

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	59 Marine Parade MARLO VIC 3888 Lot: 2 LP: 119069
The application is for a permit to:	Buildings and Works (Additions and Alterations) to an Existing Dwelling
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
43.02-2 (DDO)	Construct a building or construct or carry out works.
The applicant for the permit is:	Development Solutions Victoria Pty Ltd
The application reference number is:	5.2025.408.1

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: Monday, 15 December 2025 4:42 PM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: APPENDIX A Plan of Subdivision.PDF; 25115 Planning Submission.pdf; 25115 Letter to Council.pdf; APPENDIX A Copy of Title.PDF; APPENDIX B Development Plans.pdf; Planning_Permit_Application_2025-12-15T16-42-16_29590612_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:

Business trading name: Development Solutions Victoria Pty Ltd

Email address: admin@devsolvic.com.au

Postal address : 48 Bailey Street, Bairnsdale Vic 3875

Preferred phone number: 0351524858

Owner's name:

Owner's postal address:

Street number: 59

Street name: Marine Parade

Town: Marlo

Post code: 3888

Lot number: 2

Plan number: 119069

Other Legal Description: Vol 09177 Fol 710

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 : Contains an existing dwelling and outbuilding

Description of proposal : Buildings and Works - Additions and Alterations to an Existing Dwelling

Estimated cost of development: \$450,000

Has there been a pre-application meeting: No

Your reference number: 25115

ExtraFile: 1

Invoice Payer: Development Solutions Victoria Pty Ltd

Address for Invoice: 48 Bailey Street, Bairnsdale Vic 3875

Invoice Email: admin@devsolvic.com.au

Primary Phone Invoice: 0351524858

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

Full copy of Title: [APPENDIX A Plan of Subdivision.PDF](#), [APPENDIX A Copy of Title.PDF](#)

Planning report: [25115 Planning Submission.pdf](#)

1. Supporting information/reports: [25115 Letter to Council.pdf](#)

Plans: [APPENDIX B Development Plans.pdf](#)

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

Page 1 of 3

VOLUME 09177 FOLIO 710

Security no : 124130477250F
Produced 04/12/2025 11:45 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 119069.
PARENT TITLE Volume 09150 Folio 138
Created by instrument LP119069 17/11/1976

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

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 LP119069 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: 59 MARINE PARADE MARLO VIC 3888

ADMINISTRATIVE NOTICES

NIL

eCT Control
Effective from

DOCUMENT END

Imaged Document Cover Sheet

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	LP119069
Number of Pages (excluding this cover sheet)	2
Document Assembled	04/12/2025 11:45

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

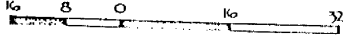
The document is invalid if this cover sheet is removed or altered.

ADVERTISED

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

LP119069
EDITION 1
APPROVED 9/9/76

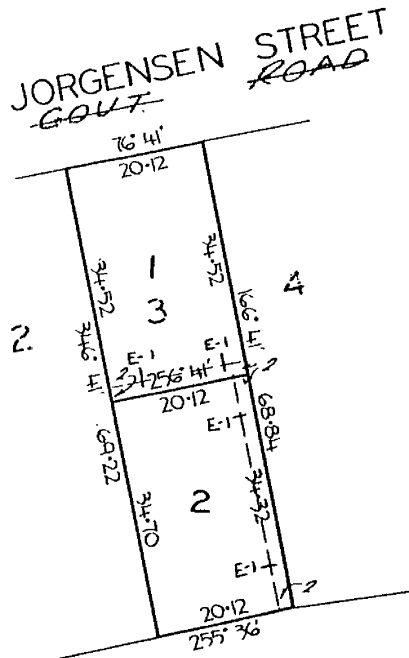
L.P. 119069

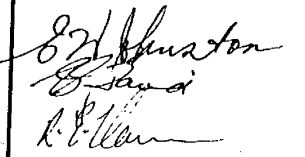
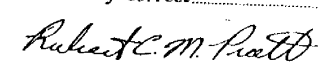
Q PLAN OF SUBDIVISION OF CROWN ALLOTMENT 3 SECTION 5 TOWNSHIP OF MARLO PARISH: ORBOST EAST COUNTY: CROAJINGOLONG  LENGTHS ARE IN METRES	The Land coloured Blue is set aside for drainage purposes and is two metres wide.
--	---

Vol. 9150 Fol. 138

DEPTH LIMITATION: 15m

COLOUR CONVERSION
FOR EASEMENTS
E-1 = BLUE



CONSENT OF COUNCIL	SURVEYORS CERTIFICATION
11 TH REF. NO 608 JUNE 76 	I certify that this plan has been made by ME _____ and accords with Title _____ and is mathematically correct  26-3-76 Licensed Surveyor

FOR APPROPRIATIONS, ETC.
SEE BACK HEREOF

Printed 15/01/2026
Page 6 of 32

L.P. 119069

ADVERTISED

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

SUBDIVISIONAL
CERTIFICATE OF TITLE V. 9150 F. 138

FOR TITLE REFERENCES TO LOTS
SEE PARCELS INDEX

LP 119069

BACK OF SHEET 1

LODGED BY MOSLEY & PALMER

DEALING No. DATE 24 / 6 / 76

DECLARED BY ROBERT C.M. PRATT

ON 26 / 3 / 76

COUNCIL SHIRE OF ORBOST

DATE OF CONSENT 11 / 6 / 76

PLAN MAY BE LODGED / /

PLAN APPROVED. DATE 9 / 9 / 76 TIME 2:00^{am}_{p.m}

The land coloured BLUE
is appropriated or set apart for
easements of DRAINAGE & IS TWO
METRES WIDE

DEC
20
25

ADVERTISED

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

DEVELOPMENT
SOLUTIONS
VICTORIA

APPLICATION FOR PLANNING PERMIT

BUILDINGS AND WORKS - ADDITONS AND ALTERATIONS TO AN EXISTING DWELLING

59 MARINE PARADE, MARLO

REF: 25115

CONTENTS

1	Introduction	4
2	Site Context	5
3	The Proposal	10
4	Zones and Overlays	11
5	Planning Assessment	16
6	Conclusion	18

APPENDIX

- A Copy of Title and Plan of Subdivision
- B Proposed Development Plans

DOCUMENT REVISION

1	Draft Report	OZ	06/12/2025
2	Final Report	CMC	09/12/2025

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



1. INTRODUCTION

Development Solutions Victoria Pty Ltd act on behalf of _____ the applicant for this planning permit application for the Buildings and Works being additions and alterations to an existing dwelling at 59 Marine Parade, Marlo.

This submission and supporting documentation detail the subject site, relevant planning controls and policies, and provides an assessment against the East Gippsland Planning Scheme provisions.

A planning permit is required for the proposal under the provisions of the Design and Development Overlay.

The proposal is consistent with the objectives of the East Gippsland Planning Scheme, is an appropriate development in this location and will result in a positive planning outcome.

Address	59 MARINE PARADE, MARLO
Site Description	Lot 2 on Plan of Subdivision 119069
Title Particulars	Vol 09177 Fol 710
Site Area	694m ²
Proposal	Buildings and Works - Additions and Alterations to an Existing Dwelling
Planning Scheme	East Gippsland Planning Scheme
Zone	General Residential Zone – Schedule 1 (GRZ1)
Overlays	Bushfire Management Overlay – Schedule 1 (BMO1) Design and Development Overlay – Schedule 11 (DDO11)
Aboriginal Cultural Heritage	Identified as an area of Cultural Heritage Sensitivity
Permit Triggers	Clause 43.02-2 Design and Development Overlay – Buildings and works
Notice	No exemption available
Work Authority Licence	Not applicable
Referrals	No referrals required
Planning Scheme requirements	Municipal Planning Strategy – Clause 02 Settlement - Growth area towns – Clause 02.03-1 Environmental and landscape values – Clause 02.03-2 Environmental risks and amenity – Clause 02.03-3 Built environment and heritage – Clause 02.03-5 Planning Policy Framework – Clause 10 Settlement – Clause 11 Environmental and landscape values – Clause 12 Environmental risks and amenity – Clause 13 Built environment and heritage – Clause 15 Design and Development Overlay – Clause 43.02 Decision guidelines – Clause 65

2. SITE CONTEXT

Site

The subject site is located at 59 Marine Parade, Marlo. A copy of the Title and Plan of Subdivision is contained in **Appendix A**. The title is not affected by any restrictive covenants or agreements.

The subject site is rectangular in shape with a total area of approximately 694m² and currently contains an existing dwelling and outbuilding.

The site is relatively flat in nature and contains landscaped gardens throughout.

Access is existing in the western portion of the southern boundary directly adjoining Marine Parade. Marine Parade is a bitumen sealed road with grassed shoulders, traversing in an east to west direction.

Details of the site are depicted in the photographs provided below.

The subject site in relation to Marlo as well as the surrounding land, is shown in the locality plans in **Figure 1** and **Figure 2**.



Figure 1 – Locality Plan – 59 Marine Parade, Marlo (source: mapshare.vic.gov.au)

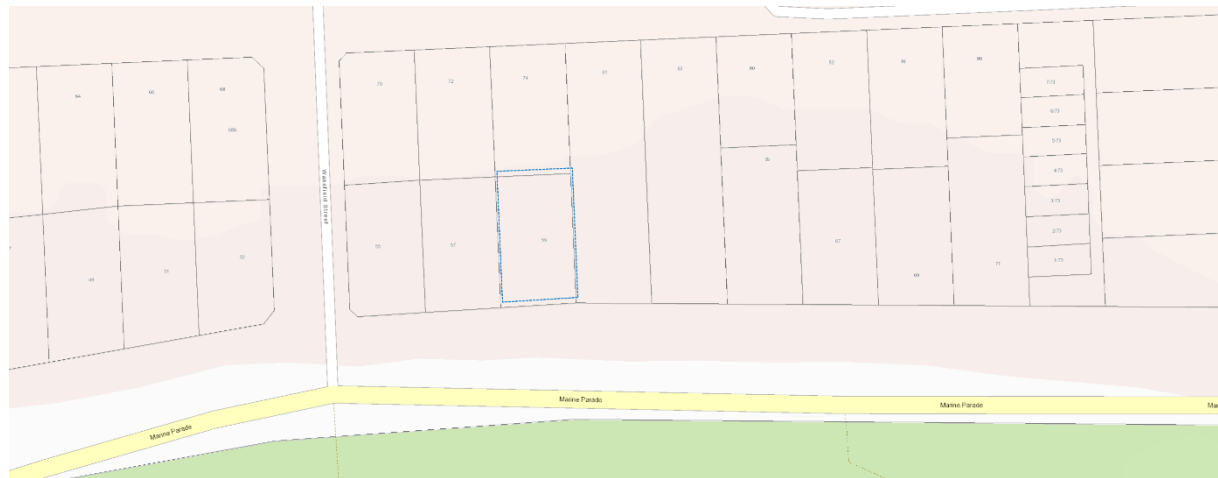


Figure 2 – Locality Plan – 59 Marine Parade, Marlo (source: mapshare.vic.gov.au)

Surrounds

The land surrounding the subject site comprises a combination of public land and developed residential land.

Adjoining the southern boundary of the subject site is Marine Parade and public reserve and beyond the Snowy River. Land adjoining the norther, eastern and western boundaries comprises residential development including existing dwellings and associated facilities.

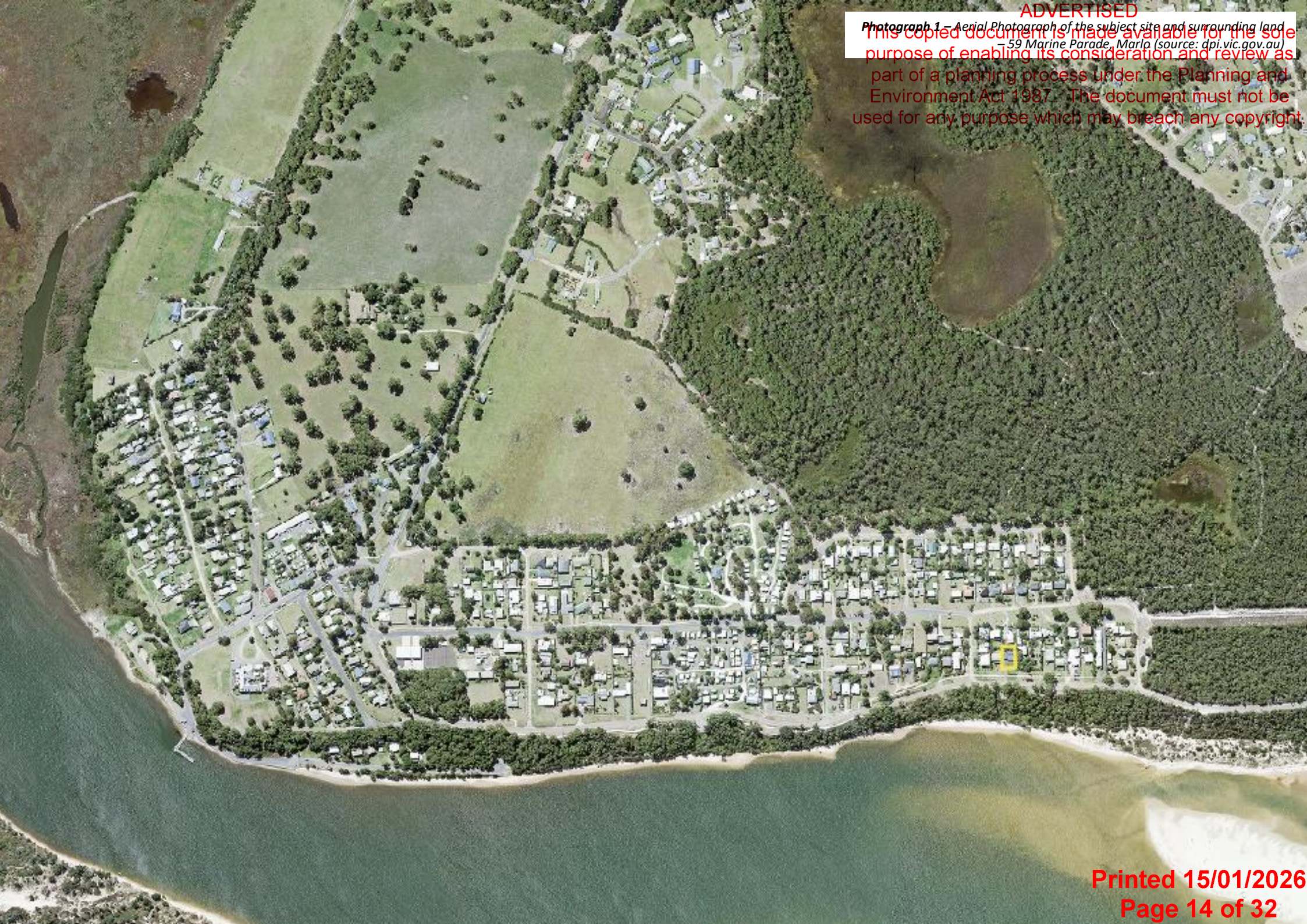
Marlo is a small coastal settlement located on the Snowy River approximately 16 kilometres south of Orbost.

The subject site in relation to Marlo is shown in the aerial photograph below.



ADVERTISED

Photograph 1 – Aerial Photograph of the subject site and surrounding land
This copied document is made available for the sole
purpose of enabling its consideration and review as
part of a planning process under the Planning and
Environment Act 1987. The document must not be
used for any purpose which may breach any copyright.





Photograph 2 – Subject site at 59 Marine Parade, Marlo.



Photograph 4 – Subject site facing north.



Photograph 6 – Subject site facing south.



Photograph 3 – Existing dwelling and outbuilding on the subject site facing north.



Photograph 5 – Northern portion of the subject site facing east.



Photograph 7 – Northern portion of the subject site facing west.



Photograph 8 – Neighbouring property adjoining the northern boundary at 74 Jorgensen Street, Marlo.



Photograph 10 – Neighbouring property adjoining the western boundary at 57 Marine Parade, Marlo.



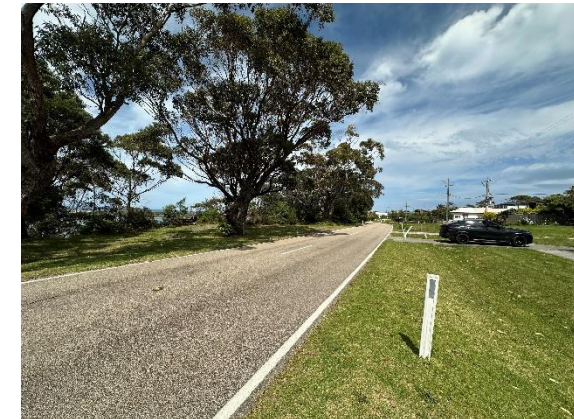
Photograph 12 – Marine Parade facing east.



Photograph 9 – Neighbouring property adjoining the eastern boundary at 61 Marine Parade, Marlo.



Photograph 11 – Directly opposite the subject site being Public Land and Snowy River.



Photograph 13 – Marine Parade facing west.

3. THE PROPOSAL

This application seeks approval for buildings and works being additions and alterations to an existing dwelling under the provisions of the Design and Development Overlay. The proposed development plans are contained in **Appendix B**.

The proposed additions and alterations include a new master bedroom and study above the existing garage, an extension to the existing living area and alfresco area as identified on the proposed development plans.

The proposed additions and alterations will have a setback of approximately 2.28 metres to the eastern boundary and 9.01 metres to the southern boundary being Marine Parade. The existing setback to the northern boundary being 8.07 metres will remain unchanged.

The proposed additions and alterations will result in an additional 121.82m² for the first floor and 42.36m² for the second floor area. The alfresco will result in an additional 82.05m². The total building footprint including the proposed additions and alterations will be approximately 296.75m². The overall proposed height of the additions and alterations is, at maximum 6.06 metres. An extract of the south elevation is provided below in **Figure 3**.

The proposed buildings and works will be finished with a combination of fibre cement cladding in paint finish Colorbond Surfmist and Dulux Tranquil. The painted finish schedule is contained within the development plans and an extract provided below in **Figure 4**. The roof will be finished with Colorbond custom orb metal sheeting in Surfmist.

Vehicle access to the site is existing in the western portion of the southern boundary directly from Marine Parade via a concrete driveway and will remain unchanged.

The proposed additions and alterations will connect to all existing services. Drainage from the additions and alterations will be directed to the legal point of discharge to the satisfaction of the responsible authority.

MATERIALS AND COLOUR SCHEDULE		
REFERENCE	FINISH	SIZE / DETAILS
M1	PAINT- COLORBOND SURFMIST OR SIMILAR	FIBRE CEMENT CLADDING - TYPE 1 AXON 133 SMOOTH OR SIMILAR
M2	PAINT- DULUX TRANQUIL RETREAT OR SIMILAR TO MATCH EXISTING	FIBRE CEMENT CLADDING - TYPE 2 AXON 400 SMOOTH OR SIMILAR
M3	COLORBOND - SURFMIST OR SIMILAR TO MATCH EXISTING	CUSTOM ORB METAL ROOF SHEETING
	COLORBOND - SURFMIST OR SIMILAR TO MATCH EXISTING	GUTTERS, FASCIA AND FLASHINGS
	COLORBOND SHALE GREY OR SIMILAR TO MATCH EXISTING	WINDOW FRAMES

Figure 3 – Color Schedule– TDH Design

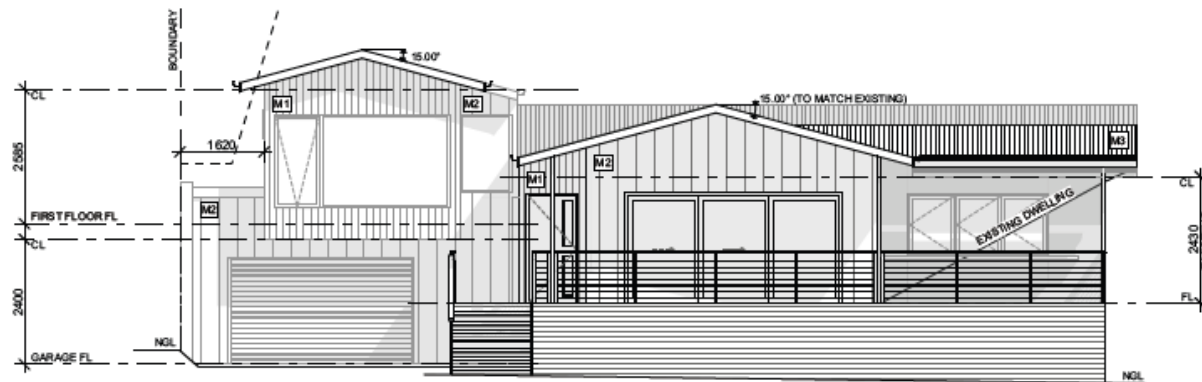


Figure 4 – West Elevation – TDH Design

4. ZONES AND OVERLAYS

General Residential Zone – Schedule 1

The purpose of the General Residential Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

An extract of the General Residential Zone Map is provided in **Figure 5**.

Clause 32.08-5 of the General Residential Zone provides a permit is not required to construct or extend one dwelling on a lot as the lot is greater than 300m². This is not addressed further.

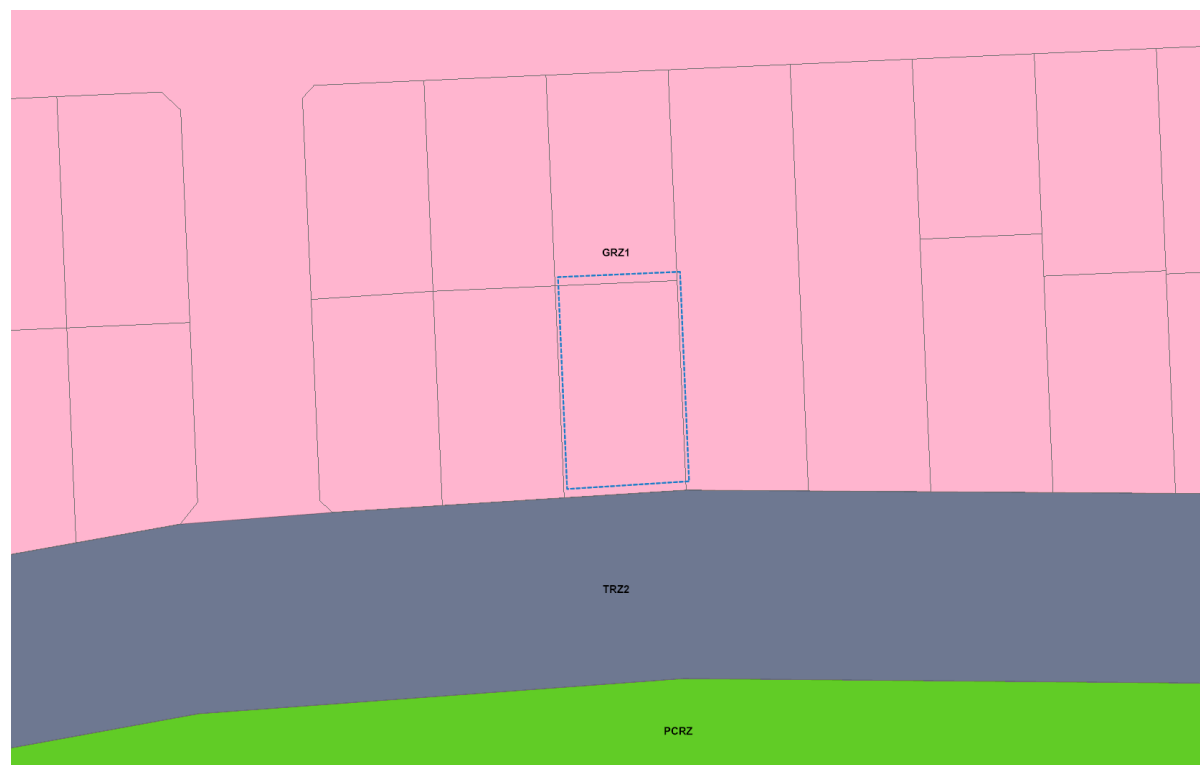


Figure 5 – General Residential Zone – (source - mapshare.vic.gov.au)

Bushfire Management Overlay

The purpose of the Bushfire Management Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.
- To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

An extract of the Bushfire Management Overlay Map is provided in **Figure 6**.

Clause 44.06 provides a permit is not required for additions and alterations provided the addition does not exceed 50% of the gross floor area. The proposed additions and alterations exceed 50% of the gross floor area. Schedule 1 to the Bushfire Management Overlay provides in 2.0 that a permit is required to construct or extend one dwelling on a lot and must include all of the requirements set out in the schedule.

The proposal meets all of requirements set out in the schedule.

A permit is required under the provisions of the Bushfire Management Overlay, however the development lies outside of the Bushfire Management Overlay.

Additionally, this has been addressed within the Bushfire Management Plan obtained for the original subdivision of land and endorsed under planning permit 5.2022.276.1. This is not addressed further.

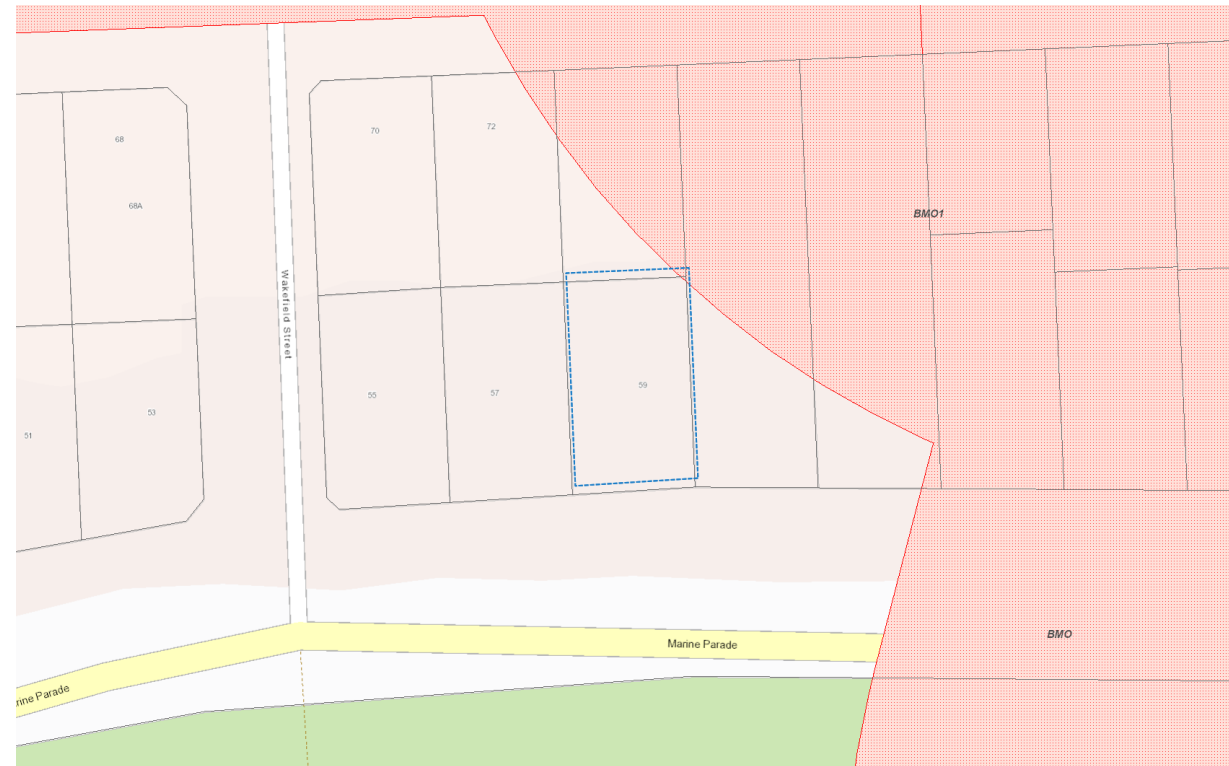


Figure 6 – Bushfire Management Overlay – (source - mapshare.vic.gov.au)

Design and Development Overlay – Schedule 11

The purpose of the Design and Development Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas which are affected by specific requirements relating to the design and built form of new development.

An extract of the Design and Development Overlay Map is provided in **Figure 7**.

Clause 43.02-2 provides a permit is required to construct a building or construct or carry out works. The schedule provides a permit is required for the proposed buildings and works as the overall height will exceed 5 metres along Marine Parade. The total building height will exceed 5 metres and as such planning approval is required for the proposed additions and alterations to the dwelling. The total building footprint will not exceed 300m².

The relevant decision guidelines of Clause 43.02-6 and the schedule are addressed in Section 5 of this submission.

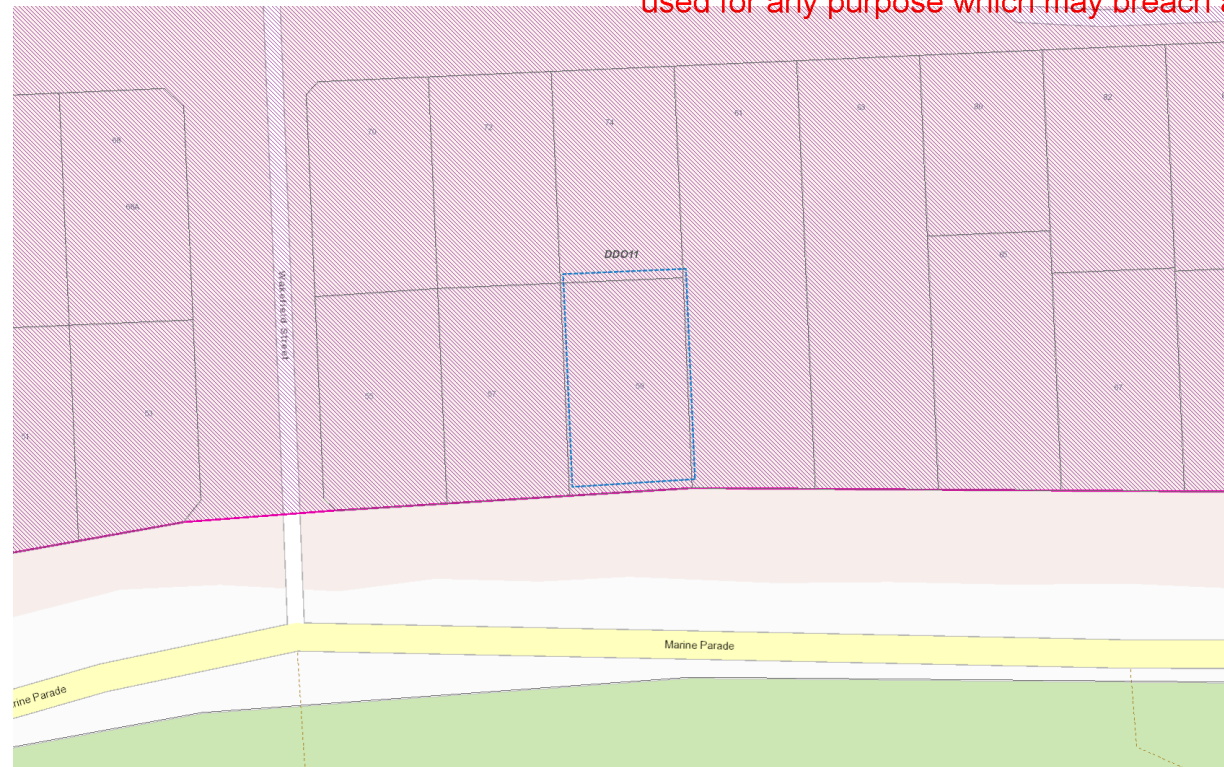


Figure 7 – Design and Development Overlay – (source - mapshare.vic.gov.au)

Design and Development Overlay – Schedule 11 continued:

Schedule 11 to the Design and Development Overlay relates to Residential Development in Coastal Settlements and contains the following design objectives:

- To protect and manage the township character of coastal settlements.
- To ensure that the height and visual bulk of new development is compatible with the coastal neighbourhood setting.
- To ensure that new development is designed to minimise visual impacts on the natural landscape.
- To ensure that new development is visually and physically integrated with the site and surrounding landscape.
- To ensure that new development is sited and designed to be visually unobtrusive through and above the surrounding tree canopy when viewed from nearby streets, lakes, coastal areas, or other distant viewpoints.
- To protect the vegetated character of the landscape, particularly where it is a

dominant visual and environmental feature.

- *To ensure that the scale and character of existing development in areas fronting Marine Parade in Marlo and on the lake frontage at Newlands Arm is preserved and that any new development should be consistent with the prevailing development form and height to retain the existing character and view corridors.*
- *To ensure that the subdivision of land within the Newlands Arm Estate is consistent with the Newlands Arm Estate Restructure Plan, Version 7 (March 2017).*

Aboriginal Cultural Heritage

Under the provisions of the *Aboriginal Heritage Act 2006* the subject site is recognised as being within an area of Aboriginal Cultural Heritage Sensitivity.

The proposed works are within the area identified as being of cultural heritage significance however, the buildings and works associated with the proposed additions and alterations to an existing dwelling are exempt activities, as such a Cultural Heritage Management Plan is not required.

An extract of the Aboriginal Cultural Heritage Map is provided in **Figure 8**.

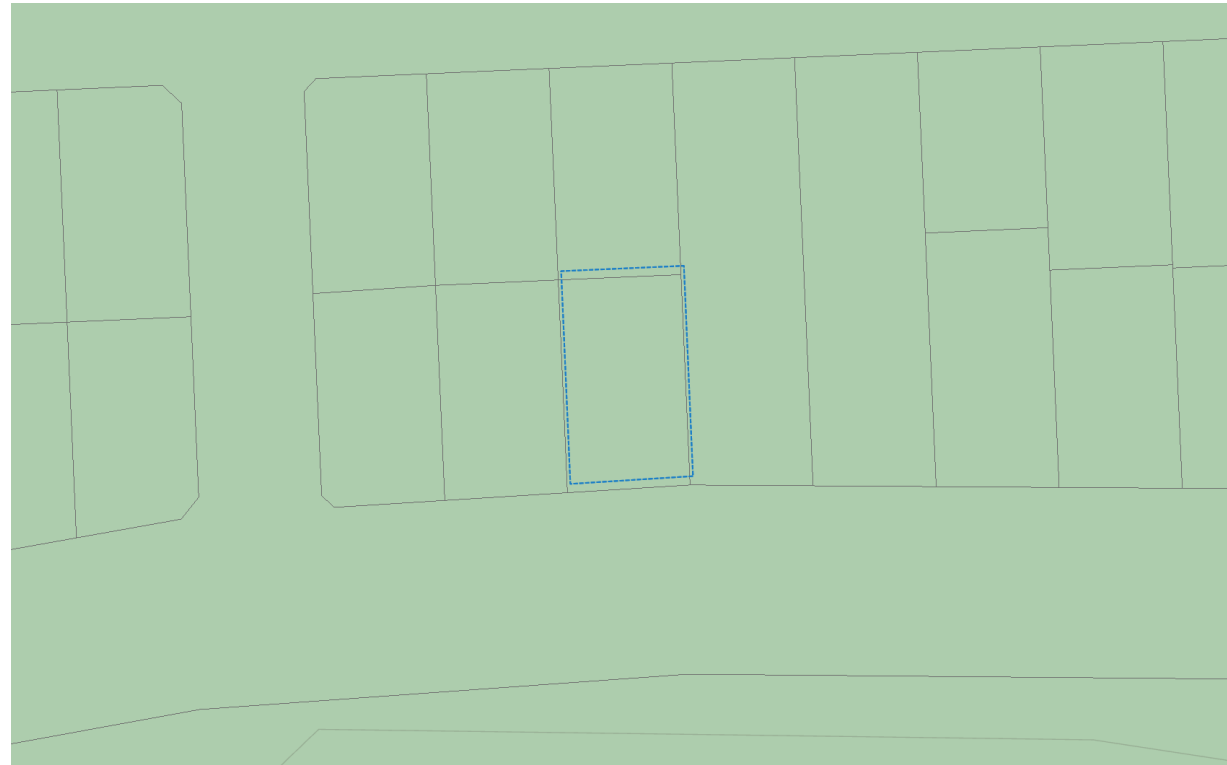


Figure 8 – Aboriginal Cultural Heritage Map – (source - mapshare.vic.gov.au)

5. PLANNING ASSESSMENT

This proposal has been assessed against the objectives and standards of applicable clauses of the East Gippsland Planning Scheme and it is considered that the proposed additions and alterations to an existing dwelling are appropriate for the following reasons:

- The proposal meets the objectives of the Municipal Planning Strategy at **Clause 02** and the Planning Policy Framework at **Clause 10** providing for appropriate additions and alterations to an existing residential dwelling that can be compatible with the surrounding development and neighbourhood characteristics.
- The proposal will contribute to a high standard of environmental sustainability, urban design and amenity by ensuring the design of the additions and alterations meet the constraints of the land, reducing any potential negative environmental implications as sought to achieve by the relevant clauses including **Clause 02.03** and **Clause 11**.
- **Clause 02.03-1** identifies Marlo as seaside holiday town and encourages development on fully serviced residential land. The subject site is currently connected to all available services and will remain unchanged.
- The proposal is consistent with the decision guidelines of the Design and Development Overlay at **Clause 43.02-6** which seeks to recognise areas affected by specific requirements relating to the design and built form of new development.
- The proposed additions and alterations will result in a compatible, user friendly extension to an existing residential dwelling to better meet the needs of the occupants. The proposed buildings and works have been designed to meet the constraints of the land and take into consideration the surrounding neighbourhood characteristics, so not to cause any detrimental impact.
- No vegetation beyond non-native garden is required to be removed facilitate the proposal.
- The finished materials and colours of the proposed additions and alterations are also assessed in Section 3 and within the development plans. The colours are muted tones that are considered to be appropriate in the coastal context and not dissimilar to others in the area.
- **Schedule 11** refers to residential development in coastal settlements – Marlo.
- The height of the proposed additions and alterations at the maximum will be 6.06 metres in excess of **2.0** of **Schedule 11** being 5 metres on Marine Parade. A planning permit is required for this reason. The proposed additions and alterations have been designed in accordance with the existing dwelling and are unlikely to be visually obtrusive or detrimental to the area, particularly given the existing surrounding development and topography of the area.
- The dwelling immediately to the north is single storey and does not obtain views to the waterways to the south.
- Double storey dwellings in excess of 6 metres high are scattered along Marine Parade.
- The proposed design is respectful and not considered to be obtrusive in the landscape.
- There are no canopy trees on the site, however the dwelling is surrounded by bushy landscaping that complements the treed nature of the surrounding area.
- This submission has addressed the decision guidelines of **Clause 65** and the proposed buildings and works for the additions and alterations to an existing dwelling supports orderly planning of the area whilst taking into consideration the potential effect on the environment, human health and the amenity of the area.
- The site is susceptible to bushfire hazards, however this hazard has been reduced to an

acceptable level as per the Bushfire Management Plan endorsed under planning permit 5.2022.276.1. No further details will be addressed.

- There are no factors of this proposal that are likely to cause or contribute to land degradation, salinity or reduce water quality.

6. CONCLUSION

This submission is in support of a planning permit application for Buildings and Works for additions and alterations to an existing Dwelling at 59 Marine Parade, Marlo.

The relevant provisions of the East Gippsland Planning Scheme have been addressed, and it has been ascertained that the proposal is appropriate in this location.

It is requested that the proposal be supported for the following reasons:

- The proposal is consistent with the objectives and strategies outlined in the Municipal Planning Strategy and the Planning Policy Framework.
- The proposal is consistent with the objectives of the Design and Development Overlay being respectful of the coastal area.

The design of the proposal is site responsive and respectful of surrounding development.

It is requested that a planning permit be granted for this proposal.

Development Solutions Victoria

Disclaimer:

This document has been prepared for planning permit application purposes only. The report has been made with careful consideration and with the best information available to Development Solutions Victoria Pty Ltd at the time.

No component of this document is to be reproduced for any purpose without prior written consent of Development Solutions Victoria Pty Ltd.

Our Ref: 25115

12th January 2026

Petra Wood
Statutory Planning Officer
East Gippsland Shire Council
PO Box 1618
Bairnsdale Vic 3875

Dear Petra,

Re: Application for Planning Permit No: 5.2025.408.1
59 Marine Parade, Marlo
Buildings and Works – Additions and Alterations to an Existing Dwelling

We act on behalf of the applicant of the land at 59 Marine Parade, Marlo.

In response to your correspondence dated 22nd December 2025, requesting further information in relation to the above application we offer revised development plans that include:

- The overall (maximum) height of the existing building from Natural Ground Level.
- The overall (maximum) height of the proposed development from Natural Ground Level.
- The difference in height between existing building and proposed extension.

We trust that this information is sufficient to enable the application to proceed and a permit to be granted.

Should you require any further information or wish to discuss any element of the above further, please do not hesitate to contact our office on 03 5152 4858.

Regards

Courtney Campbell
Development Solutions Victoria

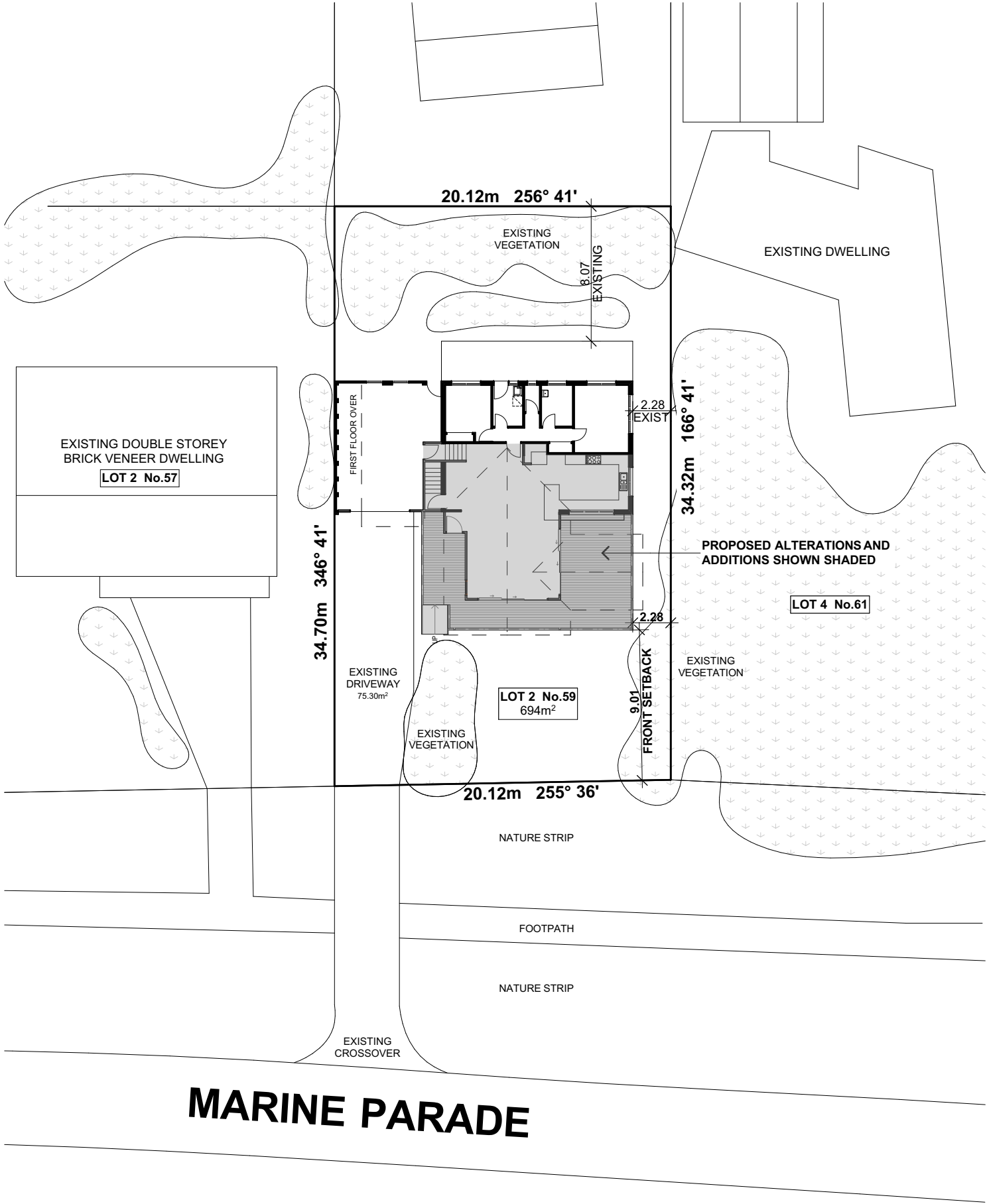
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1977. The document must not be used for any purpose which may breach any copyright.

BAL TBC SPECIAL
CONSTRUCTION REQUIREMENTS
APPLY

PROPOSED BUILDING AREA SCHEDULE (INCLUSIVE OF EXISTING)			
	EXISTING	NEW	TOTAL
GROUND FLOOR	91.16m ²	30.66m ²	121.82m ²
FIRST FLOOR	0.00m ²	40.73m ²	40.73m ²
GARAGE	50.52m ²	0.00m ²	50.52m ²
VERANDAH / ALFRESCO	43.46m ²	38.59m ²	82.05m ²
TOTALS	185.14m ²	109.98m ²	295.12m ²

PROPOSED LAND AREA SCHEDULE

SITE AREA	694m ²
BUILDING FOOTPRINT COVERAGE	254.39m ² 36.66% (OF SITE AREA)
HARD PAVED AREA	75.30m ² 10.85% (OF SITE AREA)
TOTAL SITE COVERAGE (BUILDING FOOTPRINT + HARD PAVED AREA)	329.69m ² 47.51% (OF SITE AREA)
TOTAL PERMEABLE SURFACES	364.31m ² 52.49% (OF SITE AREA)



SITE PLAN

1:300

TOWN PLANNING

ISSUE:	REVISION:	AMENDMENT:	DATE:
PLANNING PERMIT	A	ISSUED FOR PLANNING PERMIT - ADJUSTED AREA SCHEDULE	05.12.2025
PLANNING PERMIT	B	RFI'S FROM COUNCIL	08.01.2026



PROJECT:
ALTERATIONS AND ADDITIONS

PROJECT ADDRESS:
**59 MARINE PARADE,
MARLO**

CLIENT:

JOB NUMBER:
0458_24

DRAWING TITLE:
SITE PLAN

SCALE: AS SHOWN

SHEET: A3

DRAWN: JH CHECKED: TH

THIS DESIGN & DRAWINGS SHALL REMAIN
INTELLECTUAL PROPERTY OF TDH DESIGN PTY LTD
AND SHALL NOT BE COPIED IN WHOLE OR PART
WITHOUT WRITTEN CONSENT FROM TDH DESIGN PTY.

DRAWING NUMBER:
TP01

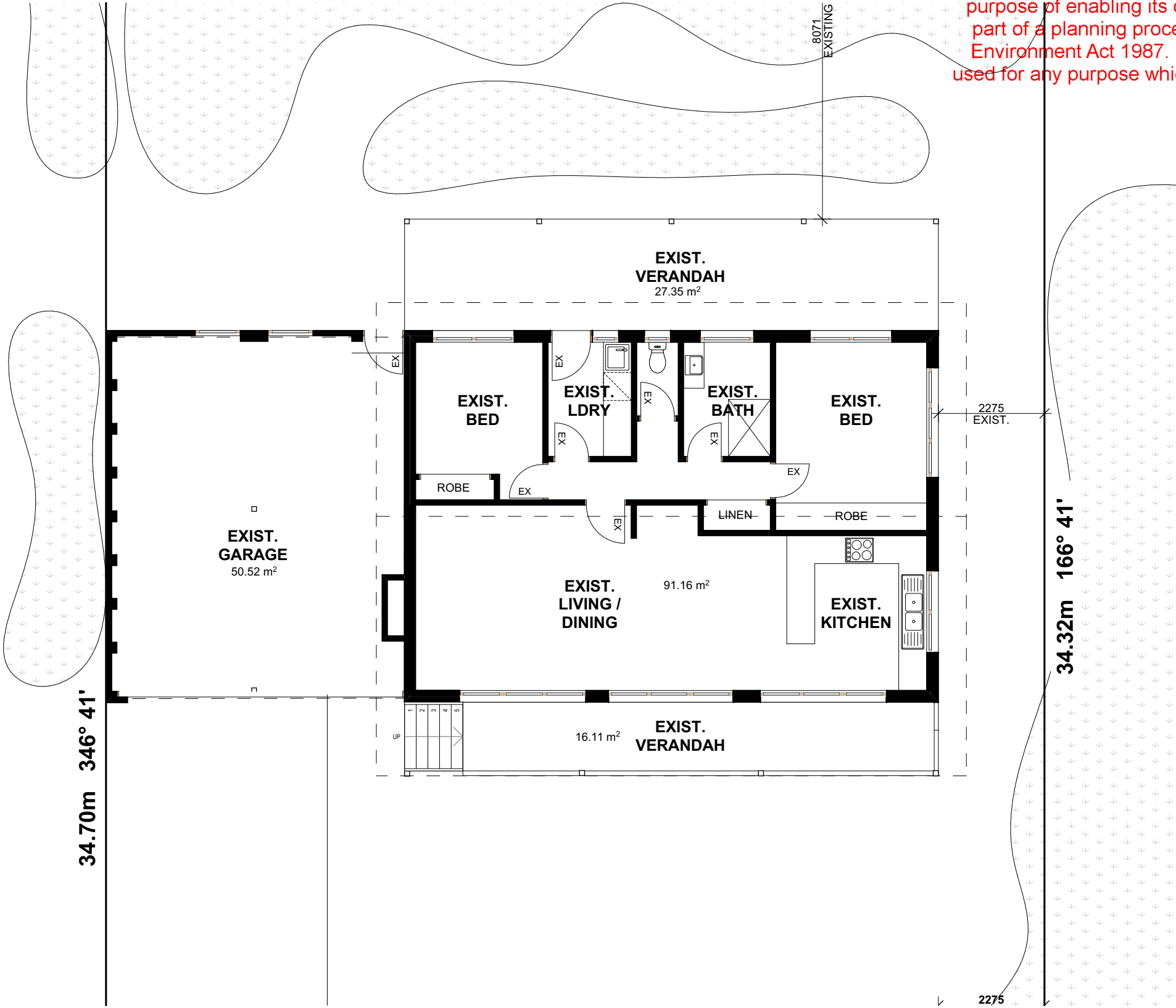


ISSUE:

REVISION:

PLAN: Printed 15/01/2026

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



EXISTING GROUND FLOOR PLAN

1:100

TOWN PLANNING

ISSUE:	REVISION:	AMENDMENT:	DATE:
PLANNING PERMIT	A	ISSUED FOR PLANNING PERMIT - ADJUSTED AREA	05.12.2025
PLANNING PERMIT	B	SCHEDULE	
		RFI'S FROM COUNCIL	08.01.2026



PROJECT:
ALTERATIONS AND ADDITIONS

PROJECT ADDRESS:
**59 MARINE PARADE,
MARLO**

CLIENT:

JOB NUMBER:
0458_24

DRAWING TITLE:
**EXISTING GROUND
FLOOR PLAN**

SCALE: AS SHOWN

SHEET: A3

DRAWN: JH CHECKED: TH

THIS DESIGN & DRAWINGS SHALL REMAIN
INTELLECTUAL PROPERTY OF TDH DESIGN PTY LTD
AND SHALL NOT BE COPIED IN WHOLE OR PART
WITHOUT WRITTEN CONSENT FROM TDH DESIGN PTY.

DRAWING NUMBER:
TP02

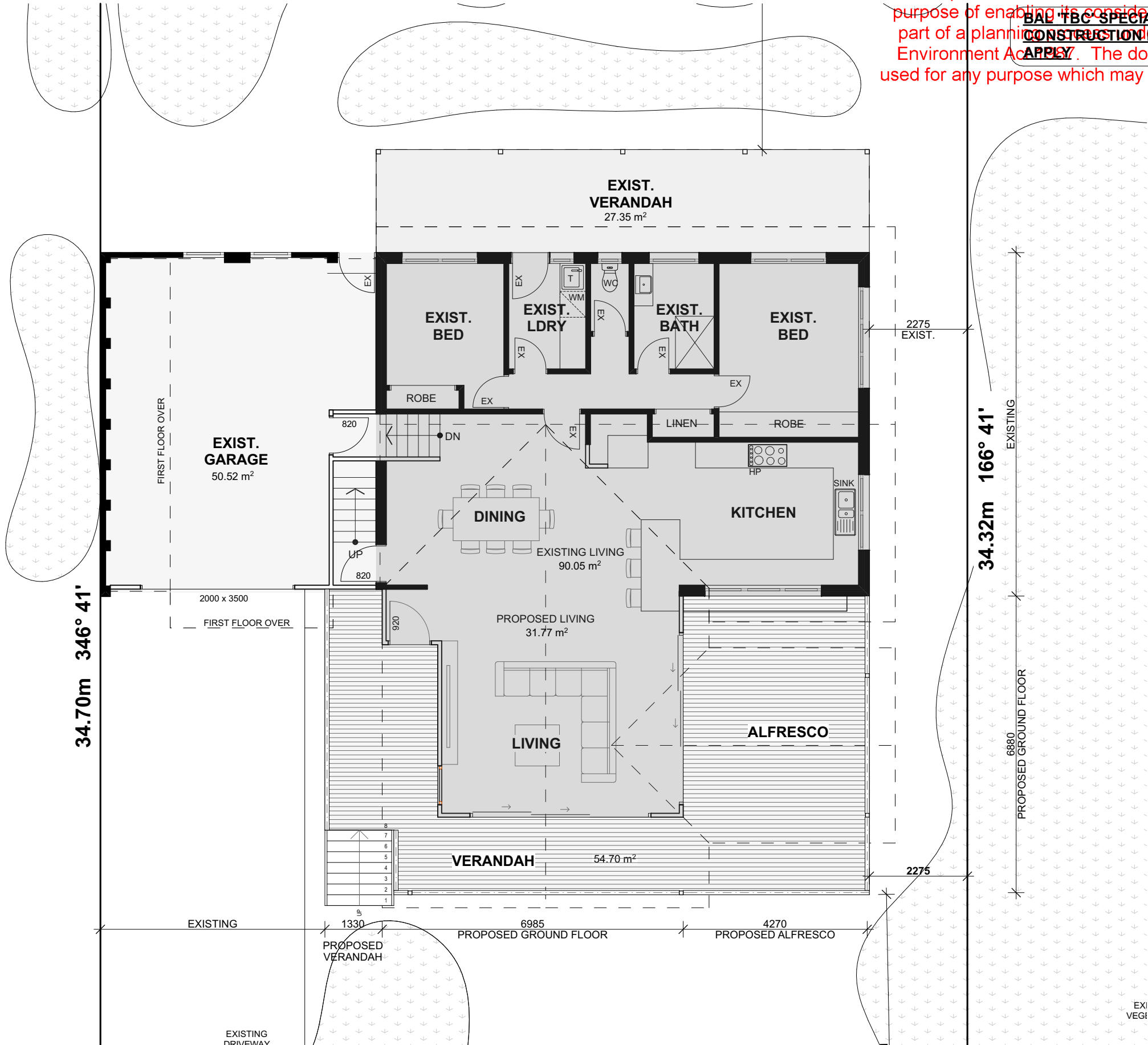


ISSUE:

REVISION:

Printed 15/01/2026

PROPOSED BUILDING AREA SCHEDULE (INCLUSIVE OF EXISTING)			
	EXISTING	NEW	TOTAL
GROUND FLOOR	91.16m ²	30.66m ²	121.82m ²
FIRST FLOOR	0.00m ²	40.73m ²	40.73m ²
GARAGE	50.52m ²	0.00m ²	50.52m ²
VERANDAH / ALFRESCO	43.46m ²	38.59m ²	82.05m ²
TOTALS	185.14m ²	109.98m ²	295.12m ²



GROUND FLOOR PLAN

1:100

TOWN PLANNING

ISSUE:	REVISION:	AMENDMENT:	DATE:
PLANNING PERMIT	A	ISSUED FOR PLANNING PERMIT - ADJUSTED AREA SCHEDULE	05.12.2025
PLANNING PERMIT	B	RFI'S FROM COUNCIL	08.01.2026



PROJECT:
ALTERATIONS AND ADDITIONS

PROJECT ADDRESS:
**59 MARINE PARADE,
MARLO**

CLIENT:

JOB NUMBER:
0458_24

DRAWING TITLE:
GROUND FLOOR PLAN

SCALE: AS SHOWN
SHEET: A3
DRAWN: JH CHECKED: TH

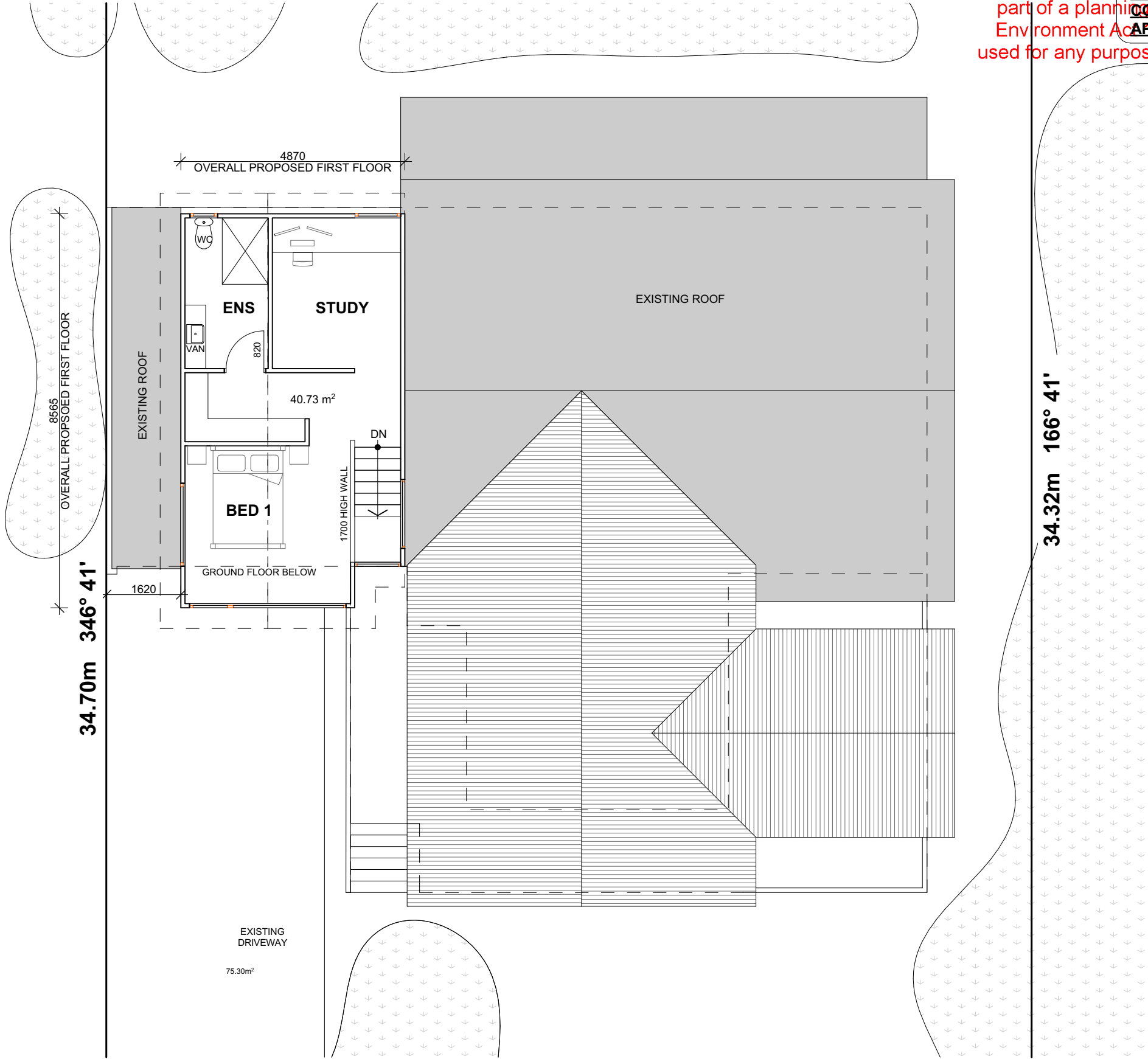
THIS DESIGN & DRAWINGS SHALL REMAIN
INTELLECTUAL PROPERTY OF TDH DESIGN PTY LTD
AND SHALL NOT BE COPIED IN WHOLE OR PART
WITHOUT WRITTEN CONSENT FROM TDH DESIGN PTY.

DRAWING NUMBER:
TP03

ISSUE: REVISION:

PLAN: **Printed 15/01/2026**

PROPOSED BUILDING AREA SCHEDULE (INCLUSIVE OF EXISTING)			
	EXISTING	NEW	TOTAL
GROUND FLOOR	91.16m ²	30.66m ²	121.82m ²
FIRST FLOOR	0.00m ²	40.73m ²	40.73m ²
GARAGE	50.52m ²	0.00m ²	50.52m ²
VERANDAH / ALFRESCO	43.46m ²	38.59m ²	82.05m ²
TOTALS	185.14m ²	109.98m ²	295.12m ²



ADVERTISED

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1977. The document must not be used for any purpose which may breach any copyright.

BAL TBC SPECIAL
CONSTRUCTION REQUIREMENTS
APPLY

34.32m 166° 41'

FIRST FLOOR PLAN

1:100

TOWN PLANNING

ISSUE:	REVISION:	AMENDMENT:	DATE:
PLANNING PERMIT	A	ISSUED FOR PLANNING PERMIT - ADJUSTED AREA SCHEDULE	05.12.2025
PLANNING PERMIT	B	RFI'S FROM COUNCIL	08.01.2026



PROJECT:
ALTERATIONS AND ADDITIONS

PROJECT ADDRESS:
**59 MARINE PARADE,
MARLO**

CLIENT:

JOB NUMBER:
0458_24

DRAWING TITLE:
FIRST FLOOR PLAN

SCALE: AS SHOWN

SHEET: A3

DRAWN: JH CHECKED: TH

THIS DESIGN & DRAWINGS SHALL REMAIN
INTELLECTUAL PROPERTY OF TDH DESIGN PTY LTD
AND SHALL NOT BE COPIED IN WHOLE OR PART
WITHOUT WRITTEN CONSENT FROM TDH DESIGN PTY.

DRAWING NUMBER:
TP04




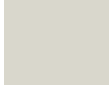



ISSUE:

REVISION:

Printed 15/01/2026



MATERIALS AND COLOUR SCHEDULE		
REFERENCE	FINISH	SIZE / DETAILS
M1 	PAINT- COLORBOND SURFMIST OR SIMILAR	FIBRE CEMENT CLADDING - TYPE 1 AXON 133 SMOOTH OR SIMILAR
M2 	PAINT- DULUX TRANQUIL RETREAT OR SIMILAR TO MATCH EXISTING	FIBRE CEMENT CLADDING - TYPE 2 AXON 400 SMOOTH OR SIMILAR
M3 	COLORBOND - SURFMIST OR SIMILAR TO MATCH EXISTING	CUSTOM ORB METAL ROOF SHEETING
	COLORBOND - SURFMIST OR SIMILAR TO MATCH EXISTING	GUTTERS, FASCIA AND FLASHINGS
	COLORBOND SHALE GREY OR SIMILAR TO MATCH EXISTING	WINDOW FRAMES



PROJECT:
ALTERATIONS AND ADDITIONS

PROJECT ADDRESS:
**59 MARINE PARADE,
MARLO**

CLIENT:

JOB NUMBER
0458_24

DRAWING TITLE:
ELEVATIONS

SCALE: AS SHOWN
SHEET: A3
DRAWN: JH CHECKED: TH

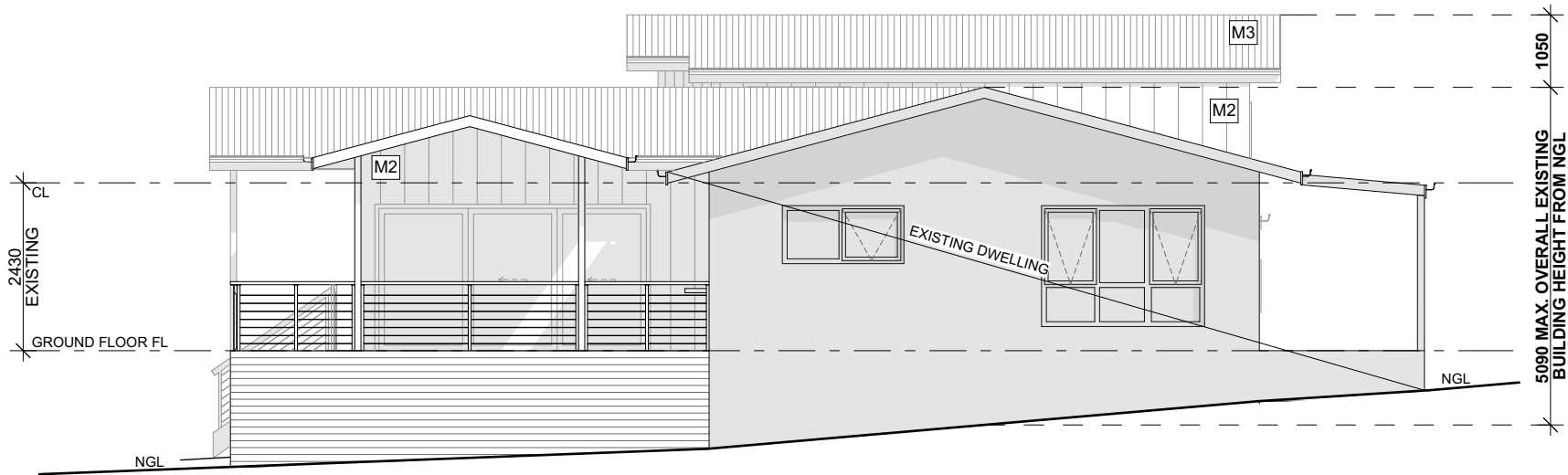
THIS DESIGN & DRAWINGS SHALL REMAIN
INTELLECTUAL PROPERTY OF TDH DESIGN PTY LTD
AND SHALL NOT BE COPIED IN WHOLE OR PART
WITHOUT WRITTEN CONSENT FROM TDH DESIGN PTY.

DRAWING NUMBER:
TP05

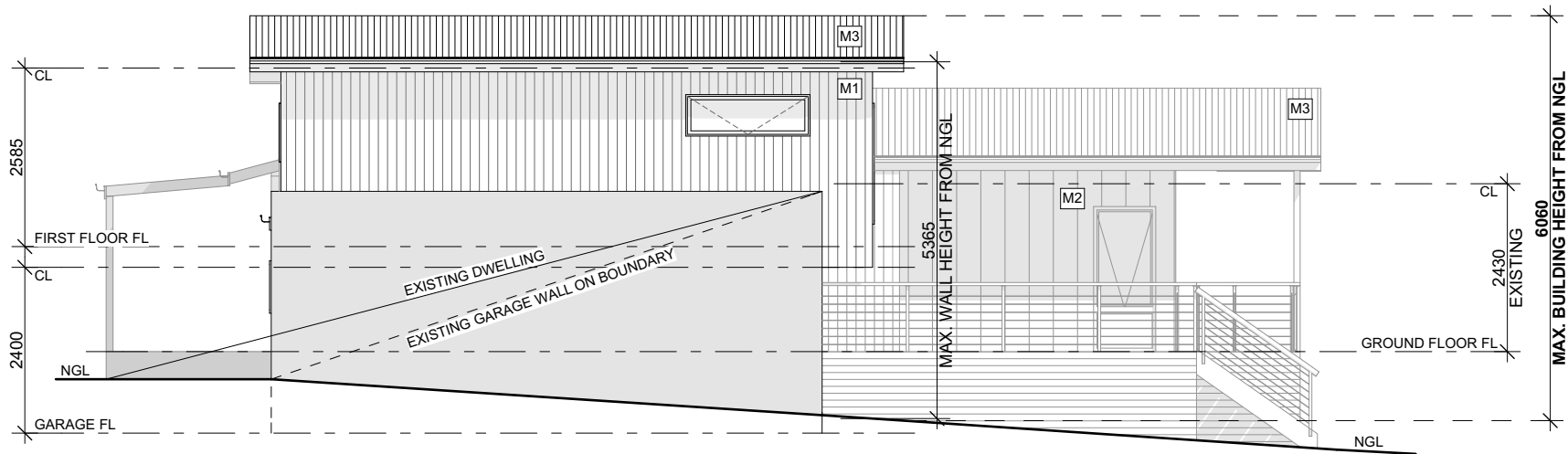
ISSUE: **PLAN: PERIOD B** | REVISION: **15/01**

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process and the Planning and Environment Act 1977. The document must not be used for any purpose which may breach any copyright.




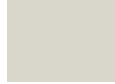

BAL TBC SPECIAL
CONSTRUCTION REQUIREMENTS
APPLY



EAST ELEVATION
1:100



WEST ELEVATION
1:100

MATERIALS AND COLOUR SCHEDULE		
REFERENCE	FINISH	SIZE / DETAILS
M1 	PAINT- COLORBOND SURFMIST OR SIMILAR	FIBRE CEMENT CLADDING - TYPE 1 AXON 133 SMOOTH OR SIMILAR
M2 	PAINT- DULUX TRANQUIL RETREAT OR SIMILAR TO MATCH EXISTING	FIBRE CEMENT CLADDING - TYPE 2 AXON 400 SMOOTH OR SIMILAR
M3 	COLORBOND - SURFMIST OR SIMILAR TO MATCH EXISTING	CUSTOM ORB METAL ROOF SHEETING
	COLORBOND - SURFMIST OR SIMILAR TO MATCH EXISTING	GUTTERS, FASCIA AND FLASHINGS
	COLORBOND SHALE GREY OR SIMILAR TO MATCH EXISTING	WINDOW FRAMES

TOWN PLANNING

ISSUE:	REVISION:	AMENDMENT:	DATE:
PLANNING PERMIT	A	ISSUED FOR PLANNING PERMIT - ADJUSTED AREA	05.12.2025
PLANNING PERMIT	B	SCHEDULE	
		RFI'S FROM COUNCIL	08.01.2026



PROJECT:
ALTERATIONS AND ADDITIONS

PROJECT ADDRESS:
**59 MARINE PARADE,
MARLO**

CLIENT:

JOB NUMBER:
0458_24

DRAWING TITLE:
ELEVATIONS

SCALE: AS SHOWN

SHEET: A3

DRAWN: JH CHECKED: TH

THIS DESIGN & DRAWINGS SHALL REMAIN
INTELLECTUAL PROPERTY OF TDH DESIGN PTY LTD
AND SHALL NOT BE COPIED IN WHOLE OR PART
WITHOUT WRITTEN CONSENT FROM TDH DESIGN PTY.

DRAWING NUMBER:
TP06

ISSUE:

REVISION:

Printed 15/01/2026