

Form 2

## NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	26 Gully Road LAKE TYERS BEACH 3909 Lot: 1 PS: 831594
The application is for a permit to:	Buildings and works for construction of a dwelling
The applicant for the permit is:	Lake Tyers Beach Design
The application reference number is:	5.2024.129.1

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

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

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

**An objection must**

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

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

<b>The Responsible Authority will not decide on the application before:</b>	<b>Subject to applicant giving notice</b>
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If you object, the Responsible Authority will tell you its decision.

**REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958** Page 1 of 3

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VOLUME 12329 FOLIO 883

Security no : 124114320775R  
Produced 19/04/2024 01:01 PM

**LAND DESCRIPTION**

Lot 1 on Plan of Subdivision 831594G.  
PARENT TITLE Volume 09493 Folio 309  
Created by instrument PS831594G 13/09/2021

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Joint Proprietors

**ENCUMBRANCES, CAVEATS AND NOTICES**

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

**DIAGRAM LOCATION**

SEE PS831594G 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: 26 GULLY ROAD LAKE TYERS BEACH VIC 3909

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 22692Q EASTCOAST CONVEYANCING  
Effective from 05/10/2021

DOCUMENT END



# Imaged Document Cover Sheet

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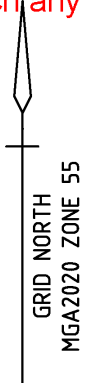
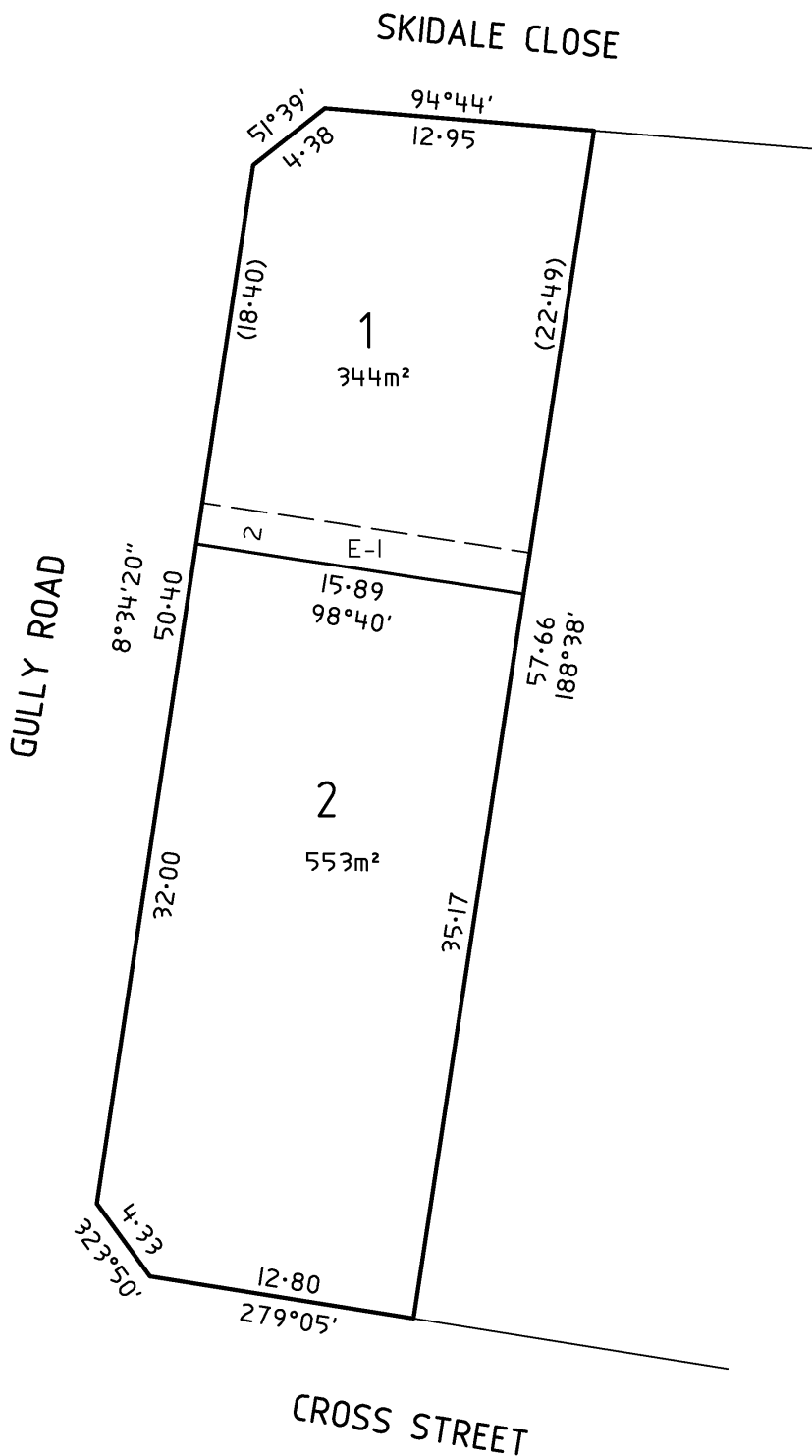
<h1>PLAN OF SUBDIVISION</h1>		<b>EDITION 1</b>		<b>PS 831594G</b>	
<b>LOCATION OF LAND</b>  PARISH: COLQUHOUN TOWNSHIP: — SECTION: B CROWN ALLOTMENT: 1 (PART) CROWN PORTION: — TITLE REFERENCE: VOL 9493 FOL 309  LAST PLAN REFERENCE: LOT 1 ON PS139813 POSTAL ADDRESS: (at time of subdivision) 1 CROSS STREET LAKE TYERS BEACH, 3909  MGA CO-ORDINATES: E: 595 280 ZONE: MGA 2020 (of approx centre of land N: 5809 575 in plan)		Council Name: East Gippsland Shire Council Council Reference Number: PS831594G Planning Permit Reference: 50/2021/P SPEAR Reference Number: S173872A  <b>Certification</b> This plan is certified under section 6 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made Digitally signed by: Robert Pringle for East Gippsland Shire Council on 06/07/2021 <b>Statement of Compliance</b> issued: 24/08/2021			
<b>VESTING OF ROADS AND/OR RESERVES</b>			<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL/BODY/PERSON				
NIL	NIL				
<b>NOTATIONS</b>					
DEPTH LIMITATION NIL					
<b>SURVEY:</b> This plan is <del>is not</del> based on survey.  <b>STAGING:</b> This <del>is</del> is not a staged subdivision. Planning Permit No. 50/2021/P  This survey has been connected to permanent marks No(s). 176  In Proclaimed Survey Area No.					
<b>EASEMENT INFORMATION</b>					
<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	2	LP131847	LOTS IN LP131847	
<b>JON BRODZIK SURVEYS P/L</b> 565 BAIRNSDALE—DARGO ROAD HILLSIDE, VIC, 3875 MOB 0448 571 322 PH 03 5157 1321 jon.brodzik@wideband.net.au		<b>SURVEY REF: 736</b>  Digitally signed by: JON M BRODZIK, Licensed Surveyor, Surveyor's Plan Version (1), 20/04/2021, SPEAR Ref: S173872A		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 1	PLAN REGISTERED TIME: 4:54pm DATE: 13 / 9 / 2021 Rod Speer Assistant Registrar of Titles

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**PLAN OF SUBDIVISION**

EDITION 1

PS 831594iG



**JON BRODZIK SURVEYS P/L**  
 565 BAIRNSDALE-DARGO ROAD  
 HILLSIDE, VIC, 3875 MOB 0448 571 322  
 PH 03 5157 1321 jon.brodzik@wideband.net.au  
 SURVEY REF: 736

SCALE  
 1: 250  
  
 LENGTHS ARE IN METRES  
 Digitally signed by: JON M BRODZIK, Licensed Surveyor,  
 Surveyor's Plan Version (1),  
 20/04/2021, SPEAR Ref: S173872A

ORIGINAL SHEET  
 SIZE: A3  
 Digitally signed by:  
 East Gippsland Shire Council,  
 06/07/2021,  
 SPEAR Ref: S173872A

Printed 3/05/2024  
 Page 5 of 12

## Triplett Residence

26 Gully Road – LAKE TYERS BEACH.  
Proposed Dwelling

**Planning Application Proposal:** Buildings & Works - Proposed Single Dwelling & Associated Garage.

**Property Details:** 26 Gully Road - LAKE TYERS BEACH (Lot 1 PS 831594G.)

**Zone:** GRZ1 (General Residential 1 Zone)

**Overlay** DDO11 – Design Development overlay

EMO – Erosion Management Overlay

Designated Bushfire Prone area

### 32.08 General Residential Zone

**32.08 – 2 Table of uses** – The Proposed Dwelling is a Section 1 Use – No Permit Required.

**32.08 – 3 Subdivision** – Not Applicable

**32.08 – 4 Construction or extension of a dwelling, small second dwelling or residential building**

**Minimum Garden area requirement –**

Allotment Size – 344.0 Sqm. (400 - 500 Sqm – requires 25% garden area)

Proposed Building Area total including Proposed Driveway = 168 Sqm  
( = 51.2 % remainder)

**32.08 – 5 Construction and extension of one dwelling on a lot**

No Permit Required – to construct or carry out works normal to a dwelling.  
(Allotment larger than 300 Sqm\_

**32.08 – 6 Construction and extension of a small second dwellings on a lot** – Not Applicable

**32.08 – 7 Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings** - Not Applicable

**32.08 – 8 Requirements of Clause 54 and Clause 55** – See attached Drawings

**32.08 – 9 Residential aged care facility** – Not Applicable

**32.08 – 10 Buildings and works associated with a section 2 use** – Not Applicable

**32.08 – 11 Maximum Building height requirement for a dwelling, small second dwelling or residential building** - The proposed Dwelling is less than the maximum 11m height specified, and will consist of 2 Storeys.

**32.08 – 12 Application requirements** – Refer to attached drawings.

## **Triplett Residence**

26 Gully Road – LAKE TYERS BEACH.  
Proposed Dwelling

**Designated Bushfire prone Area** – A BAL assessment to identify the required construction level would be completed to form part the building permit Application.

### **Design Development Overlay -**

In response to the *Design Development Overlay* (DDO11) for Proposed Buildings and Works, a Single Dwelling at the above-mentioned address.

### **Schedule 11 to The Design and Development Overlay**

#### **1.0 Design Objectives –**

It is believed that the proposed Single Dwelling addresses criteria within the Design Objectives outlined.

The Proposed Dwelling has been designed with a low pitch Skillion roof and will use a combination of Brickwork and lightweight materials with use of large glazed areas to achieve a Coastal Style Architecture in keeping with the Lake Tyers Beach settlement.

The design makes effective use of the small corner allotment to capture available lake and ocean views but will remain undetectable from lower beach or lake area. The site is screened by existing vegetation surrounding the site and by an existing 2 story Dwelling adjacent the site.

The Ground floor area has been positioned low to the site adjacent the Skidale Close boundary and follows the natural surface towards the rear with a stepped floor level making effective use of the sloping site. The low slab on ground aids to reduce overall building height whilst allowing the Upper Floor level to take advantage of Coastal & Lake views. Access for the Dwelling is directly off the side Skidale Close roadway via an existing crossover.

The upper level Skillion roof has been designed to allow access to North natural light and leads up to the adjacent 2 storey Dwelling to the East. The roof angle and use of flat roofs with parapet walls provides a lower scale adjacent the Gully road roadway. The Dwelling will be mostly screened from the street with existing vegetation.

The Upper floor level with a low pitch roof would likely be undetectable when viewed from the lower coastal area. Use of expansive glass to the upper level living space will provide a transparent look for the home.

## Triplett Residence

26 Gully Road – LAKE TYERS BEACH.  
Proposed Dwelling

### 2.0 Permit Requirement –

#### Lake Tyers Beach –

- Permit is required to construct a building greater than 7.5m from Natural Surface.
- Permit required to for Building works with a Footprint exceeding 300sqm.
- Permit required on a part of an allotment greater than 15% Gradient.

**Building Height** - Permit required to construct a building exceeding the scheduled 7.5m within the Lake Tyers Area.

The maximum Building height for the Proposed Dwelling is 8.3m from Natural Surface. – Permit Required.

(This maximum Roof height is located at the rear of the allotment adjacent – Refer to the South Elevation. The Upper level roof reduces to 6.7m from natural surface adjacent the gully road roadway. The Site is subject to approx 1.3m of natural fall towards the rear boundary)

**Total Building Footprint** – Permit required to for Building works with a Footprint exceeding scheduled 300sqm.

The Total building Footprint of the Dwelling including Decks and the associated Garage totals 175.5 sqm.

**Slope Of Land** – Permit required for Building works on a site Greater Than 15 per cent

The Allotment has fall towards the lower Lakeside Drive roadway. The gradient is less than the scheduled 15% gradient.

### 3.0 Subdivision –

Not Applicable

### 4.0 Application requirements –

Refer to attached Floor Plans & Elevations for dimensions relating to Heights, offsets and existing contours.

There is no vegetation required to be removed.

Colours and material selection are located on the drawings associated with the elevations.

Planting would include use of native shrubs and grasses.

The proposed Dwelling situated within the coastal township will not likely be visible from the Lake Tyers 90 mile beach area or adjacent waterway. The site is set beyond existing 2 storey Dwellings when viewed from the beach and beyond a natural hill area when viewed from lake.

Drawings to indicate neighbouring Dwellings and offsets from boundaries have been attached. These drawings and associated photos within this report provide a neighborhood description.



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### Triplett Residence

26 Gully Road – LAKE TYERS BEACH.  
Proposed Dwelling



**Photo Above** - Photo viewed from Skidale Close roadway looking South onto the Proposed Building Site



**Photo Above** - Photo viewed from across Gully road looking East towards the Proposed Building Site.

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### Triplett Residence

26 Gully Road – LAKE TYERS BEACH.  
Proposed Dwelling



Adjacent Property carport beyond rear fence

Proposed Building Site

Existing 2 Storey Dwelling adjacent the side Boundary.

**Photo Above** - Photo viewed from the Skidale Close boundary looking South onto the Proposed Building site.



Proposed Building Site

**Photo Above** - Photo viewed on approach from Gully road looking East onto the Proposed Building site.

5.0

## 6.0 Decision Guidelines –

It is believed that the proposal addresses the Design Objectives within the schedule to the Overlay. The Building form would remain undetectable beyond existing buildings when viewed from the lower beach and lake areas.

The design combines a low Skillion roof and flat roof areas with staggered building elements using coastal style claddings and large glazed areas to eliminate building bulk. The side setback beyond existing vegetation along Gully road will ensure the streetscape is not affected and visual impact to the street is minimised.

Vegetation will not be required to be removed for the construction of the proposed Dwelling. Planting of Native vegetation & landscape works would form part of the proposal, once the footprint is established, both landscaping and planting around building will further reduce the effective building height when viewed from roadway.

The Upper floor walls and open outdoor area will provide a staggered built form and reduce the effective height of the Dwelling when viewed from the street. Various Building elements and use of claddings on these staggered built forms will also reduce bulk by giving the appearance of smaller building portions combined.

The use of the light weight claddings for upper level will provide the Coastal Style architecture desired. Colours for these elements would be natural or light elements to further aid to reduce building bulk when viewed from the roadway or lower beach area.

A Colorbond Roof sheeting colour 'Surfmist' is proposed, as it provides coastal/beachside tone to the roof area, however it would not be visible from the beach area or waterway. Many other waterside or nearby buildings use this colour to provide a muted toning appropriate with sea-side buildings.

The site location beyond existing Dwellings and vegetation and the Dwelling using low pitch roofs will ensure glare/reflectivity are not of concern to the coastal area or waterway.

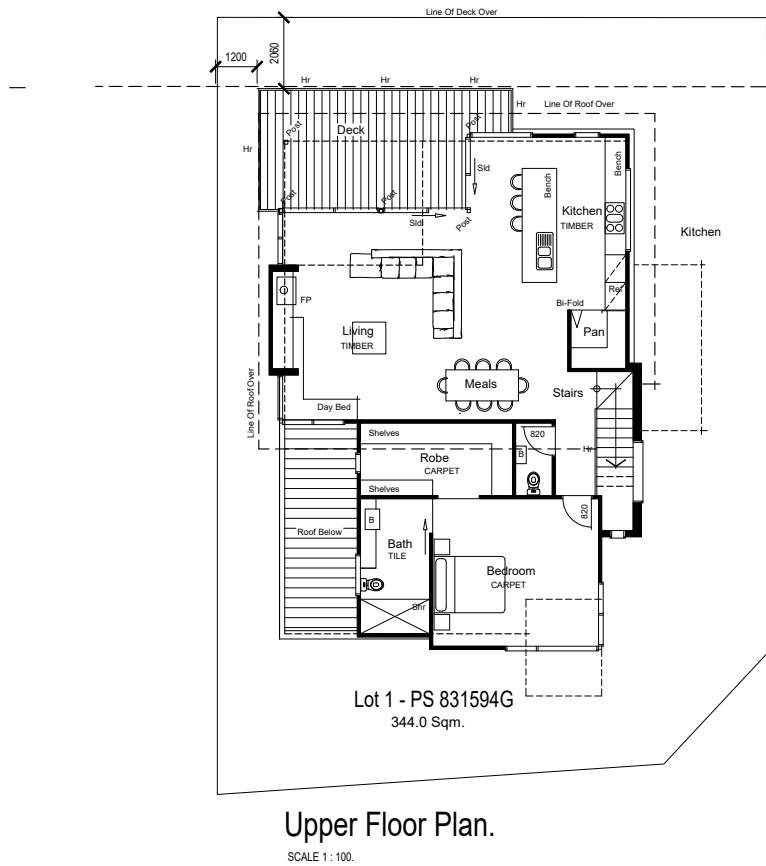
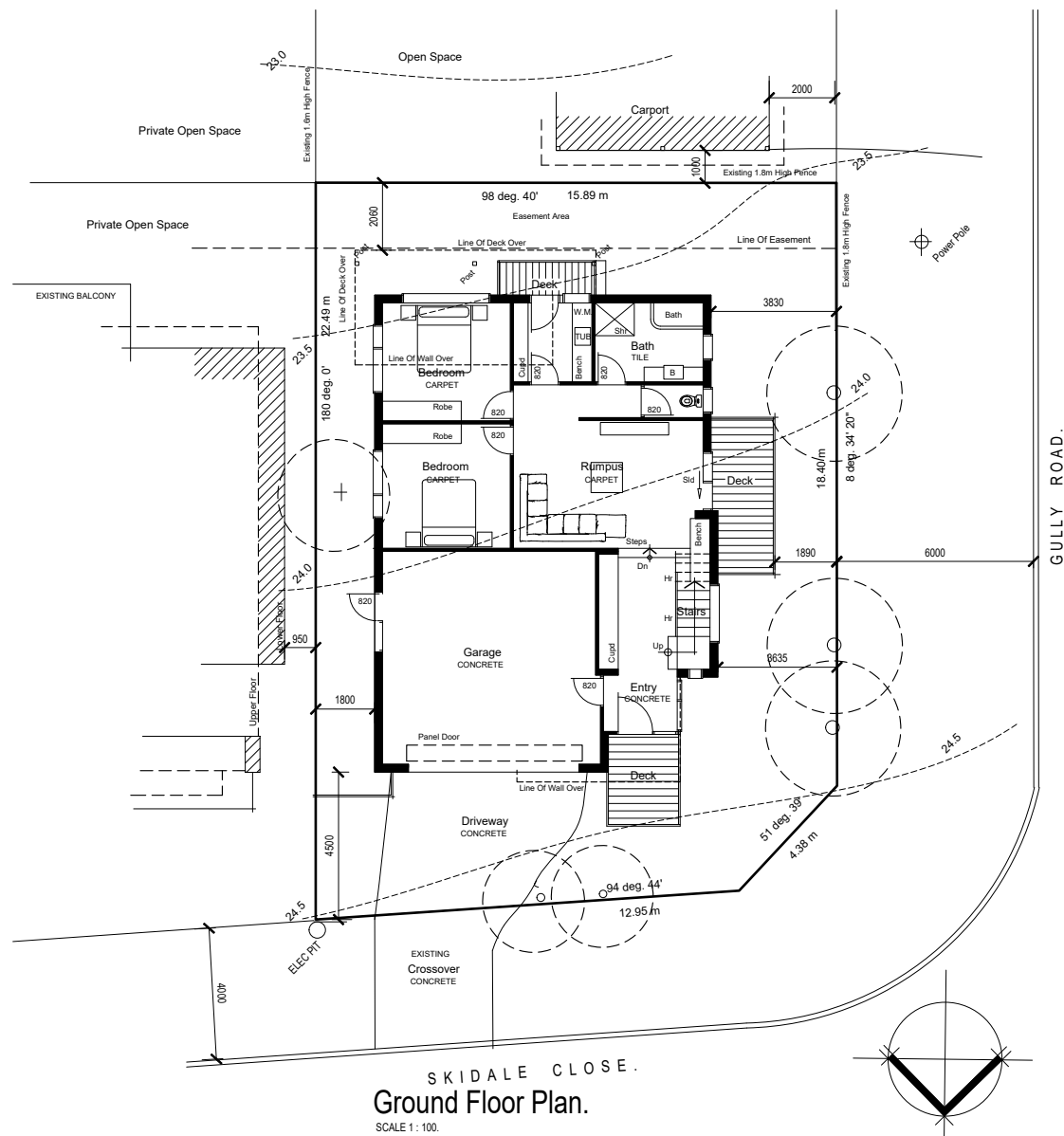
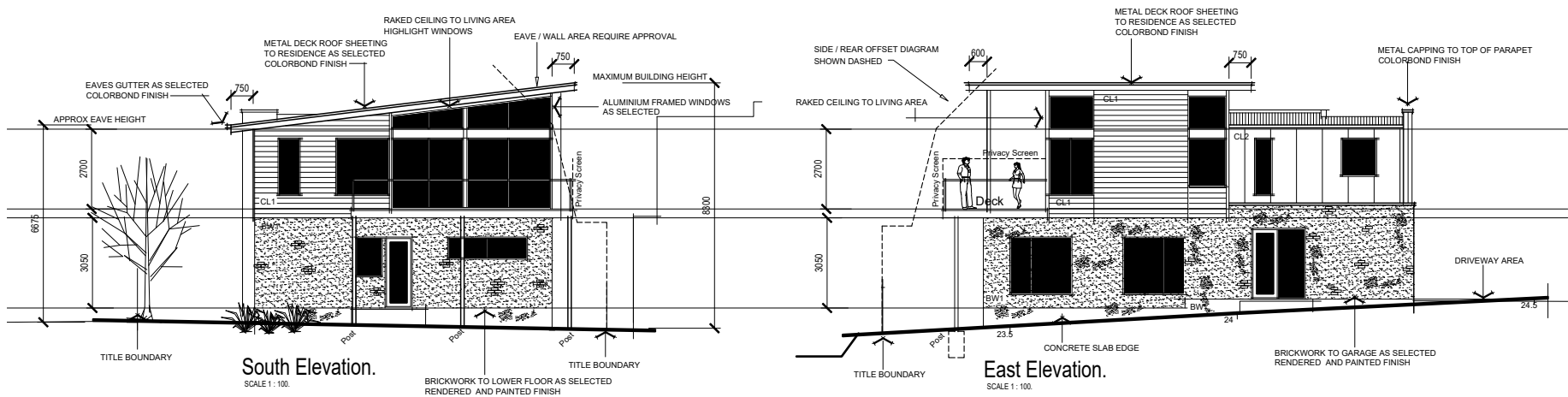
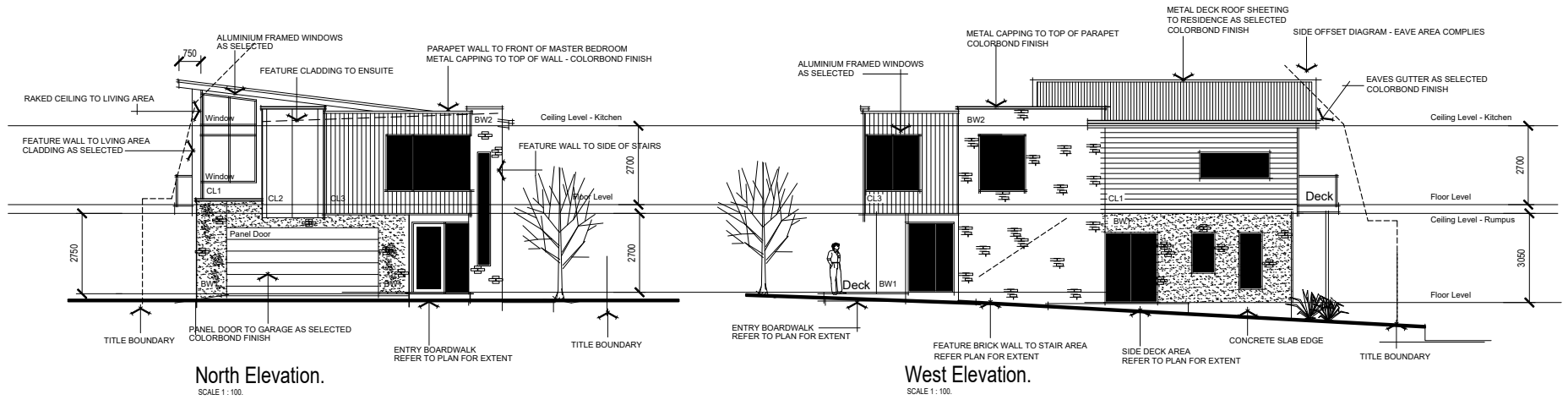
The Upper floor area provides an open Living space with access to an Outdoor area to provide the occupants with both coastal and lake views. Additional bedrooms and utility spaces have been located to the lower floor area.

A double garage has been included in the design to provide off street parking for vehicles & boat storage as required. – Refer to the attached plan.

CLADDING TYPES

- CL1 DENOTES WEATHER BOARD CLADDING JAMES HARDIE 'LINEA' - PAINTED FINISH
- CL2 DENOTES SHEET CLADDING CEMINTEL - BARESTONE
- CL3 DENOTES FEATURE WOOD CLADDING AS SELECTED - NATURAL FINISH
- BW1 DENOTES BRICKWORK - RENDERED AND PAINT FINISH
- BW2 DENOTES BRICKWORK - FEATURE FACE BRICKWORK

FOR PLANNING APPLICATION ONLY  
NOT TO BE USED FOR CONSTRUCTION



Areas -  
 Allotment Size- 344.0 sqm  
 Proposed Lower Floor Area - 145.2 sqm  
 Proposed Lower Floor Decks - 18.8 sqm  
 Proposed Upper Floor Area- 123.5 sqm  
 Proposed Upper Floor Deck - 22.8 sqm  
 Total Footprint = 175.5 sqm