

Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	4 Banool Close METUNG VIC 3904 Lot: 4 LP: 214612
The application is for a permit to:	Buildings and Works (Carport and Pool)
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
Clause 43.02-2	Building and works greater than 300 sqm on the site
Clause 44.01-2	Construct a building
The applicant for the permit is:	Lake Tyers Beach Design
The application reference number is:	5.2026.255.1

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.

Planning Permit Application

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

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Applicant Details:

Applicant name: Lake Tyers Beach Design - Ashley Carroll	
Business trading name (if applicable): Lake Tyers Beach Design	
Email address: ashley@ltbeachdesign.com	
Postal address: 27 Gully Road - LTBeach - Vic	
	Postcode: 3909
Preferred Phone number: 0438 321 559	Secondary number:

Owners Details: (if not the applicant)

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

Description of the Land:

Street number: 4	Street name: Banool
Town: METUNG	Postcode 3904

AND/OR

Lot Number: 4	Plan Number: LP214612
Other Legal Description:	

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?	☐ Yes ☒ No
Will the proposal result in a breach of a registered covenant restriction or agreement?	☐ Yes ☐ No

Existing conditions:

Describe how the land is currently used and developed:

Existing Dwelling

Planning Permit Application

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

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Description of proposal:

Provide a brief description of your proposal:

Buildings & Works - Proposed Extensions to an Existing Dwelling (Carport & Deck/Verandah)

Estimated cost of development:	\$ 65,000
--------------------------------	-----------

Note: You may be required to verify this estimate

Has there been a pre-application meeting: ☐ Yes ☒ No	Officer name:
Your application reference number: 26011	

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:

Planning Permit Application

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

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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.

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: Ashley Carroll	Date: 06 / 08 / 2026

Contact Council



03 5153 9500



feedback@egipps.vic.gov.au



eastgippsland.vic.gov.au



PO Box 1618, Bairnsdale 3875

Customer Service Centres:

- **Bairnsdale:** 273 Main Street
- **Lakes Entrance:** 18 Mechanics Street
- **Mallacoota:** 70 Maurice Avenue
- **Omeo:** 179 Day Avenue
- **Orbost:** 1 Ruskin Street
- **Paynesville:** 55 Esplanade

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

Page 1 of 3

VOLUME 09869 FOLIO 691

Security no : 124137273492L
Produced 04/08/2026 05:30 PM

LAND DESCRIPTION

Lot 4 on Plan of Subdivision 214612Q.
PARENT TITLE Volume 09599 Folio 646

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT AB683507V 08/11/2002

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 LP214612Q 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: 4 BANOOL CLOSE METUNG VIC 3904

ADMINISTRATIVE NOTICES

NIL

eCT Control
Effective from

DOCUMENT END

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TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name: ELLA GORENSTEIN

Phone: 9427 9186

Address: 400 Burnley Street

RICHMOND

Ref: EG

Customer Code: 3141N



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MADE AVAILABLE / CHANGE CONTROL

Land Titles Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed-

- together with any easements created by this transfer;
- subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer; and
- subject to any easements reserved by this transfer or restrictive covenant contained or covenant created pursuant to statute and included in this transfer.

Land: (volume and folio reference)

Volume 09869 Folio 691

Estate and Interest: (e.g. "all my estate in fee simple")

all its estate and interest in fee simple

Consideration:

TWENTY THOUSAND DOLLARS (\$\$20,000.00)

Transferor: (full name)

GRANEBY PTY LTD ACN A.C.N. 006 877 667

Transferee: (full name and address including postcode)

STEVEN LAWSON of 20 Newry Street, RICHMOND 3121

Directing Party: (full name)

Creation and/or Reservation and/or Covenant :

See Annexure

[Handwritten Signature]



DAB683507V-1-9

Continued on T2 Page 2

Approval No: 1782019A

ORDER TO REGISTER
Please register and issue title to

STAMP DUTY USE ONLY

T2



Signed

Cust. Code:

Original Transfer of Land
Stamped with: \$230.00
Trn: 1335079 16-AUG-2002
SRD Victoria Duty, MBJO

* Law Perfect Pty Ltd

THE BACK OF THIS FORM MUST NOT BE USED

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mm 8/11/02

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And the said transferees with the intent that the benefit of this covenant shall be attached to and run at law and in equity with all of the lots in Plan of Subdivision No 214612Q other than the land hereby transferred and that the burden of the covenant shall be attached to and run at law and in equity with the land hereby transferred DO HEREBY for themselves their successors and transferees registered proprietor or proprietors for the time being of the land hereby transferred and as separate covenants, CONEVANT with the transferors their successors transferees and registered proprietor or proprietors for the time being of all of the lots comprised in the said plan of subdivision 214612Q other than the lot hereby transferred that they shall not:

- (a) construct any building or buildings unless 75 percentum of the external walls thereof are constructed of brick, brick veneer, timber or glass and using only new materials save for the use of second hand bricks;
- (b) permit or cause to be permitted any building or outbuildings constructed on the said land to have a roof constructed of cement sheet, or unpainted or exposed metal;
- (c) extract or remove or permit the extraction or removal of any soil, gravel or other earth material from the said land except for the purpose of excavating for the foundations of a building or outbuildings, swimming pool or garden landscaping;
- (d) use or permit the use of the said land or any buildings thereon for the purpose of commercial breeding, boarding, or training kennels for cats or dogs, nor keep poultry;
- (e) use or permit to be used the said land or any part thereof for any offensive or noxious purpose.

AND IT IS INTENDED that this covenant shall appear as an encumbrance on the Certificate of Title to issue in respect of the land hereby transferred.

Dated:

Execution and attestation



Approval No: 1782019A

T2 Page 2



* Law Perfect Pty Ltd

[Handwritten Signature]

AB683507V

08/11/2002 \$140 45

ANNEXURE PAGE

Transfer of Land Act 1958

This is page 3 of *Approved Form T2* dated
006 877 667 AND STEVEN LAWSON

Signatures of the parties

Panel Heading

THE COMMON SEAL of GRANEBY PTY LTD)
was affixed in the presence of the authorised person:)

Director

Full name

SIMON MERRIGAN

Usual address

1/19 NEPTUNE St

STUELEDA

Secretary

Full name

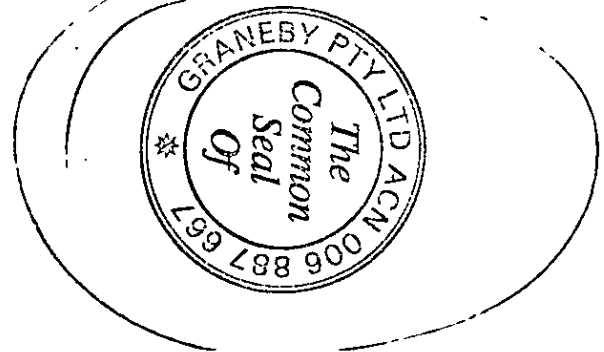
Peter John Merrigan

Usual address

17 Cheeseman Street

Croydon, Vic, 3136

Signed by STEVEN LAWSON in the presence of:



DAB683507V-3-5

Approval No: 1782019A

A1



* Law Perfect Pty Ltd

1. If there is insufficient space to accommodate the required Form insert the words "See Annexure Page 2" (or as the case may be) on the Annexure Page under the appropriate panel heading. **PAGE IS NOT TO BE USED**
2. If multiple copies of a mortgage are lodged, original Annexure Page must be properly identified and signed by the authorised person in the presence of the authorised person.
3. The Annexure Pages must be properly identified and signed by the authorised person in the presence of the authorised person.
4. All pages must be attached together by being stapled in the top left corner.

AB683507V

08/11/2002 \$140 45



Approved
Registration
Office

Form to

Printed 17/09/2026

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Residence

4 Banool Close – METUNG.

Proposed Extensions to an Existing Dwelling.

Planning Application Proposal:

Buildings & Works - Proposed Additions to an existing Dwelling (Carport & verandah Area)

Property Details: 4 Banool Close – METUNG (Lot 4 LP214612)

Planning Report -

Zone: GRZ1 (General Residential 1 Zone)

Overlays DDO11 – Design Development overlay

BMO – Exemption for works not exceeding 50% of Gross floor area of buildings.

VPO3 – Vegetation Management Overlay – There is no vegetation proposed to be removed.

EMO – Erosion management Overlay

Aboriginal Cultural Heritage Sensitivity – (Exemption for a Single Dwelling)

32.08 General Residential Zone

32.08 – 2 Table of uses – The Proposed Dwelling is a Section 1 Use – No Permit Required.

32.08 – 3 Subdivision – Not Applicable

32.08 – 4 Construction or extension of a dwelling, small second dwelling or residential building

Minimum Garden area requirement –

Allotment Size – 1080 Sqm. (Above 650 Sqm – requires 35% garden area)

Proposed Building Area total including Proposed Outdoor Areas and Driveway = 630 Sqm
(= 42.0 % remainder)

32.08 – 5 Construction and extension of one dwelling on a lot

No Permit is required to: Construct or carry out works normal to a dwelling.

32.08 – 6 Construction or extension of a small second dwelling on a lot – Not Applicable

32.08 – 7 Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings – Not Applicable

Residence

4 Banool Close – METUNG.

Proposed Extensions to an Existing Dwelling.

32.08 – 8 Requirements of Clause 54 and Clause 55 –

32.08 – 9 Residential aged care facility – Not Applicable

32.08 – 10 Buildings and works associated with a section 2 use – Not Applicable

32.08 – 11 Maximum Building height –

The proposed works to the existing Dwelling are less than the maximum 11m height specified.

32.08 – 11 Application requirements – Refer to attached drawings.

Areas Of Aboriginal Cultural Heritage Sensitivity – There is an exemption for use as a single Dwelling – Permit Not Required

Schedule 11 to The Design and Development Overlay

1.0 Design Objectives –

It is believed that the proposed Extensions to the existing Single Dwelling address criteria within the Design Objectives outlined.

The Proposed works have been designed to make effective use of the site and the existing Dwelling location within the site. The extensions will provide an extended side deck area with Verandah over to allow direct access from the northern living space onto the proposed pool area and landscaped space. The extended deck area proposed with verandah over will provide greater access to views and provide an area with afternoon sun for the occupants to take advantage of outdoor living.

Further works include an attached Carport Structure to the side of the existing Dwelling. The carport location will make use of the existing concrete driveway to provide access to the covered parking area currently not available for the occupants.

The Carport area will ensure vehicles including boats and caravans are kept away from the street, and will the sloping site and low pitch roof proposed will not be largely visible from the elevated street.

The Carport extensions roof will not exceed the existing building height and will not likely be visible from any distant view point or waterway. The position of the Carport area to the west side of the Existing Dwelling will ensure visual bulk is not increased when viewed from the street.

Residence

4 Banool Close – METUNG.

Proposed Extensions to an Existing Dwelling

The Proposed Extensions to the existing dwelling will sit well below the existing tree canopy. The proposed open Carport structure will aid to provide a staggered built form to the side of the Existing home reducing the existing visual bulk when viewed from the street.

2.0 Buildings and Works –

Metung –

- Permit is required to construct a building greater than 7.5m from Natural Surface.

- Permit required for Building works with a Footprint exceeding 300sqm.

Building Height - Permit required to construct a building exceeding 7.5m within the Metung Area.

Not Applicable - The maximum Building height for the Proposed Works is approx. 4.2m from Natural Surface.

Total Building Footprint – Permit required for Building works with a Footprint exceeding 300sqm.

The Total building Footprint of the Dwelling including Decks, Outdoor area & Shed totals 373.1 sqm.

3.0 Subdivision – Not Applicable

4.0 Advertising Signs - Not Applicable

5.0 Application requirements –

Refer to attached Floor Plans & Elevations for dimensions ect.

There is no native vegetation required to be removed. Minor re-arrangement of the area proposed for the Swimming pool will occur to create more usable space and removing old retaining walls that require work.

Colours and material selection are located on the drawings associated with the elevations.

Existing gardens and trees would remain. Additional planting would include use of native shrubs and grasses in line with defendable space requirements applicable to the site.

Residence

4 Banool Close – METUNG.

Proposed Extensions to an Existing Dwelling



Photo Above - Photo from the front western corner of the allotment looking onto the Proposed Carport location.



Photo Above - Photo from the West side boundary of the allotment looking East onto the Existing Dwelling and Proposed Verandah area.

Residence

4 Banool Close – METUNG.

Proposed Extensions to an Existing Dwelling.

5.0 Decision Guidelines –

It is believed that the Design Objectives of the Overlay have been met by using mixed building forms including an open Carport area and covered deck area to the side of the Dwelling to aid reduce the visual bulk of the existing high Dwelling

The extended Deck area with verandah proposed will use timber decking, glazed balustrade and consist of light natural colours to provide the coastal style of architecture sympathetic to Metung.

The positioning of proposed Carport area and extended deck/Verandah to the side of the home away from the street will avoid visual impact to the street and surrounding areas.

A light colour Colourbond (Surfmist) roof sheeting is proposed for the Carport and Verandah, suitable within the coastal setting.

The site is setback from the lake area separated by a larger allotment to the north. Existing vegetation within the property and neighboring properties will aid to screen the proposed covered deck extension. Glare/reflectivity would not likely be of concern to the distant waterway.

Vegetation is not proposed to be affected by the extensions. The proposed extended side deck area will provide minimal ground disturbance by use of stumps and decking. The side area proposed for use as a Carport is an existing cut area that is level and has existing retaining walls that will mostly screen the area along with the adjacent dwelling.

Planting of Native shrubs & landscape works would form part of the proposal, once the new footprint is established, revised garden areas are proposed in the Western area of the large allotment away from the building.

Existing driveway areas will not affected by the works and Vehicle storage will positioned to the side of the dwelling.

Kind Regards,

Ashley Carroll

Lake Tyers Beach Design.

CHRIS O'BRIEN & COMPANY PTY LTD

CONSULTING CIVIL & STRUCTURAL ENGINEERS

Reference No: B26220

Project No: 210826

1/09/2026

C/O Lake Tyers Beach Design
27 Gully Road
LAKE TYERS BEACH Vic 3909

Attn: Ashley Carroll

Email: ashley@ltbeachdesign.com

Dear Ashley,

**RE: GRA Waiver for Proposed Carport & Pool
4 Banool Close, Metung**

INTRODUCTION

Chris O'Brien & Company Pty Ltd have been engaged by Ashley Carroll of Lake Tyers Beach Design on behalf of { } to determine whether or not a full Geotechnical risk assessment report is required for the proposed carport & pool at 4 Banool Close, Metung Vic 3904. The property is zoned General Residential Zone (GRZ) with the following overlays over the entire property being Bushfire Management Overlay (BMO), Design development Overlay (DDO), Erosion Management Overlay (EMO) and Vegetation Protection Overlay (EPO).

The purpose of this letter is to determine if the works to be carried out on this site will be a risk to the surrounding environment and is to be used in the planning application process only. This letter is not a soil classification report and shall not be used for this purpose.

Information contained in this letter is from a visual inspection of the site and based on information supplied to Chris O'Brien & Company Pty Ltd on the work to be completed on the site.

The site was inspected by Andrew Powell on the 1st September 2026.

INSPECTION

Inspection of the site revealed a well development allotment with an existing dwelling and well established gardens with the land falling steeply away to the north towards an existing gully. The area for the carport and pool has been previously filled to the north and cut in to the south with existing retaining wall structures already in place. There is a line of trees to the west of the proposed pool area with these trees to remain in place. The allotment has an existing underground stormwater system which drains to the north with pipes in an easement which currently collect stormwater. A concrete driveway exists to where the carport is to begin with it to be extended during the proposed works. Visual inspection of the property showed no signs of any erosion occurring. Photos taken during our site inspection are attached to this report.

Lake Tyers Beach Design

Proposed Carport & pool at 4 Banool Close, Metung

RECOMMENDATIONS

It is proposed to construct a new carport and install a new swimming pool on-site with the existing driveway to be extended for the proposed carport with the following conditions to be strictly adhered to.

1. The provision of protection barriers such as silt fences must be placed on the downslope side of all proposed construction works with these protection barriers to remain in place until all works have been completed onsite. The existing gully to the north must be protected at all times.
2. All batters created with the proposed works must be retained by structures with any structures 1m in height or higher to be designed by a suitably qualified structural engineer.
3. No excavated material is to be stockpiled on-site, this includes the excavation for the pool with all excavated material to be directly loaded into trucks and taken away from site.
4. All stormwater must be collected and directed to the legal point of discharge via the existing underground stormwater system on site. If a water tank is to be used then the overflow from the tank must be connected to the underground stormwater system.
5. During any earthworks onsite care must be taken not to damage the line of existing palm trees to the west of the proposed works.
6. Any disturbed areas must be rectified prior to the protection barriers being removed.

CONCLUSION

Provided the above are strictly adhered to we believe that a full geotechnical risk assessment will not be required. Site inspection showed no signs of any erosion naturally occurring. The above recommendations will minimise the risk of environmental issues with the development proposal.

Should you need to clarify anything, please contact the Andrew Powell

Yours faithfully,

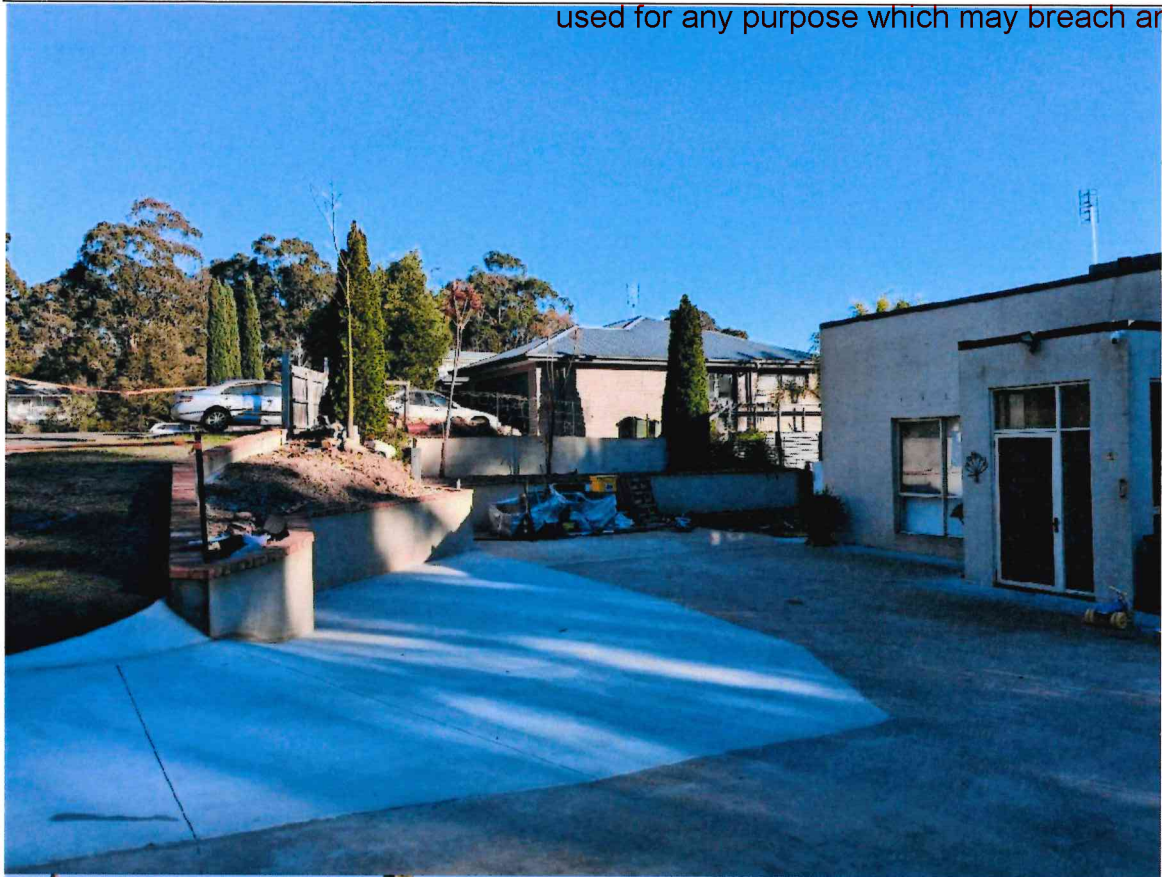
r **Andrew Powell Assoc.Dip (Civil)**
for CHRIS O'BRIEN & COMPANY PTY LTD

Lake Tyers Beach Design

Proposed Carport & pool at 4 Banool Close, Metung

Project No. 210826

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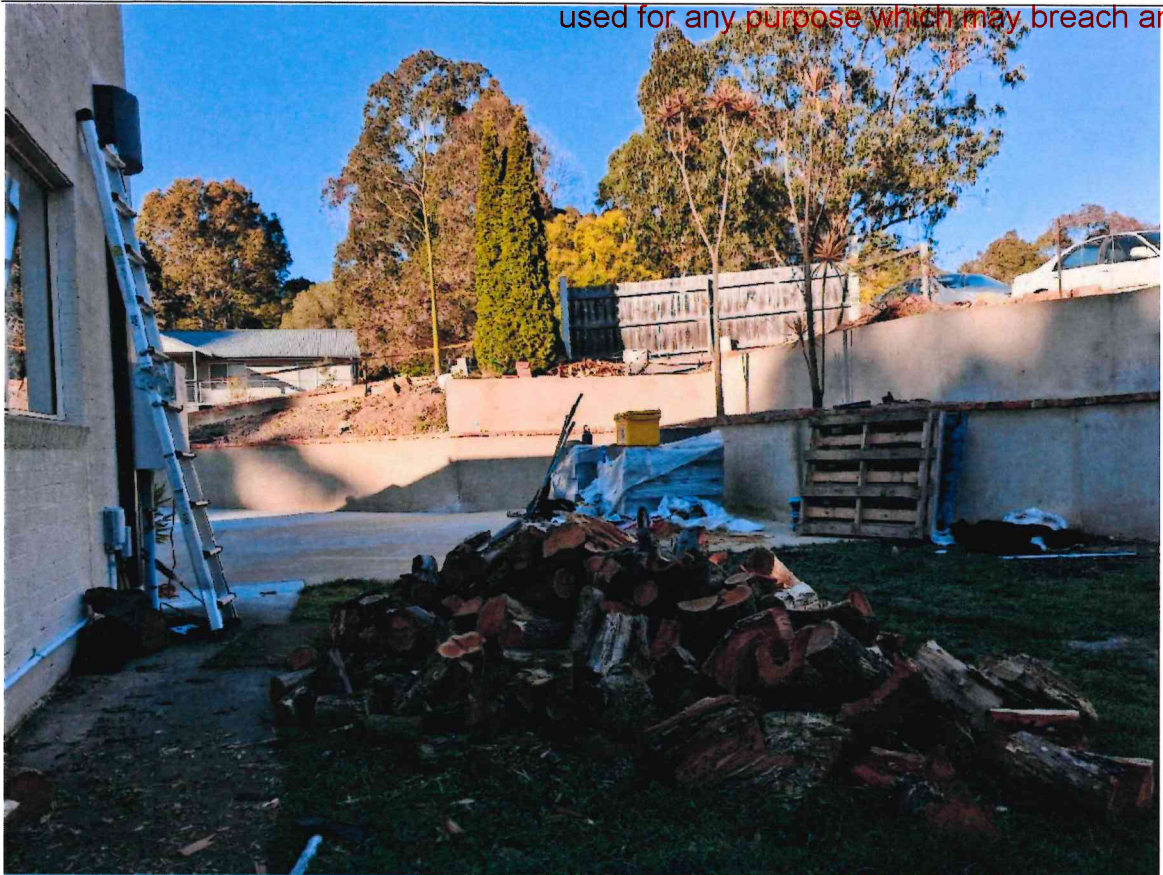


Lake Tyers Beach Design

Proposed Carport & pool at 4 Banool Close, Metung

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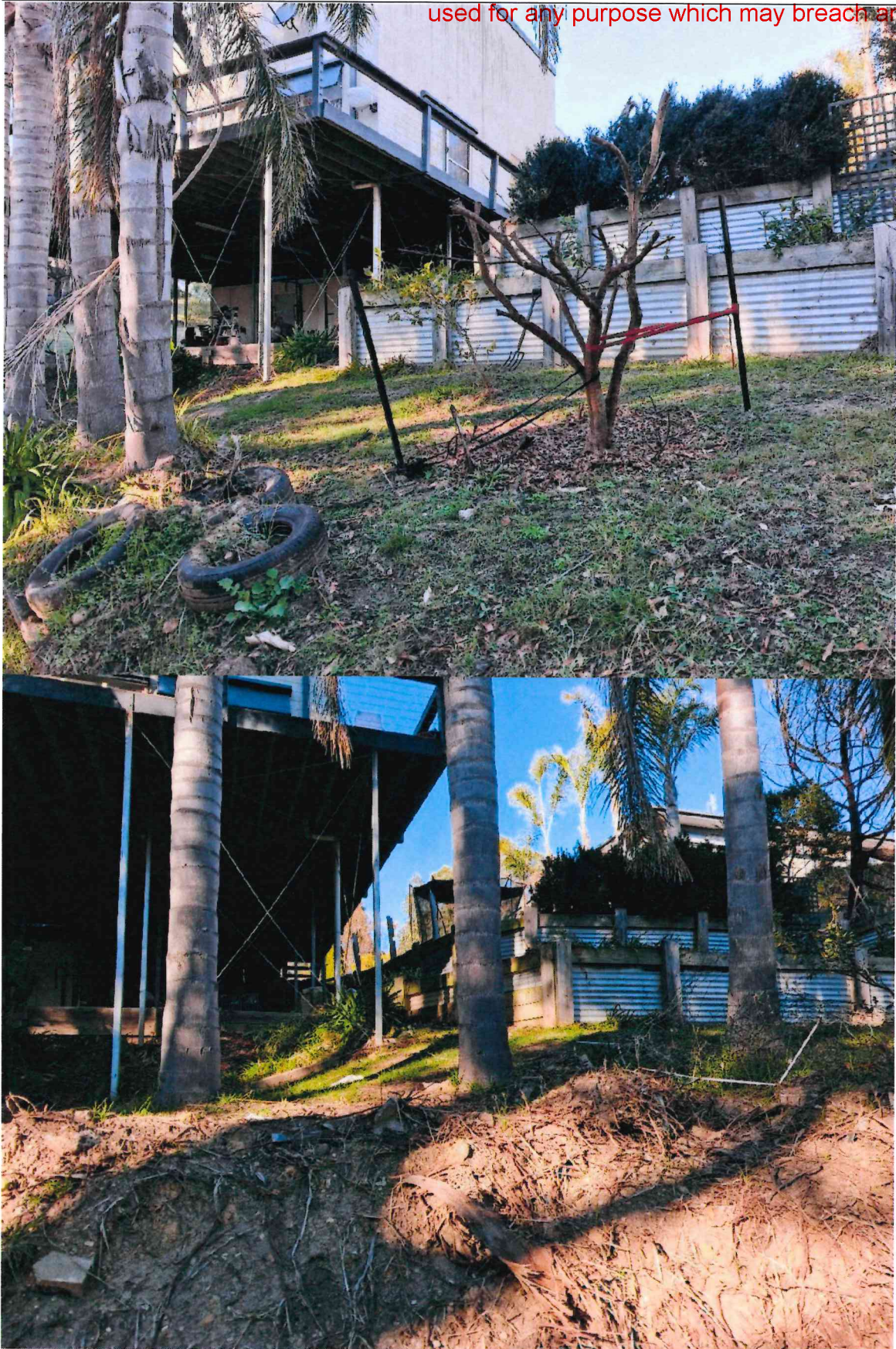
Lake Tyers Beach Design

Proposed Carport & pool at 4 Banool Close, Metung

Project No. 210826

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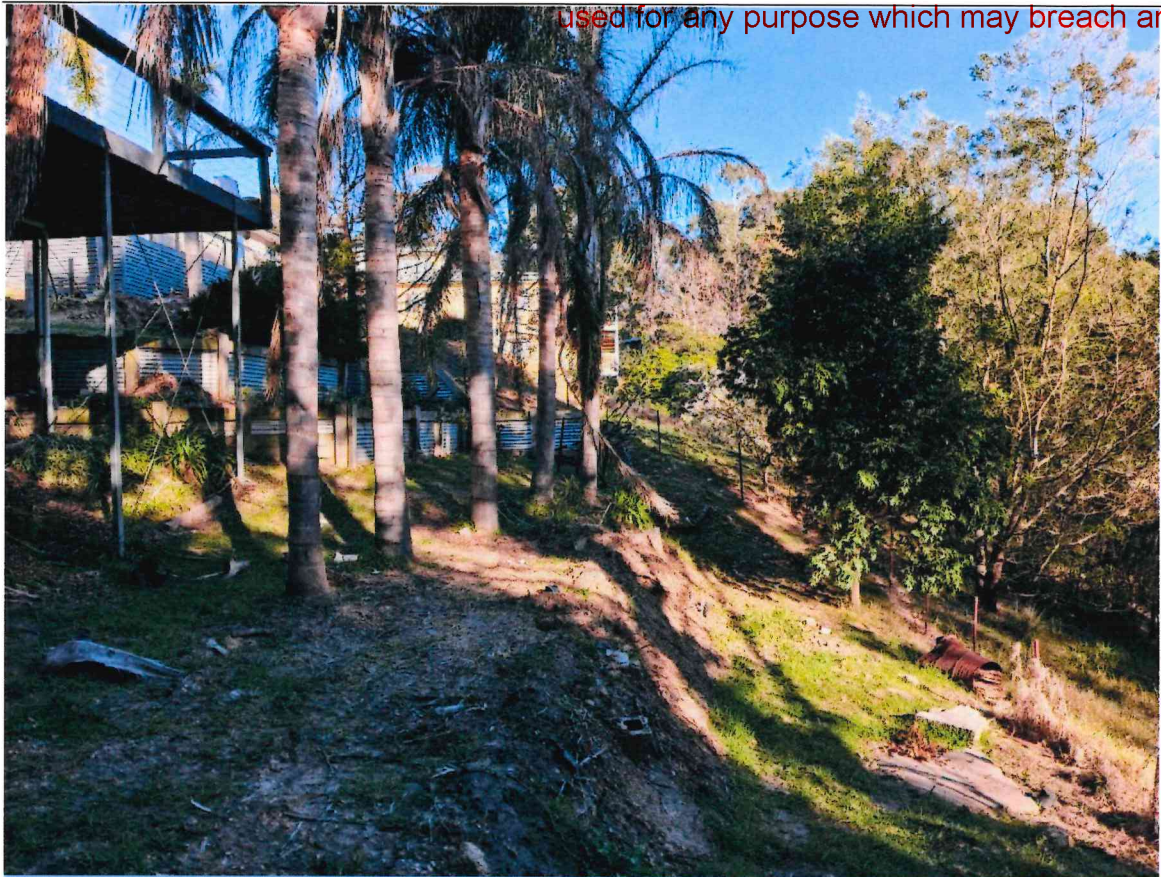


Lake Tyers Beach Design

Proposed Carport & pool at 4 Banool Close, Metung

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PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 20 April 2026 11:30 AM

PROPERTY DETAILS

Address: **4 BANOOL CLOSE METUNG 3904**
 Lot and Plan Number: **Lot 4 LP214612**
 Standard Parcel Identifier (SPI): **4\LP214612**
 Local Government Area (Council): **EAST GIPPSLAND**
 Council Property Number: **75850**
 Planning Scheme: **East Gippsland**
 Directory Reference: **Vicroads 690 D3**

www.eastgippsland.vic.gov.au

[Planning Scheme - East Gippsland](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Urban Water Corporation: **East Gippsland Water**
 Melbourne Water: **Outside drainage boundary**
 Power Distributor: **AUSNET**

STATE ELECTORATES

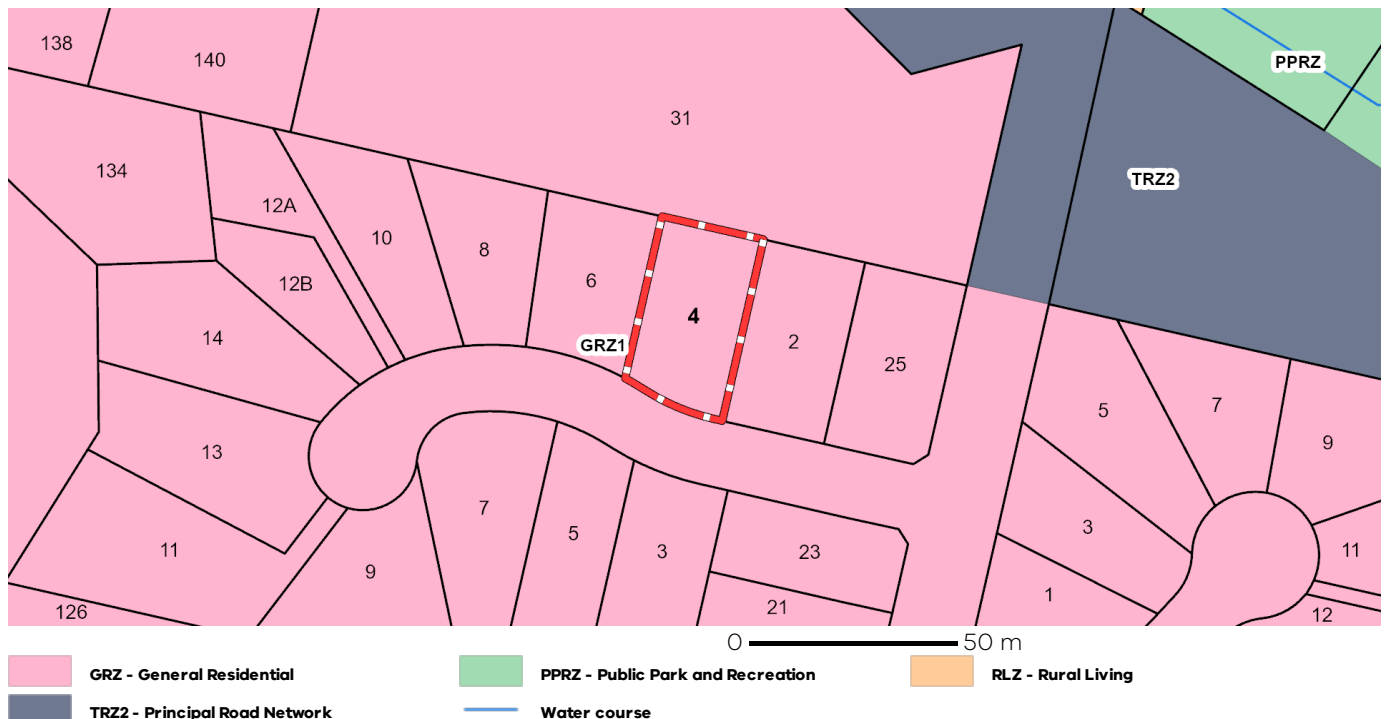
Legislative Council: **EASTERN VICTORIA**
 Legislative Assembly: **GIPPSLAND EAST**
 OTHER
 Registered Aboriginal Party: **Gunaikurnai Land and Waters**
 Aboriginal Corporation
 Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



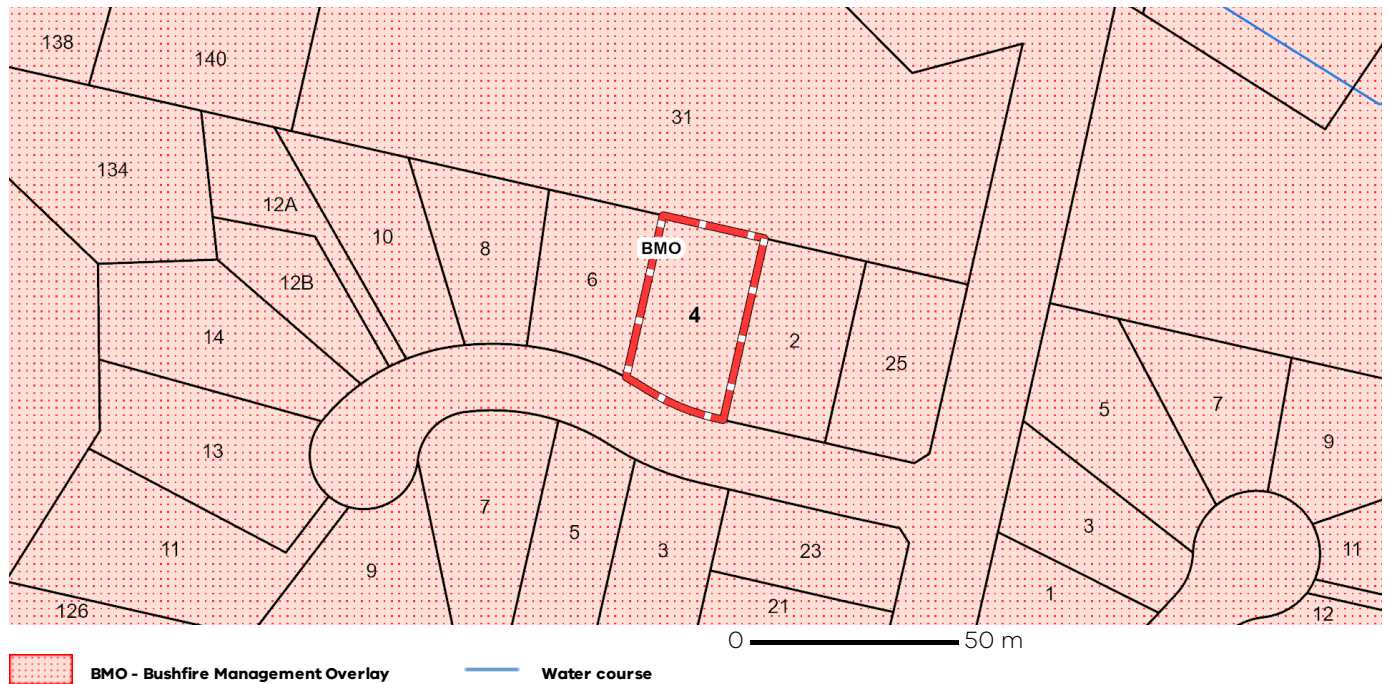
Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

PLANNING PROPERTY REPORT

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Planning Overlays

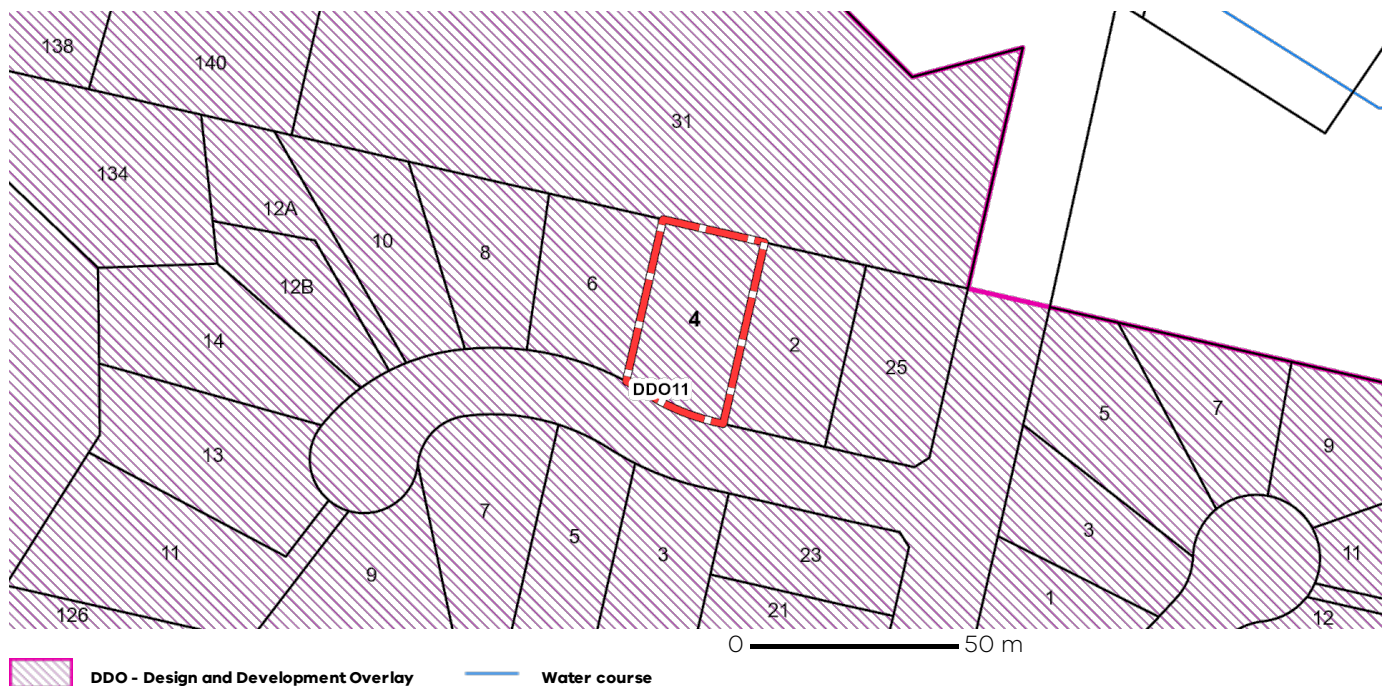
BUSHFIRE MANAGEMENT OVERLAY (BMO)



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

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 11 (DDO11)



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

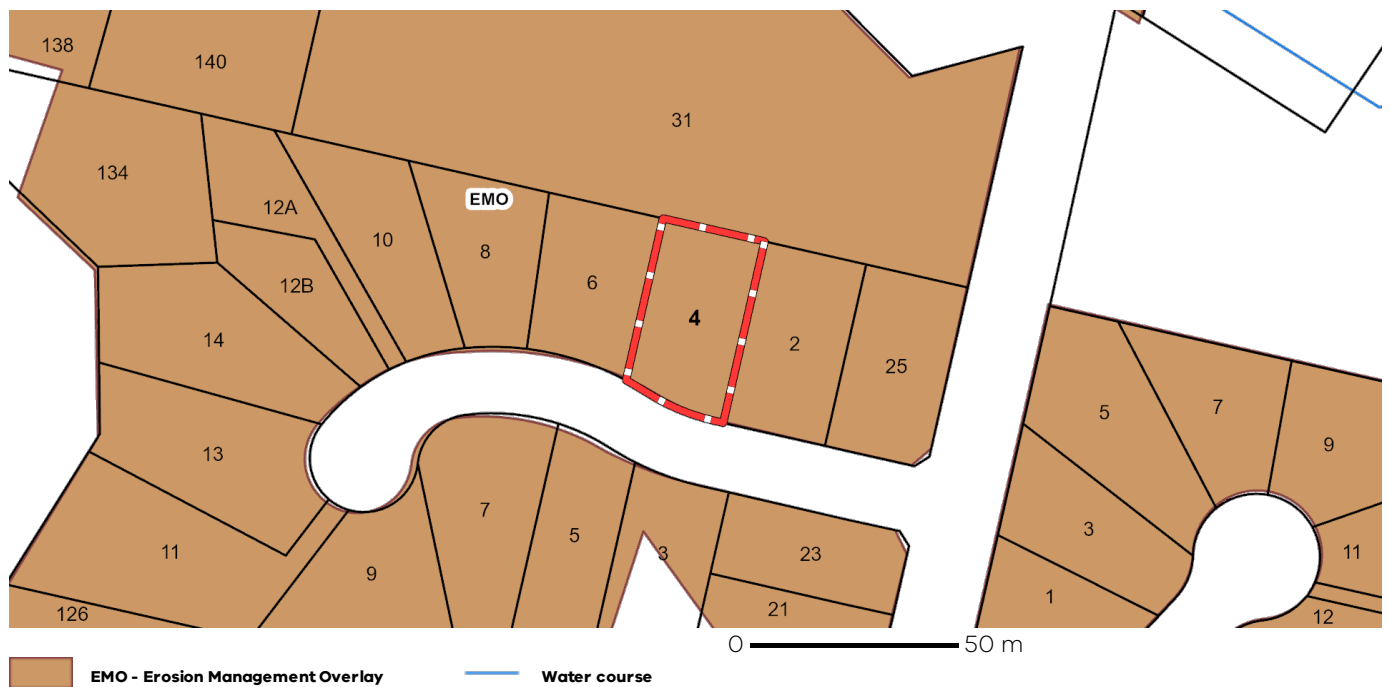
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Planning Overlays

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

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



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

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

[VEGETATION PROTECTION OVERLAY - SCHEDULE 3 \(VPO3\)](#)



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 32C(1b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: 4 BANOOL CLOSE METUNG 3904

PLANNING PROPERTY REPORT

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Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)

[SIGNIFICANT LANDSCAPE OVERLAY \(SLO\)](#)



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

PLANNING PROPERTY REPORT

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <https://heritage.achris.vic.gov.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.firstpeoplesrelations.vic.gov.au/aboriginal-heritage-legislation>



PLANNING PROPERTY REPORT

Further Planning Information

Planning scheme data last updated on 9 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)

