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NOTICE OF AN APPLICATION FOR PLANNING PERMIT 987. The document must not be used for any purpose which may breach any copyright.

The land affected by the application is located at:	74A Betka Road MALLACOOTA 3892 CA: PART 5 Sec: 13	
The application is for a permit to:	Four Lot Subdivision and construction of Two Dwellings	
A permit is required under the	ne following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required	
32.08-3 (GRZ1)	Subdivide land	
32.08-7 (GRZ1)	Construct or extend two or more dwellings on a lot	
43.02-2 (DDO)	Construct a building or construct or carry out works	
The applicant for the permit is:	G K Hopkins	
The application reference number is:	5.2025.51.1	

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

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

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273 Main Street (PO Box 161) Bairnsdale VIC 3875 Website <u>www.eastgippsland.v</u> Email <u>feed back@egipps.vic.g</u> Follow us on Twitter @eg sc	8) <i>r</i> ic.gov.au	participation in the second seco	nose of enabling rt of a planning vironment Act 1	g its con process 987 on Flax Fax Fax Fax Fax Fax Fax Fax Fax Fax F	nsideration and review s under the Planning a he offeetiment must not higy 1936 ach any copy si 957 967 765
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When submitting documents to Council you are co Section 52 of the Planning and Environment Act available for public viewing on Council's website					

When information is given out, Council will always try to make sure your privacy is protected in line with the *Privacy and Data Protection Act* 2014. You may ask for more information about Council's Privacy Policy by contacting our Information Privacy Officer on 03 5153 9500 or e-mail feedback@egipps.vic

Page 2 of 14

273 Main Street (PO Box 1618) Bairn sdale VIC 3875 Website <u>www.eastgippsland.vic.gov.au</u> Email <u>feedback@egipps.vic.gov.au</u> Follow us on Twitter @egsc

Is there any encumbrance on the Title such as a restrictive cover agreement or other obligation such as an easement or building		🗌 Yes	🔀 No
Will the proposal result in a breach of a registered covenant res agreement?	triction or	🗌 Yes	No No
Description of proposal: Describe the use, development or of Proposed Atrota title 50 division of Units 3 \$4			
Existing conditions: Describe how the land is used and devel The land has existing units 1 # 2 ternants		to perm	vanent
Estimated cost of development: Note: You may be required to verify this estimate	\$283,200		

If you need more space or have more information, please attach with this form.

Please make sure that:

Form is filled in fully and signed

The correct fee is paid or payment enclosed

Attached any supporting information or documents

- Required Title (must have been generated within the past 30 days)
- Covenants or Section 173 agreements
- Site plan/floor plan/elevations
- Planning report
- Supporting information/reports (e.g. Land Capability Assessment, Bushfire Management Statement, Geotechnical report/waiver)

#### **Privacy Statement**

The East Gippsland Shire Council asks for details about you to collect rates, approve permits and licences, and run a range of community services. The information you give to us on this form is used only for the reasons set out in the form and is not given to anybody else. Sometimes we may supply details about you to someone else, but only if we are allowed by law, or to protect someone or property.

When submitting documents to Council you are confirming that you have authority to use those documents. In the event that the giving of notice is required pursuant to Section 52 of the Planning and Environment Act 1987, you permit documents submitted as part of this application, including your full contact information to be made available for public viewing on Council's website

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Page 3 of 14

This application has an associated cost to be determined by a town planner

Who is the invoice to be made out to?

#### Declaration:

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.

I confirm that I have authority to use the relevant documents.

In the event that the giving of notice is required pursuant to Section 52 of the Planning and Environment Act 1987, I permit documents submitted as part of this application, including my full contact information, to be made available for public viewing on Council's website.

Applican	t signature	):		
Name:	GIZEG	HOPKINS	Date: 24 / 2	12025

### Submitting your application:

Electronic	Fax to 03 5153 9576	
Electronic	Email to planning@egipps.vic.gov.au	
Mail	Post the signed, completed form together with any a PO Box 1618 BAIRNSDALE VIC 3875.	applicable fees or copies of any documentation to;
In Person	Bring the completed form and supporting documents	s to any of the following locations;
	Service Centre Opening Hours: 9.00am to 5:00pm. Monday to Friday.	Bairnsdale Corporate Centre: 273 Main Street. Bairnsdale Service Centre: 24 Service Street. Bairnsdale Business Centre: 34 Pyke Street. Lakes Entrance Service Centre: 18 Mechanics Street. Omeo Service Centre: 179 Day Avenue. Orbost Service Centre: 1 Ruskin Street. Paynesville Service Centre: 55 The Esplanade.
	Mallacoota Service Centre Opening Hours: Monday and Tuesday 10.00am to 2.00pm Wednesday, Thursday, Friday 2.00pm to 5.00pm	Mallacoota Service Centre: 70 Maurice Avenue
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When submitting documents to Council you are confirming that you have authority to use those documents. In the event that the giving of notice is required pursuant to Section 52 of the Planning and Environment Act 1987, you permit documents submitted as part of this application, including your full contact information to be made available for public viewing on Council's website

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

VOLUME 09011 FOLIO 318

Security no : 124122274575G Produced 24/02/2025 10:13 AM

CROWN GRANT

REGISTERED PROPRIETOR

Estate Fee Simple Joint Proprietors

ENCUMBRANCES, CAVEATS AND NOTICES

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP307374J FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

ADMINISTRATIVE NOTICES

NIL

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4/06/2024

PROJECT

74 BETKA ROAD MALLACOOTA VICTORIA 3892

PROPOSED STRATA TITLE SUB DIVISION FOR G. & C. HOPKINS

PLAN SCHEDULE FOR WORKING DRAWINGS

WD 01	TITLE DETAILS
WD 02	EXISTING CONDITIONS AND PROPOSED SITE PLAN
WD 03	UNIT 3 FLOOR PLAN AND ELEVATIONS
WD 04	UNIT 4 FLOOR PLAN AND ELEVATIONS
WD 05	NORTH ELEVATION UNIT 1 - UNIT 4
WD 06	ADJOINING PROPERTY INFORMATION
WD 07	MALLACOOTA PM 34 DETAILS
WD 08	APPENDIX

REVISED JUNE 25 A

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1938

VOLUME 09011 FOLIO 318

Security no : 1241222745753 Produced 24/02/2025 10:13 AM

CROWN GRANT

#### LAND DESCRIPTION

Crown Allotment 5 Section 13 Township of Mallacoota Parish of Mallacoota.

#### REGISTERED PROPRIETOR

Estate Fee Simple Joint Proprietors

ENCUMBRANCES, CAVEATS AND NOTICES

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

#### DIAGRAM LOCATION

SEE TF307374J 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)

#### ADMINISTRATIVE MOTICES

NIL

eCT Control Effective from

#### DOCUMENT END

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MALLACOOTA 3892	G. & C. HOPKINS	G.



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SOUTH ELEVATION



NORTH ELEVATION





EAST ELEVATION



WEST ELEVATION

PROPERTY INFORMATION AND GENERAL SPECIFICATIO	N5
SOIL CLASSIFICATION IS CLASS M	
BUILDING SPECIFICATIONS AND CONSTRUCTION	
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EAST ELEVATION



WEST ELEVATION





NORTH ELEVATION





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UNIT 3 FLOOR PLAN	000000	DRAWING WD 04
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74	TITLE SUB DIVISION	UNIT 1 - UNIT 4	1;200	WD 05
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MALLACOOTA 3892	G.&C. HOPKINS	G. HOPKINS	4/06/2024	JUNE 25

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# Submission Response to Subdivision Proposal 5.2025.51.1 at 74B Betka Road, Mallacoota

#### 1. Proposed Subdivision and Development Overview

The proposal involves the subdivision of land at 74B Betka Road, Mallacoota, to separate two existing housing units and two parcels of land intended for the development of two new two-bedroom residential units. The new units will be located at the rear of the existing units, with a shared driveway separating the two areas. These new units will mirror the design and layout of the existing units to ensure consistency with the current development on-site.

#### 2. Compliance with East Gippsland Planning Scheme

#### Clause 54 (ResCode):

The proposed subdivision and new units align with Clause 54, ensuring the development maintains a high standard of residential amenity. The setbacks of the new units from the existing ones are designed to maintain privacy and minimize overshadowing. The development ensures appropriate site layout, ensuring sufficient space for landscaping, vehicle movement, and the shared driveway.

#### Clause 55 (Medium Density Housing):

The subdivision respects the density requirements under Clause 55, which encourages the appropriate integration of medium-density development within established areas. The new units are designed to complement the existing residential units, with an appropriate density that reflects the surrounding area's character.

#### Clause 56 (Subdivision Standards):

The subdivision complies with Clause 56 in terms of site access, infrastructure provisions, and environmental standards. The shared driveway allows for efficient movement between the two areas of the development. Utilities and services are proposed to be upgraded as required for the new units, ensuring all lots are adequately serviced.

#### Clause 58 (Sustainable Development):

The development includes sustainable design features such as the inclusion of fire safety measures, including water tanks, to ensure the subdivision complies with sustainability principles and provides for future environmental needs. The design of the units also promotes energy efficiency through thoughtful placement and building materials.

## 3. Bushfire Management Statement

A separate bushfire hazard assessment is being carried out for the site, and appropriate bushfire mitigation measures are incorporated into the design of the subdivision. Fire safety measures, including water tanks for firefighting purposes, have been incorporated into the development proposal. These measures are consistent with the Bushfire Management Overlay (BMO) and address the bushfire risk in the area.

#### 4. Neighbourhood Character

The subdivision and development have been designed to complement the existing neighbourhood character of Betka Road. The new units are consistent in style, scale, and materials with the existing residential units, ensuring that the overall development remains in harmony with the surrounding environment. The shared driveway will provide a cohesive access point for both the new and existing units, enhancing the overall flow and functionality of the site. The proximity to the school, caravan park, and individual residence on the other side further strengthens the proposal's alignment with the broader neighbourhood character.

#### 5. Conclusion

This subdivision proposal at 74B Betka Road is designed to respect and enhance the character of the local area while ensuring compliance with the East Gippsland Planning Scheme. The proposed new units, along with the necessary infrastructure upgrades and bushfire safety measures, provide a thoughtful and sustainable development that meets the requirements of the planning scheme and the needs of the local community.

PROJECT	PROPOSED STRATA	AI
74	TITLE SUB DIVISION	
BETKA ROAD	FOR	DR
MALLACOOTA 3892	G. & C. HOPKINS	G.

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