

Form 2

## NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	36 Main Street BRUTHEN 3885 CA: PART 12
The application is for a permit to:	Outbuilding
The applicant for the permit is:	N Borg & Bruthen and District Landcare
The application reference number is:	5.2024.76.1

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.

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

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

**REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958** Page 1 of 3

---

VOLUME 10176 FOLIO 793

Security no : 124113182490H  
Produced 05/03/2024 10:16 PM

**LAND DESCRIPTION**

Lot 1 on Title Plan 002395A.  
Created by Application No. 073975Q 17/06/1994

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
EAST GIPPSLAND SHIRE COUNCIL  
AL931053T 03/06/2015

**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 TP002395A 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: 36 MAIN STREET BRUTHEN VIC 3885

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 09861T EAST GIPPSLAND SHIRE COUNCIL  
Effective from 04/06/2015

DOCUMENT END



# Imaged Document Cover Sheet

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

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

Document Type	<b>Plan</b>
Document Identification	<b>TP002395A</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>05/03/2024 22:16</b>

**Copyright and disclaimer notice:**

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

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

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

	<b>TITLE PLAN</b>	<b>EDITION 1</b>	<b>TP 2395A</b>
--	-------------------	------------------	-----------------

<p><b>LOCATION OF LAND</b>                  Parish : TAMBO                  Township : BRUTHEN                  Section :                  Crown Allotment : 12 (PART)                  Crown Portion :                   LTO base record : CHART 1 (3534)                  Last Plan Reference :                  Title References :                  Depth Limitation : Nil</p>	<p><b>NOTATIONS:</b>  <b>WARNING AS TO DIMENSIONS :</b>                  Any dimension and connecting distances shown is based on the description of the land shown in General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.</p>
---	---

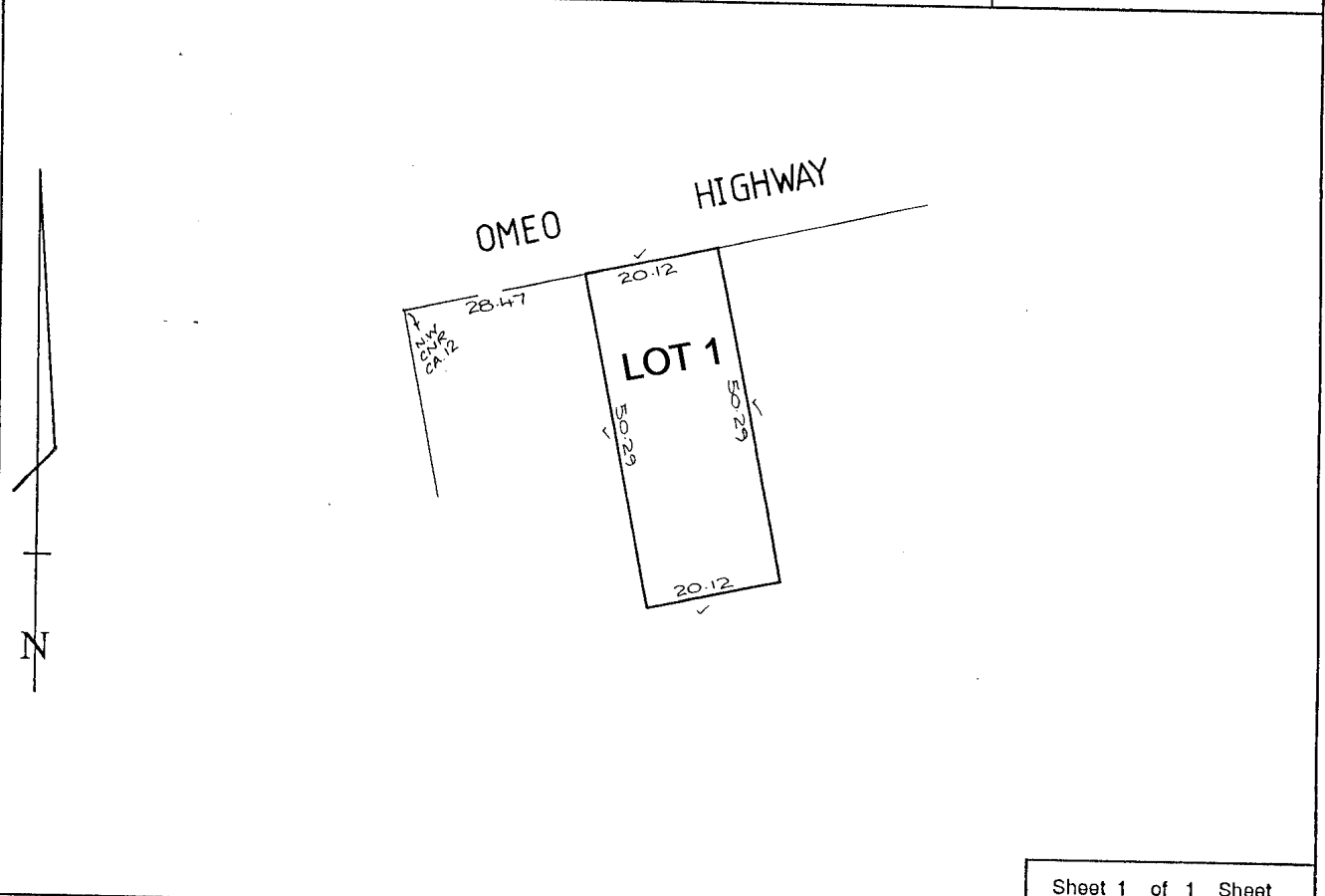
Easement Information				
Easement Reference	Purpose / Authority	Width (Metres)	Origin	Land benefited / In favour of

THIS PLAN HAS BEEN PREPARED BY THE VICTORIAN LAND TITLES OFFICE FOR TITLE DIAGRAM PURPOSES

Checked by *[Signature]*

Date *1 JUL 2008*

Assistant Registrar of Titles



LENGTHS ARE IN METRES	SCALE 1:800	SHEET SIZE A3	File No: <b>AP73975Q</b>
-----------------------	----------------	------------------	--------------------------

Sheet 1 of 1 Sheet

**LETTER OF SUPPORT – BRUTHEN LANDCARE REQUEST FOR SHED AT 36 MAIN STREET BRUTHEN (BRUTHEN & DISTRICT NEIGHBOURHOOD HOUSE & MEN’S SHED SITE)**

Mr Norm Borg  
Bruthen Landcare Group

cc. Nikki Whillet  
Manager Bruthen & District Neighbourhood House

*Dear Norm.*

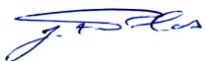
This correspondence is in support of the Bruthen Land Care Group request for consideration to erect a storage shed at 36 Main Street, Bruthen VIC 3885. The site currently houses the Bruthen & District Neighbourhood House and sub group of Bruthen Men’s Shed (auspiced by the BDCA). The BDCA currently holds the site agreement to use these facilities with the Land Manager/Owner - the East Gippsland Shire Council (EGSC).

Reviewing the plans submitted to us, the BDCA have no objection to erection of a storage shed at the side of the existing Men’s Shed building, contingent on:

- approval from the EGSC for planning and building permit requirements – noting:
  - o our previous discussion re the existence of underground storm water easement (which may affect the type of structure able to be constructed); and
  - o proximity to boundary stipulations (west and south).
- Approval for erection of the shed is also provided contingent on not disrupting Bruthen Men’s Shed or Neighbourhood House activities (noting such deconfliction should be easy to be achieved).

The BDCA wish Bruthen Landcare success in its endeavours.

Respectfully,



*James Nicholas*

**J.A. NICHOLAS**

Vice President & Treasurer BDCA

[question2bdca@gmail.com](mailto:question2bdca@gmail.com)

*for*

Martine Hersey

President BDCA

(incorporating Bruthen & District CRC)

[martinehersey@gmail.com](mailto:martinehersey@gmail.com)

01 February 2024

**Printed 8/04/2024**  
**Page 5 of 13**



# PLANNING PROPERTY REPORT

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 05 March 2024 10:54 PM

## PROPERTY DETAILS

Address: **36 MAIN STREET BRUTHEN 3885**  
 Lot and Plan Number: **Lot 1 TP2395**  
 Standard Parcel Identifier (SPI): **1\TP2395**  
 Local Government Area (Council): **EAST GIPPSLAND**  
 Council Property Number: **40691**  
 Planning Scheme: **East Gippsland**  
 Directory Reference: **Vicroads 686 F10**

[www.eastgippsland.vic.gov.au](http://www.eastgippsland.vic.gov.au)

[Planning Scheme - East Gippsland](#)

## UTILITIES

Rural Water Corporation: **Southern Rural Water**  
 Urban Water Corporation: **East Gippsland Water**  
 Melbourne Water: **Outside drainage boundary**  
 Power Distributor: **AUSNET**

## STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**  
 Legislative Assembly: **GIPPSLAND EAST**

## OTHER

Registered Aboriginal Party: **Gunaikurnai Land and Waters Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

[FARMING ZONE \(FZ\)](#)

[FARMING ZONE - SCHEDULE 1 \(FZ1\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

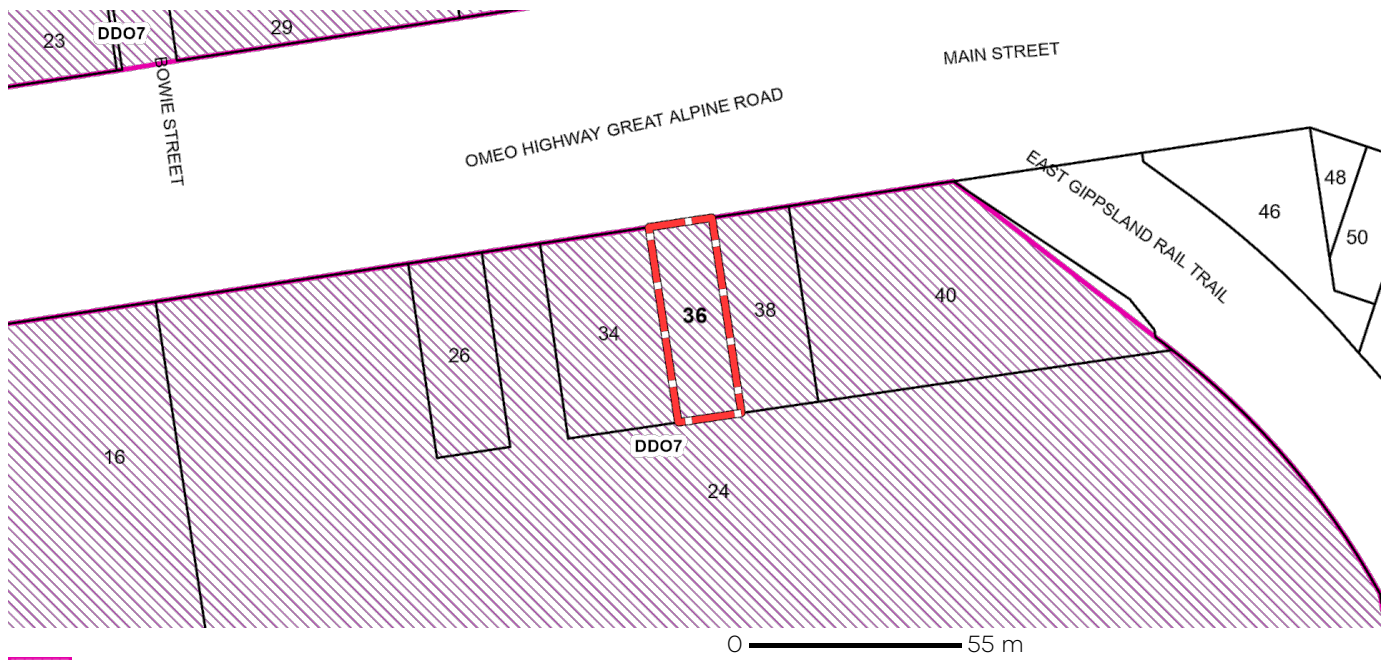
# PLANNING PROPERTY REPORT

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



## Planning Overlays

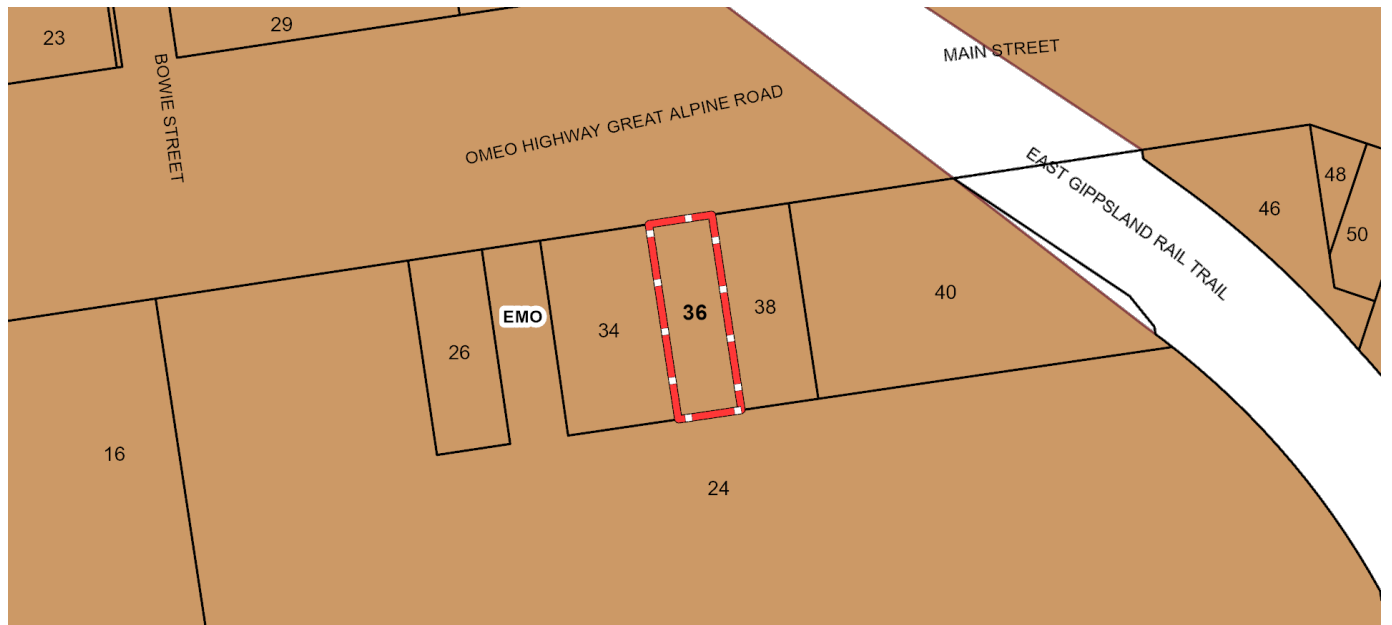
DESIGN AND DEVELOPMENT OVERLAY (DDO)  
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 7 (DDO7)



 **DDO - Design and Development Overlay**

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

EROSION MANAGEMENT OVERLAY (EMO)  
EROSION MANAGEMENT OVERLAY SCHEDULE (EMO)



 **EMO - Erosion Management Overlay**

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Copyright © - State Government of Victoria  
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability for any person for the information provided.  
Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 171 of the Sale of Land 1962 (Vic).

# PLANNING PROPERTY REPORT

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



## Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

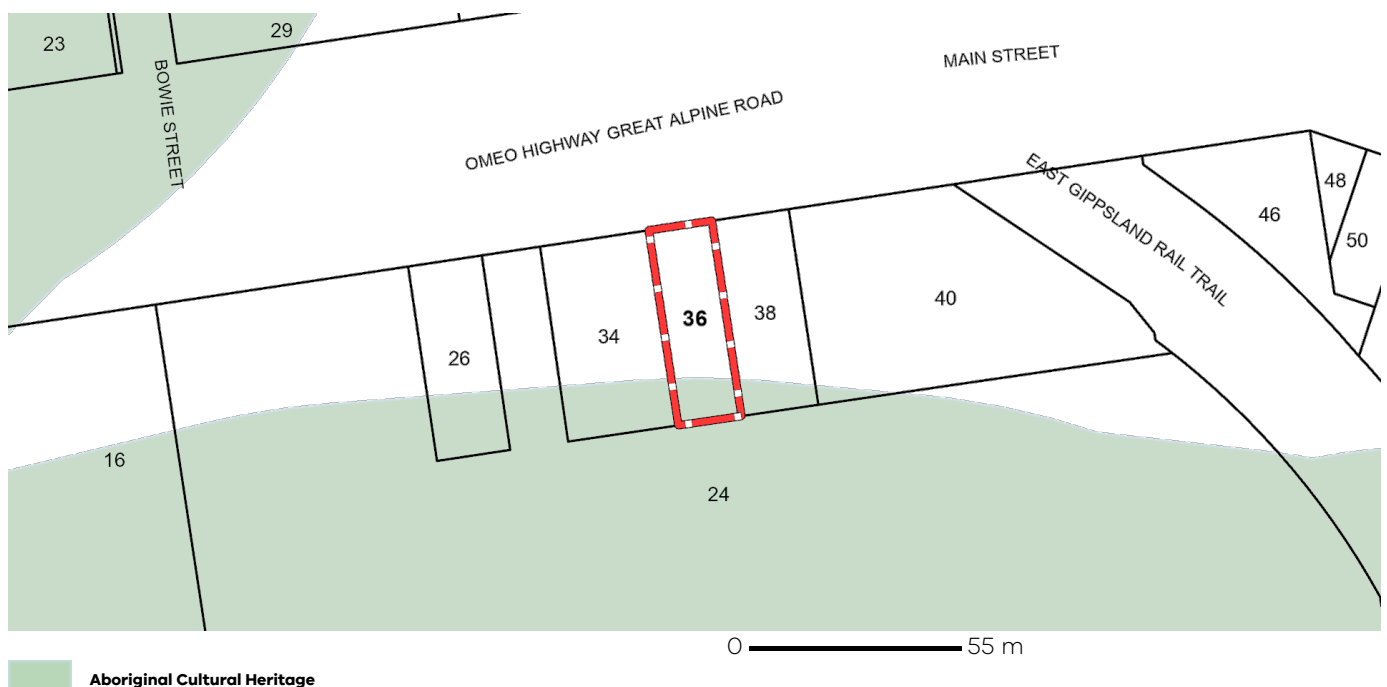
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation>





# PLANNING PROPERTY REPORT

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

## Further Planning Information

Planning scheme data last updated on 7 December 2023.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council

or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit

<https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

# PLANNING PROPERTY REPORT

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

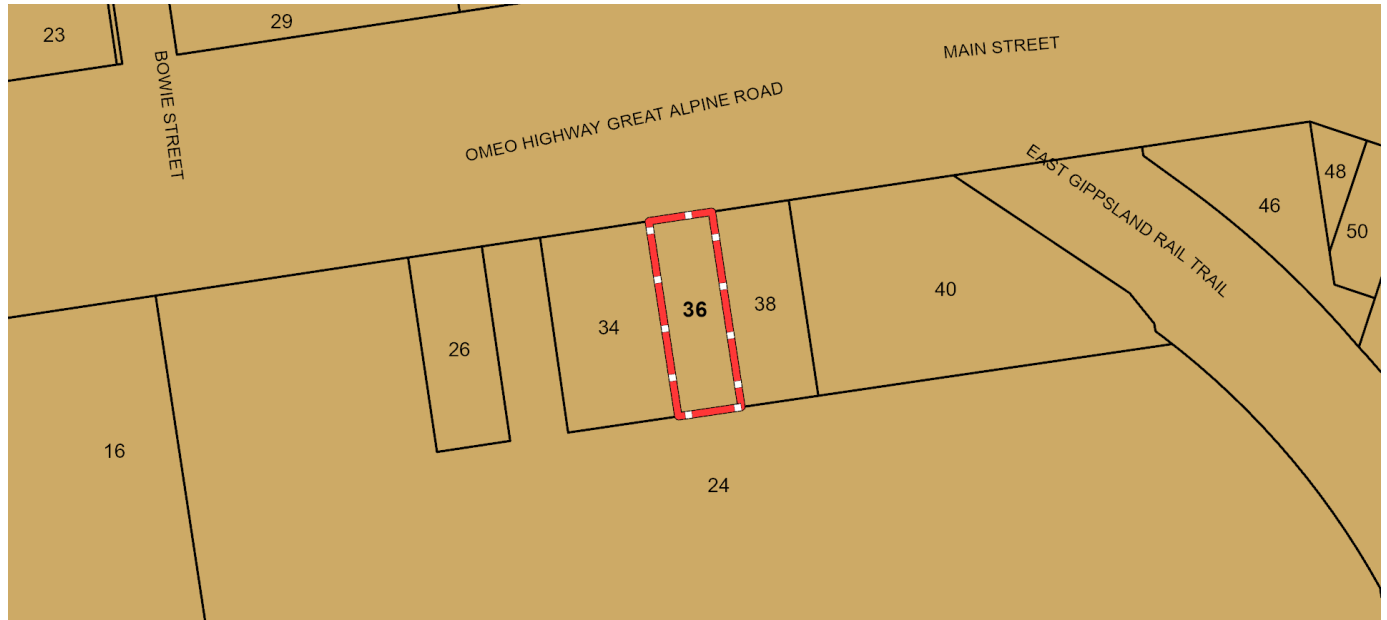


## Designated Bushfire Prone Areas

**This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.**

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated Bushfire Prone Areas

Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

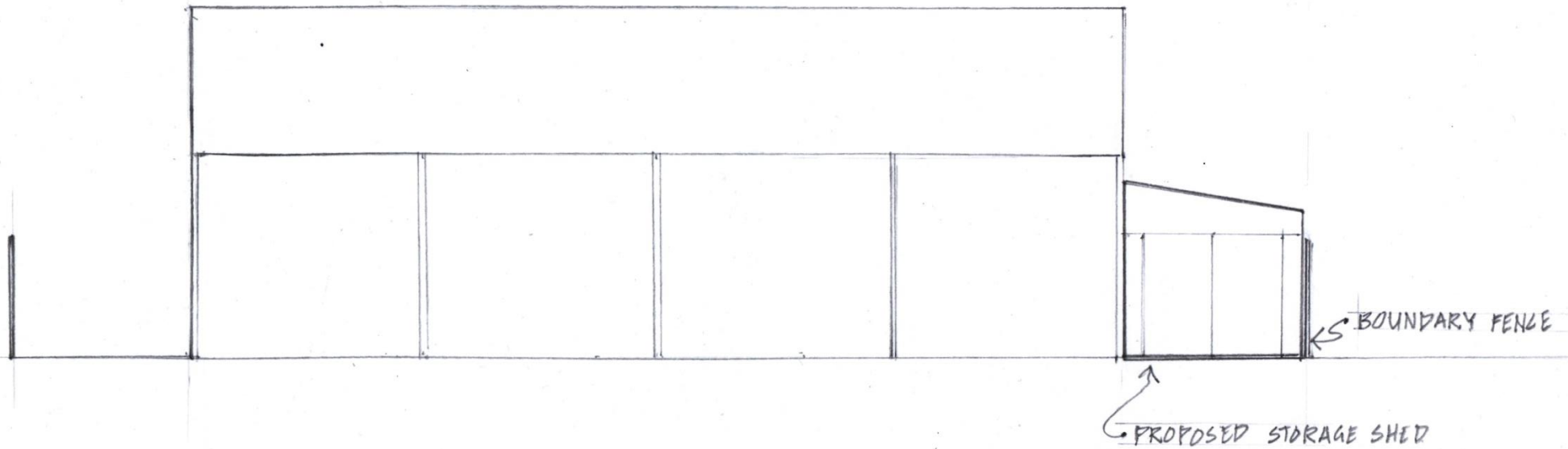
Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

## Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](http://Native%20vegetation.environment.vic.gov.au) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](http://NatureKit.environment.vic.gov.au)

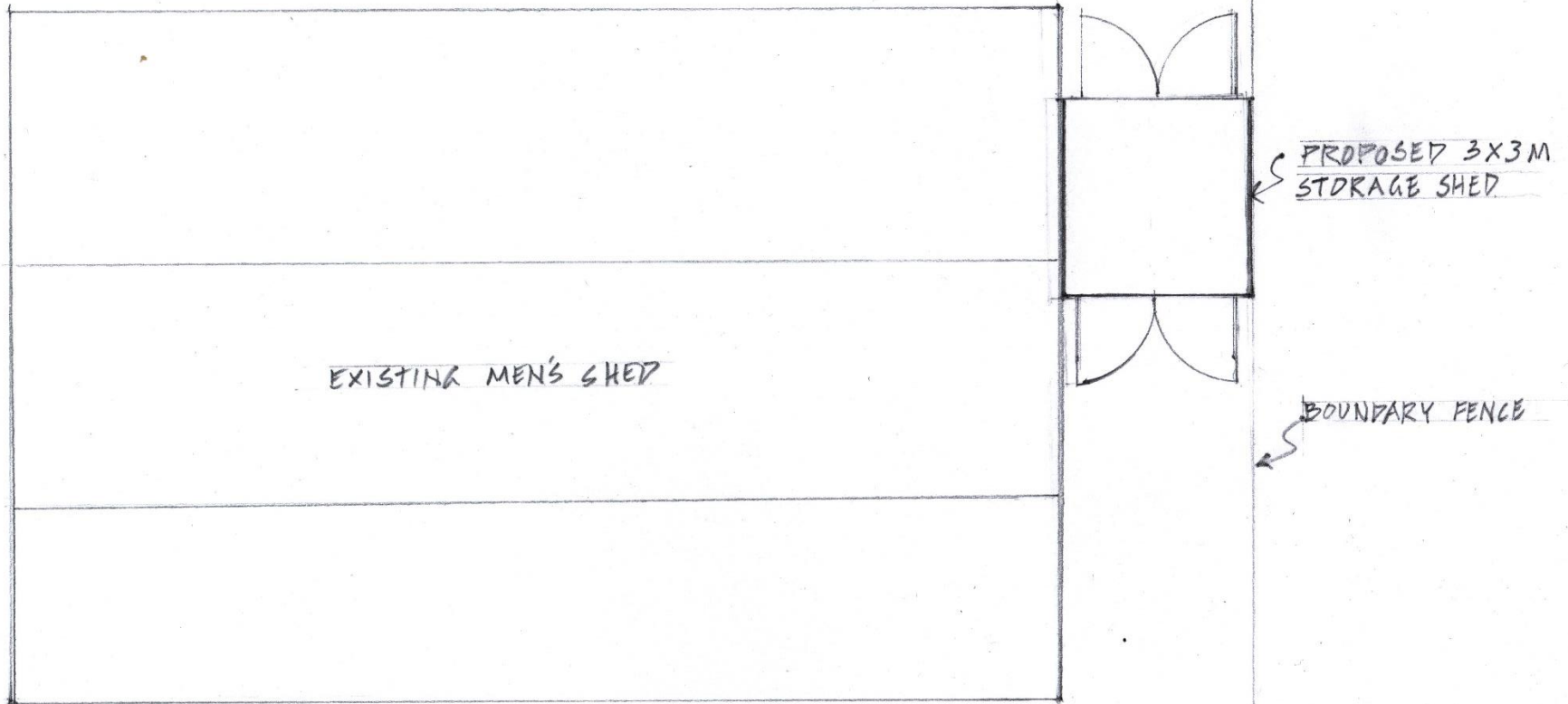


FRONT ELEVATION - MEN'S SHED

BRUTHEN & DISTRICT NEIGHBOURHOOD HOUSE PRECINCT

36 MAIN STREET BRUTHEN

SCALE 1:100



NEIGHBOURHOOD HOUSE PRECINCT

36 MAIN STREET BRUTHEN

PLAN VIEW

SCALE 1:100

