

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	31 Ferndale Parade LAKES ENTRANCE VIC 3909 Lot: 123 LP: 24369
The application is for a permit to:	Two Lot Subdivision
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
32.08-3 (GRZ1)	Subdivide land
43.02-3 (DDO11)	Subdivide land
The applicant for the permit is:	Development Solutions Victoria Pty Ltd
The application reference number is:	5.2026.63.1

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

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

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

An objection must

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

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

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

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

April McDonald

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Friday, 6 March 2026 4:13 PM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: 26002 Planning Submission.pdf; 26002 Letter to Council.pdf; APPENDIX B Site Context & Proposed Subdivision Plan.pdf; APPENDIX B Proposed Subdivision Plan.pdf; APPENDIX B Site Context Plan.pdf; APPENDIX A Plan of Subdivision.pdf; APPENDIX B Site Context Plan with Aerial Image.pdf; APPENDIX C Clause 56 Assessment.pdf; APPENDIX A Copy of Title.pdf; Planning_Permit_Application_2026-03-06T16-12-47_31598992_0.pdf

Planning Permit Application

A "Planning Permit Application" has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

Applicant name:

Business trading name: C/- Development Solutions Victoria Pty Ltd

Email address: admin@devsolvic.com.au

Postal address : 48 Bailey Street, Bairnsdale Vic 3875

Preferred phone number: 0351524858

Owner's name:

Owner's business trading name (if applicable): C/- Development Solutions Victoria Pty Ltd

Owner's postal address: 48 Bailey Street, Bairnsdale Vic 3875

Street number: 31

Street name: Ferndale Parade

Town: Lakes Entrance

Post code: 3909

Lot number: 123

Plan number: 024369

Other Legal Description: Vol 08147 Fol 866

Is there any encumbrance on the Title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?: No

Will the proposal result in a breach of a registered covenant restriction or agreement?: No

Existing conditions : Existing Dwelling and Associated Facilities

Description of proposal : Two Lot Subdivision

Estimated cost of development: 0

Has there been a pre-application meeting: No

Your reference number: 26002

ExtraFile: 2

Invoice Payer: Development Solutions Victoria Pty Ltd

Address for Invoice: 48 Bailey Street, Bairnsdale VIC 3875

Invoice Email: admin@devsolvic.com.au

Primary Phone Invoice: 0351524858

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

Planning report: [26002 Planning Submission.pdf](#)

1. Supporting information/reports: [26002 Letter to Council.pdf](#)

Plans: [APPENDIX B Site Context & Proposed Subdivision Plan.pdf](#), [APPENDIX B Proposed Subdivision Plan.pdf](#), [APPENDIX B Site Context Plan.pdf](#), [APPENDIX B Site Context Plan with Aerial Image.pdf](#)

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

2. Supporting information/reports: [APPENDIX C Clause 56 Assessment.pdf](#)



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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958 Page 1 of 1

VOLUME 08147 FOLIO 866

Security no : 124132643023E
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LAND DESCRIPTION

Lot 123 on Plan of Subdivision 024369.
PARENT TITLE Volume 07791 Folio 164
Created by instrument A255059 23/11/1956

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP024369 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AZ909969S (E)	CONV PCT & NOM ECT TO LC	Completed	10/12/2025
AZ911088P (E)	TRANSFER	Registered	10/12/2025

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

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

Street Address: 31 FERNDAL PARADE LAKES ENTRANCE VIC 3909

ADMINISTRATIVE NOTICES

NIL

eCT Control 21210T WARREN GRAHAM AND MURPHY PTY LTD
Effective from 10/12/2025

DOCUMENT END



Imaged Document Cover Sheet

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Document Identification	LP024369
Number of Pages (excluding this cover sheet)	6
Document Assembled	03/03/2026 14:59

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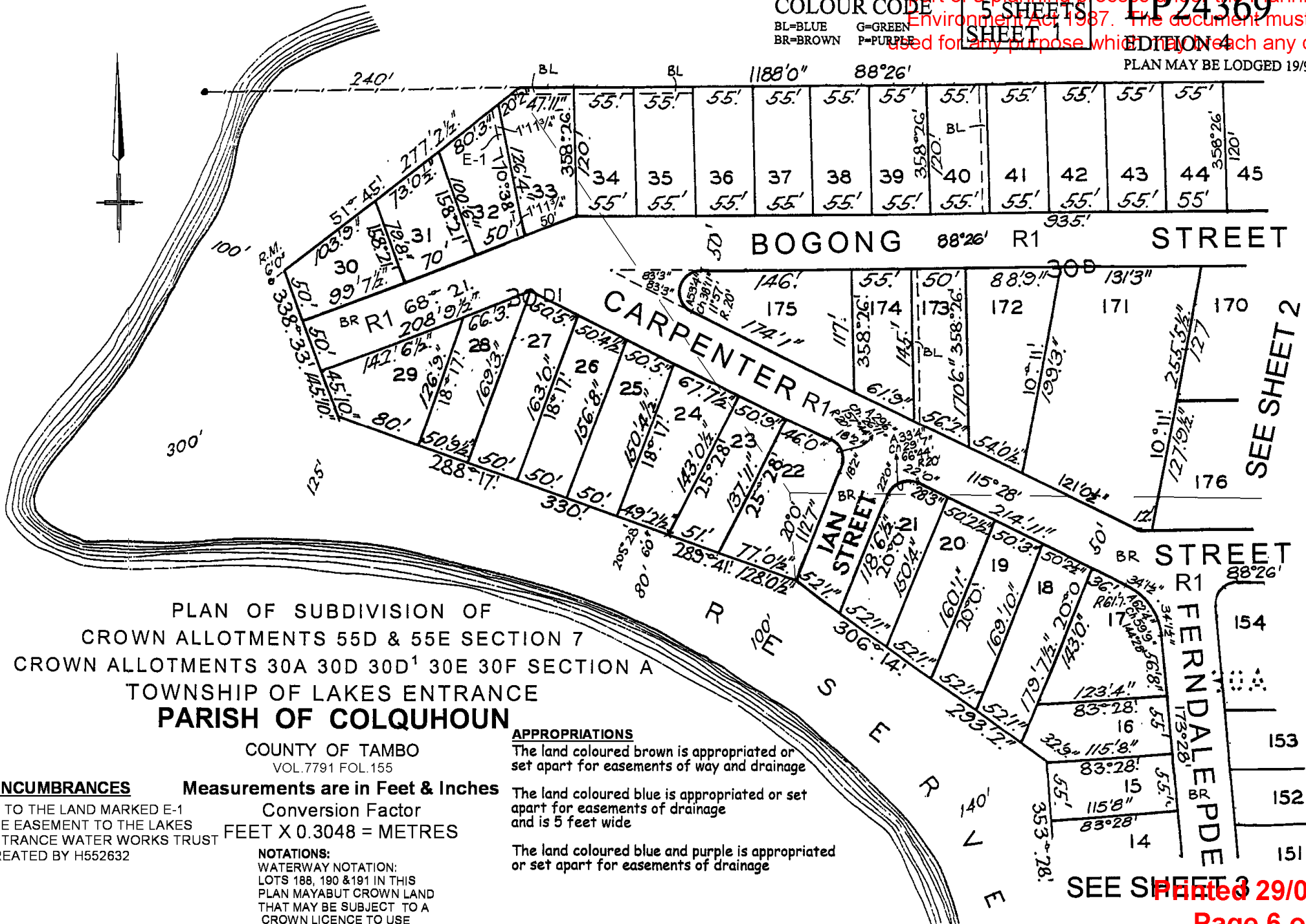
BL=BLUE
BR=BROWN
G=GREEN
P=PURPLE

5 SHEETS
SHEET 1

LP24369

EDITION 4

PLAN MAY BE LODGED 19/9/52



PLAN OF SUBDIVISION OF
CROWN ALLOTMENTS 55D & 55E SECTION 7
CROWN ALLOTMENTS 30A 30D 30D¹ 30E 30F SECTION A
TOWNSHIP OF LAKES ENTRANCE
PARISH OF COLQUHOUN

COUNTY OF TAMBO
VOL.7791 FOL.155

ENCUMBRANCES

AS TO THE LAND MARKED E-1
THE EASEMENT TO THE LAKES
ENTRANCE WATER WORKS TRUST
CREATED BY H552632

Measurements are in Feet & Inches

Conversion Factor
FEET X 0.3048 = METRES

NOTATIONS:

WATERWAY NOTATION:
LOTS 188, 190 & 191 IN THIS
PLAN MAY ABUT CROWN LAND
THAT MAY BE SUBJECT TO A
CROWN LICENCE TO USE

APPROPRIATIONS

The land coloured brown is appropriated or set apart for easements of way and drainage

The land coloured blue is appropriated or set apart for easements of drainage and is 5 feet wide

The land coloured blue and purple is appropriated or set apart for easements of drainage

SEE SHEET 2

ADVERTISED

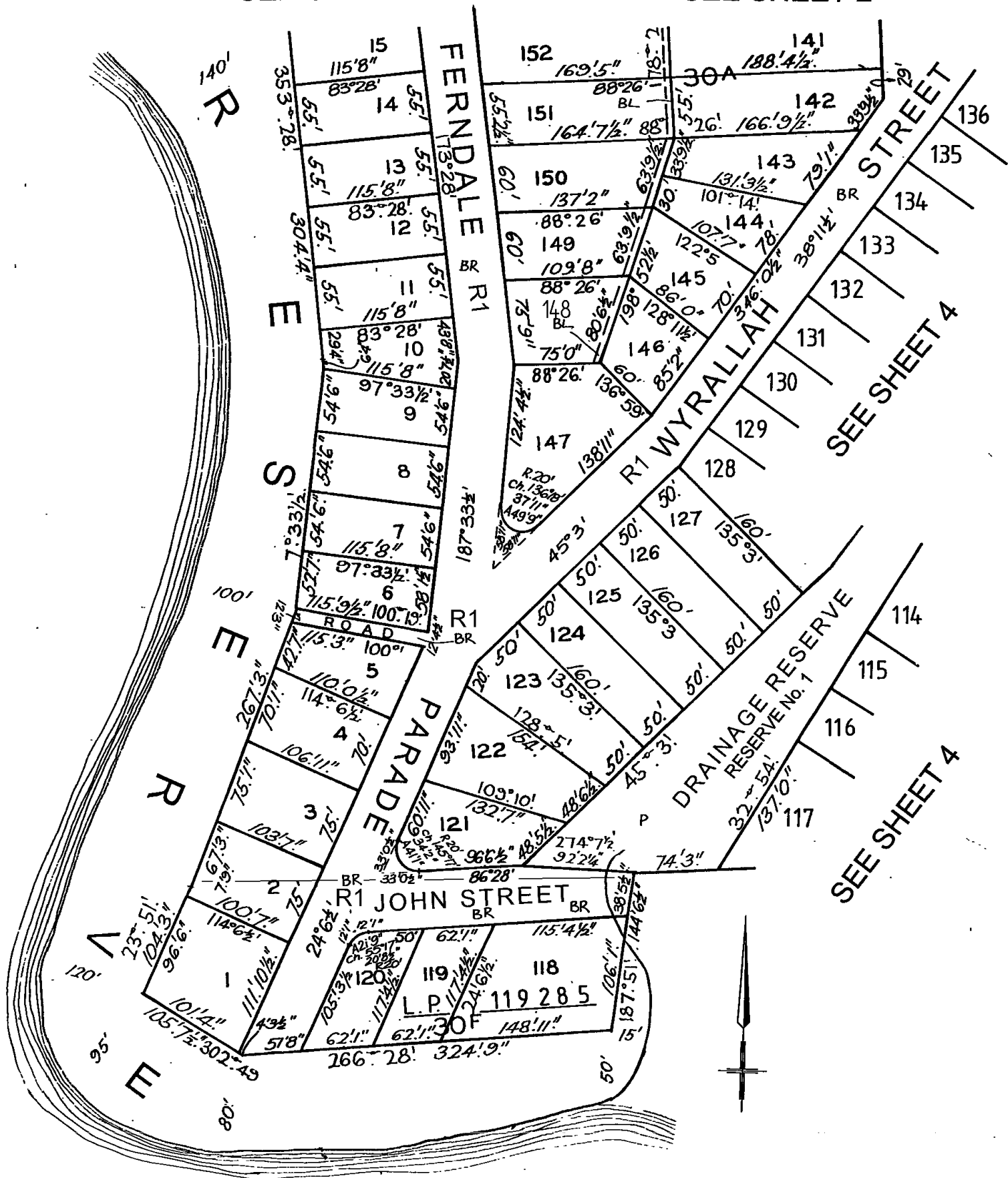
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LP24369

5 SHEETS
SHEET 3

SEE SHEET 1

SEE SHEET 2



THE RESERVE COLOURED PURPLE
ON LODGED PLAN No. 24369 IS VESTED
IN THE COUNCIL OF THE SHIRE OF TAMBO
PURSUANT TO SECTION 569BA OF THE LOCAL
GOVERNMENT ACT 1958.
GOVERNMENT GAZETTE No. 24 DATED 31/03/78, P.815
CORRES



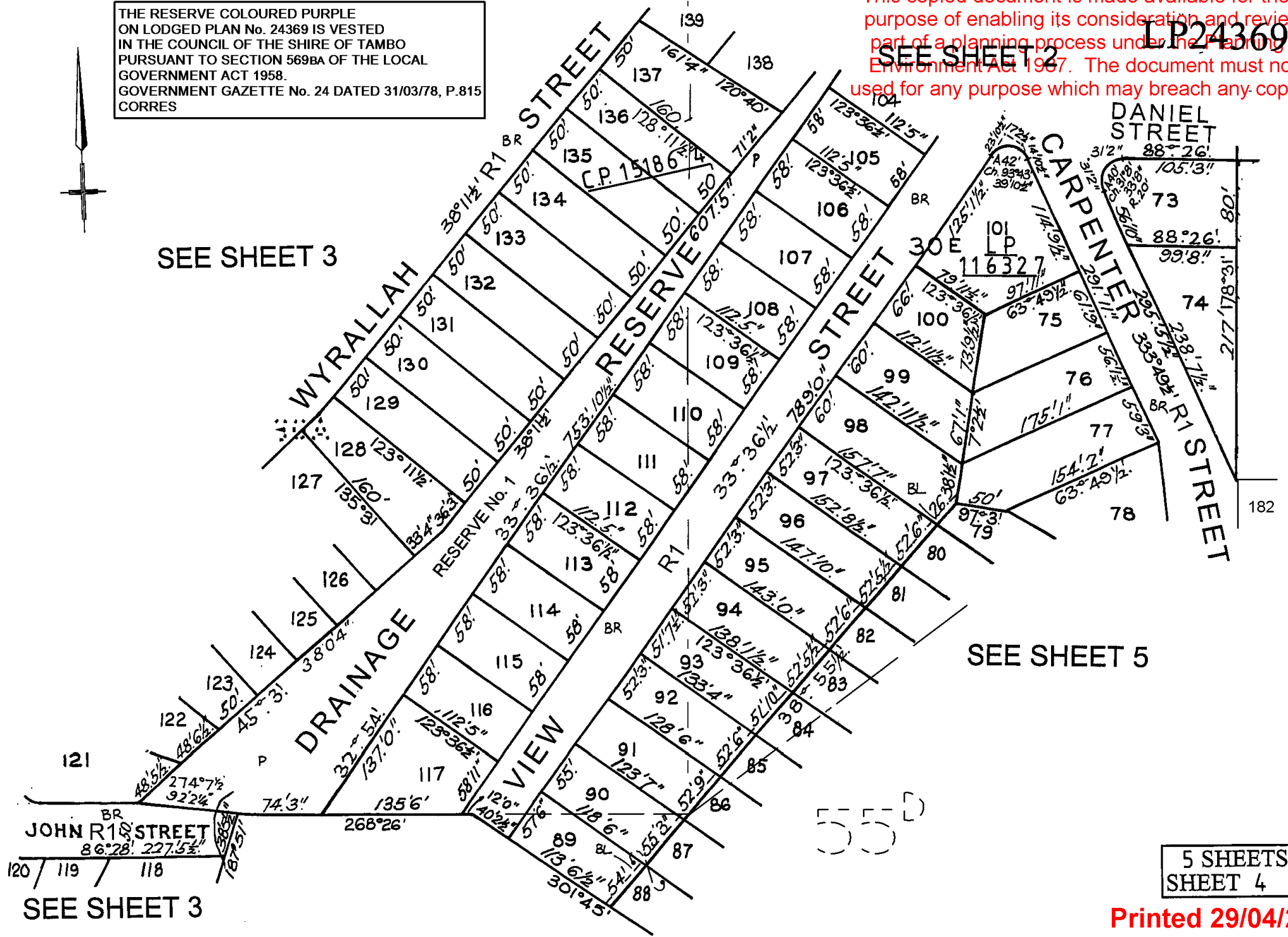
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LP24369

SEE SHEET 2

SEE SHEET 3

SEE SHEET 5



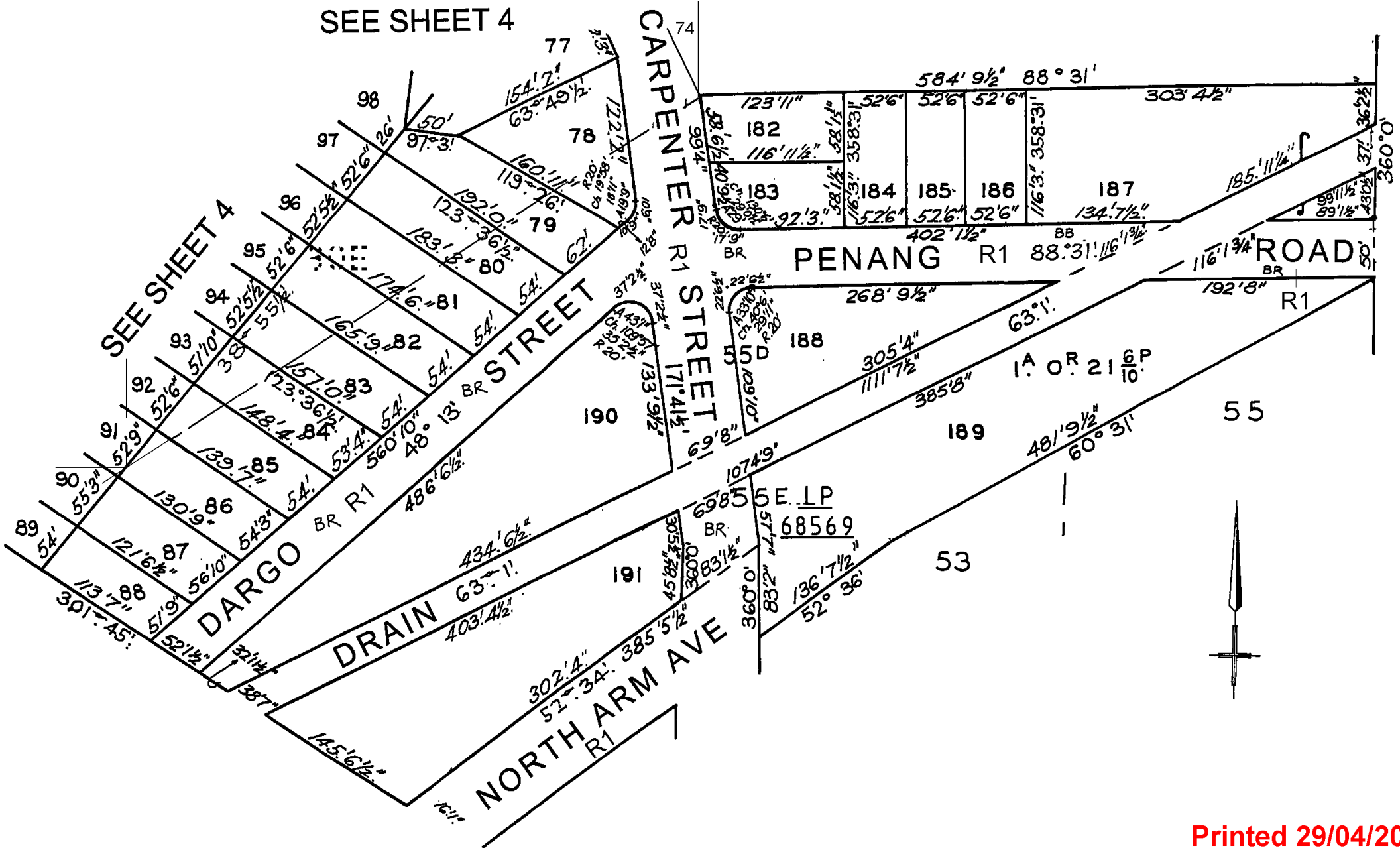
JOHN R1 STREET
86° 28' 227.5"

SEE SHEET 3

5 SHEETS
SHEET 4

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5 SHEETS
SHEET 5



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MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

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

PLAN NUMBER
LP 24369

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	TIME	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LOT 32	E-1	CREATION OF EASEMENT	H552632			2	AD
RESERVE No. 1		RESERVE VESTING	GOVT. GAZ. No. 24 DATED 31/3/1978 P. 815			3	AD
ROADS	R1	PLAN AMENDED	AZ829323P	20/11/25		4	REN



APPENDIX C

Clause 56 Assessment

CLAUSE 56 ASSESSMENT

Clause 56 – Residential Subdivision

Under the provisions of Clause 32.08-3 of the General Residential Zone, the following provisions of Clause 56 must be addressed as appropriate.

The purpose of Clause 56 is:

“To implement the Municipal Planning Strategy and the Planning Policy Framework.

To create liveable and sustainable neighbourhoods and urban places with character and identity.

To achieve residential subdivision outcomes that appropriately respond to the site and its context for:

- *Metropolitan Melbourne growth areas.*
- *Infill sites within established residential areas.*
- *Regional cities and towns.*

To ensure residential subdivision design appropriately provides for:

- *Policy implementation.*
- *Liveable and sustainable communities.*
- *Residential lot design.*
- *Urban landscape.*
- *Access and mobility management.*
- *Integrated water management.*
- *Site management.*
- *Utilities.”*

Clause 56 provides the following requirements:

“An application to subdivide land:

- *Must be accompanied by a site and context description and a design response.*
- *Must meet all of the objectives included in the clauses specified in the zone.*
- *Should meet all of the standards included in the clauses specified in the zone.”*

The provisions of Clause 56 are addressed below.

Clause 56.01 requires an application to be accompanied by:

- A subdivision site and context description.
- A design response.

The table below addresses the relevant requirements of Clause 56.

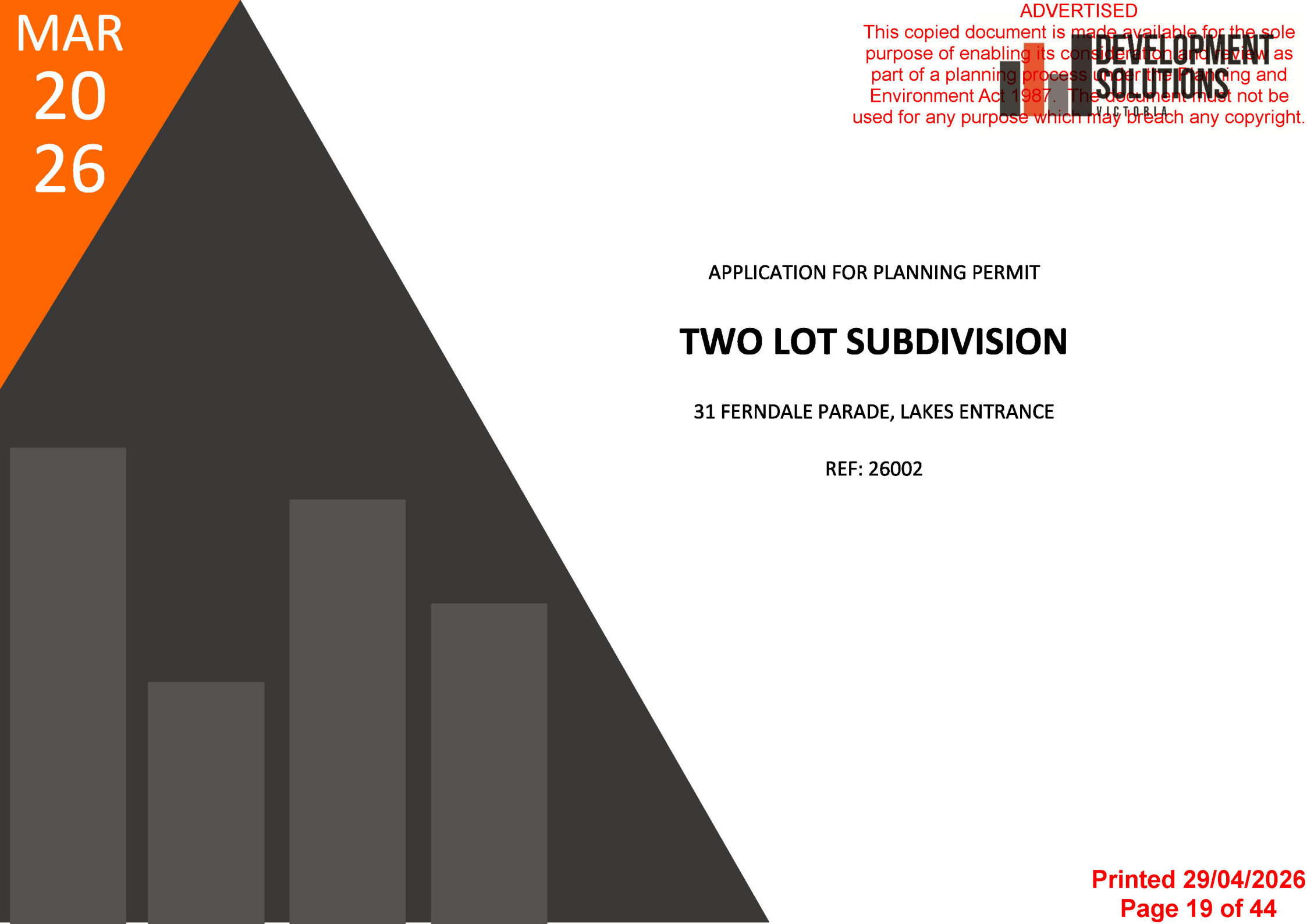
<p>Clause 56.03-5 Neighbourhood Character Objective:</p>	<p>To design subdivisions that respond to neighbourhood character.</p>
<p>Response:</p>	<p>There is no Neighbourhood Character Statement or specific character identified for this location. This area is predominantly residential in nature containing both single and double storey dwellings, however predominantly older style dwellings. All developments are on lots ranging in shapes and sizes. There are similar style allotments in the broader residential areas of Lakes Entrance.</p> <p>The proposed lot layout is responsive to the site, will support the existing use and development on the site, whilst providing for future residential development that can be complementary to the area. Battle-ax style allotments are considered to retain the existing neighbourhood character by retaining a single dwelling fronting the street.</p> <p>The area of the proposed lots ensures adequate provision for the subdivision to provide an appropriate level of services and facilities for the existing development and for future residential development.</p> <p>Both allotments will have suitable driveway access with a shared concrete crossover along the northern boundary directly from Ferndale Parade. The proposed new shared access is unlikely to result in a detrimental impact to the flow of traffic in this location and will not impact the existing streetscape.</p> <p>One tree on the subject site will be removed to allow for a car parking space for the existing dwelling, this removal is not anticipated to impact the surrounding neighbourhood character and streetscape There are no significant features in the area such as North Arm that would be detrimentally affected by the proposed subdivision and likely future residential development. The proposed subdivision will not negatively impact the existing streetscape or neighbourhood character.</p> <p>The proposal meets the objectives and standards of this clause.</p>

<p>Clause 56.04-2 Lot area and building envelopes objective:</p>	<p>To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features.</p>
<p>Response:</p>	<p>This application seeks approval for the creation of two allotments each greater than 300m² in area to accommodate the existing dwelling on the site and to create a vacant allotment for future infill residential development. The proposed Lot 1 will be 398m² in area and will contain the existing dwelling. The proposed Lot 2 will be a battle-ax style allotment, 484m² in area and will be vacant land.</p> <p>Access to both allotments will be provided via a shared crossover along the northern boundary, directly from Ferndale Parade.</p> <p>The proposed lot dimensions and layout are considered to adequately accommodate solar access and private open space for the existing dwelling and any future development on the vacant lot being created. The subject site does not contain any significant vegetation rather includes landscaped gardens, and one small tree will be removed to facilitate the proposal.</p> <p>The size and configuration of the proposed lots are considered more than adequate to accommodate the existing development on the site and can support future development whilst respecting surrounding development.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 56.04-3 Solar orientation of lots objective</p>	<p>To provide good solar orientation of lots and solar access for future dwellings.</p>
<p>Response:</p>	<p>The proposed subdivision creates two allotments of north south orientation with the long axis of the lot within the range north 20 degrees west to north 30 degrees east.</p> <p>Each of the lots will have appropriate solar access and any future development on the vacant lot being created can be provided so as to not impact the solar access of surrounding properties.</p> <p>The proposal meets the objectives and standards of this clause.</p>

<p>Clause 56.04-5 Common area objectives</p>	<p>To identify common areas and the purpose for which the area is commonly held. To ensure the provision of common area is appropriate and that necessary management arrangements are in place. To maintain direct public access throughout the neighbourhood street network.</p>
<p>Response:</p>	<p>The proposal does not include any common property area.</p> <p>This clause is not relevant to the proposal.</p>
<p>Clause 56.06-8 Lot access objective:</p>	<p>To provide for safe vehicles access between roads and lots.</p>
<p>Response:</p>	<p>Access to both proposed lots will be provided via individual driveways and a shared crossover along the northern boundary directly from Ferndale Parade as indicated on the proposed plan of subdivision.</p> <p>The proposed access is considered suitable to support the existing dwelling on proposed Lot 1 and any future dwelling on the vacant lot being created and will provide for safe vehicle movements.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 56.07-1 Drinking water supply objectives</p>	<p>To reduce the use of drinking water. To provide an adequate, cost-effective supply of drinking water.</p>
<p>Response:</p>	<p>The proposed lots will be connected to the existing reticulated water supply which provides for drinking water. The existing reticulated water system is considered to be suitable to supply the existing dwelling and any future dwelling on the vacant lot being created with drinking water. The proposed additional lot and likely future residential development is not anticipated to exceed the capacity of the existing reticulated water network.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 56.07-2 Reused and recycled water objective</p>	<p>To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.</p>
<p>Response:</p>	<p>A reuse and recycle water supply is not available to this site at this time.</p> <p>Water supply to both allotments will be via the existing reticulated water system.</p> <p>The proposal meets the objectives and standards of this clause.</p>

<p>Clause 56.07-3 Waste water management objective</p>	<p>To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner.</p>
<p>Response:</p>	<p>Both allotments will be connected to the existing reticulated sewerage network. The proposed additional lot is not expected to exceed the capacity of the existing sewerage the network.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 56.07-4 Stormwater management objectives</p>	<p>To minimise damage to properties and inconvenience to residents from stormwater. To ensure that the street operates adequately during major storm events and provides for public safety. To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater. To encourage stormwater management that maximises the retention and reuse of stormwater. To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.</p>
<p>Response:</p>	<p>Site runoff will be directed to the legal point of discharge to the satisfaction of the responsible authority. The subject site is not liable to flooding and no flood mitigation works are considered necessary. The existing drainage network is considered to be of a suitable standard to accommodate the proposed subdivision and any future development on the vacant lot being created. Each of the proposed lots contain adequate area to implement water sensitive urban design principles to manage stormwater runoff.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 56.08-1 Site Management objectives</p>	<p>To protect drainage infrastructure and receiving waters from sedimentation and contamination. To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works. To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.</p>
<p>Response:</p>	<p>All preventative measures will be implemented during the construction phase of the proposed subdivision to ensure no erosion occurs. The removal of one small tree will be required, however given its size and location the removal can be undertaken in a manner that won't cause any adverse impacts or result in any erosion.</p> <p>The proposal meets the objectives and standards of this clause.</p>

<p>Clause 56.09-1 Shared Trenching objectives:</p>	<p>To maximise the opportunities for shared trenching. To minimise constraints on landscaping within the street reserves.</p>
<p>Response:</p>	<p>Given the proposal is seeking a two lot subdivision with one lot containing an existing dwelling there is unlikely to be any ability for shared trenching beyond the new services. Each of the relevant service authorities will be contacted prior to certification of the plan to ensure all service requirements are met and shared trenching can occur where possible.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 56.09-2 Electricity, telecommunications and gas objectives:</p>	<p>To provide public utilities to each lot in a timely, efficient and cost effective manner. To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.</p>
<p>Response:</p>	<p>Both lots will be connected to services including reticulated water, sewerage, telecommunications, drainage, electricity and a good quality road network. The proposed subdivision is not expected to affect the existing service arrangements nor exceed their capacity.</p> <p>Each of the service providers will be contacted prior to the certification of the plan of subdivision.</p> <p>The proposal meets the objectives and standards of this clause.</p>



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APPLICATION FOR PLANNING PERMIT

TWO LOT SUBDIVISION

31 FERNDALE PARADE, LAKES ENTRANCE

REF: 26002

CONTENTS

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APPENDIX

- A Copy of Title and Plan of Subdivision
- B Proposed Plan of Subdivision
- C Clause 56 Assessment

DOCUMENT REVISION

1	Draft Report	CH	03/03/2026
2	Final Report	CMC	06/02/2026

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1. INTRODUCTION

Development Solutions Victoria Pty Ltd act on behalf of [REDACTED], the owner of the land and applicant for this planning permit application for a two lot subdivision at 31 Ferndale Parade, Lakes Entrance.

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

The proposed subdivision requires planning approval under the provisions of the General Residential Zone and the Design and Development Overlay.

The objective of the proposed subdivision is to create a vacant residential allotment that can be developed in the future, supporting infill residential growth.

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

Address	31 Ferndale Parade, Lakes Entrance
Site Description	Lot 123 LP24369
Title Particulars	Vol 08147 Fol 866
Site Area	Approximately 883m ²
Proposal	Two Lot Subdivision
Planning Scheme	East Gippsland Planning Scheme
Zone	General Residential Zone – Schedule 1
Overlays	Design and Development Overlay – Schedule 13
Aboriginal Cultural Heritage	Identified as an area of Cultural Heritage Sensitivity
Permit Triggers	Clause 32.08-3 General Residential Zone – Subdivision Clause 43.02-3 Design and Development Overlay – Subdivision
Notice	Exemption not available at Clause 32.08-13 Exemption not available at Clause 42.03-2
Referrals	No mandatory referrals
Work Authority Licence	Not applicable
Previous Planning Permit	Not applicable
Planning Scheme requirements	Municipal Planning Strategy – Clause 02 Settlement – Coastal Settlement – Clause 02.03-1 Built environment and heritage – Clause 02.03-5 Housing – Clause 02.03-6 Planning Policy Framework – Clause 10 Settlement – Clause 11 Built environment and heritage – Clause 15 Housing – Clause 16 General Residential Zone – Clause 32.08 Design and Development Overlay – Clause 43.02 Decision guidelines – Clause 56 Decision guidelines – Clause 65.01 Decision guidelines – Clause 65.02

Surrounds

The land surrounding the site comprises of developed residential land with various styles of dwellings.

Adjoining the northern boundary is Ferndale Parade and further is existing dwellings and North Arm Coastal Reserve. Adjoining the eastern and western boundaries is land containing existing dwellings and associated facilities. Adjoining the southern boundary is a drainage reserve containing extensive vegetation.

The site is located approximately 1.5 kilometres northwest of the central business district of Lakes Entrance.

Lakes Entrance is a coastal township located on the Princes Highway approximately 40 kilometres southeast of Bairnsdale. Lakes Entrance offers a range of community and commercial services and facilities. A larger suite of services and facilities is available further afield in Bairnsdale.

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



Photograph 1 – Aerial Photograph of the subject site and surrounding land
– 31 Ferndale Parade, Lakes Entrance (source: dpi.vic.gov.au)
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Photograph 2 – Subject site at 31 Ferndale Parade, Lakes Entrance.



Photograph 4 – Existing dwelling on the subject site facing south.



Photograph 6 – Existing outbuilding along the western boundary on the subject site facing northwest.



Photograph 3 – Subject site facing north showing existing driveway and proposed access to Lot 2.



Photograph 5 – Existing outbuilding along the eastern boundary on the subject site facing southeast.



Photograph 7 – Proposed Lot 1 facing northeast.



Photograph 8 – Proposed Lot 1 facing southeast.



Photograph 10 – Proposed Lot 1 facing northwest.



Photograph 12 – Proposed Lot 2 facing northeast.



Photograph 9 – Proposed Lot 1 facing southwest, showing proposed small tree to be removed and carparking space for the existing dwelling.



Photograph 11 – Proposed Lot 2 facing northeast.



Photograph 13 – Proposed Lot 2 facing southeast.



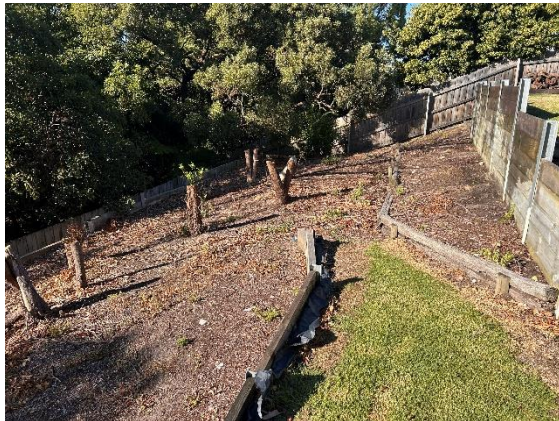
Photograph 14 – Proposed Lot 2 facing southwest.



Photograph 16 – Proposed Lot 2 facing northwest.



Photograph 18 – Ferndale Parade facing southwest.



Photograph 15 – Southern portion of proposed Lot 2 facing southwest.



Photograph 17 – Ferndale Parade facing northeast.



Photograph 19 – Intersection between Ferndale Parade and Wyrallah Street facing northeast.



Photograph 20 – Neighbouring property opposite the subject site to the northeast at 24 Ferndale Parade, Lakes Entrance.



Photograph 22 – Neighbouring property adjoining the western boundary at 33 Ferndale Parade, Lakes Entrance.



Photograph 21 – Neighbouring property adjoining the eastern boundary at 29 Wyrallah Street, Lakes Entrance.

4. ZONES AND OVERLAYS

General Residential Zone – Schedule 1

The purpose of the General Residential Zone is:

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

An extract of the General Residential Zone Map is provided in **Figure 4**.

Clause 32.08-3 of the General Residential Zone provides a permit is required to subdivide.

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause

56. The relevant standards of Clause 56 are addressed in **Appendix C**.

The decision guidelines of Clause 32.08 of the General Residential Zone are addressed in Section 5 of this submission.

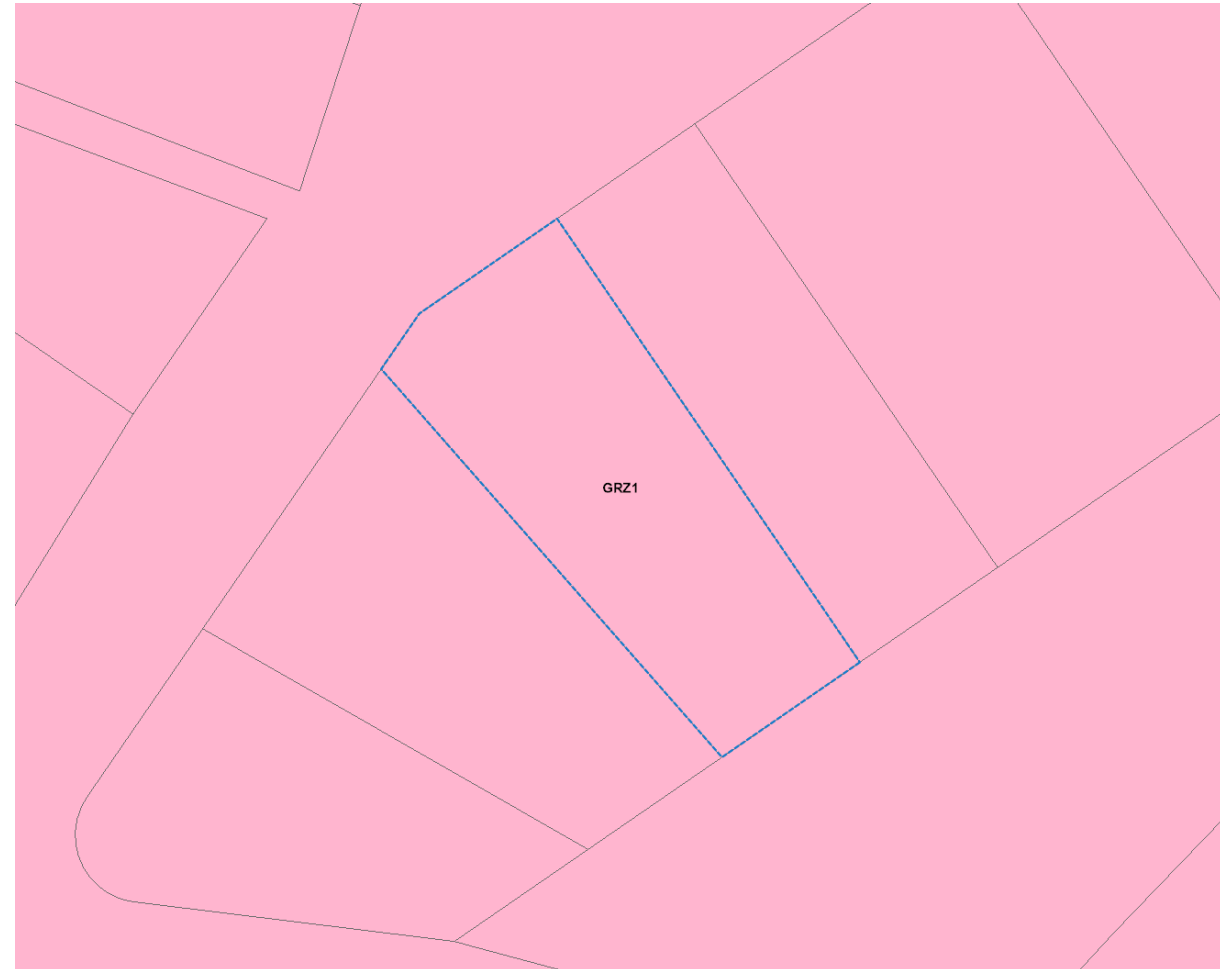


Figure 4 – Zoning Map – (source - mapshare.vic.gov.au)

Design and Development Overlay – Schedule 13

The purpose of the Design and Development Overlay is:

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

An extract of the Design and Development Overlay Map is provided in **Figure 5**.

Clause 43.02-3 – Provides a permit is required to subdivide land.

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

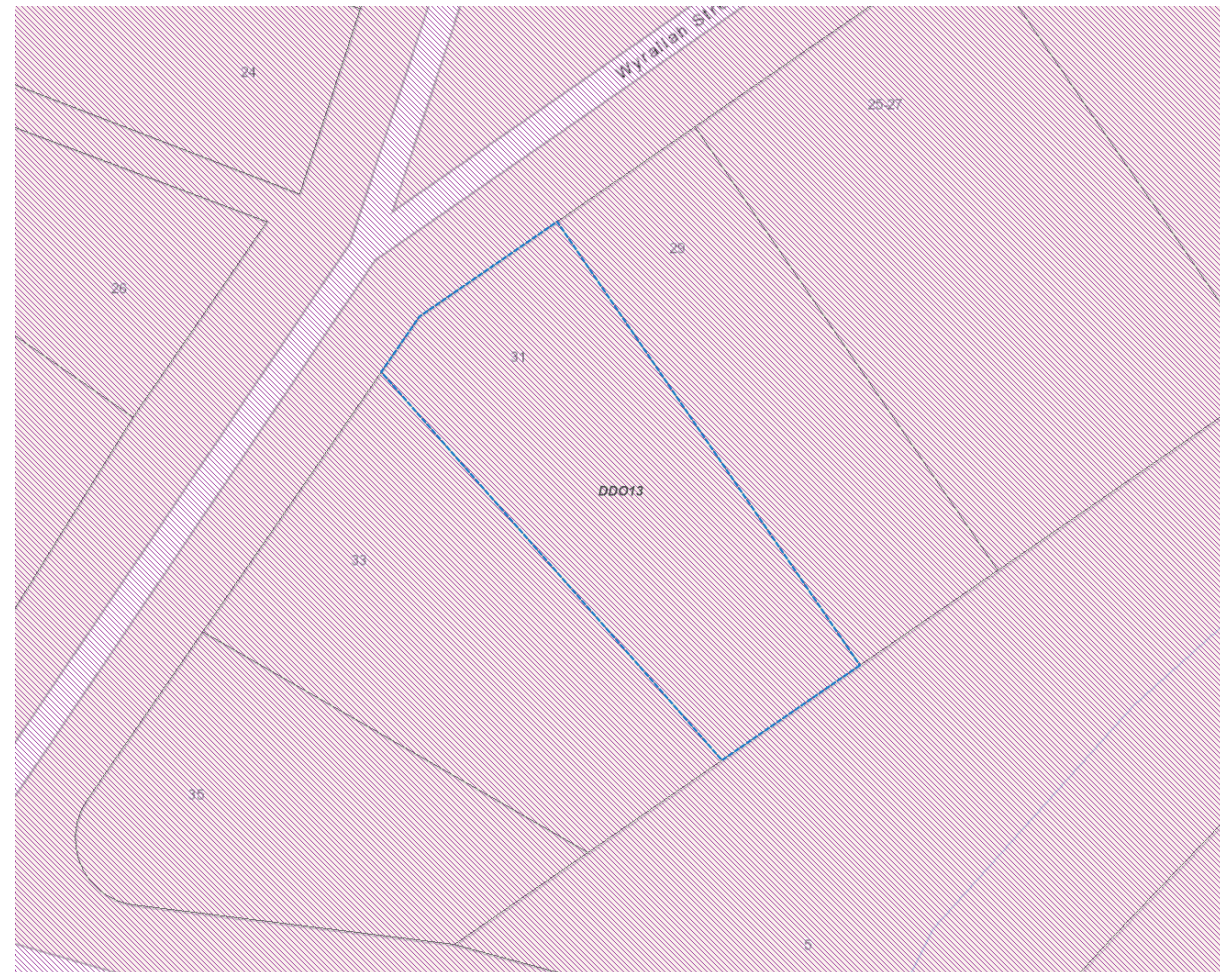


Figure 5 – Design and Development Overlay – (source - mapshare.vic.gov.au)

Design and Development Overlay – Schedule 13 continued:

The design objectives of the Schedule include:

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

Northern residential (area 5)

- To encourage the visual enhancement of private land facing the North Arm with natural landscaping.

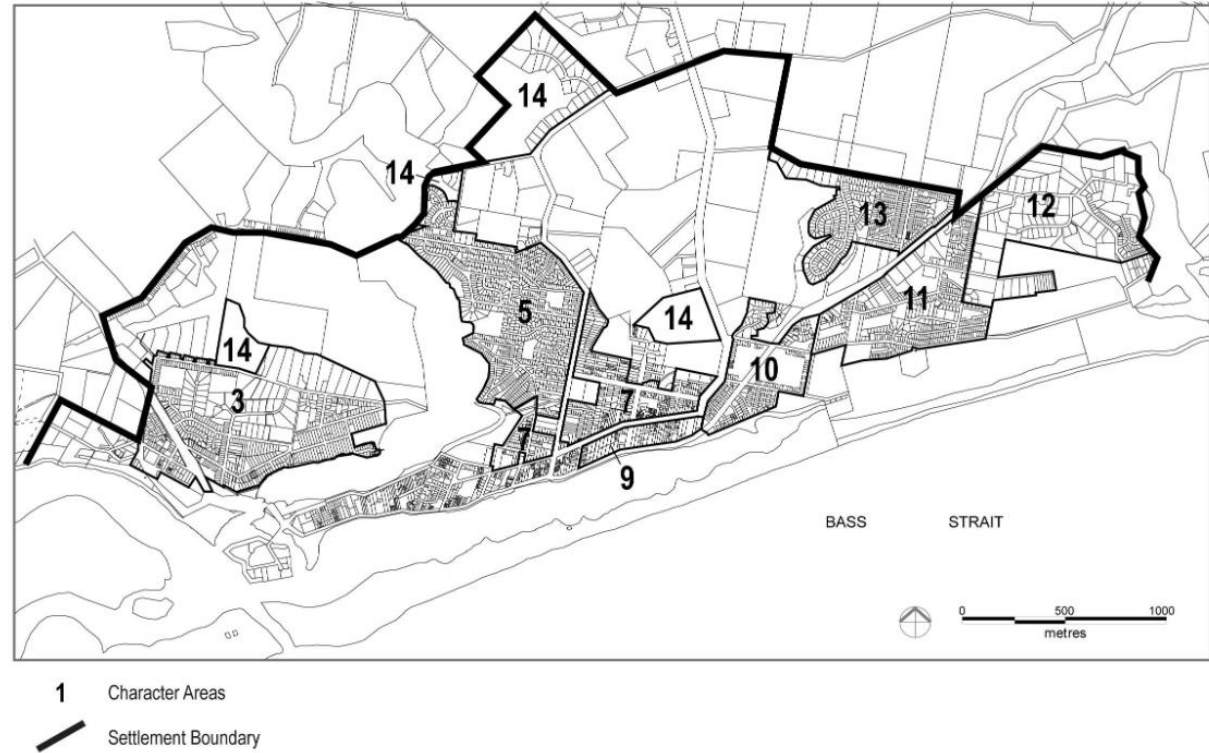


Figure 6 – Map 1 to Schedule to Clause 42.03 – (source – East Gippsland Planning Scheme)

Aboriginal Cultural Heritage

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

The subdivision of land into two lots for residential purposes is an exempt activity and as such a Cultural Heritage Management Plan is not required.

An extract of the Aboriginal Cultural Heritage Overlay Map is provided in **Figure 7**.

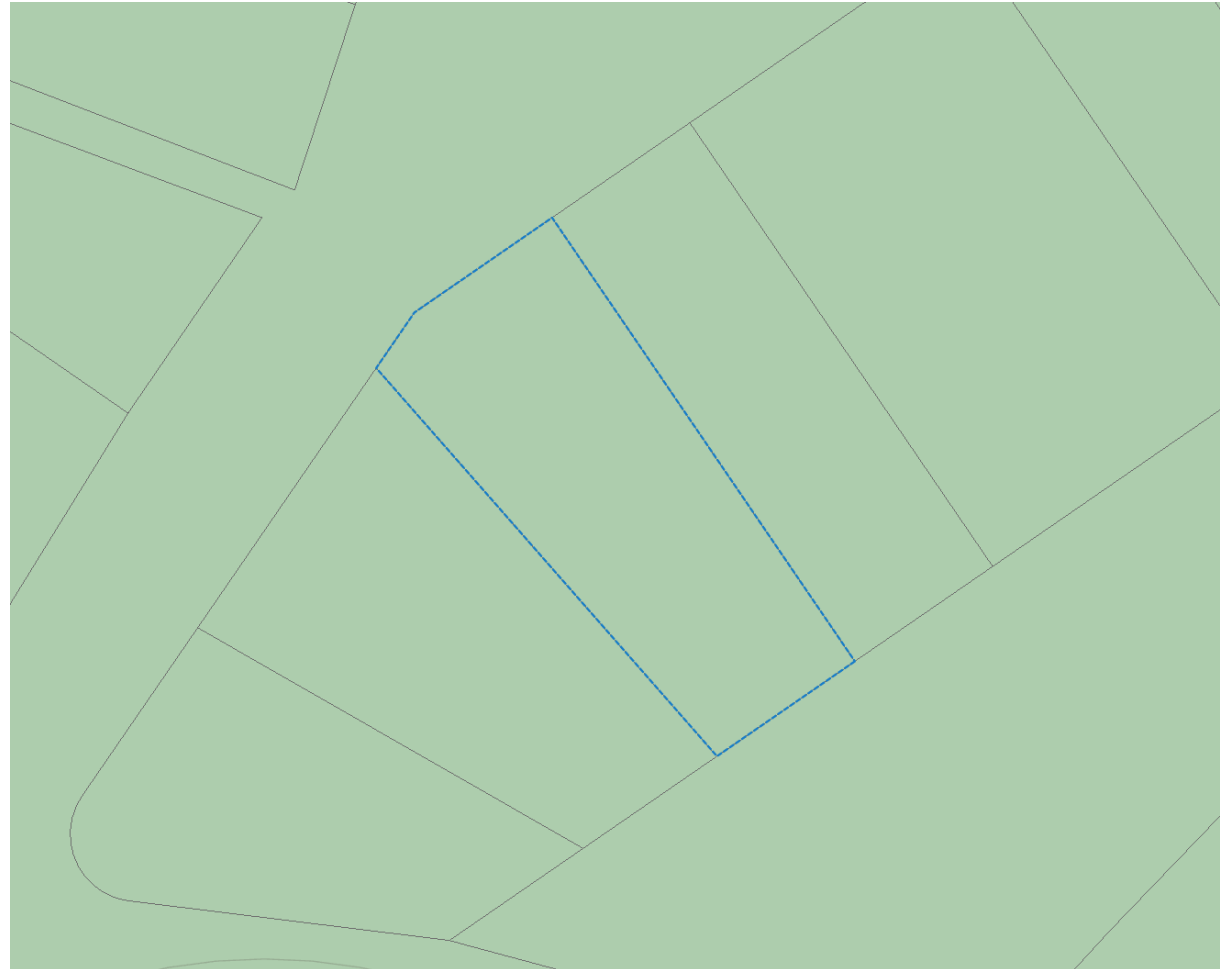


Figure 7 – Aboriginal Cultural Heritage Overlay – (source - mapshare.vic.gov.au)

Vegetation Removal controls

As provided in the proposal section of this submission, one small tree will require removal.

This tree is a *Crepe Myrtle* and is under 5 metres in height with a canopy less than 4 metres.

Under Clause 52.37 – Canopy Trees, this tree is not classified as a canopy tree and therefore approval is not required for removal under these provisions.

As the tree is non-native to Victoria, approval is not required to remove the tree under the provisions of Clause 52.17.

The removal of this single tree does not trigger planning approval and as such is not addressed further.



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5. PLANNING ASSESSMENT

This proposal has been assessed against the objectives and standards of applicable clauses of the East Gippsland Planning Scheme and it is considered that the proposed subdivision is appropriate for the following reasons:

- The proposal meets the objectives of the Municipal Planning Strategy at **Clause 02** and the Planning Policy Framework at **Clause 10** creating an additional vacant parcel of land suitable for future residential development that can be respectful of the existing surrounding development and the environment.
- The proposal will contribute to a high standard of environmental sustainability, urban design and amenity by designing the lot layout to meet the constraints of the land reducing any potential negative environmental implications as sought to achieve by the relevant clauses including **Clause 02.03** and **Clause 11**.
- The site does contain some scattered vegetation however it is mostly planted garden beds including small trees and shrubs. The proposed subdivision requires the removal of one tree to facilitate the car parking space for the existing dwelling.
- The subject site is currently connected to all available services and the proposed vacant lot being created will be connected to all available services and infrastructure including reticulated water, sewerage, electricity, telecommunications and a good quality road network. The additional lot is not expected to exceed the capacity of the services in this location.
- The proposed subdivision meets the objectives of **Clause 02.03-6** and **Clause 16** by creating an additional vacant allotment that can accommodate future residential development in keeping with the neighbourhood character. This contributes to the local housing supply, consistent with **Clause 16.01-2S**, which recognises the need to ensure sufficient land supply to meet demand.
- The proposal is consistent with the decision guidelines of the General Residential Zone at **Clause 32.08-12** which seeks to encourage development that respects the neighbourhood character.
- Creating smaller residential allotments within proximity to existing services offers additional affordable housing maximising the use of existing infrastructure.
- The proposed subdivision has addressed the relevant standards as set out in **Clause 56** and is contained in **Appendix C**.
- The pattern of subdivision for the area is varied with lots ranging in shapes and sizes.
- Access to both proposed allotments will be provided along the northern boundary directly from Ferndale Parade via a shared crossover and individual driveways.
- The proposal is consistent with the decision guidelines of the Design and Development Overlay at **Clause 43.02-6** which seeks to identify areas requiring specific controls relating to the design and built form of new development.
- Any future dwelling to be constructed would be subject to the requirements of the Design and Development Overlay including height controls and as such there is not expected to be any detrimental impact to the amenity of the area or neighbourhood character. The area does contain dwellings of various styles, heights and setbacks.
- The proposed subdivision has been designed to be site responsive and respectful of the area and will simply allow for two allotments within an existing established residential area.
- **Schedule 13** refers to residential development in coastal settlements – Lakes Entrance. The subject site is located in area 5 which seeks to encourage visual enhancement of private land facing the North Arm with natural landscaping.
- Given the distance of the site to the North Arm in addition to the existing development

- surrounding, the proposed subdivision and potential future residential development is not expected to have a detrimental visual impact, particularly on the North Arm.
- This submission has addressed the decision guidelines of **Clause 65.01** and the proposed subdivision supports orderly planning of the area whilst taking into consideration the potential effect on the environment, human health and the amenity of the area. There will be no negative impact on the existing road network.
 - The site is not identified as being susceptible to natural hazards however standard erosion prevention measures will be adopted during the provision of services to the vacant lot being created.
 - There are no factors of this proposal that are likely to cause or contribute to land degradation, salinity or reduce water quality.
 - This submission has addressed the decision guidelines of **Clause 65.02** and it is concluded the proposed subdivision is suitable in this location and the vacant allotments can adequately accommodate a residential dwelling in the future that will in turn support the community by providing for additional housing.
- The existing larger outbuilding located along the eastern boundary is proposed to be removed to facilitate the proposal.
 - The proposed vacant allotment will support infill residential development with access to a suitable range of services and infrastructure. Infill residential development is strongly encouraged to support diversity of housing types and increase supply.

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6. CONCLUSION

This submission is in support of a planning permit application for a two lot subdivision at 31 Ferndale Parade, Lakes Entrance.

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

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

- The proposal is consistent with the objectives and strategies outlined in the Municipal Planning Strategy and the Planning Policy Framework.
- The proposal is consistent with the objectives of the General Residential Zone and the Design and Development Overlay.
- The proposed subdivision will provide for appropriate allotments that can be developed with a residential dwelling in the future.
- The pattern of subdivision is site responsive and is appropriate in this location.

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

Development Solutions Victoria

Disclaimer:

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

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Our Ref: 26002

10th April 2026

Neha Sharma
Statutory Planning Officer
East Gippsland Shire Council
PO Box 1618
Bairnsdale Vic 3875

Dear Neha,

**Re: Application for Planning Permit No: 5.2026.63.1
31 Ferndale Parade, Lakes Entrance
Two Lot Subdivision**

We act on behalf of _____ the applicant for the above planning permit, in response to your request for further information dated 20 March 2026.

Thank you for taking the time to speak with me to discuss the requested items. As discussed and agreed, Point 1 has been addressed within the submitted documentation, does not require any further response and as such is not addressed further.

In relation to Point 2, we provide revised subdivision plans which include an indicative building envelope reflecting the client's preferred siting. The client is currently considering a design that responds to the slope of the land, being single storey at the top of the slope and two storey at the bottom of the slope. This approach would maximise the usable area of the lot and allow for private open space to be located on the flatter portion of the site.

Notwithstanding this, there remains sufficient area on the flatter portion of the proposed lot to accommodate a dwelling. While the land is sloped, there are a number of feasible construction responses, including stumps, retaining walls and fill, which would enable appropriate development of the site.

Regarding Point 3, the photos below show the remaining stumps from previously removed vegetation. These have been identified on the feature and level survey as "stumps". The trees were planted by the client and, if native, their removal would be exempt under Clause 52.17-7, as the site area is less than 0.4 hectares.

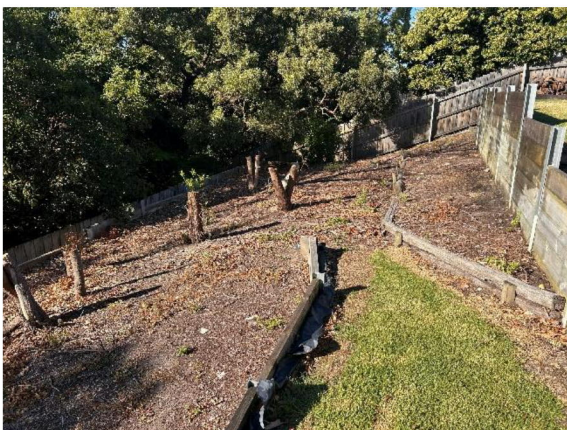
In addition, the vegetation was removed in July/August last year, prior to the introduction of the canopy tree provisions. The client has confirmed the trees had an approximate trunk diameter of

0.32 metres and in accordance with Clause 52.37 would not be classified as canopy trees. As such, their removal did not require planning approval.

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

Regards

Courtney Campbell
Development Solutions Victoria



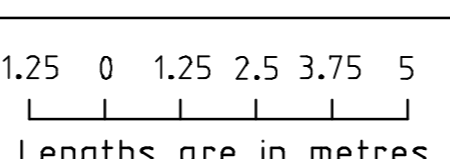


LEGEND

	top of bank
	toe of bank
	edge of garden bed
	ST - stump
	SEP - side entry pit
	DP - drainage pit
	PC - property connection
	centre-line of bitumen
	LB - letterbox
	14.42r - ridge
	12.87g - top of gutter
	retaining wall toe
	EB - electricity meter box
	PP - electricity pole
	overhead powerlines
	TP - telstra pit
	GB - gas bottle
	SIP - sewer inspection pit
	WM - water meter
	WT - water tap
	HWS - hot water service
	fencing

MGA2020 ZONE E5

This is not a Title survey.
- See certificate of Title for Easement details.
- Only significant trees are shown on this plan.
- Whilst every effort has been made to locate all features details within the surveyed area SK Spatial will not be held responsible for features hidden, obscured or under construction at the time of survey.
- No underground features have been located unless specifically shown.
- All data shown on this plan is an accurate representation of the subject site at the time of survey.
- Data on this plan may only be manipulated with permission from SK Spatial Pty Ltd.



Notations
Date of Survey: 04/02/2026
Re-establishment datum vide BP002186L
Levels are to the Australian Height Datum (AHD) vide COLQUHOUN PM 33 - RL 0.597m
Contour interval: 0.1m
Total site area: 882m²

DEVELOPMENT SOLUTIONS
VICTORIA

31 Ferndale Parade, Lakes Entrance, 3909
East Gippsland Shire

Plan No.	Scale	Drawn
262846 SCA-1	1:125 - A1 1:250 - A3	16/02/2026

Site Context Plan with Aerial Image

County of Tambo
Parish of Colquhoun
Township of Lakes Entrance
Section: A
Crown Allotment: 30A (Part)
Lot 123 on LP24369
Paracentroid (MGA2020) : E 587 00

Printed 29/04/2026
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LICENSED LAND SURVEYORS

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sks@oneplangroup.com.au
www.oneplangroup.com.au
GIPPSLAND - MELBOURNE



LEGEND

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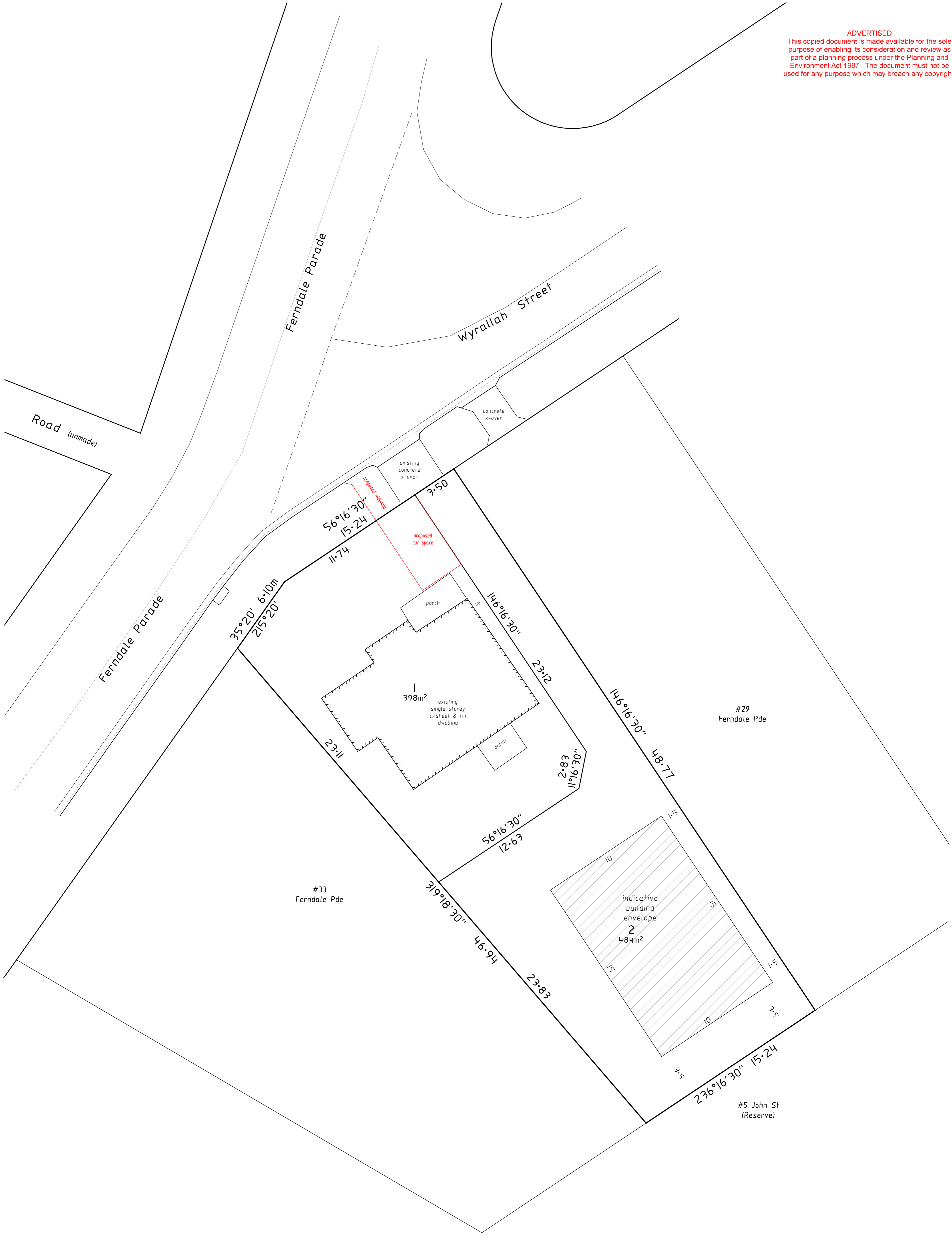
1.25 0 1.25 2.5 3.75 5
 Lengths are in metres

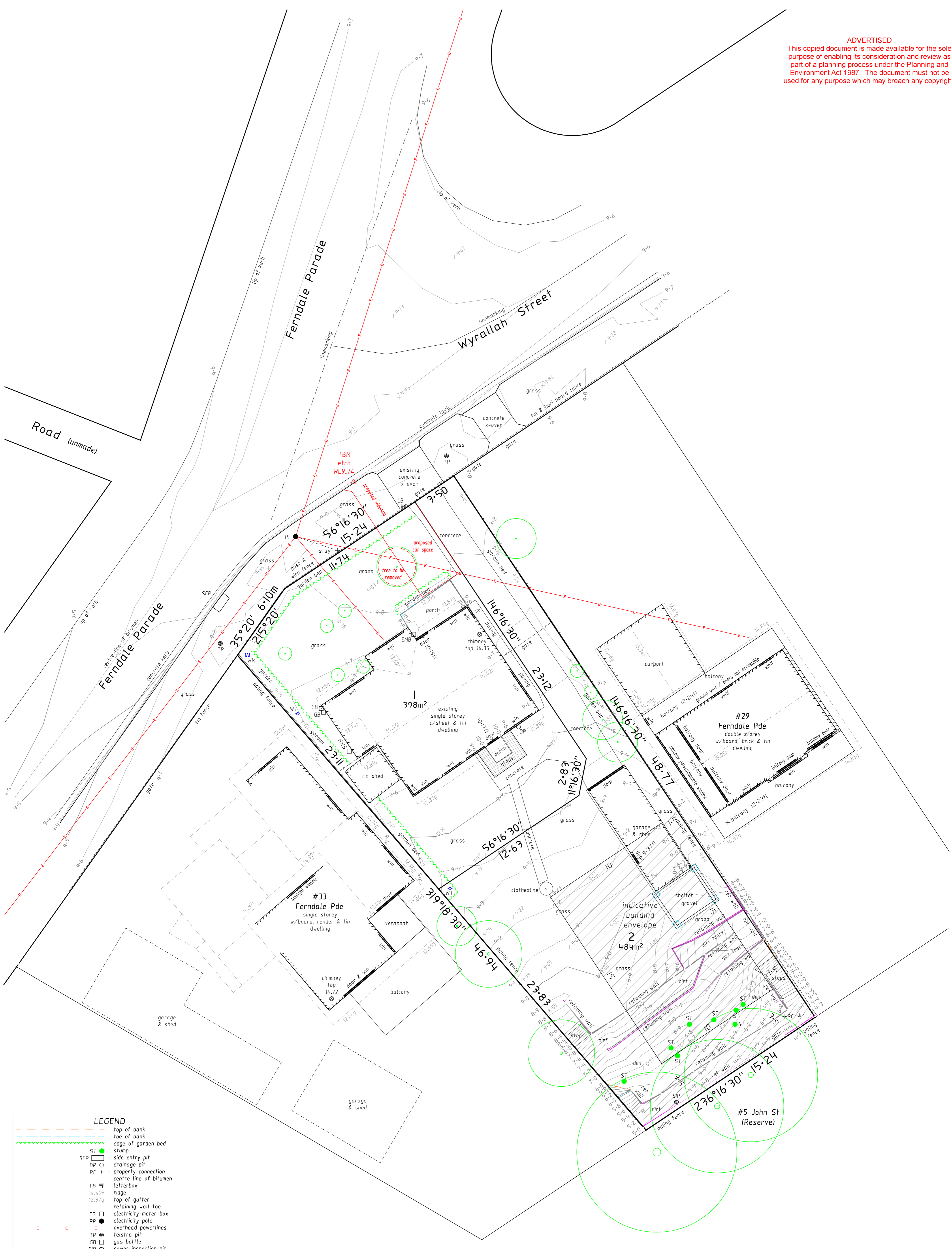
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DEVELOPMENT SOLUTIONS
 VICTORIA
 31 Ferndale Parade, Lakes Entrance, 3909
 East Gippsland Shire
 Plan No. 262846 SC-1
 Scale 1:125 - A1
 1:250 - A3
 Drawn 16/02/2026

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 Parish of Colquhoun
 Township of Lakes Entrance
 Section: A
 Crown Allotment: 30A (Part)
 Lot 123 on LP24369
 Paracentroid (MGA2020) : E 587 00
 Printed 29/04/2026
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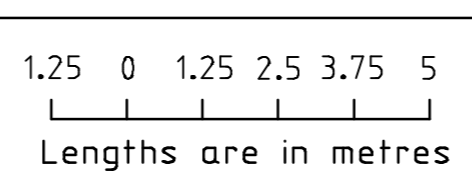


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 31 Ferndale Parade, Lakes Entrance, 3909
 East Gippsland Shire
 Plan No. 262846SCPR-4
 Scale 1:125 - A1
 1:250 - A3
 Drawn 9/04/2026

Site Context & Proposed Subdivision Plan
 (with indicative building envelope)
 County of Tambo
 Parish of Colquhoun
 Township of Lakes Entrance
 Section: A
 Crown Allotment: 30A (Part)
 Lot 123 on LP24369
 Paracentroid (MGA2020) : E 587 00
 Printed 29/04/2026
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