

**PP91/2018-1**

**20A Gambier Street APOLLO BAY**

**Lot: 1 PS: 600342 V/F: 11151/768**

**Re-align the existing Building Envelope**

**N Power**

**Officer - Ian Williams**

# **EXHIBITION FILE**

*This 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.*

Submissions to this planning application will be accepted until a decision is made on the application.

If you would like to make a submission relating to a planning permit application, you must do so in writing to the Planning Department

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Colac Otway  
SHIRE

Planning Enquiries  
Phone: (03) 5232 9400  
Web: [www.colacotway.vic.gov.au](http://www.colacotway.vic.gov.au)

Clear Form

Office Use Only

Application No.:

Date Lodged: / /

# Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the end of this form.

**⚠** Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any questions, please contact Council's planning department.

**⚠** Questions marked with an asterisk (\*) must be completed.

**⚠** If the space provided on the form is insufficient, attach a separate sheet.

**i** Click for further information.

## The Land **i**

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

### Street Address \*

Unit No.:	St. No.: 20a	St. Name: CAMBIER STREET.
Suburb/Locality: APOLLO BAY		Postcode: 3233

### Formal Land Description \*

Complete either A or B.

**⚠** This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A   Lodged Plan  Title Plan  Plan of Subdivision

OR

B

## The Proposal

**⚠** You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

**i** For what use, development or other matter do you require a permit? \*

RE-ALINE THE EXISTING BUILDING ENVELOPE.

- see info attached to email.

**⚠** Provide additional information about the proposal, including: plans and elevations, any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

**i** Estimated cost of any development for which the permit is required \*

Cost \$

**⚠** You may be required to verify this estimate. Insert '0' if no development is proposed.

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## Existing Conditions ◀ ▶

### Describe how the land is used and developed now \*

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

VACANT

Provide a plan of the existing conditions. Photos are also helpful.

## Title Information ◀ ▶

### Encumbrances on title \*

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- No
- Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

## Applicant and Owner Details ◀ ▶

Provide details of the applicant and the owner of the land.

### Applicant \*

The person who wants the permit.

Name:

Title: MR	First Name: NATHAN	Surname: POWER.
-----------	--------------------	-----------------

Organisation (if applicable):

Postal Address: If it is a P.O. Box, enter the details here:

Unit No.:	St. No.: 244	St. Name: ATLAS ROAD
-----------	--------------	----------------------

Suburb/Locality: JUNORTOWN	State: VIC	Postcode: 3551
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Please provide at least one contact phone number \*

### Contact information for applicant OR contact person below

Business phone:	Email: nathan@nathanpowerbuilder.com.au
Mobile phone: 0417 543413	Fax:

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

### Contact person's details\*

Same as applicant

Name:

Title:	First Name:	Surname:
--------	-------------	----------

Organisation (if applicable):

Postal Address: If it is a P.O. Box, enter the details here:

Unit No.:	St. No.:	St. Name:
-----------	----------	-----------

Suburb/Locality:	State:	Postcode:
------------------	--------	-----------

### Owner \*

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Same as applicant

Name:

Title:	First Name:	Surname:
--------	-------------	----------

Organisation (if applicable): BENSWAN Pty Ltd.

Postal Address: If it is a P.O. Box, enter the details here:

Unit No.:	St. No.: 244	St. Name: ATLAS ROAD
-----------	--------------	----------------------

Suburb/Locality: JUNORTOWN	State: VIC	Postcode: 3551
----------------------------	------------	----------------

Owner's Signature (Optional):  
*Nathan Power*

Date: 17 APR 2018  
day month year

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## Declaration

This form must be signed by the applicant \*

Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

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

Signature:

*Nath J R*

Date:

17 APRIL 2018

day / month / year

## Need help with the Application?

General information about the planning process is available at [planning.vic.gov.au](http://planning.vic.gov.au)

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

Has there been a pre-application meeting with a council planning officer?



No



Yes

If 'Yes', with whom?:

Date:

day / month / year

## Checklist

Have you:



Filled in the form completely?



Paid or included the application fee?



Most applications require a fee to be paid. Contact Council to determine the appropriate fee.



Provided all necessary supporting information and documents?



A full, current copy of title information for each individual parcel of land forming the subject site.



A plan of existing conditions.



Plans showing the layout and details of the proposal.



Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.



If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).



Completed the relevant council planning permit checklist?



Signed the declaration above?

## Lodgement

Lodge the completed and signed form, the fee and all documents with:

Colac Otway Shire  
PO Box 283  
Colac VIC 3250  
2-6 Rae Street  
Colac VIC 3250

### Contact information

Phone: (03) 5232 9400

Email: [inquiry@colacotway.vic.gov.au](mailto:inquiry@colacotway.vic.gov.au)

Deliver application in person, by post or by electronic lodgement.

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# Imaged Document Cover Sheet

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Document Type	<b>Instrument</b>
Document Identification	<b>AL802851K</b>
Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>01/05/2018 20:56</b>

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# Transfer of Land

Section 45 Transfer of Land Act 1958

The information from this  
under statutory authority :

**AL802851K**

09/04/2015 \$817 45



t  
s  
g  
i

## 1. Land/s

*Land Title*

Volume 11151 Folio 768

## 2. Estate and Interest

FEE SIMPLE

## 3. Transferor/s

*Transferor*

Given Name/s MARIE ALLISON

Family Name COCHRANE

## 4. Transferee/s

*Transferee*

Name BENSWAN PTY LTD

ACN 154 484 134

## 5. Manner of Holding

SOLE PROPRIETOR

## 6. Address/es of Transferee/s

*Address of Transferee*

Unit Street No 244

Street Name ATLAS

Street Type ROAD

Locality JUNORTOUN

State VIC Postcode 3551

## 7. Directing Party

None

## 8. Consideration

\$277,500

## 9. Signing

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

*Transferor*

MARIE ALLISON COCHRANE

*Signature of Transferor*

*Transferor Witness*

*Signature of Witness*



# Transfer of Land

Section 45 Transfer of Land Act 1958

The information from this form is provided under statutory authority at the discretion of the Registrar

# AL802851K



### Transferee

Multi-person Company - Director & Director or Director & Secretary witness

The common seal of BENSWAN PTY LTD was affixed in the presence of the authorised person(s)

#### Director

Full Name NATHAN JON POWER  
Usual Address 244 ATLAS ROAD,  
JUNORTOUN VIC 3551

Signature of Director

Director, Secretary  
Full Name MARK CAMERON REED  
Usual Address 178 STRADBROKE AVENUE,  
SWAN HILL VIC 3585

Signature of Director, Secretary

You may lodge this form in two ways:

### 1. In person

Land Registration Services  
Land Victoria  
Level 9, 570 Bourke Street  
Melbourne Vic 3000

### 2. By mail (extra fee applies)

Land Registration Services  
Land Victoria  
PO Box 500  
East Melbourne Vic 8002  
Or DX 250639 Melbourne

### 10. Date

Date: (DD/MM/YYYY) 20/03/2015

### 11. Lodging Party

Customer Code

HQ LAW  
(03) 5454 3000

Reference

DX 55049 Bendigo

CTW: 21731

12492F

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

VOLUME 11151 FOLIO 768

Security no : 124071570023A  
Produced 01/05/2018 08:44 pm

**LAND DESCRIPTION**

Lot 1 on Plan of Subdivision 600342B.  
PARENT TITLE Volume 06629 Folio 667  
Created by instrument PS600342B 11/08/2009

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
BENSWAN PTY LTD of 244 ATLAS ROAD JUNORTOUN VIC 3551  
AL802851K 09/04/2015

**ENCUMBRANCES, CAVEATS AND NOTICES**

COVENANT PS600342B 11/08/2009

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

**DIAGRAM LOCATION**

SEE PS600342B FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

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

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

Street Address: 20A GAMBIER STREET APOLLO BAY VIC 3233

DOCUMENT END





# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>PS600342B</b>
Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>01/05/2018 20:56</b>

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PS600342B

10/08/2009 \$593.40 PS  


<b>PLAN OF SUBDIVISION</b>	STAGE NO.	LR use only	<b>EDITION 1</b>
----------------------------	-----------	-------------	------------------

**Location of Land**  
**Parish:** KRAMBRUK  
**Township:** APOLLO BAY  
**Section:** 3  
**Crown Allotments:** 1 (PART)  
**Crown Portion:**  
  
**Title Reference:** VOL 6629 FOL 667  
  
**Last Plan Reference:** LOT 6 ON LP 14379  
**Postal Address:** 7 GREAT OCEAN ROAD  
 (at time of subdivision) APOLLO BAY, 3233  
  
**MGA Co-ordinates:** E 732080 Zone: 54  
 (of approx. centre of land in plan) N 5 706 280

**Council Certification and Endorsement**

**Council Name:** COLAC OTWAY SHIRE COUNCIL **Ref.** 531/07

1. This plan is certified under section 6 of the Subdivision Act 1988.
2. ~~This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / /~~
3. ~~This is a statement of compliance issued under section 21 of the Subdivision Act 1988.~~  
**OPEN SPACE**  
 (i) A requirement for public open space under section 18 of the Subdivision Act 1988 ~~has/has not~~ been made.  
 (ii) ~~The requirement has been satisfied.~~  
 (iii) ~~The requirement is to be satisfied in Stage: .....~~

**Council Delegate** *Klaw*  
**Council Seal**  
**Date** 12/11/2007  
~~Re-certified under section 11(7) of the Subdivision Act 1988~~  
~~Council Delegate~~  
~~Council Seal~~  
~~Date / /~~

**Vesting of Roads and/or Reserves**

Identifier	Council/Body/Person
NIL	

**Notations**

**Staging** This plan is/is not a staged subdivision  
 Planning Permit No. PP206/06

**Depth Limitation** DOES NOT APPLY

**Other Purposes:** TO CREATE A RESTRICTION VIDE PLANNING PERMIT PP206/06

**Creation of Restriction:**  
 ON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED:  
**LAND TO BE BURDENED:** LOTS 1 & 2 ON THIS PLAN  
**LAND TO BE BENEFITED:** LOTS 1 & 2 ON THIS PLAN  
**DESCRIPTION OF RESTRICTION :** NO BUILDINGS SHALL BE CONSTRUCTED OUTSIDE THE BUILDING ENVELOPES SHOWN ON THE ENDORSED PLAN OF PLANNING PERMIT PP206/06 WITHOUT THE CONSENT OF THE RESPONSIBLE AUTHORITY

**Survey** This plan is/is not based on survey  
 This survey has been connected to permanent marks no(s)  
 In Proclaimed Survey Area No.

**Easement Information**

**Legend:** A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement(Road)

SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO ALL THE LAND IN THIS PLAN

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	2	THIS PLAN	LOT 1 ON THIS PLAN

**LR use only**

**Statement of Compliance/ Exemption Statement**

Received

Date 10/8/09

**LR use only**

PLAN REGISTERED

TIME 9.45 AM

DATE 11/8/2009

RHills

**JEAUVONS & TOMKINSON**  
 Project Managers Planners  
 Surveyors Engineers  
 SUITE 2 & 3, 87-89 GREAT OCEAN ROAD  
 APOLLO BAY (VIC) 3233  
 TELEPHONE: (03) 8237 6767  
 FAX: (03) 8237 8048  
 POSTAL ADDRESS: PO BOX 196,  
 APOLLO BAY (VIC) 3233  
 EMAIL: [info@jta.com.au](mailto:info@jta.com.au)  
 WEBSITE: [www.jta.com.au](http://www.jta.com.au)



LICENSED SURVEYOR (PRINT) ANTHONY HAROLD JEAUVONS  
 SIGNATURE *A. Jeaavons* DATE 7/11/2007  
 REF 2133 VERSION 04

**Original sheet size: A3**

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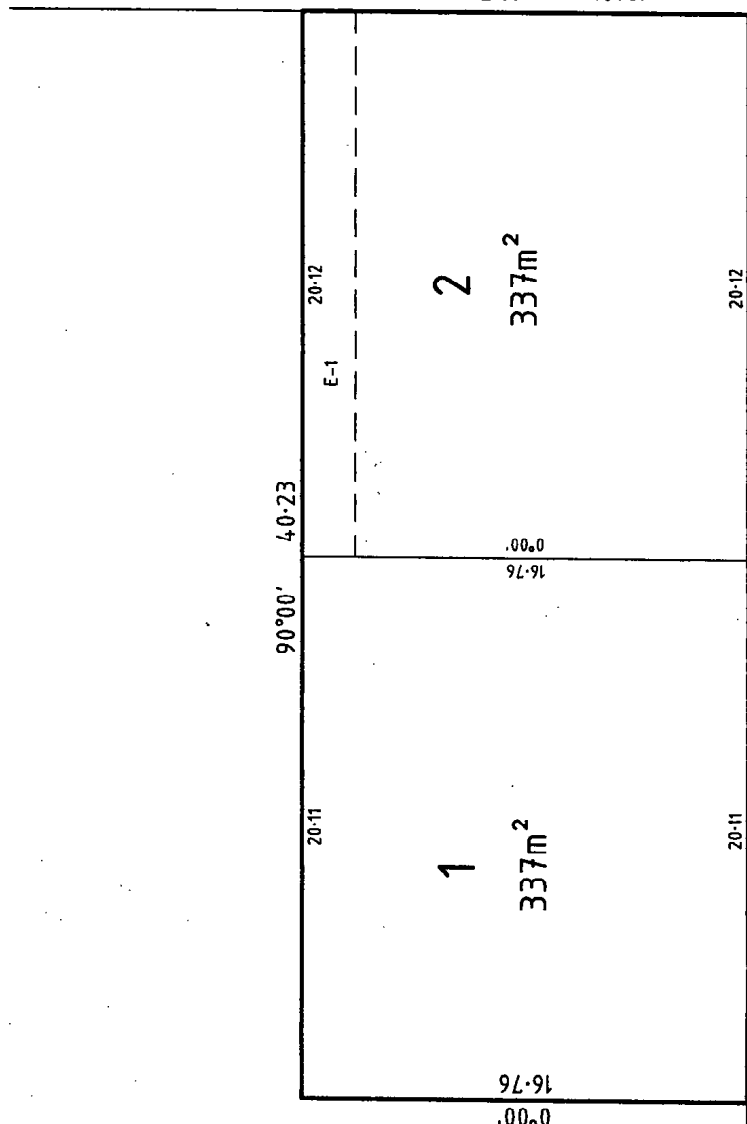


**PLAN OF SUBDIVISION**

STAGE NO.

Plan Number  
**PS 600342B**

**GREAT OCEAN ROAD**



**GAMBIER STREET**

Sheet 2 of 2 sheets

*[Signature]*

DATE 12/11/2007

COUNCIL DELEGATE SIGNATURE

Original sheet size A3

LICENSED SURVEYOR (PRINT) Anthony Harold Jeavons

SIGNATURE *[Signature]* DATE 7/11/2007

REF 2133 VERSION 04

SCALE

2 0 4 8

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

SCALE 1:200

**JEAVONS & TOMKINSON**  
 200-201 Maitland Street  
 Melbourne VIC 3000  
 Phone: (03) 9412 3333  
 Fax: (03) 9412 3333  
 Email: info@jeavons.com.au  
 Website: www.jeavons.com.au

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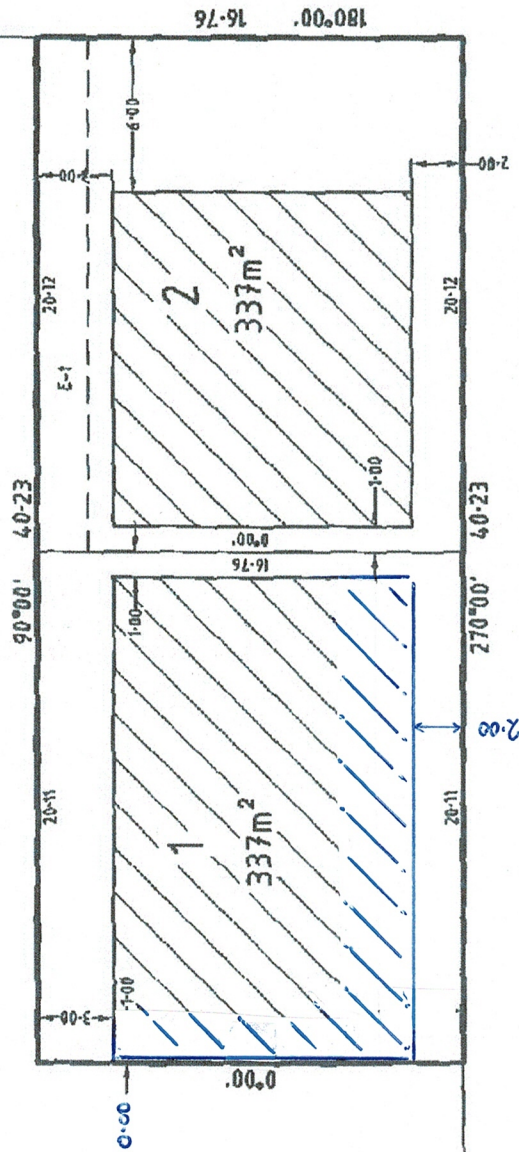
Plan Number  
**PS 800342B**

STAGE NO.

**PLAN OF SUBDIVISION**

**PLAN OF BUILDING ENVELOPES**

**GREAT OCEAN ROAD**



**GAMBIER STREET**

**COLAC-OTWAY SHIRE**  
 ENDORSED PLAN FORMING PART OF  
 BUILDING ENVELOPE PLAN  
 PLANNING PERMIT No. .... *PP206/06* .....  
 ISSUED DATE *21 MARCH 2007*  
 SHEET *1* of *1* *[Signature]*  
 PLANNING OFFICER

DATE / /  
 COUNCIL DELEGATE SIGNATURE  
 Original sheet size A3

LICENSED SURVEYOR (PRINT) Anthony Harold Jessups  
 SIGNATURE ..... DATE 04/05/2008  
 REF 2133 VERSION 01

SCALE  
 2 0 4 8  
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3  
 SCALE 1:200

**TRAVONS SURVEYS**  
 100 WYNDHAM STREET  
 GEORGETOWN VIC 3216  
 PHONE (03) 52378757 FAX (03) 52378949  
 EMAIL travons@bigpond.com

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Volume 11151 Folio 768

124054735668M  
Produced 09/04/2015

Page 1 / 1  
11:39 hr

CERTIFICATE OF TITLE - VICTORIA

**Under the Transfer of Land Act 1958**

I certify that the registered proprietor is the proprietor of the estate and interest in the land subject to the encumbrances, caveats and notices described



REGISTRAR OF TITLES

**LAND DESCRIPTION**

Lot 1 on Plan of Subdivision 600342B.  
PARENT TITLE Volume 06629 Folio 667  
Created by instrument PS600342B 11/08/2009

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
BENSWAN PTY LTD of 244 ATLAS ROAD JUNORTOUN VIC 3551  
AL802851K 09/04/2015

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COVENANT PS600342B 11/08/2009

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**DIAGRAM LOCATION**

SEE PS600342B FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE



THIS CERTIFICATE CONTAINS INFORMATION CORRECT AT THE TIME OF PRINTING. CURRENT INFORMATION SHOULD BE OBTAINED BY A SEARCH OF THE REGISTER.

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PS600342B

10/08/2009 \$593.40 PS  


<b>PLAN OF SUBDIVISION</b>	STAGE NO.	LR use only	<b>EDITION 1</b>
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**Township:** APOLLO BAY  
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**Crown Portion:**

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(i) A requirement for public open space under section 18 of the Subdivision Act 1988 ~~has/has not been made.~~

(ii) ~~The requirement has been satisfied.~~

(iii) ~~The requirement is to be satisfied in Stage .....~~

Council Delegate *[Signature]*  
 Council Seal  
 Date 21/11/2007

~~Re-certified under section 11(7) of the Subdivision Act 1988.~~

~~Council Delegate~~  
~~Council Seal~~  
~~Date / /~~

**Vesting of Roads and/or Reserves**

Identifier	Council/Body/Person
NIL	

**Notations**

**Staging** This plan ~~is/is not~~ a staged subdivision  
 Planning Permit No. PP206/06

**Depth Limitation** DOES NOT APPLY

**Other Purposes:** TO CREATE A RESTRICTION VIDE PLANNING PERMIT PP206/06

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 ON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED:

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 This survey has been connected to permanent marks no(s)  
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**Legend:** A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement(Road)

SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO ALL THE LAND IN THIS PLAN

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	2	THIS PLAN	LOT 1 ON THIS PLAN

LR use only

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Received

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PLAN REGISTERED

TIME 9.45 AM

DATE 11/8/2009

RHills  
 Assistant Registrar of Titles

**JEAVONS & TOMKINSON**  
 Project Managers Planners  
 Surveyors Engineers

UNITS 1 & 3, 57-59 GREAT OCEAN ROAD  
 APOLLO BAY (VIC) 3233

TELEPHONE (03) 8337 0707  
 FAX (03) 8337 0608  
 POSTAL ADDRESS PO BOX 104,  
 APOLLO BAY (VIC) 3233  
 EMAIL: [info@jeavons.com.au](mailto:info@jeavons.com.au)  
 WEB: [www.jeavons.com.au](http://www.jeavons.com.au)



LICENSED SURVEYOR (PRINT) ANTHONY HAROLD

SIGNATURE *[Signature]* DATE 7/11/2007

REF 2133 VERSION 04

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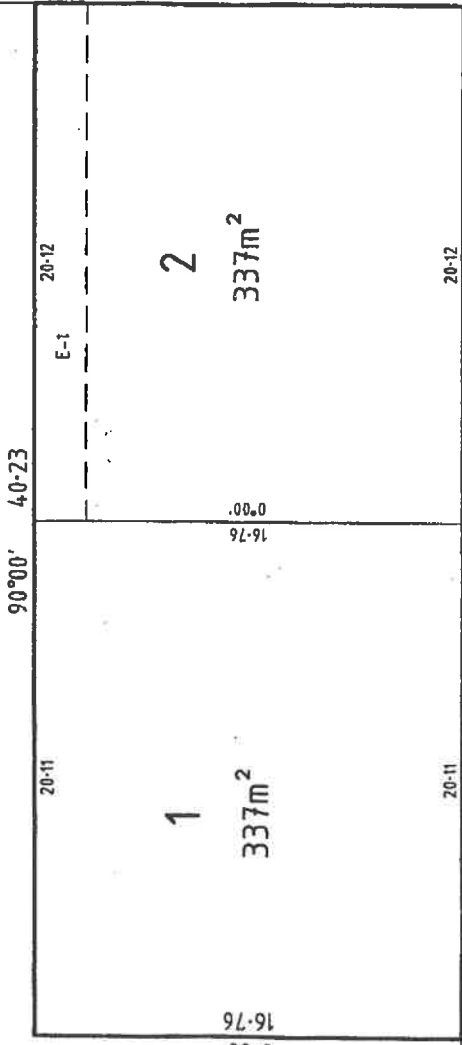
Sheet 1 of 2 sheets

PLAN OF SUBDIVISION

STAGE NO.

Plan Number  
**PS 600342B**

GREAT OCEAN ROAD



GAMBIER STREET

Sheet 2 of 2 sheets

*[Signature]*

DATE 12/11/2007

COUNCIL DELEGATE SIGNATURE

Original sheet size A3

LICENSED SURVEYOR (PRINT) Anthony Harold Jeavons

SIGNATURE *[Signature]* DATE 7/11/2007

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ORIGINAL SCALE 1:200 SHEET SIZE A3

**JEAVONS & TOMKINSON**  
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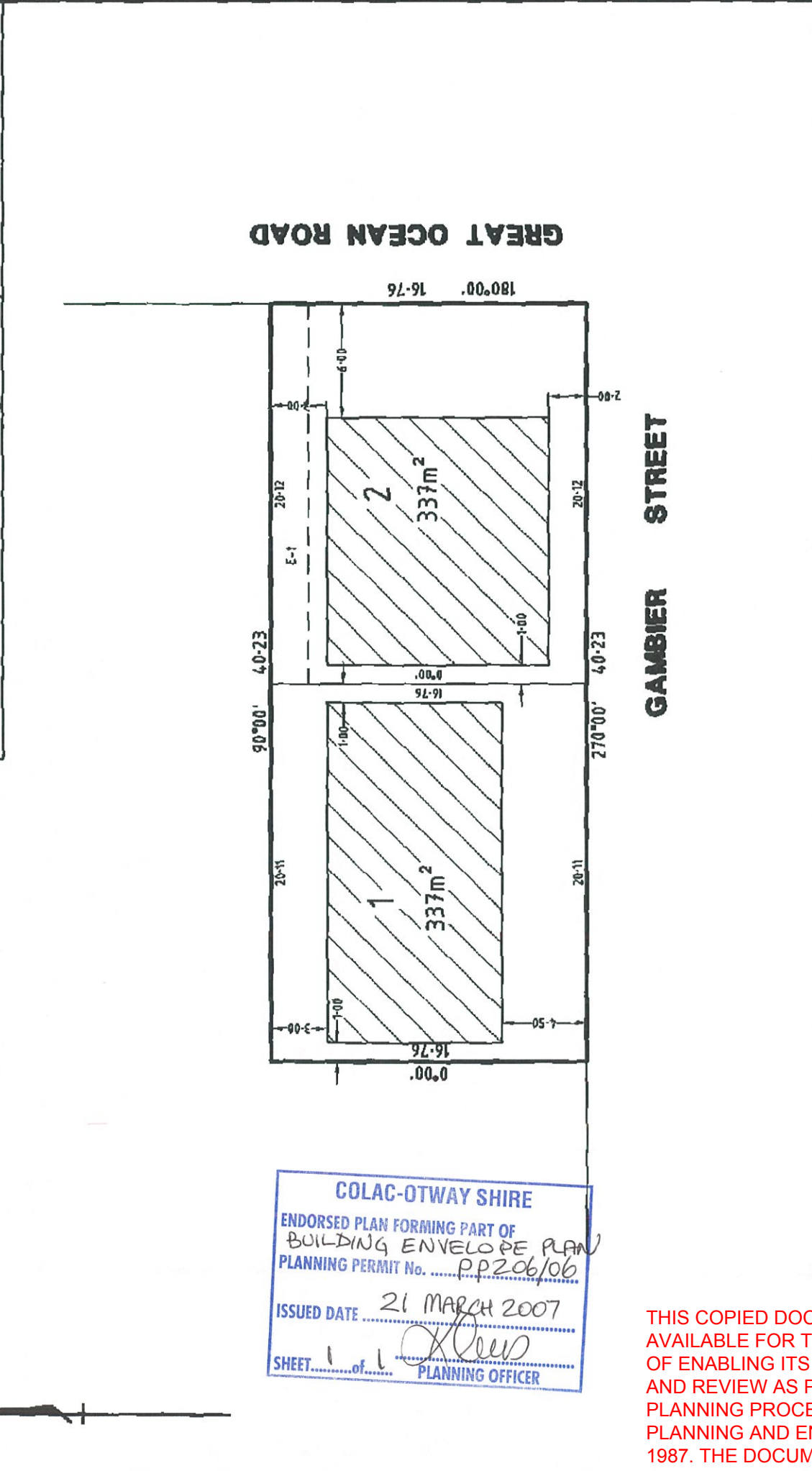


Plan Number  
**PS 600342B**

STAGE NO.

**PLAN OF SUBDIVISION**

**PLAN OF BUILDING ENVELOPES**



**COLAC-OTWAY SHIRE**  
 ENDORSED PLAN FORMING PART OF  
 BUILDING ENVELOPE PLAN  
 PLANNING PERMIT No. *pp206/06*  
 ISSUED DATE *21 MARCH 2007*  
 SHEET *1* of *1*  
*[Signature]*  
 PLANNING OFFICER

<p>DATE / /</p> <p>COUNCIL DELEGATE SIGNATURE</p> <p>Original sheet size AS</p>	<p>LICENSED SURVEYOR (PRINT) Anthony Harold Jeffrey</p> <p>SIGNATURE</p> <p>DATE 04/06/2008</p> <p>VERSION 01</p> <p>REF 2133</p>	<p>SCALE</p> <p>2 0 4 8</p> <p>LENGTHS ARE IN METRES</p>	<p>ORIGINAL SHEET SIZE AS</p> <p>SCALE 1:200</p>	<p><b>TONY TRAVONS SURVEYS</b></p> <p>LAND SURVEYORS</p> <p>PO BOX 104</p> <p>APRIL CAY</p> <p>PHONE (03) 52376757 FAX (03) 52376949</p> <p>EMAIL <a href="mailto:ttravons@bigpond.com">ttravons@bigpond.com</a></p>
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