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**NOTICE OF AN APPLICATION FOR PLANNING PERMIT**

<b>The land affected by the application is located at:</b>	<b>221 Esplanade LAKES ENTRANCE 3909, 221A Esplanade LAKES ENTRANCE 3909 PtL: 2 LP: 8580, Lot: 4 LP: 18710, Lot: 2 LP: 29016, Lot: 3 LP: 29016, Lot: 6 LP: 144154</b>
<b>The application is for a permit to:</b>	<b>Buildings and Works and the Use of Land to Sell or Consume Liquor</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>
34.01-4 (C1Z)	Construct a building or construct or carry out works
44.04-2 (LSIO)	Construct a building or construct or carry out works
52.27	Use land to sell or consume liquor
<b>The applicant for the permit is:</b>	<b>Taylor Development Strategiests</b>
<b>The application reference number is:</b>	<b>5.2024.399.1</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 application giving notice</b>
---	---

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

273 Main Street (PO Box 1618)  
 Bairnsdale VIC 3875  
 Website [www.eastgippsland.vic.gov.au](http://www.eastgippsland.vic.gov.au)  
 Email [feedback@egipps.vic.gov.au](mailto:feedback@egipps.vic.gov.au)  
 Follow us on Twitter @egsc



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Telephone: (03) 5153 9500  
 Fax: (03) 5153 9576  
 National Relay Service: 133 677  
 ABN: 81 957 967 765

## Planning Permit Application

### Applicant Details:

Name: Lakes Entrance RSL Sub Branch C/o- Taylors Development Strategists								
Business trading name: (if applicable)								
Email address: <a href="mailto:planning@taylorsds.com.au">planning@taylorsds.com.au</a>								
Postal address: PO Box 938, Mount Waverley, VIC								
				Postcode	3	1	4	9
Phone number: Home:		Work: 03 9501 2800		Mobile:				

### Owners Details: (if not the applicant)

Name: RETURNED & SERVICES LEAGUE OF AUSTRALIA (VICTORIAN BRANCH) INC								
Business trading name: (if applicable)								
Email address:								
Postal address: 4 Collins Street, Melbourne, VIC								
				Postcode	3	0	0	0
Phone number: Home:		Work: - - - -		Mobile:				

### Description of the Land:

Street number: 221		Street name: Esplanade						
Town: Lakes Entrance				Postcode	3	9	0	9
Legal Description:								
Lot Number: 2	<input type="checkbox"/> Lodged plan <input type="checkbox"/> Title plan <input checked="" type="checkbox"/> Plan of Subdivision		Number: LP8580					
Crown Allotment Number:			Section Number:					
Parish/Township Name:								
Has there been a pre-application meeting: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			Officers name:					
Your reference number:								

#### Privacy Statement

The East Gippsland Shire Council asks for details about you to collect rates, approve permits and licences, and run a range of community services. The information you give to us on this form is used only for the reasons set out in the form and is not given to anybody else. Sometimes we may supply details about you to someone else, but only if we are allowed by law, or to protect someone or property.

When submitting documents to Council you are confirming that you have authority to use those documents. In the event that the giving of notice is required pursuant to Section 52 of the Planning and Environment Act 1987, you permit documents submitted as part of this application, including your full contact information to be made available for public viewing on Council's website

When information is given out, Council will always try to make sure your privacy is protected in line with the *Privacy and Data Protection Act 2014*. You may ask for more information about Council's Privacy Policy by contacting our Information Privacy Officer on 03 5153 9500 or e-mail [feedback@egipps.vic.gov.au](mailto:feedback@egipps.vic.gov.au)

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 Bairnsdale VIC 3875  
 Website [www.eastgippsland.vic.gov.au](http://www.eastgippsland.vic.gov.au)  
 Email [feedback@egipps.vic.gov.au](mailto:feedback@egipps.vic.gov.au)  
 Follow us on Twitter @egsc



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Telephone: (03) 5153 9500  
 Fax: (03) 5153 9576  
 National Relay Service: 133 677  
 ABN: 81 957 967 765

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 checked="" type="checkbox"/> No
<p><b>Description of proposal:</b> Describe the use, development or other matter which needs a permit:</p> <p>Permit required for buildings and works under the Commercial 1 Zone (C1Z) and Land Subject to Inundation Overlay (LSIO).</p> <p>Permit also required to use the land the sell or consume liquor as the area that liquor is allowed to be consumed or supplied under a licence is to be increased.</p> <p>Buildings and works are external and internal as illustrated in the application material.</p> <p>The area in which liquor is allowed to be sold/consumed will increase from 1546sqm to 1570sqm.</p>	
<p><b>Existing conditions:</b> Describe how the land is used and developed currently:</p> <p>The site is currently occupied by the existing Lakes Entrance RSL Sub-Branch and 3 motels.</p> <p>The site is accessed via Marine Parade and Esplanade.</p>	
Estimated cost of development: Note: You may be required to verify this estimate	\$ 2,400,000

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

Please make sure that:

- Form is filled in fully and signed
- The correct fee is paid or payment enclosed
- Attached any supporting information or documents
  - **Required** - Title (must have been generated within the past 30 days)
  - Covenants or Section 173 agreements
  - Site plan/floor - plan/elevations
  - Planning report
  - Supporting information/reports (e.g. – Land Capability Assessment, Bushfire Management Statement, Geotechnical report/waiver)

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# East Gippsland Shire Council **ADVERTISED**

273 Main Street (PO Box 1618)  
Bairnsdale VIC 3875  
Website [www.eastgippsland.vic.gov.au](http://www.eastgippsland.vic.gov.au)  
Email [feedback@egipps.vic.gov.au](mailto:feedback@egipps.vic.gov.au)  
Follow us on Twitter @egsc



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Telephone: (03) 5153 9500  
Fax: (03) 5153 9576  
National Relay Service: 133 677  
ABN: 81 957 967 765

This application has an associated cost to be determined by a town planner

Who is the invoice to be made out to? <u>Lakes Entrance RSL Club Branch, 221 Esplanade, VIC, 3909</u>

## Declaration:

I declare that I am the applicant and that all the information in this application is true and correct and the owner (if not myself) has 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.

Applicant signature: _____
Name: <u>Nick Hooper</u> Date: <u>26 / 11 / 2024</u>

## Submitting your application:

<b>Electronic</b>	Fax to 03 5153 9576 Email to <a href="mailto:planning@egipps.vic.gov.au">planning@egipps.vic.gov.au</a>
<b>Mail</b>	Post the signed, completed form together with any applicable fees or copies of any documentation to: PO Box 1618 BAIRNSDALE VIC 3875.
<b>In Person</b>	Bring the completed form and supporting documents to any of the following locations;  Service Centre Opening Hours: 9.00am to 5:00pm. Monday to Friday.  Mallacoota Service Centre Opening Hours: Monday and Tuesday 10.00am to 2.00pm Wednesday, Thursday, Friday 2.00pm to 5.00pm

Bairnsdale Corporate Centre: 273 Main Street.  
Bairnsdale Service Centre: 24 Service Street.  
Bairnsdale Business Centre: 34 Pyke Street.  
Lakes Entrance Service Centre: 18 Mechanics Street.  
Omeo Service Centre: 179 Day Avenue.  
Orbost Service Centre: 1 Ruskin Street.  
Paynesville Service Centre: 55 The Esplanade.  
  
Mallacoota Service Centre: 70 Maurice Avenue

### Privacy Statement

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Printed 18/12/2024

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

VOLUME 07064 FOLIO 791

Security no : 124120126530N

Produced 25/11/2024 02:32 PM

**LAND DESCRIPTION**

Lot 4 on Plan of Subdivision 029016.  
PARENT TITLE Volume 04512 Folio 317  
Created by instrument 2041818 13/11/1946

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
JOSEPH ROBERT COATE of  
2041818 13/11/1946

**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 or imaged folio set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE LP029016 FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

DOCUMENT END



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SUBDIVISIONAL  
CERTIFICATE OF TITLE V. 7064 F. 791-2

~~FOR TITLE REFERENCES TO LOTS~~  
~~SEE PARCELS INDEX~~

LODGED BY AGG AND ENGEL

DEALING No. 5647710 DATE 25 / 10 / 54

DECLARED BY W. HUNTER

ON 17 / 12 / 48

COUNCIL SHIRE OF TAMBO

CONSENT WITH ED'S REPORT

DATE OF CONSENT     /    /    

PLAN MAY BE LODGED 12 / 10 / 54

PLAN APPROVED. DATE     /    /     TIME      a.m.  
p.m.

THE LAND COLOURED BLUE  
APPROPRIATED OR SET APART  
FOR EASEMENTS OF DRAINAGE

THIS IS THE BACK OF LP 29016

PHOTOGRAPHED AT CENTRAL PLAN OFFICE

SIZE      DATE     

COLOURED P.K. CHECKED     

POSTED P.K. CHECKED     

11437/72

4393371

*Neill, Robert* *Robson*

2041818

4520

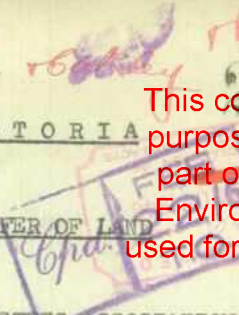
ADVERTISED

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VICTORIA

TRANSFER OF LAND

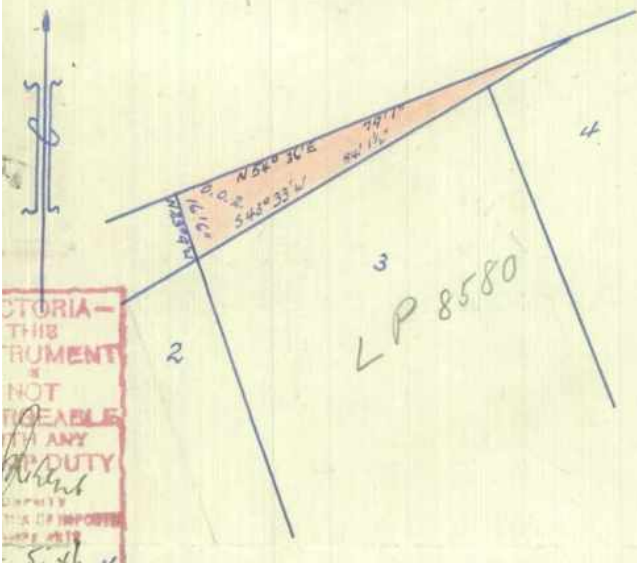


THE PERPETUAL EXECUTORS AND TRUSTEES ASSOCIATION OF AUSTRALIA LIMITED of 100-104 Queen Street Melbourne being registered as the proprietor of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder in consideration of the sum of ONE POUND paid to it by JOSEPH ROBERT COATE the Younger of Lakes Entrance formerly Merchant but now on War Service

~~the Executor of the Will of Joseph Robert Coate late of Lakes Entrance Retired deceased~~  
DOTH HEREBY TRANSFER to the said Joseph Robert Coate the Younger as ~~such Executor as aforesaid~~ ALL its estate and interest in ALL THAT piece of land being part of Crown Allotment 83 in the Township of Lakes Entrance Parish of Colquhoun County of Tambo and being the land more particularly described on the map in the margin hereof and thereon coloured red.

*PS*  
*11/12/47*

*PS*  
*11/12/47*



VICTORIA - THIS INSTRUMENT IS NOT VALID UNLESS ANY DUTY IS PAID TO THE REVENUE DEPARTMENT

Measurements are in feet and inches

DATED the *twenty first* day of *December* One thousand nine hundred and forty-five.

THE COMMON SEAL of THE PERPETUAL EXECUTORS AND TRUSTEES ASSOCIATION OF AUSTRALIA LIMITED was hereto affixed in the presence of

*G. M. M. M.* Director  
*[Signature]*  
Manager



SIGNED by the said JOSEPH ROBERT COATE the Younger by his Attorney JOY BELL under Power of Attorney Number 82592 in Victoria in the presence of

*[Signature]*

*[Signature]*  
*[Signature]*

*4512*  
*317 PA*  
*Under an acre*  
*15/11/48*  
*[Signature]*  
*23/11/48*

ENCUMBRANCES REFERRED TO

Nil

Printed 18/12/2024  
Page 8 of 80



ADVERTISED

I JOSEPH ROBERT COATE the Younger the within named Transferee HEREBY CERTIFY that the Transaction to which this instrument relates is not in contravention of any provisions of the National Security Regulations and that this instrument has not been executed in contravention of those Regulations.

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SIGNED by the said Joseph Robert Coate the Younger by his Attorney Joy Bell under Power of Attorney Number 82592 in the presence of

*Joy Bell*  
*Johnita Baimedal*

A. P. AGG & ENGEL,  
Solicitors,  
BAIRNSDALE.

TRANSFER

THE PERPETUAL EXECUTORS AND TRUSTEES ASSOCIATION OF AUSTRALIA LIMITED  
to  
JOSEPH ROBERT COATE  
The Younger.

THE COUNCIL OF THE SHIRE OF TAMBO HEREBY CONSENTS to the within described Transfer.

DATED the *twenty first* day of *November* One thousand nine hundred and forty-five.

THE COMMON SEAL of THE COUNCIL OF THE SHIRE OF TAMBO was hereto affixed in the presence of

*V.K. Cairns* ..... Councillor  
*James Crawford* ..... Councillor  
*T.J. ...* ..... Secretary

IN PURSUANCE OF THE NATIONAL SECURITY (ECONOMIC ORGANIZATION) REGULATIONS, I HEREBY CONSENT TO THE WITHIN TRANSACTION.  
DATED THIS *21<sup>st</sup>* DAY OF *March* 1946

*Phung ...*  
DELEGATE OF THE TREASURER OF THE COMMONWEALTH OF AUSTRALIA

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MEMORIAL OF INSTRUMENT

NATURE OF INSTRUMENT	TIME OF ITS PRODUCTION FOR REGISTRATION	TO WHOM GIVEN	NUMBER OR SYMBOL THEREON
TRANSFER AS TO PART	THE 15 <sup>th</sup> DAY OF November 1946	TO Joseph Robert Coate J. Hewison	2041818

ASSISTANT REGISTRAR OF TITLES

I CERTIFY THAT A MEMORIAL OF THE WITHIN INSTRUMENT WAS ENTERED AT THE TIME LAST MENTIONED IN THE REGISTER BOOK VOL. 4512 FOL. 902317

J. Hewison

Printed 18/12/2024

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ASSISTANT REGISTRAR OF TITLES

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

VOLUME 07230 FOLIO 997

Security no : 124120126591W

Produced 25/11/2024 02:33 PM

**LAND DESCRIPTION**

Lot 4 on Plan of Subdivision 018710.  
PARENT TITLE Volume 04525 Folio 978  
Created by instrument 2050884 03/02/1949

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
RETURNED & SERVICES LEAGUE OF AUSTRALIA (VICTORIAN BRANCH) INC of  
AB054229H 05/02/2002

**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 or imaged folio set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE LP018710 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

eCT Control  
Effective from

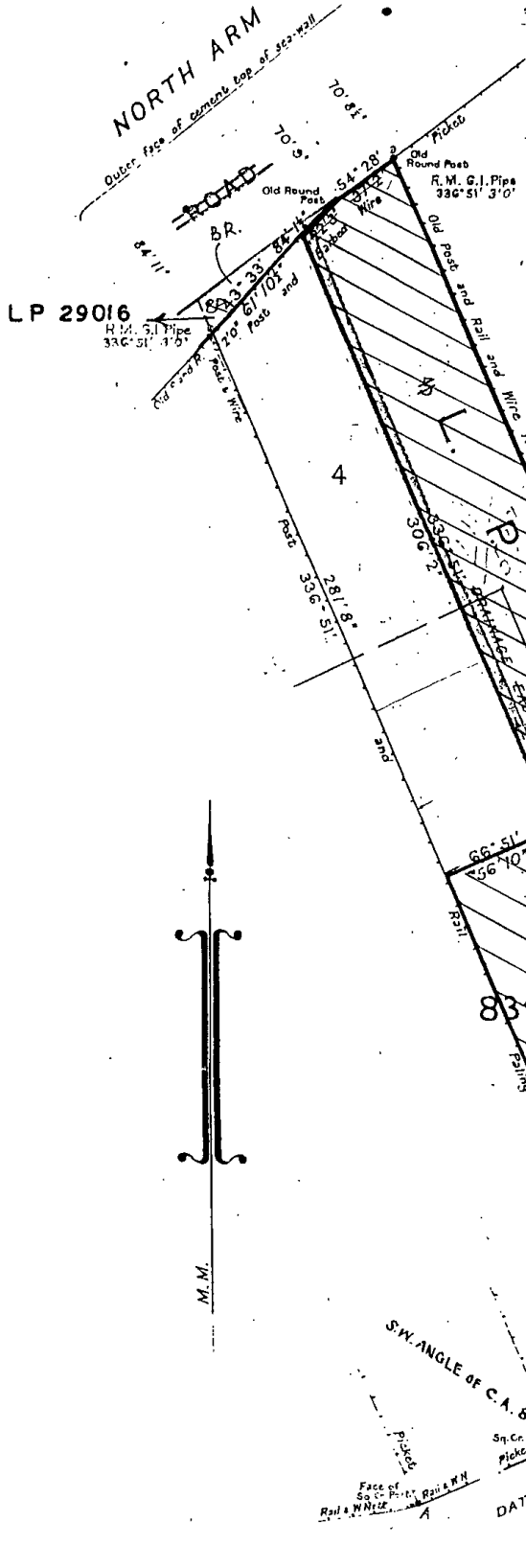
DOCUMENT END

ADVERTISED LP 18710

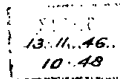
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# PLAN OF SUBDIVISION OF LOTS 3 AND 4 ON L.P. 8580 PART OF CROWN ALLOTMENTS 83 AND 83A TOWNSHIP OF LAKE ENTRANCE PARISH OF COLQUHOUN COUNTY OF TAMBO

Scale:- 60 feet to an inch



MILLS & OAKLEY  
1393377



105904378  
1412791

Prepared by W. HUNTER... 3.9.43  
Approval of Council... 15.12.43

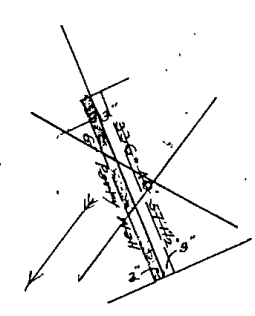
### COLOUR CODE

- BL=BLUE G=GREEN
- BR=BROWN P=PURPLE
- Y=YELLOW R=RED
- H=HATCH CH=CROSS HATCH

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

Lots 1, 2, 3 & 5, Road and Easements hatched red  
excised vide APPN. 13289 SEC. 233

*P. White*  
Authorised Signatory in Title



# MORTGAGE OF LAND

Section 74 Transfer of Land Act 1958

# ORIGINAL

ADVERTISED

Lodged by:  
Name:

BLAKE DAWSON WALDRON



Branch:

**496P**

05/02/2002 \$50

MADE AVAILABLE FOR CONTROL

Land Titles Office Use Only

Customer Code:

The mortgagor mortgages to the mortgagee the estate and interest specified in the land described subject to the encumbrances affecting the land including any created by dealings lodged for registration prior to the lodging of this mortgage.

The provisions contained in Memorandum of Common Provisions retained by the Registrar of Titles in No. AA519 and any further provisions endorsed on or annexed to this mortgage are incorporated in this mortgage. The mortgagor acknowledges having received a copy of the Memorandum of Common Provisions prior to executing this mortgage.

Land: (Title) VOLUME 7230 FOLIO 997 VOLUME 8327 FOLIO 470 VOLUME 8062 FOLIO 975 VOLUME 9547 FOLIO 696 VOLUME 8325 FOLIO 296 VOLUME 10052 FOLIO 462 VOLUME 8327 FOLIO 468

Estate and interest being mortgaged :

The mortgagor's estate and interest in fee simple

Mortgagor: (Full name) RETURNED & SERVICES LEAGUE OF AUSTRALIA (VICTORIAN BRANCH) INCORPORATED



DAB0542340-1-1

Mortgagee:

Australia and New Zealand Banking Group Limited A.C.N. 005 357 522  
of Level 6, 530 Collins Street, Melbourne (Ref.: Doc. No. )

Date of this mortgage:

14/9/01

Execution and attestation:

THE COMMON SEAL of RETURNED & SERVICES LEAGUE OF AUSTRALIA (VICTORIAN BRANCH) INCORPORATED was hereunto affixed in accordance with its Rules in the presence of:



X  
\_\_\_\_\_  
Signature of Authorised Signatory

X  
\_\_\_\_\_  
Signature of Authorised Signatory

X  
\_\_\_\_\_  
Print Name of Authorised Signatory

X  
\_\_\_\_\_  
Print Name of Authorised Signatory

Approval No.  
6510010A

### ORDER TO REGISTER

# M

Please register and issue documents to  
(insert details of documents and to whom they  
are to issue)



Signed

Cust. Code:

Firm's name

### STAMP DUTY USE ONLY

Collateral Security  
Trn:1157846 11-DEC-2001  
Amount Secured: \$2,732,000.00  
SRO Victoria Duty, RXK2

ADVERTISED

# ANNEXURE PAGE

## Transfer of Land Act 1958



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Approved Form A1

Victorian Land Titles Office

This is page 2 of a Mortgage dated XIV 19 2001 between  
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.C.N. 005 357 522  
and RETURNED & SERVICES LEAGUE OF AUSTRALIA (VICTORIAN BRANCH)  
INCORPORATED

Signatures of all Mortgagors

.....  
.....

### Panel Heading

The Mortgagor and ANZ covenant and agree that where any of the provisions of the Standard Mortgage Provisions filed in the Victorian Land Titles Office as No.AA519 are inconsistent with any of the provisions of this Mortgage, the provisions of this Mortgage prevail to the extent of the inconsistency. The Mortgagor and ANZ further covenant and agree that the provisions of the Standard Mortgage Provisions are amended in this way:

A Clause 9.5 is deleted and replaced with this clause:  
"9.5 ANZ may apply all or any part of any balance standing to the credit of any of my accounts with it at any time, which include the words, "Returned & Services League of Australia (Victorian Branch) Inc. – Lakes Entrance RSL Sub-Branch Building Patriotic Fund", or any amount available to it in respect of that account or which relates to or is in the name of that part of the Mortgagor known as the Lakes Entrance RSL Sub-Branch, by way of set-off, lien or counterclaim, in or towards satisfying my liability under this mortgage.

ANZ may do this without telling me first or getting my consent.

ANZ's right to do this is in addition to any other right that it has. ANZ is not entitled to combine, apply, amalgamate or set off any amount of mine other than an account which includes those words".

B The term "account" occurring in paragraph (d) the definition of "Principal Money" in clause 1.1 and also in clauses 8.3 and 9.16(c) of the Standard Mortgage Provisions, is only a reference to an account of the Mortgagor which includes the words "Returned & Services League of Australia (Victorian Branch)Inc. Lakes Entrance RSL Sub-Branch."

### AB054234Q

05/02/2002 \$59 74



Approval No. 392999A

# A1



FORM S4/199  
2933 - 7/99 (SSC)  
BDW:141217553

1. If there is insufficient space to accommodate the required information in a panel of the Mortgage insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading.  
**THE BACK OF THE ANNEXURE PAGE IS NOT TO BE USED.**
2. If multiple copies of a mortgage are lodged, original Annexure Pages must be attached to each.
3. The Annexure Pages must be properly identified and signed by the parties to the Mortgage to which it is annexed.
4. All pages must be attached together by being stapled in the top left corner.

Printed 18/12/2024  
Page 15 of 80

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# ANNEXURE PAGE

## Transfer of Land Act 1958

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Approved Form A1  
Victorian Land Titles Office

This is page 3 of a Mortgage dated 14 / 1 / 2001 between  
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.C.N. 005 357 522  
and RETURNED & SERVICES LEAGUE OF AUSTRALIA (VICTORIAN BRANCH)  
INCORPORATED

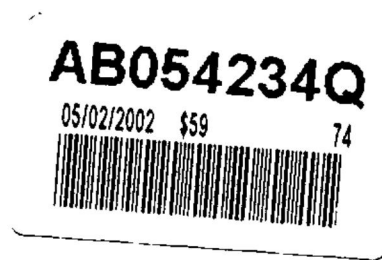
Signatures of all Mortgagors

X .....  
.....  
.....  
.....

### Panel Heading



- C Despite anything contained in this Mortgage or in the Standard Mortgage Provisions, it is expressly agreed that the principal money includes only those moneys and amounts that relate to, are in the name of, are for the purposes of or are in an account of, that part of the Mortgagor known as the Lakes Entrance RSL Sub-Branch.
- D Despite anything contained in this Mortgage or in the Standard Mortgage Provisions no liability under this Mortgage or any agreement or security relating to the secured money is enforceable or recoverable otherwise than from or to the extent of the property.
- E The Mortgagor signs the mortgage in its capacity as trustee of the Lakes Entrance RSL Sub-Branch Building Patriotic Fund and is liable under the mortgage to the extent of the assets of the the Lakes Entrance RSL Sub-Branch Building Patriotic Fund and not otherwise.



Approval No. 392999A

# A1



FORM S4/199  
2933 - 7/99 (SSC)  
BDW:141217553

1. If there is insufficient space to accommodate the required information in a panel of the Mortgage insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading.  
**THE BACK OF THE ANNEXURE PAGE IS NOT TO BE USED.**
2. If multiple copies of a mortgage are lodged, original Annexure Pages must be attached to each.
3. The Annexure Pages must be properly identified and signed by the parties to the Mortgage to which it is annexed.
4. All pages must be attached together by being stapled in the top left corner.

Printed 18/12/2024  
Page 16 of 80



# TRANSFER OF LAND

## Section 45 Transfer of Land Act 1958

Lodged by:

Name: \_\_\_\_\_

Phone: BLAKE DAWSON WALDRON

Address: \_\_\_\_\_

Ref.: 496P

Customer Code: \_\_\_\_\_



ADVERTISED

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# AB054229H

T1 Office

MADE AV.  
Land Titles Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land: *(volume and folio reference)*

Certificate of Title Volume 7230 Folio 997 and Certificate of Title Volume 9547 Folio 696

Estate and Interest: *(e.g. "all my estate in fee simple")*

ALL THE TRANSFERORS ESTATE IN FEE SIMPLE.

Consideration:

FIVE HUNDRED AND FIFTY ONE THOUSAND SIX HUNDRED DOLLARS (\$551,600.00)

Transferor: *(full name)*

NUNZIATA ERMINIA CREA

COMMENT

Transferee: *(full name and address including postcode)*

RETURNED & SERVICES LEAGUE OF AUSTRALIA (VICTORIAN BRANCH) INC.  
of 4 Collins Street, Melbourne, 3000.

Directing Party: *(full name)*



Dated: 10/9/01

Execution and attestation:  
SIGNED by the said NUNZIATA ERMINIA CREA  
in the presence of:

~~THE COMMON SEAL of RETURNED & SERVICES LEAGUE OF AUSTRALIA (VICTORIAN BRANCH) INCORPORATED was hereunto affixed in accordance with its Rules in the presence of:~~



Committee Member  
JOHN PERICLES ARTHUR  
DEIGHTON  
Committee Member  
KEITH VINCENT ROSS

Approval No. 571007L

ORDER TO REGISTER

Please register and issue title to

# T1

Signed

Cust. Code:



STAMP DUTY USE ONLY

28750

Original Transfer of Land  
Stamped with: \$28,756.00  
Trn: 1157870 11-DEC-2001  
SRD Victoria, 18/12/2024

Page 17 of 80

THE BACK OF THIS FORM MUST NOT BE USED

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

VOLUME 08062 FOLIO 975

Security no : 124120126666Q

Produced 25/11/2024 02:34 PM

**LAND DESCRIPTION**

Lot 2 on Plan of Subdivision 029016.  
PARENT TITLE Volume 07064 Folio 792  
Created by instrument 2235997 11/08/1949

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
RETURNED & SERVICES LEAGUE OF AUSTRALIA (VICTORIAN BRANCH) INC of 4  
AB054230Y 05/02/2002

**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 or imaged folio set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE LP029016 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

eCT Control :  
Effective from :

DOCUMENT END

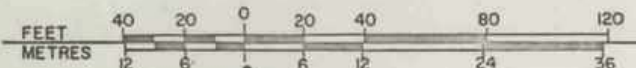
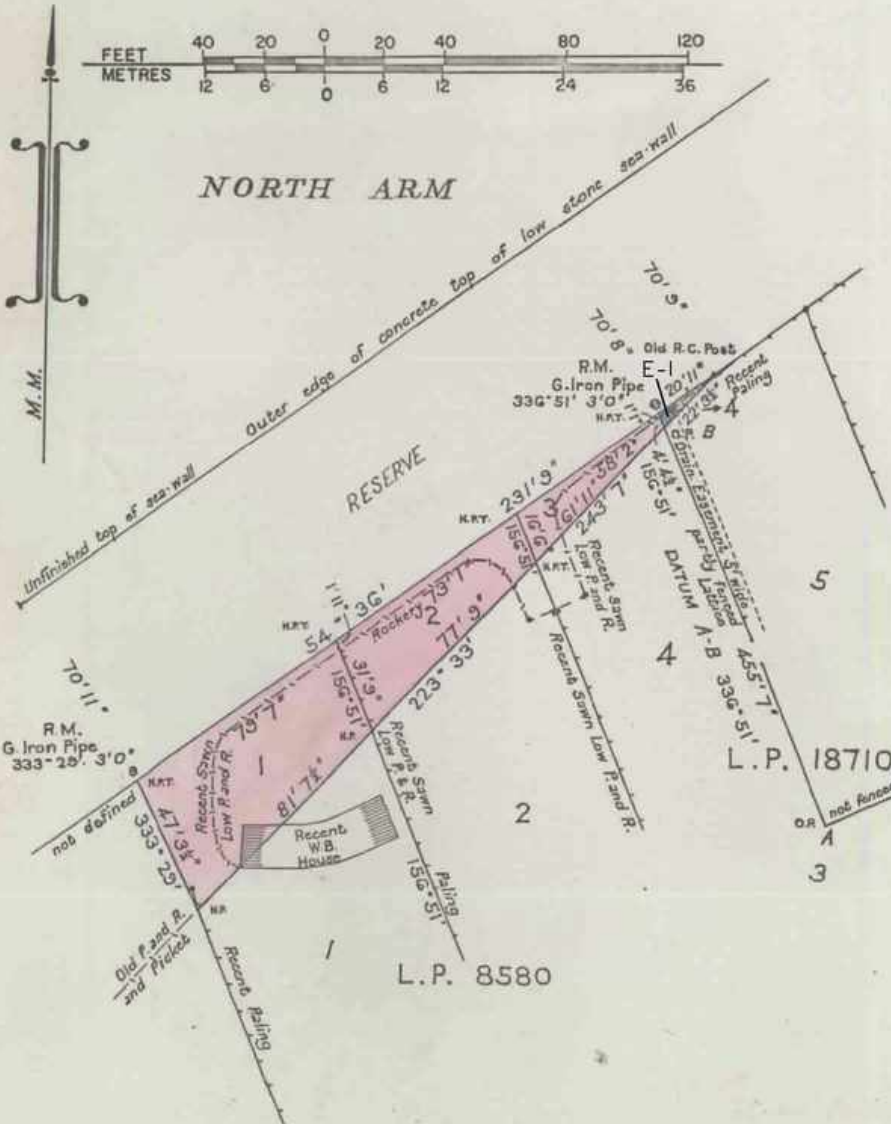
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29016

L.P. 29016  
EDITION 1

# PLAN OF SUBDIVISION OF PART OF CROWN ALLOTMENT 83 TOWNSHIP OF LAKES ENTRANCE PARISH OF COLQUHOUN COUNTY OF TAMBO



Note: Lots 3 & 4 are encumbered  
Vide. Lodged Plan No 18710.

COLOUR CODE  
E-1= BLUE

L.P. 18710

L.P. 8580



SCLP029016-1-4

FOR APPROPRIATIONS, ETC.  
SEE BACK HEREOF

Printed 18/12/2024  
Page 19 of 80

29016

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SUBDIVISIONAL  
CERTIFICATE OF TITLE V. 7064 F. 701-2

~~FOR TITLE REFERENCES TO LOTS~~  
~~SEE PARCELS INDEX~~

LODGED BY AGG AND ENGEL

DEALING No. 5647710 DATE 25 / 10 / 54

DECLARED BY W. HUNTER

ON 17 / 12 / 48

COUNCIL SHIRE OF TAMBO

CONSENT WITH ED'S REPORT

DATE OF CONSENT     /    /    

PLAN MAY BE LODGED 12 / 10 / 54

PLAN APPROVED. DATE     /    /     TIME      a.m.  
p.m.

THE LAND COLOURED BLUE  
APPROPRIATED OR SET APART  
FOR EASEMENTS OF DRAINAGE

THIS IS THE BACK OF LP 29016

PHOTOGRAPHED AT CENTRAL PLAN OFFICE

SIZE      DATE     

COLOURED V.K. CHECKED ed

POSTED V.K. CHECKED Angela Palanotus

11437/22

# MORTGAGE OF LAND

Section 74 Transfer of Land Act 1958

Lodged by:

Name:

BLAKE DAWSON WALDRON

Branch:

**496P**

Customer Code:



ADVERTISED

This copied document is made available for the sole purpose of enabling its consultation and review as part of a planning process under the Planning and Environment Act 1987. This document must not be used for any purpose which may breach any copyright.

AB0542340

MADE AVAILABLE FOR CONTROL  
Land Titles Office Use Only

The mortgagor mortgages to the mortgagee the estate and interest specified in the land described subject to the encumbrances affecting the land including any created by dealings lodged for registration prior to the lodging of this mortgage.

The provisions contained in Memorandum of Common Provisions retained by the Registrar of Titles in No. AA519 and any further provisions endorsed on or annexed to this mortgage are incorporated in this mortgage. The mortgagor acknowledges having received a copy of the Memorandum of Common Provisions prior to executing this mortgage.

Land: (Title) VOLUME 7230 FOLIO 997 VOLUME 8327 FOLIO 470 VOLUME 8062 FOLIO 975 VOLUME 9547 FOLIO 696 VOLUME 8325 FOLIO 296 VOLUME 10052 FOLIO 462 VOLUME 8327 FOLIO 468

Estate and interest being mortgaged :

The mortgagor's estate and interest in fee simple

Mortgagor: (Full name) RETURNED & SERVICES LEAGUE OF AUSTRALIA (VICTORIAN BRANCH) INCORPORATED



DAB0542340-1-1

Mortgagee:

Australia and New Zealand Banking Group Limited A.C.N. 005 357 522  
of Level 6, 530 Collins Street, Melbourne (Ref.: Doc. No. )

Date of this mortgage:

14/9/01

Execution and attestation:

THE COMMON SEAL of RETURNED & SERVICES LEAGUE OF AUSTRALIA (VICTORIAN BRANCH) INCORPORATED was hereunto affixed in accordance with its Rules in the presence of:



X  
Signature of Authorised Signatory

X  
Signature of Authorised Signatory

X  
Print Name of Authorised Signatory

X  
Print Name of Authorised Signatory

Approval No.  
6510010A

### ORDER TO REGISTER

M

Please register and issue documents to (insert details of documents and to whom they are to issue)



Signed

Cust. Code:

Firm's name

### STAMP DUTY USE ONLY

Collateral Security  
Trn:1157846 11-DEC-2001  
Amount Secured: \$2,732,000.00  
SRO Victoria Duty, RXK2

ADVERTISED

# ANNEXURE PAGE

## Transfer of Land Act 1958



This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process of the Victorian Land Titles Office and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Approved Form A1

Victorian Land Titles Office

This is page 2 of a Mortgage dated XIV 19 2001 between  
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.C.N. 005 357 522  
and RETURNED & SERVICES LEAGUE OF AUSTRALIA (VICTORIAN BRANCH)  
INCORPORATED

Signatures of all Mortgagors

.....  
.....

### Panel Heading

The Mortgagor and ANZ covenant and agree that where any of the provisions of the Standard Mortgage Provisions filed in the Victorian Land Titles Office as No.AA519 are inconsistent with any of the provisions of this Mortgage, the provisions of this Mortgage prevail to the extent of the inconsistency. The Mortgagor and ANZ further covenant and agree that the provisions of the Standard Mortgage Provisions are amended in this way:

A Clause 9.5 is deleted and replaced with this clause:  
"9.5 ANZ may apply all or any part of any balance standing to the credit of any of my accounts with it at any time, which include the words, "Returned & Services League of Australia (Victorian Branch) Inc. – Lakes Entrance RSL Sub-Branch Building Patriotic Fund", or any amount available to it in respect of that account or which relates to or is in the name of that part of the Mortgagor known as the Lakes Entrance RSL Sub-Branch, by way of set-off, lien or counterclaim, in or towards satisfying my liability under this mortgage.

ANZ may do this without telling me first or getting my consent.

ANZ's right to do this is in addition to any other right that it has. ANZ is not entitled to combine, apply, amalgamate or set off any amount of mine other than an account which includes those words".

B The term "account" occurring in paragraph (d) the definition of "Principal Money" in clause 1.1 and also in clauses 8.3 and 9.16(c) of the Standard Mortgage Provisions, is only a reference to an account of the Mortgagor which includes the words "Returned & Services League of Australia (Victorian Branch)Inc. Lakes Entrance RSL Sub-Branch."

**AB054234Q**

05/02/2002 \$59 74



Approval No. 392999A

# A1



FORM S4/199  
2933 - 7/99 (SSC)  
BDW:141217553

1. If there is insufficient space to accommodate the required information in a panel of the Mortgage insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading.  
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4. All pages must be attached together by being stapled in the top left corner.

**Printed 18/12/2024**  
**Page 22 of 80**

ADVERTISED

# ANNEXURE PAGE

## Transfer of Land Act 1958

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Approved Form A1  
Victorian Land Titles Office

This is page 3 of a Mortgage dated 14 / 1 / 2001 between  
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.C.N. 005 357 522  
and RETURNED & SERVICES LEAGUE OF AUSTRALIA (VICTORIAN BRANCH)  
INCORPORATED

Signatures of all Mortgagors

X .....  
.....  
.....

### Panel Heading



- C Despite anything contained in this Mortgage or in the Standard Mortgage Provisions, it is expressly agreed that the principal money includes only those moneys and amounts that relate to, are in the name of, are for the purposes of or are in an account of, that part of the Mortgagor known as the Lakes Entrance RSL Sub-Branch.
- D Despite anything contained in this Mortgage or in the Standard Mortgage Provisions no liability under this Mortgage or any agreement or security relating to the secured money is enforceable or recoverable otherwise than from or to the extent of the property.
- E The Mortgagor signs the mortgage in its capacity as trustee of the Lakes Entrance RSL Sub-Branch Building Patriotic Fund and is liable under the mortgage to the extent of the assets of the the Lakes Entrance RSL Sub-Branch Building Patriotic Fund and not otherwise.



Approval No. 392999A

# A1



FORM S4/199  
2933 - 7/99 (SSC)  
BDW:141217553

1. If there is insufficient space to accommodate the required information in a panel of the Mortgage insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading.  
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4. All pages must be attached together by being stapled in the top left corner.

Printed 18/12/2024  
Page 23 of 80

# TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Ref.: \_\_\_\_\_

Customer Code: \_\_\_\_\_

**496P**



ADVERTISED

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**AB054230Y**  
05/02/2002 \$135

MADE AVAILABLE  
Land Titles Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land: (volume and folio reference)

Certificate of Title Volume 8062 Folio 975



Estate and Interest: (e.g. "all my estate in fee simple")

ALL THE TRANSFERORS ESTATE IN FEE SIMPLE.

Consideration:

EIGHTEEN THOUSAND ONE HUNDRED AND THIRTY DOLLARS (\$18,130.00)

Transferor: (full name)

NUNZIATA ERMINIA CREA

Transferee: (full name and address including postcode)

RETURNED & SERVICES LEAGUE OF AUSTRALIA (VICTORIAN BRANCH) INC.  
of 4 Collins Street, Melbourne, 3000.

Directing Party: (full name)

Dated: 10/9/01

Execution and attestation:

SIGNED by the said NUNZIATA ERMINIA CREA  
in the presence of:

7/  
THE COMMON SEAL of RETURNED & SERVICES LEAGUE OF AUSTRALIA (VICTORIAN BRANCH) INCORPORATED was hereunto affixed in accordance with its Rules in the presence of:



X  
X

Committee Member  
JOHN PERICLES ARTHUR DEIGHTON  
Committee Member  
KEITH VINCENT ROSSI

Approval No. 571007L

ORDER TO REGISTER

Please register and issue title to

**T1**

Signed

Cust. Code:

STAMP DUTY USE ONLY

Original Transfer of Land  
Stamped with: \$254.00  
Trn: 1157866 11-DEC-2001  
SRO Victoria Duty, R&K2



Printed 18/12/2024  
Page 24 of 80

THE BACK OF THIS FORM MUST NOT BE USED



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

VOLUME 08325 FOLIO 296

Security no : 124120126783N

Produced 25/11/2024 02:36 PM

**LAND DESCRIPTION**

Lot 3 on Plan of Subdivision 029016.  
PARENT TITLE Volume 07064 Folio 791  
Created by instrument B212500 25/05/1961

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
RETURNED & SERVICES LEAGUE OF AUSTRALIA (VICTORIAN BRANCH) INC of  
AB054231W 05/02/2002

**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 or imaged folio set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE LP029016 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

eCT Control  
Effective from :

DOCUMENT END

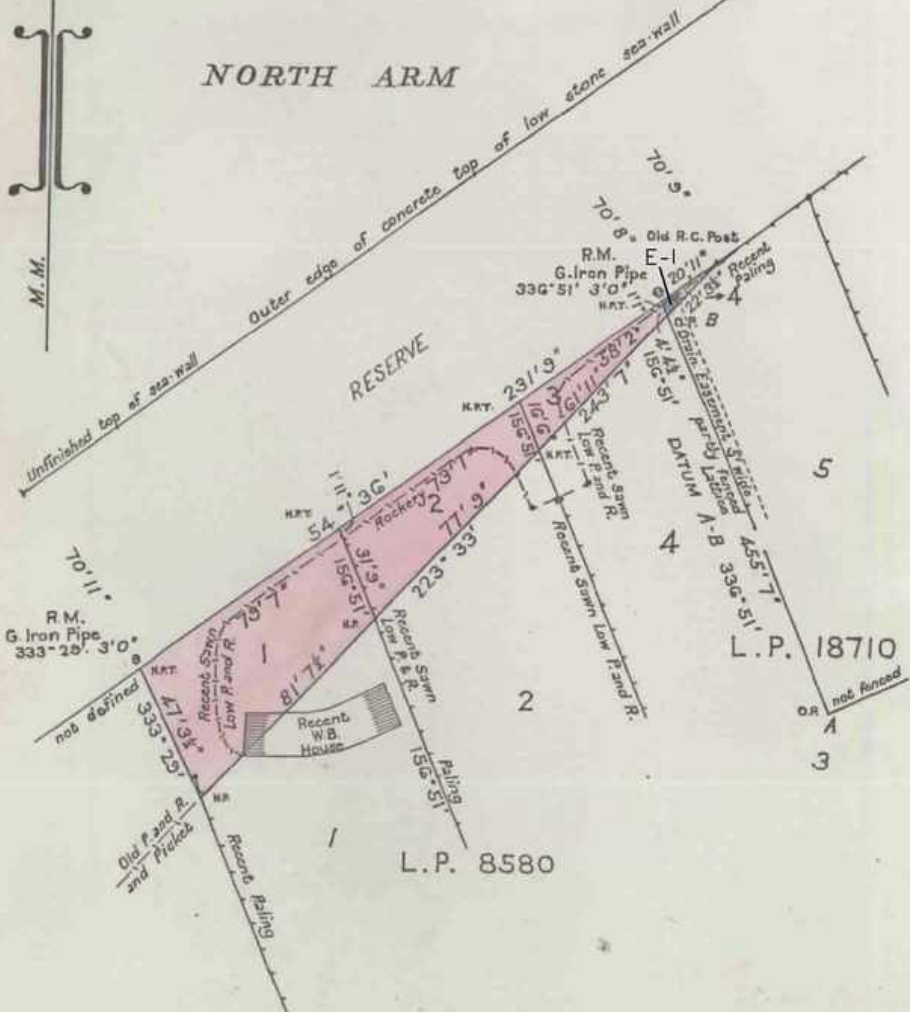
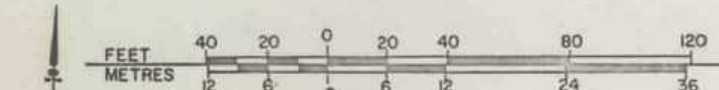
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29016

L.P. 29016  
EDITION 1

# PLAN OF SUBDIVISION OF PART OF CROWN ALLOTMENT 83 TOWNSHIP OF LAKES ENTRANCE PARISH OF COLQUHOUN COUNTY OF TAMBO



Note: Lots 3 & 4 are encumbered  
Vide. Lodged Plan N° 18710.

COLOUR CODE  
E-I= BLUE

L.P. 18710

L.P. 8580



SCLP029016-1-4

FOR APPROPRIATIONS, ETC.  
SEE BACK HEREOF

Printed 18/12/2024  
Page 26 of 80

29016

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SUBDIVISIONAL  
CERTIFICATE OF TITLE V. 7064 F. 701-2

~~FOR TITLE REFERENCES TO LOTS~~  
~~SEE PARCELS INDEX~~

LODGED BY AGG AND ENGEL

DEALING No. 5647710 DATE 25 / 10 / 54

DECLARED BY W. HUNTER

ON 17 / 12 / 48

COUNCIL SHIRE OF TAMBO

CONSENT WITH ED'S REPORT

DATE OF CONSENT     /    /    

PLAN MAY BE LODGED 12 / 10 / 54

PLAN APPROVED. DATE     /    /     TIME      a.m.  
p.m.

THE LAND COLOURED BLUE  
APPROPRIATED OR SET APART  
FOR EASEMENTS OF DRAINAGE

THIS IS THE BACK OF LP 29016

PHOTOGRAPHED AT CENTRAL PLAN OFFICE

SIZE      DATE     

COLOURED V.K. CHECKED     

POSTED V.K. CHECKED     

11437/72

# MORTGAGE OF LAND

Section 74 Transfer of Land Act 1958

Lodged by:

Name:

BLAKE DAWSON WALDRON

Branch:

**496P**

Customer Code:



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AB0542340

MADE AVAILABLE FOR CONTROL  
Land Titles Office Use Only

The mortgagor mortgages to the mortgagee the estate and interest specified in the land described subject to the encumbrances affecting the land including any created by dealings lodged for registration prior to the lodging of this mortgage.

The provisions contained in Memorandum of Common Provisions retained by the Registrar of Titles in No. AA519 and any further provisions endorsed on or annexed to this mortgage are incorporated in this mortgage. The mortgagor acknowledges having received a copy of the Memorandum of Common Provisions prior to executing this mortgage.

Land: (Title) VOLUME 7230 FOLIO 997 VOLUME 8327 FOLIO 470 VOLUME 8062 FOLIO 975 VOLUME 9547 FOLIO 696 VOLUME 8325 FOLIO 296 VOLUME 10052 FOLIO 462 VOLUME 8327 FOLIO 468

Estate and interest being mortgaged :

The mortgagor's estate and interest in fee simple

Mortgagor: (Full name) RETURNED & SERVICES LEAGUE OF AUSTRALIA (VICTORIAN BRANCH) INCORPORATED



DAB0542340-1-1

Mortgagee:

Australia and New Zealand Banking Group Limited A.C.N. 005 357 522  
of Level 6, 530 Collins Street, Melbourne (Ref.: Doc. No. )

Date of this mortgage:

14/9/01

Execution and attestation:

THE COMMON SEAL of RETURNED & SERVICES LEAGUE OF AUSTRALIA (VICTORIAN BRANCH) INCORPORATED was hereunto affixed in accordance with its Rules in the presence of:



X  
Signature

X  
Signature of Authorised Signatory

X  
Print Name of Authorised Signatory

X  
Print Name of Authorised Signatory

Approval No.  
6510010A

### ORDER TO REGISTER

M

Please register and issue documents to (insert details of documents and to whom they are to issue)



Signed

Cust. Code:

Firm's name

### STAMP DUTY USE ONLY

Collateral Security  
Trn:1157846 11-DEC-2001  
Amount Secured: \$2,732,000.00  
SRO Victoria Duty, RXK2

ADVERTISED

# ANNEXURE PAGE

## Transfer of Land Act 1958



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Approved Form A1

Victorian Land Titles Office

This is page 2 of a Mortgage dated XIV 19 2001 between  
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.C.N. 005 357 522  
and RETURNED & SERVICES LEAGUE OF AUSTRALIA (VICTORIAN BRANCH)  
INCORPORATED

Signatures of all Mortgagors

.....  
.....

### Panel Heading

The Mortgagor and ANZ covenant and agree that where any of the provisions of the Standard Mortgage Provisions filed in the Victorian Land Titles Office as No.AA519 are inconsistent with any of the provisions of this Mortgage, the provisions of this Mortgage prevail to the extent of the inconsistency. The Mortgagor and ANZ further covenant and agree that the provisions of the Standard Mortgage Provisions are amended in this way:

A Clause 9.5 is deleted and replaced with this clause:  
"9.5 ANZ may apply all or any part of any balance standing to the credit of any of my accounts with it at any time, which include the words, "Returned & Services League of Australia (Victorian Branch) Inc. – Lakes Entrance RSL Sub-Branch Building Patriotic Fund", or any amount available to it in respect of that account or which relates to or is in the name of that part of the Mortgagor known as the Lakes Entrance RSL Sub-Branch, by way of set-off, lien or counterclaim, in or towards satisfying my liability under this mortgage.

ANZ may do this without telling me first or getting my consent.

ANZ's right to do this is in addition to any other right that it has. ANZ is not entitled to combine, apply, amalgamate or set off any amount of mine other than an account which includes those words".

B The term "account" occurring in paragraph (d) the definition of "Principal Money" in clause 1.1 and also in clauses 8.3 and 9.16(c) of the Standard Mortgage Provisions, is only a reference to an account of the Mortgagor which includes the words "Returned & Services League of Australia (Victorian Branch)Inc. Lakes Entrance RSL Sub-Branch."

### AB054234Q

05/02/2002 \$59 74



Approval No. 392999A

# A1



FORM S4/199  
2933 - 7/99 (SSC)  
BDW:141217553

1. If there is insufficient space to accommodate the required information in a panel of the Mortgage insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading.  
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4. All pages must be attached together by being stapled in the top left corner.

Printed 18/12/2024  
Page 29 of 80

ADVERTISED

# ANNEXURE PAGE

## Transfer of Land Act 1958

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Approved Form A1  
Victorian Land Titles Office

This is page 3 of a Mortgage dated 14 / 1 / 2001 between  
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.C.N. 005 357 522  
and RETURNED & SERVICES LEAGUE OF AUSTRALIA (VICTORIAN BRANCH)  
INCORPORATED

Signatures of all Mortgagors

X .....  
.....  
.....

### Panel Heading



- C Despite anything contained in this Mortgage or in the Standard Mortgage Provisions, it is expressly agreed that the principal money includes only those moneys and amounts that relate to, are in the name of, are for the purposes of or are in an account of, that part of the Mortgagor known as the Lakes Entrance RSL Sub-Branch.
- D Despite anything contained in this Mortgage or in the Standard Mortgage Provisions no liability under this Mortgage or any agreement or security relating to the secured money is enforceable or recoverable otherwise than from or to the extent of the property.
- E The Mortgagor signs the mortgage in its capacity as trustee of the Lakes Entrance RSL Sub-Branch Building Patriotic Fund and is liable under the mortgage to the extent of the assets of the the Lakes Entrance RSL Sub-Branch Building Patriotic Fund and not otherwise.



Approval No. 392999A

# A1



FORM S4/199  
2933 - 7/99 (SSC)  
BDW:141217553

1. If there is insufficient space to accommodate the required information in a panel of the Mortgage insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading.  
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4. All pages must be attached together by being stapled in the top left corner.

Printed 18/12/2024  
Page 30 of 80



ADVERTISED

# TRANSFER OF LAND

## Section 45 Transfer of Land Act 1958

Lodged by:

Name: BLAKE DAWSON WALDRON

Phone: \_\_\_\_\_

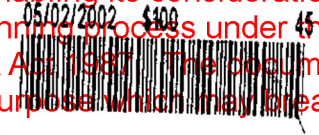
Address: \_\_\_\_\_

Ref.: \_\_\_\_\_

Customer Code: \_\_\_\_\_

**496P**

**AB054231W**



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**MADE AVAILABLE / CHANGE CONTROL**  
Land Titles Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land: *(volume and folio reference)*

Certificate of Title Volume 8325 Folio 296

Estate and Interest: *(e.g. "all my estate in fee simple")*

ALL THE TRANSFERORS ESTATE IN FEE SIMPLE.



Consideration:

FOUR THOUSAND SIX HUNDRED AND SEVENTY DOLLARS (\$4,670.00)

Transferor: *(full name)*

NUNZIATA ERMINIA CREA

Transferee: *(full name and address including postcode)*

RETURNED & SERVICES LEAGUE OF AUSTRALIA (VICTORIAN BRANCH) INC.  
of 4 Collins Street, Melbourne, 3000.

Directing Party: *(full name)*

Dated: 10/9/01

Execution and attestation:

SIGNED by the said NUNZIATA ERMINIA CREA  
in the presence of:

~~THE COMMON SEAL of RETURNED & SERVICES LEAGUE OF AUSTRALIA (VICTORIAN BRANCH) INCORPORATED was hereunto affixed in accordance with its Rules in the presence of:~~



Committee Member

JOHN PERICLES ARTHUR DEIGHTON

Committee Member

KEITH VINCENT ROSS

Approval No. 571007L

**ORDER TO REGISTER**

Please register and issue title to

**T1**

Signed

Cust. Code:

**STAMP DUTY USE ONLY**

Original Transfer of Land  
Stamped with: \$65.00  
Trn: 1157853 11-DEC-2001  
SRO Victoria Duty, R&K2



**Printed 18/12/2024**  
**Page 31 of 80**

**THE BACK OF THIS FORM MUST NOT BE USED**

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

VOLUME 09547 FOLIO 696

Security no : 124120126856J  
Produced 25/11/2024 02:37 PM

**LAND DESCRIPTION**

Lot 6 on Plan of Subdivision 144154.

PARENT TITLES :

Volume 02465 Folio 849                      Volume 04467 Folio 323                      Volume 06368 Folio 564

Volume 07636 Folio 027                      Volume 07648 Folio 093                      Volume 07659 Folio 131

Volume 08575 Folio 634

Created by instrument LP144154 21/03/1984

**REGISTERED PROPRIETOR**

Estate Fee Simple

Sole Proprietor

RETURNED & SERVICES LEAGUE OF AUSTRALIA (VICTORIAN BRANCH) INC of

AB054229H 05/02/2002

**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 or imaged folio set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE LP144154 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

eCT Control  
Effective from

DOCUMENT END



144154

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LPI44154  
EDITION 1  
APPROVED 22/2/84

PLAN OF SUBDIVISION OF: PART OF CROWN ALLOTMENTS 83 AND 83A TOWNSHIP OF LAKES ENTRANCE PARISH: COLQUHOUN COUNTY: TAMBO	APPROVED DATE	ENCUMBRANCES & OTHER NOTATIONS
	WAY AND DRAINAGE -	BROWN

THE LAND COLOURED BLUE IS ENCUMBERED BY DRAINAGE EASEMENT. SEE P.5 62591. POINTS A,B,C AND D ARE NOT THE SUBJECT OF THIS SURVEY.

SCALE 0 10 20 30 40  
LENGTHS ARE IN METRES

- V 2465 F 849
- V 4467 F 323
- V 6368 F 564
- V 7636 F 027
- V 7648 F 093
- V 7659 F 131
- V 8575 F 634

COLOUR CONVERSION  
E-1 = BLUE  
R1 = BROWN

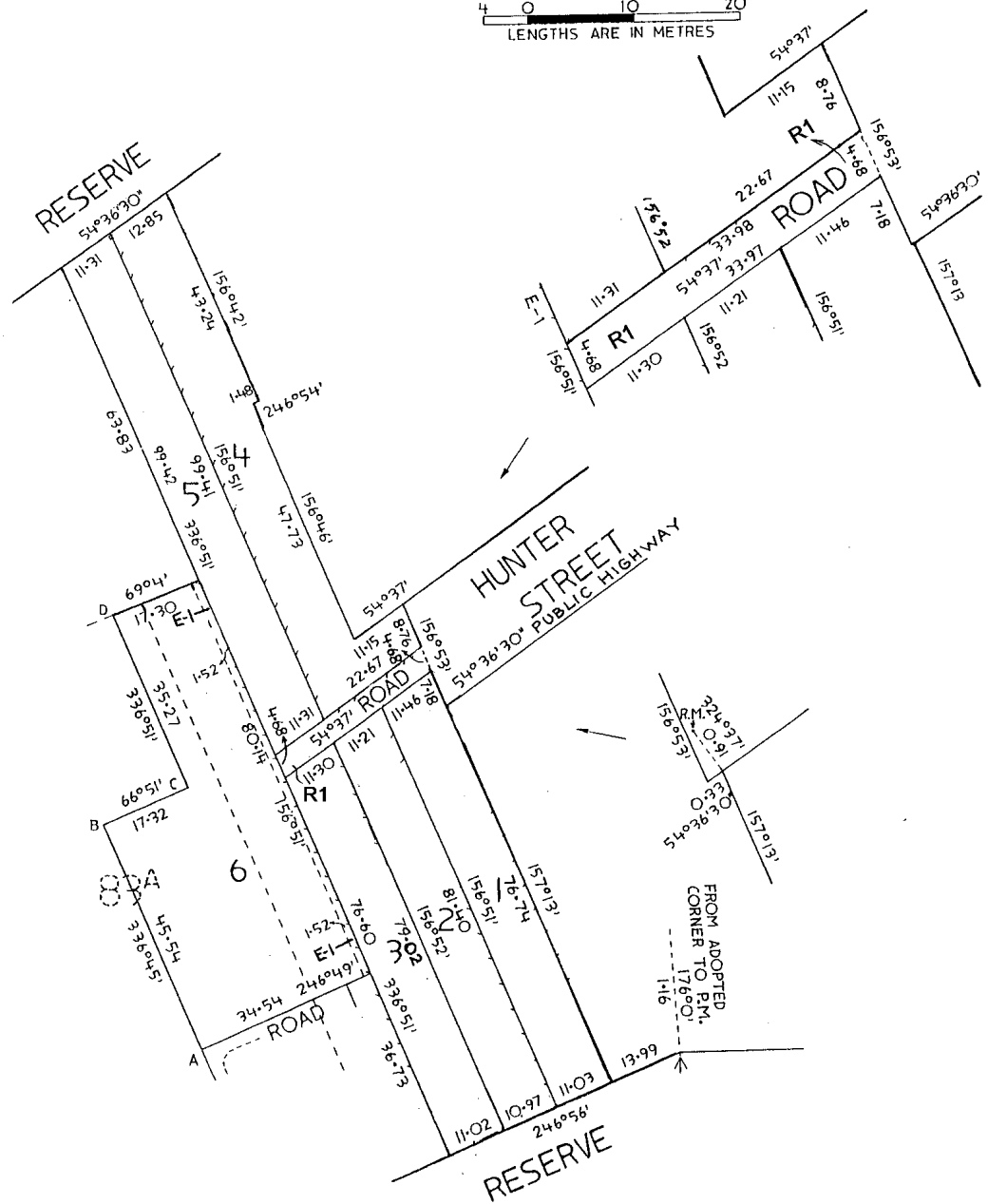
CHART No. 5

APPROVED

22 FEB 1984

SCALE OF ENLARGEMENT  
0 10 20  
LENGTHS ARE IN METRES

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



# MORTGAGE OF LAND

Section 74 Transfer of Land Act 1958

Lodged by:

Name:

BLAKE DAWSON WALDRON

Branch:

**496P**

Customer Code:



ADVERTISED

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AB0542340

MADE AVAILABLE FOR CONTROL  
Land Titles Office Use Only

The mortgagor mortgages to the mortgagee the estate and interest specified in the land described subject to the encumbrances affecting the land including any created by dealings lodged for registration prior to the lodging of this mortgage.

The provisions contained in Memorandum of Common Provisions retained by the Registrar of Titles in No. AA519 and any further provisions endorsed on or annexed to this mortgage are incorporated in this mortgage. The mortgagor acknowledges having received a copy of the Memorandum of Common Provisions prior to executing this mortgage.

Land: (Title) VOLUME 7230 FOLIO 997 VOLUME 8327 FOLIO 470 VOLUME 8062 FOLIO 975 VOLUME 9547 FOLIO 696 VOLUME 8325 FOLIO 296 VOLUME 10052 FOLIO 462 VOLUME 8327 FOLIO 468

Estate and interest being mortgaged :

The mortgagor's estate and interest in fee simple

Mortgagor: (Full name) RETURNED & SERVICES LEAGUE OF AUSTRALIA (VICTORIAN BRANCH) INCORPORATED



DAB0542340-1-1

Mortgagee:

Australia and New Zealand Banking Group Limited A.C.N. 005 357 522  
of Level 6, 530 Collins Street, Melbourne (Ref.: Doc. No. )

Date of this mortgage:

14/9/01

Execution and attestation:

THE COMMON SEAL of RETURNED & SERVICES LEAGUE OF AUSTRALIA (VICTORIAN BRANCH) INCORPORATED was hereunto affixed in accordance with its Rules in the presence of: //



X  
Signature of Authorised Signatory

X  
Signature of Authorised Signatory

X  
Print Name of Authorised Signatory

Print Name of Authorised Signatory

Approval No.  
6510010A

### ORDER TO REGISTER

M

Please register and issue documents to (insert details of documents and to whom they are to issue)



Signed

Cust. Code:

Firm's name

### STAMP DUTY USE ONLY

Collateral Security  
Trn:1157846 11-DEC-2001  
Amount Secured: \$2,732,000.00  
SRO Victoria Duty, RXK2

ADVERTISED

# ANNEXURE PAGE

## Transfer of Land Act 1958



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Approved Form A1

Victorian Land Titles Office

This is page 2 of a Mortgage dated XIV 19 2001 between  
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.C.N. 005 357 522  
and RETURNED & SERVICES LEAGUE OF AUSTRALIA (VICTORIAN BRANCH)  
INCORPORATED

Signatures of all Mortgagors

X ..... X .....  
.....

### Panel Heading

The Mortgagor and ANZ covenant and agree that where any of the provisions of the Standard Mortgage Provisions filed in the Victorian Land Titles Office as No.AA519 are inconsistent with any of the provisions of this Mortgage, the provisions of this Mortgage prevail to the extent of the inconsistency. The Mortgagor and ANZ further covenant and agree that the provisions of the Standard Mortgage Provisions are amended in this way:

A Clause 9.5 is deleted and replaced with this clause:  
"9.5 ANZ may apply all or any part of any balance standing to the credit of any of my accounts with it at any time, which include the words, "Returned & Services League of Australia (Victorian Branch) Inc. – Lakes Entrance RSL Sub-Branch Building Patriotic Fund", or any amount available to it in respect of that account or which relates to or is in the name of that part of the Mortgagor known as the Lakes Entrance RSL Sub-Branch, by way of set-off, lien or counterclaim, in or towards satisfying my liability under this mortgage.

ANZ may do this without telling me first or getting my consent.

ANZ's right to do this is in addition to any other right that it has. ANZ is not entitled to combine, apply, amalgamate or set off any amount of mine other than an account which includes those words".

B The term "account" occurring in paragraph (d) the definition of "Principal Money" in clause 1.1 and also in clauses 8.3 and 9.16(c) of the Standard Mortgage Provisions, is only a reference to an account of the Mortgagor which includes the words "Returned & Services League of Australia (Victorian Branch)Inc. Lakes Entrance RSL Sub-Branch."

**AB054234Q**

05/02/2002 \$59 74



Approval No. 392999A

# A1



FORM S4/199  
2933 - 7/99 (SSC)  
BDW:141217553

1. If there is insufficient space to accommodate the required information in a panel of the Mortgage insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading.  
**THE BACK OF THE ANNEXURE PAGE IS NOT TO BE USED.**
2. If multiple copies of a mortgage are lodged, original Annexure Pages must be attached to each.
3. The Annexure Pages must be properly identified and signed by the parties to the Mortgage to which it is annexed.
4. All pages must be attached together by being stapled in the top left corner.

**Printed 18/12/2024**  
**Page 35 of 80**

ADVERTISED

# ANNEXURE PAGE

## Transfer of Land Act 1958

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Approved Form A1  
Victorian Land Titles Office

This is page 3 of a Mortgage dated 14 / 1 / 2001 between  
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.C.N. 005 357 522  
and RETURNED & SERVICES LEAGUE OF AUSTRALIA (VICTORIAN BRANCH)  
INCORPORATED

Signatures of all Mortgagors

X .....  
.....  
.....

**Panel Heading**



- C Despite anything contained in this Mortgage or in the Standard Mortgage Provisions, it is expressly agreed that the principal money includes only those moneys and amounts that relate to, are in the name of, are for the purposes of or are in an account of, that part of the Mortgagor known as the Lakes Entrance RSL Sub-Branch.
- D Despite anything contained in this Mortgage or in the Standard Mortgage Provisions no liability under this Mortgage or any agreement or security relating to the secured money is enforceable or recoverable otherwise than from or to the extent of the property.
- E The Mortgagor signs the mortgage in its capacity as trustee of the Lakes Entrance RSL Sub-Branch Building Patriotic Fund and is liable under the mortgage to the extent of the assets of the the Lakes Entrance RSL Sub-Branch Building Patriotic Fund and not otherwise.



Approval No. 392999A

# A1



FORM S4/199  
2933 - 7/99 (SSC)  
BDW:141217553

1. If there is insufficient space to accommodate the required information in a panel of the Mortgage insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading.  
**THE BACK OF THE ANNEXURE PAGE IS NOT TO BE USED.**
2. If multiple copies of a mortgage are lodged, original Annexure Pages must be attached to each.
3. The Annexure Pages must be properly identified and signed by the parties to the Mortgage to which it is annexed.
4. All pages must be attached together by being stapled in the top left corner.

Printed 18/12/2024  
Page 36 of 80

# TRANSFER OF LAND

## Section 45 Transfer of Land Act 1958

Lodged by:

Name: \_\_\_\_\_

Phone: BLAKE DAWSON WALDRON

Address: \_\_\_\_\_

Ref.: 496P

Customer Code: \_\_\_\_\_



ADVERTISED

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# AB054229H

T1 Office

MADE AV.  
Land Titles Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land: *(volume and folio reference)*

Certificate of Title Volume 7230 Folio 997 and Certificate of Title Volume 9547 Folio 696

Estate and Interest: *(e.g. "all my estate in fee simple")*

ALL THE TRANSFERORS ESTATE IN FEE SIMPLE.

Consideration:

FIVE HUNDRED AND FIFTY ONE THOUSAND SIX HUNDRED DOLLARS (\$551,600.00)

Transferor: *(full name)*

NUNZIATA ERMINIA CREA

COMMENT

Transferee: *(full name and address including postcode)*

RETURNED & SERVICES LEAGUE OF AUSTRALIA (VICTORIAN BRANCH) INC.  
of 4 Collins Street, Melbourne, 3000.

Directing Party: *(full name)*



Dated: 10/9/01

Execution and attestation:  
SIGNED by the said NUNZIATA ERMINIA CREA  
in the presence of:

THE COMMON SEAL of RETURNED & SERVICES LEAGUE OF AUSTRALIA (VICTORIAN BRANCH) INCORPORATED was hereunto affixed in accordance with its Rules in the presence of:



Committee Member  
JOHN PERICLES ARTHUR  
DEIGHTON  
Committee Member  
KEITH VINCENT ROSS

Approval No. 571007L

ORDER TO REGISTER

Please register and issue title to

# T1

Signed

Cust. Code:



STAMP DUTY USE ONLY

28750

Original Transfer of Land  
Stamped with: \$28,756.00  
Trn: 1157870 11-DEC-2001  
SRD Victoria, 18/12/2024

Printed 18/12/2024

Page 37 of 80

THE BACK OF THIS FORM MUST NOT BE USED

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

VOLUME 10673 FOLIO 236

Security no : 124120126323N  
Produced 25/11/2024 02:29 PM

**LAND DESCRIPTION**

Lot 2 on Plan of Subdivision 008580.  
PARENT TITLES :  
Volume 08327 Folio 468      Volume 10052 Folio 462  
Created by instrument AB054232U 05/02/2002

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
    RETURNED & SERVICES LEAGUE OF AUSTRALIA (VICTORIAN BRANCH) INC of  
  
    AB054232U 05/02/2002

**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 or imaged folio set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE LP008580 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

eCT Control  
Effective from

DOCUMENT END

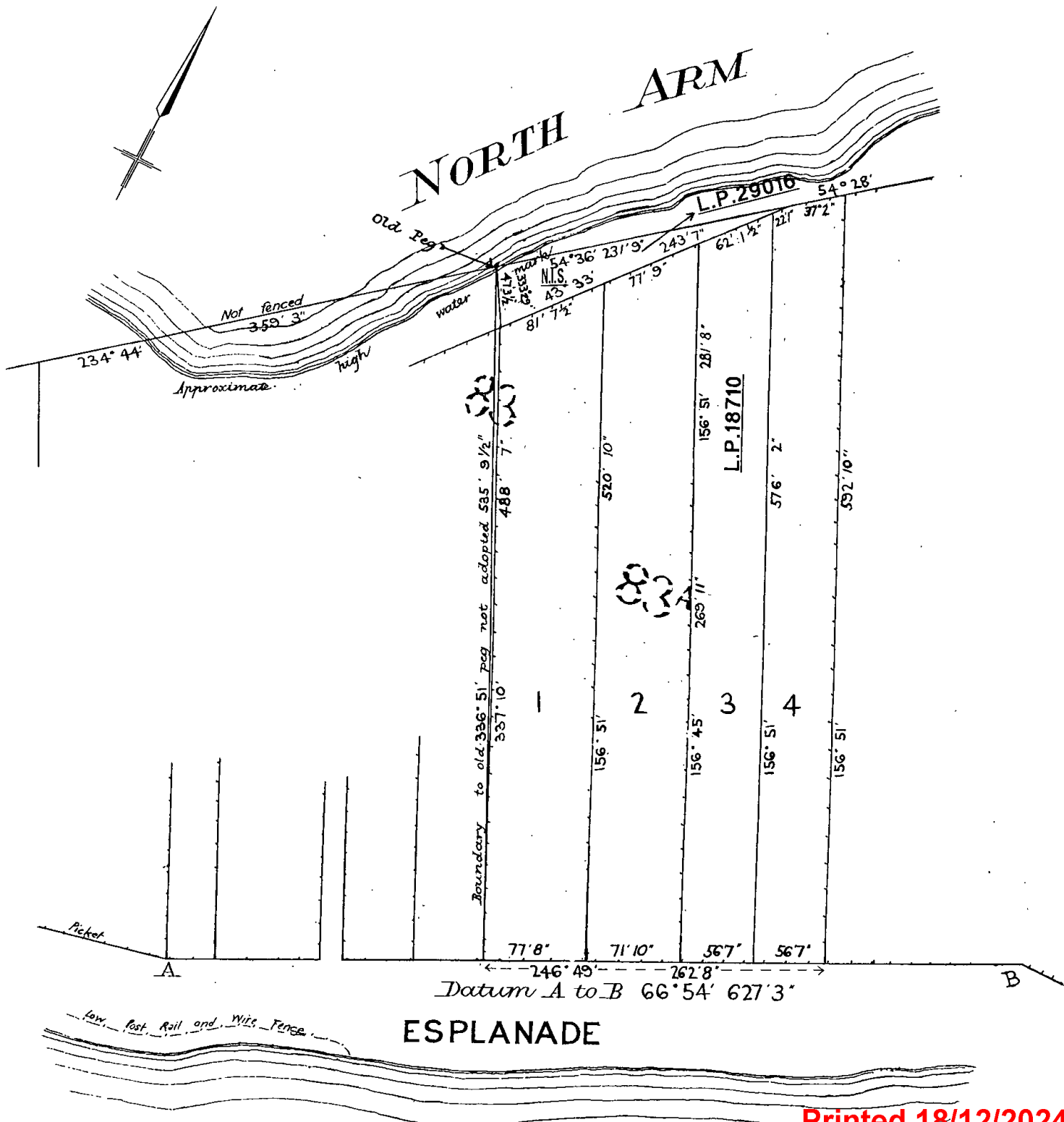
ADVERTISED

PLAN OF SUBDIVISION OF  
CROWN ALLOTMENT 83<sup>A</sup> AND PART 83  
TOWNSHIP OF LAKES ENTRANCE  
PARISH OF COLQUHOUN  
COUNTY OF TAMBO

L.P. 8580  
EDITION 1  
PLAN MAY BE LODGED  
26/11/21

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MEASUREMENTS ARE IN FEET AND INCHES  
VOL.1789 FOL.683  
VOL.1906 FOL.057  
VOL.2743 FOL.587



Printed 18/12/2024

Page 39 of 80

CUNNINGHAME ARM

# MORTGAGE OF LAND

Section 74 Transfer of Land Act 1958

# ORIGINAL

ADVERTISED

Lodged by:  
Name:

BLAKE DAWSON WALDRON



Branch:

**496P**

05/02/2002 \$50

MADE AVAILABLE FOR CONTROL

Land Titles Office Use Only

Customer Code:

The mortgagor mortgages to the mortgagee the estate and interest specified in the land described subject to the encumbrances affecting the land including any created by dealings lodged for registration prior to the lodging of this mortgage.

The provisions contained in Memorandum of Common Provisions retained by the Registrar of Titles in No. AA519 and any further provisions endorsed on or annexed to this mortgage are incorporated in this mortgage. The mortgagor acknowledges having received a copy of the Memorandum of Common Provisions prior to executing this mortgage.

Land: (Title) VOLUME 7230 FOLIO 997 VOLUME 8327 FOLIO 470 VOLUME 8062 FOLIO 975 VOLUME 9547 FOLIO 696 VOLUME 8325 FOLIO 296 VOLUME 10052 FOLIO 462 VOLUME 8327 FOLIO 468

Estate and interest being mortgaged :

The mortgagor's estate and interest in fee simple

Mortgagor: (Full name) RETURNED & SERVICES LEAGUE OF AUSTRALIA (VICTORIAN BRANCH) INCORPORATED



DAB0542340-1-1

Mortgagee:

Australia and New Zealand Banking Group Limited A.C.N. 005 357 522  
of Level 6, 530 Collins Street, Melbourne (Ref.: Doc. No. )

Date of this mortgage:

14/9/01

Execution and attestation:

THE COMMON SEAL of RETURNED & SERVICES LEAGUE OF AUSTRALIA (VICTORIAN BRANCH) INCORPORATED was hereunto affixed in accordance with its Rules in the presence of:



X  
Signature of Authorised Signatory

X  
Signature of Authorised Signatory

X  
Print Name of Authorised Signatory

X  
Print Name of Authorised Signatory

Approval No.  
6510010A

### ORDER TO REGISTER

# M

Please register and issue documents to  
(insert details of documents and to whom they  
are to issue)



Signed

Cust. Code:

Firm's name

### STAMP DUTY USE ONLY

Collateral Security  
Trn:1157846 11-DEC-2001  
Amount Secured: \$2,732,000.00  
SRO Victoria Duty, RXK2



ADVERTISED

# ANNEXURE PAGE

## Transfer of Land Act 1958



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Approved Form A1

Victorian Land Titles Office

This is page 2 of a Mortgage dated XIV 19 2001 between  
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.C.N. 005 357 522  
and RETURNED & SERVICES LEAGUE OF AUSTRALIA (VICTORIAN BRANCH)  
INCORPORATED

Signatures of all Mortgagors

.....  
.....  
.....

### Panel Heading

The Mortgagor and ANZ covenant and agree that where any of the provisions of the Standard Mortgage Provisions filed in the Victorian Land Titles Office as No.AA519 are inconsistent with any of the provisions of this Mortgage, the provisions of this Mortgage prevail to the extent of the inconsistency. The Mortgagor and ANZ further covenant and agree that the provisions of the Standard Mortgage Provisions are amended in this way:

A Clause 9.5 is deleted and replaced with this clause:  
"9.5 ANZ may apply all or any part of any balance standing to the credit of any of my accounts with it at any time, which include the words, "Returned & Services League of Australia (Victorian Branch) Inc. – Lakes Entrance RSL Sub-Branch Building Patriotic Fund", or any amount available to it in respect of that account or which relates to or is in the name of that part of the Mortgagor known as the Lakes Entrance RSL Sub-Branch, by way of set-off, lien or counterclaim, in or towards satisfying my liability under this mortgage.

ANZ may do this without telling me first or getting my consent.

ANZ's right to do this is in addition to any other right that it has. ANZ is not entitled to combine, apply, amalgamate or set off any amount of mine other than an account which includes those words".

B The term "account" occurring in paragraph (d) the definition of "Principal Money" in clause 1.1 and also in clauses 8.3 and 9.16(c) of the Standard Mortgage Provisions, is only a reference to an account of the Mortgagor which includes the words "Returned & Services League of Australia (Victorian Branch)Inc. Lakes Entrance RSL Sub-Branch."

### AB054234Q

05/02/2002 \$59 74



Approval No. 392999A

# A1



FORM S4/199  
2933 - 7/99 (SSC)  
BDW:141217553

1. If there is insufficient space to accommodate the required information in a panel of the Mortgage insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading.  
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Printed 18/12/2024  
Page 41 of 80

ADVERTISED

# ANNEXURE PAGE

## Transfer of Land Act 1958

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Approved Form A1  
Victorian Land Titles Office

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AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.C.N. 005 357 522  
and RETURNED & SERVICES LEAGUE OF AUSTRALIA (VICTORIAN BRANCH)  
INCORPORATED

Signatures of all Mortgagors

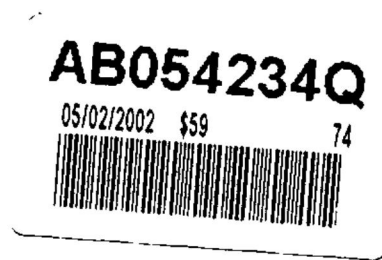
X .....

.....

### Panel Heading



- C Despite anything contained in this Mortgage or in the Standard Mortgage Provisions, it is expressly agreed that the principal money includes only those moneys and amounts that relate to, are in the name of, are for the purposes of or are in an account of, that part of the Mortgagor known as the Lakes Entrance RSL Sub-Branch.
- D Despite anything contained in this Mortgage or in the Standard Mortgage Provisions no liability under this Mortgage or any agreement or security relating to the secured money is enforceable or recoverable otherwise than from or to the extent of the property.
- E The Mortgagor signs the mortgage in its capacity as trustee of the Lakes Entrance RSL Sub-Branch Building Patriotic Fund and is liable under the mortgage to the extent of the assets of the the Lakes Entrance RSL Sub-Branch Building Patriotic Fund and not otherwise.



Approval No. 392999A

# A1



FORM S4/199  
2933 - 7/99 (SSC)  
BDW:141217553

1. If there is insufficient space to accommodate the required information in a panel of the Mortgage insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading.  
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4. All pages must be attached together by being stapled in the top left corner.

Printed 18/12/2024  
Page 42 of 80

# TRANSFER OF LAND

## Section 45 Transfer of Land Act 1958

Lodged by:

Name: .....

Phone: ..... **BLAKE DAWSON WALDRON** .....

Address: .....

Ref.: ..... **496P** .....

Customer Code: .....



ADVERTISED

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# AB054232U



**MADE AVAILABLE / CHANGE CONTROL**  
Land Titles Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land: *(volume and folio reference)*

Certificate of Title Volume 8327 Folio 468 and Certificate of Title Volume 10052 Folio 462

Estate and Interest: *(e.g. "all my estate in fee simple")*

ALL THE TRANSFERORS ESTATE IN FEE SIMPLE.

Consideration:

SEVEN HUNDRED AND FOURTEEN THOUSAND THREE HUNDRED AND FIFTY DOLLARS (\$714,350.00)

Transferor: *(full name)*

NUNZIATA ERMINIA CREA

Transferee: *(full name and address including postcode)*

RETURNED & SERVICES LEAGUE OF AUSTRALIA (VICTORIAN BRANCH) INC.  
of 4 Collins Street, Melbourne, 3000.

Directing Party: *(full name)*



DAB054232U-1-6

Dated: 10/9/01

Execution and attestation:

SIGNED by the said NUNZIATA ERMINIA CREA  
in the presence of:

THE COMMON SEAL of RETURNED & SERVICES LEAGUE OF AUSTRALIA (VICTORIAN BRANCH) INCORPORATED was hereunto affixed in accordance with its Rules in the presence of:



Committee Member  
**JOHN PERICLES ARTHUR**  
**DEIGHTON**  
Committee Member  
**KEITH VINCENT ROSSI**

Approval No. 571007L

**ORDER TO REGISTER**

Please register and issue title to

# T1

Signed

Cust. Code:

**STAMP DUTY USE ONLY**

38521

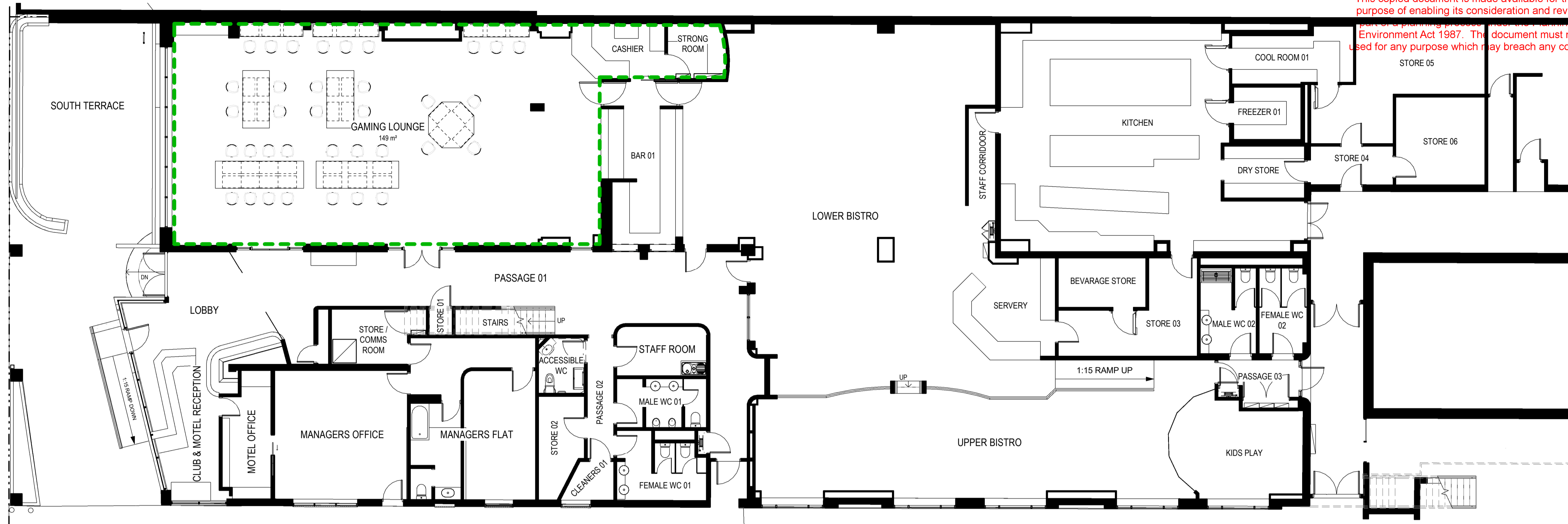
Original Transfer of Land  
Stamped with: \$38,521.00  
Trn: 1157872 11-DEC-2001  
SRO Victoria Duty, RYK2



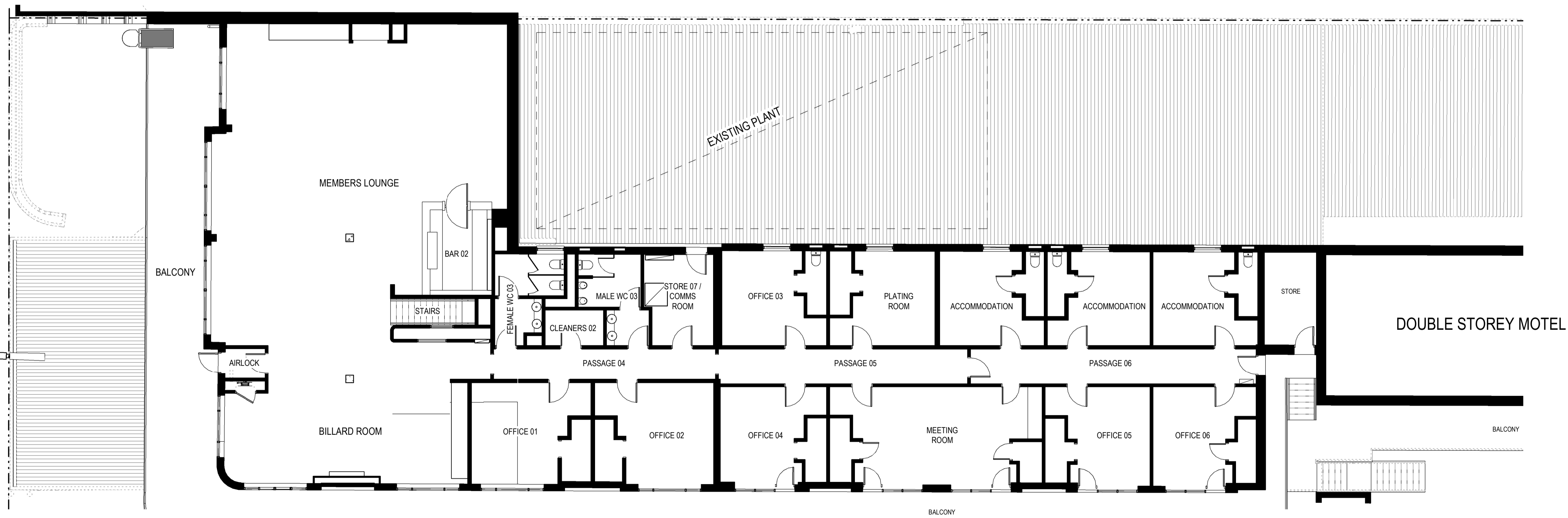
**Printed 18/12/2024**  
**Page 43 of 80**

**THE BACK OF THIS FORM MUST NOT BE USED**

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1 EXISTING OVERALL GROUND FLOOR PLAN  
 1:100



2 EXISTING OVERALL FIRST FLOOR PLAN  
 1:100

0m 2m 4m 6m 8m 10m  
 VISUAL SCALE 1:100 @ A1  
 VISUAL SCALE 1:200 @ A3

GENERAL NOTES		
DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT. PREPARATION OF SHOP DRAWINGS OR MANUFACTURING FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALING.		
VERIFY LOCATION OF EXISTING SERVICES BEFORE COMMENCEMENT.		
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA RELEVANT STATE BUILDING ACT AS AMENDED, STANDARD BUILDING BY-LAWS AND RELEVANT AUSTRALIAN STANDARDS.		
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ISSUE	DESCRIPTION	DATE



CLIENT:  
 LAKES ENTRANCE RSL SUB BRANCH

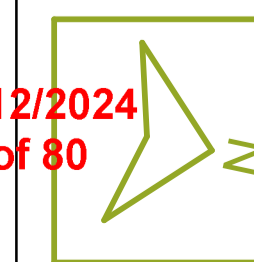
PROJECT:  
 LAKES ENTRANCE RSL REFURBISHMENT WORKS

LOCATION:  
 221 ESPLANADE, LAKES ENTRANCE, VIC 3909

DRAWING TITLE:  
 EXISTING OVERALL PLAN

SCALE: 1:100@A1 DATE: JULY 24  
 DRAWN: CMc PRINTED: 21/11/24  
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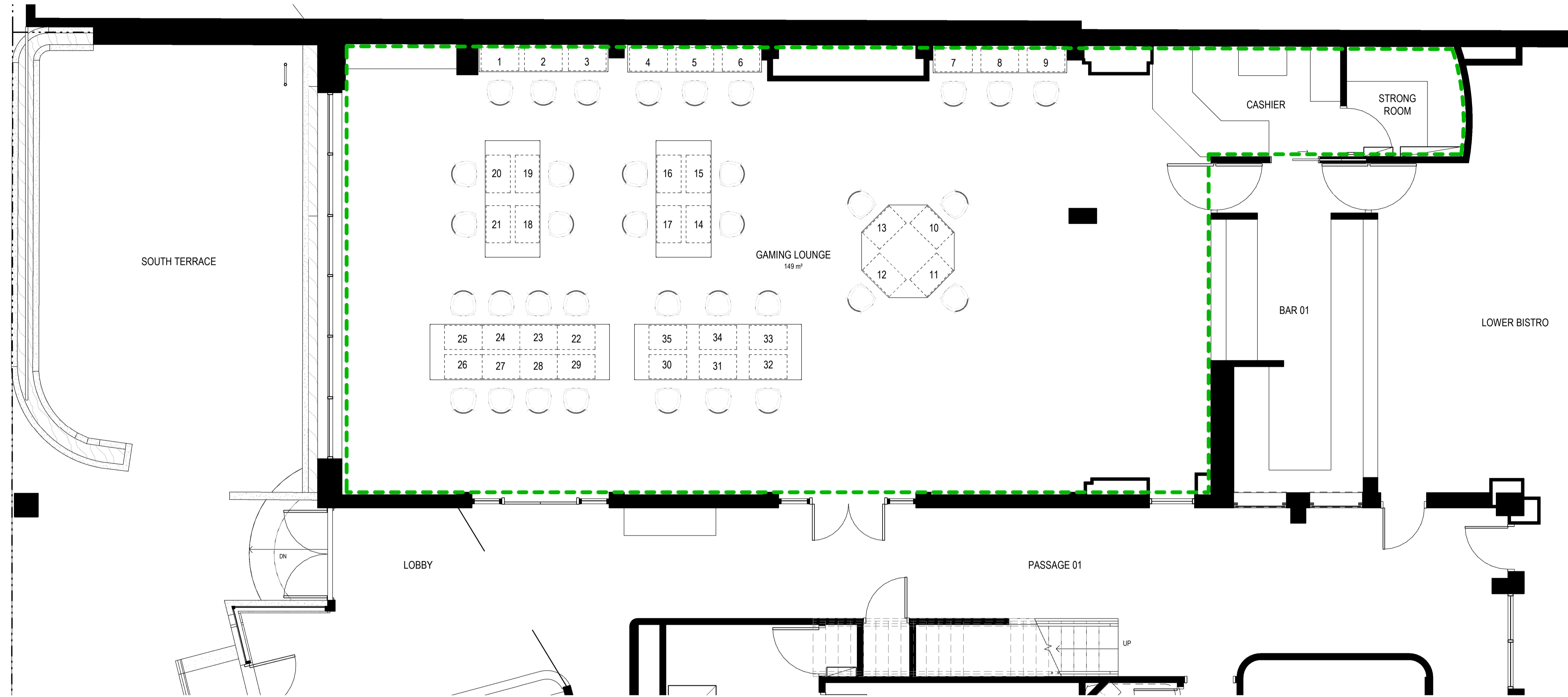


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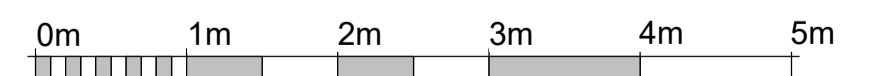
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1 EXISTING GAMING LOUNGE PLAN  
 1:50



VISUAL SCALE 1:50 @A1  
 VISUAL SCALE 1:100 @A3

GENERAL NOTES		
DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT. PREPARATION OF SHOP DRAWINGS OR MANUFACTURING FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALING.		
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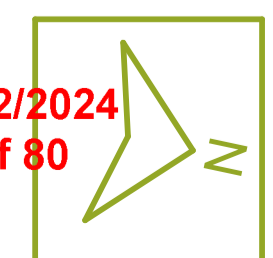
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SCALE: 1:50@A1 DATE: JULY 24

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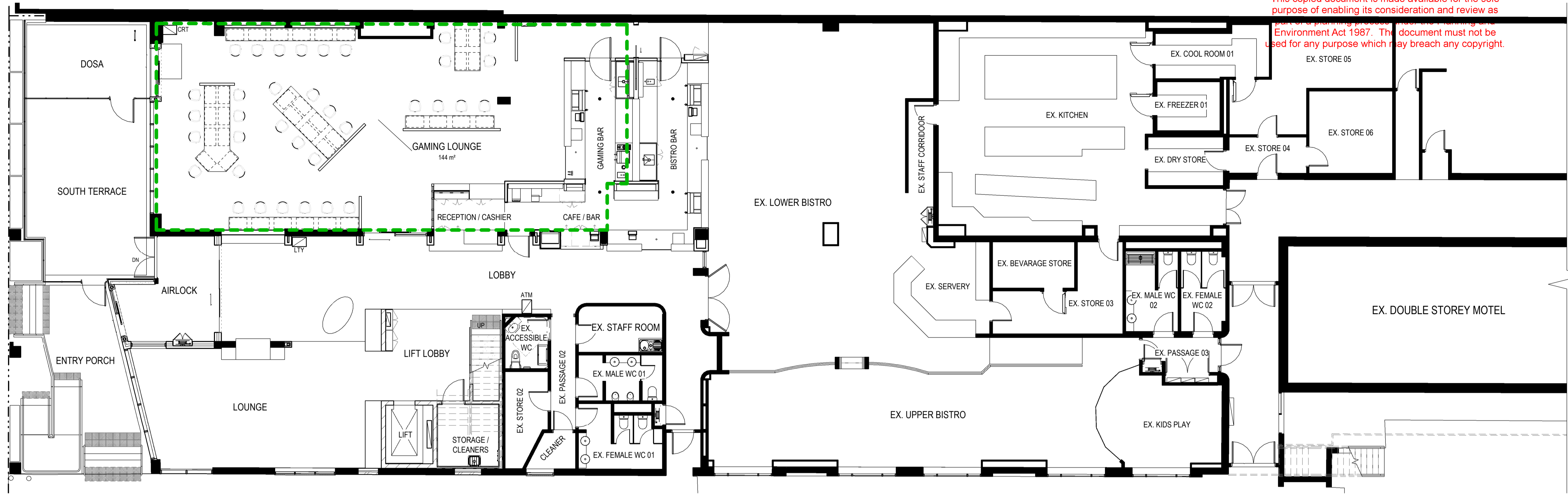


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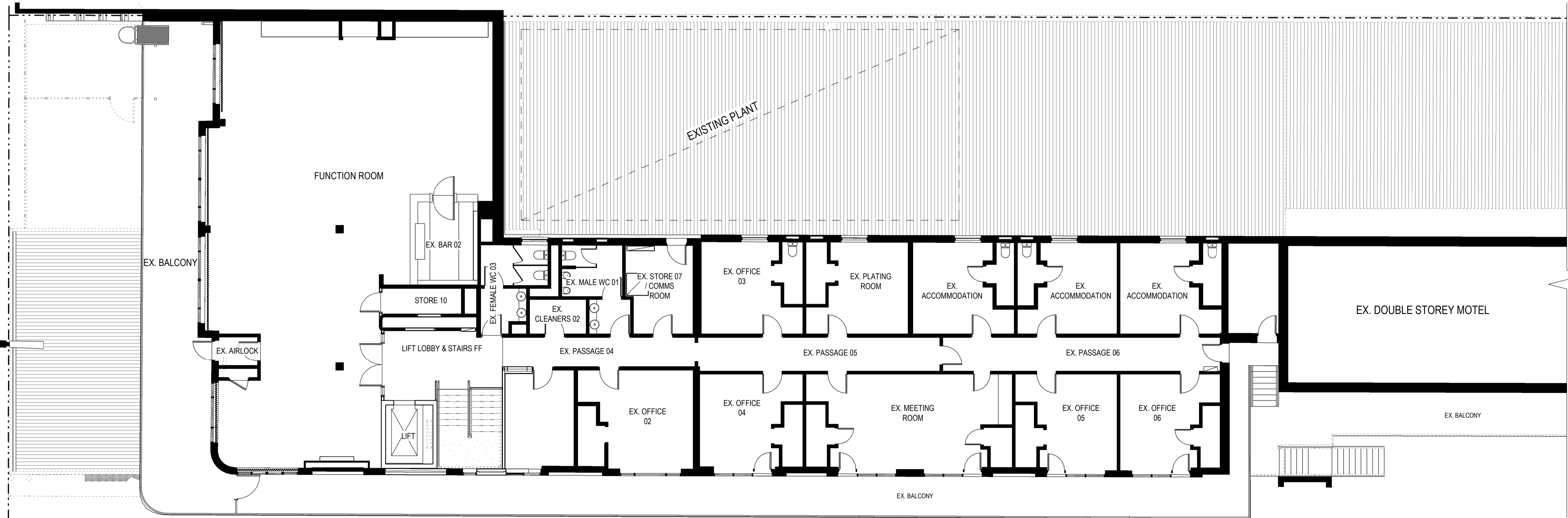
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1 PROPOSED OVERALL GROUND FLOOR PLAN  
 1: 100



2 PROPOSED OVERALL FIRST FLOOR PLAN  
 1: 100

0m 2m 4m 6m 8m 10m  
 VISUAL SCALE 1:100 @ A1  
 VISUAL SCALE 1:200 @ A3

**GENERAL NOTES**

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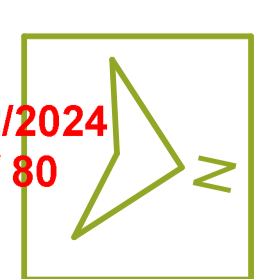
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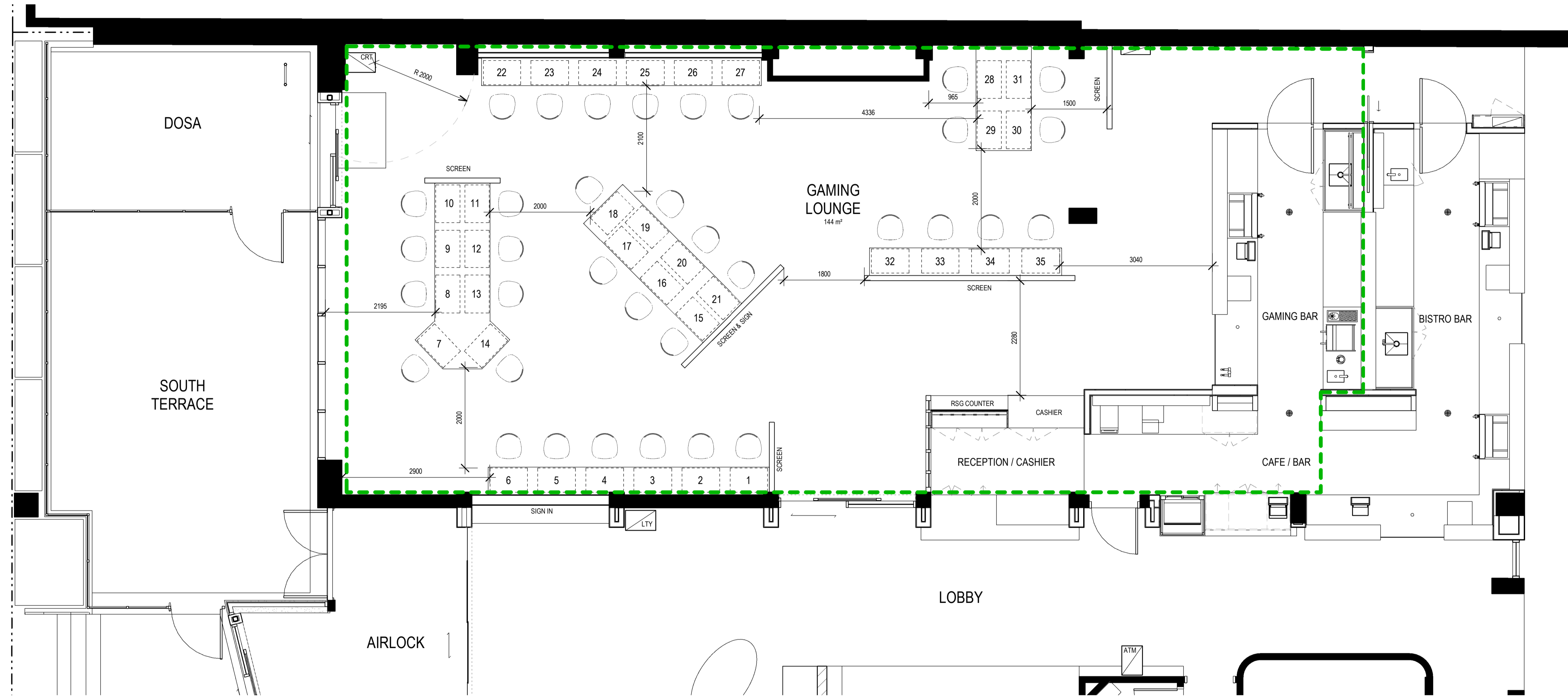
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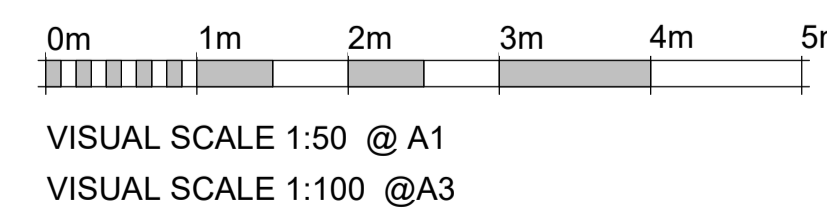
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1 PROPOSED GAMING LOUNGE PLAN  
 1:50



VENUE STATISTICS		SIGNING PANEL	
<span style="color: green;">---</span>	GAMING LICENCE AREA - GREEN LINE	SIGNATURE	DATE
35	RESTRICTED EGMS		
144m²	AREA RESTRICTED GAMING LOUNGE		
178m²	AREA GREEN LINE		
GAMING BASES			
<span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	NOMINAL 900mm WIDE x 500mm DEEP		
<span style="background-color: lightgrey; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	INFILL BASE AS REQUIRED		

GENERAL NOTES		
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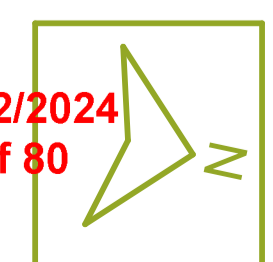
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G003/00

TOWN PLANNING ISSUE

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# Town Planning Report

## Buildings and Works and the Use of Land to Sell or Consume Liquor

221 Esplanade  
LAKES ENTRANCE

Prepared by Taylors for  
Lakes Entrance RSL Sub Branch

November 2024



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## 1.0 Introduction

Taylors Development Strategists have been engaged by the Lakes Entrance RSL Sub Branch to prepare this report to support an application for buildings and works, and the use of land the sell or consume liquor at 221 Esplanade, Lakes Entrance ('the site').

This Report outlines the proposed development, provides an assessment against the provisions of the East Gippsland Planning Scheme ('the Planning Scheme') and expresses our recommendation for a permit to be granted.

Also submitted as part of the application are Architectural Plans, Red Line Plans and Green Line Plans prepared by Insite Architects, which should be reviewed concurrently with this Report.

A permit is required for the following:

- Buildings and works pursuant to the requirements of the Commercial 1 Zone (Clause 34.01-4).
- Buildings and works pursuant to the requirements of the Land Subject to Inundation Overlay (Clause 44.04-2).
- Use the land the sell or consume liquor as the area that liquor is allowed to be consumed or supplied under a licence is to be increased (Clause 52.27).



Figure 1: Site Aerial Photograph (Metromap.com)

## 2.0 Subject Site and Surrounds

### 2.1 Subject Site

The site is located on the northern side of Esplanade in Lakes Entrance.



Figure 2: Subject Site (Metromap.com)

The site is irregular in shape with a site area of approximately 7,521 square metres. The site is currently occupied by the existing Lakes Entrance RSL Sub-Branch, and 3 motels. The site is accessed from Marine Parade and Esplanade.

The site comprises of six (6) individual titles:

- C/T 1 – Lot 4 on Plan of Subdivision LP29016 per Volume 07064 Folio 791.
- C/T 2 – Lot 4 on Plan of Subdivision LP18710 per Volume 07230 Folio 997.
- C/T 3 – Lot 2 on Plan of Subdivision 029016 per Volume 08062 Folio 975.
- C/T 4 – Lot 3 on Plan of Subdivision LP2901 per Volume 08325 Folio 296.
- C/T 5 – Lot 6 on Plan of Subdivision LP144154 per Volume 09547 Folio 696.
- C/T 6 – Lot 2 on Plan of Subdivision LP8580 per Volume 10673 Folio 236.

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A copy of each Certificate of Title ('C/Ts') has been submitted with the Application.

We note that this application solely pertains to the land under Lot 2 on Plan of Subdivision P3530 per Volume 10673 Folio 236. This is the land nominated under Certificate of Title 6 (C/T 6) in the imagery below.

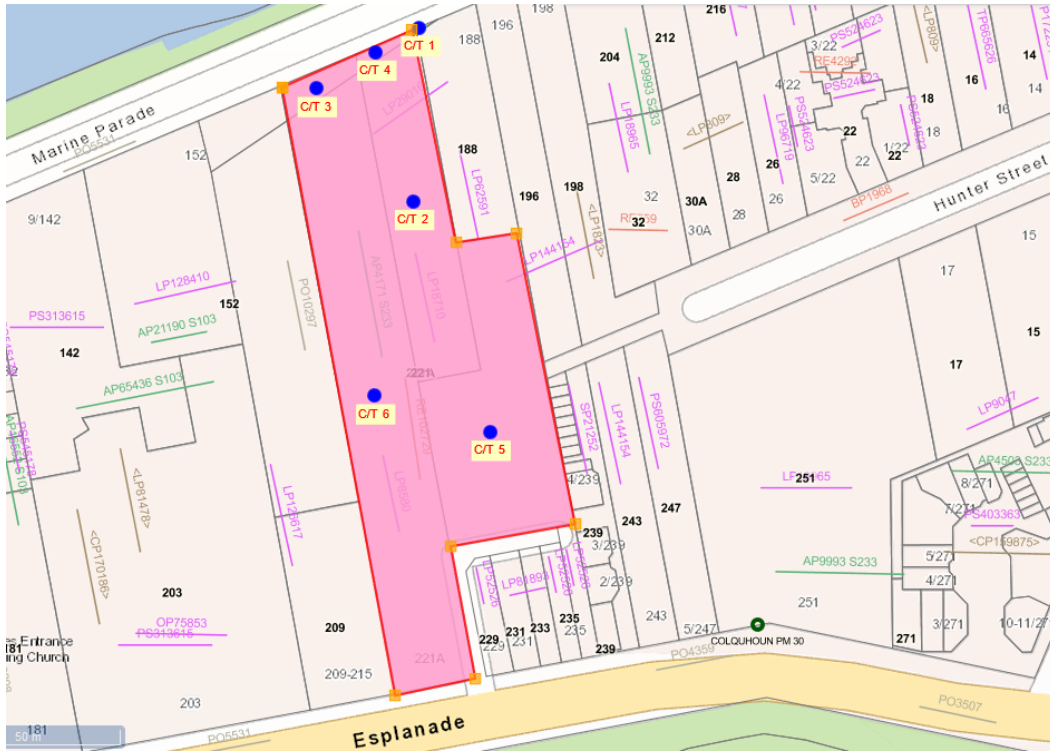


Figure 3: Subject Site (Lassi)

## 2.2 Surrounding Area

The site is located within the township of Lakes Entrance and is appropriately 38 kilometres south-east of the township of Bairnsdale.

The site and the surrounding commercially zoned land are located within the Lakes Entrance Activity Centre. This Activity Centre features a variety of commercial uses including restaurants, cafes, retail, supermarkets and local services including post offices, banks, doctors and dentists. Many of the services are accessible at the nearby Centrepoint Arcade. A Caravan Park and several hotels, inns and motels occupy land to the east and west of the site. Overall, the surrounding area is a primary location for commercial development within the Lakes Entrance area. It is also noted that residential development is common within these commercial zoned areas.

The residential zoned land to the northeast comprises of single and double storey dwellings with a mixture of brickwork, render and weatherboard materials. Multi-unit developments are also common.

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Directly to the north and south is the North Arm Channel and several piers housing small boats and ships. Further north across the Channel is predominantly residential zoned land comprising of single detached dwellings at a single and double storey scale.

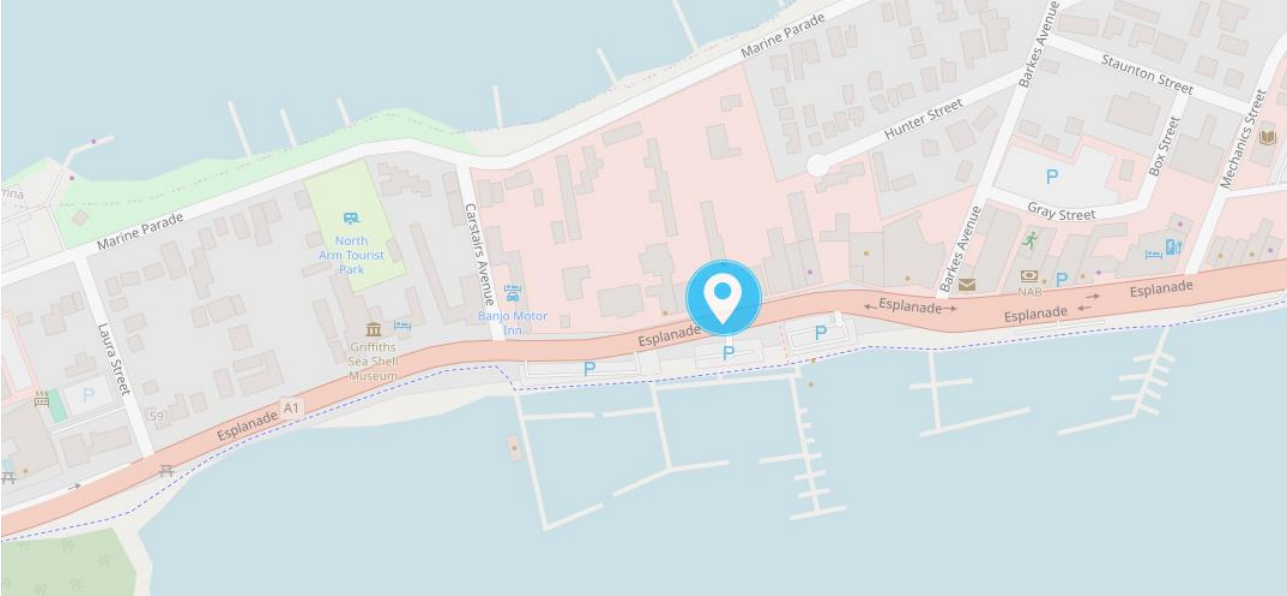


Figure 4: Location Map (melway.com.au)

### 3.0 Proposed Development

This application seeks a permit for buildings and works to the Lakes Entrance RSL Sub Branch. The buildings and works proposed include the following:

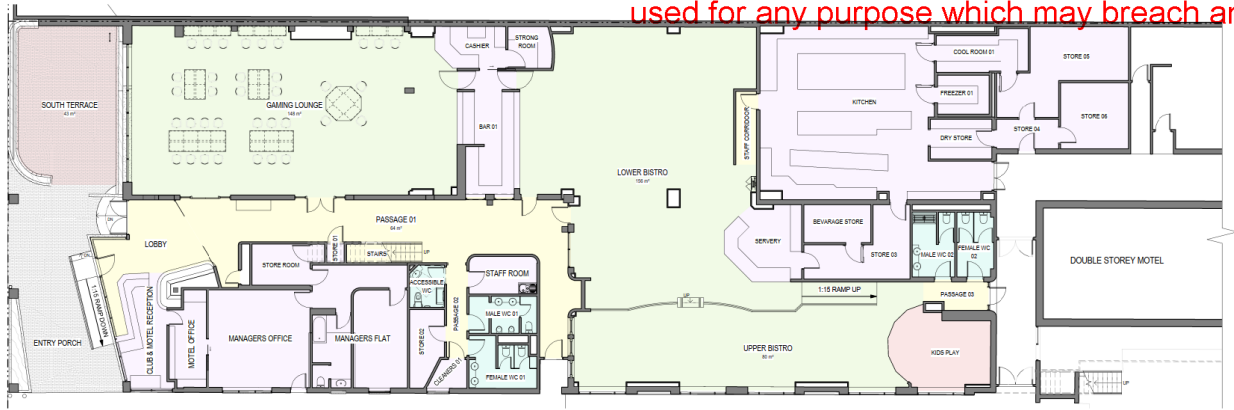
- External:
  - Replacement of existing brick paving for the entry porch and south terrace with new pavers in a stretcher bond pattern
  - Replacement of the existing ramp with a new ramp, handrails and steps to the Lobby and Lounge.
  - New 1.5m -2.1m high glass balustrade and planter boxes
  - New glass balustrade and gate to access the South Terrace
  - Replacement of the existing windows and door of the Manager's Office and Manager's Flat with infill to match the existing wall (eastern elevation)
  - New roof sheeting over existing concrete roof
  - New fascia and gutters to new roof sheeting match the existing
  
- Internal (within the existing building footprint of the RSL):
  - Demolition of the Motel Reception, Motel Office and Manager's Office to be refurbished for a new Lobby and Lounge
  - Refurbished Gaming Lounge including the rearrangement of EGMs, new gaming bar and relocated reception/cashier
  - Demolition of the existing stairs, Storage Room 1 and Manager's Flat
  - New lift shaft and stairwell access to the first floor
  - Removal of the wall separating the Billiard Room and Office 1 to accommodate for the new lift and stairwell
  - Removal of the existing bar counterface for the Member's Lounge
  - Replacement of the existing stairwell with Storage Room 10

The Architectural Plans prepared by Insite Architects illustrates the extent of the proposed works. As shown in Figures 4 and 5 below, the general footprint of the building remains the same with the majority of the works occurring within the existing footprint. In fact, there is a decrease proposed in overall floor area from 1,483sqm to 1,420sqm. Please refer to the Architectural Plans for more information.

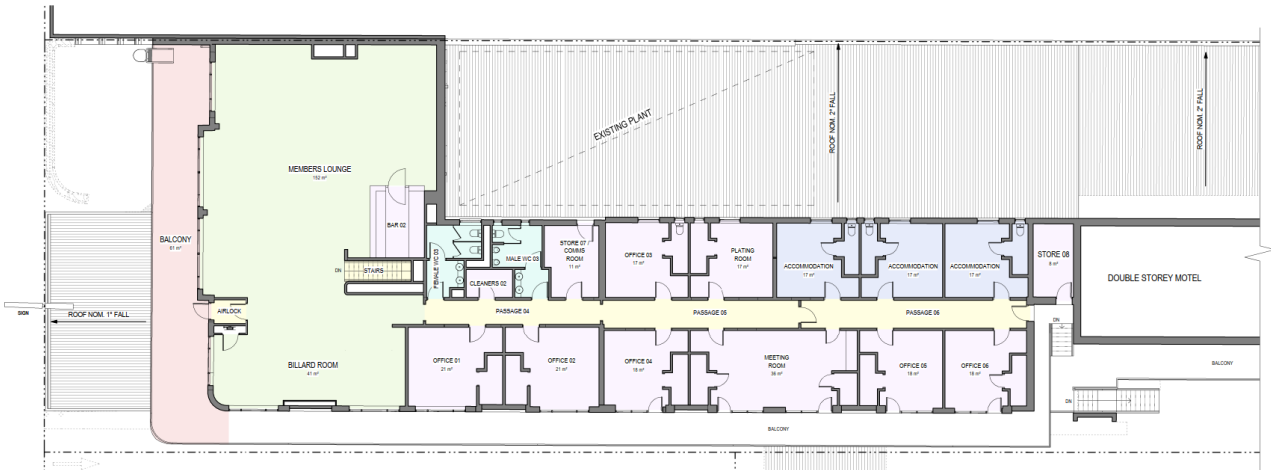
No changes are proposed to the existing car parking area or vehicular access or egress arrangements.

Furthermore, the Red Line Area is proposed to increase by virtue of the refurbished South Terrace and DOSA spaces on the Ground Floor. These changes are shown on the existing and proposed Red Line Plans submitted with this application.

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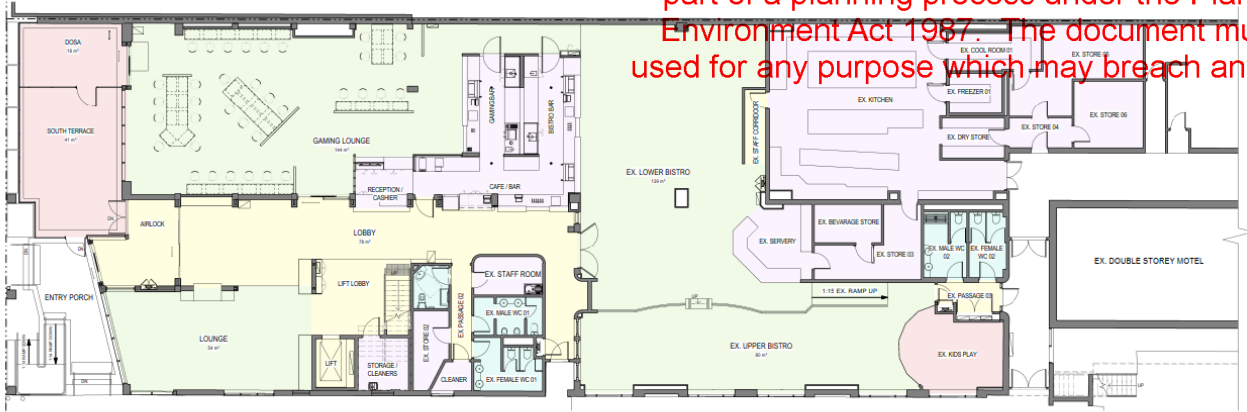
1 EXISTING GROUND FLOOR - AREA PLAN  
1:100



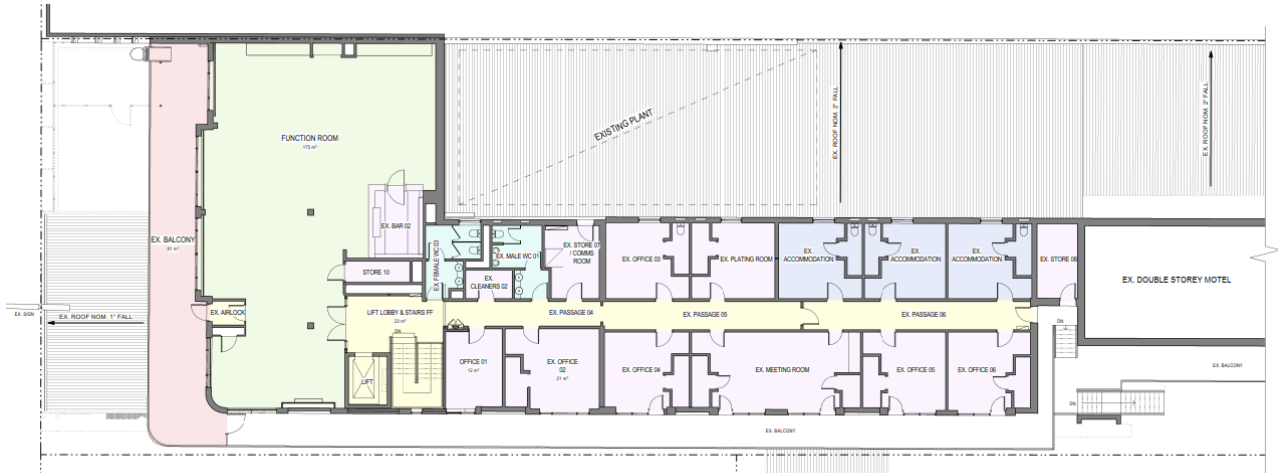
2 EXISTING FIRST FLOOR - AREA PLAN  
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Figure 5: Existing Ground Floor and First Floor Area Plans (Insight Architects)

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1 PROPOSED GROUND FLOOR  
1:100



2 PROPOSED FIRST FLOOR  
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Figure 6: Proposed Ground Floor and First Floor Area Plans (Insight Architects)



## 4.0 Planning Controls

### 4.1 Zone Provisions

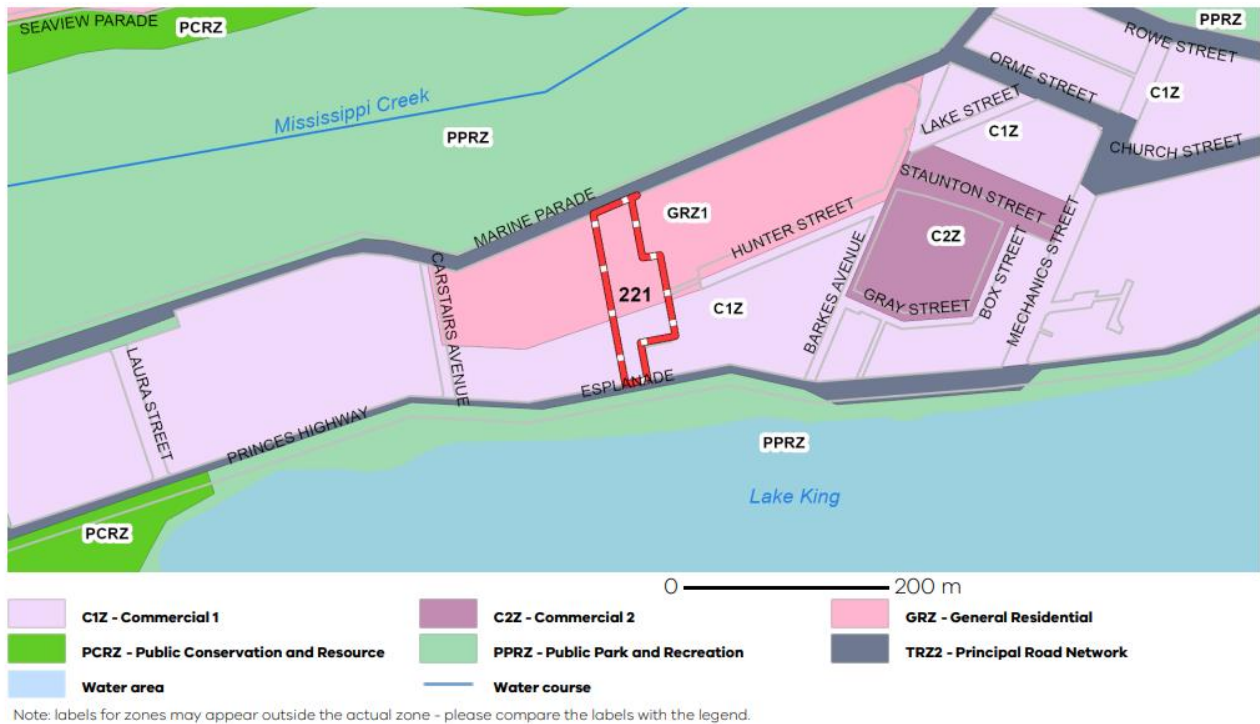


Figure 7: Zone Map (Vicplan)

The subject site is located within two (2) zones; the Commercial 1 Zone (C1Z) and the General Residential Zone – Schedule 1 (GRZ1) under the Planning Scheme.

It should be noted by Council that all buildings and works are proposed within the land subject to the C1Z. This is illustrated on Drawing DA02 of the Architectural Plans prepared by Insite Architects. Therefore, the below assessment solely pertains to the provisions under the C1Z.

The purpose of the C1Z is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.
- To provide for residential uses at densities complementary to the role and scale of the commercial centre.

Pursuant to Clause 34.01-4, a planning permit is required to construct a building or carry out works.

It is also noted that a notable portion of the works to the existing Lakes Entrance RSL Sub-Branch are internal and are exempt from a planning permit pursuant to Clause 62.02. Clause 62.02 states that (inter-alia):

*Any requirement in this scheme relating to the construction of a building or the construction or carrying out of works, other than a requirement in the Public Conservation and Resource Zone, does not apply to:*

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- *The internal rearrangement of a building or works provided the gross floor area of the building, or the size of the works, is not increased and the number of dwellings is not increased.*

It is therefore considered that only the external buildings and works require a planning permit, noting this is limited to:

- New pavers for the Entry Porch and South Terrace
- New ramps, steps and handrails and an automatic sliding door to the new Lobby and Lounge
- New 1.5m-2.1m high glass balustrade and planter boxes
- New glass balustrade and gate to access the South Terrace
- New roof sheeting
- New eaves, fascia and gutters
- Infill to the existing walls of Manager’s Office and Manager’s Flat along the eastern elevation.

The relevant decision guidelines applicable to an application buildings and works are contained within Clause 34.01-8 of the Planning Scheme. An assessment against the relevant decision guidelines is tabulated below:

<b>General</b>	
<i>The Municipal Planning Strategy and the Planning Policy Framework.</i>	The proposal is entirely consistent with the strategic aspirations sought by Council in the Municipal Planning Strategy and the applicable local policy set out in the Planning policy Framework. Please refer to Section 4.3 of this report for further information.
<i>The interface with adjoining zones, especially the relationship with residential areas.</i>	The site is located within the Commercial 1 Zone and the General Residential Zone. It is noted that all buildings and works proposed onsite are within the commercially zoned land, of which abuts land that is also nestled within this zone.
<b>Building and works</b>	
<i>The streetscape, including the conservation of buildings, the design of verandahs, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and the landscaping of land adjoining a road.</i>	<p>The proposed development facilitates appropriate access from the street with direct access to the entrance of the building. Specifically, two new sets of steps and a new ramp are proposed to provide access to the lobby and South Terrace.</p> <p>The external alterations to the building’s façade generally do not impact the presentation of the building to the streetscape and public realm.</p>
<i>Defining the responsibility for the maintenance of buildings, landscaping and paved areas.</i>	All buildings and refurbished paved areas will be appropriately maintained by the current landowners.

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<p><i>Consideration of the overlooking and overshadowing as a result of building or works affecting adjoining land in a General Residential Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.</i></p>	<p>The proposed buildings and works are a reasonable distance from the nearest residential properties and should not cause a loss of amenity to the occupiers of those properties.</p>
<p><i>The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.</i></p>	<p>As above.</p>

On the basis of the above, the proposed buildings and works appropriately respond to the relevant decision guidelines under the C1Z.

## 4.2 Overlay Controls

### 4.2.1 Land Subject to Inundation Overlay

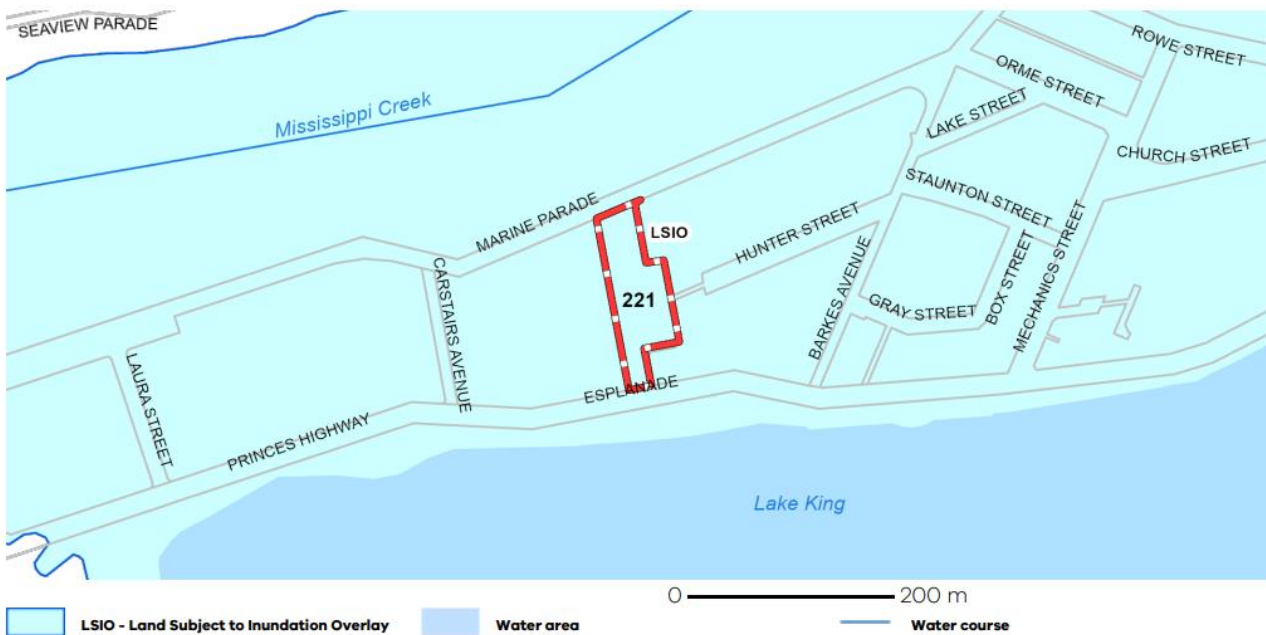


Figure 8: Overlay Map (VicPlan)

The site is located under the Land Subject to Inundation Overlay pursuant to the provisions of the Planning Scheme. The purpose of the overlay is:

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

- *To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority.*
- *To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.*
- *To minimise the potential flood risk to life, health and safety associated with development.*
- *To reflect a declaration under Division 4 of Part 10 of the Water Act, 1989.*
- *To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.*
- *To ensure that development maintains or improves river, marine, coastal and wetland health, waterway protection and floodplain health.*

Pursuant to Clause 44.04-2, a permit is required to construct a building or carry out works.

Item 3 of the Schedule to the LSIO lists a number of exemptions for buildings and works under this Overlay. Based on this proposal, none of the listed exemptions are applicable in this instance.

Furthermore, Clause 44.04-7 states:

*An application must be referred to the relevant floodplain management authority under Section 55 of the Act unless in the opinion of the responsible authority, the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and the floodplain management authority.*

We acknowledge that the application will be referred to the East Gippsland Catchment Management Authority or another relevant local floodplain management authority for consideration. Notwithstanding, it is submitted that the proposed buildings and works are appropriate by virtue of the following:

- The proposal will not result in a change to a use that may be more susceptible to flooding.
- It is highly unlikely that the proposed buildings and works will result in the existing building to be more susceptible to flooding or flood damage.
- The proposal does not result in any increased risk to life, health or safety of any patrons and staff.
- The proposal will not pose any impact on river, marine and coastal health values within the Lakes Entrance area.
- The buildings and works will not result in any changes to the existing floor levels, meaning the building will not be more or less vulnerable to flooding or flood damage. As such, the proposal will not cause any significant rise in flood level or flow velocity.

Based on the above, the proposed buildings and works are entirely appropriate under the LSIO.

### **4.3 Planning Policy Framework (PPF)**

The Planning Policy Framework sets out the relevant statewide and regional policies for residential development at Clause 13 (Environmental Risks and Amenity) and Clause 15 (Built Environment and Heritage) Clause 71 (Operation of this planning scheme) requires Council to integrate the range of policies relevant to the issues to be determined and to balance conflicting objectives in favour of net community benefit and sustainable development.

Clause 11 aims to facilitate the planning for and anticipation of the needs of existing and future communities, and to facilitate sustainable development that balances the need for growth alongside the protection of significant landscape. These strategies provide a balance between ensuring that a sufficient supply of land is available to support a growing population and managing the impacts of urban sprawl upon valued environmental areas.

The provisions of Clause 13 outline the need to prepare for and respond to the impacts of climate change. Clause 13 essentially highlights the importance of risk-based planning that prioritises the protection of human life. This clause outlines the importance of ensuring good future amenity outcomes within built form design.

Clause 15 relates to the Design and Built Form of developments and aims to ensure that developments achieve high quality designs that contribute positively to the urban character of the area. Sustainability in urban form, and respect for existing heritage are key themes within this clause.

#### **Clause 11.01-1L-02 – Growth area town**

Lakes Entrance has been identified as a 'Growth area town' under this Clause. The relevant strategies are as follows:

- *Restrict development outside the Lakes Entrance settlement boundary.*
- *Improve pedestrian connections across The Esplanade between the commercial edge and foreshore in particular adjacent to the Tourist Precinct and the Civic/Village Precinct.*
- *Protect and maximise foreshore views along The Esplanade through building design.*

All buildings and works proposed under this application are limited to the subject site which is located within the Lakes Entrance settlement boundary. Any proposed alterations to the façade and to patron access to the RSL will not hinder the existing pedestrian connection across the Esplanade. Overall, it is submitted that the proposal is entirely appropriate under this policy and will not impact any future development within the Lakes Entrance area to achieve the relevant strategies.

#### **Clause 11.03-1L-03 Lakes Entrance Activity Centre**

Clause 11.03-1L-03 includes strategies for use and development within the Activity Centre. The relevant strategy is to "*encourage development to the property line along The Esplanade to provide street level activity*". All alterations to the building's façade are to the property boundary of the Esplanade and street level access will be maintained.

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**Clause 11.03-4L-01 Coastal Settlements**

This policy applies to the Lakes Entrance township. In accordance with this policy, all buildings and works proposed under this application are within the existing land within the Commercial 1 Zone and the established activity centre. In addition, the proposal will pose no impact on the surrounding landscape and any environmental values of the wider Lakes Entrance area.

**Clause 13.03-1L – Floodplain Management**

Clause 13.03-1L applies by virtue of the site being under Land Subject to Inundation Overlay (LSIO). The strategies under this Clause are to:

- Direct use and development to locations that minimise its vulnerability to the threat of flood.
- Minimise development on flood prone land to reduce the likelihood of impeding or redirecting floodwaters.

It is noted that all buildings and works under this application pertain to an existing building of which is an area affected by the 1% AEP flood. The buildings and works as identified in this Report will not result in the building being more vulnerable to the threat of flooding. Specifically, most of the external works are restricted to the building’s façade and entry porch.

**4.4 Particular Provisions**

**Clause 52.27 Licensed Premises**

A permit is required to use land to sell liquor if the area that liquor is allowed to be consumed or supplied under licence is to be increased. In this instance the red line is proposed to increase by virtue of the inclusion of the South Terrace and DOSA outdoor spaces on the Ground Floor, and the inclusion of the balcony on the First Floor. Therefore a permit is required under this Clause. Specifically, the Red Line area at the Ground Floor will slightly increase from 928 square metres to 952 square metres, while the Red Line area at the First Floor will slightly increase from 346 square metres to 403 square metres. Please refer to the Red Line Plans prepared by Insite Architects submitted with this application.

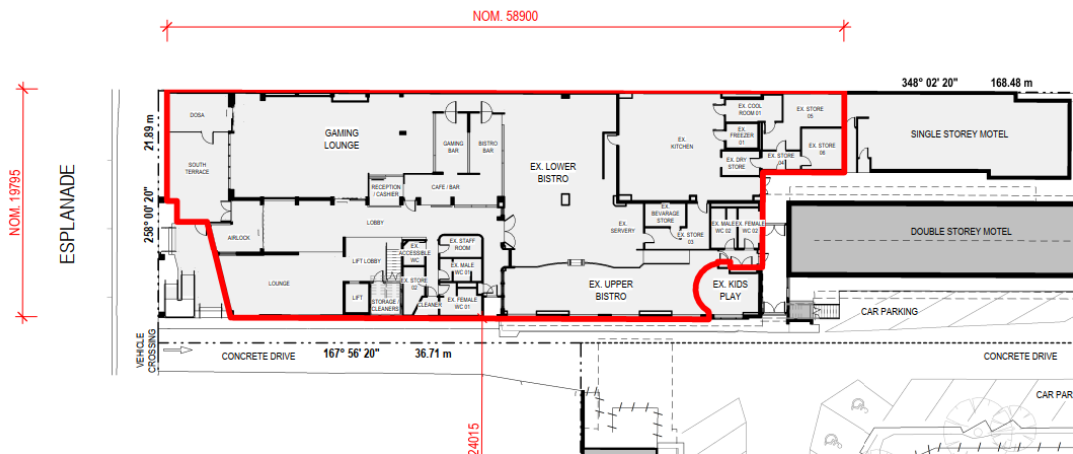
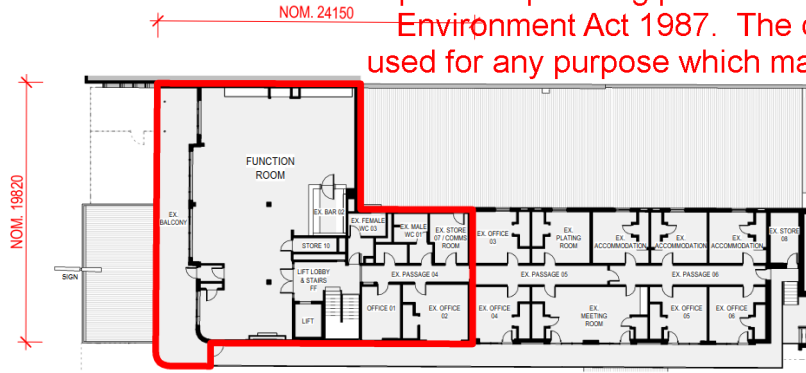


Figure 9: Extract of Proposed Ground Floor Red Line Plan (Insite Architects)

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2 PROPOSED LIQUOR LICENCE PLAN - FIRST FLOOR  
 1 : 250

Figure 10: Extract of Proposed First Floor Red Line Plan (Insite Architects)

An assessment against the decision guidelines under Clause 52.27 is tabulated below:

General	
<i>The Municipal Planning Strategy and the Planning Policy Framework.</i>	The proposal is entirely consistent with the strategic aspirations sought by Council in the Municipal Planning Strategy and the relevant local policy set out in the Planning policy Framework. The proposed increase in the Red Line area will not impact the proposal's ability to remain consistent with the relevant policy.
<i>The impact of the sale or consumption of liquor permitted by the liquor licence on the amenity of the surrounding area.</i>	The Lakes Entrance RSL has been operated along the Esplanade for a number of years. The slight increase in the Red Line area by 24 square metres at the ground level, and 57 square metres at the first floor, will pose no detrimental impact on the amenity of the surrounding commercial area. The refurbished South Terrace and new DOSA spaces will be appropriately screened from public view to mitigate any amenity impacts.
<i>The impact of the hours of operation on the amenity of the surrounding area.</i>	It is understood that the hours of operation will remain the same.
<i>The impact of the number of patrons on the amenity of the surrounding area.</i>	Taylors have been advised that the patron numbers will remain the same regardless of the increase in the Red Line area.

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<i>The cumulative impact of any existing licensed premises and the proposed licensed premises on the amenity of the surrounding area.</i>	As above.
---	-----------

Based on the above, it is evident that the increase in the Red Line area will pose no impact on the amenity on the surrounding area and is consistent with the purpose of Clause 52.27 of the Planning Scheme.

**Clause 52.28 Gaming**

A planning permit is required to install or use a gaming machine. 35 EGM's are shown in the Gaming Lounge on the demolition plan as existing and 35 are shown on the proposed Gaming Lounge Plan. The number of approved gaming machines on site will not increase as a result of this application and therefore no permit is triggered.

**Clause 52.29 Land Adjacent to the Principal Road Network**

The Esplanade is located in a Transport Zone 2. However, no planning permit is required as this proposal does not intend to create or alter access to The Esplanade.



## 5.0 Conclusion

It is submitted that the proposal has a high level of compliance with the state and local planning policies and is consistent with the objectives of the C1Z and LSIO. In conclusion the proposal is considered to:

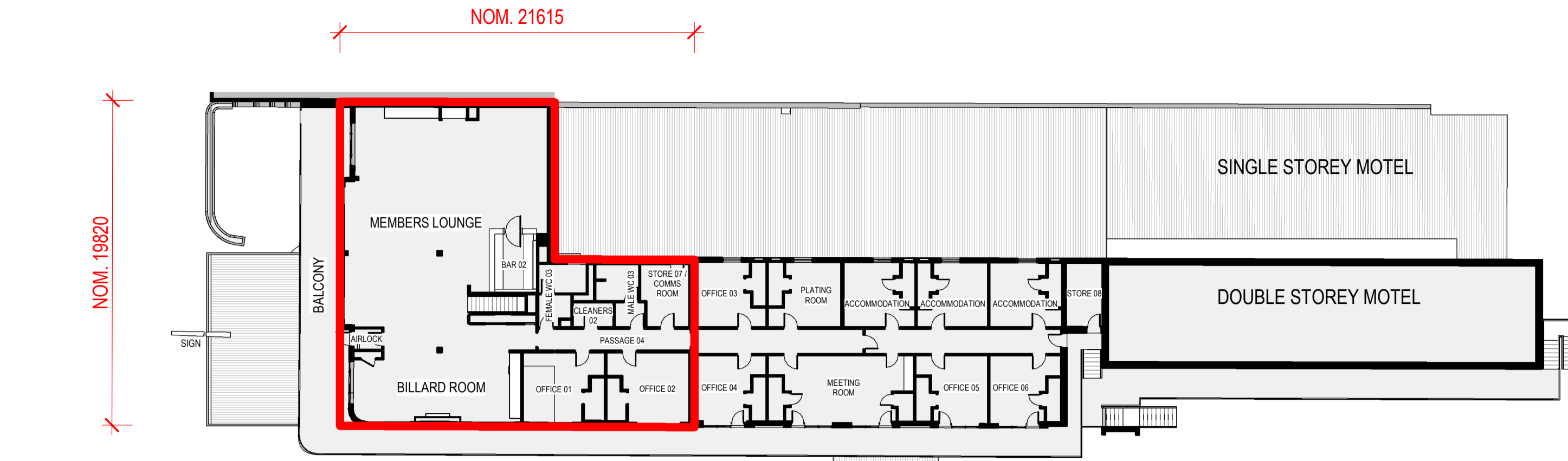
- Proposed buildings and works that will not cause amenity loss to adjoining properties.
- Be limited to alterations at the front-most portion of the RSL under the C1Z.
- Provide minor yet important refurbishments and updates to the existing RSL facilities for the locality.
- Not trigger permits for car parking or gaming related requirements.

It is therefore submitted that a permit should be issued for the proposal.

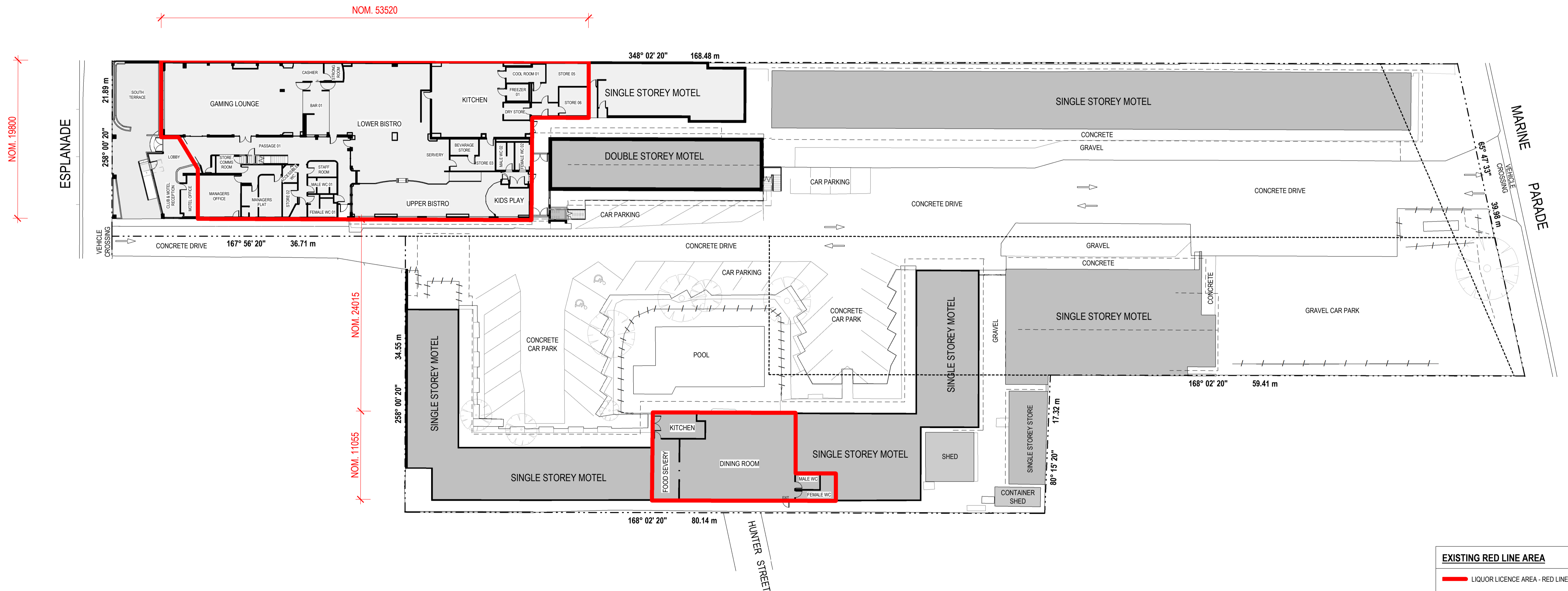
**Taylors Development Strategists Pty Ltd**

November 2024

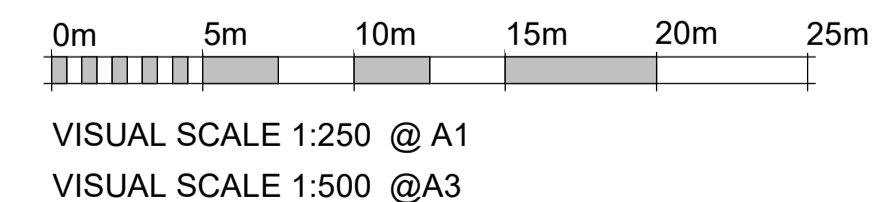
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2 EXISTING LIQUOR LICENCE PLAN - FIRST FLOOR  
 1 : 250



1 EXISTING LIQUOR LICENCE PLAN - GROUND FLOOR  
 1 : 250



EXISTING RED LINE AREA	
<span style="color: red;">—</span>	LIQUOR LICENCE AREA - RED LINE
928m <sup>2</sup>	GROUND FLOOR AREA
215m <sup>2</sup>	SEPARATE DINING ROOM
346m <sup>2</sup>	FIRST FLOOR AREA
1546m <sup>2</sup>	TOTAL FLOOR AREA

GENERAL NOTES		
DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT. PREPARATION OF SHOP DRAWINGS OR MANUFACTURING FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALING.		
VERIFY LOCATION OF EXISTING SERVICES BEFORE COMMENCEMENT.		
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01	TOWN PLANNING ISSUE - REV 1	26/11/24
00	TOWN PLANNING ISSUE	21/11/24
ISSUE	DESCRIPTION	DATE



CLIENT:  
 LAKES ENTRANCE RSL SUB BRANCH

PROJECT:  
 LAKES ENTRANCE RSL REFURBISHMENT WORKS

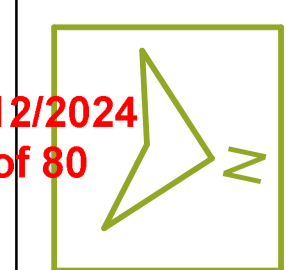
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SCALE: As indicated @A1 DATE: JULY 24

DRAWN: CMc PLOT DATE: 26/11/2024

CHECKED: CM/JB JOB No.: J0001124



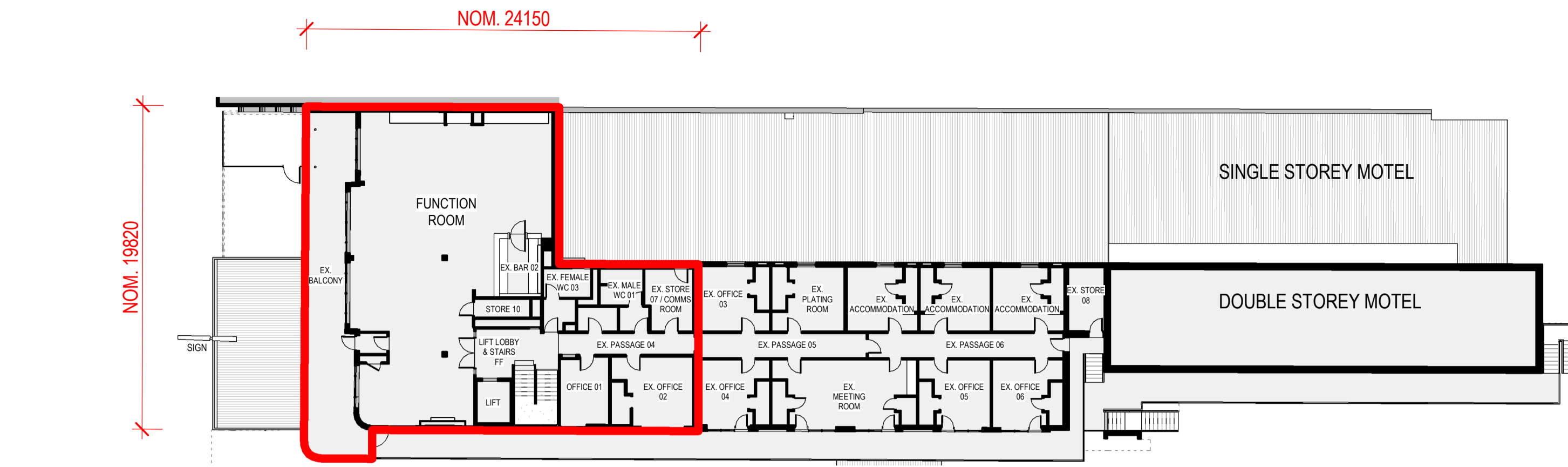
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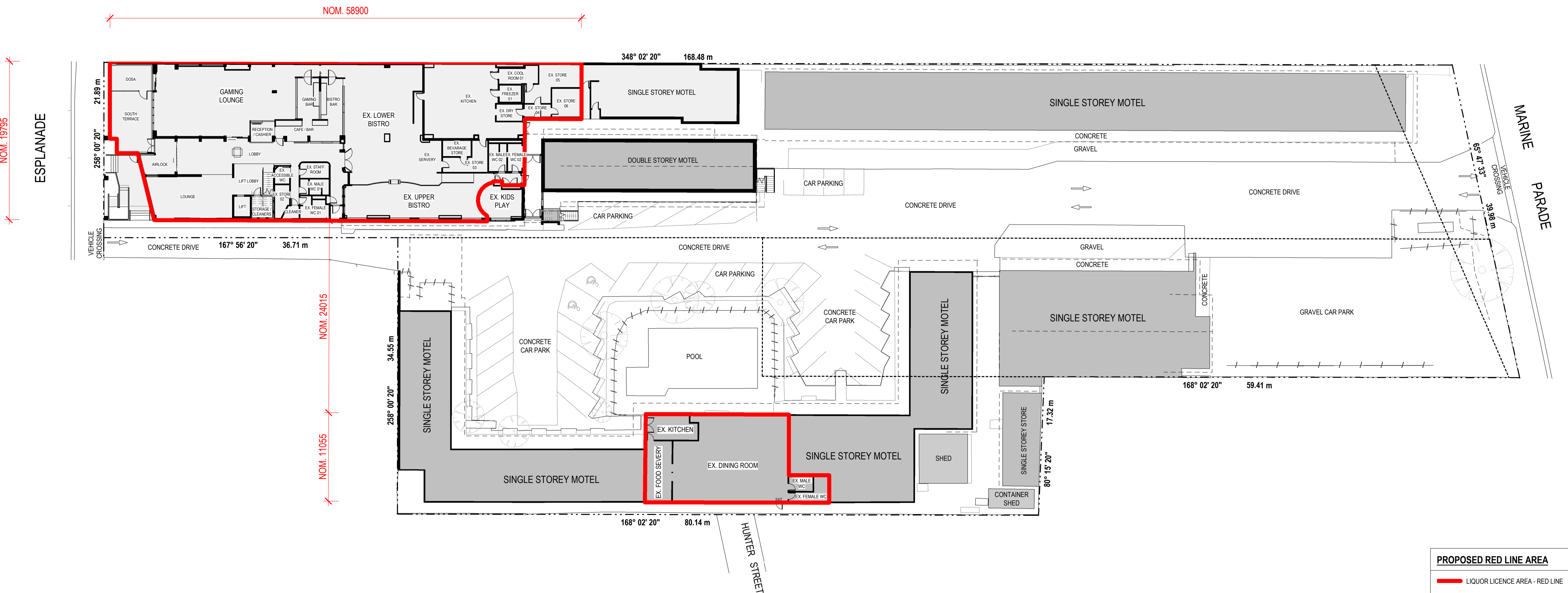
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2 PROPOSED LIQUOR LICENCE PLAN - FIRST FLOOR  
 1 : 250



1 PROPOSED LIQUOR LICENCE PLAN - GROUND FLOOR  
 1 : 250

**PROPOSED RED LINE AREA**

- LIQUOR LICENCE AREA - RED LINE
- 952m<sup>2</sup> GROUND FLOOR AREA
- 215m<sup>2</sup> SEPARATE DINING ROOM
- 403m<sup>2</sup> FIRST FLOOR AREA
- 1570m<sup>2</sup> TOTAL FLOOR AREA



VISUAL SCALE 1:250 @ A1  
 VISUAL SCALE 1:500 @ A3

GENERAL NOTES		
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 (03) 9499 9174  
 www.insitearchitects.com.au

CLIENT:  
 LAKES ENTRANCE RSL SUB BRANCH

PROJECT:  
 LAKES ENTRANCE RSL REFURBISHMENT WORKS

LOCATION:  
 221 ESPLANADE, LAKES ENTRANCE, VIC 3909

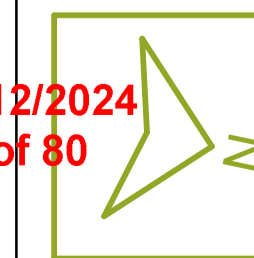
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# REFURBISHMENT WORKS

at

## LAKES ENTRANCE RSL SUB BRANCH

### 221 ESPLANADE, LAKES ENTRANCE VIC 3909

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#### DRAWING REGISTER PLANNING

SHEET NUMBER	SHEET NAME	ISSUE	DESCRIPTION	DATE
DA00	COVER SHEET	00	TOWN PLANNING ISSUE	21/11/24
DA01	DEVELOPMENT SUMMARY & SITE ANALYSIS	00	TOWN PLANNING ISSUE	21/11/24
DA02	SITE PLAN	00	TOWN PLANNING ISSUE	21/11/24
DA03	EXISTING / DEMOLITION GROUND FLOOR PLAN	00	TOWN PLANNING ISSUE	21/11/24
DA04	EXISTING / DEMOLITION FIRST FLOOR PLAN	00	TOWN PLANNING ISSUE	21/11/24
DA05	EXISTING / DEMOLITION ROOF PLAN	00	TOWN PLANNING ISSUE	21/11/24
DA06	PROPOSED GROUND FLOOR PLAN	00	TOWN PLANNING ISSUE	21/11/24
DA07	PROPOSED FIRST FLOOR PLAN	00	TOWN PLANNING ISSUE	21/11/24
DA08	PROPOSED ROOF PLAN	00	TOWN PLANNING ISSUE	21/11/24
DA09	EXISTING / DEMOLITION ELEVATIONS	00	TOWN PLANNING ISSUE	21/11/24
DA10	PROPOSED ELEVATIONS	00	TOWN PLANNING ISSUE	21/11/24
DA11	EXISTING AREA PLANS	00	TOWN PLANNING ISSUE	21/11/24
DA12	PROPOSED AREA PLANS	00	TOWN PLANNING ISSUE	21/11/24

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00	TOWN PLANNING ISSUE	21/11/24



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LAKES ENTRANCE RSL SUB BRANCH

**PROJECT:**  
LAKES ENTRANCE RSL REFURBISHMENT WORKS

**LOCATION:**  
221 ESPLANADE, LAKES ENTRANCE,  
VIC 3909

**DRAWING TITLE:**  
COVER SHEET

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TOWN PLANNING ISSUE

**SITE SUMMARY**

**PROPERTY HAS 6 PARCELS**

LOT	SPI	AREA OF WORKS
Lot 2 LP8580	2LP8580	-AREA OF WORKS
Lot 4 LP18710	4LP18710	
Lot 2 LP29016	2LP29016	
Lot 3 LP29016	3LP29016	
Lot 4 LP29016	4LP29016	
Lot 6 LP144154	6LP144154	

**LOCAL MUNICIPALITY:**  
EAST GIPPSLAND

**PLANNING ZONES:**  
C1Z - COMMERCIAL 1 ZONE  
GRZ1 - GENERAL RESIDENTIAL ZONE

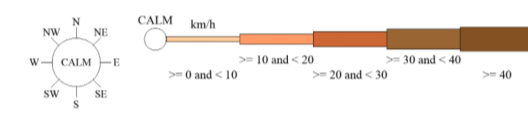
AREA: 7521m<sup>2</sup>  
PERIMETER: 470m

**PARKING SUMMARY**

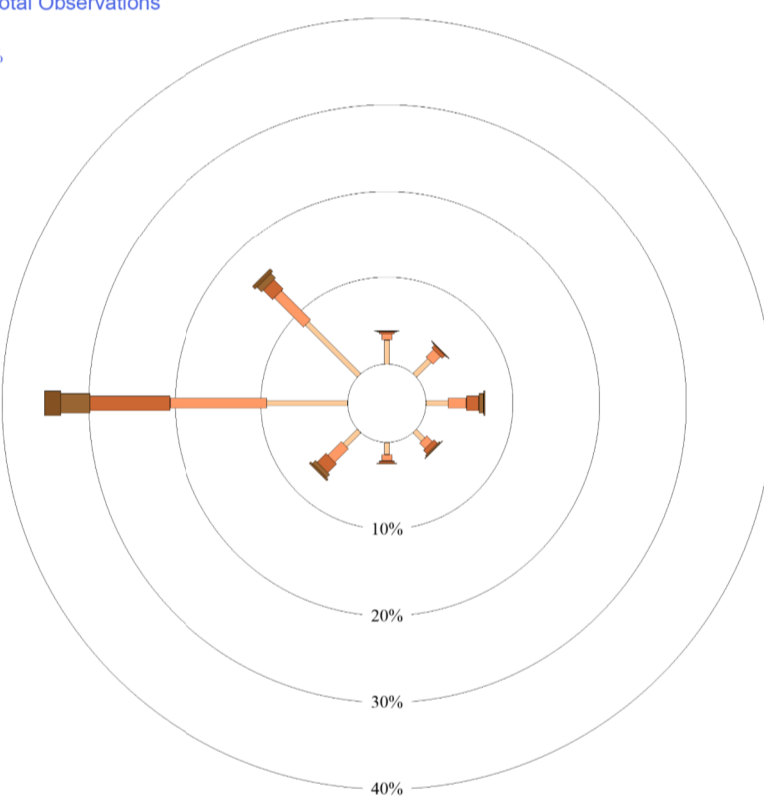
NO CARPARK UPGRADES PROPOSED

**WIND ROSES**

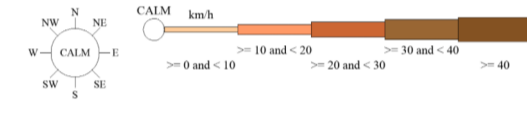
Rose of Wind direction versus Wind speed in km/h (22 Apr 1943 to 06 Sep 2017)  
Custom roses generated using the following data:  
**EAST SALE**  
Site No. 90072 - Opened Apr 1943 - 268 Days - Latitude: 38 11'50" - Longitude: 147 13'22" - Elevation: 4 m  
An asterisk (\*) indicates that calm is less than 0.5%.  
Other important info about this analysis is available in the accompanying notes.



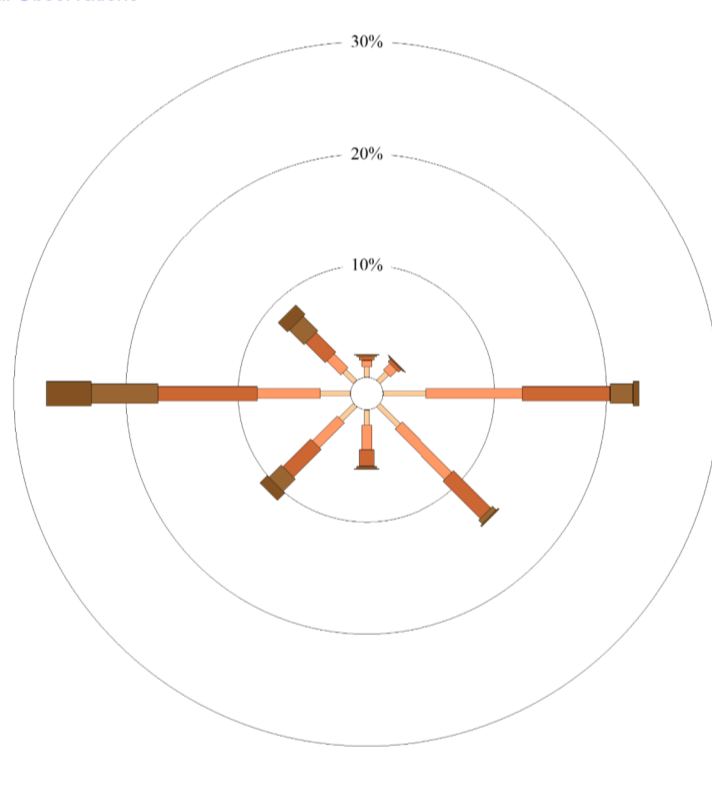
9 am  
26954 Total Observations  
Calm 23%



Rose of Wind direction versus Wind speed in km/h (22 Apr 1943 to 06 Sep 2017)  
Custom roses generated using the following data:  
**EAST SALE**  
Site No. 90072 - Opened Apr 1943 - 268 Days - Latitude: 38 11'50" - Longitude: 147 13'22" - Elevation: 4 m  
An asterisk (\*) indicates that calm is less than 0.5%.  
Other important info about this analysis is available in the accompanying notes.



3 pm  
26806 Total Observations  
Calm 7%



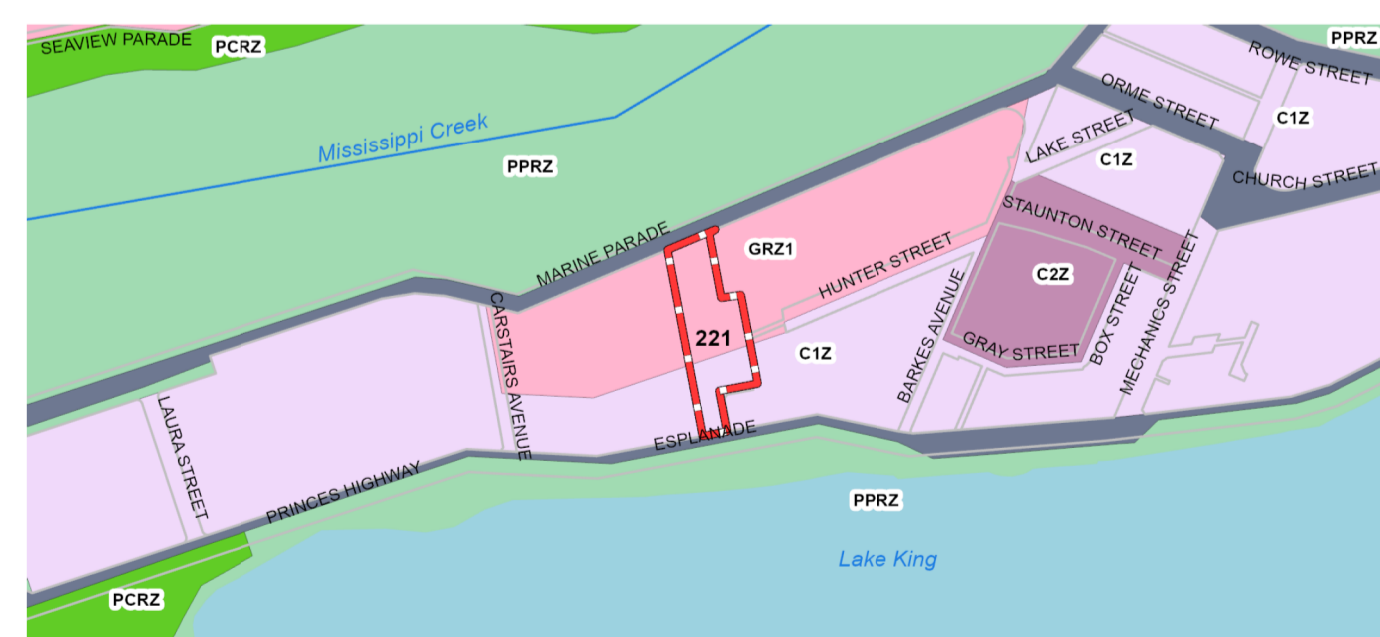
**DEVELOPMENT SUMMARY**

- PROPOSED WORKS ENTAIL THE FOLLOWING:
- UPGRADES TO ENTRY RAMP & STEPS
  - NEW ENTRY AND TERRACE PAVING AND BALUSTRADING
  - NEW DESIGNATED OUTDOOR SMOKING AREA
  - INFILL OPENINGS ON EASTERN WALLS
  - NEW GLAZING AND DOOR TO SOUTH WALL OF GAMING LOUNGE
  - NEW AUTO SLIDING DOOR TO GAMING LOUNGE
  - NEW INTERNAL LIFT AND STAIR
  - GROUND FLOOR & FIRST FLOOR LOBBY'S
  - INTERNAL REFURBISHMENT TO RECEPTION, LOUNGE, GAMING LOUNGE AND BARS
  - RECTIFICATION WORKS TO ROOF AND BALCONY WATERPROOFING



1 LOCATION PLAN  
1 : 1000

**PLANNING OVERLAYS**



C1Z - Commercial 1  
C1Z - Commercial 2  
GRZ - General Residential  
TRZ - Principal Road Network  
Water area  
Water course  
PPRZ - Public Park and Recreation  
PCRZ - Public Conservation and Resource



LSIO - Land Subject to Inundation Overlay  
Water area  
Water course



Aboriginal Cultural Heritage  
Water area  
Water course

**GENERAL NOTES**

DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT. PREPARATION OF SHOP DRAWINGS OR MANUFACTURING FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALING. VERIFY LOCATION OF EXISTING SERVICES BEFORE COMMENCEMENT. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA, RELEVANT STATE BUILDING ACT AS AMENDED, STANDARD BUILDING BY-LAWS AND RELEVANT AUSTRALIAN STANDARDS.

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LAKES ENTRANCE RSL SUB BRANCH

**PROJECT:**  
LAKES ENTRANCE RSL REFURBISHMENT WORKS

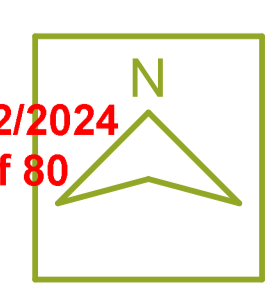
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221 ESPLANADE, LAKES ENTRANCE, VIC 3909

**DRAWING TITLE:**  
DEVELOPMENT SUMMARY & SITE ANALYSIS

**SCALE:**  
**DATE:** JULY 24

**DRAWN:** CM  
**CHECKED:** JB

**DATE:** 21/11/24  
**JOB No.:** 30001124

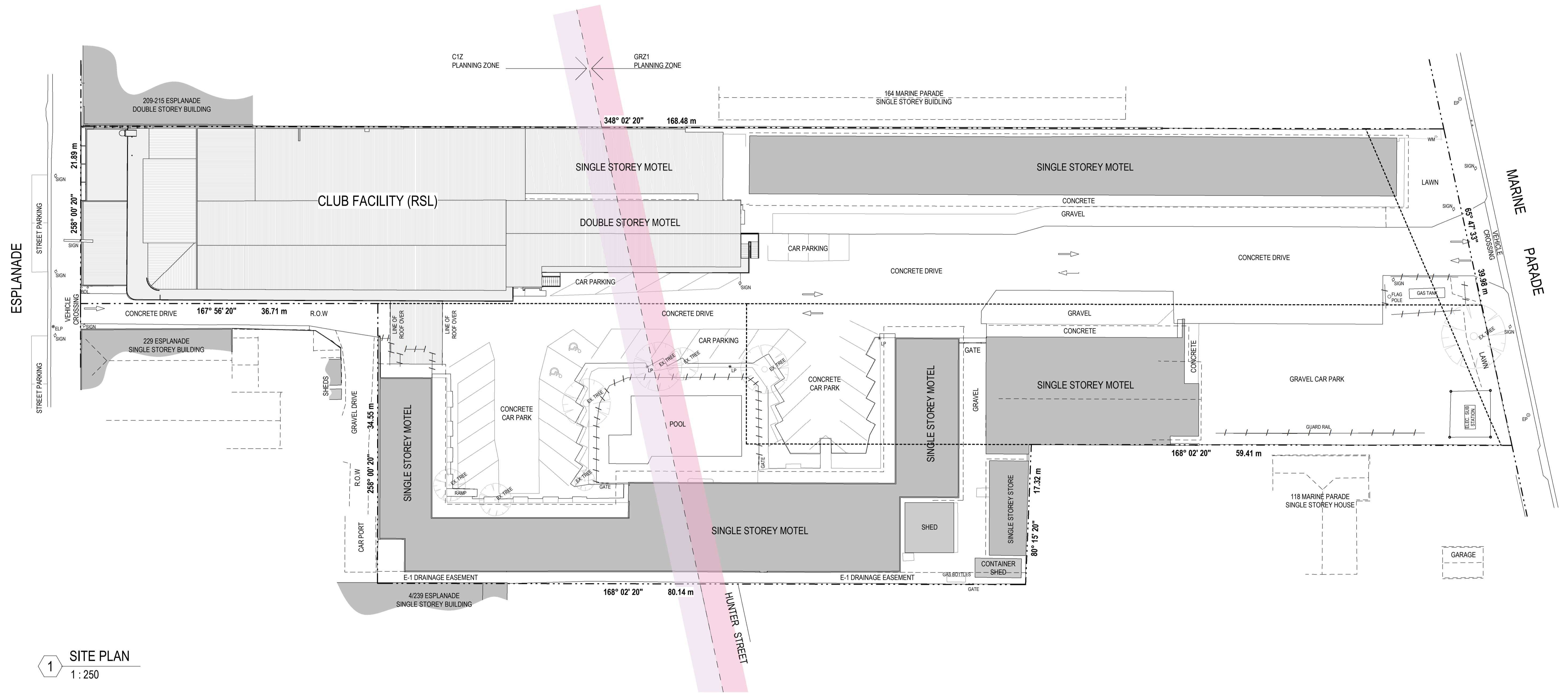


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1 SITE PLAN  
 1 : 250

**SITE PLAN LEGEND**

- EXISTING TREE
- PROPERTY BOUNDARY
- INTERNAL PROPERTY BOUNDARY
- SUBJECT BUILDING
- NEIGHBOURING BUILDINGS
- COMMERCIAL 1 ZONE
- GENERAL RESIDENTIAL ZONE 1

**GENERAL NOTES**

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PROJECT:  
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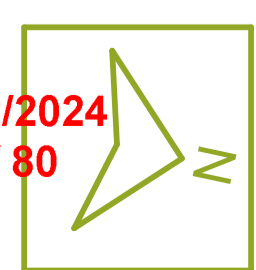
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 SITE PLAN

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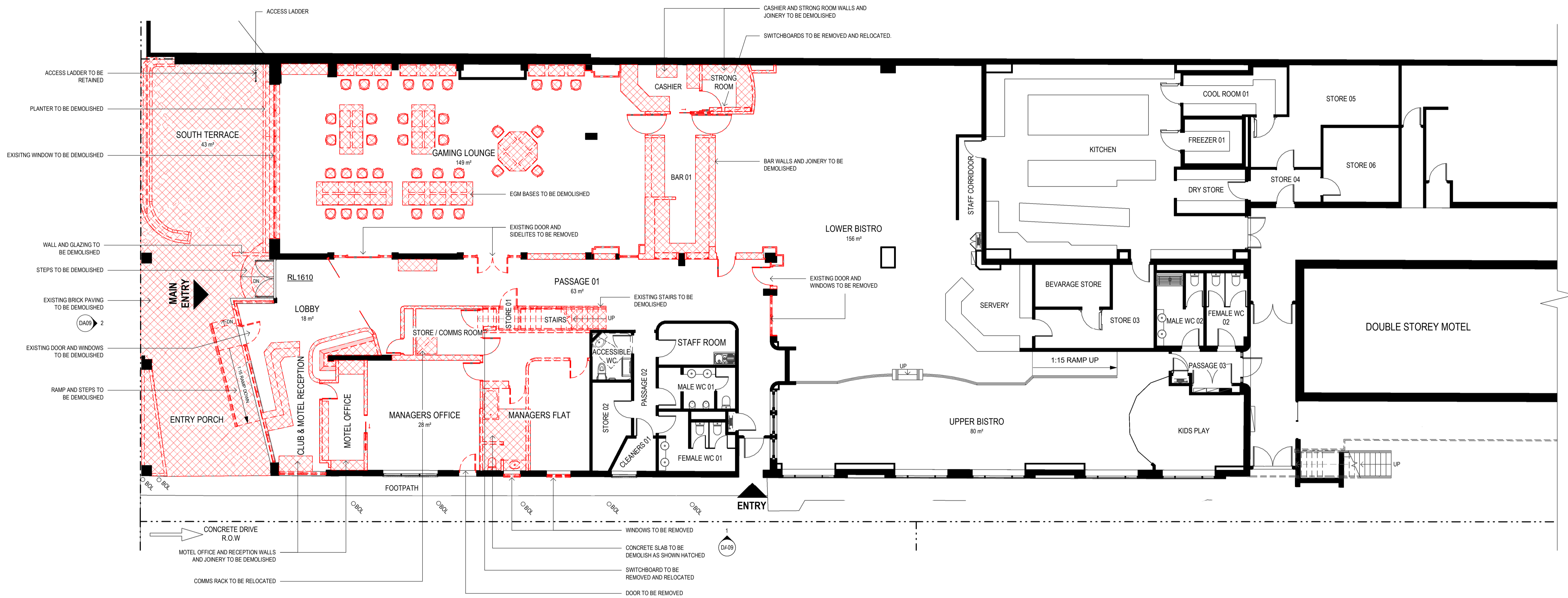


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**PLAN LEGEND**

- PROPERTY BOUNDARY
- INTERNAL PROPERTY BOUNDARY
- █ EXISTING CONDITIONS
- ▨ EXISTING CONDITIONS TO BE DEMOLISHED

1 EXISTING/DEMO GROUND FLOOR  
 1:100

GENERAL NOTES		
DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT. PREPARATION OF SHOP DRAWINGS OR MANUFACTURING FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALING.		
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PROJECT:  
**LAKES ENTRANCE RSL REFURBISHMENT WORKS**

LOCATION:  
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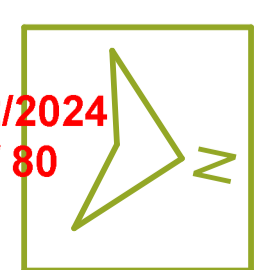
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**EXISTING / DEMOLITION GROUND FLOOR PLAN**

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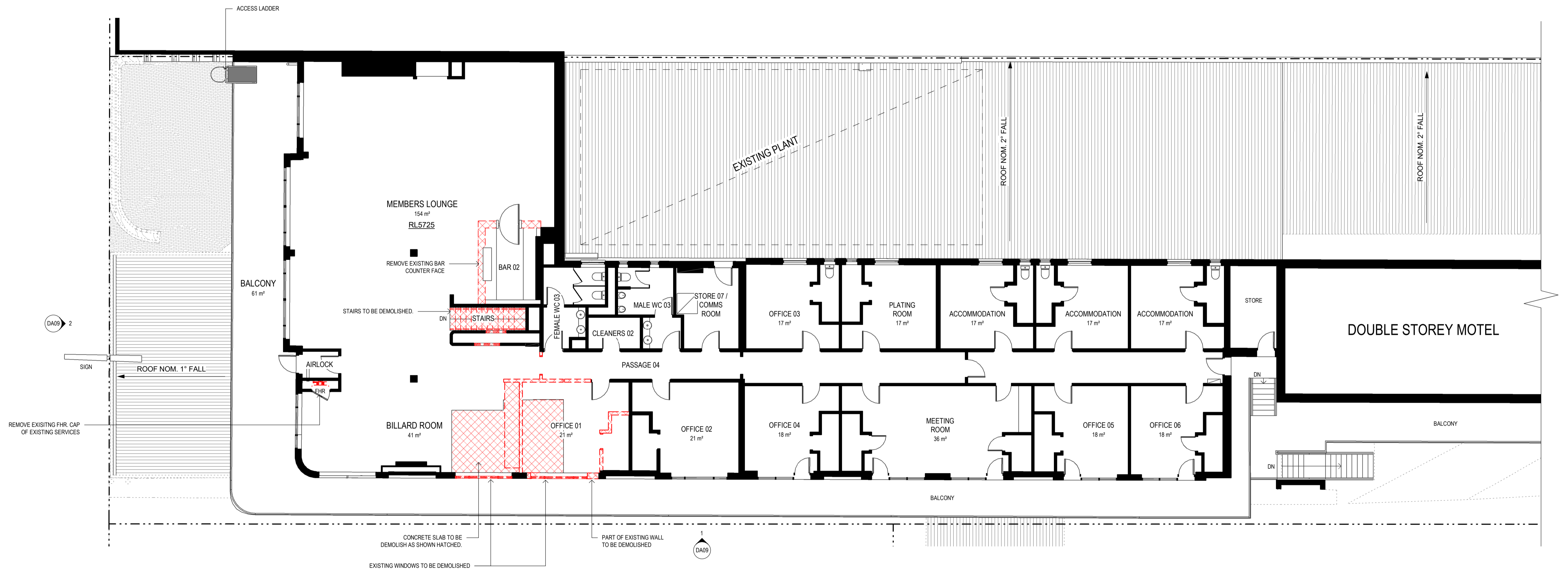


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1 EXISTING/DEMO FIRST FLOOR  
 1 : 100

**PLAN LEGEND**

- PROPERTY BOUNDARY
- INTERNAL PROPERTY BOUNDARY
- █ EXISTING CONDITIONS
- ▨ EXISTING CONDITIONS TO BE DEMOLISHED

GENERAL NOTES		
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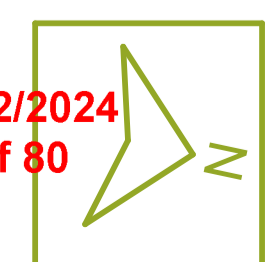
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 LAKES ENTRANCE RSL REFURBISHMENT WORKS

LOCATION:  
 221 ESPLANADE, LAKES ENTRANCE, VIC 3909

DRAWING TITLE:  
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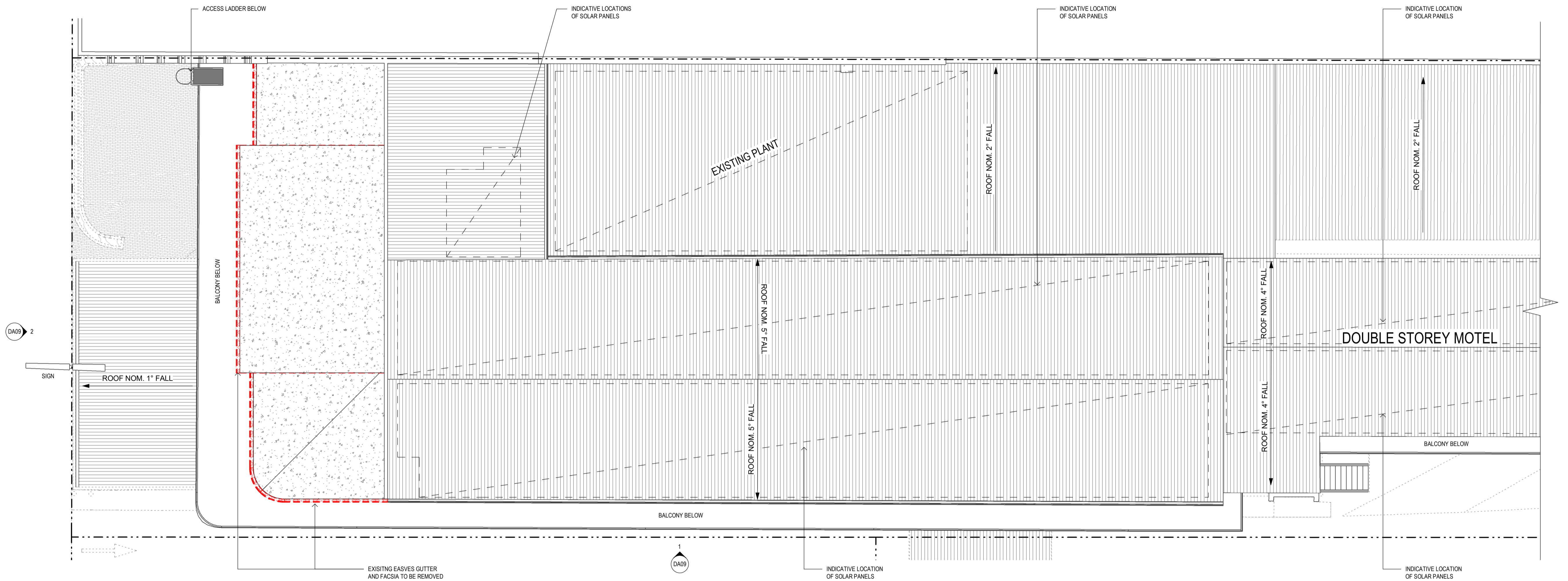
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**PLAN LEGEND**

- PROPERTY BOUNDARY
- INTERNAL PROPERTY BOUNDARY
- █ EXISTING CONDITIONS
- ▨ EXISTING CONDITIONS TO BE DEMOLISHED

1 EXISTING/DEMO ROOF PLAN  
 1 : 100

GENERAL NOTES		
DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT. PREPARATION OF SHOP DRAWINGS OR MANUFACTURING FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALING.		
VERIFY LOCATION OF EXISTING SERVICES BEFORE COMMENCEMENT.		
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA, RELEVANT STATE BUILDING ACT AS AMENDED, STANDARD BUILDING BY-LAWS AND RELEVANT AUSTRALIAN STANDARDS.		
ISSUE	DESCRIPTION	DATE
00	TOWN PLANNING ISSUE	21/11/24



CLIENT:  
 LAKES ENTRANCE RSL SUB BRANCH

PROJECT:  
 LAKES ENTRANCE RSL REFURBISHMENT WORKS

LOCATION:  
 221 ESPLANADE, LAKES ENTRANCE, VIC 3909

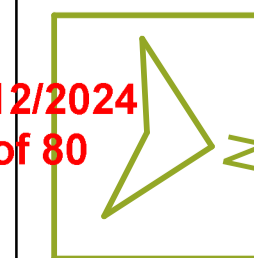
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SCALE: As indicated@A1 DATE: JULY 24

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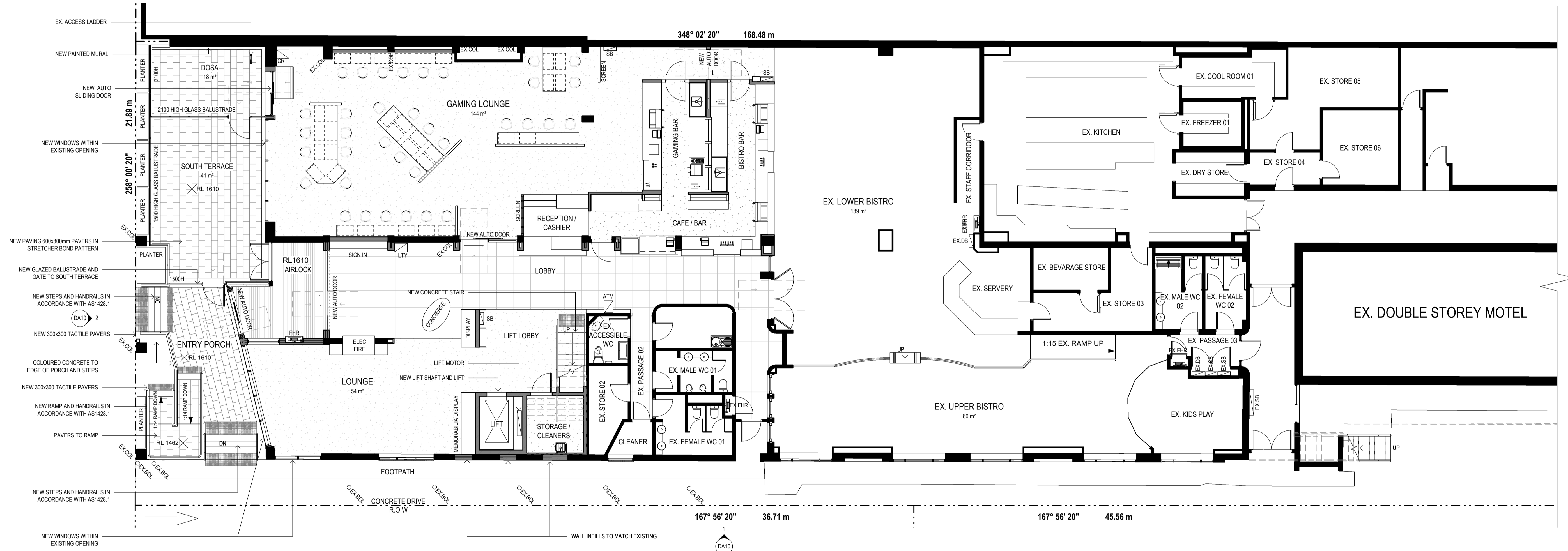
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1 PROPOSED GROUND FLOOR PLAN  
 1 : 100

**PLAN LEGEND**

- PROPERTY BOUNDARY
- INTERNAL PROPERTY BOUNDARY
- █ EXISTING CONDITIONS
- █ PROPOSED WORKS

GENERAL NOTES		
DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT. PREPARATION OF SHOP DRAWINGS OR MANUFACTURING FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALING.		
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ISSUE	DESCRIPTION	DATE
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CLIENT:  
 LAKES ENTRANCE RSL SUB BRANCH

PROJECT:  
 LAKES ENTRANCE RSL REFURBISHMENT WORKS

LOCATION:  
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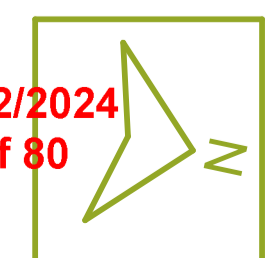
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 PROPOSED GROUND FLOOR PLAN

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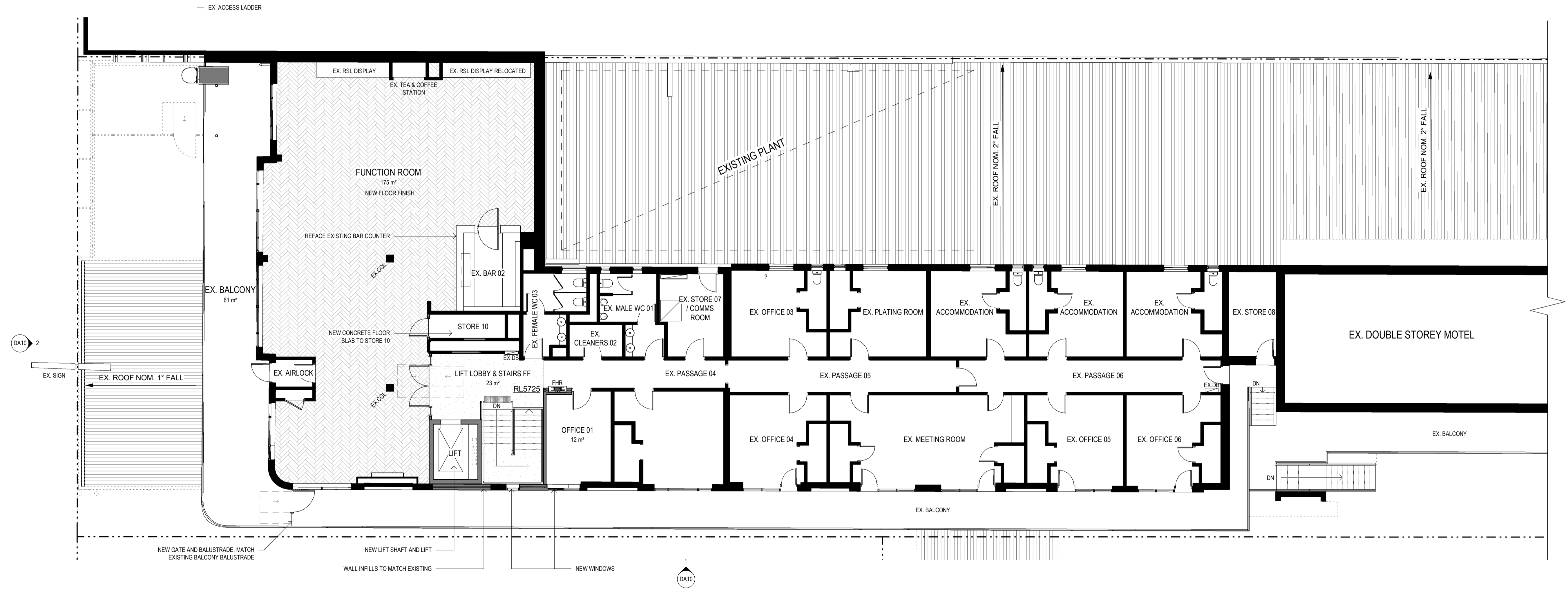


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**PLAN LEGEND**

- PROPERTY BOUNDARY
- INTERNAL PROPERTY BOUNDARY
- █ EXISTING CONDITIONS
- █ PROPOSED WORKS

**1** PROPOSED FIRST FLOOR PLAN  
 1 : 100

GENERAL NOTES		
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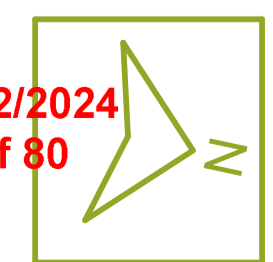
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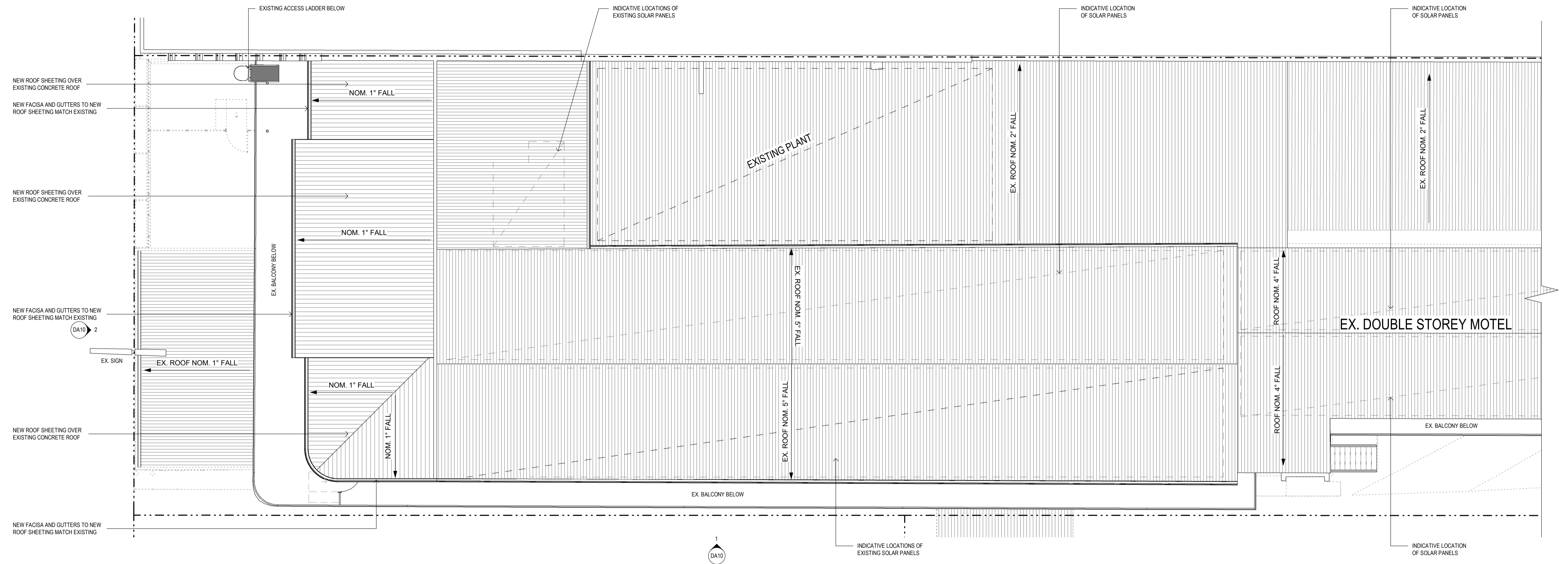
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1 PROPOSED ROOF PLAN  
 1:100

**PLAN LEGEND**

- PROPERTY BOUNDARY
- INTERNAL PROPERTY BOUNDARY
- EXISTING CONDITIONS
- PROPOSED WORKS

GENERAL NOTES		
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LOCATION:  
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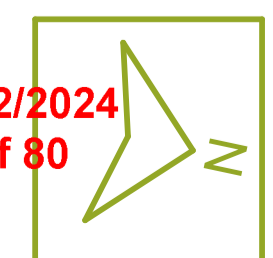
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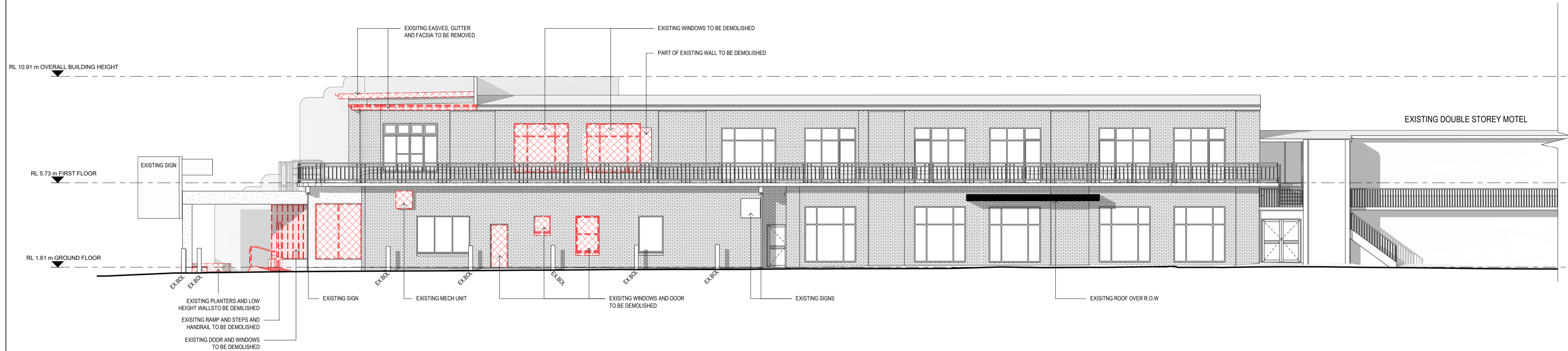
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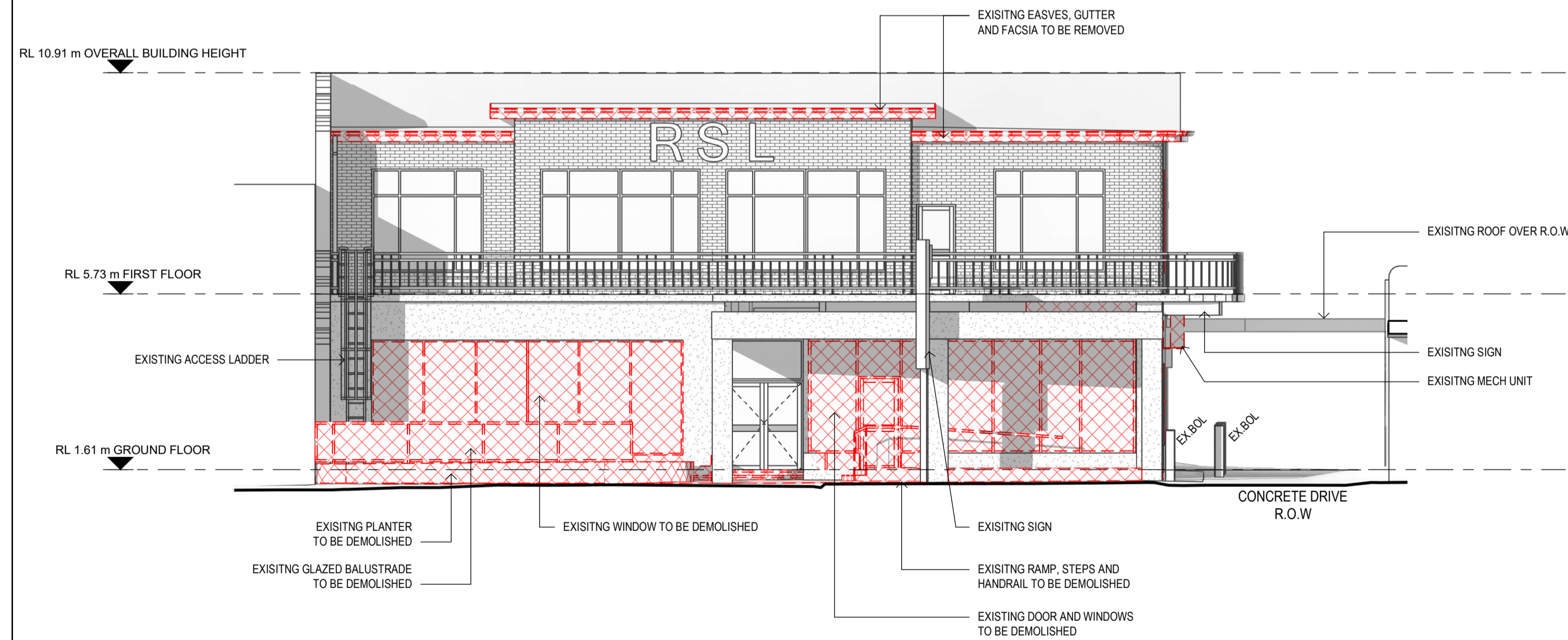
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1 EXISTING / DEMOLITION ELEVATION - EAST  
 1 : 100



2 EXISTING / DEMOLITION ELEVATION - SOUTH  
 1 : 100

**ELEVATION LEGEND**

 EXISTING CONDITIONS TO BE DEMOLISHED

GENERAL NOTES		
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ISSUE	DESCRIPTION	DATE
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 LAKES ENTRANCE RSL REFURBISHMENT WORKS

LOCATION:  
 221 ESPLANADE, LAKES ENTRANCE, VIC 3909

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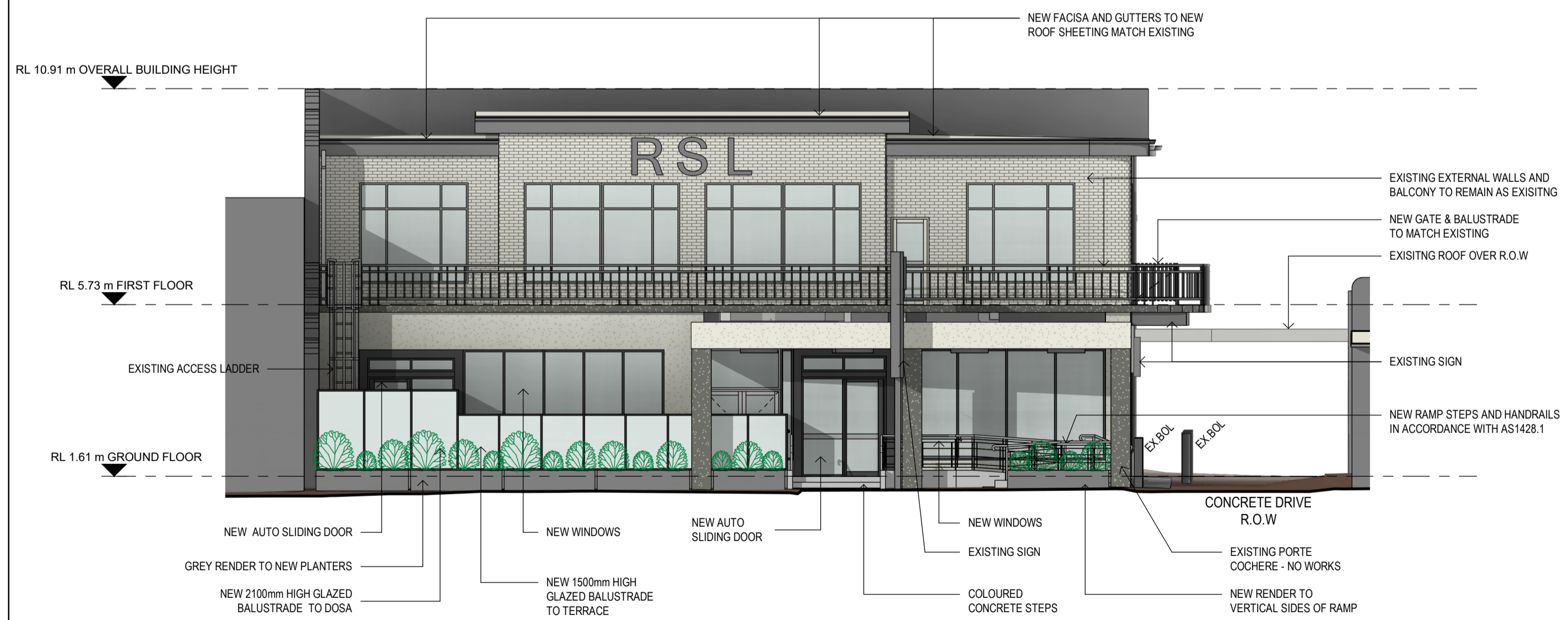
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1 PROPOSED ELEVATION - EAST  
 1 : 100










2 PROPOSED ELEVATION - SOUTH  
 1 : 100

**PROPOSED FINISHES SWATCHES**

	BRICKWORK - WHITE PAINT FINISH TO MATCH EXISTING		DOOR AND WINDOW FRAMES - POWDERCOAT ALUMINIUM
	RENDER - WHITE TO MATCH EXISTING		EXTERNAL PAVING - 600x300mm PAVERS - STRETCHER BOND PATTERN
	RENDER - GREY TO MATCH EXISTING		COLOURED CONCRETE - CHARCOAL GREY
	ROOFSHEETING AND TRIMS - MARINE GRADE COLORBOND TO MATCH EXISTING - SURF MIST		HANDRAILS - CHROME STEEL

**ELEVATION LEGEND**

	BRICKWORK TO MATCH EXISTING
	RENDER TO MATCH EXISTING
	RENDER TO MATCH EXISTING
	ROOF SHEETING, FASCIA GUTTERS & DOWNPIPES TO MATCH EXISTING
	WINDOW & DOOR FRAMES MATCH EXISTING
	CHROME STEEL
	NEW GLAZING

GENERAL NOTES		
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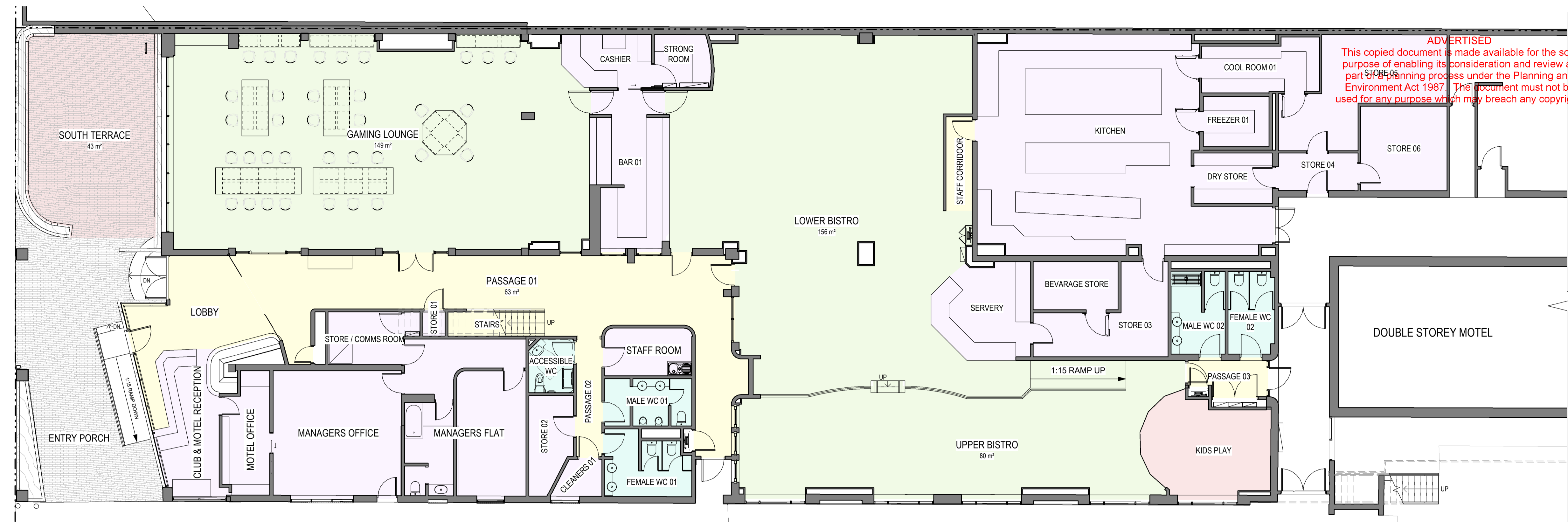
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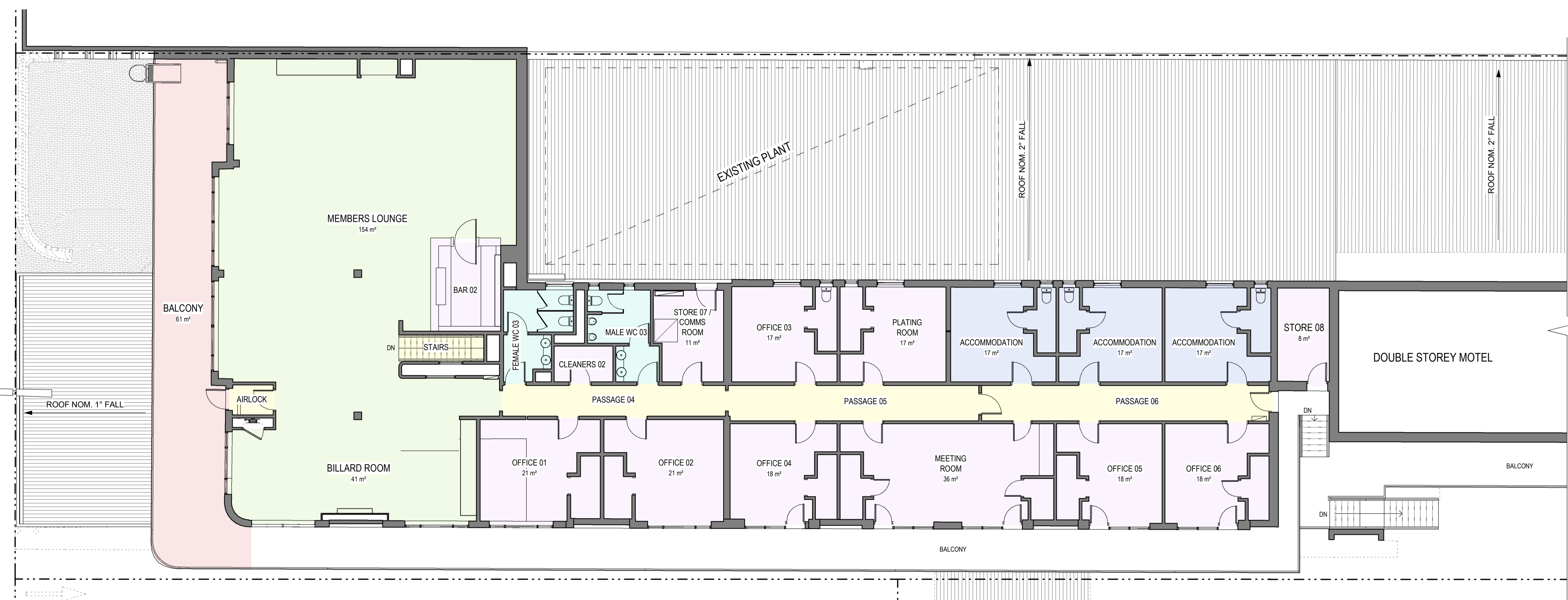
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**EXISTING ROOMS SCHEDULE**

ROOM NAME	AREA
ACCOMMODATION	51 m <sup>2</sup>
ACCOMMODATION	51 m <sup>2</sup>
ANCILLARY PATRON AREAS	
BALCONY	61 m <sup>2</sup>
KIDS PLAY	19 m <sup>2</sup>
SOUTH TERRACE	43 m <sup>2</sup>
	123 m <sup>2</sup>
BACK OF HOUSE	
BAR 01	20 m <sup>2</sup>
BAR 02	11 m <sup>2</sup>
BEVERAGE STORE	7 m <sup>2</sup>
CASHIER	8 m <sup>2</sup>
CLEANERS 01	3 m <sup>2</sup>
CLEANERS 02	4 m <sup>2</sup>
CLUB & MOTEL RECEPTION	14 m <sup>2</sup>
COOL ROOM 01	10 m <sup>2</sup>
DRY STORE	7 m <sup>2</sup>
FREEZER 01	6 m <sup>2</sup>
KITCHEN	89 m <sup>2</sup>
MANAGERS FLAT	33 m <sup>2</sup>
MANAGERS OFFICE	28 m <sup>2</sup>
MEETING ROOM	36 m <sup>2</sup>
MOTEL OFFICE	9 m <sup>2</sup>
OFFICE 01	21 m <sup>2</sup>
OFFICE 02	21 m <sup>2</sup>
OFFICE 03	17 m <sup>2</sup>
OFFICE 04	18 m <sup>2</sup>
OFFICE 05	18 m <sup>2</sup>
OFFICE 06	18 m <sup>2</sup>
PLATING ROOM	17 m <sup>2</sup>
SERVERY	15 m <sup>2</sup>
STAFF ROOM	7 m <sup>2</sup>
STORE 01	1 m <sup>2</sup>
STORE 02	7 m <sup>2</sup>
STORE 03	15 m <sup>2</sup>
STORE 04	5 m <sup>2</sup>
STORE 05	22 m <sup>2</sup>
STORE 06	13 m <sup>2</sup>
STORE 07 / COMMS ROOM	11 m <sup>2</sup>
STORE 08	8 m <sup>2</sup>
STORE / COMMS ROOM	7 m <sup>2</sup>
STRONG ROOM	5 m <sup>2</sup>
SWITCHBOARD	1 m <sup>2</sup>
	528 m <sup>2</sup>
CIRCULATION	
AIRLOCK	2 m <sup>2</sup>
LOBBY	18 m <sup>2</sup>
PASSAGE 01	63 m <sup>2</sup>
PASSAGE 02	5 m <sup>2</sup>
PASSAGE 03	4 m <sup>2</sup>
PASSAGE 04	12 m <sup>2</sup>
PASSAGE 05	15 m <sup>2</sup>
PASSAGE 06	18 m <sup>2</sup>
STAFF CORRIDOR	4 m <sup>2</sup>
STAIRS	8 m <sup>2</sup>
	151 m <sup>2</sup>
PATRON ACCESSIBLE AREAS	
BILLARD ROOM	41 m <sup>2</sup>
GAMING LOUNGE	149 m <sup>2</sup>
LOWER BISTRO	156 m <sup>2</sup>
MEMBERS LOUNGE	154 m <sup>2</sup>
UPPER BISTRO	80 m <sup>2</sup>
	579 m <sup>2</sup>
PATRON FACILITIES	
ACCESSIBLE WC	4 m <sup>2</sup>
FEMALE WC 01	9 m <sup>2</sup>
FEMALE WC 02	7 m <sup>2</sup>
FEMALE WC 03	9 m <sup>2</sup>
MALE WC 01	7 m <sup>2</sup>
MALE WC 02	8 m <sup>2</sup>
MALE WC 03	9 m <sup>2</sup>
	51 m <sup>2</sup>
TOTAL AREA	1483 m <sup>2</sup>



1 EXISTING GROUND FLOOR - AREA PLAN  
 1: 100



2 EXISTING FIRST FLOOR - AREA PLAN  
 1: 100

**AREAS LEGEND**

- ACCOMMODATION
- ANCILLARY PATRON AREAS
- BACK OF HOUSE
- CIRCULATION
- PATRON ACCESSIBLE AREAS
- PATRON FACILITIES

**GENERAL NOTES**  
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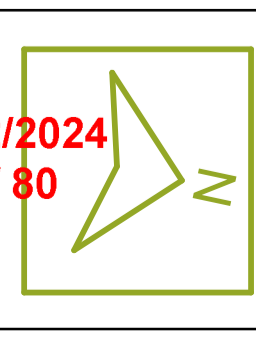
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 EXISTING AREA PLANS

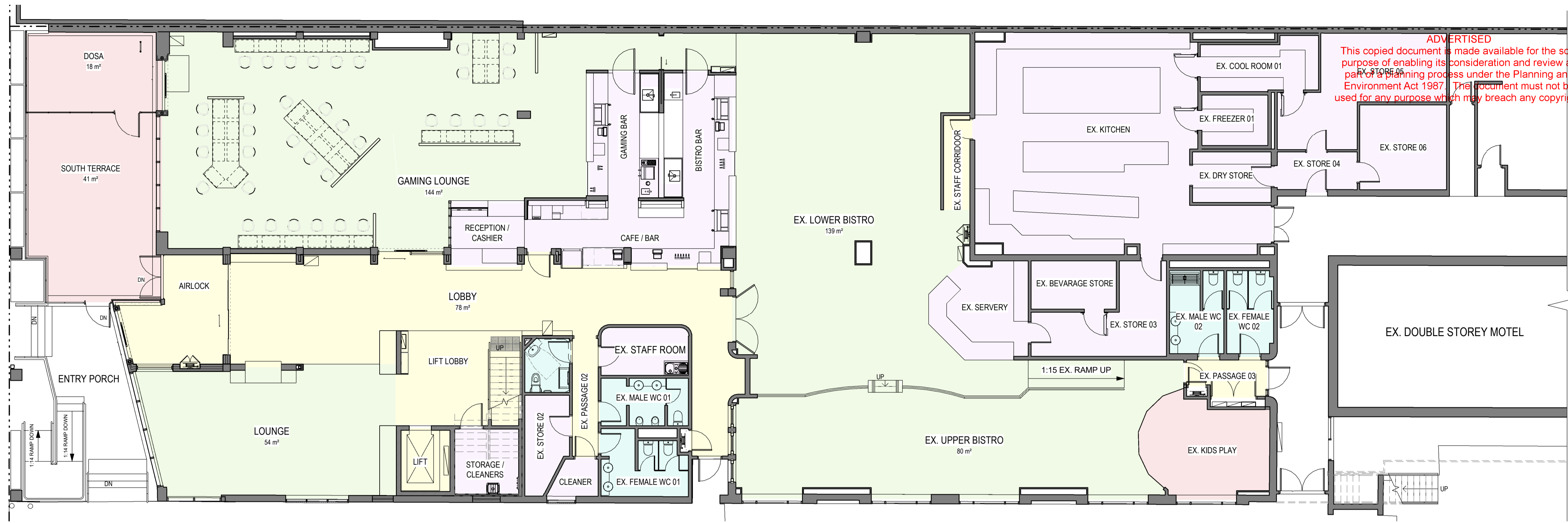
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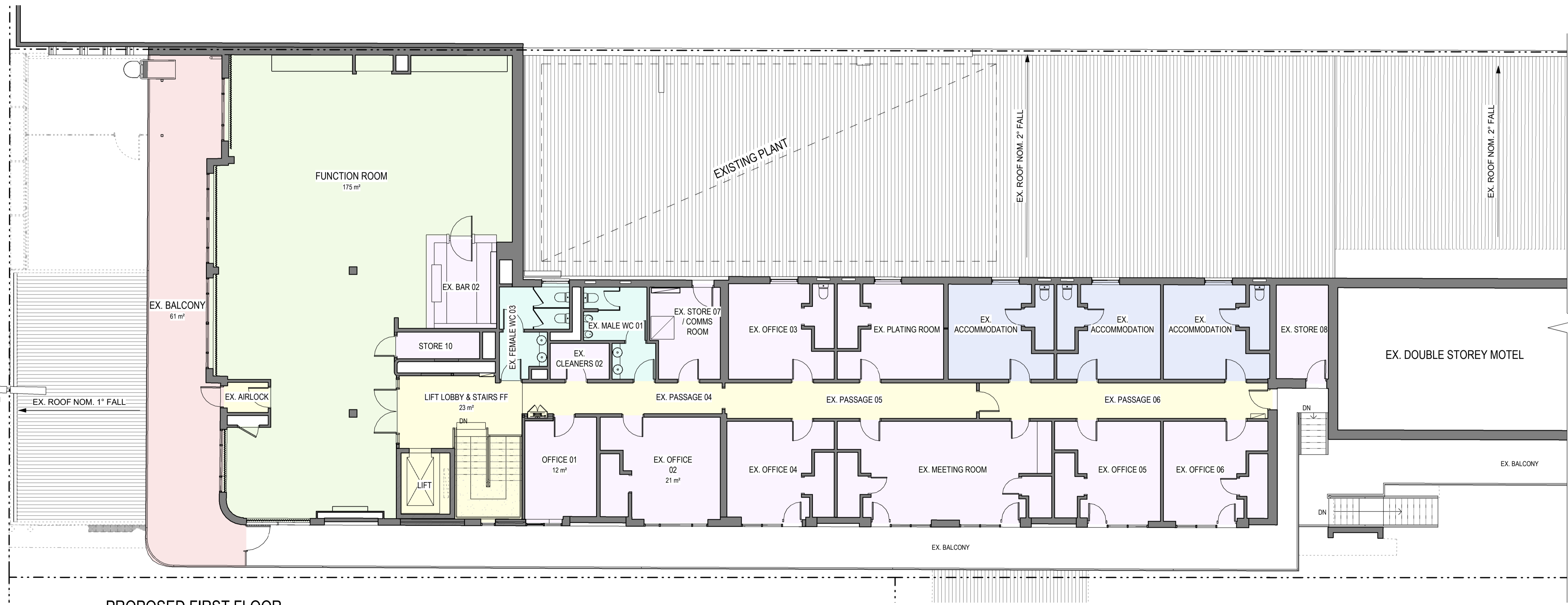


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**PROPOSED ROOMS SCHEDULE**

ROOM NAME	AREA
ACCOMMODATION	
EX. ACCOMMODATION	51 m <sup>2</sup>
ANCILLARY PATRON AREAS	
EX. BALCONY	61 m <sup>2</sup>
EX. KIDS PLAY	19 m <sup>2</sup>
EX. LOWER BISTRO	80 m <sup>2</sup>
BACK OF HOUSE	
EX. BAR 01	20 m <sup>2</sup>
EX. BAR 02	11 m <sup>2</sup>
EX. BEVERAGE STORE	7 m <sup>2</sup>
EX. CASHIER	8 m <sup>2</sup>
EX. CLEANERS 01	3 m <sup>2</sup>
EX. CLEANERS 02	4 m <sup>2</sup>
EX. CLUB & MOTEL RECEPTION	14 m <sup>2</sup>
EX. COOL ROOM 01	10 m <sup>2</sup>
EX. COOL ROOM 02	6 m <sup>2</sup>
EX. DRY STORE	7 m <sup>2</sup>
EX. KITCHEN	89 m <sup>2</sup>
EX. MANAGERS OFFICE	28 m <sup>2</sup>
EX. MEETING ROOM	36 m <sup>2</sup>
EX. MOTEL OFFICE	9 m <sup>2</sup>
EX. OFFICE 02	21 m <sup>2</sup>
EX. OFFICE 03	17 m <sup>2</sup>
EX. OFFICE 04	18 m <sup>2</sup>
EX. OFFICE 05	18 m <sup>2</sup>
EX. OFFICE 06	18 m <sup>2</sup>
EX. PLATING ROOM	17 m <sup>2</sup>
EX. SERVERY	15 m <sup>2</sup>
EX. STAFF ROOM	7 m <sup>2</sup>
EX. STORE 02	7 m <sup>2</sup>
EX. STORE 03	15 m <sup>2</sup>
EX. STORE 04	5 m <sup>2</sup>
EX. STORE 05	22 m <sup>2</sup>
EX. STORE 06	13 m <sup>2</sup>
EX. STORE 07 / COMMS ROOM	11 m <sup>2</sup>
EX. STORE 08	8 m <sup>2</sup>
EX. STORE ROOM	7 m <sup>2</sup>
EX. STRONG ROOM	5 m <sup>2</sup>
STORE 09	8 m <sup>2</sup>
STORE 10	4 m <sup>2</sup>
	484 m <sup>2</sup>
CIRCULATION	
EX. AIRLOCK	2 m <sup>2</sup>
EX. LOBBY	18 m <sup>2</sup>
EX. PASSAGE 02	5 m <sup>2</sup>
EX. PASSAGE 03	4 m <sup>2</sup>
EX. PASSAGE 04	11 m <sup>2</sup>
EX. PASSAGE 05	15 m <sup>2</sup>
EX. PASSAGE 06	18 m <sup>2</sup>
EX. STAFF CORRIDOR	4 m <sup>2</sup>
LIFT	5 m <sup>2</sup>
LIFT LOBBY & STAIRS FF	23 m <sup>2</sup>
LIFT LOBBY & STAIRS GF	19 m <sup>2</sup>
PASSAGE 01	70 m <sup>2</sup>
	195 m <sup>2</sup>
PATRON ACCESSIBLE AREAS	
EX. GAMING LOUNGE	149 m <sup>2</sup>
EX. LOWER BISTRO	155 m <sup>2</sup>
EX. UPPER BISTRO	80 m <sup>2</sup>
FUNCTION ROOM	175 m <sup>2</sup>
	558 m <sup>2</sup>
PATRON FACILITIES	
EX. ACCESSIBLE WC	4 m <sup>2</sup>
EX. FEMALE WC 01	9 m <sup>2</sup>
EX. FEMALE WC 02	7 m <sup>2</sup>
EX. FEMALE WC 03	9 m <sup>2</sup>
EX. MALE WC 01	15 m <sup>2</sup>
EX. MALE WC 02	8 m <sup>2</sup>
	51 m <sup>2</sup>
TOTAL AREA	1420 m <sup>2</sup>

1 PROPOSED GROUND FLOOR  
1:100



2 PROPOSED FIRST FLOOR  
1:100

**AREAS LEGEND**

- ACCOMMODATION
- ANCILLARY PATRON AREAS
- BACK OF HOUSE
- CIRCULATION
- PATRON ACCESSIBLE AREAS
- PATRON FACILITIES

**GENERAL NOTES**

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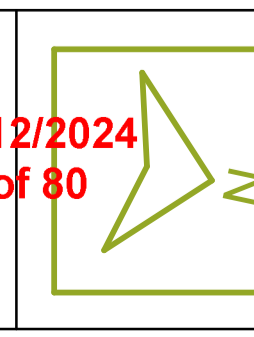
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PROPOSED AREA PLANS

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