)



Proposed Miller Cabin elevation (Source: Tom Hardy Designs)

Limited works will be required to facilitate the cabins on the site as they are constructed on a steel skid and placed on a concrete pad. All cabins will be connected to reticulated water, sewerage and power, with each cabin also having a car parking space.

Planning approval is required pursuant to the following Clauses of the East Gippsland Planning Scheme:

Planning Scheme Clause	Matter for which a Permit is required
32.08-2 General Residential Zone	Use the land for group accommodation
32.08-10 General Residential Zone	Buildings and works associated with a Section 2 use
34.01-1 Commercial 1 Zone	Use the land for group accommodation
34.01-4 Commercial 1 Zone	Construct a building or carry out works

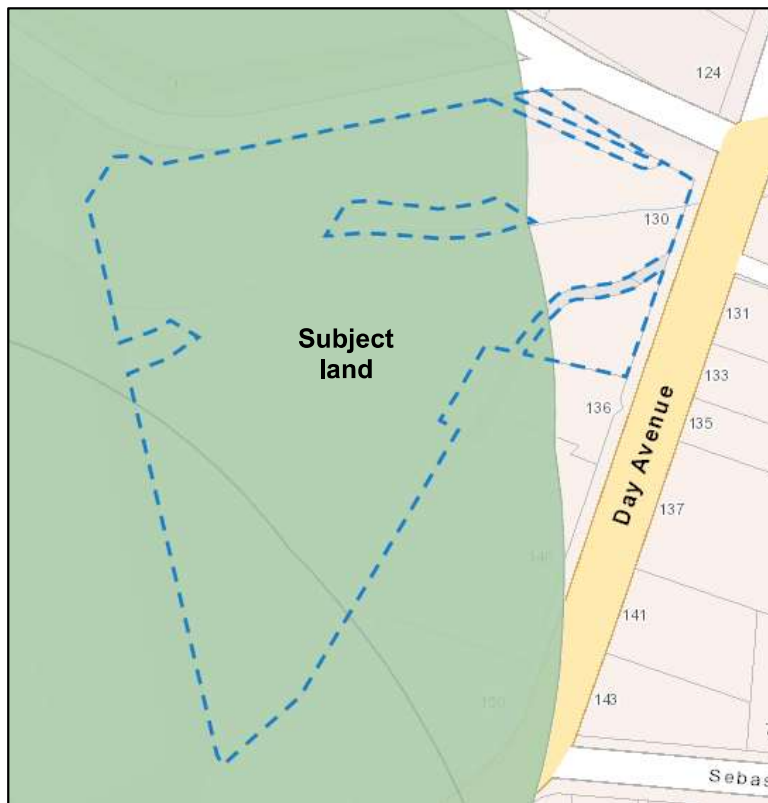
The application must be referred to the relevant water board, pursuant to Section 55 of the *Planning and Environment Act 1987* as the property is within a special water supply catchment area.



#### 4. Cultural Heritage

Pursuant to Regulation 7 of the *Aboriginal Heritage Regulations 2018*, a CHMP is required for an activity if:

- (a) *all or part of the activity area for the activity is in an area of cultural heritage sensitivity; and*
- (b) *all or part of the activity is a high impact activity*



*Extract from Cultural Heritage Sensitivity mapping, showing culturally sensitivity areas in dark green (Source: VicPlan)*

The subject land is partly within an area of cultural heritage sensitivity however, group accommodation is not included as a high impact activity use contained in Regulation 46 of the *Aboriginal Heritage Regulations 2018*. As such, there is no mandatory requirement to provide a CHMP with the application.

## 5. Planning Policy

### 5.1 Planning Policy Framework

Clause 11.01-1S Settlement is supportive of the proposed use and development of group accommodation on the subject land, as it will provide for a growth in services, it will build on the strength and capabilities (tourism) for the Omeo region, native vegetation removal is avoided to maintain the landscape contribution the native vegetation provides to the settlement, provides for urban development within the settlement boundary of Omeo and provides for infill development of a well located property.

Consistent with Clause 11.01-1L-01 East Gippsland settlements the proposal provides for infill development rather than dispersed development, provides for a vacant zoned and serviced property to be developed consolidating the existing township, the cabins will be connected to reticulated sewerage and provides a tourist use on a well located property.

Clause 11.01-1L-03 Rural settlements – Omeo, is supportive of the proposal for group accommodation, it will assist Omeo as a district centre for the north west of the Shire. Adverse effects on the environment have been negated with the connection of reticulated sewerage to the proposed cabins and siting cabins away from native vegetation.

The proposed cabins have been sited on the property to avoid impacting native vegetation on the subject land consistent with Clause 12.01-2S Native vegetation management.

Respect for Clause 12.03-1S River and riparian corridors, waterways, lakes, wetlands and billabongs, has been had with the proposed development. Connection of the cabins to sewer will avoid nutrient discharge to the waterway and cabins have been well setback from the waterway allowing the natural functioning of the waterway to take place.

Siting the cabins within the eastern part of the subject land is a good response to the bushfire risk given the land is within a bushfire prone area. The siting of the cabins to the east of the property provides the greatest separation from the western vegetated area around Livingstone Creek and allows for easier access to the cabins by emergency services personnel and vehicles as sought within Clause 13.02-1S Bushfire Planning.

Clause 15.01-1S Urban design and Clause 15.01-1L-01 Urban design – general are positively addressed by the proposed development, the landscape character of the area will be maintained with avoiding tree removal, accessibility has been facilitated with the inclusion of a cabin for disabled persons and enlivening the subject land will support personal safety within the immediate area.



Facilitating tourism at Clause 17.04-1S is achieved by the proposal, offering a well-designed and sited tourism option close to many places of interest. Being located within the Omeo Activity Area the tourist cabins are within walking distance of many services the town enjoys and provides an investment that supports tourism growth.

Proposed self-contained cabins including other forms of accommodation are encouraged within Clause 17.04-1L Tourism – Shire. The proposed development is able to be serviced and will maintain the natural environment of the subject land.

Located within the Omeo Activity Area the proposed group accommodation is well placed to encourage walking and cycling in accordance with Clauses 18.02-1S and 18.02-2S.

It is proposed to create a driveway to access the cabins from Day Avenue. Consistent with Clause 18.02-4 Roads the access is provided with good sightlines.



*Day Avenue at the subject land's entrance looking south*



*Day Avenue at the subject land's entrance looking north*

## 5.2 Municipal Planning Strategy

Clause 02.03-1 Settlement and housing – Rural settlements advises that Omeo is a service town, with a population of about 250 providing retail, administration and tourist services for a large rural area. The proposed development will assist to achieve one of Council's strategic directions that being to consolidate development within existing town boundaries.

The proposed tourism development balances the need to maintain the areas rural landscape in accordance with Clause 02.03-2 Environmental and landscape values. Native vegetation will be retained and forms an important element of the tourist accommodation experience.

The waterway quality on the subject land will be maintained as the cabins will be connected to reticulated sewerage avoiding nutrient impacts associated with onsite wastewater disposal. Native vegetation will be retained assisting to reduce sedimentation of the waterway and setting back development to the maximum distance from the waterway allows for the waterway function to continue as sought within Clause 02.03-2 Environmental and landscape values.

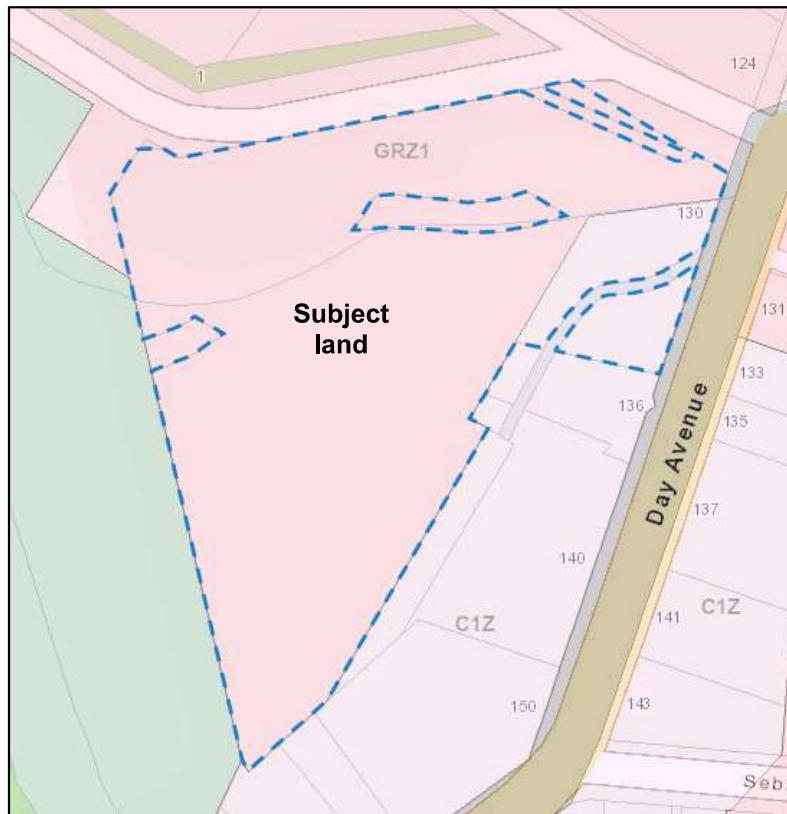
Locating the cabins within the eastern part of the subject land provides a good response to the potential bushfire risk as it maximises separation distance between the bushfire threat to the west and the cabins (Clause 02.03-3 Environmental risks and amenity).

Clause 02.03-6 Economic development advises that the tourism industry attracted over 1.3 million visitors in 2017-18, contributing over \$325 million to the regional economy. The proposed group accommodation will add to the local region's tourist offering and accommodation and in doing so will make a positive contribution to the local economy.

## 6. Planning Elements

### 6.1 General Residential Zone

The western part of the land is within the General Residential Zone.



Planning scheme zone mapping (Source: VicPlan)

The proposed development will meet the relevant purpose of the zone being to allow a limited range of other non-residential uses to serve local community needs in appropriate locations.

Using the subject land for the purpose of group accommodation is a logical outcome as it will introduce a residential type of use, on a large serviced “in town” location. Development of group accommodation within a well located area will add to the tourist accommodation available within the town, it is close to services and facilities, and will assist the local economy to grow.

#### Decision Guidelines

A review of the proposal against the decision guidelines has been undertaken and the following commentary is offered:

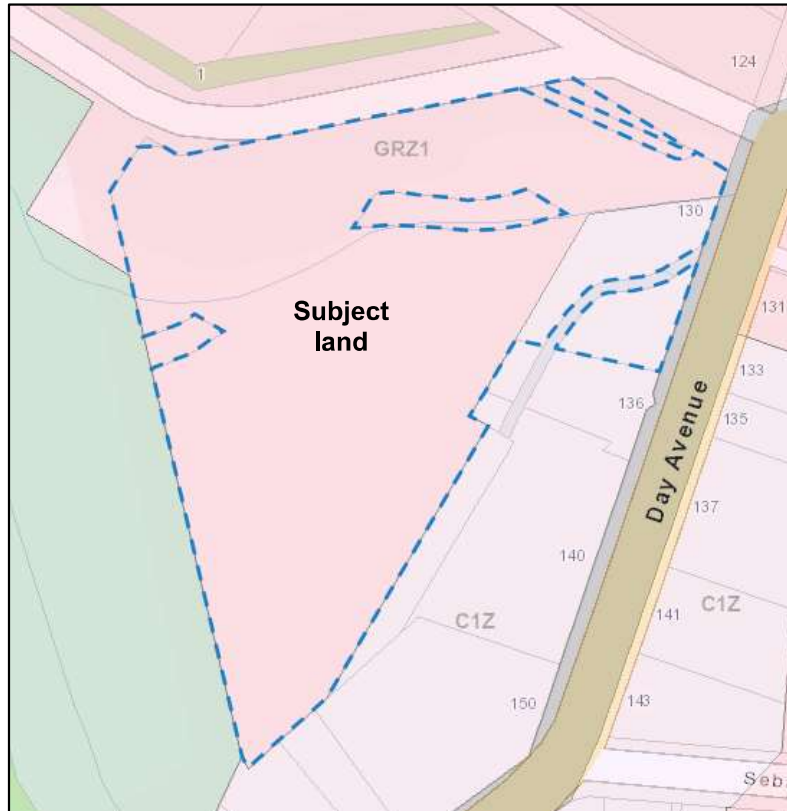
- Solid planning policy support for the proposed use and development of group accommodation on the subject land is contained within the Municipal Planning Strategy and Planning Policy Framework.

- The purpose of the zone seeks to allow for some non-residential uses. Group accommodation is a relatively benign use within the part residential context of the area and the cabins are well setback from residential properties limiting any potential adverse amenity impacts.
- No overshadowing of existing roof top solar energy systems on dwellings on adjoining lots will occur as a result of the proposed development.
- Group accommodation is compatible with residential uses within the area. The subject land is a relatively isolated property for an “in town” location. To the east it adjoins commercial development, north is the Old Omeo Highway and west is Crown land, reducing sensitive interfaces. The proposed cabins are located to the east of the property setback sufficiently to avoid overlooking, overshadowing and noise disturbance.
- The proposed group accommodation use will serve local community needs as the tourist accommodation will provide a positive local economy lift. Omeo’s economy is partly reliant on the tourism sector which the proposal will cater to.
- The scale and intensity of the proposed development is relatively modest given the area of the subject land and the size of the proposed development. The cabins will accommodate smaller numbers of guests given the restricted bedroom numbers.
- Setback well into the property from Day Avenue are the proposed group accommodation cabins reducing the appearance of the buildings from the public realm. The design of the cabins are simple and modest with the buildings having minimal height.
- No landscaping is proposed given the site has an existing native landscape character and proposed buildings are of a low scale.
- Provision of a dedicated car parking space for each cabin is considered more than adequate when considering the number of persons that can be accommodated in the proposed cabins. There are sufficient cabin surrounds to accommodate bicycle parking or any car parking overflow.
- Refuse collection from the site will be undertaken by a private contractor.
- The proposed development will be accessed from Day Avenue via a private driveway leading to the cabins. A vehicle crossover will need to be developed within Day Avenue to the driveway. The new vehicle crossover will replace a line marked car space within Day Avenue, which has been marked across the existing access to the property.



## 6.2 Commercial 1 Zone

The eastern part of the land is within the Commercial 1 Zone.



Planning scheme zone mapping (Source: VicPlan)

The proposed group accommodation use meets the purposes of the Commercial 1 Zone as it will assist to create a vibrant mix of uses within the Omeo Activity Area. It will provide for tourist accommodation that will complement other businesses within the town.

Clause 34.01-2 Use of land advises that a use must not detrimentally affect the amenity of the neighbourhood, through various amenity matters. It is considered that the proposed group accommodation will not:

- Create detrimental impacts to the neighbourhood via the transport of materials, goods or commodities to the land. Goods and commodities to be transported to the land are smaller scale goods, which the manager will undertake while preparing cabins for guests.
- Buildings, works and materials proposed to be used will be of an appropriate standard to sit comfortably within the urban area and the landscape character of the property.
- There will be no significant emissions associated with the proposed use.

Clause 34.01-6 Application requirements advise as to the type of information to be submitted with an application. We have provided commentary on the application requirements both for use and buildings and works:

- The proposed use is group accommodation which will be aimed at the tourist market.
- It is acknowledged that from time to time some visitors may make some noise however, given neighbouring properties sensitive receptors (dwellings) are located a significant distance from the cabins noise levels should not be excessive.
- The subject land is currently being maintained by land management grazing. The western side of the subject land will retain its vegetated condition.
- The application is accompanied by a plan set that shows:
  - The boundaries and dimensions of the site.
  - Adjoining roads.
  - The location of buildings and works on adjoining land.
  - Ground levels are provided on the plan of re-establishment.
  - The layout of proposed buildings and works.
  - Driveway and car parking spaces.
  - Areas not required for the immediate use.
- Elevation drawings to scale show the colour and materials of the proposed cabins.

### Decision Guidelines

The proposed use and development have been reviewed against the decision guidelines and commentary is offered:

- Positive planning policy support is contained within the Municipal Planning Strategy and the Planning Policy Framework.
- The immediate interface is to the east, with the properties zoned Commercial 1 Zone and developed with commercial development. The use of the properties to the east are not residential and the proposed use will sit comfortably with the existing uses. The proposed cabins are located within the eastern part of the property well separated from dwellings and residential properties reducing potential detrimental amenity impacts.
- Existing uses in the area will have minimal impacts on the proposed use given the closest neighbours are commercial uses and either operate infrequently or cease operation after business hours.
- Given the size of the proposed cabins and the large property, drainage of structures can be connected to rainwater tanks and stormwater overflow can easily be released onsite.



- Traffic generation by the proposed use will be limited given the number of cabins and likely guest vehicle numbers. Given vehicles will utilise Day Avenue which is the main street through the town additional vehicle generation will have negligible impacts.
- Onsite car parking will be provided, with a single car parking space provided to each cabin. Given accommodation configuration and likely accommodation numbers for each cabin the provision of one car parking space per cabin is considered sufficient.
- Apart from a more formalised driveway the streetscape interface will remain as it currently exists.
- Each cabin will be provided with rubbish bins with a separate bin for general waste and separate bin for recycling.
- All buildings and immediate surrounding grounds will be the responsibility of the property manager.
- No overlooking or overshadowing of properties within the General Residential Zone will result from the proposed development.
- The proposed cabins will be connected to reticulated electricity and sewerage.
- With good northern exposure the cabins are capable of obtaining passive solar heating gains.
- The application is not subject to the objectives, standards and decision guidelines of Clauses 54 and 55.

### 6.3 Car Parking

Clause 52.06-2 Provision of car parking spaces states that before a new use commences the number of car parking spaces required under Clause 52.06-5 must be provided to the satisfaction of the responsible authority.

Clause 52.06-5 does not stipulate a car parking requirement within Table 1 of the clause. As such Clause 52.06-6 requires the number of car parking spaces to be provided to the satisfaction of the responsible authority.

It is proposed to provide a single car parking space to each proposed cabin.

The Studio cabin and Easy Access cabin will both contain a double bed having an occupancy of two guests. The Miller cabin will provide for two bedrooms, one bedroom will contain a double bed while the second bedroom will contain two bunk beds allowing for an occupancy of six guests.

It is considered that Studio cabins and the Easy Access cabin having an occupancy of two guests is likely to only generate the need for one car parking space for each cabin.

The Miller cabin has the ability to accommodate six guests however, the second bedroom containing bunk bed accommodation is not spacious enough to accommodate adults as is demonstrated by the image below.



*Image of the second bedroom of the Miller cabin*

The Miller cabin is primarily for family accommodation of two adults and up to four children/adolescents. Therefore, we are of the view that the majority of guest visitations will only generate a single car parking space per cabin.

It is noted that there is sufficient area to provide for any temporary overflow car parking on the property, should this be required. Provision of one car parking space for each cabin is considered to satisfactorily address the responsible authority's considerations in regard to parking numbers.

Clause 52.06-8 requires a car parking plan to be prepared to the satisfaction of the responsible authority before a new use commences. The proposed site plan shows:

- All car parking spaces that are proposed to be provided on the land.
- A proposed driveway of 6 metres in width terminating in a court bowl of 16 metres in diameter.
- Car parking space allocation is straight forward being located adjacent to each cabin.

Plans prepared in accordance with Clause 52.06-8 must meet the design standards of Clause 52.06-9, unless the responsible authority agrees otherwise. We have reviewed the design standards and offer the following commentary:

#### Design standard 1 - Accessways

The proposed access driveway will be 6 metres wide, provides for a court bowl that allows all vehicles to exit the site in a forward direction, there are no overhead obstructions, the driveway will access a Road Zone 2 although it will serve less than 10 car parking spaces with vehicles exiting in a forward direction and the car spaces are well over 6 metres from the road carriageway.

#### Design Standard 2 – Car parking spaces

The angle of car parking spaces to the accessway is 90 degrees, the proposed car parking space length is 4.9 metres, has a width of 2.8 metres and the accessway width will exceed 5.8 metres.

#### Design Standard 3 - Gradients

The accessway has been developed on the gentler grades of the subject land and will not exceed the maximum grade.

#### Design Standard 4 – Mechanical parking

No mechanical car parking is proposed as part of the development.

#### Design Standard 5 – Urban design

Proposed car parking associated with the development will not visually dominate the public space, as the car parking is well setback from Day Avenue and is spread out across the subject land. The existing landscape character of the property will ensure proposed car parking is softened.

#### Design Standard 6 - Safety

Being a rural type of property (albeit located within the urban area) the lighting of the car parking spaces would be anomalous within Omeo and would detract from the ambience of the subject land.

Natural surveillance of car parking spaces via other cabin guests is maximised and car parking areas can be easily accessed by pedestrians from Day Avenue.

#### Design Standard 7 - Landscaping

Use of gravel car parking spaces and driveway provides for water sensitive urban design allowing for the natural infiltration of stormwater. Existing trees on the subject land will provide for shade and softens the appearance of proposed car parking spaces.

Clause 52.06-11 Construction of car parking is appropriately addressed by the proposal. The car parking spaces and driveway will be constructed and available for use prior to occupation of the cabins, formed to such levels that natural drainage will allow for stormwater to be filtered through the driveway and car parking space surfaces with any overflow directed within the site to grassed and vegetated areas, the driveway and car parking spaces are proposed to be constructed in gravel being a durable surface and respecting the character of Omeo and wheel stops will be provided to identify car parking spaces.

#### **6.4 Clause 53.18 Stormwater Management in Urban Development**

An application to carry out buildings and works within the General Residential Zone and Commercial 1 Zone is required to address Clause 53.18 of the planning scheme.

Pursuant to Clause 53.18-3 an application to construct a building or carry out works must meet all the objectives of Clauses 53.18-5 and 53.18-6 and should meet the standards of these clauses.

Clause 53.18-5 Stormwater management objectives for buildings and works are addressed by the proposal. Each cabin will be fitted with a rainwater tank to retain stormwater and provide for reuse of stormwater on the subject land.

The proposed driveway and car parking spaces are to be constructed using gravel. Using gravel will provide for a permeable surface allowing stormwater to filter through into ground water, it will capture wastes, fertilisers, nutrients and will assist to filter sediments from the elevated eastern part of the land.

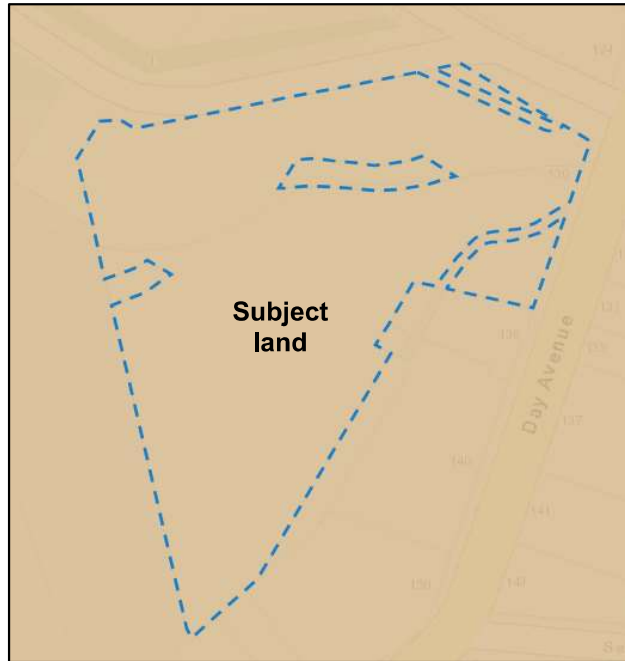
Clause 53.18-6 Site management objectives can be addressed through a condition requiring a site management plan. The proposed development will involve the stripping of topsoil to establish the driveway, car parking spaces and cabin sites and it would be expected that topsoil stockpiles should be located carefully to avoid native vegetation impacts and include potential sediment runoff protection, diversion of stormwater during construction will need to take place to vegetated areas of the property and should include erosion prevention measures such as hay bale placement and a litter and construction waste collection point should be provided close to Day Avenue.

#### **6.5 Response to Clause 13.02 Bushfire**



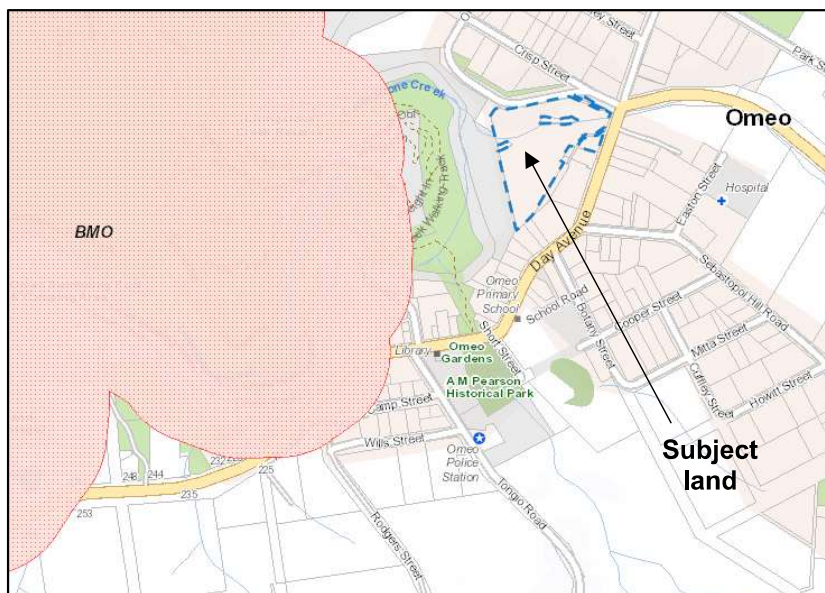
Clause 13.02-1S Bushfire Planning contained within the East Gippsland Planning Scheme applies to all planning and decision making under the *Planning and Environment Act 1987* relating to land within a designated bushfire prone area.

The subject land is within a designated bushfire prone area.



*Designated bushfire prone mapping – shown brown (Source: VicPlan)*

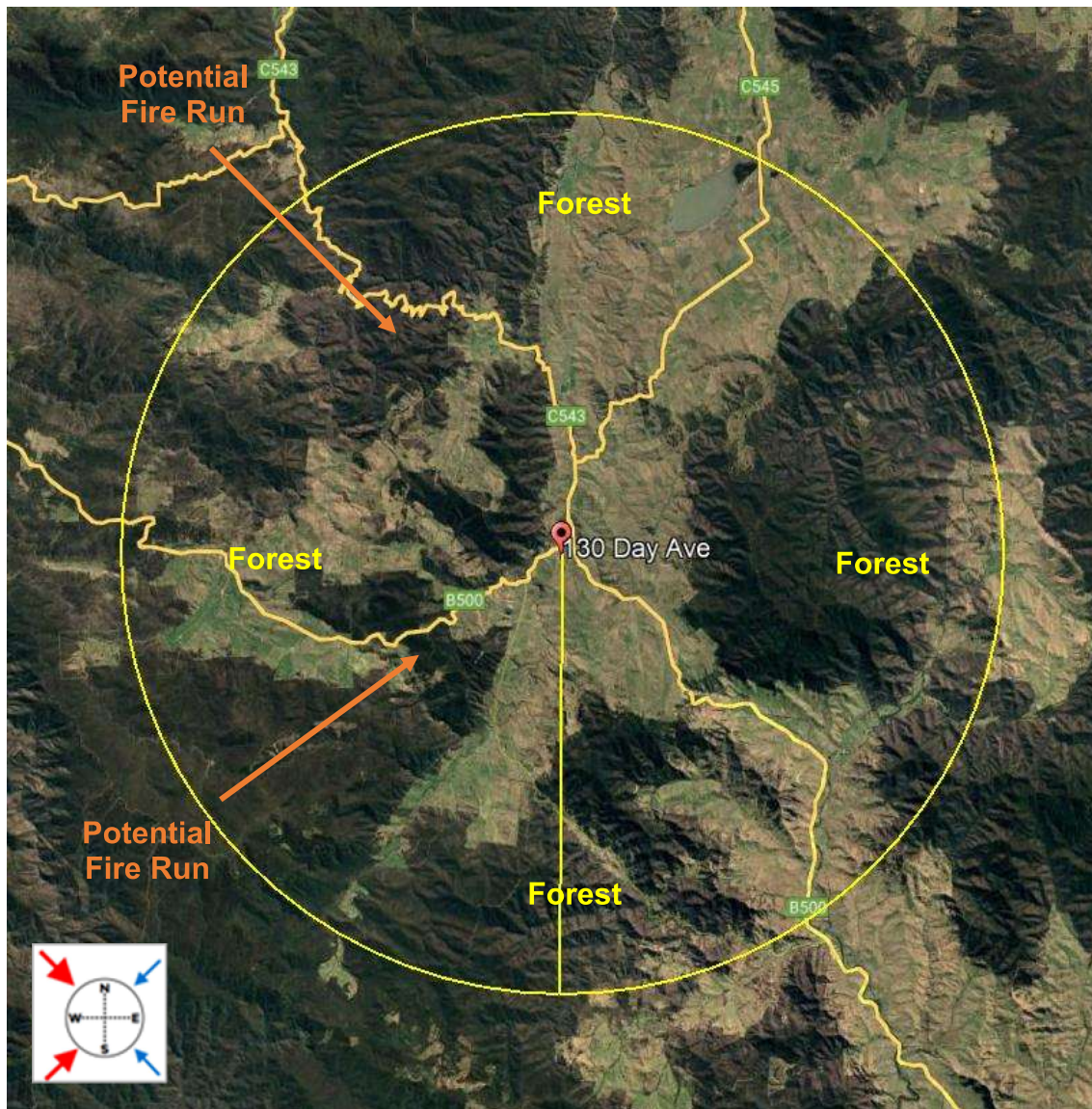
West of the subject land there is a bushfire management overlay approximately 170 metres from the subject land's western boundary.



*Bushfire management overlay mapping near the subject land (Source: VicPlan)*

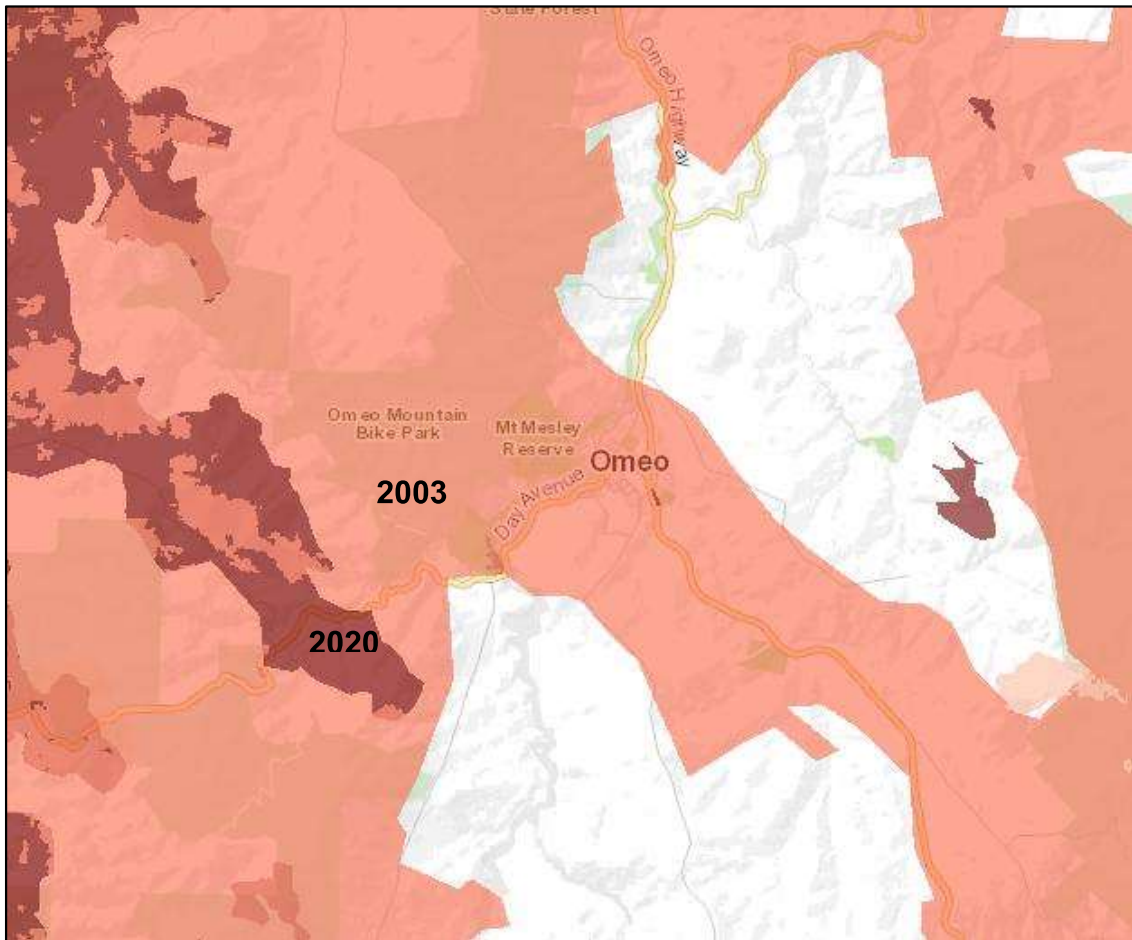
The subject land is located centrally within the Omeo township, adjoining the Omeo Activity Area and is zoned General Residential Zone and Commercial 1 Zone.

To identify the potential risk from a bushfire event a Bushfire Landscape Assessment has been considered.



*Bushfire Hazard Landscape Assessment at 20 kilometres  
(Source: Google Earth)*





*Bushfire history of the subject land (Source: Mapshare)*

The Bushfire Hazard Landscape Assessment reveals that the subject land is located within undulating terrain leading to steeper terrain further north and west, has some relatively recent fire history, is within a mixed vegetation area being forest and grassland. The subject land is considered to be within a Broader Landscape Type 3 as a bushfire could approach the subject land from a number of directions.

A review of the conditions within 150 metres of the subject land has been undertaken and shows that the property is located within a highly modified environment.

North of the subject land is grassland that is being managed, east and south is a combination of low threat properties and managed grassland and west contains some forest vegetation, grassland and Livingston Creek.

The landform across the subject land falls from the eastern property boundary to a flat platform and continues west to local waterways. The flat platform where the cabins will be located provides ample opportunity for defensible space to be implemented around the proposed cabins.

Access to the property will be provided by a six metre wide driveway terminating in an eight metre radius courtbowl. The proposed access provides visitors to leave the property with ease prior to a fire event impacting the Omeo township and importantly allows for emergency personnel to access the site and provide for property protection.

Located within Day Avenue leading to the Great Alpine Road provides visitors the opportunity to leave the property early at times of adverse weather conditions and leads to places of less risk.

It is noted that the subject land is located within close proximity of the Omeo Fire Station approximately 600 metres and the Omeo Neighbourhood Safer Place approximately 350 metres.

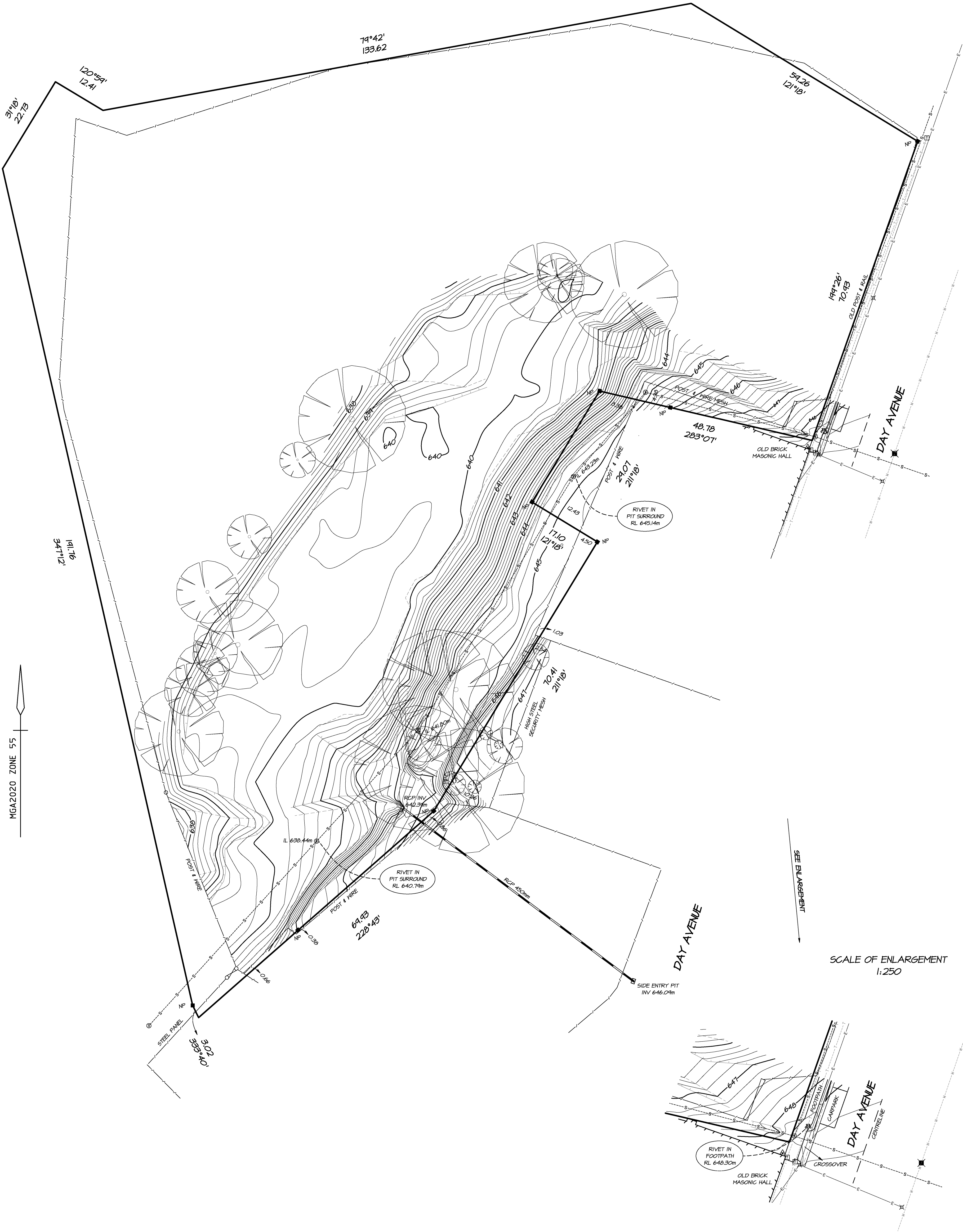
The analysis of the subject land and the proposed group accommodation development identifies that the proposal has considered the bushfire risk to people and property and responds to the potential of a fire event impacting the subject land.

## **7. Conclusion**

The proposed use and development of group accommodation at 130 Day Avenue, Omeo is considered to accord with all relevant provisions of the General Residential Zone, Commercial 1 Zone, car parking and stormwater management in urban development provisions of the East Gippsland Planning Scheme. The proposal is consistent with the Planning Policy Framework and the Municipal Planning Strategy and will provide for much needed tourist accommodation within a well located area of Omeo.

For these reasons we respectfully request that Council consider the merits of the application favourably and resolve to issue a Planning Permit.





NOTATIONS

RE-ESTABLISHMENT DATUM VIDE OUR SURVEY REF 20713

HEIGHTS ARE TO AHD - DATUM VIDE GPS NET  
CONTOUR INTERVAL : 0.2m

DATE OF SURVEY : 14/8/2024

**Crowther & Sadler** Pty. Ltd.  
LICENSED SURVEYORS & TOWN PLANNERS  
182 MACLEOD STREET, BAIRNSDALE, VIC., 3876  
TELEPHONE: (03) 6162 8011

SURVEYORS REF.

20957

SCALE @ A1

1 : 400

Legend of Features

- ⊙ Electricity Pit
- ⌘ Stop Valve
- Telecom Pit
- ⌵ Electricity Pole
- ⌵ Light Pole
- ⊙ Sewerage Manhole
- ⊙ Water Meter
- ⌵ Fire Plug
- ⌵ Tap

WARNING

BEWARE OF UNDERGROUND SERVICES

THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN

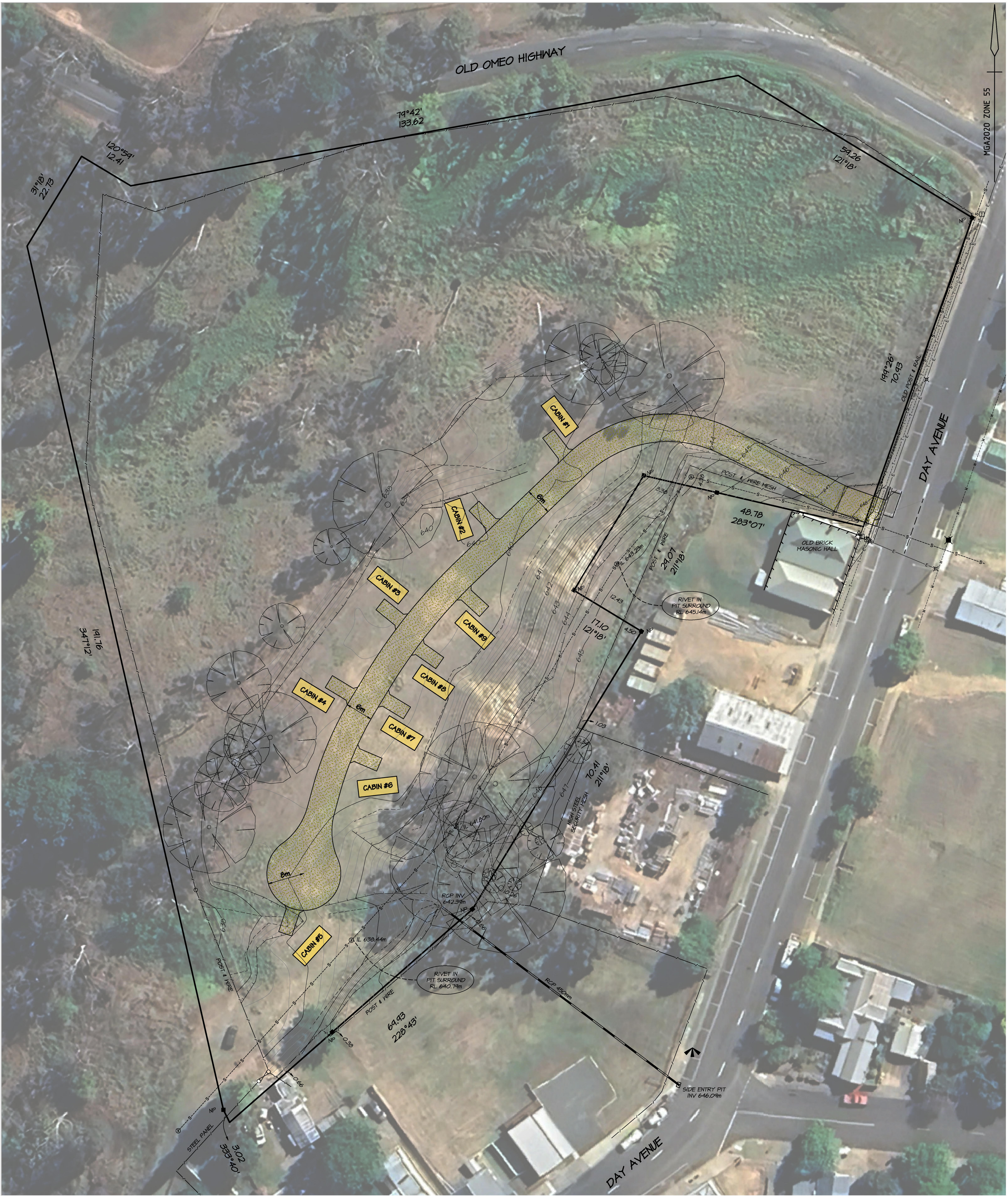
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PLAN OF RE-ESTABLISHMENT & FEATURES

PARISH OF COBUNGRA  
TOWNSHIP OF OMEO  
SECTION 7

130 DAY AVENUE, OMEO





130 DAY AVENUE, OMEO

Crowtner & Sadler Pty. Ltd.

LICENSED SURVEYORS & TOWN PLANNERS  
152 MACLEOD STREET, BAINSDALE, VIC., 3875  
P. (03) 5182 8011 E. contact@crowtnerand Sadler.com.au

FILENAME: Y:\2000-20999\20900- 20999\20957 Ah Sam\20957 Site Plan V2.pro

SCALE (SHEET SIZE A1)		SURVEYORS REF.
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SCALE (SHEET SIZE A3)		
1 : 800		20957
		VERSION 2 - DRAWN 02/01/2025

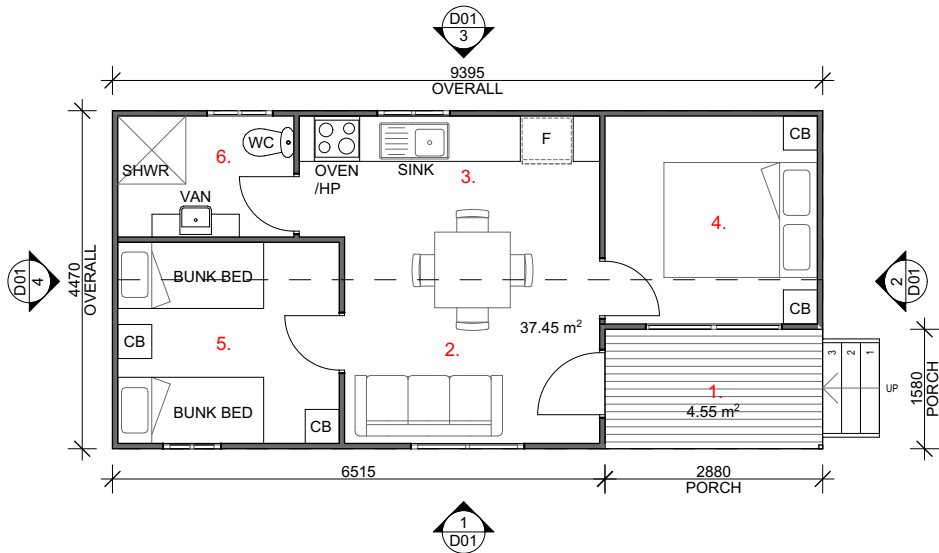
NOTATIONS
RE-ESTABLISHMENT DATUM VIDE OUR SURVEY RE101548
HEIGHTS ARE TO AHD - DATUM VIDE GPS NET
CONTOUR INTERVAL : 0.2m
DATE OF SURVEY : 14/8/2024

SITE PLAN
PARISH OF COBUNGRA TOWNSHIP OF OMEO SECTION 7 CROWN ALLOTMENTS 3C, 4A, 4B, 5A, 5B, 6, 6A, 2002, 2022, 2026 & (PARTS) 1, 3A, 3B & 4  6A~\T\PP5617, 4A~\T\PP5617, \T\TP237479, 6~\T\PP5617, 5A~\T\PP5617, \T\TP104471, 5B~\T\PP5617, 4B~\T\PP5617, \T\TP226829, 2\T\TP104471, 2022\PP5617, 3C~\T\PP5617, 2026\PP5617, 2002\PP5617



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M1	PAINT-COLORBOND CLASSIC CREAM OR SIMILAR	VINYL HORIZONTAL WALL CLADDING
M2	COLORBOND - MANOR RED	METAL CORRUGATED SHEET ROOFING
	COLORBOND - MANOR RED	GUTTERS, FASCIA AND FLASHINGS
	COLORBOND - CLASSIC CREAM OR SIMILAR	WINDOW FRAMES



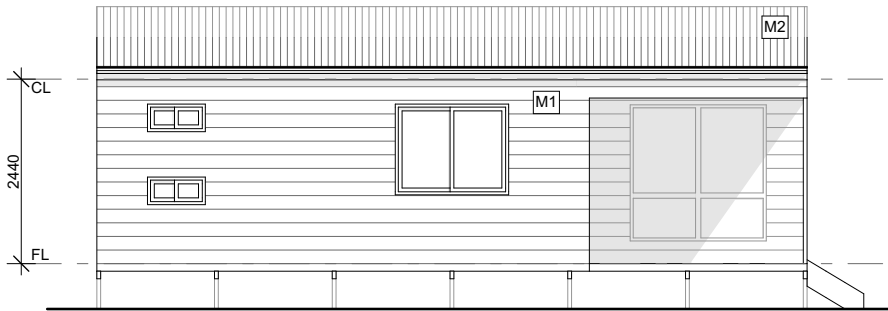
LEGEND:

- 1. ENTRY/PORCH
- 2. SITTING/DINING
- 3. KITCHENETTE
- 4. BEDROOM
- 5. BUNK ROOM
- 6. BATH

BUILDING FOOTPRINT

LIVING: 37.45m²  
PORCH: 4.55m²  
CABIN TOTAL: 42.00m²

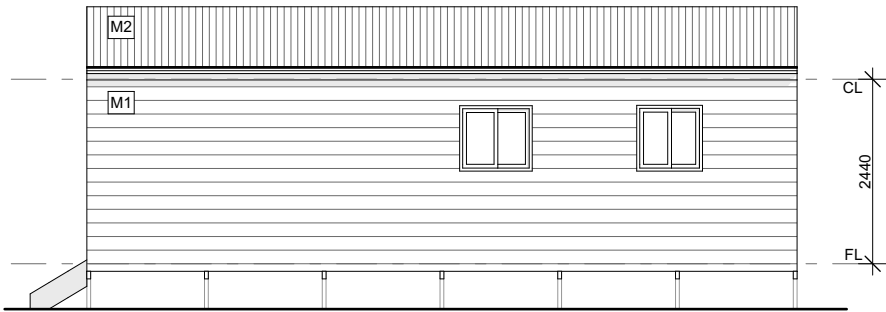
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GROUND FLOOR PLAN  
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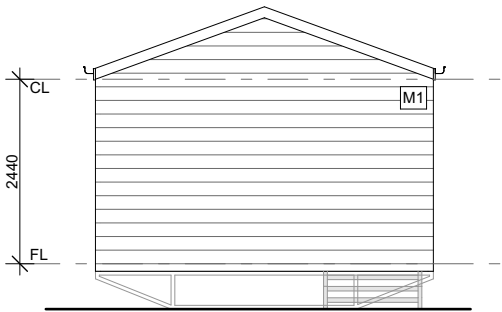
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ELEVATION 1  
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MILLER CABIN 1  
ELEVATION 2  
1:100



MILLER CABIN 1  
ELEVATION 3  
1:100



MILLER CABIN 1  
ELEVATION 4  
1:100

ISSUE:	REVISION:	AMENDMENT:	DATE:
PLANNING	A	ISSUED FOR PLANNING - ADJUSTMENT OF OVERALL DIMS.	23.07.2025



PROJECT:  
**PROPOSED GROUP  
ACCOMMODATION**  
PROJECT ADDRESS:  
**130 DAY AVENUE,  
OMEQ**

CLIENT:  
  
JOB NUMBER:  
**000-25**

DRAWING TITLE:  
**MILLER CABIN 1**

SCALE: AS SHOWN  
SHEET: A3  
DRAWN: JH CHECKED: TH

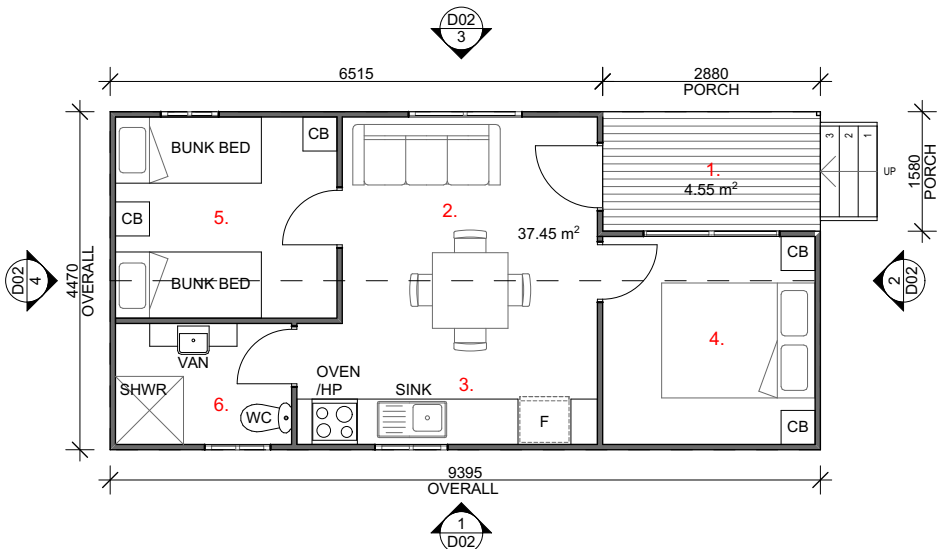
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ISSUE: PLANNING REVISION:  
**Printed 12/08/2025**

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M2	COLORBOND - MANOR RED	METAL CORRUGATED SHEET ROOFING
	COLORBOND - MANOR RED	GUTTERS, FASCIA AND FLASHINGS
	COLORBOND - CLASSIC CREAM OR SIMILAR	WINDOW FRAMES



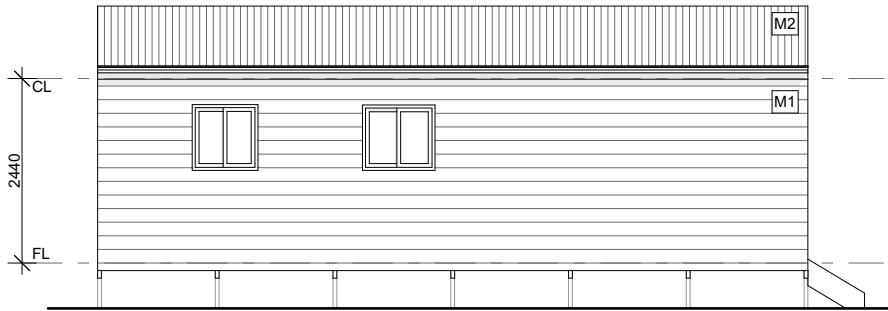
**LEGEND:**

- 1. ENTRY/PORCH
- 2. SITTING/DINING
- 3. KITCHENETTE
- 4. BEDROOM
- 5. BUNK ROOM
- 6. BATH

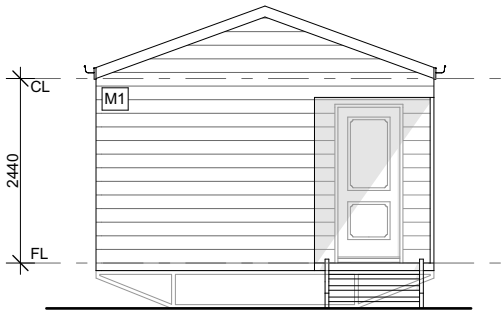
**BUILDING FOOTPRINT**

LIVING: 37.45m²  
PORCH: 4.55m²  
CABIN TOTAL: 42.00m²

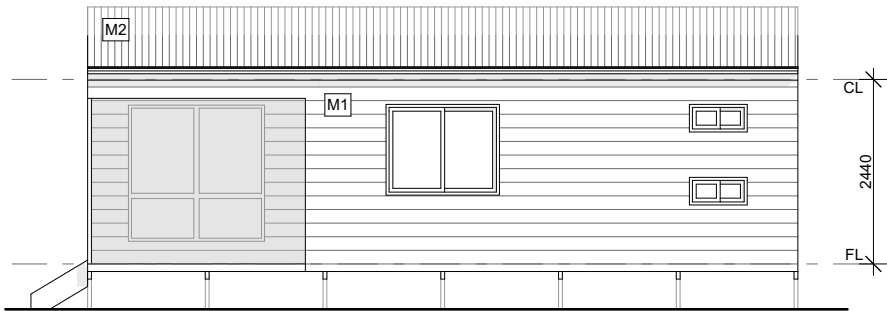
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GROUND FLOOR PLAN  
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MILLER CABIN 2  
ELEVATION 1  
1:100



MILLER CABIN 2  
ELEVATION 2  
1:100



MILLER CABIN 2  
ELEVATION 3  
1:100



MILLER CABIN 2  
ELEVATION 4  
1:100

ISSUE:	REVISION:	AMENDMENT:	DATE:
PLANNING	A	ISSUED FOR PLANNING - ADJUSTMENT OF OVERALL DIMS.	23.07.2025



PROJECT:  
**PROPOSED GROUP  
ACCOMMODATION**  
PROJECT ADDRESS:  
**130 DAY AVENUE,  
OME0**

CLIENT:  
  
JOB NUMBER:  
**000-25**

DRAWING TITLE:  
**MILLER CABIN 2**

SCALE: AS SHOWN  
SHEET: A3  
DRAWN: JH CHECKED: TH

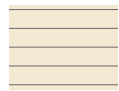



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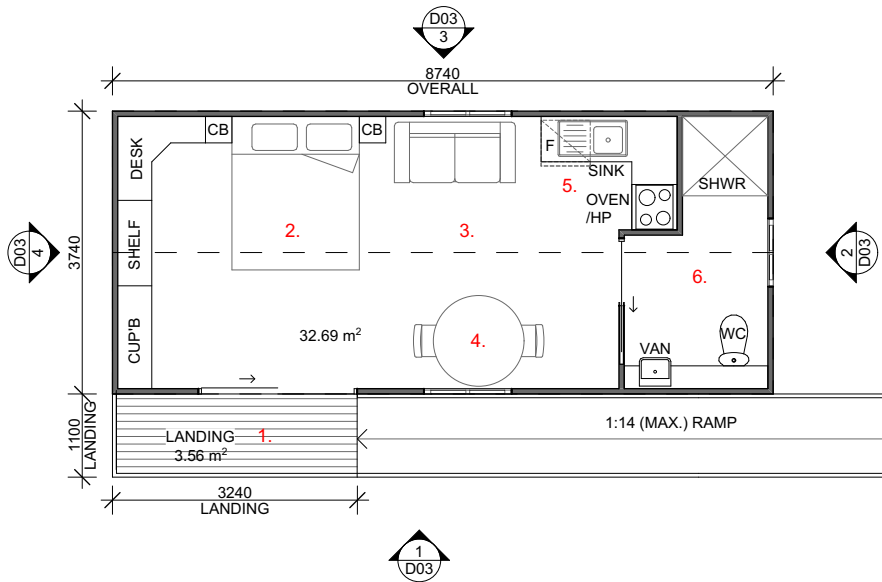
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ISSUE: PLANNING REVISION:  
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REFERENCE	FINISH	SIZE / DETAILS
M1 	PAINT-COLORBOND CLASSIC CREAM OR SIMILAR	VINYL HORIZONTAL WALL CLADDING
M3 	COLORBOND - COTTAGE GREEN	METAL CORRUGATED SHEET ROOFING
	COLORBOND - COTTAGE GREEN	GUTTERS, FASCIA AND FLASHINGS
	COLORBOND - CLASSIC CREAM OR SIMILAR	WINDOW FRAMES



**LEGEND:**

- 1. ENTRY/LANDING
- 2. BED
- 3. SITTING
- 4. DINING
- 5. KITCHENETTE
- 6. BATH

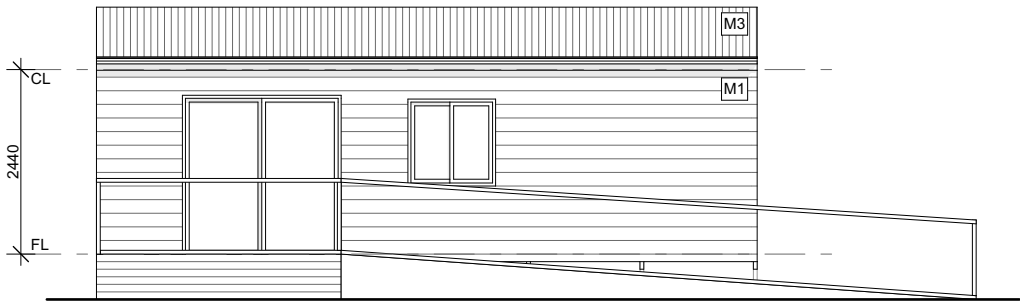
**BUILDING FOOTPRINT**

LIVING: 32.69m<sup>2</sup>  
LANDING: 3.56m<sup>2</sup>

**CABIN TOTAL: 36.25m<sup>2</sup>**

**EASY ACCESS CABIN  
GROUND FLOOR PLAN**

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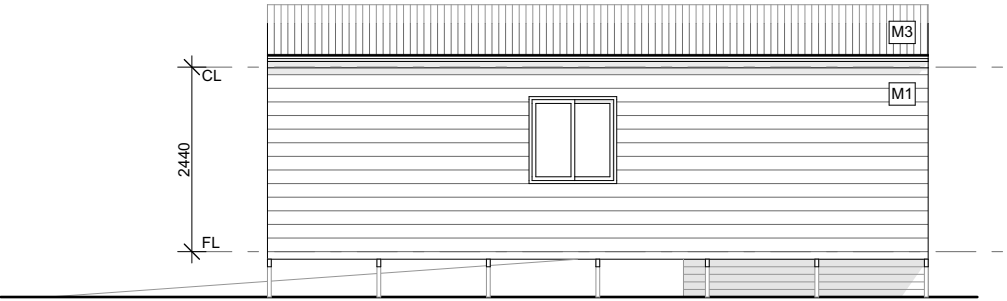
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ELEVATION 1**

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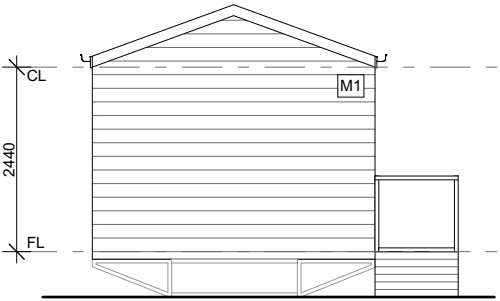
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ELEVATION 2**

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**EASY ACCESS CABIN  
ELEVATION 3**

1:100



**EASY ACCESS CABIN  
ELEVATION 4**

1:100

ISSUE:	REVISION:	AMENDMENT:	DATE:
PLANNING	A	ISSUED FOR PLANNING - ADJUSTMENT OF OVERALL DIMS.	23.07.2025



PROJECT:  
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ACCOMMODATION**  
  
PROJECT ADDRESS:  
**130 DAY AVENUE,  
OME0**

CLIENT:

JOB NUMBER:  
**000-25**

DRAWING TITLE:  
**EASY ACCESS CABIN**

SCALE: AS SHOWN  
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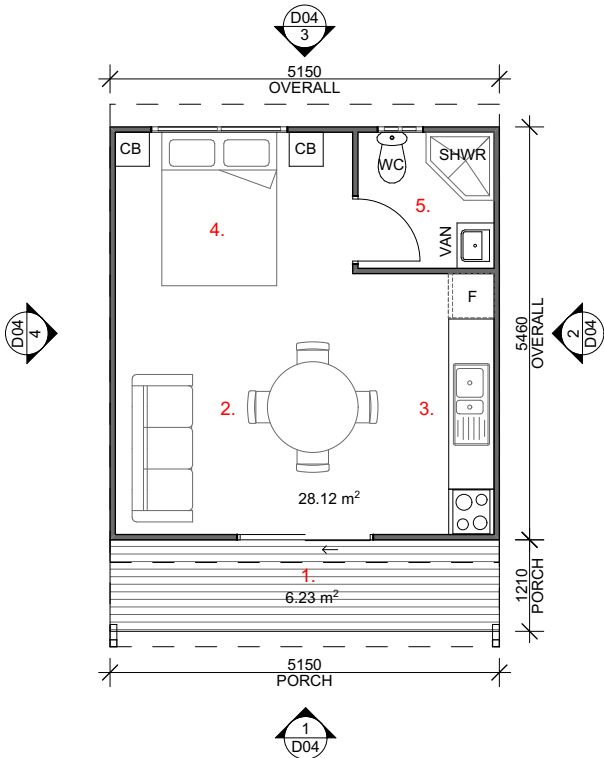
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**Printed 12/08/2025**

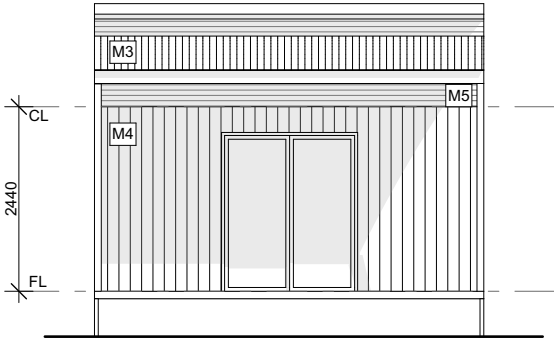
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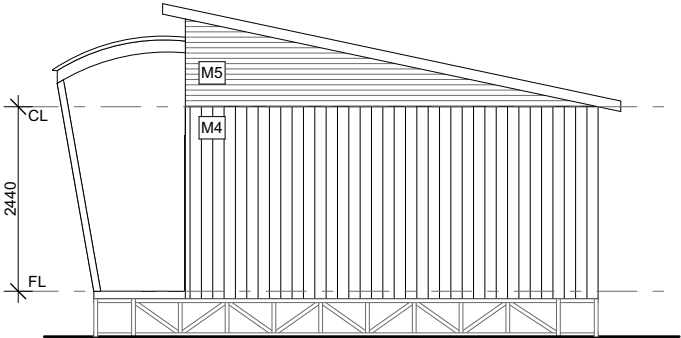
MATERIALS AND COLOUR SCHEDULE		
REFERENCE	FINISH	SIZE / DETAILS
M4	PAINT-COLORBOND CLASSIC CREAM OR SIMILAR	WEATHERGROOVE WOODSMAN PANEL OR SIMILAR - VERTICAL
M3	COLORBOND - COTTAGE GREEN	METAL CORRUGATED SHEET ROOFING
M5	COLORBOND - CLASSIC CREAM	METAL CORRUGATED SHEET CLADDING - HORIZONTAL
	COLORBOND - COTTAGE GREEN	GUTTERS, FASCIAAND FLASHINGS
	COLORBOND - CLASSIC CREAM OR SIMILAR	WINDOW FRAMES



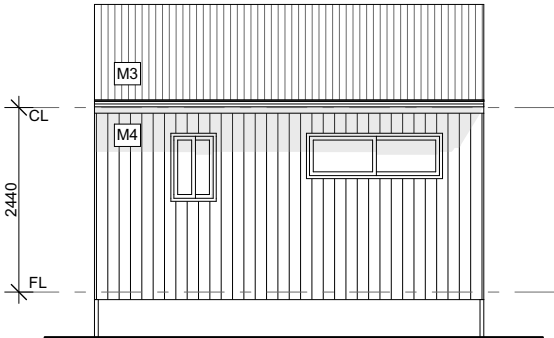
- LEGEND:**
- 1. ENTRY/PORCH
  - 2. SITTING/DINING
  - 3. KITCHENETTE
  - 4. BED
  - 5. BATH
- BUILDING FOOTPRINT**
- |                     |                |
|---------------------|----------------|
| LIVING:             | 28.12m²        |
| PORCH:              | 6.23m²         |
| <b>CABIN TOTAL:</b> | <b>34.35m²</b> |



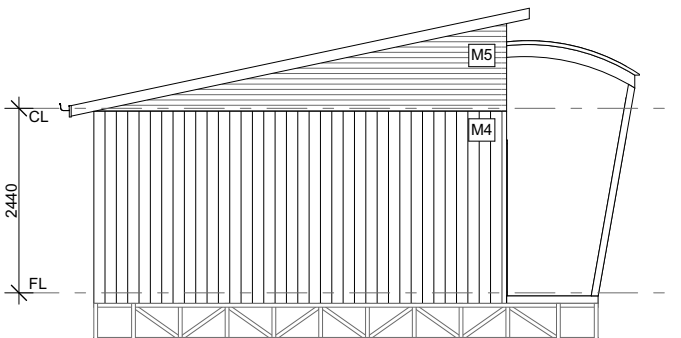
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STUDIO CABIN 1  
ELEVATION 2  
1:100



STUDIO CABIN 1  
ELEVATION 3  
1:100



STUDIO CABIN 1  
ELEVATION 4  
1:100

ISSUE:	REVISION:	AMENDMENT:	DATE:
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PROJECT:  
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PROJECT ADDRESS:  
**130 DAY AVENUE,  
OME0**

CLIENT:

JOB NUMBER:  
**000-25**

DRAWING TITLE:  
**STUDIO CABIN 1**

SCALE: AS SHOWN

SHEET: A3

DRAWN: JH      CHECKED: TH

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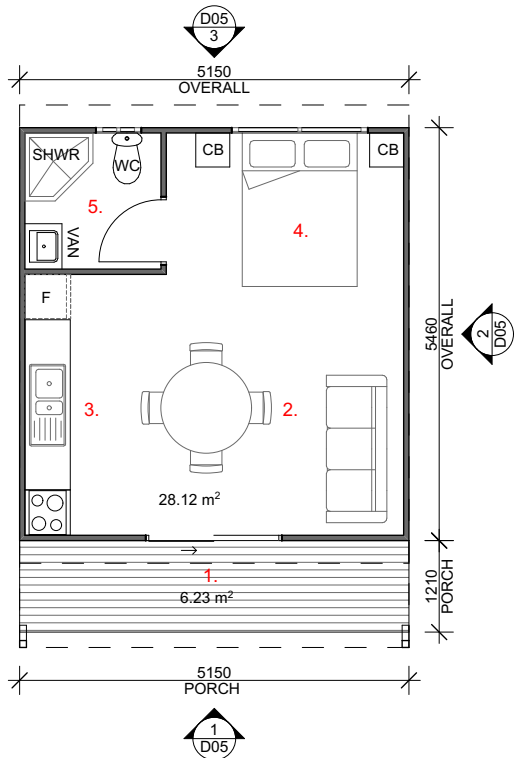
ISSUE:

REVISION:

**PLANNING**

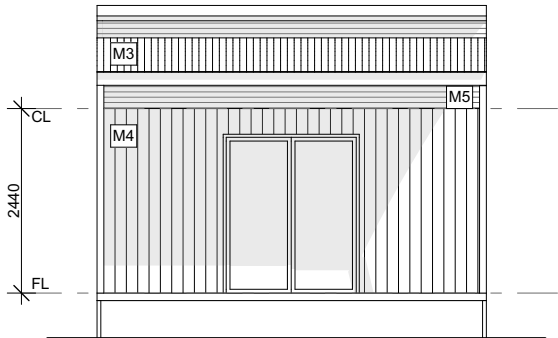
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	COLORBOND - CLASSIC CREAM OR SIMILAR	WINDOW FRAMES

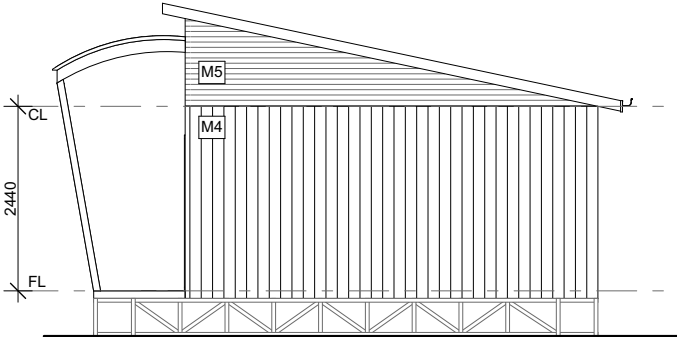


- LEGEND:**
- 1. ENTRY/PORCH
  - 2. SITTING/DINING
  - 3. KITCHENETTE
  - 4. BED
  - 5. BATH
- BUILDING FOOTPRINT**
- LIVING: 28.12m²  
PORCH: 6.23m²  
CABIN TOTAL: 34.35m²

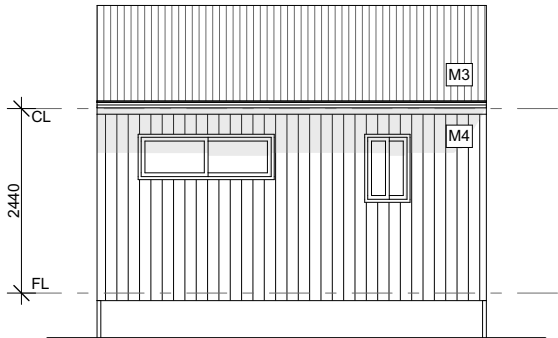
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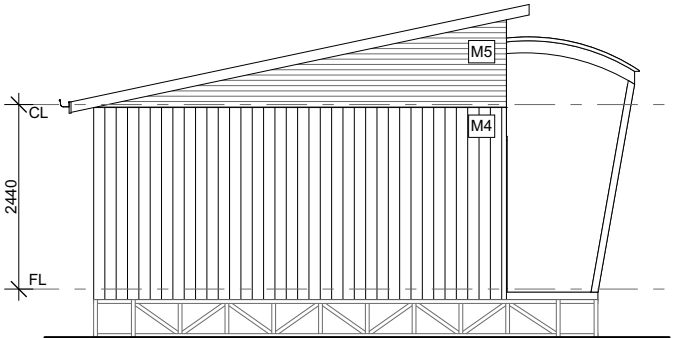
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STUDIO CABIN 2  
ELEVATION 2  
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STUDIO CABIN 2  
ELEVATION 3  
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STUDIO CABIN 2  
ELEVATION 4  
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ISSUE:	REVISION:	AMENDMENT:	DATE:
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PROJECT:  
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PROJECT ADDRESS:  
**130 DAY AVENUE,  
OME0**

CLIENT:

JOB NUMBER:  
**000-25**

DRAWING TITLE:  
**STUDIO CABIN 2**

SCALE: AS SHOWN

SHEET: A3

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