

**NOTICE OF AN APPLICATION FOR PLANNING PERMIT**

The land affected by the application is located at:	108 Bastion Point Road MALLACOOTA 3892 CA: 3 Sec: 17
The application is for a permit to:	Buildings and Works for Section 2 Use (Extension to Emergency Service Facility)
<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>
32.04-10	Construct a building or construct or carry out works for a Section 2 Use (Extension to Emergency Service Facility)
The applicant for the permit is:	Spiire
The application reference number is:	5.2024.427.1

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

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

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

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

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

<b>The Responsible Authority will not decide on the application before:</b>	<b>Subject to the applicant giving notice</b>
---	---

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

273 Main Street (PO Box 1618)  
 Bairnsdale VIC 3875  
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 Fax: (03) 5153 9576  
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## Planning Permit Application

### Applicant Details:

Applicant name:		COUNTRY FIRE AUTHORITY		
Business trading name: (if applicable)				
Email address:				
Postal address:		PO BOX 16084 MELBOURNE		
		Postcode	3	000
Phone number: Home:	Work:	Mobile:		

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

Name:		COUNTRY FIRE AUTHORITY		
Business trading name: (if applicable)				
Email address:				
Postal address:		108 BASTION POINT ROAD		
		MALLACOOTA VIC	Postcode	3892
Phone number: Home:	Work:	Mobile:		

### Description of the Land:

Street number:	108	Street name:	BASTION POINT ROAD	
Town:	MALLACOOTA	Postcode	3	892
Legal Description:				
Lot Number:	<input type="checkbox"/> Lodged plan <input type="checkbox"/> Title plan <input type="checkbox"/> Plan of Subdivision		Number:	
Crown Allotment Number:	3	Section Number:	17	
Parish/Township Name: MALLACOOTA				
Has there been a pre-application meeting: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			Officers name:	
Your reference number: 322802				

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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. 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)

# East Gippsland Shire Council

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 National Relay Service: 1800 777 133  
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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 checked="" type="checkbox"/> Yes <input 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
<b>Description of proposal:</b> Describe the use, development or other matter which needs a permit:	
EXTENSION OF EXISTING C.F.A. BUILDING	
<b>Existing conditions:</b> Describe how the land is used and developed currently:	
MALLACOTA CFA EMERGENCY SERVICES FACILITY	
Estimated cost of development: Note: You may be required to verify this estimate	\$ 165,000

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 *PLEASE INVOICE*
- 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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This application has an associated cost to be determined by a town planner

Who is the invoice to be made out to? \_\_\_\_\_  
 \_\_\_\_\_ COUNTRY FIRE AUTHORITY \_\_\_\_\_  
 \_\_\_\_\_

**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: ARAN BARKER Date: 14 / 12 / 2024

**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

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958  
VOLUME 10542 FOLIO 966 Security no : 124120737699Y  
Produced 17/12/2024 03:31 PM

CROWN GRANT

LAND DESCRIPTION  
Crown Allotment 3 Section 17 Township of Mallacoota Parish of Mallacoota.

REGISTERED PROPRIETOR  
Estate Fee Simple  
Sole Proprietor  
COUNTRY FIRE AUTHORITY  
[A0203341G](#) 04/09/2017

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION  
SEE [TP709051T](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 108 BASTION POINT ROAD MALLACOOTA VIC 3892

ADMINISTRATIVE NOTICES  
NIL

eCT Control 20887K COUNTRY FIRE AUTHORITY  
Effective from 04/09/2017

DOCUMENT END

<a href="#">Home</a>	Account:		Authority Fee(GST exclusive): <b>\$0.00</b>	17/12/2024 03:31PM
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GST Payable:	\$0.00
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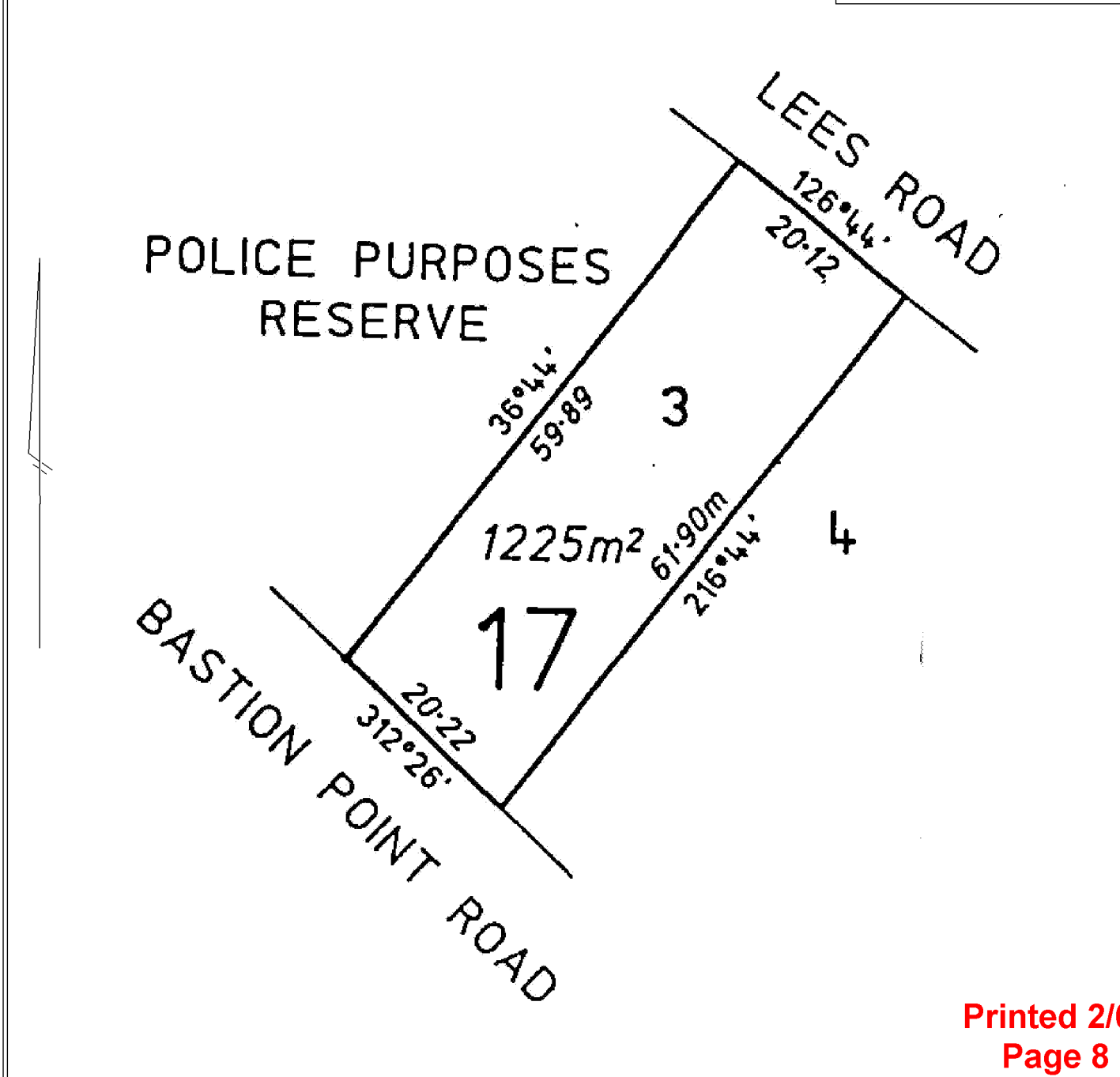
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TITLE PLAN		EDITION 1	TP 709051T
<b>Location of Land</b> Parish: MALLACOOTA Township: MALLACOOTA Section: 17 Crown Allotment: 3 Crown Portion:  Last Plan Reference: Derived From: VOL 10542 FOL 966 Depth Limitation: 15 m		Notations SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 10542 FOL. 966 AND NOTED ON SHEET 2 OF THIS PLAN  ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	

Description of Land / Easement Information		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 04/12/2000 VERIFIED: AC
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TP 709051T

TITLE PLAN

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

all that piece of land in the said State being Allotment 3 of Section 17 in the Township of MALLACOOTA Parish of MALLACOOTA and being the land shown enclosed by continuous lines in the map hereon and identified by that allotment number

PROVIDED that this Grant is made subject to -

- (a) the reservation to Us Our heirs and successors of -
  - (i) any minerals within the meaning of the *Mineral Resources Development Act* 1990 and petroleum within the meaning of the *Petroleum Act* 1958 (hereinafter called "the reserved minerals");
  - (ii) rights of access for the purpose of searching for and obtaining the reserved minerals in any part of the said land;
  - (iii) rights for access and for pipe-lines works and other purposes necessary for obtaining and conveying on and from the said land any of the reserved minerals which is obtained in any part of the said land;
- (b) the right to resume the said land for mining purposes pursuant to section 205 of the *Land Act* 1958;
- (c) the right of any person being a licensee under the *Mineral Resources Development Act* 1990 or any corresponding previous enactment to enter on the said land and to do work within the meaning of that Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those under which such a person has now the right to do such work in and upon Crown lands provided that compensation as prescribed by Part 8 of that Act is paid for surface damage to be done to the said land by reason of doing such work on it.

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# TOWN PLANNING REPORT

EXTENSION TO AN EMERGENCY SERVICE FACILITY  
108 BASTION POINT ROAD, MALLACOOTA  
DECEMBER 2024

PREPARED FOR COUNTRY FIRE AUTHORITY

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This report has been prepared by the office of Spiire  
Level 6, 414 La Trobe Street PO Box 16084 **Melbourne** Victoria 8007

<b>Issue Date</b>	<b>Rev No</b>	<b>Authors</b>	<b>Checked</b>	<b>Approved</b>
12/24	00	FS	PW	AB

Spiire Job Number: 322802

Citation: Spiire 2024, Town Planning Report for Country Fire Authority.  
Authors: F. Smith Spiire Australia Pty Ltd. Project Number 322802

File Name: PL09 – Town Planning Report – 108 Bastion Point Road, Mallacoota

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## TABLE OF CONTENTS

<b>1.</b>	<b>INTRODUCTION.....</b>	<b>5</b>
1.1	OVERVIEW .....	5
1.2	PROJECT SYNOPSIS .....	5
<b>2.</b>	<b>SITE AND SURROUNDS .....</b>	<b>6</b>
2.1	SITE .....	6
2.2	SURROUNDING .....	6
2.3	TITLE DETAILS .....	7
<b>3.</b>	<b>PROPOSAL .....</b>	<b>7</b>
3.1	PROPOSAL DETAILS .....	7
<b>4.</b>	<b>ASSESSMENT .....</b>	<b>8</b>
4.1	STATE AND LOCAL POLICY .....	8
4.2	ZONING .....	8
4.3	OVERLAYS .....	9
<b>5.</b>	<b>SUMMARY AND CONCLUSION .....</b>	<b>9</b>

## 1. INTRODUCTION

### 1.1 OVERVIEW

This report has been prepared by Spiire Australia Pty Ltd (Spiire) on behalf of the Country Fire Authority (CFA) in support of a proposed extension to the existing fire brigade station at 108 Bastion Point Road, Mallacoota (the Site).

The proposed extension will improve the functionality of the current facility, and the safety of volunteer members, by creating dedicated change rooms adjacent to the main motor room. More broadly, the extension will support the ongoing operation of the CFA and its ability to continue to effectively provide emergency services to the Mallacoota community and wider region.

Pursuant to Clause 32.04-10 of the East Gippsland Planning Scheme, a permit is required to construct the extension (being building and works that are associated with a 'Section 2' land use).

The purpose of this report is to:

- ▶ Provide an overview of the subject site and surrounding area;
- ▶ Outline the details of the proposal;
- ▶ Provide an assessment of the proposal against the relevant planning requirements.

This report is accompanied by, and should be read in conjunction with the following:

- ▶ Appendix A – Current Certificate of Title
- ▶ Appendix B – Architectural Plans prepared by Arcturus Architecture

### 1.2 PROJECT SYNOPSIS

A summary of the key details of the proposal is provided in Table 1.

Table 1: Project Synopsis

Project Synopsis	
<b>Address</b>	108 Bastion Point Road, Mallacoota, 3892
<b>Land Description</b>	Crown Allotment 3, Section 17 Township of Mallacoota
<b>Proposal</b>	Extension to an existing emergency services facility.
<b>Planning Controls</b>	East Gippsland Planning Scheme
<b>Zone</b>	▶ Mixed Use Zone (MUZ)
<b>Overlays</b>	▶ Bushfire Management Overlay (BMO)

## Project Synopsis

► Vegetation Protection Overlay (VPO8)

**Permit Triggers**      Clause 32.04-10      *To construct or carry out works associated with any other use not in Section 1 or 3.*

**Bushfire Prone Area?**      Yes – the site is entirely located within a Bushfire Prone Area (BPA) and Bushfire Management Overlay (BMO).

## 2. SITE AND SURROUNDS

### 2.1 SITE

The site is rectangular in shape and occupies 1,225 sqm of land. It is dominated from the front by a large, 3-door shed which operates as the CFA motor room. An office and other support rooms are located immediately behind the motor room. A separate storage shed, parking area, water tank and open space area are located towards the back of the site.

Emergency vehicle access is provided via a wide formal concrete crossover to Bastion Point Road. Secondary vehicle access (including for CFA staff, visitors and volunteer members) is available from Lees Road at the rear.

There are no significant trees or other vegetation located anywhere on the site.

### 2.2 SURROUNDING

The site is located within a mixed-use area.

110 Bastion Point Road and 33 Lees Road abut the north-western side of the site and each contain one single-storey residential building. The Mallacoota SES Unit building is located further to the northwest on Bastion Point Road.

104-106 Bastion Point Road abuts the south-eastern side of the site and is largely vacant. The East Gippsland Water Depot and Kina Diving Company are located further to the southeast on Bastion Point Road.

Mallacoota Preschool is located to the north of the site on the opposite side of Lees Road.

The location of the site is illustrated in the aerial image at Figure 1.



Figure 1. The site (red)

Source: Vicplan

## 2.3 TITLE DETAILS

The site is formally described as Crown Allotment 3 Section 17 in the Township of Mallacoota Parish of Mallacoota and is owned by the Country Fire Authority.

The Title Plan formally records that the land is subject to rights of access for the purposes of searching for and obtaining mineral resources and also rights of access for pipelines for mineral extraction. These rights are of no particular consequence in relation to the assessment of this permit application.

A full copy of the Certificate of Title is provided in Appendix A.

## 3. PROPOSAL

### 3.1 PROPOSAL DETAILS

Approval is sought to build a modest extension on the northwestern side of the current CFA building.

The proposed extension is approximately 16m long by 4.9m wide and will be setback approximately 6m behind the front of the current building. It will have a maximum height of 3.4m (where it adjoins the current building) falling to 3m (on the northwest side boundary). The extension will be built with colourbond cladding to match the appearance of the existing building. New doors at the front and rear of the extension, and the provision of an accessible ramp to the new rear door, will improve access to and from the building.

Full design details of the extension are illustrated in the architect plans that support this application.

Critically, the extension facilitates the creation of two new change rooms. These rooms will allow emergency responders to prepare for emergency events away from the fumes and other dangers of the motor room (where they are currently required to get ready) thereby directly improving the safety of users and the overall functionality of the facility.



## 4. ASSESSMENT

This section of the report provides an assessment of the proposal against the relevant planning controls and provisions of the East Gippsland Planning Scheme.

### 4.1 STATE AND LOCAL POLICY

Clause 19.02-5S 'Emergency Services' of the Planning Scheme is relevant. The objective of the Clause is *To ensure suitable locations for police, fire, ambulance and other emergency services*. Supporting strategies seek to: *Ensure police, fire, ambulance and other emergency services are provided for in or near activity centres*.

The proposed extension supports the intention of these provisions by providing for important improvements which will enable an existing emergency services facility to continue to provide effective emergency services.

Similarly, the proposal also supports the intention of Clause 13.02-1 'Bushfire Planning' which seeks *To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life*. Ensuring that the CFA facility remains 'fit for purpose' will, in turn, allow CFA to continue to protect the community against the threat of bushfires.

### 4.2 ZONING

The site is located within the Mixed Use Zone (MUZ). The purpose of the zone includes to provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality.

For Planning Scheme purposes, the existing CFA facility is best categorised as an 'Emergency services facility'. Emergency service facility is not explicitly included in the MUZ Table of Uses (clause 32.04-2) and is accordingly captured as 'Any other use not in Section 1 or 3' and is deemed a 'Section 2 – Permit required' use.

The proposed extension therefore triggers the need for a permit pursuant to Clause 32.04-10 - A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.04-2.

Relevant application requirements are set out at Clause 32.04-13 of the Planning Scheme. For buildings and works associated with a Section 2 use, an application is required to be accompanied by:

- ▶ A site analysis and descriptive statement explaining how the proposal responds to the site and its context.
- ▶ Plans drawn to scale and dimensioned.

In direct response to these requirements, a site analysis and descriptive assessment is provided below and detailed plans (prepared by Arcturus Architecture) are attached to this report (Appendix B).

A site analysis and descriptive assessment: The site is presently dominated by the existing 286m<sup>2</sup> motor room, which has an apex of 6.695m. Naturally this is the dominant feature of a fire station site; and it is connected to an ancillary multipurpose room of 110m<sup>2</sup>. The extension will only comprise 74m<sup>2</sup> of additional single-storey construction intended to blend

seamlessly into the motor room / multi-purpose room structure. To aid this integration, the same 'Colorbond Surfemist' cladding that the existing structures are built in will be utilised for the extension.

The extension will occupy a currently under-utilised area between the existing structures and the fence-line with 110 Bastion Point Road. The extension will be lower at its highest point than the existing multi-purpose room. The roofing materials on the extension will utilise the same colours as the roof on the multi-purpose room. The present doorway accessing towards 110 Bastion Point Road will be encompassed in the extension, and external access will now be directly into the rear of the subject site.

#### 4.3 OVERLAYS

The subject site is affected by the Bushfire Management Overlay (BMO) and Vegetation Protection Overlay Schedule 8 (VPO8).

Pursuant to Clause 44.06-2, a permit is specifically not required for works associated with an Emergency Services Facility. Additionally, no permit is required under the VPO8 as no vegetation is required to be removed.

## 5. SUMMARY AND CONCLUSION

This application seeks planning approval for an extension to the existing CFA station at 108 Bastion Point Road, Mallacoota.

A planning permit is required pursuant to Clause 34.02-10 of the Planning Scheme (Building and works associated within a Section 2 land use).

In summary, the proposal is considered appropriate for the following reasons:

- ▶ The extension is required in order to improve the functionality of the current facility and the safety of the volunteer members.
- ▶ Consistent with the objectives of relevant State and Local planning policies, the extension will support the continued operation of an important emergency services facility.
- ▶ The extension has been carefully and appropriately designed having regard to the architectural form and appearance of the existing building and its context in relation to the surrounding area.

Spiire trusts that the information provided in the report and appendices provide sufficient information for Council to assess this application. It is kindly requested that Council grant a permit for the construction of an extension.

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**APPENDIX A**  
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**REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958**  
VOLUME 10542 FOLIO 966 Security no : 124120737699Y  
Produced 17/12/2024 03:31 PM

**CROWN GRANT**

**LAND DESCRIPTION**  
Crown Allotment 3 Section 17 Township of Mallacoota Parish of Mallacoota.

**REGISTERED PROPRIETOR**  
Estate Fee Simple  
Sole Proprietor  
COUNTRY FIRE AUTHORITY  
[A0203341G](#) 04/09/2017

**ENCUMBRANCES, CAVEATS AND NOTICES**

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

**DIAGRAM LOCATION**  
SEE [TP709051T](#) FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

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

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

Street Address: 108 BASTION POINT ROAD MALLACOOTA VIC 3892

**ADMINISTRATIVE NOTICES**  
NIL

eCT Control 20887K COUNTRY FIRE AUTHORITY  
Effective from 04/09/2017

DOCUMENT END

<a href="#">Home</a>	Account:		Authority Fee(GST exclusive): <b>\$0.00</b>	17/12/2024 03:31PM
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Document Type	<b>plan</b>
Document Identification	<b>TP709051T</b>
Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>17/12/2024 15:32</b>

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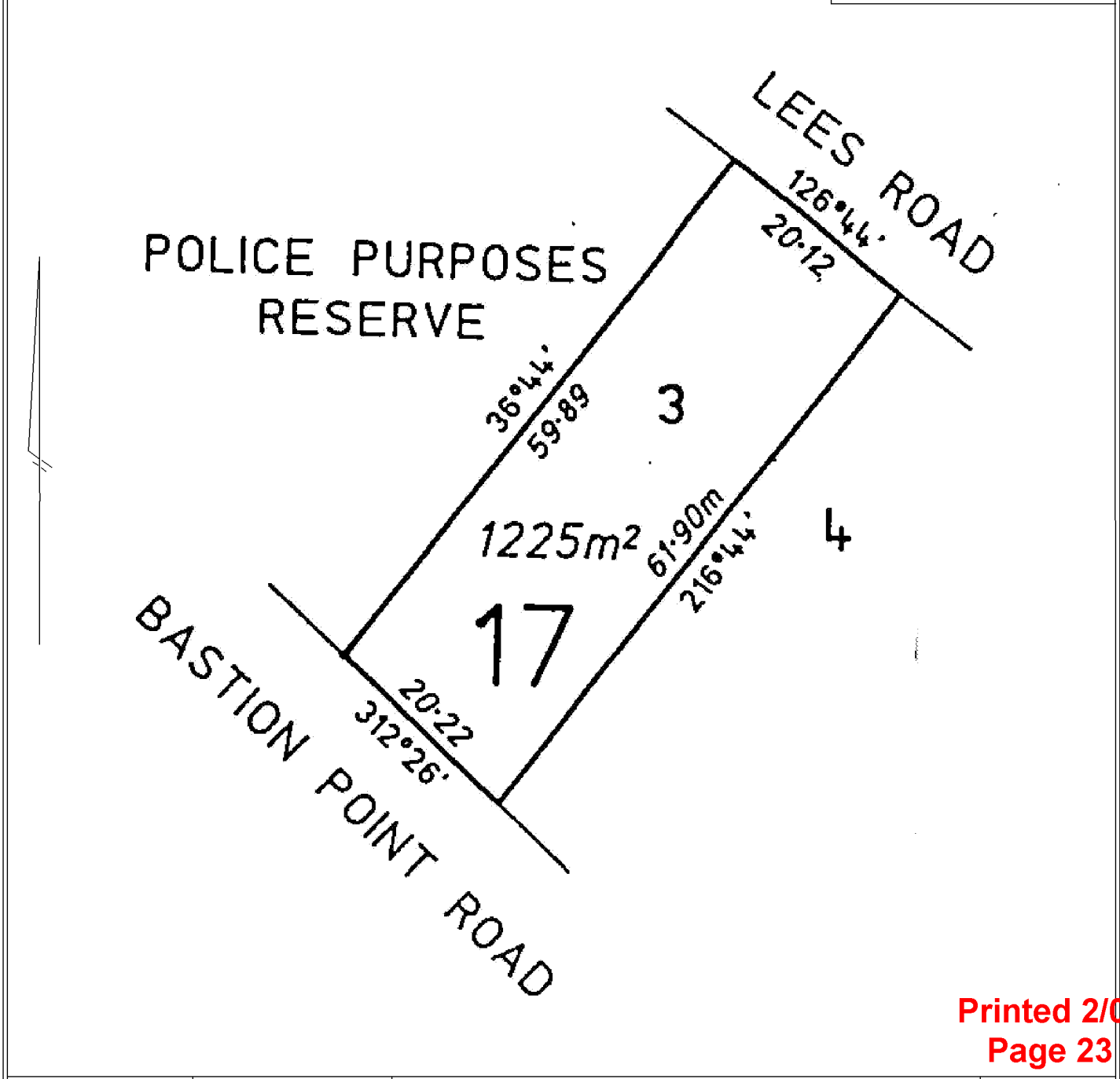
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TITLE PLAN		EDITION 1	TP 709051T
<b>Location of Land</b> Parish: MALLACOOTA Township: MALLACOOTA Section: 17 Crown Allotment: 3 Crown Portion:  Last Plan Reference: Derived From: VOL 10542 FOL 966 Depth Limitation: 15 m		Notations SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 10542 FOL. 966 AND NOTED ON SHEET 2 OF THIS PLAN  ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	

Description of Land / Easement Information		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 04/12/2000 VERIFIED: AC
--	--	--



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TP 709051T

TITLE PLAN

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

all that piece of land in the said State being Allotment 3 of Section 17 in the Township of MALLACOOTA Parish of MALLACOOTA and being the land shown enclosed by continuous lines in the map hereon and identified by that allotment number

PROVIDED that this Grant is made subject to -

- (a) the reservation to Us Our heirs and successors of -
  - (i) any minerals within the meaning of the *Mineral Resources Development Act* 1990 and petroleum within the meaning of the *Petroleum Act* 1958 (hereinafter called "the reserved minerals");
  - (ii) rights of access for the purpose of searching for and obtaining the reserved minerals in any part of the said land;
  - (iii) rights for access and for pipe-lines works and other purposes necessary for obtaining and conveying on and from the said land any of the reserved minerals which is obtained in any part of the said land;
- (b) the right to resume the said land for mining purposes pursuant to section 205 of the *Land Act* 1958;
- (c) the right of any person being a licensee under the *Mineral Resources Development Act* 1990 or any corresponding previous enactment to enter on the said land and to do work within the meaning of that Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those under which such a person has now the right to do such work in and upon Crown lands provided that compensation as prescribed by Part 8 of that Act is paid for surface damage to be done to the said land by reason of doing such work on it.

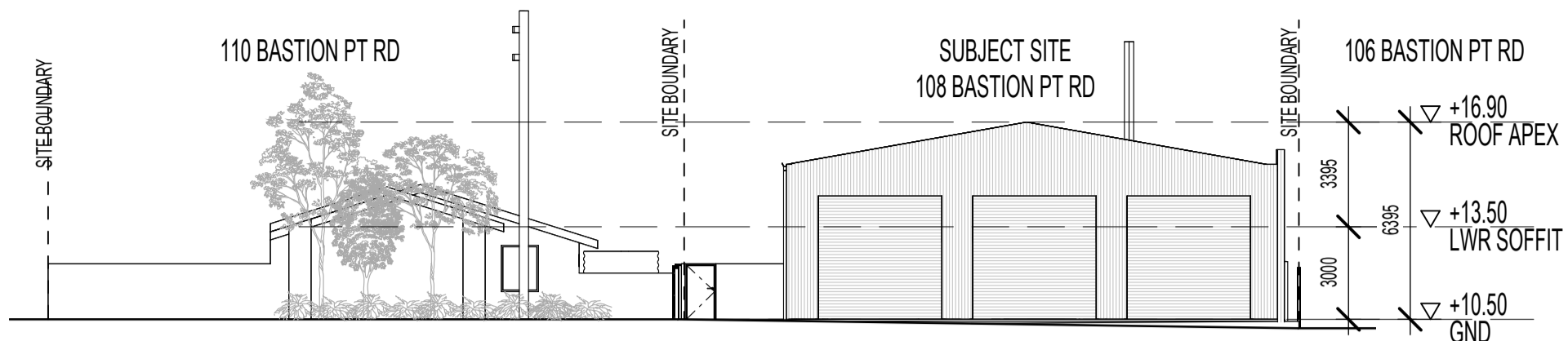


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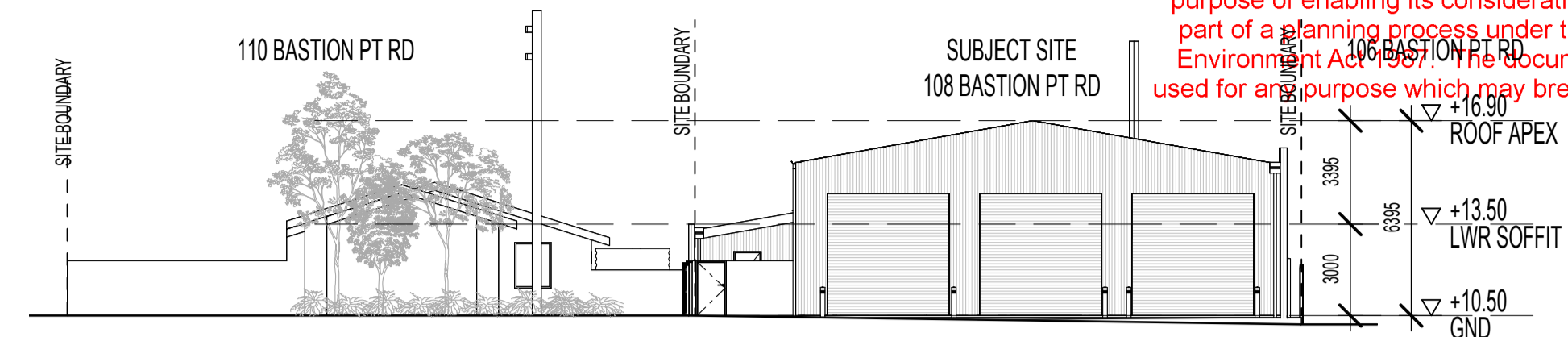
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**APPENDIX B**  
**ARCHITECTURAL PLANS**

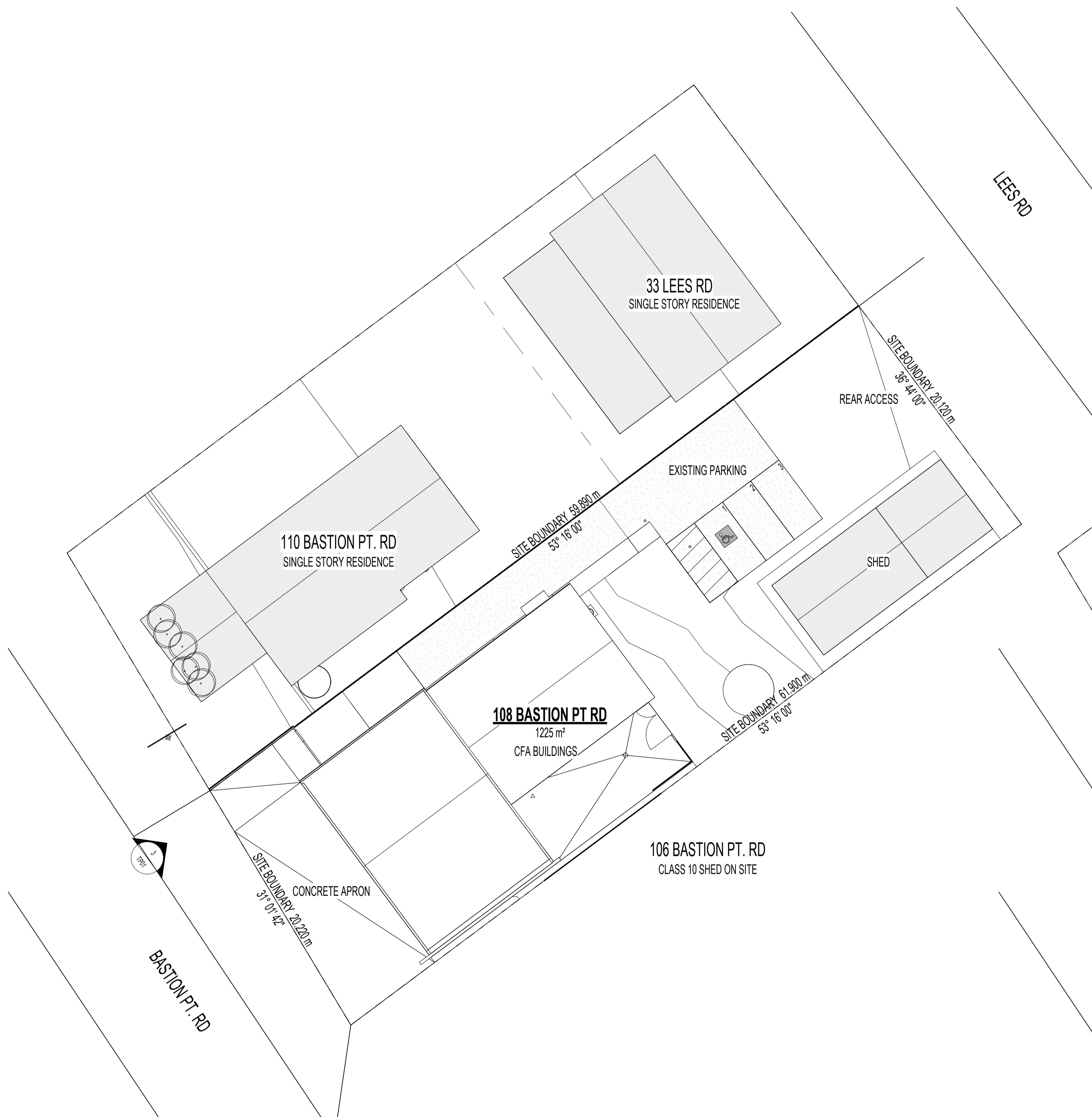
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**3**  
 TP01  
**EXISTING BASTION PT RD ELEVATION**  
 1 : 200



**4**  
 TP01  
**PROPOSED BASTION PT RD ELEVATION**  
 1 : 200



**1**  
 TP01  
**SITE PLAN EXISTING**  
 1 : 200

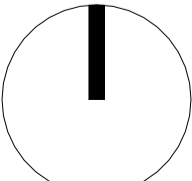


**2**  
 TP01  
**SITE PLAN PROPOSED**  
 1 : 200

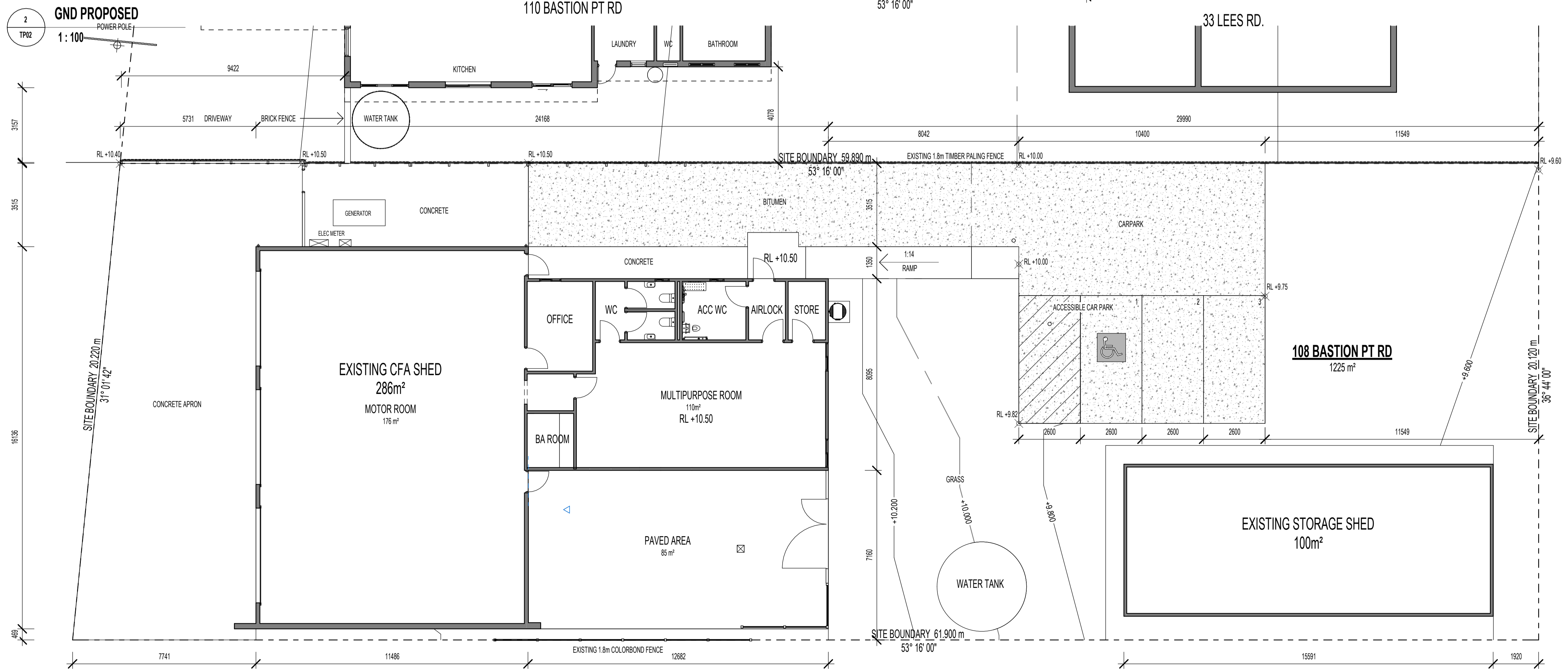
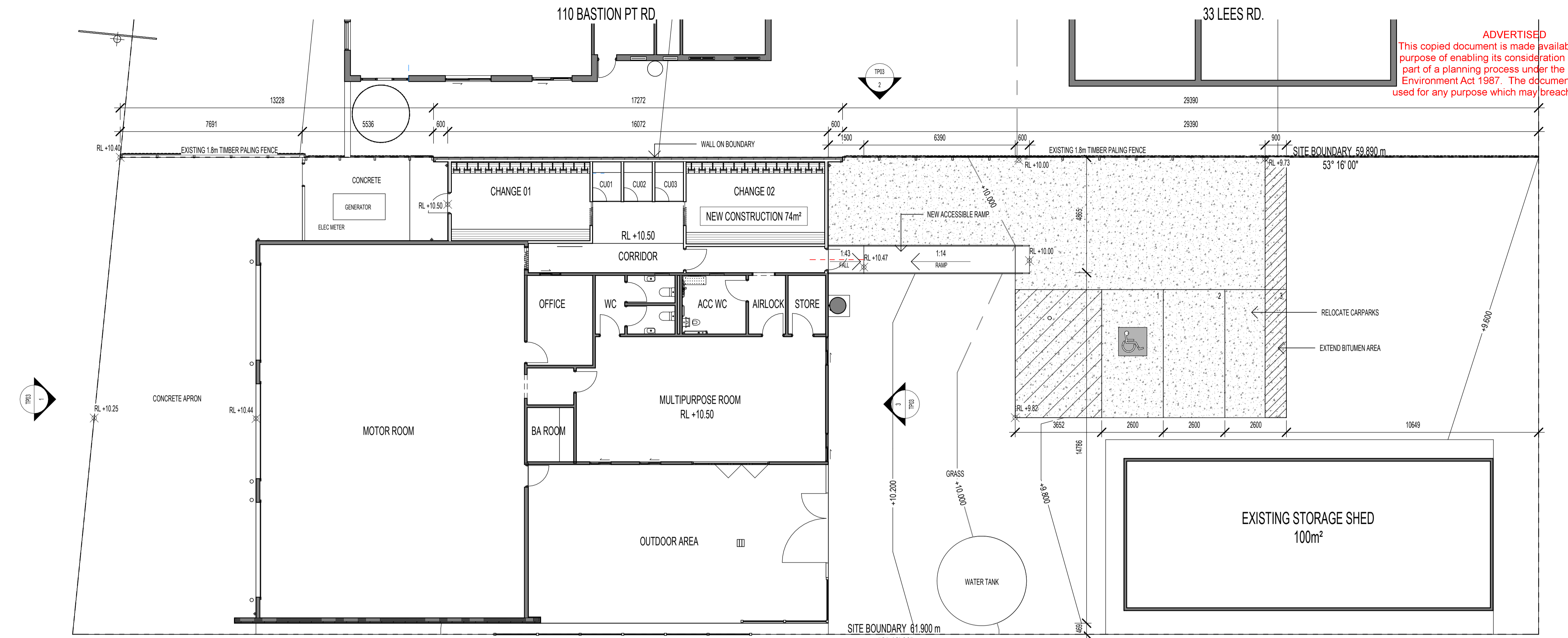
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ISSUE	DATE	REVISIONS	DRN

**Arcturus Architecture**

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 e: angus@arcturusarchitecture.com.au  
 ACN 861 185 164

CLIENT <b>CFA</b>			
PROJECT <b>Upgrade Works 108 Bastion Point Rd Mallacoota</b>			
TITLE <b>SITE PLANS</b>			
ISSUE <b>Preliminary</b>			
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	DRAWING NO. TP01	REVISION 2	
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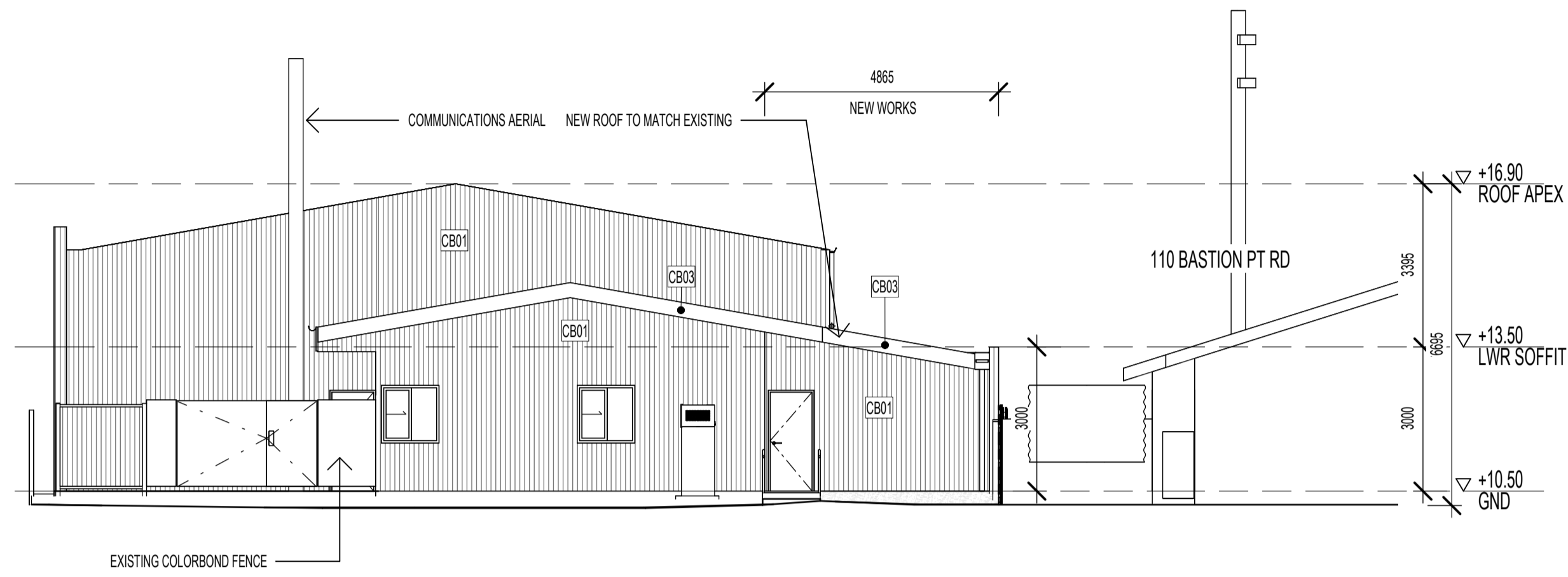
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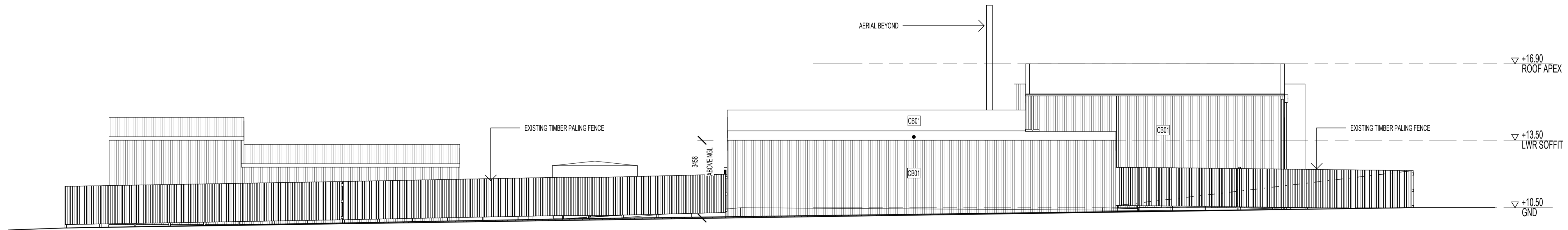
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 e: angus@arcturusarchitecture.com.au  
 ACN 861 185 164

CLIENT CFA			
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TITLE PLANS			
ISSUE Preliminary			
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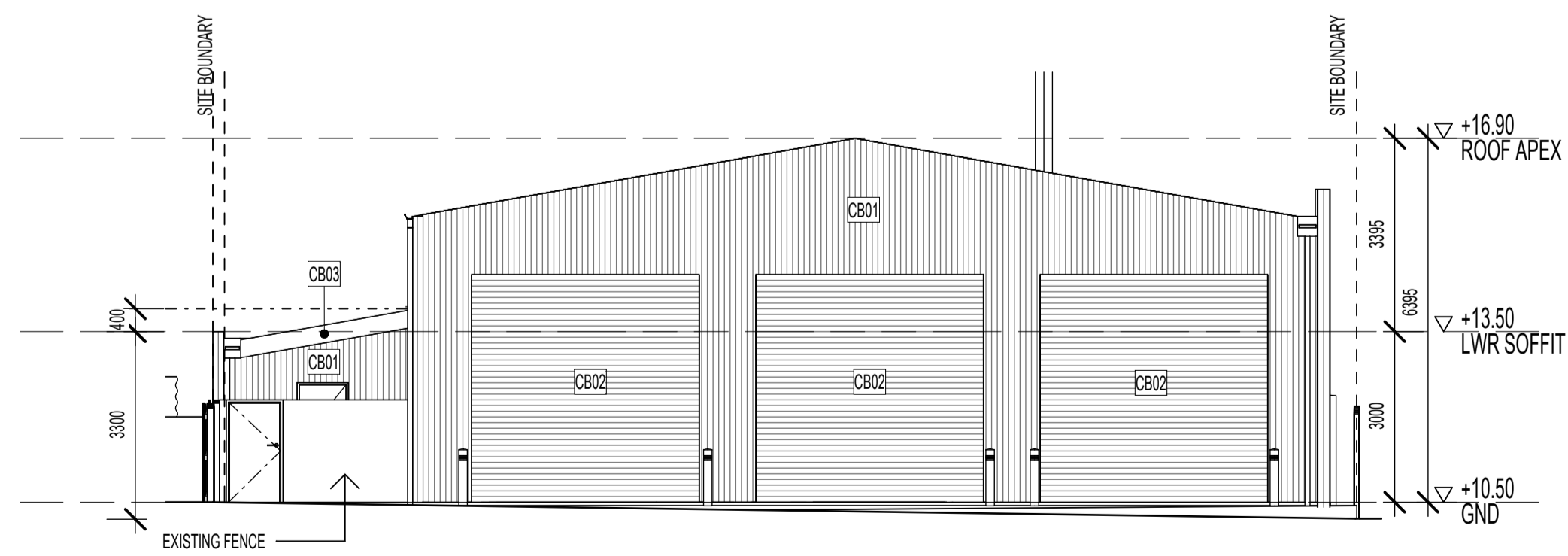
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3  
 TP03  
**NORTH EAST ELEVATION**  
 1:100



2  
 TP03  
**NORTH WEST ELEVATION**  
 1:100



1  
 TP03  
**SOUTH WEST ELEVATION**  
 1:100

MATERIALS LEGEND	
CB01	CUSTOM ORB METAL CLADDING - COLORBOND SURFMIST
CB02	CUSTOM ORB METAL CLADDING - COLORBOND MANOR RED
CB03	FASCIA AND TRIMS - COLORBOND MANOR RED

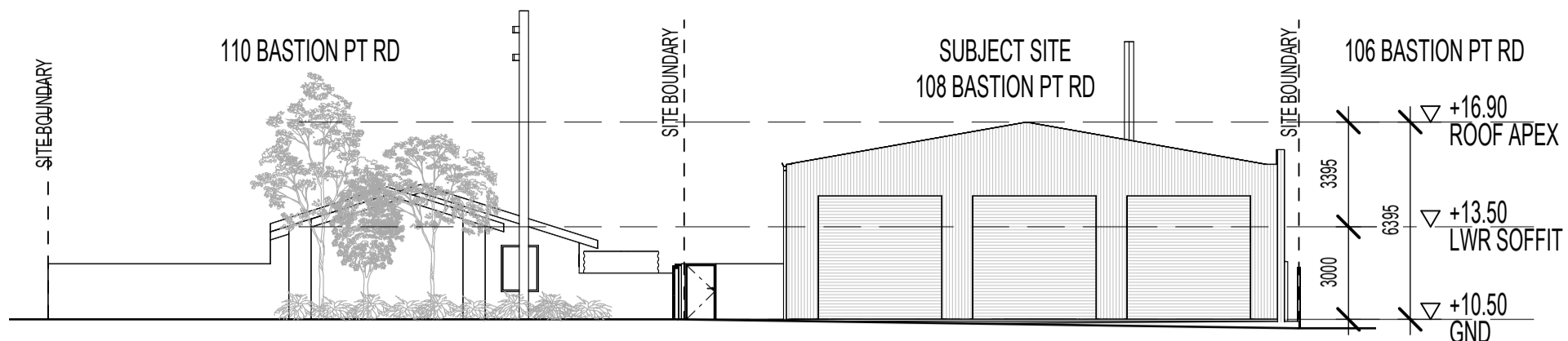
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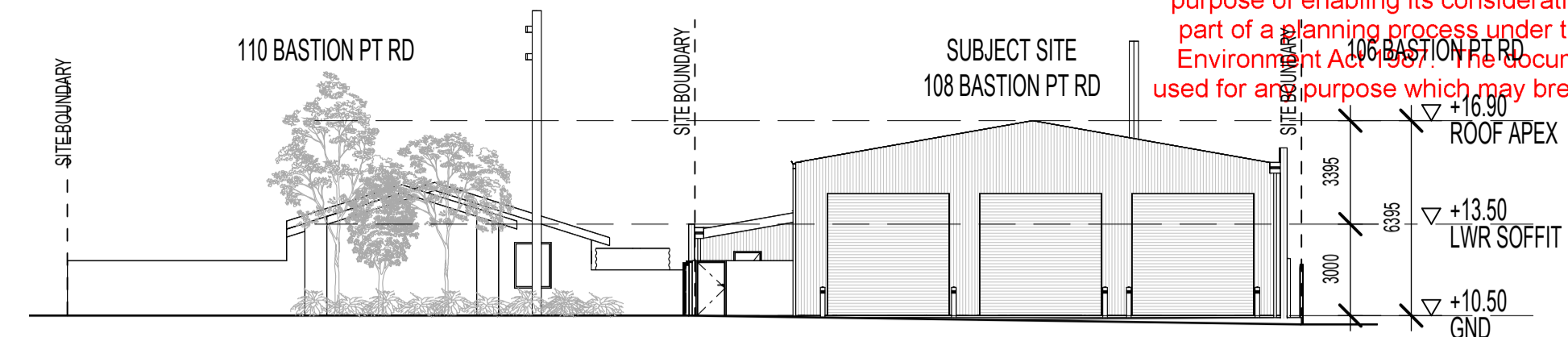
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 e: angus@arcturusarchitecture.com.au  
 ACN 661 185 164

CLIENT <b>CFA</b>	
PROJECT <b>Upgrade Works 108 Bastion Point Rd Mallacoota</b>	
TITLE <b>ELEVATIONS</b>	
ISSUE <b>Preliminary</b>	
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DRAWING NO. TP03	PROJECT NO. 24002
	REVISION 2

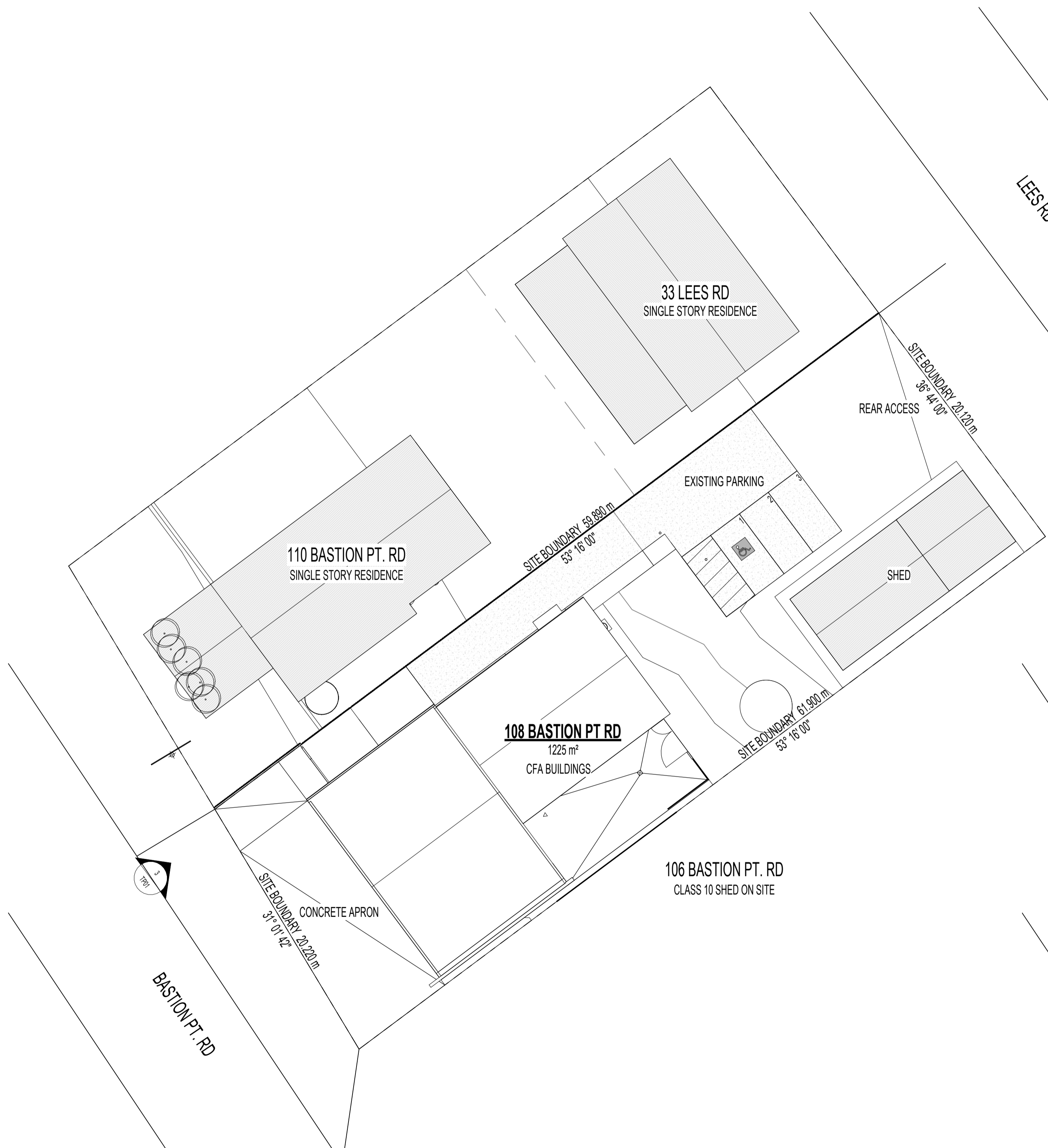
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**3**  
 TP01  
**EXISTING BASTION PT RD ELEVATION**  
 1 : 200



**4**  
 TP01  
**PROPOSED BASTION PT RD ELEVATION**  
 1 : 200



**1**  
 TP01  
**SITE PLAN EXISTING**  
 1 : 200

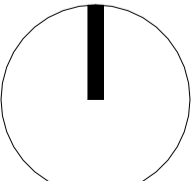


**2**  
 TP01  
**SITE PLAN PROPOSED**  
 1 : 200

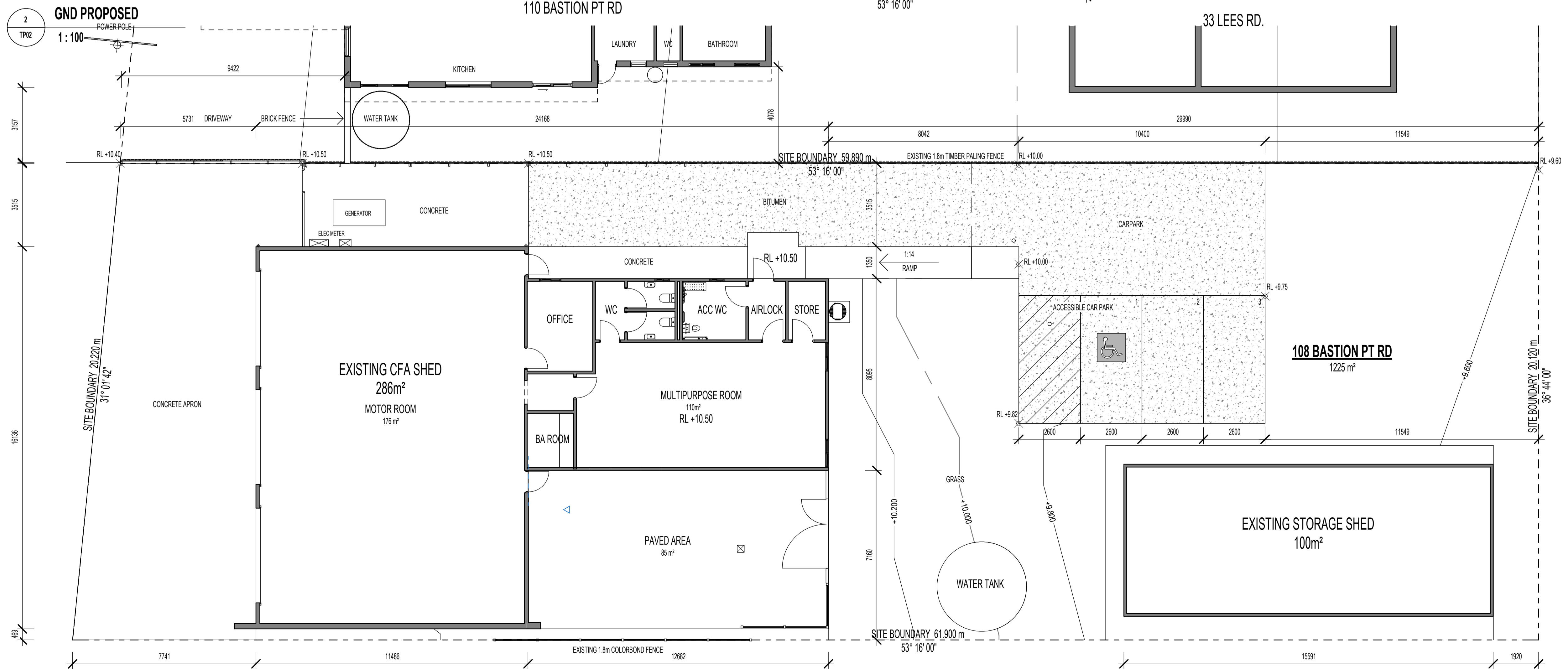
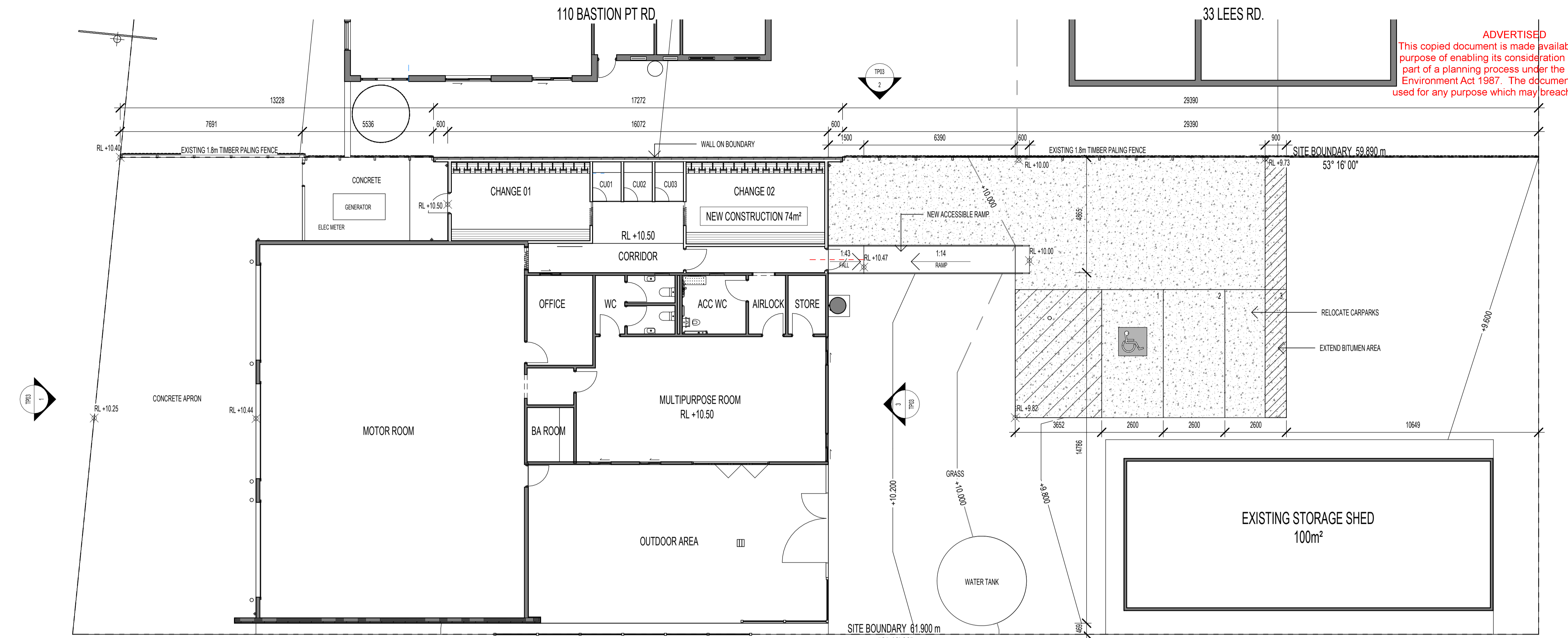
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ISSUE	DATE	REVISIONS	DRN

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TITLE <b>SITE PLANS</b>			
ISSUE <b>Preliminary</b>			
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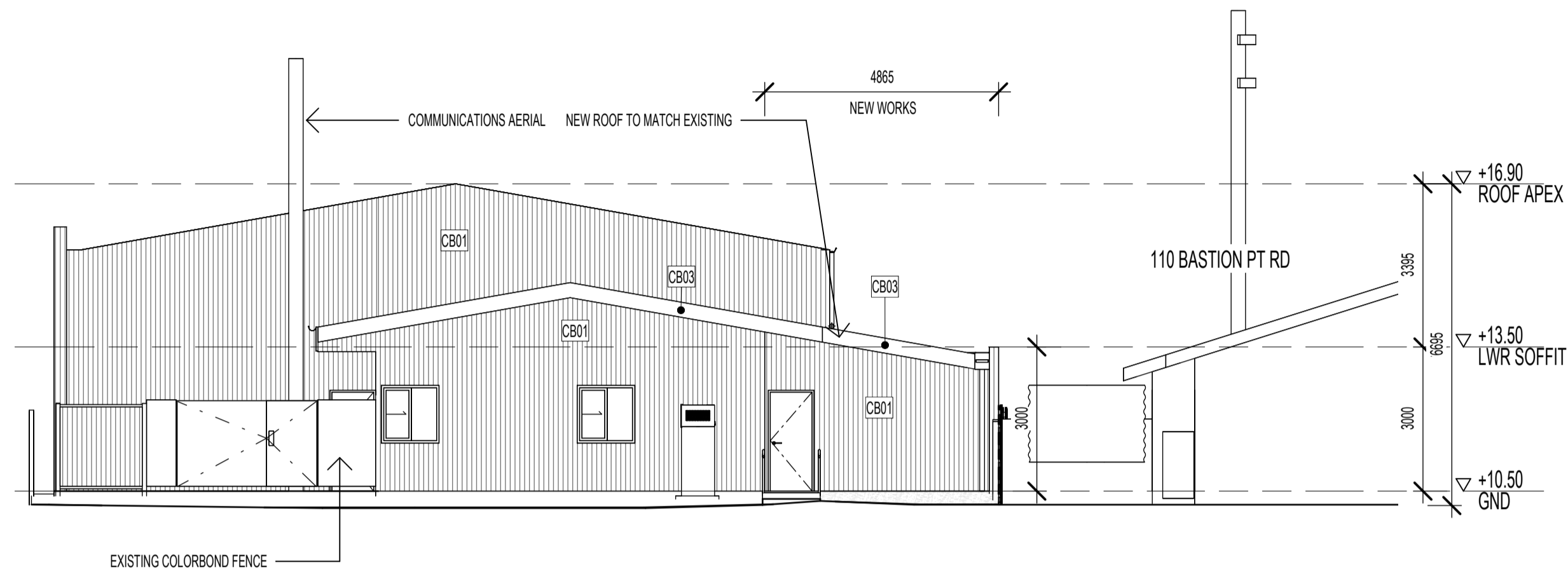
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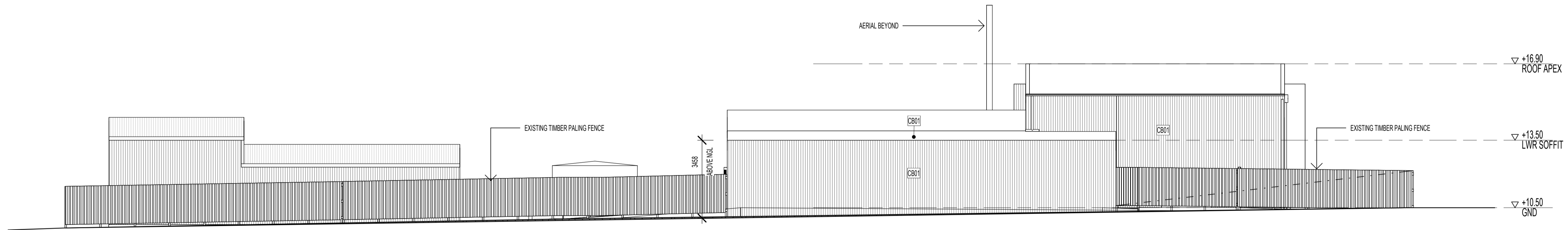
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ACN 861 185 164

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TITLE <b>PLANS</b>	
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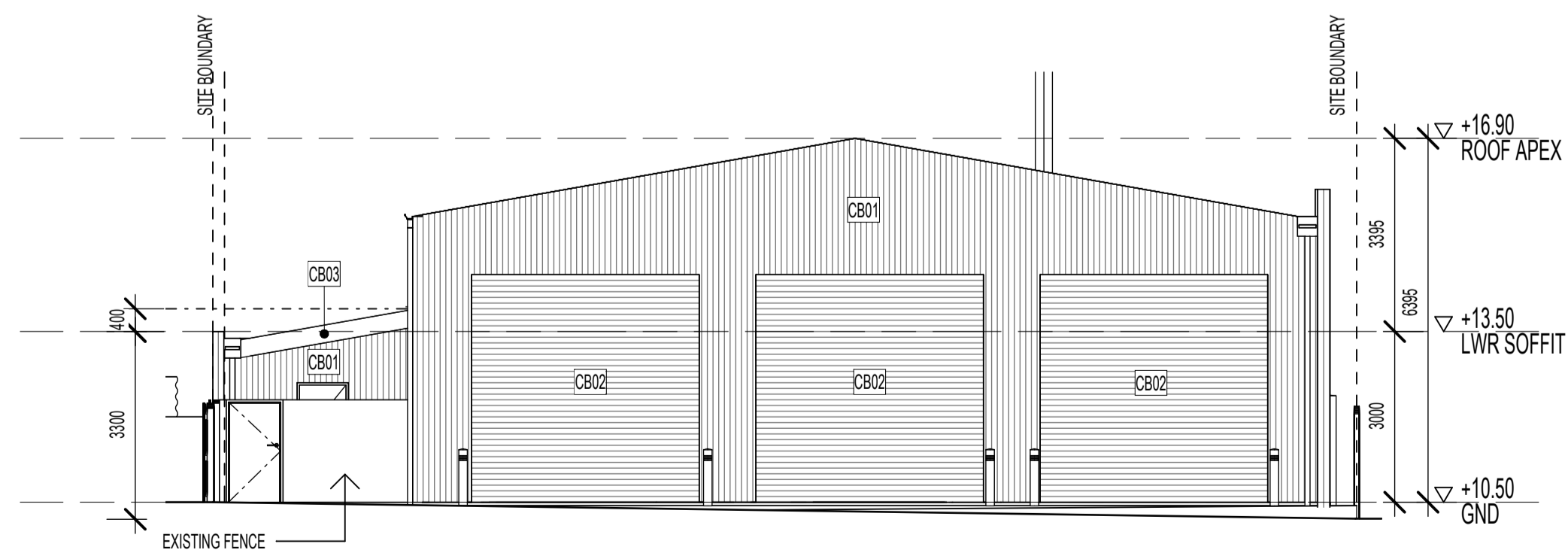
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3  
 TP03  
**NORTH EAST ELEVATION**  
 1:100



2  
 TP03  
**NORTH WEST ELEVATION**  
 1:100



1  
 TP03  
**SOUTH WEST ELEVATION**  
 1:100

MATERIALS LEGEND	
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CB02	CUSTOM ORB METAL CLADDING - COLORBOND MANOR RED
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ISSUE	DATE	REVISIONS	DRW
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1	10.11.24	CLIENT - TP CONSULTANT ISSUE	AM

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