

Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	100 Lake Bunga Beach Road LAKE BUNGA VIC 3909 Lot: 1 PS: 304755
The application is for a permit to:	Buildings and Works (additions & alterations) to an Existing Dwelling Dwelling and an Outbuilding
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
43.02-2 (DDO)	Construct a building or construct or carry out works.
The applicant for the permit is:	Development Solutions Victoria Pty Ltd
The application reference number is:	5.2025.208.1

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.

East Gippsland Shire Council

273 Main Street (PO Box 1618)
Bairnsdale VIC 3875
Website www.eastgippsland.vic.gov.au
Email feedback@egipps.vic.gov.au
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National Relay Service: 133 677
ABN: 81 957 967 765

Planning Permit Application

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

Applicant Details:

Applicant name:	
Business trading name (if applicable): DEVELOPMENT SOLUTIONS VICTORIA PTY LTD	
Email address: ADMIN@DEVSOLVIC.COM.AU	
Postal address: 48 BAILEY STREET, BAIRNSDALE	
	Postcode: 3875
Preferred Phone number:	Secondary number: (03) 5152 4858

Owners Details: (if not the applicant)

Owner name: (
Business trading name (if applicable):	
Postal address:	
	Postcode: 3875

Description of the Land:

Street number: 100	Street name: LAKE BUNGA BEACH ROAD
Town: LAKE BUNGA	Postcode 3909

AND/OR

Lot Number: 1	Plan Number: 304755A
Other Legal Description: VOL 10111 FOL 165	

Other legal description may be a Crown Allotment reference, Volume/Folio, or other title descriptor.
If the proposal relates to multiple addresses/parcels, please attach a document with a list of the owner and land description details for each additional property.

Declaration in relation to Title Restrictions:

Is there any encumbrance on the Title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Will the proposal result in a breach of a registered covenant restriction or agreement?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Existing conditions:

Describe how the land is currently used and developed:

EXISTING DWELLING

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Description of proposal:

Describe the use, development or other matter which needs a permit:

BUILDINGS AND WORKS (ADDITIONS AND ALTERATIONS TO AN EXISTING DWELLING) AND	
DEVELOPMENT OF AN OUTBUILDING	
Estimated cost of development:	\$ 450,000

Note: You may be required to verify this estimate

Has there been a pre-application meeting: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Officer name:
Your application reference number: 25039	

Application requirements and supporting documents

Required:

- Title to each property subject to the application (must have been generated within the past 30 days)
- Full copy of Covenants or Section 173 agreements if applicable, and details of beneficiaries if there is a proposal which would contravene, alter, or end a covenant or restriction.
- Supporting documents which are mandatory requirements of the Planning Scheme (e.g. – Native Vegetation Removal Report, Bushfire Management Statement, Geotechnical report/waiver)
- Plans as relevant to the proposal

Suggested, or subject to requirements of the scheme

- A report responding to the relevant application requirements and the policies and objectives of the East Gippsland Planning Scheme
- Supporting information/reports which are commonly considered with similar applications (e.g. – Land Capability Assessment, Bushfire Management Statement, Geotechnical report/waiver)

If you need more space or have more information, please attach with this form.

Payment of Application Fees

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

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

Privacy Statement

The East Gippsland Shire Council asks for details about you to make decisions on planning permit applications. The information you give to us on this form is used for your application and is required for Council to make its decision under the *Planning and Environment Act 1987*. Sometimes we may provide a copy of this application form to another person, but only if it is for a legitimate purpose that is related to the planning process, or we are allowed by law, or to protect people or property. If your information is put onto Council's website or provided to another person, Council will always try to make sure your privacy is protected in line with the *Privacy and Data Protection Act 2014*. For instance, if requested by another person, after deciding that it is requested for a legitimate purpose, Council will obtain an undertaking from the recipient confirming how they will use your personal information and that they will destroy it once used.

You may ask for more information about Council's Privacy Policy by contacting our Privacy Officer on 03 5153 9500 or e-mail feedback@egipps.vic.gov.au. You can gain access to information you provided to us through the *Freedom of Information Act 1982*, more information about FOI is available on Council's website.

East Gippsland Shire Council

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National Relay Service: 133 677
ABN: 81 957 967 765

Declarations:

- ☐ I declare that I am the applicant and that all the information in this application is true and correct and the owner(s) (if not myself) has (have) been notified of the permit application.
- ☐ I confirm that I have authority to use the relevant documents.
- ☐ In the event that the giving of notice is required pursuant to Section 52 of the *Planning and Environment Act 1987*, I permit documents submitted as part of this application, including my full contact information, to be made available for public viewing on Council's website.
- ☐ In the event that the giving of notice is required pursuant to Section 52 of the *Planning and Environment Act 1987*, and I receive instructions to give notice to potentially affected parties, I confirm that I will destroy the instructions and personal information once the information is no longer necessary.
- ☐ I accept the East Gippsland Shire Council Privacy Statement.

Applicant signature: _____

Name: COURTNEY CAMPBELL

Date: 24 / 06 / 2025

Submitting your application:

Electronic	Complete electronically on our website Email to planning@egipps.vic.gov.au	
Mail	Post the signed, completed form together with copies of any documentation to: PO Box 1618 BAIRNSDALE VIC 3875.	
In Person	Bring the completed form and supporting documents to any of the following locations:	
	Service Centre Opening Hours: 9.00am to 5:00pm. Monday to Friday.	Bairnsdale Corporate Centre: 273 Main Street. Lakes Entrance Service Centre: 18 Mechanics Street. Omeo Service Centre: 179 Day Avenue. Orbost Service Centre: 1 Ruskin Street. Paynesville Service Centre: 55 The Esplanade. Mallacoota Service Centre: 70 Maurice Avenue
	Mallacoota Service Centre Opening Hours: Monday and Tuesday 10.00am to 2.00pm Wednesday, Thursday, Friday 2.00pm to 5.00pm	

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

Page 1 of 3

VOLUME 10111 FOLIO 165

Security no : 124125141676S

Produced 06/06/2025 02:45 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 304755A.
PARENT TITLE Volume 09523 Folio 186
Created by instrument PS304755A 22/04/1993

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS304755A FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	STATUS	DATE
AZ058646K (E)	TRANSFER Registered	15/04/2025

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

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

Street Address: 100 LAKE BUNGA BEACH ROAD LAKE BUNGA VIC 3909

ADMINISTRATIVE NOTICES

NIL

eCT Control
Effective from

DOCUMENT END

Imaged Document Cover Sheet

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Document Identification	PS304755A
Number of Pages (excluding this cover sheet)	2
Document Assembled	06/06/2025 14:45

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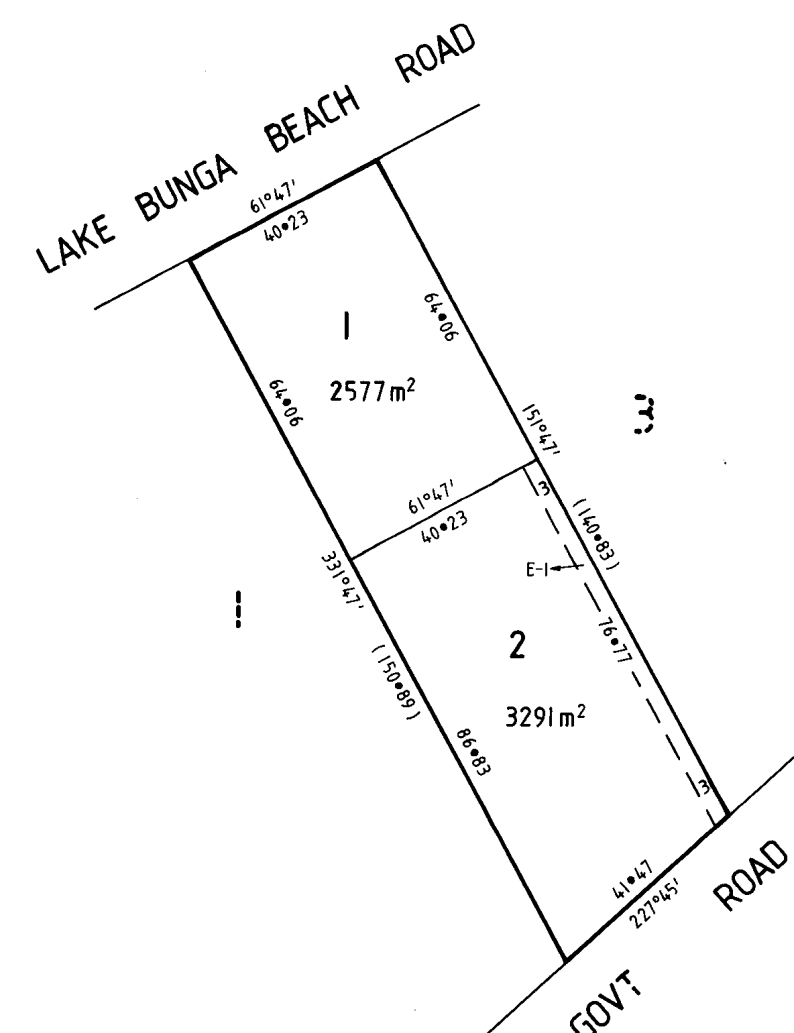
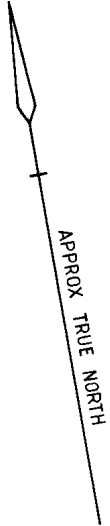
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PLAN OF SUBDIVISION					STAGE NO. /	LTO use only	Plan Number
Location of Land Parish: COLQUHOUN Township: CUNNINGHAME Section: 3 Crown Allotment: 2 (PART) Crown Portion: —					EDITION 1 PS 304755A Council Certificate and Endorsement Council Name: _____ 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 of the 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 / / Re-certified under section 11(7) of the Subdivision Act 1988 _____ Council Delegate _____ Council Seal _____ Date / /		
LTO Base Record: Title Reference: C/T VOL 9523 FOL 186 Last Plan Reference: Postal Address: LAKE BUNGA BEACH ROAD, (at time of subdivision) LAKE BUNGA, 3909 AMG Co-ordinates E 591 500 Zone: 55 (of approx. centre of land in plan) N 5808 500							
Vesting of Roads and/or Reserves							
Identifier	Council/Body/Person						
NIL	NIL				Notations		
					Staging This is /is not a staged subdivision Planning Permit No. _____		
					Depth Limitation DOES NOT APPLY		
Survey This plan is /is not based on survey This survey has been connected to permanent marks no(s) In Proclaimed Survey Area No. _____							
Easement Information					LTO use only		
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					Statement of Compliance/ Exemption Statement Received <input checked="" type="checkbox"/> Date 21 / 4 / 93		
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	LTO use only PLAN REGISTERED TIME 8.30 am DATE 22 / 4 / 93 Assistant Registrar of Titles Sheet 1 of 2 Sheets		
E-1	DRAINAGE & SEWERAGE	3	THIS PLAN	LAND IN THIS PLAN			
CROWTHER & SADLER PTY. LTD. <small>Licensed Surveyors and Town Planners</small> 152 Macleod Street, P.O. Box 722, BAIRNSDALE, 3875. Phone (051) 52 5011					LICENSED SURVEYOR (PRINT) JON MARK BRODZIK SIGNATURE _____ DATE / / REF 6633 VERSION _____		
					DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3		

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PLAN OF SUBDIVISION

LAKE BUNGA BEACH ROAD



CROWTHER & SADLER PTY. LTD.

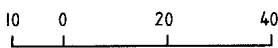
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BAIRNSDALE, 3875. Phone (051) 52 5011

ORIGINAL

SCALE

SCALE 1:1000
SHEET SIZE A3



LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) JON MARK BRODZIK

SIGNATURE..... DATE / /

REF 6633

VERSION

Sheet 2 of 2 sheets

DATE / /

COUNCIL DELEGATE SIGNATURE

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APPLICATION FOR PLANNING PERMIT

BUILDINGS AND WORKS (ADDITIONS AND ALTERATIONS TO AN EXISTING DWELLING) AND DEVELOPMENT OF AN OUTBUILDING

100 LAKE BUNGA BEACH ROAD, LAKE BUNGA

REF: 25039

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5	Planning Assessment	19
6	Conclusion	21

APPENDIX

A	Copy of Title and Plan of Subdivision
B	Proposed Development Plans
C	Bushfire Management Plan

DOCUMENT REVISION

1	Draft Report	DAC	11/06/2025
2	Final Report	CMC	15/06/2025

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1. INTRODUCTION

Development Solutions Victoria Pty Ltd act on behalf of the owner of the land and the applicant, for this planning permit application for the Buildings and Works (Additions and Alterations to an Existing Dwelling) and Development of an Outbuilding at 100 Lake Bunga Beach Road, Lake Bunga.

This submission and supporting documentation detail the subject site, relevant planning controls and policies, and provides an assessment against the East Gippsland Planning Scheme provisions.

A planning permit is required for the proposal under the provisions of the Bushfire Management Overlay and the Design and Development Overlay. The proposal will result in modern, user friendly additions and alterations and an appropriate outbuilding associated with the dwelling.

The proposal is consistent with the objectives of the East Gippsland Planning Scheme, is an appropriate development in this location and will result in a positive planning outcome.

Address	100 Lake Bunga Beach Road, Lake Bunga
Site Description	Lot 1 on Plan of Subdivision 304755A
Title Particulars	Vol 10111 Fol 165
Site Area	2,577m ²
Proposal	Buildings and works (Additions and Alterations to an Existing Dwelling) and Development of an Outbuilding
Planning Scheme	East Gippsland Planning Scheme
Zone	General Residential Zone – Schedule 1 (GRZ1)
Overlays	Bushfire Management Overlay – Schedule 1 (BMO1) Design and Development Overlay – Schedule 13 (DDO13) Erosion Management Overlay
Aboriginal Cultural Heritage	Identified as an area of Cultural Heritage Sensitivity
Permit Triggers	Clause 44.06 Bushfire Management Overlay – Schedule 1 Clause 43.02-2 Design and Development Overlay – Buildings and works
Notice	Exemption available at Clause 44.06-7
Work Authority Licence	Not applicable
Referrals	No referrals required – Refer to Schedule 1 to Clause 44.06 at 9.0
Planning Scheme requirements	Municipal Planning Strategy – Clause 02 Settlement - Growth area towns – Clause 02.03-1 Environmental and landscape values – Clause 02.03-2 Environmental risks and amenity – Clause 02.03-3 Built environment and heritage – Clause 02.03-5 Planning Policy Framework – Clause 10 Settlement – Clause 11 Environmental and landscape values – Clause 12 Environmental risks and amenity – Clause 13 Built environment and heritage – Clause 15 Bushfire Management Overlay – Clause 44.06 Design and Development Overlay – Clause 43.02 Decision guidelines – Clause 65

2. SITE CONTEXT

Site

The subject site is located at 100 Lake Bunga Beach Road, Lake Bunga. A copy of the Title and Plan of Subdivision is contained in **Appendix A**. The title is not affected by any restrictive covenants or agreements.

The subject site is rectangular in shape with a total area of approximately 2,577m² and currently contains an existing dwelling and associated facilities.

The site is undulating in nature and contains retaining structures and landscaped gardens throughout.

Access is existing in the eastern portion of the northern boundary directly from Lake Bunga Beach Road. Lake Bunga Beach Road is a bitumen sealed road with grassed shoulders, traversing in a north to south direction. Details of the site are depicted in the photographs provided below.

The subject site in relation to Lake Bunga as well as the surrounding land, is shown in the locality plans in **Figure 1** and **Figure 2**.



Figure 1 – Locality Plan – 100 Lake Bunga Beach Road, Lake Bunga (source: mapshare.vic.gov.au)



Figure 2 – Locality Plan – 100 Lake Bunga Beach Road, Lake Bunga (source: mapshare.vic.gov.au)

Surrounds

The land surrounding the subject site comprises a combination of public land and developed residential land.

Adjoining the northern boundary of the subject site is Lake Bunga Beach Road and further existing residential development. Land adjoining the eastern, southern and western boundaries comprises of residential development including existing dwellings and associated facilities.

Lake Bunga is considered a suburb of Lakes Entrance located approximately 4.9 kilometres northeast of Lakes Entrance central business district. Lake Bunga has no community and commercial facilities and services however, a full suite of services is available in Lakes Entrance.

The subject site in relation to Lake Bunga is shown in the aerial photograph below.



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Photograph 1 – Aerial Photograph of the subject site and surrounding land
– 100 Lake Bunga Beach Road, Lake Bunga (source: dpi.vic.gov.au)
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Photograph 2 – Subject site at 100 Lake Bunga Beach Road, Lake Bunga.



Photograph 4 – Western portion of existing dwelling facing south.



Photograph 6 – Area of proposed additions and alterations facing northeast.



Photograph 3 – Existing dwelling on the subject site facing south.



Photograph 5 – Area of proposed additions and alterations facing north.



Photograph 7 – Subject site facing east showing location of proposed outbuilding.



Photograph 8 – Subject site facing south showing existing water tanks to be removed.



Photograph 10 – Neighbouring property adjoining the western boundary at 59 Vincent Crescent, Lake Bunga



Photograph 12 – Lake Bunga Beach Road facing east.



Photograph 9 – Neighbouring property adjoining the eastern boundary at 104 Lake Bunga Beach Road, Lake Bunga



Photograph 11 – Neighbouring property opposite the subject site at 109 Lake Bunga Beach Road, Lake Bunga.



Photograph 13 – Lake Bunga Beach Road facing west.

3. THE PROPOSAL

This application seeks approval for buildings and works (additions and alterations to an existing dwelling) and development of an outbuilding under the provisions of the Bushfire Management Overlay and the Design and Development Overlay. The proposed development plans are contained in **Appendix B**.

The proposed buildings and works will be located in the eastern portion of the existing dwelling and will result in a second storey and alfresco area as identified on the proposed development plans.

The proposed buildings and works will have a setback of approximately 13.7 metres to the northern boundary being Lake Bunga Beach Road, 11.32 metres to the eastern boundary, 35.23 metres to the southern boundary and 21.33 metres to the western boundary.

The proposed buildings and works will result in an additional 94.5m² for the first floor and 34m² for the alfresco area. The total building floor area including the proposed buildings and works will be approximately 607m². The overall proposed height of the buildings and works is 8.4 metres. An extract of the north and south elevation is provided below in **Figures 5 and 6**.

The proposed buildings and works will be finished with a combination of Linea weatherboards in a painted finish, Axon cladding in a painted finish and metal wall cladding. The painted finish schedule is contained within the development plans and an extract provided below in **Figure 3**. The roof will be finished with Colorbond corrugated metal sheeting in Colorbond Surfmist.

Outbuilding

The proposed outbuilding will be located in the southern portion of the site and will have a setback of approximately 3 metres to the eastern boundary and 8 metres to the southern boundary.

The proposed outbuilding will have a building footprint of approximately 70m² being 10 metres wide by 7 metres long. The overall proposed height of the outbuilding will be 4.33 metres.

The finished colour and material will include Colorbond metal sheeting for the walls and roof in the Colorbond colour Surfmist. An extract of the proposed western elevation is provided in **Figure 4** and in **Appendix B**.



Figure 3 – Color Schedule– TDH Design

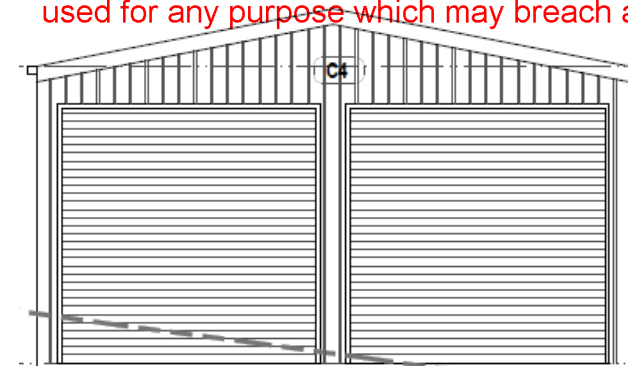


Figure 4 –West Elevation – TDH Design

Vehicle access to the site is existing in the eastern portion of the northern boundary directly from Lake Bunga Beach Road via a concrete driveway however will be upgraded as indicated on the proposed development plans.

The proposed additions and alterations will connect to all existing services. Drainage from the buildings and works and outbuilding will be directed to the proposed water tank in the first instance with overflow directed to the legal point of discharge to the satisfaction of the responsible authority.

Earthworks below 1 metre will be required to create a level building surface as indicated on the proposed development plans.

Vegetation Removal

Vegetation removal is required to enable the creation of defendable space around the dwelling, as mandatory by Bushfire Management Plan. The extent of the vegetation removal is clearly identified in the development plans contained in **Appendix B**. Clause 52.12-5 provides an exemption for vegetation removal to create defendable space. The defendable space area is 30 metres around the dwelling or to the boundary whichever is lesser. A Bushfire Management Plan is contained in **Appendix C** which concludes the proposal can achieve a BAL 12.5 rating.

In addition, while the site is also affected by the Erosion Management Overlay, the Schedule to the EMO provides an exemption from permit requirements for vegetation removal on lots:

- Located within a Residential Zone;
- With an area of less than 0.4 hectares; and
- Where the slope is less than 20% in the area of removal.

The subject site is zoned General Residential, has an area of 2,577m² (0.2577 hectares), and the section of the site where vegetation is to be removed has a slope of less than 20%. As such, the vegetation removal is also exempt under the EMO.

Images of the vegetation removal are provided below which also indicate the planted nature of the vegetation including citrus trees.



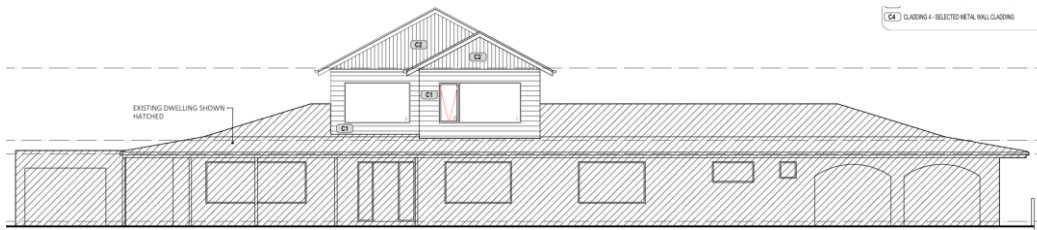


Figure 5 – North Elevation – TDH Design



Figure 6 – South Elevation – TDH Design

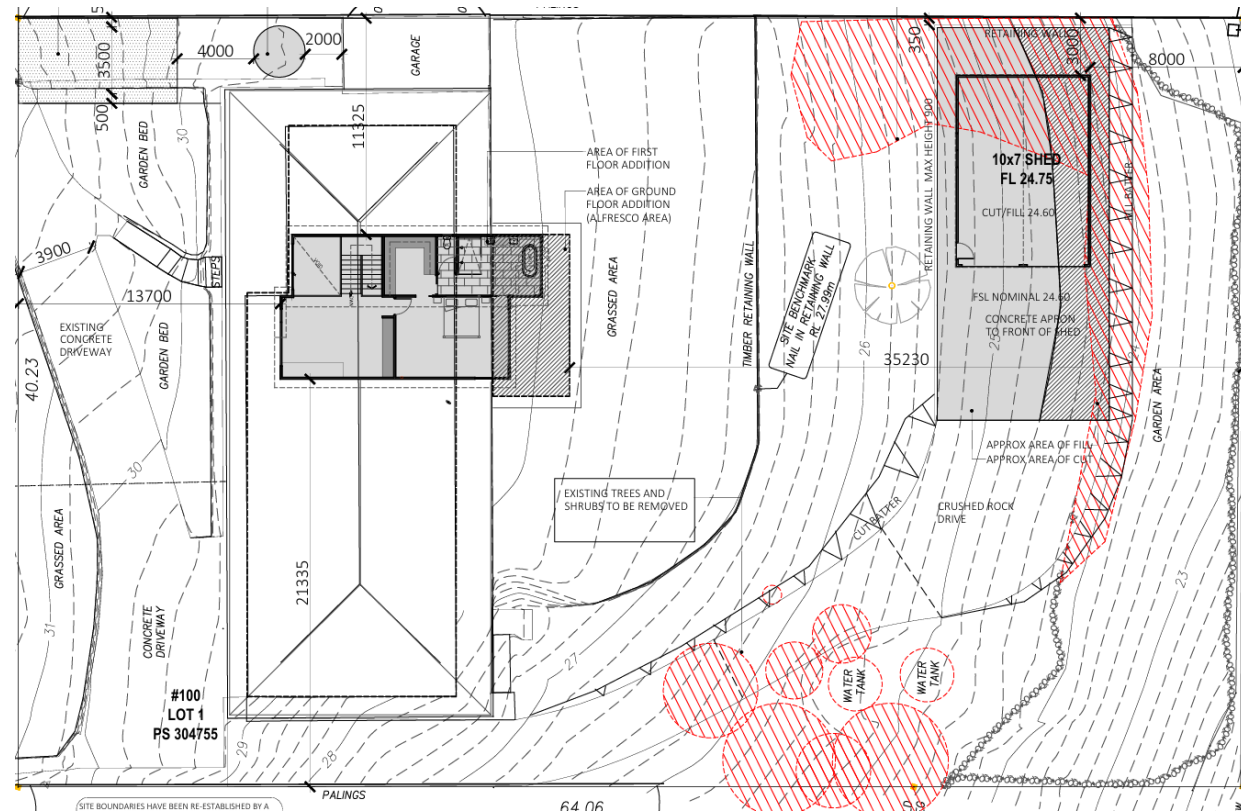


Figure 7 – Site plan – TDH Design

4. ZONES AND OVERLAYS

General Residential Zone – Schedule 1

The purpose of the General Residential Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

An extract of the General Residential Zone Map is provided in **Figure 8**.

Clause 32.08-5 of the General Residential Zone provides a permit is not required to construct or extend one dwelling on a lot as the lot is greater than 300m². The proposed outbuilding is ancillary to the existing dwelling and as such a permit is not required. This is not addressed further.

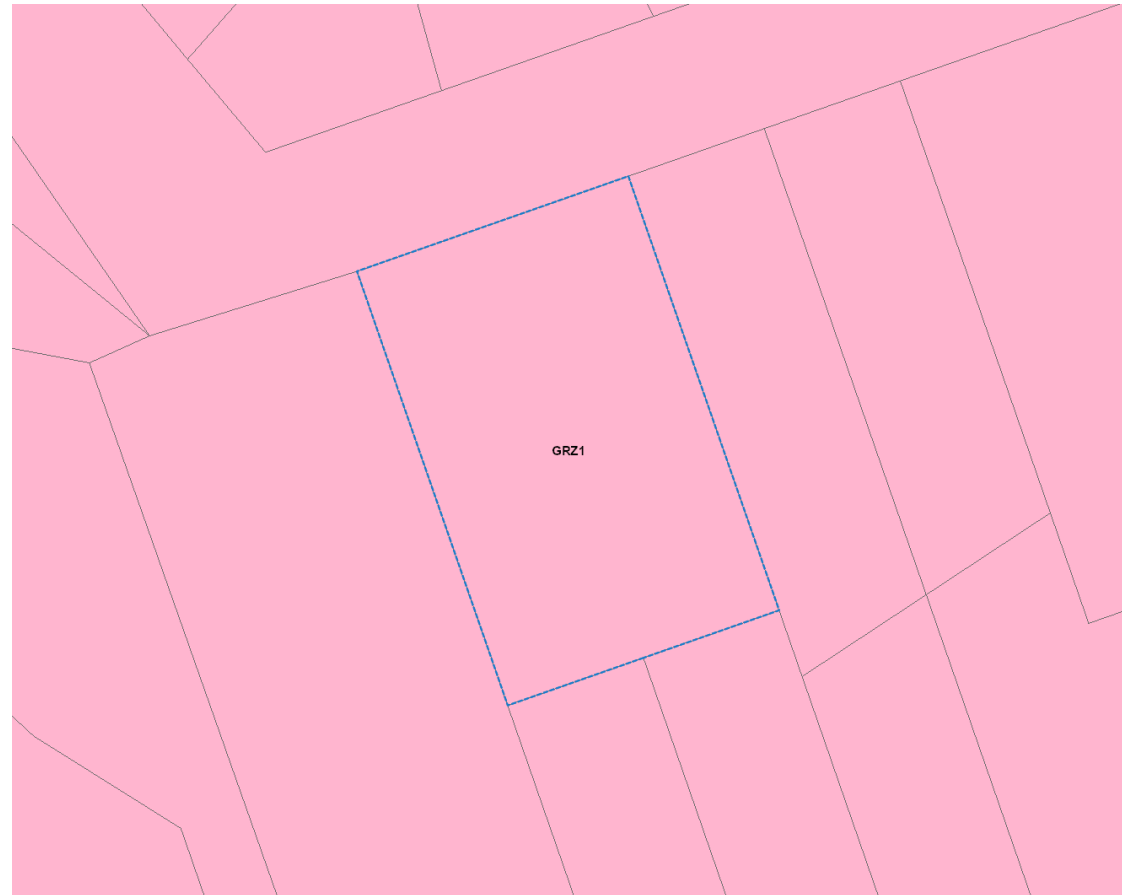


Figure 8 – General Residential Zone – (source - mapshare.vic.gov.au)

Bushfire Management Overlay

The purpose of the Bushfire Management Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.
- To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

An extract of the Bushfire Management Overlay Map is provided in **Figure 9**.

Clause 44.06 provides a permit is not required for additions and alterations provided the addition does not exceed 50% of the gross floor area. Schedule 1 to the Bushfire Management Overlay provides in 2.0 that a permit is required to construct or extend one dwelling on a lot and must include all of the requirements set out in the schedule.

The proposal meets all of requirements set out in the schedule.

The proposed outbuilding will be under 100m² and ancillary to the existing dwelling as such a permit is not required for the proposed outbuilding.

A permit is required under the provisions of the Bushfire Management Overlay and as such the relevant decision guidelines are addressed below in Section 5.

A Bushfire Management Plan is contained in **Appendix C**.

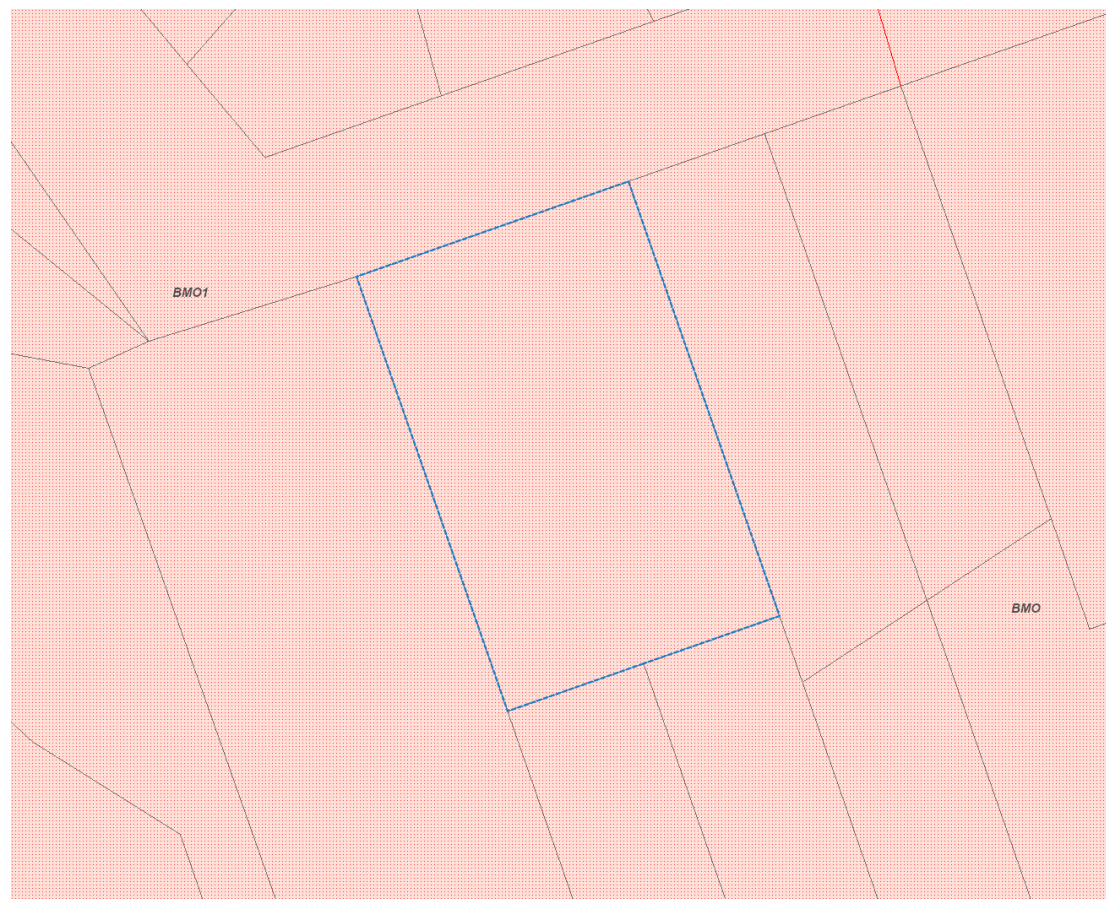


Figure 9 – Bushfire Management Overlay – (source - mapshare.vic.gov.au)

Design and Development Overlay – Schedule 13

The purpose of the Design and Development Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas which are affected by specific requirements relating to the design and built form of new development.

An extract of the Design and Development Overlay Map is provided in **Figure 10**.

Clause 43.02-2 provides a permit is required to construct a building or construct or carry out works. The schedule provides a permit is required for the proposed buildings and works as the overall height will exceed 7.5 metres and the total building footprint will exceed 300m².

The decision guidelines of Clause 43.02-6 and the schedule are addressed in Section 5 of this submission.

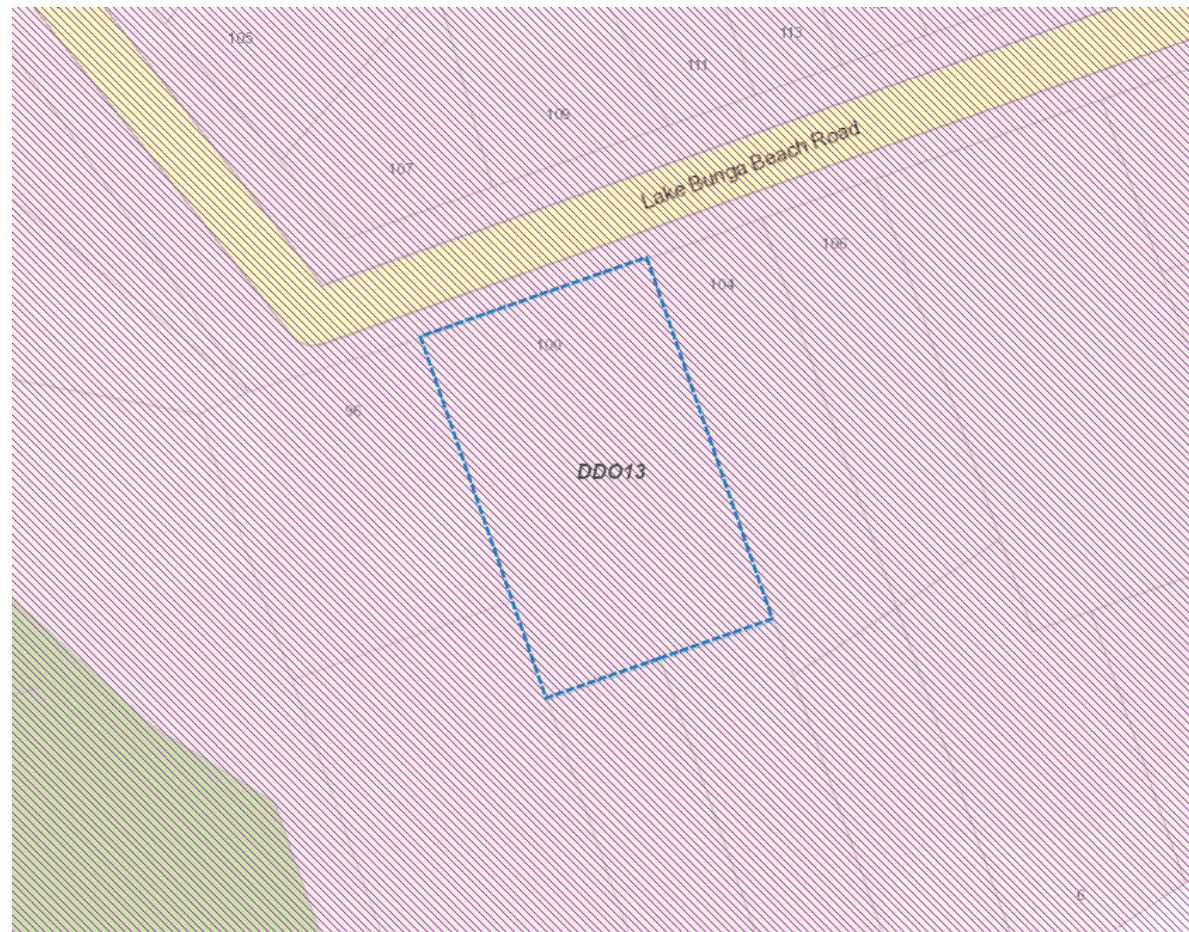


Figure 10 – Design and Development Overlay – (source - mapshare.vic.gov.au)

Design and Development Overlay – Schedule 13 continued:

The design objectives of the Schedule include:

- To protect and manage the township character of coastal settlements.
- To ensure that the height and visual bulk of new development is compatible with the coastal neighbourhood setting.
- To ensure that new development is designed to minimise visual impacts on the natural landscape.
- To ensure that new development is visually and physically integrated with the site and surrounding landscape.
- To ensure that new development is sited and designed to be visually unobtrusive through and above the surrounding tree canopy when viewed from the public realm, lakes, coastal areas, or other distant viewpoints.
- To protect the vegetated character of the landscape, particularly where it is a dominant visual and environmental feature.
- To maintain the generally small mass of buildings in the landscape.

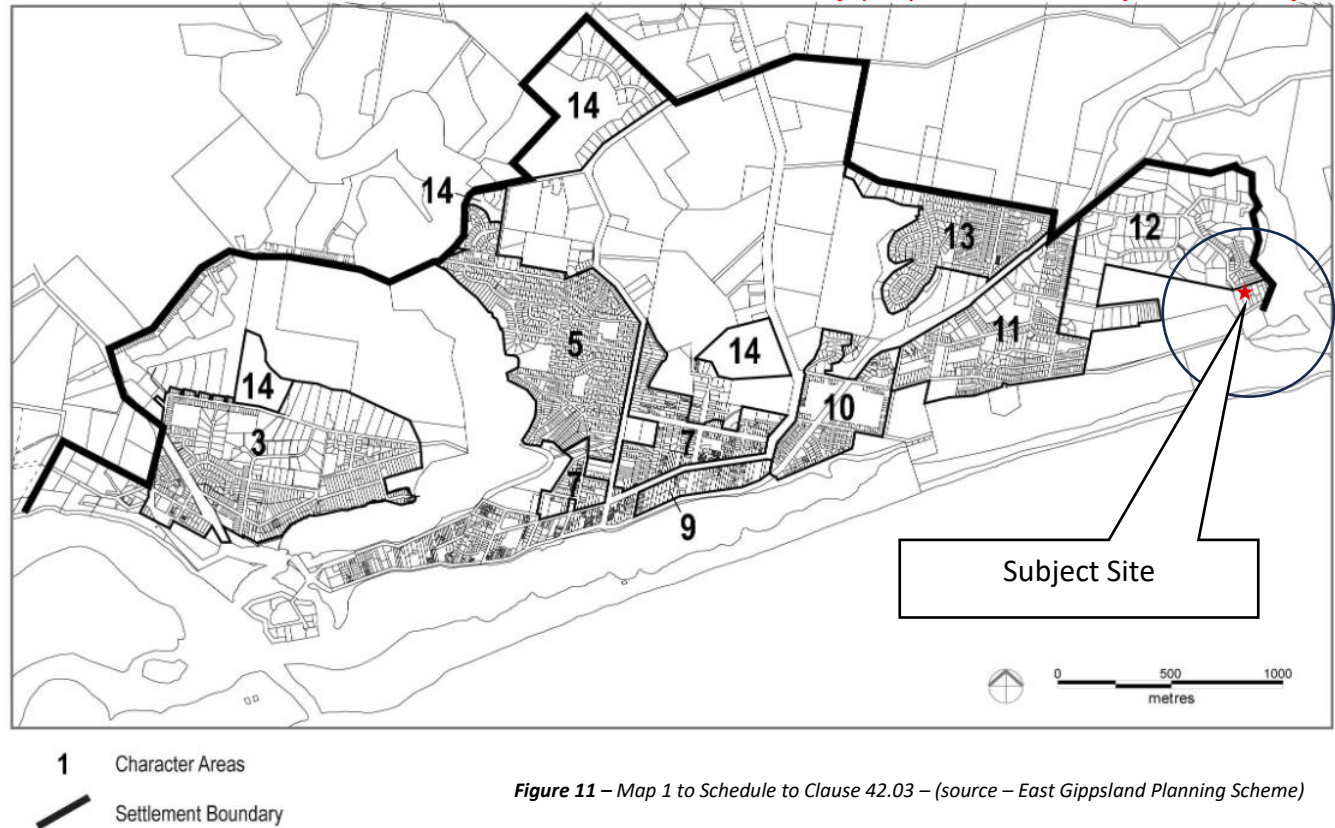


Figure 11 – Map 1 to Schedule to Clause 42.03 – (source – East Gippsland Planning Scheme)

Erosion Management Overlay

The purpose of the Erosion Management Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To protect areas prone to erosion, landslip or other land degradation processes, by minimising land disturbance and inappropriate development

An extract of the Erosion Management Overlay Map is provided in **Figure 12**.

Clause 44.01-2 provides a permit is required to construct a building or construct or carryout works. The schedule provides a permit is not required to alter or extend an existing building and no permit is required for the development of an outbuilding.

As such a permit is not required under the provisions of the Erosion Management Overlay, this is not addressed further.

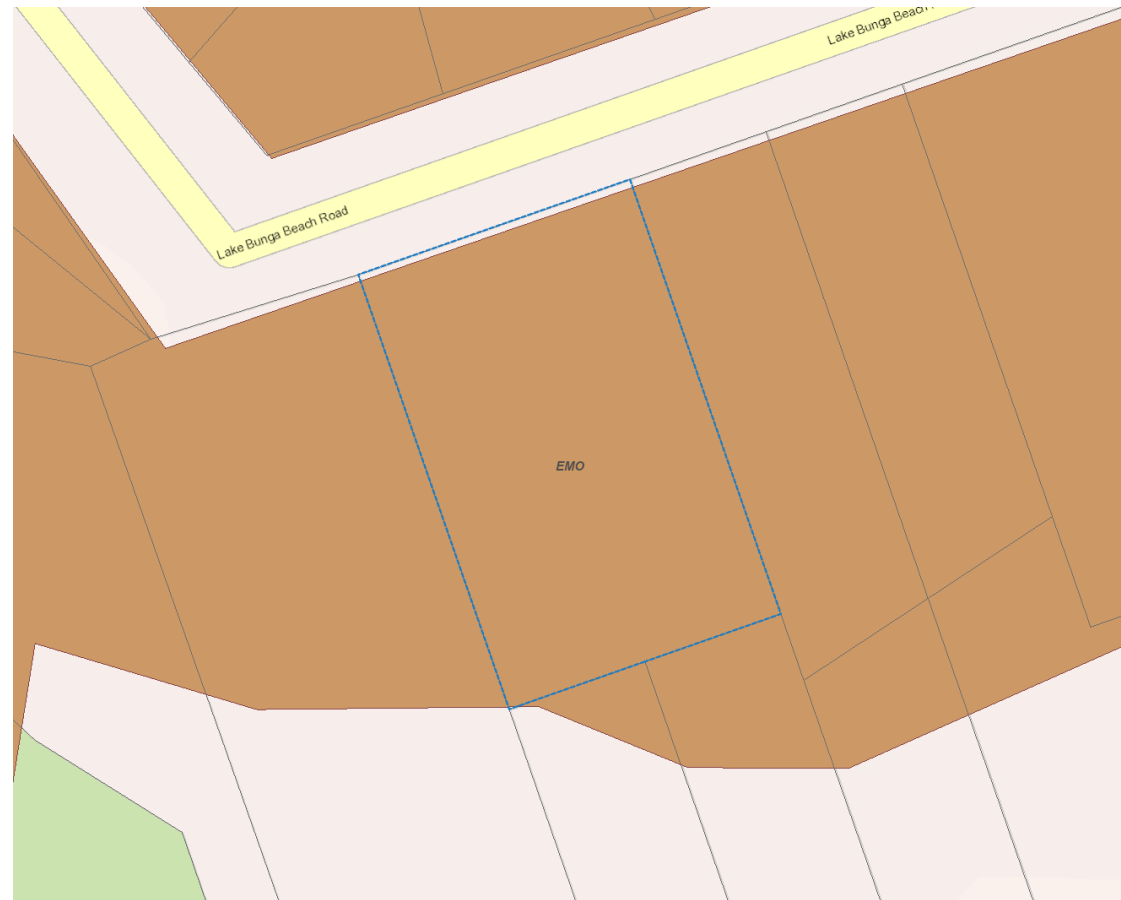


Figure 12 – Erosion Management Overlay – (source - mapshare.vic.gov.au)

Aboriginal Cultural Heritage

Under the provisions of the *Aboriginal Heritage Act 2006* the subject site is recognised as being within an area of Aboriginal Cultural Heritage Sensitivity.

The proposed works are within the area identified as being of cultural heritage significance however, the proposed buildings and works (additions and alterations to an existing dwelling) and the development of an outbuilding are exempt activities, as such a Cultural Heritage Management Plan is not required.

An extract of the Aboriginal Cultural Heritage Map is provided in **Figure 13**.

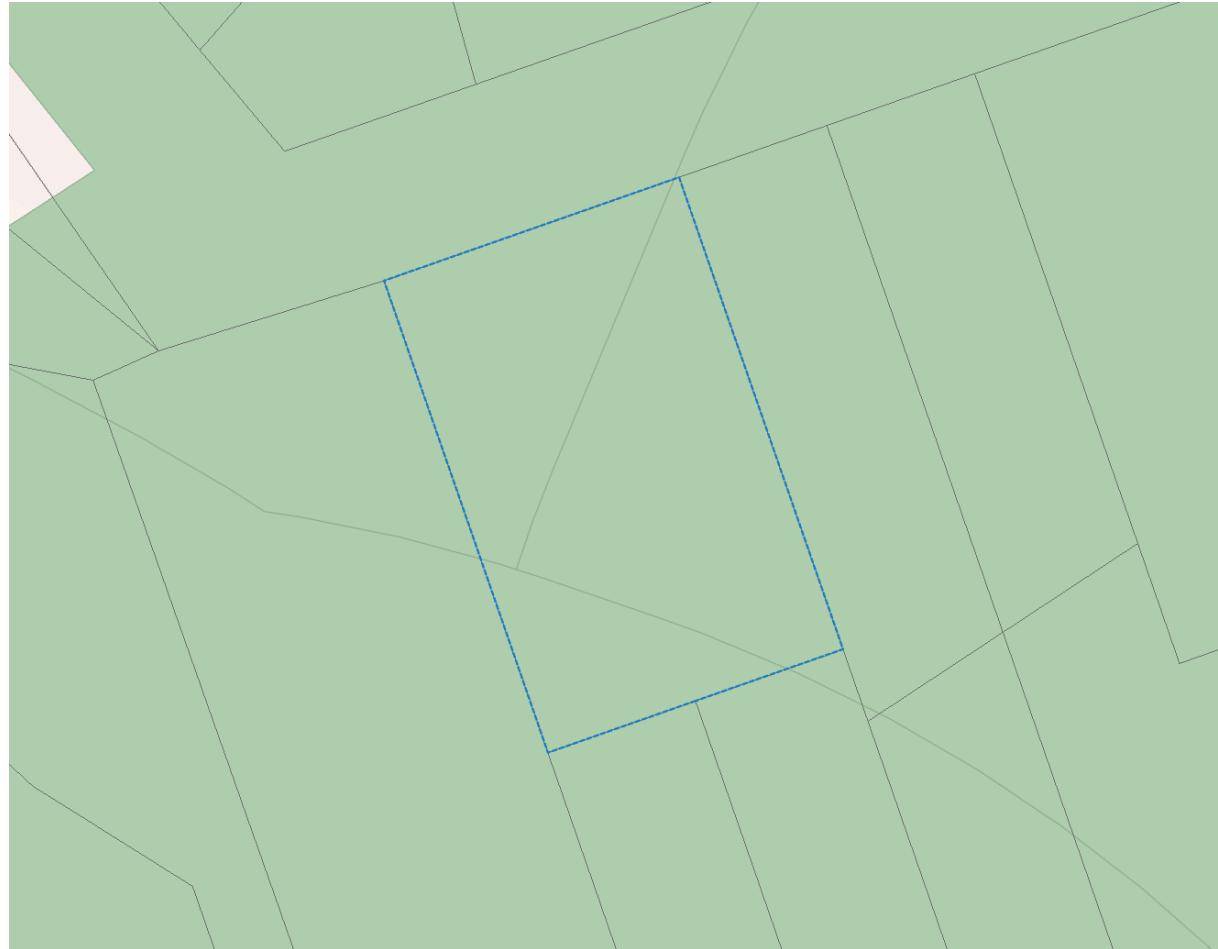


Figure 13 – Aboriginal Cultural Heritage Map – (source - mapshare.vic.gov.au)

5. PLANNING ASSESSMENT

This proposal has been assessed against the objectives and standards of applicable clauses of the East Gippsland Planning Scheme and it is considered that the proposed buildings and works (additions and alterations to an existing dwelling) and development of an outbuilding are appropriate for the following reasons:

- The proposal meets the objectives of the Municipal Planning Strategy at **Clause 02** and the Planning Policy Framework at **Clause 10** providing for appropriate additions and alterations to an existing residential dwelling and the development of an outbuilding that can be respectful of the existing surrounding development and the environment.
- The proposal will contribute to a high standard of environmental sustainability, urban design and amenity by designing the buildings and works and outbuilding to meet the constraints of the land, reducing any potential negative environmental implications as sought to achieve by the relevant clauses including **Clause 02.03** and **Clause 11**.
- **Clause 02.03-1** identifies Lakes Entrance as a growth area town and encourages development on fully serviced residential land. The subject site is currently connected to all available services which will remain unchanged.
- **Clause 13.04-25** requires consideration of erosion and landslip. The proposed outbuilding will require some earthworks to create a level building surface. All proposed earthworks will be below 1 metre in depth as indicated on the proposed development plans. All preventative measures will be undertaken to ensure no erosion hazards occur.
- **Clauses 02.03-3, 13.01-15 and 44.06** require consideration of bushfire hazards and implications as a result of any proposed development. A Bushfire Management Plan is provided in **Appendix C** which concludes the subject site can achieve a BAL 12.5 rating. All approved bushfire protection measures have been incorporated into the proposal. The proposal includes a 10,000 litre water tank for CFA purposes which will be located within 4 metres of the driveway and defensible space for a distance of 30 metres around the dwelling. **Clause 44.06-4** provides the application must meet the requirements of Schedule 1 or Clause 53.02 applies. All of the approved measures set out in Schedule 1 have been incorporated into the proposal and it is concluded the risks can be reduced to an acceptable level.
- The proposal is consistent with the decision guidelines of the Design and Development Overlay at **Clause 43.02-6** which seeks to identify areas which are affected by specific requirements relating to the design and built form of new development.
- The proposed buildings and works will result in a modern, user friendly extension to an existing residential dwelling and the development of an outbuilding. The proposed buildings and works and outbuilding have been designed to meet the constraints of the land and take into consideration the natural slope of the area. Earthworks will be required to create a level building surface for the outbuilding however, will be under 1 metre in depth. The area contains dwellings of various styles and heights including a split level dwelling adjoining the eastern boundary. The proposed buildings and works will result in the addition of a second storey and alfresco area as indicated on the proposed development plans.
- Some vegetation removal is required to facilitate the proposal however is exempt from needing a planning permit. A full assessment is contained in Section 3 of this submission.
- The finished materials and colours of the proposed buildings and works and

outbuilding are detailed in Section 3 and within the development plans.

- **Schedule 13** refers to residential development in coastal settlements – Lakes Entrance. The subject site is located just outside area 12 as identified in Section 4.
- The height of the existing dwelling including the proposed additions and alterations will be 8.4 metres which is below the prevailing tree canopy of trees surrounding the site. The proposed buildings and works and outbuilding are unlikely to be visually obtrusive when viewed from the public realm particularly given the sloping nature of the site, existing surrounding development and topography of the area.
- This submission has addressed the decision guidelines of **Clause 65** and the proposed buildings and works (additions and alterations to an existing dwelling) and the development of an outbuilding supports orderly planning of the area whilst taking into consideration the potential effect on the environment, human health and the amenity of the area.
- The site is not identified as being susceptible to flooding hazards however is susceptible to bushfire and erosion hazards. The bushfire and erosion hazard has been reduced to an acceptable level.

- There are no factors of this proposal that are likely to cause or contribute to land degradation, salinity or reduce water quality.

6. CONCLUSION

This submission is in support of a planning permit application for Buildings and Works (Additions and Alterations to an Existing Dwelling) and Development of an Outbuilding at 100 Lake Bunga Beach Road, Lake Bunga.

The relevant provisions of the East Gippsland Planning Scheme have been addressed and it has been ascertained that the proposal is appropriate in this location.

It is requested that the proposal be supported for the following reasons:

- The proposal is consistent with the objectives and strategies outlined in the Municipal Planning Strategy and the Planning Policy Framework.
- The proposal is consistent with the objectives of the Bushfire Management Overlay and the Design and Development Overlay.
- The hazards associated with bushfire and erosion can be reduced to an acceptable level.
- The design of the proposal is site responsive and consistent with surrounding development.

It is requested that a planning permit be granted for this proposal.

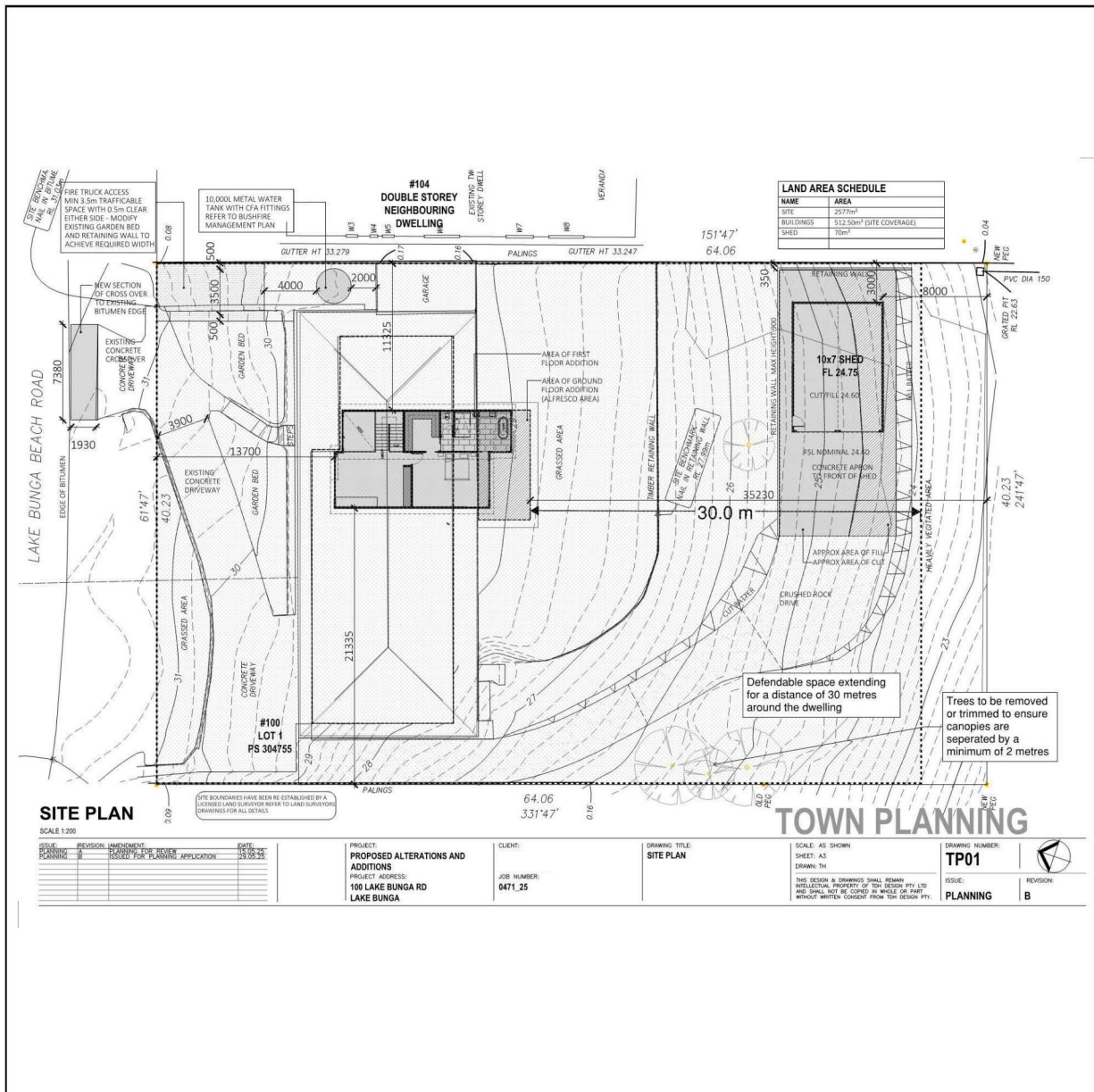
Development Solutions Victoria

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Bushfire Management Plan – 100 Lake Bunga Beach Road Lake Bunga 3909



Prepared by: Euca Planning Pty Ltd

Version: 1

Date: 6/06/2025

Mandatory Condition

The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defensible space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.

a) Defendable Space

Defendable space is provided for a distance of 30 metres around the dwelling or to the property boundary whichever is the lesser and managed in accordance with the following:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 2 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

b) Construction Standard

Dwelling designed and constructed to a minimum Bushfire Attack Level of BAL – 12.5

c) Water Supply

The following requirements apply:

- An effective capacity of 10,000 litres.
- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.

Where a 10,000 litre water supply is required, the following fire authority fittings and access must be provided:

- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.
- Be located within 60 metres of the outer edge of the approved building.
- The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

d) Access

Access Required: No ☐

Yes ☒ The following design and construction requirements apply:

- All-weather construction.
- A load limit of at least 15 tonnes.
- Provide a minimum trafficable width of 3.5 metres.
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
- Curves must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5%) (7.1°) entry and exit angle.

Length of access is greater 100 metres: Yes ☐ No ☒

Where length of access is greater than 100 metres the following design and construction requirements apply:

- A turning circle with a minimum radius of eight metres, or
- A driveway encircling the building, or
- The provision of other vehicle turning heads - such as a T or Y Head - which meet the specification of Austroad Design for an 8.8 metre Service Vehicle.

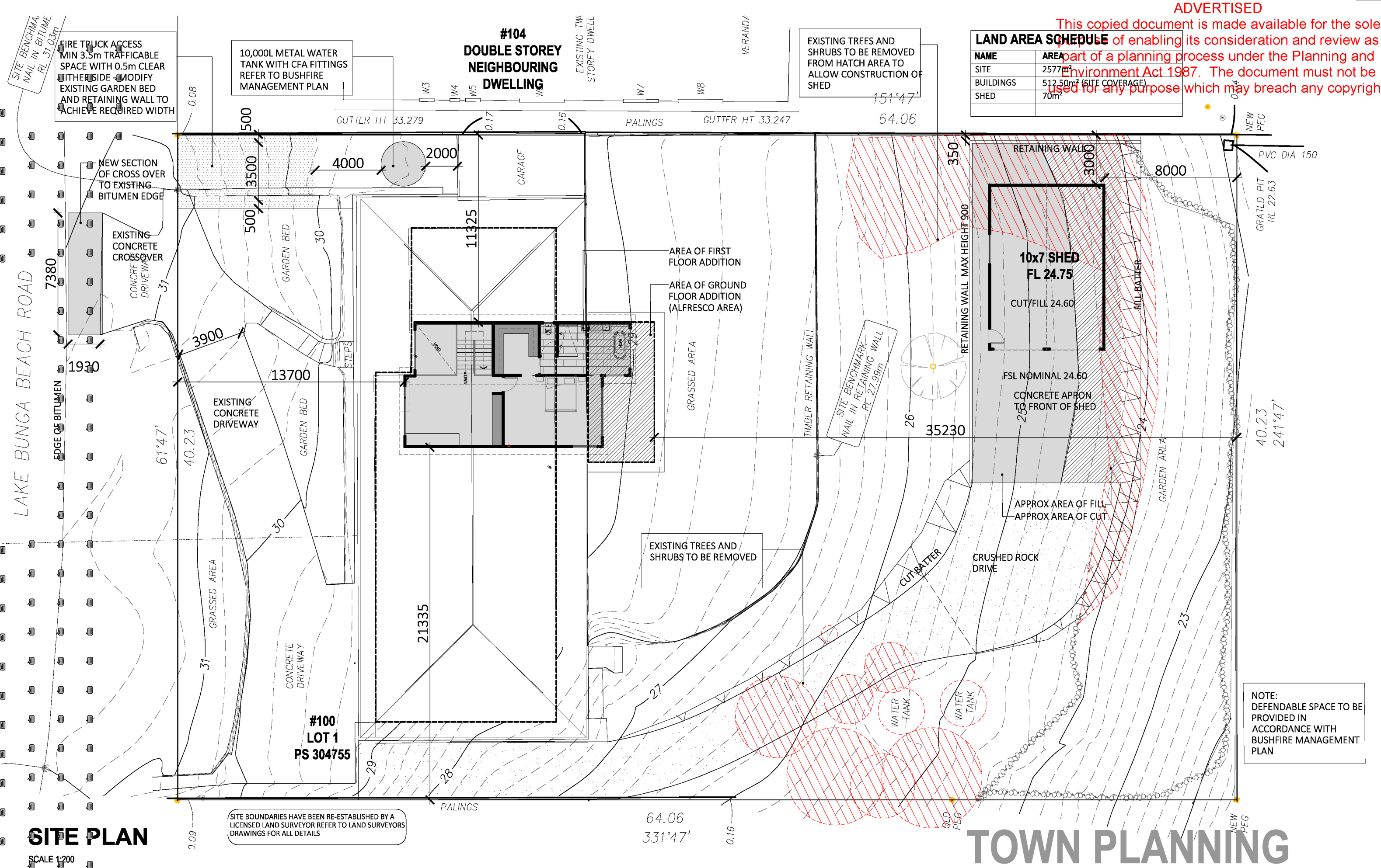
Length of driveway is greater than 200 metres: Yes ☐ No ☒

Where length of access is greater than 200 metres the following design and construction requirement applies:

- Passing bays are required at least every 200 metres that are a minimum 20 metres long and a minimum trafficable width of 6 metres.
- Printed 1/07

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LAND AREA SCHEDULE	
NAME	AREA
SITE	25777 ²
BUILDINGS	512.50m ² (SITE COVERAGE)
SHED	70m ²



SITE PLAN

SCALE 1:200

ISSUE:	REVISION:	AMENDMENT:	DATE:
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PROJECT:
PROPOSED ALTERATIONS AND ADDITIONS
PROJECT ADDRESS:
**100 LAKE BUNGA RD
LAKE BUNGA**

CLIENT:

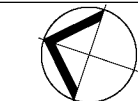
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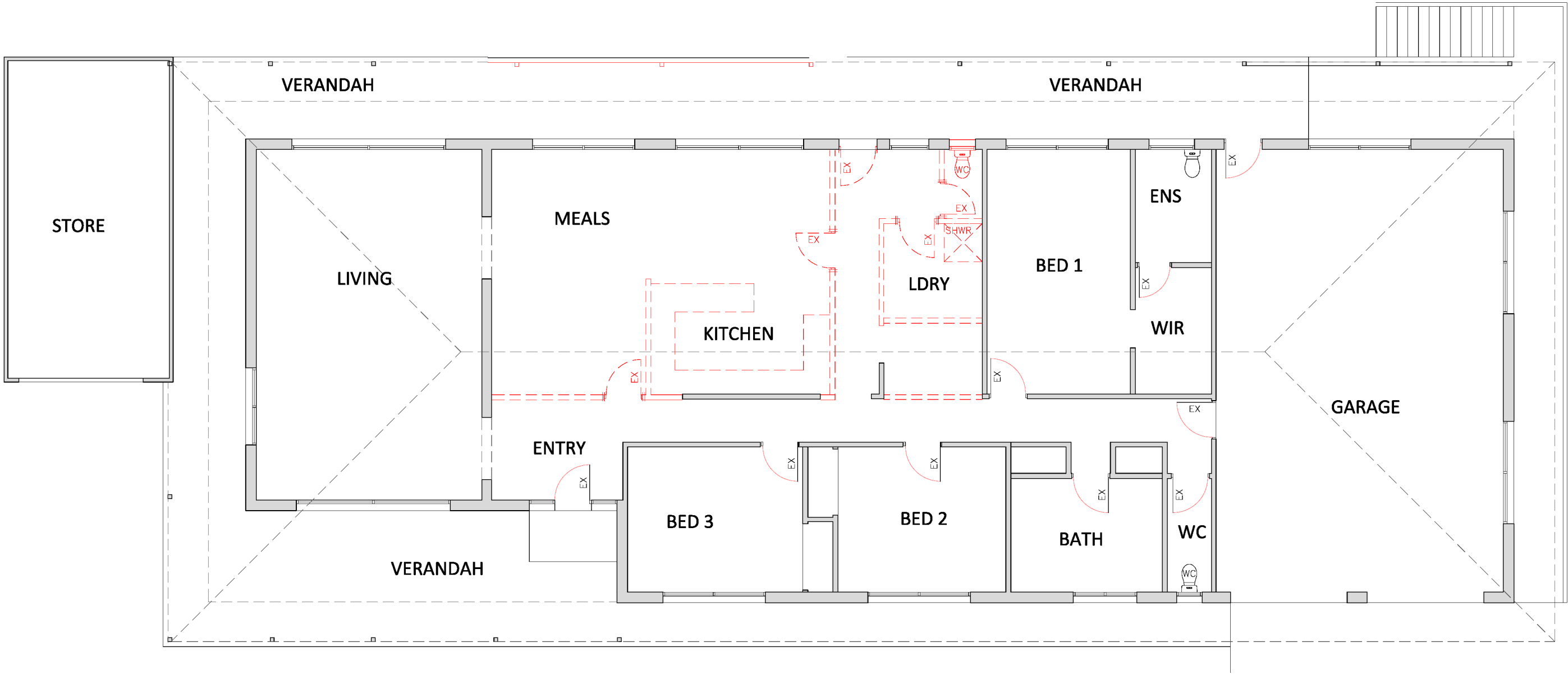


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EXISTING BUILDING AREA SCHEDULE

NAME	AREA
GROUND FLOOR	307 m ²
STORE	30.5 m ²
VERANDAH	141 m ²
TOTAL:	478.50 m ²



EXISTING / DEMOLITION PLAN

SCALE 1:100

TOWN PLANNING

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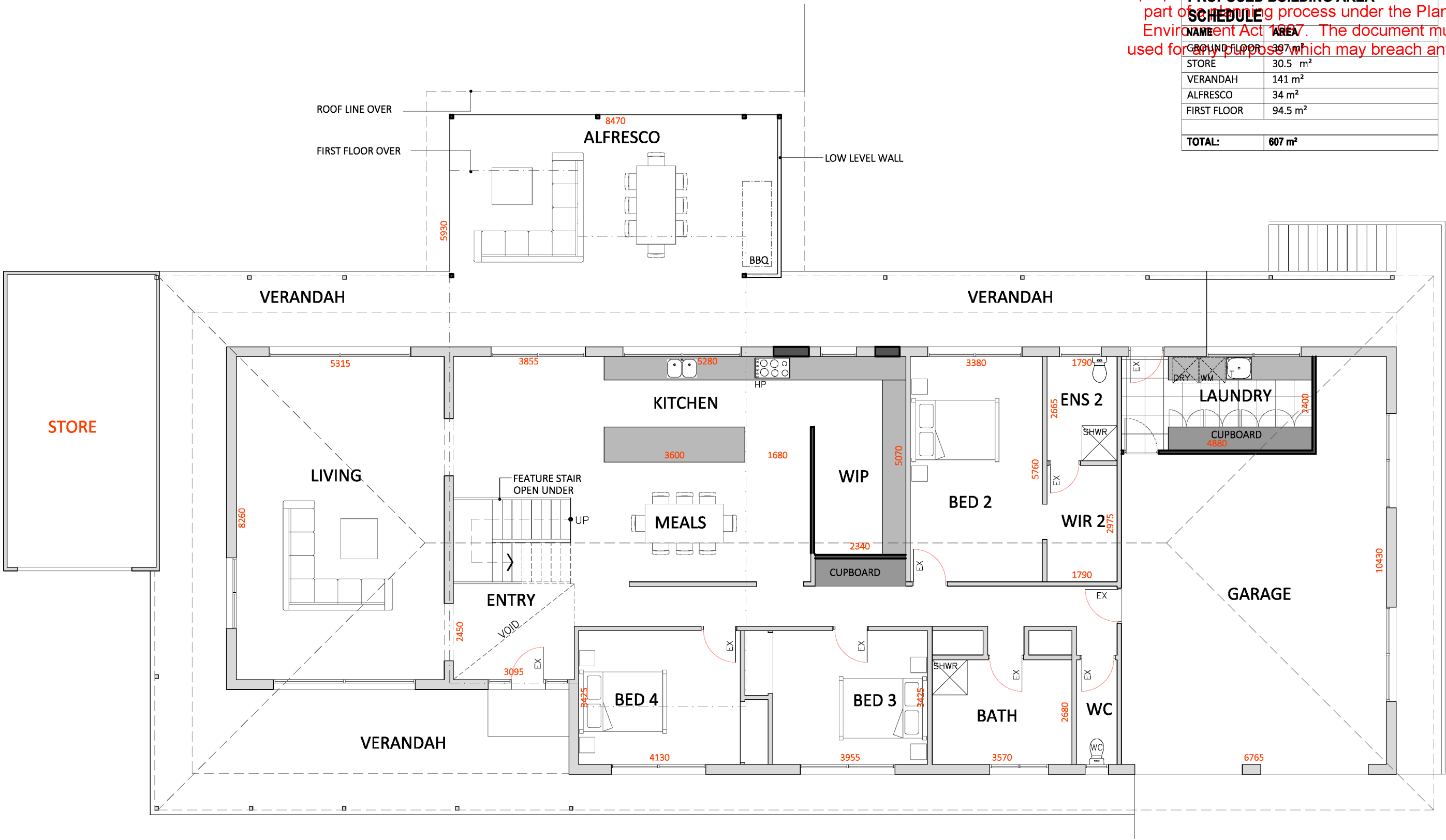
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PROPOSED BUILDING AREA	
SCHEDULE	
NAME	AREA
GROUND FLOOR	167 m ²
STORE	30.5 m ²
VERANDAH	141 m ²
ALFRESCO	34 m ²
FIRST FLOOR	94.5 m ²
TOTAL:	607 m ²



GROUND FLOOR PLAN

SCALE 1:100

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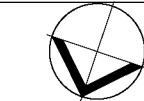
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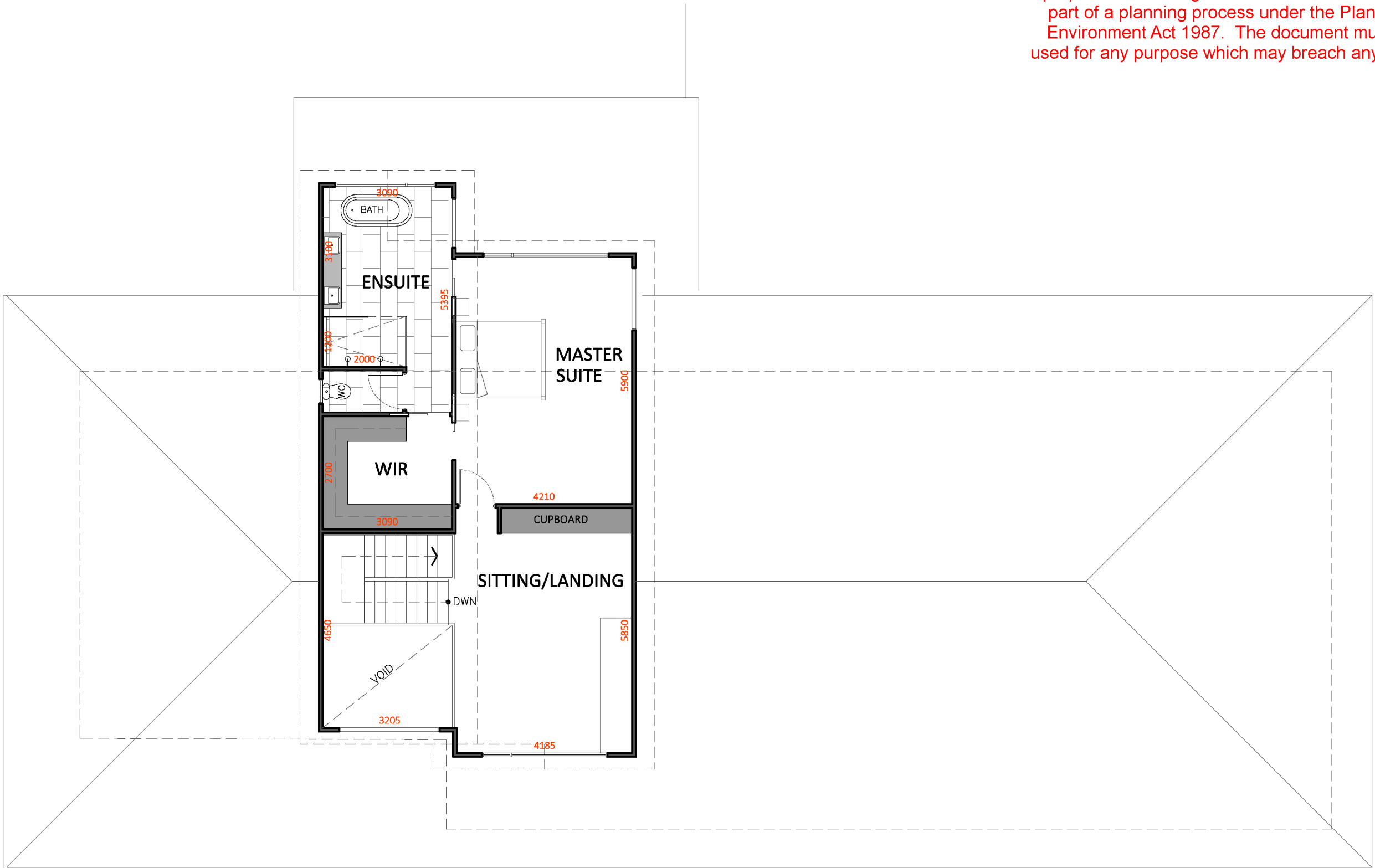
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LAKE BUNGA

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C2 CLADDING 2 - PO AXON CLADDING OR SIMILAR PAINT FINISH

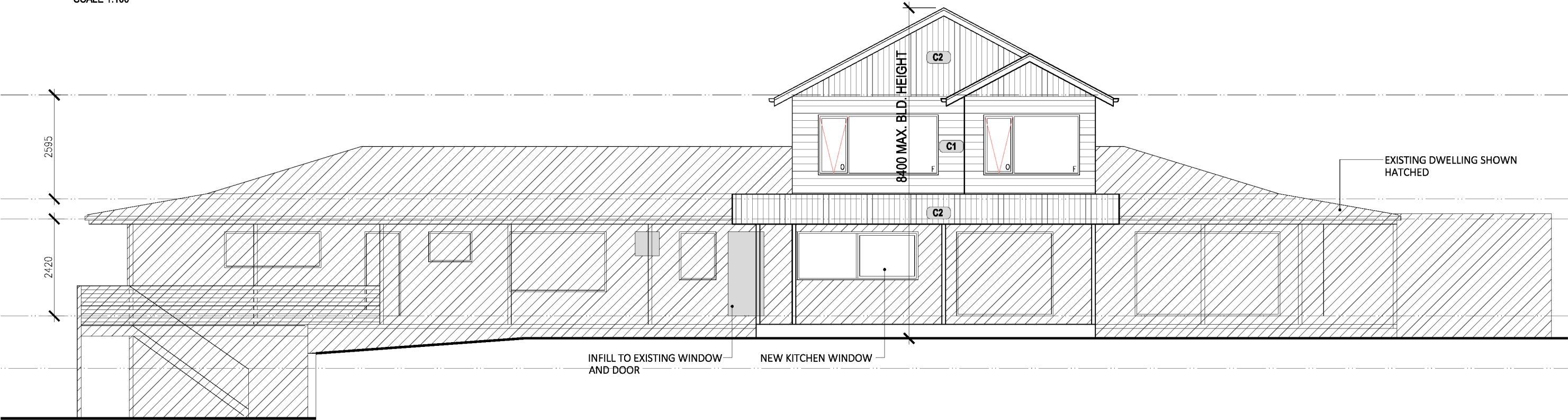
C3 CLADDING 3 - SELECTED CORRUGATED ROOFING

C4 CLADDING 4 - SELECTED METAL WALL CLADDING

EXISTING DWELLING SHOWN
HATCHED

NORTH ELEVATION (STREET VIEW)

SCALE 1:100



SOUTH ELEVATION

SCALE 1:100

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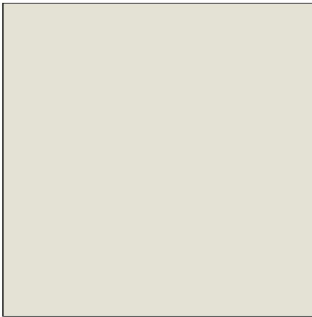
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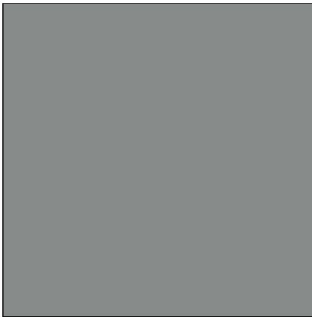
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- C4 CLADDING 4 - SELECTED METAL WALL CLADDING



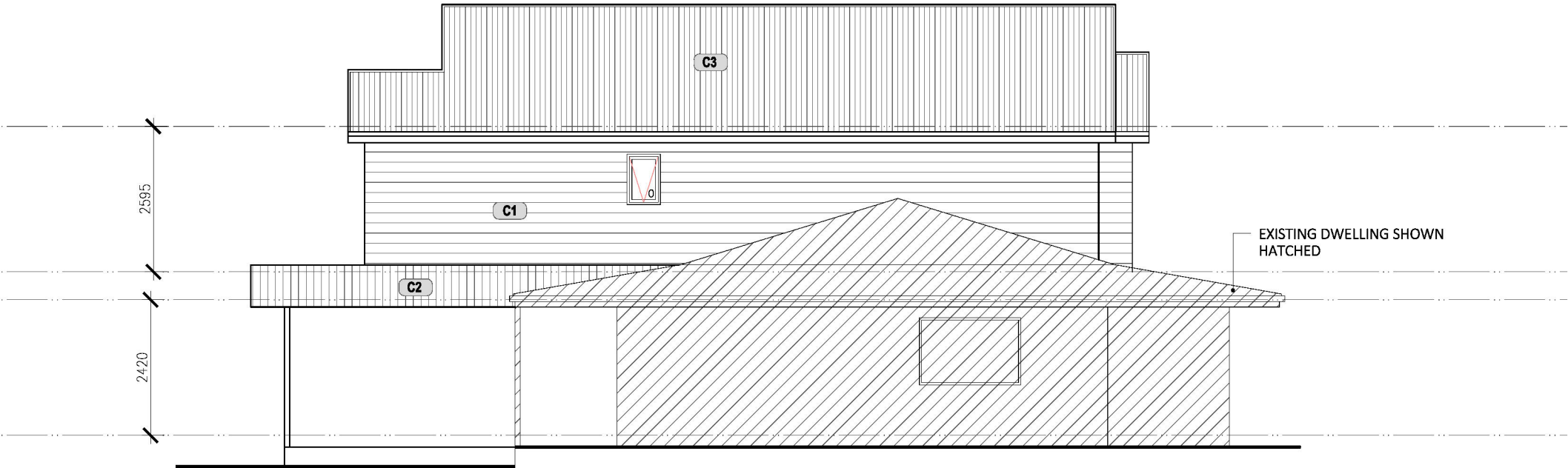
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COLOUR: SURFMIST



PAINT FINISH 1
COLOUR: SURFMIST

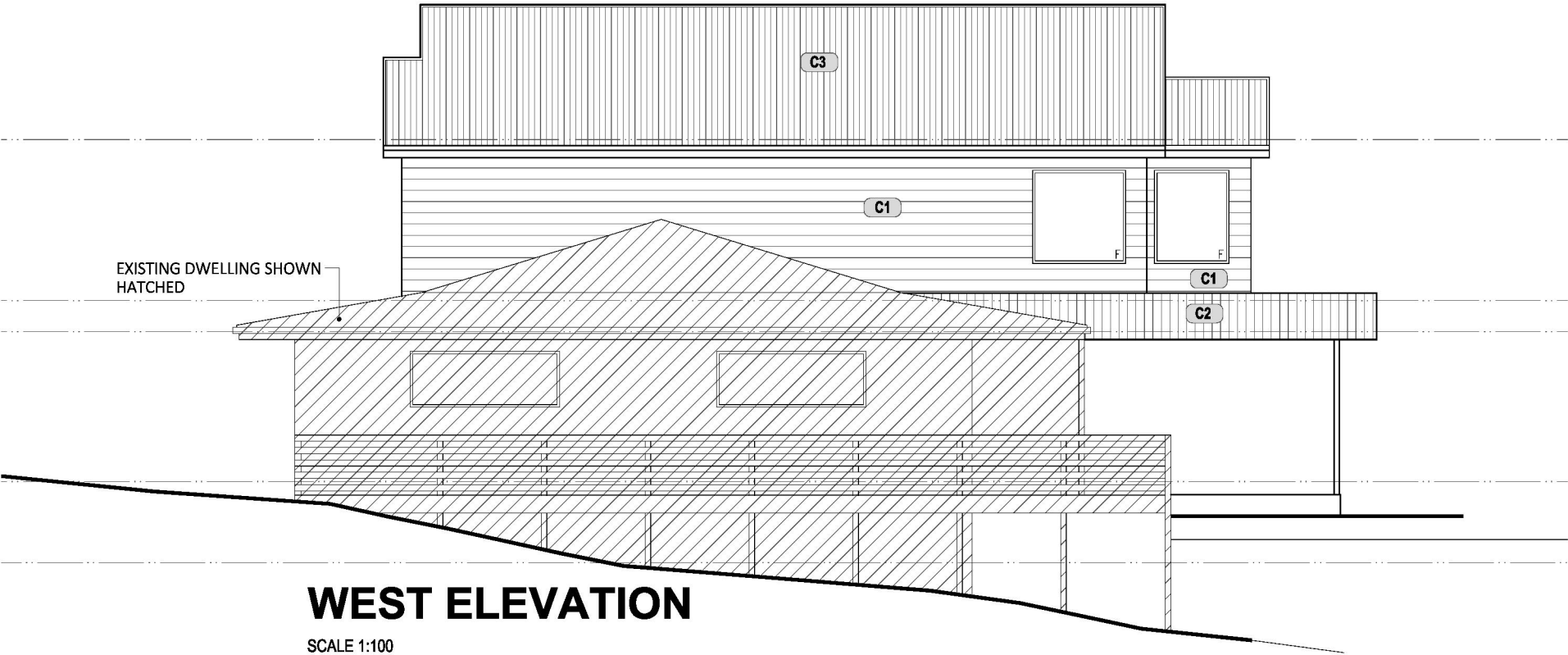


PAINTS FINISH 2
COLOUR: WINDSPRAY



EAST ELEVATION

SCALE 1:100



WEST ELEVATION

SCALE 1:100

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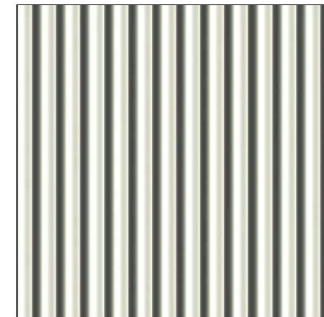
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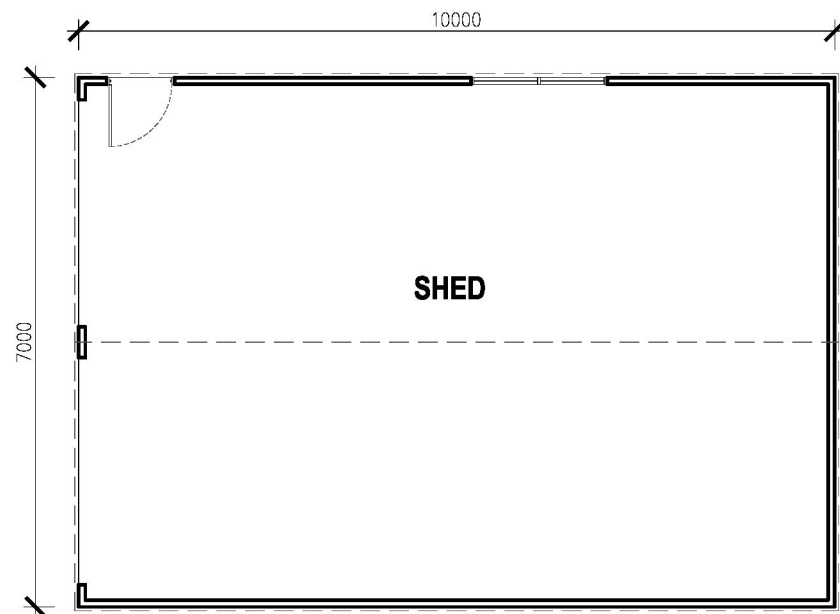
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C3	CLADDING 3 - SELECTED CORRUGATED ROOFING
C4	CLADDING 4 - SELECTED METAL WALL CLADDING

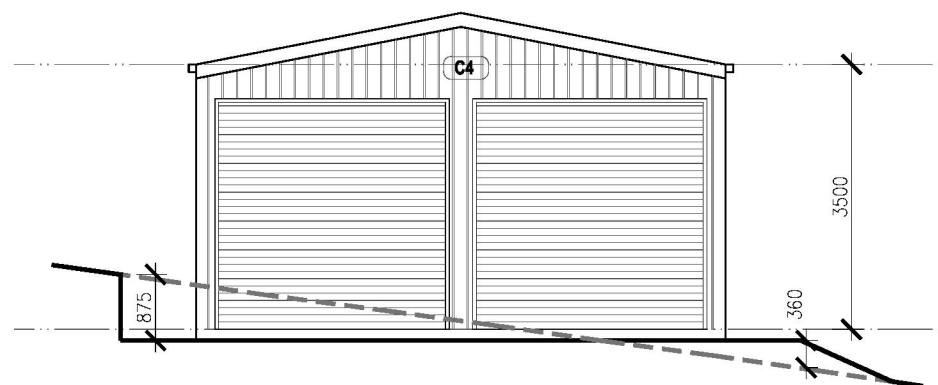


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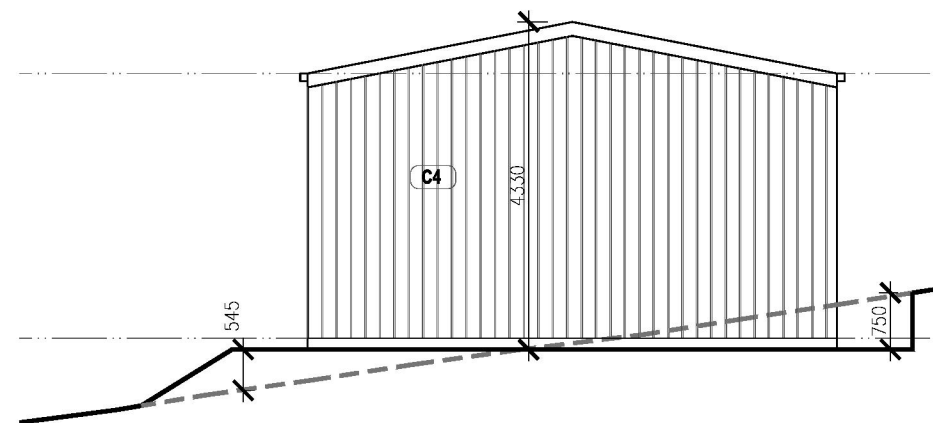
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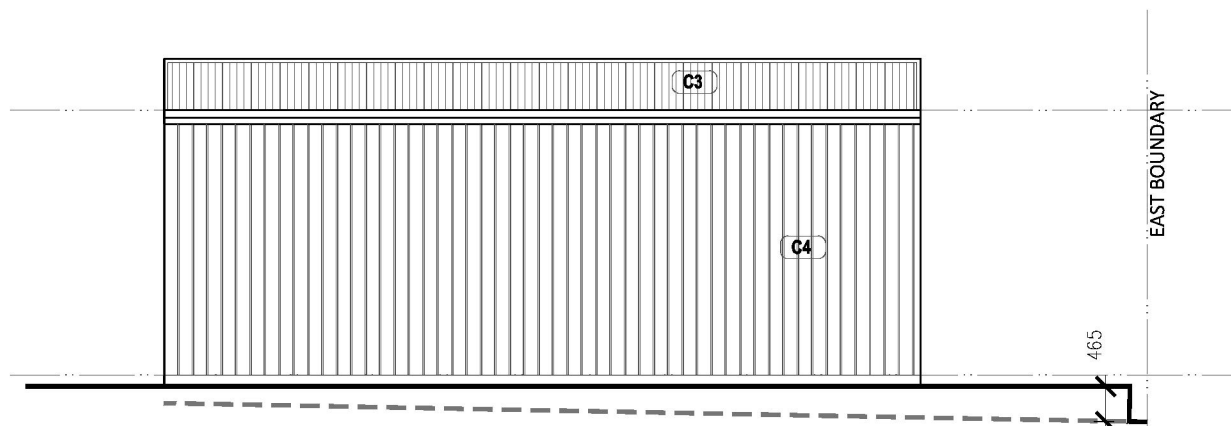
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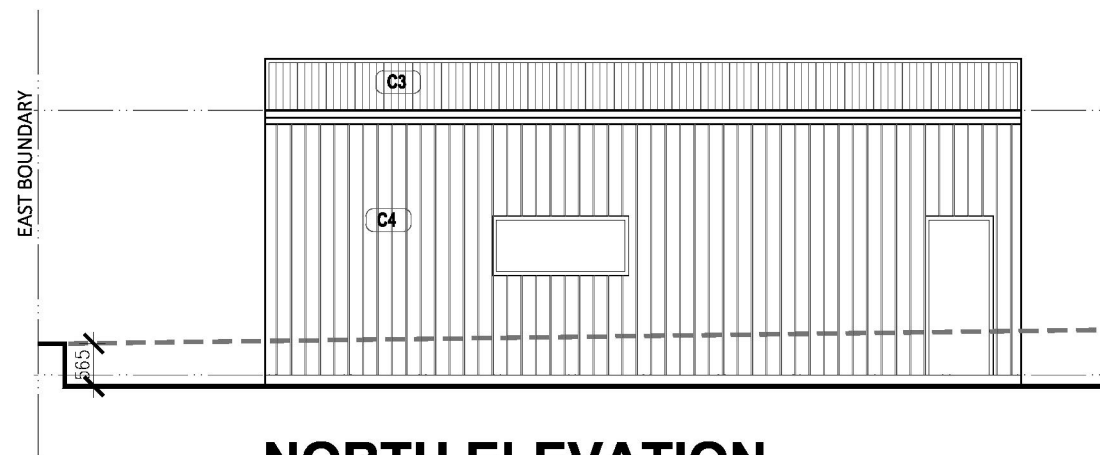
EAST ELEVATION

SCALE 1:100



SOUTH ELEVATION

SCALE 1:100



NORTH ELEVATION

SCALE 1:100

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