

## Form 2

**NOTICE OF AN APPLICATION FOR PLANNING PERMIT**

<b>The land affected by the application is located at:</b>	<b>62 Bredt Street BAIRNSDALE 3875 Lot: 6 LP: 20382, Lot: 5 LP: 20382</b>
<b>The application is for a permit to:</b>	<b>Six Lot Subdivision</b>
<b>The applicant for the permit is:</b>	<b>Development Solutions Victoria Pty Ltd</b>
<b>The application reference number is:</b>	<b>5.2023.494.1</b>

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.

<b>The Responsible Authority will not decide on the application before:</b>	<b>Subject to applicant giving notice</b>
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If you object, the Responsible Authority will tell you its decision.

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

Page 1 of 3

VOLUME 07517 FOLIO 131

Security no : 124110654799X  
Produced 21/11/2023 11:32 AM

### LAND DESCRIPTION

Lots 5 and 6 on Plan of Subdivision 020382.  
PARENT TITLES :  
Volume 01465 Folio 814      Volume 01582 Folio 240  
Created by instrument 2375227 09/04/1951

### 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 LP020382 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)

### ADMINISTRATIVE NOTICES

NIL

eCT Control      19052X ENGEL & PARTNERS  
Effective from 16/12/2022

DOCUMENT END

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PLAN OF SUBDIVISION OF  
PART OF CROWN ALLOTMENT 128  
TOWNSHIP & PARISH OF BAIRNSDALE  
COUNTY OF TANJIL

LP 20382

EDITION 1  
PLAN MAY BE LODGED  
20 - 11 - 1950

Measurements are in Feet & Inches

Conversion Factor  
FEET X 0.3048 = METRES

VOL 1465 FOL 814  
VOL 1582 FOL 240

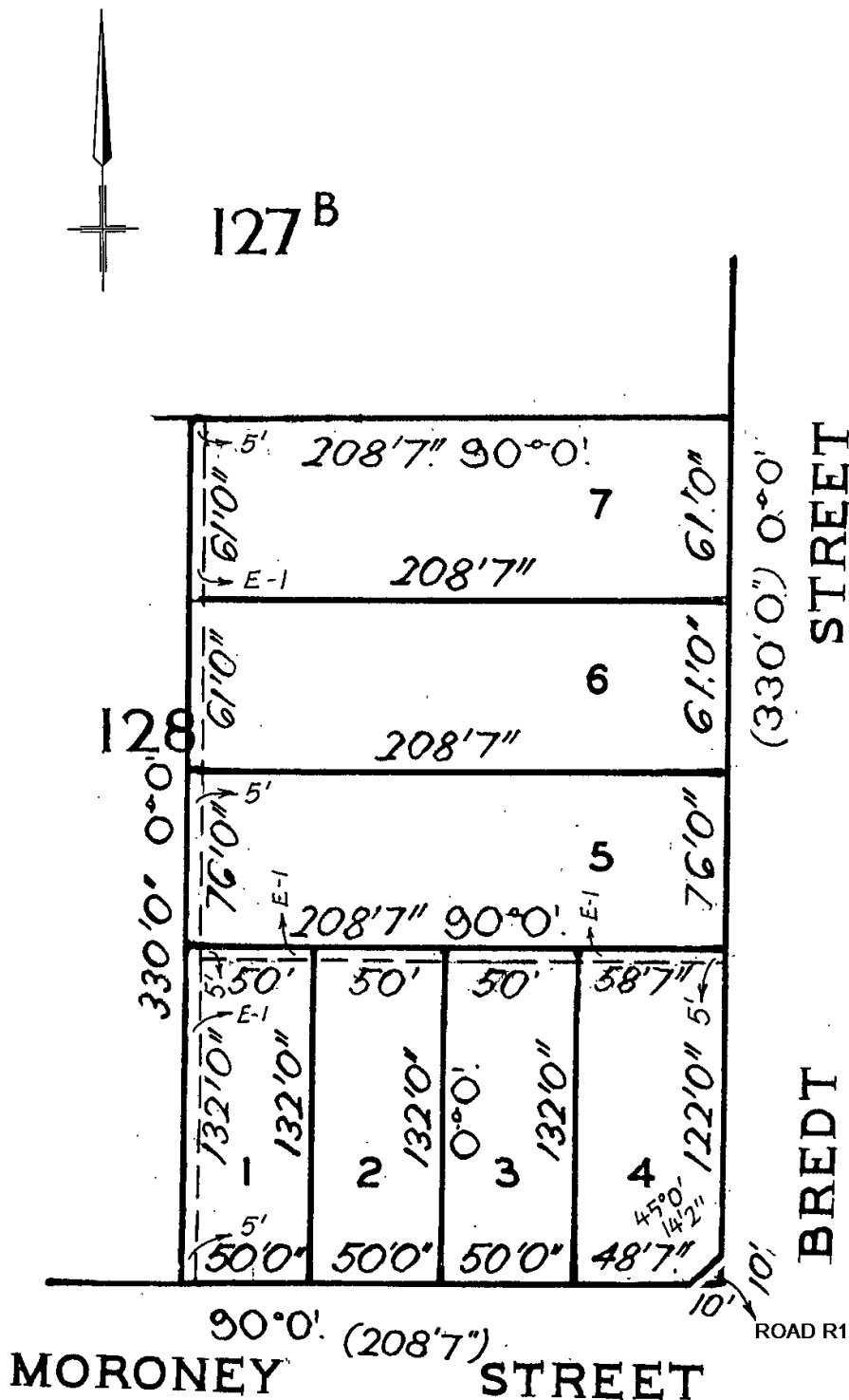
COLOUR CODE

E-1=BLUE  
R1=BROWN

APPROPRIATIONS

THE LAND COLOURED BLUE  
IS APPROPRIATED OR SET  
APART FOR EASEMENTS OF  
DRAINAGE

THE LAND COLOURED BROWN  
IS APPROPRIATED OR SET  
APART FOR EASEMENTS OF  
WAY AND DRAINAGE



Printed 3/01/2024

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DEC  
20  
23

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APPLICATION FOR PLANNING PERMIT

## SIX LOT SUBDIVISION

62-64 BREDT STREET, BAIRNSDALE

HINE FAMILY TRUST

REF: 23082

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A	Copy of Title and Title Plan
B	Proposed Plan of Subdivision
C	Clause 56 Assessment
D	Geotechnical Risk Assessment waiver

## DOCUMENT REVISION

1	Draft Report	DAC	01/12/2023
2	Final Report	CMC	02/12/2023







## 1. INTRODUCTION

Development Solutions Victoria Pty Ltd act on behalf of Hine Family Trust, the applicants for this planning permit application for the Six Lot Subdivision at 62-64 Bredt Street, Bairnsdale.

This submission and supporting documentation provide details of the subject site, relevant planning controls and policies and provides an assessment against the provisions of the East Gippsland Planning Scheme.

The proposal is consistent with the objectives of the East Gippsland Planning Scheme, is an appropriate subdivision in this location and will result in an appropriate planning outcome.

Address	62-64 Bredt Street, Bairnsdale
<b>Site Description</b>	Lots 5 and 6 on Plan of Subdivision 020382
<b>Title Particulars</b>	Vol 07517 Fol 131
<b>Site Area</b>	2655m <sup>2</sup>
<b>Proposal</b>	Six Lot Subdivision
<b>Planning Scheme</b>	East Gippsland Planning Scheme
<b>Zone</b>	General Residential Zone – Schedule 1
<b>Overlays</b>	Erosion Management Overlay
<b>Aboriginal Cultural Heritage</b>	Not Identified as an area of Cultural Heritage Sensitivity
<b>Permit Triggers</b>	Clause 32.08-3 General Residential Zone - Subdivision Clause 44.01-5 Erosion Management Overlay - Subdivision
<b>Notice</b>	No exemption available
<b>Referrals</b>	Clause 66
<b>Work Authority Licence</b>	Not applicable
<b>Planning Scheme requirements</b>	Municipal Planning Strategy – Clause 02 Settlement - Growth area towns – Clause 02.03-1 Environmental and landscape values – Clause 02.03-2 Environmental risks and amenity – Clause 02.03-3 Built environment and heritage – Clause 02.03-5 Planning Policy Framework – Clause 10 Settlement – Clause 11 Environmental and landscape values – Clause 12 Environmental risks and amenity – Clause 13 Erosion and landslip – Clause 13.04-2S Built environment and heritage – Clause 15 General Residential Zone – Clause 32.08 Erosion Management Overlay – Clause 44.01 Decision guidelines – Clause 56 Decision guidelines – Clause 65.01 Decision guidelines – Clause 65.02

## 2. SITE CONTEXT

### Site

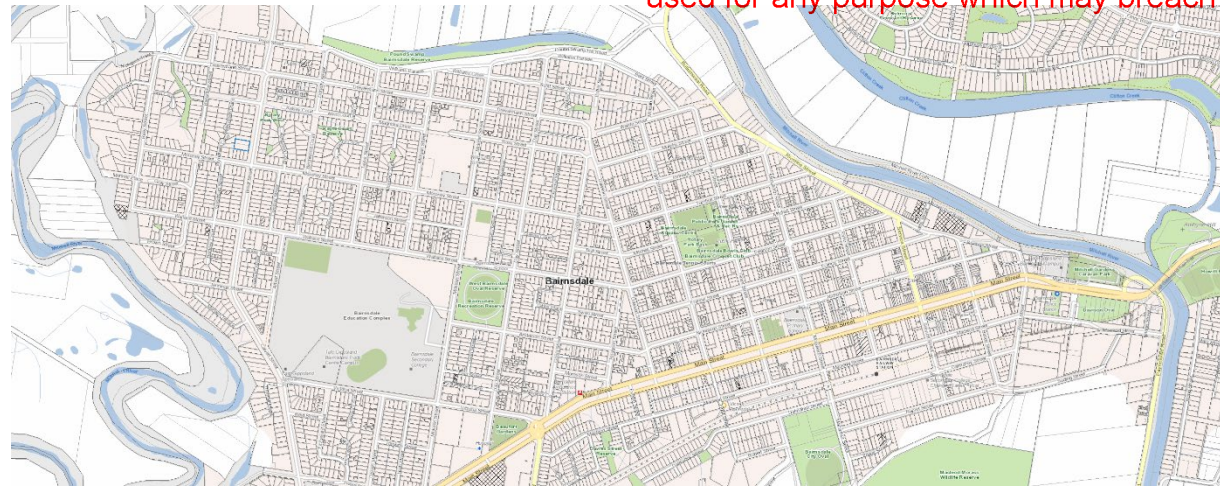
The subject site is located at 62–64 Bredt Street, Bairnsdale. A copy of the Title and Plan of Subdivision is contained in **Appendix A**. The title is not affected by any restrictive covenants or agreements. There is an existing 1.52 metre wide drainage easement along the western boundary of the site.

The site is a rectangular shaped allotment with a total area of approximately 2,655m<sup>2</sup> and is currently vacant land.

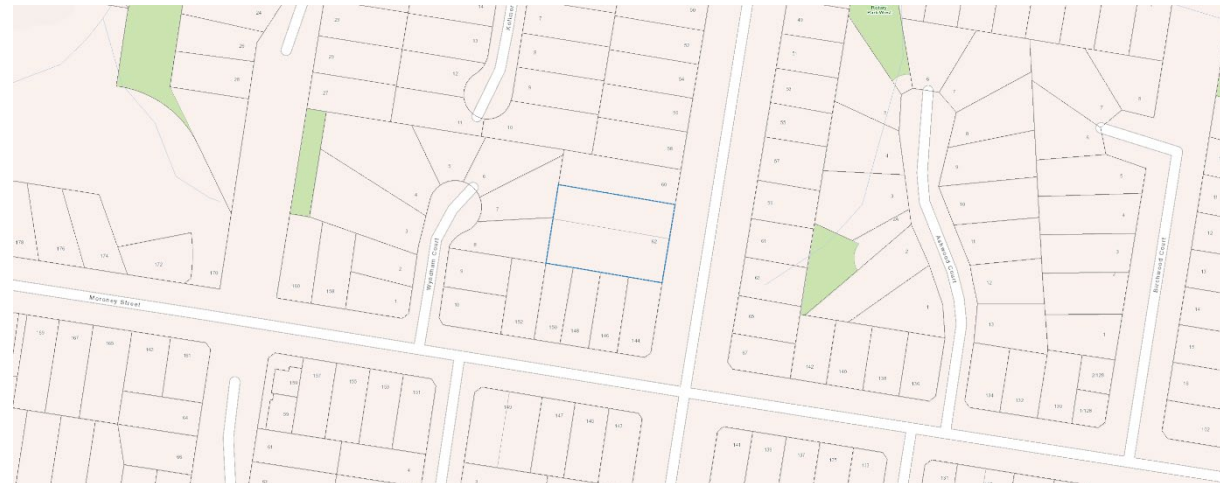
The site is gently undulating in nature and contains minimal scattered vegetation concentrated to the boundaries. Existing buildings on the site have been demolished. Details of the site are depicted in the photographs provided below.

Access to the site is existing via a gravel driveway directly from Bredt Street along the eastern boundary. Bredt Street is a fully constructed bitumen sealed road traversing in a north to south direction adjoining the eastern boundary of the subject site.

The subject site in relation to Bairnsdale as well as the surrounding land, is shown in the locality plans in **Figure 1** and **Figure 2**.



**Figure 1** – Locality Plan – 62-64 Bredt Street, Bairnsdale (source: mapshare.vic.gov.au)



**Figure 2** – Locality Plan – 62-64 Bredt Street, Bairnsdale (source: mapshare.vic.gov.au)



## Surrounds

The land surrounding the site comprises predominantly residential development.

Adjoining the north, south and western boundaries of the subject site contains existing residential dwellings and associated facilities. Adjoining the eastern boundary of the site is Bredt Street and further residential dwellings.

The site is located to the north west of the central business district of Bairnsdale. This area contains schools and recreation facilities and is in proximity to the hospital.

Bairnsdale is the main commercial and employment centre for East Gippsland, and it is supported by various smaller communities such as Orbost, Lakes Entrance and Bruthen. Bairnsdale serves as a gateway from bush to the beach for many far and wide.

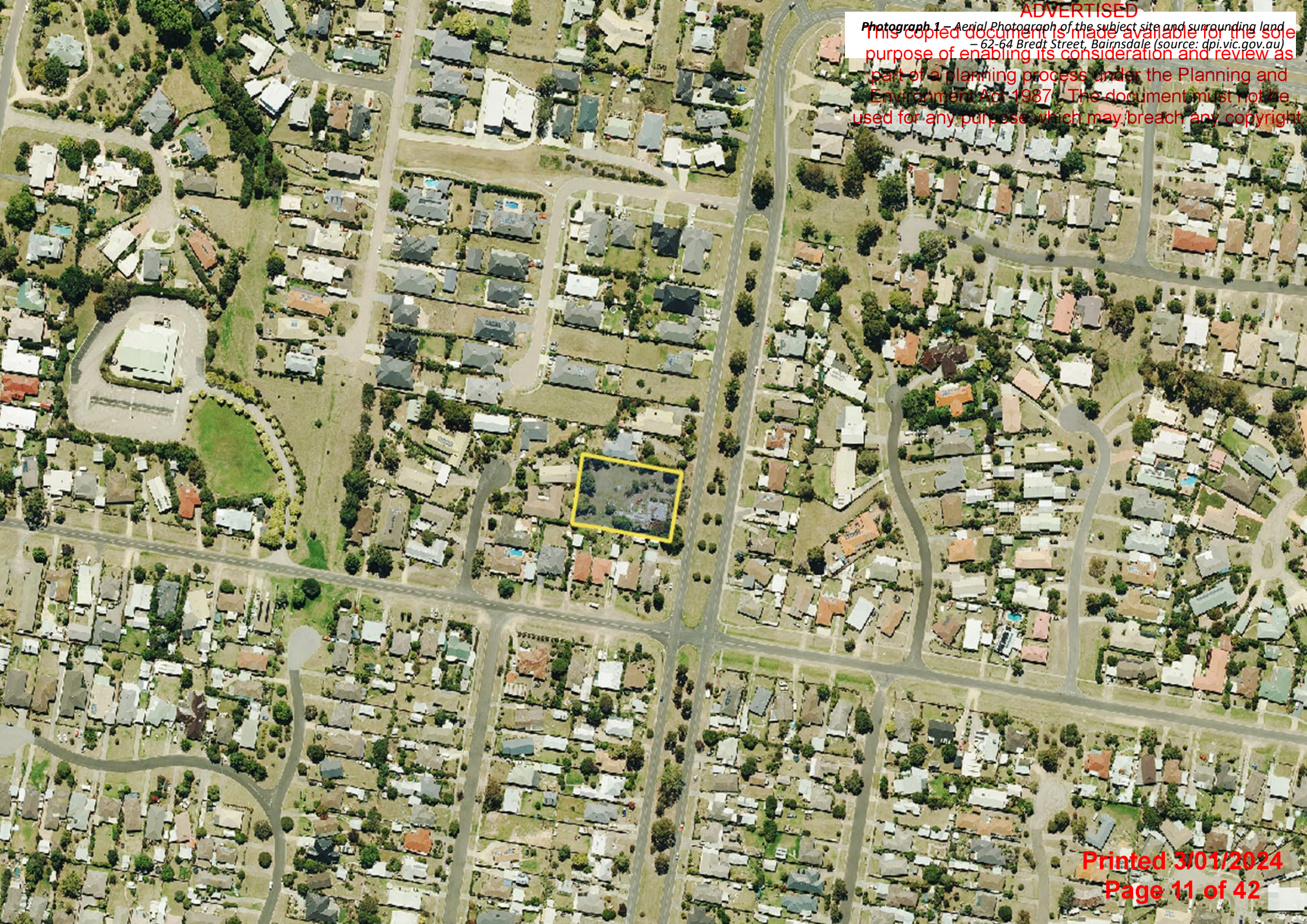
The subject site in relation to Bairnsdale is shown in the aerial photograph below.





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Photograph 1 – Aerial Photograph of the subject site and surrounding land  
– 62-64 Bredt Street, Bairnsdale (source: dpi.vic.gov.au)  
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**Photograph 2** – Existing entrance to the subject site at 62-64 Bredt Street, Bairnsdale.



**Photograph 4** – Proposed lot 1 on subject site facing south.



**Photograph 6** – Proposed Lot 3 facing southwest.



**Photograph 3** – Proposed common property on subject site facing west.



**Photograph 5** – Proposed Lot 2 on subject site facing southwest.



**Photograph 7** – Proposed lots 3 & 4 showing the rear boundary, facing west.





**Photograph 8** – Proposed lot 4 on subject site facing northwest.



**Photograph 10** – Proposed lots 4, 5 & 6, facing north.



**Photograph 12** – Subject site facing southwest from the northeastern corner of lot 6.



**Photograph 9** – Proposed Lot 5 on subject site, facing north.



**Photograph 11** – Proposed lot 6 on subject site, facing northeast.



**Photograph 13** – Subject site entrance to common property, facing east.





**Photograph 14** – Neighbouring property adjoining the northern boundary at 60 Bredt Street, Bairnsdale.



**Photograph 16** – Property to the right opposite subject site at 63 Bredt Street, Bairnsdale.



**Photograph 18** – Bredt Street facing south.

**Bredt**



**Photograph 15** – Property to the left opposite subject site at 61 Bredt Street, Bairnsdale.



**Photograph 17** – Property adjoining the southern boundary at 144 Moroney Street, Bairnsdale.



**Photograph 19** – Bredt Street facing north.

### 3. THE PROPOSAL

This application seeks approval for a Six Lot Subdivision. A proposed plan of subdivision is contained in **Appendix B**.

#### Lot 1

The proposed Lot 1 will be almost square in shape and will be approximately 367.5m<sup>2</sup> in area. This lot comprises the southeastern corner of the site.

#### Lot 2

The proposed Lot 2 will be rectangular in shape and will be approximately 433m<sup>2</sup> in area. This lot comprises the central southern portion of the site.

#### Lot 3

The proposed Lot 3 will be square in shape and will be approximately 418m<sup>2</sup> in area. This lot comprises the southwestern corner of the site and will contain the existing drainage easement for the entire distance of the western boundary.

#### Lot 4

The proposed Lot 4 will be square in shape and will be approximately 418m<sup>2</sup> in area. This lot comprises the northwestern corner of the site and will contain the existing drainage

easement for the entire distance of the western boundary.

#### Lot 5

The proposed Lot 5 will be square in shape and will be approximately 433m<sup>2</sup> in area. This lot comprises the central northern portion of the site.

#### Lot 6

The proposed Lot 6 will be square in shape and will be approximately 367.5m<sup>2</sup> in area. This lot comprises the northeastern corner of the site.

#### Services

The subject site has access to an appropriate level of services including reticulated water, sewerage, electricity, telecommunications, drainage and a good quality road network. Each of the proposed allotments will be connected to all available services.

It is requested that formal drainage plans be a requirement on any planning permit to be granted.

#### Access

All proposed lots will have access provided via common property which will be centrally located on the site. The proposed common property area will be approximately 218m<sup>2</sup> in

area and provide all allotments direct access to Bredt Street. The existing gravel access will be decommissioned. It is proposed to name the common property to be identifiable and more suitable for mail and emergency services. An appropriate name will be provided at the time of certification of the plan of subdivision.

The proposal does not require the removal of any vegetation to facilitate the proposed subdivision. Some earthworks will be required for the installation of services and the construction of access within the common property area.

A copy of the proposed subdivision is provided below in **Appendix B**.

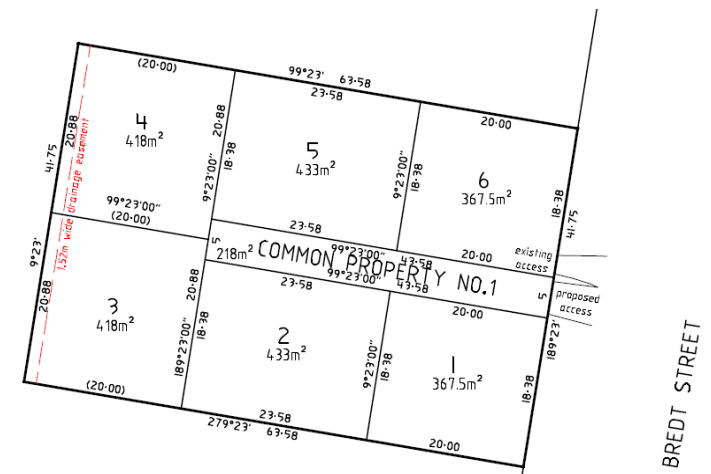


Figure 3 – Proposed Subdivision Plan – One Plan

#### 4. ZONES AND OVERLAYS

##### General Residential Zone – Schedule 1

The purpose of the General Residential Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

An extract of the General Residential Zone Map is provided in **Figure 4**.

Clause 32.08-3 of the General Residential Zone provides a permit is required to subdivide.

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause

56. The relevant standards of Clause 56 are addressed in **Appendix C**.

The relevant decision guidelines of Clause 32.08 of the General Residential Zone are addressed in Section 5 of this submission.

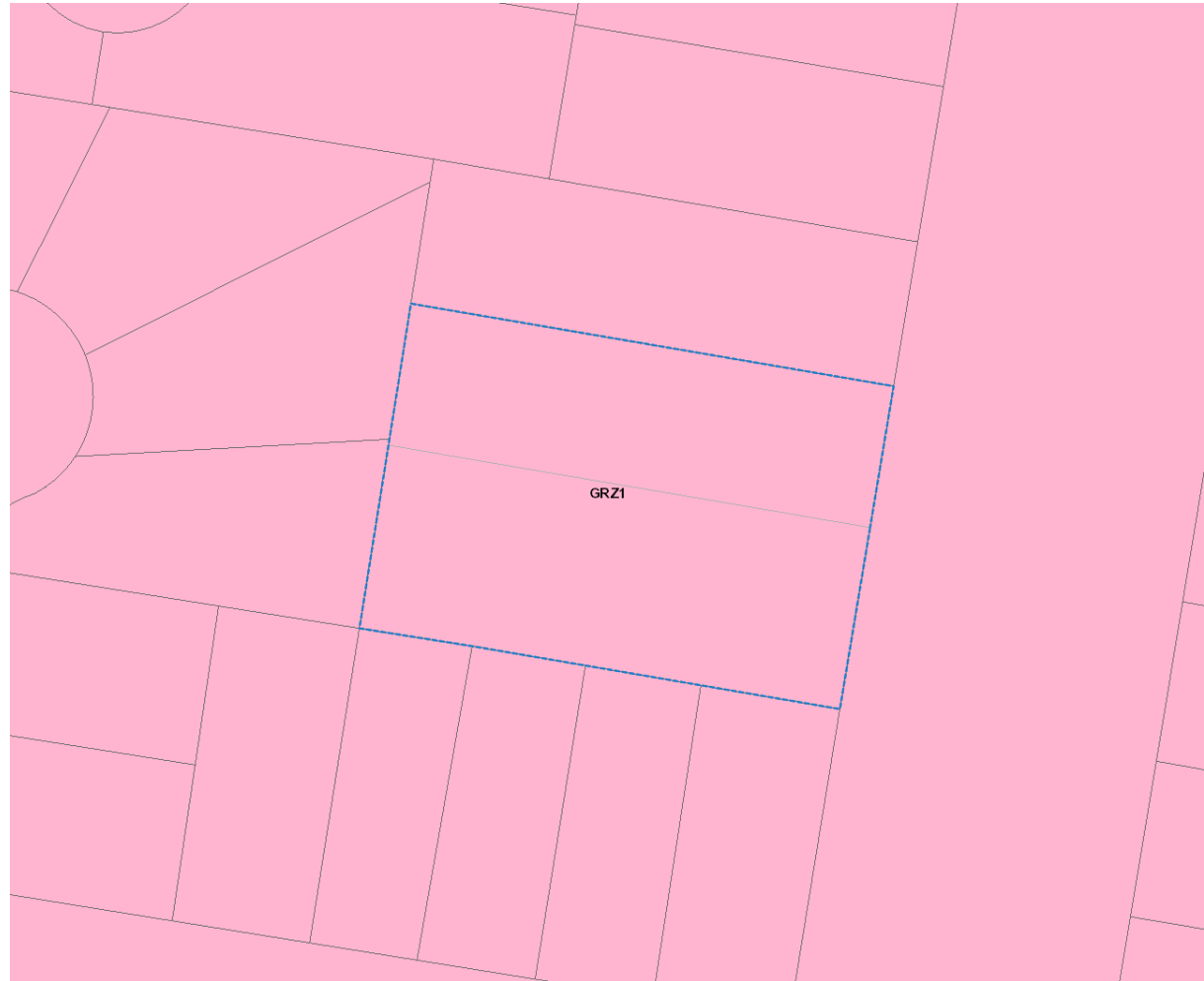


Figure 4 – Zoning Map – (source - mapshare.vic.gov.au)



## Erosion Management Overlay

The purpose of the Erosion Management Overlay is:

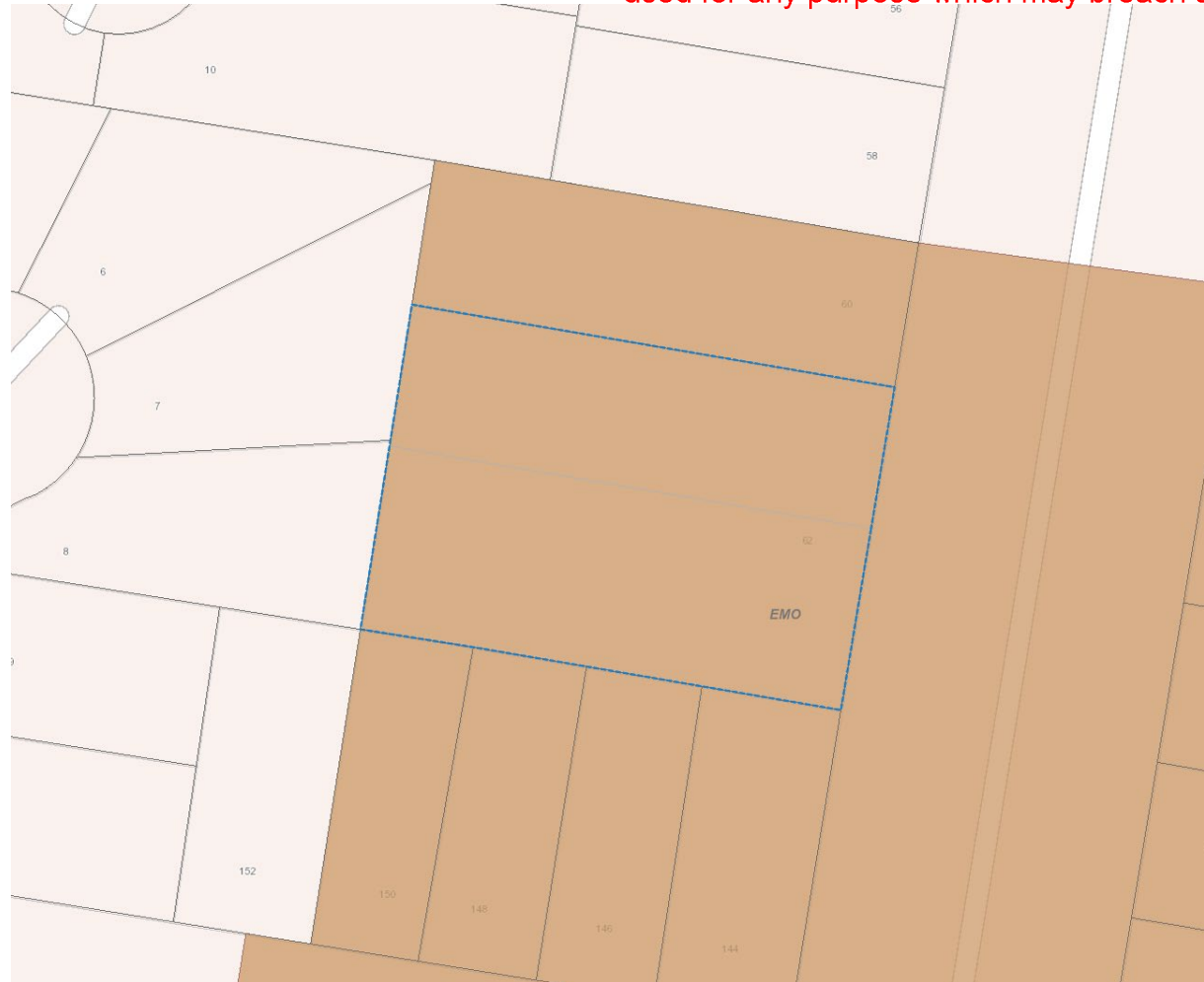
- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To protect areas prone to erosion, landslip or other land degradation processes, by minimising land disturbance and inappropriate development*

An extract of the Erosion Management Overlay Map is provided in **Figure 5**.

Clause 44.01-5 of the Erosion Management Overlay provides a permit is required to subdivide land, as such the relevant decision guidelines are addressed in Section 5 of this submission.

The Schedule to the Erosion Management Overlay requires a Geotechnical Risk Assessment or waiver be provided.

A Geotechnical Risk Assessment waiver is provided in **Appendix D**. The waiver provides that the erosion hazard is low and with appropriate measures the risk can be managed.



**Figure 5** – Erosion Management Overlay – (source - mapshare.vic.gov.au)

## Aboriginal Cultural Heritage

Under the provisions of the *Aboriginal Heritage Act 2006* the subject site is not recognised as being within an area of Aboriginal Cultural Heritage Sensitivity, as such a Cultural Heritage Management Plan is not required. This is not addressed further.

## 5. PLANNING ASSESSMENT

This proposal has been assessed against the objectives and standards of applicable clauses of the East Gippsland Planning Scheme and it is considered that the proposed subdivision is appropriate for the following reasons:

- The proposal meets the objectives of the Municipal Planning Strategy at **Clause 02** and the Planning Policy Framework at **Clause 10** providing additional vacant allotments that can be developed in the future with a residential dwelling that can be respectful of the existing surrounding development and the environment.
- The proposal will contribute to a high standard of environmental sustainability, urban design and amenity by designing the lot layout to meet the constraints of the land reducing any potential negative environmental implications as sought to achieve by the relevant clauses including **Clause 02.03** and **Clause 11**. The site does contain some scattered vegetation which is concentrated to the boundaries however, no vegetation is required to be removed to facilitate the proposed subdivision.
- **Clause 02.03-1** identifies Bairnsdale as a growth area town and encourages development on fully serviced residential land. The proposed subdivision will result in

six vacant allotments that can adequately accommodate a residential dwelling in the future. The subject site is currently connected to all available services and the proposed vacant lots being created will be connected to all available services and infrastructure including reticulated water, sewerage, electricity, telecommunications and a good quality road network.

- **Clause 13.04-2S** requires consideration of erosion and landslip. The proposed subdivision is within an area identified as being susceptible to erosion. All preventative measures will be undertaken during the construction phase of the proposed subdivision to ensure no erosion hazards occur. A Geotechnical Risk Assessment waiver is contained in **Appendix D** that concludes the proposed vacant allotments being created are suitable for future residential development and are unlikely to contribute or cause additional erosion hazards.
- The proposal meets the objectives of **Clause 16** by providing five additional vacant allotments that can be developed with a dwelling in the future which in turn will support housing for the area. **Clause 16.01-2S** recognises the need to ensure land supply is sufficient to meet demand. The proposed subdivision will create six vacant

allotments within an existing residential area of Bairnsdale that is considered suitable and with adequate capacity to sustain the addition development.

- The proposal is consistent with the decision guidelines of the General Residential Zone at **Clause 32.08-12** which seeks to encourage development that respects the neighbourhood character.
- The proposed subdivision creates six vacant allotments that are suitable for future residential development and can be keeping with the neighbourhood character of the area.
- The proposed subdivision has addressed the relevant standards set out in Clause 56 and is contained in **Appendix C**.
- The pattern of subdivision for the area is varied with lots ranging in shapes and sizes.
- Access to all of the proposed lots will be provided via common property that will be centrally located on the site. The proposed common property area will be a sealed road with rollover kerb and channel. No additional street lighting is proposed, Bredt Street contains existing street lighting. The likely future residential development will provide for additional lighting.
- There is an existing drainage easement located along the western boundary which will be contained in proposed Lots 3 and 4.

- The proposal is consistent with the decision guidelines of the Erosion Management Overlay at **Clause 44.01** which seeks to protect areas prone to erosion, landslip, other land degradation.
- Some minimal earthworks will be required including for the installation of services and the construction of the new access and common property area.
- Access to all of the proposed lots will be provided via common property that will be centrally located on the site. Access will be to Bredt Street. Bredt Street in this location is a split dual lane street. All traffic will be directed to the north in the first instance. This is not expected to generate any traffic issues.
- The subject site does contain minimal scattered vegetation concentrated to the boundaries however, no vegetation is required to be removed to facilitate the proposed subdivision and the subdivision does not generate any additional exemptions for removal of vegetation.
- A Geotechnical Risk Assessment waiver is contained in **Appendix D** that concludes the proposed vacant allotments being created will be suitable for future residential development and are unlikely to contribute or cause additional erosion hazards.
- This submission has addressed the decision guidelines of **Clause 65.01** and the proposed subdivision supports orderly planning of the area whilst taking into consideration the potential effect on the environment, human health and the amenity of the area. As previously discussed, the proposal does not require the removal of any native vegetation and there will be no negative impact on the existing road network.
- The site is not identified as being susceptible to bushfire or flooding hazards however is susceptible to erosion hazards. A Geotechnical Risk assessment waiver is contained in **Appendix D** that concludes the subject site is suitable for the proposed subdivision and likely future development.
- Standard erosion prevention measures will be adopted during the provision of services and the construction of access to the proposed lots.
- There are no factors of this proposal that are likely to cause or contribute to land degradation, salinity or reduce water quality.
- This submission has addressed the decision guidelines of **Clause 65.02** and it is concluded the proposed subdivision is suitable in this location and the subject site can adequately accommodate residential dwellings in the future that will in turn support the community by providing for additional housing.
- The subject site is currently connected to all available services and the proposed allotments will be connected to all available services. The additional lots are not expected to exceed the capacity of the services in this location, however the proposal will be required to be referred to all service authorities for comment.
- The proposed vacant allotments will support infill residential development with access to a suitable range of services and infrastructure. Infill residential development is strongly encouraged to support diversity of housing types and increase supply.



## 6. CONCLUSION

This submission is in support of a planning permit application for a Six Lot Subdivision at 62-64 Bredt Street, Bairnsdale.

The relevant provisions of the East Gippsland Planning Scheme have been addressed and it has been ascertained that the proposed subdivision is appropriate in this location. It is requested that the proposal be supported for the following reasons:

- The proposal is consistent with the objectives and strategies outlined in the Municipal Planning Strategy and the Planning Policy Framework.
- The proposal is consistent with the objectives of the General Residential Zone.
- The erosion hazards can be appropriately managed.
- The proposed subdivision will provide for appropriate allotments that can be developed with a residential dwelling in the future.
- The design of the subdivision is site responsive and consistent with the surrounding lot layout.

It is requested that a planning permit be granted for this development.

**Development Solutions Victoria**

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## APPENDIX C

### Clause 56 Assessment

## CLAUSE 56 ASSESSMENT

### Clause 56 – Residential Subdivision

Under the provisions of Clause 32.08-3 of the General Residential Zone, the following provisions of Clause 56 must be addressed as appropriate.

The purpose of Clause 56 is:

*“To implement the Municipal Planning Strategy and the Planning Policy Framework.*

*To create liveable and sustainable neighbourhoods and urban places with character and identity.*

*To achieve residential subdivision outcomes that appropriately respond to the site and its context for:*

- *Metropolitan Melbourne growth areas.*
- *Infill sites within established residential areas.*
- *Regional cities and towns.*

*To ensure residential subdivision design appropriately provides for:*

- *Policy implementation.*
- *Liveable and sustainable communities.*
- *Residential lot design.*
- *Urban landscape.*
- *Access and mobility management.*
- *Integrated water management.*
- *Site management.*
- *Utilities.”*

Clause 56 provides the following requirements:

*“An application to subdivide land:*

- *Must be accompanied by a site and context description and a design response.*
- *Must meet all of the objectives included in the clauses specified in the zone.*
- *Should meet all of the standards included in the clauses specified in the zone.”*

The provisions of Clause 56 are addressed below.

Clause 56.01 requires an application to be accompanied by:

- A subdivision site and context description.
- A design response.

These details are outlined in the proposed development plans and within the submission.

The table below addresses the relevant requirements of Clause 56.

<p><b>Clause 56.03-5 Neighbourhood Character Objective:</b></p>	<p><b>To design subdivisions that respond to neighbourhood character.</b></p>
<p><b>Response:</b></p>	<p>There is no Neighbourhood Character Statement or specific character identified for this location. This area contains predominantly standard residential uses. The dwellings in the area include both single storey, elevated single storey and double storey dwellings. All development is on lots ranging in shapes and sizes however is predominantly single dwellings on lots facing the street with a variety of dwelling styles and generally one single point of access to the road network. The lot configuration in the immediate area is generally rectangular style allotments with varied road frontages ranging between 15 – 20 metres.</p> <p>The proposed lot layout is responsive to the site and will provide for future development that can be consistent with the existing surrounding development. The area of the proposed lots ensures adequate provision for the subdivision to provide an appropriate level of services and facilities for future development.</p> <p>All allotments will have suitable driveway access. All proposed allotments will have access provided via common property located centrally on the site that will connect directly to Bredt Street. The existing access point will be decommissioned.</p> <p>The proposed new access point will not result in a detrimental impact to the flow of traffic in this location and will enable all vehicles to exit to Bredt Street in a forward motion. The proposed lot layout will enable future residential development that will not be inconsistent with the existing lot layout in the area and the existing residential development. There is no vegetation on the subject site that requires removal. There are no significant features in the area that would be detrimentally affected by the proposed subdivision and potential future residential development. The proposed subdivision will not negatively impact the existing streetscape or neighbourhood character.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>

<b>Clause 56.04-1 Lot diversity and distribution objectives:</b>	<b>To achieve housing densities that support compact and walkable neighbourhoods and the efficient provision of public transport services.</b> <b>To provide higher housing densities within walking distance of activity centres.</b> <b>To achieve increased housing densities in designated growth areas.</b> <b>To provide a range of lot sizes to suit a variety of dwelling and household types.</b>
<b>Response:</b>	<p>The proposed subdivision will result in 6 vacant residential allotments that can be developed with a dwelling in the future. The future development of residential dwellings will not result in housing densities that are inconsistent with existing development within the area. The density proposed is responsive to the site conditions and relative to the area.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>
<b>Clause 56.04-2 Lot area and building envelopes objective:</b>	<b>To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features.</b>
<b>Response:</b>	<p>This application seeks approval for the creation of six allotments, all greater than 300m<sup>2</sup> in area to accommodate future residential dwellings. The proposed Lot 1 will be 367.5m<sup>2</sup> in area, Lot 2 will be 433m<sup>2</sup> in area. Lot 3 will be 418m<sup>2</sup> in area. Lot 4 will be 418m<sup>2</sup> in area. Lot 5 will be 433m<sup>2</sup> in area. Lot 6 will be 367.5m<sup>2</sup> in area.</p> <p>All allotments will be vacant land. Proposed lots 3 and 4 will contain the existing drainage easement along the western boundary.</p> <p>The proposed lot dimensions and layout are considered to adequately accommodate solar access for existing development surrounding the site and any future development on the vacant lots. The size and configuration of the proposed lots is considered more than adequate to accommodate any future development if desired whilst respecting surrounding lot configurations for future uses and development surrounding the site.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>



<b>Clause 56.04-3 Solar orientation of lots objective</b>	<b>To provide good solar orientation of lots and solar access for future dwellings.</b>
<b>Response:</b>	<p>The proposed subdivision creates six allotments of north south orientation with the long axis of the lot within the range north 20 degrees west to north 30 degrees east. Each of the lots will have appropriate solar access and any future development will not impact the solar access of surrounding properties.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>
<b>Clause 56.04-4 Street orientation objective:</b>	<b>To provide a lot layout that contributes to community social interaction, personal safety and property security.</b>
<b>Response:</b>	<p>The proposed allotments will all have appropriate street frontages to encourage future development that supports visibility and surveillance and will contribute to community social interaction, personal safety and property security. Proposed Lots 1 and 6 will have a frontage to Bredt Street as indicated on the proposed development plans, however will have the ability to front dwellings to either the common property or Bredt Street. Aside from the adjoining road networks, there is no public open space areas adjoining the site.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>
<b>Clause 56.04-5 Common area objectives</b>	<b>To identify common areas and the purpose for which the area is commonly held. To ensure the provision of common area is appropriate and that necessary management arrangements are in place. To maintain direct public access throughout the neighbourhood street network.</b>
<b>Response:</b>	<p>The proposal includes a common property area that is centrally located on the site and will be used to provide access for all of the proposed allotments. The common property will have an area of 218m<sup>2</sup> and be managed by an owners corporation with all lots being party. The proposed common property area will be constructed to an appropriate standard to the satisfaction of the responsible authority to ensure longevity and practical management.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>
<b>Clause 56.05-1 Integrated urban landscape objectives:</b>	<b>To provide attractive and continuous landscaping in streets and public open spaces that contribute to the character and identity of new neighbourhoods and urban places or to existing or preferred neighbourhood character in existing urban areas.</b> <b>To incorporate natural and cultural features in the design of streets and public open space where appropriate.</b> <b>To protect and enhance native habitat and discourage the planting and spread of noxious weeds.</b>

<b>To provide for integrated water management systems and contribute to drinking water conservation.</b>	
<b>Response:</b>	<p>The proposal does not seek to create any new streets, roads or public open space areas and no new footpaths are proposed. The proposed common property area will provide shared vehicle and pedestrian access to the proposed allotments and provide a suitable connection to the surrounding road network and public facilities. The common property area will also provide for suitable service connections if required.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>
<b>Clause 56.06-2 Walking and cycling network objectives:</b>	<p><b>To contribute to community health and well being by encouraging walking and cycling as part of the daily lives of residents, employees and visitors.</b></p> <p><b>To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists.</b></p> <p><b>To reduce car use, greenhouse gas emissions and air pollution.</b></p>
<b>Response:</b>	<p>There are no existing footpaths in this location and no new footpaths or streets are proposed. The common property area will provide a suitable connection to Bredt Street which includes large road reserves with grassed nature strips and adequate room for pedestrian and bicycle use.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>
<b>Clause 56.06-5 Walking and cycling network detail objectives:</b>	<p><b>To design and construct footpaths, shared path and cycle path networks that are safe, comfortable, well constructed and accessible for people with disabilities.</b></p> <p><b>To design footpaths to accommodate wheelchairs, prams, scooters and other footpath bound vehicles.</b></p>
<b>Response:</b>	<p>The proposal does not include any new footpaths. The proposed common property area will provide suitable access for pedestrians, cyclists and vehicles to the existing road network.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>
<b>Clause 56.06-6 Public transport network detail objectives:</b>	<p><b>To provide for the safe, efficient operation of public transport and the comfort and convenience of public transport users.</b></p> <p><b>To provide public transport stops that are accessible to people with disabilities.</b></p>
<b>Response:</b>	<p>There is public transport available within a walkable distance of the subject site being a bus stop, located approximately 150 metres southeast of the subject site on Moroney Street.</p>

	<p>This bus route provides access throughout Bairnsdale and further afield and departs two hourly. The common property area will provide suitable access to the road network and will not impact on the existing public transport.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>
<b>Clause 56.06-7 Neighbourhood Street network detail objective:</b>	<b>To design and construct street carriageways and verges so that the street geometry and traffic speeds provide an accessible and safe neighbourhood street system for all users.</b>
<b>Response:</b>	<p>No new streets are proposed. The proposed common property will be designed to provide suitable connection to the existing road network to ensure safe and practical access. This will be designed by a suitably qualified engineer and will be to the satisfaction of the responsible authority.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>
<b>Clause 56.06-8 Lot access objective:</b>	<b>To provide for safe vehicles access between roads and lots.</b>
<b>Response:</b>	<p>Access to all of the proposed lots will be provided via common property. The proposed common property area will connect the proposed allotments to Bredt Street as indicated on the proposed plan of subdivision. The existing access along the eastern boundary will be decommissioned. The proposed access will provide for safe vehicle access between the roads and future dwellings. The proposed access point will be constructed to the satisfaction of the responsible authority and in accordance with the requirements of the Infrastructure Design Manual.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>
<b>Clause 56.07-1 Drinking water supply objectives</b>	<b>To reduce the use of drinking water. To provide an adequate, cost-effective supply of drinking water.</b>
<b>Response:</b>	<p>The proposed lots will be connected to the existing reticulated water supply which provides for drinking water supply.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>



<b>Clause 56.07-2 Reused and recycled water objective</b>	<b>To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.</b>
<b>Response:</b>	<p>A reuse and recycle water supply is not available to this site at this time. Water supply to all allotments will be via the existing reticulated water system to the satisfaction of the responsible authority.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>
<b>Clause 56.07-3 Waste water management objective</b>	<b>To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner.</b>
<b>Response:</b>	<p>All allotments will be connected to the existing reticulated sewerage network. The proposed additional five vacant lots are not expected to exceed the capacity of the network. The application will</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>
<b>Clause 56.07-4 Stormwater management objectives</b>	<p><b>To minimise damage to properties and inconvenience to residents from stormwater.</b></p> <p><b>To ensure that the street operates adequately during major storm events and provides for public safety.</b></p> <p><b>To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater.</b></p> <p><b>To encourage stormwater management that maximises the retention and reuse of stormwater.</b></p> <p><b>To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.</b></p>
<b>Response:</b>	<p>The subject site naturally drains to the east. There is an existing drainage easement located along the eastern boundary and will be contained in proposed lots three and four. Stormwater created from any future dwellings will be directed to the legal point of this charge to the satisfaction of the responsible authority.</p> <p>The common property will be designed to ensure that all stormwater runoff is directed to the legal point of discharge to the satisfaction of the responsible authority.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>

<b>Clause 56.08-1 Site Management objectives</b>	<p><b>To protect drainage infrastructure and receiving waters from sedimentation and contamination.</b></p> <p><b>To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.</b></p> <p><b>To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.</b></p>
<p><b>Response:</b></p>	<p>All preventative measures will be implemented during the construction phase of the proposed subdivision to ensure no erosion occurs. A Geotechnical Risk Assessment waiver is contained in <b>Appendix D</b> that concludes the proposed subdivision is unlikely to increase the risks associated with erosion provided mitigation measures are taken. The subject site does not contain any vegetation that requires removal.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>
<b>Clause 56.09-1 Shared Trenching objectives:</b>	<p><b>To maximise the opportunities for shared trenching.</b></p> <p><b>To minimise constraints on landscaping within the street reserves.</b></p>
<p><b>Response:</b></p>	<p>Given the proposal is seeking a six lot subdivision resulting in 5 additional allotments, there is ability for shared trenching for new services. Each of the relevant service authorities will be contacted prior to certification of the plan to ensure all service requirements are met and shared trenching can occur where possible.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>
<b>Clause 56.09-2 Electricity, telecommunications and gas objectives:</b>	<p><b>To provide public utilities to each lot in a timely, efficient and cost effective manner.</b></p> <p><b>To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.</b></p>
<p><b>Response:</b></p>	<p>All vacant lots will be connected to services including reticulated water, sewerage, telecommunications, drainage, electricity and a good quality road network. The proposed six lot subdivision is not expected to affect the existing service arrangements nor exceed capacity.</p> <p>Each of the service providers will be contacted prior to the certification of the plan of subdivision to determine requirements.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>

<b>Clause 56.09-3 Fire hydrants objectives:</b>	<b>To provide fire hydrants and fire plugs in positions that enable fire fighters to access water safely, effectively and efficiently.</b>
<b>Response:</b>	<p>The nearest fire hydrant is located on the eastern side of Bredt Street opposite the subject site. There is also a fire hydrant adjoining 56 Bredt Street, which is within 60 metres of the subject site. There are additional fire hydrants within Bredt Street and Wallace Street within a reasonable distance to the subject site.</p> <p><b>The proposal meets the objectives of this clause.</b></p>
<b>Clause 56.09-4 Pubic lighting objective:</b>	<b>To provide public lighting to ensure the safety of pedestrians, cyclists and vehicles. To provide pedestrians with a sense of personal safety at night. To contribute to reducing greenhouse gas emissions and to saving energy.</b>
<b>Response:</b>	<p>There is existing street lighting within Bredt Street immediately adjoining the subject site that is considered to provide adequate lighting. In addition lighting from future dwellings will provide a sense of personal safety for pedestrians. No new street lighting is proposed.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>

# CHRIS O'BRIEN & COMPANY PTY LTD

## CONSULTING CIVIL & STRUCTURAL ENGINEERS

Reference No: B23434

**Project No: 141123**

15/11/2023

Development Solutions Victoria  
46 Bailey Street  
BAIRNSDALE Vic 3875

Attn: Olivia Zagami

Email: olivia@devsolvic.com.au

Dear Olivia,

**RE: GRA Waiver for Proposed 6 Lot Subdivision  
62-64 Bredt Street, Bairnsdale.**

Chris O'Brien & Company Pty Ltd have been engaged by Olivia Zagami of Development Solutions Victoria to determine whether or not a full Geotechnical risk assessment report is required for a proposed 6 lot subdivision at 62-64 Bredt Street, Bairnsdale Vic 3875. An erosion management overlay exists over the property.

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 15<sup>th</sup> November 2023.

Inspection of the allotment confirmed no erosion problems currently exist. The allotment itself has only minor falls with a ridge line extending across the allotment creating falls to all 4 corners. The nature strip in Bredt Street is relatively steep especially at the northern end of the allotment. Driveway access currently exists from Bredt Street along with 2 drainage outlets into the kerb & channel. All services are currently servicing the allotment with most of these located in Bredt Street. It was evident that an existing dwelling had been removed and that some clearing work had been done on the allotment as grass cover was poor in some areas. Some significant vegetation is located on the allotment with all of these being located around the allotment boundaries. Photos of our findings are attached to this report.

Works to be completed for the proposed subdivision are to construct a new access driveway to all the proposed allotments with this being located in common property with this driveway to be connected into Bredt Street. A service connection will also need to be

provided for all allotments on the proposed subdivision as well as a connection to the stormwater system in the area.

For the construction of the proposed access driveway, some demolition works along with some earthworks will be required. Then the placement and compaction of all materials to form the driveway will be done. During all of this works protection barriers such as silt fences must be placed to protect all downslope assets from silt run-off. Provided that this is strictly adhered to we expect no environmental risks from the work to be undertaken. During this work care must be taken so as not to damage the existing vegetation located at the existing driveway access.

The provision of services so that all the proposed allotments have connections will require some trenching works along with some trenches requiring excavation. Protection barriers as specified above will need to be provided for the entire extent of the works. Provided this is adhered to we expect no environmental risks from this work.

A stormwater management plan will need to be produced and approved by the relevant authority. The stormwater plan will need to show how all stormwater is controlled and treated during the construction stage. As part of this plan a design will be done to show how stormwater flow will be limited to pre-development flows. Provided this is done we expect no environmental risks from this source.

We therefore suggest that a full geotechnical risk assessment report is not required for this development. As long as requirements as listed above are strictly adhered to we anticipate no environmental risks with the work to be undertaken.

Should you need to clarify anything, please contact the Andrew Powell on 0402384596

Yours faithfully,



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



Photos below show street views along Bredt Street along with existing access.

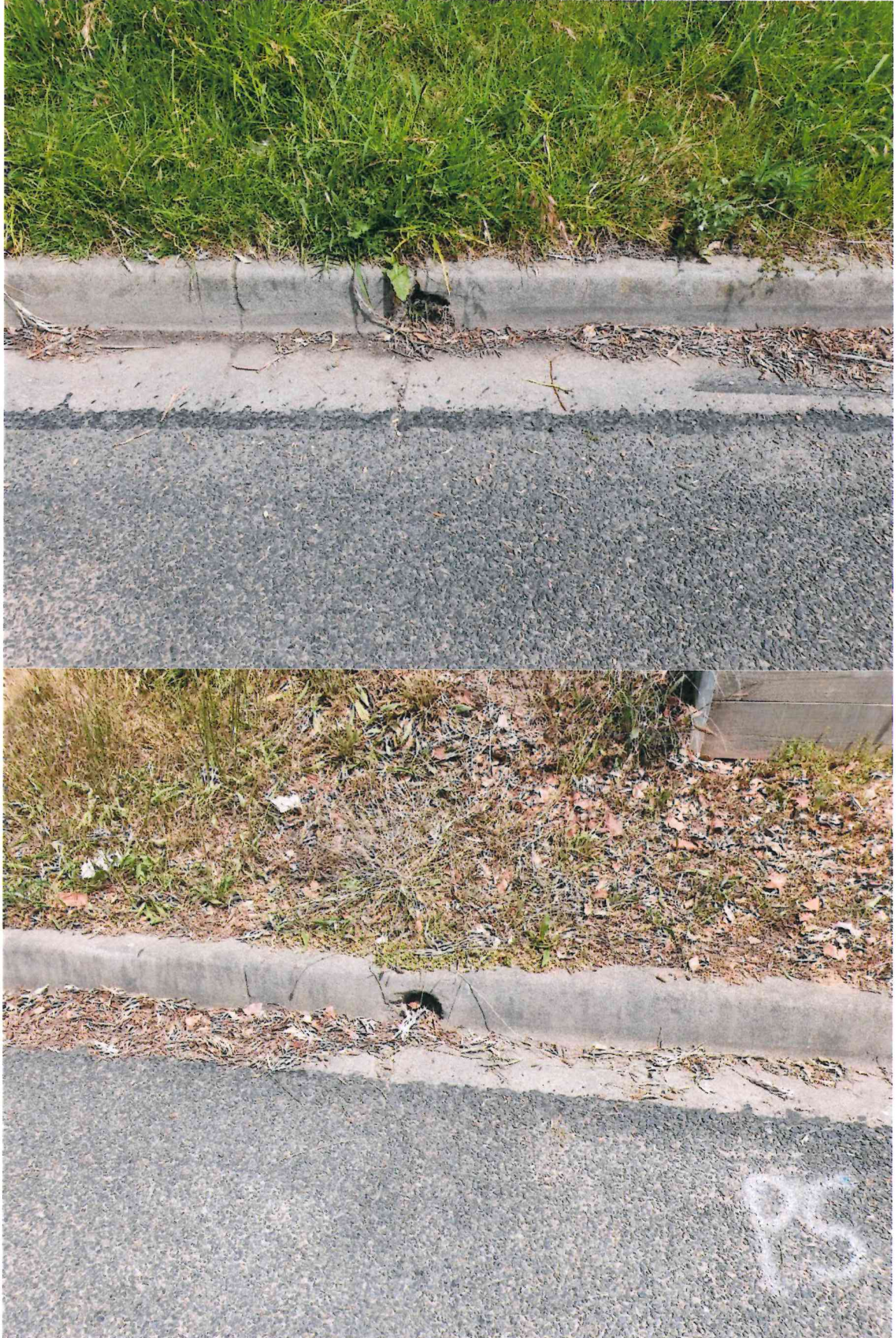








Photos below show all existing services.













Photos below show general allotment.

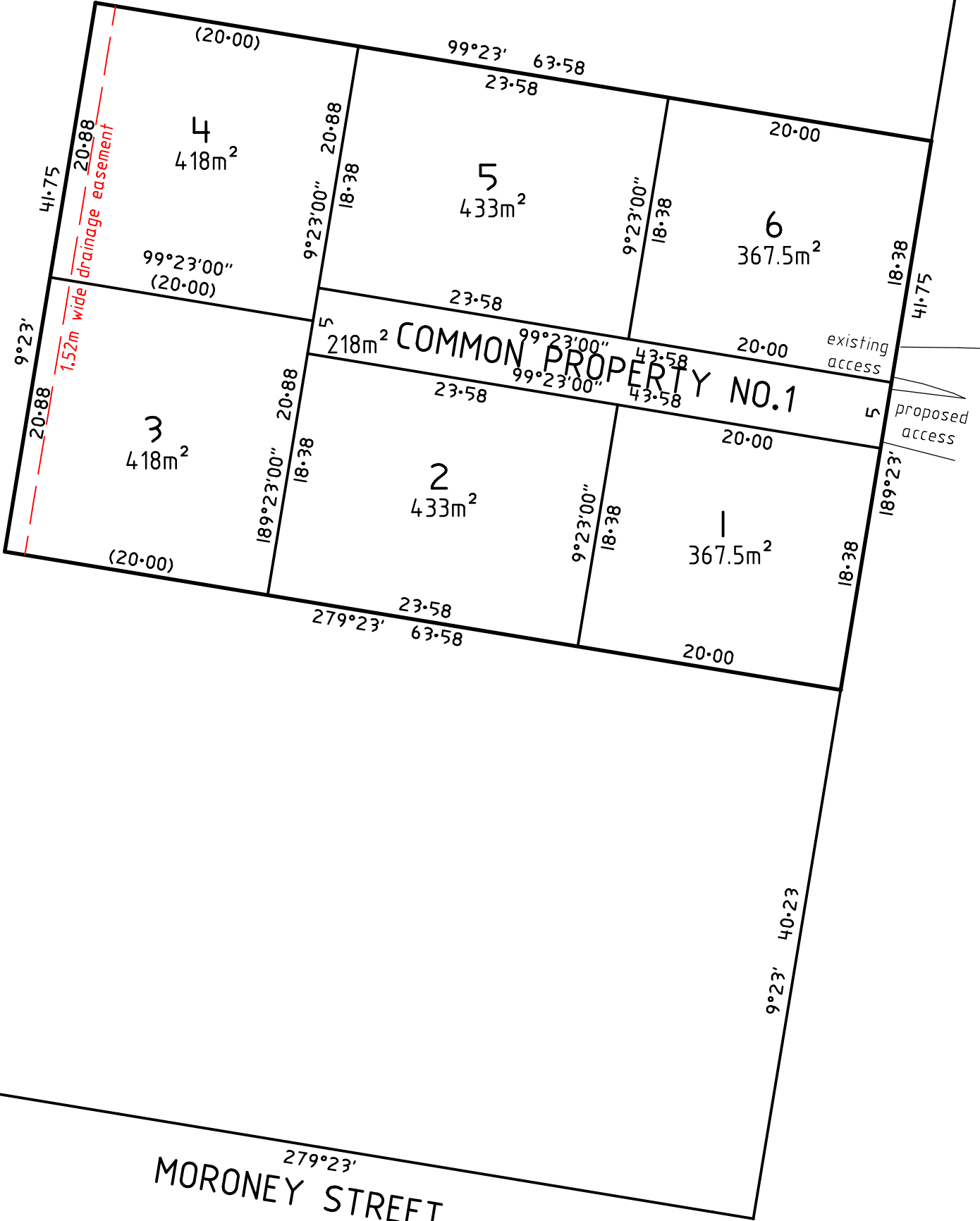








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BREDT STREET

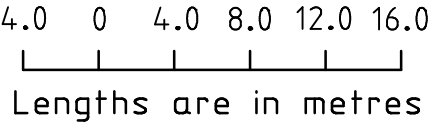
MORONEY STREET

MGA2020 ZONE 55

- This is not a title survey.  
- Lot Dimensions & areas are approximate only & subject to survey.  
- Data on this plan may only be manipulated with permission from SK Spatial Pty Ltd.

**OnePlan**  
LAND DEVELOPMENT GROUP  
SURVEYING CONSULTANTS

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GIPPSLAND - MELBOURNE



Proposed Subdivision Plan

**Notations**  
Date of Survey: 08/08/2023

Datum vide PS542278D

Levels are to the Australian Height Datum (AHD)  
Contour interval: 0.2m

Total site area: 2655m²



209 Day Avenue, Omeo 3898

East Gippsland Shire

Plan No.  
232326PR-1

Scale  
1:400 - A3

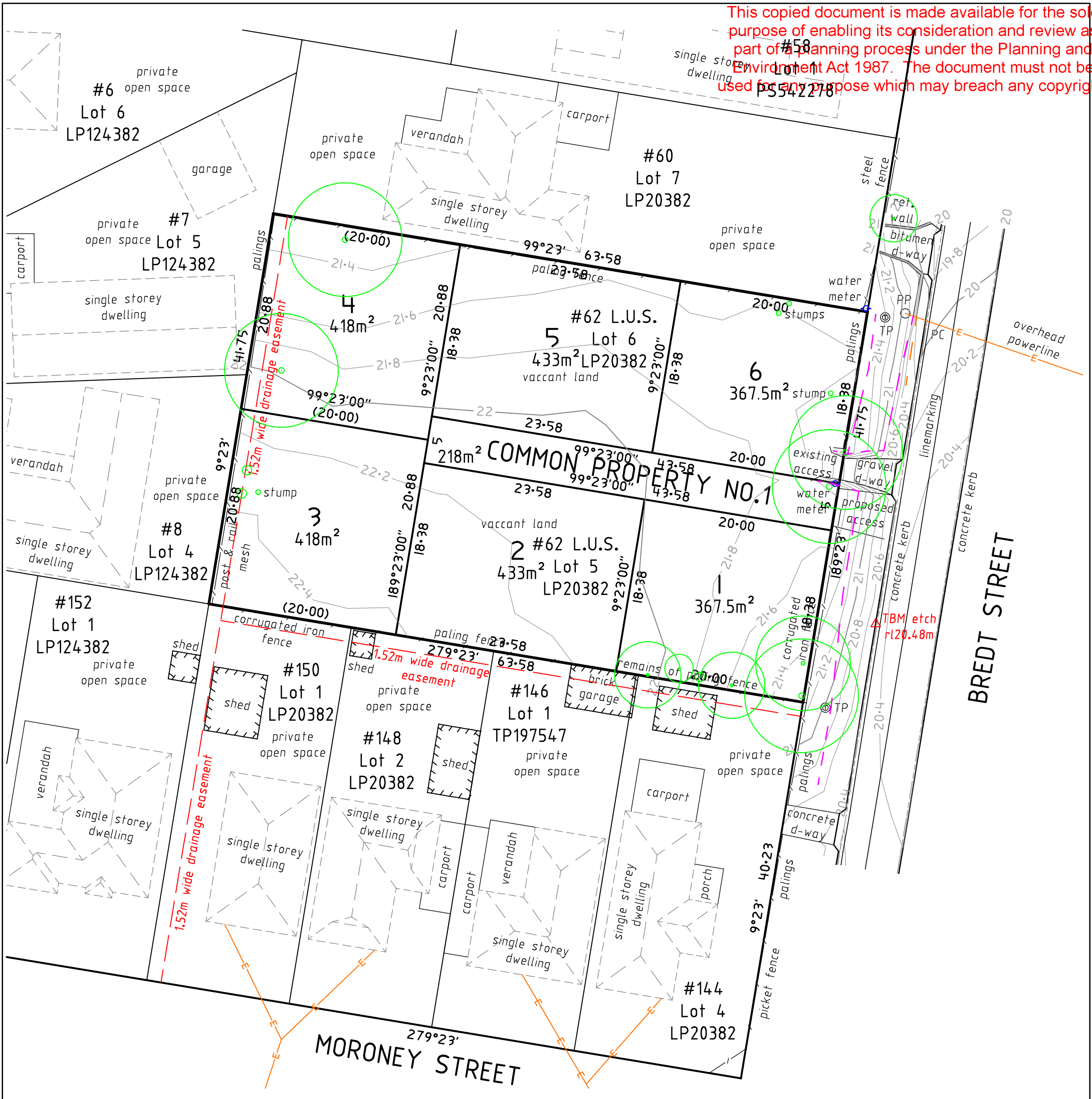
Drawn  
18/08/2023

Parish of Bairnsdale  
Township of Bairnsdale  
Part of Crown Allotment 128  
Lot 5 & 6 on LP20382

Printed 3/01/2024  
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Paracentroid (MGA2020) : E 552 540, N 5813 960

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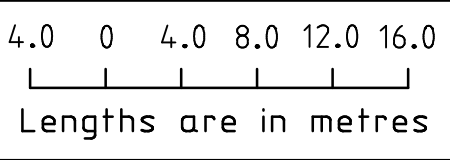
MGA2020 ZONE 55  
N

- This is not a title survey.  
- See Certificate of Title for Easement details.  
- Only significant trees are shown on this plan.  
- We have made every effort to locate all visible features, however we are not responsible for any hidden or buried features that were not located.  
- All data shown on this plan is an accurate representation of the subject site at the time of survey.  
- Data on this plan may only be manipulated with permission from SK Spatial Pty Ltd.

22.50g 23.50r 23.00p +20.25fl +22.30cl	top of gutter ridge parapet floor level ceiling level window door habitable window park bench picnic table	LB SP PP TP EP LP HWS SV PC	letterbox sewer pit power pole telecom pit electricity pit light pole hot water service fire hydrant stop valve property connection	<b>Legend</b> DP SEP JP GP UP drainage pit side entry pit junction pit grated pit unclassified pit gate fence u/ground pipe open drain watercourse	verandah / awning toe of bank top of bank rock guard rail concrete kerb vegetation dripline overhead telecom overhead powerline internal wall
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## Site Context & Proposed Subdivision Plan

**Notations**  
Date of Survey: 08/08/2023  
Datum vide PS542278D  
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Contour interval: 0.2m  
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209 Day Avenue, Omeo 3898  
East Gippsland Shire

Plan No.	Scale	Drawn
232326SCPR-1	1:400 - A3	18/08/2023

Parish of Bairnsdale  
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