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**NOTICE OF AN APPLICATION FOR PLANNING PERMIT**

<b>The land affected by the application is located at:</b>	<b>18 Marine Parade LAKES ENTRANCE 3909 Lot: 13 LP: 18663</b>
<b>The application is for a permit to:</b>	<b>Buildings &amp; Works for an Outbuilding</b>
<b>A permit is required under the following clauses of the planning scheme:</b>	
<b>Planning Scheme Clause</b>	<b>Matter for which a permit is required</b>
34.01-4 (C1Z)	construct a building or construct or carry out works
44.04-2 (LSIO)	construct a building or construct or carry out works
<b>The applicant for the permit is:</b>	<b>Riviera Barns &amp; Garages</b>
<b>The application reference number is:</b>	<b>5.2024.393.1</b>

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

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

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

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

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

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

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

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**April McDonald**

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**From:** Snapforms Notifications <no-reply@snapforms.com.au>  
**Sent:** Tuesday, 19 November 2024 1:40 PM  
**To:** Planning Unit Administration  
**Subject:** Planning Permit application  
**Attachments:** POS - Breukel.pdf; COT - Breukel.pdf; Floor Plan & Elevations.pdf; Site Plan - Breukel.pdf; Planning Property Report - Breukel.pdf

**Planning Permit Application**

A Planning Permit Application<sup>1</sup> has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

**Applicant name:** Lee

**Business trading name:** Riviera Barns and Garages

**Email address:** sales@rivierabarns.com.au

**Postal address :** 48 Forge Creek Road, Bairnsdale 3875

**Mobile phone number:**

**Work phone number:** 5153 1455

**Owner's name:** Peter Breukel

**Owner's email address:**

**Owner's postal address:**

**Owner's mobile number:**

**Street number:** 18

**Street name:** Marine Parade

**Town:** Lakes Entrance

**Post code:** 3909

**Lot number:** 13

**Plan number:** LP018663

**Plan type:** Lodged plan

Please upload a copy of plan: [POS - Breukel.pdf](#)

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**Has there been a pre-application meeting:** No

**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 - Describe the use, development or other matter which requires a permit:** The proposed structure is a 16.6m wide x 11.5m long (174.3m<sup>2</sup>) skillion shed to be used for personal storage. This will trigger a planning permit, as the property is classed as Commercial Zone and has a Land Subject To Inundation Overlay.

**Existing conditions - Describe how the land is used and developed now:** The land is used for residential purposes.

**Estimated cost of development. Note: You may be required to verify this estimate:** 90,000

**Title (must have been generated within the past 30 days:** [COT - Breukel.pdf](#)

**Site plan/floor - plan/elevations:** [Floor Plan & Elevations.pdf](#), [Site Plan - Breukel.pdf](#)

**Planning report:** [Planning Property Report - Breukel.pdf](#)

**Who is the invoice to be made out to?:** Riviera Barns and Garages

**Declaration:** Yes

**Privacy Statement:** Yes



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

VOLUME 08114 FOLIO 721

Security no : 124119959037V  
Produced 19/11/2024 12:07 PM

**LAND DESCRIPTION**

Lot 13 on Plan of Subdivision 018663.  
PARENT TITLE Volume 08033 Folio 916  
Created by instrument A168614 07/06/1956

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Joint Proprietors  
PETER WILLIAM BREUKEL  
CATHERINE ELLICE MCINTYRE  
AY573000W 07/11/2024

**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 LP018663 FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NUMBER		STATUS	DATE
AY572999P (E)	DISCHARGE OF MORTGAGE	Registered	07/11/2024
AY573000W (E)	TRANSFER	Registered	07/11/2024

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

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

Street Address: 18 MARINE PARADE LAKES ENTRANCE VIC 3909

**ADMINISTRATIVE NOTICES**

NIL

eCT Control  
Effective from

DOCUMENT END



# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>LP018663</b>
Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>01/11/2024 14:26</b>

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# PLAN OF SUBDIVISION OF CROWN ALLOTMENTS 82A & 82B SECTION VII TOWNSHIP OF LAKES PARISH OF COLQUHOUN COUNTY OF TAMBO

ADVERTISED EDITION 2  
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PLAN MAY BE LODGED

VOL. 2124 FOL. 659  
VOL. 2124 FOL. 660

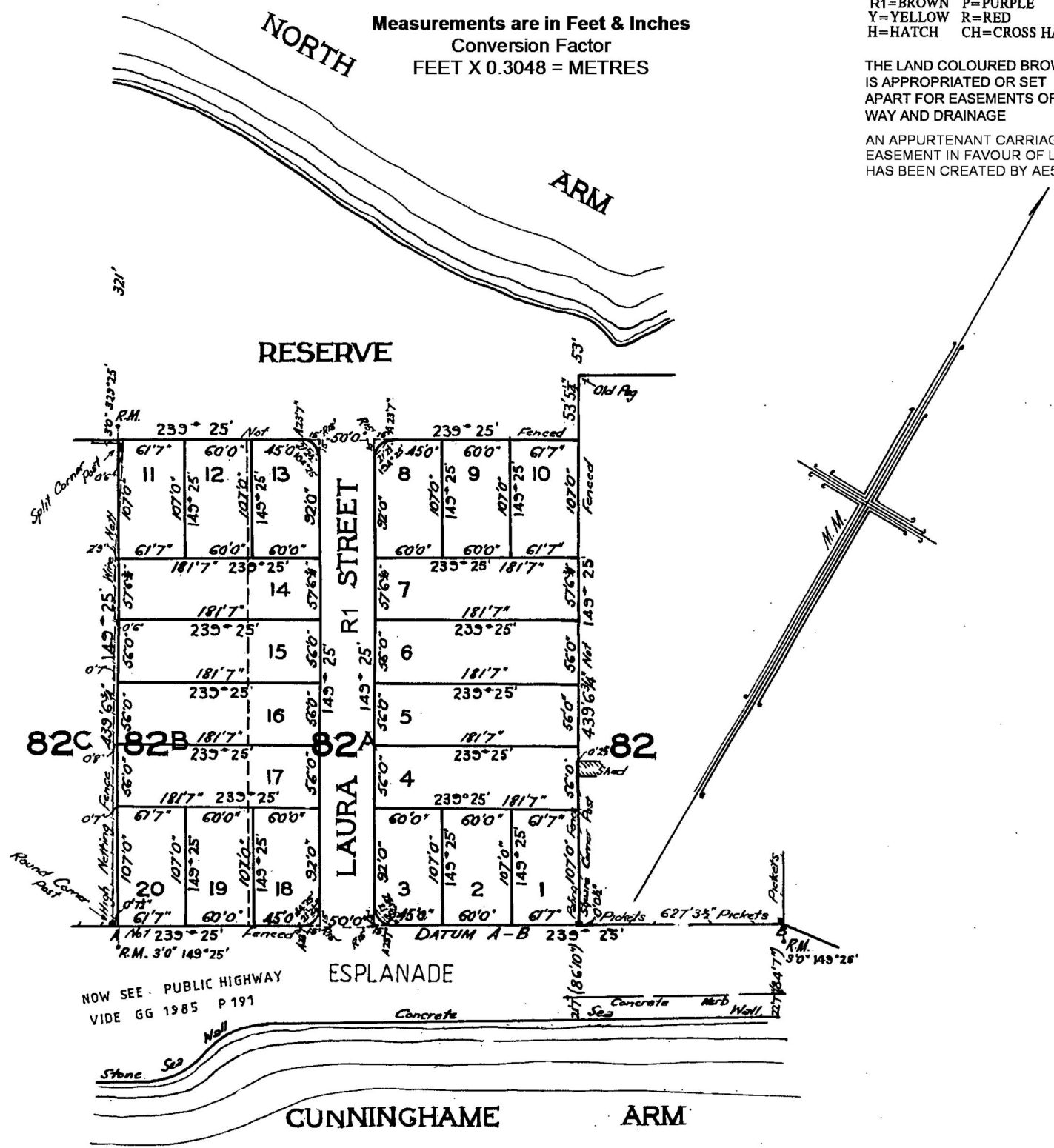
### COLOUR CODE

- BL=BLUE G=GREEN
- R1=BROWN P=PURPLE
- Y=YELLOW R=RED
- H=HATCH CH=CROSS HATCH

Measurements are in Feet & Inches  
Conversion Factor  
FEET X 0.3048 = METRES

THE LAND COLOURED BROWN IS APPROPRIATED OR SET APART FOR EASEMENTS OF WAY AND DRAINAGE

AN APPURTENANT CARRIAGEWAY EASEMENT IN FAVOUR OF LOT 20 HAS BEEN CREATED BY AE566957Q



WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

### REFERENCE PLAN FOR DATUM

MR. W. HUNTERS FIELD NOTES OF CROWN ALLOTMENT 82  
R.M.'S 3/4" DIA. 12" LONG G.I. PIPES

DATE 31 Jan 47 LICENSED SURVEYOR  
JOB V 29 F.B. V 19 P 107-108

Printed 18/12/2024



# PLANNING PROPERTY REPORT

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From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 19 November 2024 10:00 AM

## PROPERTY DETAILS

Address: **18 MARINE PARADE LAKES ENTRANCE 3909**  
Lot and Plan Number: **More than one parcel - see link below**  
Standard Parcel Identifier (SPI): **More than one parcel - see link below**  
Local Government Area (Council): **EAST GIPPSLAND**  
Council Property Number: **96497**  
Planning Scheme: **East Gippsland**  
Directory Reference: **Vicroads 686 D6**

[www.eastgippsland.vic.gov.au](http://www.eastgippsland.vic.gov.au)

[Planning Scheme - East Gippsland](#)

This property has 2 parcels. For full parcel details get the free Property report at [Property Reports](#)

## 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

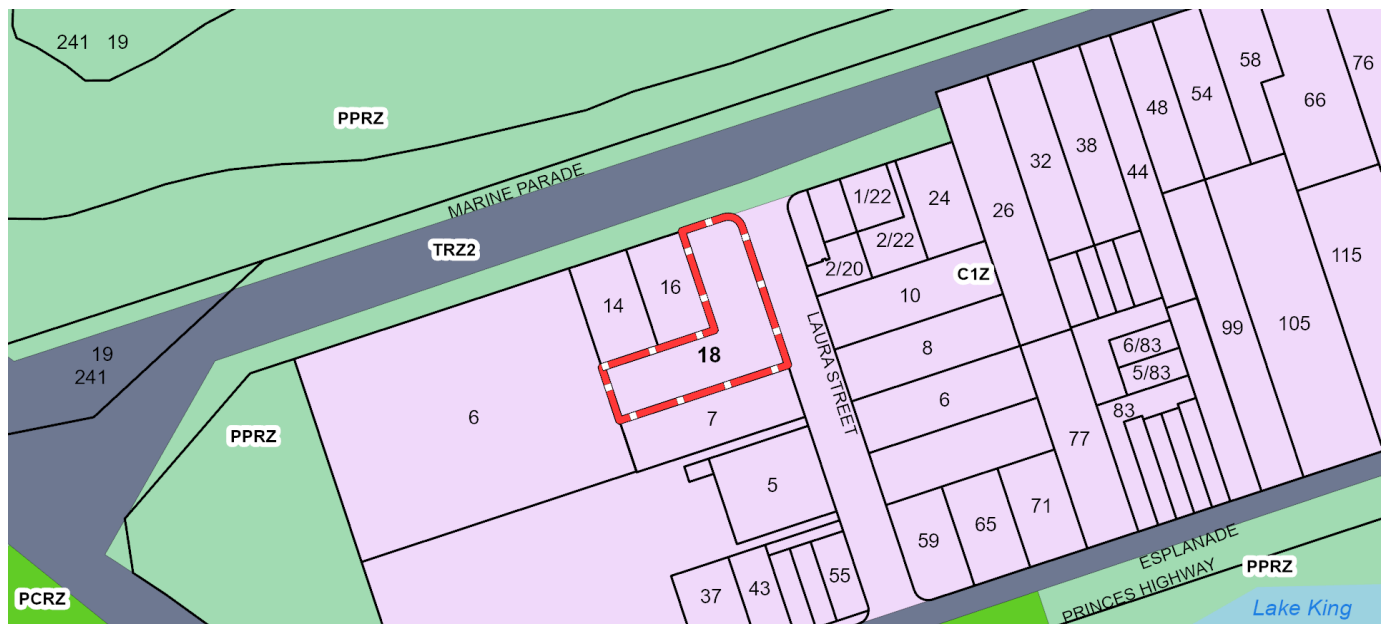
Registered Aboriginal Party: **Gunaikurnai Land and Waters  
Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

[COMMERCIAL 1 ZONE \(C1Z\)](#)

[SCHEDULE TO THE COMMERCIAL 1 ZONE \(C1Z\)](#)



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



# PLANNING PROPERTY REPORT

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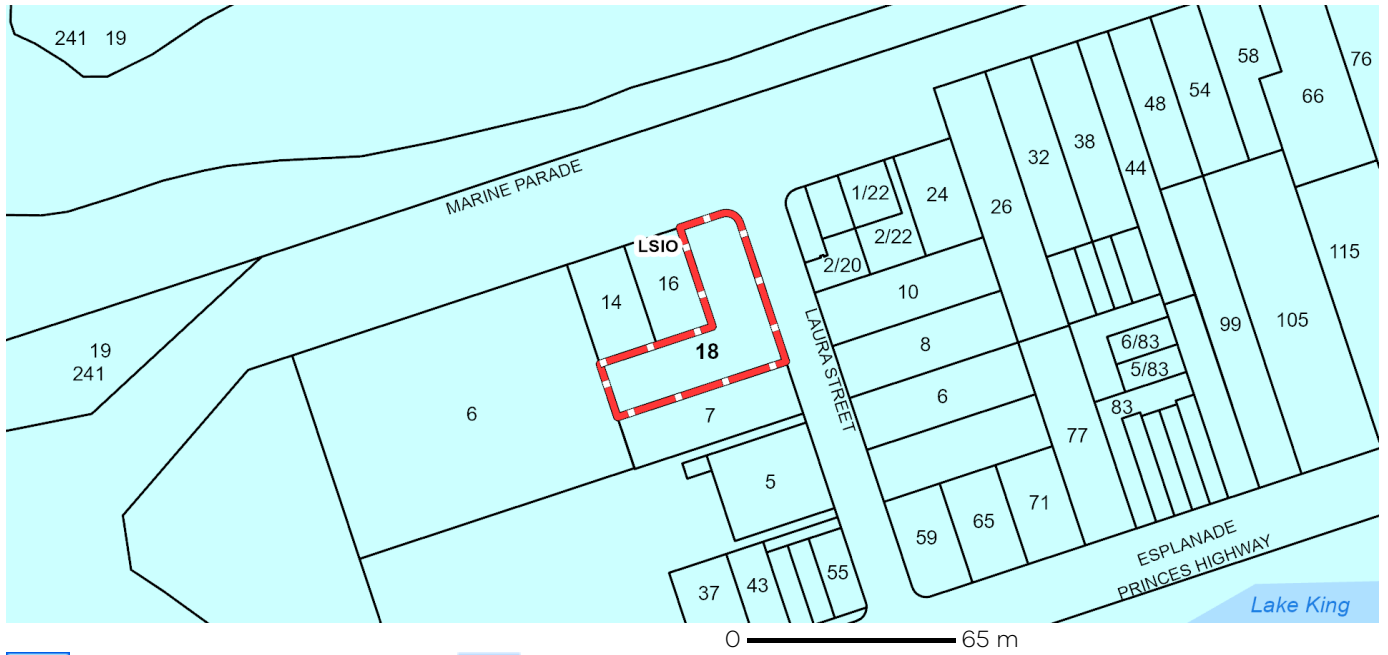
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## Planning Overlays

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIO)



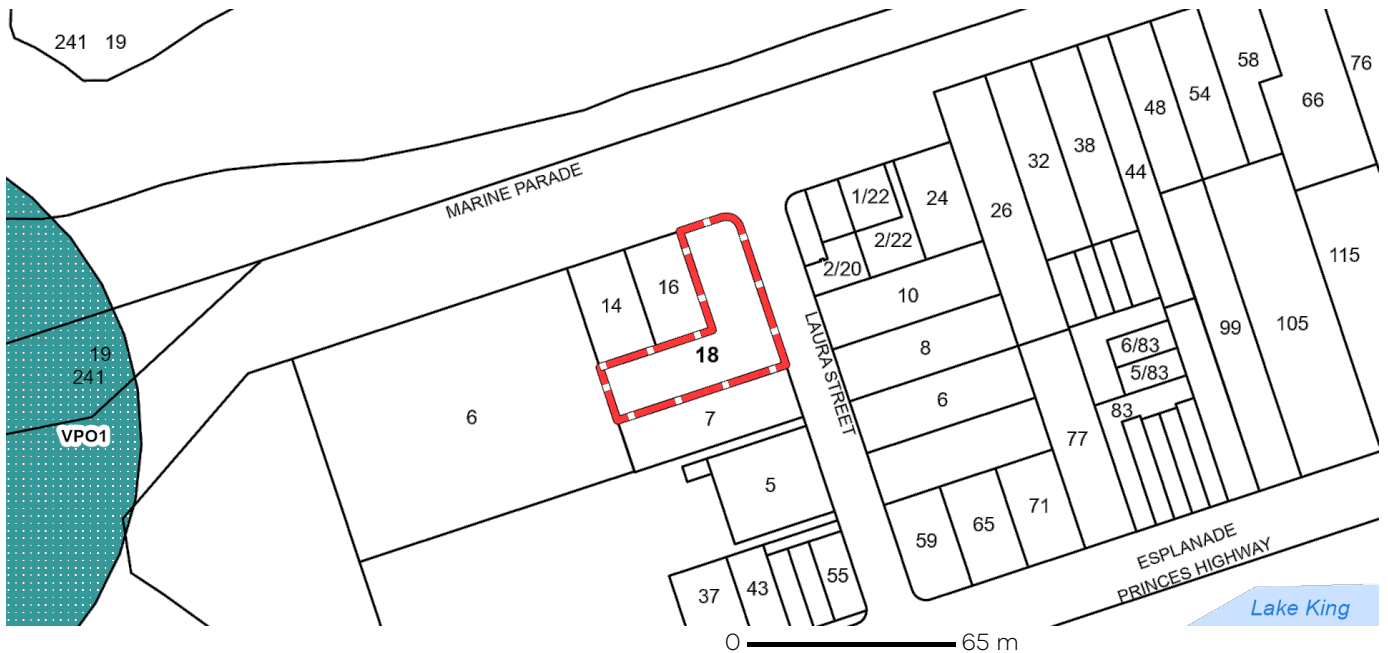
LSIO - Land Subject to Inundation Overlay Water area

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

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

VEGETATION PROTECTION OVERLAY (VPO)



VPO - Vegetation Protection Overlay Water area

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

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## Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation>



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### Further Planning Information

Planning scheme data last updated on 18 November 2024.

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>

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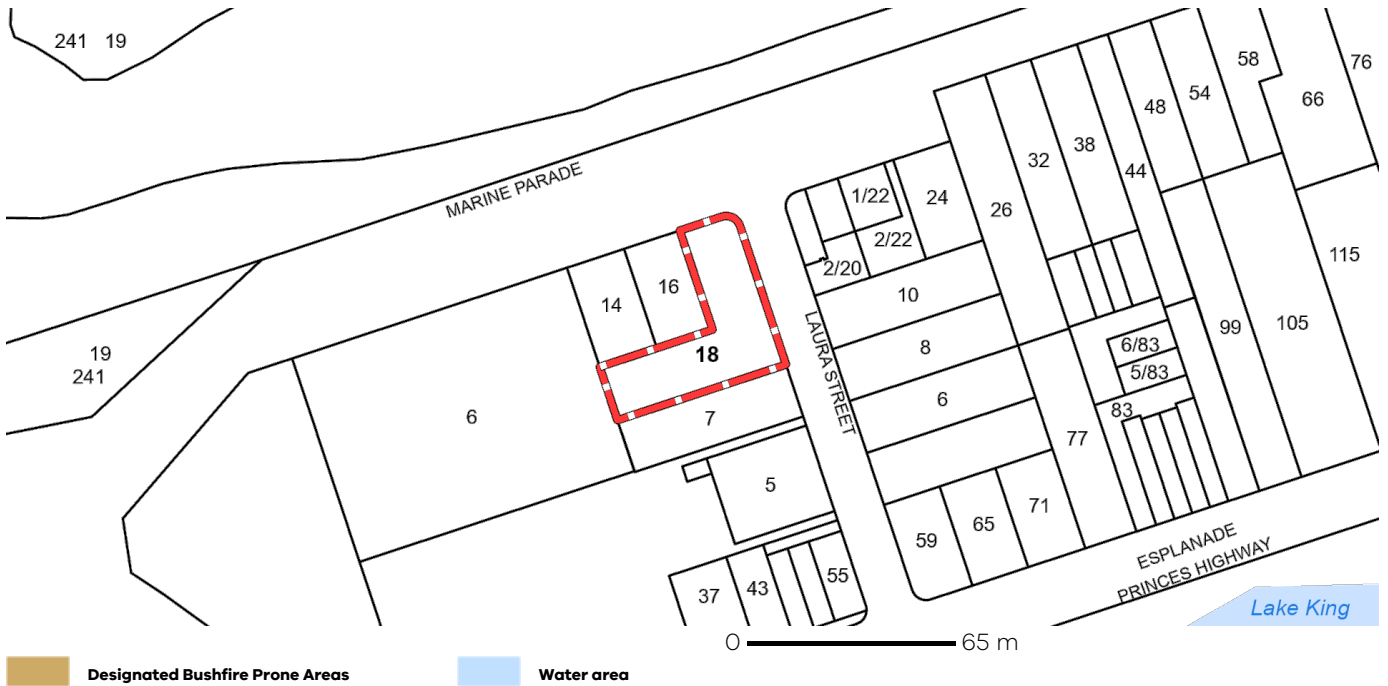


## Designated Bushfire Prone Areas

**This property is not in a designated bushfire prone area.**  
**No special bushfire construction requirements apply. 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 \(environment.vic.gov.au\)](http://Native%20vegetation%20(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 \(environment.vic.gov.au\)](http://NatureKit%20(environment.vic.gov.au))

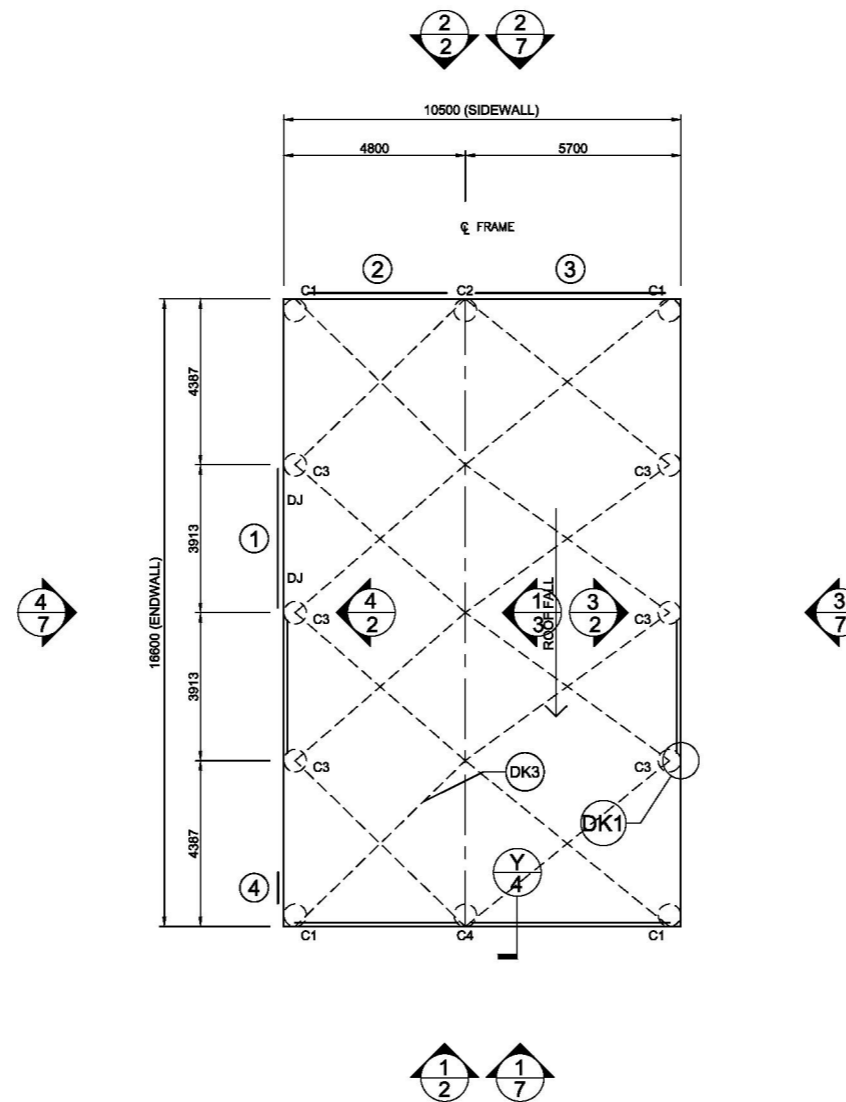
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IF IN DOUBT, ASK.



1 FOUNDATION PLAN AND MEMBER LAYOUT  
SCALE: 1 = 200

MEMBER LEGEND

C1	C30024
C2	2C30030
C3	C15015
C4	2C30024

ROOF STRAP BRACING TO BE CONNECTED TO THE PURLIN CLOSEST TO THE LINE OF THE END WALL MULLION  
ROOF STRAP BRACING CAN BE PLACED FROM EITHER END OF THE BUILDING PROVIDING THE STRAP PATTERN REMAINS AS PER PLANS  
DJ - INDICATES DOOR JAMBS AT THESE LOCATIONS. REFER TO SHEET #4 ON THE DOOR SCHEDULE FOR SIZES

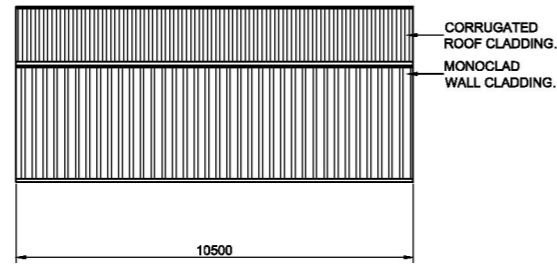
DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS TO BE VERIFIED ON SITE.

SHEET <b>1</b> OF <b>7</b>	JOB NO. FDBD100995	DATE 18/11/2024	CHECKED TM	DRAWN FDB	STEEL BUILDING BY <b>FAIR DINKUM BUILDS RIVIERA BARNS AND GARAGES</b>	(CONTACT) FOR 03 5153 1455 AT <b>BREUKEL (PETER)</b>	18 MARINE PARADE LAKES ENTRANCE			 Civil & Structural Engineers 50 Punari Street Currajong, Qld 4812 Fax: 07 4725 5850 Email: design@nceng.com.au ABN 341 008 173 56	Mr Timothy Roy Messer BE MIEAust RPEQ Signature ..... Date: 18/11/2024
					Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register						

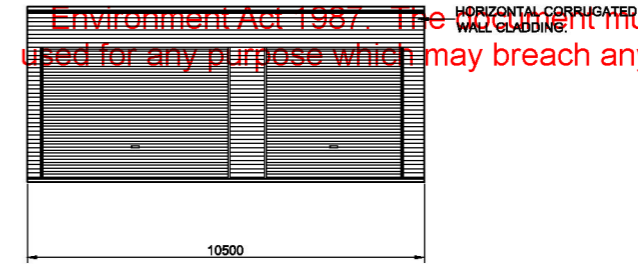
Printed 18/12/2024  
Page 13 of 16

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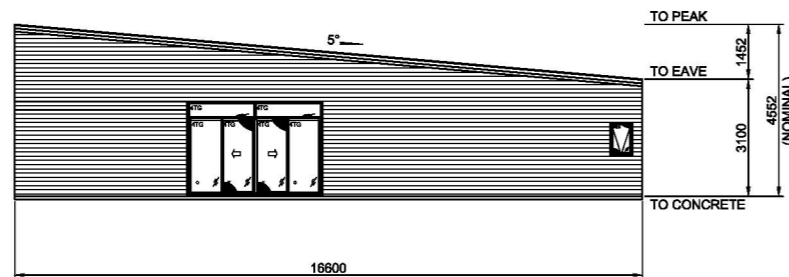
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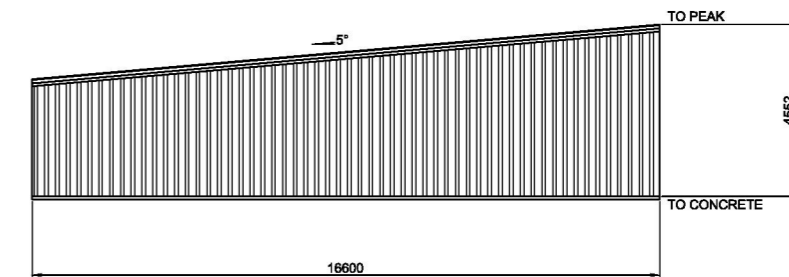
1  
7 SIDEWALL EXTERIOR ELEVATION  
SCALE: 1 = 200



2  
7 SIDEWALL EXTERIOR ELEVATION  
SCALE: 1 = 200



4  
7 ENDWALL EXTERIOR ELEVATION  
SCALE: 1 = 200



3  
7 ENDWALL EXTERIOR ELEVATION  
SCALE: 1 = 200

**BUILDING COLOURS**

WALL	SOUTHERLY
ROOF	DOVER WHITE
ROLLER DOOR	DOVER WHITE
WINDOW	SOUTHERLY
GLASS SLIDING DOOR	SOUTHERLY
DOWNPIPE	SOUTHERLY
GUTTER	DOVER WHITE
CORNER FLASHING	SOUTHERLY
BARGE FLASHING	DOVER WHITE
OPENING FLASHING	DOVER WHITE

7 OF 7  
SHEET  
JOB NO. FDDBD100995  
DATE 18/11/2024  
CHECKED TM  
DRAWN FDB

STEEL BUILDING BY (CONTACT)  
**FAIR DINKUM BUILDS RIVIERA BARNS AND GARAGES**  
FOR 03 5153 1455  
AT **BREUKEL (PETER)**  
18 MARINE PARADE  
LAKES ENTRANCE



**NORTHERN CONSULTING**  
engineers  
Civil & Structural Engineers  
50 Punari Street  
Currajong, Qld 4812  
Fax: 07 4725 5850  
Email: design@nceng.com.au  
ABN 341 008 173 56  
Regn. No. 2559980  
Regn. No. 9985  
Regn. No. 116373ES  
Regn. No. PE0002216  
Regn. No. CC5648M

Mr Timothy Roy Messer BE MIEAust RPEQ  
Signature .....  
Date 18/11/2024  
Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register

Printed 18/12/2024  
Page 14 of 16

Site Calculations

SITE AREA	591.90m2
EXISTING FLOOR AREA	182.20m2
PROPOSED AREA	174.30m2
BUILDING COVER	60.23%
GARDEN AREA	38.85%
PERMEABLE AREA	21.50%

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- Notes
- 1 LG 7/11/24 1:52 pm Existing Dwelling
  - 2 LG 7/11/24 1:52 pm Proposed 16.6m x 10.5m shed



Disrupted by Canibuild.

Client Name Peter Breukel Client Email [Redacted] Client Phone [Redacted] Signature \_\_\_\_\_ Client Name Client Email Client Phone Signature \_\_\_\_\_

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Generated by Lee Grummisch  
 admin@rivierabarns.com.au

**Property Details**  
 18 Marine Pde, Lakes Entrance, VIC 3909, Australia  
 Lot/DP: 13\LP18663

Sheet Name Site Plan	Sheet no. 1	Lic no. CDB-L 67779	Job no.
Design Breukel - 100995	Printed 18/12/2024		Scale 1:200@A3
1 <sup>st</sup> version date: 07/11/2024	Page 15 of 16	2 <sup>nd</sup> version date: 19/11/2024	Version # 2



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Client Name Peter Breukel Client Email [redacted] Client Phone [redacted] Signature \_\_\_\_\_ Client Name Client Email Client Phone Signature \_\_\_\_\_

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 admin@rivierabarns.com.au

**Property Details**  
 18 Marine Pde, Lakes Entrance, VIC 3909, Australia  
 Lot/DP: 13\LP18663

Sheet Name	Sheet no.	Lic no.	Job no.
Site Plan	2	CDB-L 67779	
<b>Design</b>	Breukel - 100995		<b>Scale</b>
			NOT TO SCALE
<b>1<sup>st</sup> version date:</b>	<b>Printed 18/12/2024</b>	<b>2<sup>nd</sup> version date:</b>	<b>Version #</b>
07/11/2024	<b>Page 16 of 16</b>	19/11/2024	2

