



Buildings and works in a Bushfire Management Overlay (BMO)

Discuss with a development officer the need for the permit and what matters need to be addressed in preparing your application.

- Have you discussed your application with a development officer?

For all planning applications the following MUST be provided:

- A completed and signed Planning Permit Application form
- A full current copy of Title for the land no more than a month old showing the plan of subdivision
- The prescribed application fee (see Fee Schedule on Forms page)
- Full copy of a registered restrictive covenant and/or a Section 173 Agreement that applies to the land (attached to Title)
- Copy of the Aboriginal cultural heritage self-assessment if the property has cultural heritage sensitivity (see Aboriginal Heritage Planning Tool on the "Planning Forms and Links" page)

In addition to the information required above for all planning applications, the following must be provided when applying for a planning permit for development under the BMO.

Fully dimensioned plans

- 3 copies (A4, A3 or A2) of fully dimensioned site plans drawn at a suitable scale (e.g. 1:200 or 1:500) which include, as appropriate:
 - North point
 - The boundaries and dimensions of the site
 - Adjoining roads
 - The layout of existing and proposed buildings and works including setbacks
 - The location and details of water supply and reticulated electricity
 - Details of existing and proposed vehicular access to the site and to the proposed buildings and works

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Post applications to:

East Gippsland Shire Council
PO Box 1618
BAIRNSDALE VIC 3875

Email applications to:
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

- Contours of the land
- Vegetation on the land
- Fully dimensioned floor plans drawn at a scale of 1:100
- Fully dimensioned elevations drawn at a scale of 1:100 including colour and materials of all buildings and works
- A Locality and Site Description as required by clause 44.06-2 of the East Gippsland Planning Scheme
- A Bushfire Management Statement as required by clause 44.06-2 of the East Gippsland Planning Scheme, with reference to the relevant requirements of clause 52.47 of the East Gippsland Planning Scheme

Note:

Before lodging a planning permit application it is recommended that you discuss your proposal with the Country Fire Authority.

Council Planning approval is often only one approval required from Council. Other approvals that may be required are:

- Building Permit (Please note you will need to apply to a Private Building Surveyor not Council)
- Road Opening Permit (undertaking works within a Council road reserve i.e. vehicle crossover, service connection)
- Septic Tank Permit

Many properties in East Gippsland Shire are subject to Planning Scheme Overlays. These overlays can include matters such as bushfire, erosion, environmental significance, vegetation protection and the like.

An application may have to address the specific requirements of the relevant overlay(s) affecting the property.

Visit the East Gippsland Planning Scheme (in the "Links" section on the "Planning Forms and Links" page) for further information.