

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	5456 Buchan-Orbost Road BUCHAN VIC 3885, Lot: 1 TP: 584553, CA: 13. Lot: 1 TP: 402441, CA: 13B, CA: 13C,
The application is for a permit to:	Buildings and works for two agricultural buildings
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
32.05-11 (Township Zone)	Buildings and works associated with a Section 2 use
42.01-2 (Environmental Significance Overlay 1-3)	Buildings and works
The applicant for the permit is:	Crowther & Sadler Pty Ltd
The application reference number is:	5.2026.80.1

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, 30 March 2026 8:51 AM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: 21501 Report.pdf; 21500 COT Vol 1422 Fol 286.pdf; 21500 COT Vol 8477 Fol 527.pdf; 21500 COT Vol 5809 Fol 626.pdf; 21500 COT Vol 5198 Fol 580.pdf; 21500 COT Vol 6805 Fol 856.pdf; 260311 Rod Mitton - Shed Additions Council Submission.pdf; Planning_Permit_Application_2026-03-30T08-50-59_32423694_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: Crowther & Sadler Pty Ltd

Business trading name: Crowther & Sadler Pty Ltd

Email address: contact@crowthersadler.com.au

Postal address : PO Box 722 Bairnsdale 3875

Preferred phone number: 51 52 5011

Street number: 5456

Street name: Buchan Orbost Road

Town: Buchan

Post code: 3885

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 : Agricultural property

Description of proposal : Buildings and works to a Section 2 use

Estimated cost of development: 70000

Has there been a pre-application meeting: No

Invoice Payer: Crowther & Sadler Pty Ltd

Address for Invoice: PO Box 722 Bairnsdale 3875

Invoice Email: contact@crowthersadler.com.au

Primary Phone Invoice: 51 52 5011

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

Planning report: [21501 Report.pdf](#)

Full copy of Title: [21500 COT Vol 1422 Fol 286.pdf](#), [21500 COT Vol 8477 Fol 527.pdf](#), [21500 COT Vol 5809 Fol 626.pdf](#), [21500 COT Vol 5198 Fol 580.pdf](#), [21500 COT Vol 6805 Fol 856.pdf](#)

Plans: [260311](#) - [Shed Additions Council Submission.pdf](#)

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

VOLUME 08477 FOLIO 527

Security no : 124132891078E
Produced 12/03/2026 11:56 AM

LAND DESCRIPTION

Lot 1 on Title Plan 584553H.
PARENT TITLE Volume 03230 Folio 916
Created by instrument B780867 24/10/1963

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP584553H FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AZ992443N (E)	CONV PCT & NOM ECT TO LC	Completed	06/01/2026
AZ993537X (E)	TRANSFER	Registered	07/01/2026

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 5456 BUCHAN-ORBOST ROAD BUCHAN VIC 3885

ADMINISTRATIVE NOTICES

NIL

eCT Control 25771D EAST VIC CONVEYANCING
Effective from 07/01/2026

DOCUMENT END

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TITLE PLAN	EDITION 1	TP 584553H
Location of Land Parish: BUCHAN Township: BUCHAN Section: Crown Allotment: 1 (PT) Crown Portion:		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN
Last Plan Reference: Derived From: VOL 8477 FOL 527 Depth Limitation: NIL		

Description of Land / Easement Information	THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 27/07/2000 VERIFIED: HG
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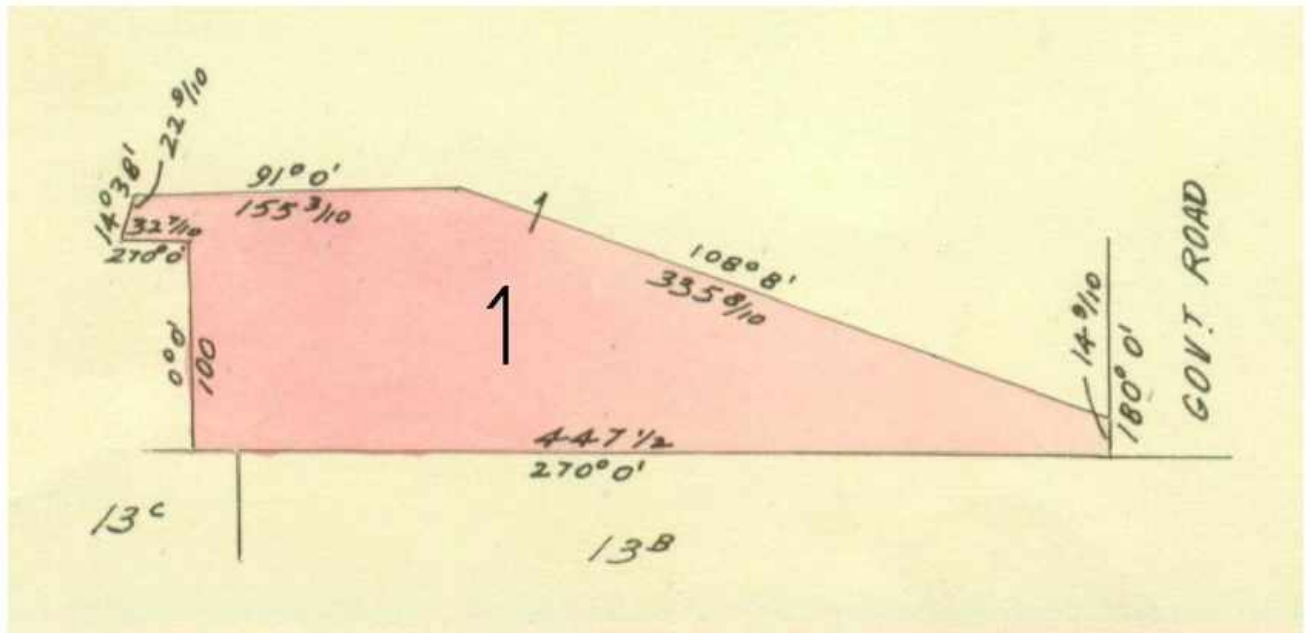


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CA 1 (PT)



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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 01422 FOLIO 286

Security no : 124132891119K
Produced 12/03/2026 11:56 AM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 13 Township of Buchan Parish of Buchan.

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP549765Q FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AZ992443N (E)	CONV PCT & NOM ECT TO LC	Completed	06/01/2026
AZ993537X (E)	TRANSFER	Registered	07/01/2026

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 5456 BUCHAN-ORBOST ROAD BUCHAN VIC 3885

ADMINISTRATIVE NOTICES

NIL

eCT Control 25771D EAST VIC CONVEYANCING
Effective from 07/01/2026

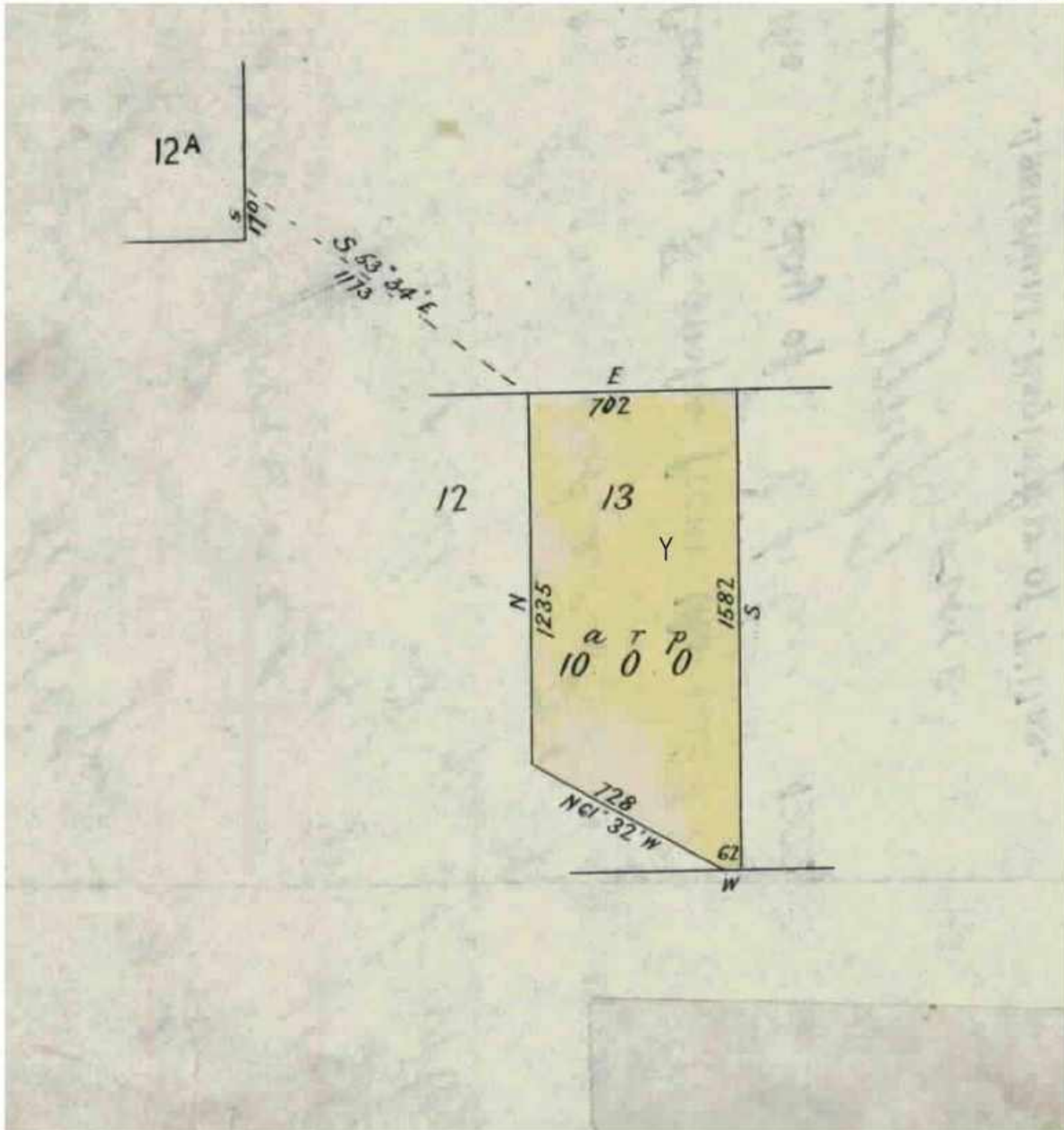
DOCUMENT END

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TITLE PLAN		EDITION 1	TP 549765Q
Location of Land		Notations	
Parish:	BUCHAN	Subject to the Reservations, Exceptions, Conditions and Powers Contained in Crown Grant Vol. 1422 Fol. 286 and Noted on Sheet 2 of this Plan	
Township:	BUCHAN		
Section:			
Crown Allotment:	13		
Crown Portion:			
Last Plan Reference:		ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Derived From:	VOL 1422 FOL 286		
Depth Limitation:	NIL		

Description of Land / Easement Information	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 03/07/2000</p> <p>VERIFIED: EWA</p>
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COLOUR CODE
Y = YELLOW



LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet	Sheet 1 of 2 sheets
	Metres = 0.201168 x Links	

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TP 549765Q

TITLE PLAN

LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

All THAT PIECE OF LAND in the said Colony containing ten acres more or less being Allotment thirteen in the Township of Buchan Parish of Buchan County of South Australia

delimited with the measurements and abutments thereof in the map drawn in the margin of these presents and therein colored yellow

EXCEPTING however unto us our heirs and successors all gold and auriferous earth or stone and all mines containing gold within the boundaries of the said land AND ALSO reserving to us our heirs and successors free liberty and authority for us our heirs and successors and our and their agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold and to extract and remove therefrom any gold and any auriferous earth or stone and for the purposes aforesaid to sink shafts erect machinery carry on any works and do any other things which may be necessary or usual in mining PROVIDED ALWAYS that it shall be lawful for us our heirs and successors at any time on paying full compensation to the said GRANTEE

his heirs executors administrators or assigns for the full value other than auriferous of the said piece of land or so much thereof as may be resumed as hereinafter mentioned and of the improvements upon the said piece of land or the part so resumed such value in case of disagreement to be ascertained by arbitration to resume the said piece of land or any part thereof for mining purposes

AND THAT the terms conditions and events upon which such land may be resumed and the manner in which such arbitration may be conducted may be determined by regulations in such manner as the Governor in Council may from time to time direct or if at any time no such regulations shall be in force then by the regulations concerning the resumption of land for mining purposes in force at the date of this Grant unless Parliament shall otherwise determine.

LENGTHS ARE IN
LINKS

Metres = 0.3048 x Feet

Metres = 0.201168 x Links

Sheet 2 of 2 sheets

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

VOLUME 06805 FOLIO 856

Security no : 124132891099G
Produced 12/03/2026 11:56 AM

LAND DESCRIPTION

Lot 1 on Title Plan 402441Q.
PARENT TITLE Volume 02594 Folio 763
Created by instrument 1929111 26/09/1944

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP402441Q FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AZ992443N (E)	CONV PCT & NOM ECT TO LC	Completed	06/01/2026
AZ993537X (E)	TRANSFER	Registered	07/01/2026

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 5456 BUCHAN-ORBOST ROAD BUCHAN VIC 3885

ADMINISTRATIVE NOTICES

NIL

eCT Control 25771D EAST VIC CONVEYANCING
Effective from 07/01/2026

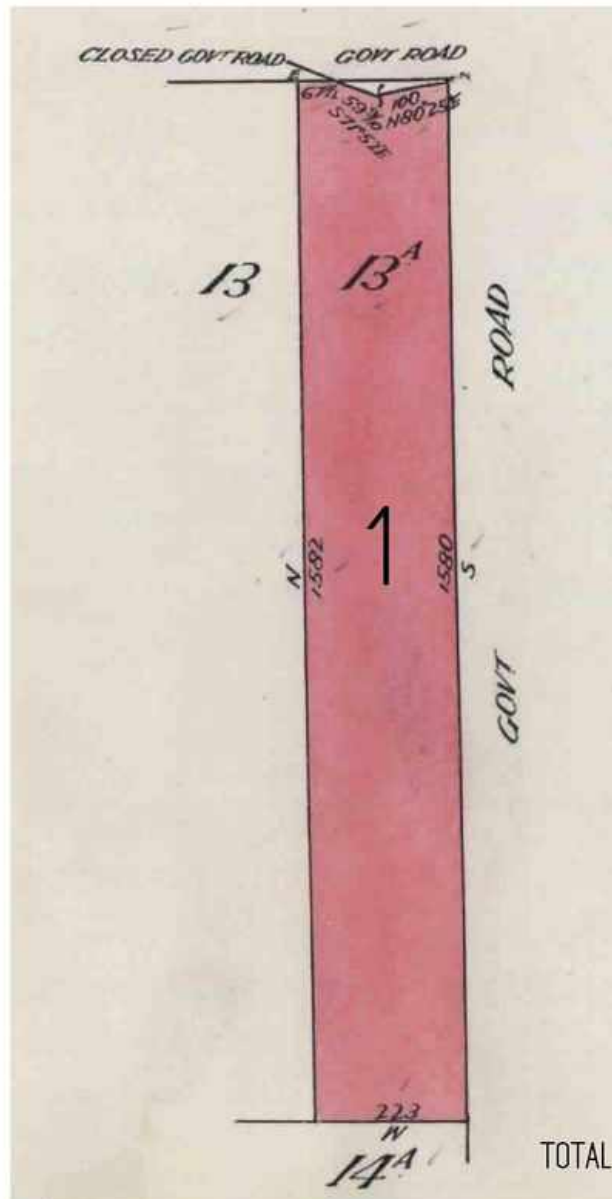
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TITLE PLAN	EDITION 1 TP 402441Q
Location of Land Parish: BUCHAN Township: BUCHAN Section: Crown Allotment: 13A (PT) Crown Portion: Last Plan Reference: Derived From: VOL 6805 FOL 856 Depth Limitation: NIL	
ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
 COMPILED: 13/04/2000
 VERIFIED: CL



TOTAL AREA = 3A 2R 1 1/2P

TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CA 13A (PT)



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

VOLUME 05198 FOLIO 580

Security no : 124132890577Y
Produced 12/03/2026 11:49 AM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 13B Township of Buchan Parish of Buchan.

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP314883V FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AZ992443N (E)	CONV PCT & NOM ECT TO LC	Completed	06/01/2026
AZ993537X (E)	TRANSFER	Registered	07/01/2026

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 5456 BUCHAN-ORBOST ROAD BUCHAN VIC 3885

ADMINISTRATIVE NOTICES

NIL

eCT Control 25771D EAST VIC CONVEYANCING
Effective from 07/01/2026

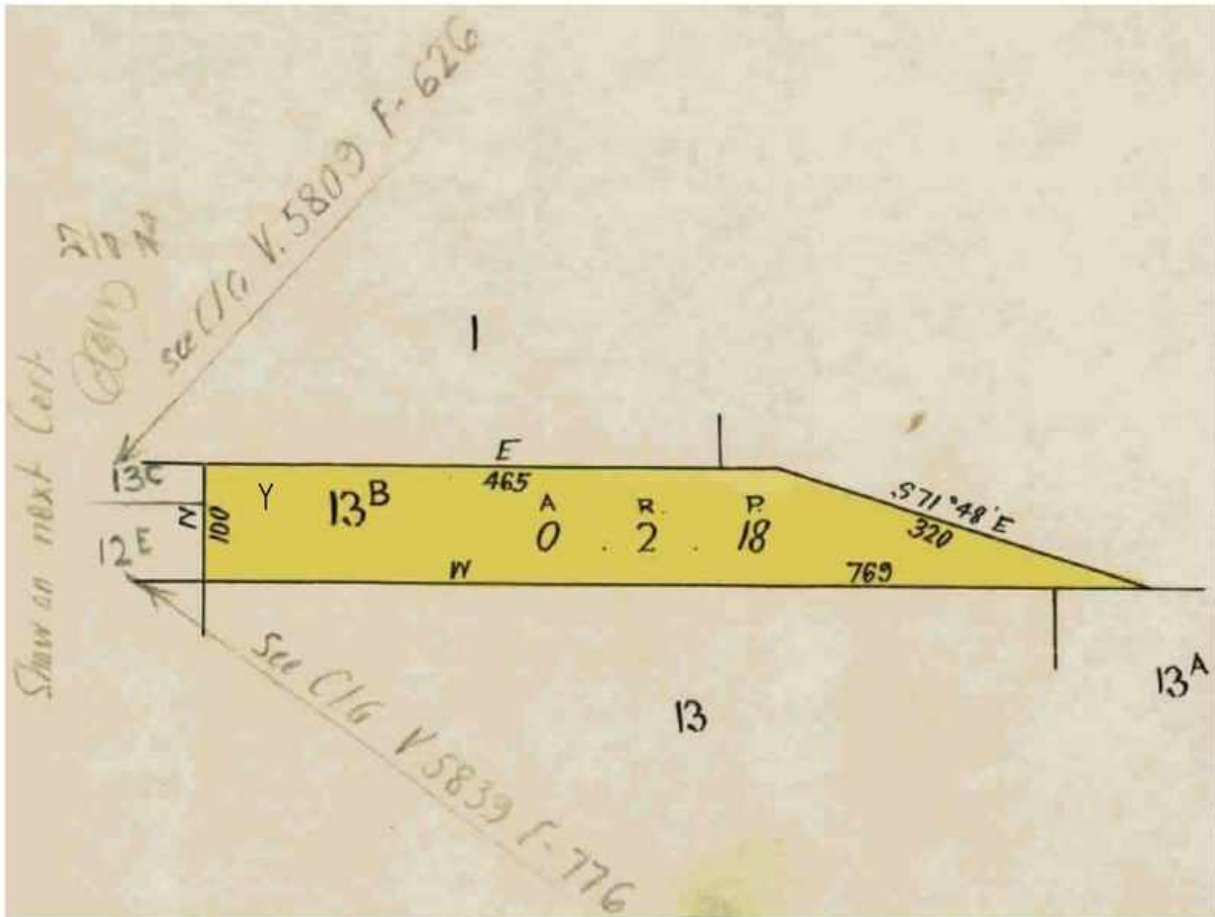
DOCUMENT END

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TITLE PLAN		EDITION 1 TP 314883V
Location of Land Parish: BUCHAN Township: BUCHAN Section: 13B Crown Allotment: 13B Crown Portion: Last Plan Reference: Derived From: VOL 5198 FOL 580 Depth Limitation: 50 FEET		Notations Subject to the Reservations, Exceptions, Conditions and Powers Contained in Crown Grant Vol. 5198 Fol. 580 and Noted on Sheet 2 of this Plan ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information	THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 14/02/2000 VERIFIED: AD
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COLOUR CODE
Y = YELLOW



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TP 314883V

TITLE PLAN

LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

containing *two roads and eighteen perches more or less being Allotment Minkar^B in the Town of Buchan Parish of Buchan County of Tanbar* III THAT PIECE OF LAND in the said State

delineated with the measurements and abutments thereof in the map drawn in the margin of these presents and therein coloured yellow PROVIDED nevertheless that the grantee shall be entitled to sink wells for water and to the use and enjoyment of any wells or springs of water upon or within the boundaries of the said land for any and for all purposes as though he held the land without limitation as to depth EXCEPTING nevertheless unto Us Our heirs and successors all gold and silver and auriferous and argentiferous earth and stone and all mines seams lodes and deposits containing gold silver copper tin antimony coal and other metals and minerals and mineral ores in upon or under or within the boundaries of the land hereby granted AND ALSO reserving to Us Our heirs and successors free liberty and authority for Us Our heirs and successors and Our and their licensees agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver copper tin antimony coal and all other metals and minerals and mineral ores and to extract and remove therefrom any gold silver and any auriferous and argentiferous earth or stone copper tin antimony coal and other metals and minerals and mineral ores and to search for and work dispose of and carry away the gold silver copper tin antimony coal metals minerals and their ores lying in upon or under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver copper tin antimony coal and other metals and minerals and mineral ores and the working of all mines seams lodes and deposits containing gold silver copper tin antimony coal and other metals and minerals and mineral ores in upon or under the land hereby granted

PROVIDED ALWAYS that the said land is and shall be subject to be resumed for mining purposes under Section 168 of the *Land Act 1915*.

AND PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a licence to search for metals or minerals or of a mining or mineral lease to enter therein and to mine for gold silver copper tin antimony coal and other metals and minerals and mineral ores and to erect and to occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those on which the holder of a miner's right or of a mining or mineral lease had at the date of these presents the right to mine for gold and silver in and upon Crown lands. PROVIDED that compensation shall be paid to the said
GRANTEE

his heirs executors administrators assigns and transferees by such person for surface damage to be done to such lands by reason of mining thereon such compensation to be determined as provided for the time being by law for the case of land resumed for mining purposes and the payment thereof to be a condition precedent to such right of entry.

LENGTHS ARE IN
LINKS

Metres = 0.3048 x Feet
Metres = 0.201168 x Links

Sheet 2 of 2 sheets

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

VOLUME 05809 FOLIO 626

Security no : 124132890864M
Produced 12/03/2026 11:53 AM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 13C Township of Buchan Parish of Buchan.

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP317019Y FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AZ992443N (E)	CONV PCT & NOM ECT TO LC	Completed	06/01/2026
AZ993537X (E)	TRANSFER	Registered	07/01/2026

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 5456 BUCHAN-ORBOST ROAD BUCHAN VIC 3885

ADMINISTRATIVE NOTICES

NIL

eCT Control 25771D EAST VIC CONVEYANCING
Effective from 07/01/2026

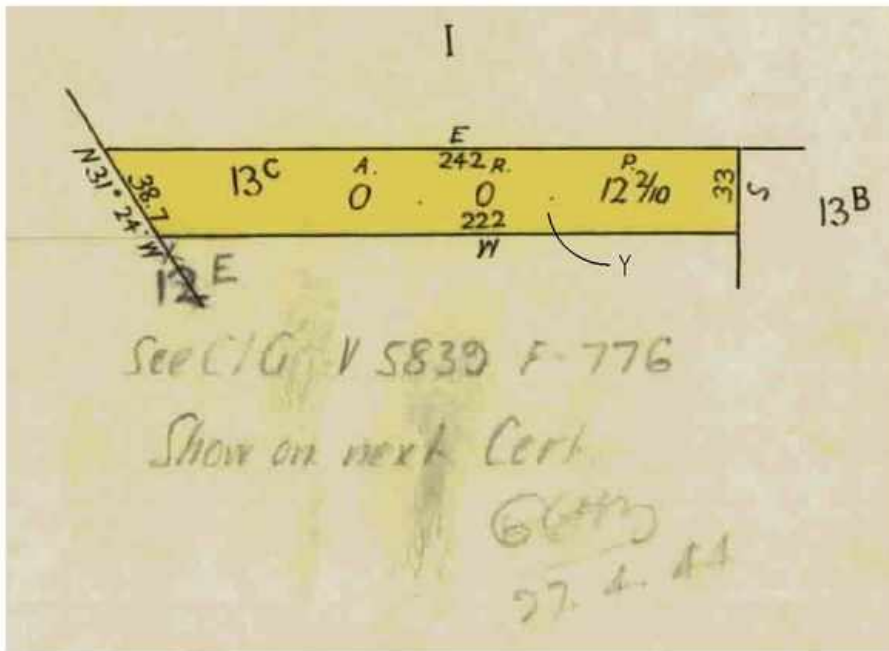
DOCUMENT END

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TITLE PLAN	EDITION 1 TP-317019Y
<p>Location of Land</p> <p>Parish: BUCHAN Township: BUCHAN Section: Crown Allotment: 13C Crown Portion:</p> <p>Last Plan Reference: Derived From: VOL 5809 FOL 626 Depth Limitation: 50 FEET</p>	<p style="text-align: center; font-size: small;">Notations SUBJECT TO THE RESERVATIONS, EXCEPTIONS, CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 5809 FOL. 626 AND NOTED ON SHEET 2 OF THIS PLAN</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>

<p>Description of Land / Easement Information</p>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 15/02/2000 VERIFIED: SO'C</p>
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COLOUR CODE
 Y = YELLOW



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TP 317019Y

TITLE PLAN

LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS
 CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

All THAT PIECE OF LAND in the State containing

*twelve pounds and two tenths of a pound more or less being Allotment thirteen in the Town of
 Buchan Parish of Buchan County of Tuncburra*

delineated with the measurements and abutments thereof in the map drawn in the margin of these presents and therein colored yellow PROVIDED nevertheless that the grantee shall be entitled to sink wells for water and to the use and enjoyment of any wells or springs of water upon or within the boundaries of the said land for any and for all purposes as though he held the land without limitation as to depth EXCEPTING nevertheless unto Us Our heirs and successors all gold and silver and minerals as defined in the *Mines Act 1928* in upon or under or within the boundaries of the land hereby granted AND ALSO reserving to Us Our heirs and successors free liberty and authority for Us Our heirs and successors and Our and their licensees agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver and minerals as aforesaid and to extract and remove therefrom any such gold silver and minerals and to search for and work dispose of and carry away the said gold silver and minerals lying in upon or under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver and minerals and the working of all mines seams lodes and deposits containing such gold silver and minerals in upon or under the land hereby granted

PROVIDED ALWAYS that the said land is and shall be subject to be resumed for mining purposes under Section 168 of the *Land Act 1928*.

AND PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a mining lease or mineral lease under the *Mines Act 1928* or any corresponding previous enactment to enter therein and to mine for gold silver or minerals within the meaning of the said Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those to which such person would for the time being be entitled to mine for gold and silver in and upon Crown lands PROVIDED that compensation shall be paid to the GRANTEE

his heirs executors administrators assigns or transferees by such person for surface damage to be done to such land by reason of mining thereon such compensation to be determined as provided for the time being by law and the payment thereof to be a condition precedent to such right of entry.

LENGTHS ARE IN
LINKS

Metres = 0.3048 x Feet
 Metres = 0.201168 x Links

Sheet 2 of 2 sheets

Planning Report

Buildings and Works to a Section 2 Use
5456 Buchan-Orbost Road, Buchan

Our reference – 21501

30 March 2026



FS 520900



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	Application Form	
	Proposed Site, Floor and Elevation Plans (<i>Issabella G</i>)	
	Copy of Title (Lot 1 on TP584553, Lot 1 on TP402441 and Crown Allotments 13, 13B & 13C Township of Buchan)	

Note: Applicable Planning Application fee is \$1,302.80

1. Introduction

This Planning Report is prepared in support of proposed buildings and works to a section 2 use at 5456 Buchan-Orbost Road, Buchan. The Report addresses the provisions of the Township Zone and Environmental Significance Overlay 1-3 as contained within the East Gippsland Planning Scheme.



Aerial image of the subject land and surrounds (Source: VicPlan)

2. Subject Land & Surrounding Context

The subject land is currently formed by five land parcels formally known as Lot 1 on TP584553, Lot 1 on TP402441 and Crown Allotments 13, 13B & 13C Township of Buchan or otherwise known as 5456 Buchan-Orbost Road, Buchan.

Located within the eastern part of Buchan the subject land is approximately 59,159 square metres or 5.91 hectares; it is devoid of development and is used for the purposes of agriculture (livestock grazing). Informal access via a rural gate to Buchan-Orbost Road is provided in the north-west corner of the land.



Existing access to north-west corner of the land

The site is undulating with elevated areas located within the north-eastern and south-eastern parts of the property with central areas of the site being lower lying.



Subject land looking south from Buchan-Orbost Road

To the north of the subject land on the southern side of Buchan-Orbost Road is a bus stop which services the Buchan Primary School.



Looking south from Buchan-Orbost Road towards subject land, with bus stop in foreground

Buchan Primary School is located on the northern side of Buchan-Orbost Road, as are a number of existing dwellings.



Existing development on the northern side of Buchan-Orbost Road

Located to the north-west of the site is a residential dwelling and to the west of the subject land is a dwelling constructed within the southern part of the property and accessed from Buchan-Orbost Road, which is in the same ownership as the subject land.

East of the land is an unmade Government Road and further east are a number of land parcels. The northern property contains shedding accessed from Buchan-Orbost Road, the central land holding is vacant, and the southern land parcel is developed with a dwelling and outbuilding. To the south of the subject land is a vacant property.

The subject land is well located being close to the Buchan Primary School and Buchan Recreation Reserve, and the Buchan Activity Area is a short drive from the site.

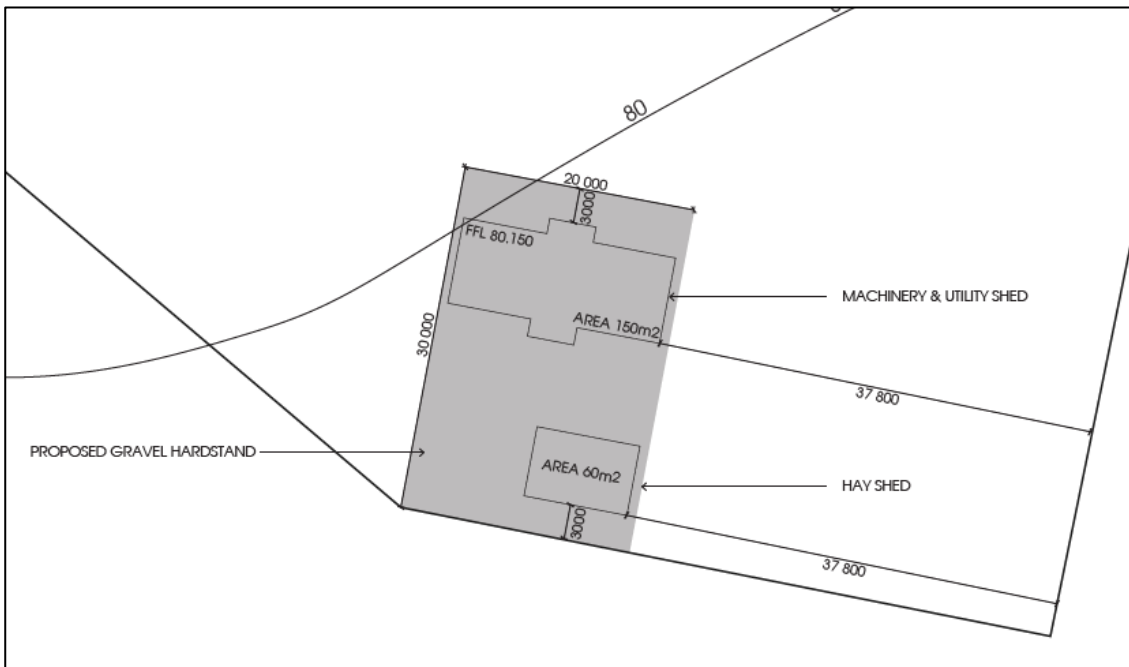
3. The Application & Proposal

It is proposed to carry out buildings and works to a section 2 use, being two agricultural sheds. Plans prepared by Issabella G depict a machinery and utility shed and a hay shed, proposed to be constructed within the elevated south-eastern part of the property.

To facilitate the development, it is proposed to create a gravel hardstand 30.0 metres in length and 20.0 metres in width having an overall area of 600 square metres.

The titles forming the subject land are in the process of being consolidated. A Plan of Consolidation has been prepared and is expected to be submitted for Certification shortly. Setbacks nominated on the enclosed plans relate to the proposed boundaries following the consolidation of the land. Should Council consider it appropriate, a Condition of Planning Permit may require the consolidation of titles to the satisfaction of Council prior to the commencement of works.

The machinery shed is proposed to be setback 16.45 metres from the southern property boundary and 37.8 metres from the eastern boundary. The proposed hay shed is to be setback 3.0 metres from the southern boundary and 37.8 metres from the eastern boundary.



Extract from Proposed Site Plan (Source: Issabella G)



Proposed location of the agricultural sheds looking west



Proposed location of the agricultural sheds looking south

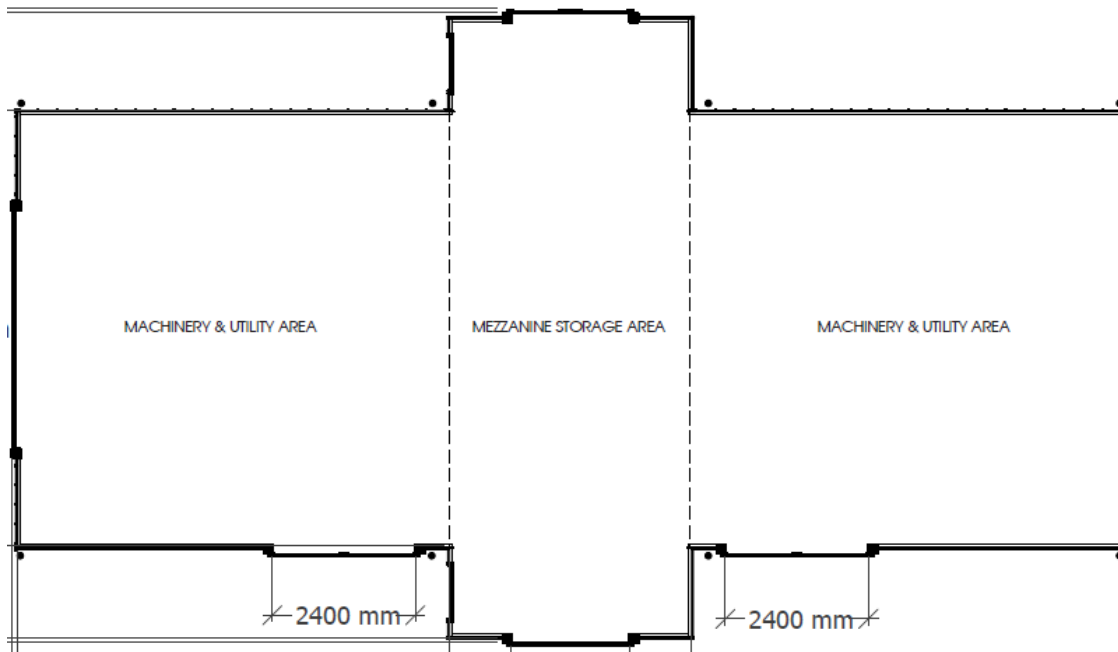


Proposed location of the agricultural sheds looking east



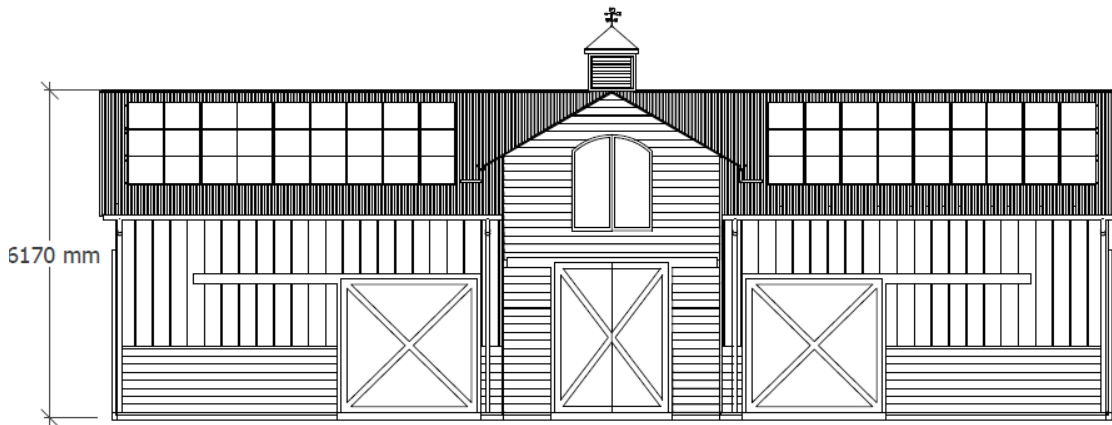
Proposed location of the agricultural sheds looking north

The proposed machinery and utility shed is to have an east and west wing, each with a length of 7.3 metres and a width of 7.25 metres. The central spine of the building will have a length of 10.55 metres and a width of 4.05 metres and will provide for mezzanine storage. The overall area of the proposed building will be 150 square metres.



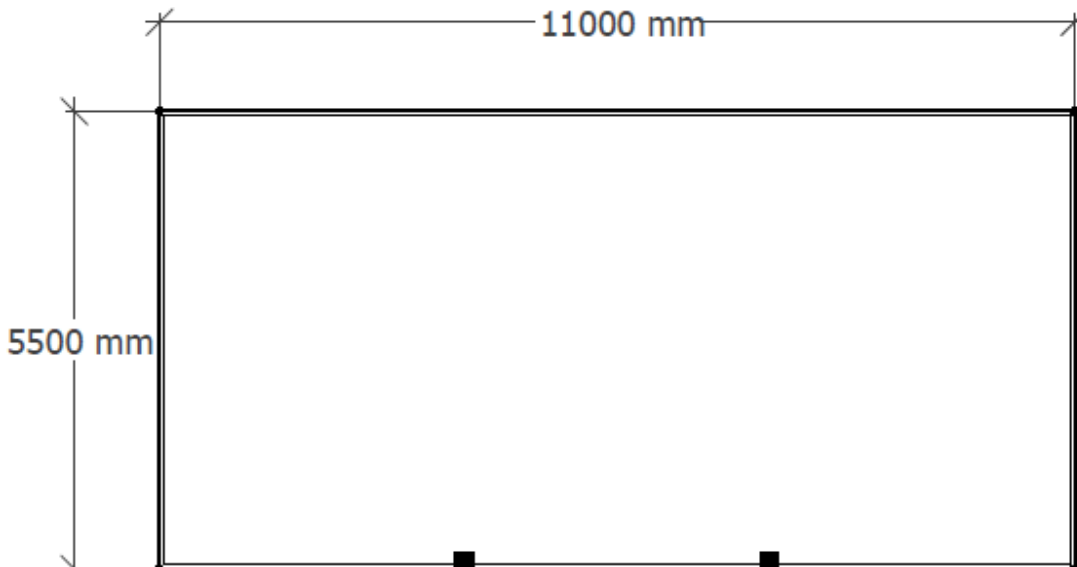
Extract of the machinery and utility shed floor plan (Source: Issabella G)

The machinery and utility shed will have wall heights of 3.82 metres and an overall height of 6.17 metres and will be constructed with Hardie Plank Woodgrain wall cladding (coloured Midnight Black) and Lysaght Imperial 325 (in Monument), with the proposed roofing being Lysaght Custom Orb (also in Monument).



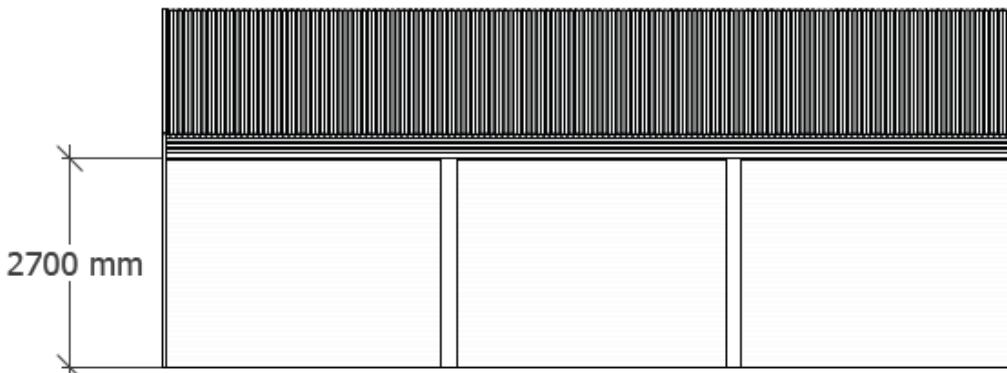
Proposed northern elevation (Source: Issabella G)

The proposed hay shed will be 5.5 metres in length with a width of 11.0 metres having an overall area of 60.5 square metres.



Floor plan of the proposed hay shed (Source: Issabella G)

The proposed hay shed will be partially open to the north of the building with other aspects enclosed and will have wall heights of 3.0 metres and an overall height of 4.59 metres. It will have wall cladding consisting of Lysaght Custom Orb with zincalume finish, and Lysaght Custom Orb roof cladding (in Monument).



Proposed hay shed northern elevation (Source: Issabella G)

The purpose of the two agricultural buildings is to store farming machinery, vehicles, equipment and hay. The buildings are associated with the agricultural use of the land and will be non-habitable.

Planning approval is required pursuant to the following Clauses of the East Gippsland Planning Scheme:

Planning Scheme Clause	Matter for which a Permit is required
32.05-11 Township Zone	Buildings and works associated with a Section 2 use
42.01-2 Environmental Significance Overlay 1-3	Buildings and works

No referral of the application is required pursuant to section 55 of the *Planning and Environment Act 1987*.

It is noted that the subject land is contained within a Bushfire Management Overlay however, as the buildings and works are associated with agriculture there is no requirement to obtain a permit under the Bushfire Management Overlay provisions.

The land being subject to the Environmental Significance Overlay 1-3 requires notice to be provided to the Department of Environment, Energy and Climate Action for comment.

4. Cultural Heritage

Pursuant to Regulation 7 of the *Aboriginal Heritage Regulations 2018*, a CHMP is required for an activity if:

- (a) *all or part of the activity area for the activity is in an area of cultural heritage sensitivity; and*
- (b) *all or part of the activity is a high impact activity*



Extract from Cultural Heritage Sensitivity mapping – cultural heritage sensitive land is shown in dark green (Source: VicPlan)

The majority of the property is culturally sensitive however, in accordance with Regulation 46 the use of land for agriculture is not considered a high impact activity. As such a CHMP is not required for the proposed development.

5. Planning Policy

5.1 Planning Policy Framework

Consistent with Clause 12.01-2S Native vegetation the proposed buildings will be located within an area of the property that can avoid the need to remove native vegetation.

The location of the proposed sheds has been carefully chosen so as to avoid areas on the site that are low lying and subject to periodic inundation as sought by Clause 12.03-1S River and riparian corridors, waterways, lakes, wetlands and billabongs.

The land is located within a Bushfire Management Overlay and as such Clause 13.02 Bushfire is relevant to the application. The proposed buildings are located within a cleared area of the property and are well separated from areas of significant vegetation mitigating bushfire risk.

In accordance with Clause 13.03-1S Floodplain management the proposed sheds will be developed on an elevated part of the property avoiding areas that are subject to inundation.

Although, the subject land is within the Township Zone, the property has been used for the purposes of agriculture for many years, and the development of the proposed shedding will assist to maintain the agricultural production from the site as sought within Clause 14.01-1S Protection of agricultural land.

Being within a rural environment both of the proposed sheds will be sympathetic with the landscape character and will achieve an appropriate addition to the surrounding area in accordance with Clause 15.01-2S Building design.

Being sited within the south-eastern corner of the property the buildings avoid risk from flooding and ensures the new development will maintain the visual amenity of the open rural landscape as encouraged within Clause 15.01-6S Design for rural areas.

5.2 Municipal Planning Strategy

Clause 02.03-1 Settlement – Settlement roles specifies that Buchan is a rural town where development is encouraged subject to environmental risk constraints. The proposal will see two agricultural buildings developed outside of the area on the property which is subject to inundation minimising risk with the proposal.

Clause 02.03-2 Environmental and landscape values are respected by the proposed development as the buildings will be located within a cleared area of the property avoiding the removal of native vegetation.

The site is subject to periodic inundation and bushfire threat, and the development has responded to these risks. The proposed buildings will be sited on an elevated part of the property to avoid inundation, and the buildings will be constructed from fire resistant materials as sought by Clause 02.03-3 Environmental risks and amenity.

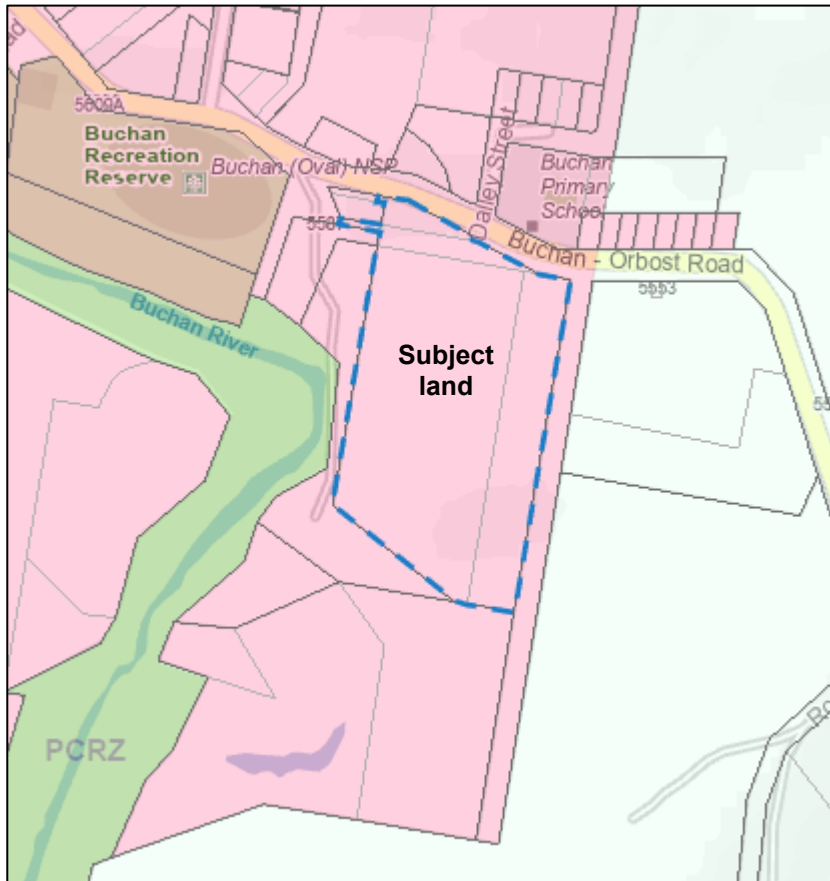
The proposed buildings will introduce a built form addition which will be sympathetic with the rural character of the locality. Well setback from Buchan-Orbost Road the proposed buildings will have minimal visual impacts within the surrounding area as encouraged within Clause 02.03-5 Built environment and heritage.

The proposal will support agricultural production from the subject land assisting this key existing industry (Clause 02.03-7 Economic development).

6. Planning Elements

6.1 Township Zone

The subject land is zoned Township Zone in accordance with the East Gippsland Planning Scheme. Agriculture is a Section 2 use within the zone which requires a planning permit for buildings and works.



Planning scheme zone mapping (Source: VicPlan)

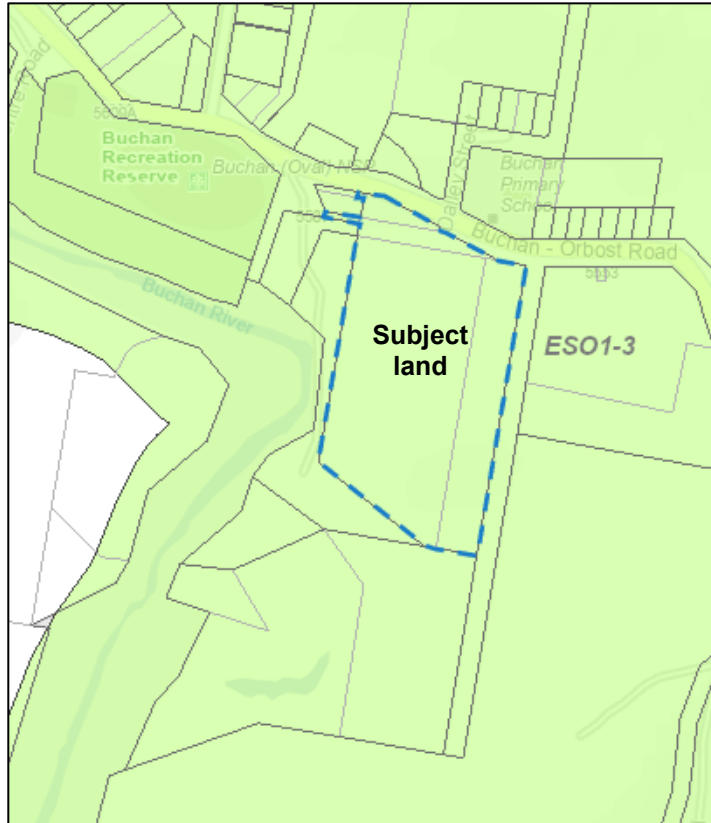
Response to Decision guidelines

The proposed buildings and works addresses the decision guidelines of the zone through the following:

- Good support for the development is found within the Planning Policy Framework and Municipal Planning Strategy.
- The rural character of the eastern area of Buchan will be retained as the buildings will form part of the farm and the landscape of the area.
- The proposed buildings will be well setback from Buchan-Orbost Road minimising any perceived visual impacts.
- The height and design of the buildings are reflective of rural outbuildings and shedding developed within the area.
- There will be no detrimental amenity impacts to neighbouring properties.

6.2 Environmental Significance Overlay 1-3

The land is contained within the Environmental Significance Overlay 1-3.



Planning scheme overlay mapping (Source: VicPlan)

Schedule 1 to the Overlay is East Gippsland Sites of Biological Significance. ESO1-3 is Murrindal which seeks to protect a number of flora and fauna species being the Australian Grayling, Broadfin Galaxias, Spot-tailed Quoll, Common Bent-wing Bat, Binung, Bluish Bulbine Lily, Broad Shield-fern, Chinese Brake, Coast Pomaderris, Common Spleenwort, Delicate New Holland Daisy, Feathery Wheat-grass, Hookers Tussock-grass, Jointed Mistletoe, Leafy Greenhood, Limestone Blue Wattle, Limestone Pomaderris, Mountain Correa, Slender Tick-trefoil and Montane Grasslands.

Fish species will not be impacted by the agricultural buildings as they are well setback from the Buchan River, no wastewater is required to be treated onsite, and no waterways are being disrupted.

Mammal species are unlikely to be found in the location of the outbuildings given the lack of native vegetation and the area being open pasture land.

The subject land is an actively worked farming property with livestock grazing being undertaken, making the property an environment where endangered flora is unlikely to be found, and would find it difficult to survive.

Development of two sheds on the property will not detrimentally impact native flora and fauna given the following:

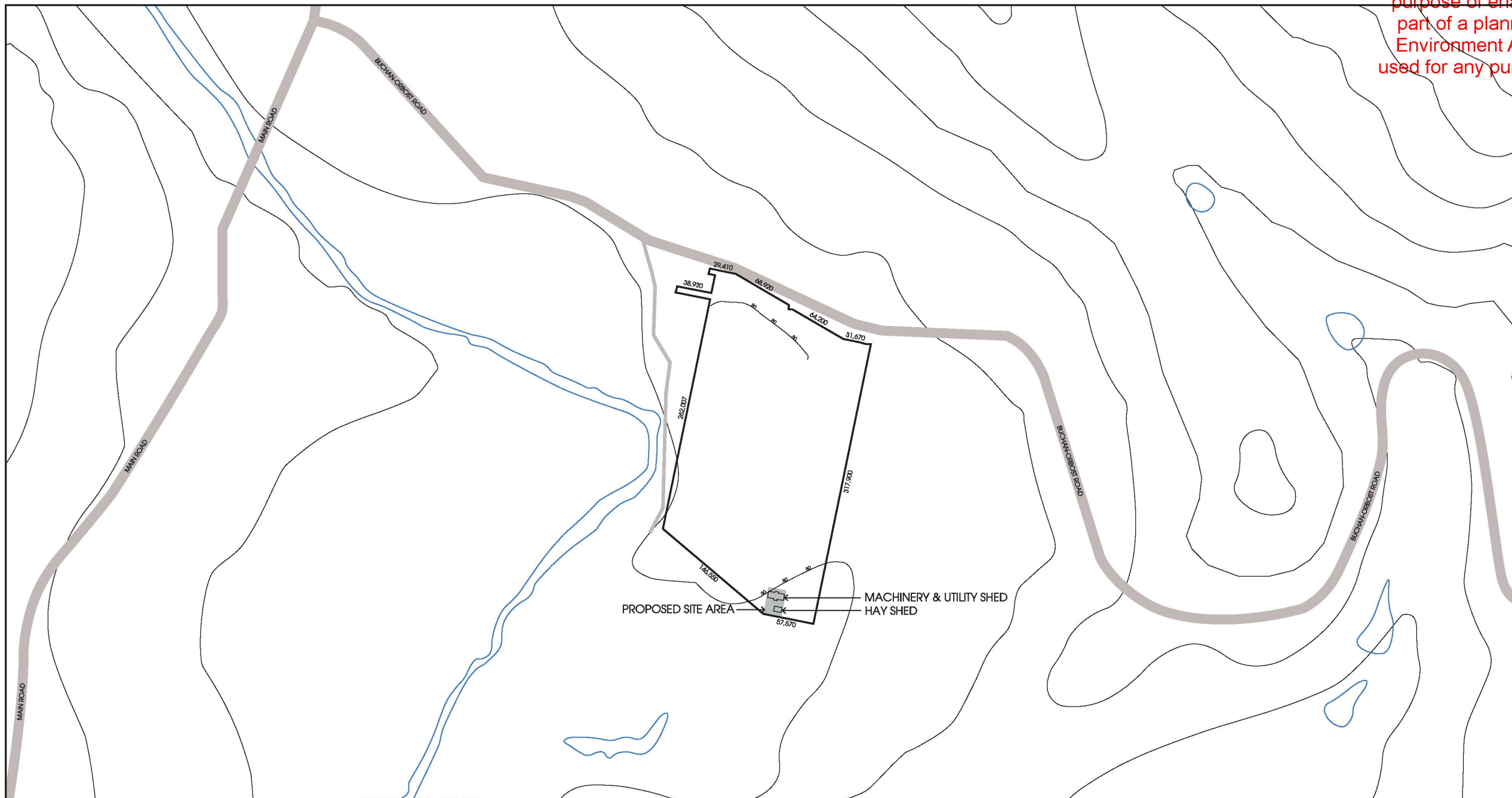
- No native vegetation will need to be removed to facilitate the development.
- There are no streamsides on the subject land that requires stock exclusion.
- Vermin and weed control practices can continue.

7. Conclusion

The proposed buildings and works to a section 2 use at 5456 Buchan-Orbost Road, Buchan is considered to accord with all relevant provisions of the Township Zone and Environmental Significance Overlay 1-3 of the East Gippsland Planning Scheme. The proposal is consistent with the Planning Policy Framework and Municipal Planning Strategy and has been designed to complement the rural character of the area.

For these reasons we respectfully request that Council consider the merits of the application favourably and resolve to issue a Planning Permit.

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FOR :

AMENDMENTS

SCALE
1: 5 000

NORTH

PROJECT TITLE
SHED ADDITIONS

ADDRESS
**5456 BUCHAN-ORBOST ROAD
 BUCHAN 3885**

DRAWING TITLE
LOT PLAN

DATE	REVISION
09.03.2026	A

PAGE NUMBER
A01

GENERAL NOTES

ALL EXISTING SITE & BUILDING INFORMATION HAS BEEN SOURCED THROUGH SURVEY & EXISTING PLANS. PRIOR TO COMMENCING CONSTRUCTION, BUILDER IS TO ENSURE ALL DIMENSIONS ARE CORRECT. CONTOURS AND LEVELS WHERE NOTED ARE APPROXIMATE. VERIFY ALL LEVELS ON SITE. ALL EXISTING FLOOR LEVELS TO BE RETAINED. RETAIN ALL TREES AND SHRUBS UNLESS NOTED OTHERWISE.

THE INDIVIDUAL TERMS & CONDITIONS FOR THE SITE OVERRIDE ANY SPECIFICATIONS MADE ON THESE PLANS, EXCEPT WHERE CONFLICT OCCURS WITH ANY BUILDING CODE OF AUSTRALIA, OR AUSTRALIAN STANDARD.

MATERIAL AND WORKMANSHIP TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, APPENDIX & ALL OTHER RELEVANT CODES. ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCING ANY WORK. USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE OFF DRAWINGS. PROVIDE WEATHERSEALS TO ALL EXTERNAL DOORS, SEALED & INSULATED COVERS TO ALL DOWNLIGHTS & SELF SEALING DAMPERS TO ALL EXHAUST FANS. ALL TIMBER FRAMING TO COMPLY WITH AS 1684 & RELEVANT SUPPLEMENTS. ALL ELECTRICAL TO COMPLY WITH AS /NZS 3000. INSTALL SMOKE DETECTORS WHERE REQUIRED AND IN ACCORDANCE WITH AS 3876.

ALL NEW PLUMBING AND DRAINAGE IS TO BE ACCORDANCE WITH THE LOCAL SEWERAGE AND WATER SUPPLY REGULATIONS & AS 3500. ALL CONCRETE WORK TO COMPLY WITH AS 3600 & AS 2870. ALL MASONRY TO COMPLY WITH AS 3700. ALL ROOFING TO COMPLY WITH AS 4440. TERMITE PROTECTION TO COMPLY WITH AS 3660.1

BUILDER SHALL BE RESPONSIBLE FOR THE GENERAL WATER TIGHTNESS OF THE ENTIRE WORKS IN ALL TRADES.



NTS LOCATION PLAN

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FOR : I

AMENDMENTS

SCALE

1: 500

NORTH



PROJECT TITLE

SHED ADDITIONS

ADDRESS

**5456 BUCHAN-ORBOST ROAD
 BUCHAN 3885**

DRAWING TITLE

SITE PLAN

DATE

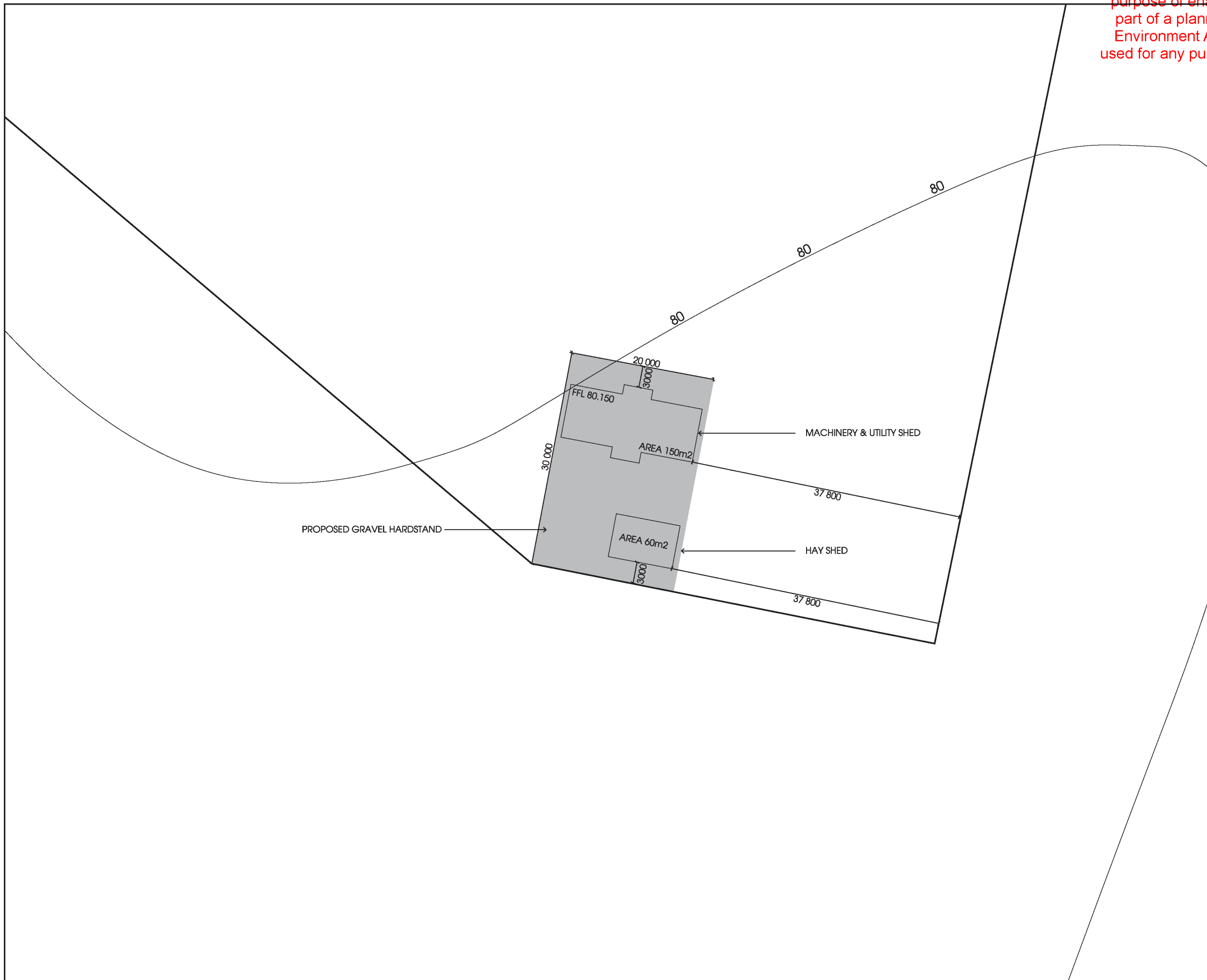
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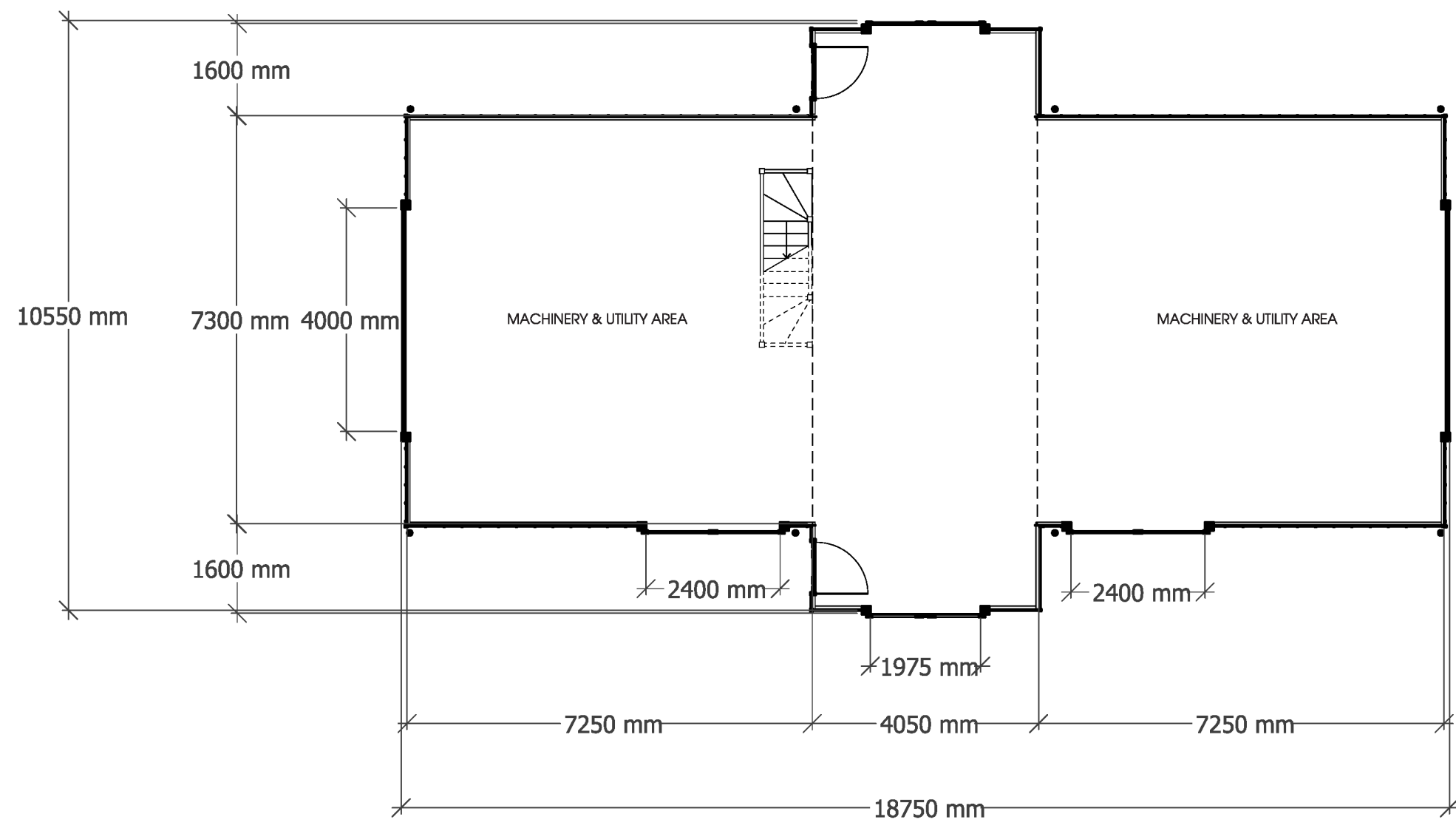
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PROJECT TITLE
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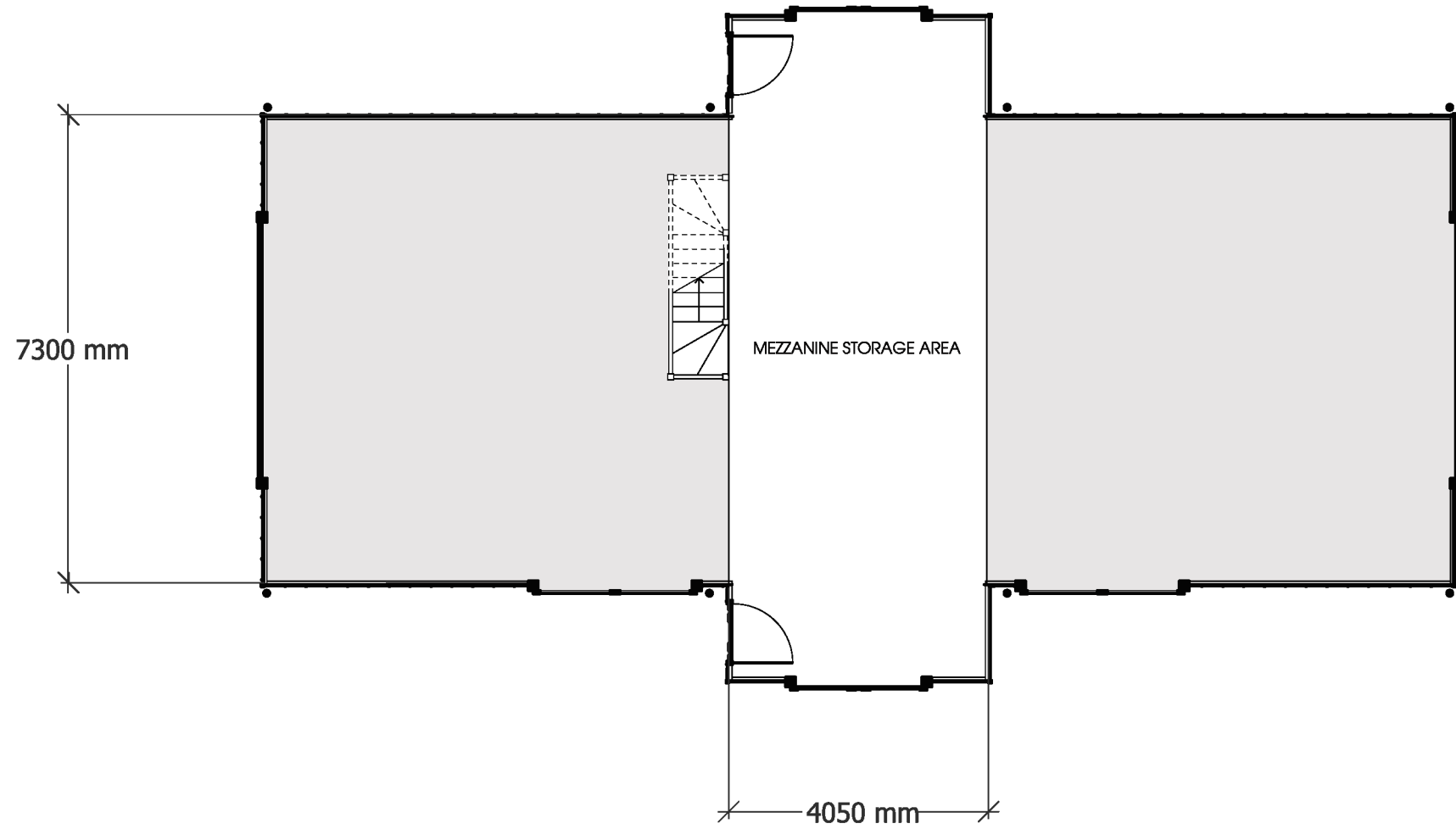
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 BUCHAN 3885**

DRAWING TITLE
**MACHINERY & UTILITY SHED
 PROPOSED GROUND PLAN**

DATE	REVISION
13.04.2026	B

PAGE NUMBER
A03

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FOR :
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NORTH

PROJECT TITLE
SHED ADDITIONS

ADDRESS
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 BUCHAN 3885**

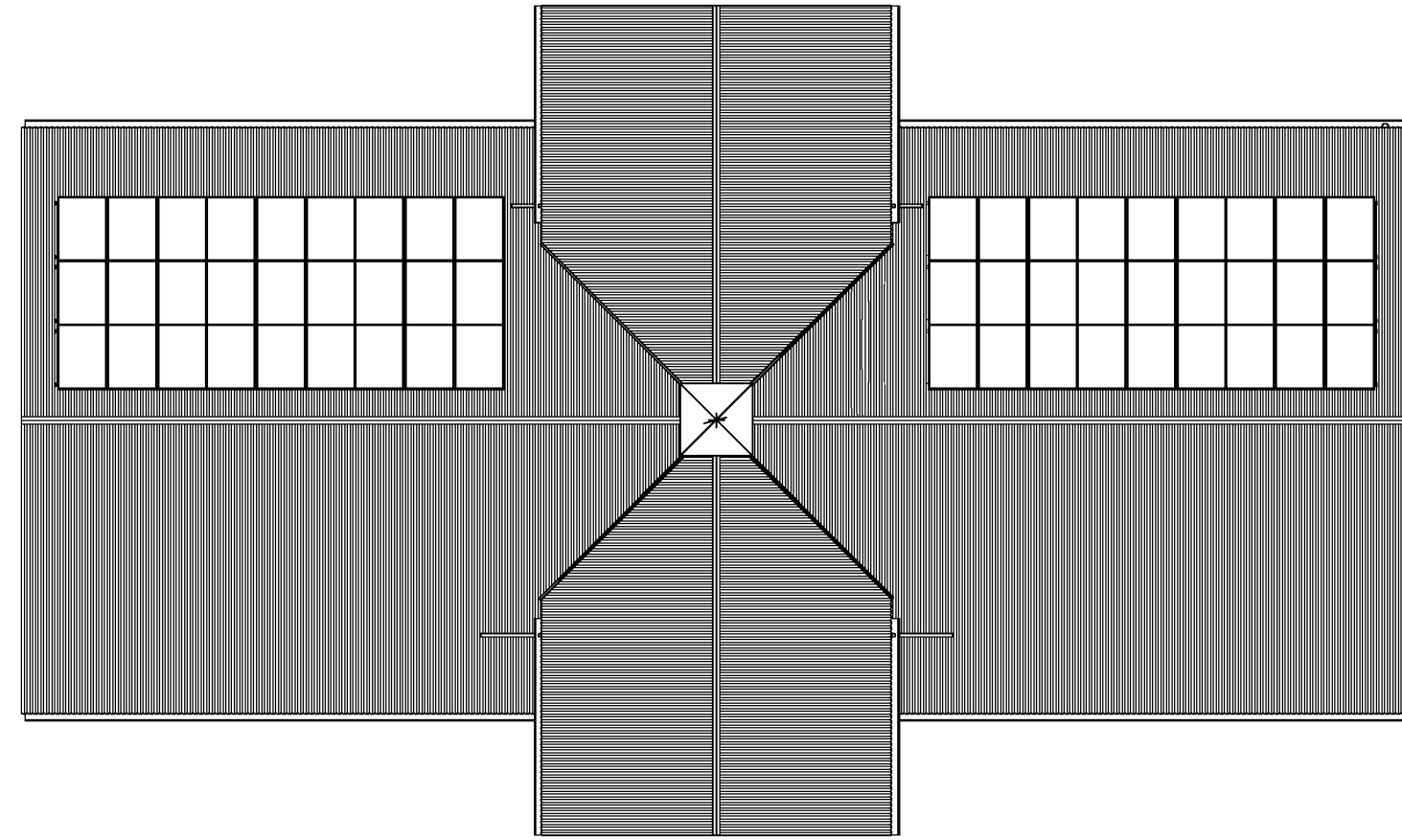
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DATE	REVISION
13.04.2026	A

PAGE NUMBER
A04

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FOR :
 AMENDMENTS



SCALE NORTH
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PROJECT TITLE
SHED ADDITIONS

ADDRESS
**5456 BUCHAN-ORBOST ROAD
 BUCHAN 3885**

DRAWING TITLE
**MACHINERY & UTILITY SHED
 ROOF PLAN**

DATE	REVISION
09.03.2026	A

PAGE NUMBER
A05

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1: 100

PROJECT TITLE

SHED ADDITIONS

ADDRESS

5456 BUCHAN-ORBOST ROAD
 BUCHAN 3885

DRAWING TITLE

MACHINERY & UTILITY SHED
 ELEVATIONS

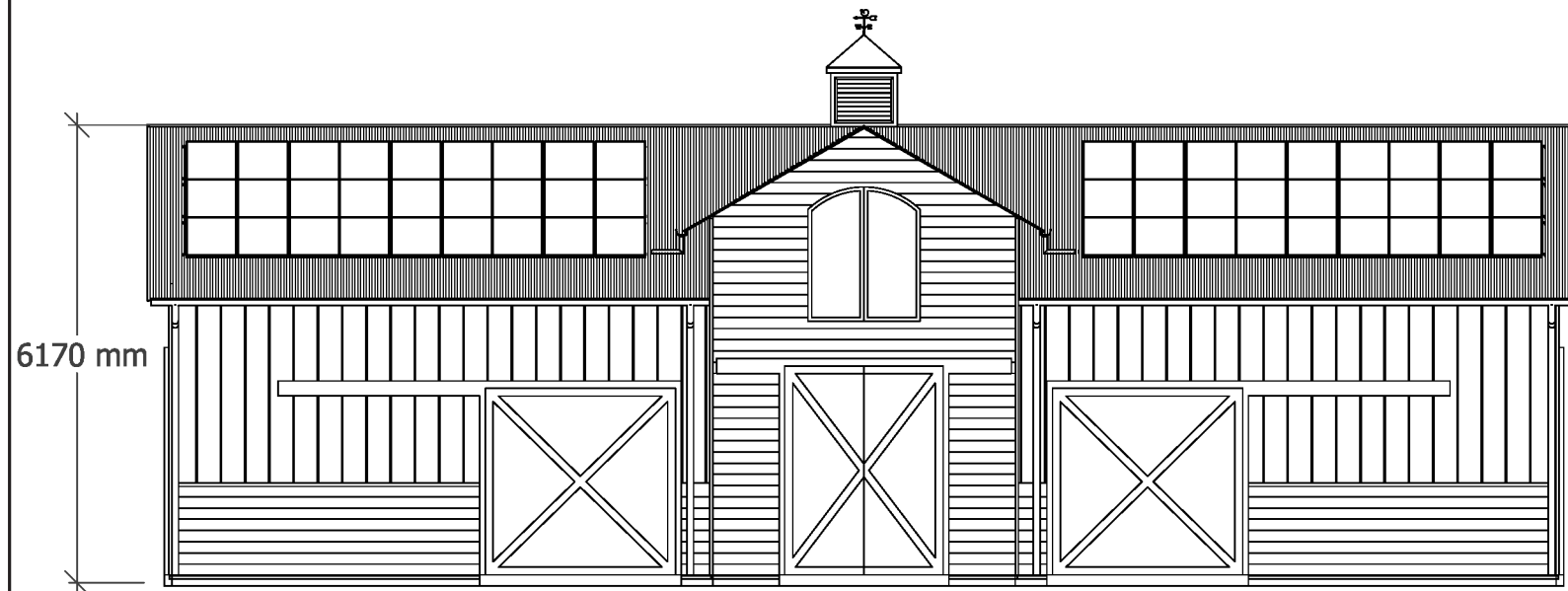
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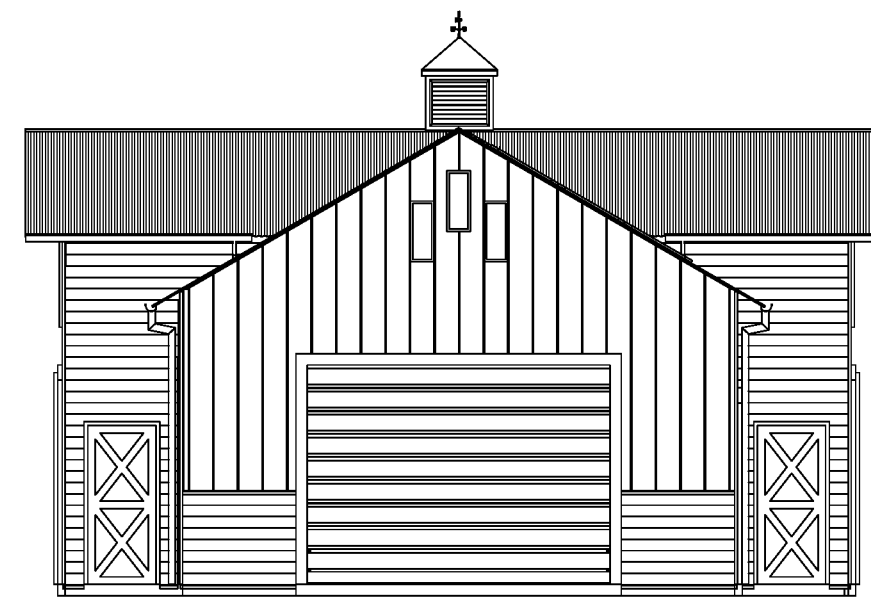
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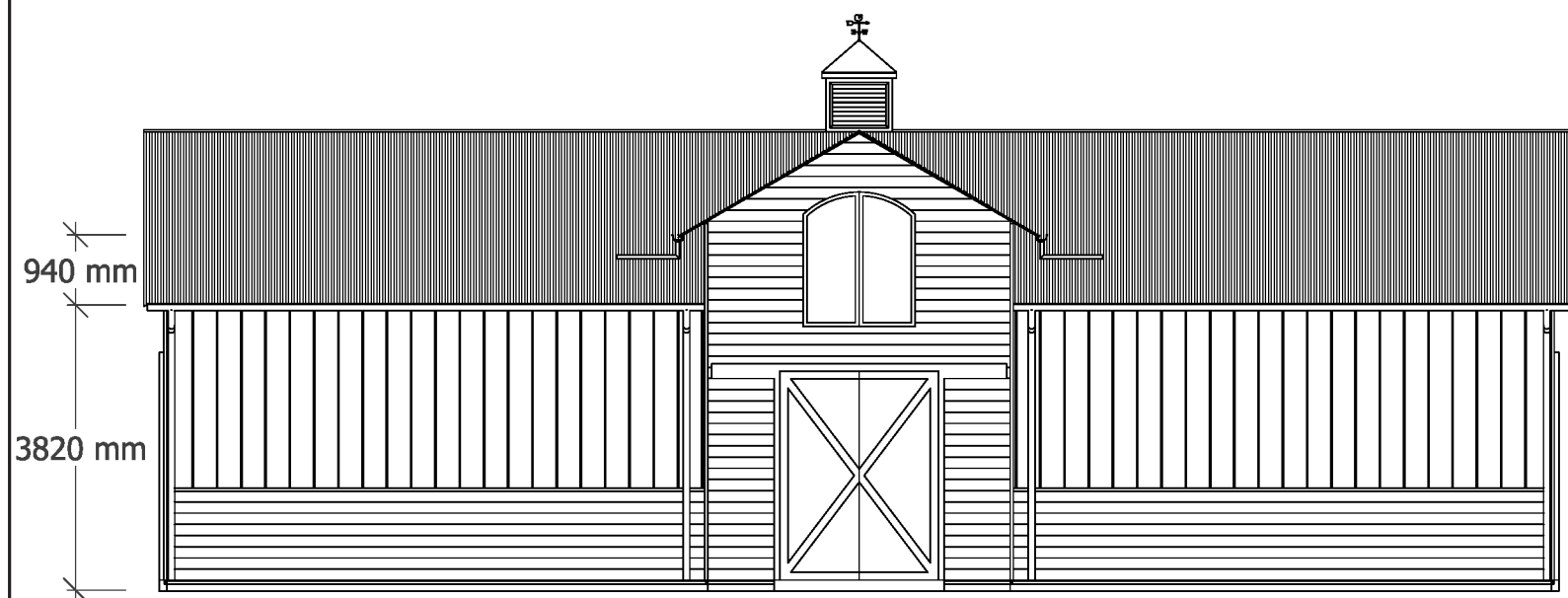
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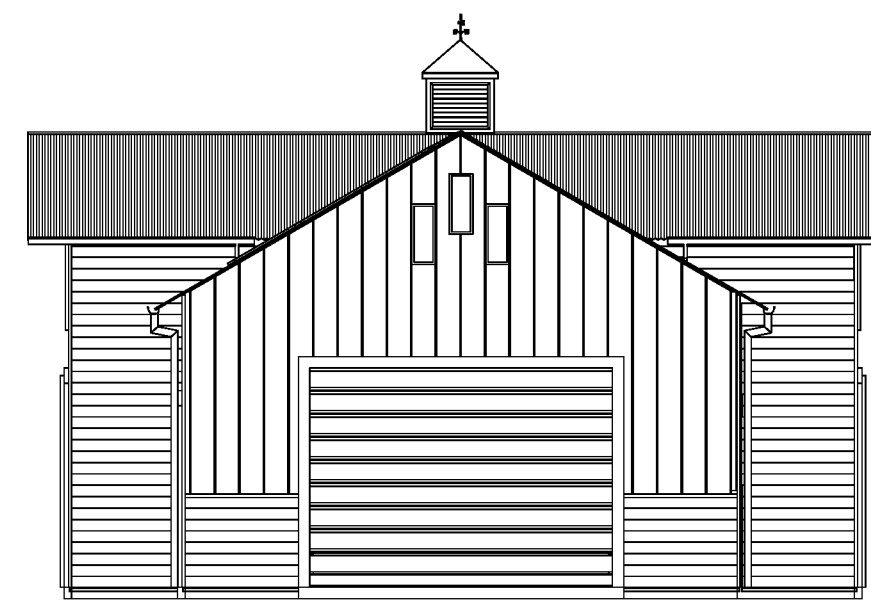
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EAST



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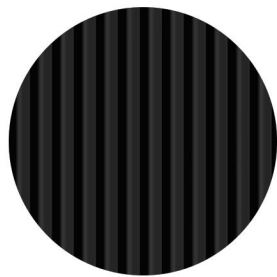


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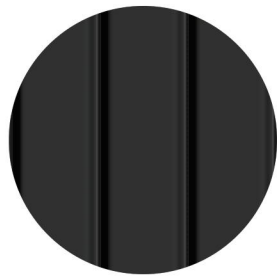
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MATERIAL SELECTION



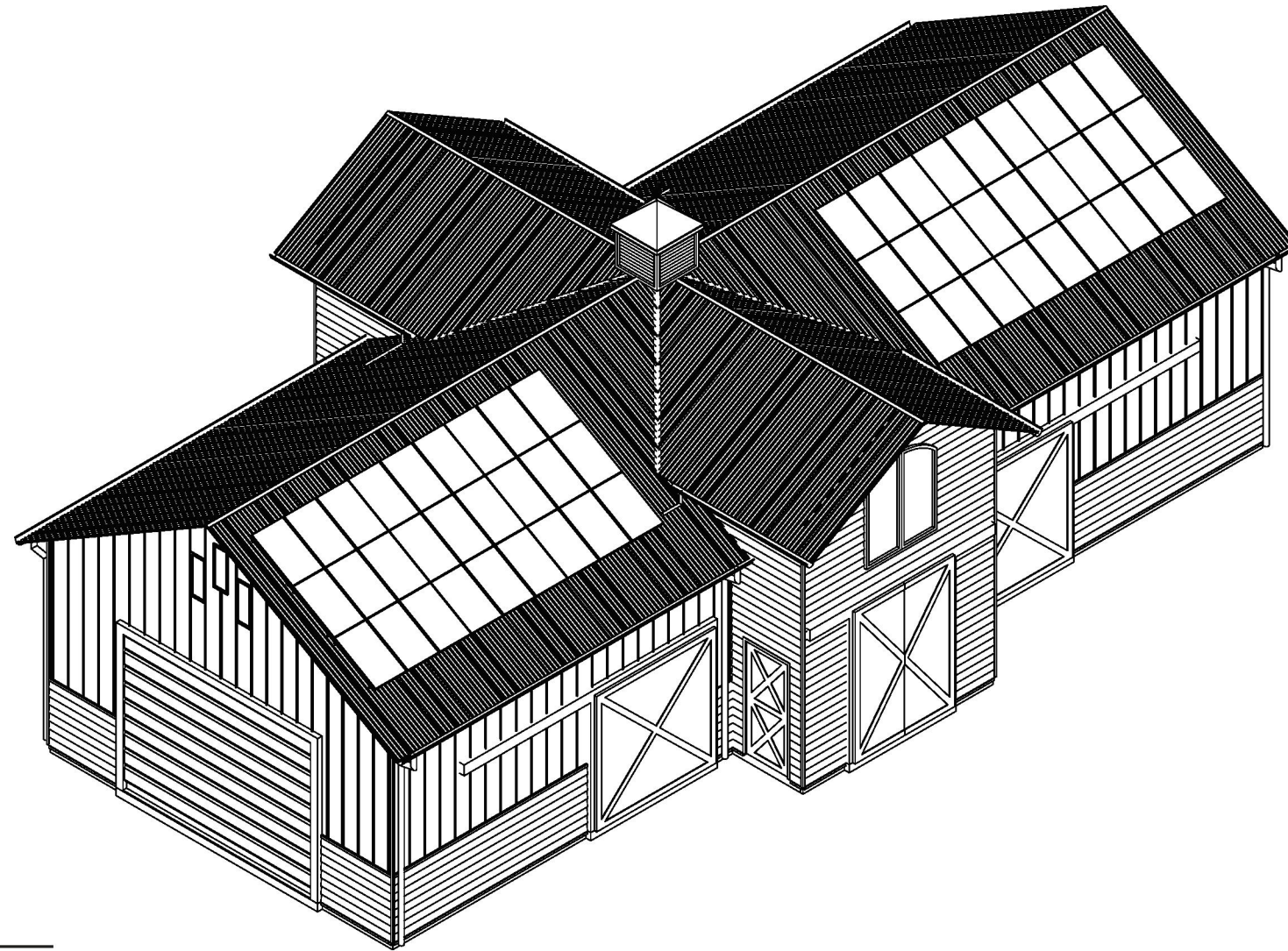
ROOF CLADDING
 LYSAGHT CUSTOM ORB | MONUMENT



UPPER WALL CLADDING
 LYSAGHT IMPERIAL325 | MONUMENT



LOWER WALL CLADDING
 HARDIE PLANK WOODGRAIN | MIDNIGHT BLACK



FOR :

AMENDMENTS

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PROJECT TITLE
SHED ADDITIONS

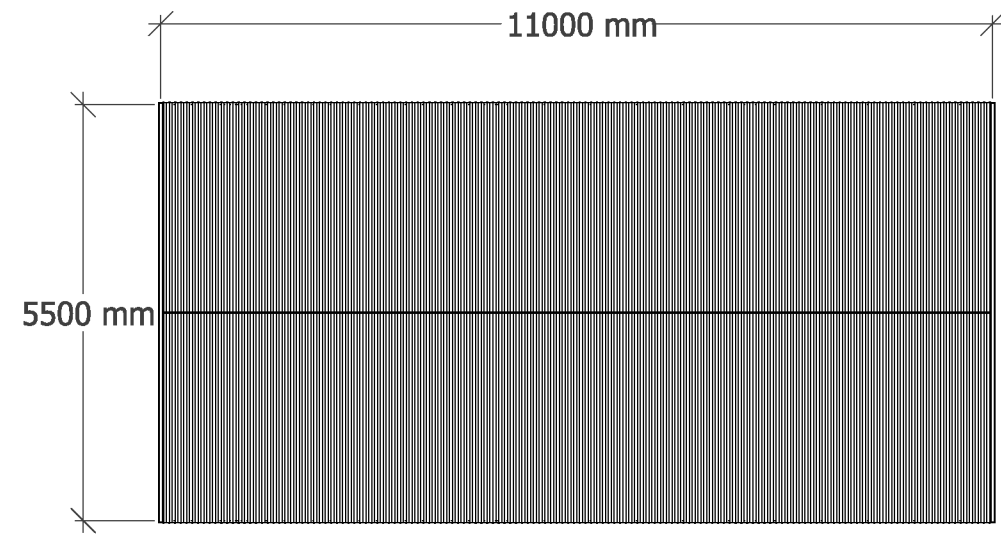
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 BUCHAN 3885**

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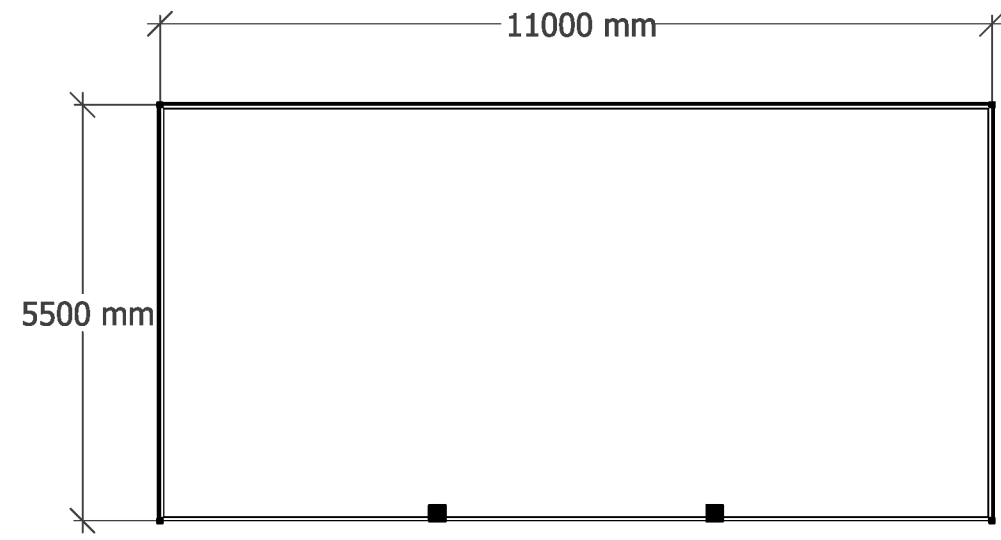
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ROOF PLAN



FLOOR PLAN

FOR :

AMENDMENTS

SCALE
1: 100



PROJECT TITLE
SHED ADDITIONS

ADDRESS
**5456 BUCHAN-ORBOST ROAD
 BUCHAN 3885**

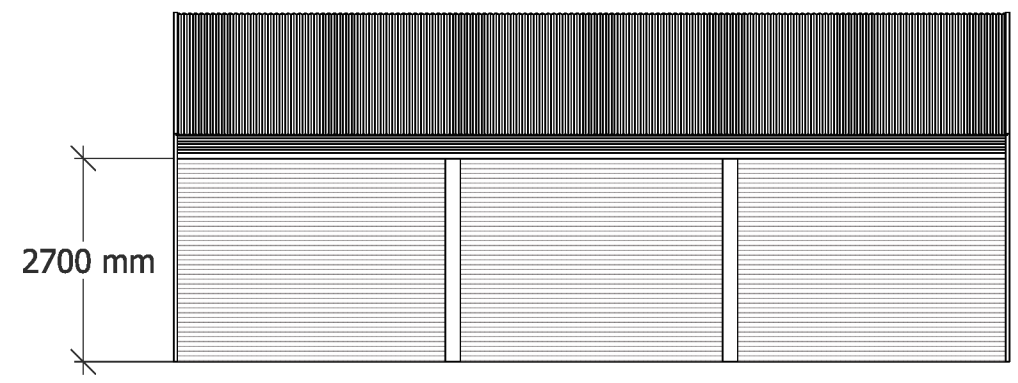
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HAY SHED ROOF & FLOOR PLAN

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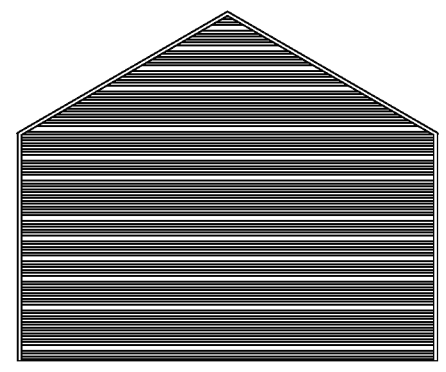
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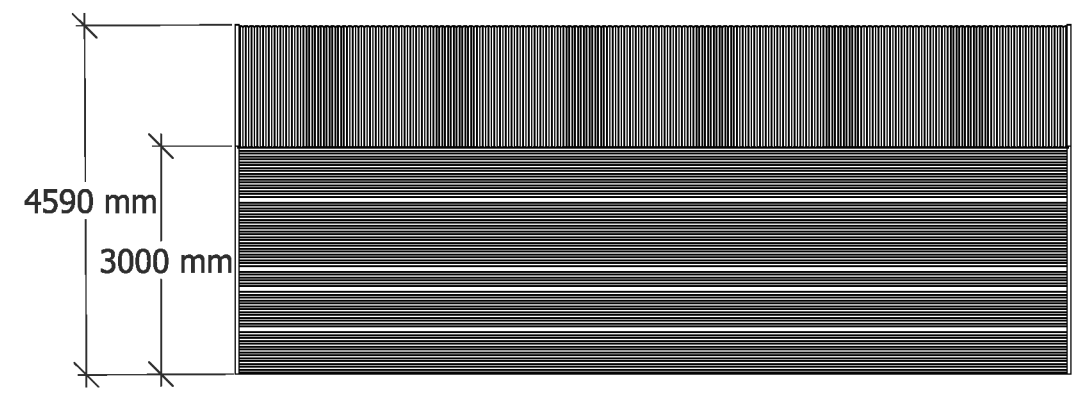
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NORTH



EAST | WEST



SOUTH

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AMENDMENTS

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PROJECT TITLE
SHED ADDITIONS

ADDRESS
**5456 BUCHAN-ORBOST ROAD
 BUCHAN 3885**

DRAWING TITLE
HAY SHED ELEVATIONS

DATE	REVISION
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PROJECT TITLE

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ADDRESS

5456 BUCHAN-ORBOST ROAD
 BUCHAN 3885

DRAWING TITLE

HAY SHED FINISHES

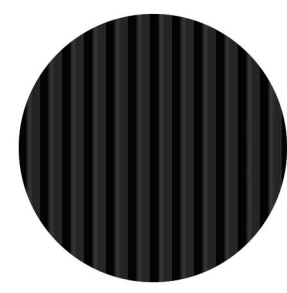
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MATERIAL SELECTION



ROOF CLADDING
 LYSAGHT CUSTOM ORB | MONUMENT



WALL CLADDING
 LYSAGHT CUSTOM ORB | ZINCALUME

