

## NOTICE OF AN APPLICATION FOR PLANNING PERMIT

<b>The land affected by the application is located at:</b>	<b>189 Hunters Lane KALIMNA VIC 3909 Lot: 8 PS: 425881</b>
<b>The application is for a permit to:</b>	<b>Use and Development of a Dwelling and Outbuilding</b>
<b>A permit is required under the following clauses of the planning scheme:</b>	
<b>Planning Scheme Clause</b>	<b>Matter for which a permit is required</b>
35.07-1 (FZ)	Use of the land for a Dwelling and an Outbuilding.
35.07-4 (FZ)	Construct or carry out a building or works for use of a Dwelling and an Outbuilding.
<b>The applicant for the permit is:</b>	<b>Lake Tyers Beach Design</b>
<b>The application reference number is:</b>	<b>5.2025.273.1</b>

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>
---	---

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

# Planning Permit Application

s47 Planning and Environment Act 1987; r13 Planning and Environment Regulations 2015

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## Applicant Details:

Applicant name:	Ashley Carroll		
Business trading name (if applicable):	Lake Tyers Beach Design		
Email address:	ashley@ltbeachdesign.com		
Postal address:	27 Gully Road - Lake Tyers Beach - Vic		
	Postcode:	3909	
Preferred Phone number:	0438 321 559	Secondary number:	

## Owners Details: (if not the applicant)

Owner name:			
Business trading name (if applicable):			
Postal address:			
	Postcode:		

## Description of the Land:

Street number:	189	Street name:	Hunters lane
Town:	Kalimna	Postcode	3909

## AND/OR

Lot Number:	lot 8	Plan Number:	PS 425881T
Other Legal Description:			

Other legal description may be a Crown Allotment reference, Volume/Folio, or other title descriptor. If the proposal relates to multiple addresses/parcels, please attach a document with a list of the owner and land description details for each additional property.

## Declaration in relation to Title Restrictions:

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?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Will the proposal result in a breach of a registered covenant restriction or agreement?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

## Existing conditions:

Describe how the land is currently used and developed:

Vacant allotment with an Existing outbuilding (Shed)

# Planning Permit Application

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## Description of proposal:

Provide a brief description of your proposal:

Buildings & Works - Proposed Dwelling
(The Proposal within a FZone is within 100m of a Catchment area Waterway & the
Allotment size is less than the 40 Ha min specified)

Estimated cost of development:	\$ 450,000
--------------------------------	------------

Note: You may be required to verify this estimate

Has there been a pre-application meeting: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Officer name:
Your application reference number: 25010	

## Application requirements and supporting documents

### Required:

- Title to each property subject to the application (must have been generated within the past 30 days)
- Full copy of Covenants or Section 173 agreements if applicable, and details of beneficiaries if there is a proposal which would contravene, alter, or end a covenant or restriction.
- Supporting documents which are mandatory requirements of the Planning Scheme (e.g. – Native Vegetation Removal Report, Bushfire Management Statement, Geotechnical report/waiver)
- Plans as relevant to the proposal

### Suggested, or subject to requirements of the scheme

- A report responding to the relevant application requirements and the policies and objectives of the East Gippsland Planning Scheme
- Supporting information/reports which are commonly considered with similar applications (e.g. – Land Capability Assessment, Bushfire Management Statement, Geotechnical report/waiver)

If you need more space or have more information, please attach with this form.

## Payment of Application Fees

This application has an associated cost to be confirmed by a senior planning officer in accordance with the *Planning and Environment (Fees) Regulations 2016*. An invoice will be generated once the application has been assessed to confirm it is complete.

Invoice Recipient (Payer):	
Address	
	Postcode:
Email Address:	Phone Number:



# Planning Permit Application

s47 Planning and Environment Act 1987; r13 Planning and Environment Regulations 2015

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## Privacy Statement

The East Gippsland Shire Council asks for details about you to make decisions on planning permit applications. The information you give to us on this form is used for your application and is required for Council to make its decision under the *Planning and Environment Act 1987*. Sometimes we may provide a copy of this application form to another person, but only if it is for a legitimate purpose that is related to the planning process, or we are allowed by law, or to protect people or property. If your information is put onto Council's website or provided to another person, Council will always try to make sure your privacy is protected in line with the *Privacy and Data Protection Act 2014*. For instance, if requested by another person, after deciding that it is requested for a legitimate purpose, Council will obtain an undertaking from the recipient confirming how they will use your personal information and that they will destroy it once used.

You may ask for more information about Council's Privacy Policy by contacting our Privacy Officer on 03 5153 9500 or e-mail [feedback@egipps.vic.gov.au](mailto:feedback@egipps.vic.gov.au). You can gain access to information you provided to us through the *Freedom of Information Act 1982*, more information about FOI is available on Council's website.

## Declarations:

I declare that I am the applicant and that all the information in this application is true and correct and the owner(s) (if not myself) has (have) been notified of the permit application. I confirm that I have authority to use the relevant documents. In the event that the giving of notice is required pursuant to Section 52 of the *Planning and Environment Act 1987*, I permit documents submitted as part of this application, including my full contact information, to be made available for public viewing on Council's website. In the event that the giving of notice is required pursuant to Section 52 of the *Planning and Environment Act 1987*, and I receive instructions to give notice to potentially affected parties, I confirm that I will destroy the instructions and personal information once the information is no longer necessary. I accept the East Gippsland Shire Council Privacy Statement.

Applicant signature:

Name: Ashley Carroll

Date: 25 / 07 / 2025

## Contact Council



03 5153 9500



[feedback@egipps.vic.gov.au](mailto:feedback@egipps.vic.gov.au)



[eastgippsland.vic.gov.au](http://eastgippsland.vic.gov.au)



PO Box 1618, Bairnsdale 3875

## Customer Service Centres:

- **Bairnsdale:** 273 Main Street
- **Lakes Entrance:** 18 Mechanics Street
- **Mallacoota:** 70 Maurice Avenue
- **Omeo:** 179 Day Avenue
- **Orbost:** 1 Ruskin Street
- **Paynesville:** 55 Esplanade



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

Page 1 of 2

VOLUME 11100 FOLIO 965

Security no : 124126730844L  
Produced 31/07/2025 03:44 PM

### LAND DESCRIPTION

Lot 8 on Plan of Subdivision 425881T.  
PARENT TITLES :  
Volume 08763 Folio 987  
Volume 10662 Folio 641 to Volume 10662 Folio 642  
Created by instrument PS425881T/D4 10/11/2008

### 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.

AGREEMENT Section 173 Planning and Environment Act 1987  
AF617063V 30/01/2008

### DIAGRAM LOCATION

SEE PS425881T 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: 189 HUNTERS LANE KALIMNA VIC 3909

### ADMINISTRATIVE NOTICES

NIL

eCT Control 25881V LPS CONVEYANCING PTY LTD  
Effective from 18/06/2024

### OWNERS CORPORATIONS

The land in this folio is affected by  
OWNERS CORPORATION 1 PLAN NO. PS425881T



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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**

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DOCUMENT END

# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>PS425881T</b>
Number of Pages (excluding this cover sheet)	<b>6</b>
Document Assembled	<b>31/07/2025 15:44</b>

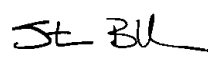
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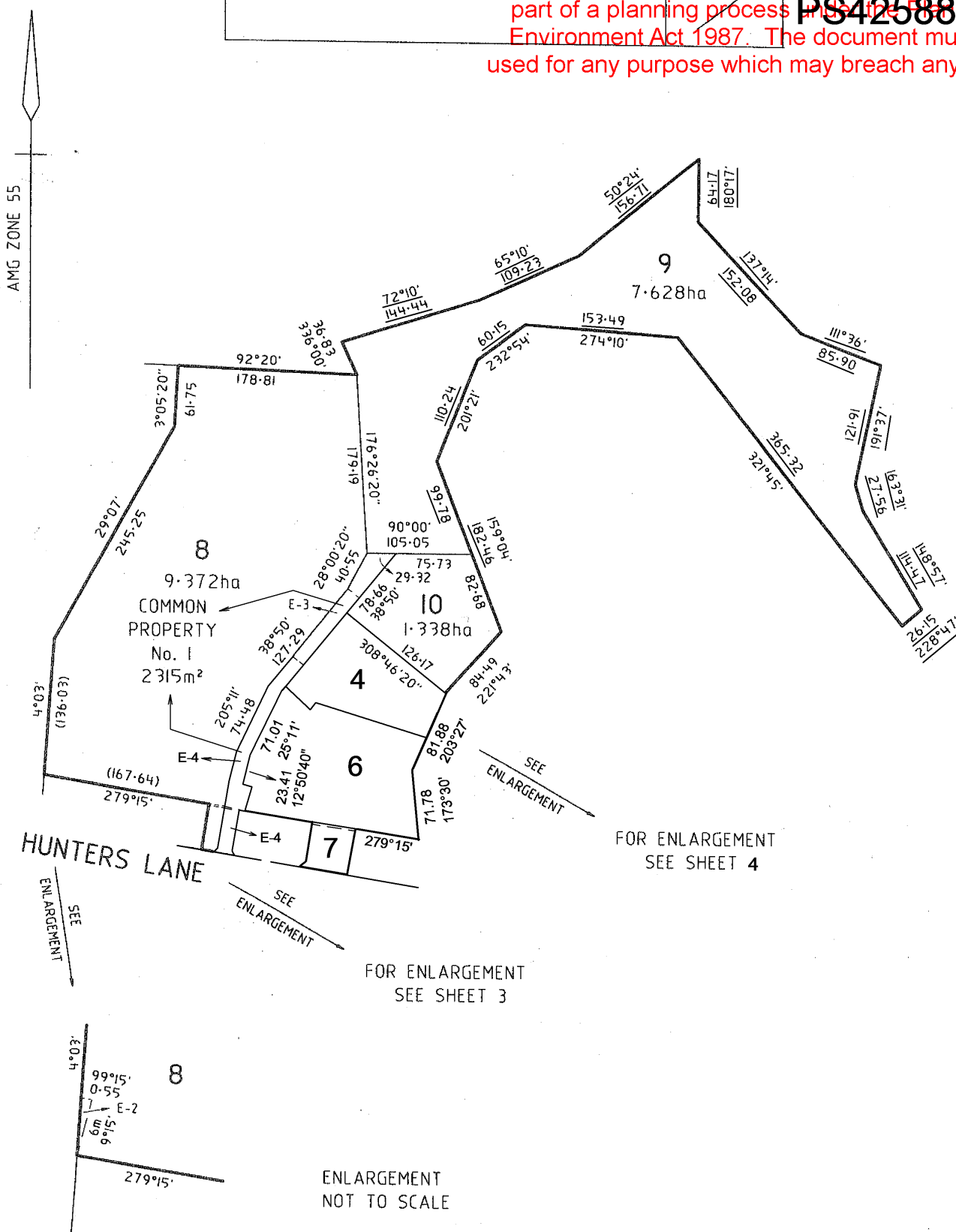


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<b>PLAN OF SUBDIVISION</b>		STAGE No. <u>          </u>	LTO USE ONLY <b>EDITION 4</b>	PLAN NUMBER <b>PS 425881T</b>
<b>LOCATION OF LAND</b>  PARISH: COLQUHOUN  TOWNSHIP: —  SECTION: —  CROWN ALLOTMENT: 89 <sup>B</sup> (PART) & 89 <sup>D</sup>  CROWN PORTION: —  LTO BASE RECORD: TITLE REFERENCES: VOL 6756 FOL 062 & VOL 10332 FOL 378  LAST PLAN REFERENCE/S: PS 409388R LOT 2  POSTAL ADDRESS: HUNTERS LANE, (At time of subdivision) LAKES ENTRANCE, 3909  AMG Co-ordinates E 585 600 ZONE: 55 (of approx centre of land in plan) N 5809 000		<b>COUNCIL CERTIFICATION AND ENDORSEMENT</b>  COUNCIL NAME: EAST GIPPSLAND SHIRE COUNCIL REF: 97/00074/50 1. This plan is certified under Section 6 of the Subdivision Act 1988. 2. This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6. 12 / 12 / 00 3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.  OPEN SPACE (i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has/has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage .....  Council Delegate Council Seal Date / /  Re-certified under Section 11(7) of the Subdivision Act 1988. Council Delegate Council Seal Date 27 / 10 / 01		
<b>VESTING OF ROADS AND/OR RESERVES</b>				
IDENTIFIER	COUNCIL/BODY/PERSON			
<b>NOTATIONS</b>				
STAGING This is/is not a staged subdivision. Planning permit No. 97/00253/PS				
DEPTH LIMITATION 15.24 METRES BELOW THE SURFACE				
THE DIMENSIONS SHOWN UNDERLINED ARE NOT A RESULT OF THIS SURVEY  LOTS 1,2,3 & 5 HAVE BEEN OMITTED FROM THIS PLAN  <b>WATERWAY NOTATION:</b> LOTS 4, 6, 7, 8, 9 AND 10 IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE   SURVEY: THIS PLAN IS/IS NOT BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) IN PROCLAIMED SURVEY AREA No.				
<b>EASEMENT INFORMATION</b>				
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
<b>LTO USE ONLY</b>				
STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT				
RECEIVED <input checked="" type="checkbox"/>				
DATE 9 / 7 / 02				
<b>LTO USE ONLY</b>				
PLAN REGISTERED				
TIME 3.11pm				
DATE 17 / 7 / 02				
 Assistant Registrar of Titles				
SHEET 1 OF 5 SHEETS				
<b>Crowther &amp; Sadler Pty Ltd</b> LICENSED SURVEYORS & TOWN PLANNERS 152 MACLEOD STREET, BAIRNSDALE, 3875 TELEPHONE (03) 5152 5011		LICENSED SURVEYOR (PRINT) MICHAEL JOSEPH SADLER SIGNATURE ..... DATE 15/10/01 REF 9496 VERSION 4		DATE 27/10/01 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3

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Crowther & Sadler Pty. Ltd.

LICENSED SURVEYORS & TOWN PLANNERS  
152 MACLEOD STREET, BAINSDALE, VIC. 3875

TELEPHONE (03) 5152 5011

ORIGINAL

SHEET SIZE	SCALE
A3	1:4000

### SCALE

40	0	40	80	120	160
1	1	1	1	1	1

LENGTHS ARE IN METRES

LICENSED SURVEYOR

SIGNATURE

REF 12050

PAUL ANTHONY DWYER

DATE 12/11/07

VERSION

SHEET 2 OF 5 SHEETS

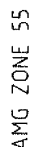
DATE 27 / 02 / 2008

COUNCIL DELEGATE SIGNATURE

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PS425881T



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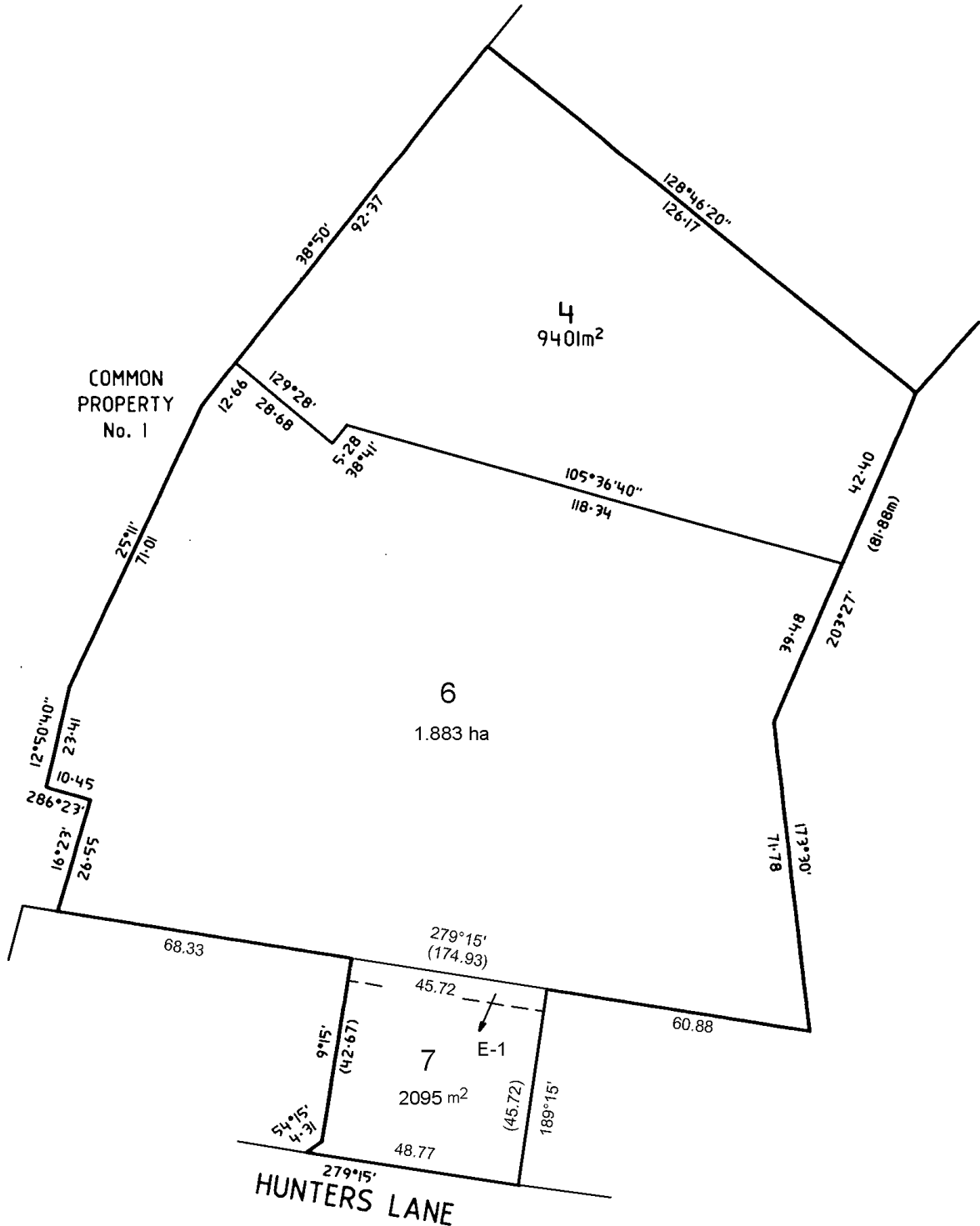
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STAGE No.

PLAN NUMBER

PS 425881T

AMG ZONE 55



**Crowther & Sadler Pty. Ltd.**  
 LICENSED SURVEYORS & TOWN PLANNERS  
 182 MACLEOD STREET, BARNIMSDALE, VIC., 3676  
 TELEPHONE (03) 6162 6011

SHEET 4 OF 5 SHEETS

ORIGINAL

SCALE

LICENSED SURVEYOR (PRINT)

PAUL ANTHONY DWYER

SIGNATURE

DATE / /

REF 9937

VERSION 1

DATE / /

COUNCIL DELEGATE SIGNATURE

SHEET  
SIZE  
A3

SCALE  
1:1000

10 0 10 20 30 40  
LENGTHS ARE IN METRES

0 10 20 30 40 50 60 70 80 90 100 110mm

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PS425881T

FOR CURRENT BODY CORPORATE DETAILS  
SEE BODY CORPORATE SEARCH REPORT

# MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

WARNING: THE IMAGE OF THIS PLAN/DOCUMENT HAS BEEN DIGITALLY AMENDED.  
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL PLAN/DOCUMENT.

**PLAN NUMBER**  
**PS425881T**

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	TIME	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LOT 3	LOT 4 & LOT 5	REDEVELOPMENT	PS425881T/D1			2	G. Venn
LOT 5	LOTS 6 & 7	REDEVELOPMENT & INCLUDE NEW LAND	PS425881T/D2			3	IT
LOT 7		REMOVE LOT 7 FROM BODY CORPORATE NO.1	PS425881T/D3			3	IT
LOTS 1 & 2	LOTS 8,9 & 10	REDEVELOPMENT & INCLUDE NEW LAND	PS425881T/D4	10/11/2008	3:44pm	4	AMB



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# Application by a Responsible Authority for the making of a recording of an agreement

Section 181(1) Planning & Environment Act 1987

Lodged by:

Name: Hibbert & Hodges

Phone: 5155 2377

Address: DX 90904 Lake Entrance  
(P O Box 217 Lakes Entrance 3909)

Ref: Dear 2007/07325

Customer Code 12948M



**The authority having made an agreement referred to in section 181(1) of the Planning and Environment Act 1987 requires a recording to be made in the Register for the land.**

Land:

**Certificates of Title Volume 10662 Folios 641 and 642 and Volume 8763 Folio 987**

Authority:

**East Gippsland Shire Council of 273 Main Street, Bairnsdale, 3875**

Section and Act under which agreement made:

**Section 173 Planning & Environment Act 1987**

**A copy of the agreement is attached to this application.**

Signed for the Authority:

*Nick Kearns*

Name of Officer:

*Nick Kearns, Manager Planning Projects*

Date:

*8/01/2008*

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Date 8 / 1 / 2008

AF617063V



**Agreement under Section 173  
of the Planning and Environment Act 1987**  
Subject Land: 189 Hunters Lane, Lakes Entrance

East Gippsland Shire Council

and

Tracey Leanne Dear and Gregory Stuart Dear



AF617063V

30/08/2008 173



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## Agreement under Section 173 of the Planning and Environment Act 1987

DATE / /2007

BETWEEN

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

(Council)

AND

**TRACEY LEANNE DEAR and GREGORY STUART DEAR**  
of Golden Point Farm, Hunters Lane, Lakes Entrance 3909

(Owner)

### RECITALS

- A. Council is the Responsible Authority pursuant to the Act for the Planning Scheme.
- B. The Owner is or is entitled to be the registered proprietor of the Subject Land.
- C. On 17 September 2007 Council issued Planning Permit No. 729/2006/P (**Planning Permit**) allowing the Subject Land to be subdivided in accordance with the Endorsed Plan. Condition 3 of the Planning Permit requires the Owner to enter into this Agreement to provide for the matters set out in that condition. A copy of the Planning Permit is available for inspection at Council offices during normal business hours upon giving the Council reasonable notice.
- D. Condition 3 of the Planning Permit provides that:  
  
The Owner covenants and agrees that the Owner will not build, construct or erect or cause or permit to be built, constructed or erected any Building on the Subject Land or any part of the Subject Land outside a Building Envelope without the prior written consent of Council.
- E. As at the date of this Agreement, the Subject Land is encumbered by Mortgage No. AD777279R, AE666103S & AF021212C in favour of the Mortgagee. The Mortgagee has consented to the Owner entering into this Agreement with respect to the Subject Land.
- F. The parties enter into this Agreement:
  - F.1 to give effect to the requirements of the Planning Permit; and
  - F.2 to achieve and advance the objectives of planning in Victoria and the objectives of the Planning Scheme in respect of the Subject Land.



## THE PARTIES AGREE

### 1. DEFINITIONS

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

**Act** means the *Planning and Environment Act 1987*.

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

**Building** has the same meaning as in the Act and includes dwellings, swimming pools, carports and tennis courts.

**Building Envelope** means any area delineated and identified on the Endorsed Plan as a 'building envelope' or the like.

**Endorsed Plan** means the plan endorsed with the stamp of Council from time to time as the plan which forms part of the Planning Permit. A copy of the Endorsed Plan is attached to this Agreement and marked 'A'.

**lot** means a lot on the Endorsed Plan.

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

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

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

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

**Subject Land** means the land situated at 189 Hunters Lane, Lakes Entrance being the land referred to in Certificates of Title Volume 10662 Folios 641 & 642 and Volume 8763 Folio 987 and any reference to the Subject Land in this Agreement includes any lot created by the subdivision of the Subject Land or any part of it.

### 2. INTERPRETATION

In this Agreement unless the context admits otherwise:

- 2.1 The singular includes the plural and vice versa.
- 2.2 A reference to a gender includes a reference to each other gender.
- 2.3 A reference to a person includes a reference to a firm, corporation or other corporate body and that person's successors in law.
- 2.4 If a party consists of more than one person this Agreement binds them jointly and each of them severally.

- 2.5 A term used in this Agreement has its ordinary meaning unless that term is defined in this Agreement. If a term is not defined in this Agreement and it is defined in the Act it has the meaning as defined in the Act.
- 2.6 A reference to an Act, Regulation or the Planning Scheme includes any Acts, Regulations or amendments amending, consolidating or replacing the Act, Regulation or Planning Scheme.
- 2.7 The introductory clauses to this Agreement are and will be deemed to form part of this Agreement.
- 2.8 The obligations of the Owner under this Agreement, will take effect as separate and several covenants which are annexed to and run at law and equity with the Subject Land provided that if the Subject Land is subdivided, this Agreement must be read and applied so that each subsequent owner of a lot is only responsible for those covenants and obligations which relate to that owner's lot.

### **3. SPECIFIC OBLIGATIONS OF THE OWNER**

---

The Owner covenants and agrees that the Owner will not build, construct or erect or cause or permit to be built, constructed or erected any Building on the Subject Land or any part of the Subject Land outside a Building Envelope without the prior written consent of Council.

### **4. FURTHER OBLIGATIONS OF THE OWNER**

---

#### **4.1 Notice and Registration**

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

#### **4.2 Further actions**

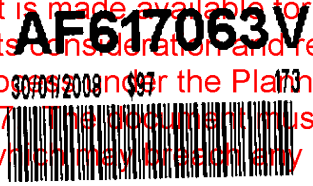
The Owner further covenants and agrees that:

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

#### **4.3 Council's Costs to be Paid**

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





## **5. AGREEMENT UNDER SECTION 173 OF THE ACT**

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

## **6. OWNER'S WARRANTIES**

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

## **7. SUCCESSORS IN TITLE**

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

- 7.1 give effect to and do all acts and sign all documents which will require those successors to give effect to this Agreement; and
- 7.2 execute a deed agreeing to be bound by the terms of this Agreement.

## **8. GENERAL MATTERS**

### **8.1 Notices**

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

- 8.1.1 by delivering it personally to that party;
- 8.1.2 by sending it by prepaid post addressed to that party at the address set out in this Agreement or subsequently notified to each party from time to time; or
- 8.1.3 by sending it by facsimile provided that a communication sent by facsimile shall be confirmed immediately in writing by the sending party by hand delivery or prepaid post.

### **8.2 Service of Notice**

A notice or other communication is deemed served:

- 8.2.1 if delivered, on the next following business day;
- 8.2.2 if posted, on the expiration of 7 business days after the date of posting; or
- 8.2.3 if sent by facsimile, on the next following business day unless the receiving party has requested retransmission before the end of that business day.

### 8.3 No Waiver

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

### 8.4 Severability

If a court, arbitrator, tribunal or other competent authority determines that a word, phrase, sentence, paragraph or clause of this Agreement is unenforceable, illegal or void then it must be severed and the other provisions of this Agreement will remain operative.

### 8.5 No Fettering of Council's Powers

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

## 9. COMMENCEMENT OF AGREEMENT

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

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

ADVERTISED

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The Common Seal of the East Gippsland Shire Council was hereunto affixed on the 21<sup>st</sup> day of December 2007 in the presence of:

.....  
Chief Executive

.....  
Witness

Signed Sealed and Delivered by Tracey Leanne Dear and Gregory Stuart Dear in the presence of:

Witness

### Mortgagee's Consent

Australia and New Zealand Banking Group Limited as Mortgagee of registered mortgages No. AD777279R, AE666103S & AF021212C consents to the Owner entering into this Agreement and in the event that the Mortgagee becomes Mortgagee-in-possession, agrees to be bound by the covenants and conditions of this Agreement.

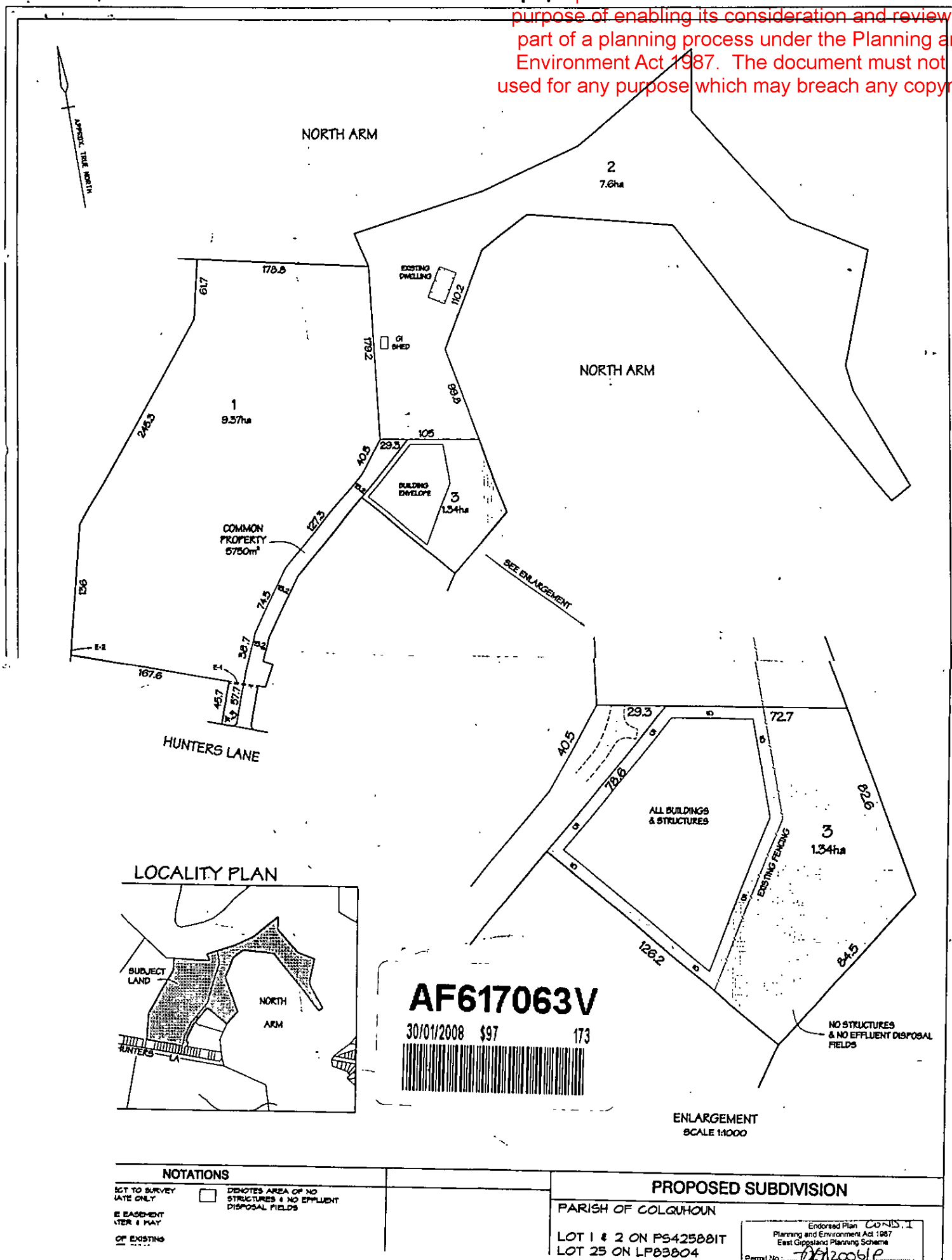
.....  
MORTGAGE OPERATIONS  
6530 COLLINS ST MELB.  
A.C.N. 005 357 522

**AF617063V**

30/01/2008 \$97 173



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# Department of Environment, Land, Water & Planning

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## Owners Corporation Search Report

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Produced: 31/07/2025 03:44:46 PM

**OWNERS CORPORATION 1**  
**PLAN NO. PS425881T**

The land in PS425881T is affected by 1 Owners Corporation(s)

### Land Affected by Owners Corporation:

Common Property 1, Lots 4, 6, 8 - 10.

### Limitations on Owners Corporation:

Unlimited

### Postal Address for Services of Notices:

HUNTERS LANE LAKES ENTRANCE VIC 3909

PS425881T 17/07/2002

### Owners Corporation Manager:

NIL

### Rules:

Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

### Owners Corporation Rules:

NIL

### Additional Owners Corporation Information:

NIL

### Notations:

NIL

### Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Common Property 1	0	0
Lot 4	5	5
Lot 6	5	5
Lot 8	7	7
Lot 9	6	6
Lot 10	7	7
<b>Total</b>	<b>30.00</b>	<b>30.00</b>



# Department of Environment, Land, Water & Planning

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## Owners Corporation Search Report

Produced: 31/07/2025 03:44:46 PM

**OWNERS CORPORATION 1**  
**PLAN NO. PS425881T**

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.

Statement End.



## Site Assessment for Wastewater Disposal for a new residence at 189 Hunters Lane - Kalimna

### INTRODUCTION

The property owners intend to construct a new residence on their property, which is located at No. 189 Hunters Lane in the Kalimna locality. Reticulated Sewerage is not available to this allotment so the on-site disposal of wastewater is required for the new dwelling. The property is suitable for wastewater disposal by a septic tank with sub-soil absorption trenches, subject to site constraints.

### SITE CONDITIONS

The Farming (FZ) zoned allotment is located at the north side of Hunters Lane about 1.6 km east of the Princes Highway, and has an area of about 9.4 hectares. The lot under consideration is described as Lot 8 PS425881, which has been created by a ten lot subdivision of farmland to the north side of the road. The property is predominately cleared farmland that slopes generally to the north towards the North Arm (Mississippi Creek), which is an estuary of the Gippsland Lakes. The land has a short (12 m long) frontage to Hunters Lane, but also abuttal to a common property access road, which is bituminous sealed.

The property contains several weatherboard clad farm buildings together with a relatively new steel framed storage shed and livestock yards, which are situated within the south east part of the lot. The land has been securely fenced, and a formed and gravel surfaced driveway from the common property road provides vehicular access to the existing buildings.

The proposed building site is situated just to the existing sheds, about 200 metres north from Hunters Lane with a setback of 50 metres from the common property road. The building site is elevated and benefits from views to the north across open farmland and along the North Arm waterway. The proposed building site slopes generally to the north west at a grade of about 12%, while the rear part of the property is more steeply graded (in parts) down to the estuary.

### SITE INVESTIGATION

A suitable wastewater disposal area located to the north of the proposed building site has been further investigated. This area is sufficiently down the slope to ensure that it can command all the wastewater fixtures within the proposed residence. More importantly, this site is not directly within the catchment of a small farm dam that exists to the north west, and is sufficiently set back from another farm dam within the paddock to the north.

The soil profile was found to be consistent across the building site and surrounds. The soils encountered comprise of dark brown loamy topsoil and then light brown/tan silty sand up to 500 mm in depth, overlying orange very sandy clay with orange/grey sandy clays at greater depth. The site has a good cover of pasture grass and is currently being used for livestock grazing.

### DRAINAGE

The proposed wastewater disposal site is located on a slope that is "linear divergent" in shape and is adequately drained. The site is sufficiently set back about 80 metres from the farm dam that exists within the paddock to the north. The average annual rainfall for the site is 760 mm.

## SITE ASSESSMENT

Several hand augured boreholes have been excavated at the proposed wastewater site to determine the soil profile and to assist with the soil classification. The visual assessment of the soil profile has been used to confirm the suitability of the site for wastewater disposal.

The Design Loading Rate for subsoil absorption/transpiration trenches has been determined, based on the site specific assessment and reference to Table 4.2A2 of AS1547. The underlying partly sandy clay soils encountered have been classified as Category 4 Clay Loams, well structured but imperfectly drained; with an indicative permeability  $K_{sat}$  of 0.5 – 1.5 m/day. A conservative Design Loading Rate (DLR) of 12 mm/day has been adopted for the site.

The plans provided by the proponent show that the residence to be constructed will contain three bedrooms and a study, kitchen, living areas, laundry, bathrooms and toilets. Allow for a maximum of five persons. The assessment is based on a design wastewater volume of 150 litres/person/day, in accordance with Table 4.1 - EPA Code 891.4 (Household with standard water saving fixtures – reticulated water supply).

A design wastewater loading of 750 litres/day is appropriate for the proposed three bedroom residence and for a maximum of five occupants. The total length of 700 mm wide subsoil absorption/transpiration trench required is 89 metres.

## CONCLUSION

The Site analysis has indicated that the site is suitable for wastewater disposal by subsoil absorption trenches. The property contains sufficient area for installation of the required length of disposal trenches, providing that the layout is carefully planned to match the topography of the site. The layout can be marginally varied since a consistent soil profile was encountered across the building site, providing that the required setback from the farm dam to the north is maintained.

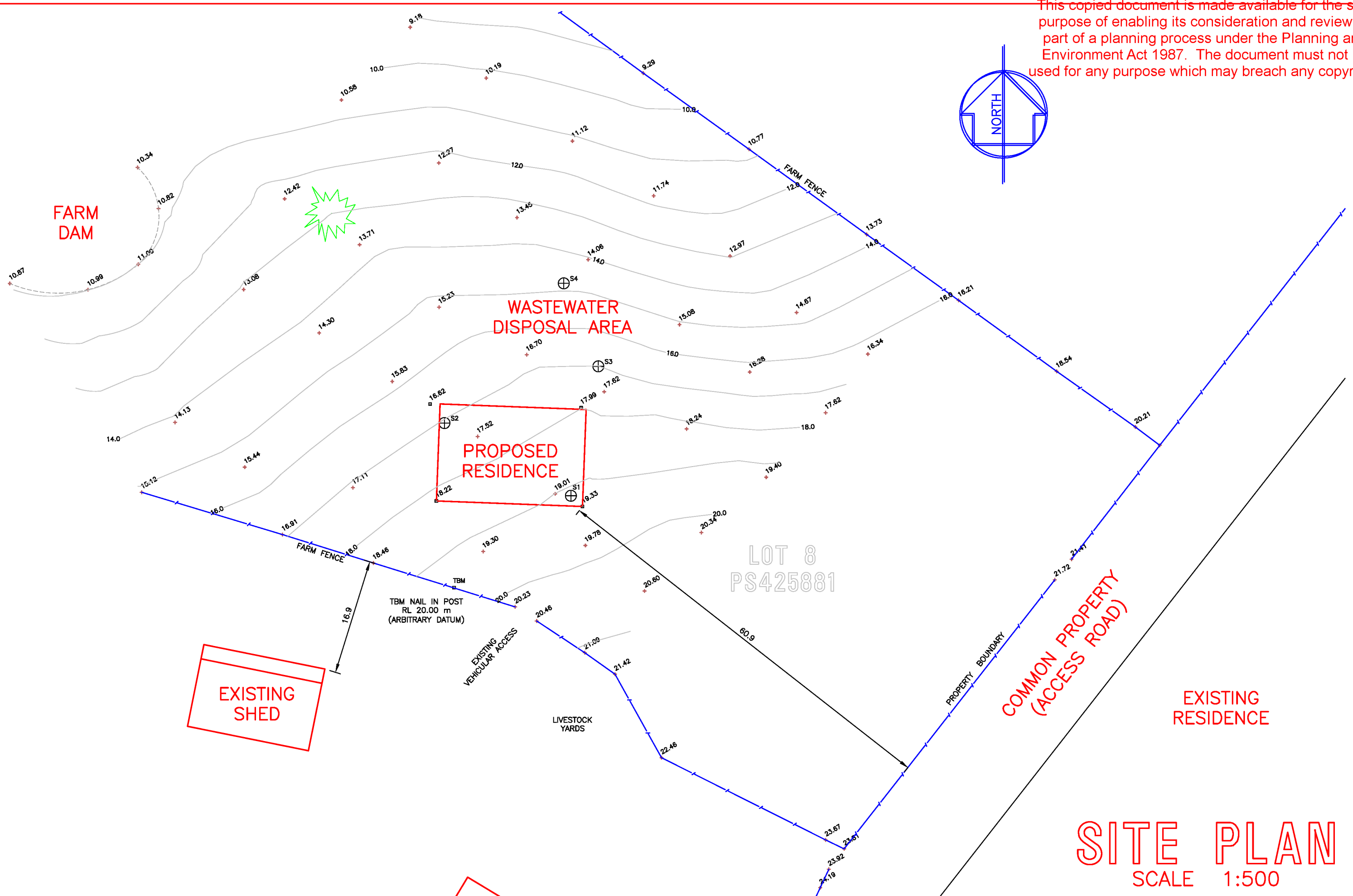
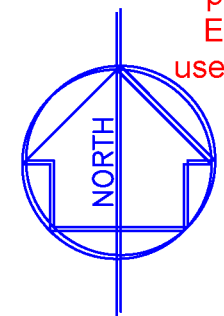
## CONSTRUCTION DETAILS

The Septic Tank must be installed and maintained in accordance with EPA Certificate of Approval CA 1.1/03 and manufactured in accordance with the Australian Standard AS 1546-Small Septic Tanks, and must have a minimum capacity of 3000 litres. The exact location of the septic tank must be determined by the plumber, depending on the final building location and floor level, and the layout of the pipe work to connect the plumbing fixtures within the new residence.

Construction of absorption trenches must be carried out in accordance with EPA Certificate of Approval CA 1.2/03. The trench layout will need to be planned by the plumber, but three trenches are recommended. The subsoil trenches should be suitably marked or fenced off to ensure that they are not driven over by vehicles or used for the storage of materials or equipment. The excavated soil from the wastewater trenches, and also the excess topsoil from the site works must not be disposed of by spreading over the wastewater disposal field.

Stormwater flows from the proposed residence, and overflow from rainwater tanks (if used) must be discharged at a point well clear of the wastewater disposal site, preferably well to the north, towards the farm dam. Runoff from the new driveway and surfaced areas surrounding the house must also be directed away from the wastewater disposal field.

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PROPERTY BOUNDARIES ARE APPROXIMATE ONLY. FOR EXACT LOCATION CONSULT A LICENSED SURVEYOR FOR A RE-ESTABLISHMENT SURVEY

OLD SHED

**STREETER**  
Civil Engineering  
Services Pty Ltd

OFFICE LOCATION  
81-101 BROOKS ROAD  
BRUTHEN  
P.O. BOX 128  
BRUTHEN VIC 3885  
PHONE (03) 5157 5382  
MOBILE 0409 575382

DESIGNED	N STREETER
DRAWN	N STREETER
CHECKED	N STREETER
APPROVED	

DESIGN FILENAME	CIVILCAD V5.7 257042
PLOT FILENAME	AUTOCAD 2000 257042.dwg

PROJECT	SITE INVESTIGATION NO. 189 HUNTERS LANE - KALIMNA
DRAWING No.	CI

DRAWING SCALES	1:500
DATE	JULY 2025
REVISION	0

# SITE PLAN

SCALE 1:500

Results

## SOIL PERCOLATION TEST RESULTS

Client:

Property Address: **189 Hunters Lane, Kalimna**

Limited soil percolation testing has been carried out. The Design Loading Rate for subsoil absorption trenches has been determined, based on the site specific assessment and reference to Table 4.2A2 of AS1547. The underlying clayey soils encountered have been classified as Category 4 Clay Loams, well structured but imperfectly drained; with an indicative permeability Ksat of 0.5 - 1.5 m/day.

A conservative Design Loading Rate (DLR) of 10 mm/day has been adopted for the site.

## SEPTIC TANK AND SUB-SOIL ABSORPTION

The plans provided by the proponent show that the residence to be constructed will contain three bedrooms and a study, kitchen, living areas, laundry, bathrooms and toilets. Allow for a maximum of five persons.

Adopt design wastewater volume of 150 litres/person/day, in accordance with Table 4.1 EPA Code 891.4 (Household with standard water saving fixtures - reliable rainwater tank supply).

Design Daily Flow 750 litres/day

<b>Design Soil Percolation Rate</b>	<b>150</b>	mm/hour	
<b>Long-Term Absorption Rate</b>	<b>12.5</b>	l/m <sup>2</sup> /day	(estimated)
<b>Design Loading Rate</b>	<b>12.0</b>	mm/day	
<b>Design Daily Flow</b>	<b>750</b>	litres/day	

<b>Trench Width</b>	<b>Length of absorption trench required for design daily flow</b>
<b>300</b>	208
<b>500</b>	125
<b>700</b>	<b>89</b>
<b>1000</b>	63

## SEPTIC TANK DESIGN

Minimum Tank Capacity	$C = (S \times P \times Y) + (P \times DF)$	=	<b>1950</b>	(litres)
where	C = effective capacity in litres			
	S = sludge/scum rate per person		80	From Table 3.1
	P = number of people using system		5	
	Frequency of use		100%	365 days/year
	Y = desludging frequency in years		3	
	DF = daily inflow (litres per person per day)		150	

**ADOPT A SEPTIC TANK OF 3000 Litres CAPACITY**

# STREETER CIVIL ENGINEERING SERVICES Pty. Ltd.

Consulting Civil Engineer  
(A.C.N. 072 946 760)

81 – 101 Brooks Road Bruthen  
e-mail: streetercivil@bigpond.com

P O Box 126 Bruthen VIC 3885  
Tel. 5157 5362

## **SITE CLASSIFICATION REPORT – PROPOSED RESIDENCE** **189 HUNTERS LANE, KALIMNA**

**JOB NUMBER- 257040**

**DATE: 25 JULY 2025**

### **GENERAL**

This Soil Investigation consists of the drilling of three boreholes on the proposed site area using a hand auger. Disturbed soil samples collected have been subjected to visual examination and classification. The Borelogs, showing soil profiles are recorded on page SR2 as attached and forming part of this report. Bore locations are shown on site plan page SR3.

### **SITE DESCRIPTION**

The property owners intend to construct a new residence on their property, which is located at No. 189 Hunters Lane in the Kalimna locality. The Farming (FZ) zoned allotment is located at the north side of Hunters Lane about 1.6 km east of the Princes Highway, and has an area of about 9.4 hectares. The lot under consideration is described as Lot 8 PS425881, which has been created by a ten lot subdivision of farmland to the north side of the road. The property is predominately cleared farmland that slopes generally to the north towards the North Arm (Mississippi Creek), which is an estuary of the Gippsland Lakes. The land has a short (12 m long) frontage to Hunters Lane, but also abuttal to a common property access road, which is bituminous sealed.

The property contains several weatherboard clad farm buildings together with a relatively new steel framed storage shed and livestock yards, which are situated within the south east part of the lot. The land has been securely fenced, and a formed and gravel surfaced driveway from the common property road provides vehicular access to the existing buildings.

The proposed building site is situated just to the existing sheds, about 200 metres from Hunters Lane with a setback of 50 metres from the common property road. The building site is elevated and benefits from views to the north across open farmland and along the North Arm waterway. The proposed building site slopes generally to the north west at a grade of about 12%, while the rear part of the property is more steeply graded (in parts) down to the estuary.

The soil profile was found to be consistent across the building site and surrounds. The soils encountered comprise of dark brown loamy topsoil and then light brown/tan silty sand up to 500 mm in depth, overlying orange very sandy clay with dense (partly cemented) sandy clays at greater depth. The site has a good cover of pasture grass and is currently being used for livestock grazing.

### **DRAINAGE**

Just minimal excavation works will be needed to prepare the building site, given that the residence will be built using an elevated floor supported by stumps and piers. The site is currently well drained due to its elevated location. The average annual rainfall for the site is 760 mm.

### **GEOLOGY**

The Bairnsdale Geological Map SJ 55-7 describes the area as Tertiary Upper Pliocene age deposits of gravel, sand, silt and clays. The samples taken confirm this description.

### **SITE CLASSIFICATION**

It is anticipated that the building foundations will encounter the underlying sandy clay soils. Samples from bores show that the classification of the site to be

**MODERATELY REACTIVE (M)** in accordance with AS 2870.1 -2011 "**RESIDENTIAL SLABS AND**

**FOOTINGS**". **NOTE:** These classifications are based on limited bores and should conditions vary after site excavation classification should be reassessed.

### **RECOMMENDATIONS**

#### **MODERATELY REACTIVE (M) SITES**

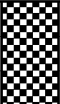





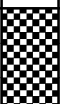




It is recommended that basic footing details be in accordance with Section 3 of AS 2870.1 -2011 for soil Class M and that pad footings and concrete stumps be in accordance with AS 1684 – Residential Timber Framing Construction Manuals.

### **FOUNDING DEPTHS FOR FOOTINGS**

STRIP FOOTINGS	600 mm	EDGE BEAMS	200 mm	PADS	600 mm
----------------	--------	------------	--------	------	--------

### **BEARING CAPACITIES**

Generally the soil under the foundations will have a minimum Bearing Capacity of 100 KPa. at a depth of 600 mm

<b>STREETER CIVIL ENGINEERING SERVICES Pty Ltd</b>				
<i>Consulting Civil Engineer</i>				
( A.C.N. 072 946 760 )				
81-101 Brooks Road Bruthen Victoria. 3885      Correspondence : P.O.Box 126, Bruthen Vic 3885				
e-mail: streetercivil@bigpond.com			Tel : (03) 5157 5362	
<b>Client:</b>			<b>Job No:</b>	257042
<b>Job:</b>	new residence		<b>Date:</b>	28-Jul-25
	189 Hunters Lane		<b>Design:</b>	Neil Streeter
	Kalimna		<b>Checked:</b>	Neil Streeter
<b>LOG OF HAND AUGER BORES</b>				
BORE No.	DEPTH		DESCRIPTION	REMARKS
S1	0		dark brown loamy topsoil; damp	
	200		light brown/tan fine silty sand; damp; firm	
	400		orange sandy clay, containing a few lenses of tan fine sand; damp; firm	
	700		light tan/yellow clayey sand; damp; dense	
	1000		orange/grey sandy clay; damp; dense	
	1400		end of bore	
S2	0		dark brown loamy topsoil; damp	
	200		light brown/tan fine silty sand; damp; firm	
	500		brown sandy clay; damp; firm	
	800		tan/grey sandy clay; damp; dense	
	1200		end of bore	

**( A.C.N. 072 946 760 )**

e-mail: [streetercivil@bigpond.com](mailto:streetercivil@bigpond.com)

**Tel : (03) 5157 5362**

**Job No:**

257042

**new residence**

Date:

28-Jul-25

### Design:

## Neil Streeter

**Checked:**

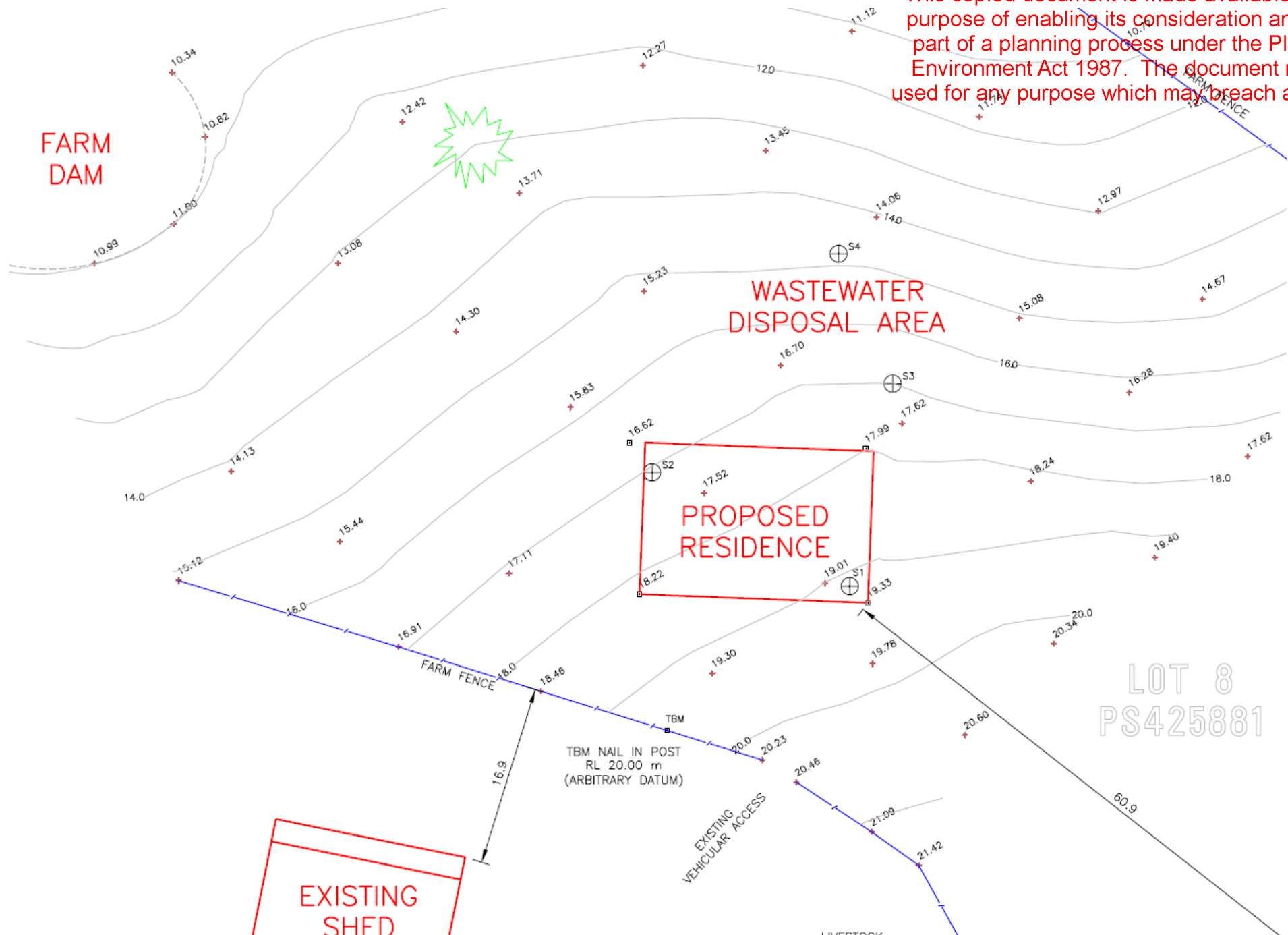
Neil Streeter

# LOG OF HAND AUGER BORES

[illegible]



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LOCALITY PLAN



## ***STREETER CIVIL ENGINEERING SERVICES***

***Pty. Ltd.-***

*Consulting Civil Engineer*

(A.C.N. 072 946 760)

81 – 101 Brooks Road Bruthen

P O Box 126 Bruthen VIC 3885

e-mail: streetercivil@bigpond.com

Tel. 5157 5362

### **Important Notes**

1. The previous conclusions are based on limited bores and should conditions on site vary from the bore descriptions variation in footing sizes and depths may be necessary. It is recommended any variations be reported to the engineer.
2. Clays expand and contract because of moisture changes and even relatively stable clays will move appreciably if subject to extreme moisture conditions on the site. The builder is to make the owner aware of the following:
  - Leaking plumbing or blocked drains should be repaired promptly. Garden watering, especially by sprinklers should be controlled to avoid saturation of foundations. Proper garden maintenance should produce year round uniform moisture conditions.
  - Trees and shrubs can cause substantial drying of the soil and associated shrinkage of the clay. This effect is most likely to result in damage when added to the drying from a drought or long dry spell. This problem can be avoided by plating trees at substantial distances from the house. For complete protection against damage, trees should be avoided on reactive clay sites.
3. Some minor cracking, whilst undesirable, will occur in a significant proportion of houses on reactive clays. It is impossible to design a footing system that will completely protect a house under all circumstances.
4. Various construction and architectural details can be adopted to reduce the effect of movement.
  - articulation of brickwork
  - Flexible plumbing connection
  - Surface drainage of allotments to avoid water ponding against or near footings.
  - Subsoil drainage (refer to site plan page SR-3 and specification sheet page SR-1)
5. Any excavations required parallel to the footings should be kept at a suitable distance from the footings to prevent undermining. Service trenches should be filled with natural site clay in order to prevent rapid movement of soil moisture into the backfill.
6. All foundations and site works should be inspected by a competent person to ensure that subsurface conditions and site preparation procedures are in accordance with those outlined in the report. If any doubt exists then this office should be contacted immediately for further advice. We take no responsibility for any consequences arising from footing excavations either shallower or deepened beyond our recommended founding depths without our prior approval.
7. The use of standard footings as presented in AS2870-2011 is only applicable to building works with a loading and a construction style similar that of a residential dwelling as described in section 3.1 of AS2870-2011.

189 Hunters Lane – KALIMNA.  
Proposed Residence.

## **Planning Report -**

### **Property Details:**

**Address:** 89 Hunters Lane – KALIMNA (Lot 8 PS 425881 T)

**Zone:** FZ1

**Overlays:** 'BMO' – Bushfire Management Overlay (Not in mapped area)

'EMO' – Erosion Management Overlay (less than 1m of cut or fill – exempt.)

'ESO' – Environmental Significance Overlay (No vegetation removal required)

Cultural heritage Area – Not within mapped Area.

Designated Bushfire prone Area – Assessment to be completed.

### **Referenced documents:**

*35.07 'Farming Zone' FZ1 & Schedule to the Farming Zone*

### **Existing Conditions:**

The allotment is a larger size land parcel (9.372ha) with access via a common property roadway formed as part a previous subdivision off Hunters lane

The allotment is mostly free from vegetation, contains an existing dam and extends north to the North Arm Waterway catchment area. An existing shed has been established with driveway access to central to the site. The proposed building site is grassed with fall towards the north direction away from the hunters Lane roadway.

Water views are available in a North West direction towards the North Arm catchment area known as 'Mississippi Creek'. The shared access roadway has other Dwellings located to the East. The site is partially screened by existing vegetation along Hunters Lane roadway, access is available by an existing sealed roadway from Hunters Lane, approximately 2km from the Princes Highway intersection.

The adjoining properties currently contain Dwellings or are for use for farming.

Refer attached photograph's of existing conditions.

### **Building Proposal:**

The building proposal is a Single level Residence with detached Garage area, to be used in conjunction with the Existing Shed. Planning approval is sought to construct a dwelling on the allotment size less than the required 40hectare minimum. (As outlined in 'Schedule 1 to the Farming Zone.)

Another issue triggered within the smaller Farm Zone allotment is distance from a known catchment area being less than the 100m requirement within the Zone. The proposed dwelling has been sited approx. 215m from the front boundary and a large distance from the existing neighboring Dwellings (Approx 60m from the side boundary) – Refer to site plan.

Refer attached drawings  
25010 tp1.1 to tp1.5 – Site/Floor plans & Elevations.

189 Hunters Lane – KALIMNA.  
Proposed Residence.

**35.07-2 Use Of land for a dwelling:**

***Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.***

Access to the site is via a Shared common property roadway (Sealed roadway) approximately 110m from the sealed Hunters Lane roadway. Access within the site is via an existing gravel driveway suitable for Emergency vehicle requirements.

The Hunters Lane roadway provides access from Lakes Entrance via the Princes highway to the Proposed Dwelling. An existing cross over has been constructed to address previous subdivision requirements suitable for emergency vehicles. An extended gravel driveway area from the Shed to the Dwelling will form part of the building works.

***The Dwelling must be connected to a reticulated sewerage system or if not available, the waste water must be treated and retained on-site in accordance with the state Environment Protection Policy.***

A septic System will be installed as per Health Department requirements. A Land Capability Assessment has been conducted by 'Street Civil Engineering' and will be used to form part the required Application for a Septic System. A copy is attached for review.  
(The effluent disposal area has been indicated on the attached Site plan, as per engineers recommendations. A further Application to install a Septic System will be applied for)

***The Dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.***

A reticulated water supply is available to the site and will be connected in accordance with the relevant Local Authority approval. Additional water storage tanks will also form part the building works associated with the proposed shed.

***The Dwelling must be connected to a reticulated electricity supply or have an alternative energy source.***

Electricity is available to the Site and is currently connected to the Existing Shed. Additional connections required to the building would be in accordance with the relevant Local Authorities approval.

189 Hunters Lane – KALIMNA.  
Proposed Residence.

### 35.07-6 Decision Guidelines

#### Accommodation Issues:

***Whether the dwelling will result in the loss or fragmentation of productive agricultural land.***

The site proposed for residential use was previously subdivided from a larger Farm Zone Allotment containing an existing Dwelling and shed. The site is located adjacent numerous other Residential use allotments along the Hunters lane Roadway. (nearby allotments are zoned FZ3 and are of a smaller parcel size)

It is believed that this Residential development adjacent other residential use allotments will not cause further detriment to the adjoining farmland.

***Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.***

The allotment adjoins other Residential use properties and shares the common South front boundary adjoining the farmland with these properties. The use of the site for a Residential purpose will not be affected any further than the existing Dwellings on nearby allotments.

***Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.***

The allotment is adjacent numerous small Farm zoned properties along Hunters lane and extends to the Mississippi Creek waterway towards the north. The use of the site for a Residential purpose will not provide any further disruption than the existing adjoining Dwellings.

***The potential for the proposal to lead to a connection or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.***

The previous subdivision to create smaller lots with the use suitable for a Dwelling has provided many Residential developments surrounding the site.

***The potential for accommodation to be adversely affected by vehicular traffic, noise blasting, dust and vibration from an existing or proposed extractive industry operation if located within 500m.....***

Soft farming involving grazing exists along the Hunters lane roadway extending to the Prices highway area, with the majority of Farm Zone properties containing dwellings. It is not likely that the dwelling will be affected by issues outlined.

189 Hunters Lane – KALIMNA.  
Proposed Residence.

#### **Environmental Issues:**

The site is free from vegetation and has fall towards catchment areas in the Northern direction at the rear of the site. Services are available to the site, and a suitable waste treatment area has been established minimizing the effects of a residential development on the land.

The site is subject to an 'Erosion Management Overlay', ensuring areas of cut or fill would need to be managed. Areas shown are exempt with a depth less than 1m.

A Land Capability assessment has been conducted for the site and deemed suitable for use for a Dwelling with a septic system.

#### **Design and Siting Issues:**

The proposed residential building has been set back from the Hunters Lane roadway a similar distance to Existing neighboring Dwellings along the shared driveway. The design and siting provides Northerly aspect for the occupants with access to farm land & waterway views whilst providing privacy from the adjacent Hunters lane Roadway.

The building proposed has been designed as single storey using a raised sub-floor to avoid extensive cut, and is positioned away from the roadway in a downward location to reduce the scale of the building when viewed from the Hunters lane. The Dwelling would not be visible from the North Arm Waterway area.

It is believed that smaller sized Farming Zoned allotment is best suited for Residential use in keeping with neighboring allotments along the Hunters Lane roadway and the proposed location central to the site will not impact neighbouring properties.

The siting issue for 100mm from a Catchment area has not been achieved.

#### **35.07-7 Signs**

Not Applicable.



189 Hunters Lane – KALIMNA.  
Proposed Residence.



**Photo Above** - Photo viewed from Hunters Lane onto the Property boundary and shared driveway area.



**Photo Above** - Photo viewed from Shared roadway on to the Existing Driveway and Crossover.



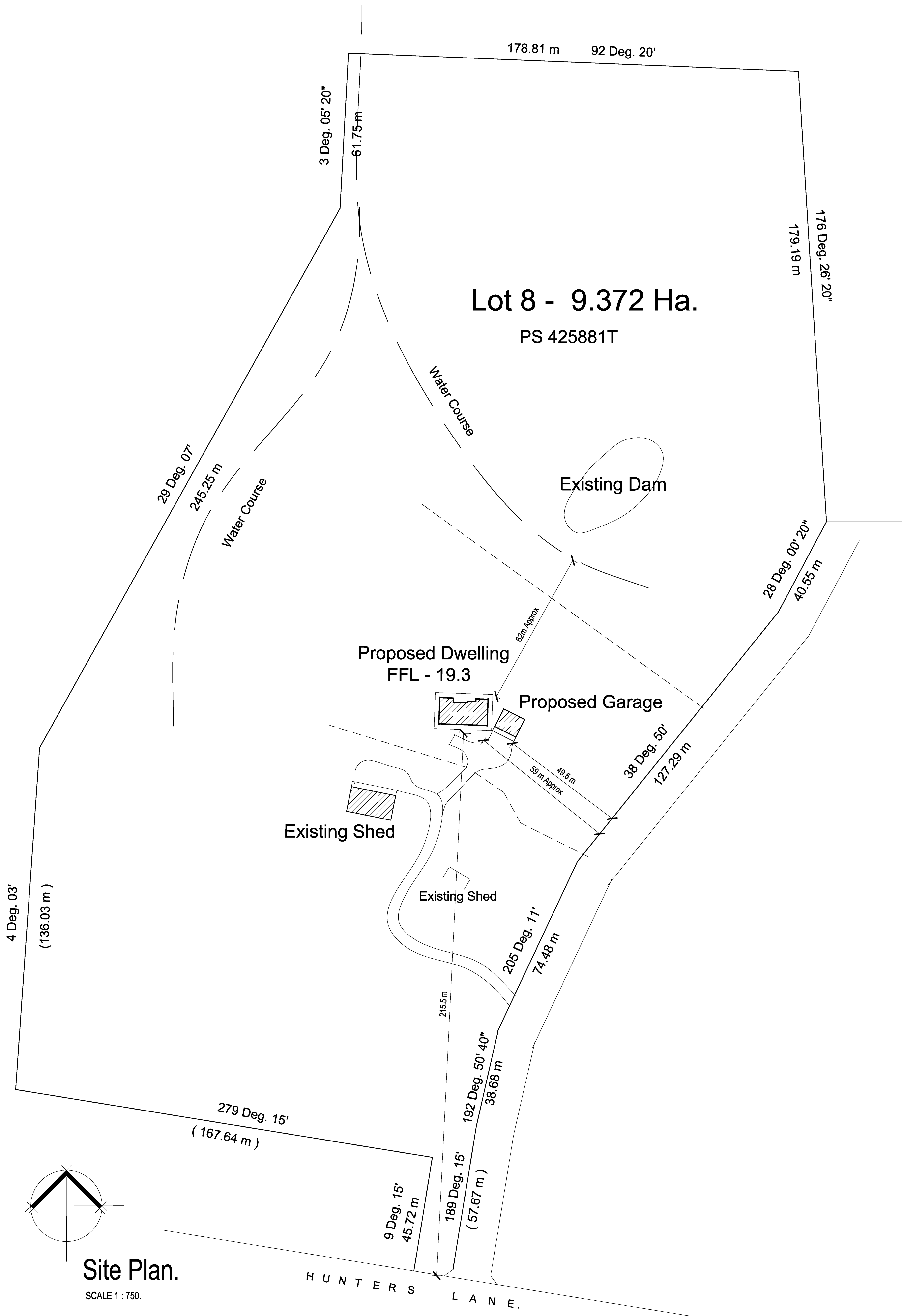
189 Hunters Lane – KALIMNA.  
Proposed Residence.



**Photo Above** - Photo viewed from driveway looking North onto the proposed building site.



**Photo Above** - Photo viewed from the end of the Existing Driveway onto the Proposed building Site.



Site Plan.  
SCALE 1 : 750.

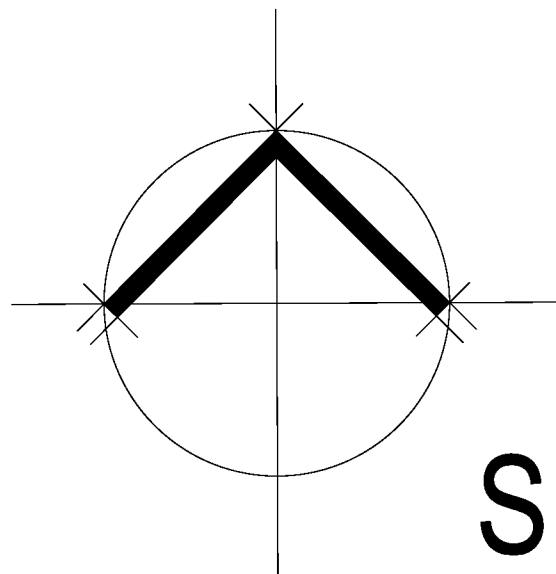
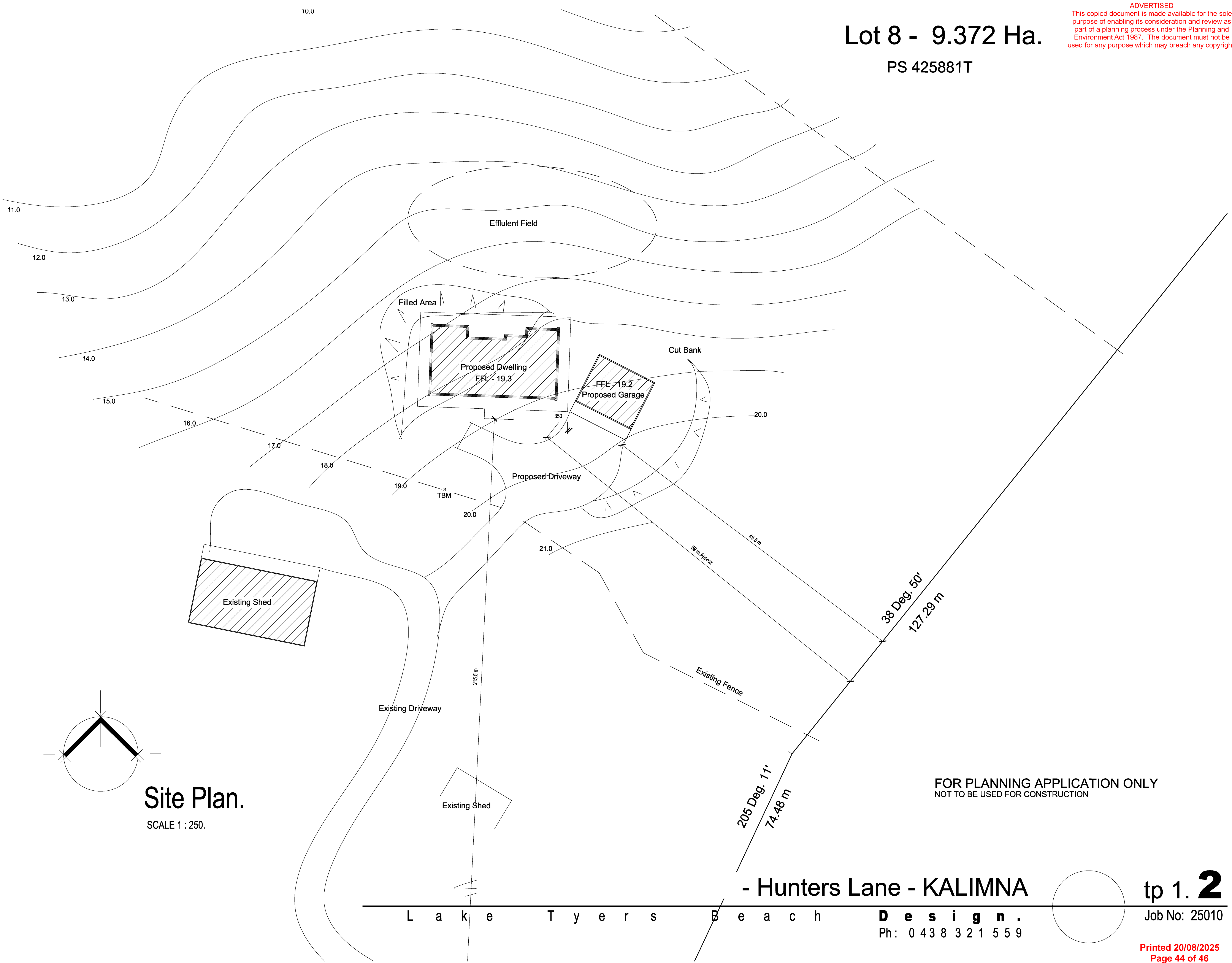
- Hunters Lane - KALIMNA

tp 1. **1**

Job No: 25010



Lot 8 - 9.372 Ha.  
PS 425881T



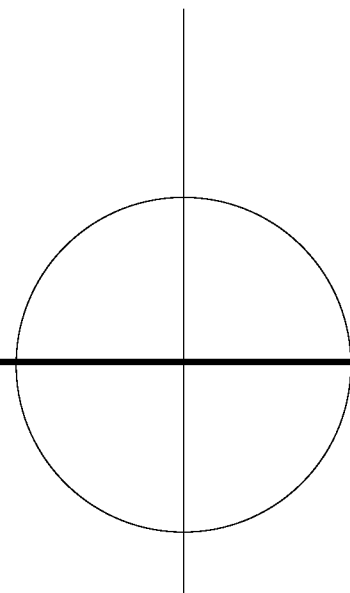
Site Plan.  
SCALE 1 : 250.

FOR PLANNING APPLICATION ONLY  
NOT TO BE USED FOR CONSTRUCTION

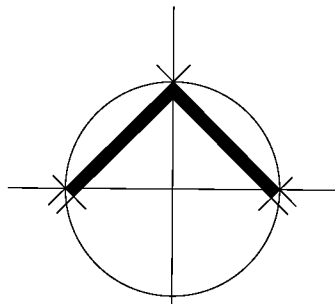
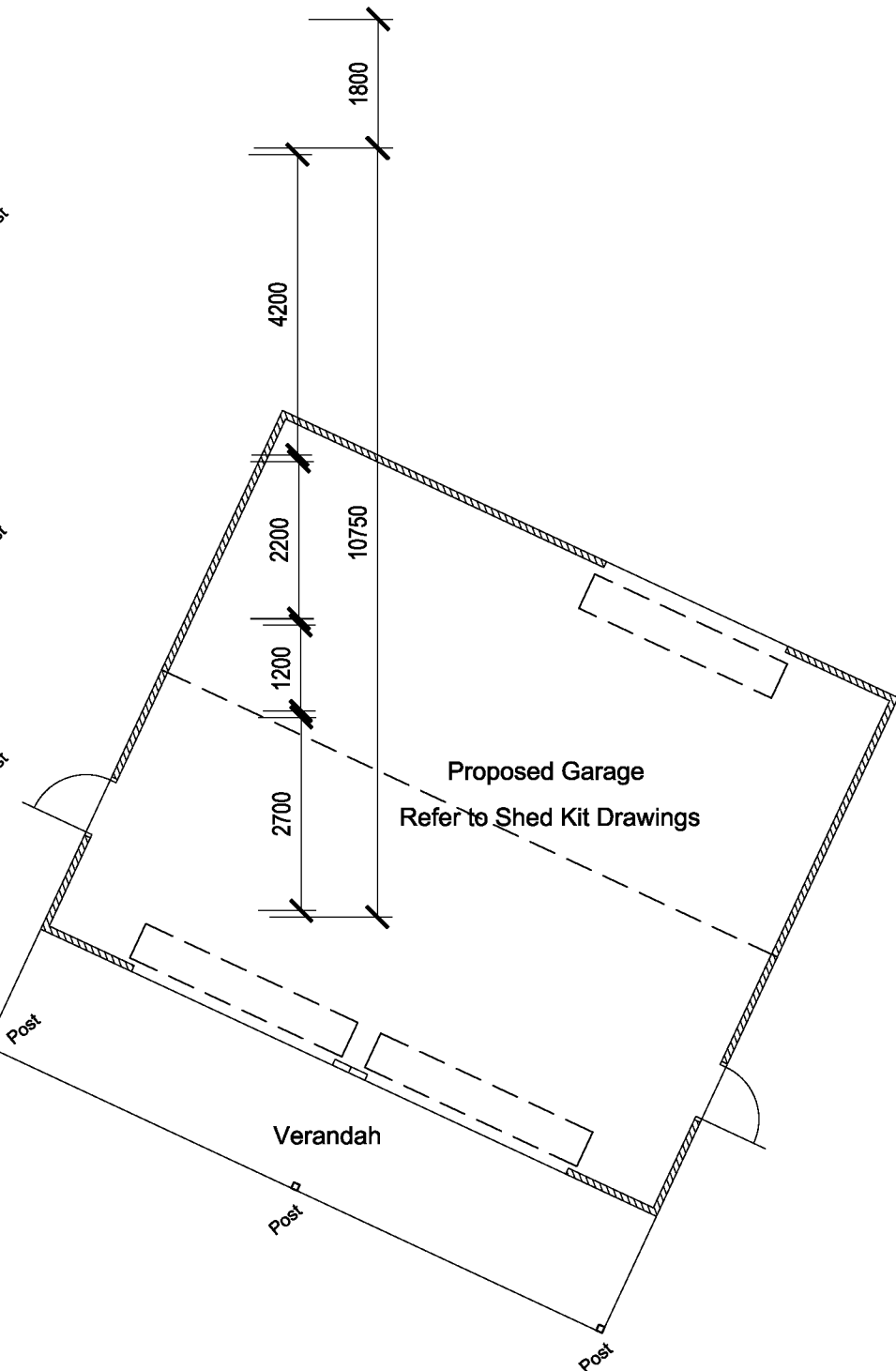
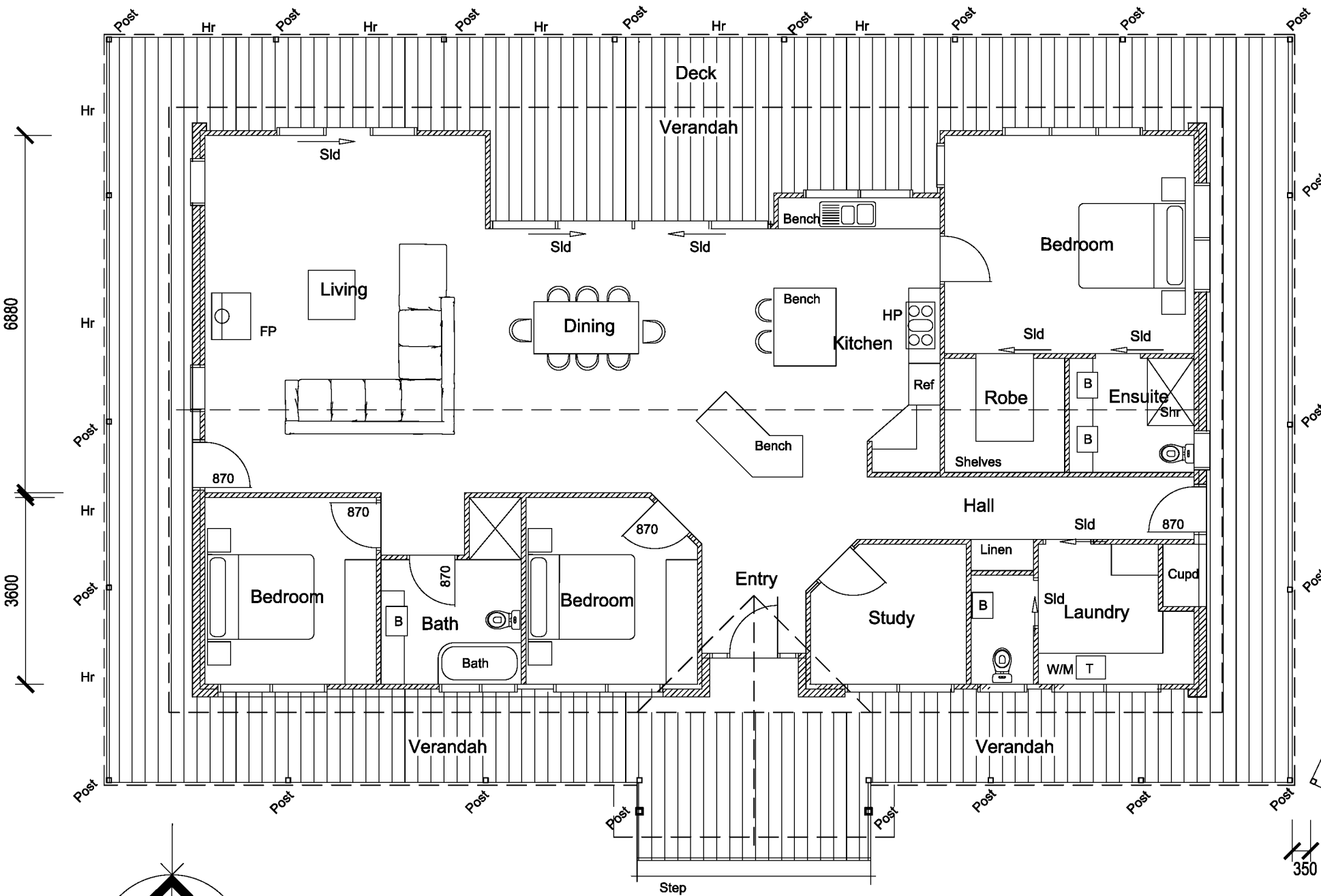
- Hunters Lane - KALIMNA

L a k e T y e r s B e a c h

D e s i g n .  
Ph: 0 4 3 8 3 2 1 5 5 9



tp 1. **2**  
Job No: 25010



Site / Floor Plan.

SCALE 1 : 100.

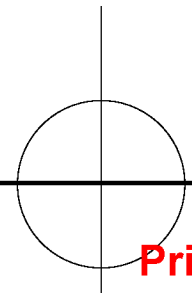
AREAS -

- Proposed Residence - 193.0 sqm
- Proposed Garage Area - 93.1 sqm
- Existing Shed Area - 218.0 sqm

FOR PLANNING APPLICATION ONLY  
NOT TO BE USED FOR CONSTRUCTION

- Hunters Lane - KALIMNA

L a k e T y e r s B e a c h D e s i g n .  
Ph: 0 4 3 8 3 2 1 5 5 9

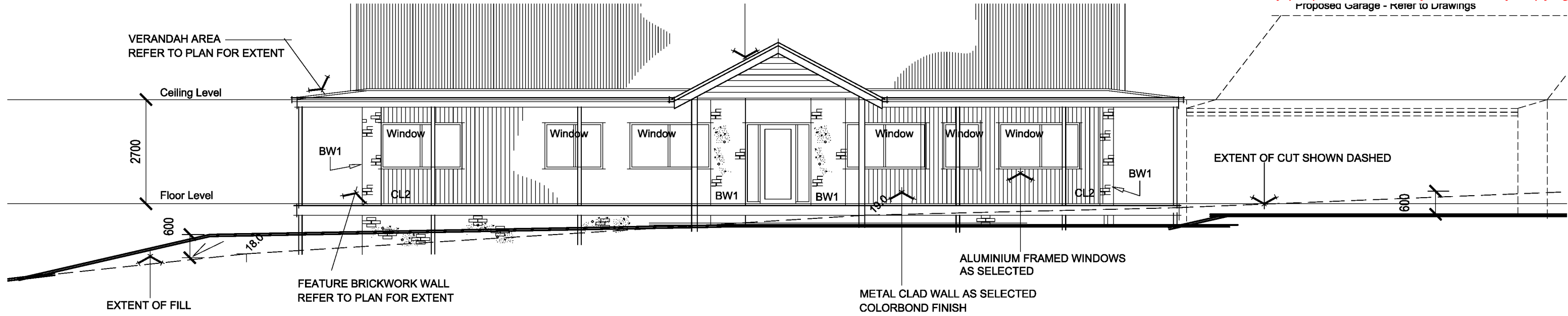


tp 1. **3**

Job No: 25010

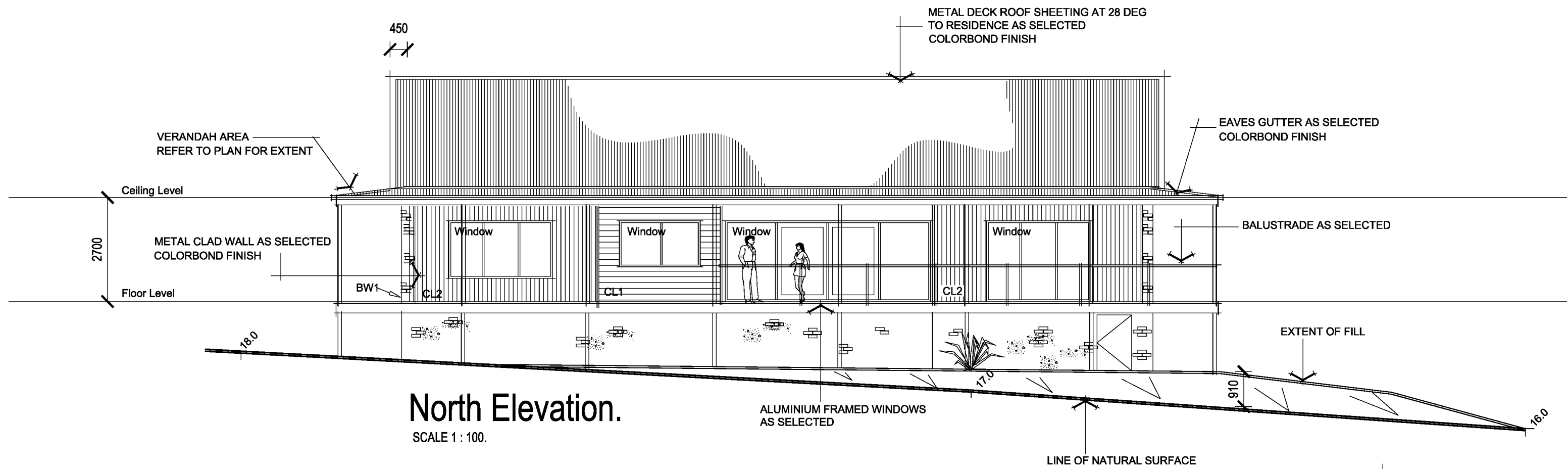
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## South Elevation.

SCALE 1 : 100.



## North Elevation.

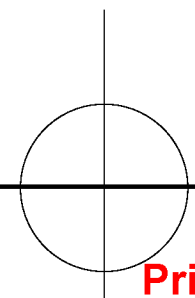
SCALE 1 : 100.

- Hunters Lane - KALIMNA

L a k e T y e r s B e a c h

D e s i g n .

Ph: 0 4 3 8 3 2 1 5 5 9



tp 1. **5**

Job No: 25010

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