

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	9 Old Bunga Road LAKE BUNGA VIC 3909 Lot: 1 PS: 543638
The application is for a permit to:	Use and Development of a Store and Display of Business Identification Signage
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 Store.
35.07-4 (FZ)	Construct or carry out a building or works for use of a Store.
43.02-2 (DDO)	Construct a building or construct or carry out works.
52.05-14	Construct or put up for display a Business Identification Sign.
The applicant for the permit is:	Crowther & Sadler Pty Ltd
The application reference number is:	5.2025.230.1

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: Tuesday, 8 July 2025 6:29 PM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: 21155 CoT Vol_11035_Fol_762.pdf; 21147 Layout Plan V2.pdf; 21147 Report.pdf; 21147 Staging Plan V2.pdf; 3051-001 & 002 A.pdf; 21147 Floor & Elevations V1.pdf; Planning_Permit_Application_2025-07-08T18-29-14_26292994_0.pdf; 9 Old Bunga Road, Lake Bunga

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: 9

Street name: Old Bunga Road

Town: Lake Bunga

Post code: 3909

Lot number: 1

Plan number: PS543638T

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 commercial buildings (former brewery and proposed indoor recreation facility) and vacant FZ land

Description of proposal : Use and development of a store and display of business identification signage

Estimated cost of development: \$1,600,000

Has there been a pre-application meeting: Yes

Officer's name: Martin Richardson

Your reference number: 21147

Full copy of Title: [21155 CoT Vol_11035_FoL_762.pdf](#)

Plans: [21147 Layout Plan V2.pdf](#)

Planning report: [21147 Report.pdf](#)

ExtraFile: 3

1. Supporting information/reports: [21147 Staging Plan V2.pdf](#)

2. Supporting information/reports: [3051-001 & 002 A.pdf](#)

3. Supporting information/reports: [21147 Floor & Elevations V1.pdf](#)

Invoice Payer: Crowther & Sadler Pty Ltd

Address for Invoice: PO Box 722, Bairnsdale 3875

Invoice Email: accounts@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 11035 FOLIO 762

Security no : 124125925798L
Produced 04/07/2025 08:58 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 543638T.
PARENT TITLES :
Volume 10083 Folio 127 to Volume 10083 Folio 128
Created by instrument PS543638T 31/10/2007

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.

DECLARATION Section 64 Housing Act 1983
M980617X 10/08/1987

DIAGRAM LOCATION

SEE PS543638T 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: 9 OLD BUNGA ROAD LAKE BUNGA VIC 3909

ADMINISTRATIVE NOTICES

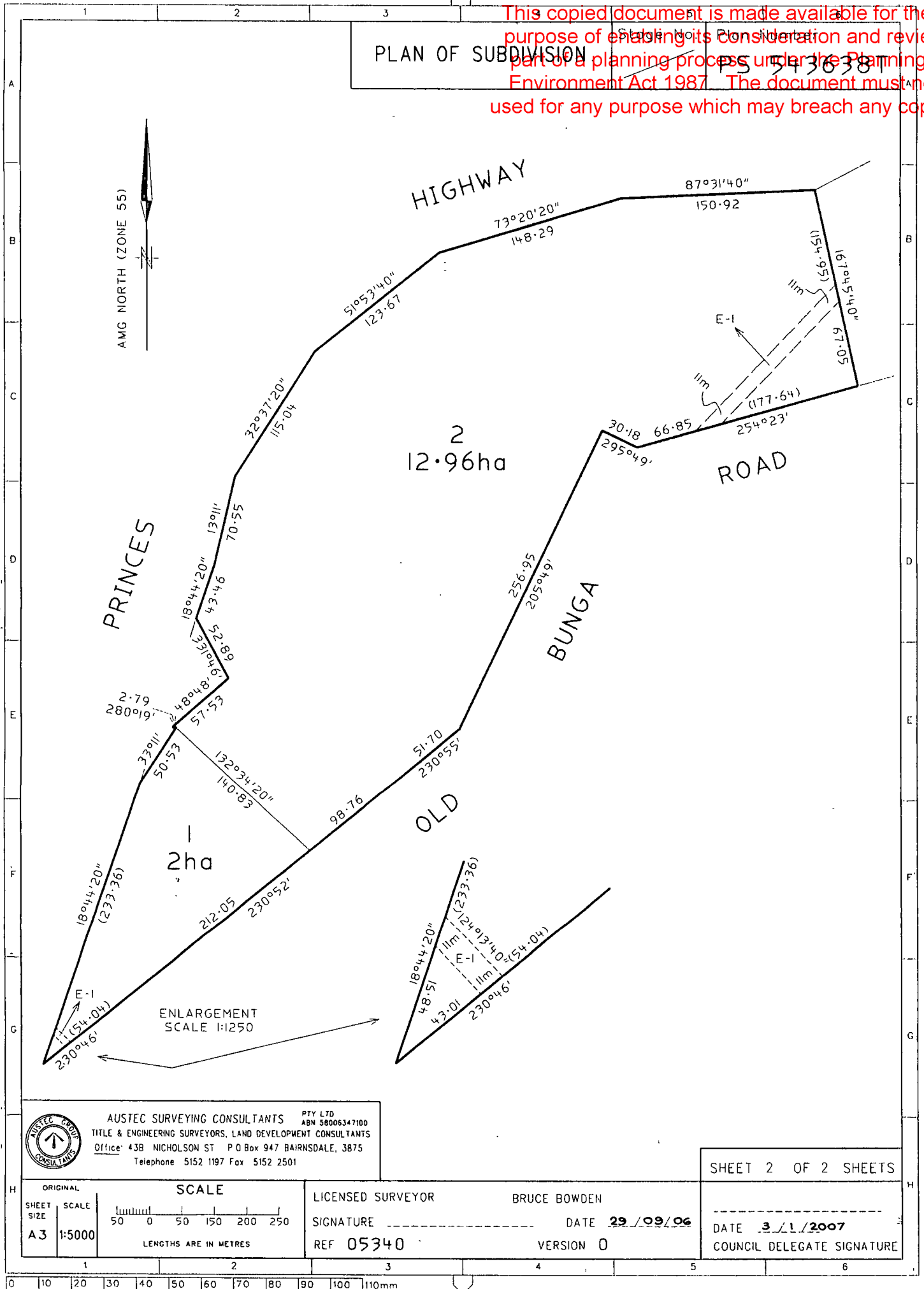
NIL

eCT Control 21210T WARREN GRAHAM AND MURPHY PTY LTD
Effective from 07/02/2025

DOCUMENT END

<h1 style="margin: 0;">PLAN OF SUBDIVISION</h1>				Stage No. <u>LTO use only</u> Plan Number <u>PS 543638T</u> EDITION 1	
Location of Land PARISH OF COLQUHOUN PARTS OF CA 131B LTO base record: PARISH 2142 Title References Vol 10083 Fol's 127 & 128 Last Plan Reference: PS312020 LOTS 1 & 2 Postal Address: 9 & 106 OLD BUNGA ROAD LAKE BUNGA, 3909. MGA94 Co-ordinates: E 590780 N 5809600 (Of approx. centre of plan) ZONE 55			Council Certification and Endorsement Council Name: EAST GIPPSLAND SHIRE Ref: 1 This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988 Date of original certification under section 6 / / 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. Open Space (i) A requirement for public open space under section 18 Subdivision Act 1988 has has not been made. (ii) The requirement has been satisfied (iii) The requirement is to be satisfied in Stage Council Delegate Council Seal Date <u>3</u> / <u>1</u> / <u>2007</u>		
Vesting of Roads or Reserves					
Identifier	Council/Body/Person				
NIL					
Notations					
Depth Limitation: 15.24 METRES BELOW THE SURFACE APPLIES TO ALL OF THE LAND IN THE PLAN			Staging This is/is not a staged subdivision Planning Permit No <u>652/2006/P</u> Dimensions of Lot 2 are not the subject of this survey The area of Lot 2 is by deduction. Survey:- This plan is / is not based on survey To be completed where applicable. This survey has been connected to permanent marks no(s). In proclaimed Survey Area no. <u> </u>		
Easement Information					
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					LTO use only Statement of Compliance / Exemption Statement Received <input checked="" type="checkbox"/> Date <u>23</u> / <u>10</u> / <u>2007</u>
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
E-1	POWERLINE	11m	SECTION 103B S.E.C. ACT 1958.	SECV	
					LTO use only PLAN REGISTERED TIME <u>3:44 pm</u> DATE <u>31</u> / <u>10</u> / <u>2007</u> Assistant Registrar of Titles Sheet 1 of 2 Sheets
AUSTEC SURVEYING CONSULTANTS PTY LTD ABN 58006347100 TITLE & ENGINEERING SURVEYORS, LAND DEVELOPMENT CONSULTANTS Office 43B NICHOLSON STREET P O Box 947 BAIRNSDALE, 3875. Telephone 5152 1197 Fax 5152 7501			LICENSED SURVEYOR BRUCE BOWDEN SIGNATURE _____ DATE <u>29</u> / <u>09</u> / <u>06</u> REF <u>05340</u> VERSION <u>0</u>		DATE <u>3</u> / <u>1</u> / <u>2007</u> COUNCIL DELEGATE SIGNATURE Original sheet size <u>A3</u>

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 Report

Use and Development of a Store and Display of a
Business Identification Sign
9 Old Bunga Road, Lake Bunga

Our reference – 21147

8 July 2025



FS 520900



Contents

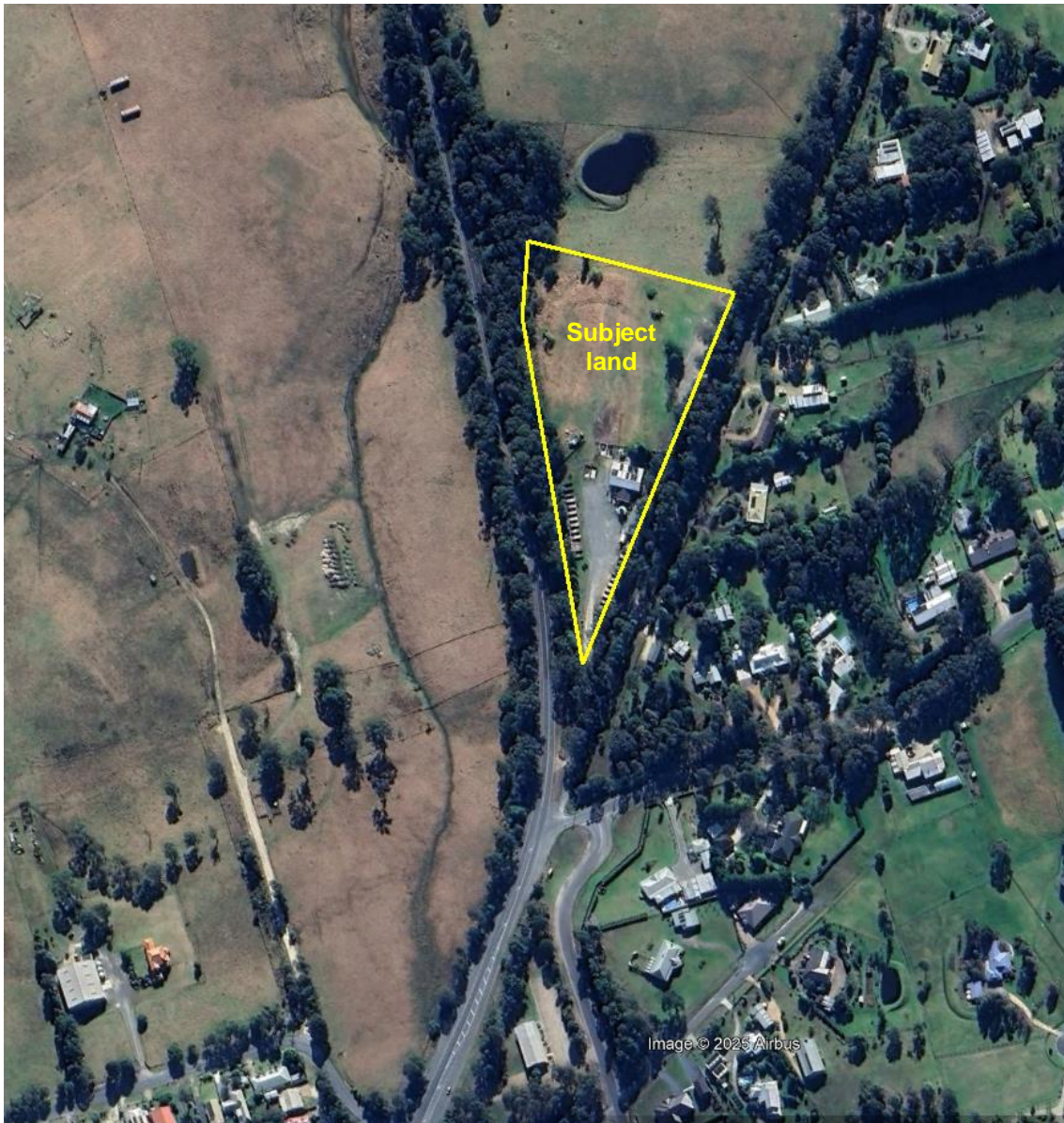
1.	Introduction	3
2.	Subject Land & Surrounding Context	4
3.	The Application & Proposal	13
4.	Cultural Heritage	20
5.	Planning Policy	21
5.1	Planning Policy Framework	21
5.2	Municipal Planning Strategy	22
6.	Planning Elements	23
6.1	Farming Zone 1	23
6.2	Design and Development Overlay 7	24
6.3	Signs	25
6.4	Car Parking	26
7.	Conclusion	27
8.	Attachments	
	Application Form	
	Layout Plan (Version 2)	
	Proposed Floor Plan and Elevations (Version 1)	
	Staging Plan (Version 2)	
	Site Plan prepared by <i>Crossco Consulting</i> (Dwg No. 3051-002-A)	
	Copy of Title (Lot 1 on PS543638)	

Applicable Planning Application fee is \$4,513.15 calculated as follows:

<i>Development (Class 13)</i>	<i>\$3,764.10</i>
<i>Use (Class 1)</i>	<i>748.05 (50% of lesser fee)</i>

1. Introduction

This Planning Report is prepared in support of the proposed use and development of a store and display of a business identification sign at 9 Old Bunga Road, Lake Bunga. The Report addresses the provisions of the Farming Zone 1, Design and Development Overlay 7, sign and car parking provisions 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 Lot 1 on PS543638 or more commonly known as 9 Old Bunga Road, Lake Bunga, the subject land has an area of approximately 2 hectares.

The property has two road frontages, adjoined to the west by Princes Highway, and to the south-east by Old Bunga Road.

The subject land is irregular in shape, with a landform that slopes downward in a north-westerly direction, with approximately ten metres of fall across the length (south to north) and width (east to north) of the site.



The site is developed as two discrete parcels, separated by a cyclone fence that dissects the two areas in an east/west direction.

The southern portion of the land contains a series of buildings and associated parking area that until recently been used as a brewery (from 2017-2025).

Council is currently considering Planning Application 5.2025.130.1 that proposes to change the use of this part of the subject land as an Indoor Recreation Facility (Dance Studio).

Prior to the brewery use, the subject land was used as a depot for a landscaping contractor's business. Evidence from this former use remains on site in the form of pens which housed landscaping supplies.

Access to the southern portion of the property is obtained from Old Bunga Road in the southernmost point of the eastern boundary, as illustrated by a red arrow in the diagram to the left.



Existing access to the southern portion of the subject land

The northern part of the property is devoid of development, save for high security fencing which surrounds the site. No vehicle access is established from the Princes Highway, given the dense roadside vegetation, in addition to the security fencing.



Looking north along abuttal to Princes Highway



Looking north-west along northern boundary

The landform is highest towards the frontage to Old Bunga Road, becoming more even in the centre of the allotment, and again sloping downward more steeply in the north of the site.



Looking north-west along northern boundary towards the lowest point of the land, adjoining Princes Highway



Looking south towards Old Bunga Road from the vacant portion of the subject land

Vehicle access is obtained from Old Bunga Road in the east, with high, sliding gates securing the entry.



Looking east towards existing access to Old Bunga Road

A gate has been constructed in the section of security fencing which separates the two distinct parts of the subject land, providing access between the two elements.



Looking south towards developed portion of site



Looking west from existing access towards central gates



Looking south-east along security fencing separating the two portions of the site

Close to the existing access, in the eastern part of the site are a cluster of black wattle trees, viewed in the following photograph from outside the security gates.



Looking north-west through existing gate towards scattered trees

A stockpile of fallen and lopped tree branches can be seen to the right of the previous picture, the majority of which have been on site for some time. Aerial photography shows the beginning of a stockpile in September 2022, expanding in August 2024, both prior to the current owner's purchase of the land.



*Stockpile circled on photographs from September 2022 (left) and August 2024 (right)
(Source: Google Earth)*

Although the subject land is within the Farming Zone (Schedule 1), the property has not been farmed for an extensive period of time. Historic aerial photography indicates the landscaping depot use on the subject land was established more than twenty years ago.



*Historic aerial photograph showing landscaping supplies stored on the land
(Source: Google Earth, date of photo: 14/02/2005)*

The surrounding context comprises a mixture of lot sizes and zoning, as demonstrated by the following map extract.



Planning scheme zone mapping (Source: VicPlan)

Farming Zone properties, south of the Princes Highway, are largely used for the purposes of rural living and are not being actively commercially farmed.

To the east of the subject land are a number of Low Density Residential zoned properties developed with dwellings. North of the site is a small Farming zoned property developed with a dwelling.

West of the subject land across from the Princes Highway are two Rural Living zoned land parcels that are devoid of development and to the south is the intersection of the Princes Highway, Old Bunga Road, Lake Bunga Beach Road and Beveridges Road.

The subject land is located on the northern periphery of Lake Bunga and is close to all the services and facilities of Lakes Entrance.



Locational map demonstrating that the subject land is 3.8km from the Lakes Entrance Activity Area (Source: Google Earth)

3. The Application & Proposal

It is proposed develop the northern part of the subject land with a self-storage facility. The proposed storage buildings will provide secure storage for a range of purposes, including a range of household goods or overflow of business needs (i.e. file storage or additional stock) to meet the varying needs of clients. The large vehicle parking/storage will accommodate caravans and boats.

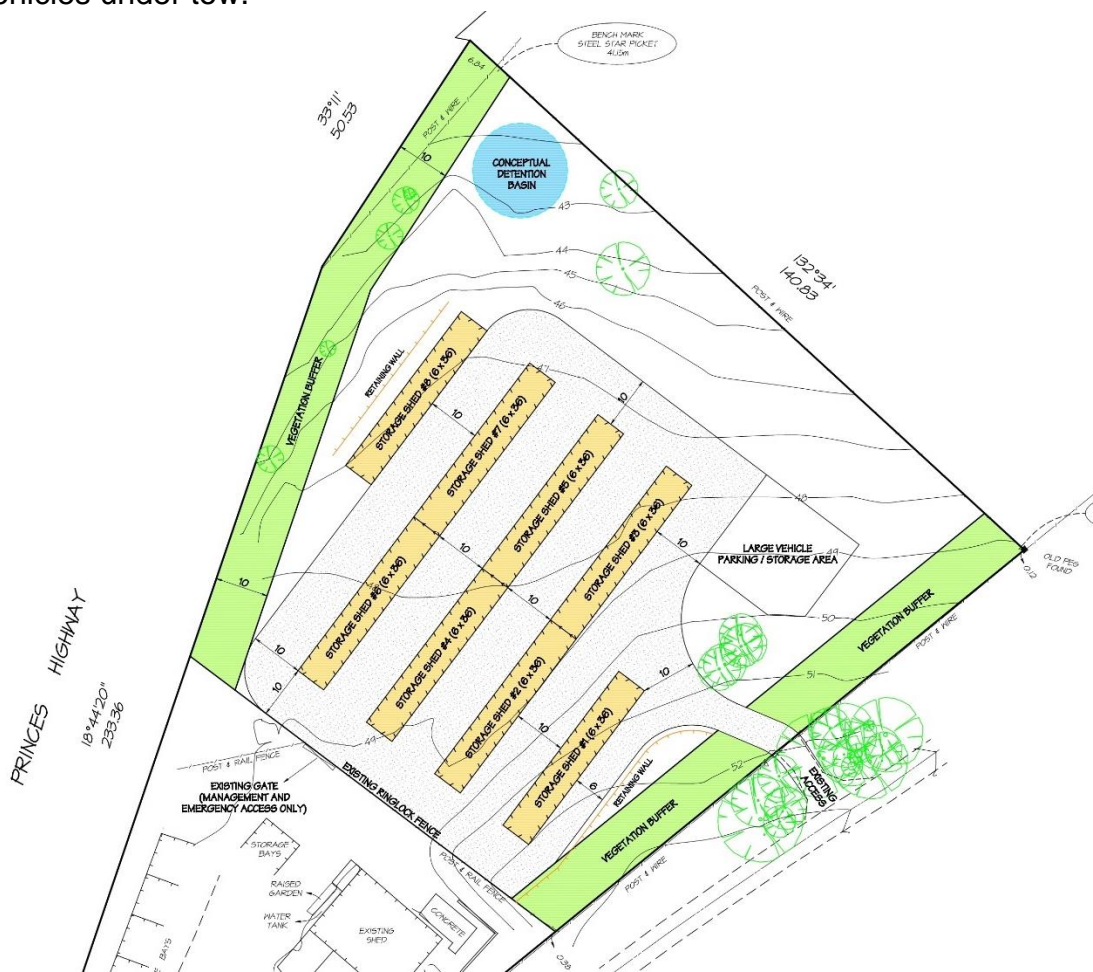


Proposed activity area outlined in red (Source: Google Earth)

The proposed storage buildings are to be located within the northern part of the subject land (the planning parcel). Civil works associated with the development will create a level pad and construct a hardstand surface for the erection of sheds and safe circulation of vehicles, with the site to drain to the north, following the natural topography of the land.

The Site Layout Plan demonstrates how all structures and hardstand areas will be thoughtfully positioned to avoid impacts to scattered trees on the land, whilst also maintaining appropriate buffers from roadside vegetation. A 10m wide vegetation buffer is proposed along the abutments to both Princes Highway and Old Bunga Road, providing additional opportunity for landscaping as the site develops.

Vehicle circulation has been carefully considered, with a minimum separation of 10 metres between all storage sheds, anticipating the likelihood of use by vehicles under tow.



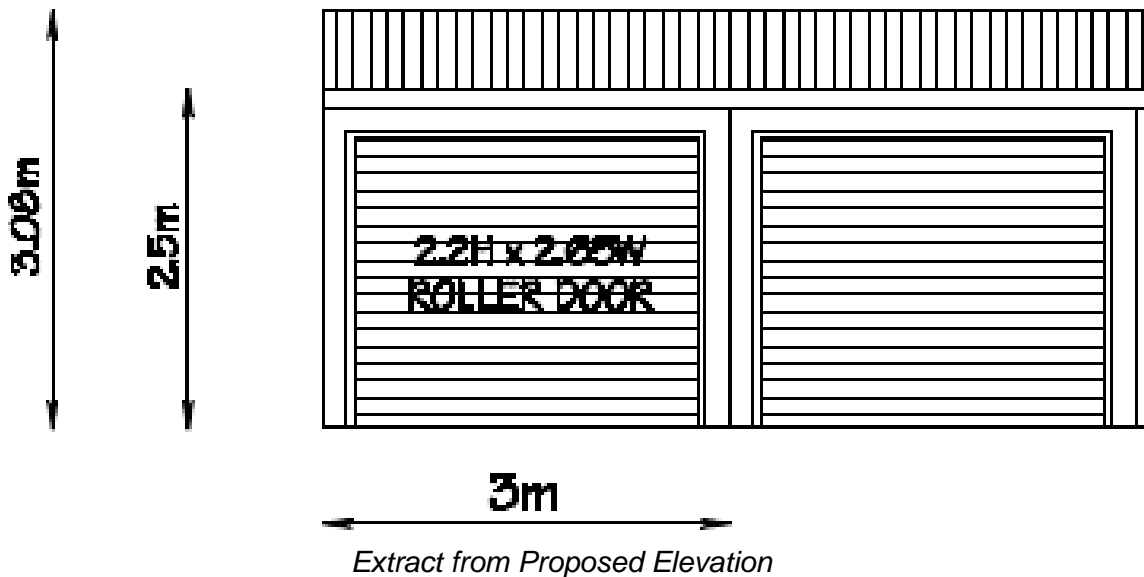
Extract of Layout Plan (Version 2)

The proposed storage buildings will consist of eight separate sheds, each being 6 metres in width and 36 metres in length. Each of the sheds will be internally divided creating 24 separate bays (each 3 metres wide by 3 metres deep) for individual self-storage requirements. Each shed will have a series of twelve roller doors on each of the longer sides, providing independent and secure access to each storage unit.



Six of the proposed storage sheds will be constructed as pairs, connected on the shorter side to provide a total length of 72 metres from end to end. This is considered to achieve the most efficient layout, providing for clear access and good manoeuvrability for vehicles accessing each storage unit.

Two separate storage sheds, nominated on the plan set as Sheds #1 and #8 are respectively proposed at the higher and lower points of the hardstand. Shed #8 provides a varied storage offer, with rollerdoors only proposed on the eastern elevation, resulting in a series of twelve bays with a depth of 6 metres.

Each of the storage buildings will have a wall height of 2.5 metres, with a maximum building height to the roof apex of 3.08 metres. Each roller door will be 2.2 metre high by 2.65 metres wide.



Each shed will be constructed from Colorbond steel, in the colours Windspray and Monument applied as per the following table:

Colour		Building element
Windspray https://colorbond.com/colours/windspray	 Windspray®	<ul style="list-style-type: none"> • Walls • Roof • Flashings
Monument https://colorbond.com/colours/monument	 Monument®	<ul style="list-style-type: none"> • Gutter • Barge • Roller doors

In addition to the self-storage sheds, a large pad of approximately 430m² with a crushed rock surface is to be developed within the north-eastern part of the subject land, for open storage of vehicles, caravans and boats.

The self-storage facility will utilise the existing access to Old Bunga Road for access to and from the property.



Existing vehicle access looking west from Old Bunga Road

With security a key consideration, entry to the site will be managed via electric gates managed via keypad. The proposed storage facility will have no onsite management. Tenants of the facility will be provided with a code to enable them to access the site and their storage unit on an as needs basis.

Once on the subject land, access has been designed to accommodate large vehicle movements, such as emergency vehicles, and will be constructed with a bitumen seal.

The existing gate located centrally within the existing ringlock fence separating the two uses on the subject land will remain locked, utilised only for emergency purposes, or should management require access between the two activities.

Tenants will be required to enter into a contract with management, ensuring that the use of the storage unit will not be carried out in a manner that could cause adverse impacts. As such there is no requirement to consider Clause 53.10 relating to *Uses and Activities With Potential Adverse Impacts*, as any activities or the storage of any materials which may give rise to adverse amenity impacts will be prohibited from occurring on site.

Business identification signage is proposed in the form of a 3m² sign affixed to the fence panel immediately south of the entry gates. The sign will have a height of 1.5 metres and a width of 2 metres, and will display the business logo and contact information. The sign is not proposed to be illuminated in any way.

Should Council determine the application favourably, it is expected that a Condition of Permit will require the endorsement of a Signage Plan, providing detail of the proposed 3m² sign.

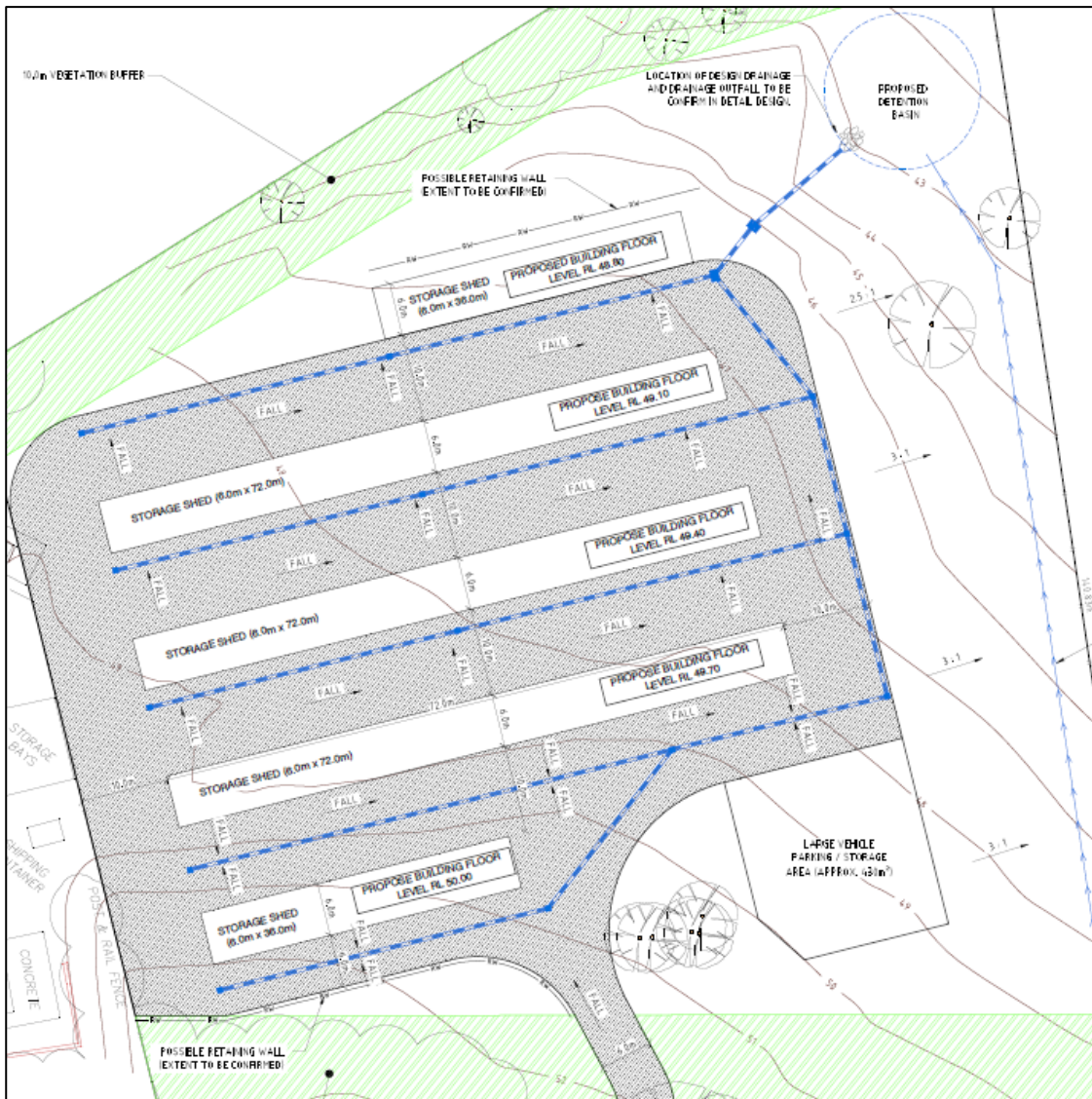


Indicative location of proposed business identification sign

Crossco Consulting have prepared a conceptual site plan to indicate the likely extent of earthworks required to achieve the level construction pad and areas of hardstand, together with indicative on site drainage.

The concept plan proposes a network of underground drains to collect stormwater from the buildings and hardstand, and convey it to a proposed detention basin in the north of the site. A cut off drain parallel to the north-eastern boundary will collect overland flow, directing it to the proposed detention basin. Indicative detail of proposed retaining walls is also shown, to ensure appropriate transition of grade.

It is expected that a condition of Planning Permit will call for the preparation of detailed drainage plans, should Council determine the application favourably.



Extract from Site Plan (Dwg no. 3051-002-A)

The proposed storage facility will be developed in stages, as shown on the attached Staging Plan (Version 2). Five stages of development are proposed, summarised as follows:

- Stage 1: All the civil works, vehicle storage area and Shed #1
- Stage 2: Sheds #2 and #3
- Stage 3: Sheds #4 and #5
- Stage 4: Sheds #6 and #7
- Stage 5: Shed #8

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
35.07-1 FZ	Use of a store
35.07-4 FZ	Buildings and works associated with a Section 2 use
43.02-2 DDO7	Buildings and works
52.05-14 Signs	Display a business identification sign

No referral is required 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, showing culturally sensitivity areas in dark green (Source: VicPlan)

Although the use of a store is a high impact activity, the subject land is not within an area of cultural heritage sensitivity. As such, there is no mandatory requirement to provide a CHMP in support of the application.

5. Planning Policy

5.1 Planning Policy Framework

Strategies contained within Clause 11.01-1S Settlement encourages a more denser settlement pattern within urban areas. This has resulted in more higher intensity development and smaller housing sizes leading people to rely on offsite storage needs.

The siting of the proposed storage units has been deliberately positioned to avoid impacts to native vegetation within the road reserves and along the property boundaries providing a ten metre vegetation buffer consistent with Clause 12.01-2S Native vegetation management.

Clause 14.01-1S Protection of agricultural land seeks to protect the state's agricultural base by preserving productive farmland. The subject land has been lost to agriculture for a significant period of time having been used by a former contractor of East Gippsland Shire Council that provided landscape services to Council, and more recently the land has been used as a brewery from 2017-2025.

The use of the land for the purposes of a store will not result in a loss of productive agricultural land as it has already been lost to agriculture and rural activities. Being located on the fringe of one of the largest townships in the Shire and adjoining residential areas the subject land is not suited to intensive agricultural activities and being a relatively smaller lot is not attractive for larger agricultural enterprises.

The land is well positioned to be developed for storage buildings the landscape character of the area and the visual amenity will be maintained, as the subject land is shielded from the public realm by a curtain of roadside vegetation as sought by Clause 15.01-6S Design for rural areas.

Access to the proposed store will take place from the existing vehicle crossover from Old Bunga Road, maintaining the Principal Road Network, as sought within Clause 18.02-4S Roads.

The proposed drainage scheme for the subject land is consistent with Clause 19.03-3L Integrated water management. Directing stormwater to a detention basin will prevent high nutrient and sediment concentrations entering local waterways and the municipal stormwater system. Onsite detention will also manage stormwater runoff during higher rainfall events, ensuring pre-development stormwater flows are achieved. It is expected that a condition of the permit will require a detailed drainage design to be submitted for Council's further consideration.

5.2 Municipal Planning Statement

Located on the periphery of the Lakes Entrance Township the proposed use of the land for a store will assist to achieve one of Council's strategic directions for Lakes Entrance. The proposed development will provide for the storage of recreational boats assisting to enhance Lakes Entrance's role as the largest coastal town in Gippsland with a focus on recreational boating activities consistent with Clause 02.03-1 Settlement and housing – Growth area towns.

Environmental and landscape values at Clause 02.03-2 will be maintained by the proposal. The proposed development has been deliberately setback from roadside vegetation ensuring the development does not result in the loss of native vegetation within the road reserves or on the subject land, and maintains the landscape character of the area.

Utilising a detention basin on the subject land as part of the drainage design will ensure that stormwater runoff will be maintained at pre-development rates and assists water quality as sought within Clause 02.03-2 Environmental and landscape values.

Located within a designated bushfire prone area, the proposed use of the land for a store represents a low risk to human life as the development will not encourage large gatherings of people in accordance with Clause 02.03-3 Environmental risks and amenity.

The proposed use and development of a store is not inconsistent with Clause 02.03-4 Natural resource management:

- No productive agricultural activities have been undertaken on the property for many years as such there is no loss of productive agricultural land.
- The land is lost to farming, using the property for intensive agricultural activities would be inappropriate given the adjoining residential uses and the property size could not sustain a broad acre agricultural enterprise.
- The subject land is not classified as high quality agricultural land or farming land of strategic importance nor is the property located close to such farming properties.
- The land is not located within a Special Water Supply Catchment ensuring water for human consumption is not impacted.
- Water quality of the area will be maintained with the detention basin acting to accept the first flush of nutrients from the development site.

6. Planning Elements

6.1 Farming 1 Zone

The subject land is zoned Farming Zone 1 in accordance with the East Gippsland Planning Scheme.

Using and developing the subject land for the purposes of a store will not undermine the purposes of the Zone having regard for the following:

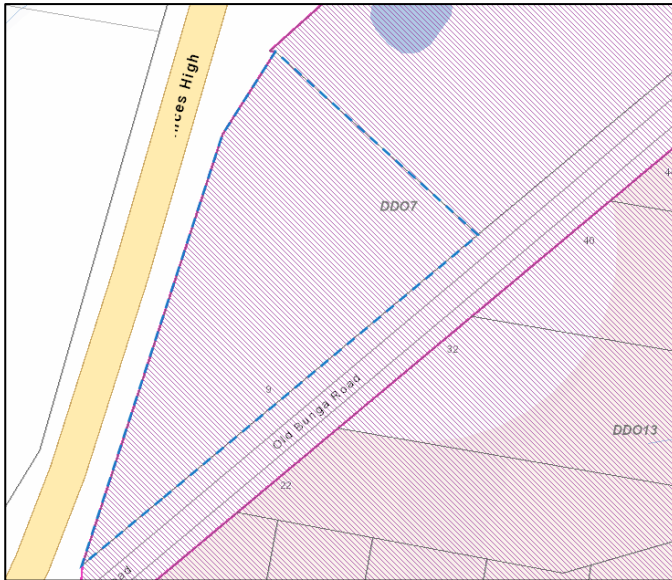
- The use of the land for agriculture has long ceased.
- The subject land is not well placed to be productive agricultural land given its location within a residential setting and the property size.
- The proposed use will not adversely affect the use of land for agriculture in the area as agricultural pursuits in the area are akin to land management grazing or hobby farming.

A response to the decision guidelines is offered with the following commentary:

- Planning policy seeks to balance planning outcomes, and the location of the subject land will see the proposed use sit comfortably within the location and achieves an acceptable planning outcome.
- The proposal is not detrimental to the outcomes sought within the Regional Catchment Strategy as it promotes water quality, protects native vegetation and does not impact on any designated waterway of the subject land.
- Capability of the land to accommodate the proposed store is demonstrated with stormwater managed to pre-development flows, water quality improvement reducing nutrient flows into local waterways and no need to accommodate onsite effluent disposal.
- The use is compatible with adjoining and nearby land uses given the residential and rural living context of the area. The proposed use is considered benign.
- No agricultural production has occurred on the property for a long period of time and as such there is no loss to agricultural production.
- The proposed store will not limit the operation or expansion of nearby agricultural uses as agricultural activities within the area are hobby farming and land management grazing.
- There is no ability for the property to sustain an agricultural use given its size and the surrounding residential context.
- The property and the area are not identified as farming land of strategic significance.
- Water quality will be maintained through the management of stormwater on site.
- Siting of the development has been carefully considered to avoid impacts to roadside vegetation.

- Extensive native vegetation exists along Old Bunga Road and the Princes Highway screening views of the buildings from the public realm.
- The proposed building heights are well below the tree canopy cover in the area.

6.2 Design and Development Overlay 7



The subject land in its entirety is included within the Design and Development Overlay – Schedule 7 which relates to *Highway Corridors, Princes Highway and Great Alpine Road*.

*Extract from Overlay mapping
(Source: VicPlan)*

The proposal has appropriately considered the design objectives and decision guidelines of Schedule 7 to the Overlay through the following:

- Access to the subject land will have no adverse effects on the safe and efficient flow of traffic along the highway given the proposed development will be accessed from the existing vehicle crossover from Old Bunga Road.
- Screening vegetation within the Princes Highway road reserve will shield the visibility of the proposed storage buildings.
- Materials to be used for the buildings are consistent with other types of buildings found within the area.
- Siting of the proposed hardstand and buildings have been setback from road frontages to avoid impacts to roadside vegetation.
- Proposed setbacks provide the opportunity for the planting of vegetation to augment mature vegetation within the road reserves.
- Additional traffic will be generated by the use of the land for the purposes of a storage facility, however there will be no detrimental impact on the highway corridor.
- The proposed use and development of a store will necessitate a three square metre business identification sign to be placed at the entrance of the site. The proposed sign will have a limited impact on the visual amenity of the landscape as the sign will be setback within the property boundaries, it will not be illuminated, oblique views to the sign will be screened by vegetation, is small in scale and will not be visible from the highway.

6.3 Signs

It is proposed to display a 3m² business identification sign at the entrance of the property. In accordance with Clause 52.05-14, this requires approval.

A response to the decision guidelines of Clause 52.05-8 is offered:

- No visual disorder or clutter will arise from the sign as it is proposed to only display one sign and there are no other business identification signs within the location.
- No important views from the public realm will be obscured by the proposed sign.
- The sign will be affixed to the security fence and will not dominate the skyline.
- No views of existing signs will be impeded.
- The sign proportion, at 3m², is commensurate with the landscape setting and is a secondary element to the overall store development.
- The proposed sign will sit below the prevailing tree canopy height.
- The subject land is a larger property, and the sign is subservient to the overall development.
- No vegetation is required to be removed to enable the display of the business identification sign.
- No illumination of the sign is proposed.
- There is a need to identify the site for those first time customers using the storage units.
- The sign will not detrimentally impact road safety as no line of sight will be obscured, and no traffic control device will be obstructed. The sign will not be illuminated avoiding distracting drivers, it will not be mistaken for a traffic control device, it will not require close study, and it is within a low speed environment.

6.4 Car Parking

The planning parcel for the proposed use is the northern part of 9 Old Bunga Road, Lake Bunga (north of the internal security fence).

Clause 52.06-2 requires that before a new use commences the number of car parking spaces required under Clause 52.06-5 needs to be provided on the land.

Clause 52.06-5 requires a proposed store to provide 10 percent of the site area for car parking. The calculation for the area of car parking required includes an accessway that directly abuts any car parking spaces, as prescribed by Clause 52.06-5.

The planning parcel, being that part of the subject land north of the internal security fence, has an area of 1.24 hectares. The provisions of Clause 52.06-5 require no less than 1,240m² to be set aside for car parking within the planning parcel.

Vehicles loading and unloading at the storage units will park horizontally to the units. We have conservatively excluded those areas at the southern and northern ends of each bay of storage units, despite the high likelihood that some parking will occur in these spaces.

The following extract of the site plan identifies those areas that will be set aside for car parking, which are calculated as follows

Car Parking Area	Dimensions	Area (m ²)
A	6m x 36m	216
B	10m x 72m	720
C	10m x 72m	720
D	10m x 72m	720
E	10m x 72m	720
Total		3,096

The area set aside for car parking equates to 24.96% of the total site area, which greatly exceeds the requirements of 52.06-5.



Extract of the site plan identifying five areas set aside for car parking

7. Conclusion

The proposed use and development of a store and display of a business identification sign at 9 Old Bunga Road, Lake Bunga is considered to accord with all relevant provisions of the Farming 1 Zone and Design and Development Overlay 7 of the East Gippsland Planning Scheme. The proposal is consistent with the Planning Policy Framework and Municipal Planning Strategy and will provide a much needed facility for Lakes Entrance and surrounds.

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

Our ref: 21147

18 July 2025

Statutory Planning Officer
East Gippsland Shire Council
Via email: planning@egipps.vic.gov.au

Attention: Neha Sharma

Dear Neha,

Re: Planning Application 5.2025.230.1
Use and development of a store & display of business identification signage
9 Old Bunga Road, Lake Bunga

Further to your correspondence of 22 July 2025, we are pleased to provide additional information to assist with your consideration of the above mentioned matter.

Please find enclosed a Landscape Plan (Version 2) for your consideration. Proposed landscaping has had regard for Council's concerns about views of the proposed buildings from Princes Highway. It is worth noting the limited viewshed vehicles travelling at 90km/hr will experience, given the sloping landform and presence of roadside vegetation. The magnitude of the existing viewscape is considered to be low, with effective screening through topography and vegetation mitigating visual impacts.

The Landscape Plan (Version 3) nominates species derived from EVC 15: Limestone Box Forest of the East Gippsland Lowlands Bioregion. Large trees are nominated with the expectation of higher canopy screening views as the vegetation matures, with smaller shrubs proposed between trees to compliment lower level vegetation within the established roadside corridor.

No landscaping is proposed within the site adjoining Old Bunga Road, given the substantial screening achieved by established roadside vegetation.

A revised Layout Plan (Version 3) is also enclosed which includes the large tree in the north-western corner of the site that was inadvertently omitted from previous versions. The conceptual detention basin has been repositioned to ensure it avoids encroachment upon the tree protection zone from the large tree. The Layout Plan has also been updated to omit vegetation previously shown on the plans which is no longer present on the subject land.



FS 520900



East Gippsland Shire Council

We trust the enclosed information will assist Council in their consideration of this matter, and we look forward to receiving Council's for public notification.

Regards,


KATE YOUNG

Encl. Layout Plan (Version 3)
Landscape Plan (Version 2)



Canopy Trees		
Botanical Name	Common Name	Mature Height (m)
<i>Eucalyptus polyanthemos</i> subsp. <i>vestita</i>	Red Box	10-25
<i>Eucalyptus goniocalyx</i>	Long-leaf Box	10-20
<i>Eucalyptus macrorhyncha</i>	Red Stringybark	12-20
<i>Eucalyptus melliodora</i>	Yellow Box	15-25
<i>Eucalyptus tricarpa</i>	Red Ironbark	10-20
Medium to Tall Shrubs		
Botanical Name	Common Name	Mature Height (m)
<i>Acacia pycnantha</i>	Golden Wattle	4-8
<i>Acacia mearnsii</i>	Black Wattle	6-15
<i>Dodonaea viscosa</i> subsp. <i>cuneata</i>	Sticky Hop Bush	1-4
<i>Exocarpos cupressiformis</i>	Cherry Ballart	4-10
<i>Bursaria spinosa</i>	Sweet Bursaria	2-5

Eucalyptus polyanthemos subsp. Vestita






Eucalyptus goniochalx

Eucalyptus macrorhyncha

Eucalyptus melliodora

Eucalyptus tricarpa

Medium to Tall Shrubs

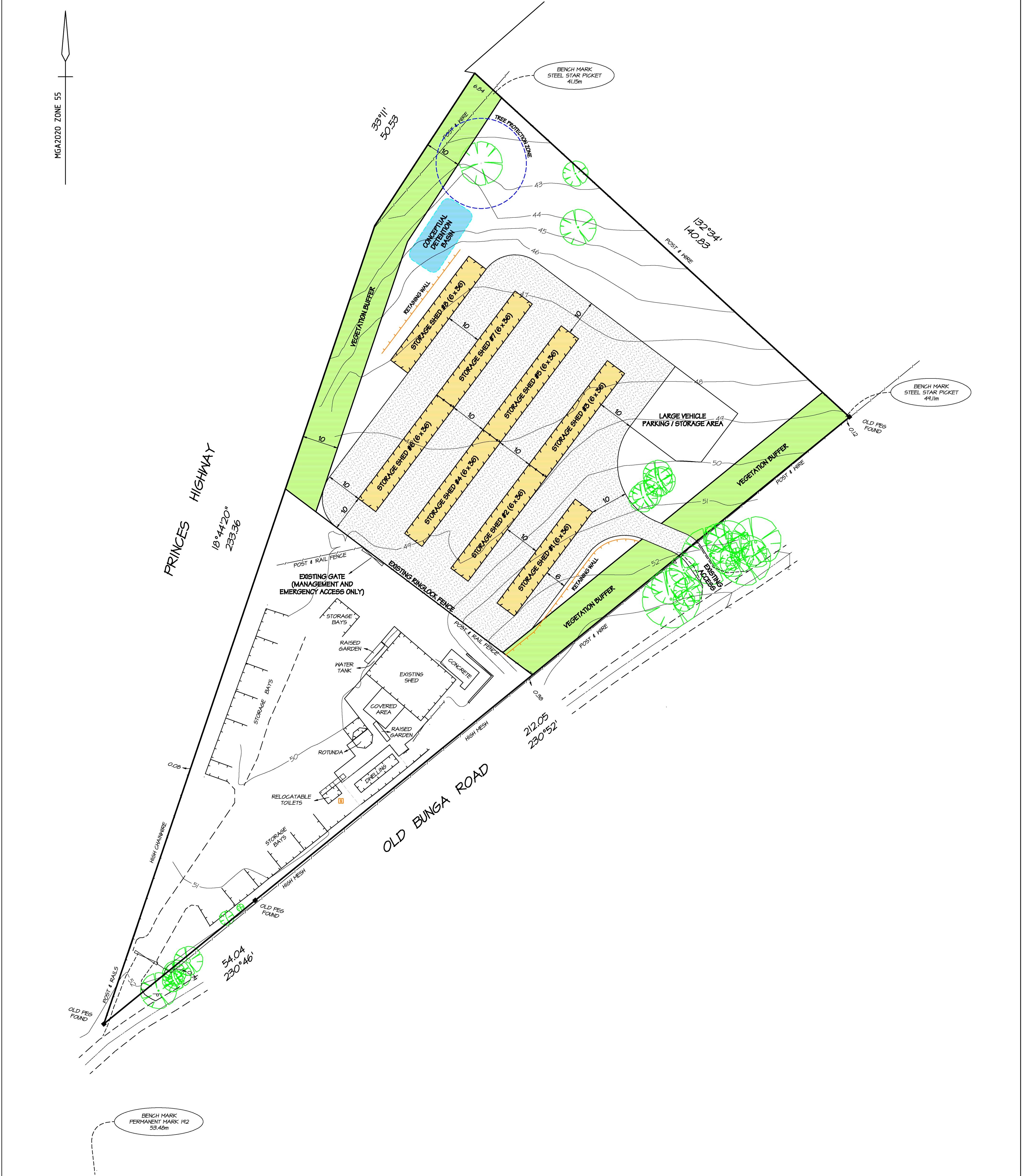
		
<i>Acacia pycnantha</i>	<i>Acacia mearnsii</i>	<i>Dodonaea viscosa</i> subsp. <i>cuneata</i>
		
<i>Exocarpos cupressiformis</i>	<i>Bursaria spinosa</i>	

MGA2020 ZONE 55



- STAGE 1 = ALL CIVIL WORKS, VEHICLE STORAGE AREA AND STORAGE SHED #1
- STAGE 2 = STORAGE SHEDS #2 & #3
- STAGE 3 = STORAGE SHEDS #4 & #5
- STAGE 4 = STORAGE SHEDS #6 & #7
- STAGE 5 = STORAGE SHED #8

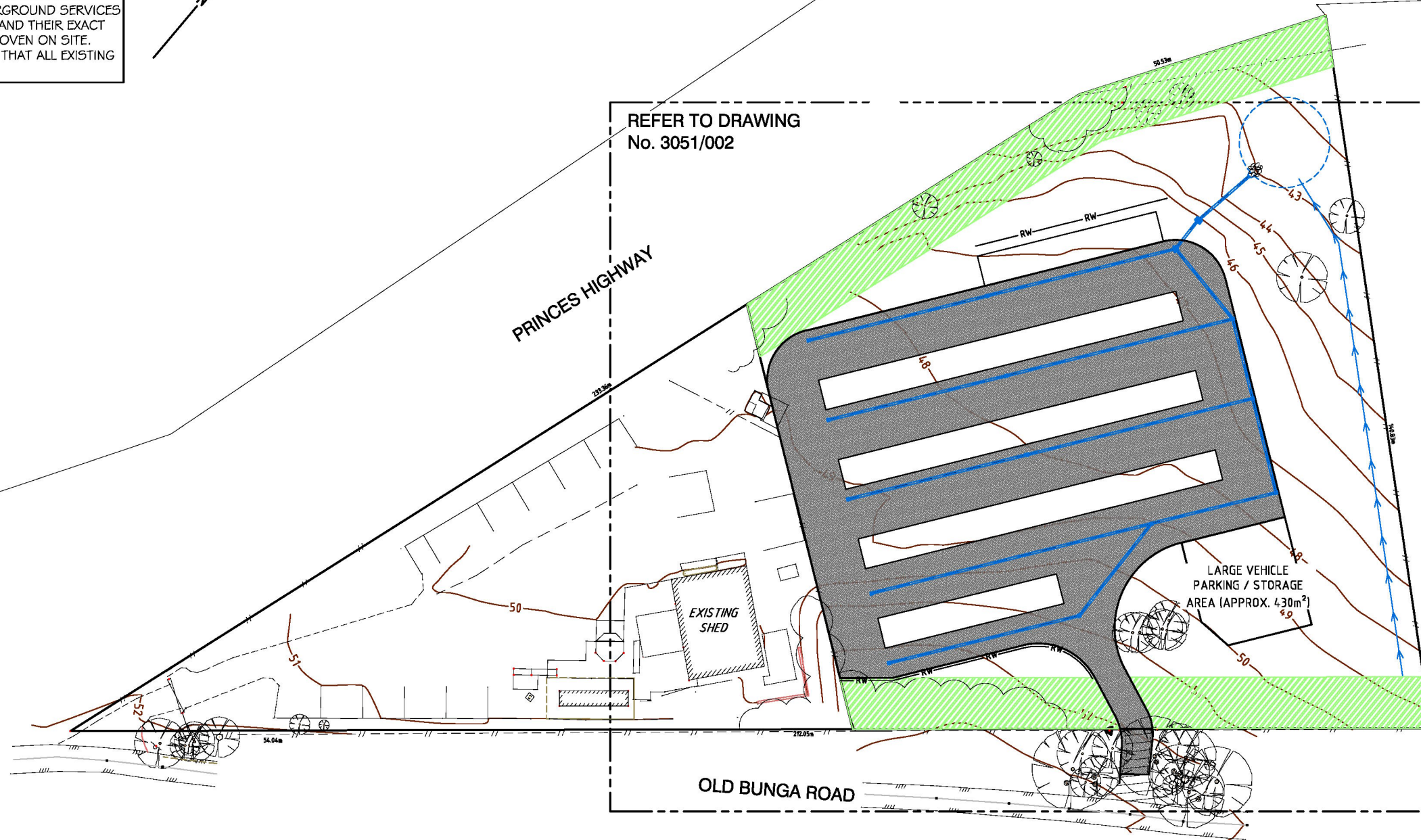
NOTATIONS	STAGING PLAN	
	PARISH OF COLQUHOUN CROWN ALLOTMENT 131B (PART) LOT 1 - P5543638T	
9 OLD BUNGA ROAD, LAKE BUNGA	SCALE (SHEET SIZE A1)	SURVEYORS REF.
Crowther & Sadler Pty. Ltd. LICENSED SURVEYORS & TOWN PLANNERS 162 MACLEOD STREET, BAIRNSDALE, VIC., 3676 P. (03) 5182 6011 E. contact@crowthersadler.com.au	1 : 1000	21147 VERSION 2 - DRAWN 08/07/2025
FILENAME: Y:\21000-21999\21100-21199\21147 Moorhouse\21147 Staging Plan V2.pro		



<div>9 OLD BUNGA ROAD, LAKE BUNGA</div>			NOTATIONS	LAYOUT PLAN	
					PARISH OF COLQUHOUN CROWN ALLOTMENT 131B (PART) LOT 1 - PS543638T
<div><div>Crowther & Sadler Pty. Ltd.</div><div>LICENSED SURVEYORS & TOWN PLANNERS 152 MACLEOD STREET, BAIRNSDALE, VIC., 3875 P. (03) 6182 8011 E. contact@crowthersadler.com.au</div></div>	SCALE (SHEET SIZE A1)				
	1 : 500				
	SCALE (SHEET SIZE A3)	SURVEYORS REF.			
FILENAME: Y:\21000-21999\21100-21199\21147 Moorhouse\21147 Layout Plan V3.pro	1 : 1000	21147 VERSION 3 - DRAWN 12/08/2025			

WARNING:
BEWARE OF LIVE ELECTRICITY.

WARNING:
BEWARE OF UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND SERVICES
ARE APPROXIMATE ONLY AND THEIR EXACT
POSITION SHOULD BE PROVEN ON SITE.
NO GUARANTEE IS GIVEN THAT ALL EXISTING
SERVICES ARE SHOWN.



REFER TO DRAWING
No. 3051/002

PRINCES HIGHWAY

OLD BUNGA ROAD

LARGE VEHICLE
PARKING / STORAGE
AREA (APPROX. 4,300m²)

LEGEND:

- DIRECTION OF FALL
- PROPOSED STORMWATER
- PROPOSED STORMWATER PIT
- PROPOSED SWALE DRAIN
- PROPOSED RETAINING WALL
- PROPOSED ROAD/PAVEMENT
- PROPOSED DRIVEWAY
- PROPOSED ROAD PAVEMENT
- PROPOSED VEGETATION BUFFER
- EXISTING CONTOURS (INTERVALS 0.2m)
- EXISTING TREE
- EXISTING TREES TO BE REMOVED
(REFER TO CROWTHER & SADLER PLAN
OF VEGETATION REMOVAL)

DESIGNED:	A.D. CROSSCO
DRAWN:	A.M.M.
CHECKED:	A.G.
APPROVED:	MARGARET SUPPLITT NER (REG No. 400055)

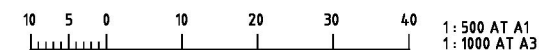


Crossco Consulting Pty Ltd
ABN: 88 135 548 110
154 Macleod St
P.O. Box 858
Bairnsdale Vic 3875
Tel: (03) 51526298
Fax: (03) 51527222
Email: consult@crossco.com.au

9 OLD BUNGA ROAD, LAKE BUNGA
SITE PLAN - SHEET 1 OF 2

DRAWING No.
3051-001-A

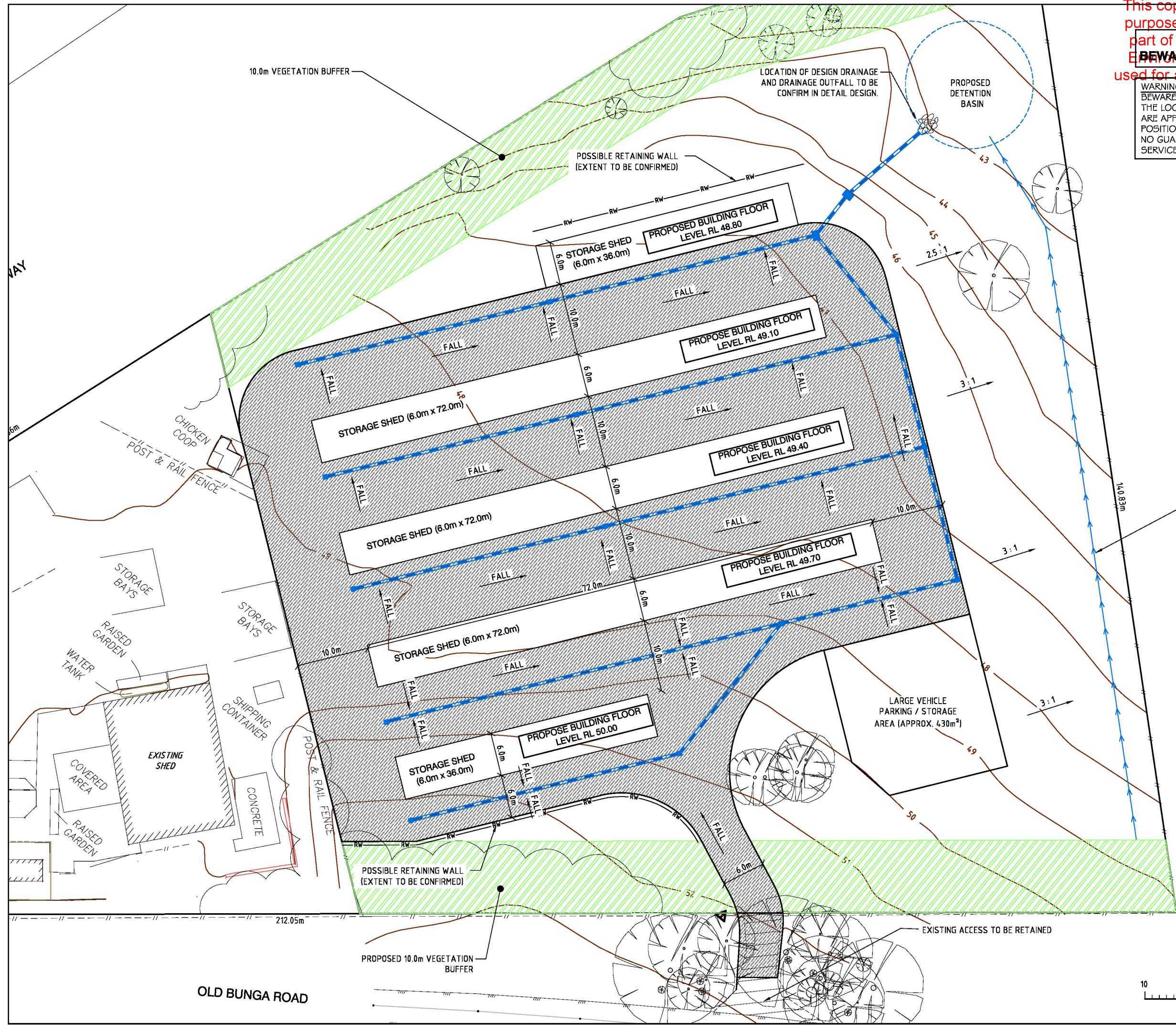
PRELIMINARY DESIGN - NOT FOR CONSTRUCTION



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. This document must not be used for any purpose which may breach any copyright.

WARNING:
BEWARE OF LIVE ELECTRICITY

WARNING:
BEWARE OF UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE.
NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

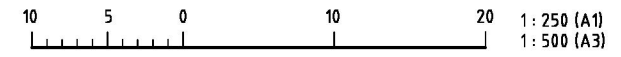


DESIGNED:	A.D. CROSSCO
DRAWN:	A.M.M.
CHECKED:	A.G.
APPROVED:	MARGARET SUPPLITT NER (REG No. 400055)

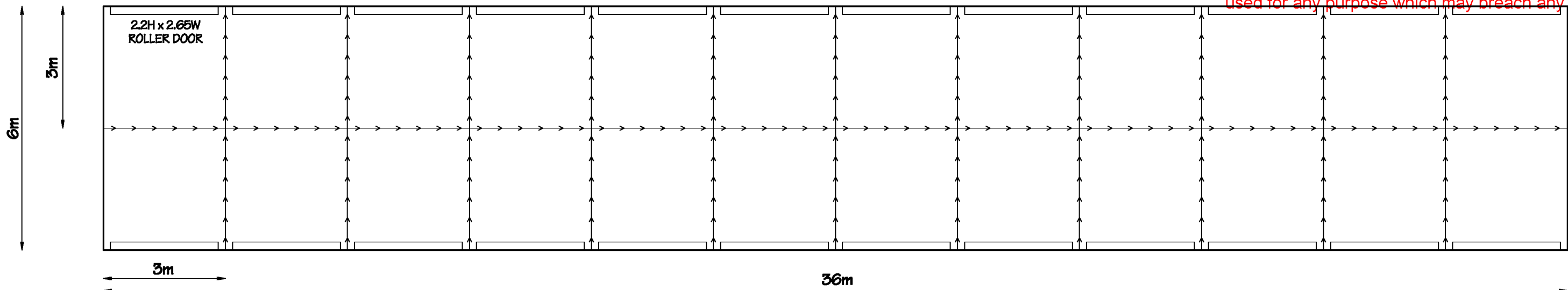


Crossco Consulting Pty Ltd
ABN: 88 135 548 110
154 Macleod St
P.O. Box 858
Bairnsdale Vic 3875
Tel: (03) 51526298
Fax: (03) 51527222
Email: consult@crossco.com.au

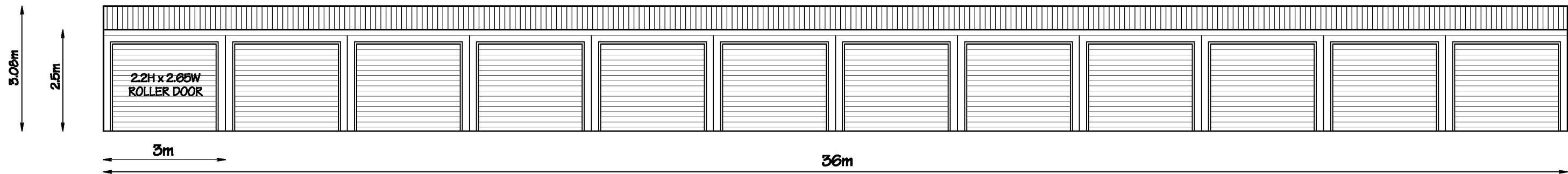
9 OLD BUNGA ROAD, LAKE BUNGA
SITE PLAN - SHEET 2 OF 2
DRAWING No.
3051-002-A
PRELIMINARY DESIGN - NOT FOR CONSTRUCTION



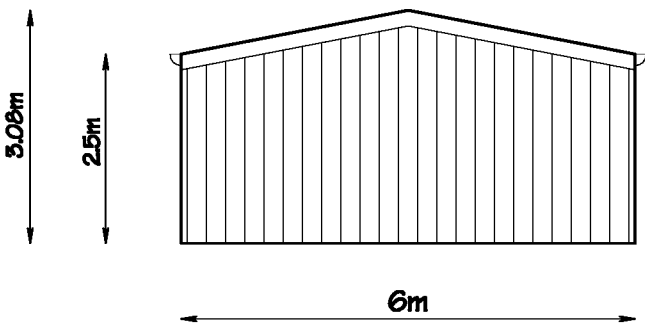
FLOOR PLAN



EAST & WEST ELEVATIONS



NORTH & SOUTH ELEVATIONS



9 OLD BUNGA ROAD, LAKE BUNGA	NOTATIONS		FLOOR & ELEVATIONS PLAN
<div>Crowther & Sadler Pty. Ltd.</div> <div>LICENSED SURVEYORS & TOWN PLANNERS</div> <div>152 MACLEOD STREET, BAIRNSDALE, VIC., 3875</div> <div>P. (03) 5152 5011 E. contact@crowthersadler.com.au</div>	SCALE (SHEET SIZE A3)	SURVEYORS REF.	PARISH OF COLQUHOUN CROWN ALLOTMENT 131B (PART) LOT 1 - PS543638T
	1 : 100	21147	
	VERSION 1 - DRAWN 26/06/2025		
FILENAME: Y:\21000-21999\21100-21199\21147 Moorhouse\21147 Floor & Elevations V1.pro	Printed 22/09/2025		