

NOTICE OF AN APPLICATION FOR AN AMENDMENT TO A PLANNING PERMIT

The land affected by the application is located at:	24 Ferndale Parade LAKES ENTRANCE VIC 3909 Lot: 6 LP: 24369
The application is to amend permit number 5.2022.105.1 by:	Modification to endorsed plans by: - Removal of level 1 bedroom suite and relocate to ground level. - Alteration of garage and house roofs. - Reduction to extent of site cut.
The applicant for the amendment to the permit is:	Thexton Smith Pty Ltd
The application reference number is:	5.2022.105.2

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.

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

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

April McDonald

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Monday, 29 September 2025 2:41 PM
To: Planning Unit Administration
Subject: Amend a Planning Permit Application
Attachments: 105.2022.P approved permit.pdf; 0158_TownPlanningBinder_RevA.pdf; Title.pdf; Amend_a_Planning_Permit_Application_2025-09-29T14-41-21_28046906_0.pdf; attachment_errors.txt; OriginalPlanningSet.pdf

Amend a Planning Permit Application

A request to "Amend a planning permit application" has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

Applicant name: Nolan Smith

Business trading name: Thexton Smith Pty Ltd

Email address: nolan@thextonsmith.com

Postal address : 134 Cambridge Street, Collingwood

Preferred phone number:

Secondary phone number: 0393263431

Owner's name:

Owner's postal address:

Street number: 24

Street name: Ferndale Parade

Town: Lakes Entrance

Post code: 3909

Lot number: 6

Plan number: 024369

Other Legal Description: Volume 08058 / Folio 400

Is there any encumbrance on the Title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?: No

Will the proposal result in a breach of a registered covenant restriction or agreement?: No

Description of proposal : Alter existing permit 105/2022/P as attached to new design. Main item is removal of level 1 bedroom suite and relocate to ground level and alteration of garage and house roofs. Reduction to extent of site cut.

Under which section of the Act is the amendment to the application made?: s50 Amendment by applicant before notice

Revised estimated cost of development: \$1,200,000.00

Existing conditions : There is currently an existing 2 level house with garage on a similar footprint.

ExtraFile: 2

Invoice Payer:

Address for Invoice:

Invoice Email:

Primary Phone Invoice:

Invoice Secondary Phone:

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

1. Supporting information/reports: [105.2022.P approved permit.pdf](#)

Plans: [0158_TownPlanningBinder_RevA.pdf](#)

2. Supporting information/reports: [OriginalPlanningSet.pdf](#)

Full copy of Title: [Title.pdf](#)

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

Page 1 of 3

VOLUME 08058 FOLIO 400

Security no : 124128490250N
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LAND DESCRIPTION

Lot 6 on Plan of Subdivision 024369.
PARENT TITLE Volume 07791 Folio 177
Created by instrument 2670513 10/09/1954

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP024369 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

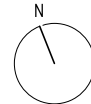
-----END OF REGISTER SEARCH STATEMENT-----

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

Street Address: 24 FERNDAL PARADE LAKES ENTRANCE VIC 3909

DOCUMENT END

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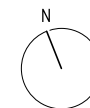
Proposed Residence
24 Ferndale Parade
Lakes Entrance

SITE

slap ARCHITECTS
Secondary Lake & Partners
100 Spring Street, 2nd Floor
Lakes Entrance, VIC 3959
P: 03 5123 4567
F: 03 5123 4568
E: info@slaparchitects.com.au
W: www.slaparchitects.com.au
AC: 16094-495-301

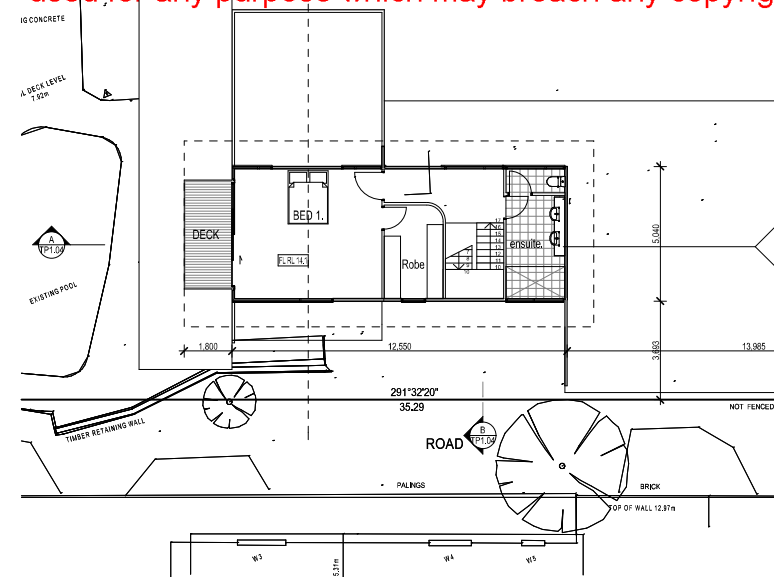
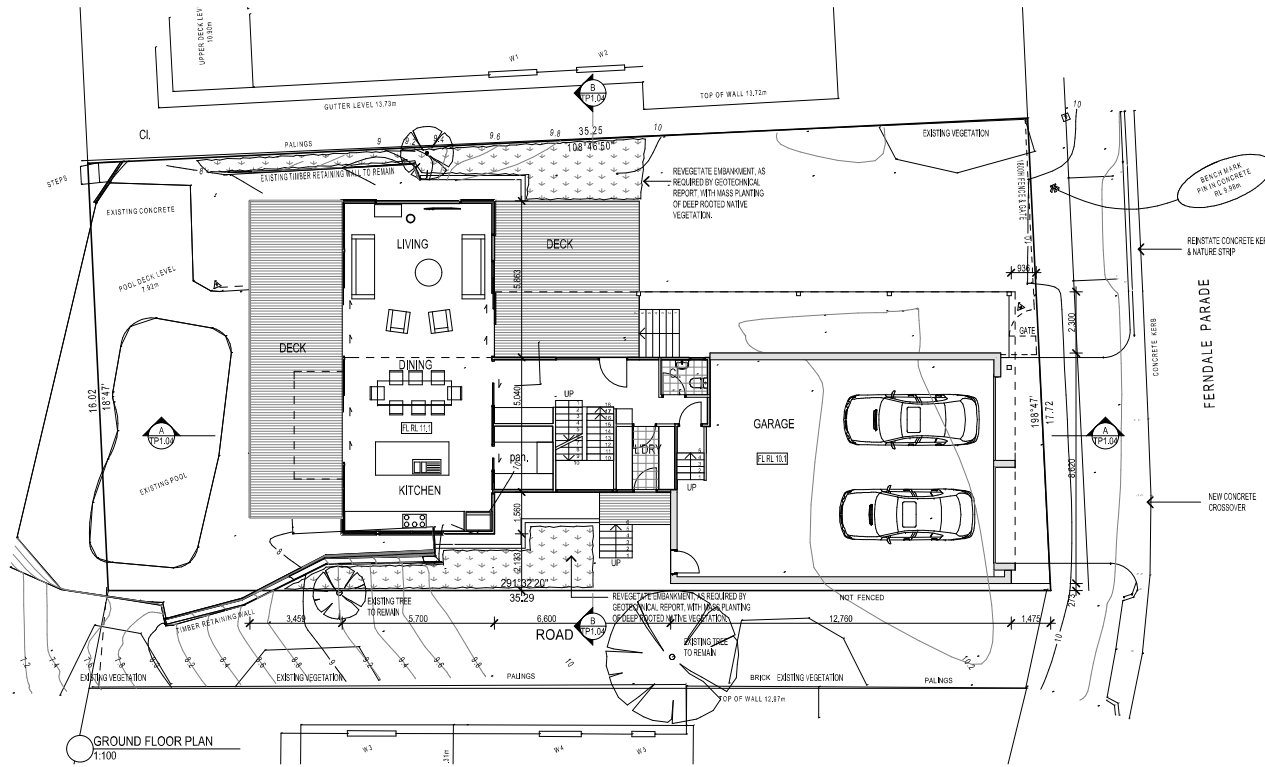
A large, mature tree with dense green foliage and small purple flowers, standing in a grassy area under a clear blue sky. The tree has a thick trunk and a wide, spreading canopy. The ground is covered in grass and some fallen leaves. In the background, there is a fence and some utility poles.

Sedunary Lake & Partners
T 03 5150 0600 :: F 03 5153 1020
Level 2/ 111 Main Street
P.O. Box 655, Balmisale Vic 3875
www.slaparchitects.com.au
ACN 005 645 812

slap
ARCHITECTS

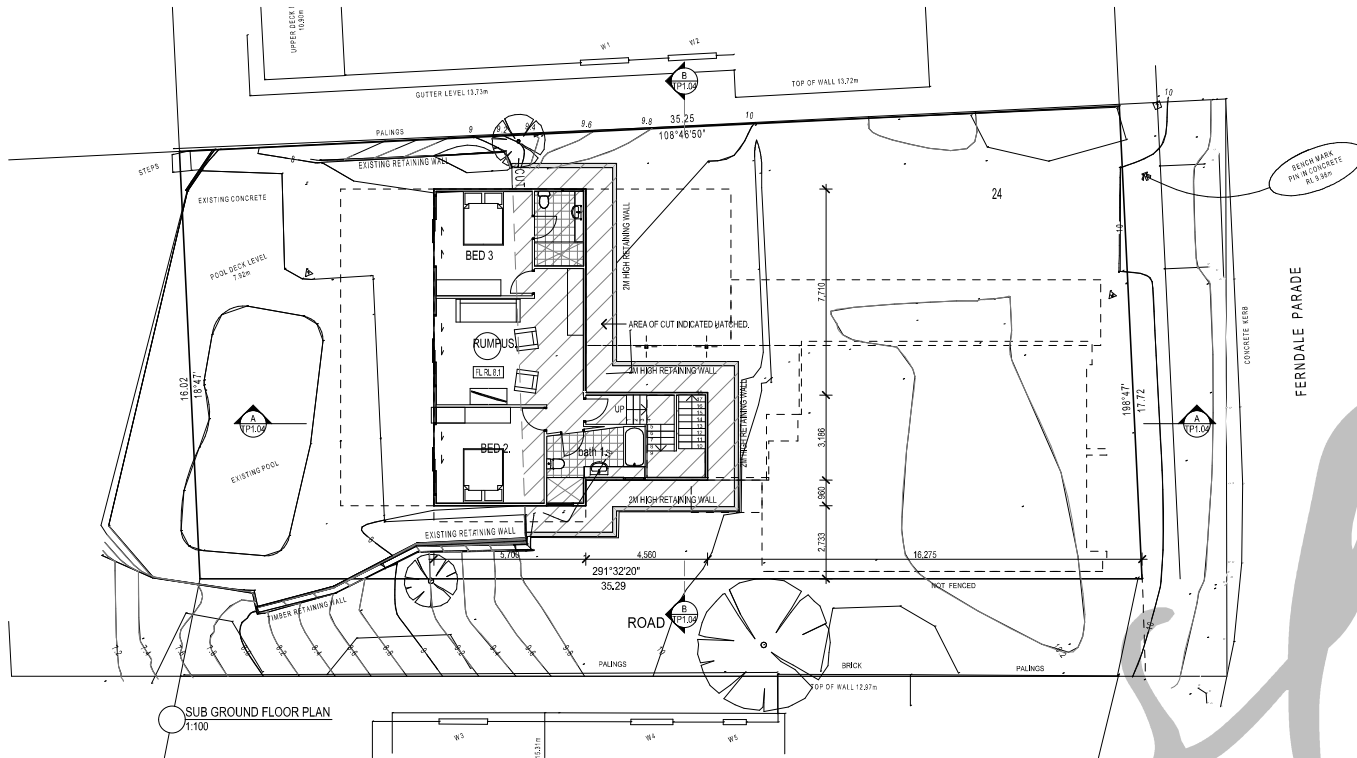
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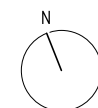
SCHEDULE	108 sq m
GROUND	82 sq m
SUB GROUND	63 sq m
FIRST	254.30 sq m

DECKS	88 sq m
GARAGE	102 sq m



Seriously Lake & Partners
1103-1105 Street 21, 1103 Main Street
P.O. Box 1103, Lakes Entrance, VIC 3659
Tel: 03 509 4455
Fax: 03 509 4455

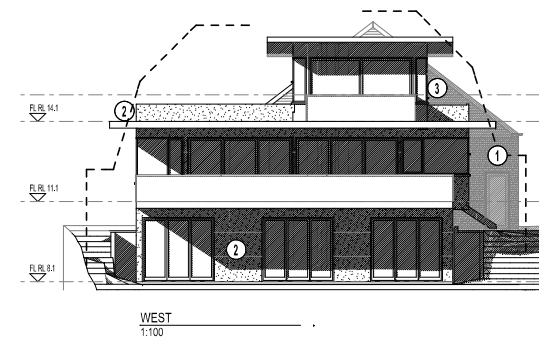
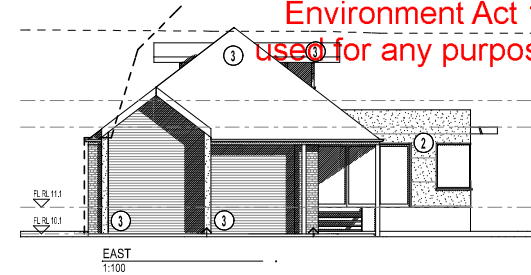
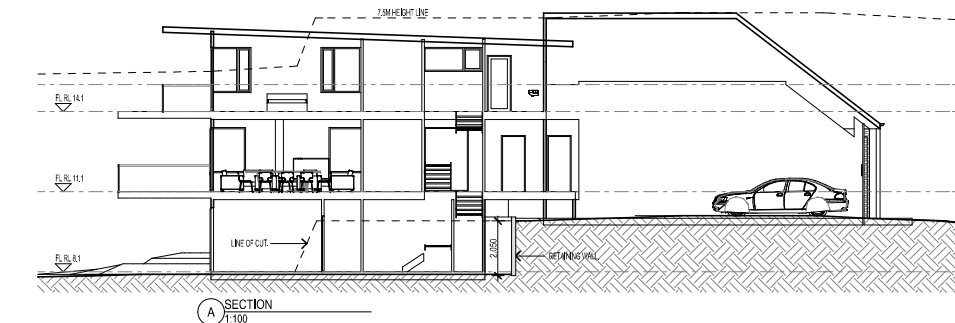
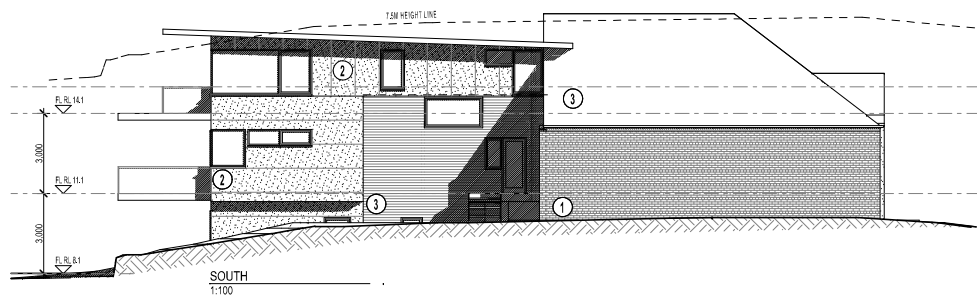
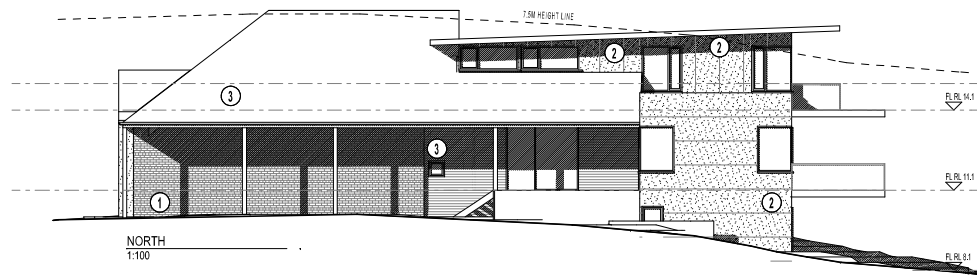
slap
ARCHITECTS



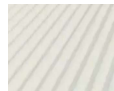
Proposed Residence
24 Ferndale Parade
Lakes Entrance

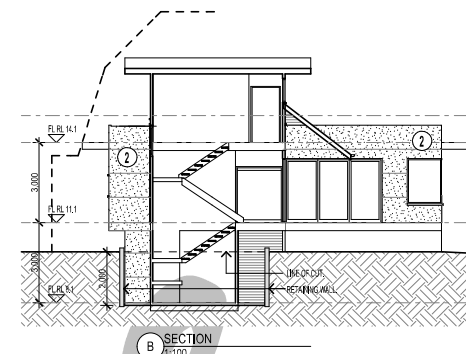
PLANS

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Colours & Materials

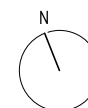
-  1 Light Coloured Brick Wall, flush jointed
-  2 Off White Textured Cladding
-  3 Off White Metal Cladding



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ARCHITECTS

Proposed Residence
24 Ferndale Parade
Lakes Entrance

ELEVATIONS &
SECTIONS



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 T 03 5190 0090 : F 03 5191 0000
 P.O. Box 405, Barmahville VIC 3075
 www.slap-architects.com.au
 A/CN 005 548 812

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Proposed Residence
 24 Ferndale Parade Lakes
 Entrance

3D

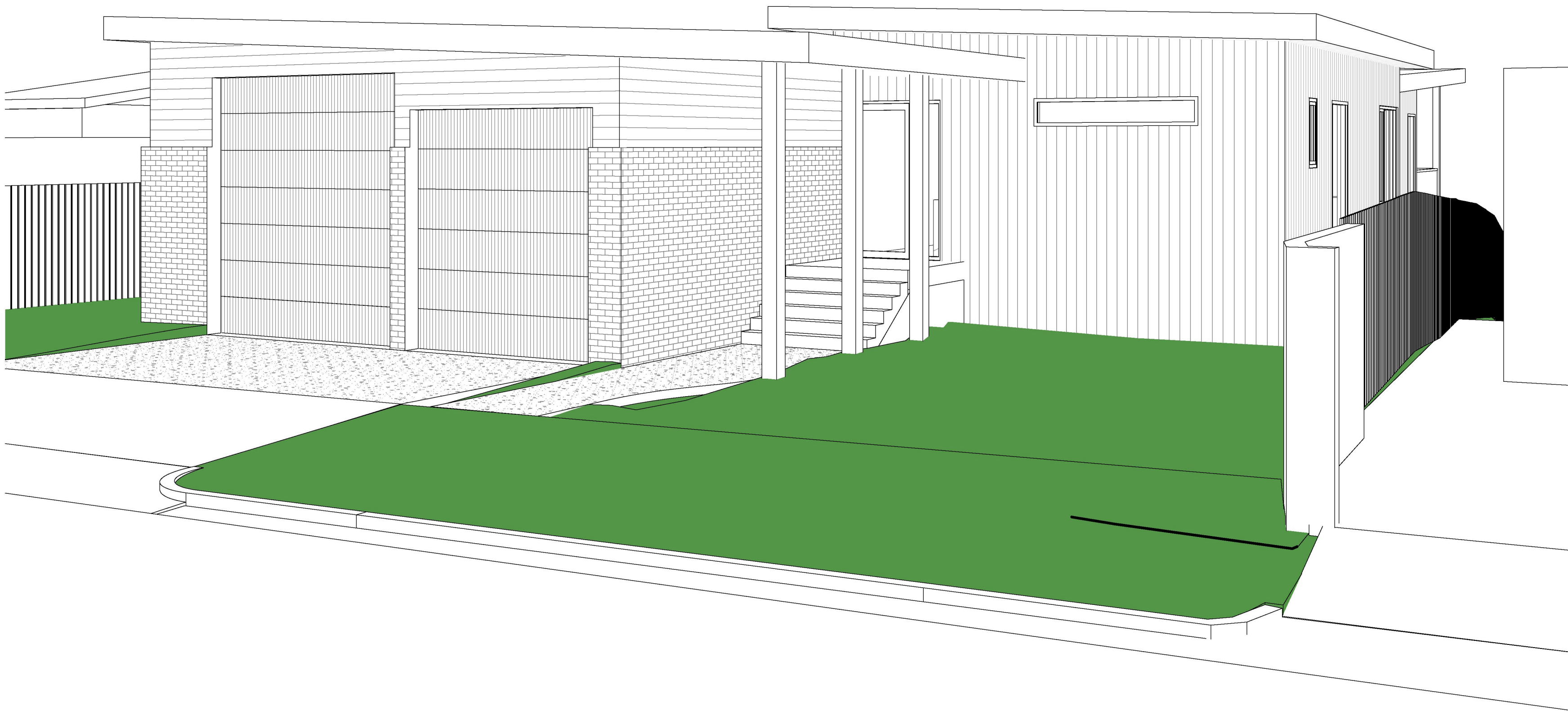
28/10/2025

26/07/2022

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TOWN PLANNING

24 FERNDALE PARADE - LAKES ENTRANCE



DRAWING SCHEDULE - TOWN PLANNING

TP0.00	COVER SHEET	A
TP1.01	CONTEXT PLAN	A
TP1.02	EXISTING CONDITIONS	A
TP1.03	PROPOSED SITE PLAN	A
TP2.01	PROPOSED LOWER GROUND LEVEL PLAN	A
TP2.02	PROPOSED GROUND FLOOR PLAN	A
TP3.01	PROPOSED ELEVATIONS	A
TP3.02	PROPOSED ELEVATIONS	A
TP4.01	PROPOSED SECTIONS	A
TP9.01	3D IMAGES	A

DEVELOPMENT SCHEDULE

GROUND LEVEL	164 m²
LOWER GROUND	80 m²
	243 m²
DECK GL	41 m²
DECK LG	41 m²
	83 m²
GARAGE	106 m²
	106 m²
Total	432 m²

REV.	DESCRIPTION	DATE
P1	Preliminary Issue	18/10/23
P2	PRELIMINARY ISSUE	18/09/25
A	TOWN PLANNING ISSUE	19/09/25

PROJECT ADDRESS:
24 FERNDALE PARADE - LAKES
ENTRANCE

CLIENT:
Owner

SCALE @ A1

PROJECT NAME:
DATE:
09/02/15

DRAWING TITLE:
COVER SHEET

DRAWING STATUS:
TOWN PLANNING

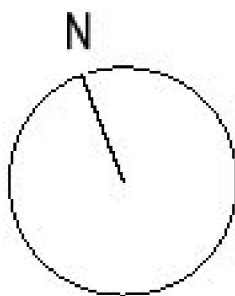
PROJECT NO.
0144

thextonsmith™
Suite 108, 134 Cambridge Street, Collingwood VIC, 3066
e : studio@thextonsmith.com w : www.thextonsmith.com

18/09/2025 5:52:45 PM

DRAWING NO. REVISION. SECTION.
TP0.00 A

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Page 10 of 19



REV.	DESCRIPTION	DATE
P1	Preliminary Issue	18/10/23
P2	PRELIMINARY ISSUE	18/09/25
A	TOWN PLANNING ISSUE	19/09/25

PROJECT ADDRESS:
**24 FERDALE PARADE - LAKES
ENTRANCE**

CLIENT:
Owner

PROJECT NAME:

SCALE @ A1
NTS

DATE:
01/12/22

DRAWING TITLE:
CONTEXT PLAN

DRAWING STATUS:
TOWN PLANNING

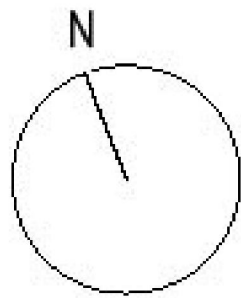
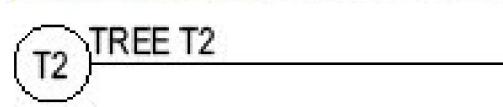
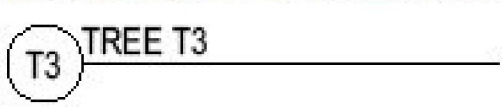
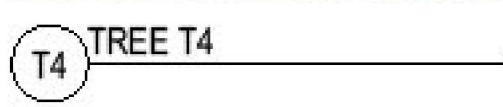
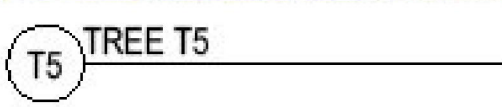
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SECTION:
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Page 11 of 19**



NORTH ARM

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22 FERNDAL PARADE

SUBJECT SITE:
24 FERNDAL PARADE
LOT 6
LP24369

26 FERNDAL PARADE

EXISTING POOL AND HARD PAVING TO BE REMOVED

OUTLINE OF PREVIOUSLY APPROVED
SCHEME SHOWN DASHED GREEN.

EXISTING REDUNDANT KERB AND CROSSOVER TO BE
REMOVED AND MADE GOOD TO KERB AND GRASS
VERGE TO AUTHORITY DETAIL AND SATISFACTION.

EXISTING STREET TREE REMOVED FOR NEW
CROSSOVER.

OUTLINE OF PREVIOUSLY APPROVED
SCHEME SHOWN DASHED GREEN.

EXISTING CROSSING AT ROAD TO REMAIN
NOT TO THIS TITLE.

CONCRETE KERB
FERNDAL PARADE

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REV.	DESCRIPTION	DATE
P1	Preliminary Issue	18/10/23
P2	PRELIMINARY ISSUE	18/09/25
A	TOWN PLANNING ISSUE	19/09/25

PROJECT ADDRESS:
24 FERNDAL PARADE - LAKES
ENTRANCE

CLIENT:
Owner

SCALE @ A1
1 : 100

DATE:
09/02/15

DRAWING TITLE:
PROPOSED SITE PLAN

DRAWING STATUS:
TOWN PLANNING

PROJECT NO.
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TP1.03
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A
SECTION:
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REV.	DESCRIPTION	DATE
P1	FACADE OPTION ISSUE	27/08/25
P2	FACADE OPTION UPDATES	09/09/2025
P3	PRELIMINARY ISSUE	18/09/25
A	TOWN PLANNING ISSUE	19/09/25

PROJECT ADDRESS:
24 FERNDAL PARADE - LAKES
ENTRANCE

CLIENT:
Owner

SCALE @ A1
1 : 50

DATE:
10/13/23

DRAWING TITLE:
PROPOSED LOWER GROUND LEVEL PLAN

DRAWING STATUS:
TOWN PLANNING

PROJECT NO.
0144

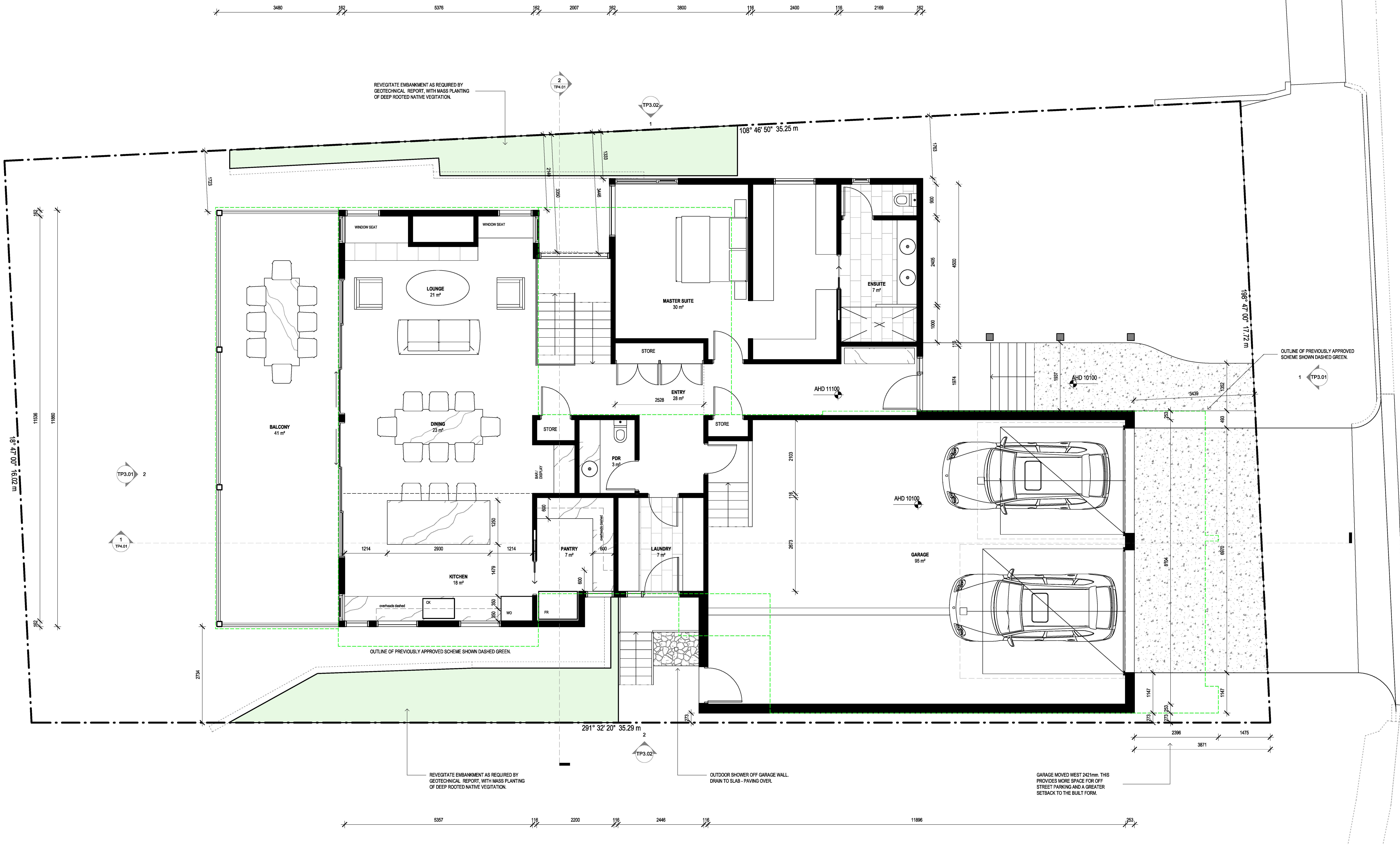
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REV.	DESCRIPTION	DATE
P1	Preliminary Issue	18/10/23
P2	MASTER ROBE ALT	07/08/25
P3	FACADE OPTION ISSUE	27/08/25
P4	FACADE OPTION UPDATES	08/09/2025
P5	PRELIMINARY ISSUE	18/09/25
A	TOWN PLANNING ISSUE	19/09/25

PROJECT ADDRESS:
**24 FERNDAL PARADE - LAKES
ENTRANCE**

CLIENT:
Owner

SCALE @ A1
1 : 50

PROJECT NAME:

DATE:
09/02/15

DRAWING TITLE:
PROPOSED GROUND FLOOR PLAN

DRAWING STATUS:
TOWN PLANNING

PROJECT NO.
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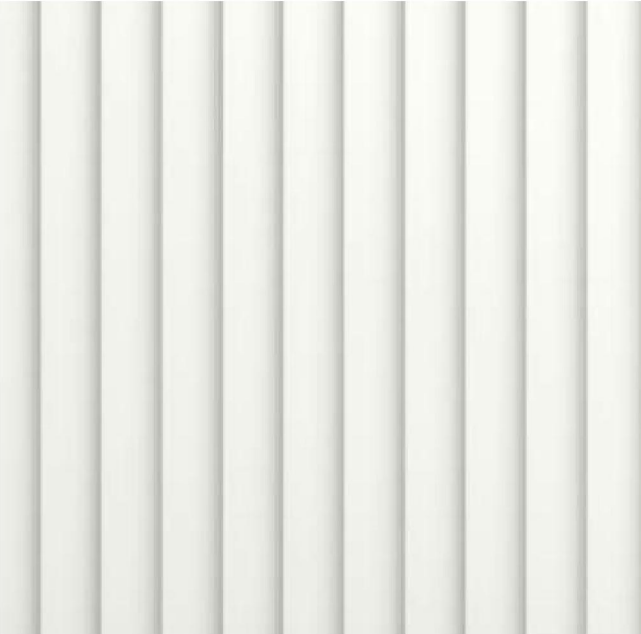
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Page 15 of 19

SECTION:

FINISHES SCHEDULE
REFERENCE SPECIFICATION

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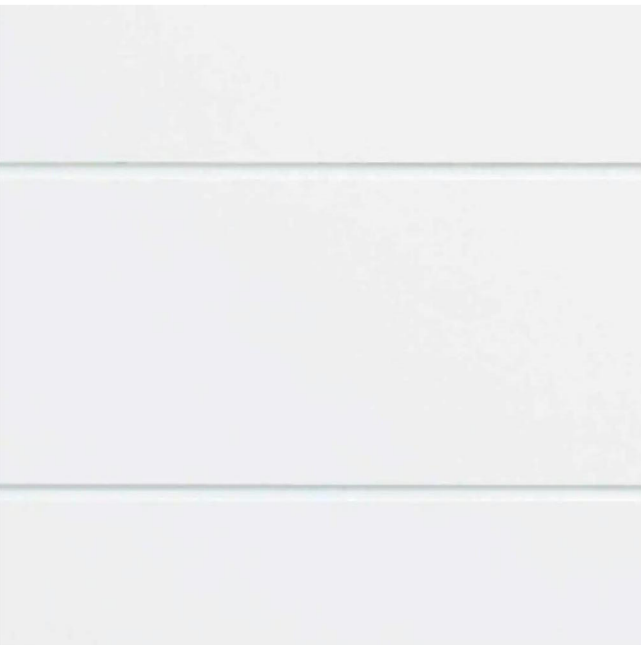
E-MT401
OFF WHITE COLORBOND ROOFING AND TRIMS.



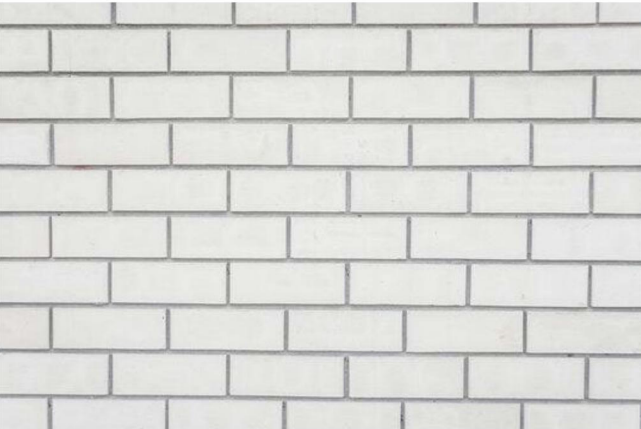
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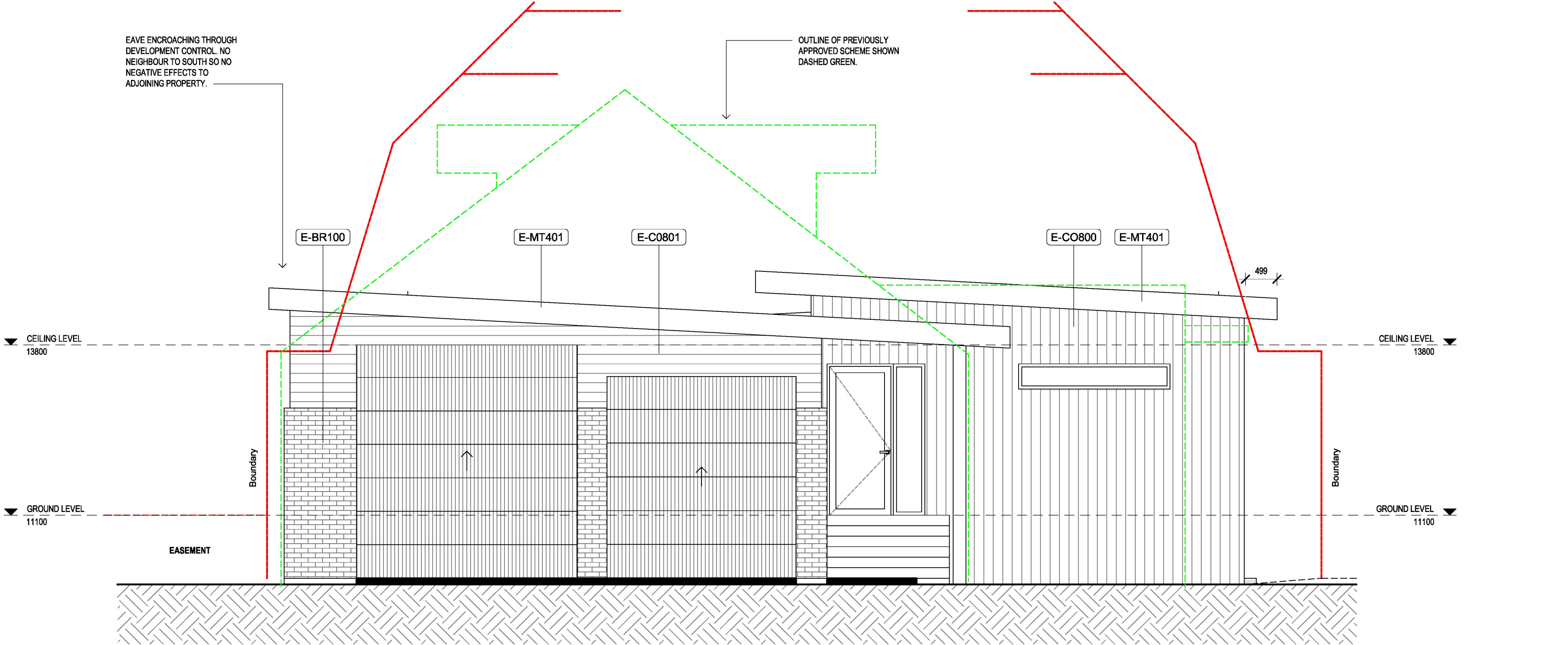
E-CO801
OFF WHITE HORIZONTAL CEMENT SHEET WEATHER BOARD LOOK TO GARAGE OVER 2700mm AFL.



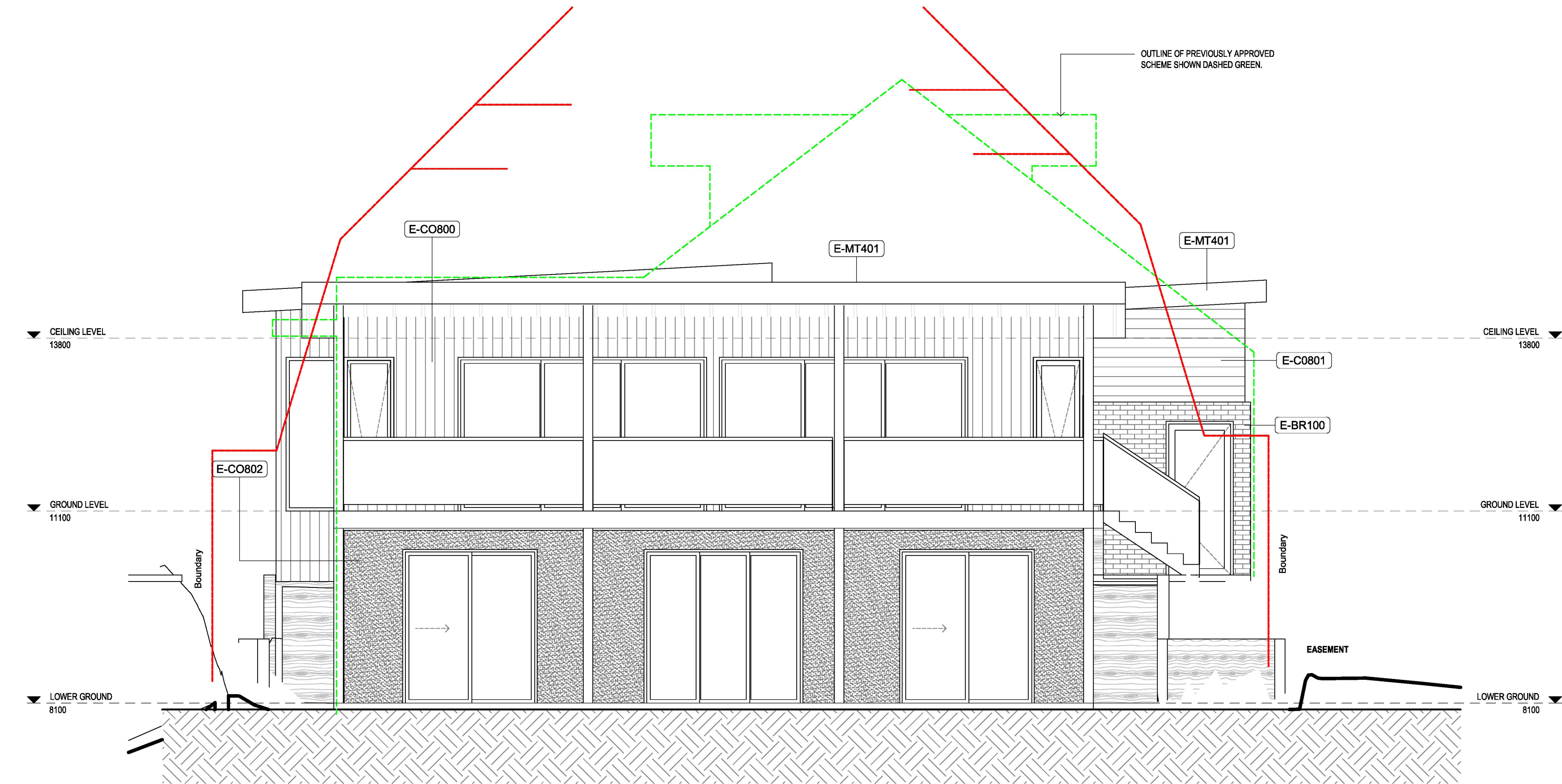
E-BR100
OFF WHITE BRICK TO GARAGE TO 2700mm AFL.



E-CO802
OFF WHITE ACRYLIC RENDER TO LOWER GROUND LEVEL AND STAIR / LAUNDRY WALLS



1 ELEVATION
TP3.01 EAST ELEVATION
1 : 50



2 ELEVATION
TP3.01 WEST ELEVATION
1 : 50

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24 FERNDALE PARADE - LAKES
ENTRANCE

CLIENT:
Owner

SCALE @ A1
1 : 50

PROJECT NAME:
DATE:
09/02/15

DRAWING TITLE:
PROPOSED ELEVATIONS

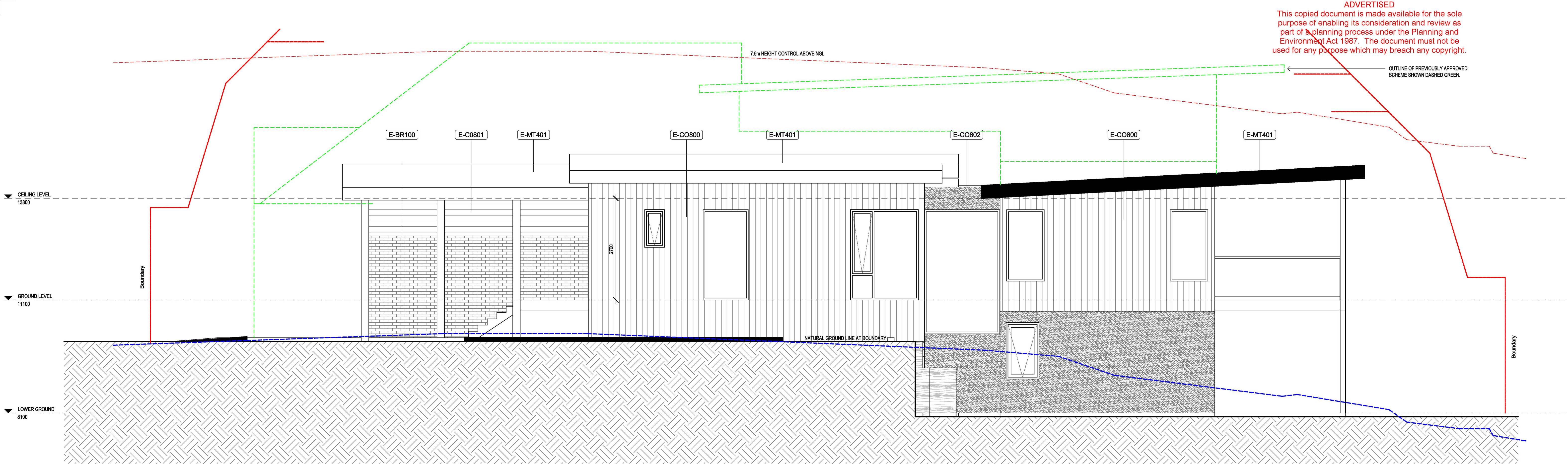
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TOWN PLANNING

PROJECT NO.
0144

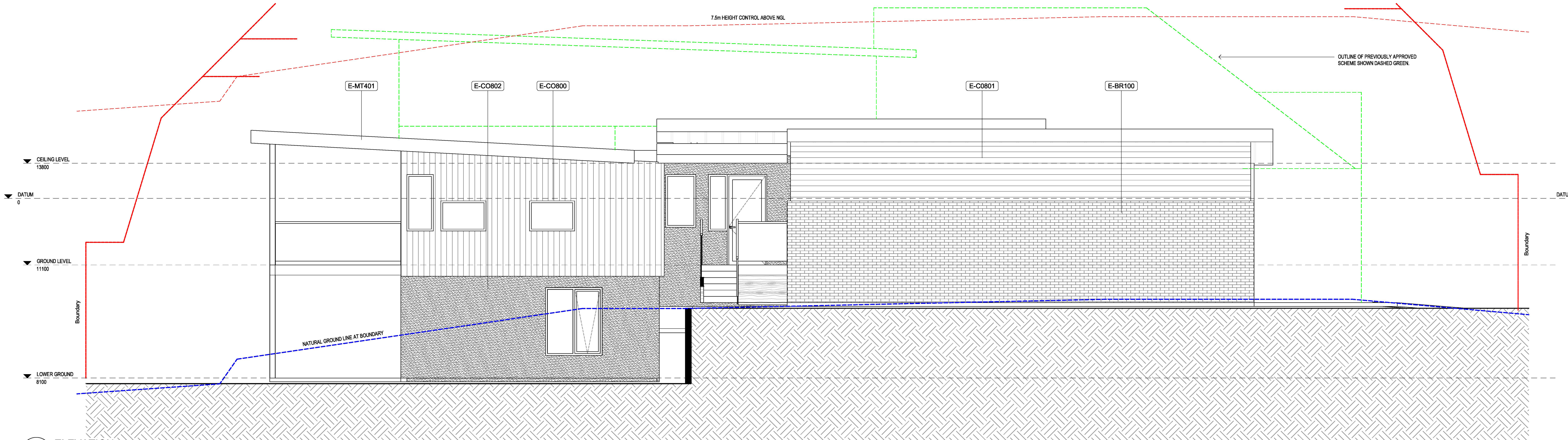
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TP3.01
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1 ELEVATION
TP3.02 NORTH ELEVATION
1 : 50



2 ELEVATION
TP3.02 SOUTH ELEVATION
1 : 50

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REV.	DESCRIPTION	DATE
P1	FACADE OPTION ISSUE	27/08/25
P2	FACADE OPTION UPDATES	09/09/2025
P3	PRELIMINARY ISSUE	18/09/25
A	TOWN PLANNING ISSUE	19/09/25

PROJECT ADDRESS:
24 FERNDAL PARADE - LAKES
ENTRANCE

CLIENT:
Owner

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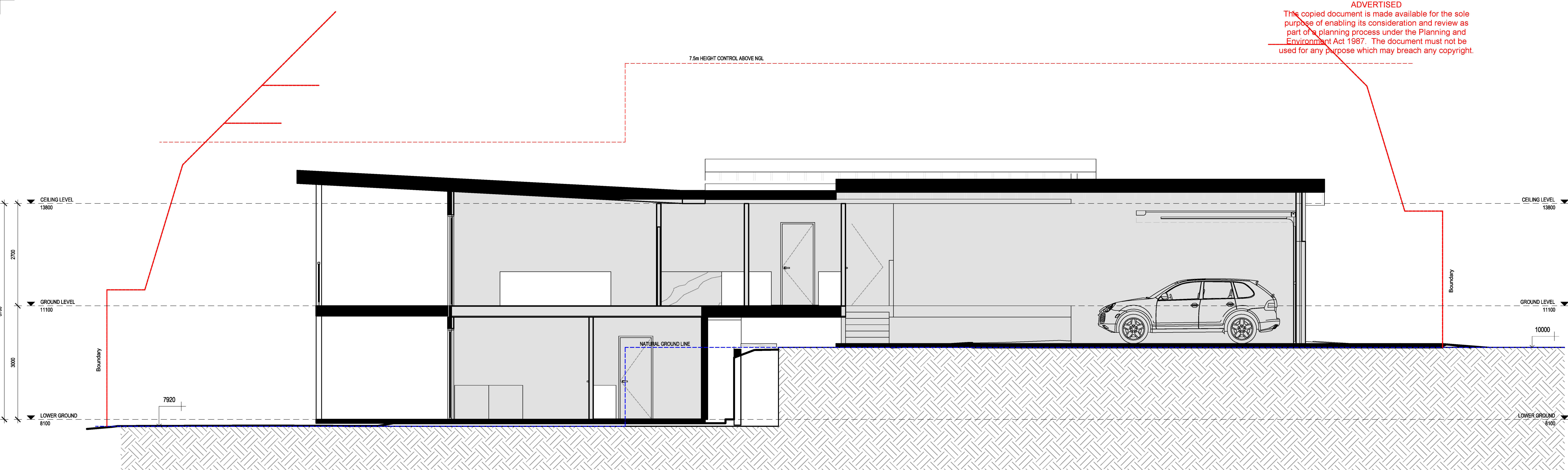
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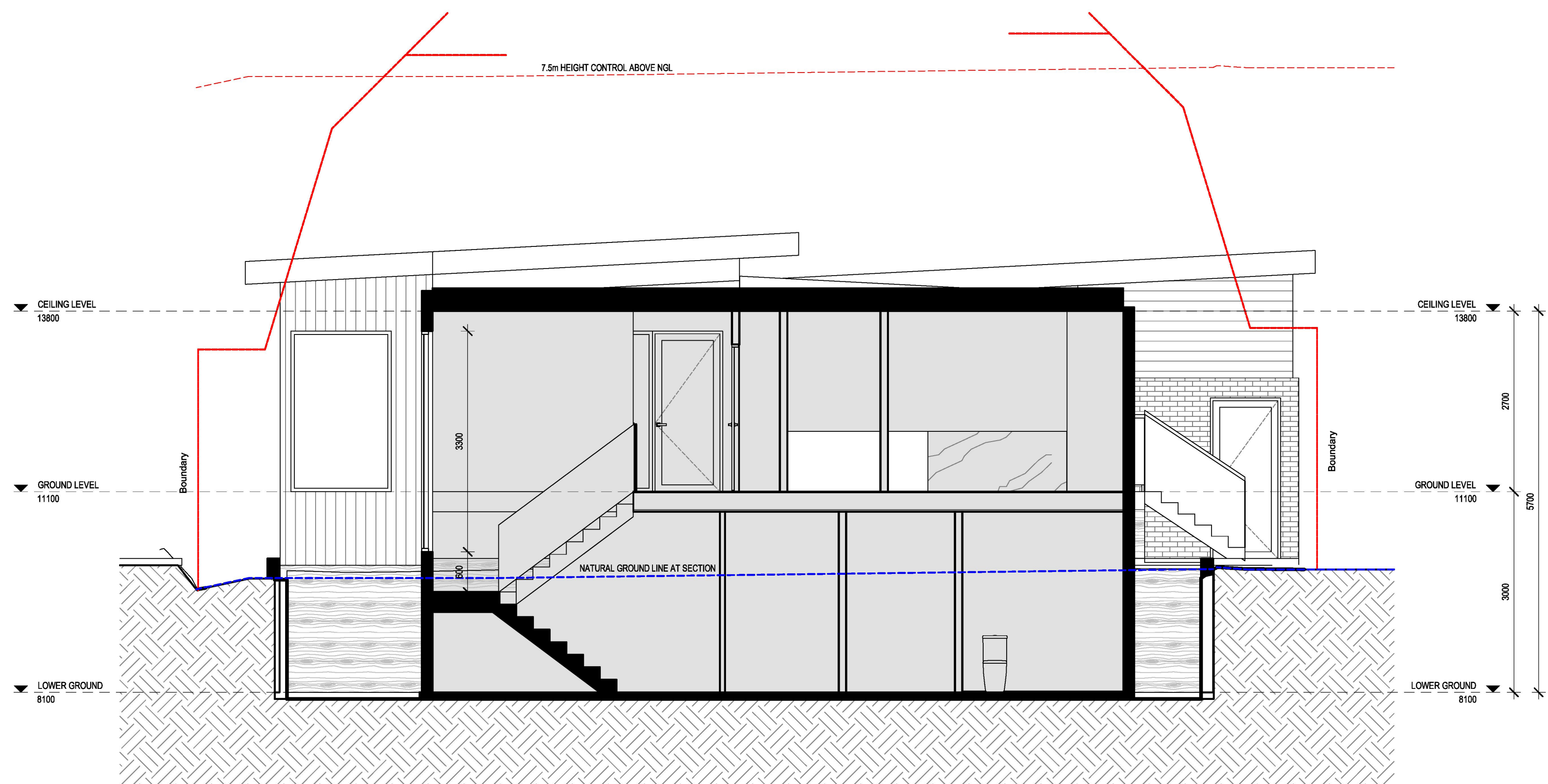
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TP4.01 Section 3
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2 SECTION
TP4.01 Section 5
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REV.	DESCRIPTION	DATE
P1	Preliminary Issue	18/10/23
P2	PRELIMINARY ISSUE	18/09/25
A	TOWN PLANNING ISSUE	19/09/25

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24 FERNDALE PARADE - LAKES
ENTRANCE

CLIENT:
Owner

PROJECT NAME:
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09/02/15

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PROPOSED SECTIONS

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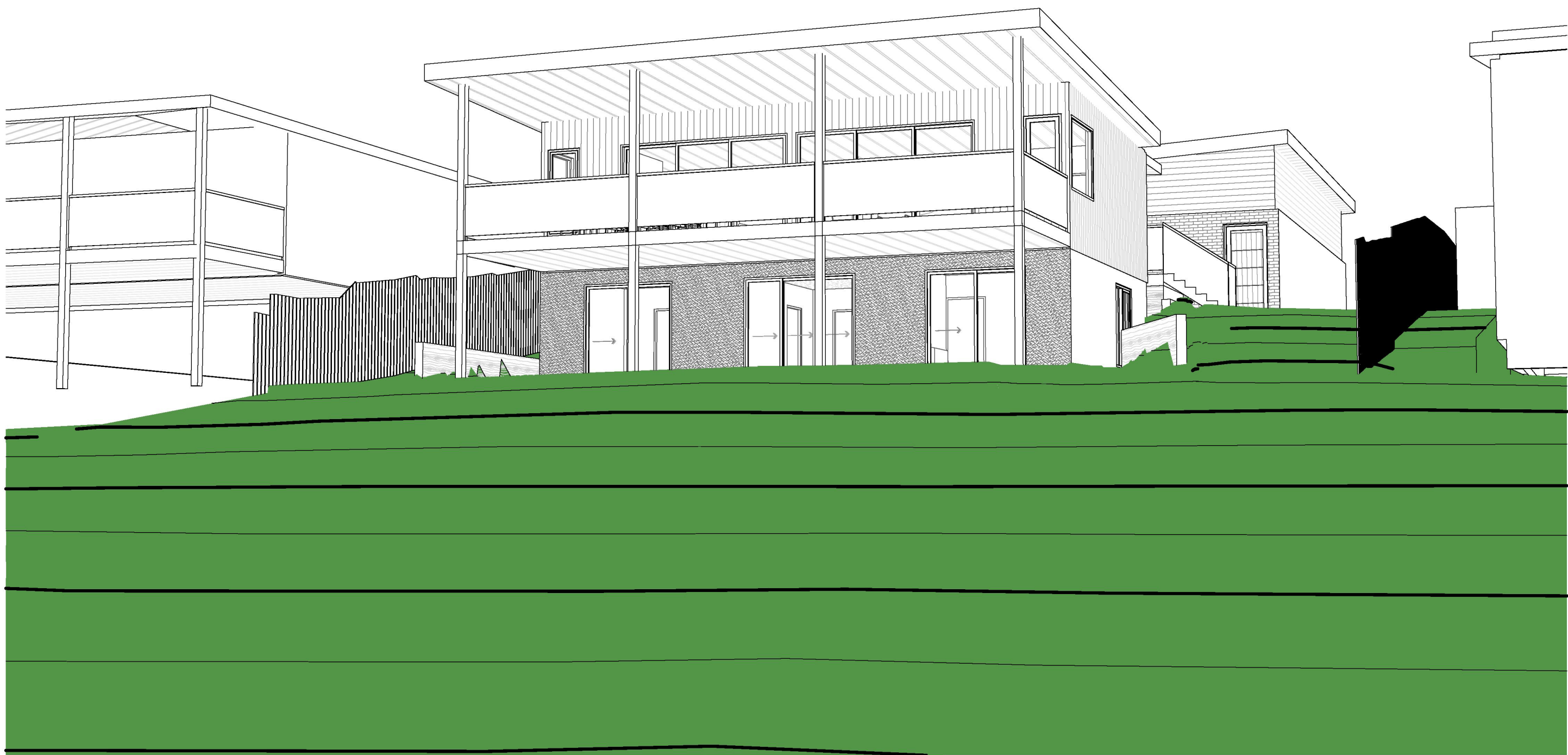
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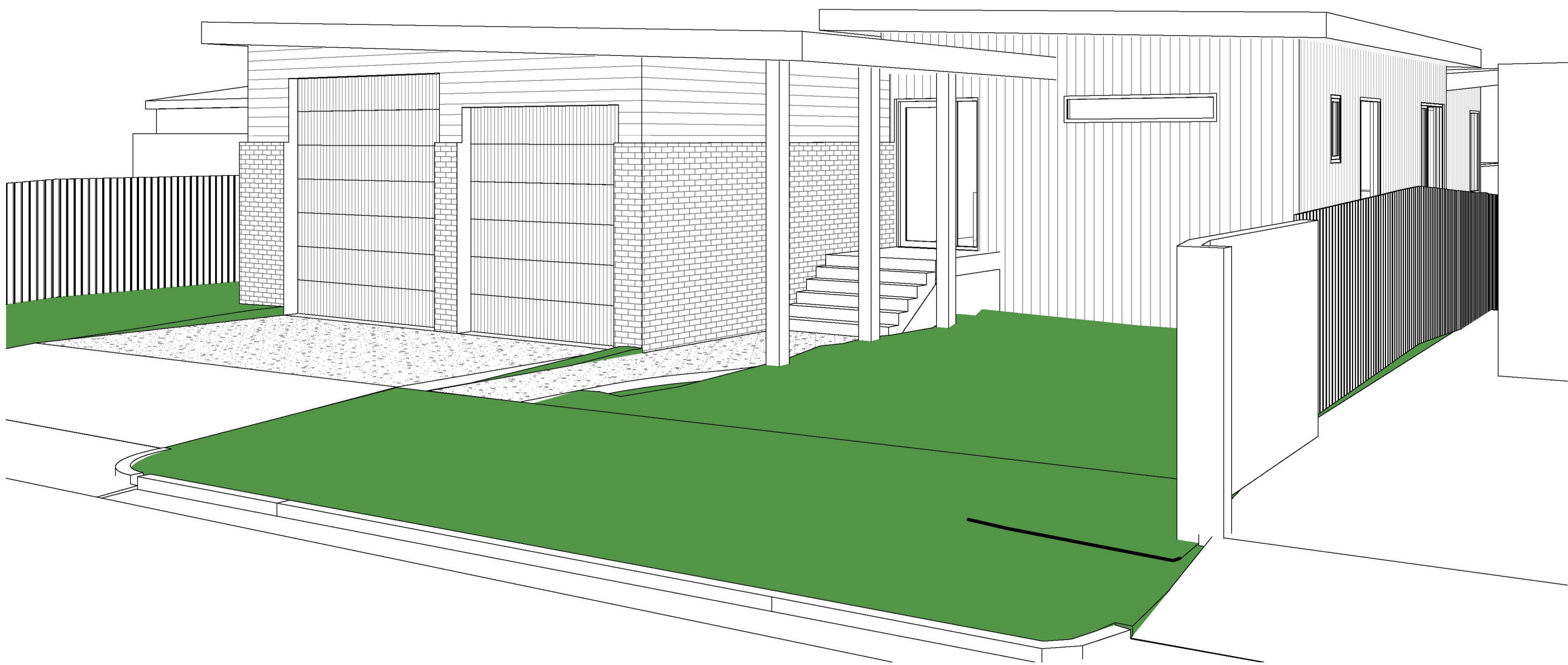
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1 3D VIEW
TP9.01 VIEW FROM NORTH ARM



2 3D VIEW
TP9.01 VIEW FROM FERNDALE PARADE

REV.	DESCRIPTION	DATE
P1	FACADE OPTION ISSUE	27/08/25
P2	FACADE OPTION UPDATES	09/09/2025
P3	PRELIMINARY ISSUE	18/09/25
A	TOWN PLANNING ISSUE	19/09/25

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