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.

Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	**4 Gay Street LAKES ENTRANCE VIC 3909 Lot: 2 PS: 615022**
The application is for a permit to:	**Change of Use - Second Dwelling**
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	**Matter for which a permit is required**
Clause 32.08-7 (GRZ)	Two or more dwellings
Clause 43.02-2 (DDO13)	Buildings and works
Clause 44.01-2 (EMO)	Buildings and works
Clause 44.06-2 (BMO)	Buildings and works associated with accommodation (dwelling)
The applicant for the permit is:	**Brownlea Investments Pty Ltd**
The application reference number is:	**5.2026.336.1**

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.

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.

Planning Permit Application

s47 Planning and Environment Act 1987; r13 Planning and Environment Regulations 2015

EAST GIPPSLAND SHIRE COUNCIL

Applicant Details:

Applicant name: BROWNLEA INVESTMENTS PTY LTD	
Business trading name (if applicable):	
Email address:	
Postal address: PO Box 1270 Carlton	
	Postcode: 3053
Preferred Phone number: 0413564418	Secondary number:

Owners Details: (if not the applicant)

Owner name: as above	
Business trading name (if applicable):	
Postal address:	
	Postcode:

Description of the Land:

Street number:	4	Street name: Gay Street	
Town:	Lakes Entrance		Postcode 3909

AND/OR

Lot Number: 2	Plan Number: 615022M
Other Legal Description: Vol 11107 Fol 798	

Other legal description may be a Crown Allotment reference, Volume/Folio, or other title descriptor.
If the proposal relates to multiple addresses/parcels, please attach a document with a list of the owner and land description details for each additional property.

Declaration in relation to Title Restrictions:

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?	☒ Yes	☐ No
Will the proposal result in a breach of a registered covenant restriction or agreement?	☐ Yes	☒ No

Existing conditions:
Describe how the land is currently used and developed:

A dwelling and ancillary outbuildings

Printed 2/11/2026
Page 2 of 52

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.

Planning Permit Application

s47 Planning and Environment Act 1987; r13 Planning and Environment Regulations 2015

EAST GIPPSLAND SHIRE COUNCIL

Description of proposal:
Provide a brief description of your proposal:

Retrospective planning approval
Convert the existing shed for use as a second dwelling.
Retain the existing small dwelling.

Estimated cost of development:	$ 10,000

Note: You may be required to verify this estimate

Has there been a pre-application meeting: ☐ Yes ☒ No	Officer name:
Your application reference number: EGSC dual-occupancy	

Application requirements and supporting documents
Required:

- Title to each property subject to the application (must have been generated within the past 30 days)
- Full copy of Covenants or Section 173 agreements if applicable, and details of beneficiaries if there is a proposal which would contravene, alter, or end a covenant or restriction.
- Supporting documents which are mandatory requirements of the Planning Scheme (e.g. – Native Vegetation Removal Report, Bushfire Management Statement, Geotechnical report/waiver)
- Plans as relevant to the proposal

Suggested, or subject to requirements of the scheme

- A report responding to the relevant application requirements and the policies and objectives of the East Gippsland Planning Scheme
- Supporting information/reports which are commonly considered with similar applications (e.g. – Land Capability Assessment, Bushfire Management Statement, Geotechnical report/waiver)

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

Printed 2/11/2026
Page 3 of 52

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.

Planning Permit Application

s47 Planning and Environment Act 1987; r13 Planning and Environment Regulations 2015

Privacy Statement
The East Gippsland Shire Council asks for details about you to make decisions on planning permit applications. The information you give to us on this form is used for your application and is required for Council to make its decision under the *Planning and Environment Act* 1987. Sometimes we may provide a copy of this application form to another person, but only if it is for a legitimate purpose that is related to the planning process, or we are allowed by law, or to protect people or property. If your information is put onto Council's website or provided to another person, Council will always try to make sure your privacy is protected in line with the *Privacy and Data Protection Act* 2014. For instance, if requested by another person, after deciding that it is requested for a legitimate purpose, Council will obtain an undertaking from the recipient confirming how they will use your personal information and that they will destroy it once used.

You may ask for more information about Council's Privacy Policy by contacting our Privacy Officer on 03 5153 9500 or e-mail feedback@egipps.vic.gov.au .You can gain access to information you provided to us through the *Freedom of Information Act 1982*, more information about FOI is available on Council's website.

Declarations:
I declare that I am the applicant and that all the information in this application is true and correct and the owner(s) (if not myself) has (have) 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. In the event that the giving of notice is required pursuant to Section 52 of the *Planning and Environment Act* 1987, and I receive instructions to give notice to potentially affected parties, I confirm that I will destroy the instructions and personal information once the information is no longer necessary. I accept the East Gippsland Shire Council Privacy Statement.

Applicant signature:	
Name: Marius Vogl	Date: 24 / 9 / 2026

Contact Council
03 5153 9500
feedback@egipps.vic.gov.au
eastgippsland.vic.gov.au
PO Box 1618, Bairnsdale 3875

Customer Service Centres:
- **Bairnsdale:** 273 Main Street
- **Lakes Entrance:** 18 Mechanics Street
- **Mallacoota:** 70 Maurice Avenue
- **Omeo:** 179 Day Avenue
- **Orbost:** 1 Ruskin Street
- **Paynesville:** 55 Esplanade

Printed 21/1/2026
Page 4 of 52

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth) or comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

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.

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.

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

VOLUME 11107 FOLIO 798

Security no : 124135521138T
Produced 15/06/2026 09:30 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 615022M.
PARENT TITLE Volume 10764 Folio 458
Created by instrument PS615022M 08/12/2008

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
BROWNLEA INVESTMENTS PTY LTD
AY622696J 22/11/2024

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 set out under DIAGRAM LOCATION below.

AGREEMENT Section 173 PLANNING AND ENVIRONMENT ACT 1987
R781843Y 18/02/1992

DIAGRAM LOCATION

SEE PS615022M 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: 4 GAY STREET LAKES ENTRANCE VIC 3909

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END

Printed 2/11/2026
Page 5 of 52

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.

Imaged Document Cover Sheet

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

Document Type	**Plan**
Document Identification	**PS615022M**
Number of Pages (excluding this cover sheet)	**2**
Document Assembled	**15/06/2026 09:30**

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.

Delivered by LANDATA®, timestamp 15/06/2026 09:30 Page 1 of 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 1987. The document must not be used for any purpose which may breach any copyright.

PLAN OF SUBDIVISION

STAGE No. /

LR USE ONLY

EDITION 1

PS615022M

02/12/2008 $85460 PS

LOCATION OF LAND

PARISH: COLQUHOUN

TOWNSHIP: CUNNINGHAME

SECTION: ——

CROWN ALLOTMENT: 13 (PART)

CROWN PORTION:

TITLE REFERENCES: 10764/458

LAST PLAN REFERENCE/S: LOT 2 ON PS506649X

POSTAL ADDRESS: (At time of subdivision) 4 GAY STREET, LAKES ENTRANCE, 3909

MGA Co-ordinates (of approx centre of land in plan) **E** 590 210 **N** 5808 260 **ZONE** 55

COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME: EAST GIPPSLAND SHIRE REF: 4/2008/CRT

1. This plan is certified under Section 6 of the Subdivision Act 1988.
2. ~~This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6.~~
3. ~~This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.~~

OPEN SPACE

(i) A requirement for public open space under Section 18 of the Subdivision Act 1988 ~~has/~~has not been made.

(ii) ~~The requirement has been satisfied.~~

(iii) ~~The requirement is to be satisfied in Stage~~

Council Delegate

~~Council Seal~~

Date 5/02/2008

~~Re-certified under Section 11(7) of the Subdivision Act 1988.~~

~~Council Delegate~~

~~Council Seal~~

~~Date~~

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

STAGING This ~~is/~~is not a staged subdivision. Planning permit No. 200/2007/P

DEPTH LIMITATION 15·24 METRES BELOW THE SURFACE

SURVEY. THIS PLAN IS/~~AS NOT~~ BASED ON SURVEY.

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) 188 IN PROCLAIMED SURVEY AREA No.

EASEMENT INFORMATION

LEGEND A—Appurtenant Easement E—Encumbering Easement R—Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE	1·83	PS506649X	EAST GIPPSLAND SHIRE COUNCIL
E-1	DRAINAGE	1·83	LP44517	LAND IN LP44517
E-2	DRAINAGE & SEWERAGE	SEE DIAG.	PS506649X	EAST GIPPSLAND SHIRE COUNCIL & EAST GIPPSLAND REGION WATER AUTHORITY
E-2	DRAINAGE & SEWERAGE	SEE DIAG.	LP201973	LAND IN LP201973
E-3	DRAINAGE	1·83	PS506649X	EAST GIPPSLAND SHIRE COUNCIL
E-3	DRAINAGE & SEWERAGE	SEE DIAG.	LP201973	LAND IN LP201973
E-3	DRAINAGE & SEWERAGE	SEE DIAG.	THIS PLAN	EAST GIPPSLAND SHIRE COUNCIL & EAST GIPPSLAND REGION WATER AUTHORITY
E-3	DRAINAGE & SEWERAGE	1·83	LP44517	LAND IN LP44517

LR USE ONLY

STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT

RECEIVED ☑

DATE 2/12/08

LR USE ONLY

PLAN REGISTERED

TIME 4.36

DATE 8/12/2008

A.Manzella

Assistant Registrar of Titles

SHEET 1 OF 2 SHEETS

Earth Tech

Survey & Spatial Solutions-Bairnsdale

T 5152 1600 F 5152 1202

LICENSED SURVEYOR (PRINT) BRADLEY D B FREEMAN

SIGNATURE

DATE 11/01/2008

REF 33006416

VERSION A

DATE 5/2/2008

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

Printed 2/11/2026

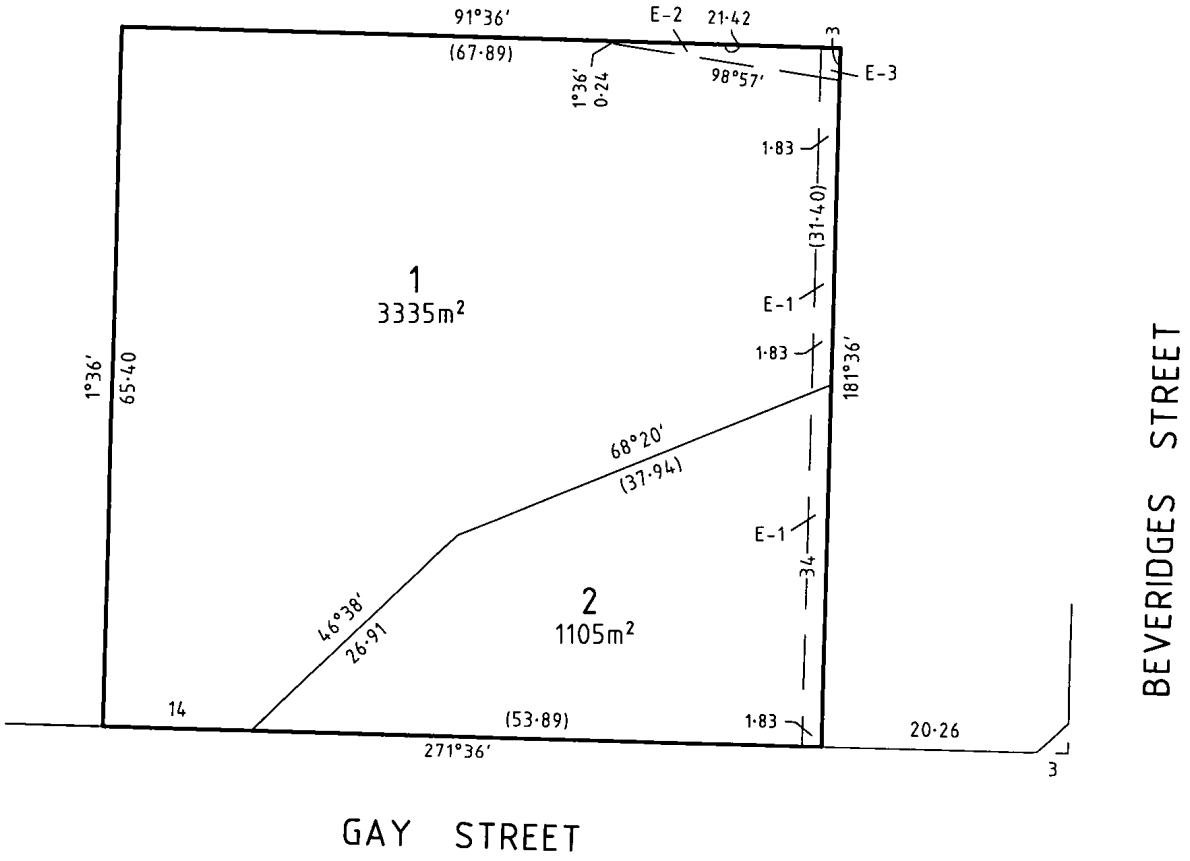
Delivered by LANDATA®, timestamp 15/06/2026 09:30 Page 2 of 2

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 1987. The document must not be used for any purpose which may breach any copyright.

PLAN OF SUBDIVISION

STAGE No. | PLAN NUMBER: **PS 615022M**

APPROX. TRUE NORTH



Earth Tech
Survey & Spatial Solutions-Bairnsdale
T 5152 1600 F 5152 1202

SCALE	ORIGINAL SCALE	ORIGINAL SHEET SIZE	LICENSED SURVEYOR (PRINT)	SHEET 2 OF 2 SHEETS
5 0 5 10 15 20 25 LENGTHS ARE IN METRES	1:500	A3	BRADLEY D B FREEMAN	
			SIGNATURE	DATE 5/02/2008
			REF 33006416	COUNCIL DELEGATE SIGNATURE
			DATE 11/01/2008	
			VERSION A	

Printed 2/11/2026

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.

Imaged Document Cover Sheet

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

Document Type	**Instrument**
Document Identification	**R781843Y**
Number of Pages (excluding this cover sheet)	**4**
Document Assembled	**15/09/2026 15:39**

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.

Delivered by LANDATA®, timestamp 15/09/2026 15:39 Page 1 of 4
© 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.

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.

LODGED BY Warren, Graham & Murphy

CODE...1716W....

VICTORIA

R781843Y

180292 1026 MISC $54 R781843Y

APPLICATION BY A RESPONSIBLE AUTHORITY under Section 181 Planning and Environment Act 1987 for ENTRY OF A MEMORANDUM OF AGREEMENT under Section 173 of the Act.

The Responsible Authority under the Planning Scheme having entered into an Agreement with the parties named for the land described requires that a Memorandum of Agreement be entered on the Certificate of Title to the land referred to.

LAND Certificate of Title Volume 9907 Folio 989

ADDRESS OF LAND Gay Street, Lakes Entrance

RESPONSIBLE AUTHORITY Shire of Tambo

PLANNING SCHEME Tambo Shire Planning Scheme

AGREEMENT DATE	AGREEMENT WITH
28th day of January, 1992	RICKIE TERRANCE DAVIS & TONI ELIZABETH DAVIS as owners

A copy of the Agreement is attached to this Application

Signature for the Responsible Authority .....

Name of Officer WILLIAM JAMES HOGSON

Date 11/2/92

Prepared by Warren, Graham & Murphy of 119 Main Street, Bairnsdale (IRC:vca)

24 JUN 1996

Delivered by LANDATA®, timestamp 15/09/2026 15:39 Page 2 of 4

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.

THIS AGREEMENT is made the 29th day of JANUARY 1992

B E T W E E N:

THE PRESIDENT COUNCILLORS AND RATEPAYERS OF THE SHIRE OF TAMBO ("the Council")
of Municipal Office, Lakes Entrance of the first part

- and -

RICKIE TERRANCE DAVIS and
TONI ELIZABETH DAVIS ("the Owners)
both of Lot 2 Erinmore Court, Glengarry of the second part

W H E R E A S:

A. The Owners are the registered proprietors of the land described in the First Schedule hereto ("the subject land") and have made Application to the Shire of Tambo for the Subdivision of the subject land into two Lots.

B. The Council has granted a Planning Permit No. 5369 dated 1st July, 1991 containing a condition as follows:-

"Prior to the issue of a Statement of Compliance the Applicants shall enter into an Agreement pursuant to Section 173 of the Planning and Environment Act 1987. Such Agreement shall state that the Owners of the allotments created by the Subdivision shall bear all costs involved in the matching in of their respective driveways and the connection of their respective stormwater drainage lines to the finally constructed Gay Street roadway and drainage system, should such road and drainage construction works occur after the development of the respective allotments. This shall apply whether these works are implemented by a private street scheme and/or a drainage scheme as finally settled by the Council of the Shire of Tambo or by other mechanisms as approved by the Council."

C. The Council and the Owners have agreed that without restricting or limiting their respective powers to enter into this Agreement and insofar as it can be so treated this Agreement shall be treated as an Agreement under Section 173(1) of the Planning and Environment Act 1987.

Delivered by LANDATA®, timestamp 15/09/2026 15:39 Page 3 of 4

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.

NOW THIS AGREEMENT WITNESSETH as follows:-

1. In this Agreement unless inconsistent with the context or subject matter "Owners" shall mean the person or persons entitled from time to time to be registered by the Land Titles Office as the proprietor or proprietors of an estate in fee simple of the subject land;

2. The Owners with the intent that the covenants hereunder shall run with the land hereby covenant and agree that the Owners (which term shall include the Owner or Owners of the subject land or any part thereof from time to time) will:

2.1 Comply with the conditions of this Agreement.

2.2 In particular bear all costs involved in matching the driveways and the connection of stormwater drainage lines for either of the two Lots created by the Subdivision to the Gay Street roadway and drainage system if and when that street is made and drained, whether such works are implemented by private street scheme or a drainage scheme or other method approved by the Council.

3. The Owners agree to do all things necessary to enable the Council to enter a Memorandum of this Agreement on the Certificate of Title to the subject land in accordance with Section 181 of the Act including signing any further agreement, acknowledgement or document to enable the said Memorandum to be registered under that Section.

4. The Owners covenant and agree to pay the Council's costs of and incidential to the preparation and execution of this Agreement and the registration of a Memorandum of the Agreement at the Land Titles Office pursuant to Section 181 of the Act and any duties or fees payable in connection with either the Agreement or the registration of the Memorandum.

5. This Agreement will end pursuant to Section 177 of the Act on compliance with Clause 2.2 above.

Printed 2/11/2026
Page 12 of 52

Delivered by LANDATA®, timestamp 15/09/2026 15:39 Page 4 of 4

[redacted]

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.

IN WITNESS whereof the parties hereto have hereunto set their hands and seals the day and year first hereinbefore written.

THE COMMON SEAL of THE PRESIDENT COUNCILLORS AND RATEPAYERS OF THE SHIRE OF TAMBO was hereunto affixed in the presence of:)

.....Councillor

.....Councillor

.....Shire Secretary

SIGNED SEALED AND DELIVERED by the said RICKIE TERRANCE DAVIS in the presence of:)

.....

SIGNED SEALED AND DELIVERED by the said TONI ELIZABETH DAVIS in the presence of:)

.....

FIRST SCHEDULE

Lot 4 on Plan of Subdivision 216058E Parish of Colquhoun
being the land comprised in Certificate of Title Volume 9907 Folio 989

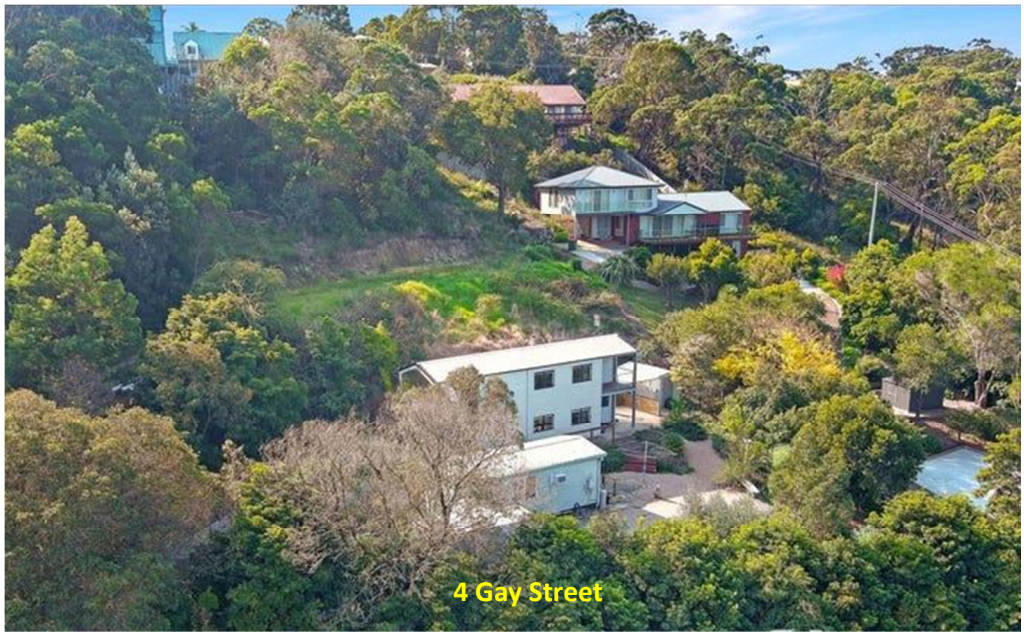
ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Application for Planning Permit:
Dwelling change of use
4 Gay Street, Lakes Entrance

TOWN PLANNING REPORT

September 2026

1. Location
2. Project description
3. State and Local Town Planning Policy
4. Site context and neighbourhood
5. Detailed assessment of Clause 55
6. Summary



Printed 2/11/2026
Page 14 of 52

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.

1. LOCATION

The subject site marked **A** is located on the north side of Gay Street in Lakes Entrance:

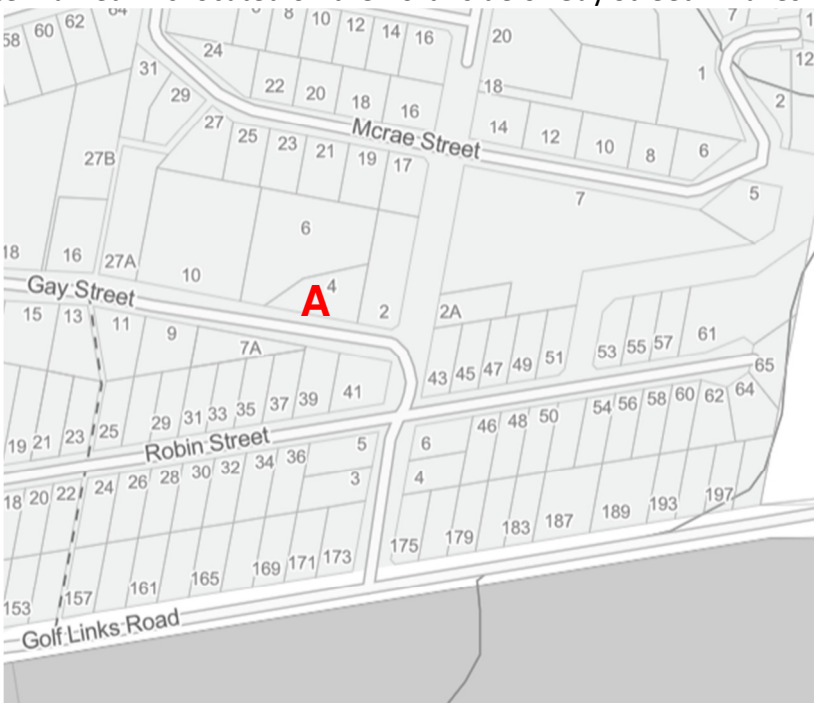


Figure 1: Location Map

The site is well located near community services. The site is:

- 500m to Lakes Entrance Golf Club.
- 900m to Thorpes Lane public transport bus stop.
- 2 klm to the shops and supermarkets in Lakes Entrance.
- 2 klm to schools and community services in Lakes Entrance.

2. PROJECT DESCRIPTION

The project seeks to change the use of the existing building for use as a dwelling and also retain the existing dwelling: Clause 55 two or more dwellings on a Lot.
The proposal is to:

- Provide one dwelling and a second dwelling on a lot.
- respond positively to the Local Planning Scheme and the General Residential Zone
- meet the demand for increased housing in the East Gippsland Shire
- maintain landscaping in keeping with the local neighbourhood character.

2.1 Existing Conditions

- The site comprises a total land area of 1105 sqm and a 54m frontage to Gay Street.
- A drainage easement 1.83m wide is located along the east boundary.
- An existing small dwelling is located at the front of the site – Dwelling 1.
- An existing garage building is located at the rear of the site – proposed Dwelling 2 .
- Freestanding dwellings are adjacent to the site: 2 Gay Street and 6 Gay Street.
- Dual occupancy dwellings are opposite the site: 7 Gay Street and 7A Gay Street.

Printed 2/11/2026
Page 15 of 52

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.

2.2 Photos



Figure 2: Aerial view - 4 Gay Street (6 Gay Street is vacant land)



Figure 3: Gay Street photo view of the driveway to the dwelling

Printed 2/11/2026
Page 16 of 52

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.



Figure 4: Photo of 7 and 7A Gay Street dual occupancy dwellings opposite



Figure 5: Photo of the Gay Street streetscape – view to east



Figure 6: Photo of the Gay Street streetscape – view to west

2.3 Urban Context

- The site is an established area of Lakes Entrance with a mainly garden character.
- Established trees and gardens in Gay Street give good screening of the subject site.
- The landform is sloping and the subject site is on the upper (north) side of Gay St.
- The common building materials in the area are timber, render and corrugated steel.
- Gay Street has a low scale character with mainly single and two storey buildings.

Printed 2/11/2026
Page 17 of 52

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.

2.4 Site Orientation

- The site has an east facing orientation with good outlook from both dwellings.
- The buildings are orientated for good daylight access throughout the day.
- The house plans are orientated for natural ventilation to living areas and bedrooms.
- The private open space areas are located for sun access during the day.

2.5 Services and infrastructure

Services available to the dwellings on site include:

- Electricity
- Telecoms
- Water
- Drainage
- Sewerage.

2.6 Planning application proposal is a change of use - shed building to a dwelling

- The site provides an opportunity for increased housing in the Lakes Entrance town
- The project maintains a character of low scale buildings set in established gardens.
- The dwellings cater for small and larger households and ageing demographics.
- The two storey scale of dwelling 2 is less than 7m in height.
- Private open space areas for both housing units are located beside the dwellings.
- Car parking is established on site with the 3 car spaces being provided.

2.7 Project Summary Table - 4 Gay Street, Lakes Entrance

Site / Units	Size	Open Space	Car Spaces	Notes
Dwelling 1	32 sqm	25 sqm	2 car spaces	Existing dwelling
Dwelling 2	93 sqm	12 sqm	1 car space	Existing building – change of use to a dwelling
Site area 1105 sqm Housing units = 2	**GFA 177 m2**		**3 car spaces**	**Site coverage = 16% Permeable garden area = 65%**



Figure 7: Site aerial view of boundaries and dwelling 1 and 2

Printed 2/11/2026
Page 18 of 52

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.

3. SITE DESCRIPTION & DESIGN RESPONSE

3.1 Site shape and topography

The site is triangular in shape with a large frontage to Gay Street of approx. 54 metres. The topography of the site is sloping and it has a fall from the north boundary RL 19.5m to the south boundary RL 10.0m – see plan A.

3.2 Surrounding uses and open space

The surrounding property uses are residential buildings comprising detached houses and also dual-occupancy units.

The housing property adjacent to the site is number 2 Gay Street with a detached dwelling and a very large setback from the street. The secluded private open space SPOS is more than 18m distance from dwelling 2 of the subject site. 6 Gay St is vacant land. Opposite the site, 7A Gay St has its SPOS more than 20m distance from dwelling 1 of the subject site. Other streetscape features are shrubs and trees on the nature strip. Gay Street does not have a footpath. The electricity poles and lines are on the south side of Gay Street.

3.3 Design response

The proposal is responsive to the opportunities and constraints of the site. The proposal:

- retains the existing dwelling and also provides an additional dwelling
- provides good setbacks for the new dwelling from adjacent boundaries
- provides both dwellings with secluded private open space
- retains the established trees and shrubs in the large garden areas
- avoids overshadowing or amenity impacts on the adjacent dwellings.

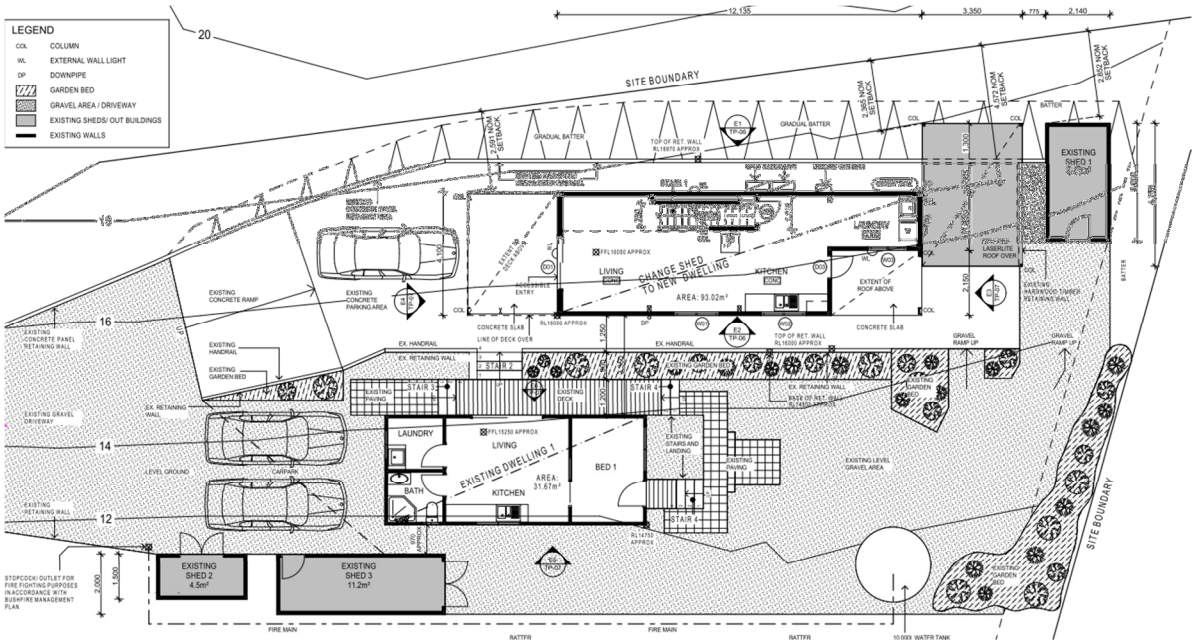


Figure 8: Site plan – dwelling 1 and dwelling 2

Printed 2/11/2026
Page 19 of 52

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.

4. STATE AND LOCAL TOWN PLANNING POLICY

4.1 Planning Policy Framework

Clause 02.03-1 Settlement
The growth management policy for settlement in Lakes Entrance is:
"Demand for housing is encouraged through diverse, medium density, infill development in established residential areas."

>Response
The proposal for two dwelling units can satisfy the policy by providing infill housing within the established residential area of Lakes Entrance.

Clause 02.03-6 Housing
The policy for housing is:
"It is projected that approximately 8,300 new homes will be required to accommodate population growth by 2041…" *and*
"Council seeks to manage housing supply by:

- *Supporting the efficient use of land and infrastructure by encouraging medium density infill development in existing residential areas with convenient access to employment, shops and services."*

>Response
The proposal for two housing units meets the policy by efficient use of land and providing medium density infill development in an existing residential area.

Clause 02.04 Strategic Framework Plan
The policy for Lakes Entrance in the strategic framework plan is:
"Lakes Entrance is designated as a District Township"

>Response
The proposal supports the role of Lakes Entrance as a district township by providing increased housing in the established residential area (Eastern residential area 11).



Figure 9: Subject site is in Eastern area 11

Printed 2/11/2026
Page 20 of 52

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.

Clause 16.01-L Housing supply

The strategy for housing supply:

"Support lower density infill housing in established residential areas outside substantial and incremental change areas."

>Response

The proposal for two housing units implements the strategy by providing lower density housing in an existing residential area of Lakes Entrance.

Clause 32.08 – General Residential Zone

A key purpose of the zone is:

"To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport."

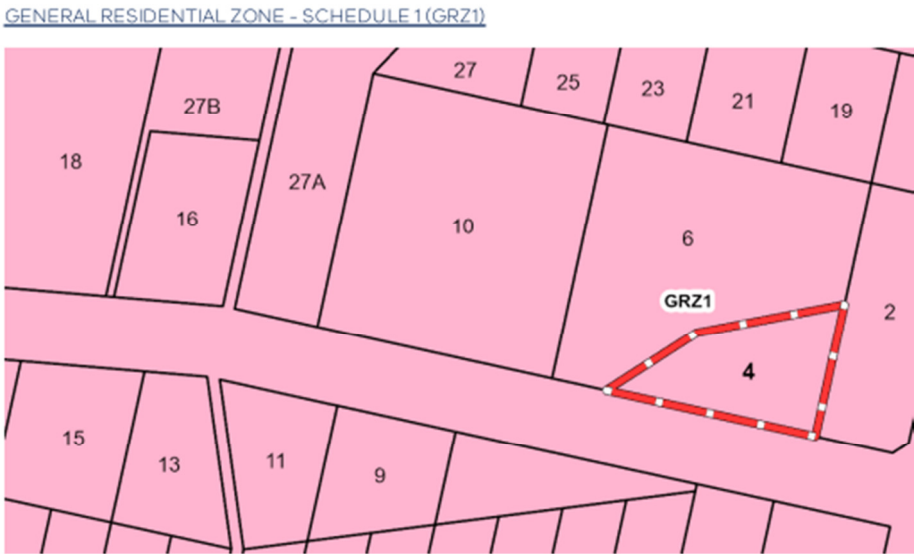


Figure 10: Site is in the General Residential Zone, Schedule 1

>Response

The two dwellings meet the zone's purpose for a diversity of housing types.

The planning policy requires a permit for a change of use.

Clause 43.02 DDO Schedule 13

The design development overlay includes these objectives:

"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."

"Eastern residential (area 11)

To protect existing vegetation on steep slopes.

To ensure that new buildings on steep slopes are designed and sited to minimise impact on the topography and visual impact."

Printed 2/11/2026
Page 21 of 52

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.

>Response
The new dwelling has good setbacks from the boundary and shrubs and plantings within the setback areas help to minimise the visual impact.

The Dwelling 2 is sited to fit with the fall of the land by including cut and fill to suit the sloping topography. Dwelling 2 has a moderate height of less than 6 metres.



Figure 11: Dwelling 2 is designed to minimise its visual impact

Clause 44.01 Erosion Management Overlay – Schedule 1
The clause includes provisions for when a permit is not required:
"A permit is not required to: Extend or alter a building…"

>Response
The existing building is not extended, it has drainage connected to legal discharge.

Clause 44.06 Bushfire Management Overlay – Schedule 13
The BMO has requirements that relate to the proposal
"A permit is required to construct a building or construct or carry out works associated with the following uses: Accommodation "

>Response
The Dwelling 2 has been assessed in terms of the bushfire hazard level at the site.

The Dwelling 2 building is constructed with non-combustible cladding to minimise the risk of bushfire attack to occupants of the building.

A Bushfire Management Statement report is included as part of this application.

A Bushfire Management Plan has been prepared as part of this application.

Printed 2/11/2026
Page 22 of 52

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.

5. DETAILED ASSESSMENT

CLAUSE 55 - TWO OR MORE DWELLINGS ON A LOT

Objectives related to standards • A development must meet all Objectives • A development should meet the Standards	**Applicant's Assessment** *Achieved / Not achieved / Variation required.*
CLAUSE 55.01: APPLICATION REQUIREMENTS	
55.01-1 Site description The neighbourhood and site description may use a site plan, photographs to describe the neighbourhood & site	If the responsible authority's opinion is the requirement of a site description is not relevant the application evaluation, it may waive the requirement.
55.01-2 Design response The design response must explain how the proposed design derives from and responds to the site description.	If the responsible authority's opinion is the requirement of a site description is not relevant the application evaluation, it may waive the requirement.
CLAUSE 55.02: NEIGHBOURHOOD CHARACTER	
55.02-1 Street setback objectives Street setback: To ensure that the setbacks of buildings from a street respond to the existing or preferred neighbourhood character and make efficient use of the site.	**Standard B2-1** ✓ *Achieved* The dwellings have a setback from Gay Street greater than 6 metres. See TP-03
55.02-2 Building height objective Building height: To ensure that the height of buildings respond to the existing or preferred neighbourhood character.	**Standard B2-2** ✓ *Achieved* The dwellings and buildings have maximum height less than 9 metres. See TP-07
55.02-3 Side and rear setbacks objective To ensure that the height and setback of a building from a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings.	**Standard B2-3.1** ✓ *Achieved* The dwelling 2 building is setback 2.59 metres from the boundary to the north. See TP-07
55.02-4 Walls on boundaries objectives To ensure that the location, length and height of a wall on a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings and small second dwellings	**x** *Not applicable* No walls are on the boundary.

Printed 2/11/2026
Page 23 of 52

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.

55.02-5 Site coverage objective To ensure that the site coverage responds to the existing or preferred neighbourhood character and responds to the features of the site.	**Standard B2-5** ✓ *Achieved* The site coverage is 14%. It is less than 65%. See TP-02
55.02-6 Access objective To ensure the number and design of vehicle crossovers responds to the neighbourhood character.	**Standard B2-6** ✓ *Achieved* The existing driveway is 7 m wide and < 33% of the frontage.
55.02-7 Tree canopy objectives To provide tree canopy that responds to the neighbourhood character of the area and reduces the visual impact of buildings on the streetscape. To preserve existing canopy cover and support the provision of new canopy cover. To ensure new canopy trees are climate responsive, support biodiversity, wellbeing and amenity, and help reduce urban heat.	**Standard B2-7.1** ✓ *Achieved* The existing tree canopy on the site is greater than 15%. No existing trees are proposed to be removed.
55.02-8 Front fences objective To encourage front fence design that responds to the existing or preferred neighbourhood character.	**Standard B2-8** ✓ *Achieved* There is no existing front fence. No front fence is proposed.
Clause 55.03: LIVEABILITY	
55.03-1 Dwelling diversity objective To encourage a range of dwelling sizes and types in developments of ten or more dwellings.	**N/A** There are less than 10 dwellings.
55.03-2 Parking location objective To minimise the impact of vehicular noise within developments on residents.	**Standard B3-2** ✓ *Achieved* Car parks are setback more than 1.5 metres from windows.
55.03-3 Street integration objective To ensure the layout of development provides for the safety and security of residents and property.	**Standard B3-3** ✓ *Achieved* Passive surveillance is provided by a direct view from a balcony. External lighting and mail boxes are provided for the dwellings.
55.03-4 Entry objectives To provide each dwelling, apartment development or residential building with its own sense of identity. To provide entries with weather protection, safe design, natural light and ventilation.	**Standard B3-4** ✓ *Achieved* Dwelling 2 has a direct line of sight from an accessway. Dwelling 2 has an entry that is accessed from a covered area of 12 m2.

Printed 2/11/2026
Page 24 of 52

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.

55.03-5 Private open space objectives To provide adequate private open space for the reasonable recreation and service needs of residents.	**Standard B3-5** ✓ *Achieved* Dwelling 1 has 25 m2 SPOS. Dwelling 2 has a 12 m2 balcony.
55.03-6 Solar access to open space objective To allow solar access into the secluded private open space of new dwellings and residential buildings.	**Standard B3-6** ✓ *Achieved* Dwelling 1 southern boundary of SPOS is 8.4 metres setback.
55.03-7 Functional layout objective To ensure dwellings provide functional areas that meet the needs of residents.	**Standard B3-7** *Variation req'd* Dwelling 2 main bedroom area 3.8 x 2.8 = 10.6 m2. It is larger than min 3.0 x 3.4m = 10.2 m2. Dwelling 2 living room is 29 m2.
55.03-8 Room depth objective To allow adequate daylight into single aspect habitable rooms.	**Standard B3-8** ✓ *Achieved* Dwelling 2 habitable rooms have 2 windows.
55.03-9 Daylight to windows objective To allow adequate daylight into new habitable room windows.	**Standard B3-9** ✓ *Achieved* All habitable rooms have a window facing a 3 m2 space.
55.03-10 Natural ventilation objectives To encourage natural ventilation of dwellings. To allow occupants to effectively manage natural ventilation.	**Standard B3-10** ✓ *Achieved* Dwelling 2 has a breeze path 9m length between openings.
55.03-11 Storage objective To provide adequate storage facilities for each dwelling.	**Standard B3-11** ✓ *Achieved* Dwelling 2 has an 8.3 m2 shed.
Clause 55.04: EXTERNAL AMENITY	
55.04-1 Daylight to existing windows objective New buildings opposite an existing habitable room window provide for a light court to the existing window that has a minimum area of 3 m2.	**Standard B4-1** ✓ *Achieved* Dwelling 1 living room window is setback 3.35 metre from the wall of Dwelling 2.
55.04-2 Existing north-facing windows objective To allow adequate solar access to existing north-facing habitable room windows.	**Standard B4-2** ✓ *Achieved* Dwelling 2 is setback more than 3m of Dwelling 1 north window
55.04-3 Overshadowing secluded open space objective To ensure buildings do not significantly overshadow existing secluded private open space.	**Standard B4-3** ✓ *Achieved* Whilst the existing sunlight to SPOS of Dwelling 1 is less than standard, the sunlight amount will not be further reduced. Note: All shadows are existing.

Printed 2/11/2026
Page 25 of 52

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.

55.04-4 Overlooking objective To provide each dwelling or residential building with its own sense of identity.	**Standard B4-4** ✓ *Achieved* Dwelling 2 balcony, windows have a 1.7m ht privacy screen.
55.04-5 Internal views objective To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.	**Standard B4-5** ✓ *Achieved* Dwelling 2 balcony, windows have a 1.7m height privacy screen to limit views.
Clause 55.05 SUSTAINABILITY	
Cl 55.05-1 Permeability & stormwater management To allow solar access into the secluded private open space of new dwellings and residential buildings.	**Standard B5-1** ✓ *Achieved* Pervious surfaces is more than 60% of the site.
Cl 55.05-2 Overshadow domestic solar energy systems To ensure that the height and setback of a building from boundary allows reasonable solar access to existing domestic solar energy systems on the roofs of buildings.	**N/A** There are no existing domestic solar energy systems on roofs of existing buildings.
Cl 55.05-3 Rooftop solar energy generation objective To support the future installation of appropriately sited rooftop solar energy systems for a dwelling.	**Standard B5-3** ✓ *Achieved* Dwelling 1 and Dwelling 2 have future solar rooftop areas.
Cl 55.05-4 Solar protection new north-facing windows To encourage external shading of north facing windows to minimise summer heat gain.	**N/A** No new north facing windows are proposed. See TP-04.
Cl 55.05-5 Waste and recycling objectives To ensure dwellings are designed to for waste recycling.	**Standard B5-5** ✓ *Achieved* Dwellings have bin store areas.
Cl 55.05-6 Noise impacts objective Mechanical plant including mechanical car storage & lift facilities are not located adjacent to bedrooms of new or existing dwellings or small second dwellings.	**Standard B5-6** ✓ *Achieved* Dwelling 2 air-con units are located well away from the Dwelling 1 bedroom. See TP-04.
Cl 55.05-7 Energy efficiency apartment developments To achieve energy efficient dwellings and buildings. To ensure dwellings achieve adequate thermal efficiency.	**N/A** No apartments are in this proposal.

Printed 2/11/2026
Page 26 of 52

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.

6. SUMMARY

This project seeks retrospective planning approval:

- to change the use of the existing building for use as a dwelling (Dwelling 2) and to retain the existing Dwelling 1,
- to approve the Dwelling 2 with minor variation to some Clause 55 standards (please note that proposed Dwelling 2 is an existing building – former garage).

In Victoria the State and Local planning policies aim for an increase in housing provision across all regions in Victoria and including within the East Gippsland Shire.

The planning policies seek to provide for new housing in suitable areas that:

- are established with infrastructure such as Eastern area 11,
- are well located and close to community services and facilities
- are appropriate for sustainable development.

We submit that the proposal on the subject site can achieve the planning policies for both the State and Local planning objectives, and we recommend it for approval.

Yours sincerely



Marius Vogl
Town Planner
0413 564 418

SUSTAINABLE PROPERTY

Certified Practising Planners

Printed 2/11/2026
Page 27 of 52

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.



SITE PLAN



BIRDS EYE VIEW

1. The subject site is triangular in shape and slopes upwards from the street frontage.
2. The subject site has a two storey garage building that is being converted to a dwelling.
3. The adjacent property 6 Gay Street is a vacant lot.
4. The adjacent property 2 Gay St is a detached two storey dwelling with a very large setback from the street.
5. Opposite the site is a dual occupancy development:
6. The site has existing canopy trees to suit the neighbourhood character.
7 . The existing buildings are in an established garden character residential area.
8. The existing buildings can take advantage of elevated views and outlook to the coastline.
9. The site has several large canopy trees and existing shrubs along the Gay St frontage.
10. The subject site has a slope to the south, similar to adjacent properties.



STREETSCAPE: Gay Street – view to west



STREETSCAPE: Gay Street – view to east

SUSTAINABLE PROPERTY	**TWO DWELLINGS** **4 GAY STREET LAKES ENTRANCE**	**SITE DESCRIPTION**	North: Plan: **TP 0**
Town Planners: PO Box 1270 Carlton 3053 0413564418	Copyright © Protected by the Copyright Act 1968 as amended	Drawing issue for P: planning	Scale: 1: 200 Date: 30 / 9 / 26 Rev: a

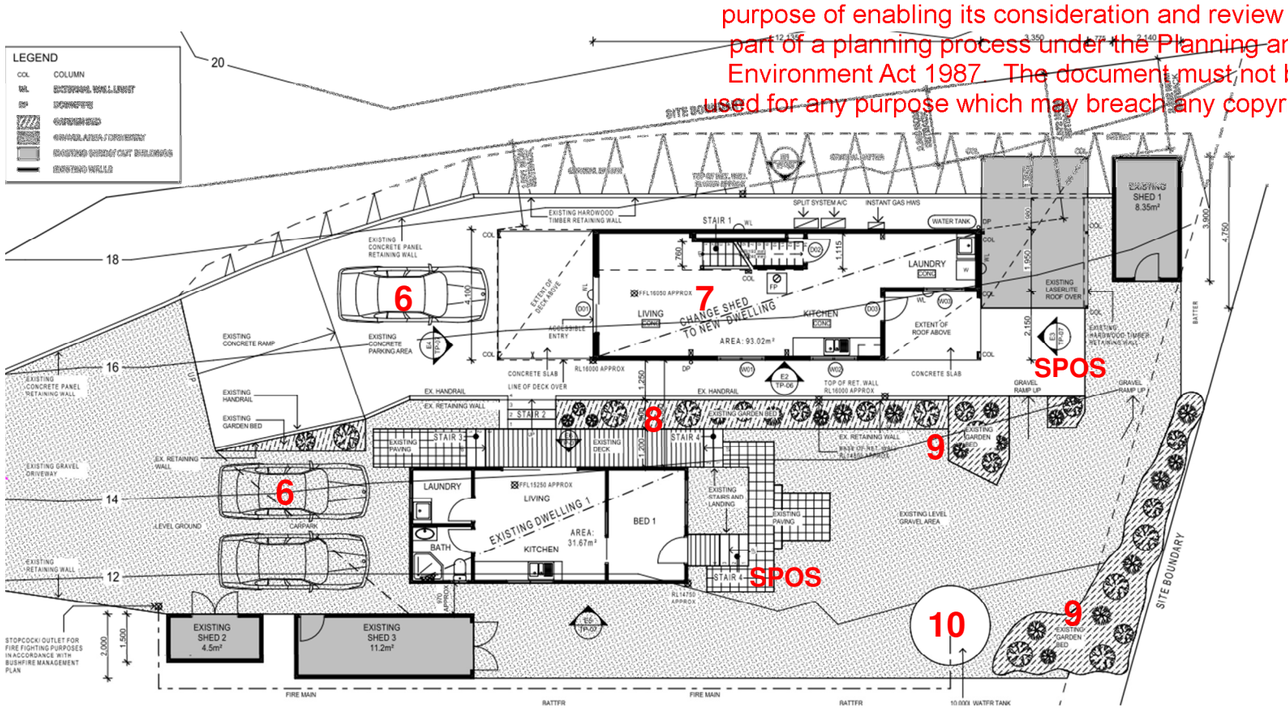
Printed 2/11/2026

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.



SITE PLAN

1. The proposal has an existing dwelling and also provides an additional dwelling – Dwelling 2
2. The proposal provides good setbacks for the new dwelling from adjacent boundaries
3. The proposal provides both dwellings with secluded private open space - SPOS
4. The adjacent property 2 Gay St is a detached two storey dwelling with a very large setback from the street.
5. Opposite the site is a dual occupancy development.



DESIGN PLAN

6. Car parking is provided to both dwellings.
7. The Dwelling 2 building is existing, therefore any shadows are also existing.
8. The setback between Dwelling 1 and Dwelling 2 is 3.35 metres
9. The proposal retains existing canopy trees and shrubs across the site.
10. A fire fighting water tank is provided for bushfire protection.



PHOTO: The dwellings are designed to fit the sloping site

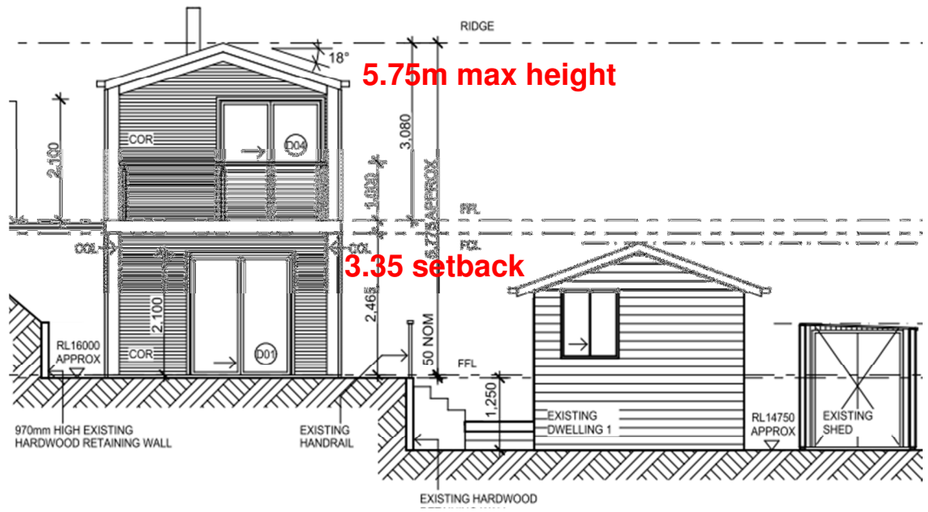


PHOTO: The dwellings are low scale < 6 metres height

SUSTAINABLE PROPERTY	**TWO DWELLINGS** **4 GAY STREET LAKES ENTRANCE**	**DESIGN RESPONSE**	North: Plan: **TP 01**
Town Planners: PO Box 1270 Carlton 3053 0413564418	Copyright © Protected by the Copyright Act 1968 as amended	Drawing issue for P: planning	Scale: 1: nts Date: 30 / 9 / 26 Rev: a

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.

BUILDING AREAS

TOTAL SITE AREA : 1105 m²

Site Coverage 146 m2 = 14%

Building Area Break up :
(Includes Building areas of each floor level, measured to the outside edge of all external walls, slabs or decks).

Existing shed/Change of Use to New Dwelling:	93.02m²
Existing covered area:	15.91m²
Existing Shed 1:	8.35m²
Existing Shed 2:	4.5m²
Existing Shed 3:	11.2m²
Existing Detached Living:	31.67m²
Decks:	12.2m²

Gross Building Area :
(Includes entire roofed area).

Total Gross Building Area = 176.85m²

BUILDING CLASS, ZONE & OVERLAYS:

BUILDING CLASS 1A

GRZ: GENERAL RESIDENTIAL ZONE (SCHEDULE 1)
EMO: EROSION MANAGMENT OVERLAY
DDO: DESIGN AND DEVELOPMENT OVERLAY (SCHEDULE 13)
BMO: BUSHFIRE MANAGEMENT OVERLAY
BPA: BUSHFIRE PRONE AREA

ALL PARTS OF PROPERTY ARE AN AREA OF ABORIGINAL CULTURAL HERITAGE SENSITIVITY

PLANNING ZONE & OVERLAY NOTES:

ITEM:	COMMENTS:
GRZ1 (SCH1):	TRIGGERED. - ALL CLAUSES ADHERED TO
BMO:	TRIGGERED. - *REFER REPORT ATTACHED*
EMO:	NOT TRIGGERED. - NO VEGETATION TO BE REMOVED. - NO CUT OVER 1m DEEP REQUIRED.
DDO13 (SCH13):	NOT TRIGGERED. - ALL SETBACKS TO BOUNDARIES MEET REQUIREMENTS
BPA:	

PLANNING DESIGN AND SITING ITEMS:

* LAND USE: DWELLING.
* EFFLUENT DISPOSAL: CONNECTED TO TOWN SEWER MAINS
* NO EXCAVATION REQUIRED
* COLOURS AND MATERIALS PROPOSED INDICATED ON ELEVATIONS AND FINISHES KEY.
* ACCESS ROADS ARE SEALED AND WELL MAINTAINED. PRIVATE SEALED DRIVEWAY.
* POWER CONNECTED.
* TELECOMMUNICATIONS CONNECTED.

NEIGHBOURHOOD AND SITE DESCRIPTION

SITE:

The existing development is located at the base of this steep site accessed from Gay Street at the western end of the site. The sittings of the buildings are centrally located within the site.
A cut and fill to 1m has been used to suitably bench out the flat ground for the buildings.
A 1m approx benching has been provided between the upper 2-story dwelling and the detached living space on the lower tier. This lower tier consists of the Detached Living and 2x small storage sheds to the southwest. Carparking spaces for 2 are located west of the detached living.

The main 2 storey dwelling (proposed for change of use as it was a shed now converted) is located in the northern section of the site and it also has a direct approach via the driveway with open level open space on approach to the dwelling.
None of the existing structure are visible from the Gay street approach due to low level vegetation of approx. 6m average height screening the entire site from the road.

SURROUNDS:

The surrounding area is characterised by a mix of older and newer dwellings of varying styles and materials, the buildings are all nestled in amongst the foothills.

To the east (No.2 Gay Street), we have a 2-storey dwelling located to the rear of the site. This is a BV gable roof construction and is separated by approximately 30m from our nearest structure.
To the north and west, we have a vacant lot. Consisting of a similar topography to our subject site with low-level vegetation to an average height of approx. 6m.

No overlooking or detrimental effect on amenity exists between the existing structures on our site and the surrounds.

DESIGN RESPONSE

The proposed development responds to the existing neighbourhood character through the use of simple forms and materials.
The main two-storey dwelling consists of BAL safe materials in Colorbond custom orb profile to external cladding and roofing with merbau timber decking and aluminium windows have been used.
The second detached living space is clad in painted weatherboard look cladding with matching gable roof and metal deck roofing.

The design maintains appropriate setbacks and site coverage, ensuring compliance with planning provisions and minimising impact on adjoining properties. Building height and scale are consistent with neighbouring dwellings.

Open space is provided to meet amenity requirements, with consideration given to solar access and functional outdoor areas.

The development ensures privacy through appropriate window placement and screening where required.

Materials and finishes are selected to complement the existing context, with muted tones and durable finishes.

Services including water, sewer and power are connected, and stormwater is managed on-site.

BUSH FIRE ATTACK LEVEL:

TBC (REFER REPORT)

COVENANTS:

Title Ref No:

NONE EXIST ON THIS SITE

CLAUSE 55 NOTES

PLANNING NOTES:

	ITEM	COMPLIANT	NOTES
	NEIGHBOURHOOD CHARACTER		
	* A2-1:	YES	STREET SETBACK IS GREATER THAN 6m
	* A2-2:	YES	BUILDING HEIGHT DOES NOT EXCEED 9m
	* A2-3	YES	BUILDING SETBACK FROM SIDE AND REAR BOUNDARIES IS GREATER THAN OUR REQ'T OF 1.6m. THERE ARE NO NON-COMPLIANT ENCROACHMENTS.
	* A2-4:	N/A	NO WALLS ON BOUNDARIES
	* A2-5:	YES	BUILDINGS SITE COVERAGE IS LESS THAN 65%
	* A2-6:	YES	THE MINIMUM NUMBER OF EXISTING LOCALLY NATIVE TREES MEET THE REQUIREMENTS
	* A2-7:	N/A	NO EXISTING FRONT FENCE.
	* A2-8:	N/A	BUILDING IS NOT A SMALL SECOND DWELLING
	LIVEABILITY		
	* A3-1:	YES	DWELLING HAS BALCONY PASSIVE SURVEILLANCE VIEW TO ACCESSWAY AND STREET.
	* A3-2:	YES	DWELLING HAS COMPLIANT PRIVATE OPEN SPACE.
	* A3-3:	YES	BALCONY HAS COMPLIANT SOLAR ACCESS.
	* A3-4:	YES	ALL HABITABLE ROOMS HAVE A WINDOW FACING AN OUTDOOR SPACE CLEAR TO THE SKY.
	* A3-5:	N/A	BUILDING IS NOT A SMALL SECOND DWELLING
	EXTERNAL AMENITY		
	* A4-1:	N/A	NO ADJACENT NEIGHBOURING DWELLINGS
	* A4-2:	N/A	NO ADJACENT NEIGHBOURING DWELLINGS
	* A4-3:	N/A	NO ADJACENT NEIGHBOURING PRIVATE OPEN SPACE
	* A4-4:	N/A	NO ADJACENT NEIGHBOURING PRIVATE OPEN SPACE OR HABITABLE ROOM WINDOWS
	SUSTAINABILITY		
	* A5-1:	YES	AT LEAST 20% OF THE SITE IS COVERED IN PERVIOUS MATERIALS.
	* A5-2:	N/A	NO EXISTING SOLAR SYSTEM TO AN ADJACENT BUILDING
	*A5-3:	YES	AN AREA OF THE ROOF IS COMPLIANT WITH SITING A FUTURE ROOF TOP SOLAR ENERGY AREA.
	*A5-4:	YES	THERE IS NO GLAZING TO THE DIRECT NORTH.

FINISHES KEY:

EXTERNAL:

COR :	COLORBOND - CUSTOM ORB SHEETING COLOUR: SILVER
FC:	FIBRE CEMENT SHEET

INTERNAL:

TIMB:	TIMBER FLOOR
CONC:	CONCRETE FLOOR
TWP:	TIMBER WALL PANELLING
PB:	PLASTERBOARD
FC:	FIBRE CEMENT SHEET

CDP-AD 57696 • ABN: 88746898434
MARK SIMNETT BUILDING DESIGN
E marksimnettbuildingdesign@gmail.com • M 0429 042 940 • W www.marksimnettbuildingdesign.com.au
copyright ©

North

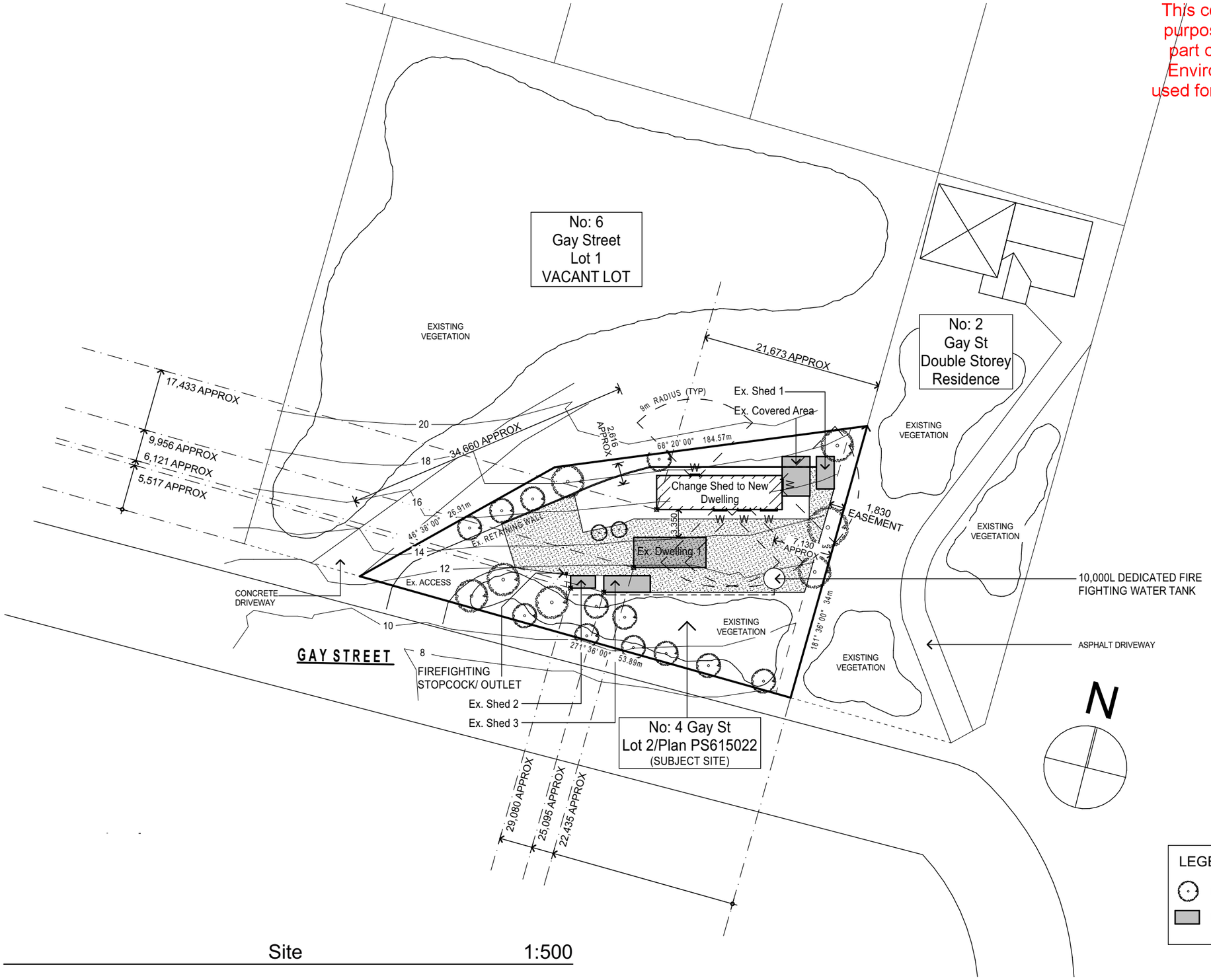
PROJECT: KATE BROWN
ADDRESS: 4 GAY STREET, LAKES ENTRANCE

TOWN PLANNING NOTES
Designed & Documented by: Mark Simnett
SCALE: As Noted
PLOT DATE: 17/09/2026

1354 TP-02

Printed 2/11/2026

C:\Users\User\marksimnettbuildingdesign.com.au\Online Projects - Documents\1354 - 4 Gay Street Lakes Entrance\DRAWINGS\02 Design Development\1354 TP 26-09-17.pln
ADVERTISED Plot Date: 17/09/2026
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.



Site 1:500

CDP-AD 57696 • ABN: 88746898434
MARK SIMNETT BUILDING DESIGN
E marksimnettbuildingdesign@gmail.com • M 0429 042 940 • W www.marksimnettbuildingdesign.com.au
copyright ©

North

PROJECT:
KATE BROWN

ADDRESS:
4 GAY STREET, LAKES ENTRANCE

SITE PLAN

Designed & Documented by: Mark Simnett

SCALE: As Noted

PLOT DATE: 17/09/2026

1354 TP 03

Printed 17/09/2026

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.

LEGEND

COL	COLUMN
WL	EXTERNAL WALL LIGHT
DP	DOWNPIPE
	GARDEN BED
	GRAVEL AREA / DRIVEWAY
	EXISTING SHEDS/ OUT BUILDINGS
	EXISTING WALLS

15,130
12,135
3,350
775
2,140
20
18
16
14
12
SITE BOUNDARY
2,591 NOM SETBACK
2,365 NOM SETBACK
4,572 NOM SETBACK
2,852 NOM SETBACK
GRADUAL BATTER
TOP OF RET. WALL RL16970 APPROX
E1 TP-06
BATTER
EXISTING HARDWOOD TIMBER RETAINING WALL
SPLIT SYSTEM A/C
INSTANT GAS HWS
STAIR 1
WL
WATER TANK
DP
COL
760
D02
1,115
1,300
980
1,950
3,900
4,750
EXISTING SHED 1 8.35m²
EXISTING LASERLITE ROOF OVER
LAUNDRY
CONC
W
EXISTING CONCRETE PANEL RETAINING WALL
4,100
EXTENT OF DECK ABOVE
D01
FFL16050 APPROX
DWELLING 2
CHANGE SHED TO NEW DWELLING
AREA: 93.02m²
LIVING
CONC
KITCHEN
CONC
D03
W03
EXTENT OF ROOF ABOVE
2,150
E3 TP-07
EXISTING HARDWOOD TIMBER RETAINING WALL
EXISTING CONCRETE RAMP
EXISTING CONCRETE PARKING AREA
E4 TP-07
ACCESSIBLE ENTRY
PRIVACY SCREEN
CONCRETE SLAB
RL16000 APPROX
LINE OF DECK OVER
1,250
W01
E2 TP-06
W02
TOP OF RET. WALL RL16000 APPROX
PS PRIVACY SCREEN 1.7m ht
CONCRETE SLAB
GRAVEL RAMP UP
EX. HANDRAIL
EXISTING HANDRAIL
EXISTING GARDEN BED
EX. RETAINING WALL
STAIR 2
900
3,350
EXISTING GARDEN BED
EXISTING PAVING
STAIR 3
E6 TP-07
EXISTING DECK
1,200
STAIR 4
EX. RETAINING WALL
BASE OF RET. WALL RL14800 APPROX
EXISTING GARDEN BED
EXISTING GRAVEL DRIVEWAY
LAUNDRY
FFL15250 APPROX
LIVING
EXISTING DWELLING 1
AREA: 31.67m²
BED 1
BATH
KITCHEN
EXISTING STAIRS AND LANDING
EXISTING PAVING
STAIR 4
EXISTING LEVEL GRAVEL AREA
LEVEL GROUND
CARPARK
EXISTING RETAINING WALL
970 APPROX
RL14750 APPROX
E5 TP-07
Secluded Private Open Space 25 m2
EXISTING GARDEN BED
STOPCOCK/ OUTLET FOR FIRE FIGHTING PURPOSES IN ACCORDANCE WITH BUSHFIRE MANAGEMENT PLAN
2,000
1,500
EXISTING SHED 2 4.5m²
EXISTING SHED 3 11.2m²
FIRE MAIN
BATTER
FIRE MAIN
BATTER
10,000L WATER TANK FOR FIRE FIGHTING PURPOSES ONLY
1,830 DRAINAGE EASEMENT
8,700
3,000
1,000 APPROX
5,600

Ground Floor 1:100

CDP-AD 57696 • ABN: 88746898434
MARK SIMNETT
BUILDING DESIGN
E marksimnettbuildingdesign@gmail.com • M 0429 042 940 • W www.marksimnettbuildingdesign.com.au
copyright ©

North

PROJECT:
KATE BROWN

ADDRESS:
4 GAY STREET, LAKES ENTRANCE

GROUND FLOOR PLAN
Designed & Documented by: Mark Simnett

SCALE: As Noted

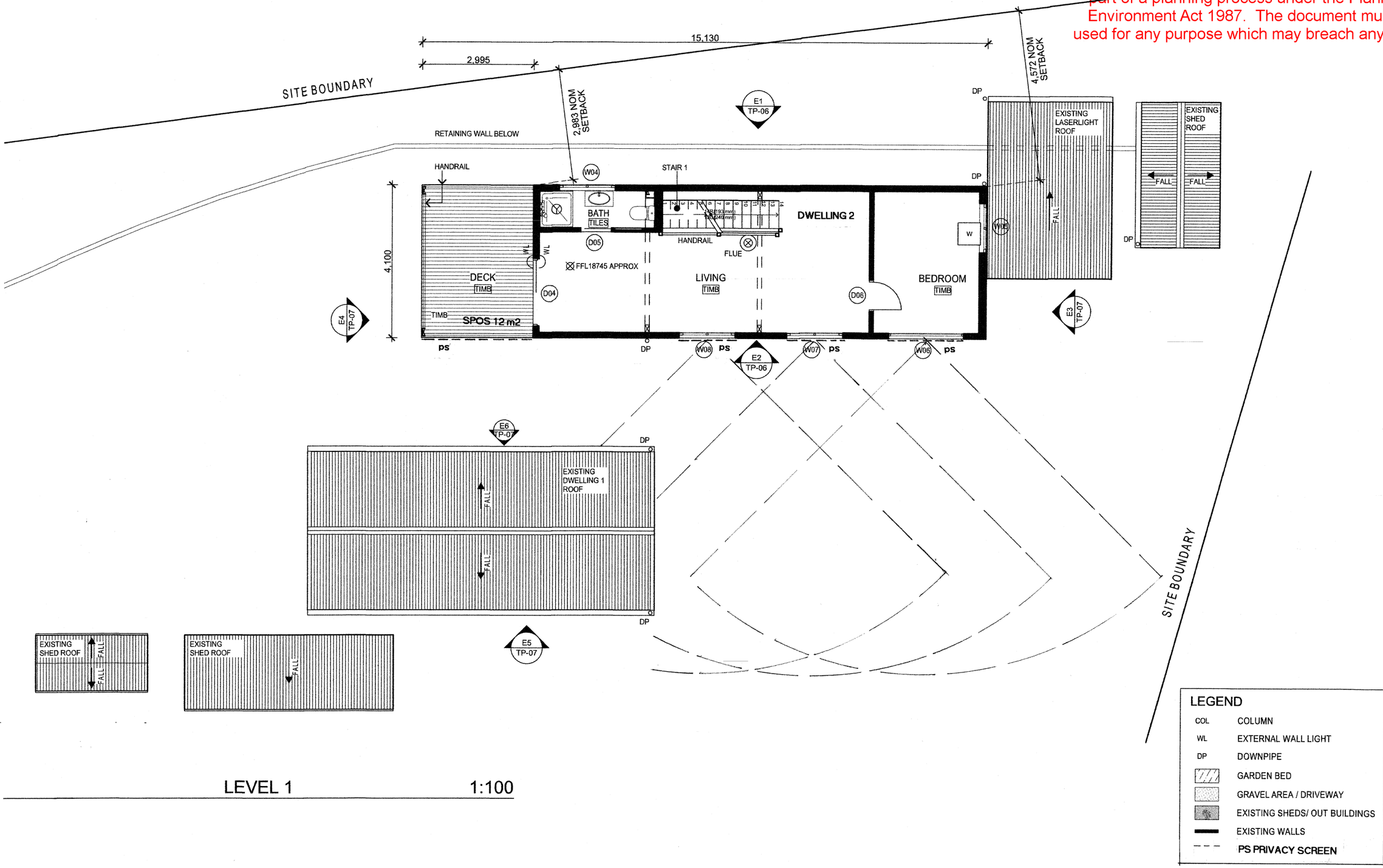
PLOT DATE: 17/09/2026

1354 TP-04

Printed 2/11/2026

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.

Plot Date: 17/09/2026



LEVEL 1 1:100

LEGEND

COL	COLUMN
WL	EXTERNAL WALL LIGHT
DP	DOWNPIPE
	GARDEN BED
	GRAVEL AREA / DRIVEWAY
	EXISTING SHEDS/ OUT BUILDINGS
	EXISTING WALLS
	PS PRIVACY SCREEN

CDP-AD 57696 • ABN: 88746898434
MARK SIMNETT BUILDING DESIGN
E marksimnettbuildingdesign@gmail.com • M 0429 042 940 • W www.marksimnettbuildingdesign.com.au

copyright ©

North

PROJECT:
KATE BROWN

ADDRESS:
4 GAY STREET, LAKES ENTRANCE

FIRST FLOOR PLAN

Designed & Documented by: Mark Simnett

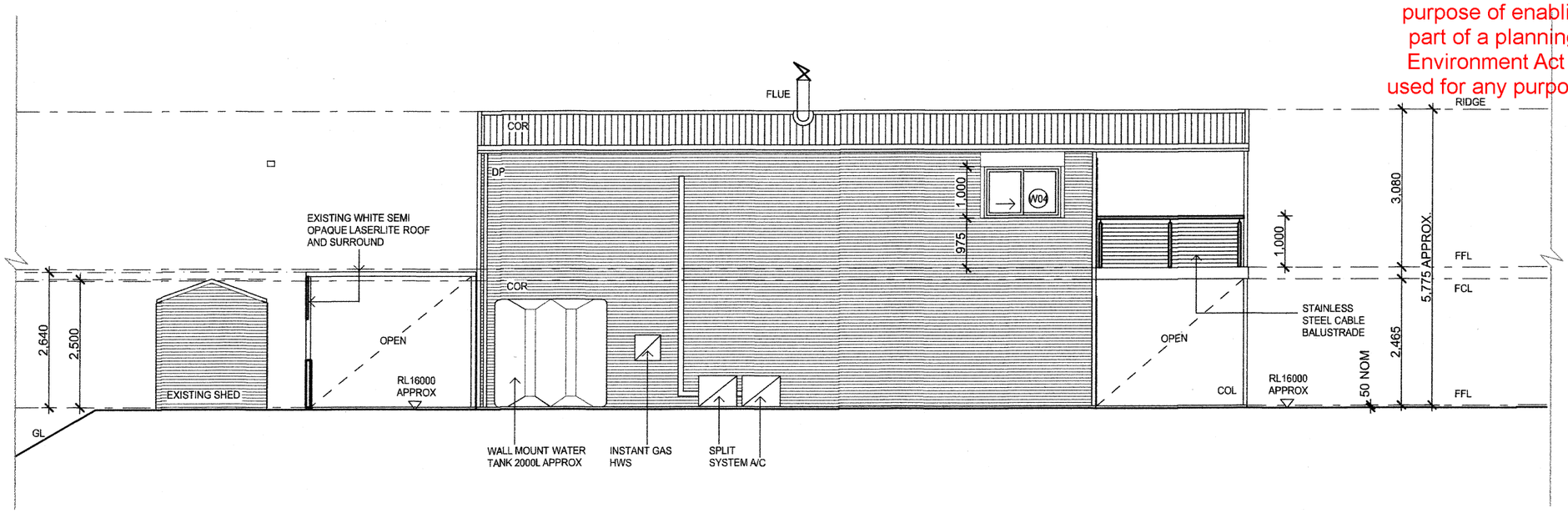
SCALE: As Noted

PLOT DATE: 17/09/2026

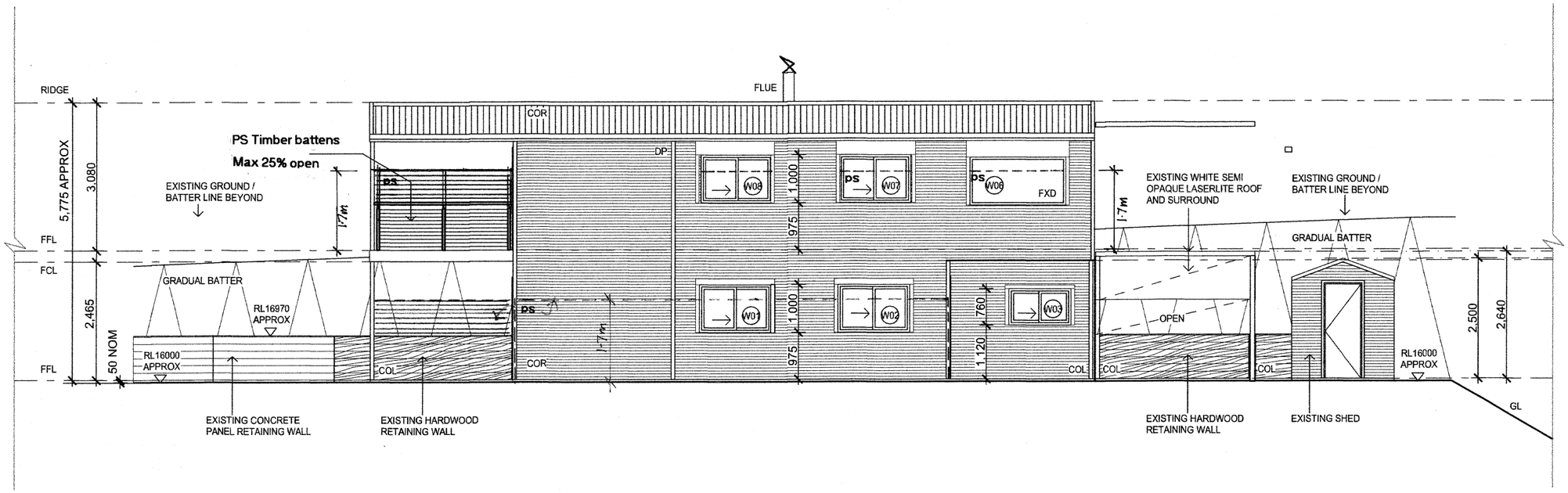
1345 TP-05

Printed 2/11/2026
Page 33 of 52

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.



E1 NORTH 1:100



E2 SOUTH 1:100

CDP-AD 57696 • ABN: 88746898434
MARK SIMNETT BUILDING DESIGN
E marksimnettbuildingdesign@gmail.com • M 0429 042 940 • W www.marksimnettbuildingdesign.com.au
copyright ©

North

PROJECT:
KATE BROWN

ADDRESS:
4 GAY STREET, LAKES ENTRANCE

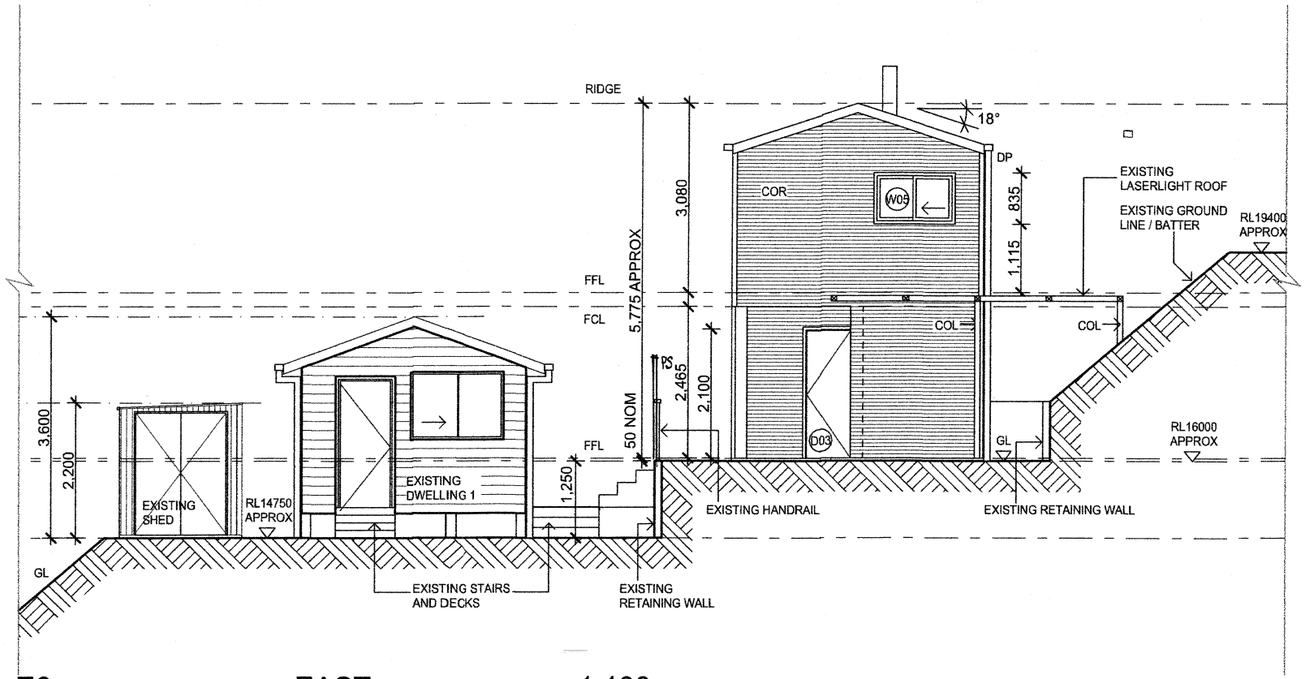
ELEVATIONS

Designed & Documented by: Mark Simnett | SCALE: As Noted | PLOT DATE: 17/09/2026

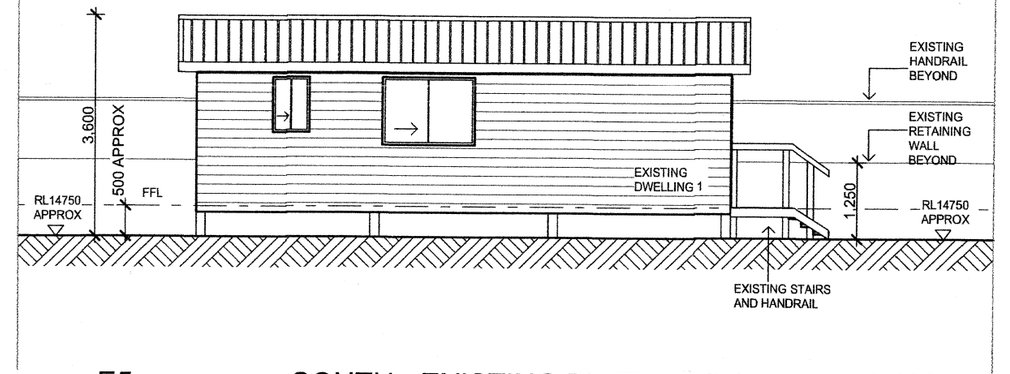
1354 TP-06

Printed 2/11/2026
Page 34 of 52

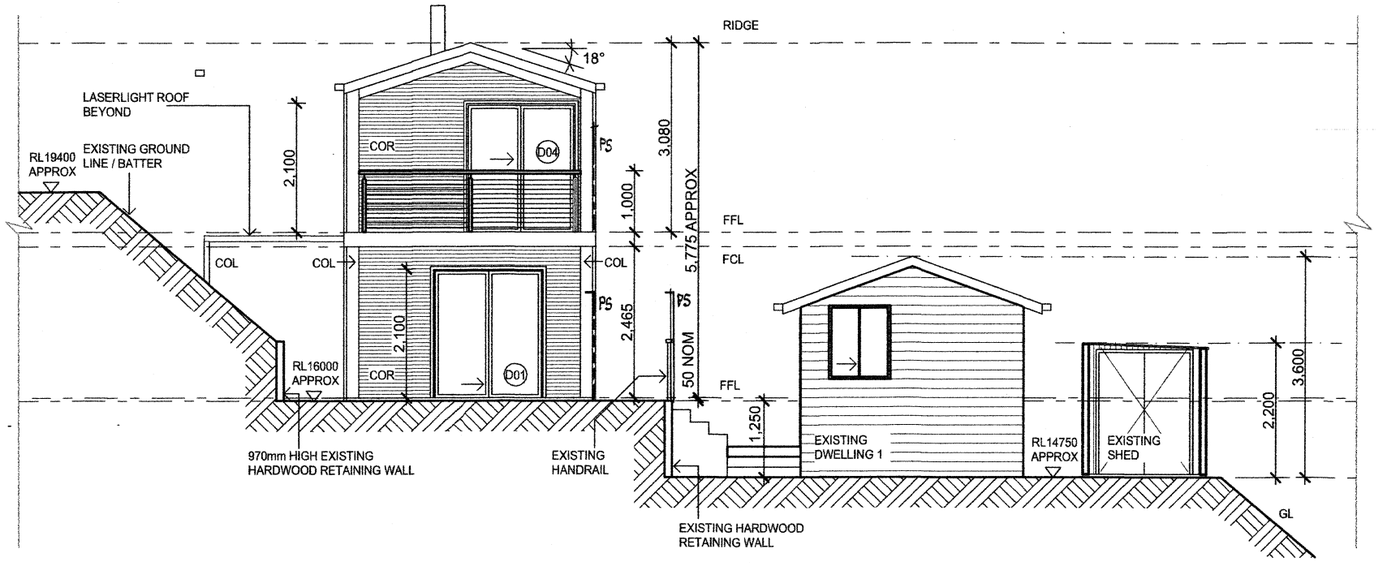
ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.
Plot Date: 17/09/2026



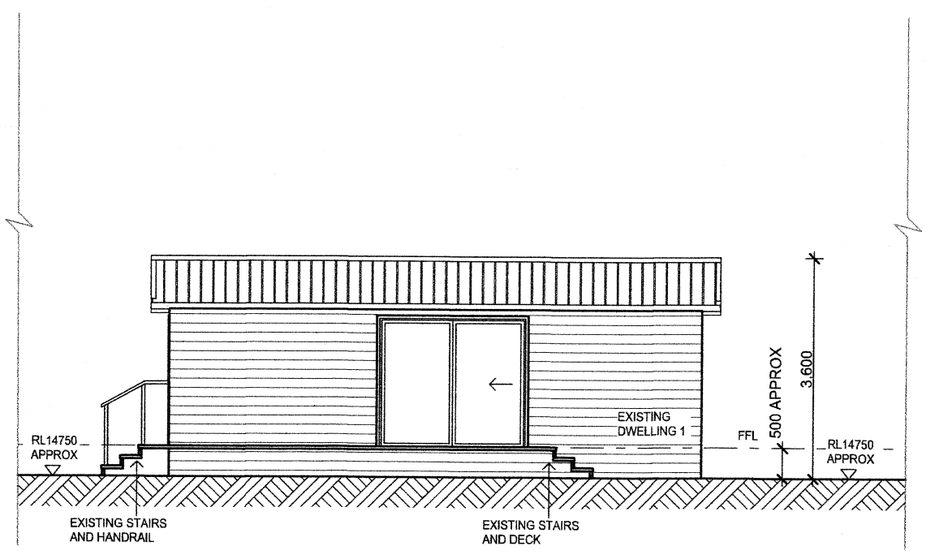
E3 EAST 1:100



E5 SOUTH - EXISTING DWELLING 1 1:100



E4 WEST 1:100



E6 NORTH - EXISTING DWELLING 1 1:100

CDP-AD 57696 • ABN: 88746898434
MARK SIMNETT
BUILDING DESIGN
E marksimnettbuildingdesign@gmail.com • M 0429 042 940 • W www.marksimnettbuildingdesign.com.au

copyright ©

North

PROJECT:
KATE BROWN

ADDRESS:
4 GAY STREET, LAKES ENTRANCE

ELEVATIONS

Designed & Documented by: Mark Simnett

SCALE: As Noted

PLOT DATE: 17/09/2026

1345 TP 07

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.



Bushfire Management Statement
4 Gay Street, Lakes Entrance Vic 3909
26th March 2026

Prepared by: EGBP Building Surveyors
Name: Danielle Potts
Address: 20 Breed Street, Traralgon Vic 3844
Telephone:
Email:

Disclaimer

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.

This report has been made in conjunction and with consideration of the information that was made available to EGBP Building Surveyors at the time of writing. Before relying on information in this report, it is the responsibility of the applicant to evaluate the accuracy, completeness and relevance of the information provided for their purposes. EGBP Building Surveyors do not guarantee that it is without possible fault or omission of any kind and therefore disclaim all liability for any error, loss or other consequence that may arise from you relying on any information in this report. Therefore, as we, EGBP Building Surveyors, have taken all necessary steps to ensure the accuracy of this report, our company accepts no liability for any damages or loss incurred as a result of reliance placed upon the report and its contents.

Information and assistance in the writing of this report was obtained through the "Planning Permit Application Bushfire Management Overlay – Technical Guide" (September 2017), made available through the planning.vic.gov.au website.

Table of Contents

1. Introduction..... 3
1.1 Application Details..... 3
1.2 Site Description 3

2. Bushfire Hazard Assessment..... 4
2.1 Bushfire Site Hazard Plan..... 5

3. Bushfire Management Plan..... 6-7
3.1 53.02-3 Dwellings in Existing Settlements – Bushfire Protection Objection 6
3.2 Approved Measure (AM) 1.1 – Siting 7
3.3 Approved Measure (AM) 1.2 – Bushfire Construction & Defendable Space 7
3.4 Approved Measure (AM) 1.3 – Water Supply & Access..... 7

4. Water Supply Requirements 7-8

5. Access Requirements 8-10

6. Summary & Conclusion..... 11

7. Appendices 12

1. Introduction

Printed 2/11/2026
Page 37 of 52

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.

This Bushfire Management Statement has been prepared in response to the requirements of Clause 44.06 – Bushfire Management Overlay, and in accordance with the application requirements of Clause 53.02 – Bushfire Planning.

The statement contains two components:-

1. A **bushfire hazard site assessment** including a plan that describes the bushfire hazard within 150 metres of the proposed development. The description of the hazard must be prepared in accordance with Section 2.2.3 to 2.2.5 of AS3959:2018 – Construction of buildings in bushfire prone areas (Standards Australia) excluding paragraph (a) of Section 2.2.3.2. Photographs or other techniques may be used to assist in describing the bushfire hazard.
2. A **bushfire management statement** describing how the proposed development responds the requirements of Clause 44.06 and 53.02-3.

1.1 Application Details

Municipality	East Gippsland Shire Council
Title Description	Lot 2, Plan PS615022M, Volume 11107, Folio 798
Overlays	Clause 44.06 Bushfire Management Overlay

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.

	Clause 43.01 Erosion Management Overlay Clause 43.02 Design and Development Overlay (Schedule 13)
Zoning	Clause 32.08 General Residential Zone

1.2 Site Description

Site Shape	Irregular
Site Dimensions	North:- 37.9m approximately East:- 34approximately South:- 53.19m approximately West:- 26.9m approximately
Site Area	1105 sq. m
Existing use and siting of buildings and works on and near the land	There are multiple existing buildings on site, this include a bungalow, existing sheds and the existing building which forms the basis of this proposal. There is 1 x 10,000L water tanks located south of the dwelling for firefighting purposes. There is a firefighting stopcock/outlet located near the existing shed 3.
Existing vehicle arrangements	There is an existing cross-over and driveway off Gay Street.
Location of nearest fire hydrant	There are no existing fire hydrants located in close proximity to the subject allotment. As a result of this proposal, there is to be an additional 10,000L water tank with CFA compliant fixtures for firefighting purposes.
Any other features of the site relevant to bushfire consideration	There is significant dense vegetation located at the frontage and throughout the subject allotment. The most predominant features of the site relevant to bushfire consideration is the dense forest which extends to the east and west of the allotment. While there are multiple fire breaks which can impact the spread of fire, this forest extends for greater than a kilometre.

Bushfire Landscape Assessment

Refer to Planning Permit Applications Bushfire Management Overlay Technical Guide for details to assist in developing a Bushfire Hazard Landscape Assessment.

The bushfire hazard landscape assessment provides information on the bushfire hazard more than 150 metres away from a development site. Considering bushfire from this broader landscape perspective is important as is affects the level of bushfire risk a development and its future occupants may be exposed to.

The landscape assessment does not assess specific development proposals and is only required where Clause 53.02 Bushfire Planning requires consideration of the bushfire risk from the landscape beyond the site.

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.

Which landscape scenario represents the site? (Refer to Technical Guide for descriptions)

The landscape scenario that represents this is Landscape Scenario 1.

The most predominant threat of bushfire can somewhat only approach the subject allotment from the south-east property. The township of Newborough and thereby the subject allotment is located in the Latrobe Valley and north of the Princes Freeway, which is predominantly covered by managed grassland blocks and the remaining vegetation as woodland trees which scattered throughout the township.

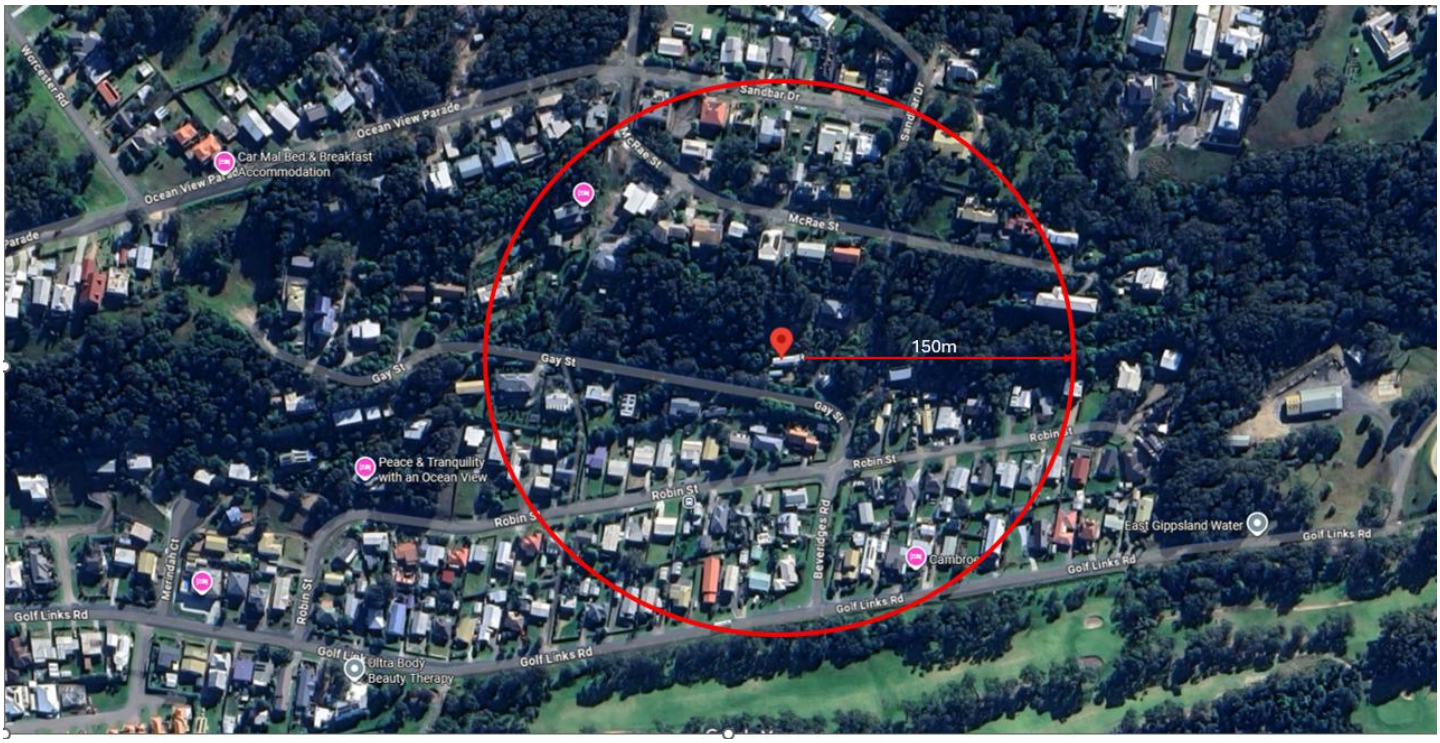
What is the likely fire behaviour impacting the site?

The likely bushfire behaviour impacting the subject site would be from the woodland trees to the east and west of the subject allotment, which may cause radiant heat contact or potential ember attack due to their proximity to the proposal if there was a bushfire.

While there are multiple scattered trees located within the greater landscape to the west and east, the predominant concern for a few kilometres is these trees and low threat managed grassland. Though there are scattered vegetation and managed grassland, this is in the form of the Lakes Entrance Golf Club, and which will have its own fire safety management plan.

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.

Bushfire Site Hazard Plan



2. Bushfire Hazard Assessment

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.

Classify the vegetation within 150 metres of the proposed development in accordance with AS3959:2009 Construction of buildings in bushfire prone areas.

	Direction (Aspect)			
	Northern	**Southern**	**Eastern**	**Western**
Vegetation (within 150 metres of proposed building / works)	Excludable / Low Threat ☐ Modified ☐ Forest ☐ Woodland ✓ Scrub (tall) ☐ Shrubland (short) ☐ Mallee ☐ Rainforest ☐ Grassland ☐	Excludable / Low Threat ✓ Modified ☐ Forest ☐ Woodland ☐ Scrub (tall) ☐ Shrubland (short) ☐ Mallee ☐ Rainforest ☐ Grassland ☐	Excludable / Low Threat ☐ Modified ☐ Forest ☐ Woodland ☐ Scrub (tall) ☐ Shrubland ✓ Mallee ☐ Rainforest ☐ Grassland ☐	Excludable / Low Threat ☐ Modified ☐ Forest ☐ Woodland ✓ Scrub (tall) ☐ Shrubland (short) ☐ Mallee ☐ Rainforest ☐ Grassland ☐
Effective Slope (under the classifiable vegetation within 150 metres)	Upslope / Flat ✓ **UPSLOPE** >0 to 5 ° ☐ >5 to 10° ☐ >10° to 15° ☐ >15 to 20° ✓ >20° ☐	Upslope / Flat ☐ **DOWNSLOPE** >0 to 5 ° ☐ >5 to 10° ☐ >10° to 15° ✓ >15 to 20° ☐ >20° ☐	Upslope / Flat ☐ **DOWNSLOPE** >0 to 5 ° ☐ >5 to 10° ✓ >10° to 15° ☐ >15 to 20° ☐ >20° ☐	Upslope / Flat ☐ **DOWNSLOPE** >0 to 5 ° ☐ >5 to 10° ☐ >10° to 15° ☐ >15 to 20° ✓ >20° ☐
Distance (m) to Classifiable Vegetation	19m	> 150m	16m	19m

2.1 Site Hazard Information

2.1.2 – Vegetation

There is quite significant vegetation located on the subject and adjoining allotments. This vegetation includes a combination of both woodland trees and various shrubbery. The vegetation is the densest at the frontage of the

Printed 2/11/2026
Page 42 of 52

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.

allotment and continues along the front boundary. Vegetation is cleared where the buildings are located, however, that clearance is quite minor in comparison to outstanding vegetation located on the allotment.

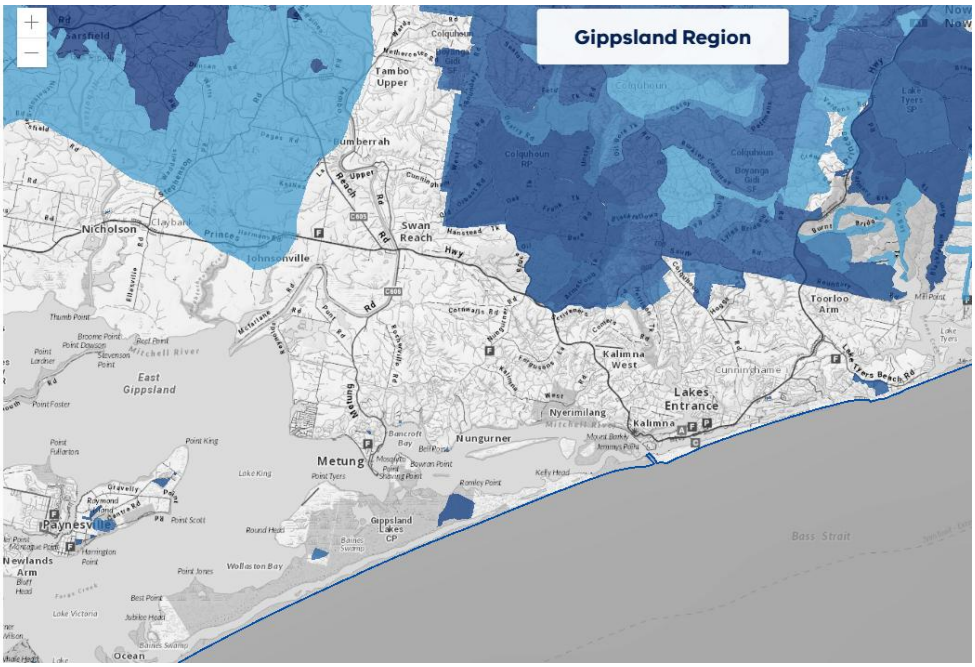
2.1.2 – Topography

The topography of the subject allotment is sloped upwards to the rear (north) and southern side, due to the retaining walls, which result in a stacked topography, meaning the dwelling sits higher than the outbuildings and "granny flat". The siting of the dwelling is to be in the flattest location that allows for emergency vehicles to approach, unimpeded with clear access to the building. When assessing the broader landscape, the topography and configuration of the allotment, the siting is considered the most favourable, as the driveway extends directly to the dwelling.

2.1.3 – Climatic Conditions

Lakes Entrance is a small town in the eastern area of Victorian and located within the East Gippsland Shire Council. The climatic conditions of Lakes Entrance means that they temperate climate characterised by warm summers and cold, mostly clear winters. The subject site will also have a 10,000L CFA approved steel water tank and fittings, to assist in mitigating the threat and putting out any spot fires that may occur through ember attacks. There has been an array of significant bushfires to impact Victoria and more specifically the Gippsland area, however none of these extreme fire events have directly impacted the locality of Lakes Entrance (Forest Fire Management Victoria https://www.ffm.vic.gov.au/history-and-incidents/past-bushfires) , therefore this information can attest that this suburb has a decreased chance of experiencing an extreme bushfire event.





Bushfire Management Statement

3.1 53.02-3 Dwellings in Existing Settlements – Bushfire Protection Objective

To specify bushfire design and construction measures for a single dwelling or alteration and extension to an existing dwelling that reduces the risk to life and property to an acceptable level.

Printed 2/11/2026
Page 43 of 52

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.

Approved Measure (AM) 1.1 - Siting

Requirement

A building is sited to ensure the site best achieves the following:

- **The maximum separation distance between the building and the bushfire hazard**

  This proposal is constrained with its siting due to this being for the change of use from an outbuilding to a dwelling. Despite this, the building has been sited in the clearest location with optimal access via the existing driveway. The greatest concern in regards to the bushfire hazard is the vegetation to the rear, which continues to the adjoining properties.

- **The building is in close proximity to a public road**

  The subject allotment, being only 1,105 sq. m in size, is easily accessible from the public road, Gay Street and due to the size of the allotment and the location of the existing buildings, the dwelling will be located with a setback of 17.43m from the front boundary. A concrete driveway and crossover are constructed with a trafficable width of 3.5m and to be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.

- **Access can be provided to the building for emergency service vehicles**

  Please see above details and attached Architectural Plans in regards to the proposed driveway which will provide access to emergency service vehicles.

Any other comments

Not Applicable.

Has Approved Measure (AM) 1.1 been fully met?	**Yes** ✓	**No** ☐

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.

Approved Measure (AM) 1.2 – Bushfire Construction and Defendable Space

Requirement:

A building provides the defendable space in accordance with Table 1 Columns A, B, C, D or E and Table 6 to Clause 53.02-5. Adjoining land may be included as defendable space where there is reasonable assurance that the land will remain or continue to be managed in that condition as part of the defendable space.

The building will be provided with defendable space in accordance with Low Threat Vegetation. The defendable space distance required is to the property boundary.

Table 6 of Clause 53.02-5 - Vegetation management requirement:

Vegetation must to be managed to the following standard	CONFIRM ACCEPTANCE
• Grass must be short cropped and maintained during the declared fire danger period. • All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period. • Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building. • Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building. • Shrubs must not be located under the canopy of trees. • Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres. • Trees must not overhang or touch any elements of the building. • The canopy of trees must be separated by at least 5 metres. • There must be a clearance of at least 2 metres between the lowest tree branches and ground level.	✓

Is the defendable space wholly contained within the boundaries of your property?

Yes ☐ **No** ✓ if no, provide an explanation

While the subject allotment is relatively small in size, being on 1,105 sq. m, the parameters cannot be contained wholly within the confines of the allotment as the dwelling is setback only 2.62m from the rear boundary and 7.13m from the side (eastern) boundary. However, all undergrowth, trees and tree branches located within the defendable spaces confines are to be removed to ensure compliance with Approved Measure (AM) 1.2 and there is multiple areas of paved surfacing on the allotment.

A building is constructed to the bushfire attack level:

Printed 2/11/2026
Page 45 of 52

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.

- That corresponds to the defendable space provided in accordance with Table 1 to Clause 53.02-5. The building will be constructed to BAL 29

Any other comments

Has Approved Measure (AM) 1.2 been fully met?	**Yes**	✓	**No**	☐

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.

Approved Measure (AM) 1.3 – Water Supply and Access

Water Supply Requirement

The building is provided with a static water supply for fire-fighting and property protection purposes as specified in Table 4 to Clause 53.02-5.

The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for fire fighting water supplies

Lot Size (m^2)	Hydrant Available	Capacity (litres)	Fire Authority Fittings & Access Required	Select Response
Less than 500	Not Applicable	2,500	No	☐
500 – 1000	Yes	5,000	No	☐
500 – 1000	No	10,000	Yes	☐
1001 and above	Not Applicable	10,000	Yes	✓
Note: a hydrant is available if it is located within 120 metres of the rear of the building				

Confirm Static Water Supply meets the following requirements	✓ Is stored in an above ground water tank constructed of concrete or metal ✓ All fixed above ground water pipes and fittings for fire fighting purposes must be made of corrosive resistant metal. ✓ Include a separate outlet for occupant use **The following additional requirements apply when 10,000 litres of static water is required:** ☐ Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority must be provided. ☐ Be located within 60 metres of the outer edge of the approved building ☐ The outlet/s of the water tank must by within 4 metres of the accessway and unobstructed ☐ Incorporate a ball or gate valve (British Standard Pipe (BSP 65mm) and coupling (64mm CFA 3 thread per inch male fitting) ☐ Any pipework and fittings must be a minimum of 65mm (excluding the CFA coupling)

Printed 2/11/2026
Page 47 of 52

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.

Additional Information:

Not applicable.

Has Approved Measure (AM) 1.3 (Water Supply) been fully met?	**Yes**	✓	**No**	☐

Access Requirement

Vehicle access is designed and constructed as specified in Table 5 to Clause 52.02-5

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.

Column A	Column B
Length of access is less than 30 metres	☐ There are no design and construction requirements if fire authority access to water supply is not required under AM 1.3
Length of access is less than 30 metres	✓ Where fire authority access to the water supply is required under AM1.3 fire authority vehicles must be able to get within 4 metres of the water supply outlet
Length of access is greater than 30 metres	The following design and construction requirements apply: ☐ All weather construction ☐ A load limit of at least 15 tonnes ☐ Provide a minimum trafficable width of 3.5 metres ☐ Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically ☐ Curves must have a minimum inner radius of 10 metres ☐ The average grade must be no more than 1 in 7 (14.4%)(8.1°) with a maximum grade of no more than 1 in 5 (20%)(11.3°) for no more than 50 metres ☐ Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle
Length of access is greater than 100 metres	A turning area for fire fighting vehicles must be provided close to the building by one of the following: ☐ A turning circle with a minimum radius of eight metres ☐ A driveway encircling the dwelling ☐ The provision of other vehicle turning heads such as a T head or Y Head – which meet the specification of Austroad Design for an 8.8 metre service vehicle.
Length of access is greater than 200 metres	☐ Passing bays must be provided at least every 200 metres. ☐ Passing bays must be a minimum of 20 metres long with a minimum trafficable width of six metres.

Additional Information:

Not applicable.

Has Approved Measure (AM) 1.3 (Access) been fully met? **Yes** ✓ **No** ☐

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.

Summary and Conclusion

The proposed dwelling is relatively small in size and constructed of non-combustible materials. This therefore ensures that the property and proposed dwelling will be constructed as required under Clause 44.06 Bushfire Management Overlay and Clause 53.02 Building in the Bushfire Management Overlay.

There will be an additional 10,000L water tank installed with CFA compliant fittings, to further assist with the potential threat of a bushfire. The aforementioned water tank has been denoted on the provided Architectural Plans.

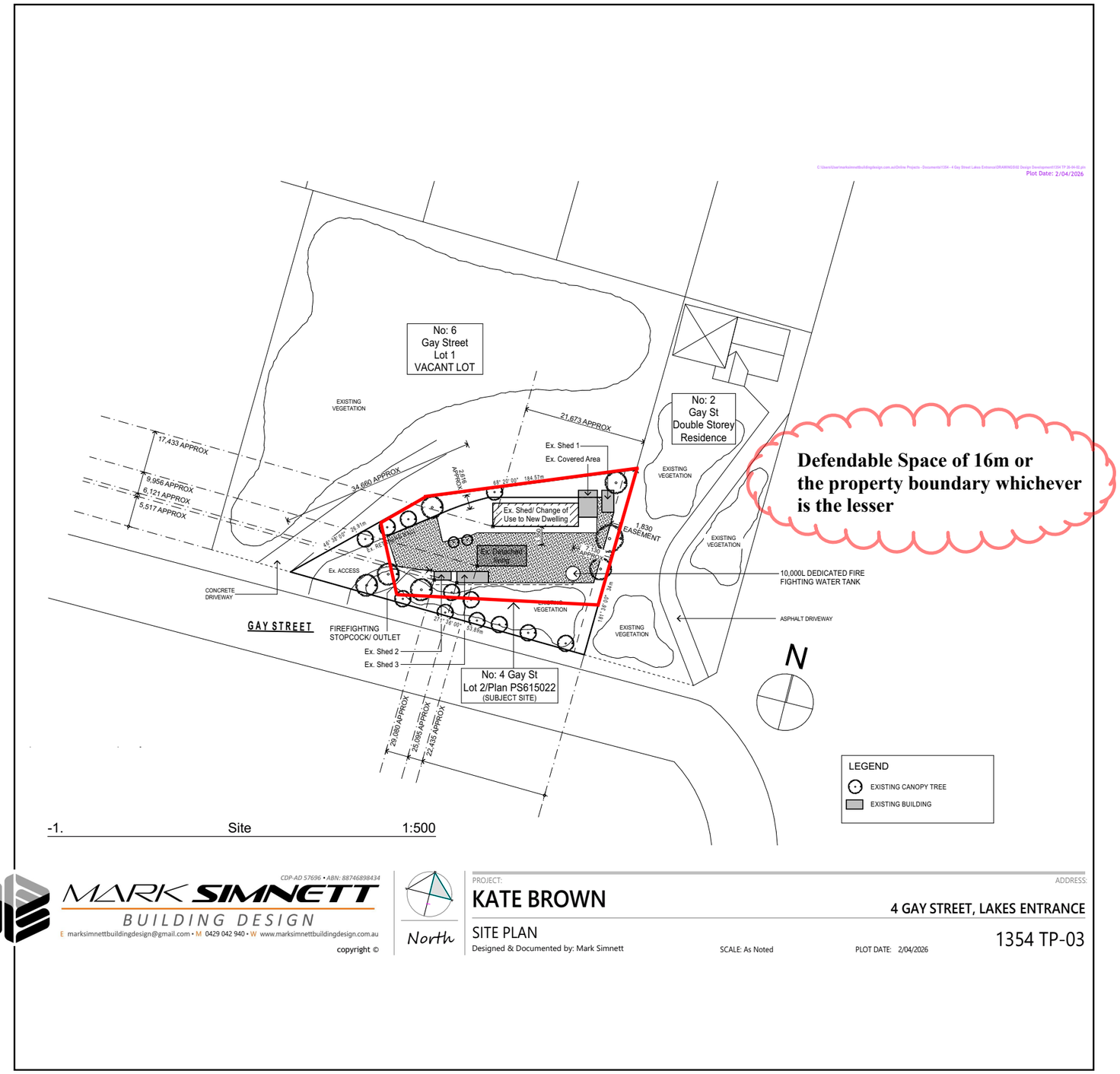
Site Photos

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.



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.

Bushfire Management Plan – 4 Gay Street, Lakes Entrance VIC 3909



MARK SIMNETT BUILDING DESIGN
CDP-AD 57696 • ABN: 88746898434
E marksimnettbuildingdesign@gmail.com • M 0429 042 940 • W www.marksimnettbuildingdesign.com.au
copyright ©

North

PROJECT: KATE BROWN
ADDRESS: 4 GAY STREET, LAKES ENTRANCE
SITE PLAN
Designed & Documented by: Mark Simnett
SCALE: As Noted
PLOT DATE: 2/04/2026
1354 TP-03

Bushfire Protection Measures

Mandatory Condition

The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed

a) Defendable Space

Defendable space is provided for a distance of **16** metres around the dwelling or to the property boundary whichever is the lesser and managed in accordance with the following:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 2 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

b) Construction Standard

The dwelling must comply to a minimum Bushfire Attack Level of BAL – 29

c) Water Supply

The following requirements apply:

- An effective capacity of 10,000 litres.
- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.

Where a 10,000 litre water supply is required, the following fire authority fittings and access must be provided:

- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.
- Be located within 60 metres of the outer edge of the approved building.
- The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

d) Access

Access Required: No ☐
Yes ☑ The following design and construction requirements apply:

- All-weather construction.
- A load limit of at least 15 tonnes.
- Provide a minimum trafficable width of 3.5 metres.
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
- Curves must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5%) (7.1°) entry and exit angle.

Length of access is greater 100 metres: Yes ☐ No ☑

Where length of access is greater than 100 metres the following design and construction requirements apply:

- A turning circle with a minimum radius of eight metres, or
- A driveway encircling the building, or
- The provision of other vehicle turning heads - such as a T or Y Head - which meet the specification of Austroad Design for an 8.8 metre Service Vehicle.

Length of driveway is greater than 200 metres: Yes ☐ No ☑

Where length of access is greater than 200 metres the following design and construction requirement applies:

- Passing bays are required at least every 200 metres that are a minimum 20 metres long and a minimum trafficable width of 6 metres.

Prepared by: EGBP Version: 1 Date: 02.04.2026