

Form 2

**NOTICE OF AN APPLICATION FOR PLANNING PERMIT**

<b>The land affected by the application is located at:</b>	<b>62 Old Bunga Road LAKE BUNGA 3909 Lot: 2 PPS: 918831</b>
<b>The application is for a permit to:</b>	<b>Dwelling and outbuilding</b>
<b>The applicant for the permit is:</b>	<b>Lake Tyers Beach Design</b>
<b>The application reference number is:</b>	<b>5.2024.88.1</b>

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 applicant giving notice</b>
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If you object, the Responsible Authority will tell you its decision.

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

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VOLUME 12534 FOLIO 236

Security no : 124113403947T  
Produced 14/03/2024 02:08 PM

**LAND DESCRIPTION**

Lot 2 on Plan of Subdivision 918831M.  
PARENT TITLE Volume 12534 Folio 183  
Created by instrument PS918831M 01/03/2024

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Joint Proprietors  
DARREN JOHN REGGARDO  
JOANNE FRANCES REGGARDO  
PS918831M 01/03/2024

**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 PS918831M FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NUMBER		STATUS	DATE
PS918831M (B)	PLAN OF SUBDIVISION	Registered	01/03/2024

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 62 OLD BUNGA ROAD LAKE BUNGA VIC 3909

**ADMINISTRATIVE NOTICES**

NIL

DOCUMENT END



# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>PS918831M</b>
Number of Pages (excluding this cover sheet)	<b>2</b>
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EDITION 1 PS 918831M

<h1>PLAN OF SUBDIVISION</h1>	
<p><b>LOCATION OF LAND</b></p> <p><b>PARISH:</b> COLQUHOUN</p> <p><b>TOWNSHIP:</b> _____</p> <p><b>SECTION:</b> _____</p> <p><b>CROWN ALLOTMENT:</b> 131C (PART)</p> <p><b>CROWN PORTION:</b> _____</p> <p><b>TITLE REFERENCE:</b> VOL FOL</p> <p><b>LAST PLAN REFERENCE:</b> LOT 1 - PS921651V</p> <p><b>POSTAL ADDRESS:</b> 60 OLD BUNGA ROAD, (at time of subdivision) LAKE BUNGA, 3909</p> <p><b>MGA2020 CO-ORDINATES:</b> E: 591 020      <b>ZONE:</b> 55 (of approx centre of land in plan)      N: 5809 500</p>	<p>Council Name: East Gippsland Shire Council Council Reference Number: PS918831M Planning Permit Reference: 5.2023.277.1 SPEAR Reference Number: S219774V</p> <p><b>Certification</b></p> <p>This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6 of the Subdivision Act 1988: 03/11/2023</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made</p> <p>Digitally signed by: Michelle Kim Van Aarde for East Gippsland Shire Council on 12/12/2023</p> <p><b>Statement of Compliance</b> issued: 14/12/2023</p>

<b>VESTING OF ROADS AND/OR RESERVES</b>	<b>NOTATIONS</b>				
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:20%;">IDENTIFIER</th> <th>COUNCIL/BODY/PERSON</th> </tr> <tr> <td style="text-align: center;">NIL</td> <td style="text-align: center;">NIL</td> </tr> </table>	IDENTIFIER	COUNCIL/BODY/PERSON	NIL	NIL	
IDENTIFIER	COUNCIL/BODY/PERSON				
NIL	NIL				
<b>NOTATIONS</b>					
<b>DEPTH LIMITATION</b> 15.24 METRES BELOW THE SURFACE					
<p><b>SURVEY:</b> This plan is based on survey.</p> <p><b>STAGING:</b> This is not a staged subdivision. Planning Permit No. 5.2023.277.1</p> <p>This survey has been connected to permanent marks No(s). 192</p> <p>In Proclaimed Survey Area No. NIL</p>					

EASEMENT INFORMATION			
<b>LEGEND:</b> A - Appurtenant Easement    E - Encumbering Easement    R - Encumbering Easement (Road)			

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	POWERLINE	SEE DIAG.	PS921651V - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD

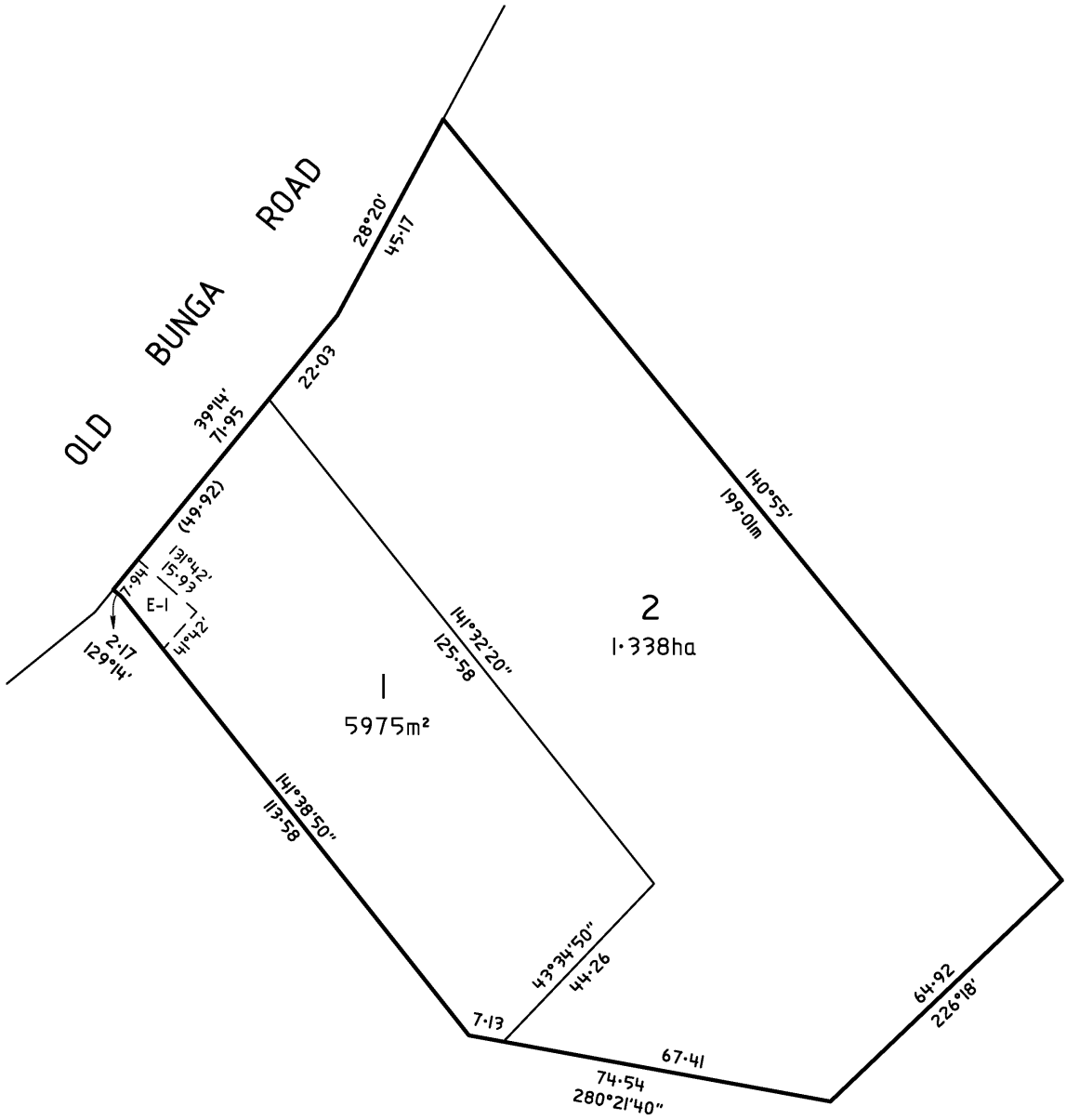
<p><b>Crowthier &amp; Sadler</b> Pty. Ltd.</p> <p>LICENSED SURVEYORS &amp; TOWN PLANNERS 162 MACLEOD STREET, BAIRNSDALE, VIC., 3875 P. (03) 6162 6011 E. contact@crowthiersadler.com.au</p>	<p>SURVEYORS FILE REF: 20496</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 1 OF 2 SHEETS</p>
	<p>Digitally signed by: Paul Anthony Dwyer, Licensed Surveyor, Surveyor's Plan Version (2), 06/12/2023, SPEAR Ref: S219774V</p>		<p>PLAN REGISTERED TIME: 3:22pm      DATE: 1/3/2024 Assistant Registrar of Titles</p>

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PS 918831M

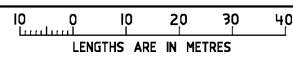
MGA2020 ZONE 55



**Crowther & Sadler** Pty. Ltd.  
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 162 MACLEOD STREET, BAIRNSDALE, VIC., 3875  
 P. (03) 6162 6011 E. contact@crowthersadler.com.au

SURVEYORS REF 20496

SCALE 1:1000



ORIGINAL SHEET SIZE: A3

SHEET 2

Digitally signed by: Paul Anthony Dwyer, Licensed Surveyor,  
 Surveyor's Plan Version (2),  
 06/12/2023, SPEAR Ref: S219774V

Digitally signed by:  
 East Gippsland Shire Council,  
 12/12/2023,  
 SPEAR Ref: S219774V

Printed 8/04/2024  
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## Reggardo Residence

62 Old Bunga Road – Lake Bunga.  
Proposed Residence.

### Planning Report -

#### Property Details:

**Address:** 62 Bream Road – LAKE BUNGA (Lot 2 PS 918831 M)

**Zone:** FZ1

**Overlays:** 'DDO' – Design Development Overlay (Not in mapped area)

'EMO' – Erosion Management Overlay (Geotech Waiver letter provided)

'VPO' – Vegetation Protection Overlay (No vegetation removal required)

Designated Bushfire prone Area – Assessment to be completed.

#### Referenced documents:

*35.07 'Farming Zone' FZ1 & Schedule to the Farming Zone*

#### Existing Conditions:

The allotment recently formed as part a 2 lot subdivision is the larger parcel of land adjacent the Existing Dwelling previously known as Lot 5 PS 312020.

The allotment is free from vegetation and contains an existing dam central to the site. The site is grassed with fall towards the East direction away from Old Bunga Road.

Views exist in a North East direction across the neighboring farm land and gully area (Old Bunga Creek). The site is partially screened by existing vegetation along Old Bunga Road, access is available by an existing gravel crossover from Bunga Creek road, approximately 250m from the Princes Highway intersection.

The adjoining properties are currently occupied as per below.

**60 Old Bunga Road:** 'Existing Dwelling and Shed (Farming Zone 'FZ1')

**106 Old Bunga Road:** 'Existing Dwelling' – (Farming Zone 'FZ1')

Refer attached photograph's of existing conditions.

#### Building Proposal:

The building proposal is a Single level Residence with detached Carport area, to be used in conjunction with a proposed Shed. Planning approval is sought to construct a dwelling on the allotment size less than the required 40hectare minimum. (As outlined in 'Schedule 1 to the Farming Zone.)

Another issue triggered within the smaller Farm Zone allotment is distance from an existing Dwelling not in the same ownership is less than 100m scheduled requirement. The proposed dwelling has been sited approx. 35m from the front boundary and a large distance from the existing neighboring Dwelling – Refer to site plan.

Refer attached drawings

24002 tp1.1 – Site/Floor plan & Elevations.

## Reggardo Residence

62 Old Bunga Road – Lake Bunga.  
Proposed Residence.

### 35.07-2 Use Of land for a dwelling:

***Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.***

Access to the site is via Old Bunga road (Gravel roadway) approximately 250m from the Princes Highway intersection. Access is suitable for Emergency vehicle requirements.

The Old Bunga roadway provides access from Lakes Entrance to the Proposed Dwelling and extends further to connect to the Lake Tyers Beach road providing access to Lake Tyers Beach. A cross over has been constructed by the owner to address previous subdivision requirements suitable for emergency vehicles. A gravel driveway area extending to the Dwelling will form part of the building works.

***The Dwelling must be connected to a reticulated sewerage system or if not available, the waste water must be treated and retained on-site in accordance with the state Environment Protection Policy.***

A septic System will be installed as per Health Department requirements. A Land Capability Assessment has been conducted by 'Chris O'Brien' Consultants as part the recent subdivision requirements. A copy is attached for review.

(The effluent disposal area has been indicated on the attached Site plan, as per engineers recommendations. A further Application to install a Septic System will be applied for)

***The Dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.***

A reticulated water supply is available to the site and will be connected in accordance with the relevant Local Authority approval. Additional water storage tanks will also form part the building works associated with the proposed shed.

***The Dwelling must be connected to a reticulated electricity supply or have an alternative energy source.***

An electricity supply pit has been provided to the site as part the recent subdivision requirements. Additional connections required to the building would be in accordance with the relevant Local Authorities approval.

## Reggardo Residence

62 Old Bunga Road – Lake Bunga.  
Proposed Residence.

### 35.07-6 Decision Guidelines

#### Accommodation Issues:

***Whether the dwelling will result in the loss or fragmentation of productive agricultural land.***

The site proposed for residential use was recently subdivided from a smaller Farm Zone Allotment (Previously around 1.935 Hectares.) that contains an existing Dwelling and shed. The site is located adjacent numerous other Residential use allotments along the Old Bunga Roadway. (nearby allotments are zoned LDRZ and are of a similar parcel size)

It is believed that this Residential development adjacent other residential use allotments will not cause further detriment to the adjoining farmland.

***Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.***

The allotment adjoins other Residential use properties and shares the common rear boundary adjoining the farmland with these properties. The use of the site for a Residential purpose will not be affected any further than the existing Dwellings on nearby allotments.

***Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.***

The allotment is adjacent numerous Low Density Residential zoned properties and shares the rear fence line to the farmland area. The use of the site for a Residential purpose will not provide any further disruption than the existing adjoining Dwellings.

***The potential for the proposal to lead to a connection or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.***

Recent Planning approval for the 2 Lot subdivision has been provided with the use suitable for a Dwelling. Residential developments exist all along the Old Bunga roadway and further into the Lake Bunga area adjacent the farm area at the rear.

***The potential for accommodation to be adversely affected by vehicular traffic, noise blasting, dust and vibration from an existing or proposed extractive industry operation if located within 500m.....***

Soft farming involving grazing exists along the Old Bunga roadway extending to the Lake Tyers Beach roadway, with the majority of Farm Zone properties containing dwellings. It is not likely that the dwelling will be affected by issues outlined.



## **Reggardo Residence**

62 Old Bunga Road – Lake Bunga.  
Proposed Residence.

### **Environmental Issues:**

The site has been previously cleared from vegetation and has minor cross fall to the rear of the site. Services are available to the site minimizing the effects of a residential development on the land.

The site is subject to an 'Erosion Management Overlay', ensuring any large amounts of cut or fill would need to be managed. A Geotech Waiver letter has been obtained.

A Land Capability assessment has been conducted for the site and deemed suitable for use for a Dwelling with a septic system .

### **Design and Siting Issues:**

The proposed residential building has been set back from the Old Bunga roadway a similar distance to those of Existing neighboring Dwellings. The design and siting provides Northerly aspect for the occupants with access to farm land views and provides privacy from the adjacent Old Bunga Roadway.

The building proposed has been designed as single storey with a low pitch roof to reduce the scale of the building when viewed from the roadway or adjacent farm land.

It is believed that smaller sized Farming Zoned allotment is best suited for Residential use in keeping with neighboring allotments along the Old Bunga roadway and the proposed location provides a uniform setback distance consistent along the roadway.

The siting issue for 100mm from another Dwelling has not been achieved.

### **35.07-7 Signs**

Not Applicable.

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## Reggardo Residence

62 Old Bunga Road – Lake Bunga.

Proposed Residence.



**Photo Above** - Photo viewed from inside the Property boundary looking at the existing cross over from Old Bunga Road.



**Photo Above** - Photo viewed from front boundary looking East across the Proposed Building Site. The site is free from vegetation.

Reference No: B24075

Project No: 360223

15/03/2024

Darren &amp; Joanne Reggardo

Attn: Joanne Reggardo

Dear Joanne,

**RE: Proposed New Dwelling(Earthworks > 1m)  
62 Old Bunga Road, Lake Bunga**

Chris O'Brien & Company Pty Ltd have been engaged by Ashley Carroll of Lake Tyers Beach Design on behalf of Darren & Joanne Reggardo to determine whether or not a full Geotechnical risk assessment report is required for the proposal to construct a new dwelling (Earthworks > 1m) at 62 Old Bunga Road, Lake Bunga 3909. An erosion management overlay exists over the property.

The purpose of this letter is to determine if the works to be carried out on this site will be a risk to the surrounding environment and is to be used in the planning application process only. This letter is not a soil classification report and shall not be used for this purpose.

Information contained in this letter is from a visual inspection of the site and based on information supplied to Chris O'Brien & Company Pty Ltd on the work to be completed on the site.

The site was inspected by Andrew Powell on the 6<sup>th</sup> July 2023.

Inspection of the site confirmed no erosion problems currently exist on the allotment. The allotment has a varying grass cover, being sparse in north west and excellent in the south east and clear of any significant vegetation. The allotment has been subdivided of 60 Old Bunga Road. The allotment falls mainly from north west to south east and falls steeply away at the south east end with falls of up to a maximum of 1 in 8 observed on the site. Services are available to the site from Old Bunga Road with storm water and sewer to be treated on-site. Photos of our findings are attached to this report.

For the construction of the proposed dwelling earthworks greater than 1m will be required in the formation of the ground floor. It is intended that all batters are naturally formed and then stabilised by topsoiling and re-grassing. We recommend that cut batters do not exceed 1 in 1.5 and fill batters do not exceed 1 in 2.

**Darren & Joanne Reggardo**

Proposed Dwelling at 62 Old Bunga Road, Lake Bunga

Project No. 360223

Page 2 of 7

It is recommended that during all earthworks for footings and batters that silt fences be placed along the downslope side of all earthworks and these silt fences are to remain in place until all earthworks are completed and all batters have been retained by structures or stabilised as proposed. Provided these instructions are followed we expect no environmental risks from the work to be done. Silt fences are considered compulsory to protect downslope assets and property.

Storm water created from the proposed residence will be directed to the legal point of discharge via water tanks with the outlets and overflows to be properly treated with rock beaching, provided this is done no environmental risks expected from this source.

We therefore suggest that a full geotechnical risk assessment report is not required for this development. As long as normal precautions as specified above are taken during excavation of the footings and batters and treatment of storm water, we anticipate no environmental risks on this site with the work to be undertaken.

Should you need to clarify anything, please contact the Andrew Powell on 0402384596

Yours faithfully,



**Andrew Powell Assoc. Dip (Civil)**  
for CHRIS O'BRIEN & COMPANY PTY LTD

**Darren & Joanne Reggardo**

Proposed Dwelling at 62 Old Bunga Road, Lake Bunga

Project No. 369223

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Photos below show existing site conditions.

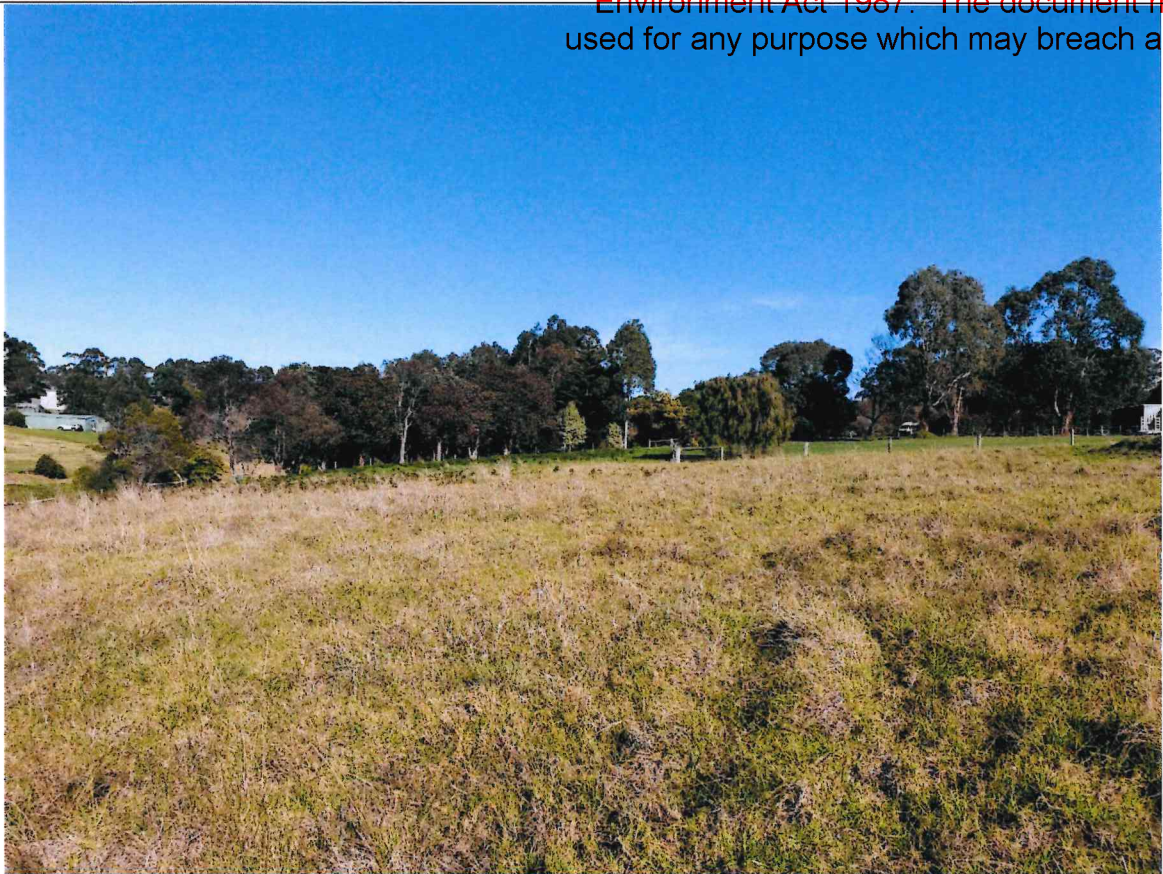


Darren & Joanne Reggardo

Proposed Dwelling at 62 Old Bunga Road, Lake Bunga

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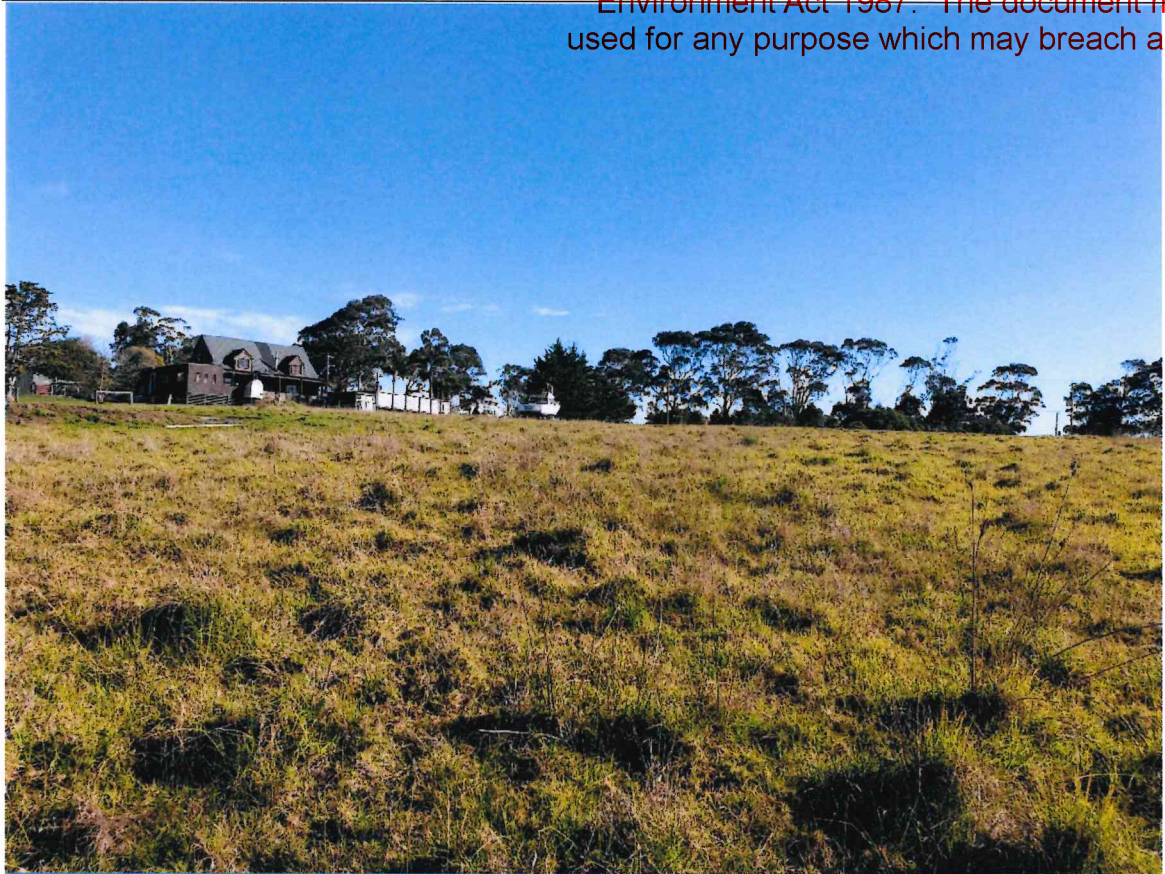


Darren & Joanne Reggardo

Proposed Dwelling at 62 Old Bunga Road, Lake Bunga

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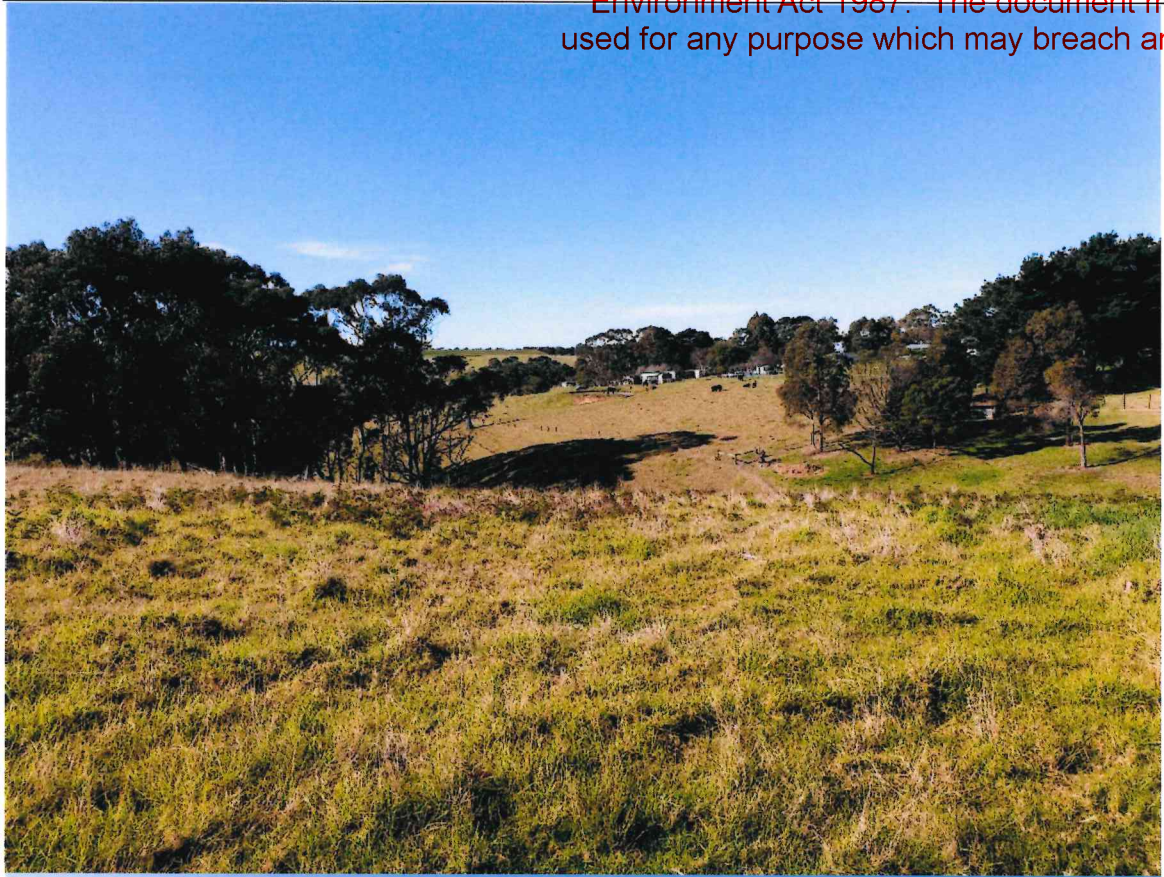


**Darren & Joanne Reggardo**

Proposed Dwelling at 62 Old Bunga Road, Lake Bunga

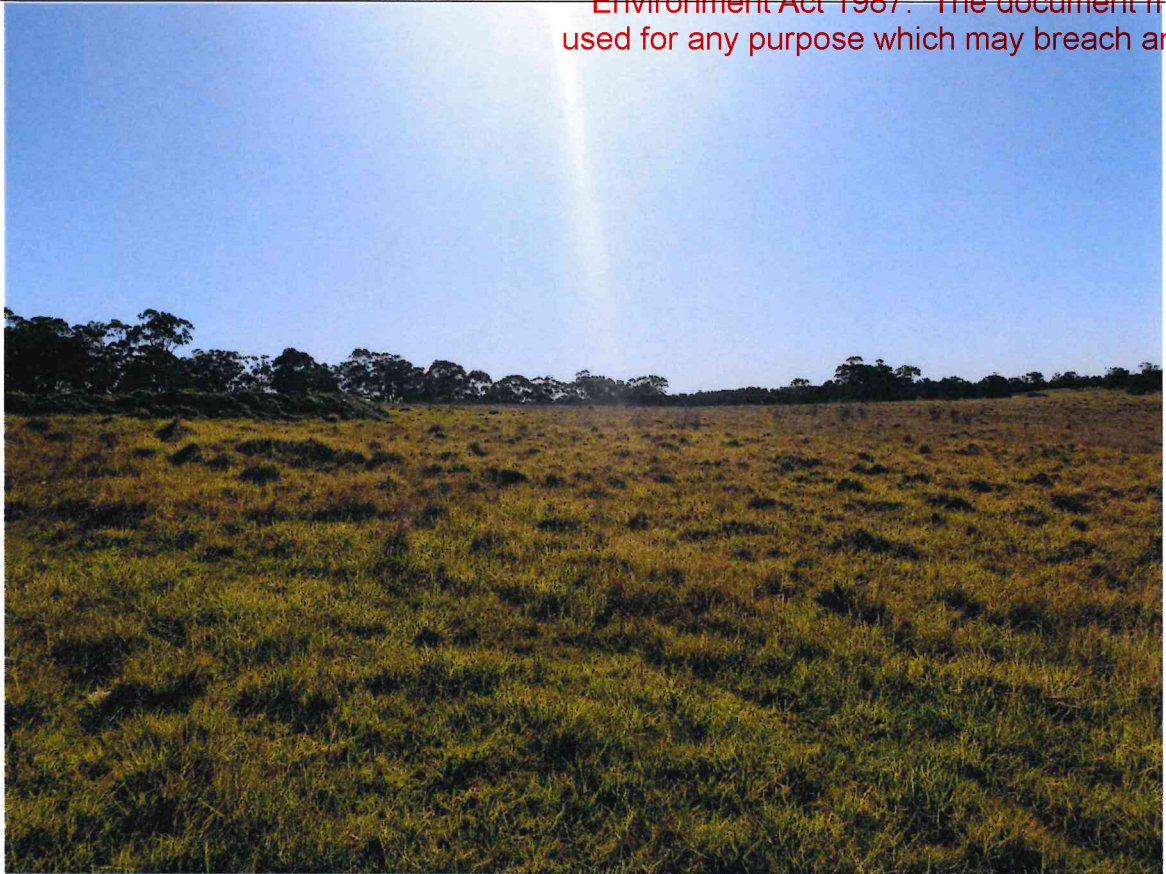
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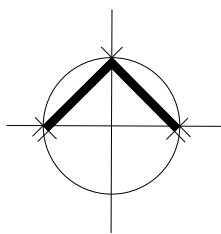
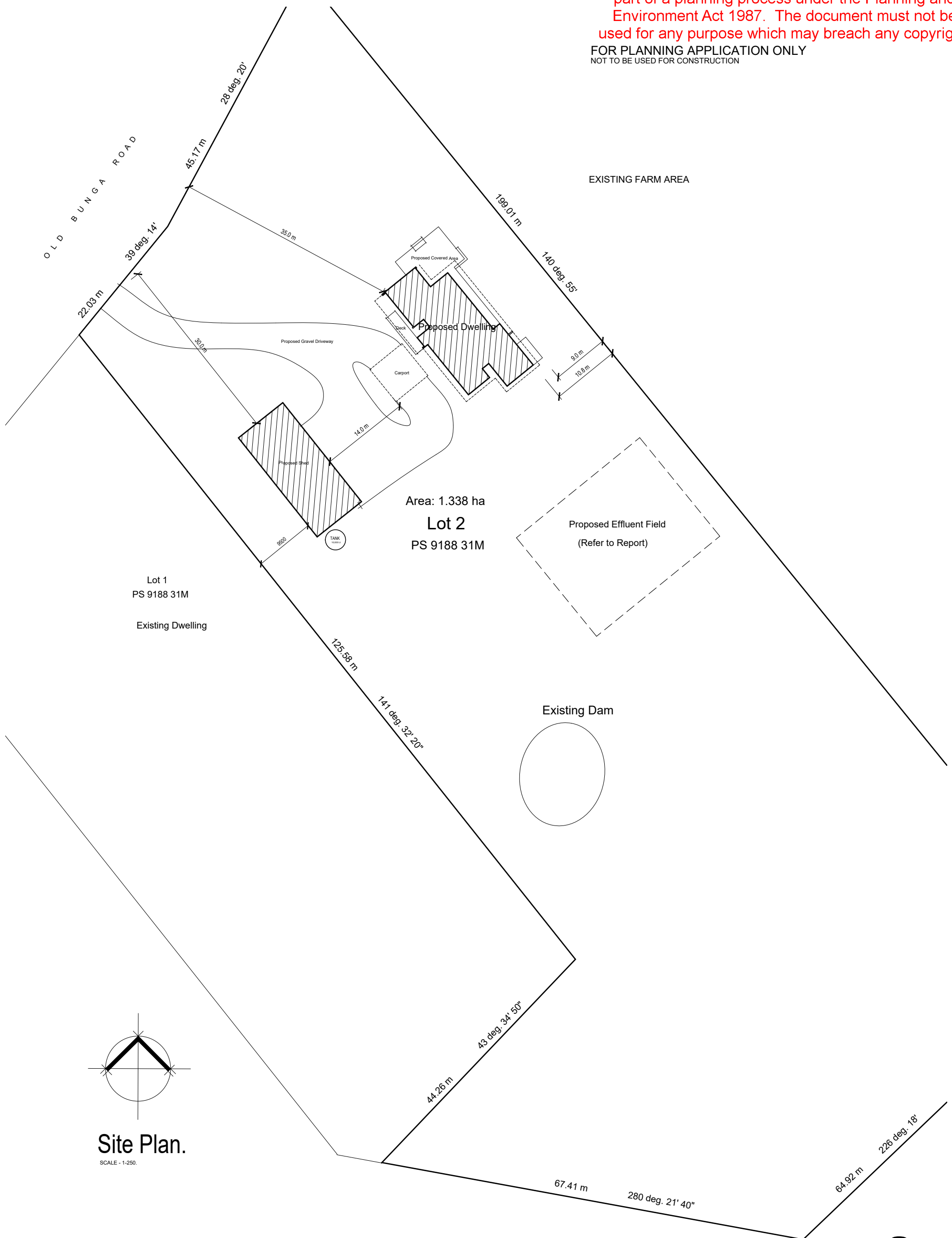
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Site Plan.

SCALE - 1:250.

# Reggardo Residence - old bunga road - lake bunga

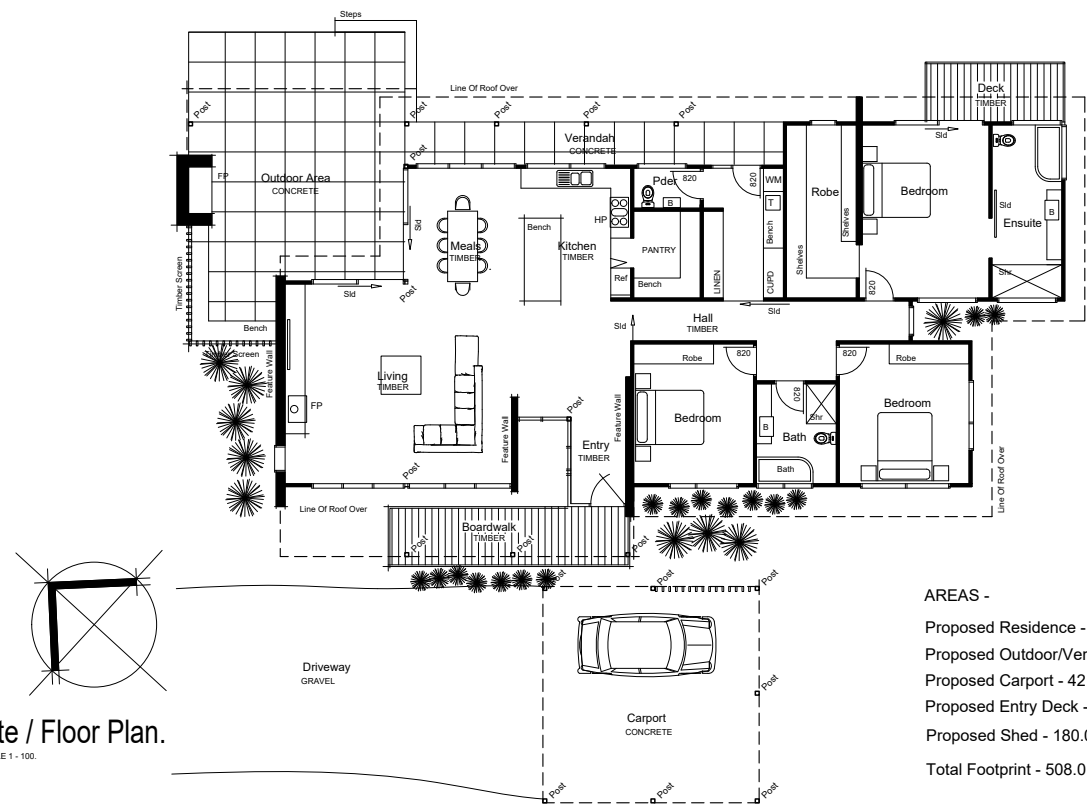
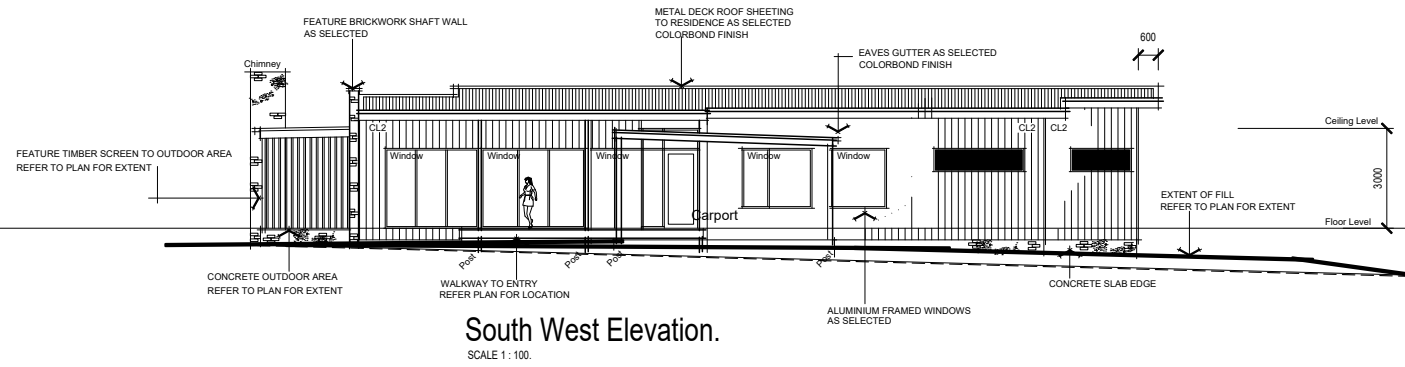
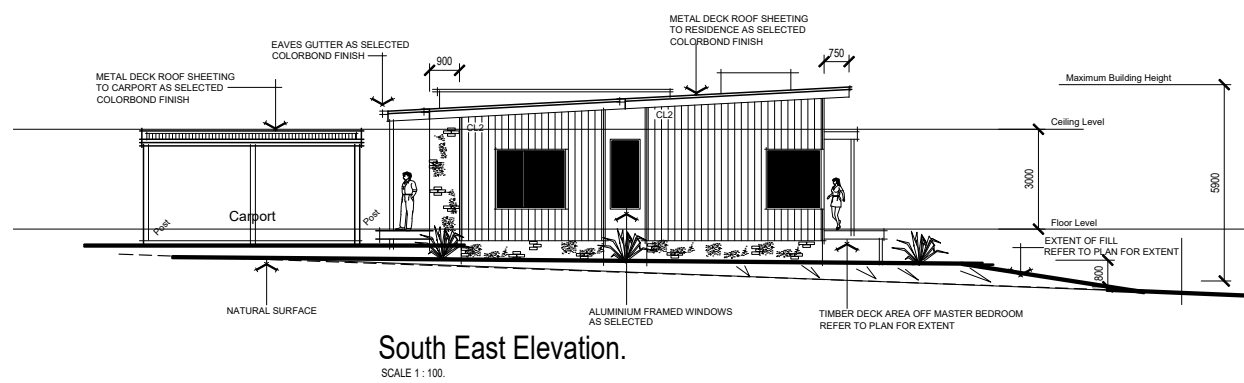
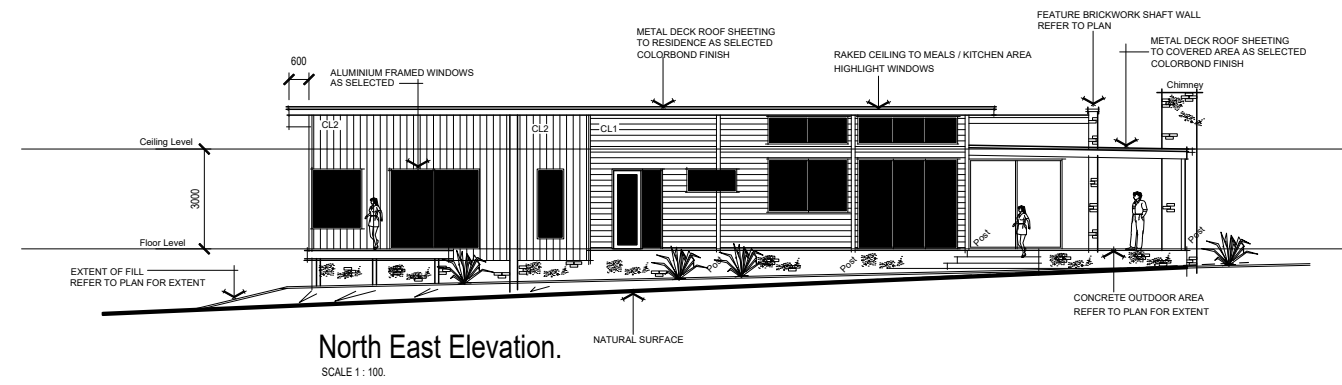
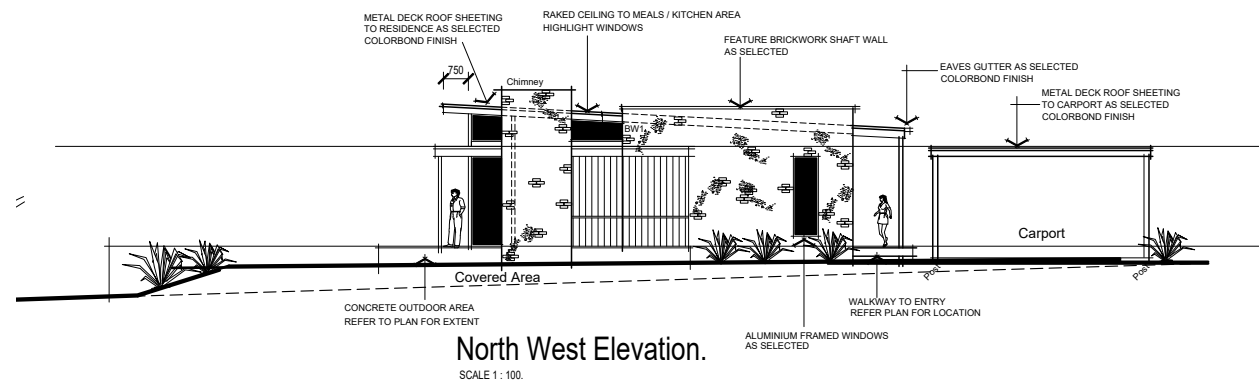
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Job No: 24002

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- CLADDING TYPES
- CL1 DENOTES WEATHER BOARD CLADDING JAMES HARDIE 'LINEA' - PAINTED FINISH
  - CL2 DENOTES SHEET CLADDING JAMES HARDIE 'AXON' SMOOTH - PAINTED FINISH
  - BW1 DENOTES FEATURE BAGGED BRICKWORK PAINTED FINISH

- AREAS -
- Proposed Residence - 204.0 sqm
  - Proposed Outdoor/Verandah Area - 68.5 sqm
  - Proposed Carport - 42.5 sqm
  - Proposed Entry Deck - 13.0 sqm
  - Proposed Shed - 180.0 sqm
  - Total Footprint - 508.0 sqm

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# Reggado Residence - old bunga road - lake bunga

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

