



## Applications in the Erosion Management Overlay

### Discuss your proposal with a Planning Officer

- Have you discussed your application with a Planning Officer?

### The following information **MUST** be provided with all planning applications

- A completed and signed planning permit application form
- A full copy of title (including title plan) and details of any restrictive covenants, agreements or other restrictions on the title. This title must have been searched within the last month. Obtain a copy of title by searching on-line at [www.landata.vic.gov.au](http://www.landata.vic.gov.au) or by visiting the Land Information Centre at 570 Bourke Street, Melbourne between 8.30am and 4.00pm Monday to Friday
- Application fee – see the Fee Schedule on the *Planning Guides and Links* page
- A letter/submission detailing what is proposed and responding to the relevant provisions of the East Gippsland Planning Scheme – see the *Planning Guides and Links* page
- Plans - see below for details of what is required

### Aboriginal Cultural Heritage Sensitivity

- Provide a copy of the Aboriginal cultural heritage self-assessment if the property has cultural heritage sensitivity - see the Aboriginal Heritage Planning Tool on the *Planning Guides and Links* page.

In addition to the information required above for all planning applications, the following needs to be provided when applying for a planning permit for development in the Erosion Management Overlay.

#### Fully dimensioned plans

- Three copies (A4 or A3) of fully dimensioned site plans drawn at a scale of 1:100 or 1:200 which include, as appropriate:
- North point
  - The boundaries and dimensions of the site
  - Details of any cut and/or fill
  - Adjoining roads
  - The layout of existing and proposed buildings and works including setbacks

---

#### Post applications to:

East Gippsland Shire Council  
PO Box 1618  
BAIRNSDALE VIC 3875

Email applications to:  
[feedback@egipps.vic.gov.au](mailto:feedback@egipps.vic.gov.au)

#### Deliver applications to service centres:

Lakes Entrance  
Mechanics Street  
LAKES ENTRANCE VIC3909

Orbost  
1 Ruskin Street  
ORBOST VIC 3888

Omeo  
Day Avenue  
OMELO VIC 3898

Paynesville  
55 The Esplanade  
PAYNESVILLE VIC 3880

- Details of existing and proposed vehicular access to the site
- Any vegetation to be removed
- Land contours
- Details of any drainage lines
- Fully dimensioned floor plans drawn at a scale of 1:100
- Fully dimensioned elevation plans drawn at a scale of 1:100 including colour and materials of all buildings and works
- Written explanation of methods and techniques to minimise sediment run-off and control erosion
- If native vegetation is to be removed and a Planning Permit is required under Clause 52.17 – Native Vegetation, provide a copy of the Risk Based Pathway Assessment and any additional requirements as defined in the *Permitted clearing of native vegetation – Biodiversity assessment guidelines* (Department of Environment and Primary Industries, September 2013) see the *Planning Guides and Links* page
- A geotechnical risk assessment prepared by a qualified geotechnical engineer must be provided to support applications for the subdivision of land. If a reduction or waiver of this requirement is sought, a qualified geotechnical engineer must provide a written report which sets out support for a reduction or waiver of the full geotechnical risk assessment.
- A geotechnical risk assessment may be required to support applications for other development (e.g. buildings, works, vegetation removal) if circumstances warrant. Discuss the details of your proposal with a Planning Officer for further information.

**Note**

Further information may be required for certain proposals. Many properties in East Gippsland are subject to Planning Scheme overlays such as bushfire, environmental significance, vegetation protection, heritage etc.

An application must address the requirements of any overlays affecting the property. Review the East Gippsland Planning Scheme (see the *Planning Guides and Links* page of Council's website) for further information and forms.

Council encourages the submission of all planning information and plans on CD in PDF format, with three hard copy sets of accompanying plans and information.

**If your application is not complete it will not be registered and a letter will be sent identifying information required to be provided.**

**You are encouraged to book a pre-lodgement meeting with a Planning Officer to discuss your application. Planning Officers are available by appointment only.**

If you have queries or wish to book a pre-lodgement meeting, contact Council's Planning Department on 03 5153 9500 or visit Council at 273 Main Street Bairnsdale, between 8.30am and 5.00pm Monday to Friday.

**Note:** A planning permit is often only one approval required from Council. Other permits may be required including:

- Building Permit (Council does not issue building permits; these are issued through private building surveyors.), or
- Road Opening Permit (undertaking works within a Council road reserve i.e. vehicle crossover, service connection), or

- Septic Tank Permit. (from Council's Environmental Health Department)