

26 February 2021

Form 2

## NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	<b>35 Muir Place METUNG Lot 2 PS 534184</b>
The application is for a permit to:	<b>Buildings and works for a dwelling over 7.5 metres from natural ground level.</b>
The applicant for the permit is:	<b>K W Reid and J A Reid</b>
The application reference number is:	<b>65/2021/P</b>
You may look at the application and any documents that support the application on the website of the responsible authority.	<b>(Intentionally blank)</b>

This can be done anytime by visiting the following website:

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

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

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

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

Please note submissions received will be made available for inspection and may be made available to other parties in accordance with the Planning & Environment Act 1987. If you have concerns about this, please contact the East Gippsland Shire Council's Planning Office.

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

**REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958** Page 1 of 2

VOLUME 10901 FOLIO 132

Security no : 124087994429K  
Produced 08/02/2021 03:11 PM

**LAND DESCRIPTION**

Lot 2 on Plan of Subdivision 534184J.  
PARENT TITLES :  
Volume 09852 Folio 710 to Volume 09852 Folio 711  
Created by instrument PS534184J 20/09/2005

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Joint Proprietors  
KENNETH WAYNE REID  
JULIE ANN REID both of 35 MUIR PLACE METUNG VIC 3904  
AT682292P 12/10/2020

**ENCUMBRANCES, CAVEATS AND NOTICES**

COVENANT PS534184J 20/09/2005

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

AGREEMENT Section 173 PLANNING AND ENVIRONMENT ACT 1987  
P137853Q 18/04/1989

AGREEMENT Section 173 Planning and Environment Act 1987  
AD872663K 13/09/2005

**DIAGRAM LOCATION**

SEE PS534184J FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NUMBER		STATUS	DATE
AT680883A (E)	NOMINATION OF ECT TO LC	Completed	12/10/2020
AT682291R (E)	DISCHARGE OF MORTGAGE	Registered	12/10/2020
AT682292P (E)	TRANSFER	Registered	12/10/2020

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

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

Street Address: 35 MUIR PLACE METUNG VIC 3904

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 22692Q EASTCOAST CONVEYANCING  
Effective from 12/10/2020



Copyright State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 (Vic) or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, LANDATA REGD TM System, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 336 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

ADVERTISED

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

**REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958** Page 2 of 2

---

**OWNERS CORPORATIONS**

The land in this folio is affected by  
OWNERS CORPORATION 1 PLAN NO. PS534184J

DOCUMENT END



# Imaged Document Cover Sheet

ADVERTISED

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

The document following this cover sheet is an imaged document supplied by LANDATA®, Victorian Land Registry Services.

Document Type	<b>Instrument</b>
Document Identification	<b>AD872663K</b>
Number of Pages (excluding this cover sheet)	<b>13</b>
Document Assembled	<b>08/02/2021 15:24</b>

**Copyright and disclaimer notice:**

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Victorian Land Registry Services Pty Ltd ABN 83 206 746 897 or any other state or the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

ADVERTISED

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

92.30

**Application by Responsible Authority  
for the making of a recording of an Agreement  
Section 181 (1) Planning and Environment Act 1987**

**AD872663K**  
13/09/2005 \$92.30 173  


Lodged at the LAND TITLES OFFICE by:

Name: John D Crump  
Phone: 9787 7222  
Address: 1 Davies Avenue, Mount Eliza 3930/VICTORIA  
Ref: JDC:JG:04.749 - MF Properties Pty Ltd



Code: 742B

The East Gippsland Shire Council having made an Agreement requires a recording to be made in the Register for the land.

Land: Certificates of Title Volume 9852 Folio 710 and 711

Authority: East Gippsland Shire Council of 273 Main Street, Bairnsdale 3875

Section and Act under which Agreement made: **Section 173 Planning and Environment Act 1987**


A copy of the Agreement is attached to this Application

Dated this 26 day of AUGUST 2005

Signature of Authority: 

Name of Officer: NICK KEARNS

Office held: MANAGER ... DEVELOPMENT

  
DAD872663K-1-6

  
13 SEP 2005

**ADVERTISED**

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

DATED 11 August, 2005



**M F PROPERTIES PTY LTD ACN 094 626 589**

**(“Owner”)**

**AND**

**EAST GIPPSLAND SHIRE COUNCIL**

**(“Council”)**

---

**SECTION 173 AGREEMENT**

---

**JOHN D CRUMP  
Solicitor  
1 Davies Avenue  
Mount Eliza 3930  
Tel: 9787 7222  
Fax: 9787 5623  
DX 93004 MOUNT ELIZA**

**AD872663K**

13/09/2005 \$92.30 173



ADVERTISED

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

TABLE OF CONTENTS



- 1. DEFINITIONS ..... 2
- 2. AGREEMENT UNDER SECTION 173 OF THE ACT ..... 2
- 3. EFFECT OF AGREEMENT ..... 2
- 4. OWNER’S WARRANTIES ..... 3
- 5. SUCCESSORS IN TITLE ..... 3
- 6. COVENANTS OF OWNER ..... 3
  - 6.1 Owner’s Covenants ..... 3
  - 6.2 Notice ..... 4
  - 6.3 Compliance ..... 4
  - 6.4 Registration ..... 4
  - 6.5 Mortgagee to be Bound ..... 5
  - 6.6 Council’s Costs to be Paid ..... 5
  - 6.7 Indemnity ..... 5
- 7. GENERAL ..... 5
  - 7.1 Further Assurance ..... 5
  - 7.2 No Waiver ..... 5
  - 7.3 Severability ..... 6
  - 7.4 No Fettering of Council’s Powers ..... 6
- 8. ENDING OF AGREEMENT ..... 6
- 9. NOTICES ..... 6
  - 9.1 Service of Notice ..... 6
  - 9.2 Time of Service ..... 7
- 10. INTERPRETATION ..... 7

AD872663K

13/09/2005 \$92.30 173



ADVERTISED

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

1.

THIS AGREEMENT is made on

BETWEEN

**M F PROPERTIES PTY LTD of 643 Esplanade, Mornington**

("Owner")

AND

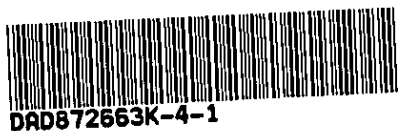
**EAST GIPPSLAND SHIRE COUNCIL**

of 273 Main Street, Bairnsdale

("Council")

**RECITALS**

- A. The Owner is the registered proprietor of the subject land.
- B. The Council is the Responsible Authority pursuant to the act for the Scheme.
- C. The permit was issued by the Council to allow the Owner to subdivide the subject land into four allotments, as shown on the proposed Plan of Subdivision, <sup>P5534184J</sup> ~~a copy of~~ which is annexed to this Agreement and marked ("Plan of Subdivision").
- D. The permit provided at Condition (6) the Owner of the Subject Land must enter into an Agreement with East Gippsland Shire Council in accordance with Section 173 of the Planning and Environment Act 1987 which will Covenant that the lots must only be developed in accordance with the approved building envelope plans and construction activities must be conducted utilizing the erosion control measures set out in "Covenants of Owner" . .
- E. The subject land is encumbered by a Mortgage No AD706632D in which Australia and New Zealand Banking Group Limited is named as the Mortgagee.
- F. The Council and the Owner have agreed that without limiting or restricting their respective powers to enter into this Agreement and in so far as it can be so treated, this Agreement is made pursuant to Section 173 of the Act.



**AD872663K**

13/09/2005 \$92.30 173

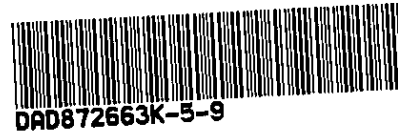




ADVERTISED

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

2.



**THE PARTIES AGREE**

**1. DEFINITIONS**

In this Agreement unless expressed or implied to the contrary:

“Act” means the Planning and Environment Act 1987;

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

“approved” means approved by the Council;

“business day” means Monday to Friday excluding public holidays in Victoria;

“development” includes subdivision;

“Owner” means the person or persons from time to time registered or entitled to be registered by the Registrar of Titles as proprietor or proprietors of an estate in fee simple in the subject land or any part of it;

“permit” means Planning Permit No 155/2003/P issued by the Council on the 9 February, 2004 and amended on the 14 February, 2004 and further amended on 5 August, 2005.

“planning approval” means and includes any planning permit issued in accordance with the Act;

“Scheme” means the East Gippsland Planning Scheme;

“subject land” means the whole of the land described in Certificates of Title Volume 9852 Folio 710 and 711

**2. AGREEMENT UNDER SECTION 173 OF THE ACT**

The Council and the Owner agree that without limiting or restricting their respective powers to enter into this Agreement and in so far as it can be so treated, this agreement is made pursuant to Section 173 of the Act.

**3. EFFECT OF AGREEMENT**

3.1 This Agreement is effective from the date of this Agreement.

3.2 The Owner’s use and development of the subject land is subject to the conditions and obligations set out in this Agreement which provide for the use or development of the subject land for the specified purposes and which are intended to achieve or advance the objectives of the Scheme.

**AD872663K**

13/09/2005 \$92.30 173

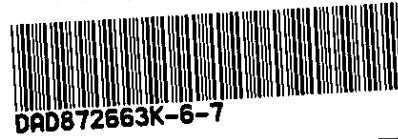


Printed 26/02/2021

Page 9 of 74

**ADVERTISED**

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



3.

3.3 The Owner's obligations will take effect as separate and several covenants which will be annexed to and run at law and in equity with the subject land to bind the Owner and each successor, assign or transferee of the Owner including the registered proprietor, the mortgagee in possession and the beneficial owner for the time being of the subject land.

**4. OWNERS WARRANTIES**

Without limiting the operation or effect of this Agreement, the Owner warrants that:

- 4.1 except for the parties to this Agreement, any mortgagee who has consented to this Agreement, and any other persons disclosed in writing to the Council before the signing of this Agreement, no other person has any interest either legal or equitable in the subject land which may be affected by the Agreement or by development or use of the subject land pursuant to the Scheme or any permit or approved plan under the Scheme;
- 4.2 the owner has obtained all necessary authorities and consents to bind all other persons who have any interest either legal or equitable in the subject land.

**5. SUCCESSORS IN TITLE**

Without limiting the operation or effect of this Agreement, the Owner must ensure that, until this Agreement is recorded on the folio of the register which relates to the subject land, the Owner's successors in title will:

- 5.1 give effect to, do all acts and sign all documents requiring those successors to give effect to this Agreement; and
- 5.2 execute a deed agreeing to be bound by this Agreement.

**6. COVENANTS OF OWNER**

**6.1 Owner's Covenants**

The Owner covenants that the lots will only be developed in accordance with the approved building envelope plans and construction activities will be conducted utilizing the erosion control measures set out in paragraphs (a) to (g) inclusive hereunder:

- (a) Install temporary debris and sediment control measures to prevent debris and sediment from entering Council's drainage system during all construction stages of both the land division and future development on the proposed allotments. Pollution prevention measures, must be in accordance with the

**AD872663K**

13/09/2005 \$92.30 173



Printed 26/02/2021  
Page 10 of 74

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

Environment Protection Authority's Publication Number 275 Construction Techniques for Sediment Pollution Control.



- (b) During construction and maintenance activities, take adequate steps to stop soil erosion and the movement of sediment off site. Adequate steps include:-
  - . control of onsite drainage by intercepting and redirecting run-off in a controlled manner to stable vegetated areas on the site
  - . installation of sediment control structures such as sediment basins, sediment fences and sediment traps when construction commences and maintenance of these structures until the site is stabilized; and
  - . revegetation of all disturbed areas as quickly as possible or within 14 days after construction works are completed.
- (c) Strip topsoil from any roads, driveways and building sites requiring excavation, prior to excavation and forming, and stockpiled for respreading over the disturbed sites.
- (d) Ensure cut batters will be no steeper than 1 in 1.5 and fill batters no steeper than 1 in 2 unless retained by structural gentler slopes will be more stable and easier to revegetate).
- (e) When completed ensure all batters have a layer of topsoil 50 millimetres minimum thickness spread over them and sown with a suitable grass and clover mixture or mulched and planted with ground cover plants.
- (f) Roads and driveways on gradients steeper than 5% are surfaced with a non-erodible surface such as asphalt or concrete.
- (g) Prior to the granting of a building approval, houses to be constructed on slopes greater than 20 per cent must be designed using a footing system designed by a qualified Engineer and validated by soil tests.. The design must incorporate minimum disturbance of the natural slope and ensure stability of the soil on the land to the satisfaction of the Responsible Authority.

4.



DAD872663K-7-5

6.2 Notice

The Owner covenants to bring this Agreement to the attention of all prospective purchasers, mortgagees, transferees and assigns.

6.3. Compliance

AD872663K

13/09/2005 \$92.30 173



ADVERTISED

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



DAD872663K-8-3

The Owner covenants to:

5

- 6.3.1 comply with the requirements of all statutory authorities in relation to the development of the subject land;
- 6.3.2 comply with all statutes, regulations, local laws and planning controls in relation to the subject land; and
- 6.3.3 take all necessary steps to comply with the obligations of each clause in this Agreement.

**6.4. Registration**

The Owner covenants to:

- 6.4.1 consent to the Council making application to the Registrar of Titles to make a recording of this Agreement in the Registrar on the folio of the Registrar which relates to the subject land in accordance with Section 181 of the Act; and

5.

- 6.4.2 do all things necessary to enable the Council to do so including signing any further agreement, acknowledgement or document or procuring the consent to this Agreement of any mortgagee or caveator to enable the recording to be made in the Register under that Section.

**6.5 Mortgagee to be Bound**

The Owner covenants to obtain the consent of any mortgagee to be bound by the covenants in this Agreement if the mortgagee becomes mortgagee in possession of the subject land.

**6.6 Council's Costs to be Paid**

The Owner covenants to pay immediately on demand to the Council the Council's reasonable costs and expenses (including legal expenses) incidental to the preparation, drafting, finalisation, engrossment, execution, registration and enforcement of this Agreement which (until paid) are and remain a charge on the subject land.

**6.7 Indemnity**



**ADVERTISED**

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

The Owner covenants to indemnify and keep indemnified the Council, its officers, employees, agents, workmen and contractors from and against all costs, expenses, losses or damages which they or any of them may sustain incur or suffer or be or

6

become liable for or in respect of any suit action proceeding judgement or claim brought by any person arising from or referable to this Agreement or any non-compliance with this Agreement.

**7. GENERAL**

**7.1 Further Assurance**

Each party must promptly execute and deliver all documents and take all other action necessary or desirable to effect, perfect or complete the transactions contemplated by this Agreement.

**7.2 No Waiver**

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

6.



**7.3 Severability**

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

**7.4 No fettering of Council's Powers**

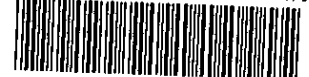
This Agreement does not fetter or restrict the power of discretion of the Council to make or impose requirements or conditions in connection with any use or development of the subject land or the granting of any planning approval, the approval or certification of any plans of subdivision or consolidation applicable to the subject land or the issue of a Statement of Compliance in connection with any such plans.

**8. ENDING OF AGREEMENT**

**8.1 This Agreement ends:**

**AD872663K**

13/09/2005 \$92.30 173



ADVERTISED

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

8.1.1 when the Owner has complied with its obligations under this Agreement; or

7

8.1.2 earlier by mutual agreement between the parties.

8.2 As soon as reasonably practicable after this Agreement has ended, the Council will, at the request and at the cost of the Owner make application to the Registrar of Titles under S.183(2) of the Act to cancel the recording of this Agreement on the register.

9. NOTICES

9.1 Service of Notice

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

9.1.1 personally on the party; or

9.1.2 by sending it by pre-paid post, addressed to that party at the address for service specified in this document or subsequently notified to each party; or

9.1.3 by facsimile to the person's number for service specified in this document or subsequently notified to each party.

7.



9.2 Time of Service

A notice or other communication is deemed served:

9.2.1 If served personally, upon service;

9.2.2 If posted within Australia to an Australian address, two business days after posting and in any other case: seven business days after posting;

9.2.3 If served by facsimile, at the time indicated on the transmission report produced by the sender's facsimile machine indicating that the facsimile was sent in its entirety to the addressee's facsimile; or

9.2.4 If received after 6.00 p.m. in the place of receipt or on a day which is not a business day, at 9.00 a.m. on the next business day.

10. INTERPRETATION

AD872663K

13/09/2005 \$92.30 173



Printed 26/02/2021

Page 14 of 74

ADVERTISED

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



In this Agreement, unless expressed or implied to the contrary:

8

- 10.1 undefined terms or words have the meanings given in the Act or the Scheme;
- 10.2 the singular includes the plural and the plural includes the singular;
- 10.3 a reference to a gender includes a reference to the other genders;
- 10.4 a reference to a person includes a reference to a firm, corporation or other corporate body;
- 10.5 if a party consists of more than one person this Agreement binds them jointly and each of them severally;
- 10.6 a reference to a “planning scheme” or “the Scheme” includes any amendment, consolidation, or replacement of such scheme and any document incorporated by reference into such scheme;
- 10.7 a reference to a statute includes any statutes amending, consolidating or replacing those statutes and any regulations made under the statutes;
- 10.8 where, in this Agreement, the Council may exercise any power, duty or function, that power may be exercised on behalf of the Council by an authorised or delegated officer;

8.

- 10.9 all headings are for ease of reference only and do not affect the interpretation of this Agreement;
- 10.10 the Recitals to this Agreement form part of this Agreement.

**AD872663K**

13/09/2005 \$92.30 173



Printed 26/02/2021  
Page 15 of 74

ADVERTISED

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

9.

EXECUTED by the parties

THE COMMON SEAL of EAST GIPPSLAND SHIRE COUNCIL was hereunto )  
affixed in the presence of: )



..... *Sandra Heath* ..... Witness

..... *[Signature]* ..... Chief Executive Officer

EXECUTED by M F PROPERTIES PTY LTD  
ACN 094 626 589 by being signed by the  
persons who are authorized to sign for the Company

*[Signature]*

Director:  
Full name: ROBERT GEORGE MUIR  
Usual address: 643 ESPLANADE  
MORNINGTON  
3931

*[Signature]*

Director / Secretary  
Full name: Suzanne Joy Muir  
Usual address 643 Esplanade  
Mornington  
3931



DAD872663K-12-6

AD872663K

13/09/2005 \$92.30 173



ADVERTISED

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

10.

**MORTGAGEE CONSENT**

**Australia and New Zealand banking Group Limited** as Mortgagee under Instruments of Mortgage Numbered AD706632D which encumbers the subject land consents to the Owner entering into this Agreement and agrees to be bound by the terms and conditions of this Agreement.

**EXECUTED** by Australia & New Zealand Banking Group Limited A.C.N. 005 357 522 by being signed by its attorney

*Peter Koukourkts*

under Power of Attorney dated 9/10/1992 a certified copy of which is filed in the permanent order Book number 277 at Page 5 in the presence of

*M. D. K.*

Australia and New Zealand Banking Group Limited by its Attorney

**WHO HEREBY CERTIFIES THAT HE IS ACTING MANAGER SECURITIES FOR THE TIME BEING.**



DAD872663K-13-0

**AD872663K**

13/09/2005 \$92.30 173



Printed 26/02/2021

Page 17 of 74



# Imaged Document Cover Sheet

ADVERTISED

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

The document following this cover sheet is an imaged document supplied by LANDATA®, Victorian Land Registry Services.

Document Type	<b>Instrument</b>
Document Identification	<b>P137853Q</b>
Number of Pages (excluding this cover sheet)	<b>5</b>
Document Assembled	<b>08/02/2021 15:24</b>

**Copyright and disclaimer notice:**

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Victorian Land Registry Services Pty Ltd ABN 62 7980 896 or any of the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

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

LOGGED BY..Warren, Graham & Murphy  
CODE..1716W.....

**REGD**  
P137853Q

VICTORIA

130489 1038 MISC 445 P137853Q

APPLICATION BY A RESPONSIBLE  
AUTHORITY under Section 181 Planning  
and Environment Act 1987 for ENTRY  
OF A MEMORANDUM OF AGREEMENT under  
Section 173 of the Act.

The Responsible Authority under the Planning Scheme having entered into an Agreement with the parties named for the land described requires that a Memorandum of the Agreement be entered on the Certificate of Title to the land referred to.

LAND	Certificates of Title Volume 9852 Folio 696 to Volume 9852 Folio 719 (both inclusive)	
ADDRESS OF LAND	<del>Tambo Upper Road, Stirling Road</del> Stirling Road, Metung	
RESPONSIBLE AUTHORITY	Shire of Tambo	
PLANNING SCHEME	Tambo Shire Planning Scheme	
AGREEMENT DATE	7th March, 1989	AGREEMENT WITH MT. NELSE PTY. LTD. as owner

A copy of the Agreement is attached to this Application

Signature for the Responsible Authority ..... *M. J. Holm*

Name of Officer ..... *Chief Executive*

Date ..... *4 April* ..... 1989

Prepared by Warren, Graham & Murphy of 119 Main Street, Bairnsdale (IRC)

1330w

A Memorandum of the within instrument has been entered in the Register book.



*R 2 89*

THIS AGREEMENT is made the 7<sup>th</sup> day of March  
B E T W E E N:

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

THE PRESIDENT COUNCILLORS AND RATEPAYERS  
OF THE SHIRE OF TAMBO (the Council)  
of Municipal Offices, Lakes Entrance

of the first part

- and -

MT. NELSE PROPRIETARY LIMITED (the Owner)  
of 74 Main Street, Bairnsdale

of the second part.

W H E R E A S:

- A. The Owner is the registered proprietor of the land described in the First Schedule hereto (the subject land) and has made application to the Council as the Responsible Authority under the Tambo Shire Planning Scheme (the Scheme) for the subdivision of the subject land into 24 Lots.
- B. The Council has granted Planning Permit No. 4018 dated 31st October 1988 for subdivision of the subject land including a condition as follows:-
  - "8. Reticulated sewerage, water and electricity shall be provided to the allotments prior to the development or use of the created allotments.

Notwithstanding the above, the Developer and the Council may enter into an agreement under Section 173 of the Planning and Environment Act to permit a dwelling to be constructed on an allotment but the agreement must state that the dwelling cannot be occupied until the reticulated services (particularly sewerage) is available."
- C. The subdivision has been lodged for registration at the Land Titles Office and is numbered 210671U (the subdivision).
- D. The Council and the Owner have agreed that without restricting or limiting their respective powers to enter into this agreement and insofar as it can be so treated this agreement shall be treated as being an agreement under Section 173(1) of the Planning and Environment Act 1987.

NOW THIS AGREEMENT WITNESSETH as follows:-

- 1. In this agreement unless inconsistent with the context or subject matter:-
  - "Owner" shall mean the person or persons entitled from time to time to be registered by the Registrar of Titles as the proprietor or proprietors of an estate in fee simple of the subject land;
  - "subdivision" includes:-

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

- .1 the dividing of land into two or more parts:
  - (a) by sale, conveyance, transfer or partition; or
  - (b) by procuring the issue of a Certificate of Title under the Transfer of Land Act 1958 in respect to a part of the land;
- .2 the subdivision of land by sale, transfer or partition into two or more lots and common property, none of which consists in whole or in part of a stratum or strata;
- .3 the subdivision of land by sale, transfer or partition into two or more units or into two or more units and common property whether or not any unit is on the same level as any other unit;

and "subdivided" has a corresponding interpretation.

2. The Owner with the intent that its covenants hereunder shall run with the land hereby covenants and agrees that it (which term shall include the owner or owners of the subject land or any part thereof from time to time) will:-

- .1 comply with the conditions of the permit;
- .2 not cause allow or permit any dwelling constructed on any allotment on the subdivision to be occupied until sewerage, water and electricity services are provided to that allotment ~~unless with the consent in writing of the Council and on such terms as are stipulated by the Council.~~

3. The Owner agrees to do all things necessary to enable the Council to enter a memorandum of this agreement on the Certificate of Title to the subject land in accordance with Section 181 of the Act including signing any further agreement acknowledgement or document to enable the said memorandum to be registered under that section.

4. The Owner covenants and agrees to pay the Council's costs of and incidental to the preparation and execution of this agreement and the registration of a memorandum of the agreement at the Office of Titles pursuant to Section 181 of the Act and any duties or fees payable in connection with either the agreement or the registration of the memorandum at the Office of Titles.

5. This agreement will end pursuant to Section 177 of the Act on reticulated sewerage, water and electricity being provided to the subject land ~~or such earlier date as the Responsible Authority may authorise in writing.~~

IN WITNESS whereof the parties hereto have hereunto set their hands and seals the day and year first hereinbefore written.

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

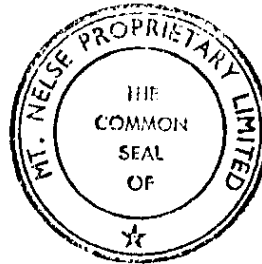
THE COMMON SEAL of THE PRESIDENT )  
COUNCILLORS AND RATEPAYERS OF THE )  
SHIRE OF TAMBO was hereunto affixed )  
In the presence of: )

.....Councillor

.....Councillor

.....Shire Secretary

THE COMMON SEAL of MT. NELSE )  
PROPRIETARY LIMITED was hereunto )  
affixed in accordance with its )  
Articles of Association in the )  
presence of: )



.....Director

.....Director Secretary

FIRST SCHEDULE

THE SUBJECT LAND

Lot 20 on Plan of Subdivision 140180 Parish of Bumberrah being the whole of the land comprised in Certificate of Title Volume 9551 Folio 319 as subdivided by Plan of Subdivision 210671 into Lots numbered 20 to 43 both inclusive being the land comprised in Certificates of Title Volume 9852 Folio 696 to Volume 9852 Folio 719 (both inclusive).

**ADVERTISED**

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



# Imaged Document Cover Sheet

ADVERTISED

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

The document following this cover sheet is an imaged document supplied by LANDATA®, Victorian Land Registry Services.

Document Type	<b>Plan</b>
Document Identification	<b>PS534184J</b>
Number of Pages (excluding this cover sheet)	<b>7</b>
Document Assembled	<b>08/02/2021 15:15</b>


**Copyright and disclaimer notice:**

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.



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

<b>PLAN OF SUBDIVISION</b>		STAGE No. <b>2</b> PLAN NUMBER <b>PS 534184 J</b>			
<b>LOCATION OF LAND</b> PARISH: BUMBERRAH TOWNSHIP: METUNG SECTION: M CROWN ALLOTMENT: 8 (PART), 9 (PART) & 10 (PART) CROWN PORTION: — TITLE REFERENCE: VOL 9852 FOL: 710 VOL 9852 FOL: 711 LAST PLAN REFERENCE/S: LP 210671U (LOT 34 & 35) POSTAL ADDRESS: 15-17 KINGSCOTE DRIVE METUNG, VIC 3904 AMG Co-ordinates    E: 574 470                            ZONE: 55 (of approx. centre of    N: 5 806 750 land in plan).		<b>COUNCIL CERTIFICATION AND ENDORSEMENT</b> COUNCIL NAME: EAST GIPPSLAND SHIRE                            REF: 195/2004/CAT 1 This plan is certified under Section 6 of the Subdivision Act 1988. <del>2 This plan is certified under Section 11(7) of the Subdivision Act 1988</del> <del>Date of original certification under Section 6    /    /</del> <del>3 This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.</del> <b>OPEN SPACE:</b> (i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has / <del>has not</del> been made (ii) The requirement has been satisfied. <del>(iii) The requirement is to be satisfied in stage</del> ..... Council Delegate <del>Council Seal</del> Date 10 / 5 / 05 Re-certification under Section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date    /    /			
<b>VESTING OF ROAD AND / OR RESERVE</b>		<b>NOTATIONS</b>			
IDENTIFIER	COUNCIL / BODY / PERSON				
NIL	NIL	<b>STAGING</b> This is not a staged subdivision. Planning permit No. 155/2003/P <b>DEPTH LIMITATION.</b> DOES NOT APPLY			
<b>EASEMENT INFORMATION</b>		LTO USE ONLY STATEMENT OF COMPLIANCE / EXEMPTION STATEMENT RECEIVED <input checked="" type="checkbox"/> DATE 13/ 9 / 05 LTO USE ONLY PLAN REGISTERED TIME 12: 16 pm DATE 20/ 9 / 05  Assistant Registrar of Titles SHEET 1 OF 6 SHEETS			
<b>LEGEND</b> A - Appurtenant Easement    E - Encumbering Easement    R - Encumbering Easement (Road)					
Easement Reference	Purpose		Width (Metres)	Origin	Land Benefited / In favour Of
E-1	DRAINAGE		3	LP 140180	LOTS ON LP 140180
E-1	SEWERAGE		3	LP 210671U	LOTS ON LP 210671U
E-2	DRAINAGE	SEE DIAG.	THIS PLAN	LOTS ON THIS PLAN	
<b>KLUGE JACKSON CONSULTANTS PTY. LTD.</b> SURVEYORS AND ESTATE PLANNERS 45 MACALISTER STREET, SALE, 3850    (03) 5144 3877 29 BREED STREET, TRARALGON, 3844    (03) 5174 4808 119 JOHNSON STREET, MAFFRA, 3860    (03) 5147 2126		LICENSED SURVEYOR    HANS PETER KLUGE SIGNATURE ..... DATE 4/10/04 REF: 03024                            VERSION: 3	DATE 10/ 5 / 05 COPIES ..... ORIGINAL SHEET SIZE    A3		

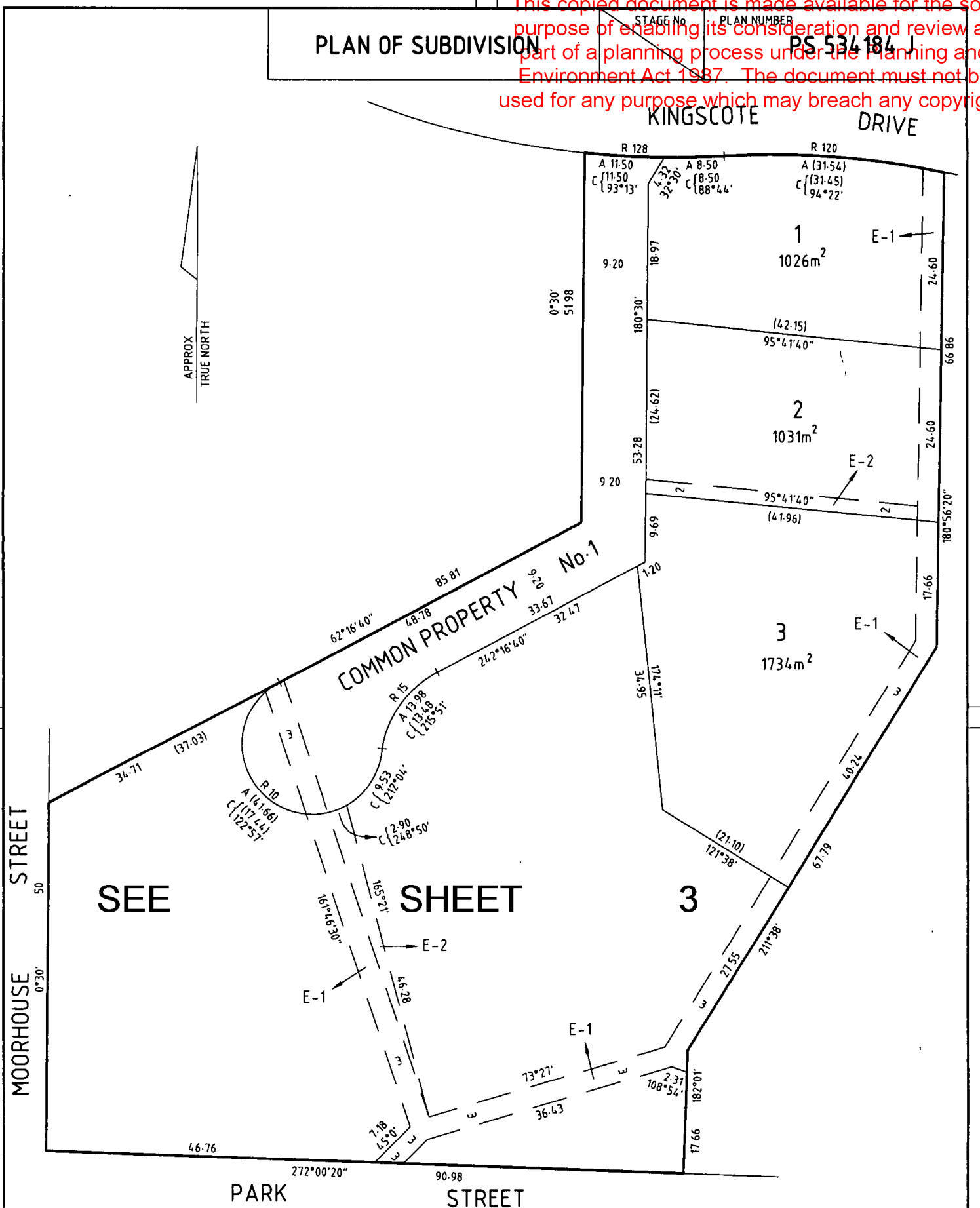
ADVERTISED

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

PLAN OF SUBDIVISION

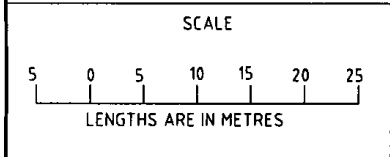
STAGE No. PLAN NUMBER

PS 534184 J



SEE SHEET 3

KLUGE JACKSON CONSULTANTS PTY. LTD.  
 SURVEYORS AND ESTATE PLANNERS  
 45 MACALISTER STREET, SALE, 3850 (03) 5144 3877  
 29 BREED STREET, TRARALGON, 3844 (03) 5174 4808  
 119 JOHNSON STREET, HAFFRA, 3860 (03) 5147 2126



ORIGINAL  
 SCALE SHEET SIZE  
 1500 A3

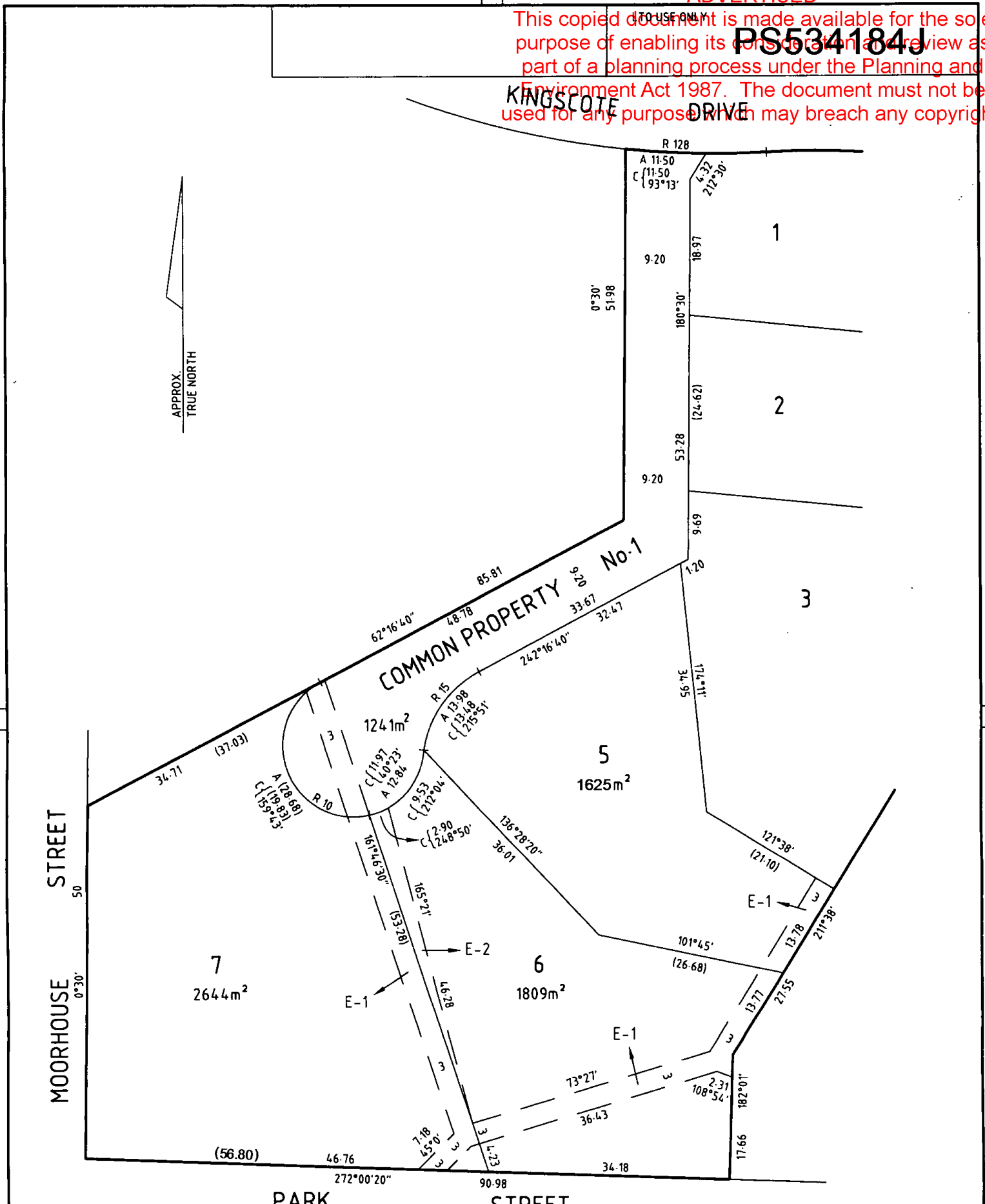
LICENSED SURVEYOR HANS PETER KLUGE  
 SIGNATURE . . . . . DATE 4/10/04  
 REF: 03024 VERSION: 3

SHEET 2 OF 6 SHEETS  
 DATE 10/5/05  
 COMPILED BY (DATE SIGNATURE)  
 ORIGINAL SHEET SIZE A3

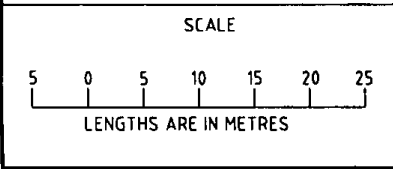
ADVERTISED

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

PS534184J



KLUGE JACKSON CONSULTANTS PTY. LTD.  
 SURVEYORS AND ESTATE PLANNERS  
 45 MACALISTER STREET, SALE, 3850 (03) 5144 3877  
 29 BREED STREET, TRARALGON, 3844 (03) 5174 4808  
 119 JOHNSON STREET, MAFFRA, 3860 (03) 5147 2126



ORIGINAL  
 SCALE SHEET SIZE  
 1:500 A3

LICENSED SURVEYOR HANS PETER KLUGE  
 SIGNATURE ..... DATE 12/09/06  
 REF: 06019 VERSION: 1

SHEET 3 OF 6 SHEETS  
 Printed 26/02/2021  
 COUNCIL DELEGATE SIGNATURE  
 ORIGINAL SHEET SIZE A3

ADVERTISED

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

PS534184J

FOR CURRENT BODY CORPORATE DETAILS  
SEE BODY CORPORATE SEARCH REPORT

Sheet 4

ADVERTISED

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

PLAN OF SUBDIVISION

STAGE No. PLAN NUMBER

PS 534184 J

KINGSCOTE DRIVE

CREATION OF RESTRICTION NO. 1

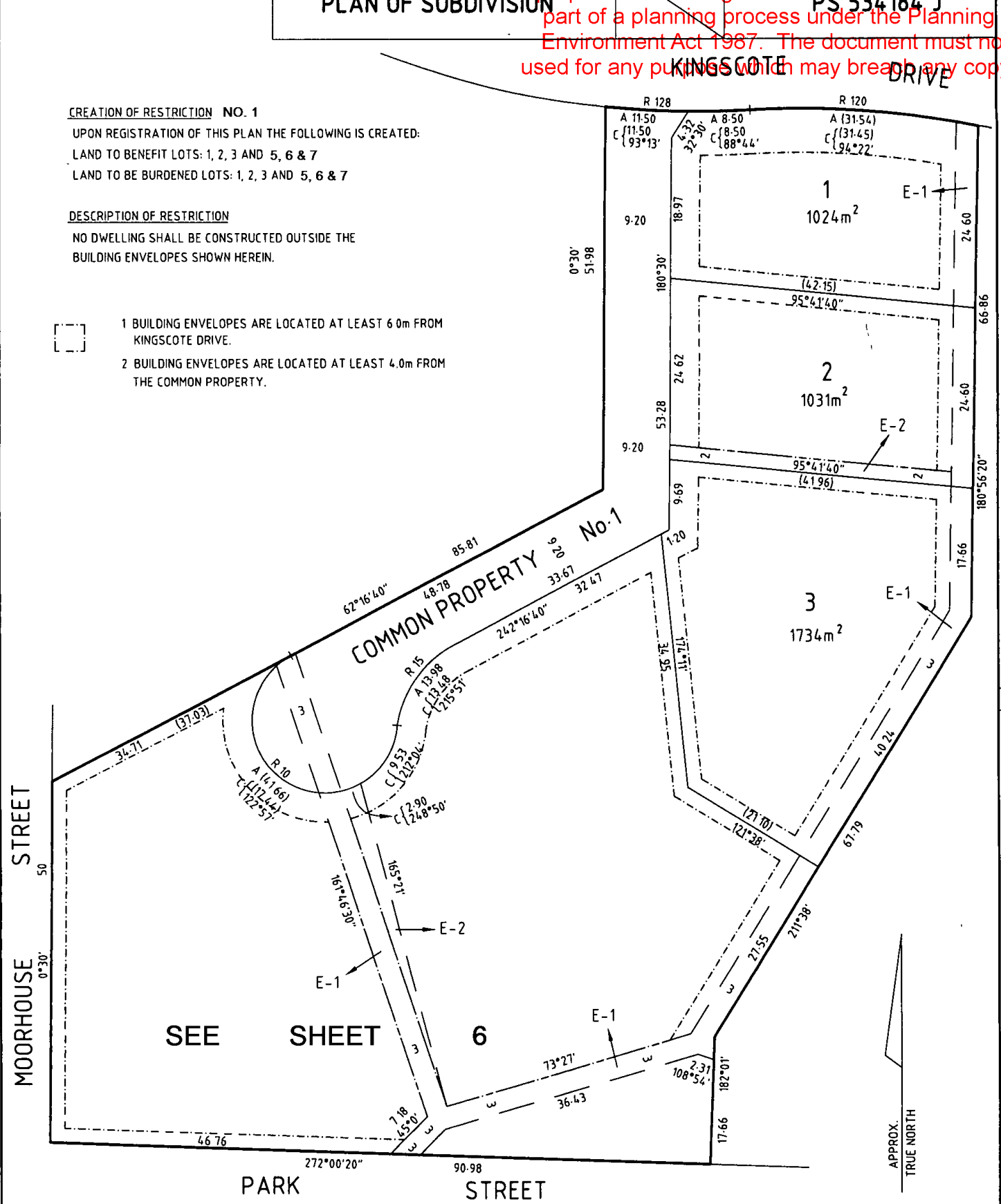
UPON REGISTRATION OF THIS PLAN THE FOLLOWING IS CREATED:  
 LAND TO BENEFIT LOTS: 1, 2, 3 AND 5, 6 & 7  
 LAND TO BE BURDENED LOTS: 1, 2, 3 AND 5, 6 & 7

DESCRIPTION OF RESTRICTION

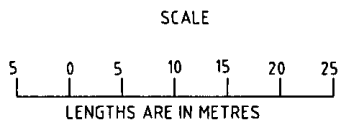
NO DWELLING SHALL BE CONSTRUCTED OUTSIDE THE BUILDING ENVELOPES SHOWN HEREIN.



- 1 BUILDING ENVELOPES ARE LOCATED AT LEAST 6.0m FROM KINGSCOTE DRIVE.
- 2 BUILDING ENVELOPES ARE LOCATED AT LEAST 4.0m FROM THE COMMON PROPERTY.



KLUGE JACKSON CONSULTANTS PTY. LTD.  
 SURVEYORS AND ESTATE PLANNERS  
 45 MACALISTER STREET, SALE, 3850 (03) 5144 3877  
 29 BREED STREET, TRARALGON, 3844 (03) 5174 4808  
 119 JOHNSON STREET, MAFFRA, 3860 (03) 5147 2126



ORIGINAL  
 SCALE SHEET SIZE  
 1:500 A3

LICENSED SURVEYOR HANS PETER KLUGE  
 SIGNATURE ..... DATE 4/10/04  
 REF: 03024 VERSION: 3

SHEET 5 OF 6 SHEETS  
 DATE 10/5/05  
 COUNCIL DELEGATE SIGNATURE  
 ORIGINAL SHEET SIZE

ADVERTISED

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

PS534184J

KINGSCOTE DRIVE

DRIVE

APPROX. TRUE NORTH

**CREATION OF RESTRICTION No. 2**

UPON REGISTRATION OF THIS PLAN THE FOLLOWING IS CREATED:  
 LAND TO BENEFIT: LOTS 5, 6 AND 7.  
 LAND TO BE BURDENED: LOTS 5, 6 AND 7.

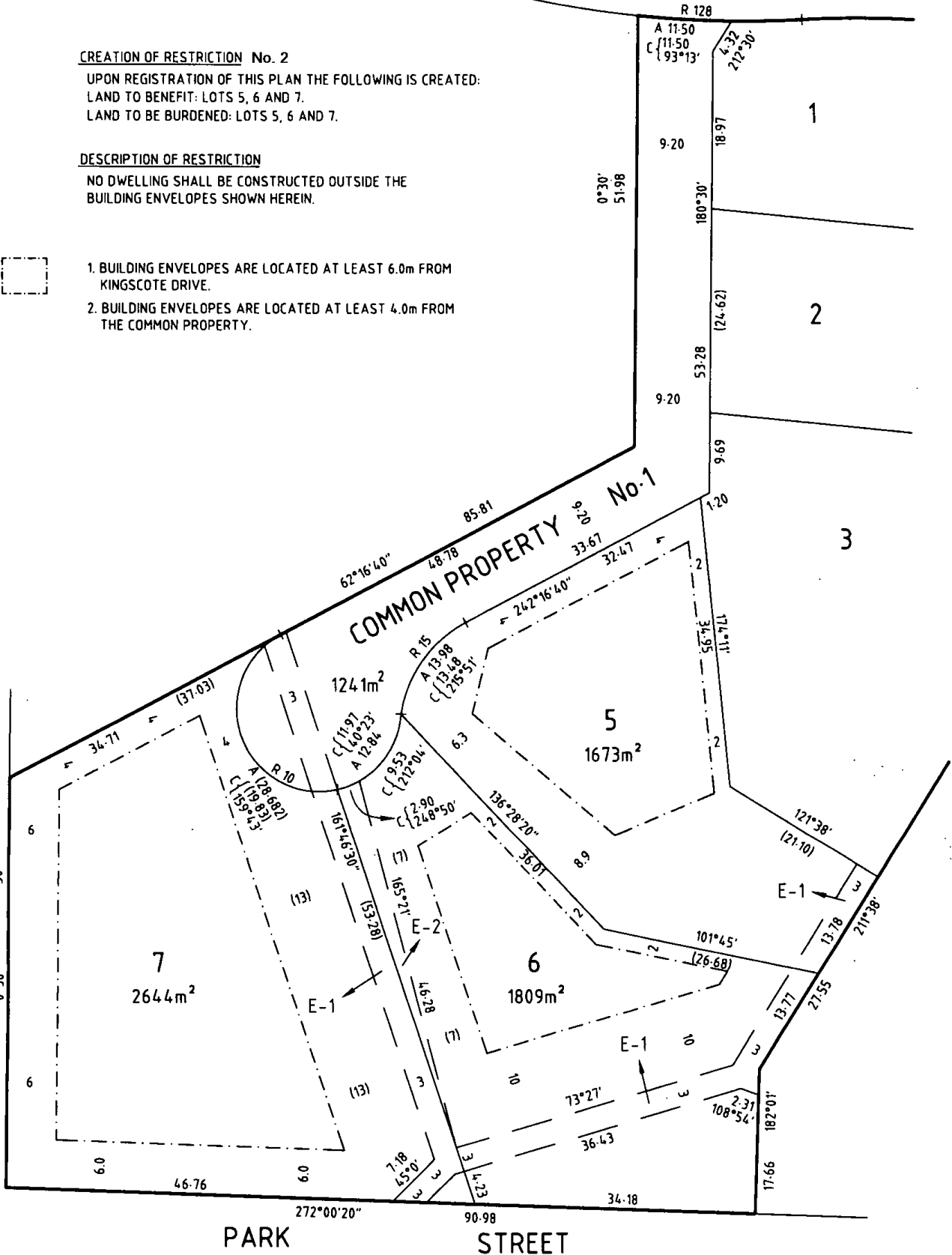
**DESCRIPTION OF RESTRICTION**

NO DWELLING SHALL BE CONSTRUCTED OUTSIDE THE BUILDING ENVELOPES SHOWN HEREIN.

- 1. BUILDING ENVELOPES ARE LOCATED AT LEAST 6.0m FROM KINGSCOTE DRIVE.
- 2. BUILDING ENVELOPES ARE LOCATED AT LEAST 4.0m FROM THE COMMON PROPERTY.



MOORHOUSE STREET



PARK STREET

STREET

KLUGE JACKSON CONSULTANTS PTY. LTD.  
 SURVEYORS AND ESTATE PLANNERS  
 45 MACALISTER STREET, SALE, 3850 (03) 5144 3877  
 29 BREED STREET, TRARALGON, 3844 (03) 5174 4808  
 119 JOHNSON STREET, MAFFRA, 3860 (03) 5147 2126

LICENSED SURVEYOR HANS PETER KLUGE

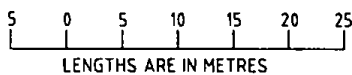
SIGNATURE ..... DATE 12/09/06

REF: 06019 VERSION: 1

SHEET 6 OF 6 SHEETS

Printed 26/02/2021  
 COUNCIL DELEGATE SIGNATURE  
 ORIGINAL SHEET SIZE A3

SCALE



ORIGINAL

SCALE SHEET SIZE  
 1:500 A3

ADVERTISED

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

**PLAN NUMBER  
PS534184J**

**MODIFICATION TABLE**

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

**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.**

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LOT 4	LOTS 5, 6 & 7	AMENDMENT SECTION 32	PS534184J/D1	18/10/07	2	R. SPEER



# Imaged Document Cover Sheet

ADVERTISED

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

The document following this cover sheet is an imaged document supplied by LANDATA®, Victorian Land Registry Services.

Document Type	<b>Instrument</b>
Document Identification	<b>PS534184J</b>
Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>08/02/2021 16:14</b>

**Copyright and disclaimer notice:**

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.



ADVERTISED

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



PS534184J  
13/09/2005 \$809.70 PS  
The call and mail regi: Vict.

781.70.  
120  
**Application to register a plan of subdivision not related to acquisition by an acquiring authority**  
Section 22 Subdivision Act 1988

Lodged by:  
Name: JOHN D. CRUMP  
Phone: 9787 7222  
Address: 1 Davies Avenue Mount Eliza  
Ref: JDC.JG.04.749  
Customer Code: 0742B

**The applicant applies for registration of the plan described.**

**Land:** (Volume and Folio reference)  
Volume 9852 Folio 710 and Volume 9852 Folio 711 ✓

**Applicant:** (Full name and address including postcode)  
M F Properties Pty Ltd ACN 094 626 589 of 643 Esplanade, Mornington Vic 3931 ✓

**Plan No:** 534184J ✓ **Stage No:** (If applicable)

**Municipal district in which land is located:** East Gippsland Shire Council

*Office use only*  
5 CERTS TO ISSUE  
V. 9852 F. 710 - 711  
(CANC. W.H.)  
BEING LOTS 1-4 & C.P.T  
AE 20/9/05

Date: 24/8/05 ✓  
Signed: Applicant  
or  
Current Practitioner  
under the Legal  
Practice Act 1996  
or  
\*Agent

*John D Crump*  
JOHN DOUGLAS CRUMP  
1 DAVIES AVE, MT ELIZA 3930 ✓

\* (written proof of agency must be supplied)

ORDER TO REGISTER AND CONSENTS



PS

THE BACK OF THIS FORM MUST NOT BE USED

ADVERTISED

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



Australia and New Zealand Banking Group Limited ABN 11 005 357 522

Mortgage Operations - Fulfilment  
6/530 Collins street  
MELBOURNE VICTORIA 3000

Phone: 03 9211-4444  
Fax: 03 9211-4114

Our Ref: SEC3  
Your Ref:

Friday, 05 August 2005

To: the Registrar of Titles

Department of Natural Resources & Environment  
570 Bourke street  
Melbourne Victoria 3000

Re: Plan of Subdivision M F Properties Pty Ltd

Australia and New Zealand Limited being the proprietor of Mortgage No. AD706632D over Certificate of title Volume 9852 Folio 711 and Volume 9852 Folio 710 hereby consents to registration of the above dealing.

Please register Application to Register Plan of Subdivision and on completion issue Titles to lot 1,2 3 and 4 to Australia and New Zealand Banking Group Limited.

Australia and New Zealand Banking Group Ltd.

EXECUTED by AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED by being SIGNED by its Attorney  
PETER KOUKOUZIKAS

under Power of Attorney dated 9/10/1992 a certified copy of which is filed in the permanent order Book Number 277 at Page 5 in the presence of:

AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

By its Attorney

who holds office as  
Acting Manager Securities  
for the time being of Australia and New Zealand Banking Group Limited in Victoria



DPS534184J-2-2

PS534184J

13/09/2005 \$809.70 PS



15<sup>th</sup> February, 2021

Nicole Reynolds  
Acting Manager Planning  
PO Box 1618  
BAIRNSDALE VIC 3875

Dear Nicole,

**RE: APPLICATION FOR PLANNING PERMIT  
35 MUIR PLACE, METUNG  
DEVELOPMENT OF A DWELLING**

Please find attached an application for planning permit with the following:

- Application for Planning Permit Form
- Planning Submission
- Proposed Plans
- Current copy of title

Should you require any further information, please do not hesitate to contact 5152 4858.

Regards



**Courtney Campbell**

## APPLICATION FOR PLANNING PERMIT

# DEVELOPMENT OF A DWELLING

35 MUIR PLACE, METUNG

KEN & JULIE REID

REF: 21023

FEBRUARY 2021



## CONTENTS

1. EXECUTIVE SUMMARY	3
2. INTRODUCTION	4
3. SITE AND SURROUNDS	4
4. PROPOSAL	12
5. PLANNING PROVISIONS	13
5.1 PLANNING POLICY FRAMEWORK	13
5.2 MUNICIPAL PLANNING STRATEGY	19
5.3 ZONE AND OVERLAYS	23
5.4 OTHER PLANNING CONSIDERATIONS	27
6. PLANNING ASSESSMENT	28
6.1 DECISION GUIDELINES OF THE DESIGN AND DEVELOPMENT OVERLAY	28
6.2 DECISION GUIDELINES OF CLAUSE 65	32
7. CONCLUSION	34

## APPENDIX A COPY OF TITLE

## APPENDIX B PROPOSED DEVELOPMENT PLANS

Version	Initials	Date	Comments
1.0	DAC	10.02.2021	Draft for review
1.1	CMC	13.02.2021	Reviewed
2.0	CMC / SD	14.02.2021	Final for Submission

### Disclaimer:

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

No component of this document is to be reproduced for any purpose without the prior written consent of Development Solutions Victoria Pty Ltd.

February 2021

# APPLICATION FOR PLANNING PERMIT 35 MUIR PLACE, METUNG DEVELOPMENT OF A DWELLING

## 1. EXECUTIVE SUMMARY

This planning submission is in support of a planning permit application for the development of dwelling at 35 Muir Place, Metung.

The subject site is approximately 1031m<sup>2</sup> in area and is zoned General Residential Zone – Schedule 1. The property is affected by the Design and Development Overlay – Schedule 11, Erosion Management Overlay and the Vegetation Protection Overlay – Schedule 3 under the provisions of the East Gippsland Planning Scheme.

The proposed development of a dwelling requires planning approval under the provisions of the Design and Development Overlay as the overall height of the building is over 7.5 metres and the slope of the land is greater than 15 percent. The proposed development of a dwelling is appropriate in this location. The proposal is unlikely to detrimentally affect the amenity of the area and surrounding land uses.

The following components of the East Gippsland Planning Scheme are addressed in response to the application as required:

- Clause 11 – Settlement
- Clause 12 – Environmental Landscape
- Clause 13 – Environmental Risks and Amenity
- Clause 15 – Built Environment Heritage
- Clause 16 – Housing
- Clause 21.02 –Municipal planning Strategy
- Clause 21.03 – Settlement
- Clause 21.07 – Built Environment and Heritage
- Clause 43.02-6 – Design and Development Overlay
- Clause 65 – Decision Guidelines

The information provided within this submission addresses the requirements of the East Gippsland Planning Scheme as outlined above and will result in a positive contribution to the Metung area.

## 2. INTRODUCTION:

We act on behalf of Ken and Julie Reid, the owners of land at 35 Muir Place, Metung being the subject of this planning application.

This submission has been prepared in support of an application for planning permit for the development of a dwelling at 35 Muir Place, Metung.

This submission addresses relevant provisions of the East Gippsland Planning Scheme to assist Council planning officers in considering the merit of the proposed development.

## 3. SITE AND SURROUNDS

The subject site is located at 35 Muir Place, Metung formally identified as Lot 2 on Plan of Subdivision 534184J contained in certificate of title Vol 10901 Fol 132. It is noted that the title is affected by two 173 Agreements and one covenant.

A copy of the title and relevant plan, 173 agreements and covenant is contained in **Appendix A**.

### **Covenant PS534184J**

Provides the Plan of Subdivision with approved building envelopes as registered on title.

### **173 Agreement P137853Q**

Relates to developer responsibilities in providing services to allotments prior to construction.

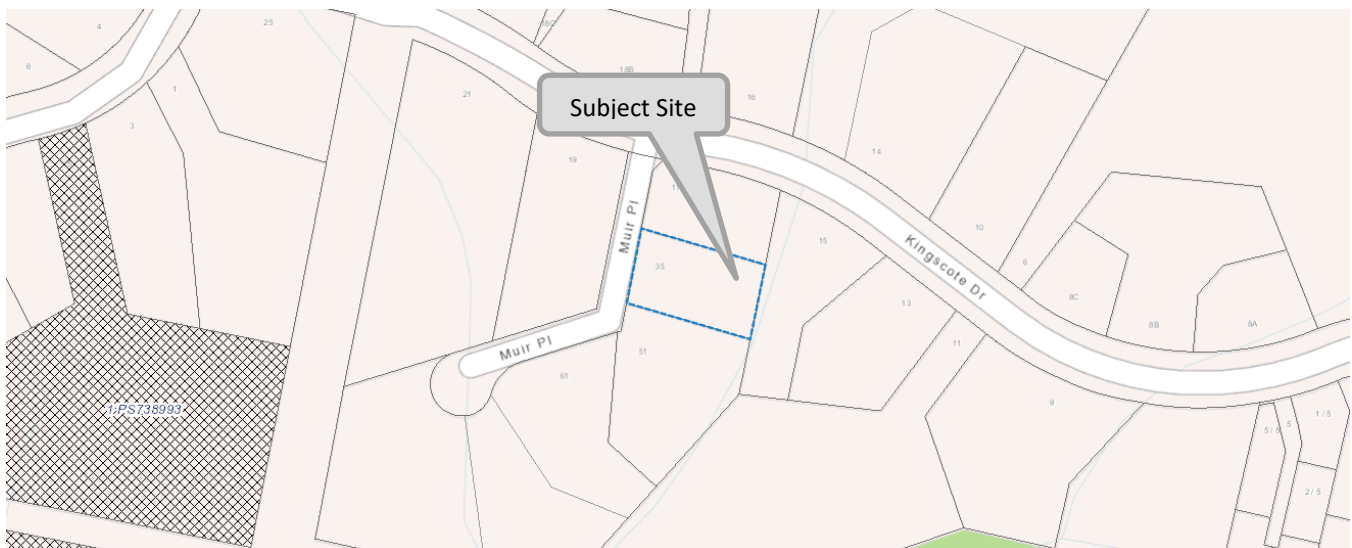
### **173 Agreement AD872663K**

The owner covenants that the lots will only be developed in accordance with the approved building envelope plans and construction activities will be conducted utilising the erosion control measures set out in paragraphs (a) – (g) inclusive.

The site is located within an existing residential area approximately 1.8 kilometers to the north west of the centre of the township of Metung as shown in the locality plans below in **Figure 1** and **Figure 2**.



**Figure 1** – Locality Plan – 35 Muir Place, Metung (source: mapshare.vic.gov.au)



**Figure 2** – Locality Plan 35 Muir Place, Metung (source: mapshare.vic.gov.au)

Metung is a small village located on the Gippsland Lakes, centrally between Bairnsdale and Lakes Entrance. Metung is a significant fishing village with a focus on tourism and water sports. Metung has a suitable level of community and commercial services and facilities to support the existing residential component.

The subject site is steep in nature and is approximately 1031m<sup>2</sup> in area. The site slopes to the east with the lowest point being at the eastern boundary. Muir Place is a fully constructed, bitumen sealed no through road traversing in a north south direction adjoining the western boundary of the subject site.

The site is located within an existing residential area. Immediately surrounding the site to the south contains an existing residential dwelling and associated facilities. Directly opposite the subject site to the west also adjoining Muir Place, and adjoining properties to the north and east is vacant land.



Access to the site will be via a newly constructed concrete driveway.

The site and surrounding area have access to a range of services and infrastructure including electricity, reticulated water and sewerage, telecommunications and a good quality road network.

A visual description of the subject site and surrounding land is outlined in the photographs below.



**Photograph 1** – Aerial Photograph of the subject site and surrounding land – 35 Muir Place, Metung (source: dpi.vic.gov.au)

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



**Photograph 2** – Aerial Photograph of the subject site and surrounding land – 35 Muir Place, Metung (source: dpi.vic.gov.au)



**Photograph 3** – Entrance to subject site from Muir Place facing east.

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



**Photograph 4** – Existing site conditions at the subject site facing east.



**Photograph 5** – Subject site at 35 Muir Place facing south.

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



**Photograph 6** – Existing property adjoining the subject site along the southern boundary at 51 Muir Place.



**Photograph 7** – Vacant land adjoining the subject site along the northern boundary at 11 Muir Place.

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



*Photograph 8 – Existing dwelling opposite subject site facing west at 19 Kingscote Drive, Metung.*



*Photograph 9 – Muir Place facing South.*



*Photograph 10 – Muir Place facing North.*

#### 4. PROPOSAL:

This application seeks approval for the development of a dwelling with a height greater than 7.5 metres on a site with a slope greater than 15 percent. The proposed development plans are contained in **Appendix B**.

The proposed dwelling will be located entirely within the building envelope, centrally on the subject site with a setback of 9.2 metres from the western boundary and 9.3 metres to the eastern boundary. A new concrete driveway will be constructed connecting the site to Muir Place and the surrounding road network.

The proposed dwelling will be elevated, single storey and will include:

- Open plan kitchen, dining and lounge area;
- 3 bedrooms and study;
- Master bedroom with walk-in-robe and ensuite;
- Laundry, store and Double Lock Up Garage;
- Deck and portico;

The total area of the proposed dwelling is 297.16 m<sup>2</sup> with the areas calculated as follows:

- Residence 184.35 m<sup>2</sup>;
- Garage 48.63 m<sup>2</sup>
- Verandah/ paving 64.18 m<sup>2</sup>

The exterior of the proposed dwelling will be constructed of a combination of face brick work, weathertex and colorbond sheeting as indicated on the development plans. The roof will be colorbond corrugated metal roof sheeting.

Only minimal excavations are required and all disturbed areas will be appropriately stabilised and battered at levels as shown on the development plans contained in **Appendix B**.

No vegetation is required to be removed to facilitate the proposed dwelling.

The proposed dwelling will connect to the existing sewerage network.

All stormwater runoff will be directed to the legal point of discharge to the satisfaction of the responsible authority.

## 5. PLANNING PROVISIONS

### 5.1 PLANNING POLICY FRAMEWORK

Clause 11 – Settlement provides:

*“Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.*

*Planning is to recognize the need for, and as far as practicable contribute towards:*

- *Health and safety.*
- *Diversity of choice.*
- *Adaptation in response to changing technology.*
- *Economic viability.*
- *A high standard of urban design and amenity.*
- *Energy efficiency.*
- *Prevention of pollution to land, water and air.*
- *Protection of environmentally sensitive areas and natural resources.*
- *Accessibility.*
- *Land use and transport integration.*

*Planning is to prevent environmental problems created by siting incompatible land uses close together.*

*Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns, and investment in transport and communication, water and sewerage and social facilities.”*

Clause 11.05-5 – Coastal settlement contains the following objective:

*“To plan for sustainable coastal development.”*

The following strategies are applicable:

- *Support a network of diverse coastal settlements which provides for a broad range of housing types, economic opportunities and services.*
- *Encourage urban renewal and redevelopment opportunities within existing settlements to reduce the demand for urban sprawl.*
- *Identify a clear settlement boundary around coastal settlements to ensure that growth in coastal areas is planned and coastal values protected. Where no settlement boundary is identified, the extent of a settlement is defined by the extent of existing urban zoned land and any land identified on a plan in the planning scheme for future urban settlement.*
- *Direct residential and other urban development and infrastructure within defined settlement boundaries of existing settlements that are capable of accommodating growth.*
- *Avoid linear urban sprawl along the coastal edge and ribbon development within rural landscapes and protect areas between settlements for non-urban use.*



- Avoid development on ridgelines, primary coastal dune systems and low lying coastal areas.
- Encourage opportunities to restructure old and inappropriate subdivision to reduce development impacts on the environment.
- Ensure a sustainable water supply, stormwater and sewerage treatment for all development.
- Minimise the quantity and enhance the quality of stormwater discharge from new development into the ocean, bays and estuaries."

Clause 11.07-1 – Regional planning contains the following objective:

*"To develop regions and settlements which have a strong identity, are prosperous and are environmentally sustainable."*

Relevant strategies identified to achieve this objective include:

- Identify and assess the spatial and land use planning implications of a regions strategic directions in Regional Strategic Plans.
- Ensure regions and their settlements are planned in accordance with any relevant regional growth plan.
- Apply the following principles to settlement planning in Victoria's regions, including the peri-urban areas:

**A network of integrated and prosperous regional settlements**

Support a network of integrated and prosperous regional settlements by:

- Strengthening networks of settlements by maintaining and improving transport links, spatial patterns of service delivery, and promoting commercial relationships and community activities.
- Directing growth to locations where utility, transport, commercial and social infrastructure are available or can be provided in the most efficient and sustainable manner.
- Ensuring there is a sufficient supply of appropriately located residential, commercial, and industrial land across a region to meet the needs identified at a regional level.
- Developing strategies for regional cities that reflect growth opportunities and priorities, including the identification of urban renewal and infill opportunities to optimize infrastructure investment and surplus government land.

**Environmental health and productivity**

Maintain and provide for the enhancement of environmental health and productivity of rural and peri-urban landscapes by:

- Managing the impacts of settlement growth and development to deliver positive land-use and natural resource management outcomes.
- Avoiding development impacts on land that contains high biodiversity values, landscape amenity, water conservation values, food production and energy production capacity, extractable resources and minerals, cultural heritage and recreation values, assets and recognized uses.

**Regional Victoria's competitive advantages**

Maintain and enhance regional Victoria's competitive advantages by:

- *Improving the availability of a diverse range of affordable accommodation, including social housing in regional cities and locations with good access to transport, commercial facilities and community services.*
- *Supporting innovative ways to maintain equitable service delivery to settlements that have limited or no capacity for further growth, or that experience population decline.*

Clause 12 – Environmental and Landscape values provides:

*“Planning should help to protect the health of ecological systems and the biodiversity they support (including ecosystems, habitats, species and genetic diversity) and conserve areas with identified environmental and landscape values.*

*Planning must implement environmental principles for ecologically sustainable development that have been established by international and national agreements. Foremost amongst the national agreements is the Intergovernmental Agreement on the Environment, which sets out key principles for environmental policy in Australia. Other agreements include National Strategy for Ecologically Sustainable Development, National Greenhouse Strategy, the National Water Quality Management Strategy, the National Strategy for the Conservation of Australia’s Biological Diversity, the National Forest Policy Statement and National Environment Protection Measures.*

*Planning should protect sites and features of nature conservation, biodiversity, geological or landscape value.*

Clause 13 – Environmental Risks and Amenity contain the following:

- *Planning should strengthen the resilience and safety of communities by adopting a best practice environmental management and risk management approach.*
- *Planning should aim to avoid or minimise natural and human-made environmental hazards, environmental degradation and amenity conflicts.*
- *Planning should identify and manage the potential for the environment and environmental changes to impact on the economic, environmental or social wellbeing of society.*
- *Planning should ensure development and risk mitigation does not detrimentally interfere with important natural processes.*
- *Planning should prepare for and respond to the impacts of climate change.*

Clause 13.04.2S – Erosion and Landslip contains the objective:

*“To protect areas prone to erosion landslip or other land degradation processes.”*

The strategies identified are:

- *Identify areas subject to erosion or instability in planning schemes and when considering the use and development of land.*
- *Prevent inappropriate development in unstable areas or areas prone to erosion.*
- *Promote vegetation retention, planting and rehabilitation in areas prone to erosion and land instability.*

Clause 15 – Built Environment and Heritage provides:

*“Planning should ensure all new land use and development appropriately responds to its landscape, valued built form and cultural context, and protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value.*

*Creating quality built environments supports the social, cultural, economic and environmental wellbeing of our communities, cities and towns.*

*Land use and development planning must support the development and maintenance of communities with adequate and safe physical and social environments for their residents, through the appropriate location of uses and development and quality of urban design.*

*Planning should achieve high quality urban design and architecture that:*

- *Contributes positively to local urban character and sense of place.*
- *Reflects the particular characteristics, aspirations and cultural identity of the community.*
- *Enhances livability, diversity, amenity and safety of the public realm.*
- *Promotes attractiveness of towns and cities within broader strategic contexts.*
- *Minimises detrimental impact on neighbouring properties.”*

Clause 15.02 – Sustainable development

Clause 15.02-1 – Energy and resource efficiency contains the objective:

*“To encourage land use and development that is consistent with the efficient use of energy and the minimisations of greenhouse gas emission.”*

The strategies identified are:

- *Ensure that buildings and subdivision design improves efficiency in energy use.*
- *Promote consolidation of urban development and integration of land use and transport.*
- *Improve efficiency in energy use through greater use of renewable energy.*
- *Support low energy forms of transport such as walking and cycling.*

Clause 16 – Housing provides the following objective:

*“ Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure. Planning should ensure the long term sustainability of new housing, including access to services, walkability to activity centres, public transport, schools and open space. Planning for housing should include the provision of land for affordable housing.”*

Clause 16.01-1S – Housing Supply:

Objective

To facilitate well-located, integrated and diverse housing that meets community needs.

## Strategies

Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.

Increase the proportion of housing in designated locations in established urban areas (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.

Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.

Identify opportunities for increased residential densities to help consolidate urban areas.

Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.

Encourage the development of well-designed housing that:

- Provides a high level of internal and external amenity.
- Incorporates universal design and adaptable internal dwelling design.

Support opportunities for a range of income groups to choose housing in well-serviced locations.

Plan for growth areas to provide for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.

## Clause 16.01-2S - Housing affordability

### Objective

To deliver more affordable housing closer to jobs, transport and services.

### Strategies

Improve housing affordability by:

- Ensuring land supply continues to be sufficient to meet demand.
- Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.
- Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.
- Encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.

Increase the supply of well-located affordable housing by:

- Facilitating a mix of private, affordable and social housing in suburbs, activity centres and urban renewal precincts.
- Ensuring the redevelopment and renewal of public housing stock better meets community needs.

Facilitate the delivery of social housing by identifying surplus government land suitable for housing.

## Clause 16.01-3S – Rural Residential Development

### Objective

To identify land suitable for rural residential development.

### Strategies

Manage development in rural areas to protect agriculture and avoid inappropriate rural residential development.

Encourage the consolidation of new housing in existing settlements where investment in physical and community infrastructure and services has already been made.

Demonstrate need and identify locations for rural residential development through a housing and settlement strategy.

Ensure planning for rural residential development avoids or significantly reduces adverse economic, social and environmental impacts by:

- Maintaining the long-term sustainable use and management of existing natural resource attributes in activities including agricultural production, water, mineral and energy resources.
- Protecting existing landscape values and environmental qualities such as water quality, native vegetation, biodiversity and habitat.
- Minimising or avoiding property servicing costs carried by local and state governments.
- Maintaining an adequate buffer distance between rural residential development and animal production.

Ensure land is not zoned for rural residential development if it will encroach on high quality productive agricultural land or adversely impact on waterways or other natural resources.

Discourage development of small lots in rural zones for residential use or other incompatible uses.

Encourage consolidation of existing isolated small lots in rural zones.

Ensure land is only zoned for rural residential development where it:

- Is located close to existing towns and urban centres, but not in areas that will be required for fully serviced urban development.

Can be supplied with electricity, water and good quality road access.

## 5.2 MUNICIPAL PLANNING STRATEGY

The Municipal Strategic Statement recognises Metung as a fishing village with a tourism focus.

Clause 21.01 Municipal Strategic Statement provides:

*This Municipal Strategic Statement aims to provide a vision and clear strategic directions for land use and development in East Gippsland Shire, in a way which helps achieve economic, social and environmental goals.*

*The Statement is to be read in conjunction with the local policies contained at Clause 22. The Strategy, which involved extensive community consultation, integrates social, economic and physical planning for all areas of East Gippsland.*

*This Municipal Strategic Statement gives effect to those elements of the Strategy that depend on management of land use and development.*

*In addition, East Gippsland Shire's Corporate Plan has been revised to incorporate processes for implementation of those actions identified in the Strategy as being the responsibility of Council.*

Clause 21.02-2 provides the long-term vision for East Gippsland is:

*"East Gippsland Shire Council will work with the community to ensure a sustainable future through livable and productive communities supported by a healthy environment.*

*This vision is supported with the four principles:*

***Livability***

*Strong and vibrant communities create healthy, productive and fulfilling places to live.*

***Sustainability***

*Pro-active leadership and strategic partnerships protect and enhance our quality environment.*

***Productivity***

*Investment and visitation develop a sustainable and prosperous economy.*

***Governance***

*Strong leadership and prudent management of democratic and legislative requirements deliver good governance outcomes."*

Clause 21.03 – Settlement provides:

*"Within any local government area there is a finely balanced interplay between people, business and environment. The Council will continue to invest wisely in urban infrastructure to create vibrant urban centres while maintaining our natural assets – balancing residential, business and tourist development with wildlife corridors and areas of rural or natural landscape. The impacts of climate-induced sea level rise, combined with more severe storm surges is likely to be significant for coastal communities in East Gippsland. We will further a broad range of developments, but will carefully manage them to protect natural assets and threatened communities.*

Clause 21.05 – Environmental Risk provides:

*“The Council plays an important role in managing the environmental risks associated with flood plains, erosion, bushfire (a particular risk in our heavily forested region) and salinity. As well, the Council must act to mitigate risks to reduce the vulnerability of people, businesses and property. In this section, our risk management strategies are wide-ranging; encouraging strong planning and assessment to minimize development in high risk areas; managing development to minimize environmental degradation; ensuring compliance with relevant planning conditions and overlays; and introducing a range of preventative measures.”*

Clause 21.05-2 – Erosion

Objective 1

*To ensure that land use and development is directed to locations and carried out in ways that minimise its vulnerability to the threat of erosion.*

Strategy 1.1

*Use geotechnical risk assessments as a key aid in evaluating proposals for changes of land use and development in erosion risk areas.*

Strategy 1.2

*Ensure that permit conditions to prevent soil erosion - including for construction of roads in subdivisions - are appropriately monitored and enforced.*

Strategy 1.3

*Minimise the impact of development in areas subject to high erosion hazard.*

Strategy 1.4

*Ensure the design of channels in a subdivision considers channel stability and the potential for erosion.*

Clause 21.07 – Built Environment and Heritage provides:

*“East Gippsland is renowned for its natural beauty. We will link this to the built environment through encouraging high standards of design across the Shire, ensuring that developments are in keeping with the character of the natural landscape and supports the social and economic wellbeing of our many towns. Where developments may impact on local Indigenous culture, we will always consult with the relevant Aboriginal communities.”*

Clause 21.07-3 – Sustainable Development contains the following objective and strategies:

*Objective 1 – To ensure that future development contributes to the achievement of livable, productive and sustainable communities in East Gippsland.*

*Strategy 1.1 – Ensure new development and land use applications consider potential positive and negative social impacts on the community.*

*Strategy 1.2 – Require proposal for new development, land use, infrastructure and changes in policy to consider social impact through the preparation of social impact comments and/or assessments as identified in the East Gippsland Shire Council Social Impact Assessment.*

Clause 21.12 being the Municipal Strategic Statement provides the following vision for Metung:

*“Metung will be a key destination for visitors to the Gippsland Lakes system and a significant boating hub. It will continue to have a strong residential community. Preservation of environmental and landscape values will be a key priority.*

*It will have an attractive village centre that promotes community interaction, with extensive pathways linking the village centre to other attractions. The village will be contained and meet the day to day needs of residents and visitors, but there will remain a reliance on external sources for higher order goods and services.*

*The buildings in Metung will remain modest in scale – generally two to three levels. Materials and colours will complement the natural environment.”*

Council will support the existing roles and functions Metung fulfils and encourage development of new and enhanced roles.

## PROJECT PLANNING RESPONSE

This application seeks approval for the development of a dwelling exceeding 7.5 metres. No vegetation is required to be removed. The site is zoned General Residential Zone and is affected by the Design and Development Overlay, Erosion Management Overlay and the Vegetation Protection Overlay. A planning permit is required under the provisions of the Design and Development Overlay due to the overall height of the dwelling exceeding 7.5 metres and the slope of the land being greater than 15 percent.

The proposed dwelling will be suitably setback from the road reserve adjoining the site to the west and all existing surrounding residential development. The area is within a location that has access to a suitable level of services and infrastructure and is within proximity to the commercial facilities offered by Metung. Metung is one of the tourism villages in East Gippsland with a small range of community and commercial facilities. A full range of community and commercial facilities are located in Lakes Entrance and Bairnsdale.

The development adequately responds to the existing site conditions and will not be detrimental to the amenity of the surrounding area.

Access to and from the site will be via a newly constructed concrete driveway which connects to the existing road network as shown on the development plans contained in **Appendix B**. The existing road network is adequate to continue to support the proposed dwelling.

The subject site is identified as being susceptible to erosion. The proposal has taken into account the environmental constraints of the subject site and will implement the required erosion control measures set out in the 173 agreement registered on title.



The required earthworks will be minimal and provide batters as indicated on the development plans. All works will be undertaken in accordance with standard engineering practices to the satisfaction of the responsible authority.

No vegetation is required to be removed to facilitate the dwelling.

The height of the proposed dwelling, whilst exceeding the 7.5 metres identified in the Design and Development Overlay, is appropriate for the area particularly given the steep nature of the land and other similar type dwellings within proximity. The proposed dwelling has been designed on stumps to respond to the existing site conditions and to ensure the dwelling is not obtrusive in the landscape.

The proposed development of a dwelling in this location is consistent with the objectives both the Planning Policy Framework and the Municipal Planning Strategy. The dwelling will provide a visually appealing development to the streetscape.

### 5.3 ZONE AND OVERLAYS:

The site is zoned General Residential Zone and is affected by the following overlays:

- Design and Development Overlay – Schedule 11 (DDO11)
- Vegetation Protection Overlay – Schedule 3 (VPO3)
- Erosion Management Overlay (EMO)

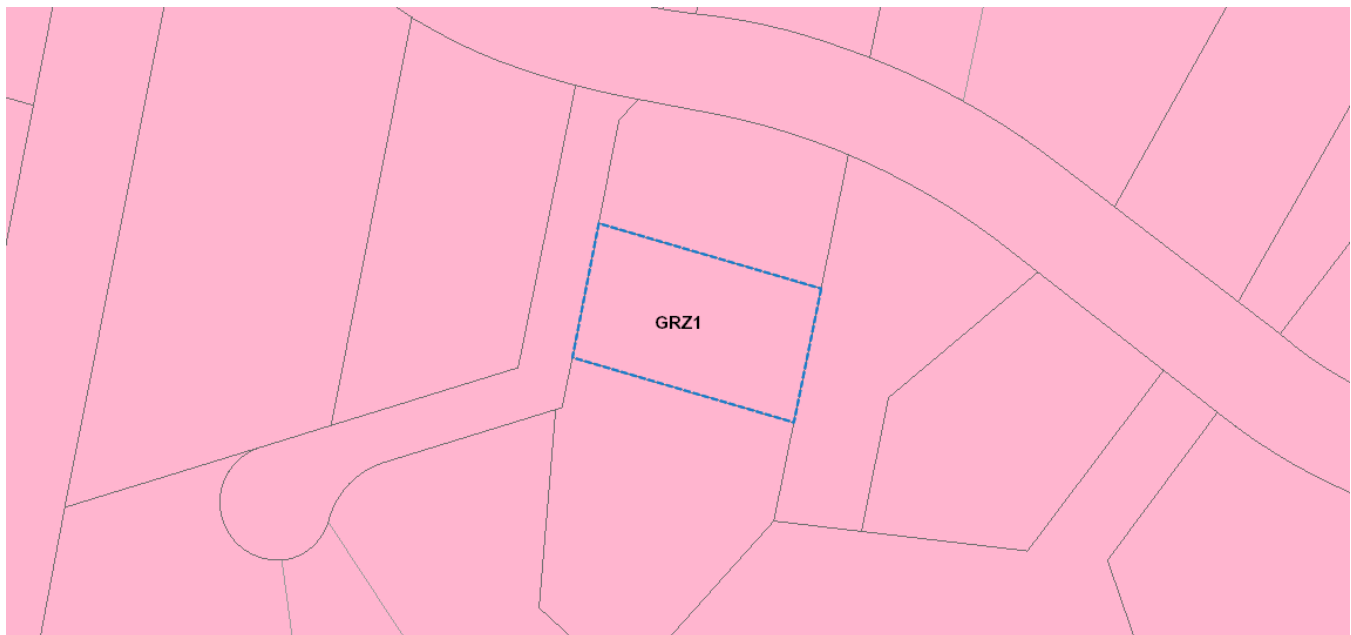
The provisions of the Zone and Overlays are addressed below.

#### General Residential Zone:

The purpose of the General Residential Zone is:

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

An extract of the General Residential Zone Map is provided below in **Figure 3**:



**Figure 3 - Zoning Map (source – mapshare.vic.gov.au)**

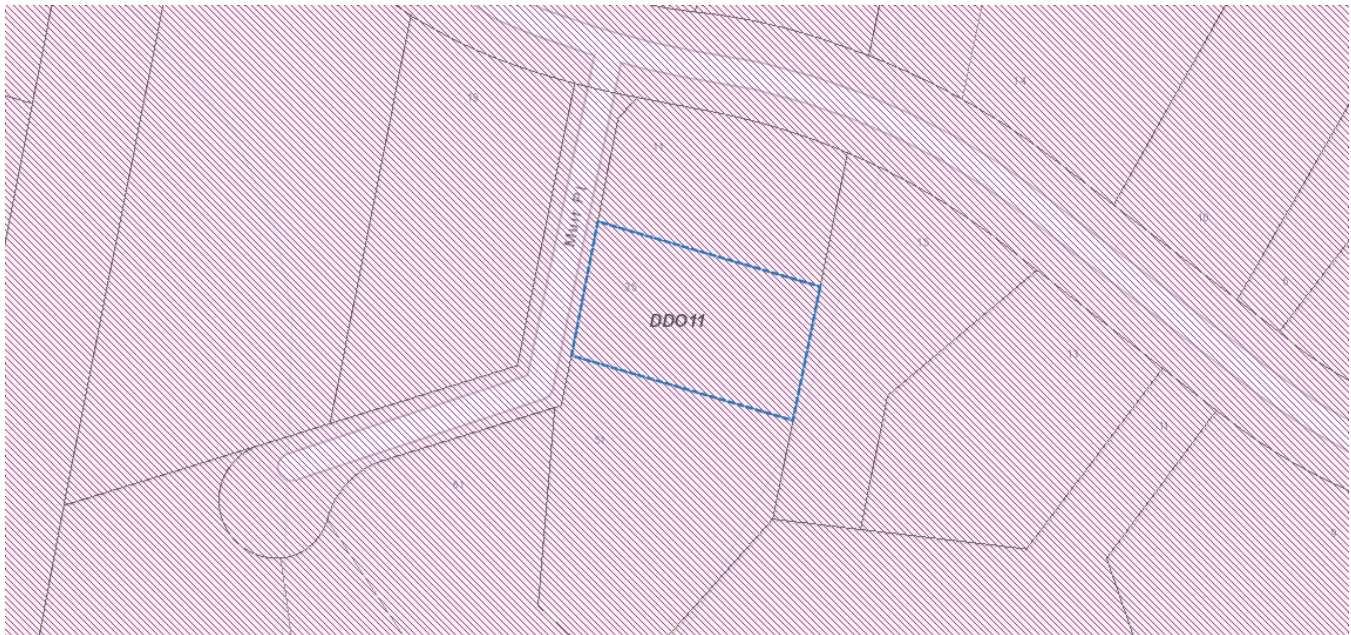
Clause 32.08 – 2 provides a permit is not required to use and develop land for a dwelling. The schedule to the General Residential Zone does not provide any constraints or additional triggers that are relevant to this proposal, as such the zone is not addressed further.

## Design and Development Overlay:

The purpose of the Design and Development Overlay is:

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

An extract of the Design and Development Overlay Map is provided below in **Figure 4**:



**Figure 4: Design and Development Overlay Map (source – [mapshare.vic.gov.au](http://mapshare.vic.gov.au))**

Schedule 11 to the Design and Development Overlay refers to residential development in coastal settlements and contains the following design objectives:

- *To protect and manage the township character of coastal settlements.*
- *To ensure that the height and visual bulk of new development is compatible with the coastal neighbourhood setting.*
- *To ensure that new development is designed to minimise visual impacts on the natural landscape.*
- *To ensure that new development is visually and physically integrated with the site and surrounding landscape.*
- *To ensure that new development is sited and designed to be visually unobtrusive through and above the surrounding tree canopy when viewed from nearby streets, lakes, coastal areas, or other distant viewpoints.*
- *To protect the vegetated character of the landscape, particularly where it is a dominant visual and environmental feature.*
- *To ensure that the scale and character of existing development in areas fronting Marine Parade in Marlo and on the lake frontage at Newlands Arm is preserved and that any new development should be consistent with the prevailing development form and height to retain the existing character and view corridors.*

- To ensure that the subdivision of land within the Newlands Arm Estate is consistent with the Newlands Arm Estate Restructure Plan, Version 7, March 2017.

A permit is not required to construct a building or carry out works other than in the circumstances outlined below:

- Building height above 7.5 metres above natural ground level.
- Total building footprint greater than 300 square metres.
- Slope of the land where the works are to be carried out is greater than 15 percent.

The proposed dwelling will have an overall height of 8.6 metres and the slope of the land where works are to be carried out is approximately 21 percent, as such a permit is required under the provisions of the Design and Development Overlay.

The decision guidelines of Clause 43.02-6 and the schedule are addressed in section 6.1 of this submission.

### Erosion Management Overlay:

The purpose of the Erosion Management Overlay is:

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

An extract of the Erosion Management Overlay map is provided below in **Figure 5**.



**Figure 5: Erosion Management Overlay Map (source – mapshare.vic.gov.au)**

Under the provisions of Clause 44.01-1 of the Erosion Management Overlay, a permit is required to construct a building or construct or carry out works.

The Schedule to the Overlay provides that a permit is not required for:

- A dwelling, including a replacement dwelling, where it is to be the only dwelling on the lot;
- A non-habitable building with a gross floor area that does not exceed 200 square metres;
- Earthworks where excavations or fill do not exceed one metre (height or depth).

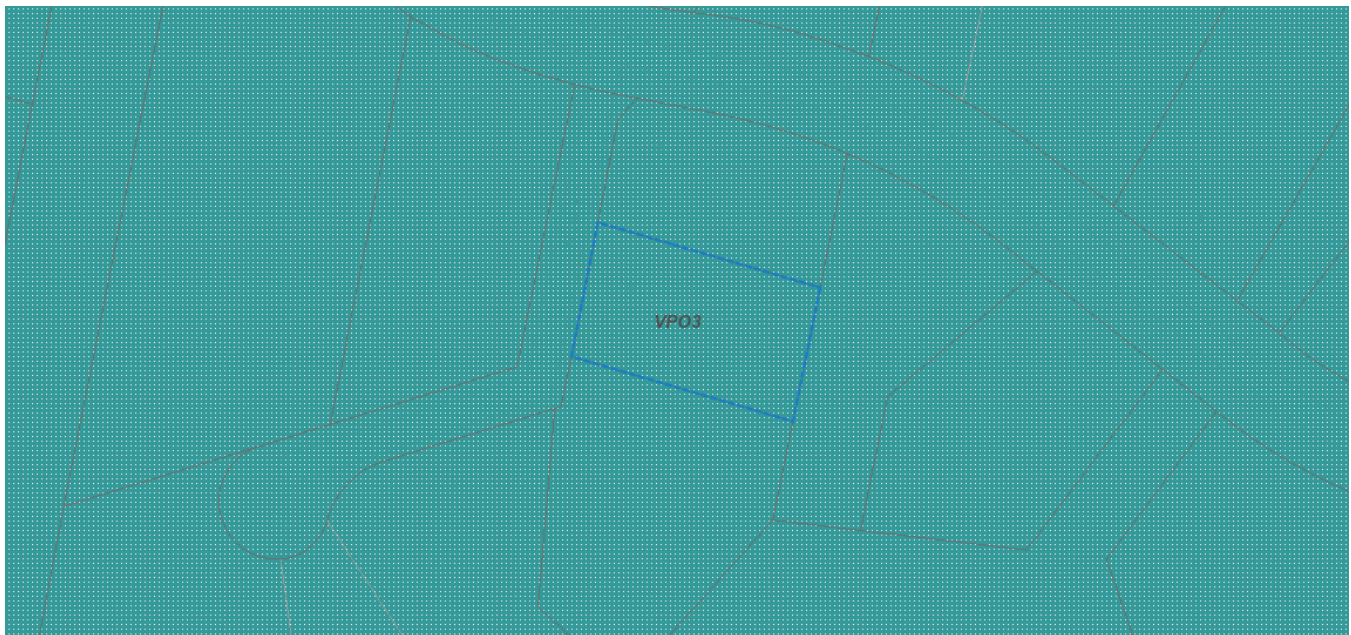
The proposed dwelling is to be the only dwelling on the lot. Only the minimum earthworks are required which are less than 1 metre in depth, as such a permit is not required under the provisions of the Erosion Management Overlay. These requirements are not addressed further.

## Vegetation Protection Overlay:

The purpose of the Vegetation Protection Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To protect areas of significant vegetation.
- To ensure that development minimises loss of vegetation.
- To preserve existing trees and other vegetation.
- To recognize vegetation protection areas as locations of special significance, natural beauty, interest and importance.
- To maintain and enhance habitat and habitat corridors for indigenous fauna.
- To encourage the regeneration of native vegetation.

An extract of the Vegetation Protection Overlay Map is provided below in **Figure 6**:



**Figure 6: Vegetation Protection Overlay Map (source – mapshare.vic.gov.au)**

Clause 42.02 provides a permit is required to remove, destroy or lop vegetation. The schedule to the Vegetation Protection Overlay provides a permit is required to remove lop or destroy vegetation. No vegetation is required to be removed as such this is not addressed further.

## 5.4 OTHER PLANNING CONSIDERATIONS

### Aboriginal Cultural Heritage

Under the provisions of the *Aboriginal Heritage Act 2006* the subject site is recognised as being within an area of Aboriginal Cultural Heritage Sensitivity. The development of a dwelling is an exempt activity and as such a Cultural Heritage Management Plan is not required and these provisions are not addressed further.

## 6. PLANNING ASSESSMENT

### 6.1 DECISION GUIDELINES OF THE DESIGN AND DEVELOPMENT OVERLAY

Clause 43.02-6 of the East Gippsland Planning Scheme provides, before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider:

#### **The Municipal Planning Strategy and the Planning Strategy Policy Framework.**

The Planning Policy Framework and the Municipal Planning Strategy are addressed throughout this report, in particular in Sections 5.1 and 5.2. The proposal is considered to be consistent with the objectives and strategies identified within the State and Local provisions and in particular provides for an appropriate residential development which has taken into consideration the surrounding land uses and development as well as any potential environmental risks and hazards.

The proposal is consistent with the General Residential Zone objectives and will not be out of character for the area.

The proposal will not result in any negative offsite impacts. The location of the building enables suitable access and the areas immediately surrounding will continue to be maintained in a neat and tidy manner. No vegetation removal is required to facilitate the proposed development. Only minimal earthworks are required.

The proposed dwelling on the site will be less than 300m<sup>2</sup> in total. The proposed dwelling will be greater than 7.5 metres in height which in this location is not considered to be excessive given the steep nature of the land. The slope of the land is approximately 21 percent however given the proposed batters and design of the proposed development it is considered to adequately address any erosion hazards and site water runoff will be appropriately managed.

The proposed dwelling will not be excessive in height or bulk and will not be visually obtrusive. Rather the proposal will be consistent with surrounding development and has adequately responded to the existing site conditions and the slope of the land.

For the reasons outlined above, the proposal is considered to be consistent with the objectives of the Planning Policy Framework and the Municipal Planning Strategy.

#### **The design objectives of the relevant schedule to this overlay.**

Schedule 11 to the Design and Development Overlay applies to the Residential Development in Coastal Settlements. The design objectives are outlined in Section 5.3 of this submission and in summary seeks to ensure that any new development respects the existing township character of the area as well as existing surrounding land uses and development, conserving and enhancing views and protecting the landscape qualities of the area.

The proposed dwelling will be located within an existing residential area of Metung that is not visible from the water or any other significant vistas or viewpoints. The proposed dwelling is not expected to be out of character for the area and is not expected to be visually obtrusive. The dwelling will not detrimentally affect the existing

streetscape which in this case contains scattered vegetation and residential dwellings of various styles at varied setbacks and heights.

**The provisions of any relevant policies and urban design guidelines.**

The Metung Urban Design Framework, Meinhardt 2007, provides a basic policy and urban design guidelines that have been incorporated to the Design and Development Overlay. The relevant components of these guidelines have been transferred to the Design and Development Overlay and are outlined in Sections 5.3 and 6.1 of this submission. It is concluded that whilst the framework provides a clear intention in this location to retain the existing township style development, there is also a need for infill development. This proposal is respectful of the existing neighbourhood character and the township feel of the area will not be detrimentally affected. The proposed dwelling is not out of character to other residential development in the neighbourhood.

**Whether the bulk, location and appearance of any proposed buildings and works will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.**

The proposed dwelling will be in an area containing a variety of dwellings and associated facilities at various heights and setbacks. The proposed dwelling is not expected to be visually obtrusive and will be in keeping with the existing character and streetscape of the area.

**Whether the design, form, layout, proportion and scale of any proposed buildings and works is compatible with the period, style, form, proportion, and scale of any identified heritage places surrounding the site.**

There are no heritage places identified in proximity to the site that would be impacted by the proposal.

**Whether any proposed landscaping or removal of vegetation will be in keeping with the character and appearance of adjacent buildings, the streetscape of the area.**

This application is not seeking to remove any vegetation to facilitate the development of a dwelling. The suitable setback will ensure the development is in keeping with the character and appearance of adjacent buildings and the streetscape of the area. Any future landscaping will keep within the character of the area.

**The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off-street car parking.**

The proposal includes a concrete driveway as shown on the development plans. This is not inconsistent with others in this locality and will provide for safe and attractive car parking and access.

**Whether subdivision will result in development which is not in keeping with the character and appearance of adjacent buildings, the streetscape or the area.**

This application is not seeking subdivision and as such this is not considered relevant to the proposal.

**Any other matters specified in a schedule to this overlay.**

The following are the decision guidelines identified in the schedule to the overlay.



**The design objectives of this schedule.**

The design objectives of the Schedule seek to protect and manage the township character of coastal settlements and to ensure that development is designed to be compatible with the existing development in the locality. This schedule outlines a number of design objectives which include ensuring that new development is designed to minimise visual impacts on the natural landscape and to ensure that new development is visually and physically integrated with the site and surrounding landscape.

The proposed dwelling will be set at a similar height to the surrounding dwellings. The dwelling is unlikely to be visible from any of the waterways surrounding Metung.

The proposal has adequately considered the design objectives for the area.

**The vision statements, objectives and strategies at Clause 21.06-2, Strategies for Sub-regions, Towns and Localities (Lakes and Coastal).**

The vision statements, objectives and strategies for Metung have been addressed in Section 5.2 of this submission. The proposal is considered to be supportive of the residential objectives for Metung and in this area particularly by supporting existing residential development that is respectful of the existing style of residential development in the locality.

**Any relevant siting and design guidelines prepared by the Victorian Coastal Council or the Gippsland Coastal Board.**

There are no additional guidelines that are considered to be specifically relevant to the site, other than the Urban Design Framework as previously addressed.

**Any design guidelines established for the site through covenants, Section 173 Agreements or similar statutory mechanisms.**

The subject site is affected by a restrictive covenant which refers to the Plan of Subdivision with the registered building envelope. The proposed dwelling meets the requirements of the covenant as all buildings are wholly contained within the building envelope. The land is also affected by two Section 173 Agreements. The agreements refer to the construction requirements of the original subdivision and any erosion management works. The proposal has adequately addressed the requirements of the covenant and agreements where applicable.

**The extent of any vegetation to be cleared and the impact of that clearance on the landscape setting of the locality.**

This application does not require the removal of vegetation.

**The need for and purpose of proposed vegetation removal.**

As provided above, no vegetation is required to be removed to facilitate the proposed development.

**Whether the buildings and works are sited and designed to avoid impacts from retained vegetation.**

The design and layout of the proposed dwelling will ensure suitable setbacks from any remaining vegetation on the surrounding allotments. It is not expected that the proposed dwelling will have any detrimental impact on any remaining vegetation.

**Whether the proposal is well integrated with the landscape through the planting of new and replacement indigenous or native trees and understory.**

Given the size of the subject site, surrounding land uses and development of the proposed dwelling, extensive planting of new vegetation would not be considered practical or suitable. The proposed building will be below the prevailing tree canopy and is considered to integrate with the landscape. The area surrounding the site will be maintained to a high standard consistent with surrounding dwellings.

**Whether the form, design and details of the building are compatible with the landscape setting, and the character of nearby or adjacent buildings.**

As provided above, the proposed design of the dwelling is not considered to be excessive in height or bulk and is compatible with the landscape setting. The proposal is not considered to be out of character for this area. The overall height of the proposed dwelling is considered higher than normal due to the slope of the land.

**Whether the building materials and color are low-reflective and reduce contrast with the landscape and distant visibility.**

The proposed materials will be a mix of face brickwork, corrugated sheeting, weathertex and corrugated iron roofing. All of these materials will be finished with low-reflective paint and are not expected to be visually obtrusive.

**The effect of the bulk, siting and design on any proposed building on the general appearance of the area, particularly when viewed from adjacent waterways, beaches, tourist routes or viewpoints.**

The subject site is not visible from the waterways adjoining Metung. The dwelling is not expected to be visually obtrusive or out of character for the area. The proposed building materials will be low-reflective and as such is not expected to detrimentally affect the visual aesthetics of the area. The proposed dwelling will not be unsightly or visually obtrusive, rather will provide for complementary development within the existing residential area.

**Whether the roof form of the building sits generally below the prevailing tree canopy.**

The roof form will be below the prevailing tree canopy of the vegetation on the surrounding allotments.

**Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level and staggered building forms that follow the natural slope of the land and reduce the need for site excavation and filling.**

The proposed dwelling has been designed to respond to the existing site conditions and to minimise the extent of earthworks required. Given the steep nature of the site any development would require to be built up to avoid extensive excavations. The proposed building will be constructed on a mix of concrete slab and stumps to best

respond to the slope of the land. The location and design of the dwelling will ensure the building is not visually obtrusive.

**Whether, in locations adjacent to the coast, the coastal reserve, or the foreshore reserve, the building demonstrates a high standard of 'light weight' contemporary design (i.e. avoiding predominantly heavy masonry construction, utilizing a mix of visually lighter building materials, and using elements such as timber decks and balconies etc.), and is well screened from the water and beach areas.**

The subject site and proposed development is not located in proximity to any of the waterways surrounding Metung and the dwelling will not be visible from the water. The proposed design of the dwelling is similar to others in Metung and is not considered to be out of character for this area.

#### **The impact of any new development on adjoining public land.**

Aside from the adjoining road reserve, the subject site is not adjoining or in proximity to any public land. The development will not have any negative offsite impacts, and therefore is not expected to detrimentally affect any public land. The proposal is not likely to impact the use or function of the adjoining road reserve to be used for vehicular movements to the surrounding areas.

## **6.2 DECISION GUIDELINES OF CLAUSE 65:**

Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:

#### **The matters set out in Section 60 of the Act.**

These are the matters which must be considered by the responsible authority.

#### **The Municipal Planning Strategy and the Planning Policy Framework.**

The Municipal Planning Strategy and the Planning Policy Framework have been addressed throughout this submission. The proposed development of a dwelling with a finished height above 7.5 metres has been designed to adequately respond to the natural landscape qualities of the area and to address any potential environmental risks.

The proposed development will not detrimentally affect the amenity of the area and will not be visually obtrusive. No vegetation removal is required to facilitate the dwelling.

The proposal is consistent with the overall objectives of the Municipal Planning Strategy and the Planning Policy Framework.

#### **The purpose of the zone, overlay or other provision.**

The land is zoned General Residential Zone which seeks to encourage residential development that respects the neighbourhood character of the area whilst providing for a diversity of housing types.

The site is affected by the Design and Development Overlay, Vegetation Protection Overlay and Erosion Management Overlay. The requirements of these Overlays have been addressed throughout this submission and it is concluded that the proposed dwelling in this location will not result in any detrimental impact to the character of the area and will not increase the potential erosion risk.

The proposed development is considered to be consistent with the objectives of the zone.

**Any matter required to be considered in the zone, overlay or other provision.**

This submission addresses all elements relevant to the proposal as identified in the East Gippsland Planning Scheme including the zone, overlay and Aboriginal Cultural Heritage provisions. These provisions are all addressed above, and the proposed development is considered to adequately respond and address the requirements as relevant.

**The orderly planning of the area.**

This application seeks approval for the development of a dwelling with a finished height above 7.5 metres within an existing residential area that is steep in nature. The proposed development will not be out of character for the area and is not expected to detrimentally affect the amenity of the area. This application is similar to many others issued by the East Gippsland Shire Council and approval therein is considered to represent orderly and consistent planning of the area.

**The effect on the amenity of the area.**

The proposal will not result in a negative effect to the amenity of the area. The proposed development is not expected to be visually obtrusive, and the existing streetscape will not be detrimentally affected. The proposed setbacks are considered suitable for the location in context to the surrounding residential development.

**The proximity of the land to any public land.**

The proposed dwelling is in close proximity to the adjoining road reserve however will not detrimentally impact any surrounding land. The access to the site is proposed with a concrete driveway as shown on the development plans.

**Factors likely to cause or contribute to land degradation, salinity or reduce water quality.**

The subject site is sloping at a rate of approximately 21 percent and the proposed batters will provide support to prevent any land degradation. No vegetation removal is required. Adequate measures will be implemented to ensure the development does not contribute to land degradation, salinity or reduce water quality.

**Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.**

All stormwater runoff from the proposed building and works will be directed to the legal point of discharge to the satisfaction of the responsible authority.

**The extent and character of native vegetation and the likelihood of its destruction.**

The area of the proposed dwelling does not contain any vegetation that requires removal. The proposed development will not detrimentally impact any vegetation on the surrounding land.

**Whether native vegetation is to be or can be protected, planted or allowed to regenerate.**

No vegetation is required to be removed. Planting new vegetation is not considered appropriate other than standard landscape gardens.

**The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.**

The site is within an area identified as potentially being affected by an erosion hazard. The potential erosion hazard has been considered and addressed within this submission. All preventative measures will be implemented, and all works will be undertaken in accordance with standard engineering practices to the satisfaction of the responsible authority.

The subject site and surrounding land is not identified as being susceptible to flooding or bushfire.

## 7. CONCLUSION

This submission is in support of a planning permit application for the development of a dwelling at 35 Muir Place, Metung.

The relevant provisions of the East Gippsland Planning Scheme have been addressed within this submission. The proposed development is appropriate in this location and has adequately responded to any potential hazards identified.

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

**Development Solutions Victoria**

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



**Note:**

Beware of underground services

Existing structures, services & their location are approximate only. Confirm location onsite prior to commencement of work.

Title boundaries are approximate only, for exact location & bearings consult a licensed surveyor for a re-establishment survey

**ENGINEERING NOTE:**

These drawings are to be read in conjunction with the engineer's drawings.



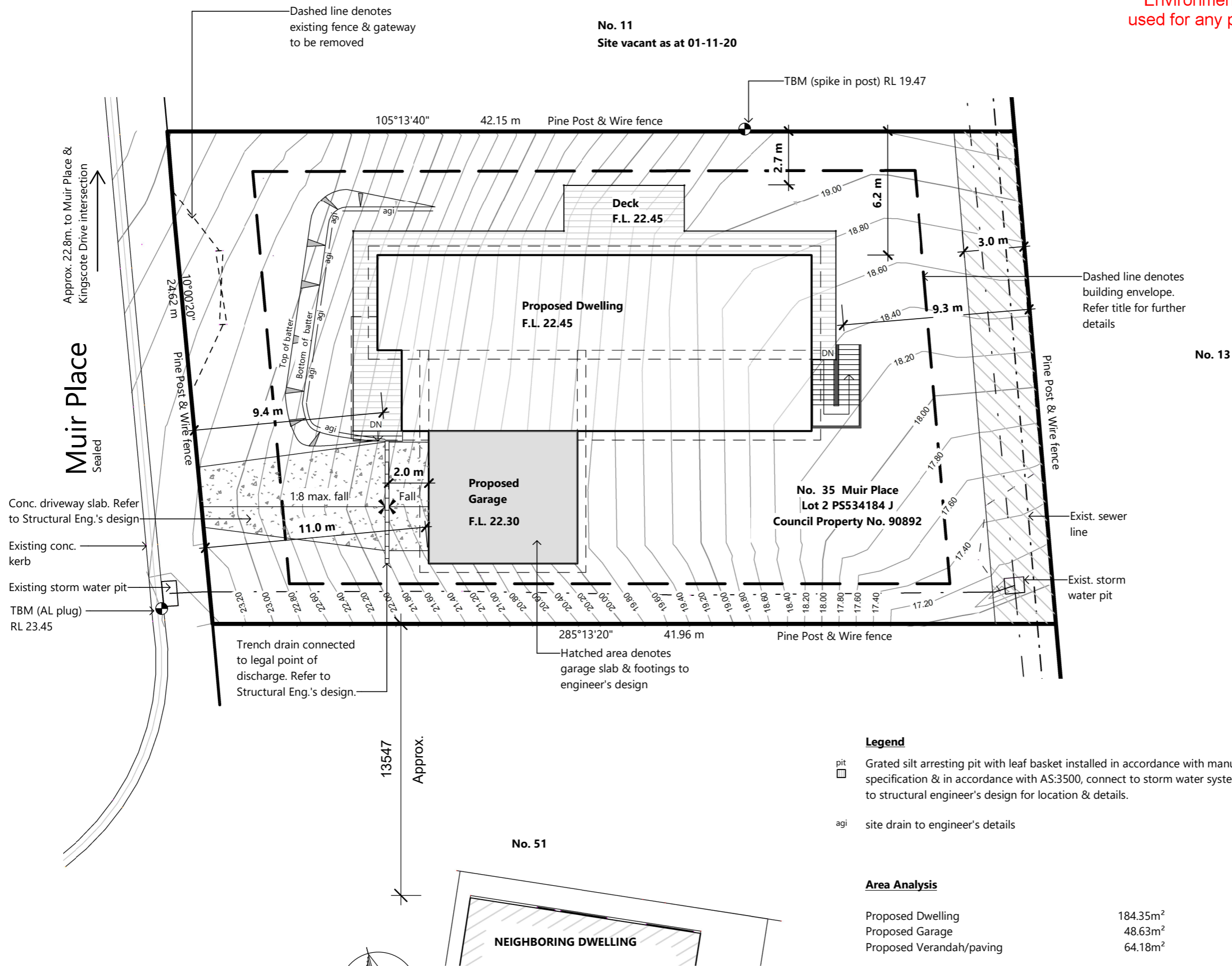
**EAST GIPPSLAND DRAFTING & DESIGN**  
 P.O. Box 162 Metung, Vic. 3904  
 Ph: 03 51 562 703  
 Mobile: 0400114514  
 Email: contact@egdd.com.au  
 ABN: 75264978702

**PROPOSED RESIDENCE**

**LOT 2 MUIR PLACE  
 METUNG, VIC.**

CLIENT	KEN & JULIE REID	
JOB NO.	20007	
DATE	22/12/2020	
DESIGNED BY	LJB DP-AD37859	
DRAWN BY	JV	
DESCRIPTION	SITE PLAN	
ISSUE	Planning Issue	
SCALE	As indicated	@A3
DRAWING No.		REV No.

**A1** Printed 26/02/2021



**Legend**

- pit Grated silt arresting pit with leaf basket installed in accordance with manufacturers specification & in accordance with AS:3500, connect to storm water system. Refer to structural engineer's design for location & details.
- agi site drain to engineer's details

**Area Analysis**

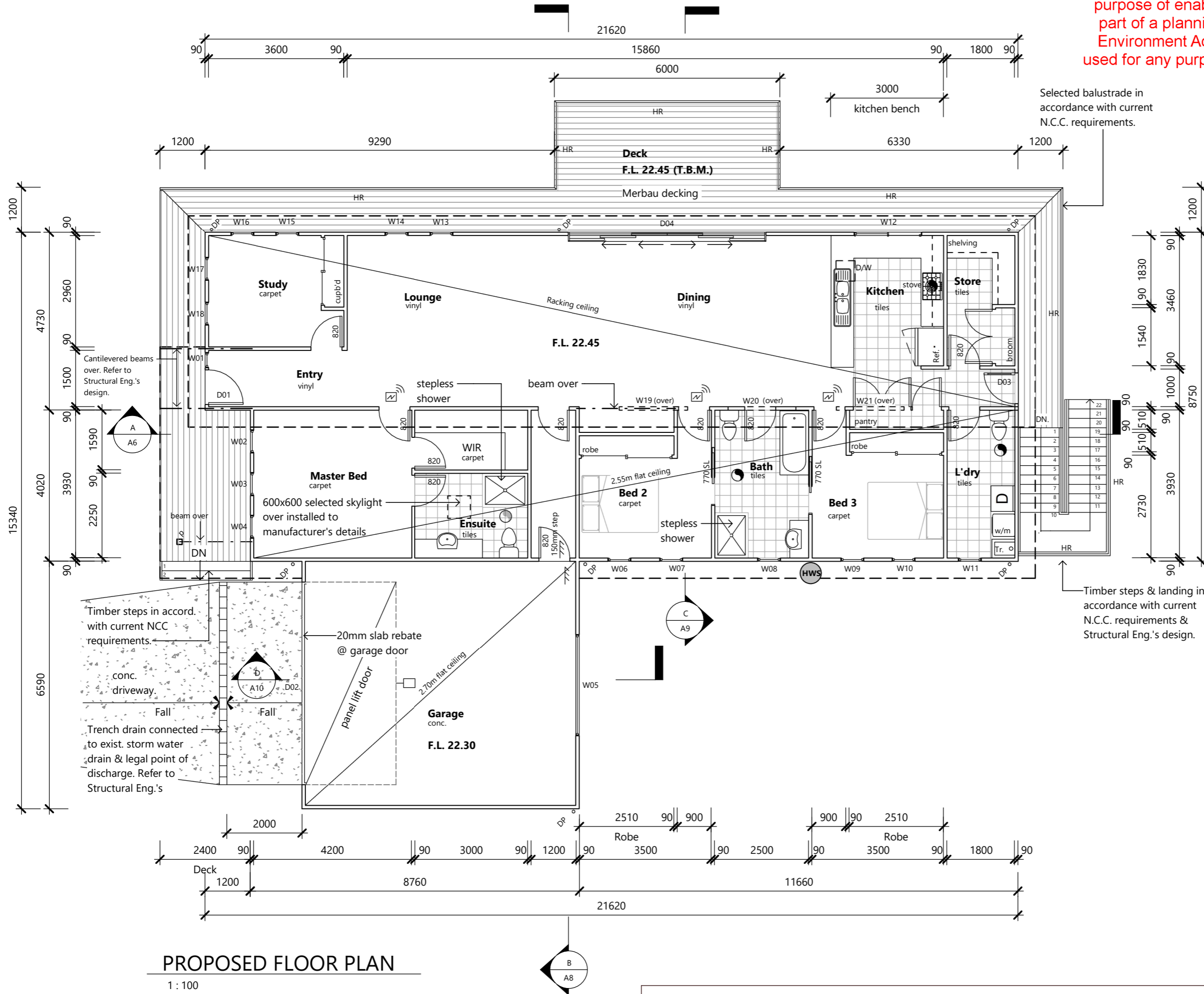
Proposed Dwelling	184.35m <sup>2</sup>
Proposed Garage	48.63m <sup>2</sup>
Proposed Verandah/paving	64.18m <sup>2</sup>
<b>Total Building footprint (inc. Verandah/paving)</b>	<b>297.16m<sup>2</sup></b>

**SITE PLAN**

1 : 200

**PLANNING ISSUE - NOT FOR CONSTRUCTION**

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



- Legend**
- 90 Dia. downpipe, connect to legal point of discharge (suggested location)
  - Denotes standard approved smoke alarm hard wired to electric mains with battery back-up & interconnected throughout in accordance with current BCA requirements
  - tr Laundry trough
  - ref Refrigerator, provide drip point
  - v Vanity
  - w/m Washing machine
  - D Dryer
  - beam over Refer structural engineers drawings
  - D/W Dish Washer
  - stove Denotes stove, Provide rangehood ducted to external air through wall & in accordance with energy rating requirements
  - Meter Box/Switch board (suggested Location)
  - timber Denotes selected timber floor boards installed in accordance with manuf. spec.
  - HR Denotes selected handrail installed in accordance with current BCA requirements
  - HWS Hot water storage unit (suggested location), provide conc. pad under
  - Mechanical Ventilation
  - Timber post to engineer's specification
  - Proposed 90mm stud wall

**ENGINEERING NOTE:**  
These drawings are to be read in conjunction with the engineer's drawings.

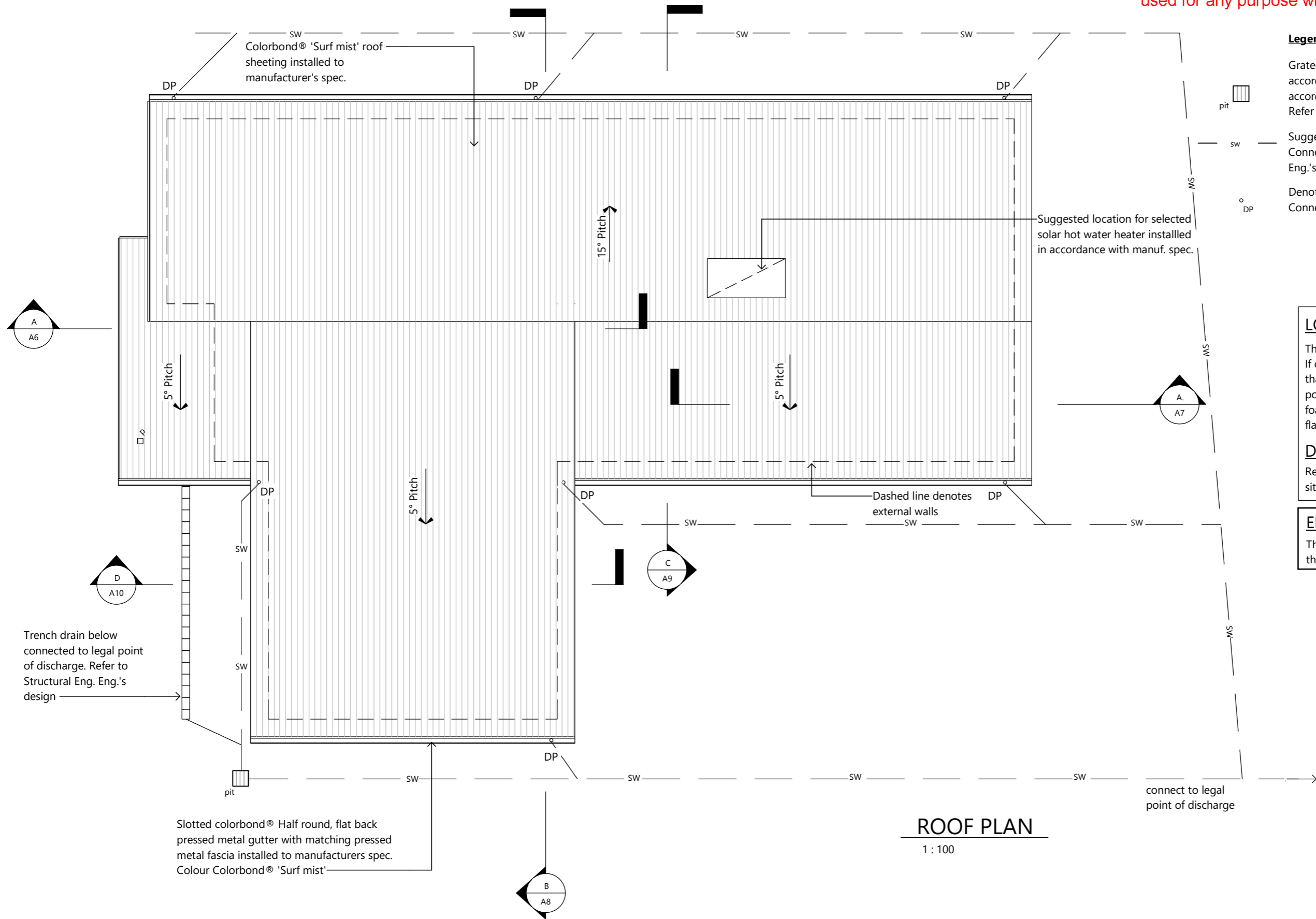
**TIMBER FRAMING NOTE:**  
All timber framing, lintels, bracing and hold-down details shall comply with AS1684 - 2010 residential timber-framed construction manuals.

**EgD:D**  
**EAST GIPPSLAND DRAFTING & DESIGN**  
 P.O. Box 162 Metung, Vic. 3904  
 Ph: 03 51 562 703  
 Mobile: 0400114514  
 Email: contact@egdd.com.au  
 ABN: 75264978702

PROPOSED RESIDENCE	
<b>LOT 2 MUIR PLACE METUNG, VIC.</b>	
CLIENT	KEN & JULIE REID
JOB NO.	20007
DATE	22/12/2020
DESIGNED BY	LJB DP-AD37859
DRAWN BY	JV
DESCRIPTION	PROPOSED FLOOR PLAN
ISSUE	Planning Issue
SCALE	1 : 100 @A3
DRAWING No.	REV No.

**PLANNING ISSUE - NOT FOR CONSTRUCTION**

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



**Legend**

- pit Grated silt arresting pit with leaf basket installed in accordance with manufacturers specification & in accordance with AS:3500, connect to storm water system. Refer to Structural Engineer's drawings
- sw Suggested location for 90mm dia. Storm water pipe, Connect to legal point of discharge. Refer to Structural Eng.'s details.
- DP Denotes suggested location for 90 dia. down pipe, Connect to legal point of discharge

**LOW PITCH ROOF NOTE:**

This design includes roofs with a low pitch. If custom orb sheets are used it is recommended that Stormseal (or similar non flammable polyurethane water based bitumen impregnated foam) be provided between roof sheets & flashings.

**DRAINAGE NOTE:**

Refer to structural engineer's drawing for site drainage

**ENGINEERING NOTE:**

These drawings are to be read in conjunction with the engineer's drawings.

Trench drain below connected to legal point of discharge. Refer to Structural Eng. Eng.'s design

Slotted colorbond® Half round, flat back pressed metal gutter with matching pressed metal fascia installed to manufacturers spec. Colour Colorbond® 'Surf mist'

**ROOF PLAN**

1 : 100

**PLANNING ISSUE - NOT FOR CONSTRUCTION**

**EgD:D**  
**EAST GIPPSLAND DRAFTING & DESIGN**  
 P.O. Box 162 Metung, Vic. 3904  
 Ph: 03 51 562 703  
 Mobile: 0400114514  
 Email: contact@egdd.com.au  
 ABN: 75264978702

**PROPOSED RESIDENCE**  
**LOT 2 MUIR PLACE**  
**METUNG, VIC.**

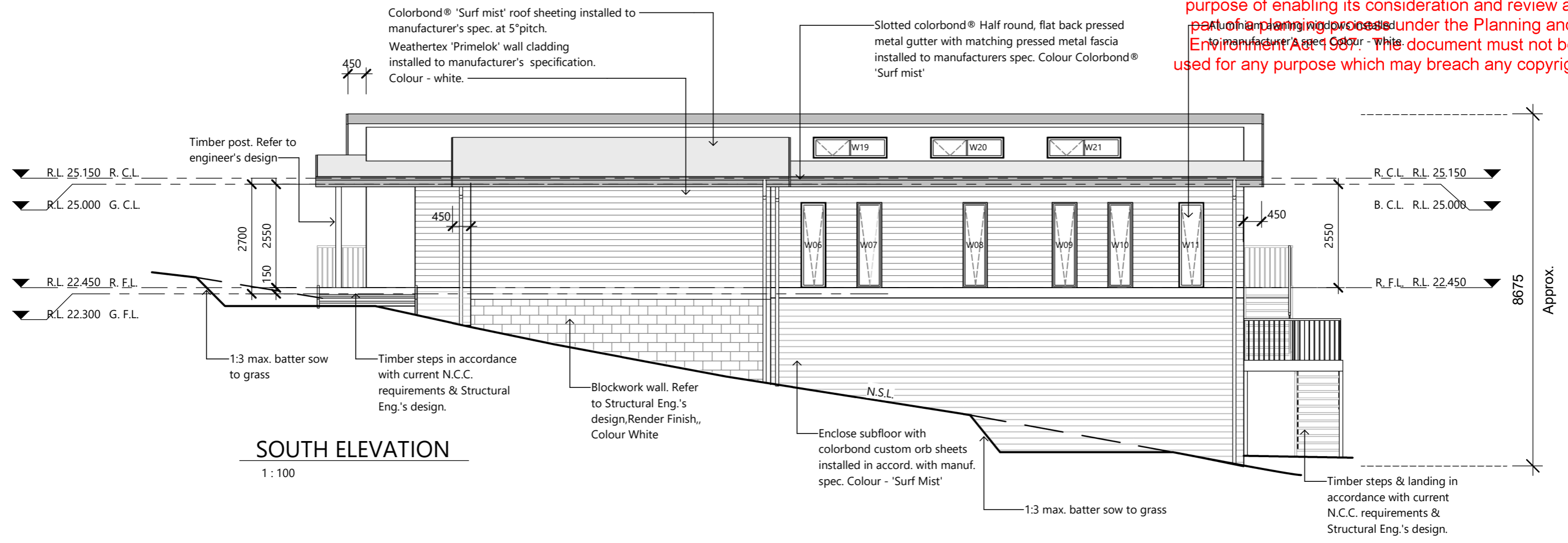
CLIENT	KEN & JULIE REID
JOB NO.	20007
DATE	22/12/2020
DESIGNED BY	LJB DP-AD37859
DRAWN BY	JV
DESCRIPTION	ROOF PLAN
ISSUE	Planning Issue
SCALE	1 : 100 @A3

DRAWING No. REV No.

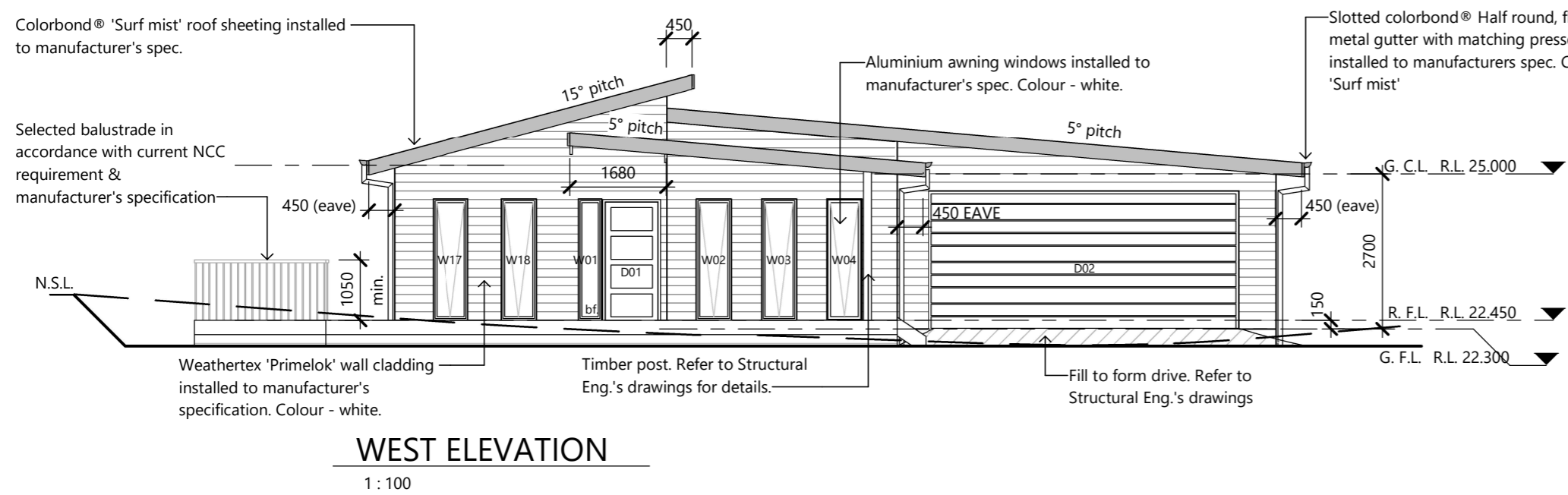
**A3** Printed 26/02/2021



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



**SOUTH ELEVATION**  
1 : 100



**WEST ELEVATION**  
1 : 100

**ENGINEERING NOTE:**  
These drawings are to be read in conjunction with the engineer's drawings.

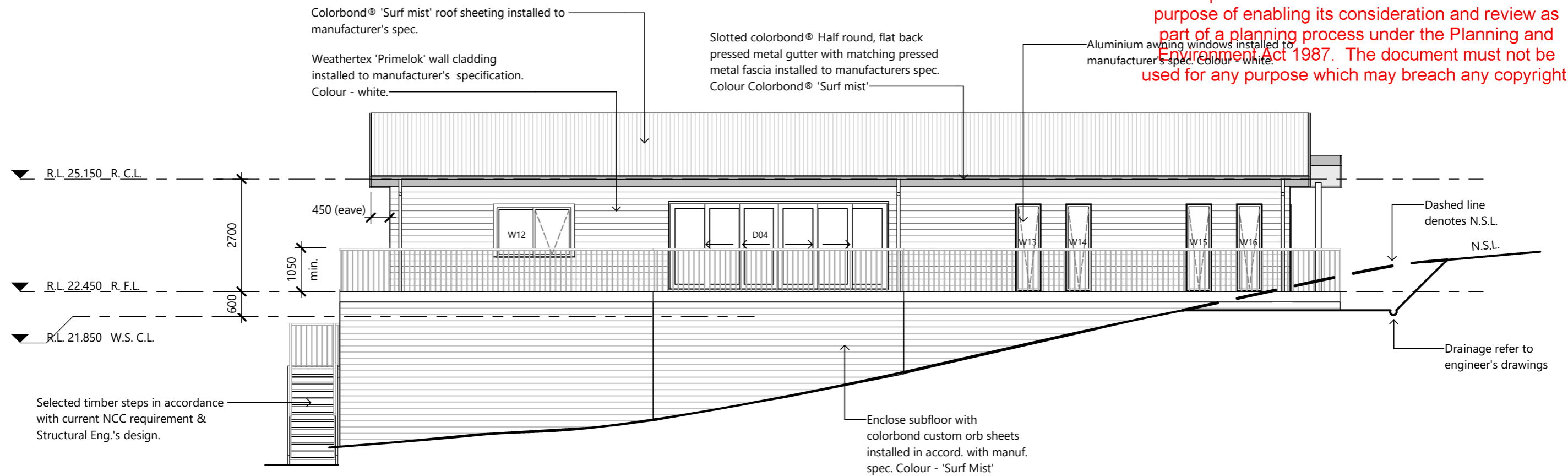
**EgD:D**  
**EAST GIPPSLAND DRAFTING & DESIGN**  
 P.O. Box 162 Metung, Vic. 3904  
 Ph: 03 51 562 703  
 Mobile: 0400114514  
 Email: contact@egdd.com.au  
 ABN: 75264978702

PROPOSED RESIDENCE	
<b>LOT 2 MUIR PLACE METUNG, VIC.</b>	
CLIENT	KEN & JULIE REID
JOB NO.	20007
DATE	22/12/2020
DESIGNED BY	LJB DP-AD37859
DRAWN BY	JV
DESCRIPTION	ELEVATIONS
ISSUE	Planning Issue
SCALE	1 : 100 @A3

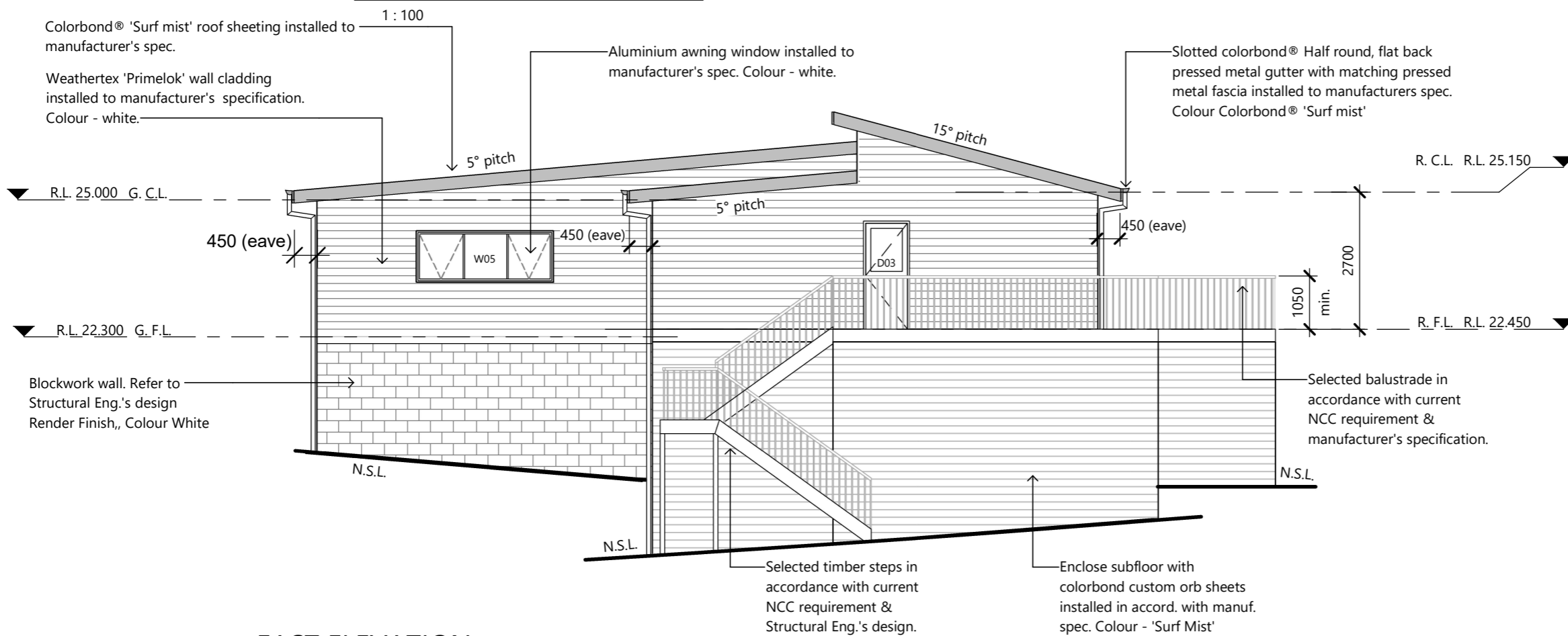
DRAWING No. REV No.

**PLANNING ISSUE - NOT FOR CONSTRUCTION**

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



**NORTH ELEVATION**



**EAST ELEVATION**

1 : 100

**ENGINEERING NOTE:**  
These drawings are to be read in conjunction with the engineer's drawings.

**EgD:D**  
EAST GIPPSLAND DRAFTING & DESIGN  
P.O. Box 162 Metung, Vic. 3904  
Ph: 03 51 562 703  
Mobile: 0400114514  
Email: contact@egdd.com.au  
ABN: 75264978702

PROPOSED RESIDENCE	
<b>LOT 2 MUIR PLACE METUNG, VIC.</b>	
CLIENT	KEN & JULIE REID
JOB NO.	20007
DATE	22/12/2020
DESIGNED BY	LJB DP-AD37859
DRAWN BY	JV
DESCRIPTION	ELEVATIONS 2
ISSUE	Planning Issue
SCALE	1 : 100 @A3
DRAWING No.	REV No.

**PLANNING ISSUE - NOT FOR CONSTRUCTION**

**A5** Printed 26/02/2021  
Page 74 of 74