

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	49 Jorgensen Street MARLO VIC 3888 CA: 38 Sec: 6
The application is for a permit to:	Buildings and works (Dwelling)
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
43.02-2 (DDO11)	Buildings and works
44.06-2 (BMO)	Buildings and works for accommodation
The applicant for the permit is:	Crowther & Sadler Pty Ltd
The application reference number is:	5.2026.196.1

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

April McDonald

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Friday, 26 June 2026 9:07 AM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: 21482 BMP V1.pdf; 0519_26_TOWN PLANNING REVIEW.pdf; 21482 Report.pdf; 21482 CoT Vol_8761_Fol_469.pdf; Planning_Permit_Application_2026-06-26T09-06-54_34962954_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: Crowther & Sadler Pty Ltd

Email address: contact@crowthersadler.com.au

Postal address : PO Box 722, Bairnsdale 3875

Preferred phone number: 0351525011

Owner's name:

Street number: 49

Street name: Jorgensen Street

Town: Marlo

Post code: 3888

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 : Residential, single dwelling

Description of proposal : Buildings and works - replacement dwelling and shed

Estimated cost of development: 750,000.00

Has there been a pre-application meeting: No

Full copy of Title: [21482 CoT Vol_8761_Fol_469.pdf](#)

Plans: [0519_26_TOWN PLANNING REVIEW.pdf](#)

Planning report: [21482 Report.pdf](#)

ExtraFile: 1

1. Supporting information/reports: [21482 BMP V1.pdf](#)

Invoice Payer: Crowther & Sadler Pty Ltd

Address for Invoice: PO Box 722 Bairnsdale 3875

Invoice Email: contact@crowthersadler.com.au

Primary Phone Invoice: 0351525011

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

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

Page 1 of 3

VOLUME 08761 FOLIO 469

Security no : 124135839197B
Produced 24/06/2026 11:06 AM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 38 Section 6 Township of Marlo Parish of Orbost East.

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below.
For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP812812T 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: 49 JORGENSEN STREET MARLO VIC 3888

ADMINISTRATIVE NOTICES

NIL

eCT Control REGISTRAR OF TITLES
Effective from 30/06/2025

DOCUMENT END

TITLE PLAN	EDITION 1	
Location of Land Parish : ORBOST EAST Township: MARLO Crown Allotments: 38 Crown Portion: 6 Section: - Base record : DCMB Last Plan Reference : - Derived From : VOL. 8761 FOL. 469 Depth Limitation : 50 FEET		Notations SUBJECT TO THE RESERVATIONS AND CONDITIONS AND POWERS IN CROWN GRANT VOL. 8761 FOL. 469 AND NOTED ON SHEET 2 OF THIS PLAN ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN
Description of Land/ Easement Information ENCUMBRANCES AS TO THE LAND MARKED E-1 THE DRAINAGE EASEMENT TO THE SHIRE OF ORBOST CREATED BY INSTRUMENT R555688Q		THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES COMPILED: Date 3/08/05 VERIFIED: A. DALLAS <i>Assistant Registrar of Titles</i>
COLOUR CODE Y & E-1 = YELLOW		
LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 2 Sheets

TP 812812T

TITLE PLAN

LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

All THAT PIECE OF LAND in the said State containing **thirty-six perches more or less being Allotment thirty-eight of Section six in the Township of Marlo Parish of Orbest East County of Croajingolong**

delineated and colored yellow in the map in the margin hereof TOGETHER with the right to sink wells for water and to the use for all purposes of any wells and springs now or hereafter upon the said land as though this Grant had been made without any limitation as to depth PROVIDED that this Grant is made subject to—

- (a) the reservation to Us Our heirs and successors of—
 - (i) all gold silver uranium thorium and minerals within the meaning of the *Mines Act* 1958 and petroleum within the meaning of the *Petroleum Act* 1958 (hereinafter called “the reserved minerals”);
 - (ii) rights of access for the purpose of searching for and obtaining the reserved minerals in any part of the said land;
 - (iii) rights for access and for pipe-lines works and other purposes necessary for obtaining and conveying on and from the said land any of the reserved minerals which is obtained in any part of the said land;
- (b) the right to resume the said land for mining purposes pursuant to section 205 of the *Land Act* 1958;
- (c) the right of any person being the holder of a miner’s right or of a mining lease or mineral lease under the *Mines Act* 1958 or any corresponding previous enactment to enter on the said land and to mine for gold or minerals within the meaning of that Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those under which such a person has now the right to mine for gold and silver in and upon Crown lands provided that compensation as prescribed by Part II. of that Act is paid for surface damage to be done to the said land by reason of mining thereon.

LENGTHS ARE IN
METRES

Metres = 0.3048 x Feet
Metres = 0.201168 x Links

Sheet 2 of 2 Sheets

Planning Report

Buildings and Works (Dwelling)
49 Jorgensen Street, Marlo

Our reference – 21482

June 2026



FS 520900



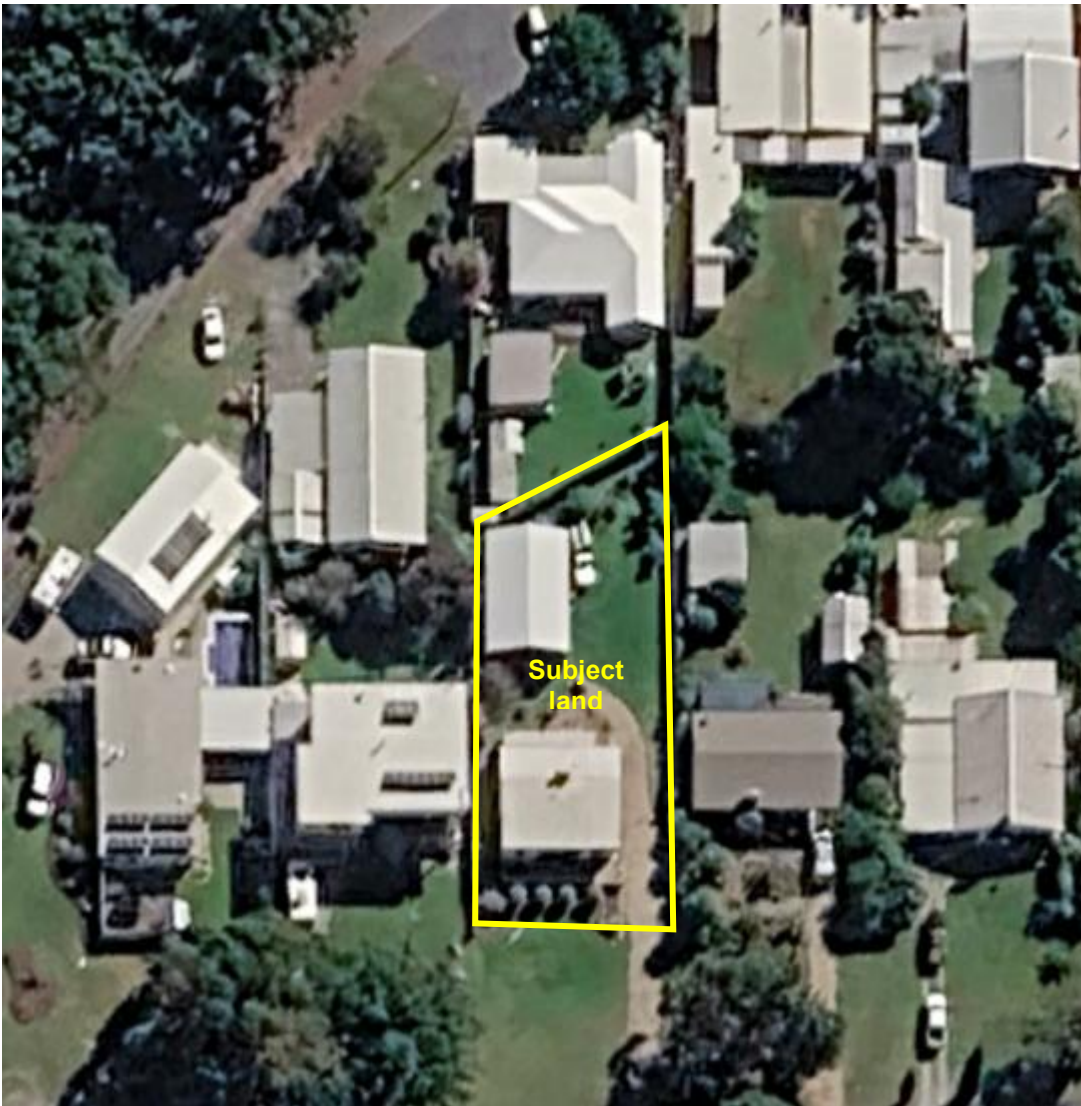
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	Application Form	
	Proposed Site, Floor and Elevation Plans (<i>Tom Hardy Designs</i>)	
	Bushfire Management Plan	
	Copy of Title (Crown Allotment 38, Section 6, Township of Marlo)	

Note: Applicable Planning Application fee is \$1,580.10 – Class 5

1. Introduction

This Planning Report is prepared in support of proposed buildings and works (dwelling) at 49 Jorgensen Street, Marlo. The Report addresses the provisions of the General Residential Zone 1, Design and Development Overlay 11 and Bushfire Management Overlay 1 as contained within the East Gippsland Planning Scheme.



Aerial image of the subject land and surrounds (Source: Google Earth)

2. Subject Land & Surrounding Context

Formally known as Crown Allotment 38, Section 6, Township of Marlo or otherwise known as 49 Jorgensen Street, Marlo the subject land is located on the north side of Jorgensen Street approximately 110 west from the intersection of Conlon Street and opposite the intersection of Rodwell Street.

The subject land is a slightly irregular shape it is an irregular shaped property and with an area of 900.31 square metres. The property has a frontage to Jorgensen Street of 20.12 metres and a depth of 39.21 metres along the west side and a depth of 50.29 metres on the east side. A 2 metre wide drainage easement extends along the western side boundary.

The subject land is developed with a modest sized detached single storey dwelling. An outbuilding (approximately 12m x 8m) is located in the north-west corner of the property. The property contains minimal landscaping. Vehicle access to the land is obtained via an existing gravel driveway from Jorgensen Street which is a constructed and sealed urban road.



View of the subject land from Jorgensen Street (Source: Google Earth)

The subject land is located at the eastern end of the town and approximately 200 metres north of the Snowy River estuary. The property benefits from a direct view of the ocean down Rodwell Street.



View south from in front of the subject land

The subject land is located within an established residential neighbourhood characterised by a regular grid subdivision pattern. Housing styles are varied spanning several decades with a mix of single storey and double storey dwellings. Dwellings are typically setback from side boundaries and outbuildings are prominent in rear yards. Properties contain minimal landscaping with sparse canopy cover.

Jorgensen Street is a wide road reserve having a width of approximately 40 metres. The two lane carriageway is aligned closer to the southern side of the road reserve resulting in a wide verge to properties on the north sides of the street and creating the impression of generous street setbacks.



Jorgesen Street view east from in front of subject land



Jorgesen Street view west from in front of subject land

East of the site is a detached single storey dwelling located within the southern part of the property and sits behind a vegetated front boundary. The dwelling fronts and gains access from Jorgensen Street.



51 Jorgensen Street looking north-east (Source: Google Earth)

Adjoining the western boundary of the subject land is 47 Jorgensen Street, Marlo. This property contains a contemporary detached double storey dwelling accessed from Jorgensen Street. The dwelling is sited within the southern part of the property and incorporates balconies and large south facing windows. The dwelling consists of a mix of materials and finishes.



47 Jorgensen Street (Source: Google Earth)

Opposite the subject land on the south side of Jorgensen Street is the property at 28 Rodwell Street. This property is located on the corner of Rodwell and Jorgensen Streets. The land is developed with a detached single storey dwelling that fronts and obtains access from Jorgensen Street.



28 Rodwell Street from Jorgensen Street (Source: Google Earth)

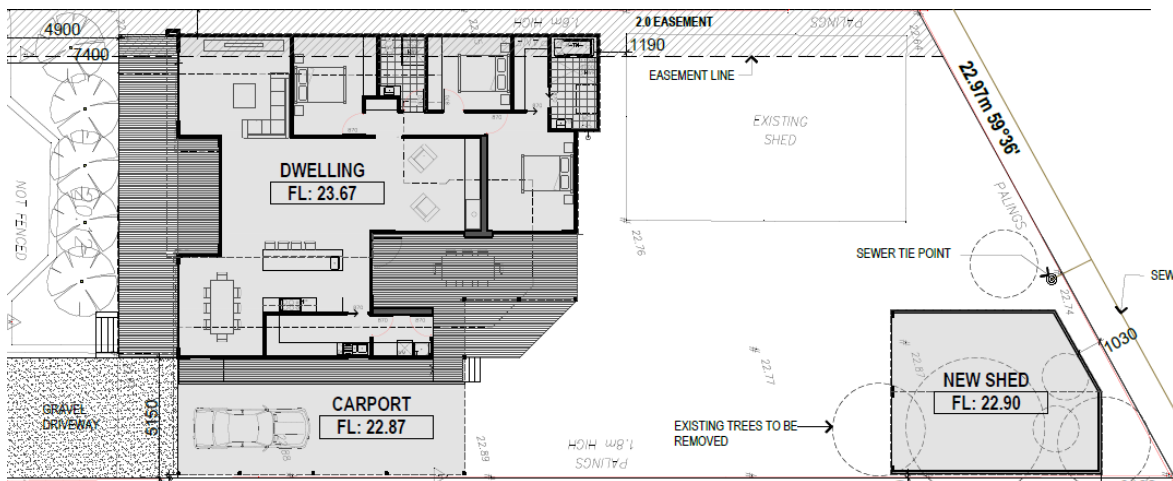
The subject land is a short distance to the east of the Marlo Primary School, a general store and Triangle Park which is developed with playground equipment and public facilities. A short distance to the south of the site is the Marlo Coastal Reserve that provides for passive recreational opportunities.

Marlo is a small township and community which relies on the service town of Orbost for retail, professional services, active recreation and community services.

3. The Application & Proposal

The application seeks approval for the construction of a new dwelling and an additional outbuilding in the north-east (rear) corner of the property. The existing dwelling is to be removed but the existing shed in the north-west corner will be retained. The combined building footprint of the dwelling and outbuildings will be 482.78m².

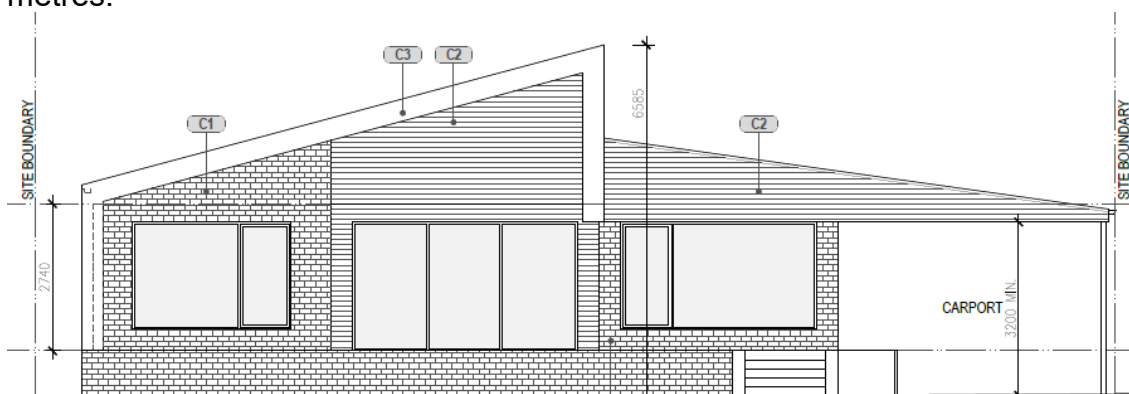
The proposed dwelling will be sited within the southern part of the subject land, with a setback from an external deck to the southern boundary of 4.9 metres and a setback of 7.4 metres to the dwelling façade. The proposed dwelling will be setback 1.07 metres from the western boundary and a carport will be constructed along the eastern boundary.



Proposed site plan (Source: Tom Hardy Designs)

The proposed dwelling will consist of three bedrooms, bathroom, laundry and a spacious open plan living/sitting/meals/kitchen area. A large south facing deck and a north facing alfresco area will provide for external living. It is also proposed to construct a double tandem carport to the east of the dwelling.

The dwelling will be constructed from a combination of reclaimed red brick and Colorbond coloured Dover White, Monument and Basalt. The proposed dwelling will have a floor to ceiling height of 2.74 metres with a maximum height of 6.585 metres.



South elevation (Source: Tom Hardy Designs)

A proposed new shed is to be located within the north-east corner of the subject land. The new shed will be built along the eastern property boundary with setbacks to the northern boundary ranging from 3.18 metres to 1.03 metres. The proposed shed will require the removal of some planted shrubs.

The proposed shed has been designed to complement the subject land's configuration, it will be constructed from Colorbond coloured Basalt and will have an overall height at the apex of the outbuilding's roof of 4.265 metres.

Planning approval is required pursuant to the following Clauses of the East Gippsland Planning Scheme:

Planning Scheme Clause	Matter for which a Permit is required
43.02-2 Design and Development Overlay 11	Buildings and works
44.06-2 Bushfire Management Overlay 1	Buildings and works

The application is not required to be referred in accordance with Section 55 of the *Planning and Environment Act 1987*.

4. Cultural Heritage

Pursuant to Regulation 7 of the *Aboriginal Heritage Regulations 2018*, a CHMP is required for an activity if:

- (a) *all or part of the activity area for the activity is in an area of cultural heritage sensitivity; and*
- (b) *all or part of the activity is a high impact activity*



*Extract from Cultural Heritage Sensitivity mapping,
with sensitive areas shown in dark green (Source: VicPlan)*

The construction of one dwelling on a lot is an exempt activity and the subject land is not within an area of cultural heritage sensitivity as such a CHMP is not required for the proposed development.

5. Planning Policy

5.1 Planning Policy Framework

Clause 11.03-4L-08 Marlo provides planning support for the proposal as the subject land is located within the settlement boundary and in an existing residentially developed and serviced location. The proposed new dwelling achieves a key strategy for Marlo by providing built form that is consistent with the scale and character of the township. The proposal will see a single level dwelling with large opening sizes, pitched roofing and decking all being common building elements within the town.

The site is located on elevated land setback from the coast and Snowy River and is unlikely to be impacted by coastal inundation and erosion into the future as sought within Clause 13.01-2S.

Contained within the Bushfire Management Overlay – Schedule 1 the property is subject to bushfire risk. Consistent with Clause 13.02-1S Bushfire planning the proposed development will incorporate defendable space, access to the property is readily available to emergency services and dedicated water supply for firefighting will be provided.

The proposed dwelling will be respectful of the subject land's context and the coastal character of the area. Providing a dwelling of single storey height with an articulated façade, pitched roof and outdoor building elements respects the character of Marlo and will provide a positive addition to the streetscape as encouraged within Clauses 15.01-2S Building design and 15.01-5S Neighbourhood character.

5.2 Municipal Planning Strategy

The proposed new dwelling will support the future role of Marlo providing for incremental change within the settlement boundary, it provides for the effective use of existing urban zoned land and provides a building that will be more resilient to the potential impacts of bushfire (Clause 02.03-1 Settlement).

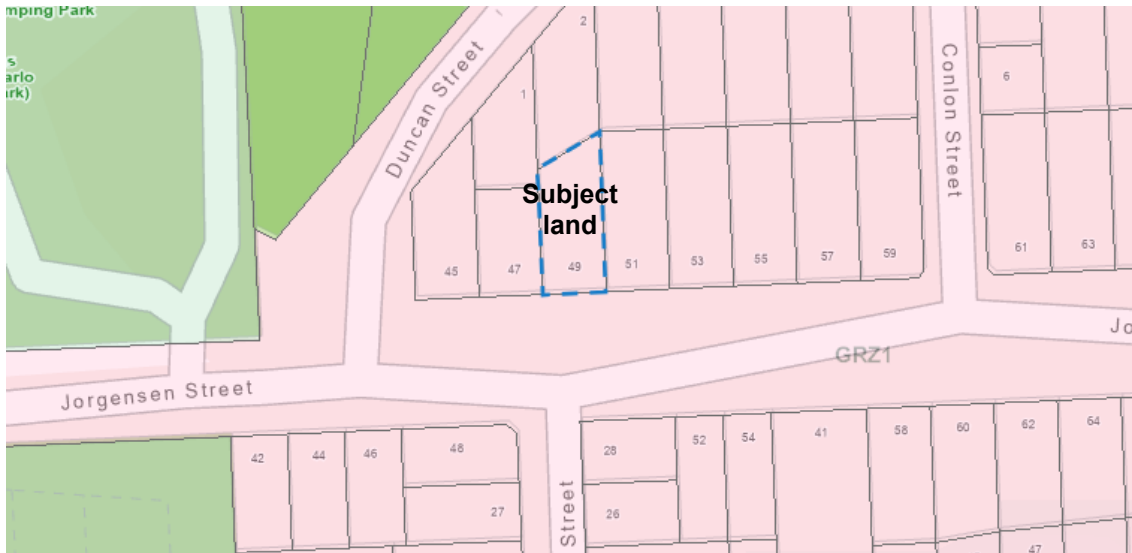
Clause 02.03-3 Environmental risks and amenity identifies that East Gippsland is subject to sea level rise and bushfire risks. The proposed development will mitigate the potential threat from bushfire by providing defendable space, a robust construction standard and dedicated water supply for firefighting. The property location is well setback from the coast ensuring that the proposed dwelling is unlikely to be impacted by future coastal erosion processes.

The design of the proposed dwelling will complement the coastal character of Marlo. The dwelling will incorporate common elements found within the townships built form and provides an articulated design that will be respectful of the existing streetscape as encouraged by Clause 02.03-5 Built environment and heritage.

6. Planning Elements

6.1 General Residential Zone 1

The subject land is contained within the General Residential Zone 1 under the East Gippsland Planning Scheme.



Planning scheme zone mapping (Source: VicPlan)

The proposal meets the purposes of the zone through a design that is responsive to the neighbourhood character of Marlo, provides for an improved and more resilient building that can better respond to environmental risks and provides for a contemporary designed dwelling within the town.

In accordance with Clause 32.08-4 the minimum percentage of a lot required to be set aside as garden area being 35% will be achieved.

A planning permit is not required under the zone provisions, as the use of the land for a dwelling is as of right and as the lot area exceeds 300 square metres a planning permit is not required to construct a dwelling.

6.2 Design and Development Overlay 11

The site is subject to the Design and Development Overlay – Schedule 11 relating to *Residential Development in Coastal Settlements*. A planning permit is required to construct the dwelling as the total combined footprint of buildings on the site will exceed 300 square metres.

In accordance with sub-clause 5.0 Application requirements the following information is provided:

Application Requirements	Response
The location of any proposed buildings clearly dimensioned on its allotment.	The location of the proposed dwelling, new shed and existing outbuilding are clearly shown on the proposed site plan including setback dimensions from lot boundaries.
Information that describes how the proposal achieves the design outcomes for the settlement as outlined in the decision guidelines of this schedule, in the form of a neighbourhood and site description, and design response.	The proposed dwelling is considered to be consistent with the design outcomes for Marlo. The proposed buildings and works will be single storey in height, provides an articulated façade, incorporates a pitched roof form, it will use a balcony and alfresco area to break down building scale and applies colours commonly seen in the area. The site plan includes the location and heights of neighbouring buildings and the southern elevation includes neighbouring building elevations which has informed the design.
The location, type and size of vegetation to be removed.	Vegetation within the north-east corner of the property will be removed to facilitate the development of the new shed. The vegetation is ornamental planted shrubs approximately two metres in height.
Sufficient spot heights to enable the slope of the site and the slope of the works area(s) to be determined.	Spot heights within the Jorgensen road reserve and across the site are provided on the site plan. The spot levels demonstrate that the property is flat with no significant slope.
The location, dimensions and depth of any proposed excavations or fill.	No significant excavations or fill will be undertaken. The extent of excavations will be a site scrap to provide an even building surface.

The colour, finishes and materials to be used on all external surfaces including the roof.	Materials and colours are depicted on the elevations being reclaimed red bricks and Colorbond coloured Dove White, Monument and Basalt.
Proposed new planting or site landscaping works.	It is envisaged that landscaping on the property will be undertaken after construction works. Landscaping of private properties within the area is generally minimal ornamental plantings of various species.

An assessment against the design objectives has been undertaken and the following comments offered:

Design objectives	Comment
To protect and manage the township character of coastal settlements.	The township character of Marlo is overwhelmingly detached dwellings, a lack of front fencing, single and double storey dwellings with pitched, flat and skillion roofs The proposed dwelling is sympathetic with this character providing a detached, single storey dwelling with a split pitched roof. No front fence is proposed.
To ensure that the height and visual bulk of new development is compatible with the coastal neighbourhood setting.	It is proposed to develop a single storey dwelling that will incorporate an articulated façade, a southern facing deck, a pitched roof and large south facing glazed elements that will reduce the visual bulk and is compatible with the coastal setting.
To ensure that new development is designed to minimise visual impacts on the natural landscape.	The dwelling design and single storey height will allow the backdrop of the native vegetation to remain prominent ensuring the visual prominence of the natural landscape is maintained.
To ensure that new development is visually and physically integrated with the site and surrounding landscape.	The site is flat with no significant slopes allowing the building to integrate with the site through a minimal site scrap.
To ensure that new development is sited and designed to be visually unobtrusive through and above the surrounding tree canopy when viewed from nearby streets, lakes, coastal areas or other distant viewpoints.	Located within a modified environment the dwelling when viewed from the public realm will sit below the northern tree canopy and will not dominate views of the landscape.

To protect the vegetated character of the landscape, particularly where it is a dominant visual and environmental feature.	The subject land and surrounding residential precinct do not have a vegetated character. The proposal will not require the removal of any significant vegetation.
To ensure that the scale and character of existing development in areas fronting Marine Parade in Marlo and on the lake frontage at Newlands Arm is preserved and that any new development should be consistent with the prevailing development form and height to retain the existing character and view corridors.	The subject land is not located along Marine Parade. The scale of the proposed buildings and works will not diminish the character of development along Marine Parade.

A review of the proposed development against the decision guidelines has been undertaken:

Decision Guidelines	Response
The design objectives of the schedule.	Design objectives of the schedule have been respected by the proposed buildings and works. The height, scale and style of the building is respectful of the coastal setting of Marlo and will not have a detrimental impact on the landscape values.
The vision statements, objectives and strategies at Clause 21.06-2, Strategies for Sub-regions, Towns and Localities (Lakes & Coastal).	Although this clause is no longer contained within the planning scheme, the development of a dwelling within the township boundary and on a zoned property is consistent with the relevant strategic direction for Marlo.
Any decision guidelines established for the site through covenants, Section 173 Agreements or similar statutory mechanisms.	No covenants or Section 173 Agreements are associated with the property.
The extent of any vegetation to be cleared and the impact of that clearance on the landscape setting of the locality.	Proposed vegetation to be removed is planted ornamental shrubs that provide little value to the landscape setting of the locality. There is no need to remove significant vegetation on the land and the landscape setting of the locality will remain intact.

Decision Guidelines	Response
The need for and purpose of proposed vegetation removal.	The subject land is a residential sized allotment of 900 square metres. The area of the property reduces the ability to avoid vegetation removal and to achieve development. Vegetation removal is required to facilitate secure storage on the property and the vegetation to be removed adds little to the landscape value of the area.
Whether the buildings and works are sited and designed to avoid impacts from retained vegetation.	Retained vegetation within the context of the Design and Development Overlay 11 relates to significant native vegetation. Given the site area there is little ability to avoid vegetation removal and the removal of the planted vegetation will not be detrimental to the landscape character of the area.
Whether the proposal is well integrated with the landscape through the planting of new and replacement indigenous or native trees and understorey.	Landscaping of the site can occur after construction is completed with indigenous or native trees.
Whether the form, design and details of the building are compatible with the landscape setting and the character of nearby or adjacent buildings.	Nearby dwellings have common building elements including pitched roofs, balconies, large south facing windows, lighter weight materials, white colouring and a lack of front fencing. The proposed dwelling will include these building elements, and no front fence is proposed. The building style is contemporary and will make a positive contribution to the streetscape.
Whether the building materials and colours are low-reflective and reduce contrast with the landscape and distant visibility.	Numerous dwellings within the area utilise white colouring particularly at first floor level. Given the modified environment in which the building will be located, being single storey in height and sitting behind buildings the proposed dwelling will not contrast with the landscape.
The effect of the bulk, siting and design of any proposed building on the general appearance of the area, particularly when viewed from adjacent waterways, beaches, tourist routes or viewpoints.	A contemporary dwelling design that incorporates common building elements of structures within the precinct will add to the streetscape and general appearance of the area.

Decision Guidelines	Response
Whether the roof form of the building sits generally below the prevailing tree canopy.	To the north of the subject land is a State Reserve containing mature forest vegetation. The proposed single storey dwelling will be well below the backdrop of the native vegetation canopy.
Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level and staggered building forms that follow the natural slope of the land and reduce the need for site excavation and filling.	The building will not be visually obtrusive as it is within a modified environment and is not located on an undulating property.
Whether, in locations adjacent to the coast or the coastal reserve, the building demonstrates a high standard of "light weight" contemporary design (i.e avoiding predominantly heavy masonry construction, utilising a mix of visually lighter building materials, and using elements such as timber decks and balconies etc.), and is well screened from the water and beach areas.	The proposed dwelling represents a contemporary design which will incorporate a significant proportion of light weight materials on the dwelling's wall cladding being Colorbond and timber decking will be utilised.
The impact of any new development on adjoining public land.	The subject land does not adjoin public land.

Bushfire Management Overlay 1

The subject land is contained within the Bushfire Management Overlay 1.



Planning scheme overlay mapping (Source: VicPlan)

Clause 44.06-4 advises that Clause 53.02 applies to all applications unless the proposal meets all the requirements specified in a schedule to the overlay.

Schedule 1 applies to the subject land which is a BAL-12.5 area. Sub-clause 2.0 of the schedule advises that an application to construct a dwelling must include all the requirements set out in the schedule.

Sub-clause 5.0 sets out the requirements to construct a single dwelling on a lot. A review of the requirements has been undertaken and is provided on the accompanying Bushfire Management Plan.

7. Conclusion

The proposed buildings and works (dwelling and outbuilding) at 49 Jorgensen Street, Marlo is considered to accord with all relevant provisions of the General Residential Zone 1, Design and Development Overlay 11 and Bushfire Management Overlay 1 of the East Gippsland Planning Scheme. The proposal is consistent with the Planning Policy Framework and Municipal Planning Strategy and has been designed to complement the adjoining properties and the coastal character of Marlo.

For these reasons we respectfully request that Council consider the merits of the application favourably and resolve to issue a Planning Permit.

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, defensible 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.

DEFENDABLE SPACE

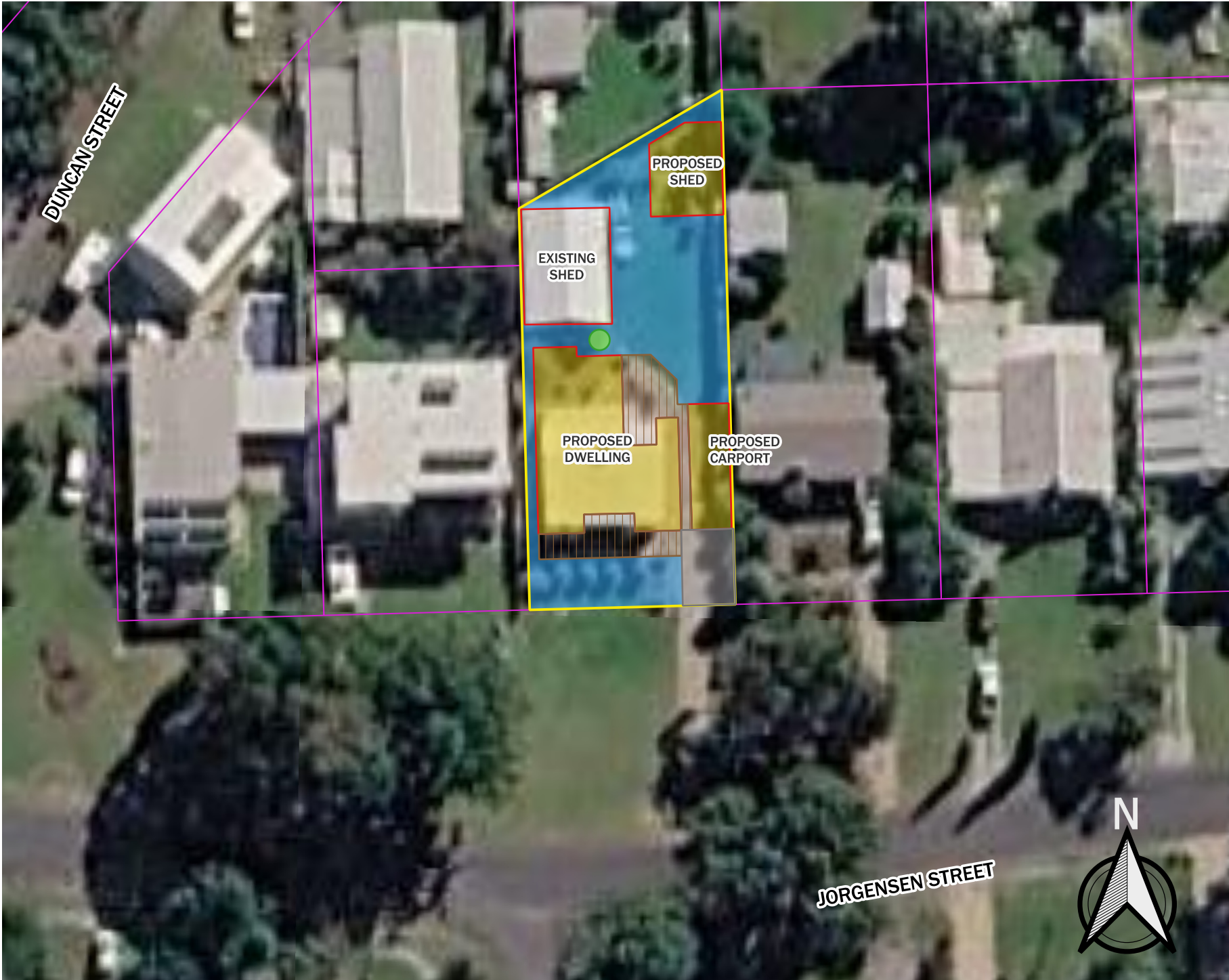
- Defendable space is provided for a distance of 30 metres around the building or to the property boundary whichever is the lesser and managed in accordance with the following:
- Grass must be short cropped and maintained during the declared fire danger period.
 - All leaves and vegetation debris must 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 3 metres 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 square 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.

CONSTRUCTION STANDARD

The building must comply to a minimum Bushfire Attack Level of BAL – 12.5

WATER SUPPLY

- Unless otherwise agreed in writing by the relevant fire authority, the water supply must:
- An effective capacity of 5,000 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.



- PARCEL_VIEW

Subject Land

Proposed Dwelling

Proposed Shed & Carport

Proposed Deck

Proposed Driveway
- Proposed 5,000lt Watertank

Existing Shed

Defendable Space

Google Satellite

Crowther & Sadler Pty Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
P. (03) 5152 5011 E. contact@crowthersadler.com.au

BUSHFIRE MANAGEMENT PLAN

49 JORGENSEN STREET, MARLO

SCALE (SHEET SIZE A3)

SURVEYORS REF.

1:499.999

21482

VERSION 1 - DRAWN 23/06/2026



GF

GROUND FLOOR PLAN

SCALE 1:100

ISSUE:	REVISION:	AMENDMENT:	DATE:
REVIEW	A	PLANS FOR REVIEW	22.05.26



PROJECT:
NEW DWELLING AND SHED

PROJECT ADDRESS:
49 JORGENSEN ST, MARLO

CLIENT:

JOB NUMBER:
0519_26

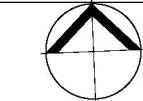
DRAWING TITLE:
GROUND FLOOR PLAN

SCALE: AS SHOWN
SHEET: A3
DRAWN: TH

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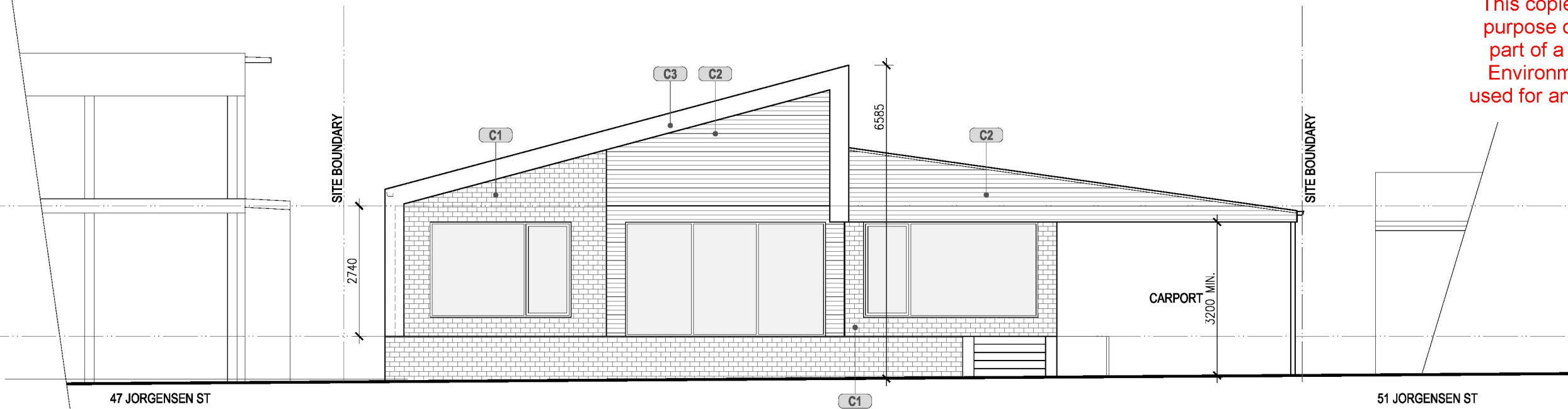
ISSUE:
REVIEW



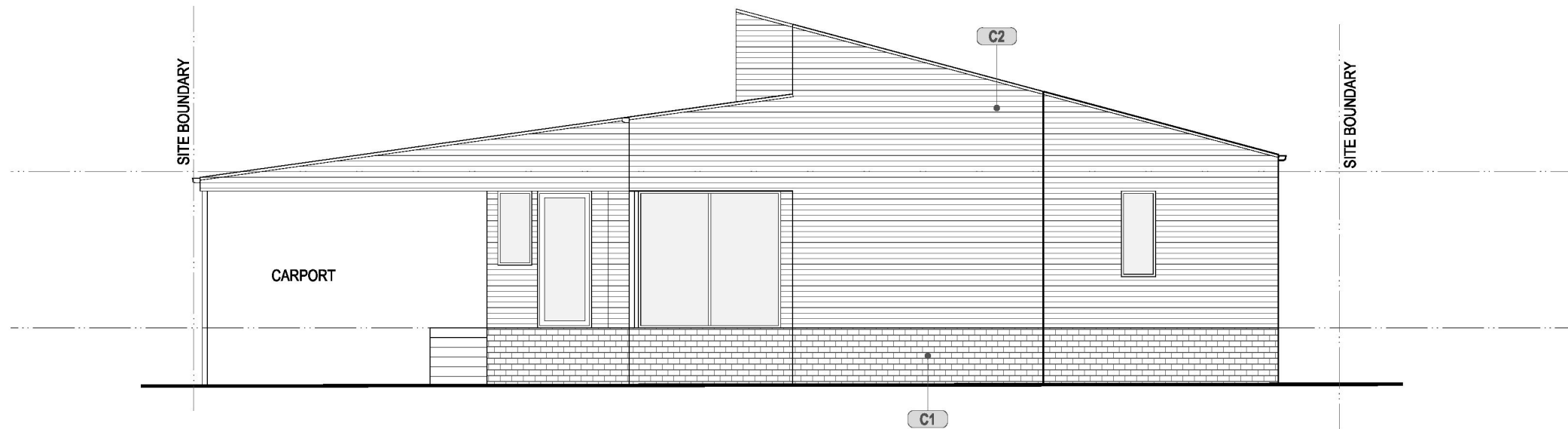
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EXTERNAL MATERIAL SCHEDULE	
REF	DESCRIPTION
C1	SELECTED FACE BRICKWORK
C2	SELECTED METAL CLADDING
C3	SELECTED LIGHT WEIGHT CLADDING
MR1	SELECTED COLORBOND ROOFING



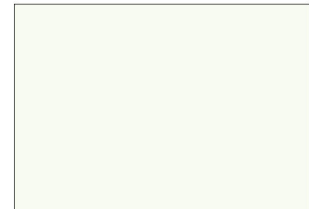
SE SOUTH ELEVATION
SCALE 1:100



NE NORTH ELEVATION
SCALE 1:100



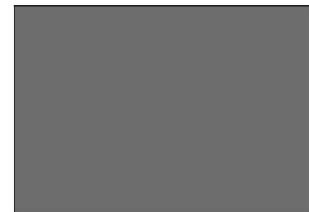
RECLAIMED RED BRICK - C1



COLORBOND DOVER WHITE - C2



COLORBOND MONUMENT - C3



COLORBOND BASALT - MR1

ISSUE:	REVISION:	AMENDMENT:	DATE:
REVIEW	A	PLANS FOR REVIEW	22.05.26



PROJECT:
NEW DWELLING AND SHED

PROJECT ADDRESS:
49 JORGENSEN ST, MARLO

CLIENT:
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JOB NUMBER:
0519_26

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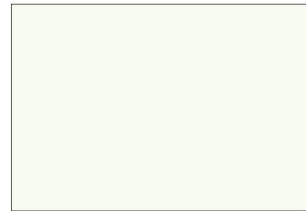
ISSUE:
REVIEW

REVISION:
A

EXTERNAL MATERIAL SCHEDULE	
REF	DESCRIPTION
C1	SELECTED FACE BRICKWORK
C2	SELECTED METAL CLADDING
C3	SELECTED LIGHT WEIGHT CLADDING PAINT FINISH
MR1	SELECTED COLORBOND ROOFING



RECLAIMED RED BRICK - C1



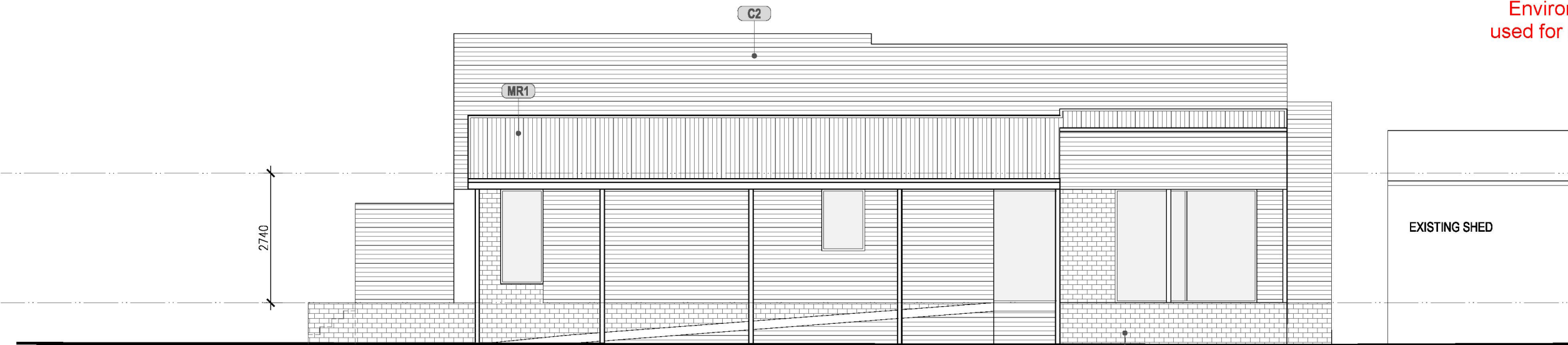
COLORBOND DOVER WHITE - C2



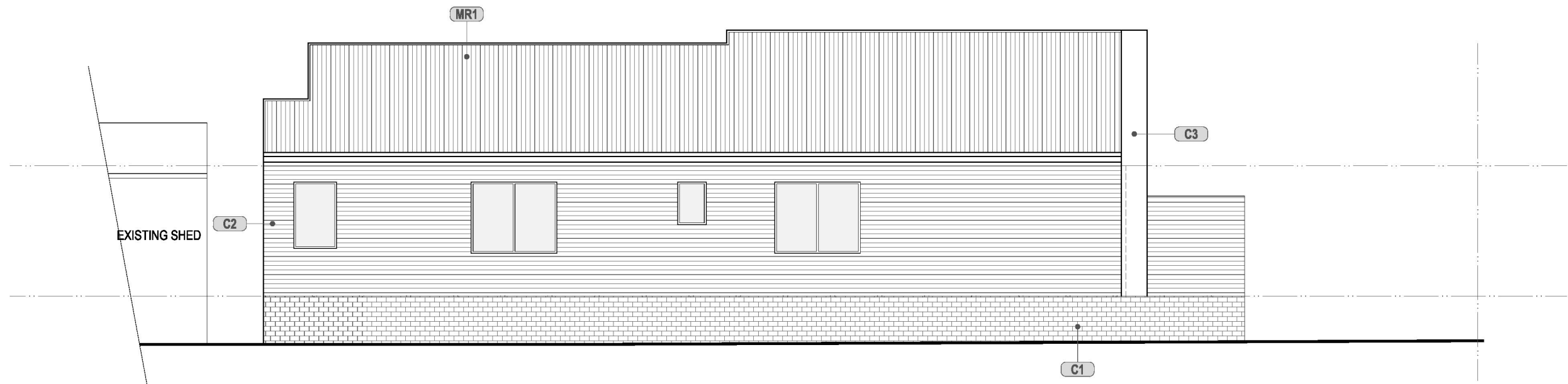
COLORBOND MONUMENT - C3



COLORBOND BASALT - MR1



EE EAST ELEVATION
SCALE 1:100



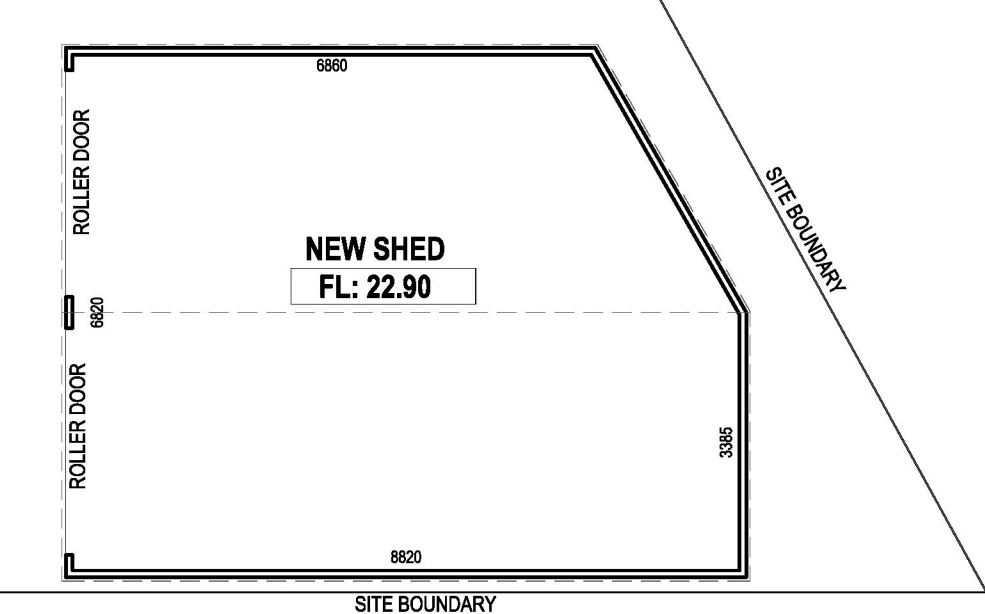
WE WEST ELEVATION
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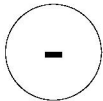
EXTERNAL MATERIAL SCHEDULE	
REF	DESCRIPTION
C1	SELECTED FACE BRICKWORK
C2	SELECTED METAL CLADDING
C3	SELECTED LIGHT WEIGHT CLADDING PAINT FINISH
MR1	SELECTED COLORBOND ROOFING



COLORBOND BASALT - MR1 / C2

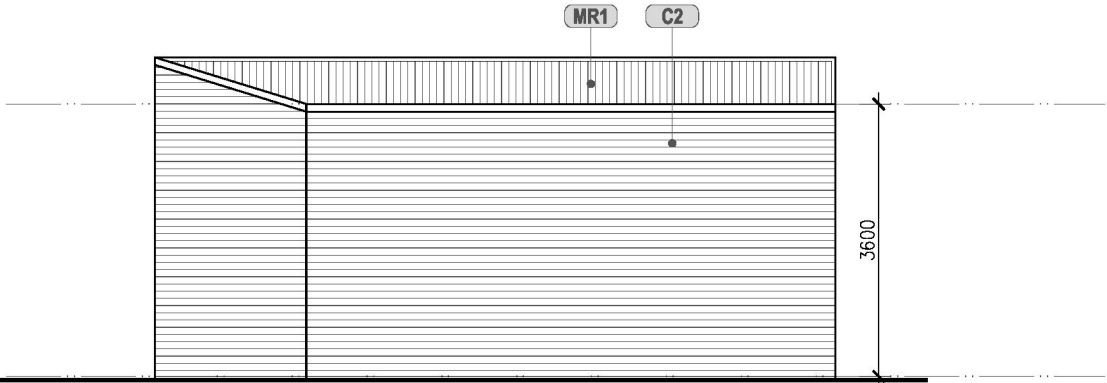


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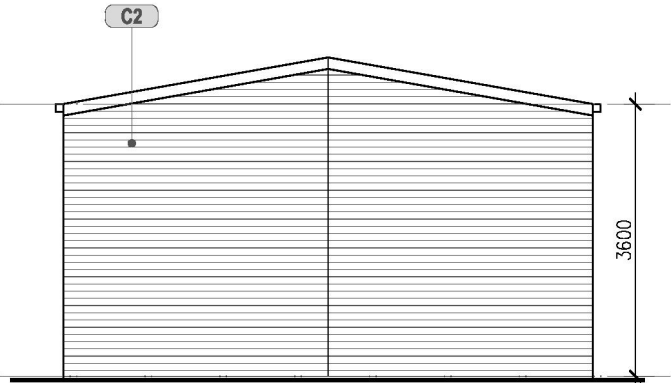
SHED

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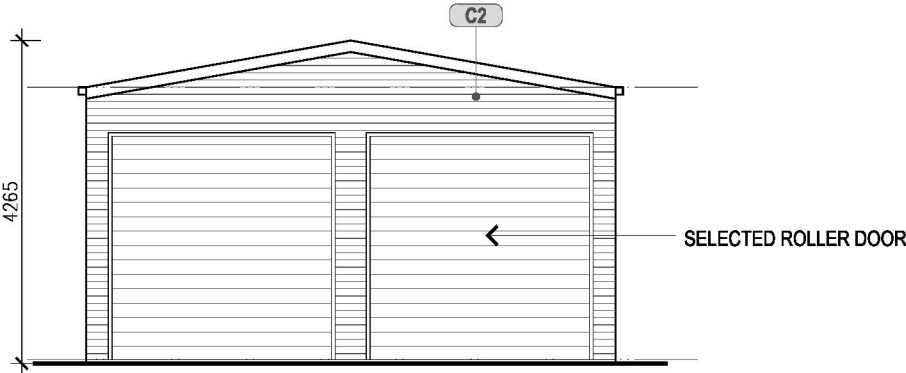
SHED WEST ELEVATION

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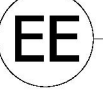
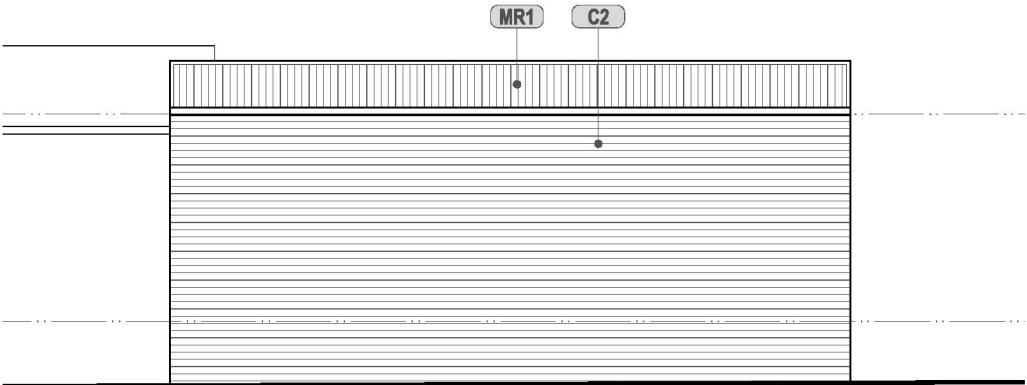
SHED NORTH ELEVATION

SCALE 1:100



SHED SOUTH ELEVATION

SCALE 1:100



SHED EAST ELEVATION

SCALE 1:100

ISSUE:	REVISION:	AMENDMENT:	DATE:
REVIEW	A	PLANS FOR REVIEW	22.05.26



PROJECT:
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PROJECT ADDRESS:
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