

## NOTICE OF AN APPLICATION FOR PLANNING PERMIT

|   |   |
|---|---|
| <b>The land affected by the application is located at:</b>                      | <b>64 Metung Road METUNG VIC 3904<br/>Lot: 1 TP: 174428</b>                               |
| <b>The application is for a permit to:</b>                                      | <b>Buildings and Works in the form of alterations and additions to an existing hotel.</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>  |
| 43.02-2 (DDO)   | 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>3D Design Group</b>  |
| <b>The application reference number is:</b>                                     | <b>5.2025.419.1</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.

## **April McDonald**

**From:** Snapforms Notifications <no-reply@snapforms.com.au>  
**Sent:** Tuesday, 23 December 2025 10:27 AM  
**To:** Planning Unit Administration  
**Subject:** Planning Permit application  
**Attachments:** East Gippsland Cover Letter - Metung Hotel.pdf; TP174428X.pdf; 25-008\_Metung Hotel - Town Planning Rev C.pdf; Title.pdf; Planning\_Permit\_Application\_2025-12-23T10-26-38\_29822194\_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:** Brendon Egan

**Business trading name:** 3D Design Group

**Email address:** began@3dds.com.au

**Postal address :** 42b Main Street, Pakenham

**Preferred phone number:** 0359414717

**Secondary phone number:**

**Owner's name:**

**Owner's business trading name (if applicable):**

**Owner's postal address:**

**Street number:** 64

**Street name:** Metung Road

**Town:** Metung

**Post code:** 3904

**Lot number:** 1

**Plan number:** 174428x

**Other Legal Description:** Vol 09300 Fol 125

**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 :** Existing Metung Hotel

**Description of proposal :** Alterations and Additions to the existing Hotel

**Estimated cost of development:** \$450,000.00

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

**ExtraFile:** 1

**Invoice Payer:** 3D Design Group

**Address for Invoice:** 42b Main Street, Pakenham

**Invoice Email:** began@3dds.com.au

**Primary Phone Invoice:** 0359414717

**Invoice Secondary Phone:**

**Declaration:** Yes

**Authority Check:** Yes

**Notice Contact Check:** Yes

**Notice check 2:** Yes

**Privacy Statement Acknowledge:** Yes

**Planning report:** [East Gippsland Cover Letter - Metung Hotel.pdf](#)

**Plans:** [TP174428X.pdf](#)

**1. Supporting information/reports:** [25-008\\_Metung Hotel - Town Planning Rev C.pdf](#)

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

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

Page 1 of 3

VOLUME 12350 FOLIO 903

Security no : 124122077393K  
Produced 17/02/2025 11:48 AM

### LAND DESCRIPTION

Lot 1 on Title Plan 174428X.  
PARENT TITLE Volume 09300 Folio 125  
Created by instrument AV188969R 24/12/2021

### 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 TP174428X FOR FURTHER DETAILS AND BOUNDARIES

### ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 64 METUNG ROAD METUNG VIC 3904

### ADMINISTRATIVE NOTICES

NIL

eCT Control 19295U BSP LAWYERS  
Effective from 07/08/2024

DOCUMENT END

# Imaged Document Cover Sheet

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|   |                         |
|---|-------------------------|
| Document Type                                   | <b>Plan</b>             |
| Document Identification                         | <b>TP174428X</b>        |
| Number of Pages<br>(excluding this cover sheet) | <b>1</b>                |
| Document Assembled                              | <b>17/02/2025 11:48</b> |

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|  | <b>TITLE PLAN</b>                                   | EDITION 1<br>TP 174428X<br>Notations   |                             |   |                      |
|--|---|--|-----------------------------|---|----------------------|
| <b>Location of Land</b><br><br>Parish: BUMBERRAH<br>Township: METUNG<br>Section: C<br>Crown Allotment: 1(PT)<br>Crown Portion:<br><br>Last Plan Reference:<br>Derived From: VOL 9300 FOL 125<br>Depth Limitation: NIL  |   | ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN  |                             |   |                      |
| <b>Description of Land / Easement Information</b>  |   | THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT<br><br>COMPILED: 22/11/2000<br>VERIFIED: GB |                             |   |                      |
|  |   |  |                             |   |                      |
| <table border="1" style="margin: 0 auto; width: 80%;"> <tr> <th style="text-align: center;">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td>                     WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962                 </td> </tr> <tr> <td>                     PARCEL 1 = CA 1 (PT)                 </td> </tr> </table> |   |  | TABLE OF PARCEL IDENTIFIERS | WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962 | PARCEL 1 = CA 1 (PT) |
| TABLE OF PARCEL IDENTIFIERS  |   |  |                             |   |                      |
| WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962  |   |  |                             |   |                      |
| PARCEL 1 = CA 1 (PT)   |   |  |                             |   |                      |
| LENGTHS ARE IN METRES  | Metres = 0.3048 x Feet<br>Metres = 0.201168 x Links | Sheet 1 of 1 sheets  |                             |   |                      |

23.12.2025

East Gippsland Shire,  
Town Planning Department.  
273 Main Street,  
Bairnsdale Vic 3875

To whom it may concern.

**Re:- Town Planning application for the Metung Pub – 64 Metung Road, Metung 3904**

3D Design Group has been engaged to design, document and lodge a town planning application for an alteration and addition to the Metung Pub.

**Site Details:-**

**Address** – 64 Metung Road, Metung  
**Lot** – 1 TP174428  
**Standard Parcel Identifier** – 1\TO174428  
**Local Government** – East Gippsland.  
**Council Property Number** – 44357

**Town Planning Zone:-**

Commercial 1 Zone (C1Z)  
Schedule to the commercial 1 zone (C1Z)

**Town Planning Overlays and Schedules:-**

Design Development overlay (DDO)  
Design Development overlay – Schedule 11 (DDO11)  
Land Subject to Inundation Overlay (LSIO)  
Land Subject to Inundation Overlay Schedule (LSIO)  
Vegetation Protection Overlay (VPO)  
Vegetation Protection Overlay (VPO) – Schedule 3 (VPO3)

**Town Planning Overlays Nearby:-**

Nearby Overlays – Erosion Management Overlay (EMO)

**Other:-**

Aboriginal Cultural Heritage

## The Proposal:-

The proposed building works can be broken into areas that follow: -

### Entry

New entry canopy, accessible ramp and step to the existing main entrance.

The design meets the required accessibility standards, enhancing the sense of identity at the entrance and limiting access to a location with no steps or tripping hazards.

Area of addition **42m<sup>2</sup>** – being the under-roof additional area of the canopy and **30.9m<sup>2</sup>** of decking and ramp.

### Bar

Internal Alteration to remove the existing bar that divides the two internal spaces. A new bar is to be constructed with new orientation. Close the existing bottle shop area and use it for a new cool room. This alteration will open up the bar and dining room into one space for improved functionality.

Area of addition – there is no increase in the floor area as all works are internal to the existing building.

### Toilets

The existing commercial kitchen is to be demolished from the existing internal area. This area will then be constructed as new toilet facilities. Male, female and compliant accessible toilet will improve the facilities.

Area of addition – there is no increase in the floor area as all works are internal to the existing building.

### Commercial Kitchen

With the removal of the existing commercial kitchen from within the building, it is proposed to construct a new purpose-built kitchen. The new kitchen is located in an area that currently has an existing cool room and storage facilities. This area will have no impact on the current car parking and will remove and clean up the existing back-of-house area.

Area of Building – **117.6m<sup>2</sup>**

This small increase in area will not increase the number of the public.

### Car Parking

The site has an existing gravel car park. The 3D Design group has created a parking layout to understand how many cars can be realistically parked on site. The proposal is not to alter the existing car park, and it will remain gravel. It is intended to provide an accessible car park and shared space with a link to the main entrance.

Carparking Numbers:-

- 1 Accessible space
- 16 Spaces

**Total 17 Car Spaces – existing and no change**

[www.3dds.com.au](http://www.3dds.com.au)

P 03 5941 4717 F 03 5941 4501 42B Main St, Pakenham Vic 3810 E [pakenham@3dds.com.au](mailto:pakenham@3dds.com.au)



### **Patrons**

The proposed alterations and additions will not result in any significant change in the patronage numbers. All work is proposed to improve the operations and quality of the facilities.

## **Overlays:-**

### **Design Development overlay (DDO)**

#### **Design Development overlay – Schedule 11 (DDO11)**

None of the proposed works exceeds 5M max height  
The proposed building meets the required building setbacks.

### **Land Subject to Inundation Overlay (LSIO)**

#### **Land Subject to Inundation Overlay Schedule (LSIO)**

The proposed addition has been designed to match the existing floor levels.

Entrance verandah floor to match the existing floor level and provide a 1 in 14 ramp to the existing ground level.

The commercial kitchen floor is to match the existing floor as it's a high traffic area for staff; it is important not to have any steps, lips or trip hazards.

No change in floor levels is proposed. – matching floor levels only.

### **Vegetation Protection Overlay (VPO)**

#### **Vegetation Protection Overlay (VPO) – Schedule 3 (VPO3)**

There is no proposed removal of any vegetation.

### **Aboriginal Cultural Heritage**

The existing building is within an Aboriginal Cultural Heritage area. The proposed external works are all located in an area where the site has already been significantly disturbed.

**Entry** – area has already been disturbed with existing pavement and services.

**Commercial Kitchen** – area has already been disturbed with the existing carpark, freezer room, and storage.

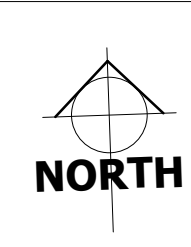
## **Conclusion**

The proposed minor alterations and additions meet the East Gippsland Shire Town Planning Scheme and should be supported. They will enhance the building and improve access for all patrons.

If you have any questions, please give me a call – 59 414 717

Cheers  
Brendon

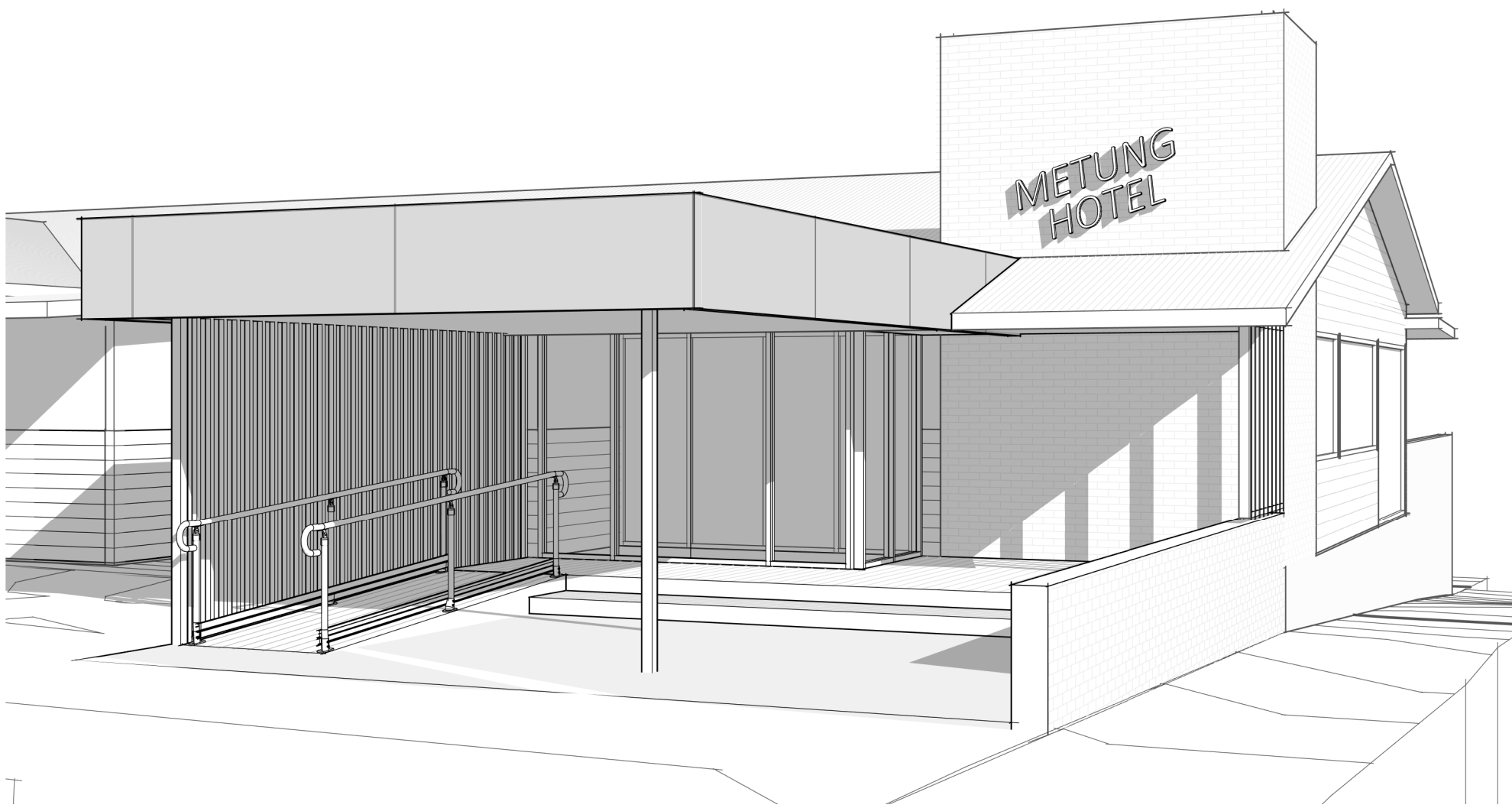




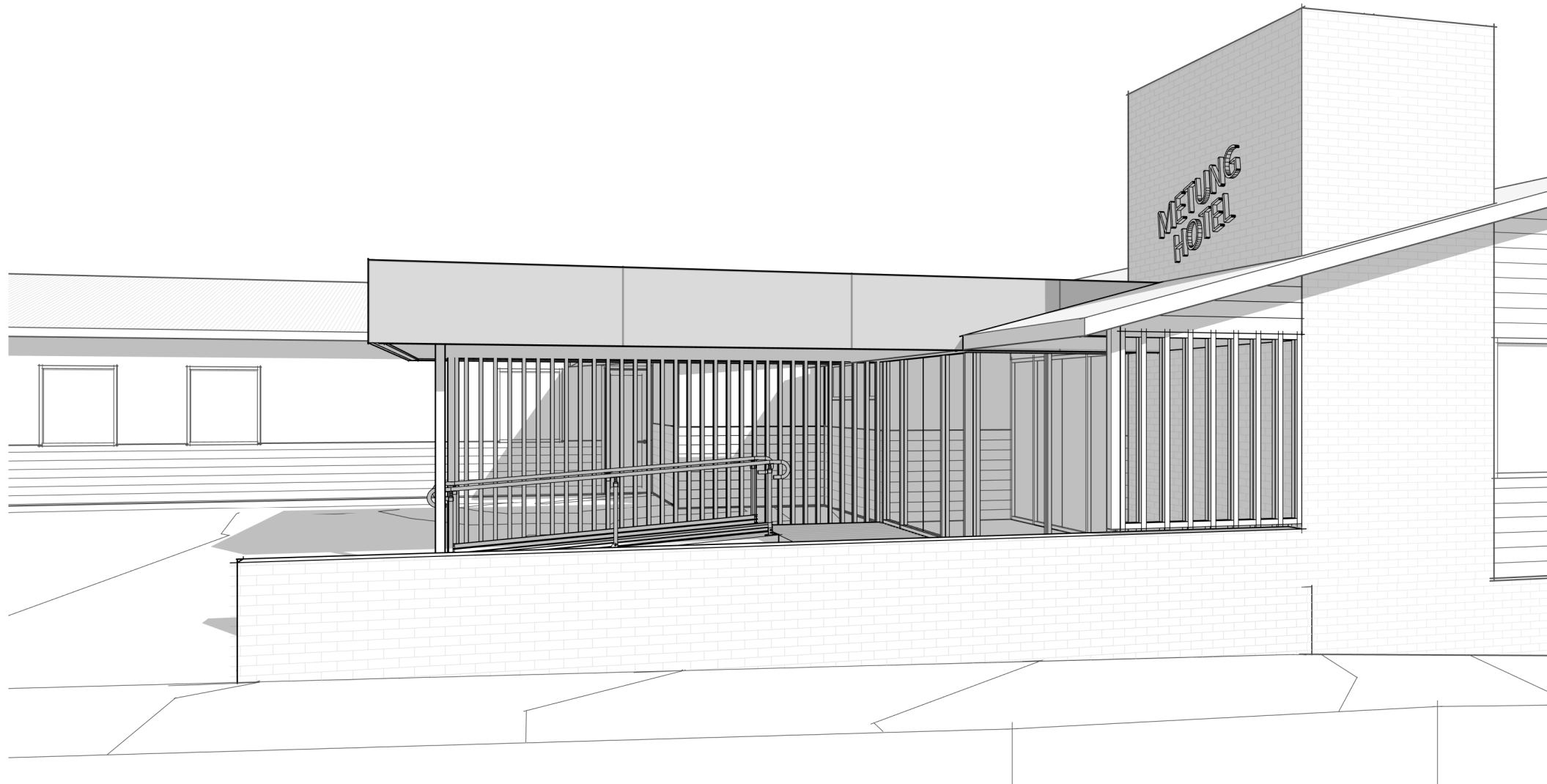
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100 - Aerial View  
1 : 200



3D View 1



3D View 2

# Proposed Metung Hotel Renovations

64 Kurnai Ave Metung

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| Sheet Index              |                            |      |
|--------------------------|----------------------------|------|
| Sheet Number             | Sheet Name                 | Rev. |
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| 100 Series - Site Plans  |                            |      |
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| A101                     | Proposed Site Plan         | C    |
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| 200 Series - Floor Plans |                            |      |
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| Revision: C |          |               |  |
|-------------|----------|---------------|--|
| No.         | Date     | Description   |  |
| C           | 15.12.25 | Town Planning |  |
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|                                 |                |
|---------------------------------|----------------|
| Title: Cover Sheet - Commercial |                |
| Job: Proposed Renovations       |                |
| Name: Metung Hotel Pty Ltd      |                |
| Address: 64, Kurnai Ave Metung  |                |
| Design: _                       | Sheet Size: A1 |
| Drawn: BE                       | Scale: 1 : 200 |
| Checked: BE                     | Issue: Prelim  |
| Date: 17.2.2025                 | Revision: C    |
| Dwg No:                         |                |

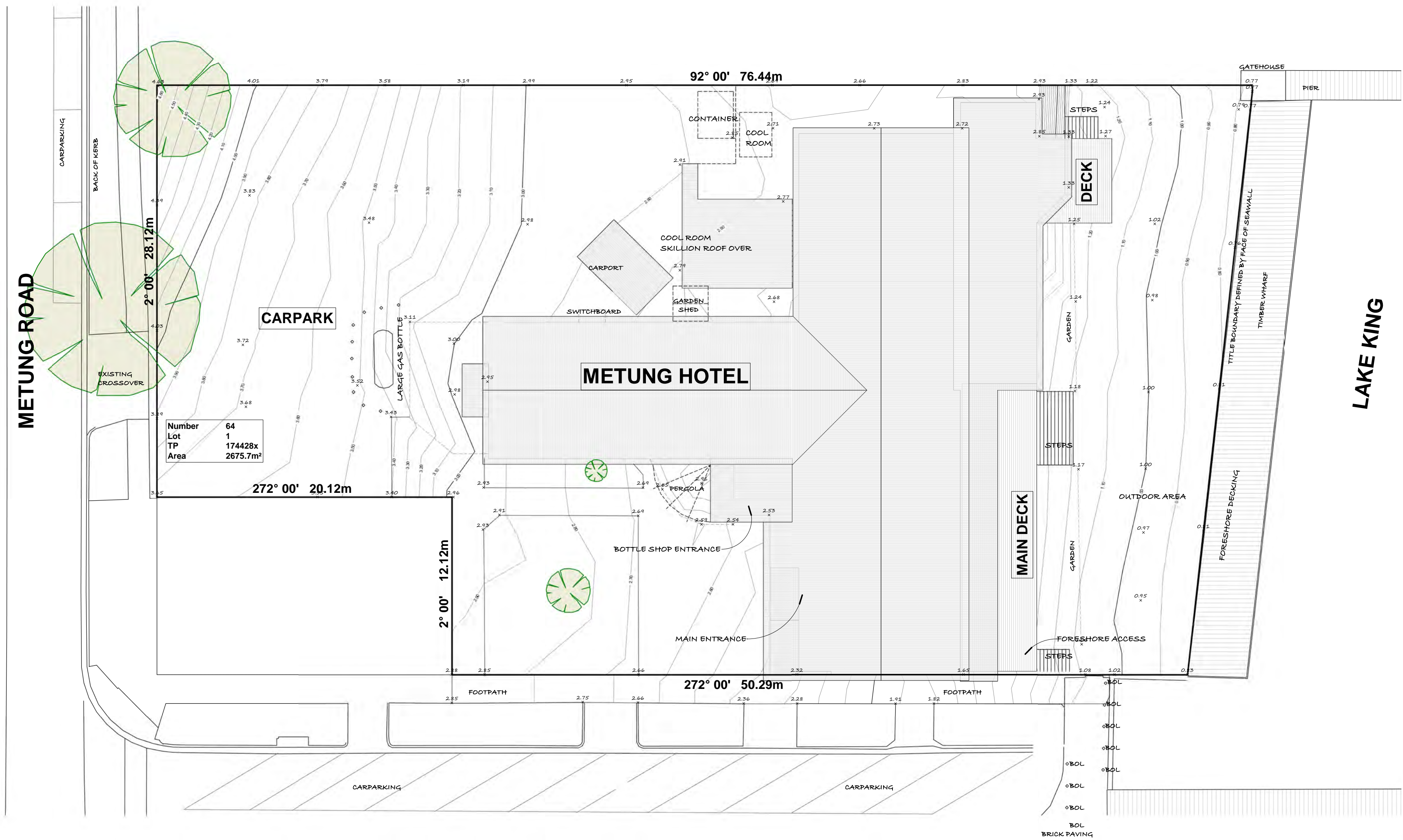




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100 - Site Context Plan

1 : 200



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| No. | Date      | Description         |
|-----|-----------|---------------------|
| A   | 31.3.2025 | Existing Conditions |
| C   | 19.12.25  | Town Planning       |
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Title: Site Context Plan

Job: Proposed Renovations

Name: Metung Hotel Pty Ltd

Address: 64, Kurnai Ave  
Metung

Design: \_ Sheet Size: A1

Drawn: BE Scale: 1 : 200

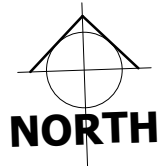
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Date: 17.2.2025 Revision: C

Dwg No: 100

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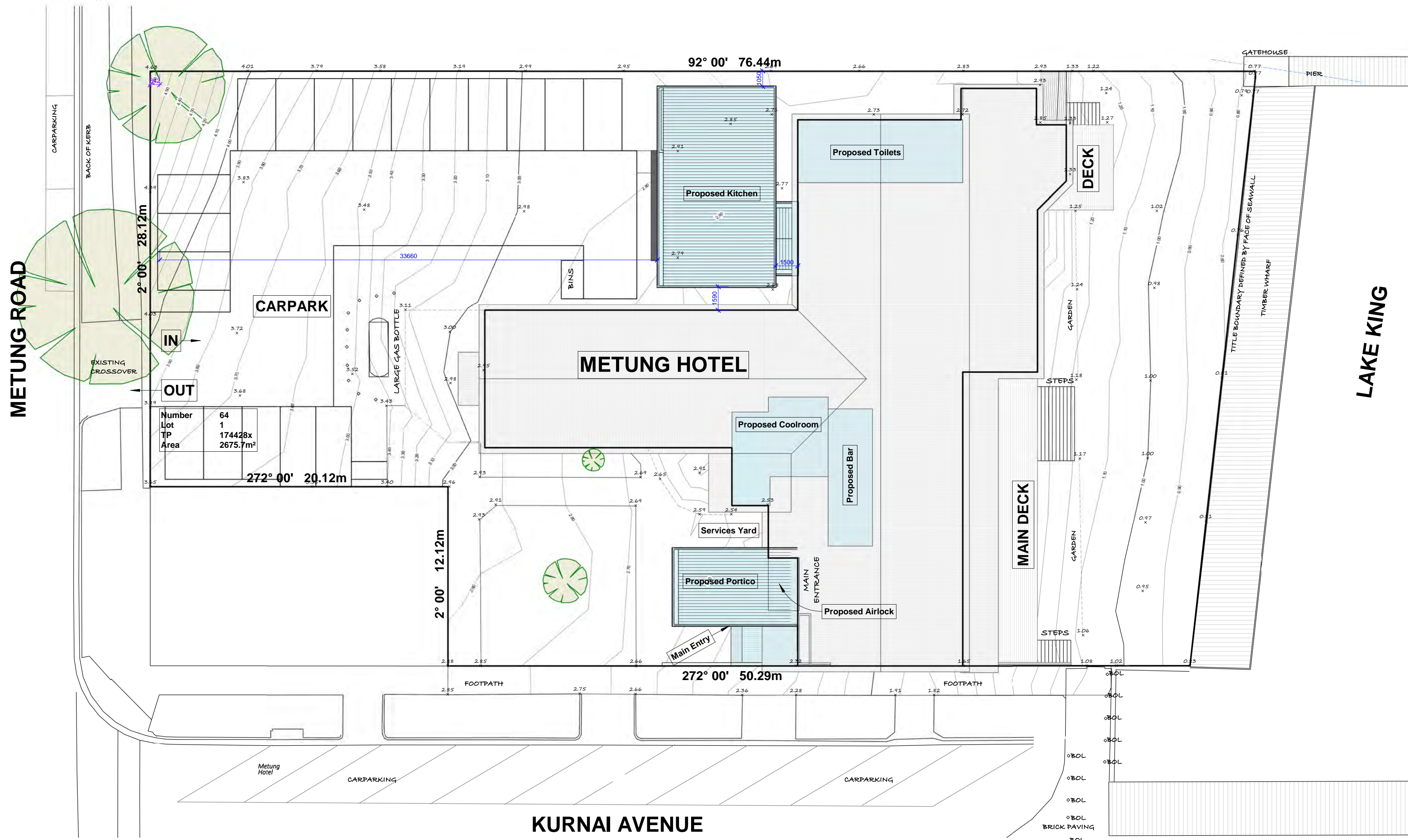


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101 - Site Works Plan

1 : 200



102 - Proposed Site Plan

1 : 200

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| Revision: C |          |                |
|-------------|----------|----------------|
| No.         | Date     | Description    |
| B           | 15.02.25 | Concept Sketch |
| C           | 19.12.25 | Town Planning  |
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|                                |                     |
|--------------------------------|---------------------|
| Title: Proposed Site Plan      |                     |
| Job: Proposed Renovations      |                     |
| Name: Metung Hotel Pty Ltd     |                     |
| Address: 64, Kurnai Ave Metung |                     |
| Design: —                      | Sheet Size: A1      |
| Drawn: BE                      | Scale: 1 : 200      |
| Checked: BE                    | Issue: Prelim       |
| Date: 17.2.2025                | Revision: C         |
| Dwg No: —                      | Printed: 07/01/2026 |



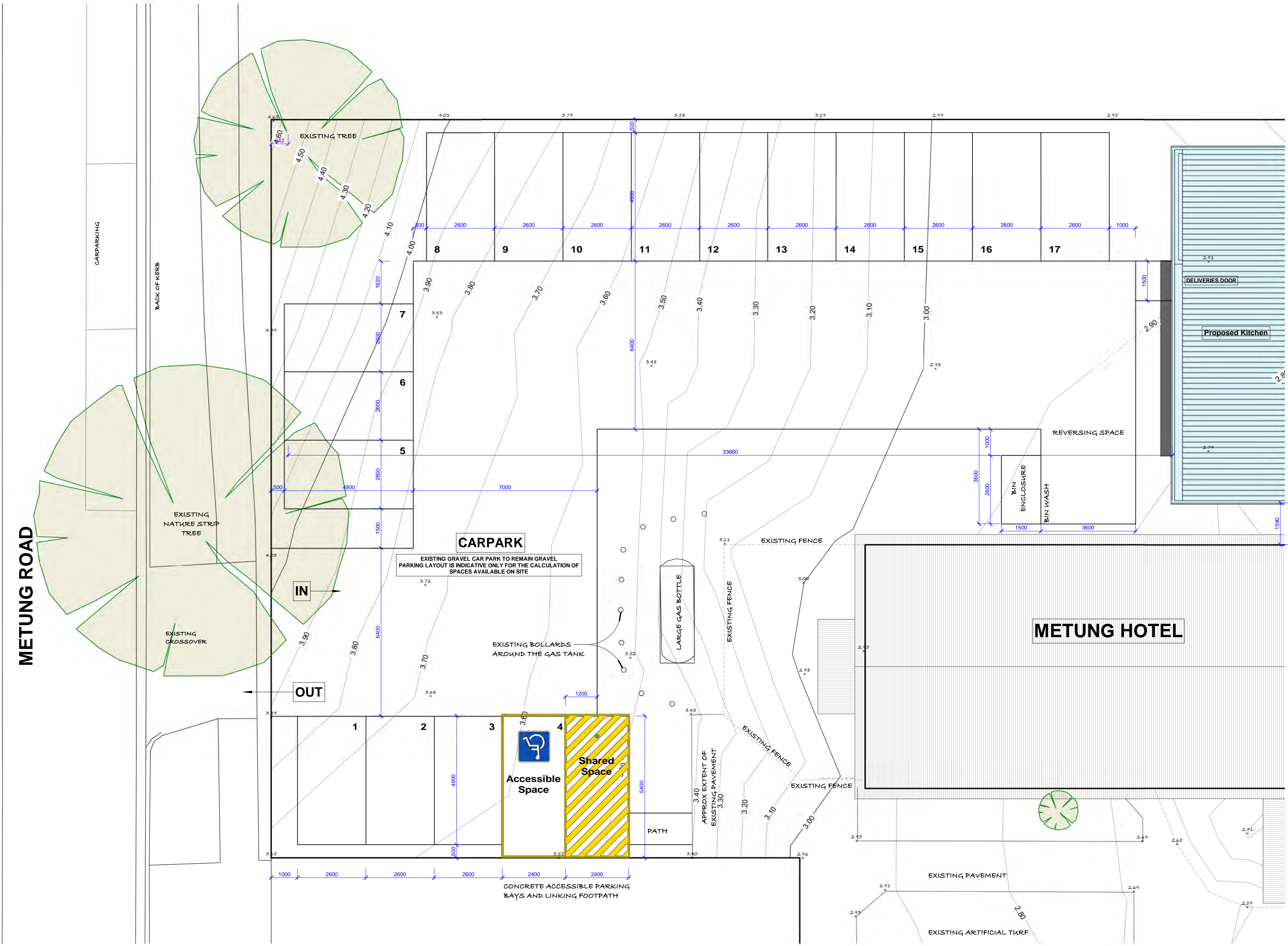


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102 - Proposed Parking Plan  
1 : 100

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| No.         | Date     | Description   |
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|                                       |                       |
|---------------------------------------|-----------------------|
| Title: <b>Parking Plan</b>            |                       |
| Job: <b>Proposed Renovations</b>      |                       |
| Name: <b>Metung Hotel Pty Ltd</b>     |                       |
| Address: <b>64, Kurnai Ave Metung</b> |                       |
| Design: <b>—</b>                      | Sheet Size: <b>A1</b> |
| Drawn: <b>BE</b>                      | Scale: <b>1 : 100</b> |
| Checked: <b>BE</b>                    | Issue: <b>Prelim</b>  |
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200 - Existing Floor Plan - GL  
1 : 100

300 - Existing  
Elevation 3  
A300

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| No.         | Date      | Description         |
| A           | 31.3.2025 | Existing Conditions |
| C           | 19.12.25  | Town Planning       |



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|----------|--------------------------|
| Title:   | Existing Floor Plan - GL |
| Job:     | Proposed Renovations     |
| Name:    | Metung Hotel Pty Ltd     |
| Address: | 64, Kurnai Ave<br>Metung |
| Design:  | — Sheet Size: A1         |
| Drawn:   | BE Scale: 1 : 100        |
| Checked: | BE Issue: Prelim         |
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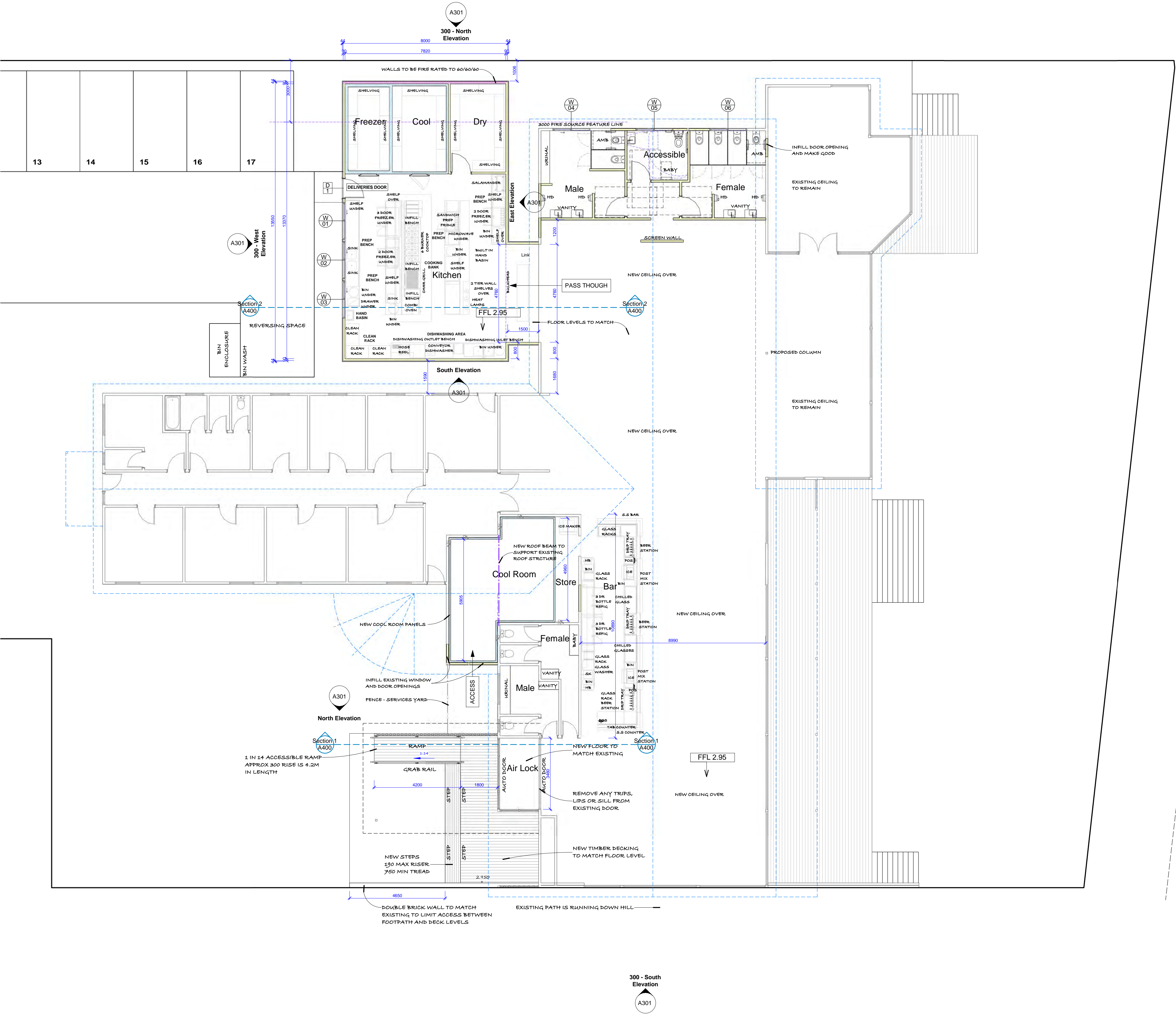




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200 - Floor Plan - GL  
1 : 100

| Area Schedule - Existing |           |
|--------------------------|-----------|
| Name                     | Area      |
| Main                     | 172.49 m² |
| Hotel                    | 267.67 m² |
| Main Deck                | 101.00 m² |
| Deck                     | 14.80 m²  |
|                          | 555.96 m² |

| Area Schedule - Proposed |           |
|--------------------------|-----------|
| Name                     | Area      |
| Proposed Kitchen         | 117.62 m² |
| Entry Deck               | 30.89 m²  |
|                          | 148.52 m² |

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| 1           | 15.12.25 | Concept Sketch |
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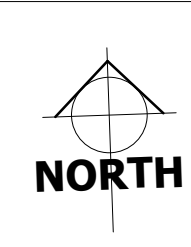
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| Job:        | Proposed Renovations     |
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| Address:    | 64, Kurnai Ave<br>Metung |
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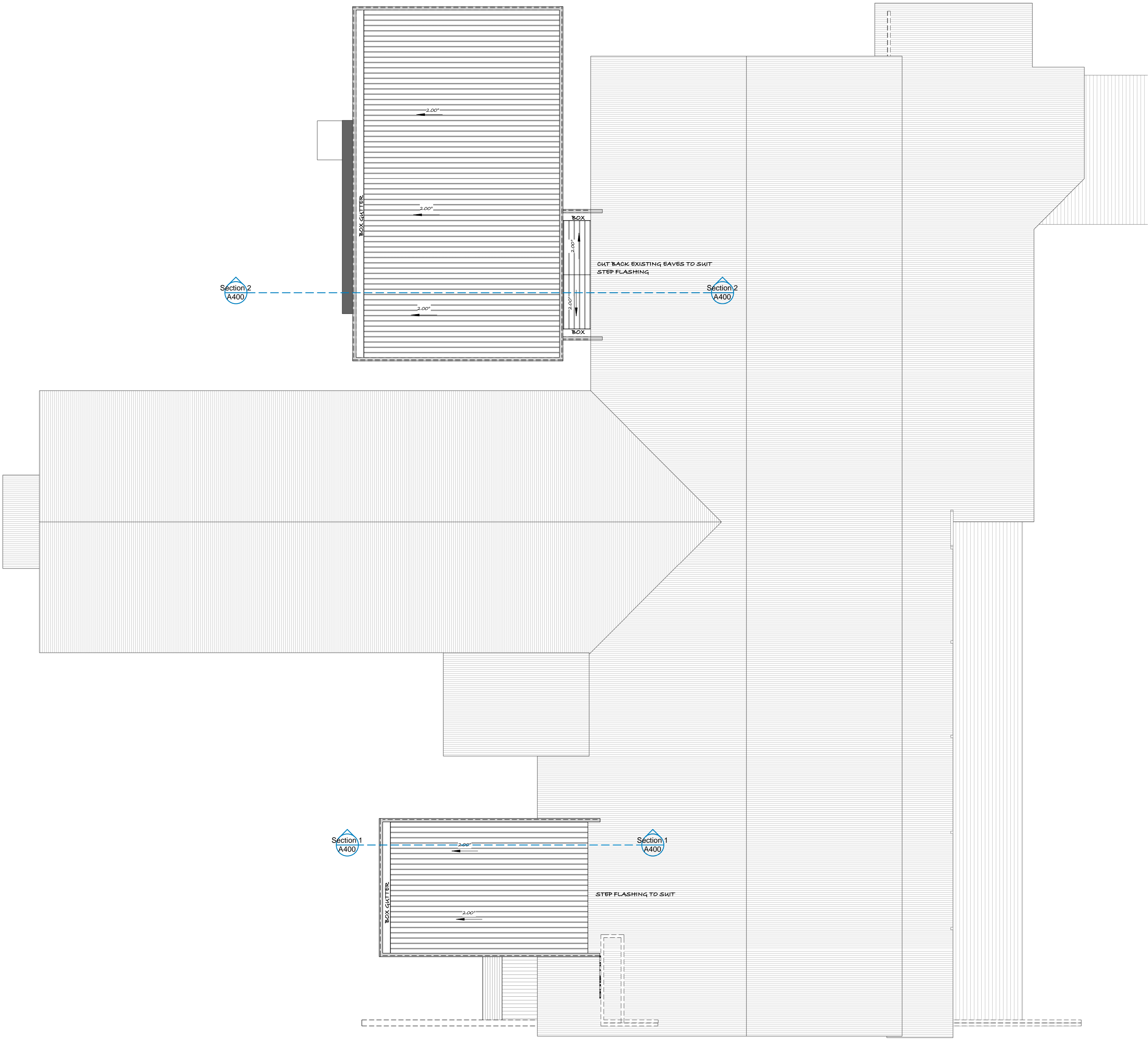
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Notes: The BUILDER to check and verify all dimensions, site levels, grades, roof pitches, etc prior to commencing any work.  
Report any discrepancies to 3D Design Group for directions prior to ordering materials and start of building works.  
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200 - Roof Plan - GL  
1 : 100

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| Revision: C |          |                |
|-------------|----------|----------------|
| No.         | Date     | Description    |
| B           | 14.12.25 | Concept Sketch |
| C           | 18.12.25 | Town Planning  |
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**3D DESIGN GROUP**

Shop B, 42 Main Street, Pakenham, Vic. 3810.  
Ph (03) 5941 4717  
email - pakenham@3dds.com.au  
web - www.3dds.com.au

Title: **Roofing Plan - GL**

Job: **Proposed Renovations**

Name: **Metung Hotel Pty Ltd**

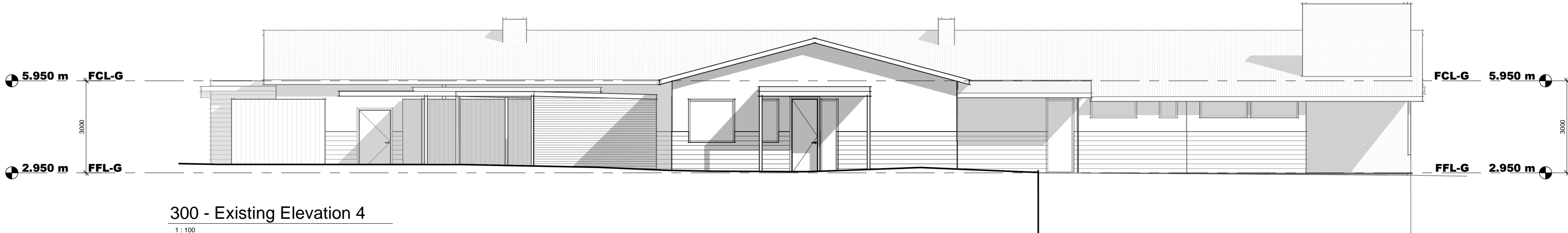
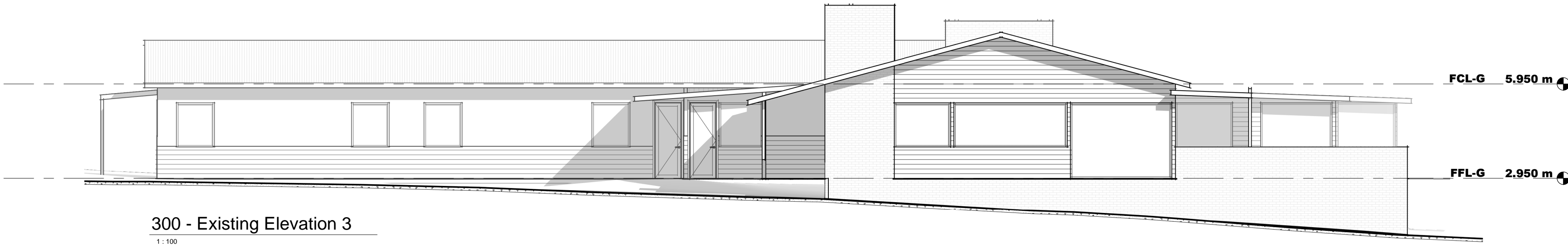
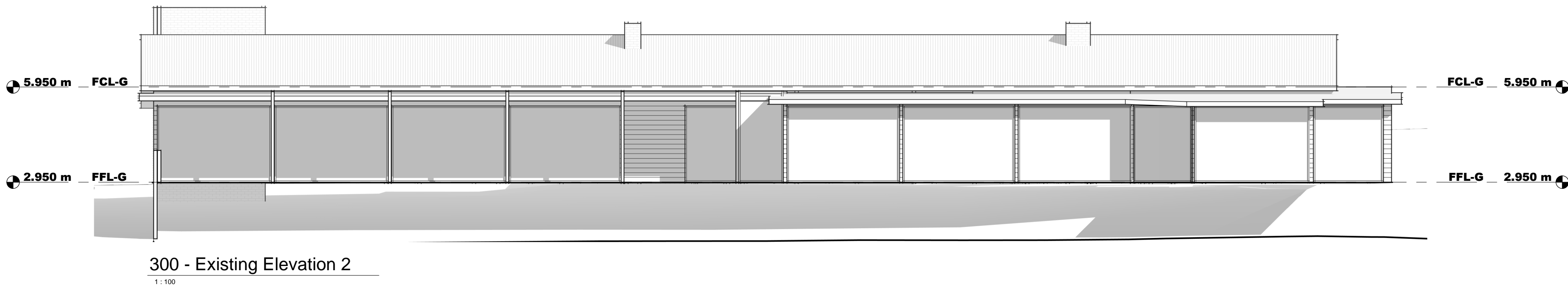
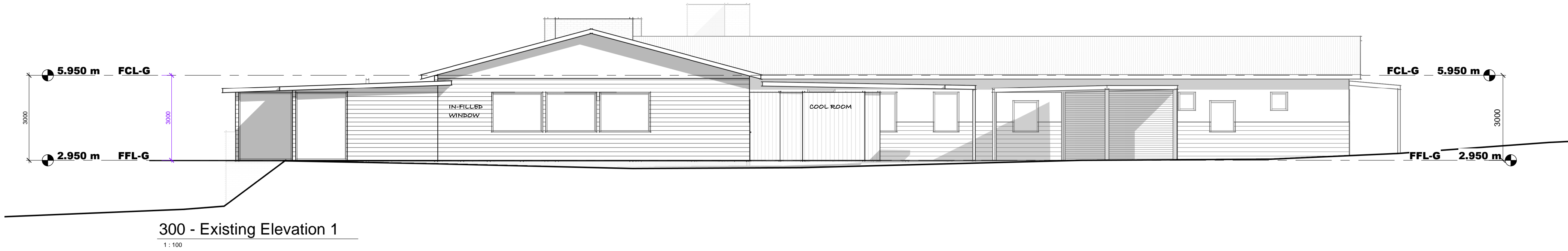
Address: **64, Kurnai Ave  
Metung**

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| Drawn:   | <b>BE</b>        | Scale:      | <b>1 : 100</b> |
| Checked: | <b>BE</b>        | Issue:      | <b>Prelim</b>  |
| Date:    | <b>17.2.2025</b> | Revision:   | <b>C</b>       |
| Dwg No:  | <b>200</b>       |             |                |

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| Revision: C |           |                     |
|-------------|-----------|---------------------|
| No.         | Date      | Description         |
| A           | 31.3.2025 | Existing Conditions |
| C           | 19.12.25  | Town Planning       |
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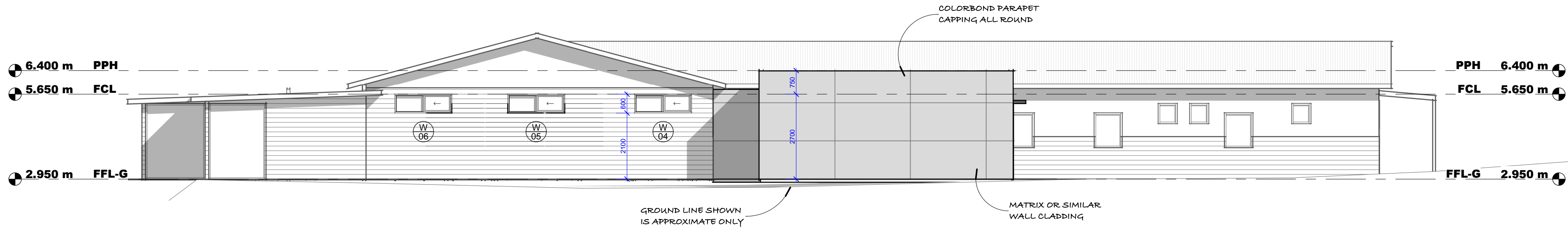
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|                                   |                |
|-----------------------------------|----------------|
| Title: Elevations - Existing      |                |
| Job: Proposed Renovations         |                |
| Name: Metung Hotel Pty Ltd        |                |
| Address: 64, Kurnai Ave<br>Metung |                |
| Design: --                        | Sheet Size: A1 |
| Drawn: BE                         | Scale: 1 : 100 |
| Checked: BE                       | Issue: Prelim  |
| Date: 17.2.2025                   | Revision: C    |
| Dwg No:                           |                |



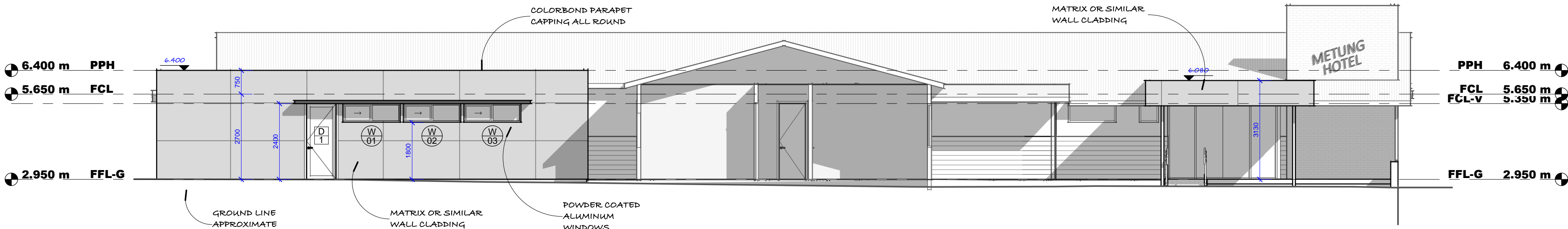
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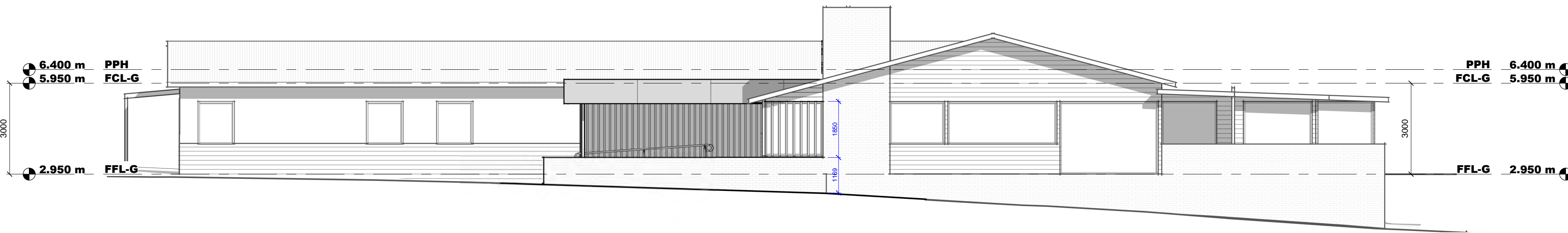
North Elevation

1 : 100



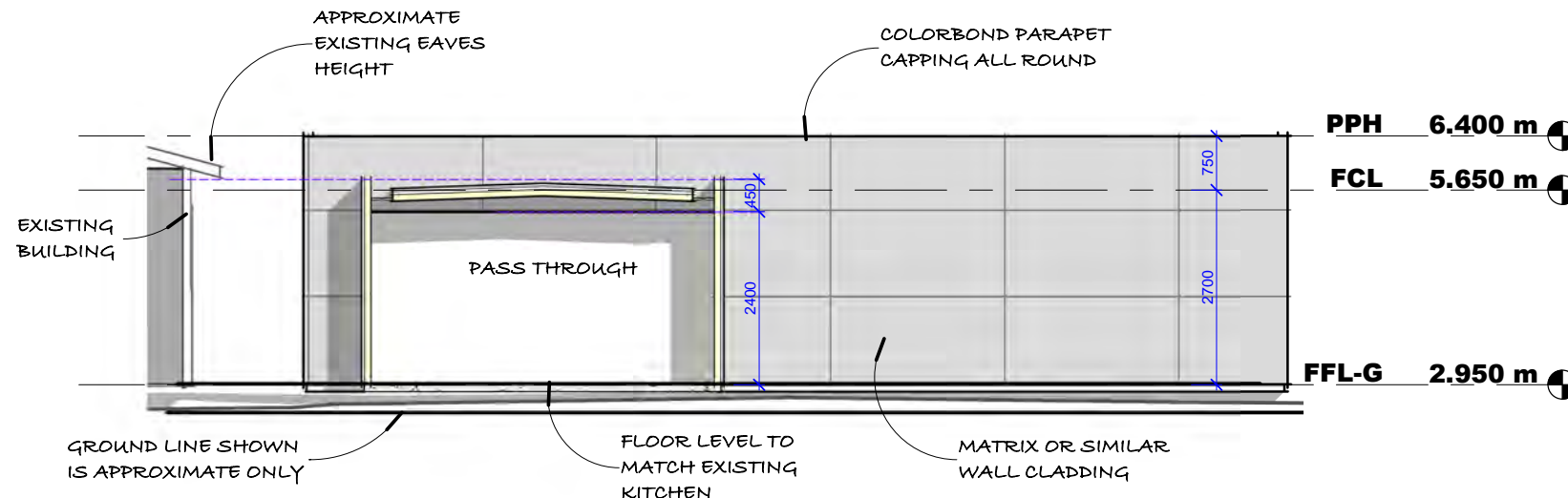
300 - West Elevation

1 : 100



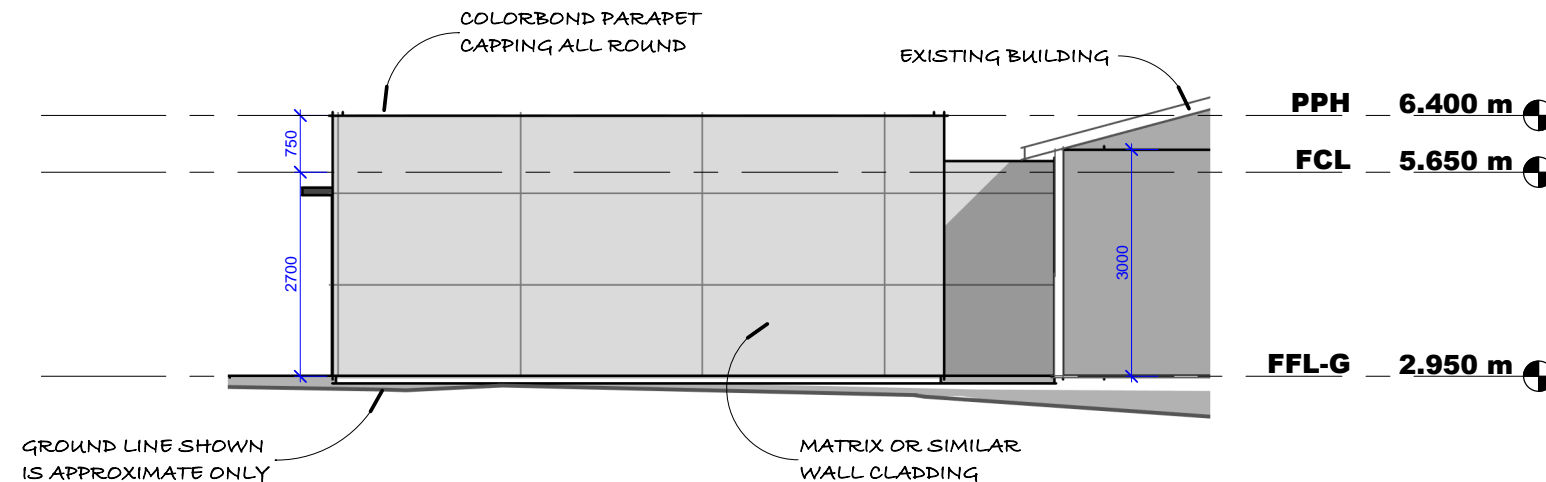
300 - South Elevation

1 : 100



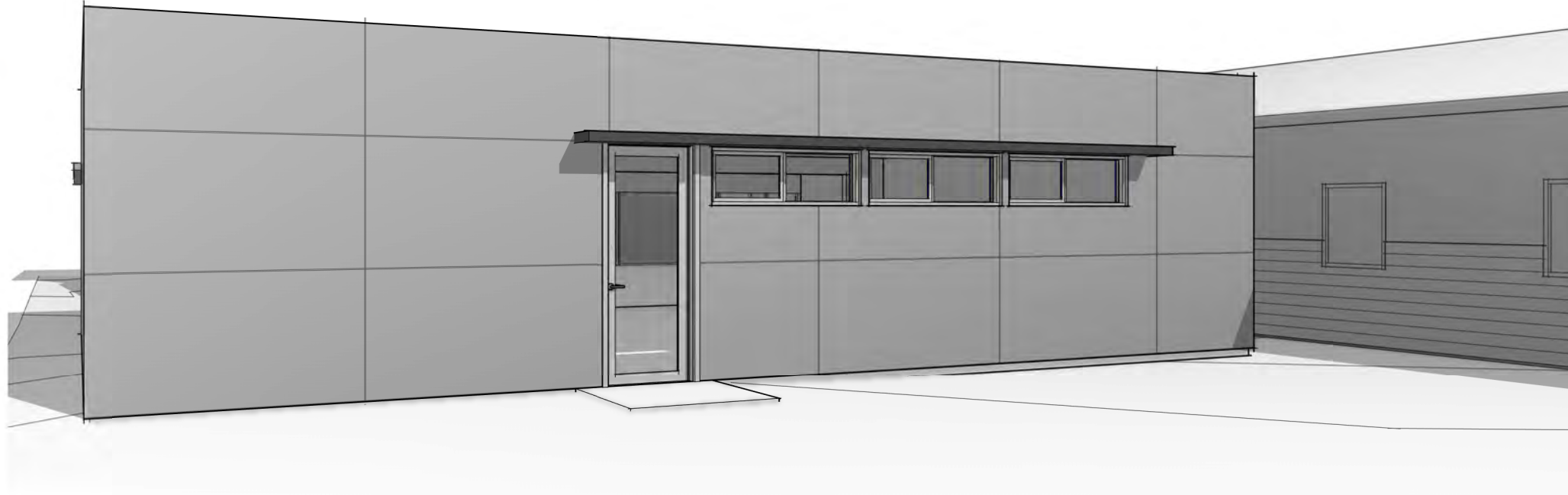
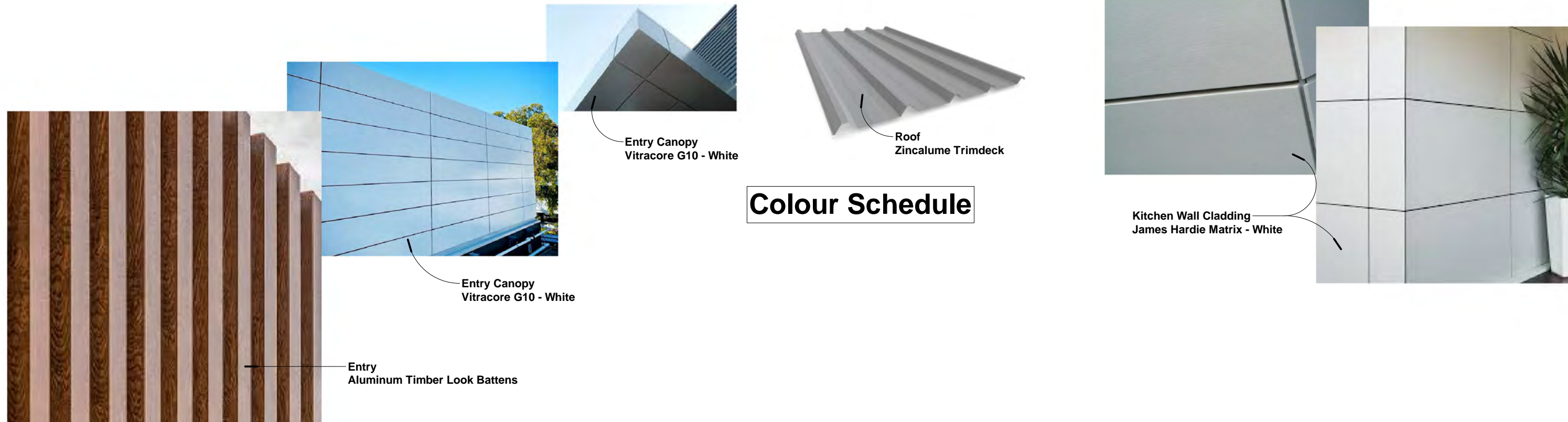
East Elevation

1 : 100



South Elevation

1 : 100



3D View 3

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| Revision: C |          |                |
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| No.         | Date     | Description    |
| B           | 04.02.25 | Concept Sketch |
| C           | 18.12.25 | Town Planning  |
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|                                |                |
|--------------------------------|----------------|
| Title: Elevations - Proposed   |                |
| Job: Proposed Renovations      |                |
| Name: Metung Hotel Pty Ltd     |                |
| Address: 64, Kurnai Ave Metung |                |
| Design: -                      | Sheet Size: A1 |
| Drawn: BE                      | Scale: 1 : 100 |
| Checked: BE                    | Issue: Prelim  |
| Date: 17.2.2025                | Revision: C    |
| Dwg No:                        |                |