

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	193 Western Boulevard RAYMOND ISLAND VIC 3880 PC: 375490
The application is for a permit to:	Buildings and Works (Dwelling Extension)
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
Clause 43.02 (DDO11)	Buildings and works for a dwelling extension
The applicant for the permit is:	Lake Tyers Beach Design
The application reference number is:	5.2026.250.1

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.

Planning Permit Application

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

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Applicant Details:

Applicant name: Ashley Carroll	
Business trading name (if applicable): Lake Tyers Beach Design	
Email address: ashley@ltbeachdesign.com	
Postal address: 27 Gully Road - Lake Tyers Beach Road	
LAKE TYERS BEACH - VIC	Postcode: 3909
Preferred Phone number: 0438 321 559	Secondary number:

Owners Details: (if not the applicant)

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

Description of the Land:

Street number: 193	Street name: Western Boulevard
Town: RAYMOND ISLAND	Postcode 3880

AND/OR

Lot Number:	Plan Number: PC 375490
Other Legal Description:	

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:

Existing Dwelling and Outbuildings (Sheds)

Planning Permit Application

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Description of proposal:

Provide a brief description of your proposal:

Buildings and Works - Extension to an Existing Dwelling (Deck area & Covered Area)

Estimated cost of development:	\$ 120,000
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Note: You may be required to verify this estimate

Has there been a pre-application meeting: ☒ Yes ☐ No	Officer name: Andrew Bates
Your application reference number: 26012	

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.

Payment of Application Fees

This application has an associated cost to be confirmed by a senior planning officer in accordance with the *Planning and Environment (Fees) Regulations 2016*. An invoice will be generated once the application has been assessed to confirm it is complete.

Invoice Recipient (Payer):	
Address	
	Postcode:
Email Address:	Phone Number:



Planning Permit Application

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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: Ashley Carroll - LTBDesign	Date: 03 / 08 / 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

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

Page 1 of 3

VOLUME 11687 FOLIO 569

Security no : 124137115472W
Produced 30/07/2026 12:24 PM

LAND DESCRIPTION

Land in Plan of Consolidation 375490Y.

PARENT TITLES :

Volume 08642 Folio 116 Volume 11140 Folio 353

Created by instrument PC375490Y 27/06/2016

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE PC375490Y 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: 193 WESTERN BOULEVARD RAYMOND ISLAND VIC 3880

ADMINISTRATIVE NOTICES

NIL

eCT Control 25170G BURTON MORLEY NAUGHTON
Effective from 20/11/2025

DOCUMENT END

Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	PC375490Y
Number of Pages (excluding this cover sheet)	2
Document Assembled	16/06/2026 13:29

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PLAN OF CONSOLIDATION

LOCATION OF LAND

PARISH: BAIRNSDALE (RAYMOND ISLAND)
TOWNSHIP: _____
SECTION: C
CROWN ALLOTMENT: 11B & 12 (PARTS)
CROWN PORTION: _____
TITLE REFERENCE: VOL 8642 FOL 116
VOL 11140 FOL 353
LAST PLAN REFERENCE: LOTS 7 & 8 - LP73545
POSTAL ADDRESS: 191 - 193 WESTERN BOULEVARD,
(at time of subdivision) RAYMOND ISLAND 3880
MGA CO-ORDINATES: E: 564 680 **ZONE:** 55
(of approx centre of land in plan) N: 5804 290 **GDA 94**

Council Name: East Gippsland Shire Council
Council Reference Number: PC375490Y
Planning Permit Reference: planning permit not required
SPEAR Reference Number: S083796C

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Statement of Compliance

This is a statement of compliance issued under section 21 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988
Has not been made at Certification

Digitally signed by: Aaron David Hollow for East Gippsland Shire Council on 11/05/2016

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

NOTATIONS

DEPTH LIMITATION 15.24 METRES BELOW THE SURFACE

SURVEY:

This plan is not based on survey.

STAGING:

This is not a staged subdivision.
Planning Permit No.

This survey has been connected to permanent marks No(s).

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

Crowther & Sadler Pty. Ltd.

LICENSED SURVEYORS & TOWN PLANNERS
162 MACLEOD STREET, BAIRNSDALE, VIC., 3875
P. (03) 6162 6011 E. contact@crowthersadler.com.au

SURVEYORS FILE REF: 16218

Digitally signed by: Michael Joseph Sadler (Crowther & Sadler - Crowther & Sadler),
Surveyor's Plan Version (1),
13/04/2016

**ORIGINAL SHEET
SIZE: A3**

SHEET 1 OF 2 SHEETS

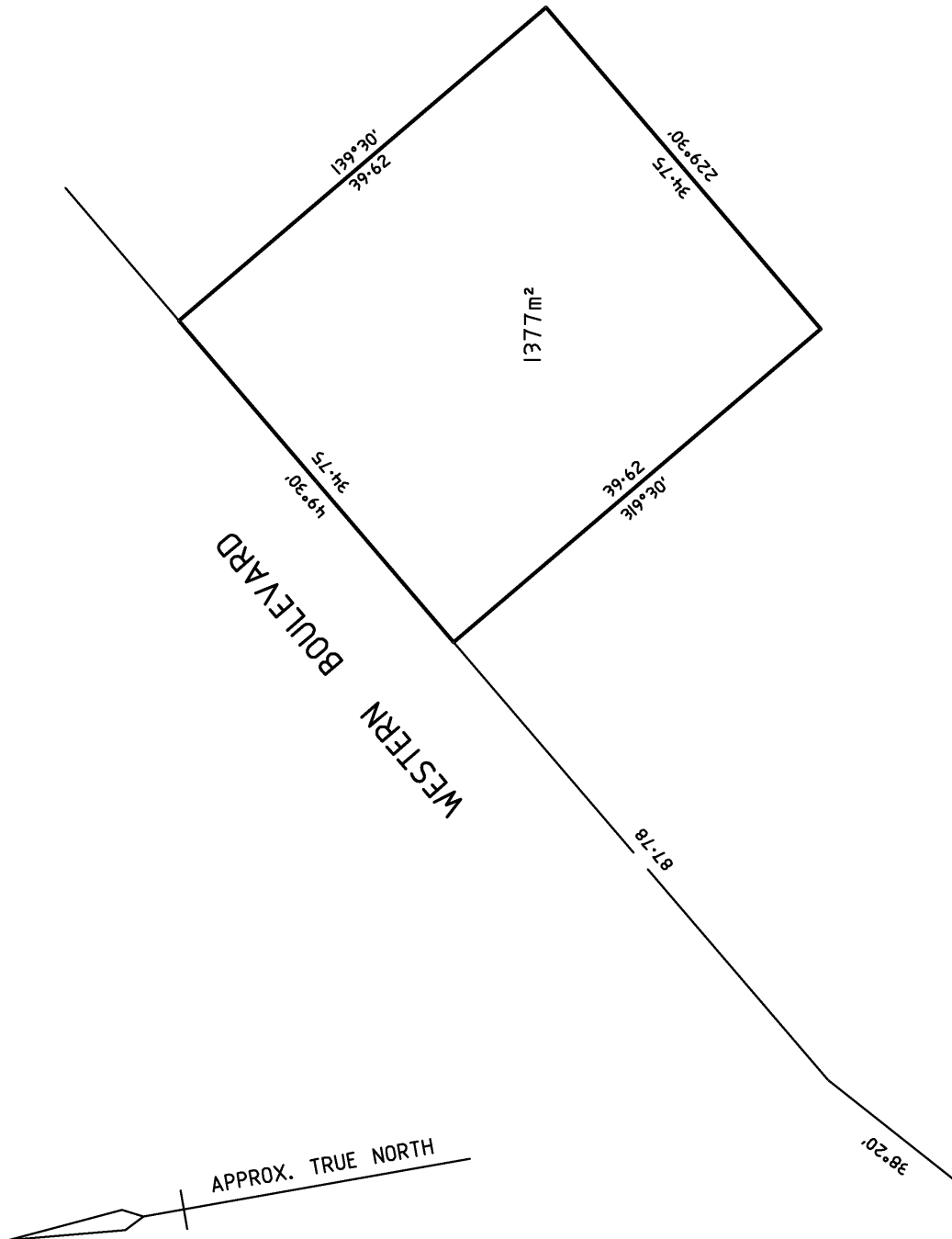
PLAN REGISTERED

TIME: 11:30 AM **DATE:** 27/06/2016
Rosamond D'Rozario
Assistant Registrar

Printed 8/09/2026

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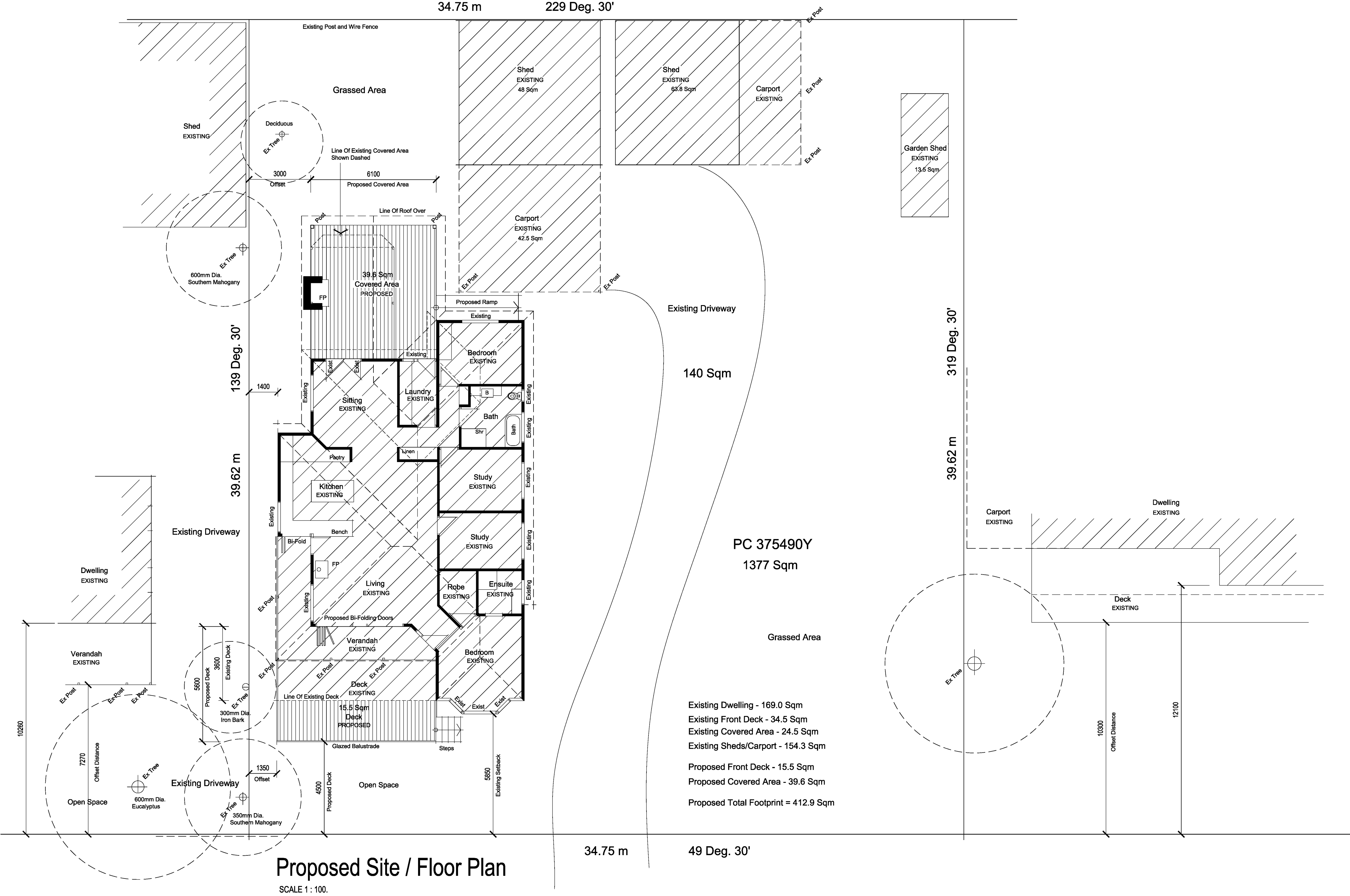
PC 375490Y



Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
162 MACLEOD STREET, BAIRNSDALE, VIC., 3875
P. (03) 5182 6011 E. contact@crowthersadler.com.au

Surveyors REF 16218
SCALE 1:400
LENGTHS ARE IN METRES
0 4 8 12 16
Digitally signed by: Michael Joseph Sadler (Crowther & Sadler - Crowther & Sadler),
Surveyor's Plan Version (1),
13/04/2016

ORIGINAL SHEET SIZE: A3
SHEET 2
Digitally signed by: East Gippsland Shire Council,
11/05/2016,
SPEAR Ref: S083796C

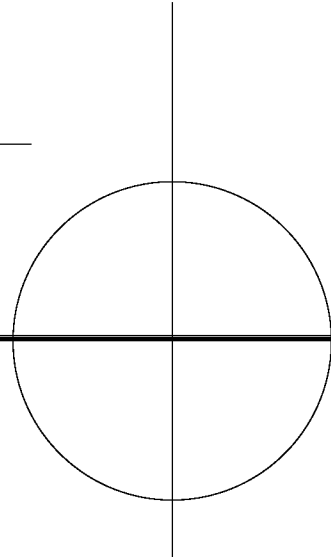


Residence - Western Boulevard - Raymond Island

L a k e T y e r s B e a c h

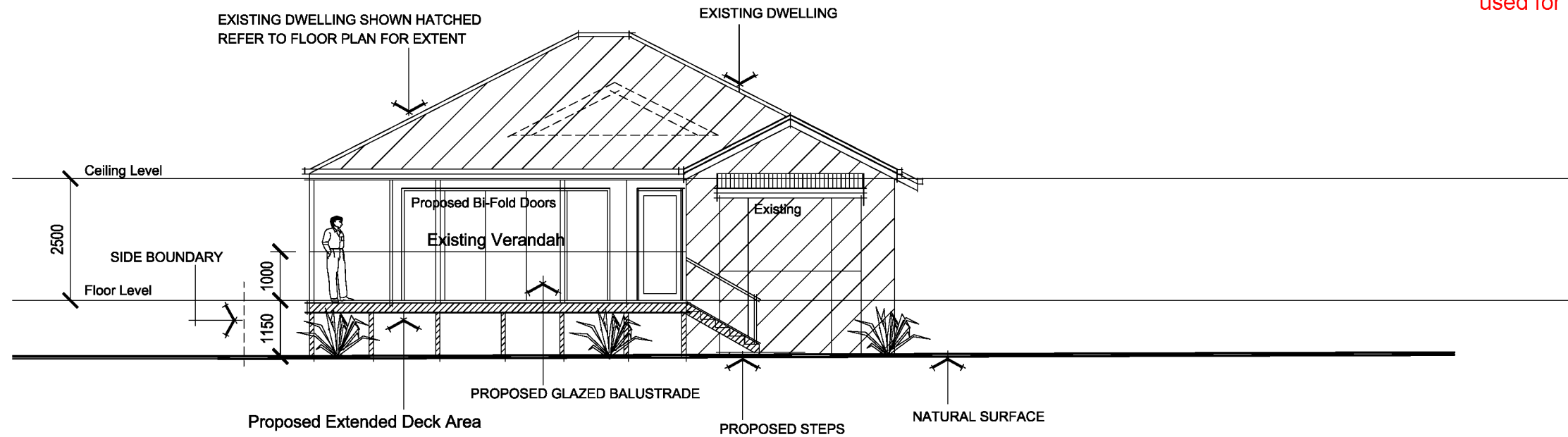
D e s i g n .

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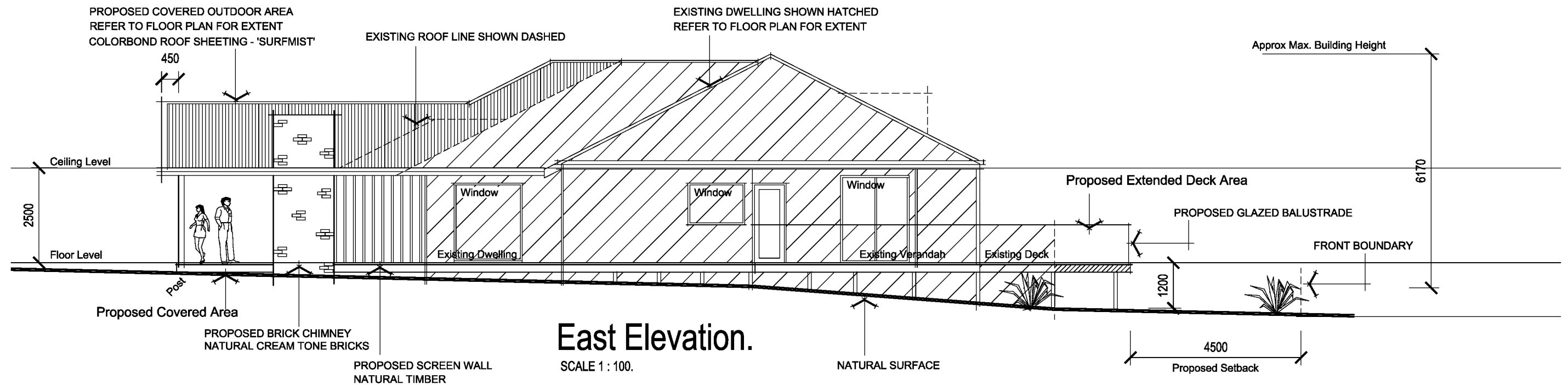
tp 1. **1**

Job No: 26012



North Elevation.

SCALE 1 : 100.



East Elevation.

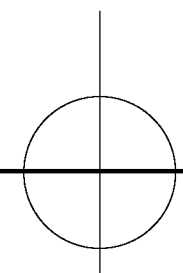
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Residence - Western Boulevard - Raymond Island

L a k e T y e r s B e a c h

D e s i g n .

Ph: 0 4 3 8 3 2 1 5 5 9

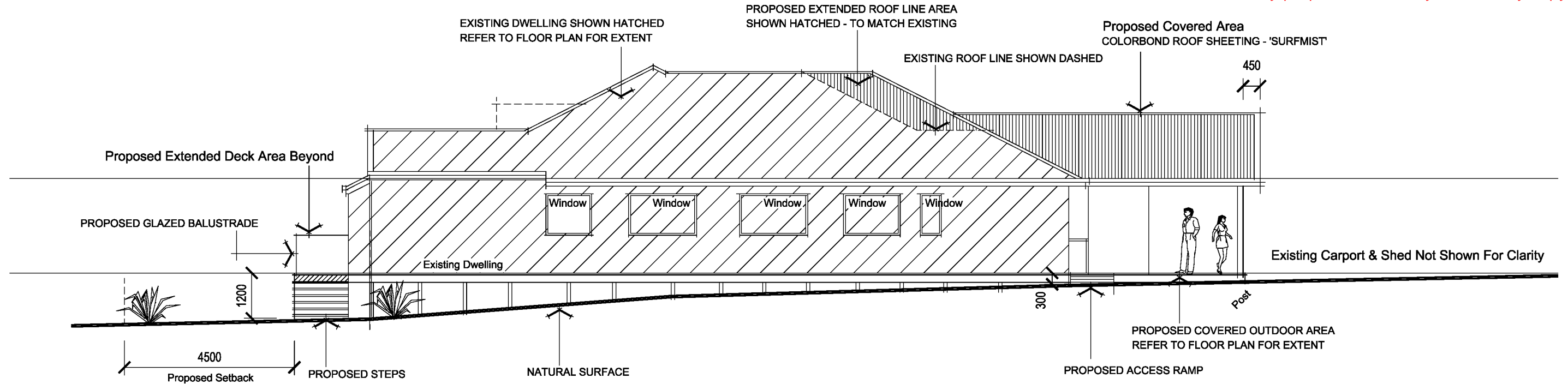


tp 1. **2**

Job No: 26012

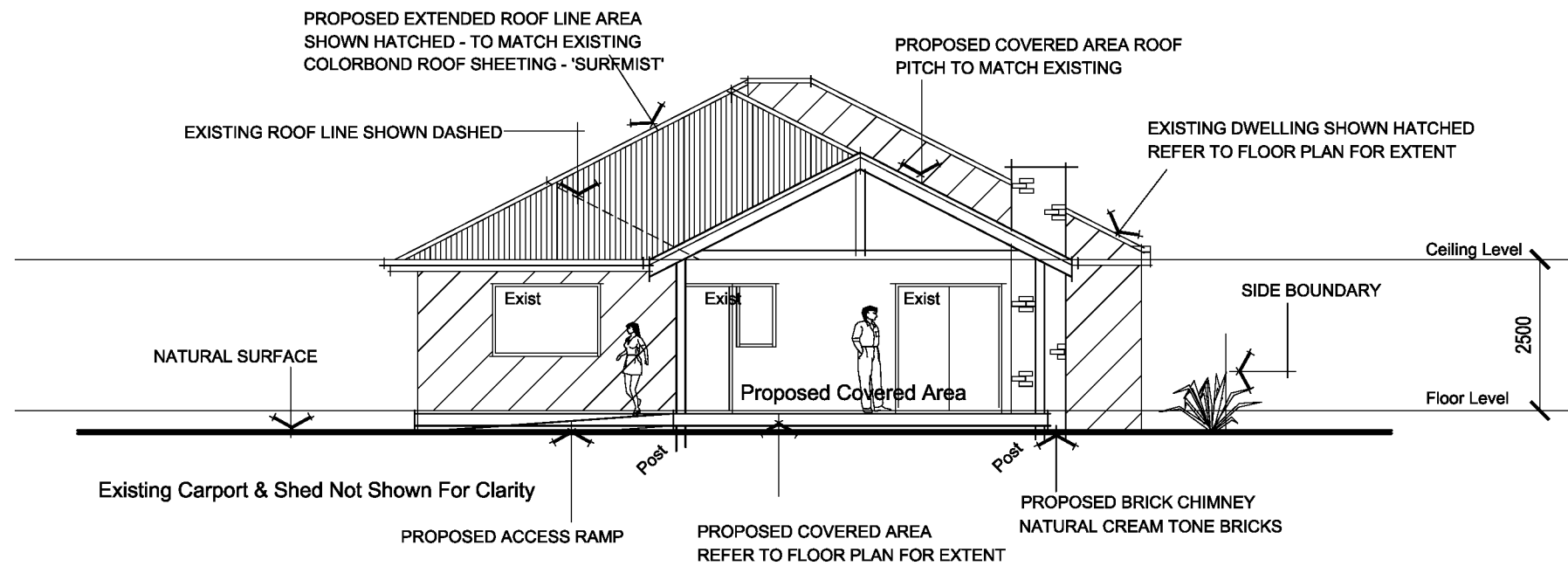
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West Elevation.

SCALE 1 : 100.



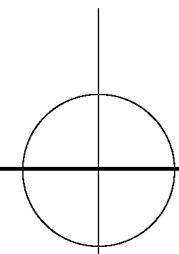
South Elevation.

SCALE 1 : 100.

Residence - Western Boulevard - Raymond Island

L a k e T y e r s B e a c h

D e s i g n .
Ph: 0 4 3 8 3 2 1 5 5 9



tp 1. **3**

Job No: 26012

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