

Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	106 Gold Ring Road LAKE BUNGA VIC 3909 Lot: 97 PS: 636911
The application is for a permit to:	Buildings and Works for a Dwelling
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	Construct a building or construct or carry out works more than 7.5 metres in height and slope of the site where the works are proposed exceeds more than 15 percent.
44.06-2	Construct a building or construct or carry out works associated with accommodation
44.01-2	Construct a building or construct or carry out works.
The applicant for the permit is:	Homesense Construction
The application reference number is:	5.2023.121.2

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
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If you object, the Responsible Authority will tell you its decision.

April McDonald

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Tuesday, 17 March 2026 5:47 PM
To: Planning Unit Administration
Subject: Amend a Planning Permit Application
Attachments: 00799750510012026031706310001Title 106 Gold Ring.pdf; 106 Gold Ring House_Amended plans.pdf; Amend_a_Planning_Permit_Application_2026-03-17T17-46-33_31939673_0.pdf

Amend a Planning Permit Application

A request to "Amend a planning permit application" has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

Applicant name: Grigore Butur

Business trading name: Homesense Construction

Email address: buturgrigore@yahoo.com

Postal address :

Preferred phone number: 0423141069

Secondary phone number:

Owner's name:

Owner's postal address:

Street number: 106

Street name: Gold Ring Road

Town: Lake Bunga

Post code: 3909

Lot number: 97

Plan number: PS 636911

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

Description of proposal : Reason of the amendment: The proposed building height of 9.201m with a setback of 3.232m is not complying with the side and clause, and did not passed the building surveyor assessment requirements for issuing the building permit, it required 4.300m setback. The

house layout has been changed (the garage has been moved to the right side of the house and the setback of the left side has been increased to 5070 mm. The house layout has been changed (the garage has been moved to the right side of the house and the setback of the left side has been increased to 5070 mm.

Under which section of the Act is the amendment to the application made?: s57A Amendment by applicant after notice is given

Revised estimated cost of development: \$500,000

Existing conditions : Vacant

Invoice Payer:

Address for Invoice:

Invoice Email:

Primary Phone Invoice:

Invoice Secondary Phone:

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

Full copy of Title: [00799750510012026031706310001Title 106 Gold Ring.pdf](#)

Plans: [106 Gold Ring House_Amended plans.pdf](#)



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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958 Page 1 of 3

VOLUME 11370 FOLIO 507

Security no : 124133043642Y
Produced 17/03/2026 05:31 PM

LAND DESCRIPTION

Lot 97 on Plan of Subdivision 636911K.
PARENT TITLE Volume 11279 Folio 003
Created by instrument PS636911K Stage 2 20/08/2012

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 PS636911K 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: 106 GOLD RING ROAD LAKE BUNGA VIC 3909

ADMINISTRATIVE NOTICES

NIL

eCT Control
Effective from

DOCUMENT END



Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	PS636911K
Number of Pages (excluding this cover sheet)	6
Document Assembled	07/04/2026 08:38

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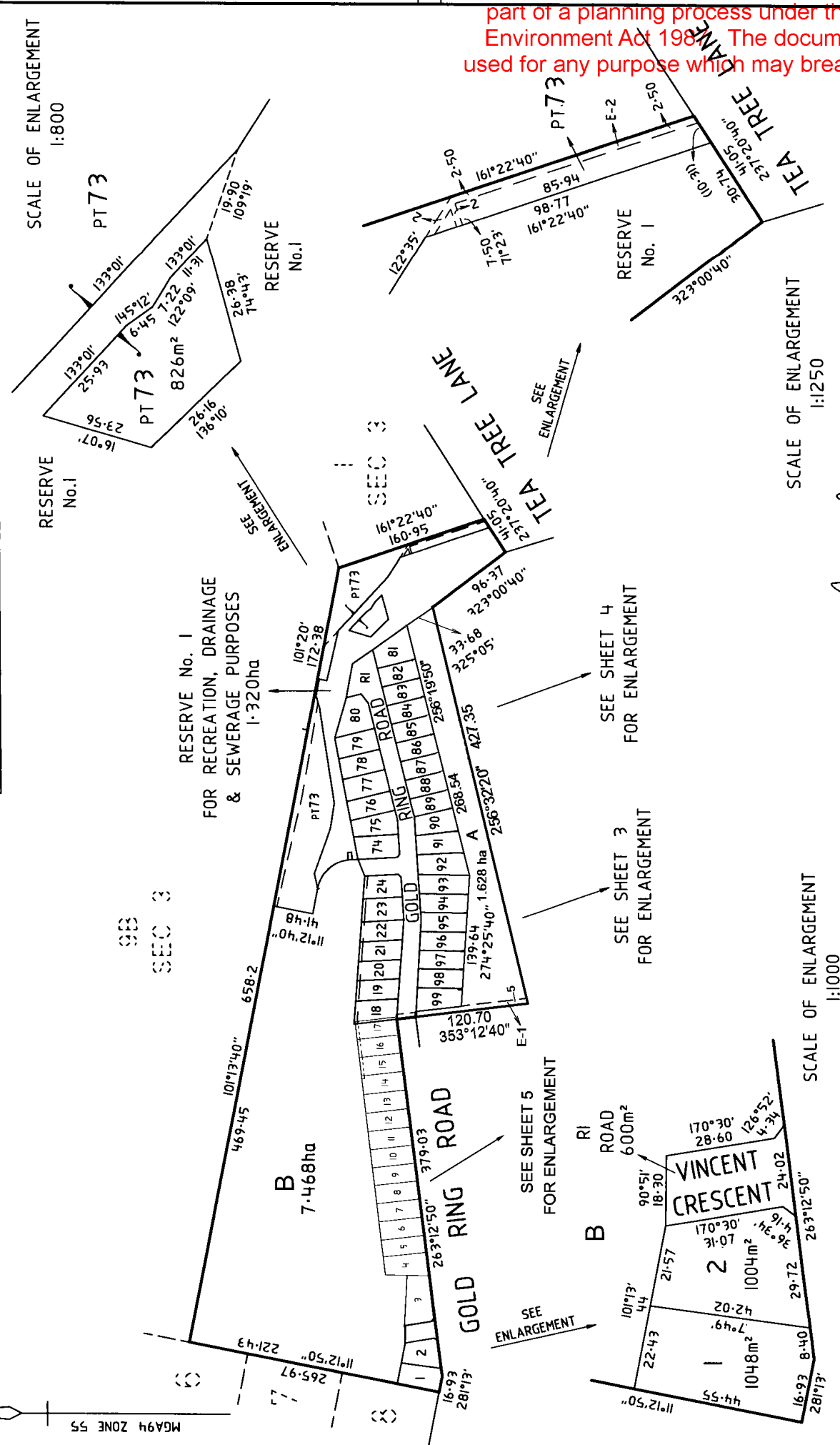
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PLAN OF SUBDIVISION				STAGE No. 1 LR USE ONLY PLAN NUMBER EDITION 4 PS636911K
LOCATION OF LAND PARISH: COLQUHOUN TOWNSHIP: CUNNINGHAME SECTION: 3 CROWN ALLOTMENT: 8 (PART) CROWN PORTION: — TITLE REFERENCES: VOL 9293 FOL 853 LAST PLAN REFERENCE: LOT 1 - LP125133 POSTAL ADDRESS: 105 GOLD RING ROAD, (At time of subdivision) LAKES ENTRANCE, 3909 MGA 94 CO-ORDINATES: E 591 000 (Of approx. centre of land in plan) N 5808 620 ZONE: 55			COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: EAST GIPPSLAND SHIRE COUNCIL REF: 46/2010/CRT 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 18 / 11 / 2010 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> / / </u> Re-certified under Section 11(7) of the Subdivision Act 1988 Council Delegate <i>Ann Hillier</i> Council seal Date 26 / 05 / 2011	
VESTING OF ROADS AND/OR RESERVES				
IDENTIFIER	COUNCIL/BODY/PERSON			
ROAD R1	EAST GIPPSLAND SHIRE COUNCIL			
RESERVE No. 1	EAST GIPPSLAND SHIRE COUNCIL			
RESERVE No. 2	SPI ELECTRICITY PTY LTD			
NOTATIONS				
STAGING This is / is not a staged subdivision Planning Permit No 106/2009/P				
DEPTH LIMITATION 15.24 METRES BELOW THE SURFACE				
LOTS 25 to 72 (B.I.) HAVE BEEN OMITTED FROM THIS PLAN.				
SURVEY: THIS PLAN IS / IS NOT BASED ON SURVEY THIS SURVEY IS CONNECTED TO PERMANENT MARK No(s) 125				
EASEMENT INFORMATION				LR USE ONLY
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				STATEMENT OF COMPLIANCE / EXEMPTION STATEMENT
				RECEIVED <input checked="" type="checkbox"/>
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	5	C/E R463625Q	TAMBO WATER BOARD
E-2	SEWERAGE	SEE DIAG	THIS PLAN	EAST GIPPSLAND REGION WATER AUTHORITY
E-3	DRAINAGE & SEWERAGE	3	THIS PLAN	EAST GIPPSLAND SHIRE COUNCIL & EAST GIPPSLAND REGION WATER AUTHORITY
				DATE 7 / 06 / 2011
				THIS IS A LAND VICTORIA COMPILED PLAN
				FOR DETAILS SEE MODIFICATION TABLE HEREIN
				SHEET 1 OF 5 SHEETS
Crowthier & Sadler Pty.Ltd. LICENSED SURVEYORS & TOWN PLANNERS 162 MACLEOD STREET, BAIRNSDALE, VIC., 3875 TELEPHONE (03) 5162 5011		LICENSED SURVEYOR MICHAEL JOSEPH SADLER SIGNATURE <i>Michael Joseph Sadler</i> DATE 25 / 5 / 2011. REF 13974 VERSION 2		DATE <i>26 / 05 / 2011</i> COUNCIL DELEGATE SIGNATURE <i>Ann Hillier</i>

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PLAN OF SUBDIVISION
STAGE No.
PLAN NUMBER
PS 63691IK



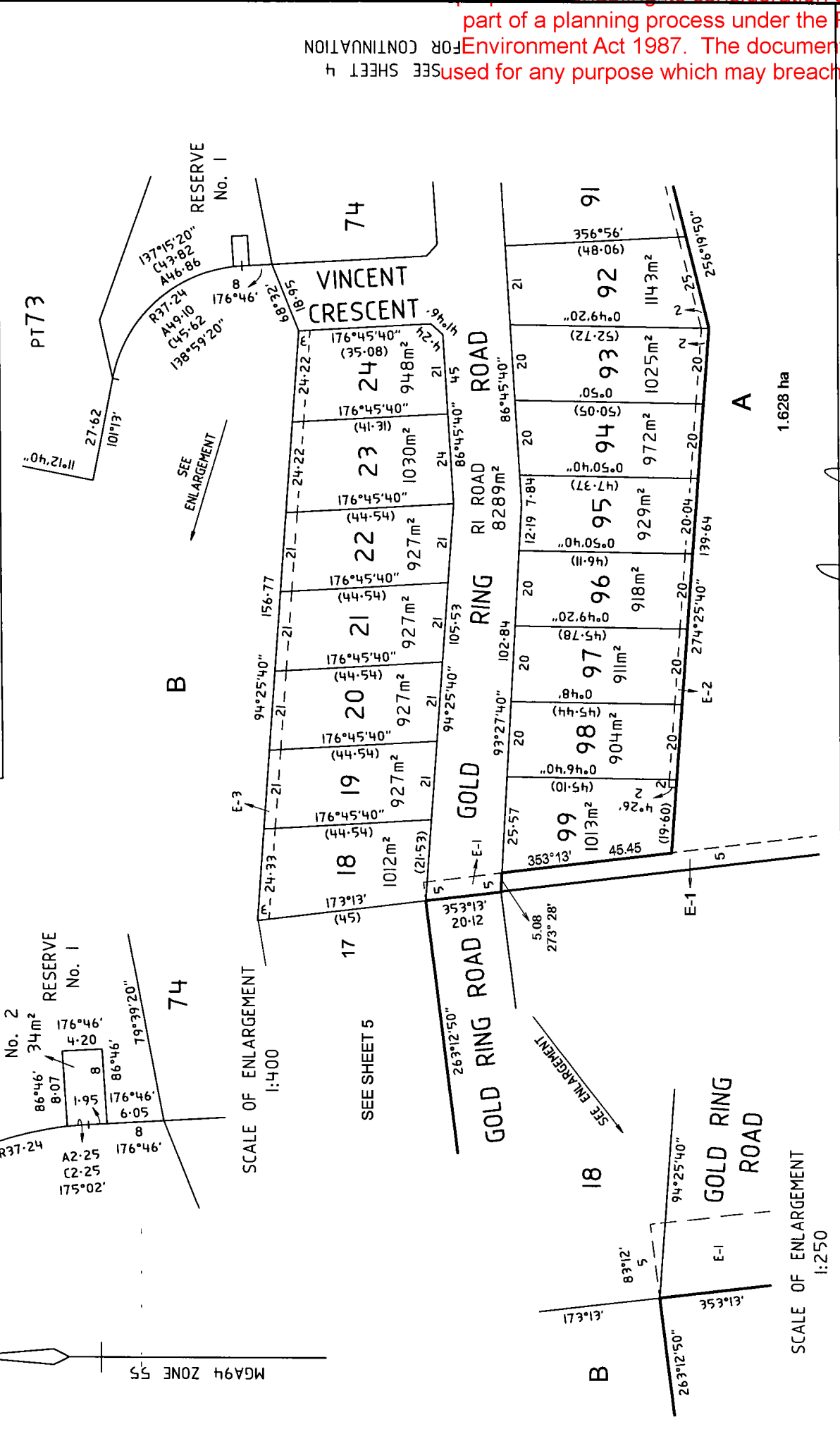
ORIGINAL SCALE 1:4000	SHEET SIZE A3	LICENSED SURVEYOR SIGNATURE <i>Michael Joseph Sadler</i>	SHEET 2
SCALE 40 0 40 80 120 160 200	LENGTHS ARE IN METRES	DATE 15/3/2012	DATE 18/07/2012
CROWTHER & SADLER PTM, LTD. LICENSED SURVEYORS & TOWN PLANNERS 162 MACLEOD STREET, BAIRNSDALE, VIC., 3875 TELEPHONE (03) 5152 6011		VERSION 6	COUNCIL DELEGATE SIGNATURE

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PLAN OF SUBDIVISION

STAGE No. **PS 636911K**

PLAN NUMBER **PS 636911K**



SCALE OF ENLARGEMENT 1:250

SCALE
 10 0 10 20 30 40 50
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

SCALE 1:1000

LICENSED SURVEYOR SIGNATURE *Michael Joseph Sadler*

LICENSED SURVEYOR SIGNATURE MICHAEL JOSEPH SADLER

DATE 18/07/2012

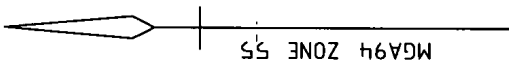
VERSION 6

REF 13991

COUNCIL DELEGATE SIGNATURE

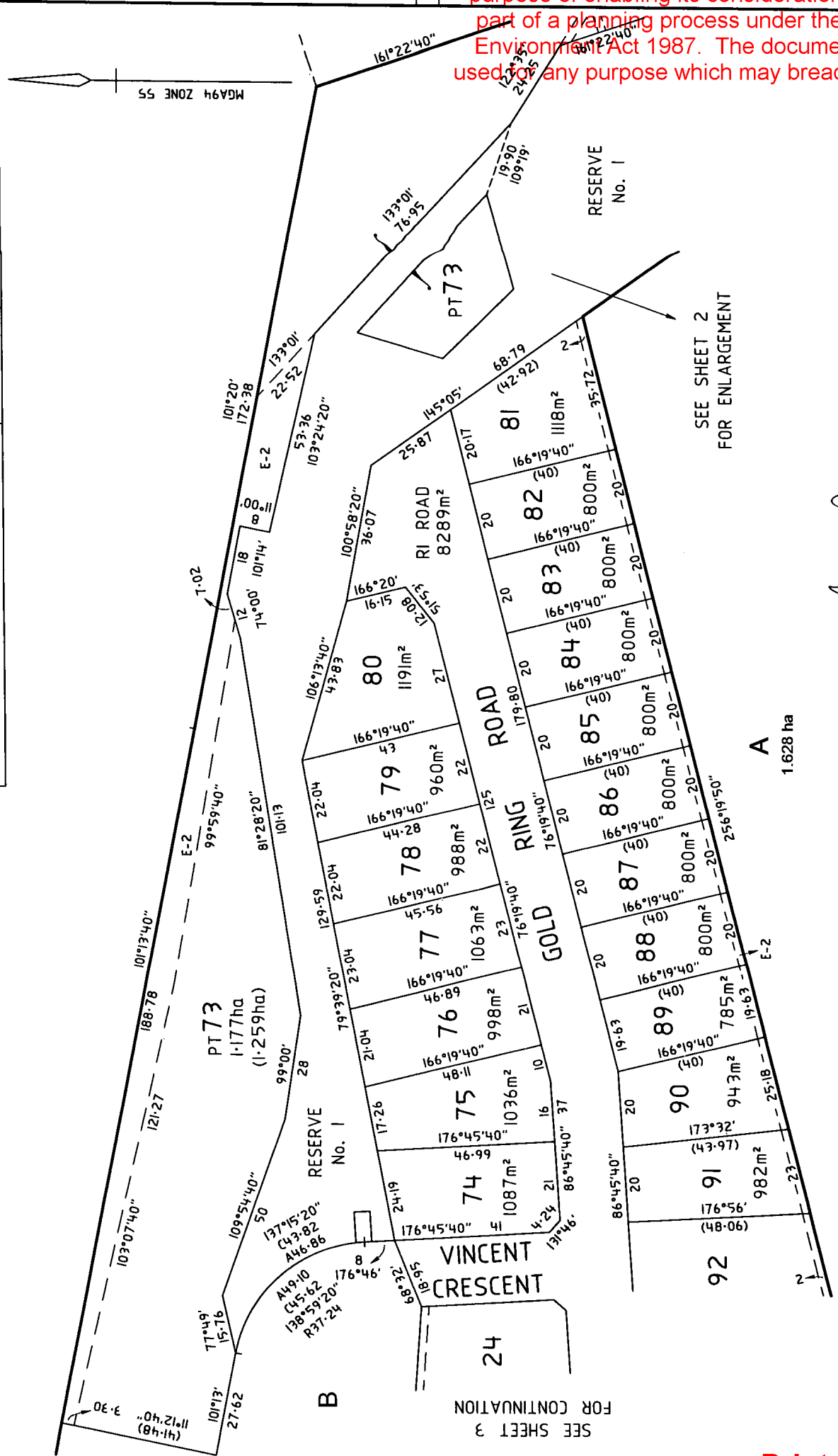
DATE 18/07/2012

SHEET 3



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PLAN OF SUBDIVISION
STAGE No.
PLAN NUMBER
PS 63691IK



SHEET 4
DATE 18/07/2012
COUNCIL DELEGATE SIGNATURE

LICENSED SURVEYOR
SIGNATURE
MICHAEL JOSEPH SADLER
DATE 15/3/2012
VERSION 6
REF 13991

ORIGINAL SHEET SIZE
SCALE 1:1000 A3
SCALE
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LENGTHS ARE IN METRES

Crowtner & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
152 MACLEOD STREET, BARRISDALE, VIC., 3875
TELEPHONE (03) 5152 5011

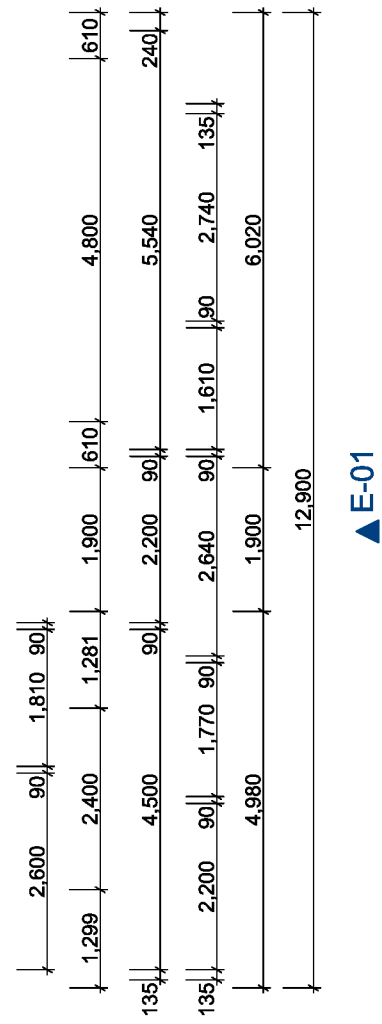
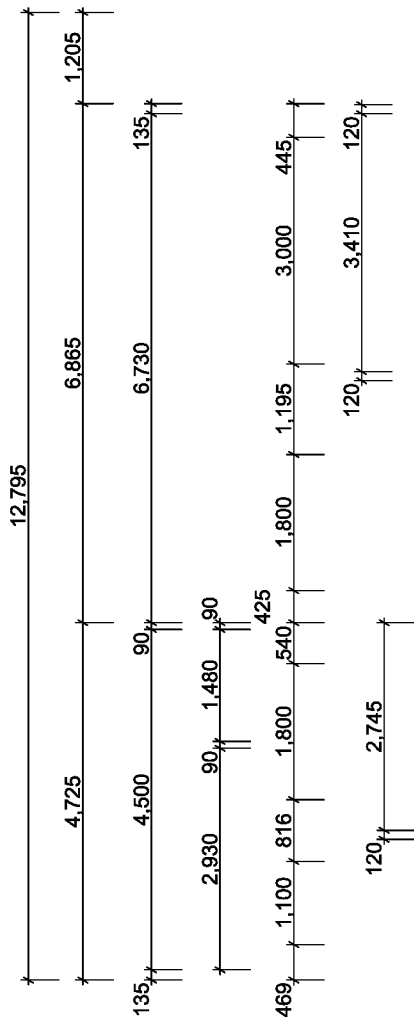
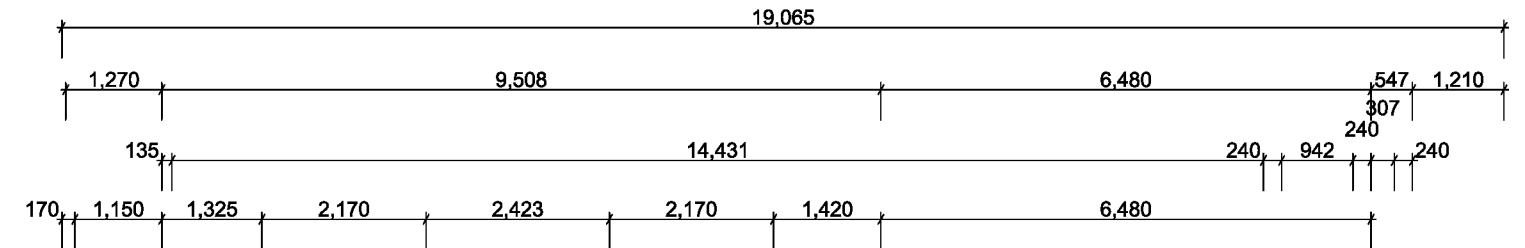
SEE SHEET 2
FOR ENLARGEMENT

SEE SHEET 3
FOR CONTINUATION

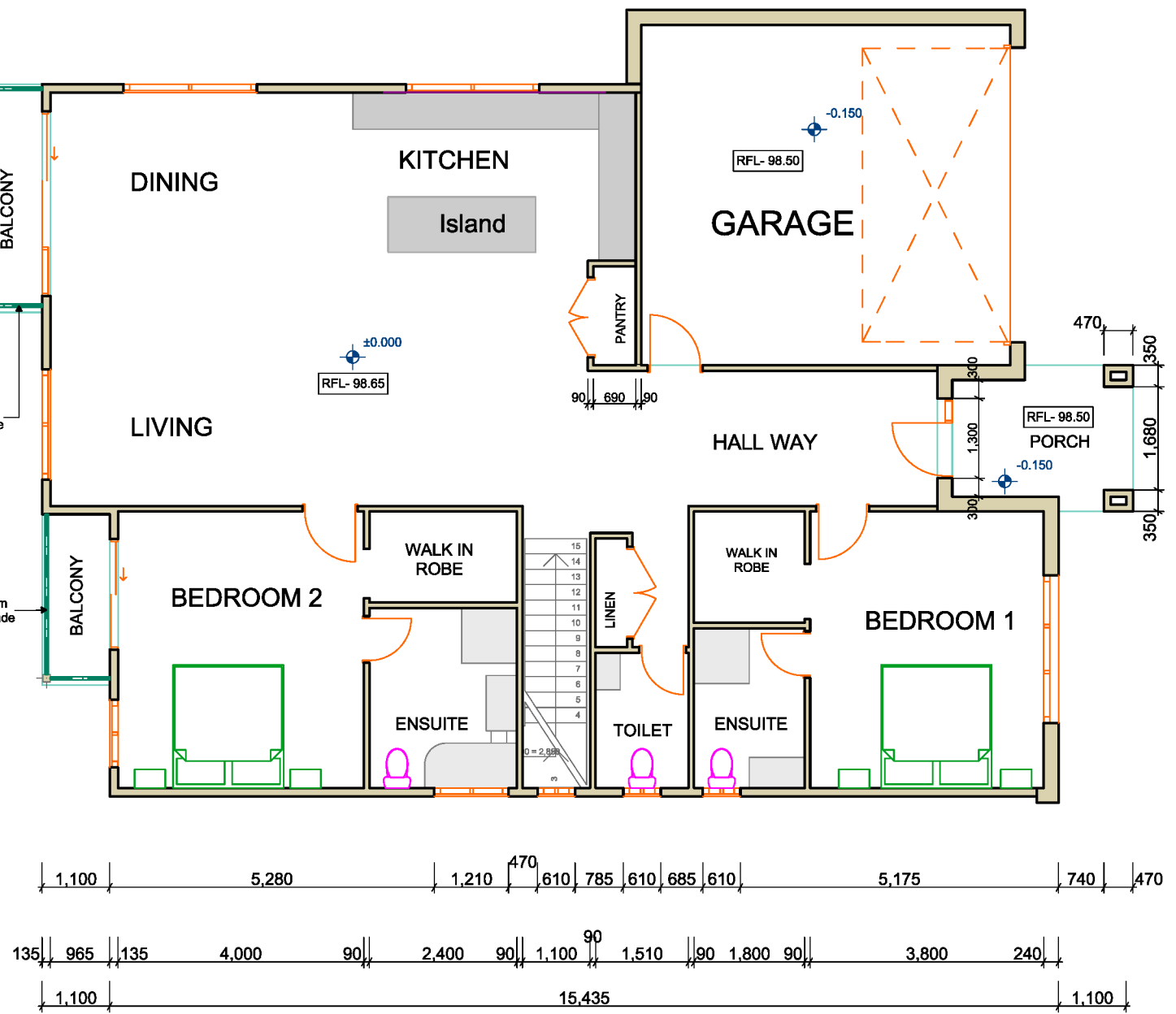
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E-02 ▼



▲ E-01



▲ E-04

W-03

GROUND FLOOR

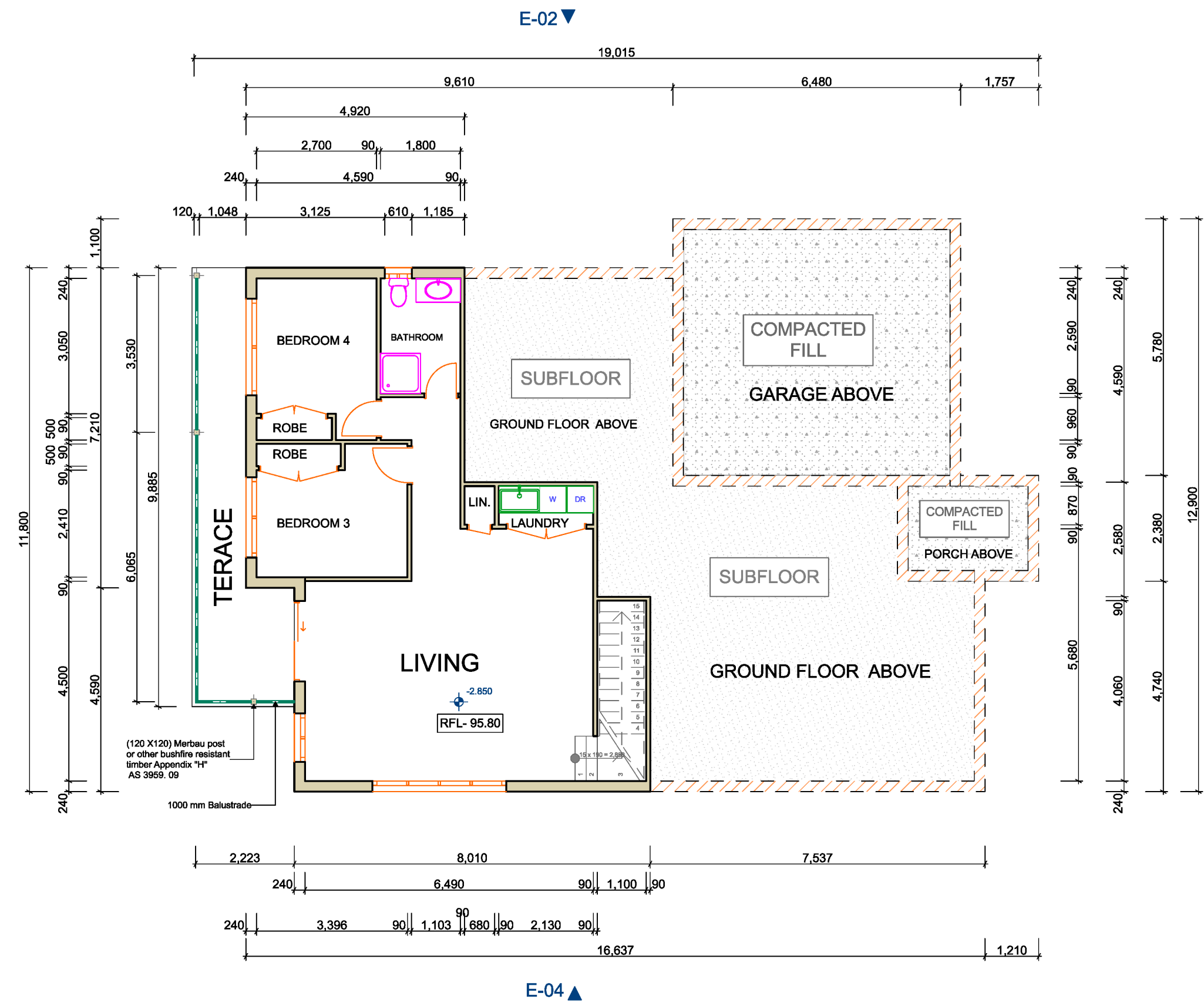
1:100

HOMESENSE CONSTRUCTION
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Client:	
Drawing Name	GROUND FLOOR
Drawing Status	
Modified by	Date
Checked by	Date
Drawing Scale	1:100
Layout ID	Revision
A.01.2	

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W-02

DOWNSTAIRS FLOOR

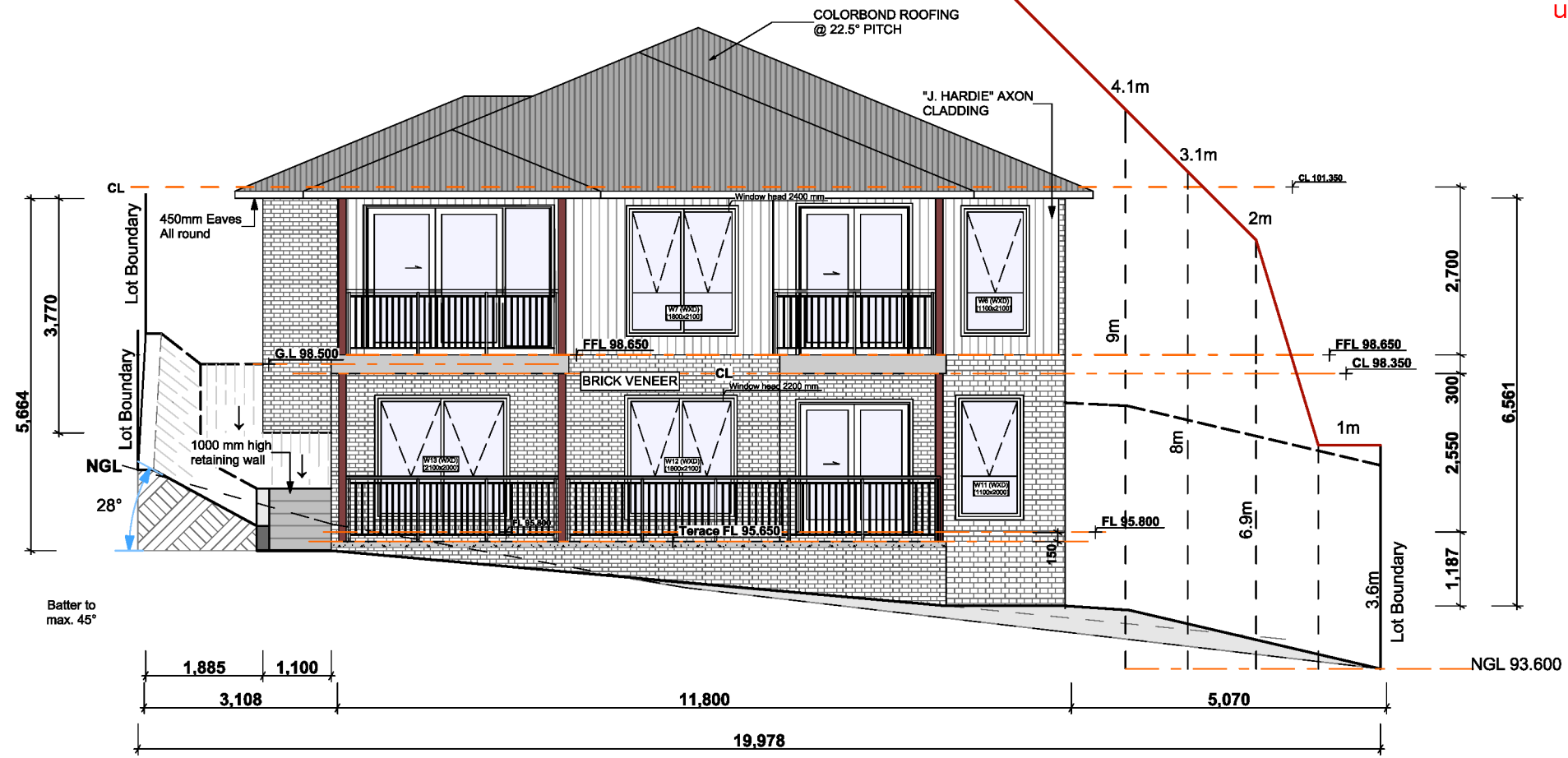
1:100

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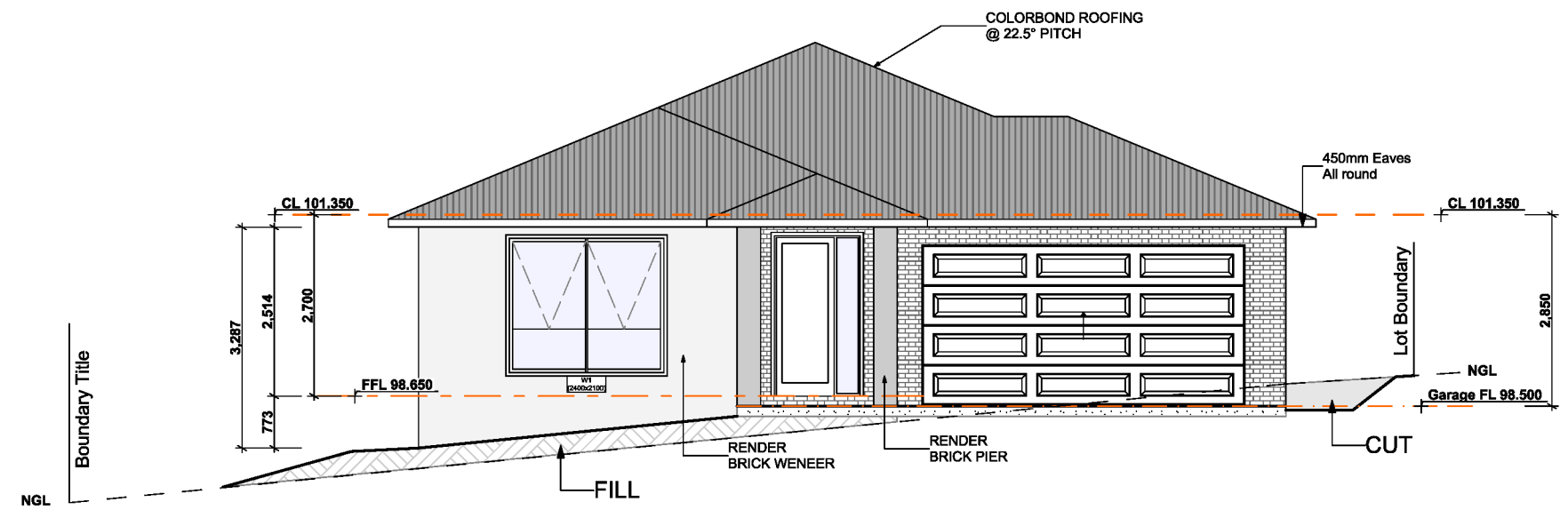
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Client:	
Drawing Name	DOWNSTAIRS FLOOR
Drawing Status	
Modified by	Date
Checked by	Date
Drawing Scale	1:100
Layout ID	Revision
A.01.3	

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W-06 SOUTH ELEVATION 1:100



W-04 NORTH ELEVATION 1:100

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Client:

Drawing Name
NORTH ELEVATION, SOUTH ELEVATION

Drawing Status

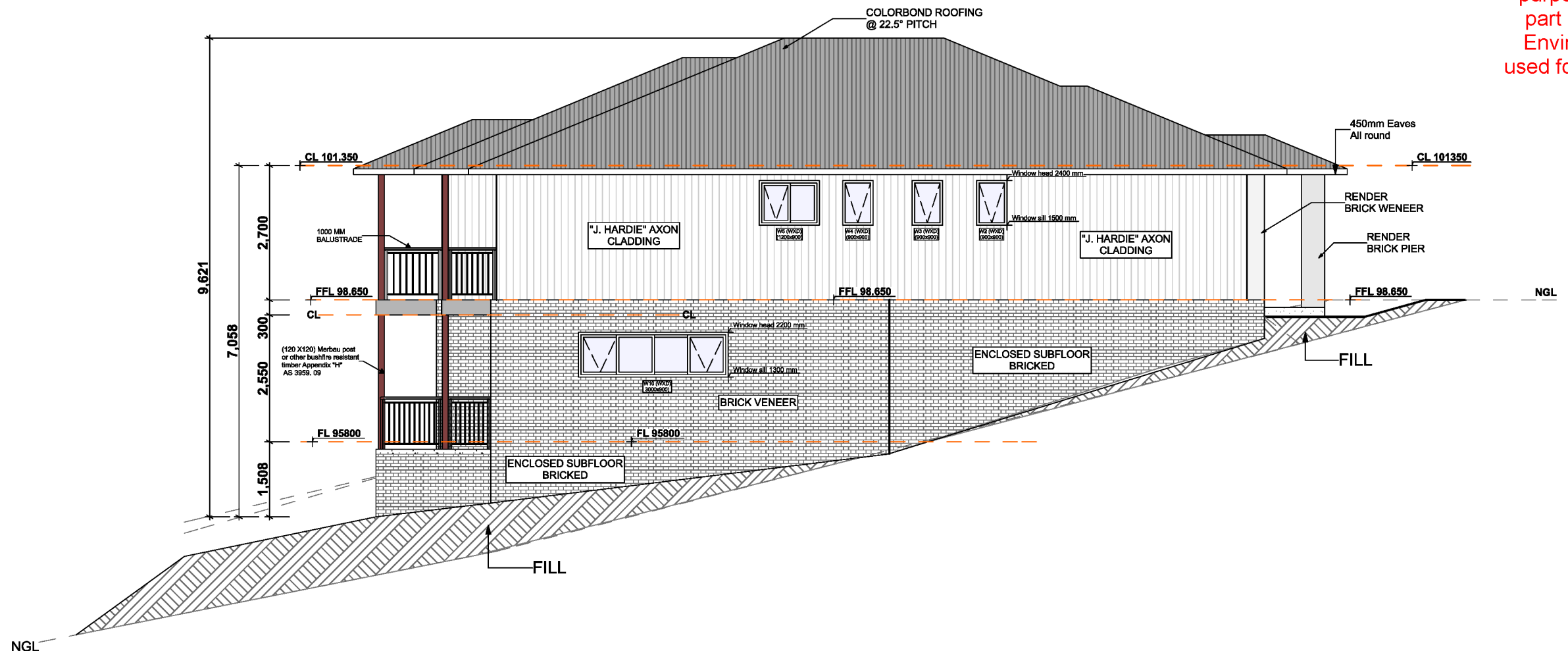
Modified by _____ Date _____

Checked by _____ Date _____

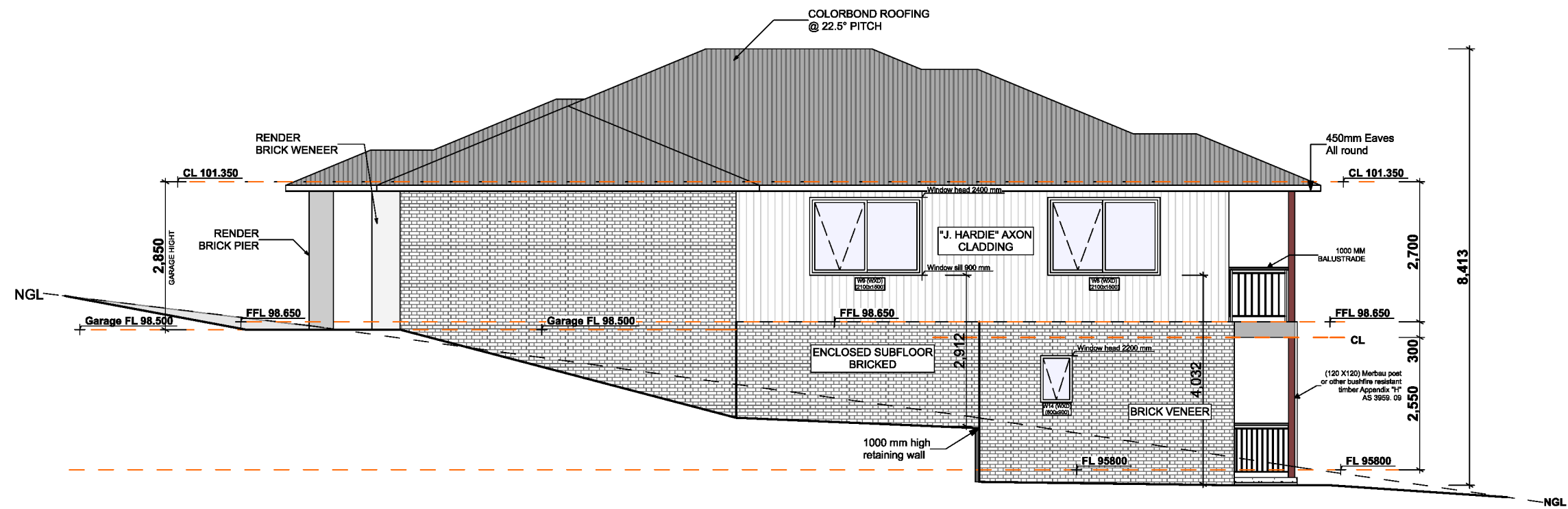
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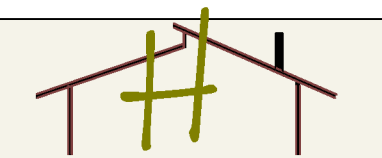
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W-07 EAST ELEVATION 1:100



W-05 WEST ELEVATION 1:100



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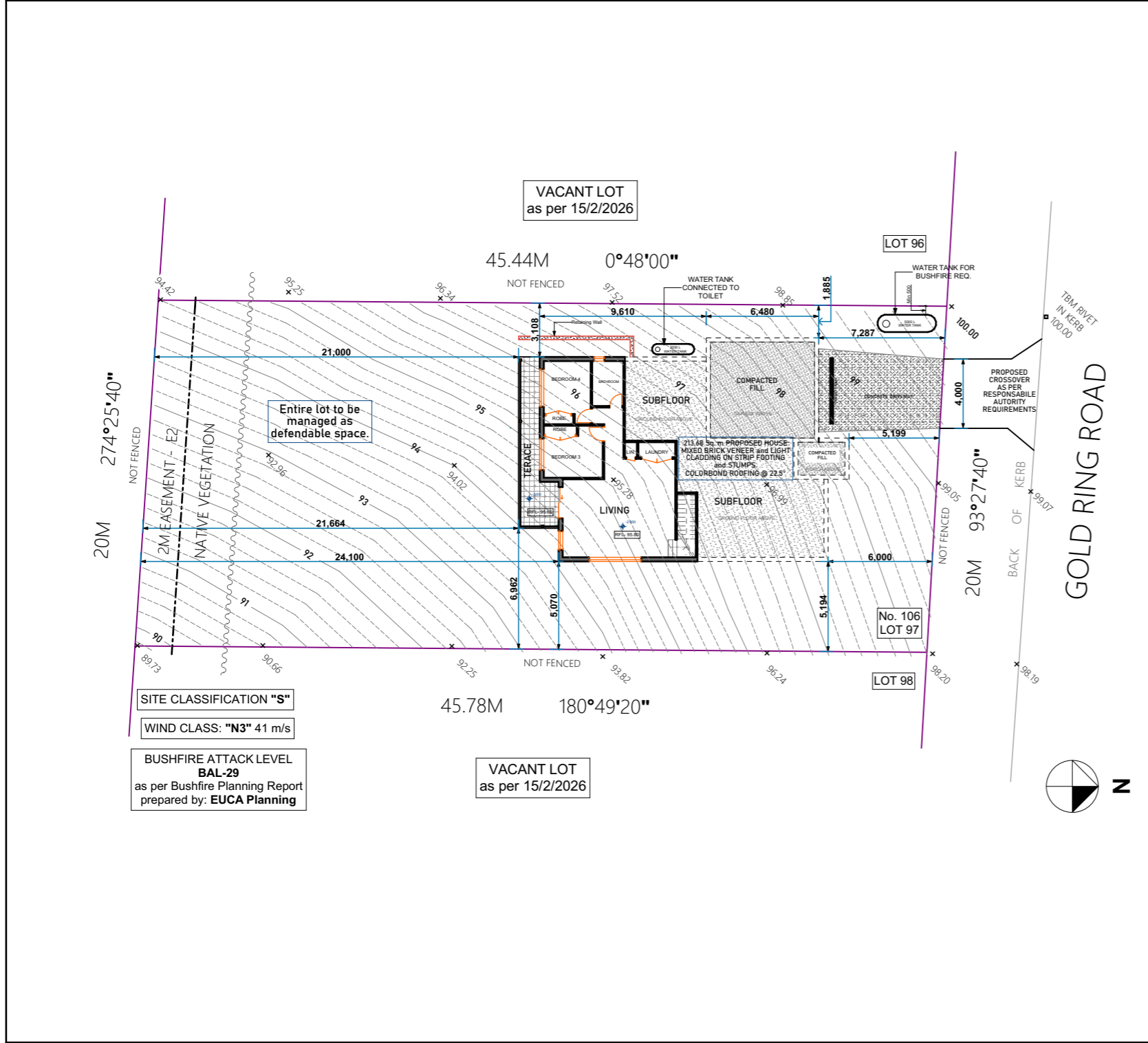
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Client:	
Drawing Name	EAST ELEVATION, WEST ELEVATION
Drawing Status	
Modified by	Date
Checked by	Date
Drawing Scale	1:100
Layout ID	Revision
A.02.2	

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Bushfire Protection Measures

BUSHFIRE MANAGEMENT - PLAN 106 GLOD RING LAKE BUNGA



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 50 metres around the building 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 5 metres.
 - There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

b) Construction Standard

Building designed and constructed to a minimum Bushfire Attack Level of BAL – 29

c) Water Supply

The following requirements apply:

- An effective capacity of 5,000 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.