

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	53 Harmans Road JOHNSONVILLE VIC 3902 Lot: 2 LP: 219244
The application is for a permit to:	Use and Development of a Dwelling
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
35.07-1 (FZ)	Use of the land for a Dwelling
35.07-4 (FZ)	Construct or carry out a building or works for use of a Dwelling
43.02-2 (DDO)	Construct a building or construct or carry out works for a Dwelling
The applicant for the permit is:	B J Kramme & R C Baylis
The application reference number is:	5.2025.129.1

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: Thursday, 17 April 2025 1:52 PM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: Planning_Permit_Application_2025_2025-04-17T13-51-28_24608567_0.pdf;
 00765214980012025041621560001.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: Rodney Baylis and Belinda Kramme

Email address:

Postal address :

Preferred phone number:

Secondary phone number: (

Street number: 53

Street name: Harmans Road

Town: Johnsonville

Post code: 3902

Lot number: 2

Plan number: LP 218244

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

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

Existing conditions : Intended use of the land is to build a single dwelling on a small area of the farming land and then to utilize the remaining land to run livestock, produce fodder and to plant 800 olive trees.

Description of proposal : Currently that land is being used to run a small number of cattle and horses. We would like to apply for the same permit again. Unfortunately we missed applying for extension and the permit has now expired. There are no changes to the original application.

Estimated cost of development: \$300,000.00

Has there been a pre-application meeting: No

Full copy of Title: [00765214980012025041621560001.pdf](#)

Invoice Payer:

Address for Invoice

Invoice Email:

Primary Phone Invoice:

Invoice Secondary Phone:

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 09962 FOLIO 941

Security no : 124123775977X

Produced 17/04/2025 07:56 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 219244R.

PARENT TITLES :

Volume 02640 Folio 816 Volume 02650 Folio 954 Volume 02752 Folio 397

Volume 05989 Folio 607 Volume 09640 Folio 096

Created by instrument LP219244R 18/07/1990

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

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 LP219244R 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: 53 HARMANS ROAD JOHNSONVILLE VIC 3902

ADMINISTRATIVE NOTICES

NIL

eCT Control

Effective from

DOCUMENT END

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APPROX. TRUE NORTH

OFFICE USE ONLY

LP219244R
EDITION 2

NOTATIONS

LAND SUBJECT TO EASEMENT
NIL

DEPTH LIMITATION 15.24 METRES

LAND APPROPRIATED OR SET APART
ROAD R1 & R2 WITHIN THE THICK LINES FOR WAY AND DRAINAGE
E-1 WATER SUPPLY PURPOSES

TO BE COMPLETED WHERE APPLICABLE
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS
NOS
IN PROCLAIMED SURVEY AREA NO

THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED
BY THICK LINES

TITLE REF V2648 F815 V2652 F856 V2752 F897
LAST PLAN REF V1981 F887 V1948 F886

PLAN OF SUBDIVISION

COUNTY DARGO TOWNSHIP P
PARISH BUMBERRAH
TOWNSHIP JOHNSONVILLE
CROWN ALLOTMENTS 99, 99A, 40, 40A & (PARTS) 47, 47A, 44A

NUMBER OF SHEETS IN PLAN 1
NUMBER OF THIS SHEET 1

SCALE ORIGINAL SCALE SHEET SIZE 1:4000 A2

LENGTHS ARE IN METRES

OFFICE USE ONLY

LP219244R

VICTORIA

CERTIFICATION BY SURVEYOR

I, Jan Mark Brodzik of 752 Macleod Street Bairnsdale 3875 certify that this plan has been prepared from a survey made under my immediate direction and supervision, in accordance with the Surveyors Act 1978 and completed on 10th July 1999 and that this plan is accurate and correctly represents the adopted boundaries and the classification of the survey is 33

Date

Licensed Surveyor, Surveyors Act 1978

CERTIFICATE OF MUNICIPAL CLERK

MUNICIPALITY SHIRE OF TAMBOROUGH COUNCIL REF S-1162

LIST OF MODIFICATIONS				
LAND	MODIFICATION	DEALING No:	ART	NEW EDN.
LOT 5	SUBDIVISION	PS 321907G	60	2

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PLAN APPROVED AT ON 18-7-'90

(ASSISTANT) REGISTRAR OF TITLES

AMENDMENTS

CROWTHER & SADLER PTY. LTD.
Licensed Surveyors and Town Planners
152 Macleod Street, PO Box 722, BAIRNSDALE 3875 Phone (061) 62 6011

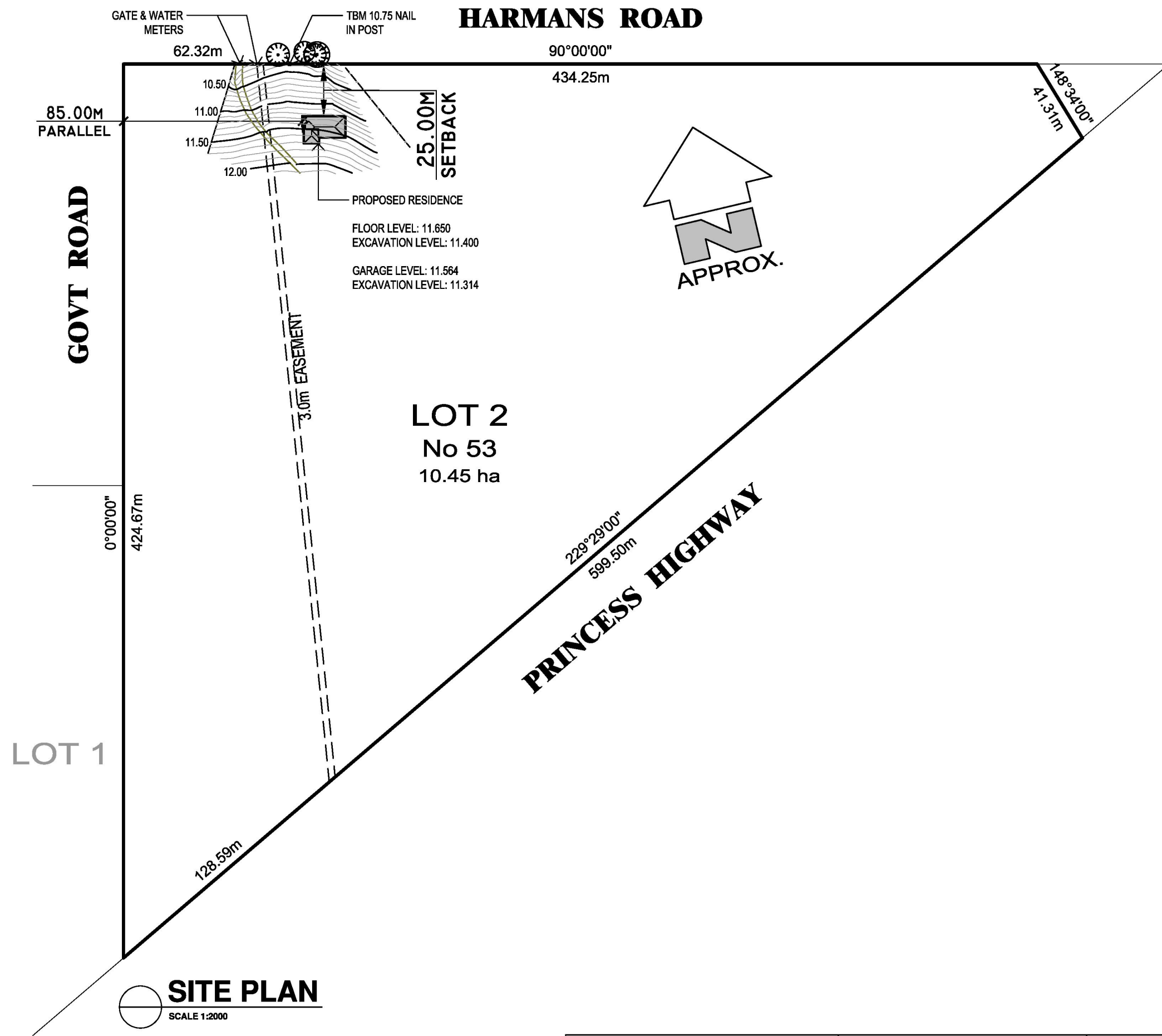
SURVEYORS REF 6157

ONLY CERTIFICATE A OR CERTIFICATE B TO BE COMPLETED
* DELETE WORDS NOT APPLICABLE

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SITE PLAN NOTE:

BUILDER TO VERIFY ALL BOUNDARY DIMENSIONS PRIOR TO SETTING OUT.

NO BUILDING WORKS ARE TO ENCROACH OVER THE TITLE BOUNDARY INCLUSIVE OF ANY EQUIPMENT USED ON, OVER, UNDER OR IN AIR SPACE OF THE ADJOINING PROPERTIES WITHOUT OBTAINING ADJOINING OWNERS CONSENT VIA PROTECTION WORKS NOTICES PURSUANT TO PART 7 OF THE BUILDING ACT 1993 AND & BUILDING REGULATION 602.

DRAINER MUST REFER TO START WORK NOTICE FOR SEWER POINT LOCATION.

SEWERAGE AND SULLAGE TO CONNECT TO SEWERAGE MAIN AS DIRECTED BY LOCAL AUTHORITIES.

SITE TO BE SCRAPED LEVEL OVER PROPOSED BUILDING AREA WITH FINISHED GROUND TO BE GRADED AWAY FROM BUILDING.

BEFORE & DURING CARRYING OUT OF BUILDING WORK & EXCAVATIONS, THE ALLOTMENT SHOULD BE FENCED OR OTHERWISE GUARDED AGAINST BEING A DANGER TO LIFE OR PROPERTY.

THE MAXIMUM GRADIENT OF THE DRIVEWAY SHALL NOT EXCEED 1:5.

STORMWATER DRAIN NOTE:

PROVIDE 90mm DIAMETER P.V.C STORMWATER PIPE WITH MINIMUM FALL OF 1:100.

STORMWATER DRAIN LAYOUT IS INDICATIVE ONLY & WILL BE LAID AT THE DRAINERS' DISCRETION.


PROVIDE SELECTED DOWNPIPES AT 12.0m MAXIMUM CENTRES.

DISCHARGE TO A RUBBLE PIT OR ROCK BEACHED OUTLET LOCATED A MINIMUM OF 6m FROM ANY BUILDING AND 3m FROM ANY PROPERTY BOUNDARIES.

CUT TO RL ?

CUT TO BE 1.0m MINIMUM FROM EDGE OF BUILDING AND BATTERED BACK AT 45° MAX. UNLESS OTHERWISE INDICATED.

CUT OUTSIDE HOUSE LINE TO FALL AWAY FROM HOUSE TO TOE OF BATTER BY 75mm MIN.

AG DRAIN TO BASE OF CUT AND CONNECTED TO SILT PIT = 

SILT PIT TO BE CONNECTED TO STORMWATER.

NOTE:

BUILDER TO CHECK EXCAVATION LEVELS ON SITE PRIOR TO COMMENCEMENT.

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01	BUILDER: B.G. & T.H. MCNAMARA 40 FORGE CREEK ROAD BAIRNSDALE VIC 3875 0417 908 474	CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.

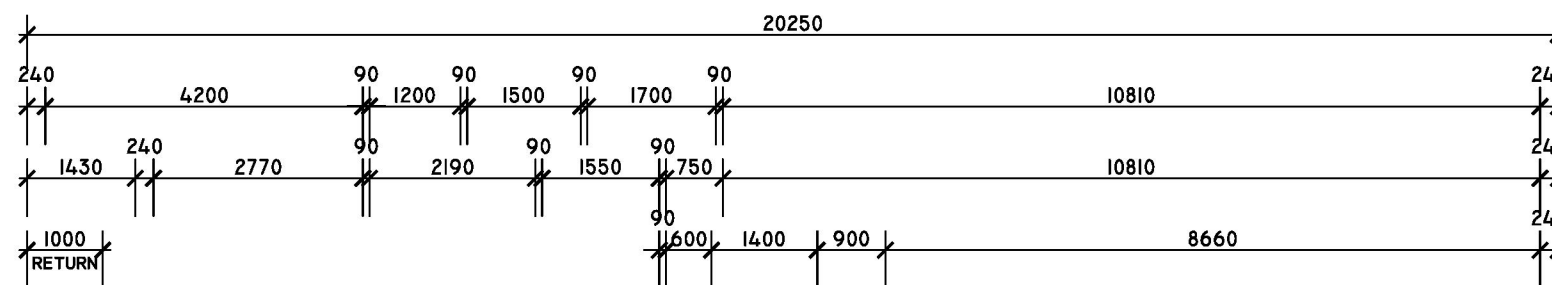


JOB ADDRESS: LOT 2 (NO.53) HARMANS ROAD JOHNSONVILLE VIC 3875		CLIENT:		PLANS APPROVED: CLIENT SIGNATURE: _____ DATE: _____	
DRAWN: JL	SHEET: 02	CODE: IB	DESIGN TYPE: WYNARD-STD-RH	REVISION: JOB No: 22105	
CHECKED: DA-DPAD	TIME: 12:00 PM	TYPE: NH	ISSUE: BI		
DATE: 15/02/2022	SCALE: 1:2000	DRAFT No: D-06			

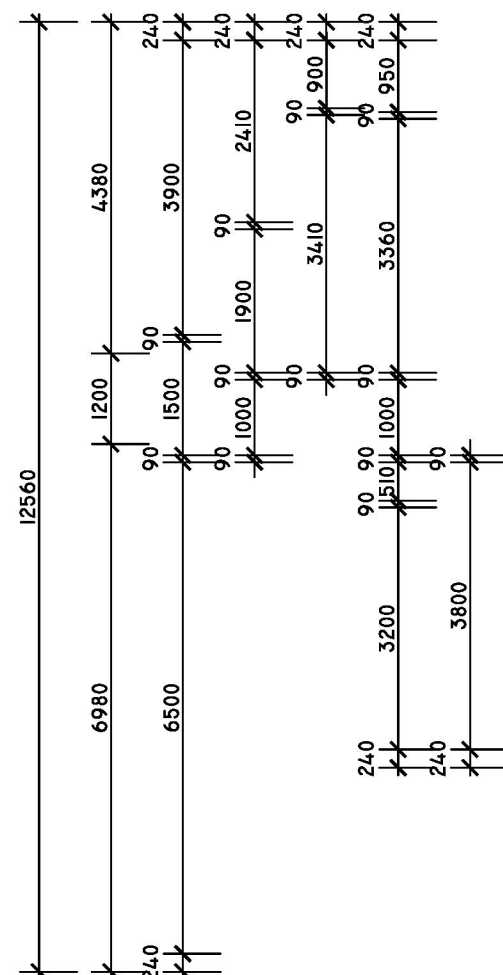
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TOTAL 213.93 sqm

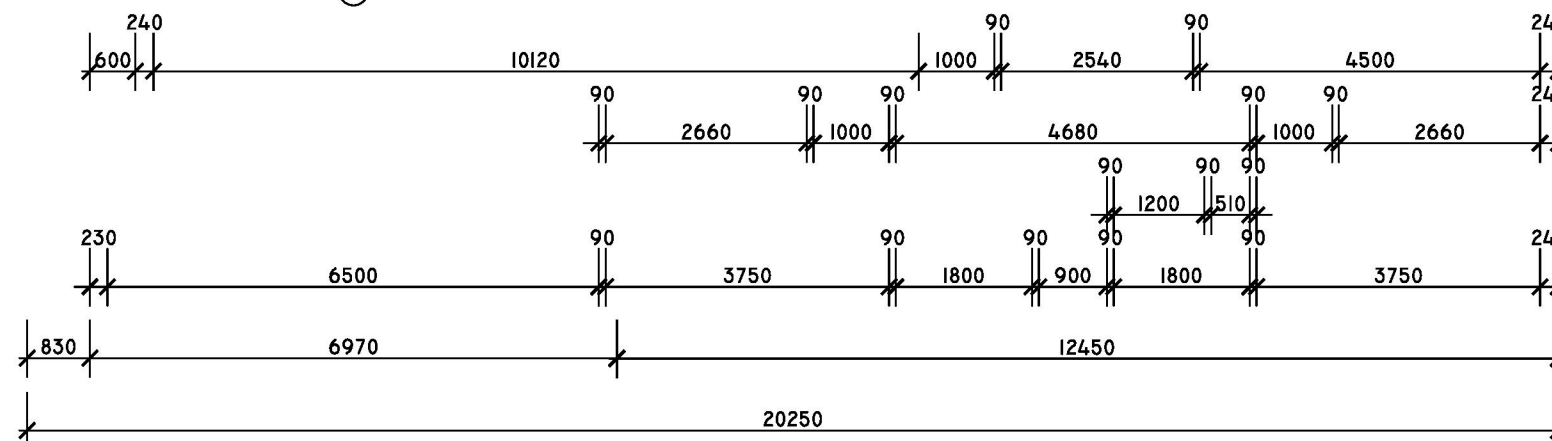
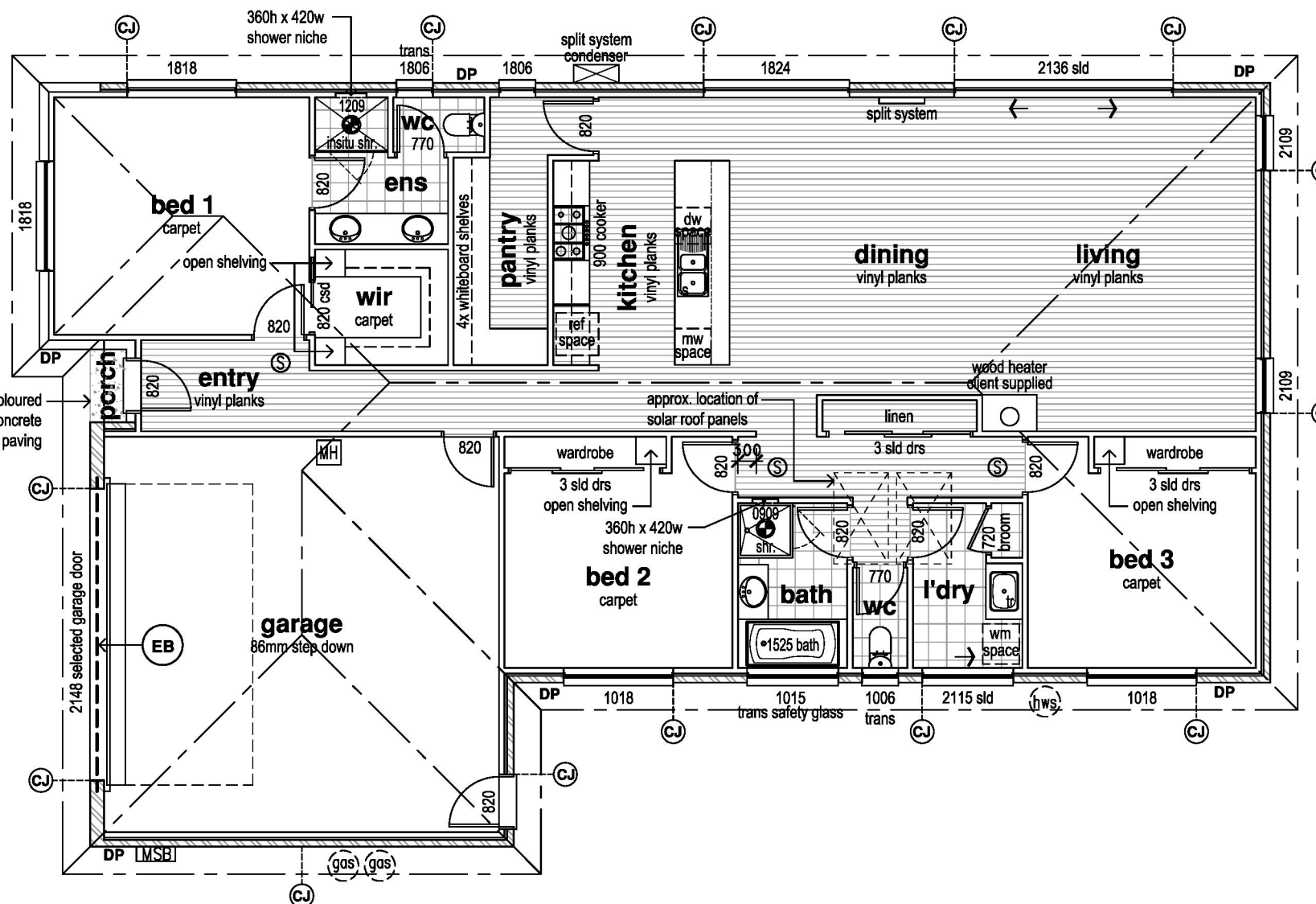


VERTICAL CONSTRUCTION JOINTS TO BE CONSTRUCTED IN ACCORDANCE WITH AS3700 & AS4773. ENGINEER'S PLACEMENT OVERRIDES CONSTRUCTION JOINTS ON THIS PLAN.



FLOOR PLAN LEGEND:

-  EXHAUST FAN
(DISCHARGE TO OUTSIDE AIR)
-  SMOKE DETECTOR (INTERCONNECTED)
- DP** DOWNPIPE LOCATION
-  MANHOLE (CEILING ACCESS)
-  ELECTRICAL METERBOARD (TBD)
-  HOT WATER SERVICE
-  LPG GAS BOTTLE (CLIENT SUPPLIED)
-  BEAMS TO BE DESIGNED BY
ENGINEER, BUT NOT LIMITED TO,
AS DETERMINED BY ENGINEERS
STRUCTURAL ASSESSMENT.



SOIL TYPE: **M**
BAL RATING: **12.5**
WIND CLASS: **N3**

PRE-FABRICATED TIMBER FRAMING NOTE:
ALL WALL FRAMING TO BE
PRE-FABRICATED TO MANUFACTURERS
SPECIFICATIONS AND IN ACCORDANCE
WITH CURRENT NCC & COMPLY TO
AS1684 - 2010.

WINDOW SIZE NOTE:
WINDOWS AND DOOR SIZES SHOWN ARE
NOMINAL. BUILDER TO USE WINDOW
MANUFACTURERS NEAREST STOCK SIZES.

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02

BUILDER:
B.G. & T.H. MCNAMARA
40 FORGE CREEK ROAD
BAIRNSDALE VIC 3875
0417 908 474

**CONTRACTOR MUST VERIFY ALL DIMENSIONS
AND LEVELS AT THE JOB PRIOR TO COMMENCING
ANY WORK OR MAKING ANY SHOP DRAWINGS.**

DO NOT SCALE DRAWINGS.

ALWAYS USE WRITTEN DIMENSIONS.



JOB ADDRESS:
LOT 2 (NO.53) HARMANS ROAD
JOHNSONVILLE VIC 3875

DRAWN: 

CHECKED: DA-DPAD

DATE: 15/02/2022

	CLIENT:
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SHEET:	02
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TIME:	12:00 PM
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DRAFT No:	D-06
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PLANS APPROVED:

CLIENT
SIGNATURE: _____

DATE: _____/_____/_____

DESIGN TYPE:	WYNYARD-STD-BE
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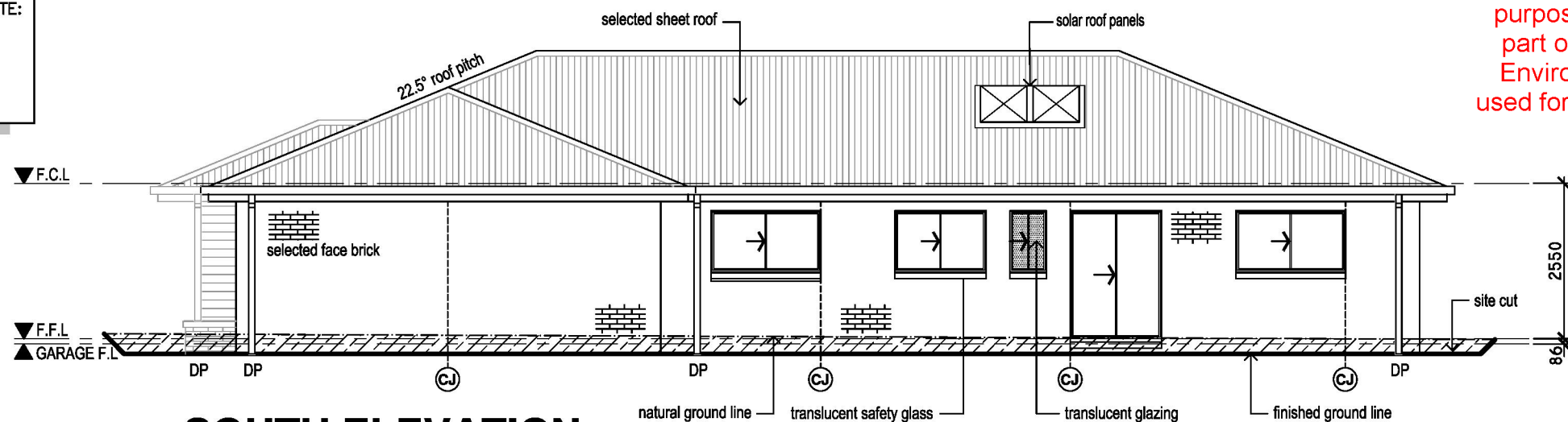
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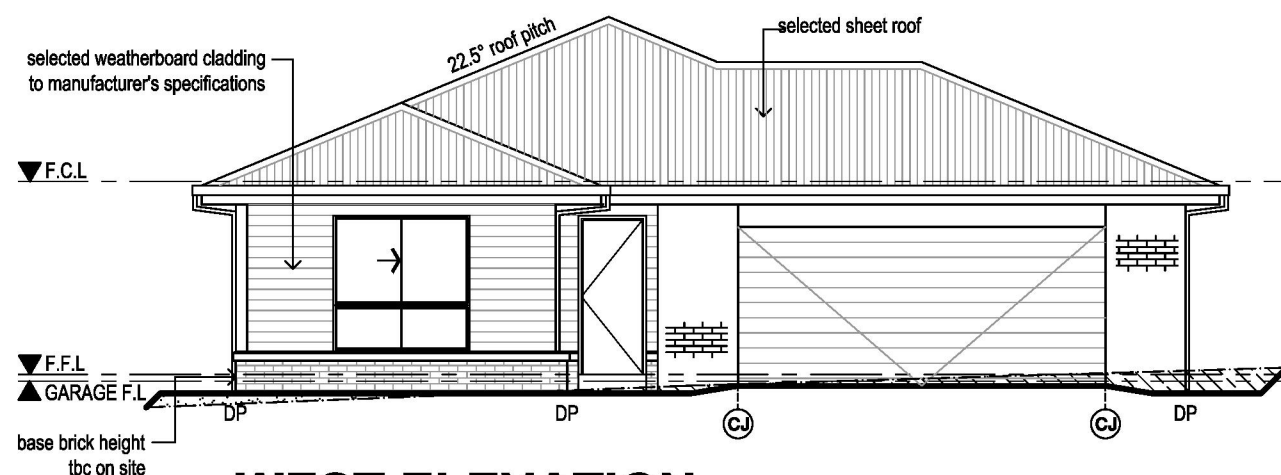
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PRE-FABRICATED TIMBER FRAMING NOTE:
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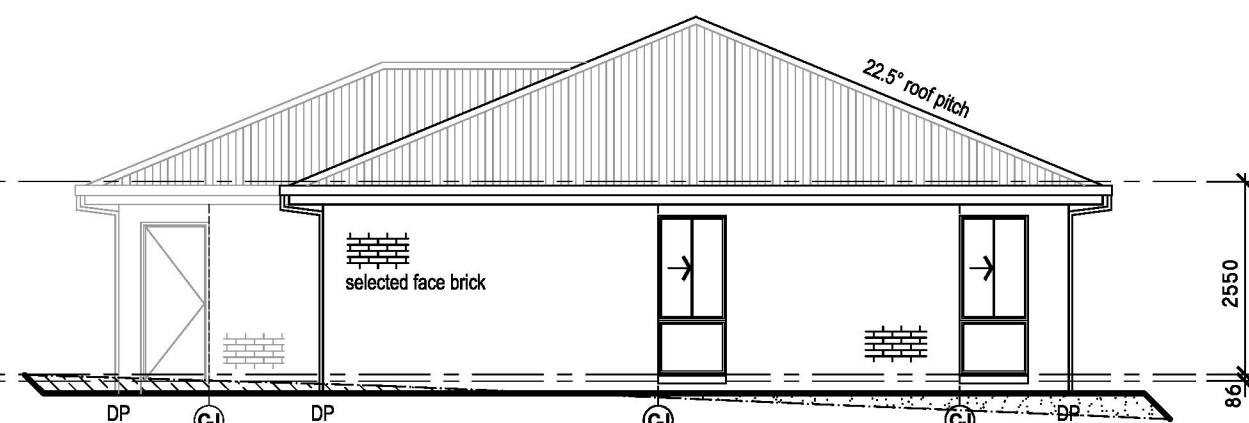


SOUTH ELEVATION
SCALE 1:100

VERTICAL CONSTRUCTION JOINTS TO BE CONSTRUCTED IN ACCORDANCE WITH AS3700 & AS4773. ENGINEER'S PLACEMENT OVERRIDES CONSTRUCTION JOINTS ON THIS PLAN.



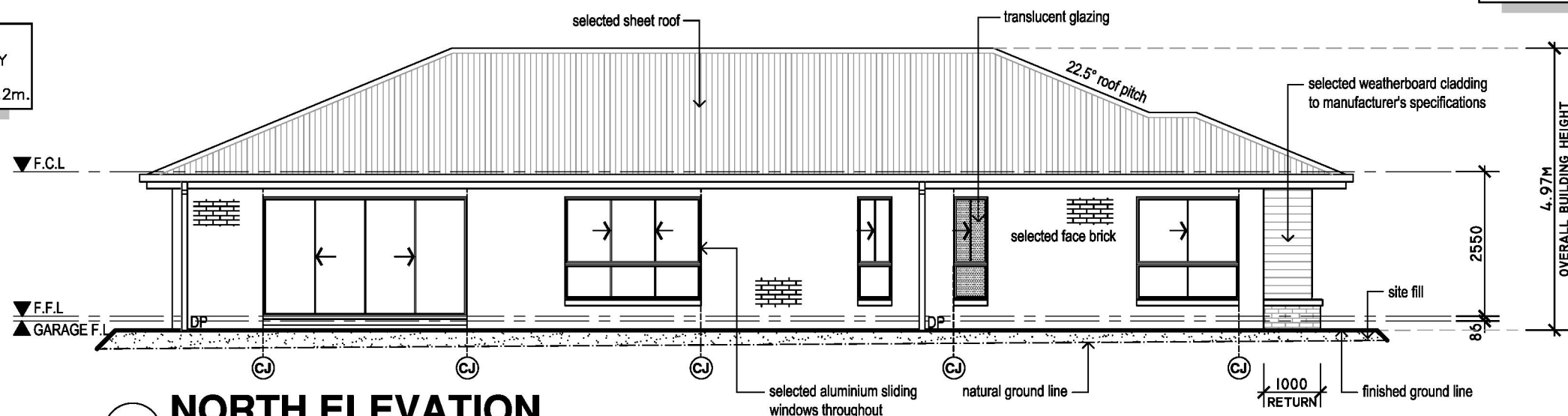
WEST ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100

WINDOW SIZE NOTE:
WINDOWS AND DOOR SIZES SHOWN ARE NOMINAL. BUILDER TO USE WINDOW MANUFACTURERS NEAREST STOCK SIZES.

WEEP HOLES TO BRICKWORK MUST BE PROVIDED IN THE COURSE IMMEDIATELY ABOVE ANY DAMP PROOF COURSE OR FLASHING AT CTRS. NOT EXCEEDING 1.2m.



NORTH ELEVATION
SCALE 1:100

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0417 908 474

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





















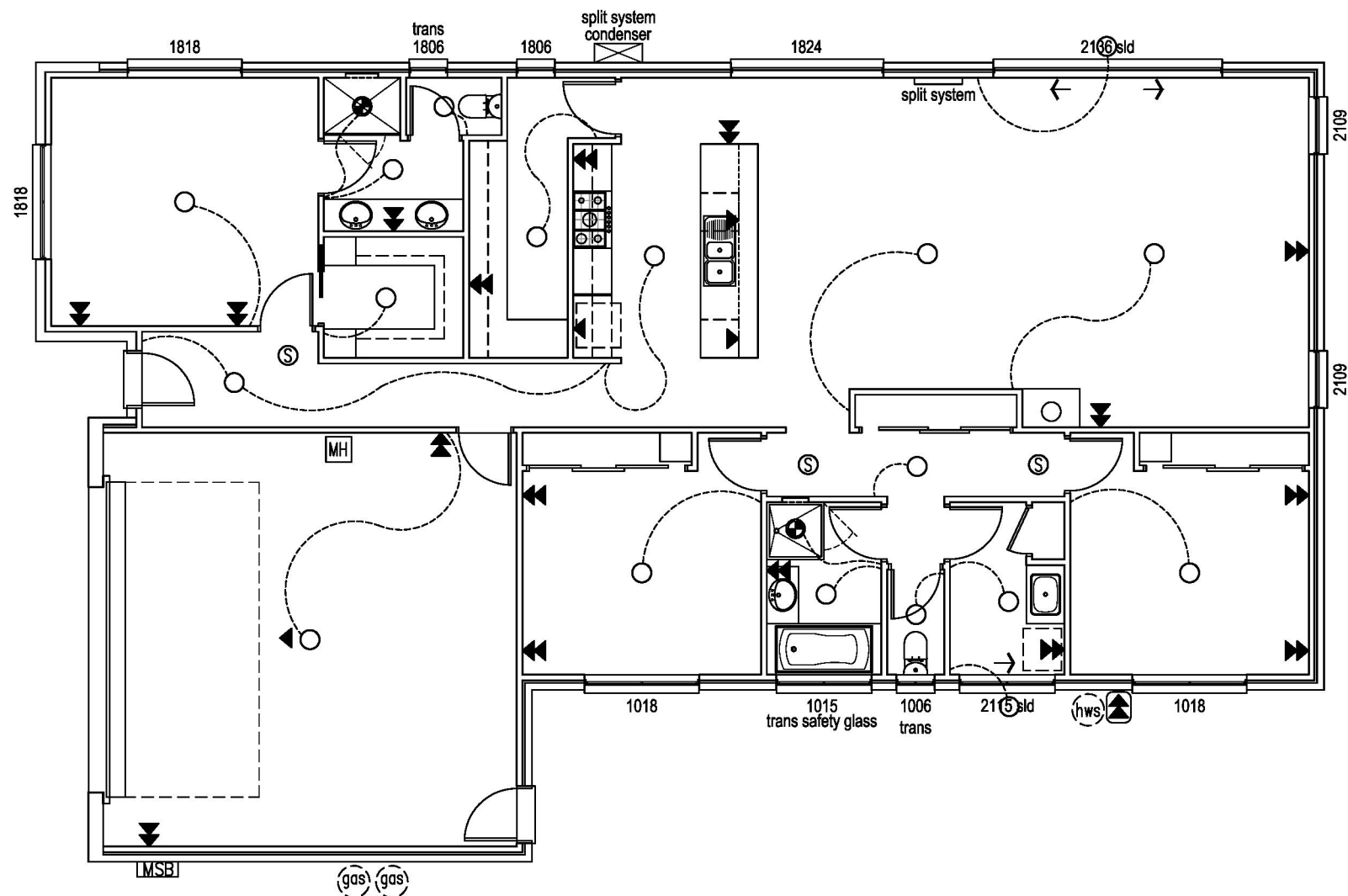
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				ISSUE:	BI
				DESIGN TYPE:	WYNARD-STD-RH
				REVISION:	JOB No:

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ELECTRICAL LEGEND:

	LIGHT POINT
	DOWNLIGHT POINT
	WALL MOUNTED LIGHT POINT
	STAIR LIGHT 450MM ABOVE FFL
	EX. FLOOD LIGHT POINT
	PENDANT
	FLUORESCENT LIGHT POINT
	TRACK LIGHTING
	MOVEMENT SENSOR FOR LIGHT
	TASTIC COMBINATION
	SINGLE POWER POINT
	DOUBLE POWER POINT
	EX. WEATHERPROOF DOUBLE POWER POINT
	EX. WEATHERPROOF SINGLE POWER POINT
	EXHAUST FAN
	SMOKE DETECTOR INTERCONNECTED
	DUCTED HEATING OUTLET (GUIDE ONLY)
	DUCTED COOLING OUTLET (GUIDE ONLY)
	MANHOLE (CEILING ACCESS POINT)
	ELECTRICAL METERBOARD
	TELEVISION POINT
	TELECOMMUNICATIONS POINT
	CEILING FAN
	FAN & LIGHT COMBINATION
	GARDEN TAP
	WATER POINT
	DATA POINT
	HOT WATER SYSTEM
	DOOR BELL
	SPLIT SYSTEM
	SPLIT SYSTEM CONDENSER



ELECTRICAL PLAN

SCALE 1:100

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