

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	63 Bream Road LAKE TYERS BEACH VIC 3909 PC: 374956
The application is for a permit to:	Two Lot Subdivision
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
32.08-3 (GRZ1)	Subdivide land.
43.02-3 (DDO)	Subdivide land.
44.01-5 (EMO)	Subdivide land.
44.06-2 (BMO)	Subdivide land.
The applicant for the permit is:	Beveridge Williams & Co Pty Ltd
The application reference number is:	5.2025.236.1

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.

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: Friday, 11 July 2025 1:30 PM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: Volume_11451_Folio_704.pdf; 2501265 - Proposed Plan of Subdivision (v1) .pdf; 2501265 - Planning Submission.pdf; 2501655 - Cover letter for planning permit application.pdf; 63-Bream-Road-Lake-Tyers-Beach-(ID136286772)-Vicplan-Planning-Property-Report.pdf; 458606 GRA .pdf; 2501265 - Bushfire Management Plan (Version 1).pdf; Planning_Permit_Application_2025-07-11T13-29-24_26339044_0.pdf

Planning Permit Application

A "Planning Permit Application" has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

Applicant name: Chris Curnow

Business trading name: Beveridge Williams

Email address: curnowc@bevwill.com.au

Postal address : PO Box 47, Sale, VIC., 3850

Preferred phone number: 0457733271

Owner's name:

Owner's postal address:

Street number: 63

Street name: Bream Road

Town: Lake Tyers Beach

Post code: 3909

Plan number: PC374956H

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

Existing conditions : Double-storey dwelling and garden shed

Description of proposal : Two Lot Subdivision

Estimated cost of development: 0

Has there been a pre-application meeting: No

Your reference number: 2501265

Full copy of Title: [Volume_11451_Folio_704.pdf](#)

Plans: [2501265 - Proposed Plan of Subdivision \(v1\) .pdf](#)

Planning report: [2501265 - Planning Submission.pdf](#)

ExtraFile: 4

1. Supporting information/reports: [2501655 - Cover letter for planning permit application.pdf](#)

2. Supporting information/reports: [63-Bream-Road-Lake-Tyers-Beach-\(ID136286772\)-Vicplan-Planning-Property-Report.pdf](#)

4. Supporting information/reports: [458606 GRA](#) :

3. Supporting information/reports: [2501265 - Bushfire Management Plan \(Version 1\).pdf](#)

Invoice Payer:

Address for Invoice:

Invoice Email:

Primary Phone Invoice:

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

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

Page 1 of 3

VOLUME 11451 FOLIO 704

Security no : 124125267780X
Produced 12/06/2025 10:45 AM

LAND DESCRIPTION

Land in Plan of Consolidation 374956H.

PARENT TITLES :

Volume 11272 Folio 485 to Volume 11272 Folio 486

Created by instrument PC374956H 15/10/2013

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

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 PC374956H FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AZ066775C	CONVERT A PCT TO AN ECT	Completed	17/04/2025
AZ159902F (E)	NOMINATION OF ECT TO LC	Completed	19/05/2025
AZ170706R (E)	TRANSFER	Registered	21/05/2025

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

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

Street Address: 63 BREAM ROAD LAKE TYERS BEACH VIC 3909

ADMINISTRATIVE NOTICES

NIL

eCT Control
Effective from

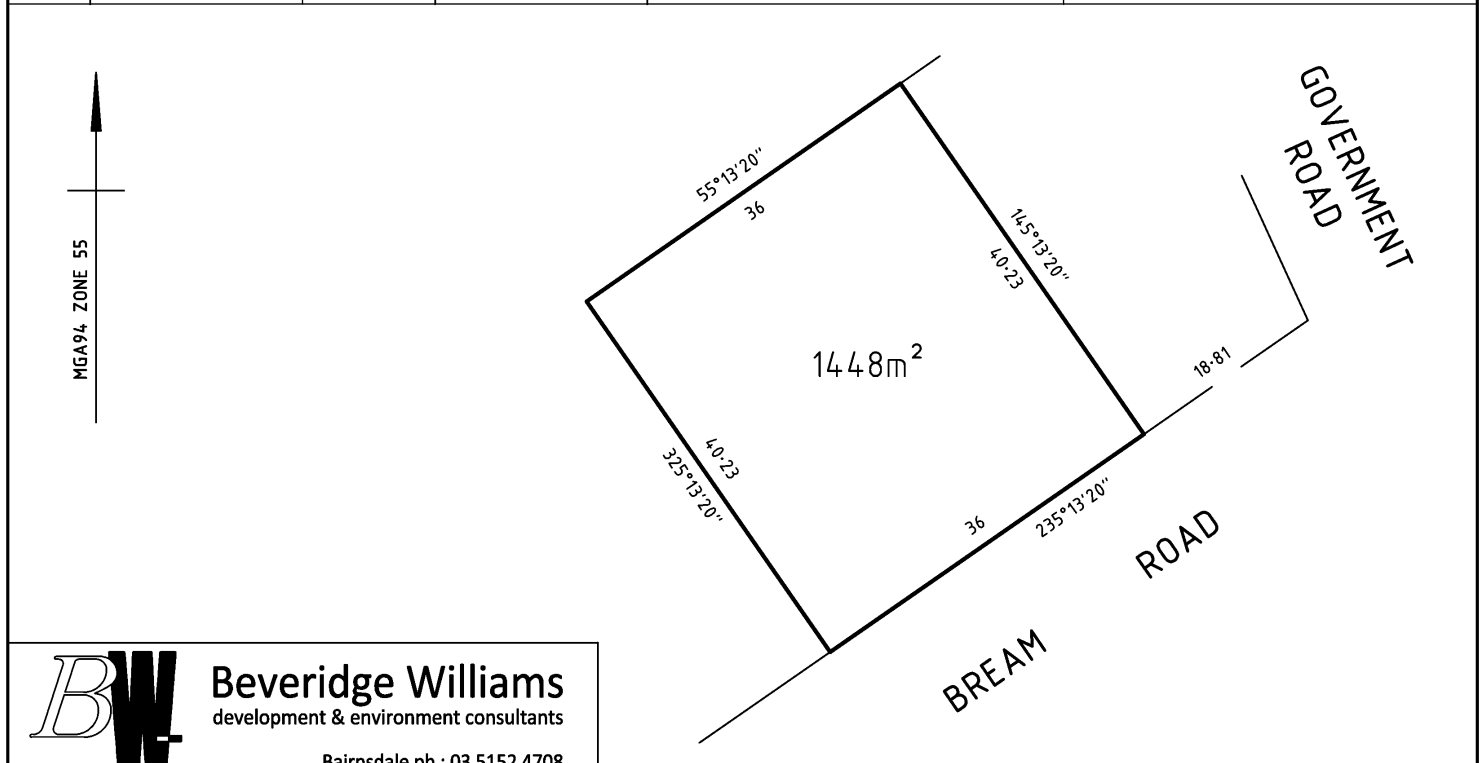
DOCUMENT END

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Signed by Council: East Gippsland Shire Council, Council Ref: Consolidation, PC374956H, Original Certificate of Deeds 2013, 19082013

<h1>PLAN OF CONSOLIDATION</h1>	<p>LV use only</p> <h2>EDITION 1</h2> <h3>PC 374956 H</h3>
<p style="text-align: center;">Location of Land</p> <p>Parish: COLQUHOUN Township: - Section: B Crown Allotment: 4 (PART) Crown Portion: - Title Reference: Vol.11272 Fol.485 Vol.11272 Fol.486 Last Plan Reference: PS625177Y (LOTS 10 & 11)</p> <p>Postal Address: 63 BREAM ROAD (at time of subdivision) LAKE TYERS BEACH 3909</p> <p>MGA Co-ordinates E 594 580 (of approx. centre of land in plan) N 5 809 250 ZONE: 55</p>	

Vesting of Roads and/or Reserves					Notations
Identifier			Council/Body/Person		Depth Limitation DOES NOT APPLY
Easement Information					
Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement A - Appurtenant Easement R - Encumbering Easement (Road)					THIS IS A SPEAR PLAN.
Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
					Survey This plan is/is not based on survey.
					This survey has been connected to permanent marks no(s).-
					In Proclaimed Survey Area No.-



Beveridge Williams
development & environment consultants

Bairnsdale ph : 03 5152 4708

www.beveridgewilliams.com.au

<p style="text-align: center;">SCALE</p> <p>5 0 5 10 15 20 25</p> <p style="text-align: center;">LENGTHS ARE IN METRES</p>	<p style="text-align: center;">ORIGINAL</p> <p>SCALE</p> <p>1:500</p>	<p style="text-align: center;">SHEET SIZE</p> <p>A3</p>	<p>LICENSED SURVEYOR (PRINT) DAVID STRINGER</p> <p>SIGNATURE DIGITALLY SIGNED DATE</p> <p>REF. 1300639 VERSION 1</p>	<p>Sheet 1 of 1</p> <p>ORIGINAL SHEET SIZE</p> <p>DATE: 15/10/2013 TIME: 12.33pm Denise Satti Assistant Registrar of Titles</p>
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Plan of Consolidation PC374956H

Concurrent Certification and Statement of Compliance (Form 3)

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S037589M

Plan Number: PC374956H

Responsible Authority Name: East Gippsland Shire Council

Responsible Authority Reference Number 1: Consolidation

Responsible Authority Reference Number 2: PC374956H

Surveyor's Plan Version: 1

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Statement of Compliance

This is a statement of compliance issued under section 21 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 Council Delegate: Sandra Fenske

Organisation: East Gippsland Shire Council

Date: 09/08/2013

Our Reference: 2501265

10 July 2025

ACN 006 197 235
ABN 38 006 197 235

Andrew Bates
Acting Statutory Planning Coordinator
East Gippsland Shire Council
273 Main Street
Bairnsdale VIC 3875

Sale Office
45 Macalister Street
PO Box 47
Sale VIC 3850
Tel: (03) 5144 3877

beveridgewilliams.com.au

Dear Andrew,

**RE: PLANNING PERMIT APPLICATION
TWO LOT SUBDIVISION
63 BREAM ROAD, LAKE TYERS
PLAN OF CONSOLIDATION NO. 374956H (VOLUME: 11451, FOLIO: 704)**

I refer to the above matter and advise that Beveridge Williams & Co. Pty. Ltd. acts on behalf of _____, who, along with her partner

_____ wish to create a smaller lot for the dwelling on their land and create a vacant lot that will be offered for separate sale.

To facilitate this outcome, they have instructed Beveridge Williams & Co. Pty. Ltd. to seek a planning permit that will allow the subdivision of their land in the manner shown at **Figure 1**.

A review of the East Gippsland Planning Scheme reveals that the following Clauses are relevant to this proposal:

- **Clause 11.03-4L-07** (Planning for Places – Lake Tyers Beach);
- **Clause 13.02-1S** (Bushfire Planning);
- **Clause 13.04-2L** (Erosion);
- **Clause 15.01-3S** (Subdivision Design);
- **Clause 15.01-5S** (Neighbourhood Character);
- **Clause 16.01-1S** (Housing Supply);
- **Clause 16.01-2S** (Housing Affordability);
- **Clause 32.08** (General Residential Zone), noting that **Clause 32.08-3** triggers the need for a planning permit for a subdivision of this nature on land in the General Residential Zone;
- **Clause 43.02** (Design & Development Overlay), noting that **Clause 43.02-3** triggers the need for a planning permit for a subdivision of this nature on land affected by the Design & Development Overlay;
- **Clause 44.01** (Erosion Management Overlay), noting that **Clause 44.01-5** triggers the need for a planning permit for a subdivision of this nature on land affected by the Erosion Management Overlay;
- **Clause 44.06** (Bushfire Management Overlay), noting that **Clause 44.06-2** triggers the need for a planning permit for a subdivision of this nature on land affected by the Bushfire Management Overlay;
- **Clause 56** (Residential Subdivision); and
- **Clause 65** (Decision Guidelines).



- Title search statements and title plans for the subject site;
- A Planning Property report for the subject site, which demonstrates the applicable zoning controls;
- A Geotechnical Risk Assessment prepared by Simon Anderson Consulting Pty. Ltd.;
- A Site Context Analysis that discusses the nature of land use and development across the subject sites, their immediate surrounds and the applicable planning policies;
- A Planning Assessment that discusses the proposal in light of the provisions of the applicable clauses listed above; and,
- A proposed plan of subdivision for endorsement under any permit granted.

If you require any further information prior to making a decision on this application, please do not hesitate to call me on 03 5144 3877.

CHRIS CURNOW
Principal Planner
BEVERIDGE WILLIAMS

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 11 June 2025 03:58 PM

PROPERTY DETAILS

Address: **63 BREAM ROAD LAKE TYERS BEACH 3909**
 Lot and Plan Number: **Plan PC374956**
 Standard Parcel Identifier (SPI): **PC374956**
 Local Government Area (Council): **EAST GIPPSLAND**
 Council Property Number: **94873**
 Planning Scheme: **East Gippsland**
 Directory Reference: **Vicroads 85 C7**

www.eastgippsland.vic.gov.au

[Planning Scheme - East Gippsland](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Urban Water Corporation: **East Gippsland Water**
 Melbourne Water: **Outside drainage boundary**
 Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
 Legislative Assembly: **GIPPSLAND EAST**

OTHER

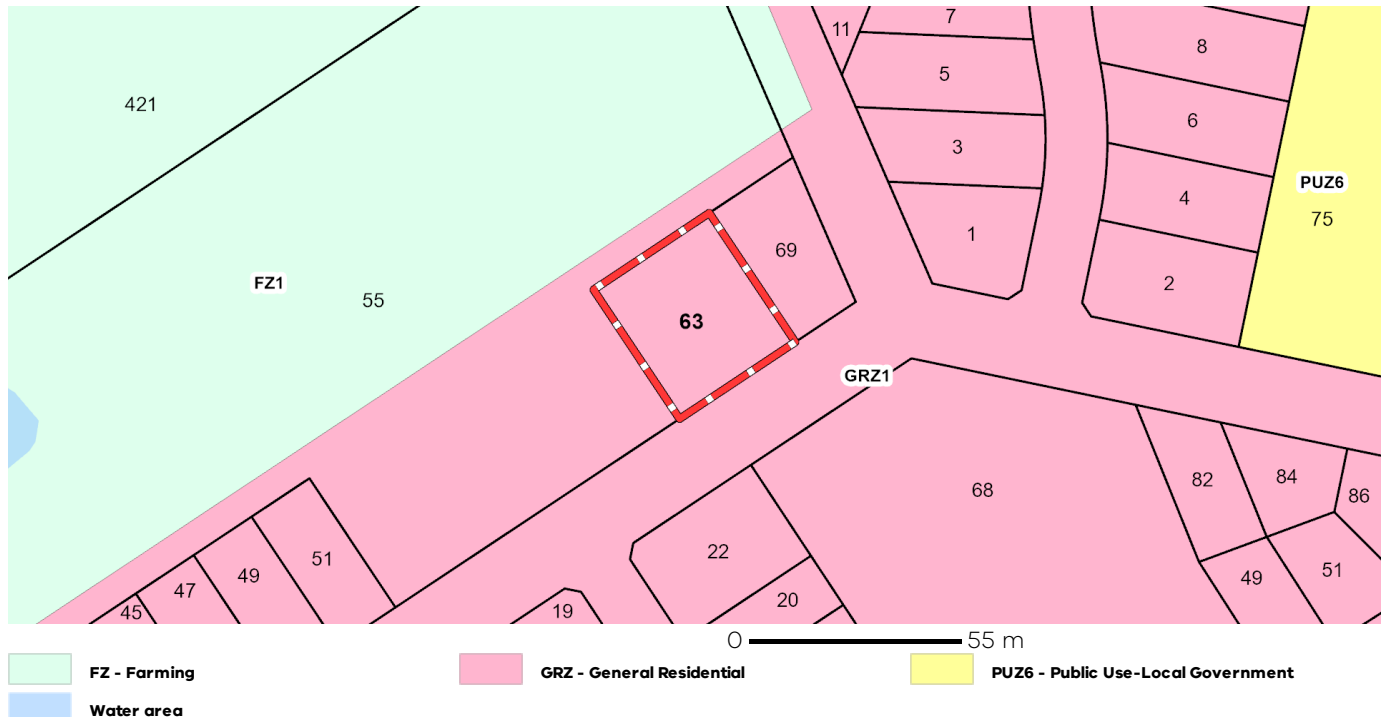
Registered Aboriginal Party: **Gunaikurnai Land and Waters
 Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

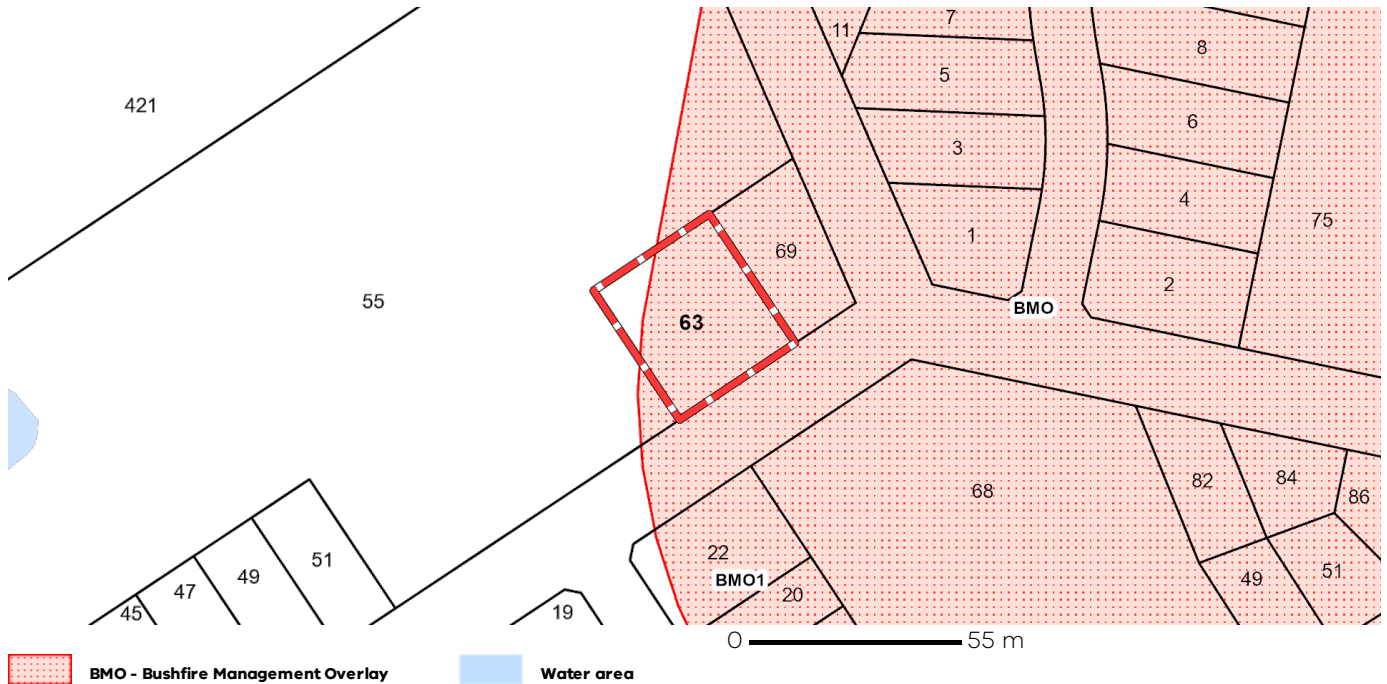
PLANNING PROPERTY REPORT

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Planning Overlays

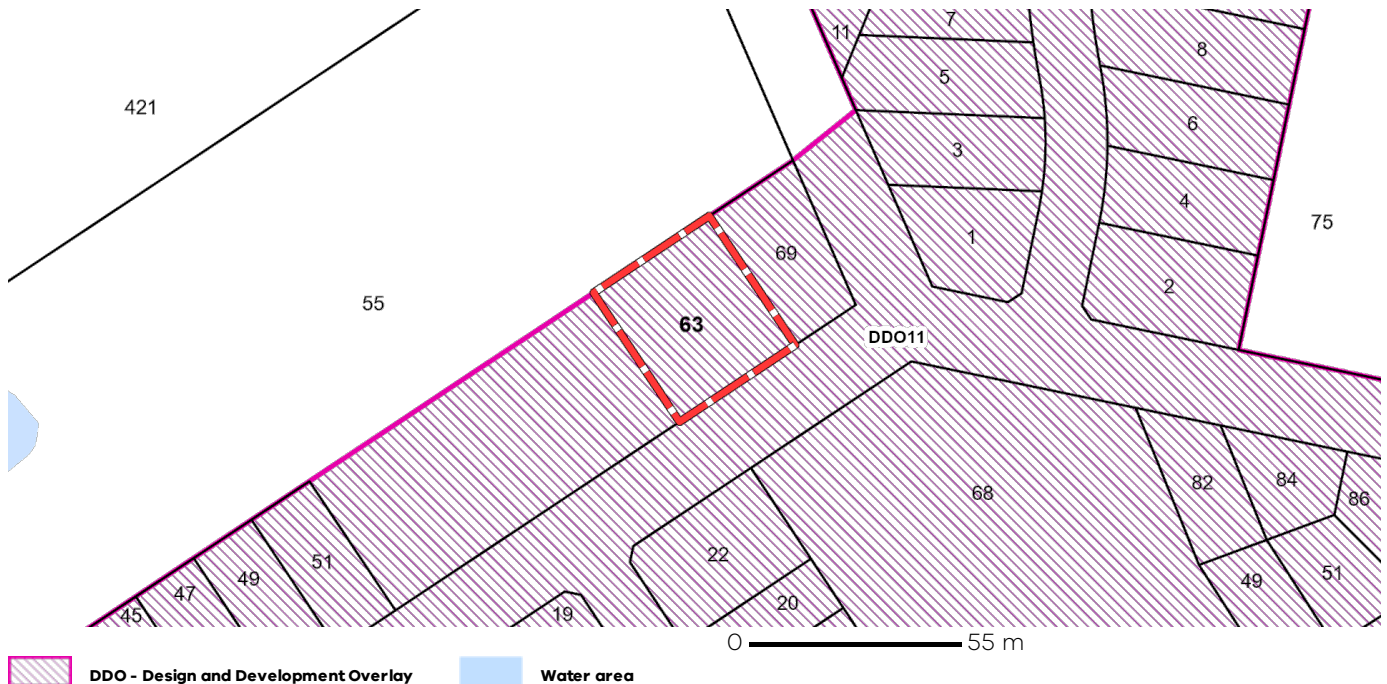
BUSHFIRE MANAGEMENT OVERLAY (BMO)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 11 (DDO11)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

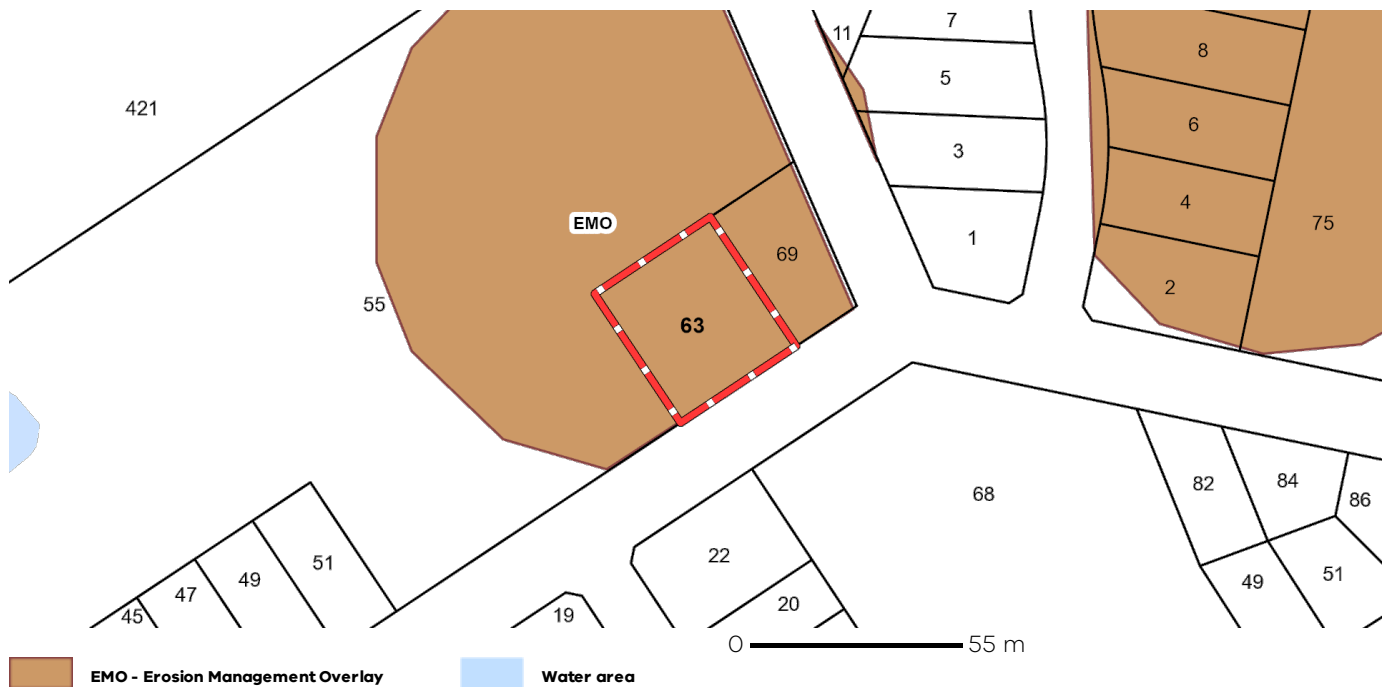
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Planning Overlays

[EROSION MANAGEMENT OVERLAY \(EMO\)](#)

[EROSION MANAGEMENT OVERLAY SCHEDULE \(EMO\)](#)

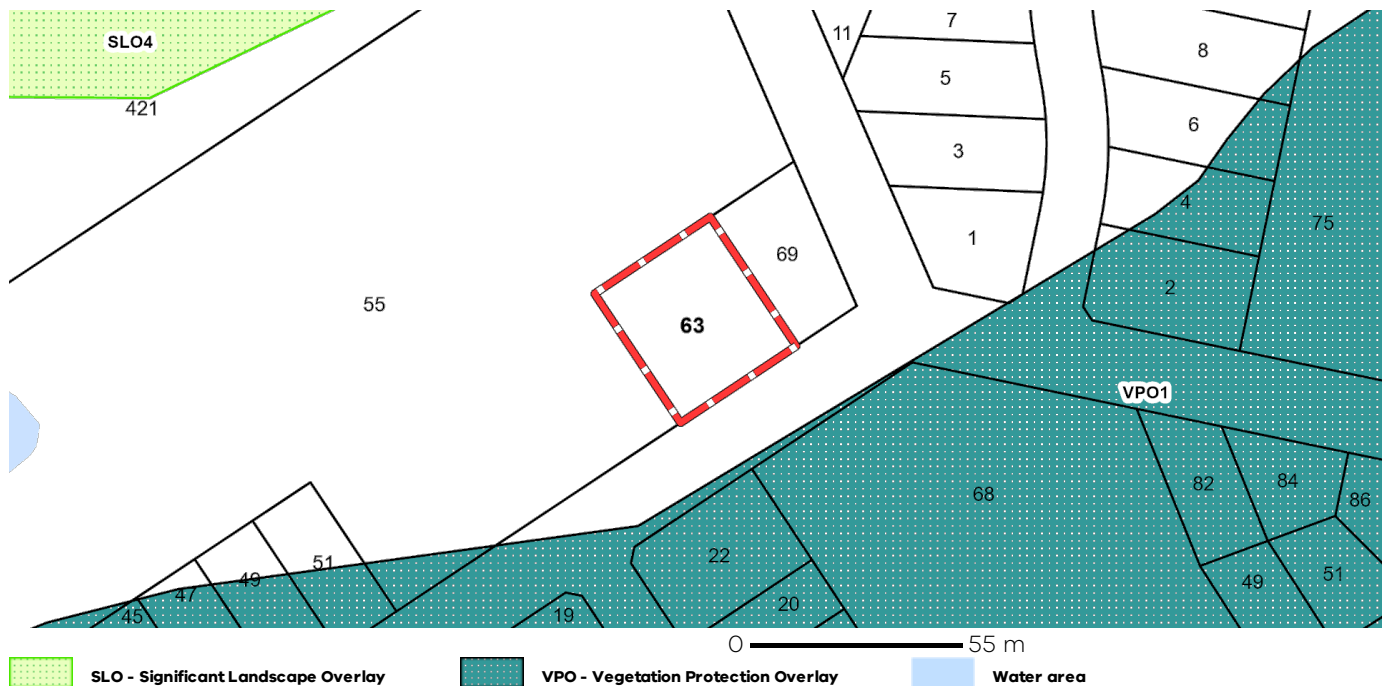


OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[SIGNIFICANT LANDSCAPE OVERLAY \(SLO\)](#)

[VEGETATION PROTECTION OVERLAY \(VPO\)](#)



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Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32(1b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: 63 BREAM ROAD LAKE TYERS BEACH 3909

Printed 12/08/2025

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PLANNING PROPERTY REPORT

Further Planning Information

Planning scheme data last updated on .

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council

or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit

<https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

PLANNING PROPERTY REPORT

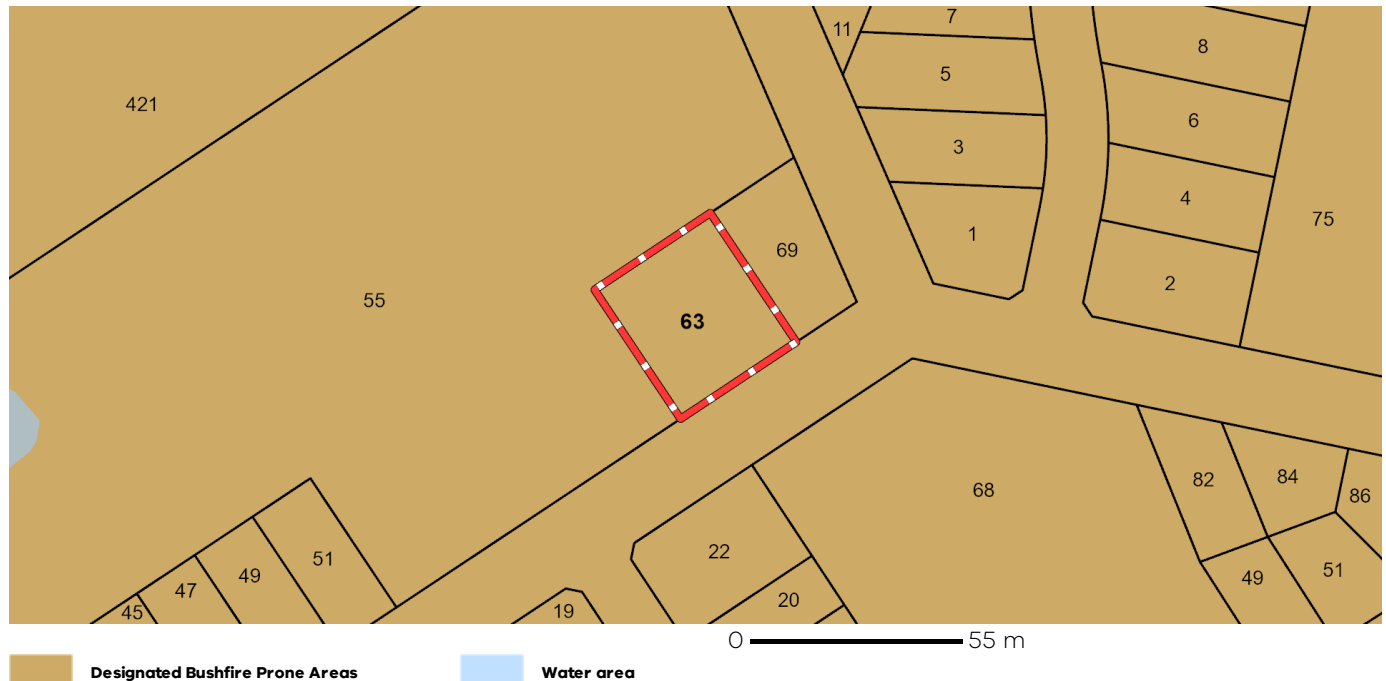
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Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.


Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](https://environment.vic.gov.au) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](https://environment.vic.gov.au)

 Simon Anderson Consultants CIVIL STRUCTURAL PROJECT ENGINEERS P.O. Box 1700 111 Main St Bairnsdale, Vic, 3875 ACN 073 392 266 P.O. Box 566 191-193 Raymond St Sale, Vic, 3850 ACN 145 437 065	Job: Proposed 2 Lot Subdivision 63 Bream Rd Metung	Date: 28 June 2025 Designed: SJA
	Client: Beveridge Williams	Job No.: 458606
	Checked:	Page No.: 1 of 5

GEOTECHNICAL RISK ASSESSMENT



63 Bream Rd, Metung
(as viewed from NE corner of property)

INTRODUCTION

This report is designed to demonstrate the level of geotechnical risk involved in relation to the proposed two (2) lot subdivision at 63 Bream Rd, Metung, during and after construction of associated works.

Note that in accordance with “Guideline for Landslide Susceptibility” section 5: Landslide Zoning, the subject site would not be considered in a landslide hazard zone.

SITE DESCRIPTION

This general residential zoned allotment (1,448m²) on the north side of Bream Road, has an existing weatherboard dwelling, with timber floor and concrete stumps. The subject site is situated mid slope (linear planar) on a rolling low hill landform. The proposed subdivision lot has been recently cleared of vegetation, garden beds and small garden structures. The remainder of the site has excellent grass coverage throughout, with several trees and displays moderate to low grades falling towards the east.


Access to the site is directly off Bream Road. A bitumen sealed road with concrete rollover kerb and channel, and concrete footpath (refer photo 1, pg 4).

The remainder of Bream Road, has been fully developed. The residential properties display landscaped gardens, well-manicured lawns and show no signs of erosion or landslip.

PROJECT DETAILS

A Two (2) Lot general residential zoned subdivision is proposed for the site. The construction details will be as follows;

- Lot 1 (724m²) Existing single storey dwelling, with vehicle access off Bream Road via concrete driveway.
- Lot 2 (724m²) will be vacant land, with proposed future residential development
- Any future dwelling (Lot 2) may require cut/fill batters and retaining walls, dependent on type of construction adopted.
- Existing drainage patterns to remain (during subdivision stage of development).
- Stable vehicle access point to be provided for proposed Lot 2.

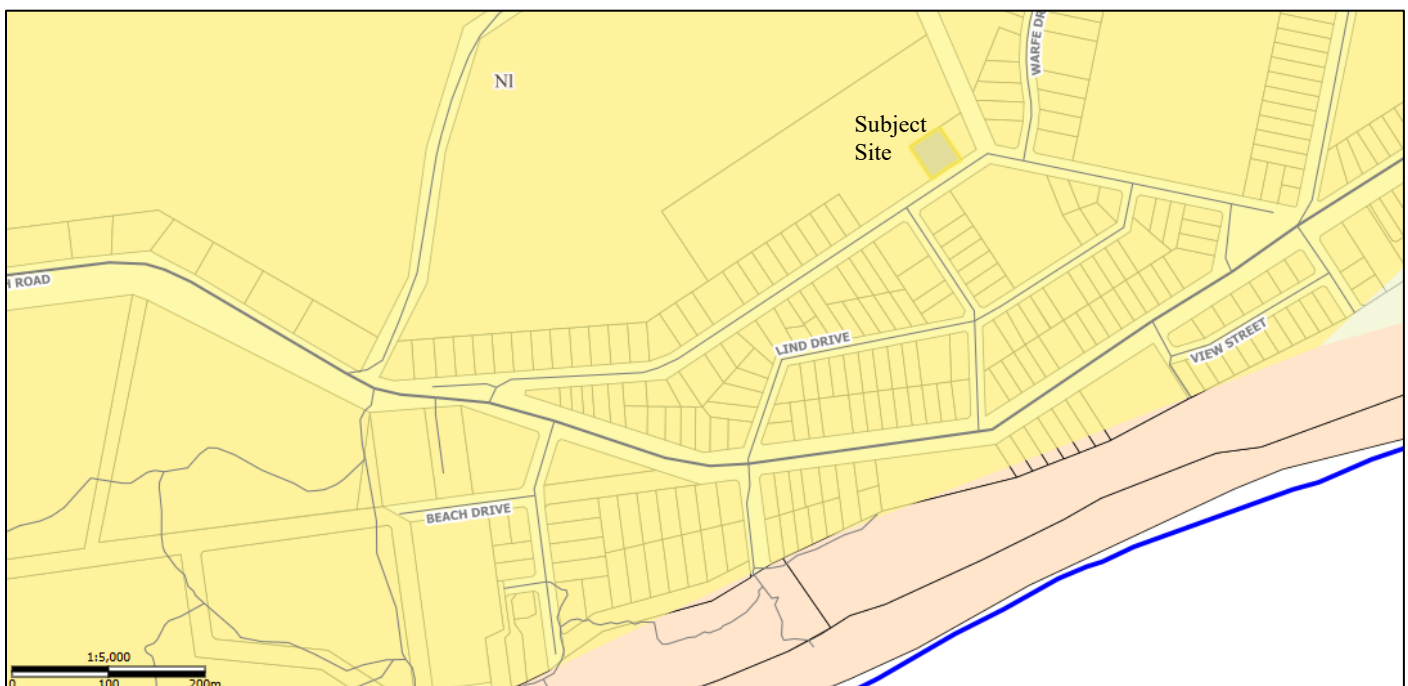
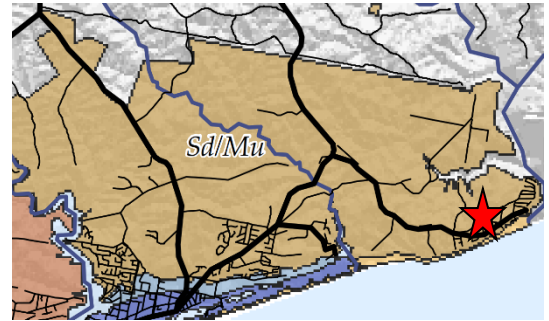
 Simon Anderson Consultants <small>CIVIL STRUCTURAL PROJECT ENGINEERS</small> P.O. Box 1700 111 Main St Bairnsdale, Vic, 3875 ACN 073 392 266 P.O. Box 566 191-193 Raymond St Sale, Vic, 3850 ACN 145 437 065	Job: Proposed 2 Lot Subdivision 63 Bream Rd Metung	Date: 28 June 2025 Designed: SJA
	Client: Beveridge Williams	Job No.: 458606
	Checked:	Page No.: 2 of 5

METHODOLOGY

1.DESKTOP INVESTIGATION

A desktop investigation of the subject site was carried out using DSE and GeoVIC mapping of published soil survey information and noted watercourse locations.

Soils of the site have been mapped and described in Sustainable Soil Management “A reference manual to the major agricultural soils of the Bairnsdale and Dargo regions” and are described as belonging to the Stockdale (Sd) map unit with Munro (Mu). This unit occurs on rolling low hills and is comprised of Tertiary sediments and sands. Most of the land is cleared and used for grazing. The soils of the Stockdale map unit are texture contrast soils, with a variable depth of sand or sandy loam overlying clay subsoil. Whereas the Munro map unit (*as found throughout the subject site*) is defined when the depth of sand exceeds 1m. If the sand is sufficiently deep, “coffee rock” occurs in the subsoil, at the base of the A2 horizon




Disclaimer: This map is a snapshot generated from Victorian Government data.

This material may be of assistance to you but the State of Victoria does not guarantee that the publication is without flaw of any kind

REF: VANDENBERG, A.H.M., 1997. BAIRNSDALE SJ 55-7 Edition 2, 1:250 000 Geological Map (Series 1:250,000 geological maps. Geological Survey of Victoria.)

Geological Unit	Geological Description	Mapping Unit
Nl (Tnp)	Tertiary Marine, Non-marine deposits consisting of gravel, sand.	Stockdale with Munro (Sd/Mu)

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	Client: Beveridge Williams	Job No.: 458606
	Checked:	Page No.: 3 of 5

Soil profile – Munro (Mu) Map Unit

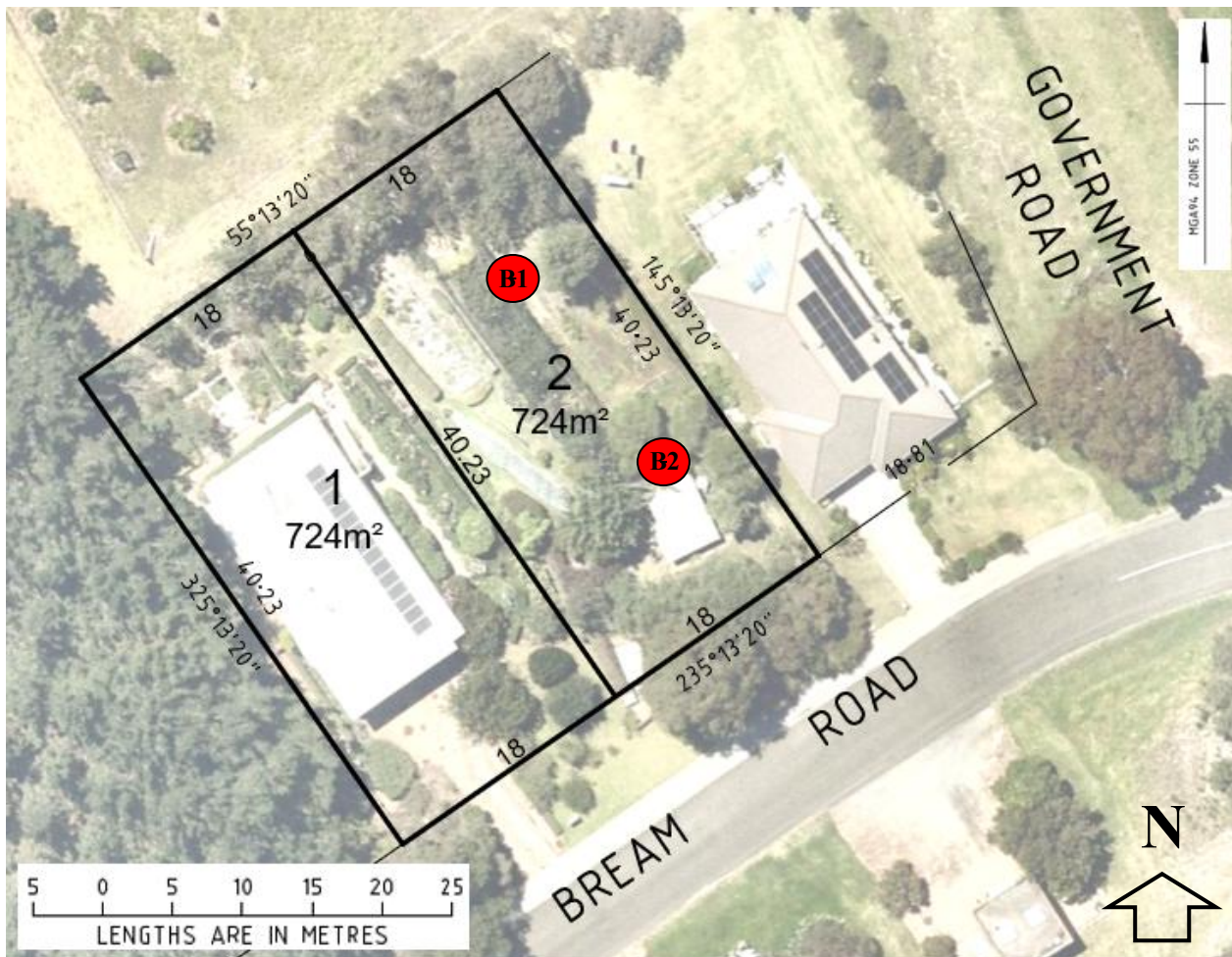
Surface soil

A1	0 – 250	Very dark grey (10YR3/1); sand; apedal, single grain structure; diffuse change to:
A2	250-600	Dark grey (10YR4/1); sand; apedal, single grain structure; clear change to:
A3	600–750	Greyish brown (10YR5/2); sand; apedal, single grain structure; diffuse change to:
Subsoil		
B	750–950	Greyish brown (10YR5/2); sand; apedal, single grain structure; with pockets of a mainly very dark brown (10YR3/2) weakly cemented organic pan; clear change to:
C	950+	Light brownish grey (10YR6/2); sand; apedal, single grain structure




2. FIELD INVESTIGATION

A site visit was carried out with an inspection of the area of Proposed Subdivision and of nearby landforms, features and developments. Soil bores were taken (B1-B2) as shown on the site plan below. The bore logs of these are shown on page 4.



SITE PLAN

Not to Scale

 Simon Anderson Consultants <small>CIVIL STRUCTURAL PROJECT ENGINEERS</small> P.O. Box 1700 111 Main St Bairnsdale, Vic, 3875 ACN 073 392 266 P.O. Box 566 191-193 Raymond St Sale, Vic, 3850 ACN 145 437 065	Job: Proposed 2 Lot Subdivision 63 Bream Rd Metung	Date: 28 June 2025 Designed: SJA
	Client: Beveridge Williams	
	Checked:	Job No.: 458606
Page No.: 4 of 5		






<div>BORE LOG B1</div>  <div>00 Black, Dry, Sandy Loam TOPSOIL</div> <div>100</div> <div>200</div> <div>300 Grey/Brown, Dry, Dense, Silty SAND</div> <div>400 Paler with depth</div> <div>500</div> <div>600</div> <div>700 Lt Brown, Dry, Very Dense SAND</div> <div>800</div> <div>900 Cemented Sands</div> <div>1000</div> <div>1100</div> <div>1200</div>	 <div>BORE 1</div>
<div>BORE LOG B2</div>  <div>00 Black, Dry, Sandy Loam TOPSOIL</div> <div>100</div> <div>200 Grey/Brown, Dry, Dense, Silty SAND</div> <div>300</div> <div>400 Paler with depth</div> <div>500</div> <div>600 Brown, Dry, Very Dense SAND</div> <div>700</div> <div>800</div> <div>900 Cemented Sands</div> <div>1000</div> <div>1100</div> <div>1200</div>	 <div>BORE 2</div>



Photo 1: Streetscape at subject site looking northeast.

 Simon Anderson Consultants CIVIL STRUCTURAL PROJECT ENGINEERS P.O. Box 1700 111 Main St Bairnsdale, Vic, 3875 ACN 073 392 266 P.O. Box 566 191-193 Raymond St Sale, Vic, 3850 ACN 145 437 065	Job: Proposed 2 Lot Subdivision 63 Bream Rd Metung	Date: 28 June 2025 Designed: SJA
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	Checked:	Page No.: 5 of 5

SUMMARY OF RISK

LANDSLIDE	LOW
SHEET/RILL EROSION	MODERATE[#]
TUNNEL EROSION	LOW

- Moderate to low grades over the allotment, ranging from approximately 1 in 8 to 1 in 15.
- The recent removal of vegetation has resulted in some disturbance to the sites topsoils. Affected areas to be stabilised with grass to prevent topsoils from being washed away (even in the heaviest torrential downpours).
- There is no evidence of erosion or landslip on the subject site or adjoining residential properties.
- Infill site with well-established residential dwellings throughout Bream Road.
- Natural soils of the site will have adequate strength and stability for residential slabs, footings and retaining walls.
- An Erosion Management Plan would need to be implemented during and after construction of proposed dwelling (Lot 2), if slab on ground design with cut/fill batters and retaining walls were adopted. For example;
 - i. The form, bulk, scale and location of cut and fill is to be controlled to ensure that there are no adverse impacts on Neighbouring properties. (i.e. Diversion banks and spoon drains)
 - ii. A stabilised vehicle access point is to be provided during and after construction.
 - iii. An appropriately designed and installed surface and sub-surface drainage system to be provided to effectively divert ground water away from any foundation work and alleviate any water seepage issues during and after construction.
 - iv. Identify a suitable storage area for stockpiles, with appropriate erosion control measures (i.e. Sediment fences)
 - v. Where vegetation (natural grass cover) needs to be removed, leave it in place as long as possible.
 - vi. All erosion and sediment control measures to be inspected and maintained daily by site manager.
 - vii. Fill batters at 1 in 3 max. to be stabilised with grass at end of construction works.
 - viii. The conditions of retaining walls should be inspected annually to ensure there continued structural and drainage/erosion management adequacy. Any defective components should be removed and replaced immediately.
- Any future construction works associated with the development of Lot 2 would be protected by Building Code of Australia, Australian Standards, Building and Planning Permit requirements, and normal construction practice.

Based on findings from both the Desktop and Site investigations the site is suitable for development as proposed and further intensive investigation would not be necessary to confirm the above findings.

VERIFICATION

I, the author of this document, declare that I am suitably qualified and experienced to carry out this site assessment.

Simon Anderson BE (Civil)CPEng MIEAust No 930355
BCC Registration No EC-1711
Date 28 June 2025

[#] Sheet/Rill erosion risks can be alleviated with an appropriate Erosion Management Plan implemented (as noted above).

Two-lot subdivision Town Planning Report

63 Bream Road, Lake Tyers

Client

Issued
10/7/2025

ADVERTISED

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BW

Beveridge Williams

Printed 12/08/2025

Page 19 of 31

Introduction

Beveridge Williams has been engaged by [redacted] to prepare and submit a planning permit application that seeks approval to subdivide her land at 63 Bream Road, Lake Tyers, into two lots. This report demonstrates that the proposed subdivision responds to the site's specific characteristics and is consistent with all relevant Planning Policies within the East Gippsland Planning Scheme.

Table 1 below provides an overview of the subject site and the permit application.

Table 1. Site & Application Details	
Address	63 Bream Road, Lake Tyers
Title Particulars	Plan of Consolidation No. 374956H (Vol: 11451, Fol: 704) – see page 3.
Restrictions:	None – see below.
Area & topography:	1,448m ² formed in a rectangular shape that falls to the south.
Lake Tyers Framework Plan:	The land is in a 'Residential Zone' & 'Bushfire Management Overlay' – see opposite.
Zone:	General Residential Zone (GRZ) – see the Zoning map below.
Overlays:	Design & Development (Schedule 11), Erosion Management & Bushfire Management – see the Overlay maps below.
Permit Triggers:	Clause 32.08-3: A permit is required to subdivide land in the GRZ. Clause 43.02-3: A permit is required subdivide land affected by a DDO11. Clause 44.01-5: A permit is required subdivide land affected by an EMO. Clause 44.06-2: A permit is required subdivide land affected by a BMO.
Responsible Authority:	East Gippsland Shire Council
Applicant:	
Applicant Contact:	Chris Curnow, Principal Town Planner - Beveridge Williams P: 5144 3877 E: curnowc@bevwill.com.au

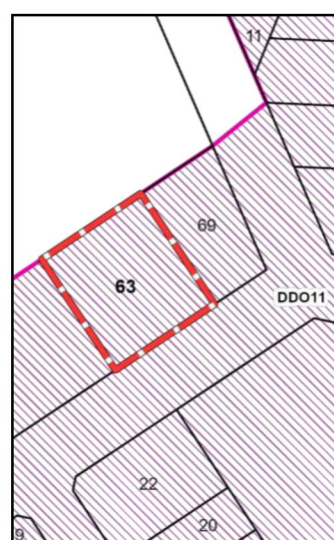


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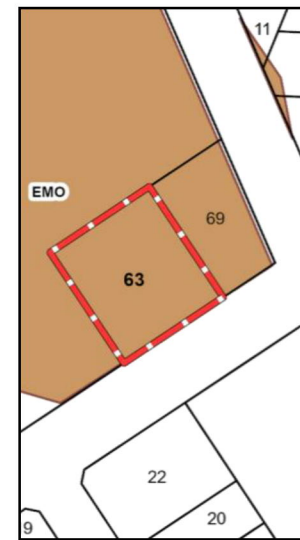
ZONING MAP



DDO11 MAP



EMO MAP



BMO MAP



The Subject Site

63 Bream Road has area of 1,448m² formed in a rectangular shape – see the title plan below. It accommodates a double-storey, 3-bedroom dwelling that is setback 12 metres from its south boundary road frontage and 4 metres from its west boundary. This dwelling has cream-coloured, weatherboard walls and a steel skillion roof. The lower level is mostly open and used as a carport, with a portable cubby house occupying the spare space on the west side. The upper level comprises the habitable area floor area, with two sets of stairs providing access up to it. The floor layout is overlaid on the image opposite. The balance of the land is landscaped with planted trees, shrubs, lawn, a garden shed, chook pen and a veggie patch. A gravel crossover/driveway connects to the site at the west end of the south boundary frontage to Bream Road. Reticulated sewer, water, fire hydrants & electricity are available in close proximity, as shown on the maps opposite.

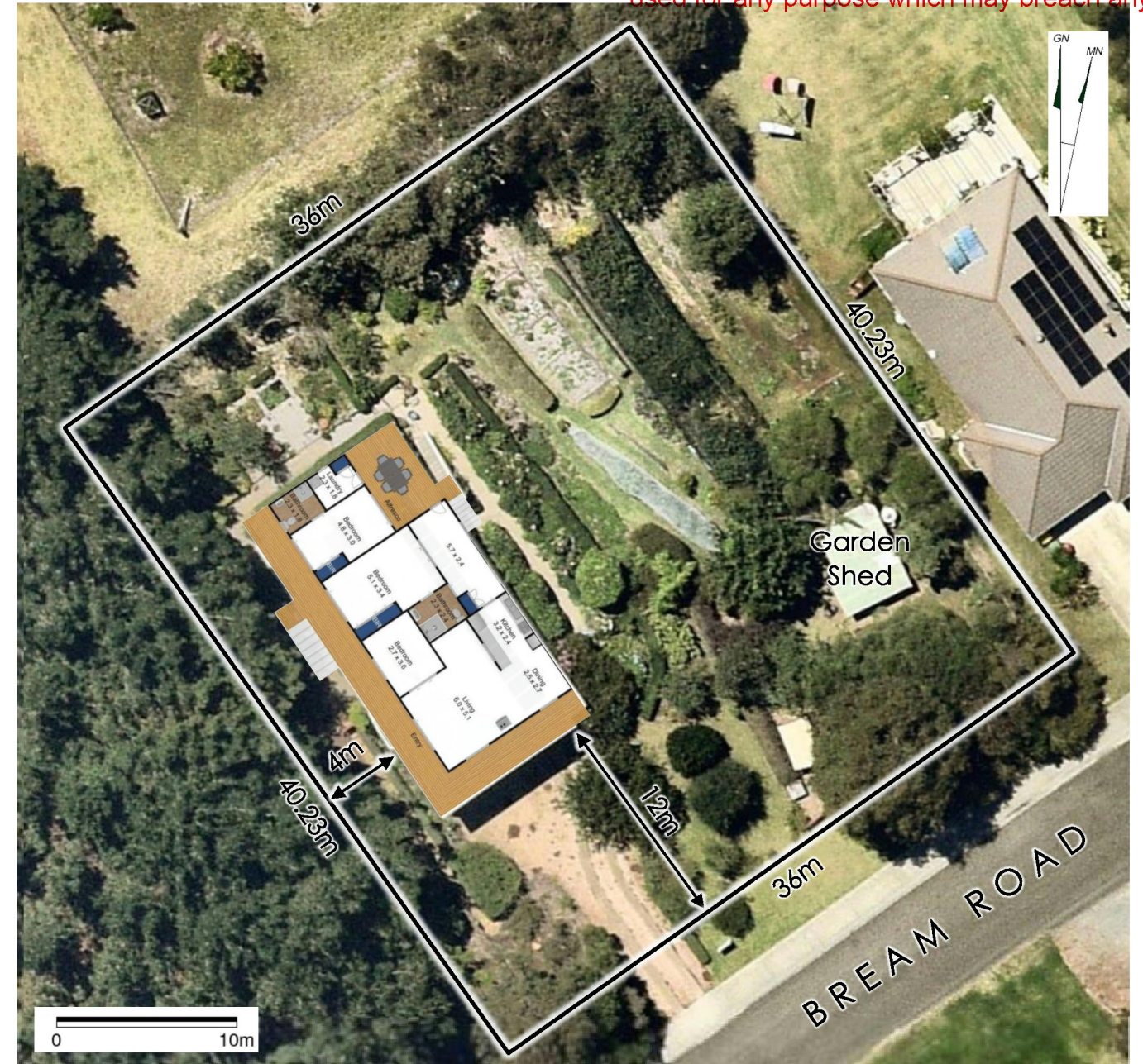
VIEW OF THE DWELLING



STREETSCAPE VIEW OF THE PROPERTY FROM BREAM ROAD



DIMENSIONED AERIAL PHOTO OF THE SUBJECT SITE WITH THE DWELLING'S UPPER FLOOR LEVEL LAYOUT PLAN OVERLAIN



TITLE SEARCH STATEMENT

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

LAND DESCRIPTION
Lot 1 of 10, 63 Bream Road, Lake Tyers, VIC 3266
Lot 1 of 10, 63 Bream Road, Lake Tyers, VIC 3266
Lot 1 of 10, 63 Bream Road, Lake Tyers, VIC 3266

REGISTERED PROPRIETOR
The Owners of the Land

UNREGISTERED, CAVENDISH AND NOTICE
The Owners of the Land

STANDARD LOCATION
The Owners of the Land

ACTIVITIES ON THE LAND 125 DATES
The Owners of the Land

ADMINISTRATIVE NOTICES
The Owners of the Land

PC374956H

PLAN OF CONSOLIDATION EDITION 1 PC 374956 H

LAND DESCRIPTION
Lot 1 of 10, 63 Bream Road, Lake Tyers, VIC 3266
Lot 1 of 10, 63 Bream Road, Lake Tyers, VIC 3266
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The Owners of the Land

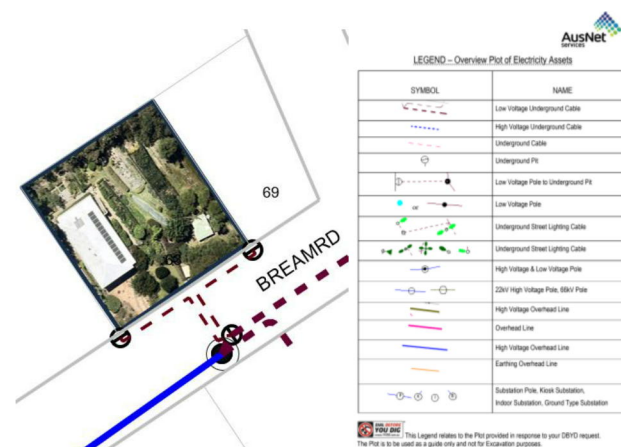
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ACTIVITIES ON THE LAND 125 DATES
The Owners of the Land

ADMINISTRATIVE NOTICES
The Owners of the Land

ELECTRICAL SUPPLY MAPPING



SEWER & WATER MAIN MAPPING



PUBLIC TRANSPORT MAPPING



Surrounding Properties:

The subject site abuts:

- 55 Bream Road along its entire 40.23 metre long north boundary and its entire 36 metre west boundary. This property has area of approximately 3.1 hectares formed in an irregular shape. It accommodates a dwelling in the northern portion and a single-storey building that has been converted for use as short-stay accommodation known as 'Beach Pines' on its southeast side. The accommodation has 4 bedrooms and sleeps up to 9 guests. Both of these structures are located more than 35 metres from the common boundary with the subject site. A detached outbuilding is located approximately 13 metres from the northwest corner of the subject site. There are landscaped areas around the private house and on the north side of the short-stay accommodation building with playground equipment and ponds and a small, but mature, pine plantation growing across the property's front setback. The balance of the land is cleared and covered in pasture grass. This property is accessed via a gravel crossover to Bream Road at the centre of its south boundary road frontage;
- 69 Bream Road along its entire 40.23 metre long east boundary. This property has area of approximately 900m² formed in an irregular shape. It accommodates a single-storey, 3-bedroom, cream-coloured, rendered brick-walled dwelling that has a hipped gable, tile roof. This dwelling is set back approximately 7.5 metres from Bream Road and 1.5 metres from the common boundary with the subject site. The balance of the land is largely covered in lawn. It is accessed via a concrete crossover to Bream Road at the west end of its south boundary road frontage; and,
- Bream Road along the full length of its 36 metre long south boundary. This road reserve has a width of 20m and accommodates a 2-way, bitumen-sealed road pavement. Concrete kerb channel drainage and a footpath run along on the north side, but the south side only has a grassed verge and no footpath. Bream Road loops around to connect to Lake Tyers Beach Road 500 metres to the west and 400 metres to the east (via Eel Street).

DIMENSIONED AERIAL PHOTO OF THE SUBJECT SITE WITH SURROUNDING PROPERTIES LABELLED



CROSSOVER TO 55 BREAM ROAD



BEACH PINES ACCOMM.



69 BREAM ROAD



LOOKING EAST UP BREAM ROAD



LOOKING WEST DOWN BREAM ROAD

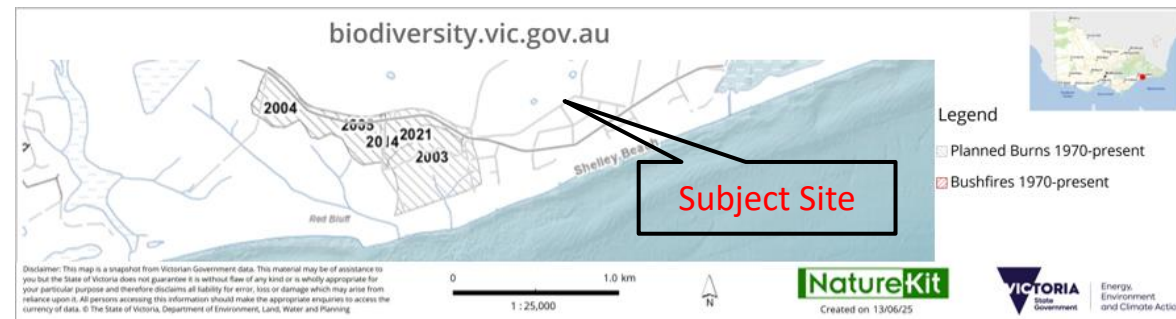


Bushfire Hazard Landscape Assessment:

The subject site:

- Sits near the bottom of a depression on the north side of the township of Lake Tyers with grassland vegetation on upslopes to its north, west and northeast;
- Sits on the west side of a 6,000m² pine plantation that is growing within the adjoining property, i.e. at 55 Bream Road, and is 115 metres west of a 4.8 hectare parcel of forested land, i.e. at 75 Bream Road. As shown below, this forest is upslope from the subject site and is separated from it by existing dwellings at 69 Bream Road and 1 & 2 Warfe Drive; and,
- Is located 700m east of some small isolated fires that occurred in forest on the south side of Lake Tyers Road in 2003, 2004, 2009, 2014 & 2021, as shown in the fire history maps below.
- Is considered to sit in Landscape Type 2 due to its low lying position in a township with reticulated services that has not historically been prone to impacts from larger bushfires.

FIRE HISTORY MAP FOR LAKE TYERS



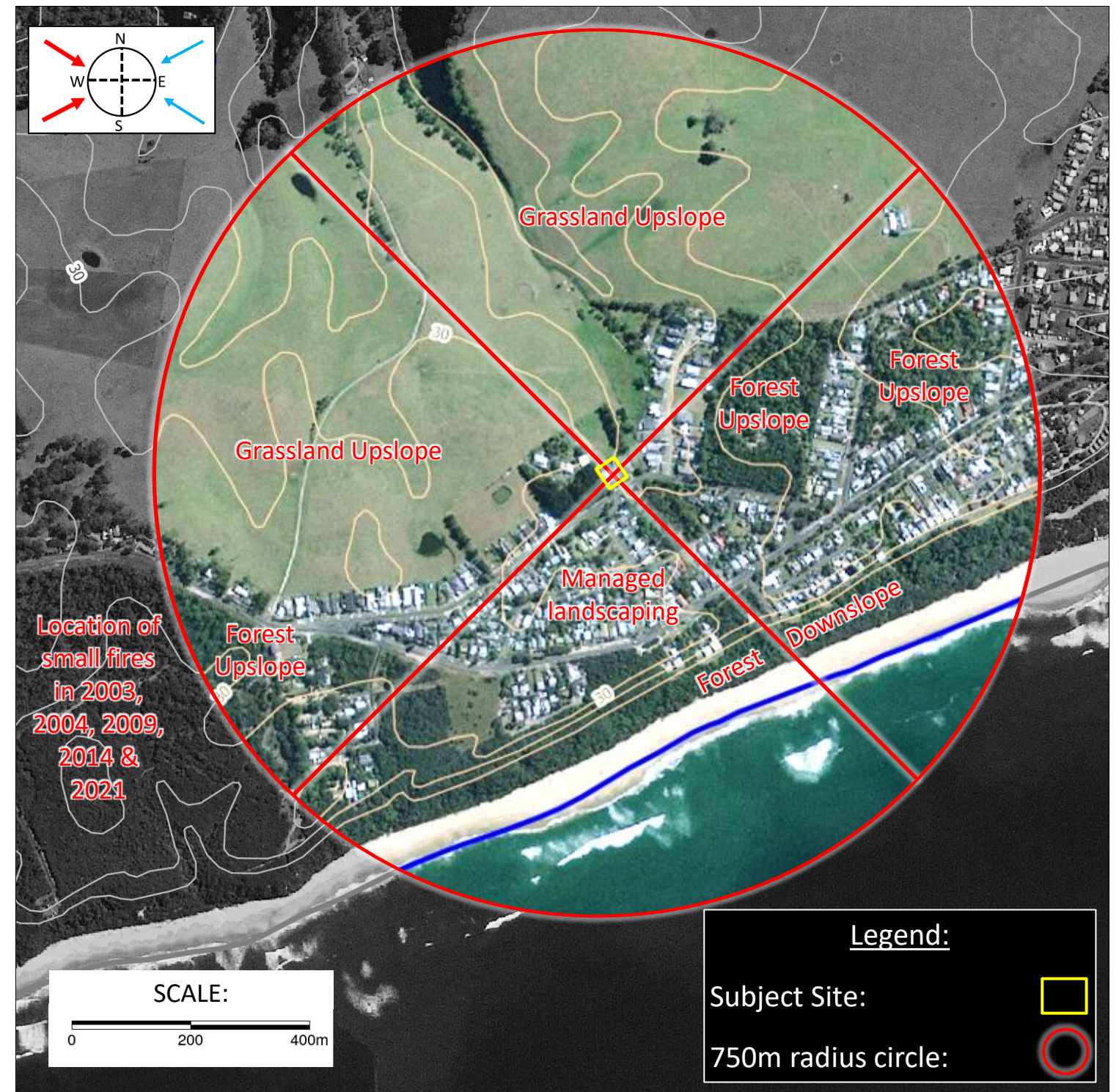
AERIAL VIEW OF THE SUBJECT SITE WITH RESPECT TO THE PINE PLANTATION AT 55 BREAM ROAD AND THE FOREST AT 75 BREAM ROAD



STREETSCAPE VIEW OF THE FOREST VEGETATION AT 75 BREAM ROAD



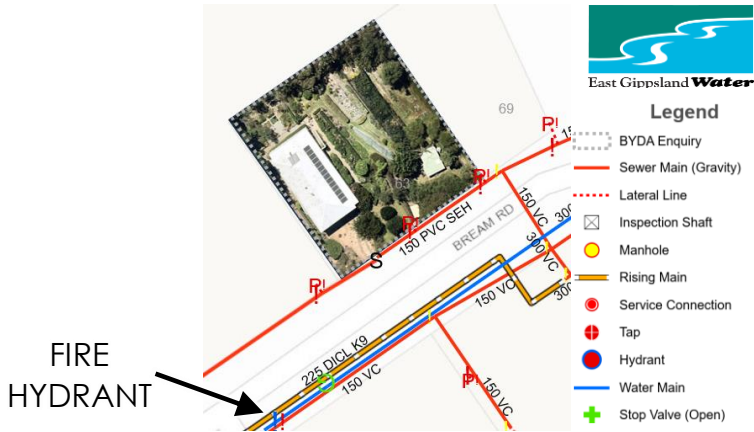
BUSHFIRE HAZARD LANDSCAPE ASSESSMENT MAP



Bushfire Hazard Site Assessment:

As shown on the bushfire hazard site assessment map opposite, the following features are located within 150 metres of the subject site:

- Grassland vegetation growing on an upslope on its north side;
- Forest vegetation growing on an upslope 115 metres away on its east side, i.e. at 75 Bream Road, which can be seen in the photograph below;
- Modified vegetation, i.e. managed landscaping, growing around residential properties on its south, east and west sides, It is noted that, at 6,000m², the pines growing at 55 Bream Road do not comprise a large enough copse to constitute threat vegetation under Australian Standard 3959. These pines do not have under-storey vegetation growing beneath them, as can be seen in the photograph below;
- Three residential properties with modified vegetation, i.e. managed landscaping between it and the forest vegetation to the east, i.e at 69 Bream Road and 1 & 2 Warfe Drive, as can be seen in the photograph opposite; and,
- 2 fire hydrants, with the nearest 90m from the northeast corner of the property.



STREETSCAPE VIEW OF THE 6,000m² PINES GROWING AT 55 BREAM ROAD



STREETSCAPE VIEW OF THE 4.8ha FOREST VEGETATION AT 75 BREAM ROAD



Response to Clause 53.02-4.4:

Approved Measure 5.2

In light of the constraints identified in the Bushfire Hazard Site Assessment, it will be necessary for a new dwelling on proposed Lot 2 to include the following measures:

- Retention of a minimum 9m setback from the north boundary so as to allow management of an adequate defendable space commensurate with the risk posed by the adjoining upslope, grassland vegetation;
- Achieve a BAL rating of 29 in order to mitigate the extent to which it will need to rely upon the management of the existing modified vegetation on adjoining properties to the south, east and west to ensure adequate defendable space is maintained around it.

It is noted that:

- there is a fire hydrant within 90m of the northwest corner of the land; and,
- access to any new dwelling within Lot 2 from Bream Road will be less than 30m long.

Hence:

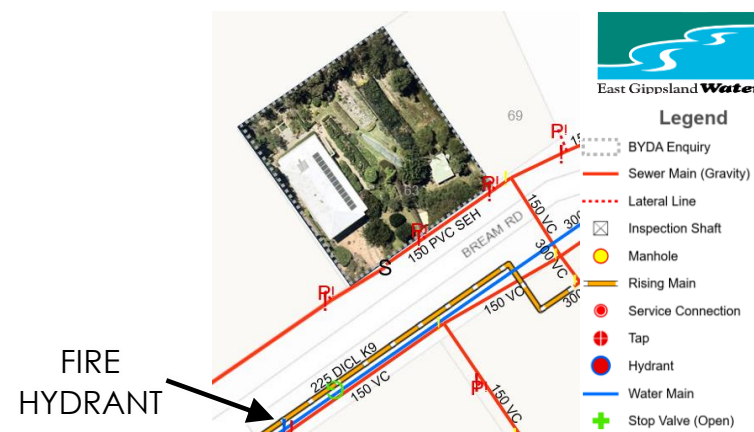
- Table 4 to Clause 53.02-5** triggers the need for a 5,000 litre water tank, but doesn't require that it have CFA fittings or be accessible to a fire truck; and,
- Table 5 to Clause 53.02-5** does not specify any special access requirements.

The Bushfire Management Plan provided on page 8 demonstrates how these outcomes can be achieved in a manner that will comply with Approved Measure 5.2.

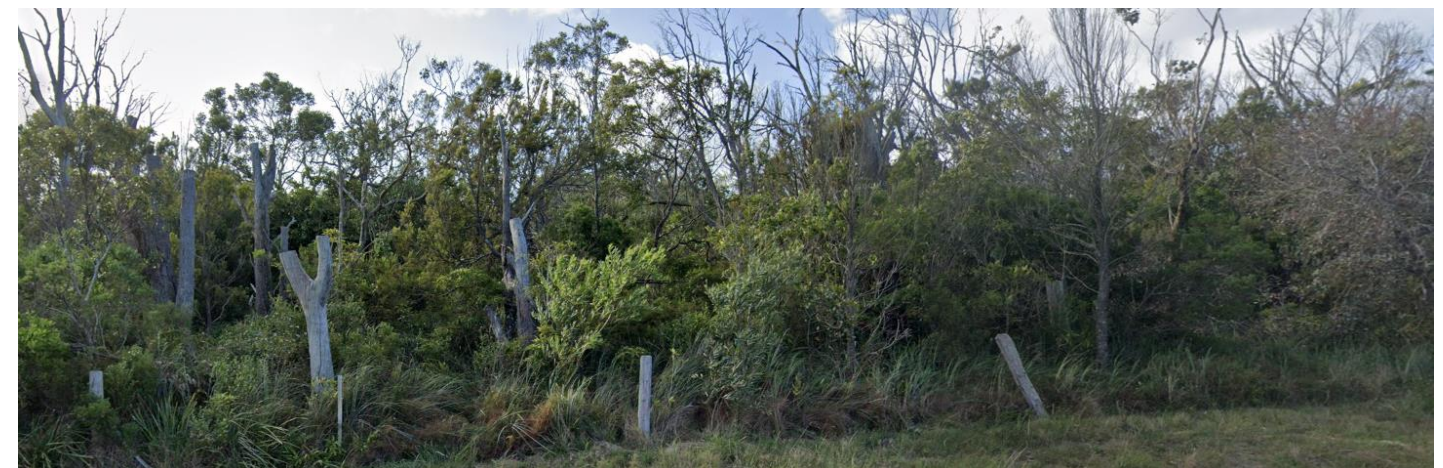
BUSHFIRE HAZARD SITE ASSESSMENT MAP



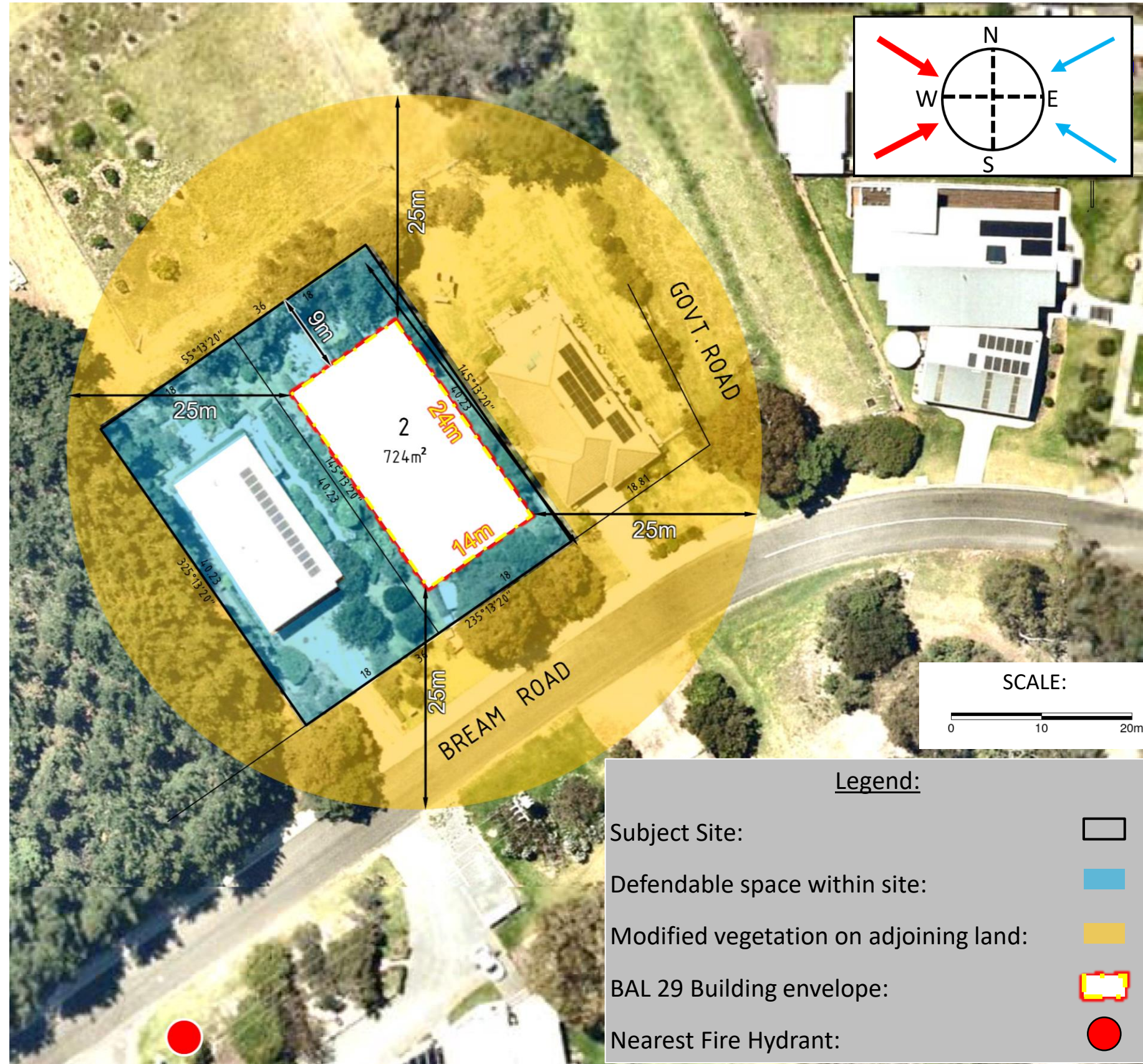
EGW MAPPING SHOWING THE FIRE HYDRANT THAT IS 90m FROM THE SUBJECT SITE



STREETSCAPE VIEW OF THE 4.8ha FOREST VEGETATION AT 75 BREAM ROAD



Bushfire Management Plan:



Management Requirements:

- Building envelopes – the construction of buildings (excluding non-habitable outbuildings associated with a dwelling) must not occur outside of the building envelopes shown on the plan)
- Defendable Space – Defendable space to the property boundary must be provided for Lot 2 where vegetation (and other flammable materials) will be modified and managed in accordance with the following requirements:
 - Grass must be short cropped and maintained during the declared fire danger period.
 - All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
 - Within 10 meters of a building, flammable objects must not be located close to the vulnerable parts of the building.
 - Plants greater than 10 centimetres in height must not be placed within 3 m of a window or glass feature of the building.
 - Shrubs must not be located under the canopy of trees.
 - Individual and clumps of shrubs must not exceed 5m² in area and must be separated by 5m.
 - Trees must not overhang or touch any elements of the building.
 - The canopy of trees must be separated by at least 5 metres.
 - There must be a clearance of at least 2 metre between the lowest tree branches and ground level.
- Construction standard (Lot 2) – a dwelling within Lot 2 must comply to a minimum Bushfire Attack Level of 29 (BAL 29).
- Water supply (Lot 2) – 5000 litres of effective water supply for fire fighting purposes must be provided within Lot 1 which meets the following requirements:
 - Is stored in an above ground water tank constructed of concrete or metal.
 - All fixed above ground water pipes and fittings required for firefighting purposes must be made out of corrosive resistant metal.
 - Include a separate outlet for occupant use.

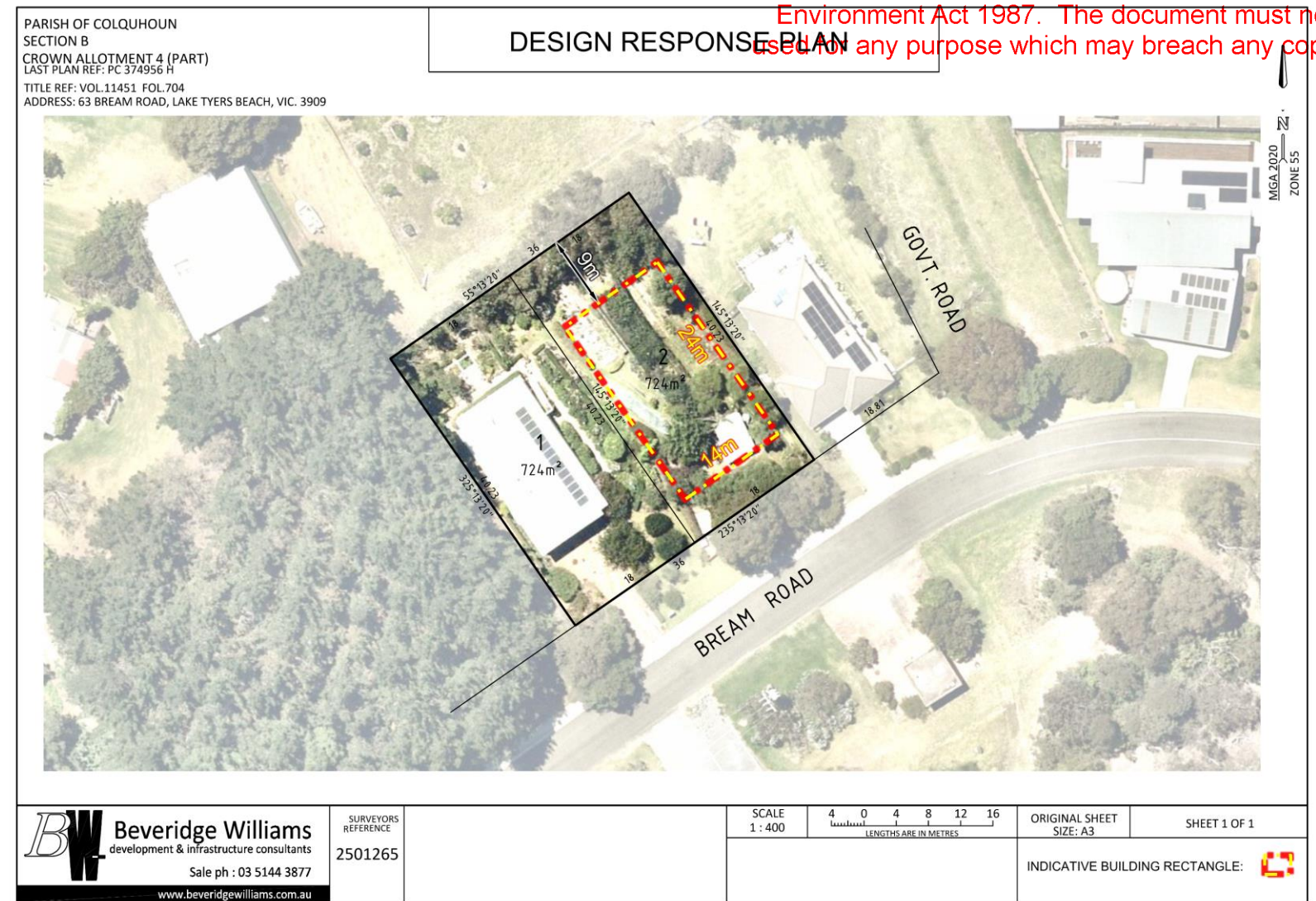
The Proposal

It is proposed to subdivide the land into two lots, both with area of 724m². Lot 1 will accommodate the existing dwelling, driveway and ground floor carport, as shown opposite. It will enjoy access via the existing crossover and driveway. Lot 2 will be vacant and gain access via a new crossover to be located at the west end of its frontage with Brearm Road, so as to avoid the existing street tree.

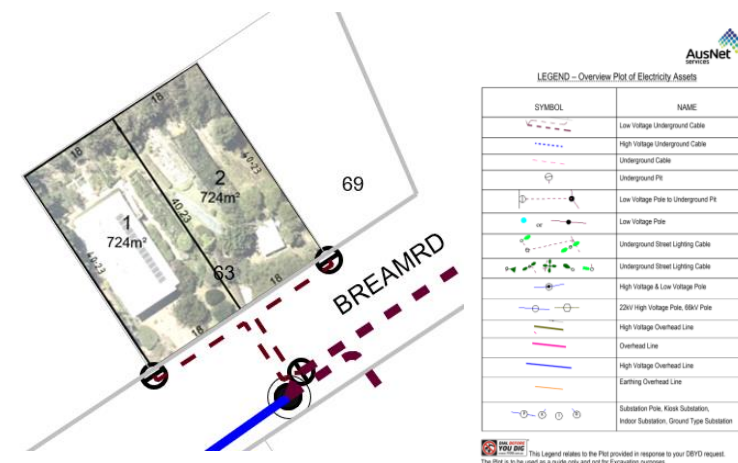
An appraisal of the proposed subdivision against the provisions of ResCode is provided in **Table 2** below.

Table 2: ResCode (Clause 56) Assessment

Standard	Is the standard met?
C6	Yes. The existing dwelling will maintain the existing streetscape presentation along this part of Brearm Road. Proposed Lot 2 allows the preservation of the existing vegetation at the front of the land, but will also enjoy a similar width to other properties on the north side of Brearm Road. Hence, the proposal will not detract from the character of the neighbourhood in accordance with the requirements of Clause 54 .
C8	Yes. Proposed Lot 1 can easily accommodate the existing dwelling in accordance with Clause 54 , while proposed Lot 2 can accommodate an indicative 14m x 24m rectangle that accords with Clause 54 .
C9	No. Both proposed lots will have lengthwise orientation that is 45°13' north of east, which sits outside the desired range. However, this is mitigated by the size of the lots, which will allow both dwellings to still enjoy access to sunlight throughout the day.
C11	Yes. Common property is not required as part of this subdivision.
C21	Yes. Both lots will enjoy safe access via crossovers to Brearm Road.
C22-25	Yes. Reticulated sewer & water are available – see opposite, but Lake Tyers Beach does not have recycled water.
C26	Yes. The minimal site works necessary can be easily managed to avoid amenity impacts.
C27	Yes. Although, service rearrangements are unlikely to be necessary.
C28	Yes. Reticulated electricity, sewerage & telecommunications are available.



ELECTRICAL SUPPLY CABLING
RELATIVE TO THE PROPOSED SUBDIVISION



SEWER & WATER MAINS
RELATIVE TO THE PROPOSED SUBDIVISION



Planning Assessment

Planning Policy Framework & Municipal Strategic Statement:

The proposal involves the subdivision of the land into 2 lots in the manner shown opposite. This will create a new vacant lot of 724m², while leaving ample space for the existing dwelling to continue being used in a manner that complies with ResCode. There is an existing crossover access to the dwelling, which can be used to access proposed Lot 1. Proposed Lot 2 will require a new crossover to be constructed to Bream Road. An intra-town bus stop is located 9 minutes walk from the subject site. It provides access to a regional V/Line bus and Lakes Entrance's central activity district. As such, the proposal accords with the policy objectives of:

- **Clauses 11.01-1S, 16.01-1S and 16.01-2S**, as it will facilitate infill development of under-utilised land located within an established residential area that is within easy walking distance of public transport;
- **Clause 13.02-1S**, as it designed to mitigate the risk to life and property in the event of a bushfire;
- **Clause 15.01-3S** as it will utilise existing infrastructure and encourage increased housing densities and choice in an established township. This will facilitate positive social, environmental and economic impacts to the local neighbourhood and wider community; and,
- **Clauses 15.01-5S** as it will provide a greater variety of lot sizes and facilitate housing diversity within one of the Shire's existing coastal towns without disturbing the existing neighbourhood character.

The purpose of the zone and overlays:

The proposed development has been designed to comply with the purpose of **Clause 32.08** by:

- Encouraging development that respects the existing neighbourhood character along Bream Road, which features a predominance of lot sizes with similar land areas and road frontages; and,
- Encouraging housing diversity and growth in an area that offers good access to public transport that connects to a range of facilities and services within Lakes Entrance.

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

The proposed subdivision has been designed to comply with the decision guidelines set out at **Clause 32.08-13** by:

- Promoting housing diversity and inter-connected neighbourhoods close to public transport; and,
- Facilitating in-fill development within an established residential area that that will not detrimentally impact on any of the surrounding and existing residential buildings in the surrounding area.

The proposed subdivision has been designed to comply with the decision guidelines set out at **Clause 44.06-8** by providing an outcome that satisfies **Clause 53.02**:

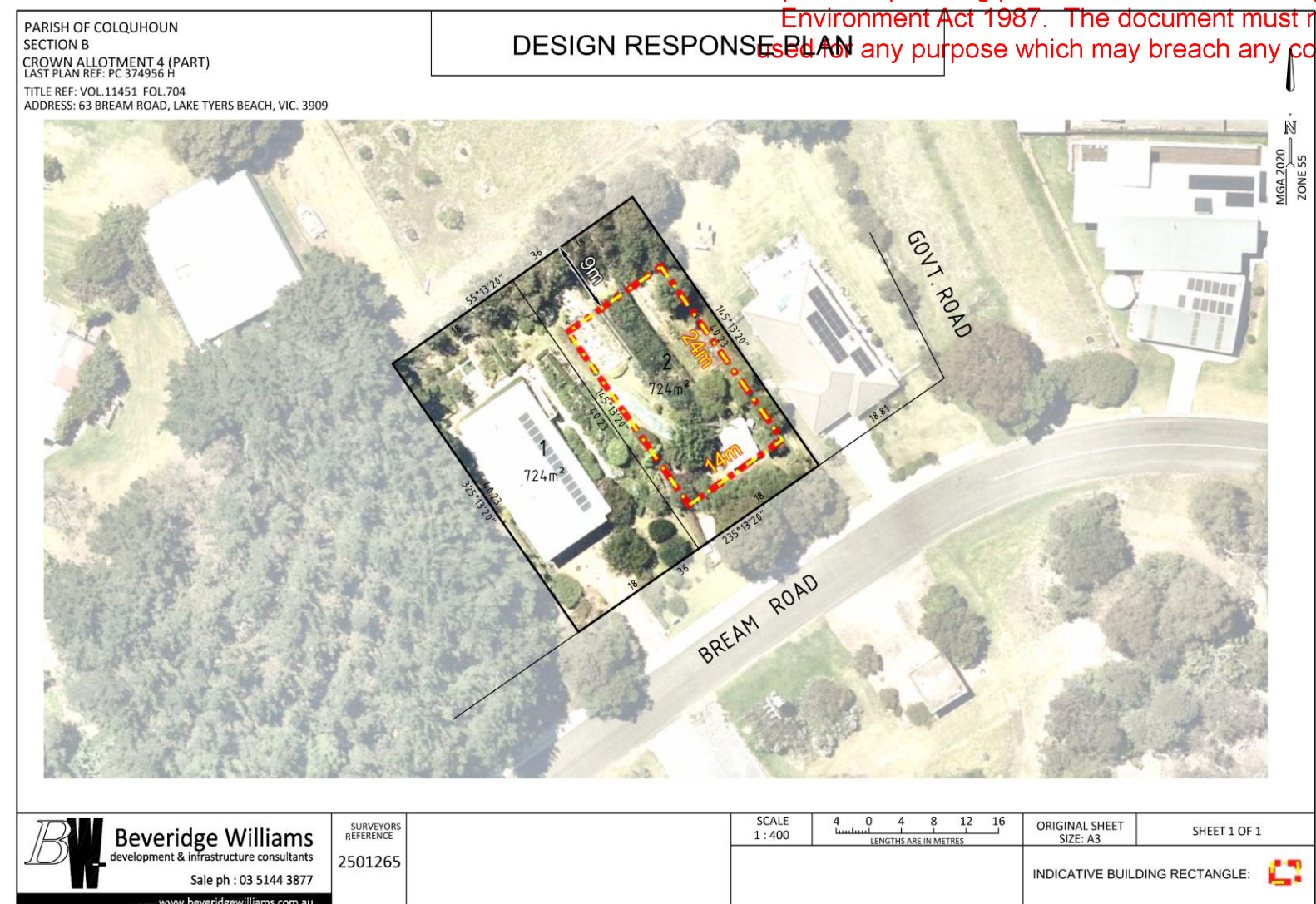
The proposed subdivision has been designed to comply with the decision guidelines set out at **Clause 44.01-8** by incorporating the findings of the Geotechnical Risk Assessment prepared by Simon Anderson Consulting, which did not detect significant erosion risk. It is anticipated that conditions set out in this report will be used in any permit issued:

Orderly Planning:

The proposed development has been designed to facilitate in-fill development of an underutilised site that is within close proximity of public transport that connects to the services and facilities in Lakes Entrance's central activity district, without detracting from the character of the surrounding area. This will increase housing diversity in an appropriate location. Council has consistently granted planning permits in similar circumstances. So, approval will represent a consistent, or orderly approach to planning.

The effect on the amenity of the area:

The proposed development will facilitate the future construction of a dwelling in a manner whereby overlooking or overshadowing of adjoining dwellings can be avoided. This will mitigate against any amenity impacts.



Planning Assessment (continued)

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

The development will be drained to Council's reticulated kerb and channel drainage within Bream Road in accordance with a drainage plan that it is assumed will be required through a condition in any permit granted. This will avoid land degradation or water quality impacts.

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

The proposed subdivision will direct stormwater to Council's reticulated drainage system located within Bream Road. This will avoid any impact to stormwater quality.

The extent and character of native vegetation and the likelihood of its destruction:

The proposed subdivision will require the removal of existing planted vegetation to facilitate construction of a dwelling within proposed Lot 2. However, it will be possible to construct a dwelling within the nominated envelope and create access to it and defensible space around it without removing the large canopy tree in the front setback.

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

The proposed subdivision will only require the removal of non-significant, planted vegetation. However, there will remain capacity to retain a large canopy tree in the front setback.

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 hazards:

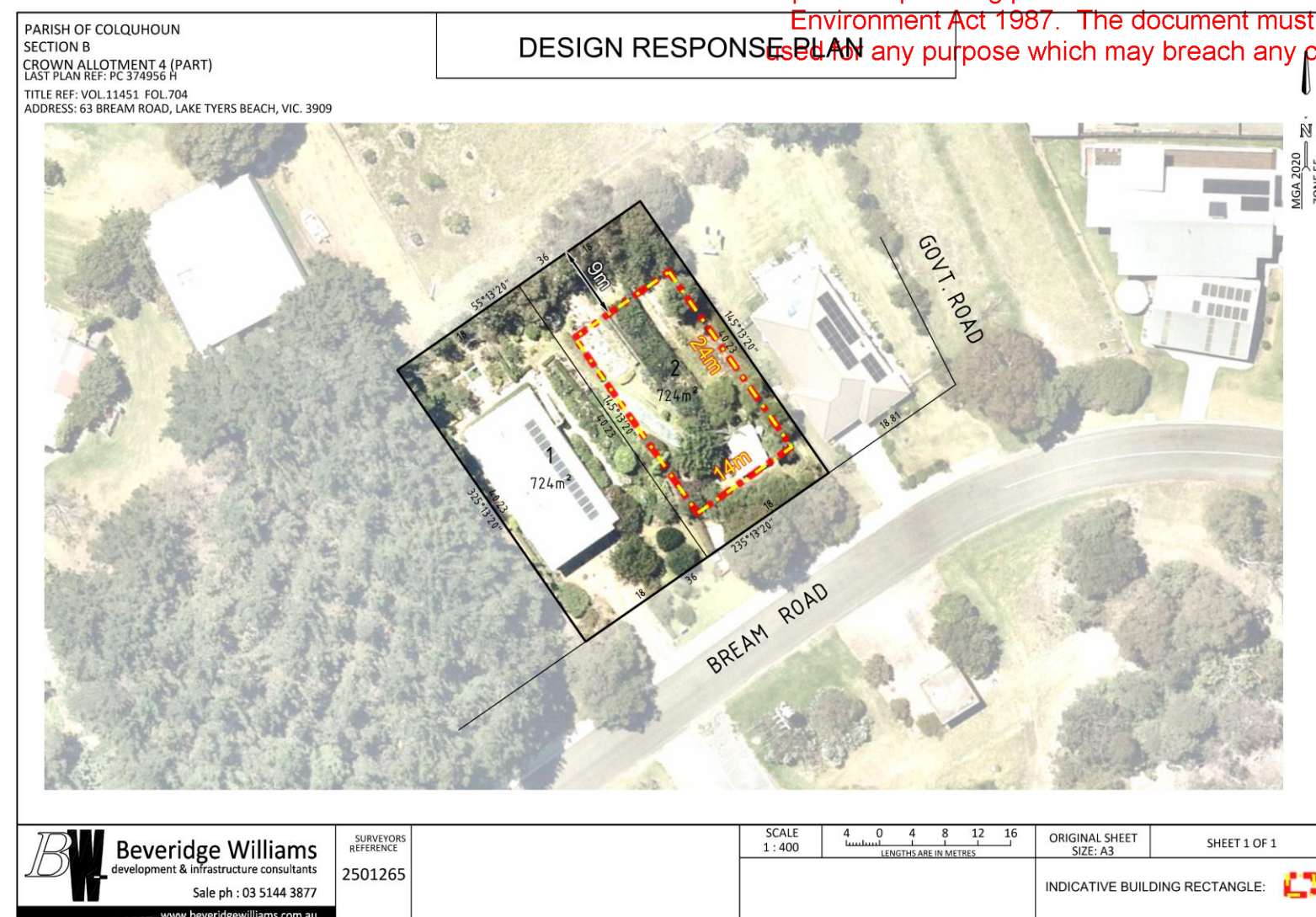
The subject site is not recognised as being susceptible to flood risk. Bushfire risk is discussed previously in this report and erosion risk is discussed in the report prepared by Simon Anderson Consulting.

Loading and unloading facilities and any associated amenity, traffic flow and road safety impacts:

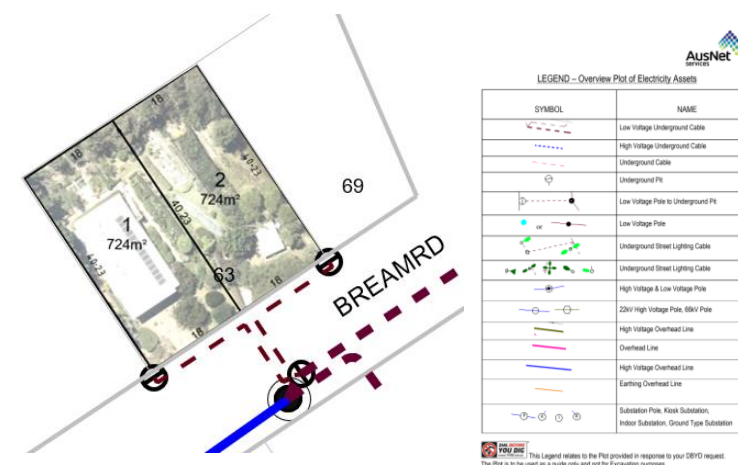
The site retains ample space for the loading/unloading of vehicles associated with the proposed residential uses.

In relation to matters raised at **Clause 65.02** that aren't covered earlier in this submission, it is noted that:

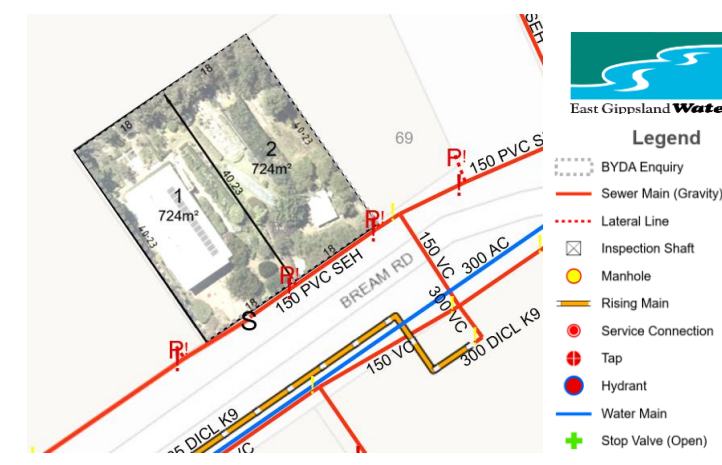
- The development will facilitate infill development of underutilised land;
- The development layout is demonstrated on the plan above;
- The development will not require any new roads;
- There remains ample space for carparking within each proposed lot;
- Both proposed lots will enjoy connection to reticulated sewer, water and electricity, as shown opposite.



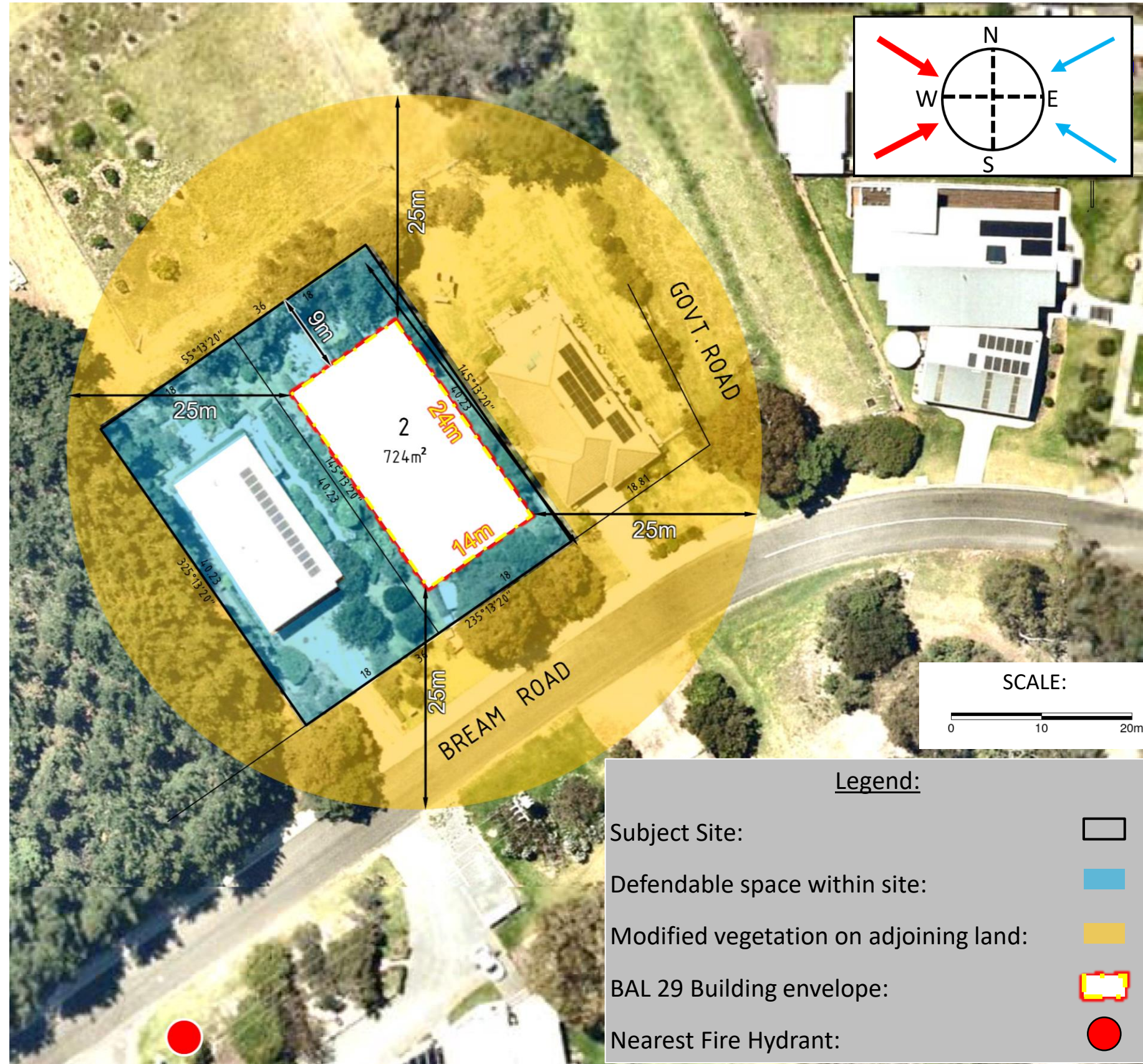
ELECTRICAL SUPPLY CABLING
RELATIVE TO THE PROPOSED SUBDIVISION



SEWER & WATER MAINS
RELATIVE TO THE PROPOSED SUBDIVISION



Bushfire Management Plan:



Management Requirements:

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 - Plants greater than 10 centimetres in height must not be placed within 3 m of a window or glass feature of the building.
 - Shrubs must not be located under the canopy of trees.
 - Individual and clumps of shrubs must not exceed 5m² in area and must be separated by 5m.
 - Trees must not overhang or touch any elements of the building.
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 - Is stored in an above ground water tank constructed of concrete or metal.
 - All fixed above ground water pipes and fittings required for firefighting purposes must be made out of corrosive resistant metal.
 - Include a separate outlet for occupant use.

PARISH OF COLQUHOUN
SECTION B
CROWN ALLOTMENT 4 (PART)
LAST PLAN REF: PC 374956 H
TITLE REF: VOL.11451 FOL.704
ADDRESS: 63 BREAM ROAD, LAKE TYERS BEACH, VIC. 3909

PLAN OF PROPOSED SUBDIVISION

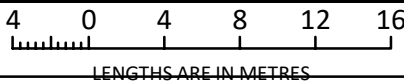


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development & infrastructure consultants
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SURVEYORS
REFERENCE
2501265

SCALE
1 : 400



ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 1