

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

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|---|--|
| 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 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: <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.



Planning Permit Application

Applicant Details:

| | | |
|--|-------|----------|
| Applicant name: GREG & CAROL HOPKINS | | |
| Business trading name: (if applicable) | | |
| Email address: | | |
| Postal address: | | |
| | | Postcode |
| Phone number: Home: | Work: | Mobile: |

Owners Details: (if not the applicant)

| | | |
|--|-------|----------|
| Name: | | |
| Business trading name: (if applicable) | | |
| Email address: | | |
| Postal address: | | |
| | | Postcode |
| Phone number: Home: | Work: | Mobile: |

Description of the Land:

| | | |
|---|---|----------------|
| Street number: 74 | Street name: BERKA ROAD | |
| Town: MALLACOOTA | Postcode | 3892 |
| Legal Description: | | |
| Lot Number: | <input type="checkbox"/> Lodged plan <input type="checkbox"/> Title plan <input type="checkbox"/> Plan of Subdivision | Number: |
| Crown Allotment Number: 5 | Section Number: 13 | |
| Parish/Township Name: MALLACOOTA | | |
| Has there been a pre-application meeting: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | Officers name: |
| Your reference number: | | |

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, your permit documents submitted as part of this application, including your full contact information to be made 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.gov.au

East Gippsland Shire Council

273 Main Street (PO Box 1618)
Bairnsdale VIC 3875
Website www.eastgippsland.vic.gov.au
Email feedback@egipps.vic.gov.au
Follow us on Twitter @egsc



Telephone (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
ABN: 81 957 967 765

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| | |
|---|---|
| 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? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Will the proposal result in a breach of a registered covenant restriction or agreement? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Description of proposal: Describe the use, development or other matter which needs a permit: Proposed Strata title subdivision and construction of Units 3 & 4 | |
| Existing conditions: Describe how the land is used and developed currently: The land has existing units 1 & 2 rented to permanent tenants | |
| 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)

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Printed 17/07/2025

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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.

Applicant signature: _____

Name: GREG HOPKINS

Date: 24 / 2 / 2025

Submitting your application:

Electronic

Fax to 03 5153 9576

Email to planning@egipps.vic.gov.au

Mail

Post the signed, completed form together with any applicable fees or copies of any documentation to;
PO Box 1618
BAIRNSDALE VIC 3875.

In Person

Bring the completed form and supporting documents 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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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

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 TP307374J 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 NOTICES

NIL

eCT Control
Effective from

DOCUMENT END

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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

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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 Mallscoota Parish of Mallscoota.

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

ENCUMBRANCES, CAVEATS AND NOTICES

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DIAGRAM LOCATION

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ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

ADMINISTRATIVE NOTICES

NIL

eCT Control
Effective from

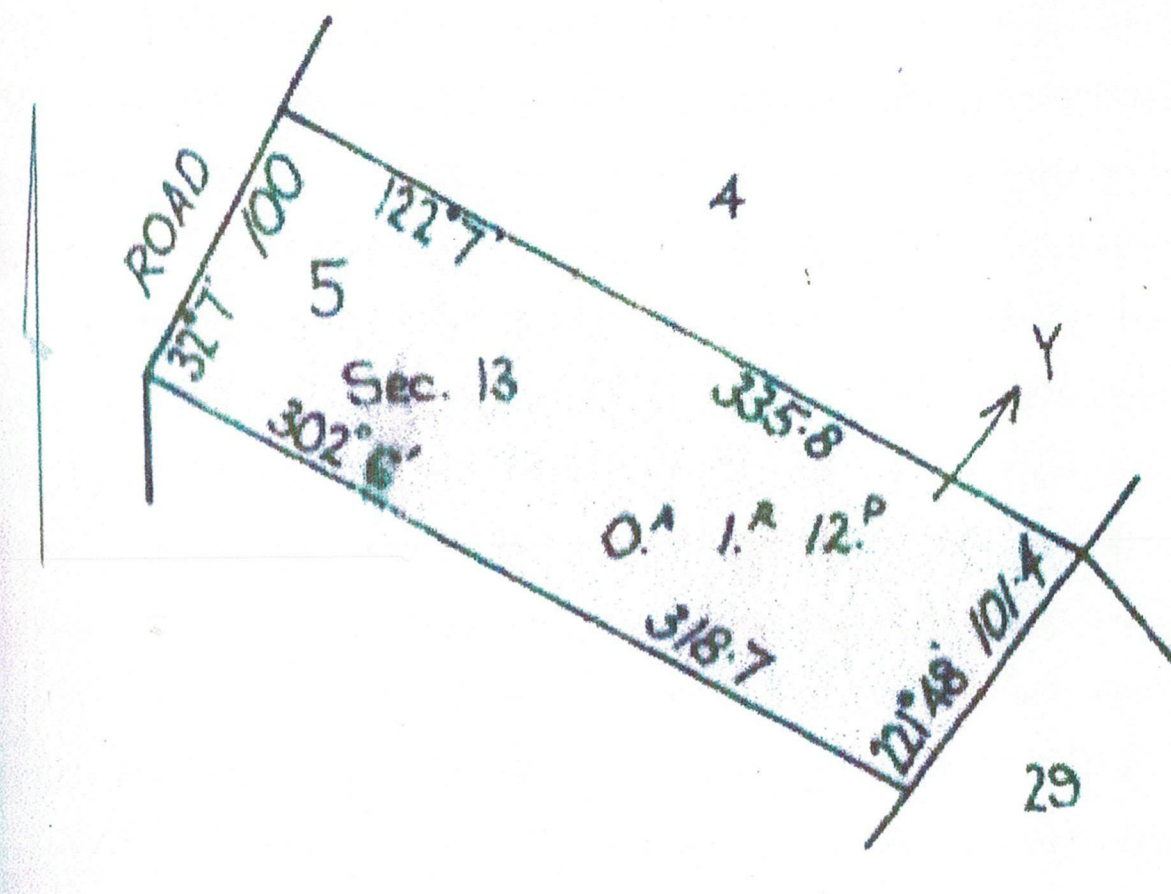
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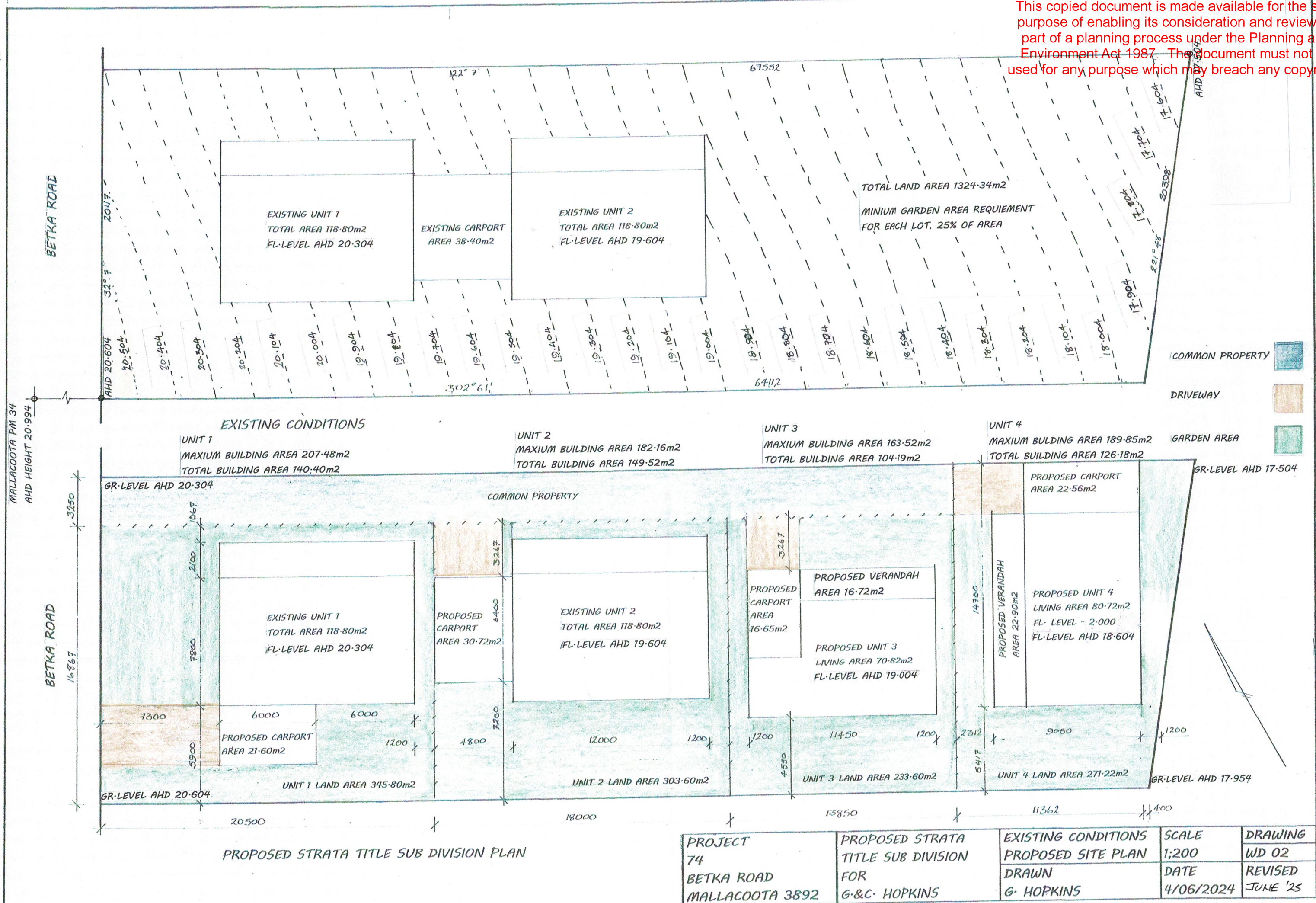
| TITLE PLAN | | EDITION 1 | TP 307374J |
|--|--|---|------------|
| Location of Land Parish: MALLACOOTA Township: MALLACOOTA Section: 13 Crown Allotment: 5 Crown Portion: Last Plan Reference: Derived From: VOL 9011 FOL 318 Begin Limitation: 15 m | | Notations SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 9011 FOL. 318 AND NOTED ON SHEET 2 OF THIS PLAN ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN | |
| Description of Land / Easement Information | | THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 07/02/2000 VERIFIED: GB | |
|  | | COLOUR CODE Y = YELLOW | |

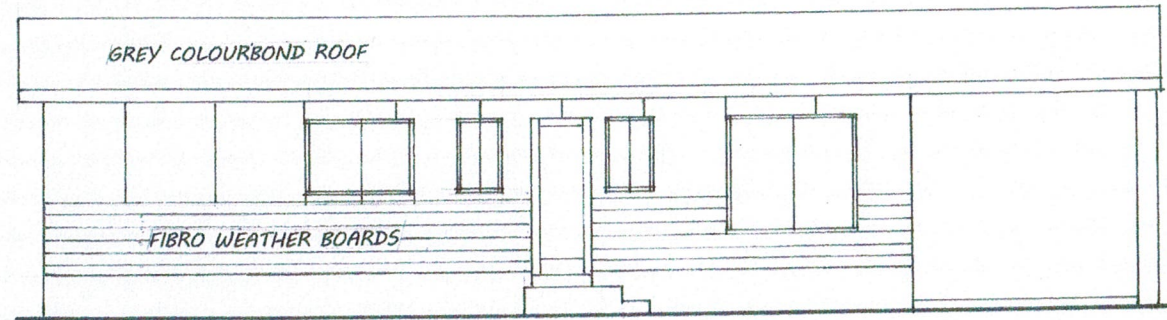
| PROJECT | PROPOSED STRATA | TITLE DETAILS | SCALE | DRAWING |
|-----------------|--------------------|---------------|-----------|----------|
| 74 | TITLE SUB DIVISION | | 1:300 | WD 01 |
| BETKA ROAD | FOR | DRAWN | DATE | REVISED |
| MALLACOOTA 3892 | G. & C. HOPKINS | G. HOPKINS | 4/06/2024 | JUNE '25 |

Printed 17/07/2025

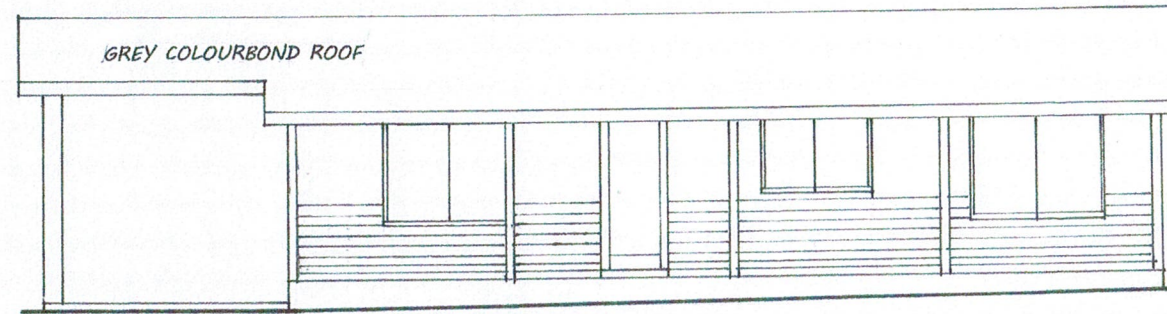
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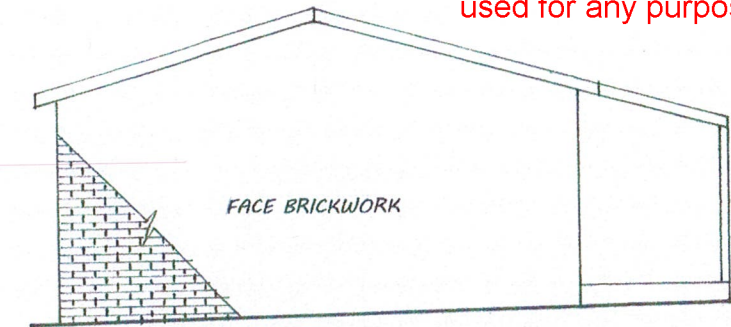




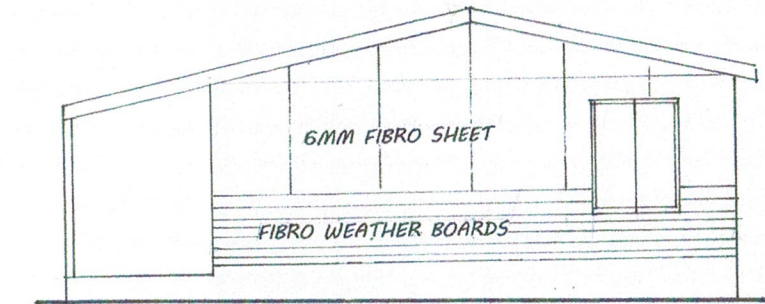
EAST ELEVATION



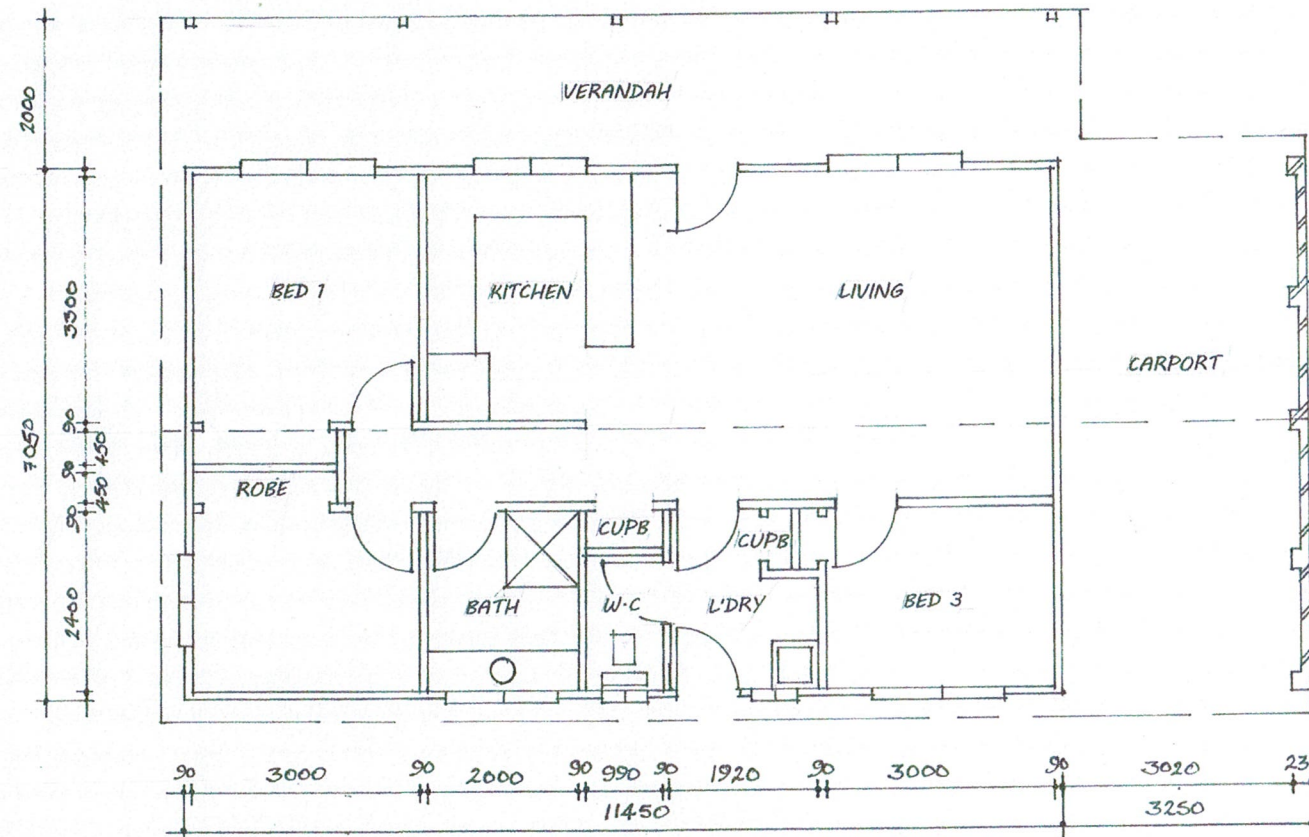
WEST ELEVATION



NORTH ELEVATION

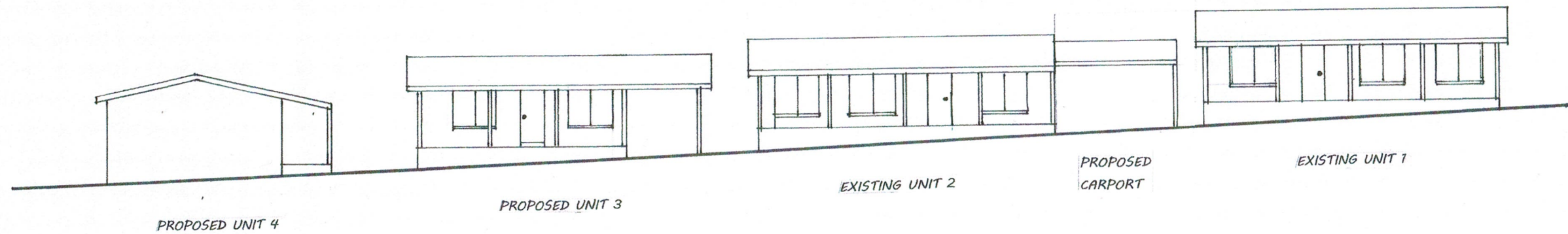


SOUTH ELEVATION



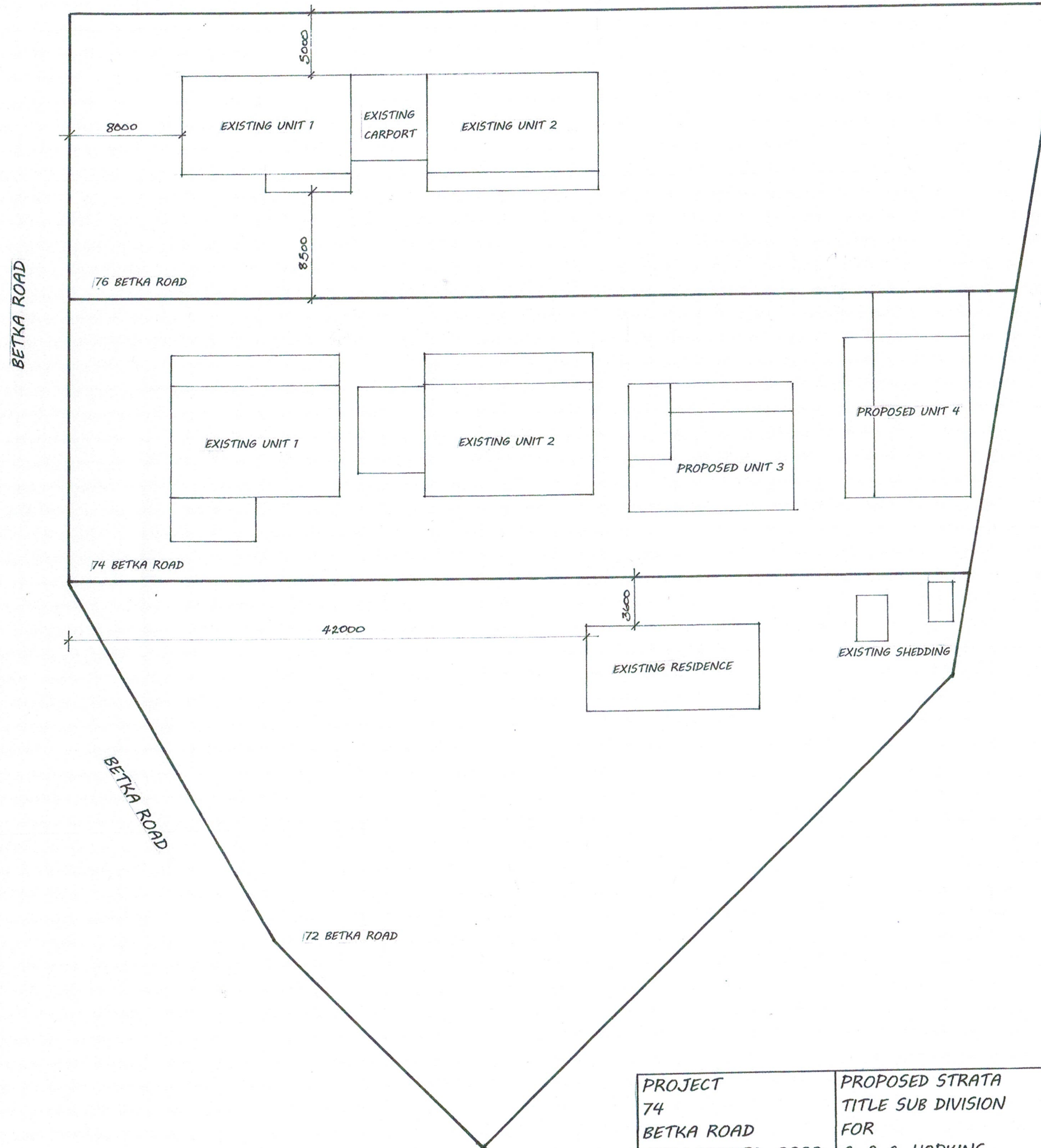
FLOOR PLAN

| | | | | |
|--|---|-------------------------------------|-------------------|---------------------|
| PROJECT 74 BETKA ROAD MALLACOOTA 3892 | PROPOSED STRATA TITLE SUB DIVISION FOR G. & C. HOPKINS | UNIT 3 FLOOR PLAN AND ELEVATIONS | SCALE 1:100 | DRAWING WD 04 |
| | | DRAWN G. HOPKINS | DATE 4/06/2024 | REVISED JUNE '25 |



| | | | | |
|--|---|------------------------------------|-------------------|---------------------|
| PROJECT 74 BETKA ROAD MALLACOOTA 3892 | PROPOSED STRATA TITLE SUB DIVISION FOR G.&C. HOPKINS | NORTH ELEVATION UNIT 1 - UNIT 4 | SCALE 1:200 | DRAWING WD 05 |
| | | DRAWN G. HOPKINS | DATE 4/06/2024 | REVISED JUNE '25 |

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| PROJECT 74 BETKA ROAD MALLACOOTA 3892 | PROPOSED STRATA TITLE SUB DIVISION FOR G. & C. HOPKINS | ADJOINING PROPERTY INFORMATION DRAWN G. HOPKINS | SCALE 1:300 DATE 4/06/2024 | DRAWING WD 06 REVISED JUNE '25 |
|--|---|--|-------------------------------------|---|

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 74 | PROPOSED STRATA TITLE SUB DIVISION | APPENDIX | SCALE 1:300 | DRAWING WD 08 |
| BETKA ROAD MALLACOOTA 3892 | FOR G. & C. HOPKINS | DRAWN G. HOPKINS | DATE 4/06/2024 | REVISED JUNE '25 |