

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	125 Bon Accord Road WALPA VIC 3875 Lot: 36 LP: 4173, Lot: 40 LP: 4173, Lot: 41 LP: 4173
The application is for a permit to:	Buildings and works (Agricultural Store)
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
42.01-2	Construct a building
44.04-2	Construct a building
The applicant for the permit is:	Bonaccord Ingram Pty Ltd
The application reference number is:	5.2026.130.1

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
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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: Monday, 4 May 2026 10:55 AM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: 125-Bon-Accord-Road-Walpa-(ID5336916)-Vicplan-Planning-Property-Report.pdf; Title plan.pdf; Title.pdf; 36830 - Bonaccord - Plan & elevations.pdf; 36830 - Bonaccord - Site plan.pdf; Planning_Permit_Application_2026-05-04T10-54-46_33339164_0.pdf

Planning Permit Application

A "Planning Permit Application" has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

Applicant name:

Business trading name: Bonaccord Ingram Pty Ltd

Email address:

Postal address :

Preferred phone number:

Secondary phone number:

Owner's name:

Owner's business trading name (if applicable):

Owner's postal address:

Street number: 125

Street name: Bon Accord Road

Town: Walpa

Post code: 3875

Lot number: 36, 40 & 41

Plan number: 004173

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

Existing conditions : Agriculture use. Existing farming shed - storage of tractors and packaging

Description of proposal : 48.45m X 12m open storage shed

Estimated cost of development: 110,000

Has there been a pre-application meeting: No

ExtraFile: 2

Invoice Payer: Bonaccord Ingram

Address for Invoice: 95 Bon Accord Road

Invoice Email: anitaf@bonaccord.net

Primary Phone Invoice: 0408355493

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

Planning report: [125-Bon-Accord-Road-Walpa-\(ID5336916\)-Vicplan-Planning-Property-Report.pdf](#)

Plans: [Title plan.pdf](#)

Full copy of Title: [Title.pdf](#)

1. Supporting information/reports: [36830 - Bonaccord - Plan & elevations.pdf](#)

2. Supporting information/reports: [36830 - Bonaccord - Site plan.pdf](#)

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

VOLUME 05880 FOLIO 998

Security no : 124134305217W
Produced 04/05/2026 10:38 AM

LAND DESCRIPTION

Lots 36,40 and 41 on Plan of Subdivision 004173.
PARENT TITLE Volume 03010 Folio 922
Created by instrument 1542537 22/02/1934

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP004173 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END



Imaged Document Cover Sheet

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Number of Pages (excluding this cover sheet)	3
Document Assembled	04/05/2026 10:38

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PLAN OF SUBDIVISION OF CROWN ALLOTMENTS 48^{A1}, 48^{B1}, 49^{A1}, 49^{B1}, 55^A, 55^B, 56^A, 56^B, 61^A, 61^B PARISH OF COONGULMERANG

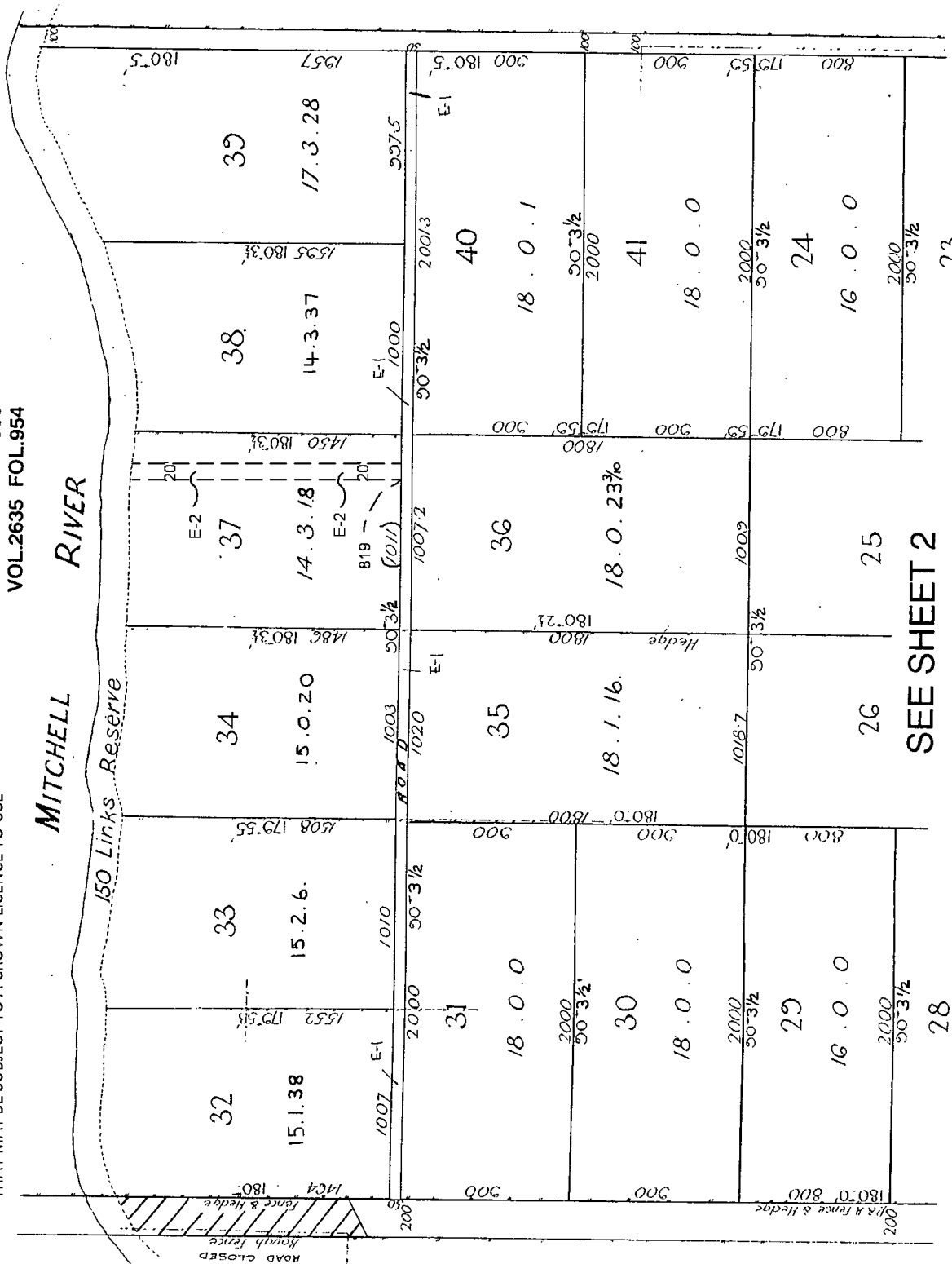
LP 4173 EDITION 2

PLAN MAY BE LODGED 25/6/1900

NOTATIONS
WATERWAY NOTATION:
LOTS 32 TO 39 IN THIS PLAN MAY ABUT CROWN LAND
THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE

COUNTY OF TANJIL
MEASUREMENTS ARE IN LINKS
VOL.2635 FOL.953
VOL.2635 FOL.954

ROADS COLOURED BROWN



COLOUR CODE
E-1 = BROWN

ENCUMBRANCES
AS TO THE EASEMENT MARKED
E-2
THE EASEMENT FOR IRRIGATION
RIGHTS OF ENTRY ETC. IN
FAVOUR OF LOTS 36, 40 & 41
CREATED BY INSTRUMENT
C8811199

2 SHEETS
SHEET 1

SEE SHEET 2

AMENDED VIDE
C.O. 40090
M1515006



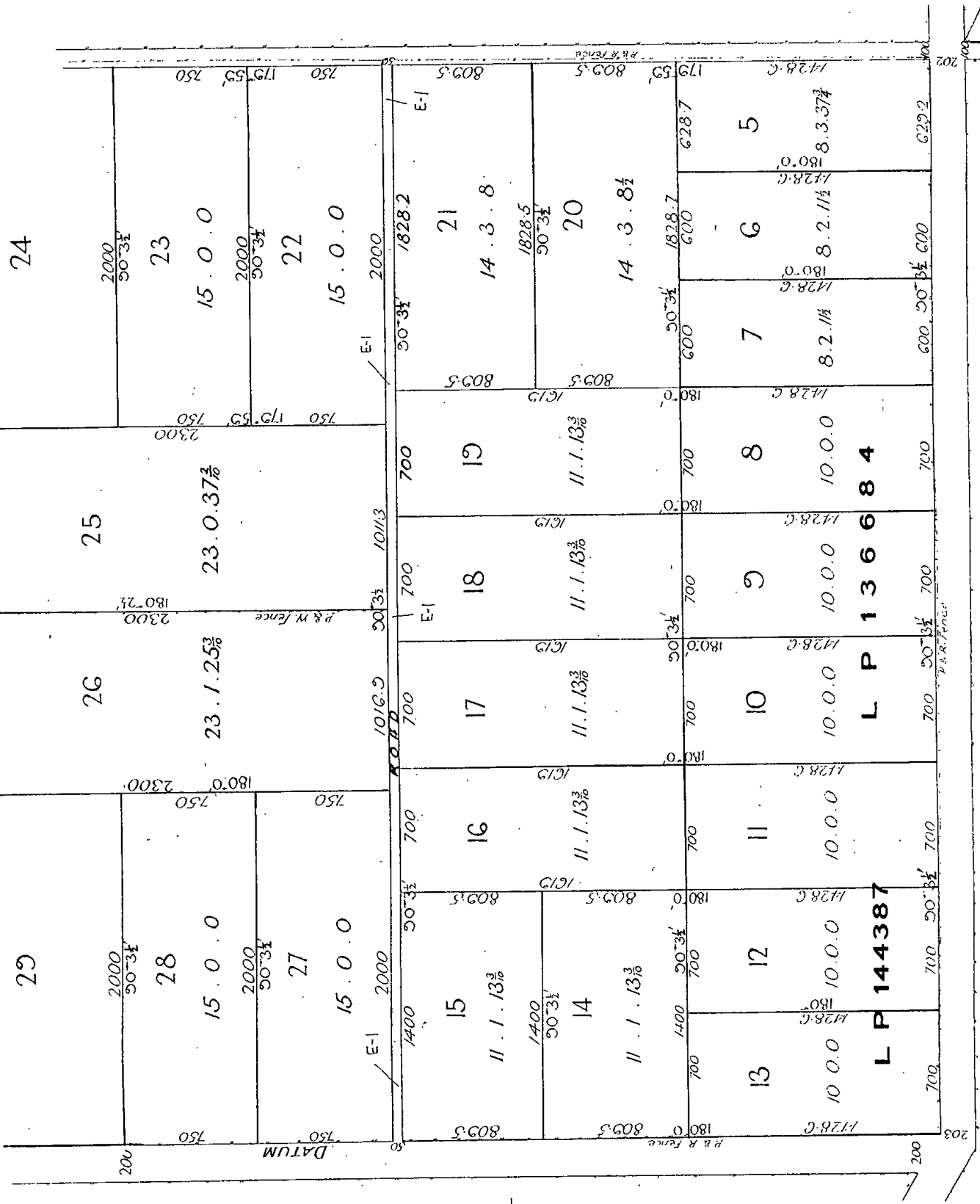
LP 4173

SHEET 1

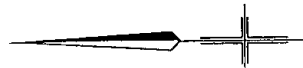
36

35

SEE



Lot No.	Dimensions	Area	Sub-lots
13	1400 x 700	1000.0	5, 6, 7, 8, 9, 10, 11, 12, 13, 14
14	1400 x 50' 3 1/4"	70000	15, 16
15	1400 x 700	1000.0	17, 18
16	1400 x 700	1000.0	19, 20
17	1400 x 700	1000.0	21, 22
23	2000 x 50' 3 1/4"	100000	24, 25, 26



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2 SHEETS
SHEET 2

PLANNING PROPERTY REPORT

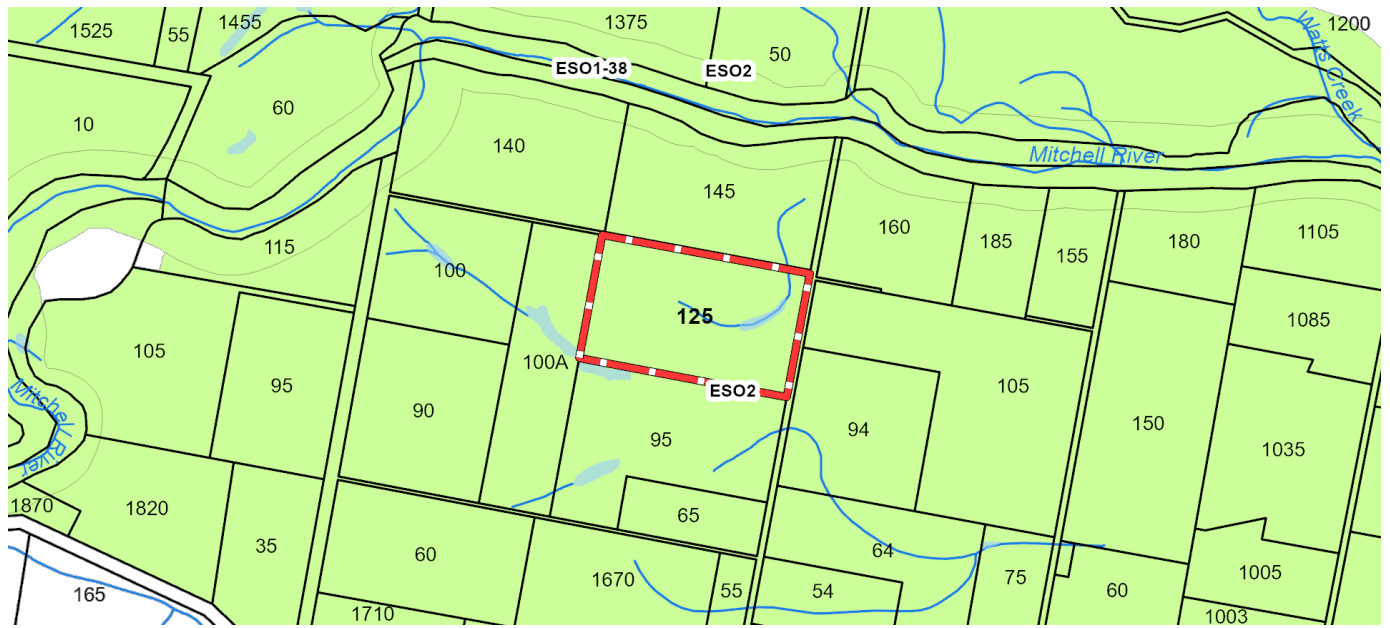
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Planning Overlays

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 2 (ESO2)

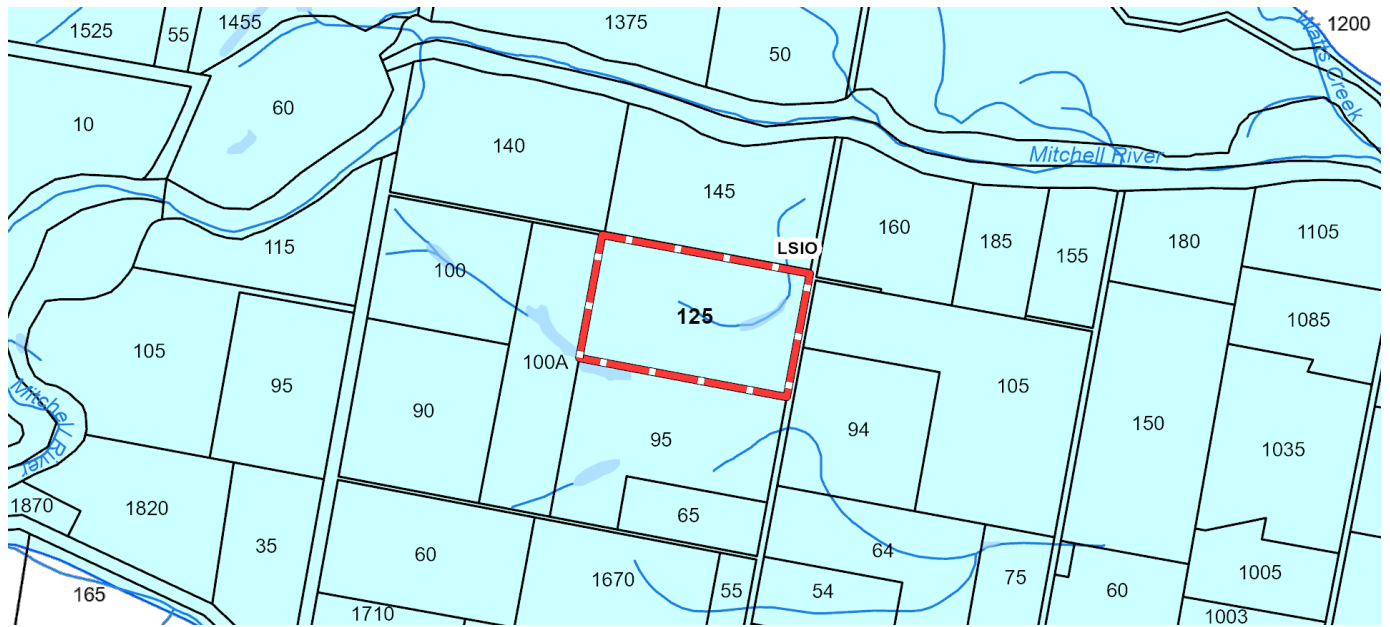


Legend: ■ ESO - Environmental Significance Overlay ■ Water area — Water course

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIO)



Legend: ■ LSIO - Land Subject to Inundation Overlay ■ Water area — Water course

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32(2)(b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT

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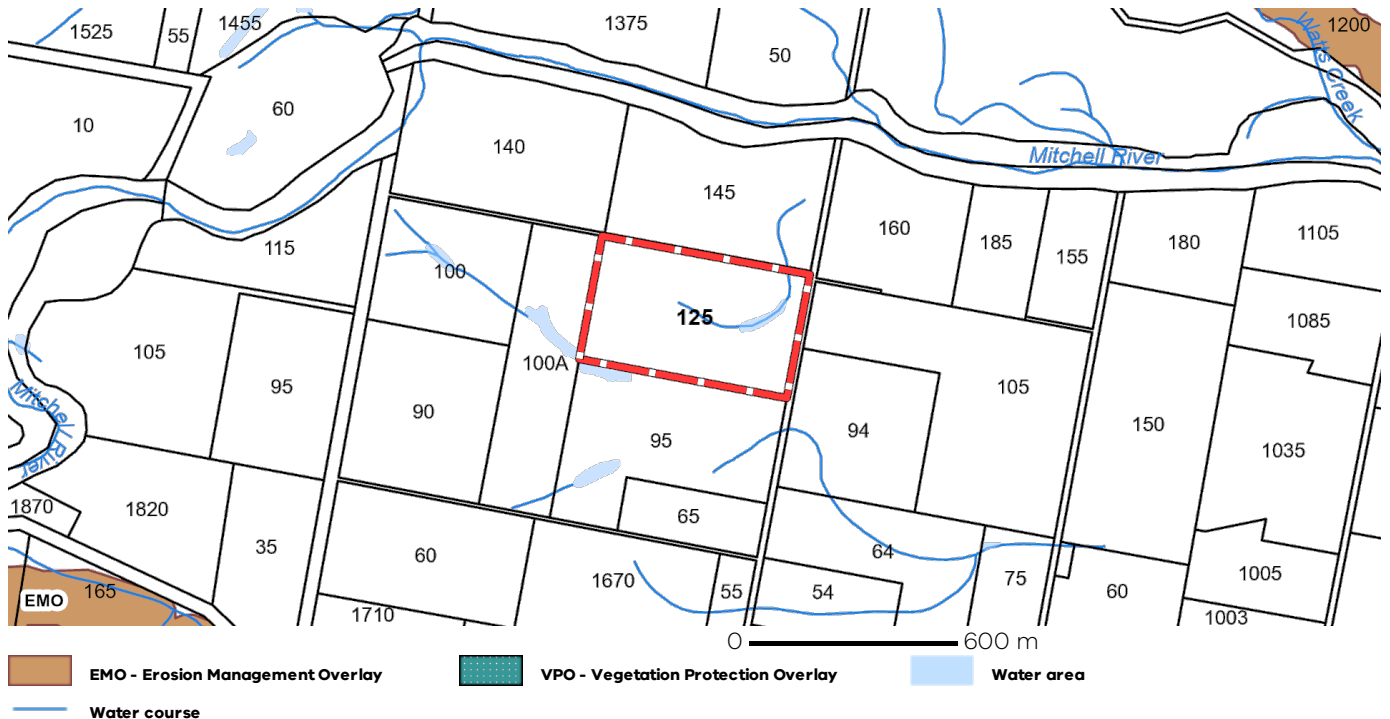
Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[EROSION MANAGEMENT OVERLAY \(EMO\)](#)

[VEGETATION PROTECTION OVERLAY \(VPO\)](#)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Further Planning Information

Planning scheme data last updated on 30 April 2026.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.vic.gov.au/vicplan/>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

PLANNING PROPERTY REPORT

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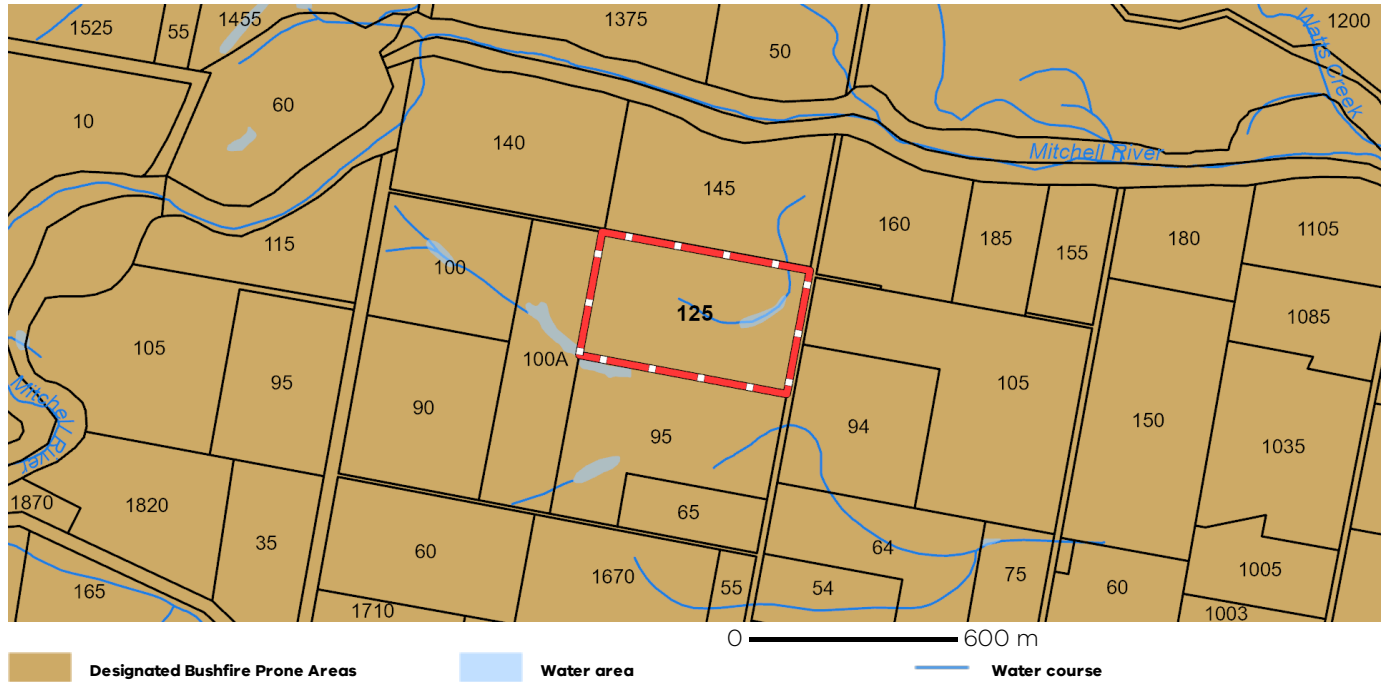


Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

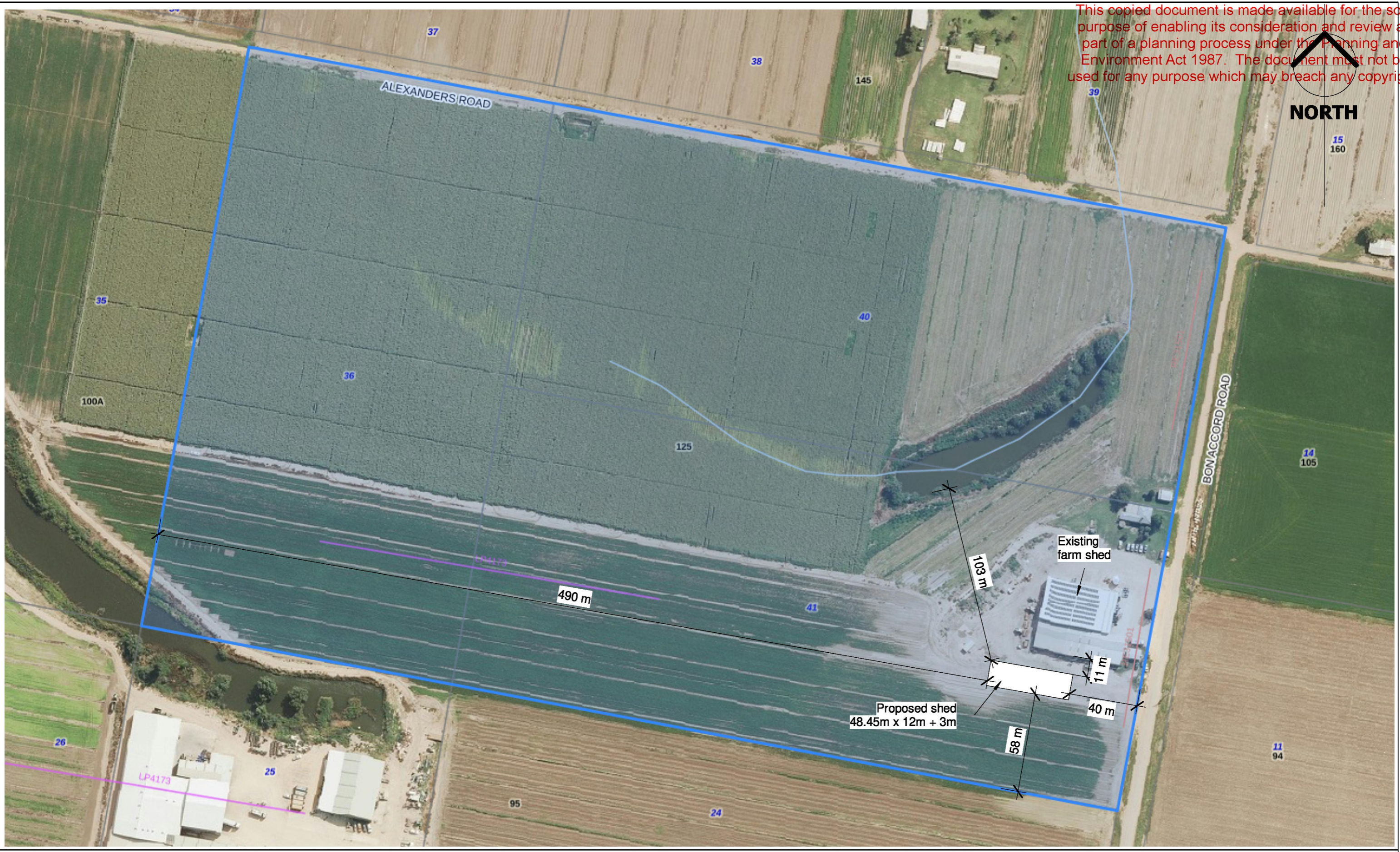
Native Vegetation

Native plants that are indigenous to Victoria and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Regulations Map (NVR Map) <https://mapshare.vic.gov.au/nvr/> and [Native vegetation \(environment.vic.gov.au\)](http://nativevegetation.environment.vic.gov.au) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](http://naturekit.environment.vic.gov.au)

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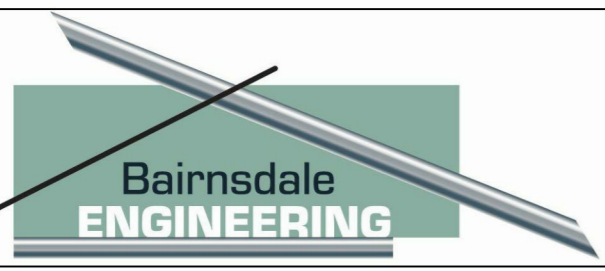
NORTH

Proposed shed
48.45m x 12m + 3m

Existing farm shed

Farm Shed
125 Bon Accord Lane, Walpa

WHOLE SITE PLAN



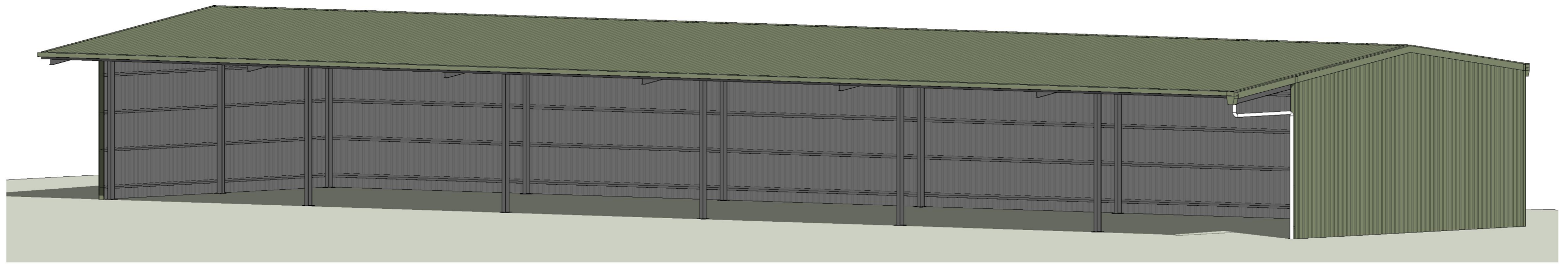
Style 7.5° Gable Size 48.45m x 12m + 3m o/hang x 5.2m

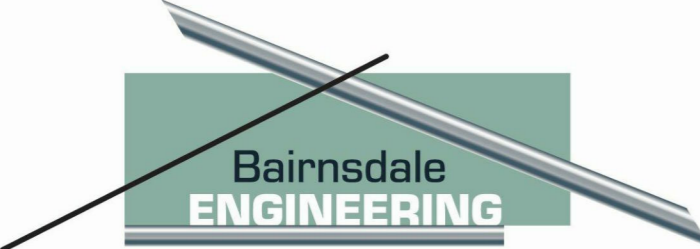
Quotation number	36830		
Drawn by	BJC	Date	27/02/2026
Wall Cladding	Pale Eucalypt / Mist Green 5-Rib .42BMT		
Roof Cladding	Pale Eucalypt / Mist Green 5-Rib .42BMT		

A104

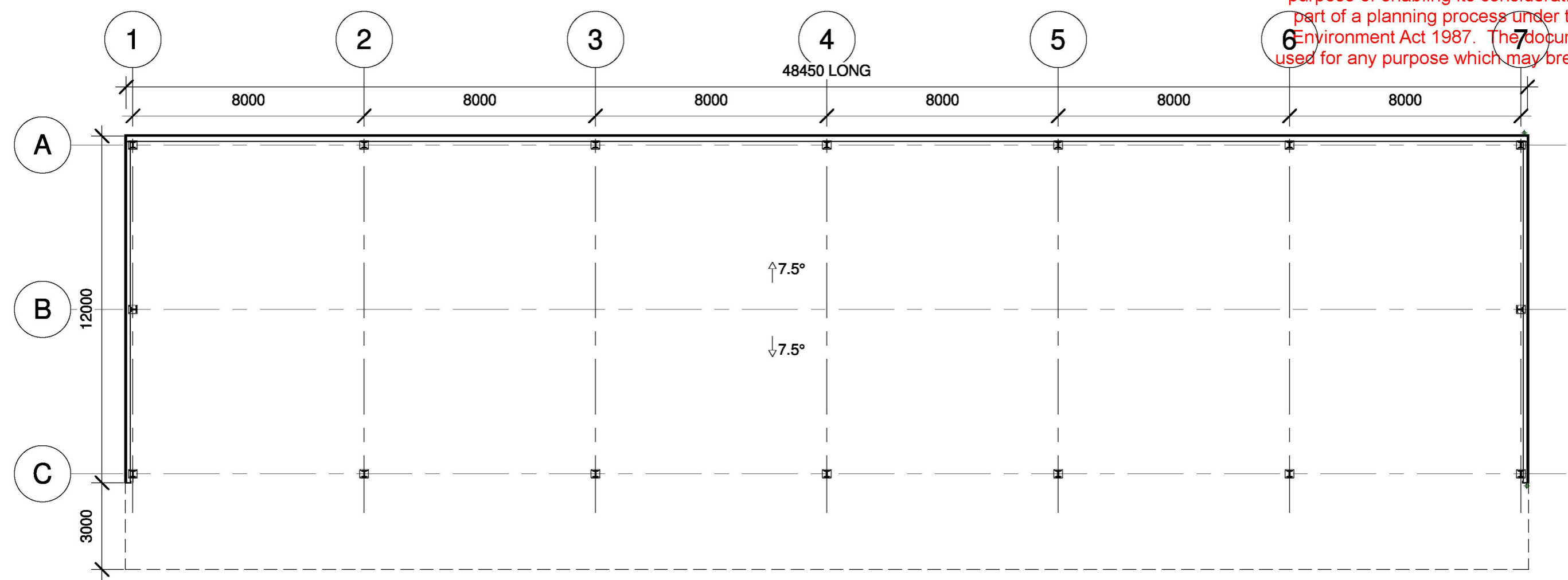
Scale

Printed 20/05/2026

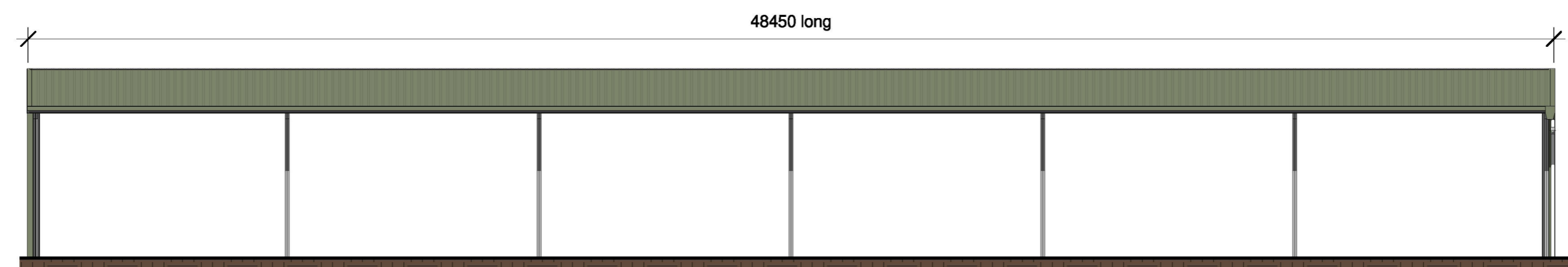


	Farm Shed 125 Bon Accord Lane, Walpa		3D		A101 Scale Printed 20/05/2026 Page 14 of 16
	Drawn by BJC	Date 27/02/2026	Wall Cladding Pale Eucalypt / Mist Green 5-Rib .42BMT		
	Style 7.5° Gable		Size 48.45m x 12m + 3m o/hang x 5.2m	Roof Cladding Pale Eucalypt / Mist Green 5-Rib .42BMT	

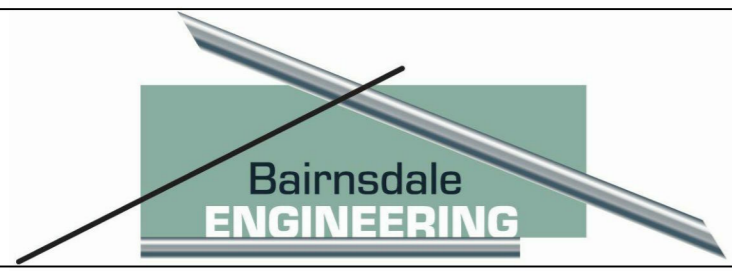
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Ground Floor
1 : 150



North Elevation
1 : 150



Farm Shed
125 Bon Accord Lane, Walpa

Style 7.5° Gable | Size 48.45m x 12m + 3m o/hang x 5.2m

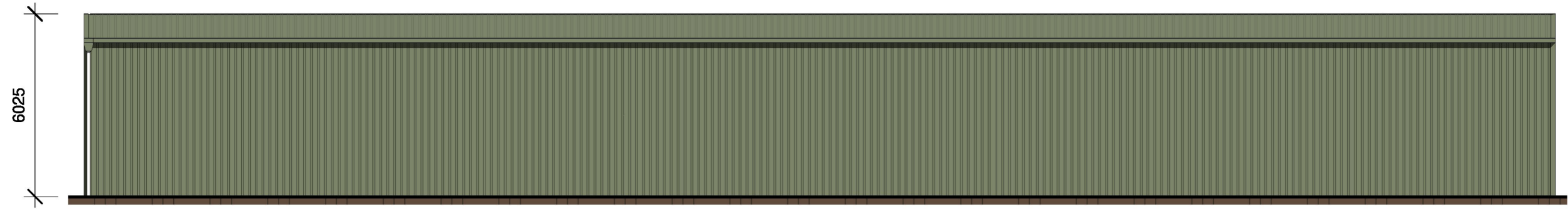
PLAN AND ELEVATIONS

Quotation number	36830		
Drawn by	BJC	Date	27/02/2026
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Roof Cladding	Pale Eucalypt / Mist Green 5-Rib .42BMT		

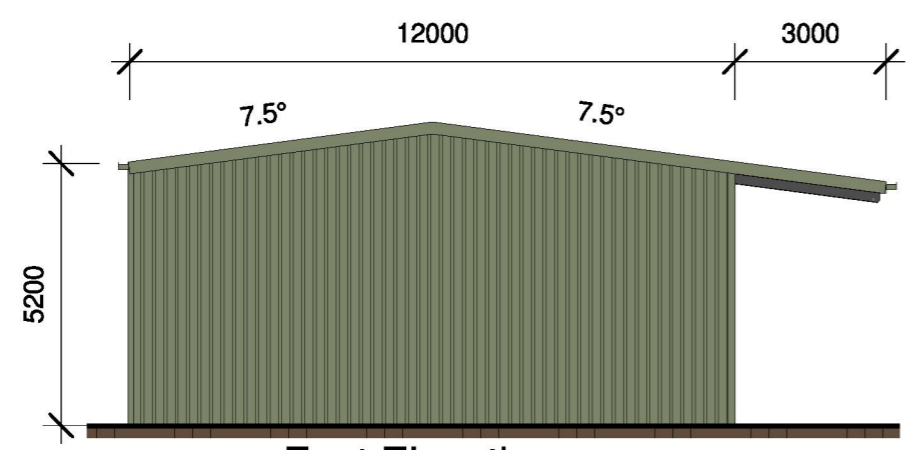
A102

Scale

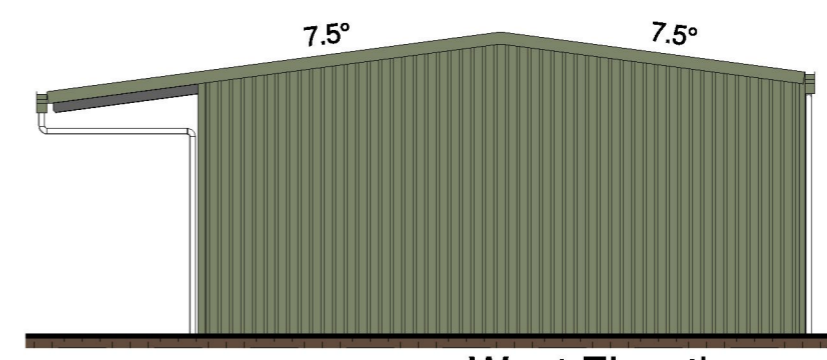
Printed 20/05/2026



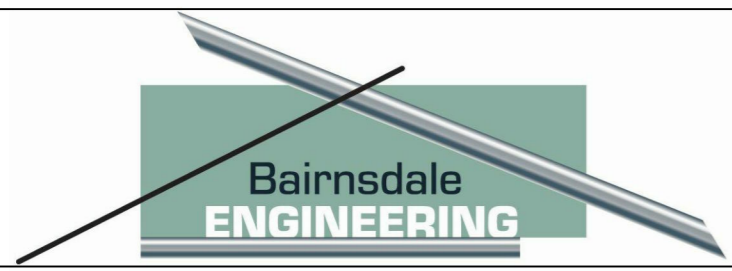
South Elevation
1 : 150



East Elevation
1 : 150



West Elevation
1 : 150



Farm Shed
125 Bon Accord Lane, Walpa

Style 7.5° Gable | Size 48.45m x 12m + 3m o/hang x 5.2m

ELEVATIONS

Quotation number	36830
Drawn by	BJC
Date	27/02/2026
Wall Cladding	Pale Eucalypt / Mist Green 5-Rib .42BMT
Roof Cladding	Pale Eucalypt / Mist Green 5-Rib .42BMT

A103

Scale